Great Bowden

Design Guidelines & Design Codes

August 2024

Delivering a better world

Quality information

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Revision History

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1	24.06.24	Draft - Chapters 1- 3	Louise Fountain	Associate Director	09.07.24	Peter Mitchell	Chair of Neighbourhood Plan Steering Group
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2	05.08.24	Full draft - Chapters 1-5	Louise Fountain	Associate Director	09.08.24	Peter Mitchell	Chair of Neighbourhood Plan Steering Group
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Contents

This chapter describes the background, purpose, process and vision for the Great Bowden Design Code

01 Introduction

1. Introduction

This document aims to empower the local community to influence the design and character of their neighbourhood; delivering attractive, sustainable development that meets the needs of local people.

1.1 Background

Through the Ministry for Housing, Communities and Local Government (MHCLG) Neighbourhood Planning Programme led by Locality, AECOM has been appointed to provide design support to the Great Bowden Neighbourhood Plan Monitoring & Review Committee by preparing this Design Guidance and Codes document.

This document covers the whole of the Great Bowden Neighbourhood Area, an area aligned with the parish boundary. The codes and guidance are underpinned by a baseline assessment of the built and landscape character across Great Bowden, as well as the landscape edges surrounding the main settlement.

The historic and rural character of the village, alongside the importance of its continuation as a distinctive settlement (separated from nearby Market Harborough) are key considerations. As such, the guidelines and codes provided within this document are focused on ensuring that development provides local distinctiveness, responds to heritage, enhances connections to green infrastructure, and makes contributions to sustainability.

This document forms part of the evidence base for Great Bowden's Neighbourhood Plan on design-related issues. It enables the local community to set out design standards within the context of national and local policies.

Figure 01: (Adjacent) This Grade II Listed cottage is located on the edge of one of Great Bowden's village greens. Features an ironstone facade, casement windows, and a thatched roof.

1.2 Design coding

Design Codes aim to raise the quality of new development by providing a clear framework for creating healthy, safe, green, sustainable, and distinctive places.

1.2.1 The purpose of design codes and guidance

Design codes are a set of concise, often illustrated, design requirements for how to develop a housing site, or housing generally within an area. They can provide greater assurance for communities and clarity for developers about the design of new development. They generally apply to new development that requires planning permission.

Neighbourhood Plan Design Codes align with the national planning policy requirement for taking account of local design preferences. This involves communities in early discussions about the design of new homes and other development in their area.

The first step in the process involves identifying what design quality means for Great Bowden, taking into consideration what makes the area special. A series of design codes and guidelines (which align with the ten characteristics of good design as set out in the National Design Guide) - have then been developed to protect and enhance the unique character of the area.

Figure 02: The 10 characteristics of a well-designed place from the National Design Guide (2021).

1.2.2 Process

The production of the Great Bowden Design Code follows a thorough and robust process including engagement, understanding the place and production of the design codes appropriate for Great Bowden. The design coding process includes the following steps (see adjacent).

1.2.3 Comply and justify

If a planning application deviates from the requirements of Great Bowden's Design Code (as set out in this document,) applicants should submit factual evidence to support their proposed variations; they should demonstrate that the built result will be visually coherent and of the highest quality consistent with goals of this design code.

Proposals that do not adhere to this guidance, and that do not furnish strong rationales, supporting documentation and comprehensive examination of available solutions, may be refused.

Figure 03: Design code production process

1.2.4 Engagement

This document has been informed by collaboration between the Great Bowden Neighbourhood Plan Monitoring & Review Committee and AECOM, it incorporates the priorities of local residents.

An inception call between AECOM and representatives of the Great Bowden Neighbourhood Plan Monitoring & Review Committee was undertaken on 30th January 2024 to explore the working group's key aims and objectives and to address any initial concerns or queries.

A one-day site visit was then conducted on Thursday 28th March 2024, commencing with an in-person meeting with the Monitoring & Review Committee at the home of the Chair. A walking tour of the village was undertaken (led by the group) covering the historic core of the village and examples of recent residential development.

The visit allowed AECOM to gather extensive photographic evidence and undertake a comprehensive place and character analysis based on a combination of quantifiable data and local insight. This has formed the basis of this document.

The Monitoring & Review Committee were asked for feedback on the priorities for the Great Bowden Design Code. A questionnaire was issued to the Monitoring & Review Committee and the findings are summarised below:

1. What makes Great Bowden special and distinct?

- **Historical Significance:** The village's history and heritage pre-dates that of the neighbouring Market Harborough, providing Great Bowden with a rich selection of historical buildings.
- **Green Spaces:** The village is renowned for its abundant green spaces which contribute to its scenic beauty and recreational value.
- **Community Feel**: A strong sense of community pervades Great Bowden, fostering a welcoming environment.

Figure 04: A walking tour of Great Bowden was conducted with the Neighbourhood Plan Monitoring & Review Committee.

- **Convenience with Village Charm:** Great Bowden benefits from many facilities and is within easy reach of Market Harborough.
- **Community Amenities**: Notable amenities include two cafes, a post office, a village hall, two pubs, a recreation ground, and a primary school.
- **Access to Countryside:** There is easy access to the countryside via nearby public rights of way, a canal tow path, and national and local cycle routes, as well as great many registered greens and commons.
- **Polycentric Nature:** The village's layout, with multiple routes in and out, ensures that almost all areas are visible and accessible.
- **Distinct Separation:** Clear physical separation from Market Harborough, helps retain Great Bowden's identity.

2. Are there distinct character areas within Great Bowden?

Great Bowden features distinct character areas shaped by different development eras:

- **Historic Core:** The original parts of the village, featuring traditional architecture and layouts.
- **New Developments:** Areas like Hursley Park and Berry Close have their own unique character.

3. What are the village's key heritage assets? The village boasts several key heritage assets that highlight its historical importance such as the Church (Saint Peter and Saint Paul): hunting lodges, the Old Rectory, and Great Bowden Hall on Leicester Lane.

4.What green spaces and public spaces are there and what is their quality? Great Bowden is enriched with numerous green and public spaces, each varying in quality. These include village greens, commons, extensive grass verges, allotments, the community wood and a country park.

5. What natural features such as landscape, tree planting, wetlands or sustainable drainage contribute to local character? Several natural features contribute significantly to the village's character including: the canal, extensive ridge and furrow, Langton Brook, and River Welland. In addition, Sustainable Drainage Systems (SuDS) within new developments enhance sustainability.

6. Are there any key views or distinctive landmarks that are important to people and places? Views and landmarks are particularly valued by the group which are described in section 2.4 heritage designations and section 2.6 key views. This survey highlights the unique attributes of Great Bowden, emphasising its historical significance, community spirit, natural beauty, and distinctive character areas.

1.3 Who will use the guidance and codes?

A Design Code is a valuable tool in securing context driven, high-quality development in the Neighbourhood Area.

It will be used differently by different people in the planning and development process (see Figure 05, development process table).

This document will be effective when used as part of a co-design process, actively involving key stakeholders, to establish local preferences and expectations of design quality. Through active participation and conversation, key stakeholders can use the guide to shape the key issues and ways to adequately respond to them in future development.

Design codes and guidance alone will not automatically secure quality design outcomes, but they will help to prevent poor outcomes by creating a rigorous process that establishes expectations for design quality.

Potential users	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 or Neighbourhood Plan Monitoring & Review Committee	As a guide when commenting on planning applications, ensuring that the design guidelines are complied with.
Community groups & local residents	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.

Figure 05: Development process table

1.4 Community aims and objectives

Great Bowden Parish Council has engaged the local community through a combination of consultations and questionnaires in order to develop this document.

The adjacent aims and objectives (taken from the Great Bowden Neighbourhood Plan 2020) summarise the community's key priorities and have informed the Neighbourhood Plan (2020) vision statement, as well as the design codes and guidance set out in this document.

Housing

- *Any growth will be managed and sustainable in keeping with Great Bowden's village character;*
- *Any new housing developments will be located on sites that minimise negative impact on existing traffic, parking, community resources and amenities, and meet a locally demonstrated housing need including homes for older people and for young couples; and*
- *New housing developments will provide existing residents with accommodation suitable for their (changing) circumstances.*

Community facilities and amenities

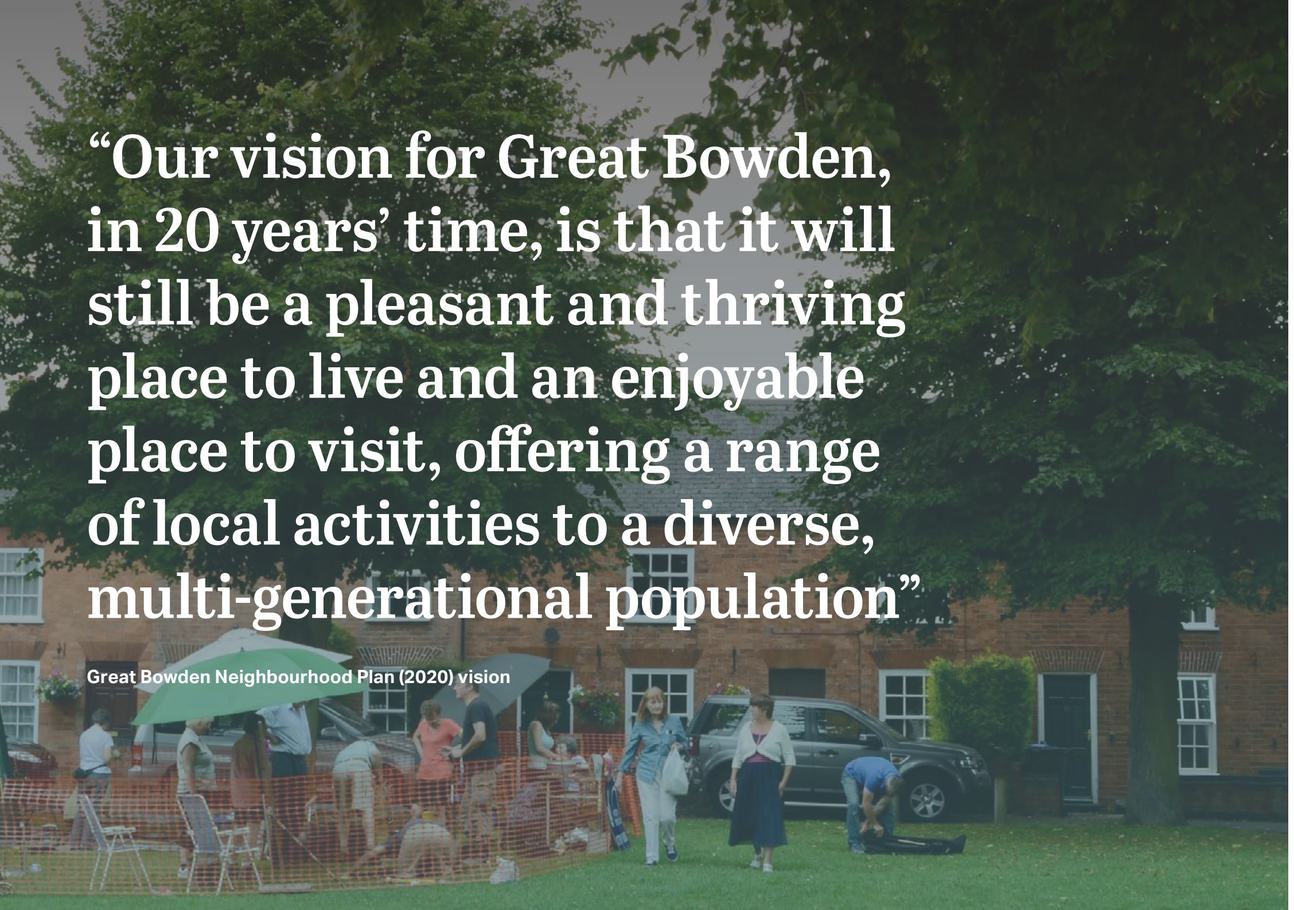
- *Valued existing facilities will be protected and where possible enhanced;*
- *New facilities will be welcomed where they are needed by the community; and*
- *Efforts will be made to ensure that the Primary School thrives as an important local resource.*

The natural and built environment

- *To maintain Great Bowden as an independent and distinctly separate settlement and to protect and, where possible, enhance the open spaces within and surrounding the village;*
- *To protect the setting of designated and non-designated heritage assets and to avoid harm to the Conservation area;*
- *To preserve the character of Great Bowden by retaining important views and areas of separation; and*
- *To improve access to countryside and thus promote recreational opportunities for residents and visitors of all ages to enjoy.*

Employment

- *To support employment in Great Bowden where there is no detrimental impact on local amenities.*



“Our vision for Great Bowden, in 20 years’ time, is that it will still be a pleasant and thriving place to live and an enjoyable place to visit, offering a range of local activities to a diverse, multi-generational population”

Great Bowden Neighbourhood Plan (2020) vision

1.5 Great Bowden vision

The Great Bowden Neighbourhood Plan (2020) describes the following vision for Great Bowden.

The vision has shaped the design codes and guidance within Section 4 of this document.

“Our vision for Great Bowden, in 20 years’ time, is that it will still be a pleasant and thriving place to live and an enjoyable place to visit, offering a range of local activities to a diverse, multi-generational population.

It will have increased in size through managed and sustainable growth in keeping with Great Bowden’s village character. New housing developments will have been located on sites that minimise negative impacts on the environment, existing traffic, parking or community resources while providing the residents who live there with all of the attractions that Great Bowden can offer. New residents will be enabled to contribute positively to the social and commercial life of the village. New housing developments will also provide opportunities for existing residents to find accommodation suitable to their circumstances.

The village will feel a safe place in which to live and move around, whether by car or bicycle or on foot, offering easy and continuing access to a range of countryside activities such as walking, cycling, horse-riding and exercising dogs.

Because of its setting, there will be a continuing risk that the village will be taken into the wider urban development of Market Harborough. Our vision sees Great Bowden, in 20 years’ time, remaining an independent and distinct separate settlement within attractive countryside, thereby maintaining its character and agricultural setting. Transport connections and other community resources appropriate to a village population will continue to be available. It will feel socially inclusive and have its own school, shops and pubs which will continue to serve an important integrating function for the community. Great Bowden will offer all of the residents the opportunity to have a sense of well being and to be proud to live in the village.”

Vision source: Neighbourhood Plan

1.6 Study area

Great Bowden is an attractive rural village located in the District of Harborough, in the County of Leicestershire.

Although the village lies close to neighbouring Market Harborough, it retains its individual identity and rural village character.

This report primarily focuses on Great Bowden village, located in the south of the Neighbourhood Area (an area equivalent to the parish). With a population of approximately 1,511 people (2021 Census), Great Bowden has seen several new residential developments in recent years, far exceeding the housing targets set out by Harborough District Council. As such, the village is not expected to have any significant housing requirements in the emerging Local Plan.

An ancient settlement with origins dating back to Anglo Saxon times, the historical character of Great Bowden is a key consideration. A significant part of the village is covered by a conservation area, containing 56 Listed buildings and structures alongside 19 non-designated assets (as identified in the Great Bowden Neighbourhood Plan 2020).

The Neighbourhood Area is located within the fertile Welland Valley, with the landscape characterised by a network of grazing and arable fields. A large area of rural land between Great Bowden and Market Harborough has been designated as an area of separation under Policy GD6 of the Harborough Local Plan, with the aim of maintaining the integrity of the individual settlements.

Figure 06: (Adjacent)A view of a house in Great Bowden's Upper Green Place.

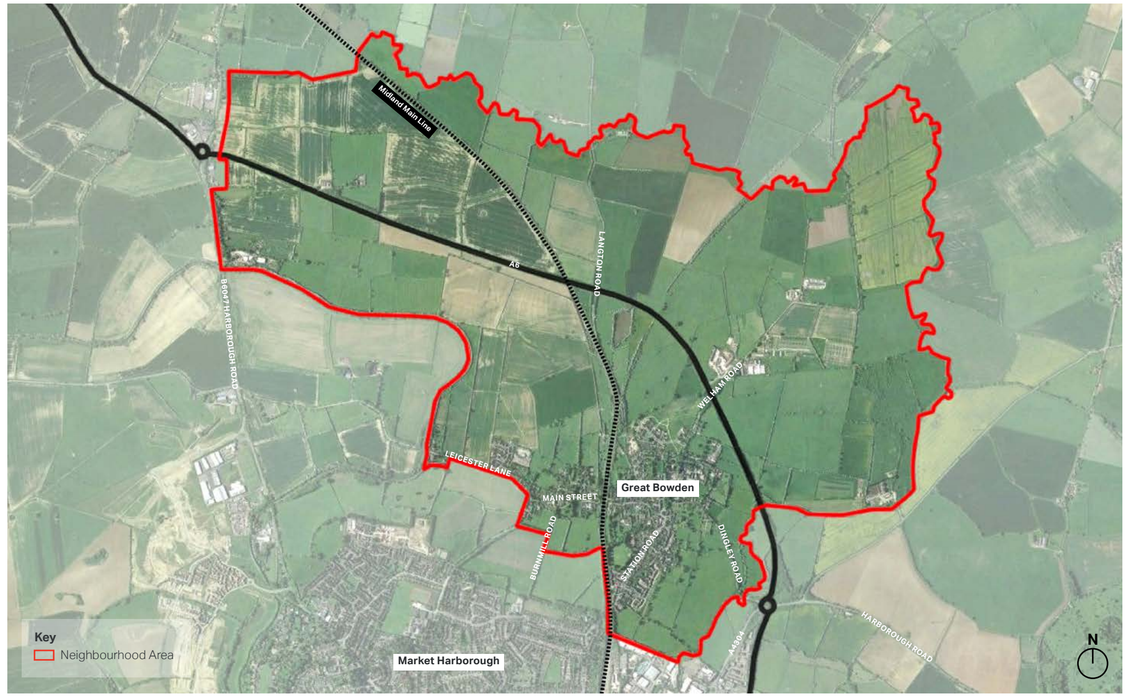


Figure 07: Great Bowden study area

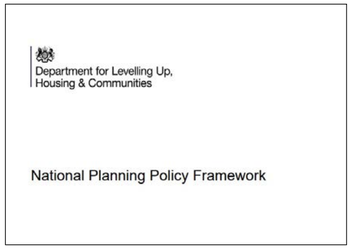
AECOM

1.7 Planning policy and design guidance

This section outlines the national and local planning policy and guidance documents that have influenced the development of this document.

It is recommended that future development refers to the following policy and guidance, and subsequent updates, to supplement and support guidance described in this design code.

The following text identifies relevant planning policies and guidance at both the national and local level.



1.7.1 National planning policy and guidance

National Planning Policy Framework (revised December 2023)

Ministry for Housing, Communities and Local Government (MHCLG)

The National Planning Policy Framework (NPPF) outlines the Government's overarching planning policies for England - policies that contribute to its overall aim of creating sustainable developments.

The framework includes planning guidance on creating places that help to build a strong, responsive and competitive economy; that support the creation of thriving, vibrant and healthy communities; and which protect and enhance our natural, built and historic environment. The policies within the NPPF apply to the preparation of Local and Neighbourhood Plans, and act as a framework against which decisions are made on planning applications.

The sections of the NPPF that are of particular relevance to this Design Code are:

Part 2: Achieving sustainable development;

Part 5: Delivering a sufficient supply of homes;

Part 8: Promoting healthy and safe communities;

Part 12: Achieving well-designed and beautiful places;

Part 15: Conserving and enhancing the natural environment; and

Part 16: Conserving and enhancing the historic environment.

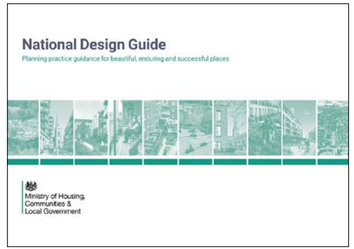
Part 12 (Achieving well-designed and beautiful places) emphasises the need to create high-quality buildings and places as fundamental to what the planning and development process should achieve.

It sets out several principles that planning policies and decisions should consider, ensuring that new developments are well-designed and focus on quality.

Paragraph 139 of the NPPF notes that, 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes'.

This is supported by the National Design Guide, which sets out the ten characteristics of a well-designed place.

The NPPF can be found at the following link: https://www.gov.uk/guidance/national-planning-policy-framework



National Design Guide (updated January 2021) MHCLG

The National Design Guide (NDG) sets the 10 characteristics of a well-designed place and demonstrates what good design is in practice. As a companion document, it supports the ambitions of the NPPF to utilise the planning and development process in the creation of high-quality places.

The NDG should be used as an overarching reference for new development where topics are not covered in local guidance. The NDG characteristics were used in the initial analysis to understand local demands and challenges.

The NDG notes that a well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings.

The NDG can be found at the following link: https://www.gov.uk/government/publications/national-design-guide

National Model Design Code (2021) MHCLG

The National Model Design Code (NMDC) sets a baseline standard of quality and practice. The NMDC provides detailed guidance on the production of design codes and the outlining of character areas. It expands on 10 characteristics of good design set out in the NDG.

The NMDC and NDG are companion documents setting out characteristics of well-designed places. They support the ambitions of the National Planning Policy Framework (NPPF) to utilise the planning and development process in the creation of high-quality place-making. Paragraph 10 of the NDG states that "specific, detailed and measurable criteria for good design are most appropriately set at the local level".

The guides are expected to be used by local authorities, applicants and local communities to establish further design codes and guidance (such as this document) that can deliver in line with local objectives.

The NMDC can be found at the following link: https://www.gov.uk/government/publications/national-model-design-code

Building for a Healthy Life (2020) Homes England

Building for a Healthy Life (BHL) is the Government-endorsed industry standard for well-designed homes and neighbourhoods. The name reflects the key role that the built environment has in promoting wellbeing. 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. It also provides useful prompts and questions for planning applicants to consider during the different stages of the design process.

BHL can be found at the following link: https://www.udg.org.uk/publications/othermanuals/building-healthy-life

Manual for Streets (2007) Department for Transport

Development is expected to respond positively to the Manual for Streets (MfS), 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.

MfS can be found at the following link: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/341513/pdfmanforstreets.pdf

1.7.2 Local planning policy and guidance

Great Bowden is a village and civil parish in the Harborough district of Leicestershire. The following planning and design documents were reviewed to understand the policy context under which this document has been produced. These include key documents such as the area's Local Plan (LP) and Supplementary Planning Documents (SPD).

Planning and design guidance	Adoption date
Harborough Local Plan (2011-2031)	April 2019
Development Management SPD	December 2021
Market Harborough Landscape Character Assessment and Landscape Capacity Study	April 2009
Great Bowden Neighbourhood Plan	Made June 2018 (Reviewed 2020)
Great Bowden Village Design Statement	August 2000

SCOPE OF LOCAL POLICY & GUIDANCE

- Development plans
- Supplementary planning documents
- Conservation Area Appraisals/ Assessments

Adopted Harborough Local Plan (2011-2031)

Harborough District Council (HDC)

Adopted on the 30th April 2019, the Harborough Local Plan sets out the strategy for delivering future development in appropriate locations across the district. The Local Plan provides an overall vision for Harborough along with a detailed set of policies to explain how this will be achieved.

A Local Plan review is currently underway – with a new Local Plan expected to be submitted in December 2024, with potential adoption in April 2026. As a draft version of the new Local Plan is not yet available, the policies within the Adopted Local Plan (2011-2031) have been referred to within this report. However, a Regulation 18 (Issues and Options Consultation Document) outlines initial updates.

Within an updated settlement hierarchy provided by HDC, Great Bowden is now identified as a 'Medium Village' within the Regulation 18 document. The impact of this updated classification is yet to be seen and at the time of writing, there is no minimum housing requirement for Great Bowden. The three housing commitments mentioned in the adopted Harborough Local Plan (Hursley Park, Berry Close, and Frank Burditt Drive) have now been delivered.

Local Planning Policy & Guidance	Relevant Policies and Guidance Notes
Adopted Harborough Local Plan (2011-2031)	GD1: Achieving sustainable development GD2: Settlement development GD3: Development in the countryside GD4: New housing in the countryside GD5: Landscape character GD6: Areas of Separation GD8: Good design in development H5: Housing density, mix, and standards HC1: Built heritage HC2: Community facilities HC3: Public houses, post offices and village shops GI1: Green infrastructure networks GI2: Open space, sport and recreation GI4: Local Green Space GI5: Biodiversity and geodiversity CC1: Mitigating climate change CC2: Renewable energy generation CC3: Managing flood risk CC4: Sustainable drainage IN2: Sustainable transport

Supplementary Planning Documents (SPD)

Harborough District Council (HDC)

The SPDs provide more detail on the policies in the LP; these additional details are a material consideration in Harborough District Council (HDC) planning decisions.

Adopted in December 2021, the Development Management SPD is of particular relevance to this design code as it builds upon the following local plan policies:

- GD1: Achieving sustainable development
- GD3: Development in the countryside
- GD8: Good design in development
- CC1 to CC4 Climate change
- HC1: Built heritage

The document sets out a series of design principles for new development that aim to recognise the importance of good design and built heritage. These principles include considerations for scale, layout, car parking, porches, windows, chimneys, materials, open space, safety, and infill development amongst many more.

Market Harborough Landscape Character Assessment and Landscape Capacity Study (2009)

Harborough District Council (HDC)

Adopted in April 2009, this Landscape Character Assessment and Capacity Study covers Market Harborough and surrounding villages including Great Bowden. It forms part of the evidence base for the adopted Harborough Local Plan (HLP).

The study identifies landscape sub areas in the wider Welland Valley LCA (as set out in the Harborough District Landscape Character Assessment). Three of these sub areas are of particular importance to the setting, and thus the established character, of Great Bowden:

- Foxton to Great Bowden Slopes
- Burnmill Farm Scarp Slopes
- Welland Valley North

The document also provides a detailed analysis of the sensitivity of the land in and around the edge of Market Harborough and Great Bowden, and an appraisal of its capacity to accommodate future development.

Great Bowden Neighbourhood Plan (2016-2031)

Great Bowden Parish Council

The Great Bowden Neighbourhood Plan (GBNP) was made on 26th June 2018 following a Referendum. Non-material amendments were made to the plan during 2020 and the revised GBNP was approved by HDC on 5 October 2020.

The GBNP sets out policies approved by the local community; as an integral part of HDC's Local Plan it is used in the determination of planning applications. The GBNP agrees a vision for the Neighbourhood Area (NA); it puts forward policies that contribute to the achievement of sustainable development, provides protection for key open spaces and community facilities, and it identifies community aspirations.

A review of the adopted Great Bowden Neighbourhood Plan is currently underway, with this document forming part of the evidence base for Great Bowden's emerging Neighbourhood Plan on design-related issues.

Neighbourhood Planning Policy & Guidance	Relevant Policies and Guidance Notes
Great Bowden Neighbourhood Plan (2016-2031)	Policy H1: Housing provision Policy H2: Settlement boundary Policy H3: Windfall sites Policy H4: Housing mix Policy H6: Design standards Policy ENV 1: Areas of Separation Policy ENV 2: Protection of Local Green Space Policy ENV 3: Other Important Open Space Policy ENV 4: Protection of other sites of historical environmental significance Policy ENV 5: Ridge and furrow Policy ENV 6: Non-designated heritage assets Policy ENV 7: Protection of important views Policy ENV 8: Protection of other sites and features of natural environmental significance Policy ENV 9: Biodiversity Policy ENV 10: Footpaths and cycleways Policy T1: Parking provision and new dwellings Policy T2: Community car parks Policy T3: Cycle routes and bridleways

Great Bowden Village Design Statement (2000)

Great Bowden Parish Council

Originally adopted by HDC in August 2000, the Great Bowden Village Design Statement was produced by Great Bowden Parish Council to act as a Supplementary Planning Document (SPD) on matters relating to the identity and character of new development.

Although now superseded as an SPD within the Harborough Local Plan, this document nevertheless forms part of the supporting information for the adopted Great Bowden Neighbourhood Plan, informing existing 'Policy H6: Design Standards' in particular. Its contents should therefore be considered and not contradicted in the production of a Design Code.

Understanding the context of Great Bowden's strategic location and historic past is essential to informing future development

02

Understanding the context

2. Understanding the context

Great Bowden is an attractive, rural village close to the market town of Market Harborough, in South Leicestershire.

Situated within the fertile Welland Valley, the village is home to a thriving community who are keen to preserve and enhance the special character of their settlement.

This chapter outlines the constraints, landscape character, built heritage and context of Great Bowden and the wider Neighbourhood Area (NA), and the key considerations for future development are summarised.

Figure 08: Many of the buildings in the village historic core date from the 17th-19th Centuries, and are constructed from ironstone or red brick.

Figure 09: The village has seen significant expansion in recent years through several large housing developments, including Hursley Park seen above. (Photo credit: Jim Culkin)

Figure 10: The numerous historic assets on display within the village are a defining part of its character. The drinking trough in the above image is one of 55 listed buildings and structures within the Neighbourhood Area. (Photo credit: Jim Culkin)

2.1 Strategic context

Great Bowden Neighbourhood Area (NA) covers an area of around three square miles, and many of its boundaries are delineated by watercourses.

Figure 11: A key part of Great Bowden's character stems from its village greens and registered commons. Photo credit: Jim Culkin.

These include the River Welland to the east, Langton Brook to the north, and the Grand Union Canal to the west. Much of the NA is rural in nature, with the undulating landscape consisting of a mix of grazing and arable land. The A6 bypass road and Midland Mainline railway provide advantageous 'arterial' travel corridors which although bisecting the NA, nevertheless offer wider connections to Leicester and beyond.

Great Bowden village is located to the south of the NA, adjacent to the larger settlement of Market Harborough, although two distinct areas of separation to the south of the village have helped to retain the independence and unique identity of both settlements. Residents have described Great Bowden as a village community with all the convenience of the neighbouring town's facilities.

The village sits at the centre of four roads which provide vehicle access to the north. south, east, and west. Although the village is bisected by the Midland Mainline, Great Bowden does not have a station. Its 'local' station is at Market Harborough, approximately a 5-minute drive, or 30-minute walk away.

Great Bowden is notable for its many village greens and registered commons, alongside its wide grass verges and the mature planting throughout the settlement. The village core is home to two cafes, two pubs, the Grade I Listed Church of St. Peter and Paul and the village hall.

Key considerations: strategic context

- Great Bowden predates nearby Market Harborough and has a distinctive historical character which should be protected.
- Maintaining the separation between the two settlement is also a key consideration.
- Surrounded by open countryside on all sides, new development should sensitively respond to the interfaces with the countryside.
- Great Bowden's has four entrance points or 'gateways' which should foster an important sense of arrival.

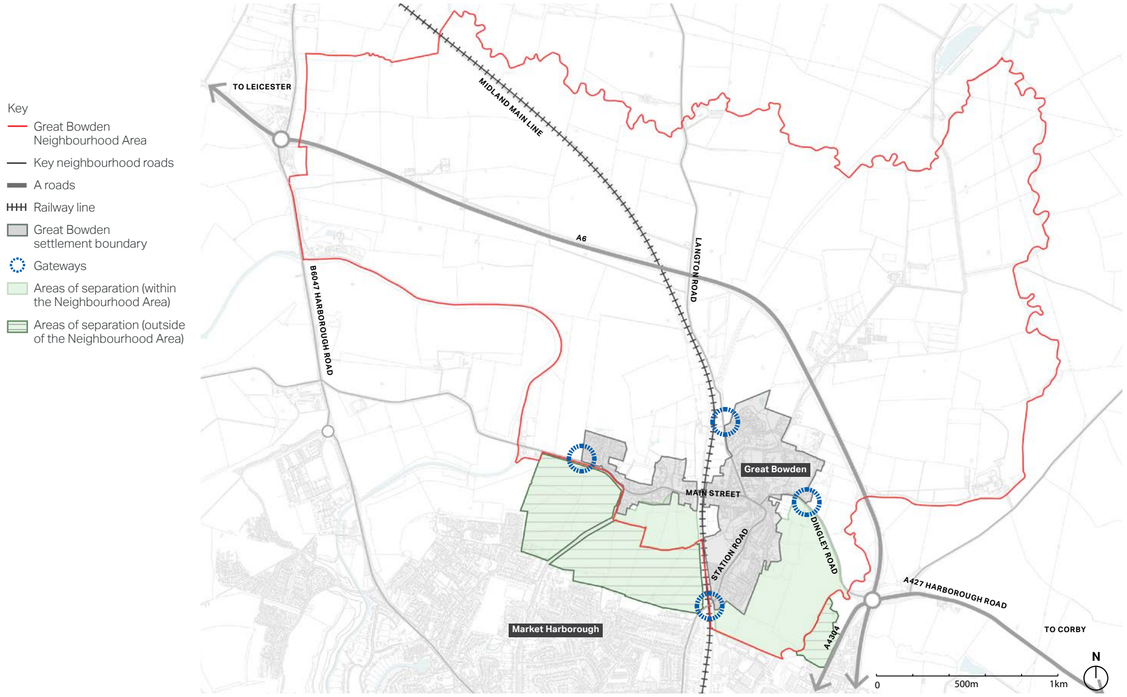


Figure 12: Strategic context plan of the entire Neighbourhood Area

2.2 Great Bowden's origins and growth

Once the centre of a Saxon royal estate, Great Bowden has ancient origins and pre-dates the nearby settlement of Market Harborough.

Great Bowden maintained a predominantly agricultural economy throughout the medieval period and into the modern era, with a relatively stable population for much of its history. Many of the distinctive buildings within the village date from the period of its early development between the 17th and 19th centuries. Infill development in and around Great Bowden's greens and commons has added a great diversity of style to that rich heritage.

As suburban commuters moved into the area, the village experienced accelerated growth during the middle part of the 20th century, similar to many rural areas in England. New housing development expanded the settlement area to the south over the 1950s and 60s. During the latter part of the 20th Century and into the 21st, several large housing developments have continued to expand Great Bowden to the north, south and west, notably Hursley Park, Berry Close, and Heathcote Grange.

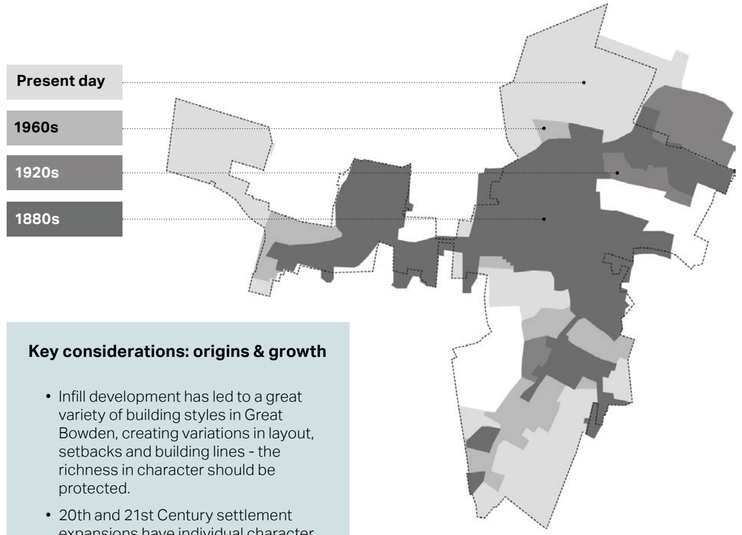


Figure 13: 'Sketch' diagram highlighting the growth of Great Bowden's settlement area between the 1880s and present day.

Key considerations: origins & growth

- Infill development has led to a great variety of building styles in Great Bowden, creating variations in layout, setbacks and building lines - the richness in character should be protected.
- 20th and 21st Century settlement expansions have individual character, which contrasts to the character to Great Bowden's earlier built heritage.
- Historic development and street patterns should be studied to inform new development.

Historic buildings frame Great Bowden's village greens, occasionally set back behind large mature front gardens

AECOM

2.3 Great Bowden's history

1086

Great Bowden is recorded in the Domesday Book under the name 'Bugedone', although the village is thought to be much older, with Anglo-Saxon origins.

1203

Market Harborough is established as a trading centre in 1203.

1220

The first mention of a parish church in 1220.

18th Century

Figure 15: An example of 18th Century development

Vertical alignment of fenestration and overall symmetry can be seen in the façades of 18th Century buildings, typical of the Georgian period.

17th Century

Many of the oldest buildings within the village feature ironstone walls. Thatched roofs would have also been common, although few are now left.

Figure 14: An example of 17th Century development

1809

The Grand Union Canal is constructed in 1809, aiding in the development of a local brickyard.

1850

The construction of the local railway in 1850 bisects the village.

1885

Figure 17: A map of Great Bowden from 1885.

1890

First gas lamps and a pumped water supply provided for the village.

circa 1900

The village becomes well known for horse breeding and hunting interests, being the base for the Fernie Hunt.

The population of the settlement rises steadily over the 19th Century, resulting in the appearance of many red brick cottages, especially around The Green.

19th Century

Figure 16: An example of 19th Century development. (Photo credit: Jim Culkin)

1950

An aerial photograph of Great Bowden, circa 1950, showing the collection of greens at the heart of the village. There are far fewer trees than seen in the present day.

Figure 18: 1950s aerial photograph (Photo credit: Jim Culkin)

1983

Market Harborough National school relocates to Gunnsbrook Close.

1995

Great Bowden is granted parish status in 1995, formally separating from Market Harborough

20th Century

The Great Bowden settlement area expands over the 20th Century with several developments typical of their time. Large, detached homes are common. A hunting lodge and stableblock are also constructed to the north of the village.

Figure 21: An example of 20th Century development.

An aerial photograph of Great Bowden, circa 2000, showing how the settlement has expanded. Particularly highlighting development along Station Road and Knight's End Road, as well as expansion to the north.

21st Century

Several new developments continue to expand the settlement area, including Hursley Park, Berry Close and Heathcote Grange.

Figure 20: An example of 21st Century development. (Photo credit: Jim Culkin)

2000

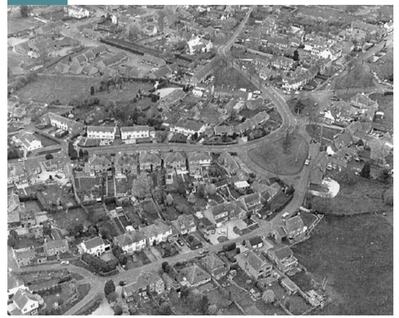


Figure 19: 2000s aerial photograph (Photo credit: Jim Culkin)

2.4 Heritage designations

Great Bowden pre-dates nearby Market Harborough, and its built environment and heritage are distinctive characteristics of the village.

Over many years, Great Bowden has organically evolved, resulting in a mosaic of buildings of different sizes, ages, and styles. This rich variety of historical character has influenced the arrangement and layout of buildings, enhancing the visitor experience of the village.

2.3.1 Conservation Areas

The Conservation Area covers a large portion of the village, including historical (and listed) buildings and structures. It encompasses two broad parts, both to the east and west of the railway line that splits the settlement. Stricter planning controls apply to this area concerning new development, demolitions, alterations, and work to trees.

2.3.2 Listed buildings

There are 55 Listed buildings and structures within the Great Bowden Neighbourhood Area (NA). All but one of these (Great Bowden Hall) are contained within the Conservation Area. The majority of these assets are Grade II Listed, with the exception of the Grade I Listed Church of St. Peter and Paul, and the adjacent Grade II* Listed Old Rectory.

2.3.3 Non-designated heritage assets

In addition to the listed buildings mentioned above, there are numerous historic buildings and structures which contribute greatly to Great Bowden's character, although they have no official designation. The Great Bowden Neighbourhood Plan (2020) maps many of these non-designated heritage assets within a 'Local List'. Most of these are again contained within the Conservation Area and are highlighted in the adjacent map, although there are 7 features contained outside of the Great Bowden settlement area. These include:

- No.01 Canal Bridge, Leicester Lane
- No.02 Railway Overbridge, Langton Road
- No.04 Disused railway embankment, south of A6 bypass.
- No.05 Bridge over Langton Brook
- No.06 Old Turnpike Road
- No.07 Cemetery, Dingley Road
- No. 18 J.G. Pears Factory site. 18C New Bowden inn & Factory Chimney.

Key considerations: heritage designations

- Great Bowden predates nearby Market Harborough and has a distinctive historical character.
- New buildings and renovations should complement the existing architectural variety in terms of size, style, and materials.
- Promote designs that complement and preserve the distinctive historical character.
- New development, extensions and refurbishment within the conservation area should adhere to guidelines.

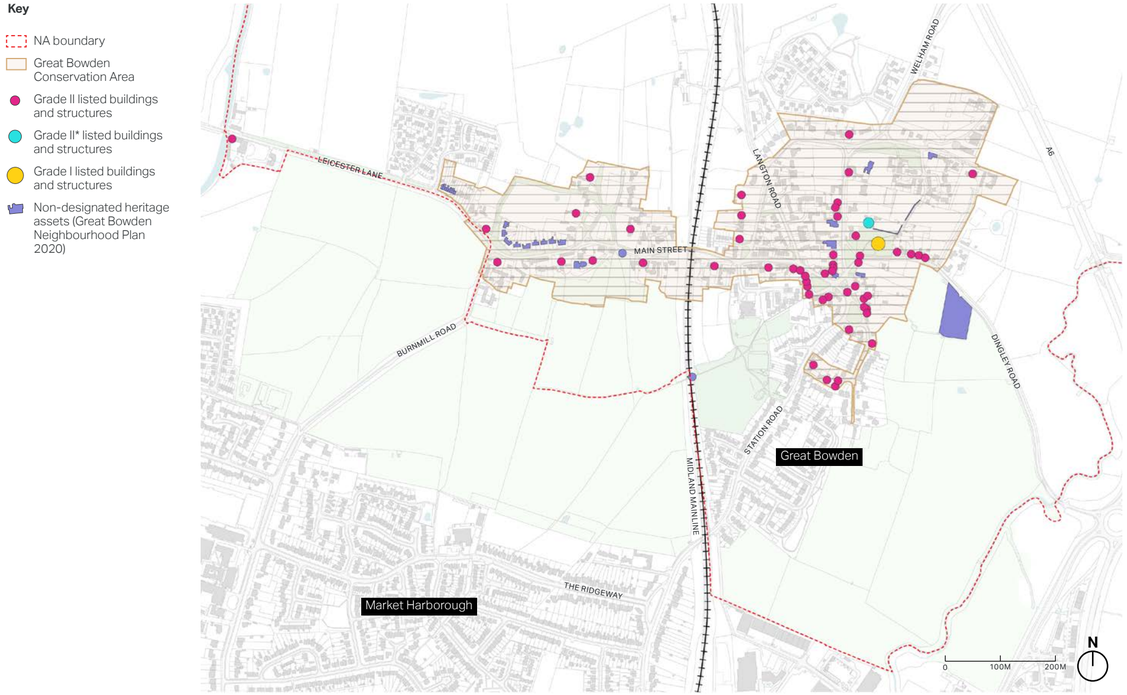


Figure 22: Heritage designations plan (Great Bowden village only)

Church of St. Peter and St. Paul

The Old Rectory

32 and 33, The Green

17 and 19, Welham Road

Village Hall

Mud Walls, Rectory House

Nether House

Bowden Stores Facade

Figure 23: A selection of the heritage assets contained within Great Bowden, including listed and non-designated assets. To be read in conjunction with figure 22 (Photo credits: some provided by Jim Culkin.)

The Grade I listed Church of St. Peter and St. Paul is the oldest building in the village and an important landmark

2.5 Landscape character and open spaces

Great Bowden's green, open spaces are a defining part of its identity, with the village core home to numerous village greens, wide grass verges, and mature trees.

Farmland makes up much of the NA, with extensive areas of historic ridge and furrow fields found throughout the landscape. A variety of other types of green space are also evident in and around Great Bowden - these include parkland, woodland, village greens, and grass verges, as well as a large cemetery and churchyard.

A 2.4 hectare Site of Special Scientific Interest (SSSI) is located to the north of the village. Great Bowden Borrowpit is a privately owned site with an uncommon marshland habitat.

The waterways forming the Neighbourhood Area boundaries to the north and east are designated as wildlife corridors in the Great Bowden Neighbourhood Plan (2020), forming a key part of the green infrastructure network by allowing wildlife to move freely between habitats.

Figure 24: (above) Great Bowden sits across three National Character Areas (NCAs) as defined by Natural England.

2.4.1 National Character Areas

The NA sits at the intersection of three National Character Areas (NCAs): Leicestershire Vales, Northamptonshire Vales and High Leicestershire. The defining features of these NCAs are summarised as:

- A relatively open, uniform landscape composed of low-lying clay vales interrupted by varied river valleys.
- A landscape rich in historic character, with country houses, parkland and examples of ridge and furrow.
- An area important for agriculture, with an undulating rural landscape comprised of a mixture of pasture and arable. Fields are often defined by well-established hedgerows.

National Character Areas website provides further detail.

Key considerations: landscape and open space

- Access and views to green infrastructure should be enhanced.
- Interface between natural landscape and settlement (built) areas should be transitional and soft.
- Variety of landscape types each requiring different responses to development.
- Green space within the village (including numerous greens and grass verges) should be protected.
- Opportunities for landscape and public realm enhancements.
- New development should comply with local planning policy to adhere to open space requirements.

Figure 25: Map highlighting green space, open space, and other landscape features in and around the NA.

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Settlement

Great Bowden village comprises the primary built up area within the wider Neighbourhood Area (NA). This encompasses the historic village core and its surrounding suburbs which extend to the north, west and south.

In general, the village integrates well with its rural surroundings, with 'soft' edges allowing 'fingers' of green space to pass through the settlement boundary and into the village. However, there are some examples of 'hard' edges and inward looking development. The treatment of the settlement edge is a key consideration for future development.

Farmland

Open farmland (including fields for arable and pasture) forms a rural setting for Great Bowden. A large proportion of the Neighbourhood Area is open farmland and which extends to the edges of settlement in places. The open farmland contributes greatly to the character of the village.

A network of historic field patterns surrounds Great Bowden, bounded by trees and hedgerows (mainly hawthorn). Significant areas of ridge and furrow also remains within these fields, reflecting the historic 'open field' system used for thousand of years in and around Great Bowden.

Village greens, common land, and verges

Great Bowden is host to a network of grassed village greens, commons, and verges, many of which carry an Important Open Space (IOS) designation. These spaces are highly valued by residents and are a defining part of the character of Great Bowden.

Many of these spaces are informal grassed spaces located in and amongst residential properties, and alongside roads. The spaces provide natural screening for development as well as valuable access to green space for those living nearby.

Parkland

Great Bowden's local parks are well used by surrounding residential neighbourhoods and are valuable spaces that should be protected. There are two main parks serving Great Bowden's residents:

1. The recreation ground to the southwest of the village core that provides residents access to parkland, play equipment, and sports pitches (associated with Great Bowden Cricket Club and Market Harborough Lawn Tennis Club).

2. The country park to the north of the village is host to children's play equipment as well as open green space for recreational play.

Forest and woodland

Although woodland is generally scarce across the Neighbourhood Area (NA), Great Bowden's surrounding landscape features several pockets of deciduous woodland. There are ten important sites of mature trees within the NA, most of which also hold a Local Wildlife Site or Local Green Space designation. This includes a community wood adjacent to the recreation ground, which is maintained by volunteers.

Allotments

There are three allotment areas within Great Bowden NA including allotments to the north of Leicester Lane, to the west of Welham Lane, and a new allotment created as part of the Hursley Park development. These allotments are well used by residents and plots are in high demand.

The Hursley Park allotment (pictured above) has also been designed for accessibility, with seating, ramps, and raised beds provided to aid residents with reduced mobility.

2.6 Key views

Great Bowden's elevated, rural setting contributes to several key views which take in the surrounding countryside.

In addition, the views of key green spaces within the village are of equal importance. The adjacent plan demonstrates multiple key views, as highlighted by the Great Bowden Neighbourhood Plan Monitoring & Review Committee. Three of these views are noted within the Great Bowden Neighbourhood Plan (2020) under Policy ENV 7 and include:

1. South of Leicester Lane to Bowden Ridge
2. 180° panorama south from Main Street to the rising land of Bowden Ridge, where very well preserved ridge and furrow can be seen clearly
3. From Welham Road/Sutton Road junction northwards, west to east, including Nether Green and a large paddock: a characteristic Great Bowden scene linking the built environment with historic open spaces.

Figure 26: The three important views mentioned under Policy ENV 7 within the Great Bowden Neighbourhood Plan (2020).

Although not currently included within the Neighbourhood Plan (2020), three additional views were also highlighted as important to the community by the Neighbourhood Group. These are subject to review and include:

4. North of Leicester Lane
5. North of Green Lane
6. East along Main Street

Key views contribute to the local character and are important to the community, therefore should be preserved and enhanced as part of future new development.

Key considerations: Key views

- Views contribute to local character and provide visible access to heritage and local identity. The views into and out of Great Bowden form a key part of its character.
- Key views facing the surrounding countryside enhance the setting and should be protected.
- LVIA assessments should be undertaken for larger new developments to identify the impact of the development on views. All views should be verified by the local council.

Figure 27: Map showing key views in and around Great Bowden village.

2.7 Topography and flooding

Great Bowden village is located on an area of elevated ground (around 80m above sea level), rising from the river valleys to the north and east.

The Great Bowden Neighbourhood Area is host to several waterways. The River Welland forms the area's eastern boundary and Langton Brook the northern boundary, whilst the Grand Union Canal forms a significant part of the western boundary.

Across the Neighbourhood Area, land generally rises to the southwest, culminating in Bowden Ridge at a height of over 130m above sea level. This area of higher ground is formed of an outcrop of Dyrham Formation siltstone. By contrast, land within the river valleys to the north and east lies at 70m or below. The elevated setting of the village and gently sloping topography allows for extensive views across the surrounding countryside.

Within low-lying areas of land, there is a high risk of flooding from rivers across the flood plains associated with the River Welland and Langton Brook. The Environment Agency highlights the majority of land within these flood plains as 'Flood Zone 3' resulting in a 1% or increased chance of fluvial flooding in any given year. Great Bowden village itself is not at risk of flooding from rivers, with the main concern being flooding from surface water. Local soil is typically heavy in clay and relatively impermeable, contributing to an enhanced risk of surface water flooding after rainfall events.

Figure 28: An example of a integrated SuDS scheme within the Hursley Park development.

Key Considerations: Topography and flooding

- Enhanced risk of fluvial flooding along river valleys to the north and east, although the village itself is not at risk.
- Sustainable urban drainage systems (SuDS) should be a key consideration of all development, to help mitigate and alleviate pressures from surface water flooding, which is a particular concern within the village.
- Permeable surfaces could be considered within future development to alleviate surface water run off.

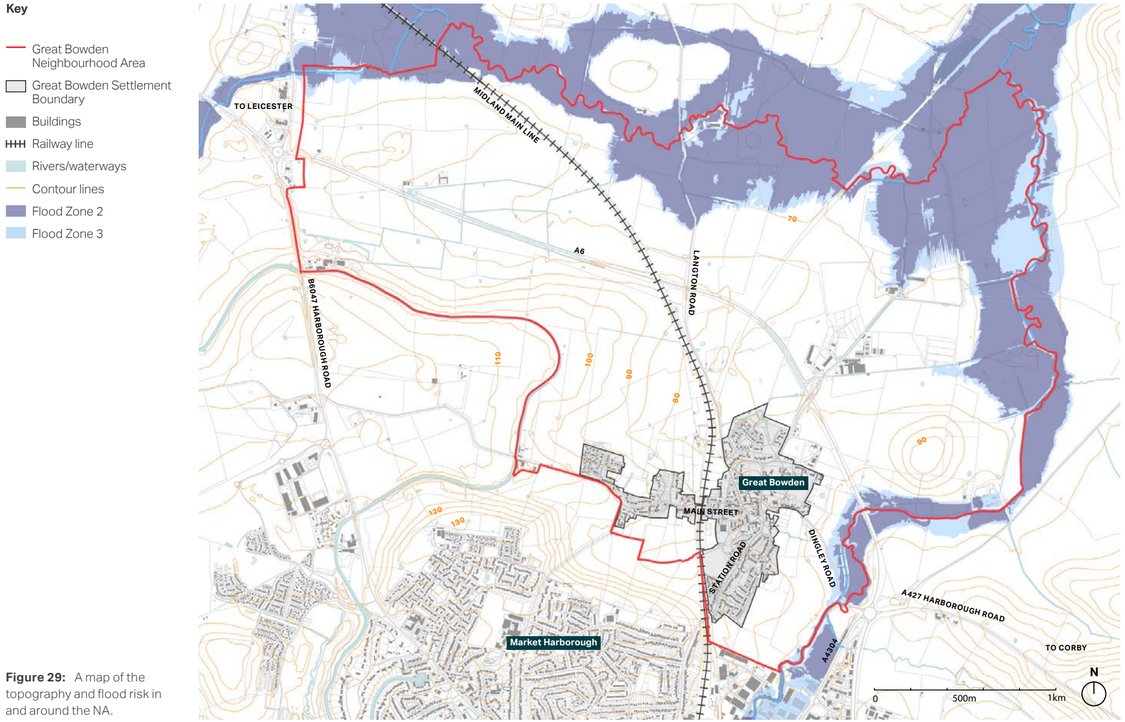

Figure 29: A map of the topography and flood risk in and around the NA.

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2.8 Movement

Great Bowden Neighbourhood Area boasts an extensive movement network, featuring footpaths that provide easy access to the surrounding countryside.

3.8.1 Vehicular travel

Great Bowden benefits from excellent road connections due to its proximity to the nearby A6 and A14. Residents can reach Leicester in just 30 minutes and nearby Corby and Kettering in less than 20 minutes by car.

The village is structured around several key roads: Station Road (south), Main Street (west), Dingley Road (east), and Langton Road (north). These roads converge at the village center, where they intersect among several village greens. From these main routes, a network of narrow lanes extends, lined with traditional cottages and terraced houses.

Lanes and footpaths are generally narrow and restricted by on-street parking. The compact historic layout of Great Bowden directs all traffic towards the center, which can lead to congestion during peak times. Narrow footpaths and on-street parking further restrict movement.

On the outskirts, 20th and 21st-century developments are arranged in cul-de-sacs, limiting through traffic, although generous pavements on both sides of the road enhance pedestrian safety and accessibility.

3.8.2 Walking and cycling

Two National Cycle Routes run through Great Bowden: Route 64, an on-road route from Melton Mowbray to Lincoln via Newark-on-Trent, passes through the village center. Additionally, a section of Route 6 (London to the Lake District) runs alongside the Grand Union Canal, offering off-road cycling opportunities.

Residents benefit from an extensive network of well-maintained footpaths, bridleways, and byways that connect Great Bowden to the surrounding countryside, promoting walking and outdoor activities.

3.8.3 Public transport

While Great Bowden itself lacks a train station, the Midland Mainline railway runs through the village. Market Harborough station, located approximately 1 mile away, provides direct train services to London in about 1 hour and to Leicester in just 10 minutes.

The village is served by the 33C and 44 bus routes, offering hourly connections to Market Harborough and Foxton, facilitating wider regional travel.

Key considerations: Movement

- Consider the existing road network, particularly focusing on mitigating congestion and improving traffic flow.
- Integrate new developments with the village's network of footpaths, bridleways, and cycling routes.
- Address on-street parking challenges by providing adequate off-street parking options.
- Encourage alternative transportation options to reduce dependency on private vehicles.
- Great Bowden would benefit from a more regular bus service.

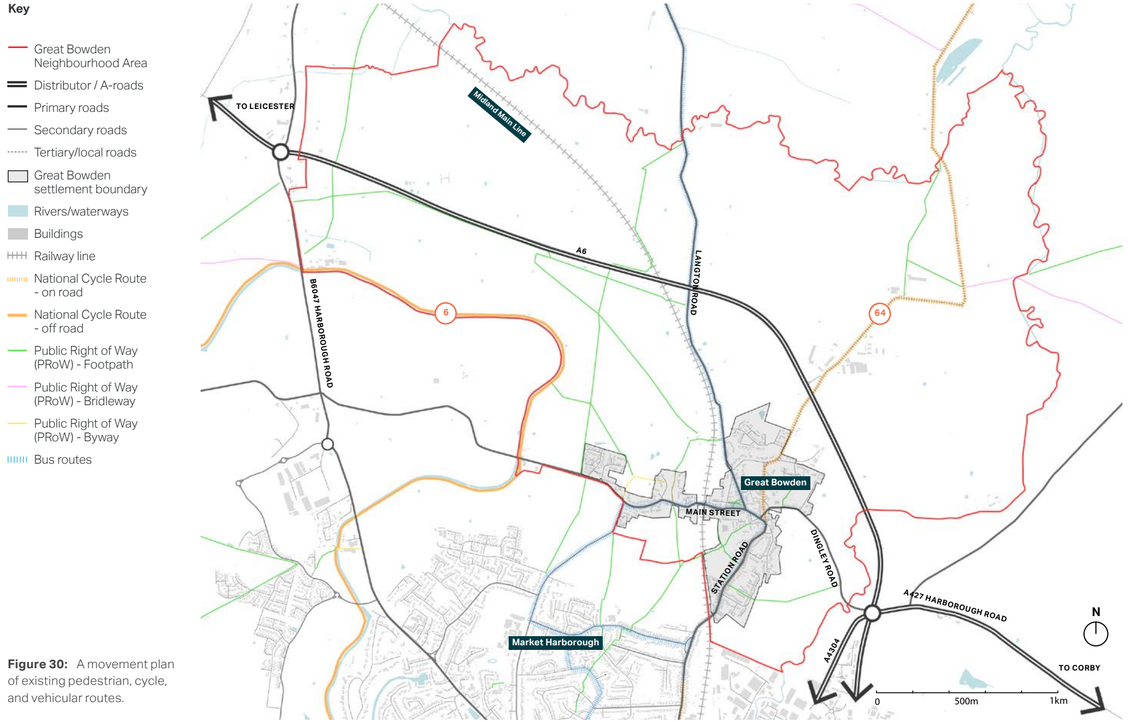

Figure 30: A movement plan of existing pedestrian, cycle, and vehicular routes.

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The following chapter includes an assessment of Great Bowden's character which shapes design guidance

03

Village character assessment

3. Village character assessment

3.1 Understanding place

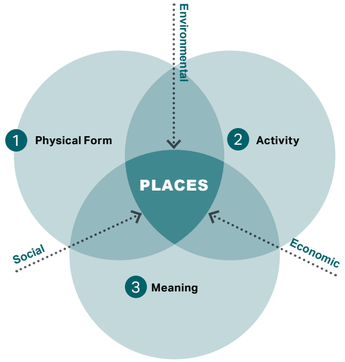
Achieving quality development starts with a comprehensive understanding of place.

Places have a clear and strong identity and character. They are a combination of their physical form, their activities and their meaning to people. The adjacent diagram shows how these factors come together to create a successful place.

New developments should reinforce the local character and deliver high-quality design that enhances the existing settlement and its surrounding landscape. A comprehensive analysis of the area, including the broader context, should be conducted as part of any new development proposal. This analysis will help identify key considerations to integrate into the proposal. Following this analysis, clear aspirations and place-specific responses should be demonstrated.

This document aims to help create thoughtful and characterful designs that blend well with existing areas and their natural surroundings. The following analysis highlights the unique features of different parts of Great Bowden, showcasing what makes each location special and distinctive.

Each design proposal may require a tailored response based on its specific location within Great Bowden. Alternatively, Great Bowden can continue to grow with new, innovative designs that address future challenges like sustainability and biodiversity. However, these designs should still connect with the landscape and town features that give Great Bowden its unique character.



1. Physical conditions of existing built development including layout, form, scale, appearance, landscape character, waterways and flood risk.
2. Use, vitality and diversity, including community facilities and local services.
3. How a place is perceived, including local heritage, views inwards and outwards and social histories.

Figure 31: Exploring the features which come together to create a successful place.

3.2 Great Bowden's character areas

The following chapter contains an analysis of Great Bowden's three character areas, along with design guidance.

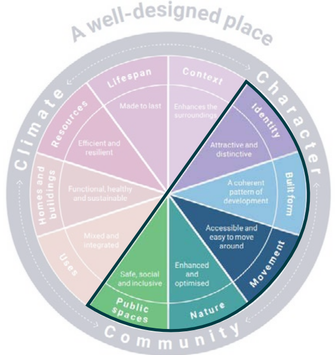


Figure 32: The 10 characteristics of a well-designed place taken from the National Design Guide, 2021

The National Design Guide (2021) describes the '10 Characteristics of Well Designed Places', as illustrated on Figure 32. This has informed the structure and topics of the assessment of the character areas chapter. The following topics for the character assessment have been identified below:

- Identity
- Movement
- Built form
- Nature and public spaces

The analysis has involved a desktop study including figure ground plans and street layouts, combined with on site observations and photographic study. A density study referring to each character area's Dwellings per Hectare (DpH) range, typical plot sizes, and typical block size and shape has been undertaken.

Three distinct character areas have been set out for Great Bowden, defined following a site walk-around and thorough baseline analysis.

Historic Village

Village Edges

The Countryside

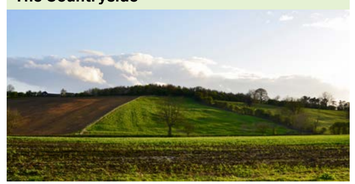


Figure 33: Great Bowden's three character areas. (Photo credits: Jim Culkin)

Key

- 1. Historic Village
- 2. Village Edges
- 3. The Countryside
- NA boundary
- Great Bowden settlement boundary
- Buildings
- Railway line

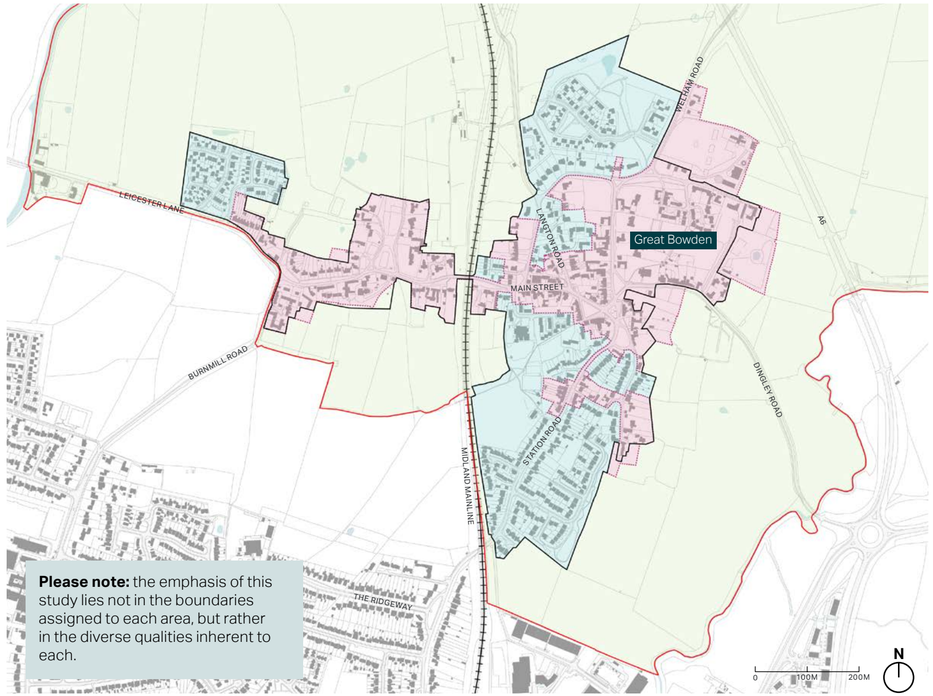
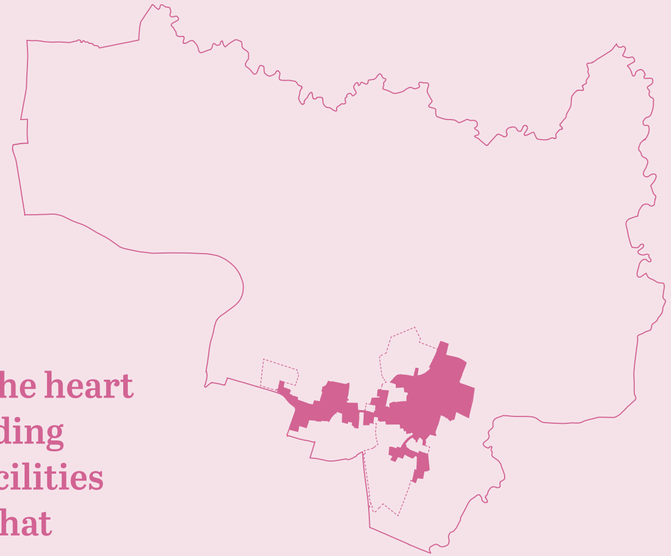


Figure 34: Diagram illustrating the three distinctive character areas of Great Bowden village.

Historic Village



The Historic Village is the heart of Great Bowden, providing multiple community facilities and historic buildings that define historic character

3.3 Historic Village

Great Bowden's Historic Village showcases a distinct identity and character, setting it apart from its surrounding expansion areas.

The Historic Village character area contains almost all of the 55 Listed buildings and structures located within the Neighbourhood Area and is home to the Great Bowden conservation area. The village has evolved organically throughout the centuries, resulting in a range of house types, styles, plot sizes, and arrangements. This has created a distinctive yet diverse historical character.

3.3.1 Typical housing typologies

The adjacent images illustrates the range of the typical housing typologies found within the Historic Village. This is not a comprehensive analysis of all housing typologies, however it demonstrates the proportions, scale, appearance and architectural features evident within the historic village.

Figure 35: (Adjacent images) A selection of typical house types found within the Historic Village character area. Photo credits (Jim Culkin)

Georgian detached house, demonstrates occasional three storey

Edwardian villa showcases a combination of materials and accommodation in the roof

Terraced brick houses with vertical proportions and brick boundary treatment

Thatched stone cottage set back behind mature front garden

Converted stables/farm buildings frames courtyard

3.4 Identity

3.4.1 Materials

Local ironstone features in many of Great Bowden's oldest buildings, historically sourced from Northamptonshire. The stone is typically semi-coursed with a variation in block size and placement. This creates an informal pattern within facades.

Due to the opening of a village brickworks in the 19th Century, red brick is also widely used throughout the Historic Village character area. Red bricks are typically multi-shaded and thinner than modern styles.

Amongst historical facades, it is common to see a mix of materials used, including ironstone, red brick, and some instances of pale render or painted brick. The way in which individual dwellings create such a mix allows for a unique expression of character within a relatively unified palette of materials.

Grey slate roof tiles are the most characteristic roof treatment, however there are also some surviving examples of thatched roofs.

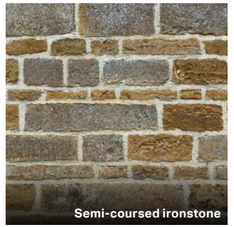


Figure 36: Facade materials: Semi-coursed local ironstone and multi-shaded red brick are commonly used. In older buildings, brick colours vary from light orange to black due to the 19th Century wood firing process.

Figure 37: Many historic dwellings make use of a mixture of materials. This reflects the history of building practices, introduces an attractive sense of variety, and enhances local character.

Figure 38: Roof materials: grey slate roof tiles are generally typical within historic Great Bowden, with some examples of thatched roofs, and red clay pantiles also present.

3.4.2 Architectural character

The diversity of housing typologies and styles creates a rich and varied character, including compact rows of traditional cottages and grand Georgian symmetric facades. This variety positively contributes towards Great Bowden's character.

The roofscape is varied, featuring a variety of pitches and orientations. Occasional stone chimneys and roofed dormer windows contribute to the varied character. The dormer windows are mostly featured along Main Street and on Leicester Lane.

White framed sash and casement windows are a common feature, with either flat oak or curved brick lintels, and stone sills. Stone mullioned windows are visible within larger manors.

A variety of doorways and entrances are visible. Predominantly entrances are centrally positioned within the facade, contributing towards a sense of symmetry. Entrances on older properties are often recessed, and occasionally showcase simple canopies.

Figure 39: Georgian style architecture with a strong sense of symmetry and vertical fenestration alignment.

Figure 40: In some red brick façades, there are examples of banding and decorative brickwork along the eaves.

Figure 41: Variations in roof pitch can be seen within rows of historic dwellings, creating interest within the roofscape.

Figure 42: Windows within ironstone façades often feature oak lintels.

Figure 43: Sash window set within a brick facade, featuring a brick arch and stone sill.

3.5 Movement

3.5.1 Street pattern

The centre of the Historic Village character area is located to the east of Great Bowden, at the junction between Main Street, Station Road, Langton Road and Dingley Road. The Historic Village character area extends westward from this point along Main Street and into Leicester Lane.

From this central network, several smaller roads and green lanes extend, providing access to dwellings and reflecting a network of 'ancient ways'. These streets include Great Bowden's most historic and dense built up areas which consist of a combination of rural cottages, manors, and farmhouses. A key vehicular gateway is located on Dingley Road, providing Great Bowden with connection to the A6 to the east.

3.5.2 Legibility

The collection of 'village greens' are located at the main intersection and create an attractive focal point and arrival space at the heart of the village, framed by historic buildings and community amenities. The cluster of historic buildings and features (particularly the listed structures) creates visual interest in all directions.

Key buildings terminate the view along several routes, aiding pedestrian orientation and wayfinding. There are several 'landmark structures' at key intersections, which contribute to the sense of arrival. These include the Church of St. Peter and St. Paul, the Village Hall, Great Bowden Stores, Welton's and the red phone box at the end of Langton Road.

A network of Public Rights of Way (PRoWs) supplement the main streets and encourage pedestrian permeability. In particular, PRoWs provide connections to open countryside to the west and north, and a route south to Market Harborough. Key points of arrival for pedestrians are located to the south of The Green, and to the north and south of Upper Green Place. Around Upper Green Place, extensive views to the surrounding countryside are revealed, further aiding pedestrian orientation.

Figure 44: (Top) Local shops such Weltons Deli and Great Bowden Stores are distinctive landmarks at the centre of the village.

Figure 45: (Bottom) The Grade I Listed Church of St. Peter and St. Paul is also a distinctive landmark which aids wayfinding. Photo credit (Jim Culkin)

Key

- Historic Village
- NA boundary
- Buildings
- Roads
- Railway line
- Public Rights of Way (PRoW)
- Bus routes
- Listed buildings and those with a positive contribution to character
- Areas of separation
- Local Green Spaces (LGS)
- Important Open Spaces (IOS), village greens, and areas of common land.
- Pedestrian gateways
- Vehicular gateways
- Key views
- Landmarks
- Building terminating view

Figure 46: Context and legibility features of the Historic Village character area.

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3.6 Built form

3.6.1 Density and scale

Dwellings are typically 2-2.5 storeys. Density is at its highest (and plot sizes their smallest) surrounding the collection of village greens and along Main Street. This is where the oldest buildings in the village are clustered. To the north and east, density reduces significantly along Sutton Road, Dingley Road, and Langton Road as terraced properties are generally replaced with large detached homes, set back within their plot. Larger plot sizes and lower densities provide a more rural feel.

Historic Village	Calculations
Indicative Dwellings per Hectare (DpH)	10 - 35 DpH
Typical plot size range (indicative examples)	5m (W) x 20m (L) 30m (W) x 60m (L)
Typical block size range (indicative examples)	140m (W) x 50m (L) 280m (W) x 100m (L)

Please note: Density calculations are based on a sample of tested areas, and refer to net densities. There may be areas that vary from these values and it is recommended that developers undertake their own testing.

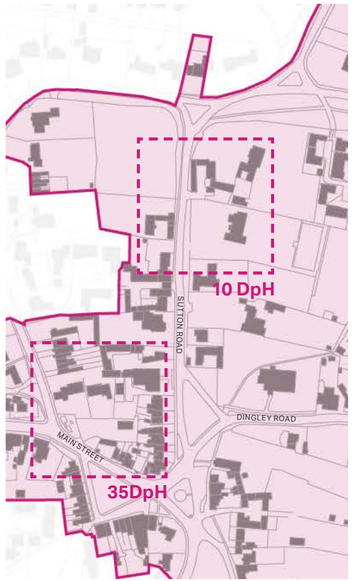


Figure 49: Figure ground and estimated net density (DpH) samples taken from within the Historic Village character area.

Figure 47: An example of lower density, where a large detached home is set back within its plot.

Figure 48: An example of higher density, with a group of dwellings clustered around a small courtyard.

3.6.2 Streetscape

The centre of the Historic Village character area features a high proportion of residential terraced properties combined with a smaller number of non-residential properties, such as retail, cafes, and pubs. These central buildings are predominantly clustered around the village greens at the main intersection. Unified and continuous building lines enhance the sense of enclosure and safety within the public spaces. Then, as the streets transition between the older parts of the village towards the newer areas the streetscape becomes less formal and the building line becomes increasingly fragmented. Non-residential uses such as retail, cafes and pubs activate the ground floors enlivening the streets and spaces.

Mature trees and planting, both in public spaces and within private plots, create a natural setting, forming a key part of Great Bowden's character. Many terraced properties have setbacks which feature smaller front gardens.

On-street parking is located around the main village green, narrowing the road in places. This increases pressure on traffic at peak times and limits pedestrian movement in places. In lower density areas, parking is provided on-plot.

Figure 50: Aerial view highlighting streetscape features of the Historic Village character area.

- Terraced buildings
- Detached buildings
- Public buildings
- The area's streets are gently curved which provides visual interest at each turn.
- Public village greens and grass verges add to the green infrastructure network.
- Many buildings directly front onto the collection of village greens, providing 'eyes on the street' and enhancing feelings of safety.
- Mature trees contained within public spaces contribute to the rural, 'leafy' character of the village.
- Trees contained within private gardens also make a large contribution to the green infrastructure network.

3.6.3 Enclosure

Enclosure usually describes the proportion of street width compared to building heights. Due to variations in density and the extensive collection of village greens, there are few streets within the Historic Village character area where a sense of enclosure is purely defined by buildings. Mature trees and planting along boundaries and at the edges of village greens also define enclosure. This contributes to 'human' scale streets and a pleasant green environment for the village.

3.6.4 Threshold and boundary treatments

Higher density areas feature dwellings with smaller setbacks and defensible spaces, whilst maintaining visual connection with the street. Front gardens are well maintained and typically separated from the street, featuring coped red brick walls, low native hedgerow, wooden picket fences or occasional black railings atop low brick walls. Mature planting and hedgerows define boundaries within lower density areas.

Figure 51: Dwellings on the western side of Sutton Road feature minimal setbacks. However on the eastern side, a sense of enclosure is provided by brick walls and mature planting, due to large front gardens.

Figure 52: Within the historic village, many dwellings are arranged so that their main facade looks out onto one of the village greens. The mature trees which line the edge of the village greens provide an important sense of enclosure.


Brick walls


Iron railings


Native hedgerows


Picket fencing

Figure 53: Characteristic boundary treatments seen within the Historic Village.

3.7 Nature and public space

3.7.1 Landscape and public realm

The green and 'leafy' character of Great Bowden forms a key part of the identity of the village.

Village greens are a key community asset and feature of the green infrastructure network, providing residents with access to green space in the heart of the village. The collection of greens at the main intersection is complemented by Nether Green to the north and Upper Green to the west.

Extensive grass verges and an abundance of mature planting (both within property boundaries, along verges, and within areas of common land) are beneficial for biodiversity.

A strong visual connection to the countryside in the west, combined with the topography, reveals expansive views to both the north and south. The designated areas of separation to the south (enhanced by the higher land of Bowden Ridge) provides a buffer between Great Bowden and nearby Market Harborough.

Figure 54: Public Right of Way (PRoW) connecting Nether Green with the churchyard.

Figure 55: The paddock on Sutton Road. Photo credit (Jim Culkin)

Figure 56: Stocks Green is one of several public greens clustered at the heart of the historic village. Photo credit (Jim Culkin)

Figure 57: Upper Green is located to the west of the railway line. Photo credit (Jim Culkin)

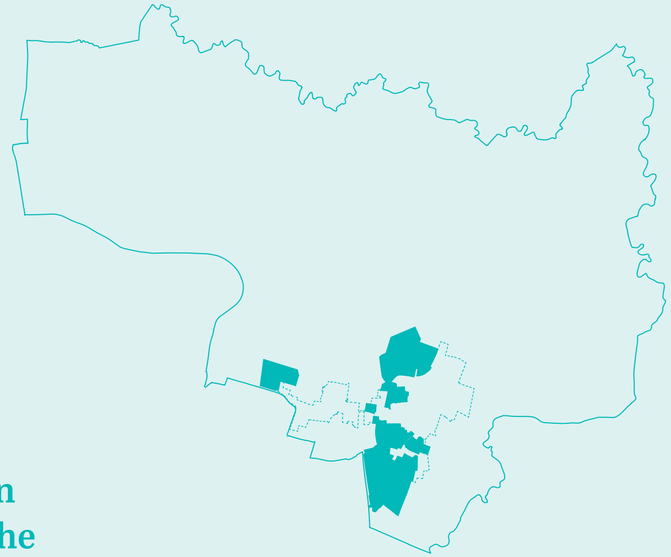
Figure 58: Grass verges contribute to the green infrastructure network.

3.8 Design guidance

In conjunction with the area wide codes and guidance set out in Section 4, the following guidance should be adhered to for any new development in the Historic Village character area:

- The Historic Village character area represents the historic character of Great Bowden, therefore a traditional, high quality and characteristic design approach to boundaries and frontages is required to upkeep and enhance the strong sense of place and heritage value.
- This character area has a high concentration of landmarks which aid legibility and contribute to Great Bowden's rich character. These features should be preserved and enhanced.
- The scale of new development should be consistent with the surrounding scale, which is prominently 2.5 storeys.
- Contextual analysis should be undertaken to ensure new development is contextually appropriate in terms of massing, form, layout and roofscape. Particular attention should be given to the plot dimensions, setbacks, scale, proportions and clustering within the context and complement neighbouring existing buildings.
- Density of any new development should reflect the wider character of between 10 and 30 DpH, responding appropriately to adjacent densities. For example, increased density terraced cottages in the centre of the village, in comparison to lower density development to the east of the village. For typical densities please see figure 49, section 3.6.1 density.
- The commonly used materials of semi-coursed ironstone, multi-shaded red brick, and grey slate roof tiles should be considered for infill development. Red brick should be colour matched to surrounding properties. Any deviation from ironstone or red brick will should be justified through design proposals and analysis.
- Enclosure should be maintained with strong and consistent building lines. Where buildings front onto village greens, a sense of enclosure can be enhanced through the use of street trees. Blank facades and gables should be avoided, and dwellings should overlook green spaces.
- Boundary treatments should be consistent with the boundaries on the relevant street. Characteristic boundary treatments include brick walls with coping stones, native hedgerows, wooden picket fencing, and black iron railing atop low brick walls.

Village Edges



The Village Edges represent the expansion of the settlement over the 20th and 21st Centuries

3.9 Village Edges

Great Bowden's population has increased over the 20th and 21st Centuries, resulting in large areas of new residential development surrounding the Historic Village character area.

Each new development has its own character, which is different from the historic village. However there are consistencies within the overall design approach which result in these developments being grouped under one character area.

3.9.1 Housing typologies and notable developments

The adjacent images highlight some of the typical housing types and notable developments found within the Village Edges character area. This is not a comprehensive analysis of all house types or developments, but an indicative sample of design features.

Figure 59: (Adjacent images) A selection of typical house types and notable developments found within the Village Edges character area. Photo credits (Jim Culkin).

3.10 Identity

3.10.1 Materials

A mix of materials are featured within the Village Edges character area, with fewer 20th Century buildings incorporating traditional stone, in comparison to the Historic Village. Many 20th Century dwellings along Welham Road for example feature buff brick and concrete pantiles.

Other 20th and 21st Century dwellings generally feature red brick facades (with some pale rendered areas), and concrete or grey slate tiles.

Some 21st Century dwellings and conversions also feature uncharacteristic timber clad accents, this should not be used as a design cue and timber cladding is not recommended as a complementary material.

Within 21st Century developments, the materials are generally more reflective of the historic character of the village, with Hursley Park being a good example. Buildings here draw inspiration from the Historic Village and make use of characteristic semi-coursed ironstone and multi-shaded red brick. However, roof treatments are generally composite tiles, rather than the characteristic grey slate.

Figure 60: Facade materials: Some 21st Century developments pick up on the characteristic local ironstone. Red and buff brick are also commonly used throughout many buildings in this area.

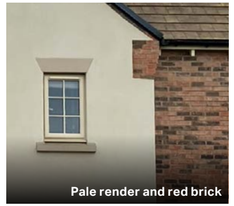


Figure 61: A mixture of materials is often used in dwellings to provide visual interest. However, in some cases uncharacteristic materials such as timber cladding has been used rather than pale render.

Figure 62: Roof materials: A mixture of roof treatments are seen across this character area, including uncharacteristic concrete pantiles. Composite roof tiles are generally used instead of slate in more recent developments.

3.10.2 Architectural character

Older 20th Century dwellings are built in modernist style, typical of their time. Homes range in size from compact bungalows to large detached 2-storey properties. Many feature integrated garages. Along streets such as Knight's End Road, piecemeal development has resulted in a wide variety of character features.

In contrast, Hursley Park, Berry Close, and Heathcote Grange are significant recent developments, built by various developers (Mulberry and Redrow). All homes within each development were built by a single developer during the same timescale, resulting in a uniformity of style.

Hursley Park is a positive example of a scheme which has drawn upon local character features. This has resulted in a development which is sympathetic to the Historic Village. A restrained and consistent material palette results in a coherent character, whilst architectural features such as stone sills and gabled porches reflect features in historic properties. However, dwellings could benefit from an increased diversity of form, scale and architectural detail to further reflect the local character.

Figure 63: Houses within 21st Century developments are typically detached or semi-detached. (Heathcote Grange)

Figure 64: A 20th Century 1.5 storey homes with dormer windows.

Figure 65: Detached 20th Century homes include integrated garages on Welham Road. The house to the left is original, whilst the house to the right showcases a sympathetic extension. Photo credit (Jim Culkin)

Figure 66: A home in Hursley Park with bay window activating the gable addressing the street

Figure 67: Homes in Hursley Park pick up on characteristic historical features including ironstone and facade symmetry.

3.11 Movement

3.11.1 Street pattern and urban grain

The Village Edges character area consists of several separate pockets of development to the north, south and west of the Historic Village. Station Road, Main Street, and Langton Road form the backbone of the road layout, these roads also provide the local bus routes.

Development is connected via local roads that connect with the main routes through the Historic Village. Dwellings built within the 20th and 21st Century are predominantly centered around cul-de-sac road layouts, with only one entry point from the main road. New development could be designed to integrate with existing movement network, with a more connected road layout.

Several pedestrian only footpaths or 'cut-throughs' help to create permeability and increase a sense of connection.

3.11.2 Legibility

This character areas contains three important vehicular arrival points or gateways, located on Station Road to the south, Langton Road to the north, and Leicester Lane to the east. There are also several notable pedestrian gateways, where Public Rights of Way (PRoWs) enter the village. This includes the footpath east of Berry Close, north of Heathcote Grange, and close to Hursley Park.

There are fewer landmarks visible within this character area due to the development being more recent. However, Great Bowden Academy, Market Harborough Tennis Club, Bowden Cricket Club, and the associated fields form an important space for the community. The allotments at Hursley Park are an accessible community amenity.

Figure 68: (Above) Pedestrian only footpaths help to create permeability.

Figure 69: (Centre) Many recent developments have a cul-de-sac road layout.

Figure 70: (Below) The cluster of amenities within the recreation ground creates a landmark and includes Market Harborough Tennis Club and a play area.

Village Edges

Figure 71: Context and legibility features of the Village Edges character area.

AECOM

3.12 Built form

3.12.1 Density

Dwellings are typically 1-2 storeys and density is generally medium. Density is at its highest (and plot sizes their smallest) within more recent developments, particularly in Heathcote Grange where areas of affordable housing provision have necessitated increased densities. Density is at its lowest along Welham Road, where large 20th Century detached homes are located.

Historic Village	Calculations
Indicative Dwellings per Hectare (DpH)	10 - 30 DpH
Typical plot size range (indicative examples)	5m (W) x 20m (L) 20m (W) x 45m (L)
Typical block size range (Indicative examples)	75m (W) x 70m (L) 250m (W) x 150m (L)

Please note: Density calculations are based on a sample of tested areas, and refer to net densities. There may be areas that vary from these values and it is recommended that developers undertake their own testing.

Figure 74: Figure ground and estimated net density (DpH) samples taken from within the Village Edges character area.

Figure 72: An example of lower density, where a large detached home is set back within its plot.

Figure 73: An example of higher density - a group of terraced properties within the Heathcote Grange development. Photo credit (Jim Culkin)

3.12.2 Streetscape

Dwellings are typically informally arranged, with few examples of terraced buildings creating a unified frontage. The majority of dwellings are detached, although compact plot sizes help to maintain relatively consistent building lines.

Buildings are typically set back at similar distances from the streets, front gardens and front-of-plot parking are predominant.

Within the adjacent example, Figure 75, grass verges contribute to the green infrastructure network, although there is a reduced presence of street trees compared to the Historic Village.

A green 'buffer' and mature trees have been retained along the rural edge, reducing the visual impact of recent, modern development on the surrounding countryside.

Figure 75: Aerial view highlighting typical streetscape features of Station Road and Berry Close, within the Village Edges character area.

- Terraced buildings
- Detached buildings
- Semi-detached buildings
- Open countryside
- New developments are generally arranged around a cul-de-sac road layout, with only one access point from the main road, and a lack of connecting through routes.
- Grass verges contribute to the green infrastructure network. A green 'buffer' zone has been created along the rural edge to help 'soften' the way in which development meets the open countryside.
- Frontages show relatively consistent building lines, set-back at similar distances from the street, with front gardens or hard standing parking (with some exceptions).
- Mature trees contained within public spaces help to screen development along the rural edge.
- Most of the area's planting comes from mature trees and hedges contained within private gardens.

3.12.3 Enclosure

The Village Edges character area consists of 20th Century properties which are generally well set back within the plot, allowing for generous front gardens and ample room for hard standing parking. This creates a reduced sense of enclosure in comparison the historic village.

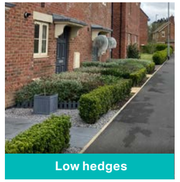
The parking approach within the 21st Century development is typically set back from the building line or within parking bays to the front, resulting in an increased enclosure ratio. Enclosure ratios will vary by area type, although the National Model Design Code suggests that spaces will feel most comfortable with building heights at half the width of the space between them. As such, ratios closer to 1:2 are preferable, although this can also be enhanced with street trees.

3.12.4 Threshold and boundary treatments

A diversity of boundary treatments is featured across the Village Edges character area, including low hedgerows/ areas of planting, red brick walls with coping, and rural style timber fencing.

Figure 76: Enclosure within 21st Century development is generally defined by buildings rather than trees or planting as seen within the Historic Village. Street trees could help to enhance the sense of enclosure in some areas.

Figure 77: Minimised areas of front-of-plot parking help to create and enhanced sense of enclosure on this tertiary street within the Heathcote Grange development.



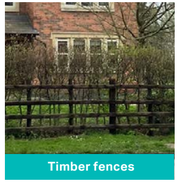


Figure 78: Characteristic boundary treatments seen within the Village Edges character area.

3.13 Nature and public space

3.13.1 Landscape and public realm

In many places, the Village Edges character area forms a transition between the village and its surrounding countryside. Sensitive treatment of the development edge is a key consideration. 'Green buffers' are incorporated in developments, including the country park at Hursley Park which features swales and attenuation basins as part of a Sustainable Urban Drainage Systems (SuDS) Strategy.

Recently built 21st Century developments such as Berry Close, Welham Lane and Hursley Park feature dedicated play areas for children. An accessible allotment benefits the community at Hursley Park. To the west, the large recreation ground is a key community asset, containing a play area, Market Harborough Tennis Club, and Bowden Cricket Club.

Hedgerows and grass verges also contribute to the green infrastructure network, although there is perhaps an opportunity to plant more street trees within more recent developments.

Figure 79: Market Harborough Tennis club is located adjacent to the recreation ground.

Figure 80: A children's play area at Hursley Park.

Figure 81: Accessible allotments at Hursley Park, promoting access to nature for all ages and abilities.

Figure 82: A swale incorporated as part of the SuDS strategy and 'green buffer' at Hursley Park.

Figure 83: There is perhaps an opportunity to plant more street trees in recent developments.

3.14 Design guidance

The following guidance should be adhered to for new development in the Village Edges character area, in conjunction with section 4 design codes.

- Maintain and enhance the sense of arrival at Great Bowden's gateways, shown on Figure 71, to maintain a positive first impression of the village.
- Many parts of this character area have a rural feel due to their proximity to open countryside. This character should be respected and, where possible, enhanced.
- This character area contains many of Great Bowden's settlement edges, the interaction with (and views to and from) the surrounding countryside are important considerations. New development should protect views to the countryside.
- Whilst there is no dominant material palette within this area, due to the mix of ages and styles present in existing development, any new development should employ a complementary palette taking design cues from the Historic Village character area. A limited number of building materials should be proposed and timber cladding should be avoided.
- New developments should choose boundary treatments reflective of local character including red brick walls, low hedgerows, and rural timber fencing.
- New development should also consider the use of street trees along main routes to help screen homes from view (maintaining the rural setting) whilst also contributing to the green infrastructure network.
- New development should respect the immediate context in terms of scale, built form and layout - including plot sizes and informal building layouts. For example, building lines are relatively consistent, with dwellings set back within their plot.
- Enhance enclosure through the use of street trees within new development. For spaces to feel the most comfortable for humans, building heights (or trees) should generally be maintained at half the width of the space between them.
- New development should be of a density that reflects the wider character of between 10 and 30 DpH. However, there needs to be a balance between character and housing need in terms of density. Raising the density of new development could help to provide a greater proportion of smaller homes, however, this should not be to the detriment of the local character. For typical densities please see figure 74, section 3.12.1 density
- New development should be consistent with the surrounding scale and building heights, which is prominently 2 storeys.

The Countryside

The Countryside highlights Great Bowden's rich agricultural history consisting of undulating parkland, pasture and arable fields, defined by well-established hedgerows

3.15 The Countryside

Great Bowden's picturesque rural setting forms a key part of the village's character.

A large part of the Great Bowden Neighbourhood Area is rural in character, predominantly consisting of grazing fields and arable land. This rural setting is the back-drop for Great Bowden village and offers leisure opportunities for residents including a good network of footpaths and cycle routes providing easy access to the surrounding countryside.

The open countryside provides both physical and visual separation between Great Bowden village and the nearby town of Market Harborough. This separation should be protected and the following guidelines seek to mitigate negative impact on the rural character of the landscape, and prevent the coalescence of the two settlements by ensuring contextual, design-led development.

Figure 84: (Above) Looking north-east at Great Bowden and the surrounding countryside. Photo credit (Jim Culkin)
Figure 85: (Below) Where the settlement edge meets the open countryside. Photo credit (Jim Culkin)

3.16 Design guidance

To ensure the protection of the National Character Areas, any new development in the countryside should adhere to the following guidance:

- The conversion or re-use of existing buildings in the open countryside should be encouraged. External works to any conversion should be largely cosmetic and have a minimal visual impact on the landscape to which it relates.
- Agricultural or commercial proposals should refrain from using materials and colours that contrast with the surrounding landscape. Complementary and contextual colour palettes are encouraged to avoid disturbance to the local landscape character.

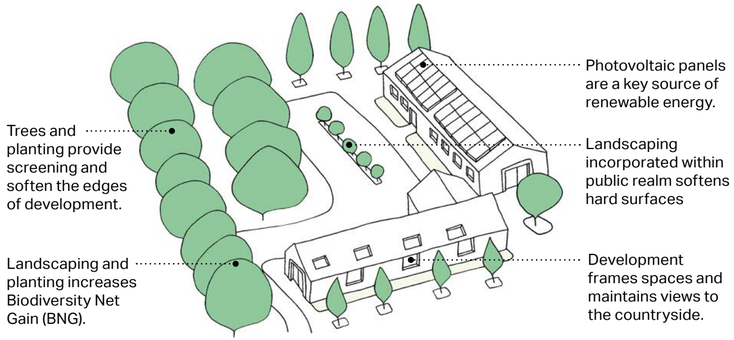


Figure 86: Proposals should be positioned behind natural screening and utilise renewable energy sources such as solar.

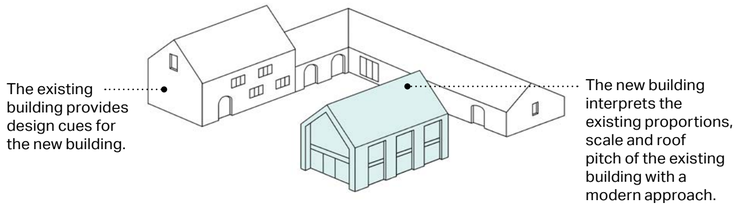


Figure 87: Innovative design is possible provided that development is in harmony and showcases high quality sustainable design

- Proposals should be positioned behind natural screening (e.g. trees and other planting) so as not to obstruct views of the surrounding landscape. Additional screening should be incorporated into any given proposal where necessary. Innovative and sustainable screening methods include green roofs and plant walls. Trees and planting to provide screening will help outbuildings to blend into natural surroundings such as domestic gardens and open space.
- To maintain open land and separation between Great Bowden and neighbouring Market Harborough, it is imperative to adhere to clearly defined boundaries and ensure sensitively designed development.
- Sustainability-led proposals such as renewable energy infrastructure should be considered on the grounds of their positive legacy.

- Proposals showcasing exceptional and innovative architectural styles such as "Paragraph 80 houses" may be considered where they can provide harmony with the character of the surrounding open countryside, as well as incorporating high quality sustainable design, subject to detailed design and planning applications.
- Small-scale renewable energy sources should be encouraged for providing power to rural developments. However, such infrastructure should be screened or integrated within developments in order to mitigate visual impact on the open countryside.
- Opportunities to increase and improve biodiversity net gain in the Neighbourhood Area should be taken at every opportunity, for example preserving natural habitats, planting trees and hedges to provide screening and the creation of wildflower meadows in unused fields.

- Any lighting or illumination of a development should consider its necessity, as well as its impact on surrounding properties, particularly where powerful lighting is being proposed. Any lighting infrastructure should balance its necessity with that of the power, scale and orientation being proposed. This should avoid powerful lighting that can impose on the amenity of other plots, as well as to mitigate undue light pollution in the open countryside.
- Measures should be employed to protect the distinct character and spatial integrity of Great Bowden whilst facilitating sustainable development for the benefit of all communities involved.
- A Landscape and Visual Impact Assessment (LVIA) should be undertaken as part of any new development and planning applications.
- A stewardship and maintenance plan should be commissioned as part of any new development.

The following chapter presents a series of area-wide design guidance and codes, applicable to new residential development

04

Design guidance and codes

4. Design guidance and codes

This chapter presents a series of area-wide design guidance and codes, applicable to any future development within the Great Bowden Neighbourhood Area.

4.1 Introduction

This section supports decision-makers and designers when producing or reviewing planning applications in the Neighbourhood Area (NA). This applies to major development sites or allocated sites, infill development, and windfall development that may come forward. At Great Bowden, there is a particular focus on new residential development.

It is acknowledged that there is not always agreement on aesthetic issues and architectural tastes may vary. The following guidance therefore allows for flexibility and design innovation, whilst ensuring that any new development is appropriate and complementary to the surrounding context.

To enable a clear design process, new development proposals should use the guidance and codes to ensure that development proposals enhance the setting and sustainability of the Neighbourhood Area, while not detracting from its context, local character, and sense of place.

The goal of this document is to promote the delivery of the best possible range of residential development, which will support sustainable and contextually appropriate development.

It is recommended that variation from the design codes and guidance outlined in this document, should be supported by evidence to show that design proposals will be produced to the greatest quality that is consistent with the main goals of this document.

Please note:

Both design codes and guidelines are contained within this document, highlighted within blue boxes as shown here. The difference between codes and guidelines is summarised below:

Design codes: Design codes are mandatory requirements for design issues and are expressed with the word **MUST.**

Guidelines: Guidelines set out aspirations for design that is expected to be delivered and are expressed with one of two words:

- **SHOULD** reflects design principles that are strongly encouraged.
- **COULD** reflects design principles that are suggestions.

The National Design Guide (2021) describes the '10 characteristics of good design', as illustrated on Figure 88, has informed the structure and topics of the area-wide design codes and guidance in this section, this approach is consistent with the assessment section as described earlier in the document, in section 3.2.

The following topics for the character assessment have been identified:

- **A Identity**
- **B Built form, homes and buildings**
- **C Movement**
- **D Nature and public spaces**
- **E Sustainability and resources**

The design codes address specific considerations, reflecting the 'Key considerations' within Section 2. The adjacent table illustrates the structure for easy navigation.

Figure 88: The '10 characteristics of a well-designed place' National Design Guide, 2021, have structured the design codes and guidance throughout the following chapter.

Topic heading	Design codes and guidance	Page no.
A: Identity	A1 - Design response	81
	A2 - Reflecting local character	83
	A3 - Legibility, key views, and gateways	85
B: Built form, homes and buildings	B1 - Plot and block sizes	86
	B2 - Layout	86
	B3 - Density	89
	B4 - Building heights and roofscapes	89
	B5 - Building line and setback	89
	B6 - Enclosure	90
	B7 - Infill development and extensions	91
C: Movement	C1 - A safe and connected neighbourhood	92
	C2 - Streetscape design	93
	C3 - Car parking	94
D: Nature and public spaces	D1 - Extending and maintaining the green infrastructure network	96
	D2 - Landscape setting and the settlement edge	98
	D3 - Public space design	100
	D4 - Water sensitive urban design	101
E: Sustainability and resources	E1 - Passive design measures and orientation	102
	E2 - Integrating renewable energy in new developments	103

Table 01: Individual design codes and guidance are grouped by topic, and can be found using the above page numbers.

A Design guidance and codes: Identity

4.2 A: Identity

The identity or character of a place is informed by the way buildings, streets, spaces, materials, landscape, and infrastructure are combined, as well as the human experience. Distinctive places are locations with unique characteristics that make them memorable including geographical, cultural significance, historical importance, architectural style, economics, environmental Attributes, social dynamics, or aesthetic appeal.

New development should add to the history and thus identity of the overall place, respecting and enhancing positive character features. This approach will help to create harmonious and organic development, which is well grounded in its locality. The following guidance is recommended to ensure new development either harmonises, complements or innovates within its surroundings.

A1 - Design response

Designers must respond to the character of the Neighbourhood Area with one of the following three approaches, considered in the following order:

Harmonise - clearly respond to existing characteristics within the Neighbourhood Area, street and site, including scale, form, and appearance.

Complement - doing something slightly different that adds to the overall character and quality in a way that is nonetheless fitting, for example, additional high quality materials but harmonising in scale, form and positioning.

Innovate - doing something of high design quality that is different but adds positively to the built-form and character and is considered an exemplar approach for others to follow. For example, developing innovative building form and use low embodied energy and high quality materials that add to the overall design quality, sustainability and richness of the area.

Exceptions - Deviations from this code are permissible but should be justified and align with the intent of this Design Code. The code is designed to support, not restrict, creative and outstanding design solutions that either match or complement the historical character of the village, enhance sustainability, or meet local housing needs (such as affordable housing provision, or homes for younger or elder residents).

The following are exemplary cases of new development in Great Bowden, demonstrating best practices that either harmonize with, complement, or innovate the village's character. Each approach's design principles are described with the intention of showcasing best practices for developers.

Harmonise

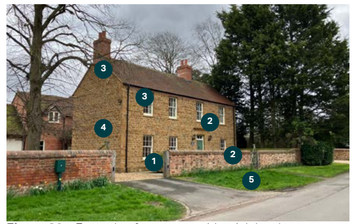


Figure 89: Example of a recent residential development on Sutton Road which harmonises with its surrounds.

1. Building is set back and bounded by a medium-rise brick wall.
2. The building line and wall help to repair the sense of enclosure on this part of the street.
3. Architectural details, chimneys and proportions are consistent with the surrounding character.
4. Ironstone facades combined with red multi brick complements the surrounding character.
5. Building is set within mature landscape, grass verges are consistent with the street character.

Complement

Figure 90: A contemporary approach at Knight's End Road utilises a varying building material, however it is complementary to its surroundings.

1. Historic urban fabric has been respected and restored through continuation of building lines.
2. The significant setback and screening by the existing red brick buildings ensures the new building does not dominate the existing character.
3. The car parking is set back behind the building line, reducing on-street parking demand.
4. The architectural details and window proportions could be improved to ensure consistency.

Innovate

Figure 91: This modern dwelling on Welham Road takes cues from surrounding properties in terms of scale, massing, roofscape and building line.

1. This dwelling is in a contemporary style but there are clear references to historic character through roof heights, the inclusion of dormer windows and the angles of the pitches.
2. Mature trees and hedgerows have been retained on the plot, knitting the building within its setting and providing screening.
3. Building line is consistent with the street and set back dimensions are similar.
4. Accommodation in the roof reduces the building height, consistent with existing building heights.

A2 - Reflecting local character

Local character features must be preserved and enhanced where possible within Great Bowden's character areas, limiting the creation of standardised designs that are not context-specific. New development should:

- Reflect positive local characteristics and harmonise with adjacent buildings with either matching or complementary features.
- Incorporate a range of distinctive features that are intrinsic to Great Bowden's identity such as those set out in Figures 91-97 (on the following pages).
- Retain and respect landmark and character buildings, informing new design concepts where appropriate.
- Avoid inauthentic pastiche development.

Characteristic roof features

Grey slate is the predominant characteristic roof material visible on buildings. Other characteristic features include varied (occasionally steep) roof pitches and red brick chimney stacks. Gables often help to add variety to the street by creating variation in the eaves line, especially when interspersed amongst terraces. Numerous buildings feature gabled dormer windows reducing the overall building heights.

Characteristic building materials

Multi-shaded local ironstone and red brick are the predominant characteristic building materials visible within historic buildings in Great Bowden. Occasionally, a variation of building materials create features within the street, such as, white paint or render, either encompassing the whole facade or restricted to the top floor of buildings. Modern developments showcase brick and render, although the most successful include stone. Timber cladding is not typical within this area and should be avoided.

Characteristic boundary treatments

A mix of boundary treatments are visible. Higher-density areas located at the core of the village feature medium-rise red brick walls (with height variation and a variety of coping), wooden picket fencing, metal railings, and low hedgerows (occasionally combined with walls or fencing) are typical. In lower-density areas, substantial hedgerows and timber paddock fencing are often featured showcasing a rural character.

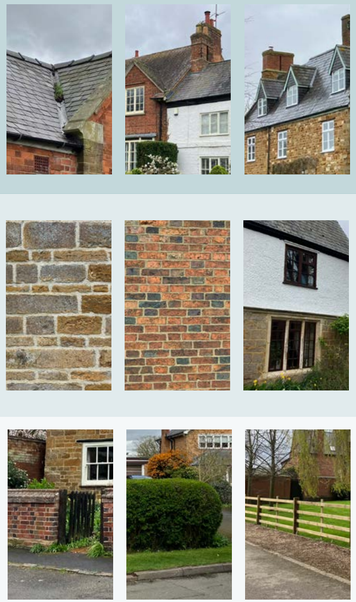


Figure 92: Typical local character examples

Typical features reflect the historic character of Great Bowden Village.
These features should provide design cues for new development.

Figure 93: Stepped, intersecting rooflines are common, generally with variation of up to 1 storey.

Figure 94: Front doors include recessed doorways with ironstone lintels set into the main facade, along with timber framed doorways with simple flat or gabled canopies. Many doors are painted, adding character to the street.

Figure 95: Timber framed, white-painted windows are common. Traditional sash and casements are both used.

Figure 96: Georgian buildings in Great Bowden feature strong symmetry and vertical alignment of fenestration within their facades.

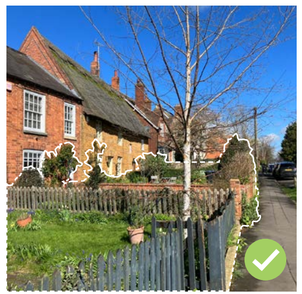


Figure 97: Buildings are set back to the rear of well maintained, green front gardens, contributing to the landscape character of the streets.

Figure 98: A mixture of materials, buildings heights, roofscape, and eaves, helps to create a varied streetscene. Unified building lines and coherent boundary treatments maintain unity.

A3 - Legibility, key views, and gateways

To aid legibility and protect local character, new development must:

- **Protect important views:** The important views (both designated and those identified by the local community) mapped in section 2.6 Key views Figure 27 are locally defining features which shape the identity of Great Bowden. As such, they should be protected and enhanced, the impact of any new development should be mitigated.
- **Protect views at the settlement edge**: Proposals on the settlement edge must be unobstructed of both inward and outward key views. Views of both landscape and built form within the Neighbourhood Area are locally defining features that contribute to legibility and way-finding.
- **Protect and create views for way-finding:** Buildings should be oriented to maintain existing key views or to create new views/ vistas which can contribute to local way-finding. Views of both landmark buildings i.e., Great Bowden's Parish Church and surrounding landscape features should be utilised to promote legibility within the area. Streets must be terminated with key views within any new development,
- **Enhance key gateways** at the settlement edge, creating new gateway locations for vehicles or pedestrians. Gateway locations play a key part in defining the character of the village, fostering an important sense of arrival. Any new gateways must be identified at the design stage, and given special consideration.

Figure 99: Views of Great Bowden's Parish Church (St. Peter and St. Paul) enhance legibility and aid in wayfinding. New development should frame such views and prevent obstructing them.

Figure 100: The view of open countryside north of Leicester Lane is important to the community and should be protected and enhanced, the impact of any new development should be mitigated. Photo credit: Jim Culkin

B Design guidance and codes: Built form, homes and buildings

4.3 B: Built form, homes and buildings

Built form refers to the three-dimensional arrangement of buildings, blocks, and spaces, in addition to density, layout, building lines, and heights. These elements are crucial in shaping the overall look and feel of a neighbourhood.

Great Bowden's buildings are a defining feature within the Neighbourhood Area. They act as important links to the village's rural history. Any new development should be in keeping with the existing building character to maintain a strong sense of place.

Although built form varies by character area, as set out in Section 3, there are commonalities across the Neighbourhood Area. All new development must adhere to the following codes and guidance, as well as referring to the character area specific guidelines within Section 3.

B1 – Plot and building sizes

- Plot and building depths and widths should be in keeping with the typical sizes within the surroundings. Character area specific typical plot and block size ranges (within Section 3) must be referred to and inform proposed plot and block arrangements, based on the surrounding context.

B2 – Layout

- Buildings must generally be arranged so that their main facade addresses the street. The exception to this is clustered groups of farm buildings, where entrances may be set within a courtyard, or buildings fronting directly onto the pavement, or incorporate a side-entry.
- The grouping of buildings is important in the organisation and arrangement of new developments of more than one dwelling. The grouping and combinations of housing typologies must reflect the surrounding existing development, i.e. clusters of buildings, terraces, or detached homes, and the combination should be studied and reflected in proposed layouts for new housing schemes.
- Where buildings are located on corners and junctions, the building facades must be designed to address both streets by incorporating fenestration. The entrance can be located on either facade of the building, subject to access requirements which should adhere to Approved Document M of the UK Building Regulations (Access to and use of buildings).

Typical block layouts

The following sketches illustrate block layouts from the historic village core and areas to the west and south of the village, demonstrating clusters and arrangements of buildings, as well as typical plot dimensions.

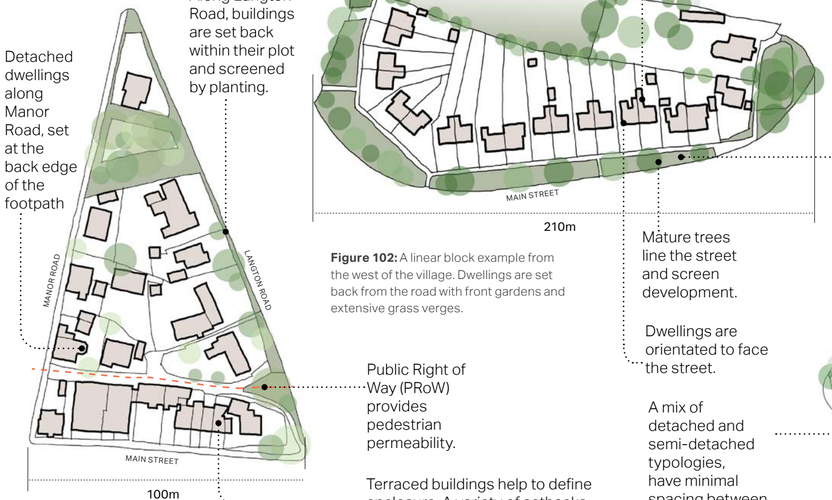


Figure 101: Block layout from Great Bowden's historic village character area. To the south, terraced buildings create a strong building line along Main Street , with buildings more informally laid out to the north.

Figure 102: A linear block example from the west of the village. Dwellings are set back from the road with front gardens and extensive grass verges.

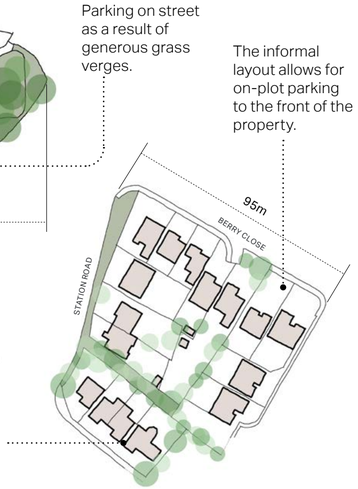


Figure 103: An informal block layout from the south of Great Bowden, typical of many modern housing schemes. Semi-detached and detached houses with front and back gardens.

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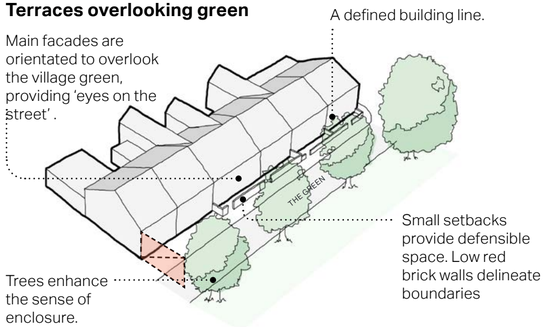
Typical building groupings

The following sketches illustrate a selection of typical building groupings from across Great Bowden village.

Terraces overlooking green



Courtyard cluster

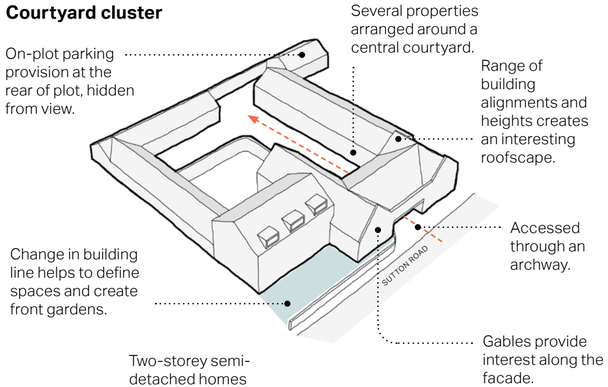
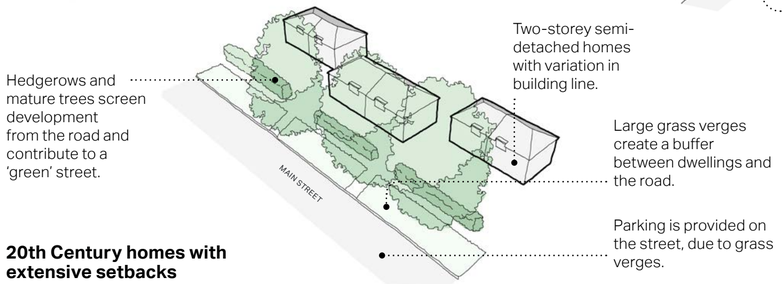


Figure 107: Three examples of characteristic building groupings from different areas in Great Bowden village.



20th Century homes with extensive setbacks

Figure 108: Typical building groupings from across Great Bowden village.

B3 – Density

- The existing density samples shown in sections 3.6.1 and 3.12.1, suggests that new development within the Great Bowden Neighbourhood Area should be up to 30 DpH to protect the rural character of the village, however densities will vary in accordance to the prevailing density in the neighbouring development.
- Character area design considerations and density estimations in sections 3.6.1 and 3.12.1 should be referred to assist with determining the most appropriate density, however designers should also check the surrounding densities.
- Raising the density of new development could help to provide a greater proportion of smaller homes, however, this should not be to the detriment of the local character.

B4 – Building heights and roofscapes

- Development should generally not exceed 2.5 storeys (the height of predominant building forms as set out in Section 3) to preserve the visual harmony and scale of the village.
- A variable eave and ridge line is encouraged between adjacent buildings to create visual interest along the streetscene, but should be a maximum of 1 storey.
- Within new developments of 10 houses or more, gables which front the street should be used sparingly to create visual interest along the streetscene.
- Groups of buildings should be arranged to allow for intersecting gables in some areas - reflecting the interesting historical roofscapes found in the village.

B5 – Building line and setback

- The building line and set-back of any new development must reflect the street and be set back no more than a maximum of 1.5m from the neighbouring buildings, unless additional landscaping or tree-planting is being introduced to maintain the enclosure of the streetscene.
- Where buildings are set back from the pavement, boundary features must define the plot and connect to the adjacent buildings (for example, hedges, fencing or medium-rise brick walls).
- In the case of terraced/ adjoining buildings, variations in setback should be considered to help create variation in the streetscene. Setbacks can help to define space and create areas of defensible space such as front gardens.

B6 – Enclosure

An appropriate sense of enclosure should be created along streets and within public spaces. This is the relationship between a given space (lane, street, square) and the vertical boundary elements at its edges (buildings, walls, trees).

- New development should reinforce the distinctive levels and characteristics of enclosure found across Great Bowden, which change from street to street.
- When designing building thresholds and setbacks, there should be an appropriate ratio between the width of the street and the building height. Generally, ratios between 1:2 and 1:4 (building height/street width) are recommended along streets. This will enhance pedestrian comfort and reflect existing ratios throughout the village.

- As a village with generally low-density development, the sense of enclosure on the street should also be enhanced through the use of natural elements such as trees and hedges. For example, where buildings themselves are setback within their plot and do not clearly define the edge of the street.

Figure 110: The strong sense of enclosure along Main Street is created by the presence of mature trees along the edge of the village green.

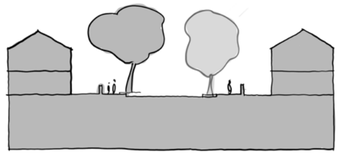


Figure 109: A section of a 'local street' as provided in the National Model Design Code (NMDC) highlighting how street trees can help to provide a sense of enclosure where buildings are set back from the street.

Figure 111: A strong sense of enclosure is here created by the close distance of buildings compared to the width of the path however. Enclosure ratios of 1:1 are generally more suited to pedestrianised areas.

B7 – Infill development and extensions

In addition to adhering to the previously set out codes and guidance, infill development proposals or extensions to existing properties must comply with the following points:

- New development must be in keeping with the scale and massing found within the prevailing development pattern, as described in Section 3.
- New development must not be overbearing on existing properties or deprive them of light, including overlooking or overshadowing of both windows and amenity space.
- Extensions to existing properties must be subservient and an appropriate scale in relation to the original building.

- Proportions of window openings and entrances must be consistent with surrounding dwellings.
- Front extensions must generally be avoided. If proposed, all front extensions should feature ridge heights below the existing ridge height, and cover less than 50% of the front elevation.
- Building fenestration and facade design should be in keeping with the predominant positive building character on the street, or harmonise with adjacent buildings of good character.
- Material palettes and the style of the extension should be carefully chosen to respond sensitively to the form and features of the original building. Wherever possible, alterations should reuse existing materials on site in order to harmonise with the original structure.

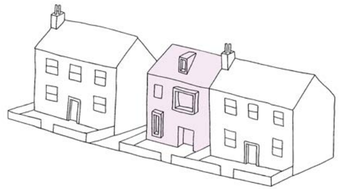


Figure 112: It is possible for infill development to be innovative in design, whilst respecting the scale, massing, rooflines, and existing fenestration alignments of surrounding buildings.

Figure 113: An example of a sympathetic extension (to the right) on Welham Road that has respected the scale, massing and layout of the original structure (to the left). Proportions of windows are similar to the neighbouring property.

C Design guidance and codes: Movement

4.4 C: Movement

Successful development depends upon a movement network that makes connections to destinations, places, and communities, both within the site and beyond its boundaries. The following design codes and guidelines aim to help the creation of a connected movement network for both vehicles and pedestrians within Great Bowden, as well as enhancing the streetscene.

Disconnected **Connected**

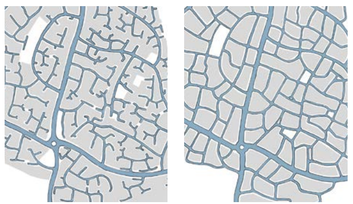


Figure 114: The differences between a disconnected and connected network of streets as illustrated in the National Model Design Code. Connected streets help to reduce walking distances and set a long-lasting framework for movement.

C1 - A safe and connected neighbourhood

New development within the Neighbourhood Area must help to create safe, connected, and attractive environments that promote healthier lifestyles and reduce reliance on cars.

Connected and permeable

- New development should avoid using cul-de-sac solutions in order to promote a permeable movement network that doesn't impede pedestrians and cyclists.
- New development must integrate with the PRoW network when schemes are located within proximity of a footpath.
- New development must provide clear, accessible, and safe links to adjacent neighbourhoods and amenities such as shops, parks and schools.

Safety

- Any footways created as part of new development must be well-lit and overlooked by buildings to ensure passive, natural surveillance. New development should avoid having rear boundaries or blank side gables facing directly onto new and existing footpaths and cycleways.
- Pedestrian pathways should be well-connected, safe, and accessible. This includes upgrading pavements, adding tactile paving for visually impaired individuals, and ensuring all pathways are well-lit and free from obstructions.
- Methods to encourage slow-vehicle speeds should be promoted and integrated, such as changes in materiality, raised tables, narrowing of roads widths, landscape, and minimising the corner curb radius.

C2 - Streetscape design

- New streets should feature unified street furniture, consistent landscaping, and lighting that respects the historical context while improving pedestrian safety and comfort.
- New development should consider treating tertiary routes/ residential access lanes with other materials than tarmac, to highlight the priority of pedestrians over vehicles.
- New development should consider the use of characteristic cobbled/paved surfaces, such as those highlighted in Figures 114-117, to highlight paths and parking zones.
- New development should ensure pavements are wide, well-maintained, and barrier-free to accommodate pedestrians of all abilities, including those with mobility impairments.
- Pavements should be provided on at least one-side of the carriageway within new development, poor condition existing streets should be improved.

Figure 115: Paved/cobbled access route, off Sutton Road.

Figure 116: Traditional Cobbled pathway off Dingley Road.

Figure 117: Contemporary cobbles used along a threshold on Welham Road.

Figure 118: Traditional cobbled surfaced used to delineate a parking space to the side of this property.

C2 - Car parking

Car parking is a necessity of modern development, but it does not need to be unsightly or dominate the streetscene. New development that proposes, or impacts the existing provision of car parking should apply the following design considerations:

- Most homes should include a variety of car parking approaches and include integrated, on-plot parking. Wherever possible, parking should be set back behind the building line and located to the side of the property, or within a courtyard (if using a traditional farm building arrangement).
- On-plot car parking should be designed to avoid being visually intrusive, especially if located at the front of plot. This can be achieved by screening parking areas using boundary treatments such as hedges, trees, flower beds, and low walls.

- Porous surfaces and green parking spaces (for example, grasscrete) is preferred in comparison to non-porous materials such as tarmac.
- On-street parking solutions should be designed to avoid impeding the flow of pedestrians, cyclists, wheelchair users and other vehicles, and can serve a useful informal traffic calming function.
- Trees integrated between parking bays should reduce the visual impact.
- Electric vehicle charging points should be provided where possible
- Integrate charging technologies into the street and private realm.
- Cluttering of elevations and main facades, should be avoided.

Figure 120: New development should consider how on-street parking could be integrated alongside traffic calming measures such as street trees and chicanes in the road.

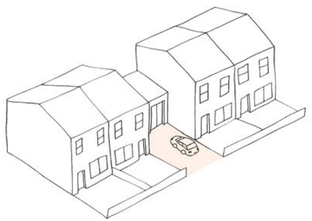


Figure 121: Within low-density residential areas, most homes should have on-plot parking provision. This is often best placed to the side of the plot, and set back behind the building line - helping to avoid long rows of visually dominant parking.

What does good look like?

The following images demonstrate best practice and recommended design cues.

Figure 122: Example of an electric vehicle charging point provided within a parking court, serving multiple vehicles.

Figure 123: Permeable paving solutions such as grasscrete should be used where possible.

Figure 124: Within this set of converted farm buildings, on-plot parking has been provided within the courtyard space created by the U-shaped building layout. With hedgerows defining the plot, this successfully screens the parking from the street.

Figure 125: Within this suburban development, on-street parking has been broken up with street trees. A generous footpath has also been provided to ensure street parking does not disrupt pedestrians. Please note: this is a precedent example not located within Great Bowden.

Figure 126: Where garages are provided, they should ideally be at the side of the plot, and setback from the prevailing building line, as seen here in Hursley Park. Hedgerows are also used to screen the parking and ensure it doesn't become visually dominant.

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Design guidance and codes: Nature and public spaces

4.5 D: Nature and public spaces

It is now widely acknowledged that access to nature and green space has an extremely therapeutic effect on the mind. The National Model Design Code recognises this in paragraph 57:

"Nature is good for health and wellbeing, for biodiversity, shading and cooling, noise mitigation, air quality and mitigating flood risk as well as contributing to tackling the climate emergency. Nature is also central to the creation of beautiful places."

Opportunities to protect, improve and engage with the existing green infrastructure network within Great Bowden should be a key driver for all new development.

D1 - Extending and maintaining the green infrastructure network

Village greens, commons, extensive grass verges, gardens, mature street trees, and native hedgerows contribute to the leafy, rural character of Great Bowden. This green infrastructure network must be protected and enhanced wherever possible.

- New development should reflect the green character of existing streets through the placement of street trees within adequate verges alongside the carriageway, on plot, or in open spaces.
- Existing and new planting should knit together at a range of scales, with minimal breaks to create connected habitats and routes for wildlife.
- New development must retain existing trees and hedges wherever possible, incorporating them into new landscape design, and replacing them if lost. Retained trees and hedges should be considered at the earliest design stage.
- The use of native planting species should be favoured to avoid the impact of invasive species on the biodiversity of local habitat.
- Front of plot areas and rear gardens should be of sufficient size and landscaped appropriately to fit in with the prevailing native trees and planting pattern or to enhance the green character of the area where it is lacking to enhance Biodiversity Net Gain (BNG).

What does good look like in Great Bowden?

The following images demonstrate best practice and recommended design cues.

Figure 127: A mosaic of irregularly shaped village greens and commons at the heart of the village create a distinctive natural setting for Great Bowden, as well as providing residents with immediate access to green space. Photo credit: Jim Culkin.

Figure 128: This ancient oak tree within the recreation ground has been dated as being 475-500 years old. Photo credit: Jim Culkin

Figure 129: Grass verges containing mature trees are a distinctive streetscape feature across Great Bowden. Photo credit: Jim Culkin.

Figure 130: Homes look outward onto this area of public green space in Hursley Park, enhancing the sense of safety. Mature trees have also been retained. Photo credit: Jim Culkin

Figure 131: A wildflower meadow has been created at the edge of Hursley Park, helping the development to integrate sensitively with the surrounding countryside. Photo credit: Jim Culkin

Figure 132: Front gardens with mature hedgerows and planting make an important contribution to the green infrastructure network within Great Bowden. Photo credit: Jim Culkin

D2 - Landscape setting and the settlement edge

New development must integrate sensitively with the surrounding landscape, particularly on the periphery of each settlement. Design principles for sensitive peripheral development include:

- 'Soft' boundaries should be created between built form and the wider landscape by encouraging natural screening through landscape planting including hedgerows, wildflowers, and trees, characteristic of the wider landscape.
- Lower density development should be prioritised, with buildings not exceeding 2 storeys in peripheral locations.
- Dwelling frontages must be orientated towards the open countryside (i.e. outward facing) and avoid rear boundaries facing the landscape.

- Buildings interspersed with tree planting could help to soften the visual impact on the surrounding countryside.
- Links must be provided for both pedestrians and cyclists to the wider countryside, and where possible, connect to the existing Public Right of Way (PRoW) network.
- Street hierarchies that arrange primary roads and over-engineered turning heads to abut the wider landscape must be avoided.

Figure 133: Within Berry Close, streets terminated by views of the surrounding countryside aid legibility and help to enhance the sense of place. Photo credit: Jim Culkin.

Figure 134: The retention of mature trees and hedgerows helps to naturally screen new development at Heathcote Grange. Photo credit: Jim Culkin.

A sensitive response to the settlement edge

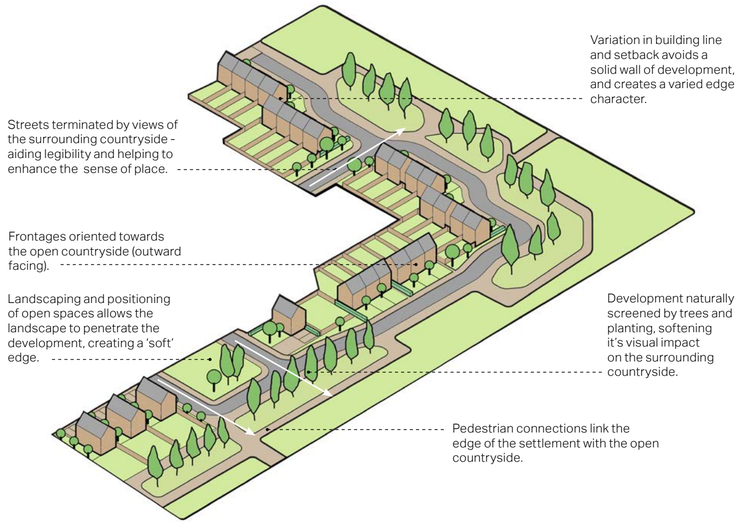

Figure 135: A sensitive response to the settlement edge is required. Indicative edge lane development model example (built form facing surrounding landscape), including trees and hedgerows that soften views to development.

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Figure 136: Hursley Park showcases a sensitive response to the settlement edge with outward facing development and pedestrian links to the countryside. A sizeable open access SuDS scheme helps to provide a buffer between the development and surrounding open countryside.

Figure 137: Young trees have been planted along the development edge. These will grow over time to help provide natural screening.

D2 - Public space design

Existing open spaces

- New development close to village greens and commons including Nether Green, Upper Green, Pond Green and Stocks Green should preserve their natural beauty and historical significance, while also prioritising their improvement. These spaces should offer a mix of recreational, cultural, and social activities that cater to all age groups and interests.

Open spaces within new development

- The creation of new "village greens" should be considered within new developments of over ten homes to reflect the character of historic Great Bowden. These green spaces could act as the core of the development, providing residents with immediate access to green space and increasing the overall quality of the development.

- Within any new development, public spaces should be universally accessible, with appropriate pathways, adequate seating, and accessible facilities.
- New buildings must be orientated and organised to frame open spaces to provide overlooking and natural surveillance.
- New public spaces must be well connected with the surroundings including crossings, footpaths and cycleways to improve their accessibility and inclusivity for pedestrians.
- Parking for bikes and abundant seating areas should be available in public spaces to promote walking, cycling and other sustainable travel modes over car journeys.

Figure 138: Temporary uses such as markets and other community events can help to activate village greens and commons. Please note: this is a precedent example.

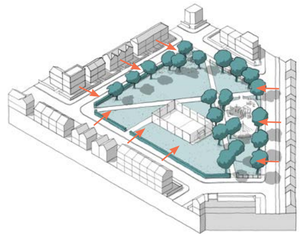


Figure 139: Public spaces should be overlooked by surrounding buildings to provide natural surveillance.

D3 - Water sensitive urban design

All development proposals should promote methods to mitigate increased risk of storms/flooding through water sensitive urban design, including the introduction of sustainable drainage systems (SuDS) and permeable surfaces.

- Homes should not be sited in high risk flood areas.
- Permeable surfaces, such as permeable pavements and porous concrete, should be considered to allow rainwater to permeate through, replenishing groundwater reserves and reducing the strain on conventional drainage systems.
- New development should consider integrating SuDS, which includes techniques such as green roofs, rain gardens and swales. This will help to effectively manage stormwater run-off whilst reducing the risk of flooding.

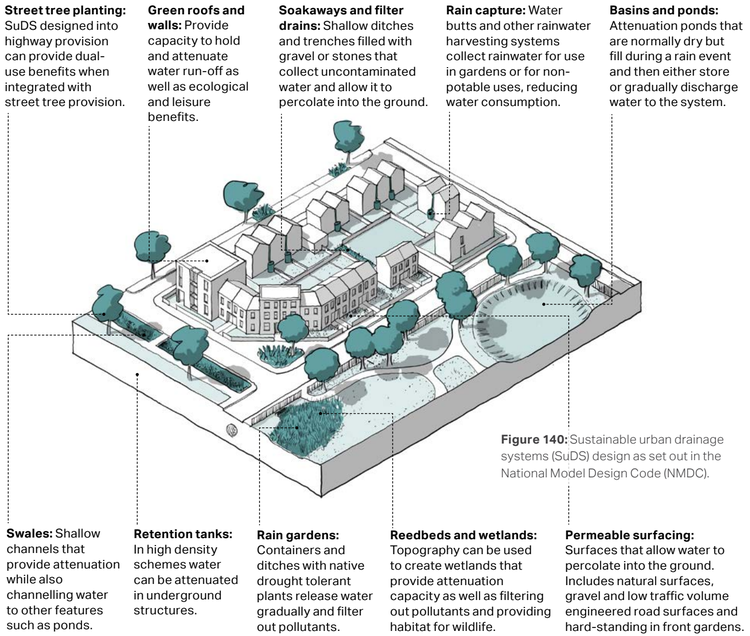


Figure 140: Sustainable urban drainage systems (SuDS) design as set out in the National Model Design Code (NMDC).

Design guidance and codes: Sustainability and resources

4.6 E: Sustainability and resources

Sustainable design incorporates innovative practices at all scales to achieve less impactful development footprints, whilst future proofing homes, settlements, and natural environments. Reducing the use of imported natural resources whilst increasing utilisation of local and sustainable, natural resources can help to achieve this.

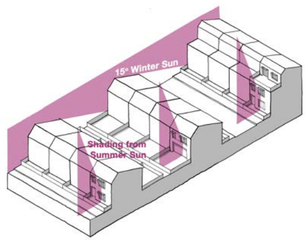


Figure 141: Passive design and orientation principles, as set out within the National Model Design Code. Ensuring good levels of natural lighting to habitable rooms whilst minimising the risk of overheating, provides benefits for both health and energy efficiency.

E1 – Passive design measures and orientation

It is paramount that new development seeks to implement passive design measures which will improve the energy efficiency of new buildings. Any new development should:

- Aim to reduce energy demand by employing passive design principles (e.g., window orientation, solar gain, solar shading, increased insulation, ventilation with heat-recovery).
- Optimise streets and buildings for solar orientation. Aim to increase the number of buildings on site that are oriented within 30° of south (both main fenestration and roof plane) for solar gain, solar energy (solar panels) and natural daylighting. However, this should not come at the cost of the prevailing character of a street.
- Consider building form and thermal efficiency - point-block / terraced / semi-detached / detached all have different energy efficiency profiles. Local design preference and character considerations could ease acceptance for development.
- Development should also adopt a fabric first approach in line with the Government's emerging Future Homes Standard and Part L of the UK Building Regulations in order to attain higher standards of insulation and energy conservation.

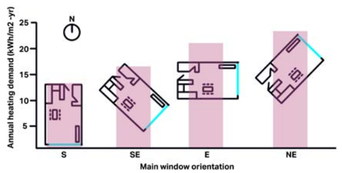
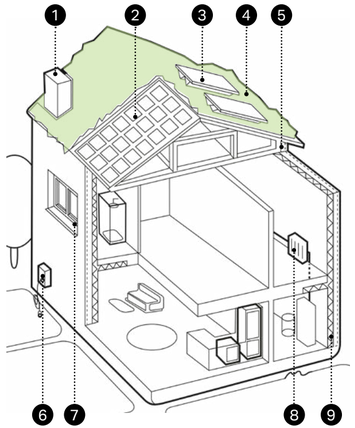


Figure 142: Building orientation influences the annual heating demand.

E2 - Integrating renewable energy in new developments

The integration of renewable energy systems in all new developments across the Great Bowden Neighbourhood Area should be promoted, aligning with the Future Homes Standard for sustainable building practices.

- The installation of solar photo-voltaic panels should be encouraged on suitable roof spaces in all new residential and commercial buildings, where orientation and inclination permit effective solar gain.
- The incorporation of solar water heating systems could be encouraged as a standard feature in new developments to reduce reliance on non-renewable energy sources for heating.
- The use of ground-source and air-source heat pumps should be encouraged in new developments to provide efficient heating and cooling solutions, significantly reducing the carbon footprint of building
- There should be an understanding of local wind speed and direction for micro-generation wind turbines.
- Utilities, highway authorities, telecoms companies and other stakeholders could be consulted when designing and delivering projects to minimise energy usage and disruption during the construction stage and reinforcement of the electricity grid for additional electric vehicles and renewables.



1. Mechanical ventilation system.
2. Integral solar tiles.
3. Solar panels.
4. Green roof.
5. Roof insulation.
6. Electric vehicle charging point.
7. Insulated windows and doors.
8. Efficient utilities and appliances.
9. Wall insulation.

Figure 143: Some of the possible sustainability measures that could be employed within new development.

These design considerations can be used as a quick reference in design workshops and discussions

05

Checklist

AECOM for Great Bowden Parish Council

5. Checklist

This section sets out a general list of design considerations by topic for use as a quick reference guide in design workshops and discussions.

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.

1

General design guidelines for new development:

- Does new development integrate with existing paths, streets, circulation networks and patterns of activity to allow accessibility and connectivity?
- Is there an opportunity to reinforce or enhance the established settlement character of streets and other spaces?
- Does the proposal harmonise with and enhance the existing settlement in terms of physical form, architecture and land use?
- Does the proposal relate well to local topography and landscape features, including prominent ridge lines and long-distance views?
- How can the local architecture and historic distinctiveness be reflected, respected, and reinforced?
- Does the proposal adopt contextually appropriate materials and details?
- Have important existing features been retained and incorporated into the development?
- Have surrounding buildings been respected in terms of scale, height, form and massing?
- Are all components e.g. buildings, landscapes, access routes, parking and open space well related to each other?
- Has adequate open space been provided for the development in terms of both quantity and quality?
- Does the proposal incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features?
- Has management, maintenance and the upkeep of utilities been considered by the proposal?

1 (continued)

Street grid and layout:

- Are energy efficient technologies (for example ground or air source heat pumps, rainwater harvesting, biomass and solar energy) positively integrated where appropriate?
- Does the proposal make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation) without adverse impact on the street scene, the local landscape, or the amenities of neighbours?
- Is there an opportunity to implement passive environmental design principles (for example, site layout being optimised for beneficial solar gain, techniques to reduce energy demands and the incorporation of renewable energy sources)?

2

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?

3

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?

3 (continued)

Local green spaces, views & character:

- 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?
- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how will this 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)?

4

Gateway and access features:

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

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

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 villagescape?
- 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?
- 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?

7

Building heights and roof-line:

- What are the characteristics of the roof-line?
- 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?

8

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?

9

Building heights and roof-line:

- 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?
- Do 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?

9 (continued)

Building heights and roof-line:

- 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?

10

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 bio-diverse roof in its design?

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