Great Brickhill Parish Design Code

Prepared by Bluestone Planning

In conjunction with

Great Brickhill Neighbourhood Plan Steering Group

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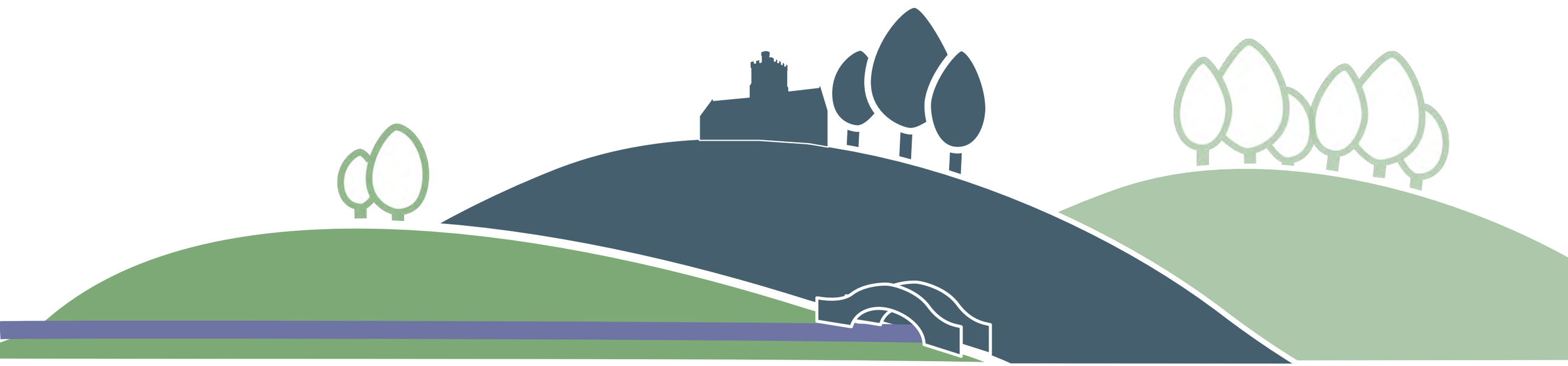

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What is a Design Code?

The National Planning Policy Framework (NPPF) sets out that the achievement of high quality buildings and places is fundamental to the planning and development process.

Section 12 of the NPPF sets out the main policies in respect to the importance of design in the planning process:

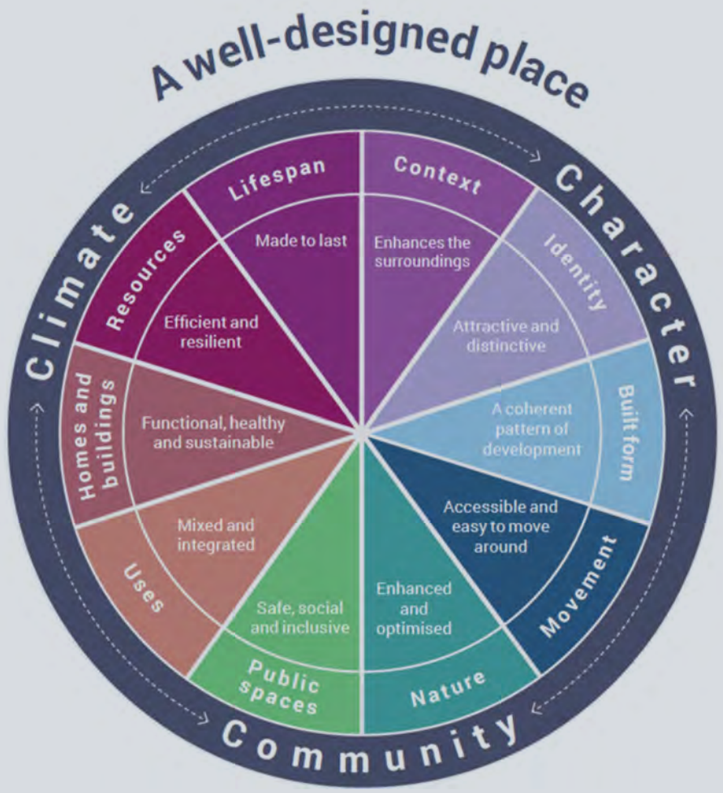
- **Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.**
- **Policies should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).**
- **Permission should be refused for development of poor design that fails to utilise opportunities presented by a site.**
- **Great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.**

The Government has published a series of guidance documents, highlighting how well-designed places should be beautiful, healthy, greener, enduring and successful and how they can be achieved in practice.

National Design Guide

The National Design Guide was published in 2019 and sets out the characteristics of well-designed places and demonstrates what good design means in principle and in practice. It supports the NPPF and is intended to be used by local authorities, applicants and local communities to establish the design expectations of the Government.

It identifies ten characteristics which underpin good design, as visible in the following:



The guide supports the use of neighbourhood plans to develop local design codes and policies that reflect the community's vision for their area. It highlights the importance of community engagement in this process.

The main objective of this document is to provide a local response to the national guidance and produce a Design Code for the Great Brickhill Neighbourhood Plan Area.

Character Appraisal and Neighbourhood Plan

It is intended that the Character Appraisal and Design Code will be appended to the Great Brickhill Neighbourhood Plan. It will form the criteria for the design based policies and be used as a reference for planning applications in the future.

What is a Design Code?

"A design code is a set of simple, concise, illustrated design requirements that are visual and numerical wherever possible to provide specific, detailed parameters for the physical development of a site or area". National Model Design Code 2021 (see page 5).

Why are Design Codes useful?

Clarity: They provide certainty for developers, architects and homeowners about what is acceptable in a given area.

Consistency: They help ensure that new development complements the existing character and enhances the local environment.

Where in the Parish does the Design Code Cover?

Our Design Code needs to look at not only what may happen around the village of Great Brickhill, but also the wider Parish, which includes land currently on the edge of Milton Keynes.

The plan below highlights the current proximity of the village of Great Brickhill to the the edge of Milton Keynes.

At present, there are a lot of sites which are being proposed for new housing development by landowners and some within Local Plans. As Great Brickhill Parish is within Buckinghamshire Council area and on the edge of the Milton Keynes Council area, there are different Local Plan policies which apply.

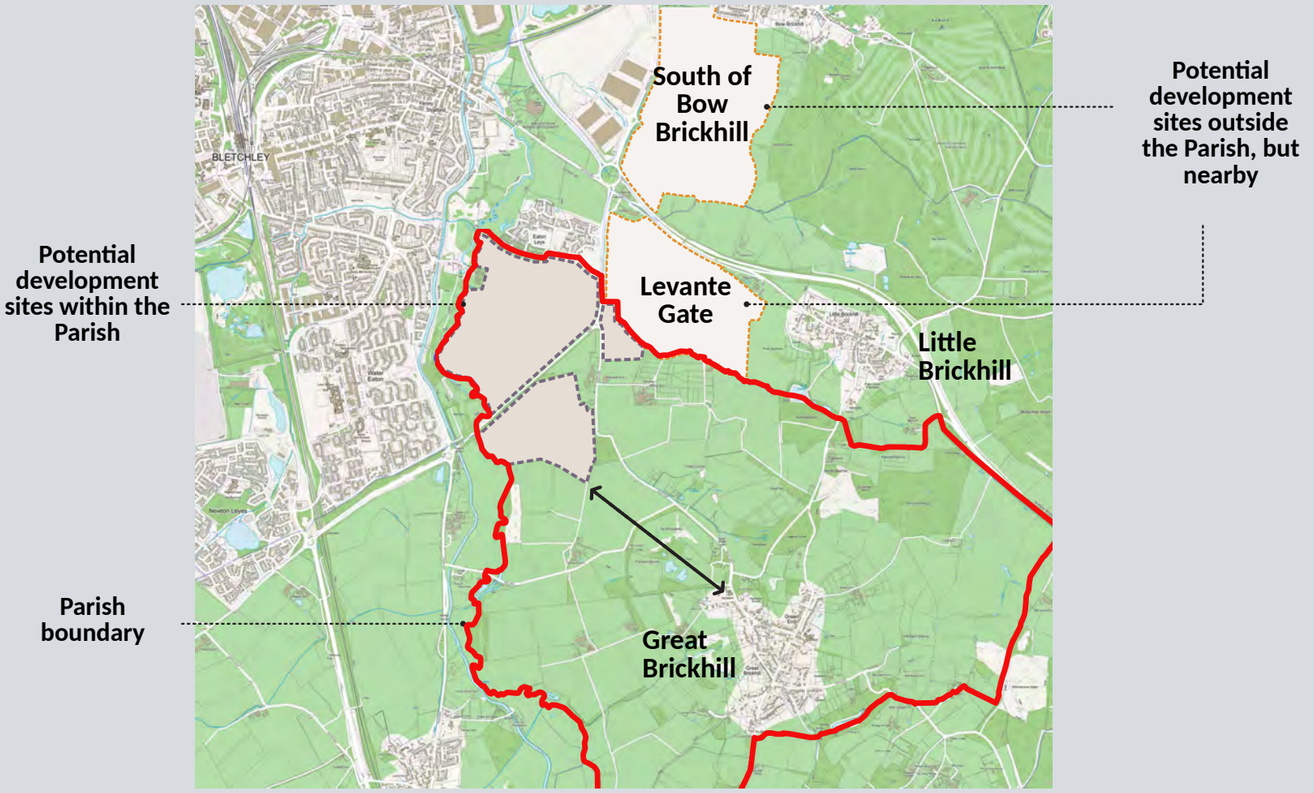
If some or all of the proposed sites are to be developed within the Parish, the Design Code would respond to these future proposals as well as proposals within Great Brickhill village and the other scattered pockets of development throughout the Parish.

It should be noted that the Design Code does not promote development sites, but merely gives advice on when proposals are submitted.

If the below development around Little Brickhill/Bow Brickhill proceeds as shown, it will push the development close to the northern boundary of the Parish (see red boundary below).

Whilst this will largely impact Bow Brickhill and Little Brickhill, it will also bring development closer to the village.

Note that sites outside of our Parish boundary cannot be considered in our Neighbourhood Plan or Design Code.



Because these large development sites are likely to be very different to Great Brickhill village and the outlying pockets of development in rural areas, we have taken a separate approach for each area.

Code GB	Code for Great Brickhill Village and the Rural Area Outside of Potential Development Sites
Code MK	Code for the Edge of Milton Keynes, Specifically Large Scale Development Sites (Within the Parish)
Parish	Code for the Entire Parish

Great Brickhill Parish Design Code

There are a number of general key principles and objectives which should be considered in any development proposal.

General Principles

This Design Code applies these principles and objectives to the Great Brickhill Plan area and are as follows:

1. Settlement Pattern -

Proposals should respect the existing form of development within each settlement area in order to preserve the highly regarded rural character of the Parish and prevent urban sprawl and coalescence.

2. Streets and Public Spaces -

Preserve and enhance the established wooded and well landscaped character of Great Brickhill Parish.

3. Built Form -

The existing settlement's built form, such as area layout and architecture, should be respected. Proposals should also use high quality materials which are locally specific and sustainable.

4. Layout -

Proposals should respect the existing layout of the Plan area and be designed to accommodate climate change. All components, such as planting, open space, parking and building should be well related to each other.

5. Biodiversity Opportunities -

Ensure that biodiversity opportunities are maximised by using native planting of hedgerows and trees.

6. Landscape -

Proposals should enhance biodiversity assets and ensure the protection and enhancement of the wide open landscapes surrounding the settlement.

7. Scale, Height, Form and Massing -

Proposals should respect the Plan area's locally specific building forms.

8. Materials, Appearance and Details -

Adopt a contextually and locally appropriate palette of materials and colours. This should not only cover building proposals, but also hard landscaping.

9. Infrastructure -

From the outset, design all utilities and drainage infrastructure to be integrated without causing significant, unacceptable harm to retained features.

CODE GB.1 - GENERAL PRINCIPLES FOR DEVELOPMENT

Parish

a. Proposals for new development, redevelopment, infill development and replacement dwellings must be based on an understanding of Great Brickhill Parish and have specific regard to the Character Appraisal.

b. All new development should be based on a full and detailed contextual analysis of the wider area and specific site, with justification for the proposal and how it has been designed to be cohesive and integrate with the wider community.

c. Development schemes should not create a pastiche or copy their surroundings. Major schemes should have their own identity or character which should be based on urban grain, patterns of built form, landscape character and the local vernacular - all of which when combined together create a cohesive scheme.

d. Smaller development proposals must not undermine the character of the area either in a piecemeal or cumulative approach. Original features should be retained or if not possible, replaced with appropriate quality equivalents.

e. The degree of information provided should be proportionate to the nature and scale of a development proposal.

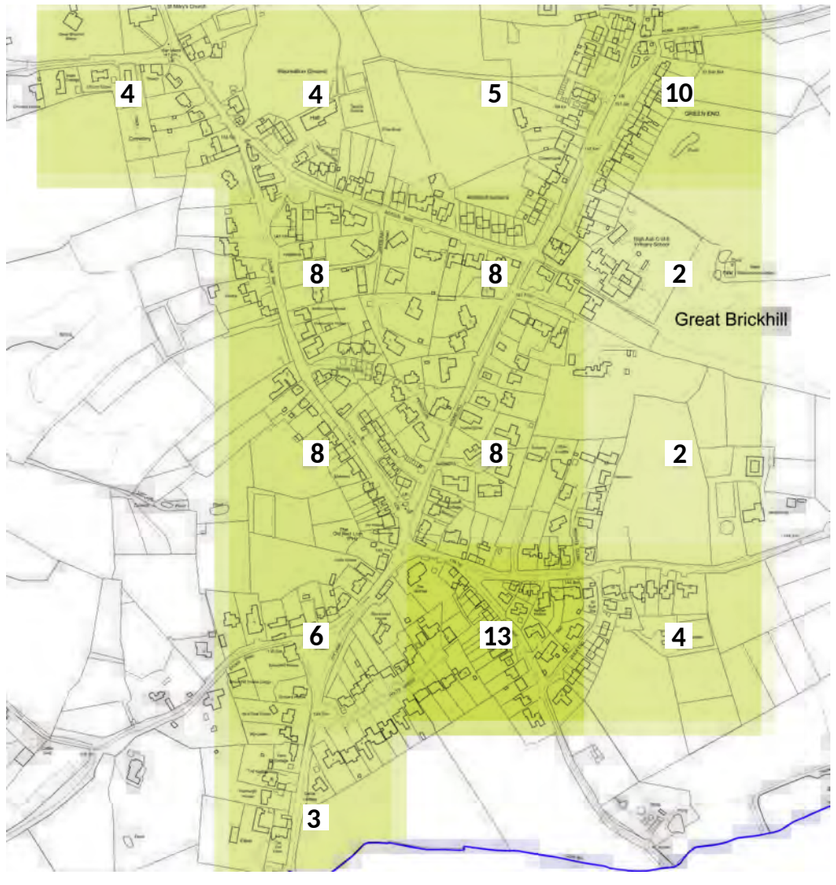
Layout, Siting and Density

Calculating density is beneficial to determine the character and activities taking place within an area. The density of new development should therefore be sympathetic to the immediate local context, such as the overall and intended character of Great Brickhill.

The density of any new development should also gradually increase towards the focal point of the village, away from settlement edges. In the context of Great Brickhill, the Parish consists of a single settlement surrounded by open countryside, dotted with various farm buildings.

The graphic below highlights the number of dwellings, expressed as dwellings per hectare (dph). As highlighted, Great Brickhill has very low levels of development. There are very few pockets of development which are over 10dph. This contrasts to the edge of Milton Keynes which is over 30dph in comparison.

The settlement edge areas are usually less than 5dph, therefore any development in this area should respect this and should be designed to maintain the rural appearance, using sufficient native vegetation to soften any visible impact. This is particularly important for open landscape which is subject to long distance views.



CODE GB.2 - LAYOUT, SITTING AND DENSITY

Parish

a. **Where development has one or more boundaries with a rural or countryside edge, it must have enhanced landscape mitigation.**

b. **Development areas should not be expanded to such an extent that it results in the coalescence of settlements and loss of the original settlement identity. It is vital to maintain the remaining gap between settlements in order to protect the identity and character of each settlement.**

c. **Density should reflect the surrounding character of the wider area.**

d. **The layout should reflect the existing pattern of development and passive environmental design, in addition to maximising opportunities for the use of natural day lighting and solar gain.**

e. **A suitable balance must be struck between the amount of:**

- **Landscaping,**
- **Amenity space,**
- **Built form covering plots, and**
- **Public realm provision.**

f. **Siting of buildings must emphasise key views, support facilities, protect the amenity of neighbours and allow for public transport use whenever possible.**

g. **Development proposals with suburban plot coverage, densities and layouts will not be supported - as highlighted in the diagrams on Page 7.**

Code GB

h. **The historic settlement of Great Brickhill has a clear pattern which should be respected. On the edges of the Parish there are linear areas of development which should not creep into open countryside. This is in contrast to the centre where there has been in-depth development over time that could allow for appropriate infill development.**

Code MK

i. **Where any major development is permitted, the layout of new development should include a range of building types and plots in accordance with the housing needs of Great Brickhill Parish. This should include a mix of buildings that are suitable for a range of lifestyles and ages.**

j. **The building designs should reflect different occupier needs and be adaptable over time.**

k. **The Parish should have its own identity to signify that it is located within the Parish of Great Brickhill and draw influence from the NP area.**

Plot Coverage

Density - Numbers of Dwellings per hectare

The examples below highlight the different types of development that may be either found or proposed within the Parish.

The green visual displays properties within the open countryside of the Parish, for example individual dwellings, cottages and farmhouses - all of which are set in large plots with space for mature planting and landscaping to screen development.

The yellow visual highlights a transition from the open countryside to the village edge. It displays the sliding scale from the edge of a settlement moving in to the centre of a village, whilst still retaining that rural connection and character.

The orange visual highlights the urban and sub-urban development that is found within towns and cities, including Milton Keynes.

Without careful consideration large scale development can result in little or no reference to the local context, resulting in generic house types that could be located anywhere in the country.

With greater attention to detail and reference to the local vernacular, high quality and high density development can be achieved.

It is preferred that any new development in the Parish should retain a 'village' identity rather than become an urban extension of Milton Keynes. Specifically, development should be directed South of the A4146.

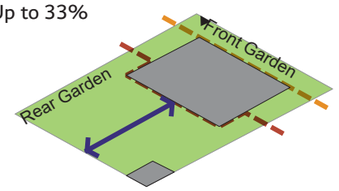
Where larger apartments are required to increase density, these could be designed to appear as a large country house for example. Although parking requirements would be higher than a single dwelling, careful screen planting and landscaping can provide adequate mitigation.

Where existing buildings, particularly historic buildings, are subdivided, there can be more flexibility on the provision of open space, particularly when close to larger areas of public open space. Traditional courtyards and similar types of open space may also be appropriate in these situations.

✓ Suitable for Edge of Settlement or Village Setting

Detached - larger houses in either countryside or village setting with on plot parking.

Up to 33%

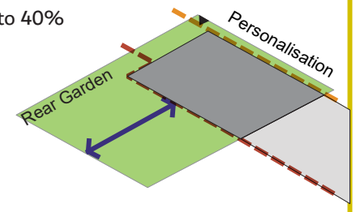


Low ratio of plot coverage - significant space on all sides. Good garden depth for property size.

Appropriate to countryside/edge of settlement or as landmark building in village.

Semi-detached - large houses usually in village setting as part of a roadside frontage and parking/on plot.

Up to 40%

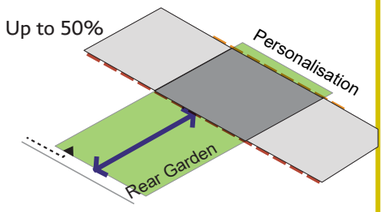


Mid ratio of plot coverage - significant space to side. Good garden depth for property size.

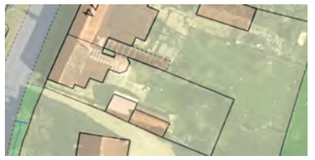
Appropriate to countryside/edge of settlement (with deeper front garden) or in village adjacent to similar sized plots.

Mid terrace - 1 to 2 storey houses usually in village setting as part of a roadside frontage and parking.

Up to 50%



Mid ratio of plot coverage - usually with rear access to garden. Proportionate garden depth for property size.

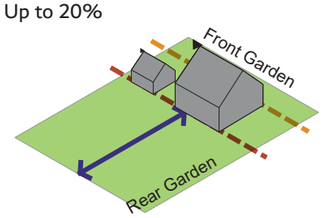


Appropriate to village usually along road frontage in centre or in courtyard development, including farm conversions.

✓ Suitable for Edge of Settlement or Countryside Setting

Detached - bungalows in large gardens or 2 storey farmhouses in the countryside - on plot parking.

Up to 20%

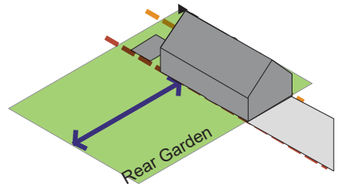


Very low ratio of plot coverage - significant space on all sides - allows for outbuildings. Excellent garden depth for property size.

Appropriate to countryside setting only, as does not make best use of land.

Semi-detached or end of terrace - 2 storey farm dwellings or cottages in the countryside - on plot parking.

Up to 25%

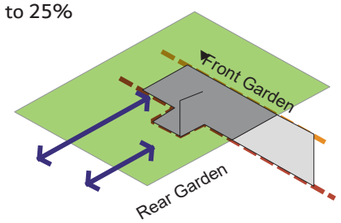


Very low ratio of plot coverage - significant space to the side - allows for outbuildings. Excellent garden depth for property size.

Appropriate to countryside setting or edge of settlement.

Semi-detached or end of terrace - 2 storey farm dwellings or cottages in the countryside - on plot parking.

Up to 25%



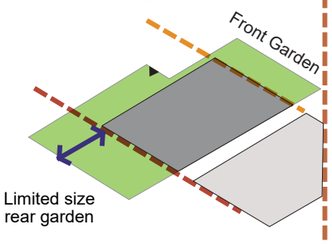
Very low ratio of plot coverage - significant space on the side - allows for outbuildings. Good garden depth for property size.

Appropriate to countryside setting or edge of settlement.

X High Density Development which has Garden Sizes Smaller than the Footprint of the Dwelling

Detached - modern estate property in village with frontage/on plot parking.

Up to 66% coverage

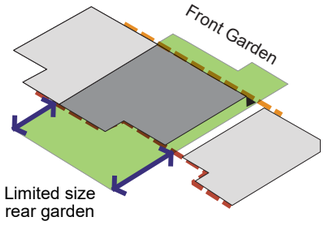


High ratio of plot coverage - space to one side. Poor rear garden depth for property size and less usable if overshadowed.

Rarely appropriate suburban deep plan form, with limited amenity space.

Semi-detached - modern estate property in village with frontage or courtyard parking.

Up to 70% coverage

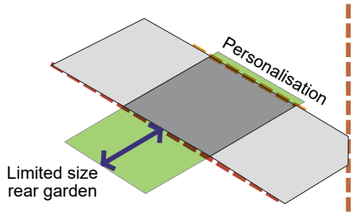


High ratio of plot coverage - limited green space and narrow access to the side. Adequate garden depth for property size if not overshadowed.

Rarely appropriate suburban plan form, with limited amenity space.

Mid Terrace - modern estate property in village with on street or courtyard parking.

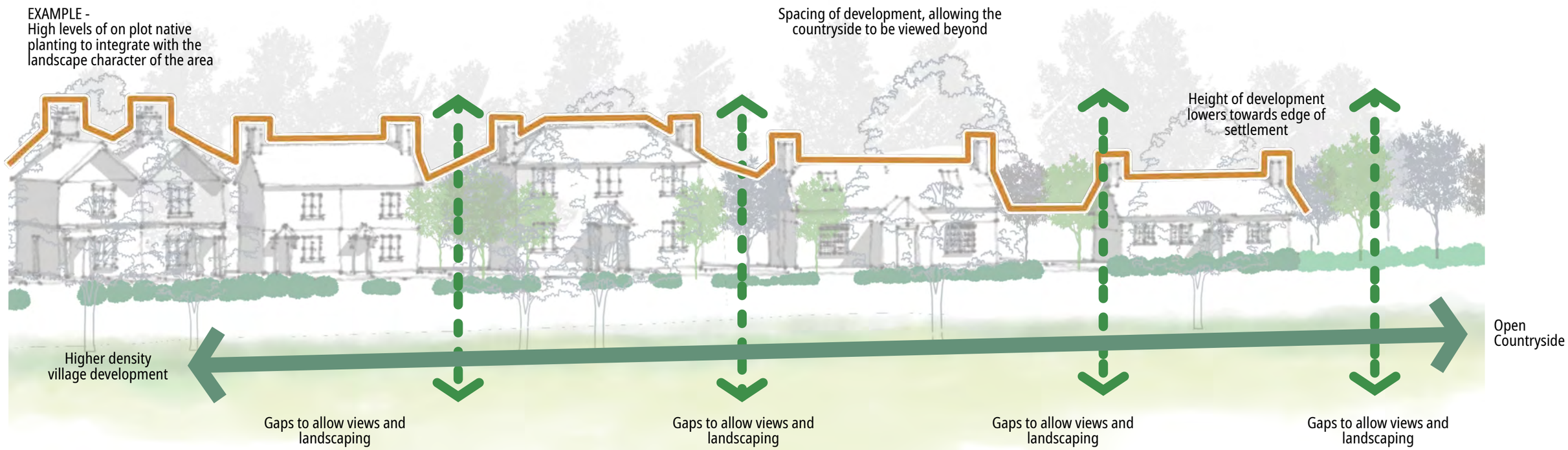
Up to 75% coverage



Very high ratio of plot coverage - no space or access to the side. Limited garden depth for property size and less usable if overshadowed .

Rarely appropriate suburban square plan form, with limited amenity space.

Edge of Settlement Development



CODE GB.3 - INTEGRATING DEVELOPMENT INTO THE LANDSCAPE

Parish

The following approach should be undertaken when new development is proposed:

a. Between the open countryside and any new development, a buffer should be provided in the form of small pockets of native woodland planting, native hedgerows, meadows or ponds (as appropriate to the surroundings and scale of development). The latter two are of particular importance for areas prone to flooding.

b. Such buffer areas should be planted and maintained as biodiversity corridors.

c. Proposed driveways or streets on the edge of the development should be designed so that they are in keeping with rural lanes and possess minimal road signage, geometry, kerbs and other urban clutter.

d. Where development is exposed to open countryside, development should be of lower density, with low roof heights. Development should be integrated well with native planting species, rather than ornamental.

e. Rear gardens which are adjacent to the open countryside must not be bounded by publicly visible tall suburban fences, because this creates a hard edge. Instead, a mix of native hedgerow planting should be supplied onto a field edge with either no fencing or fencing set behind, if required.

f. Where possible, rear gardens, rather than side gardens, should be provided. Side gardens should not lack privacy by being visible from the public realm.

g. Gaps between buildings should also be provided and be placed to allow for filtered views to and from the countryside, to landmarks and features and establish visual links with public open spaces.

h. Gaps within the Conservation Area, as highlighted in the Character Appraisal, are key features which provide an essential setting to the heritage asset and should not be developed.

i. Ridge heights should reflect the varied heights within the village. However, at the edge of the settlement ridge heights must slowly grade in height to a lower level to ensure that there is an appropriate transition to the open countryside.

Front and Rear Gardens

Front Gardens

Front gardens may vary in size in accordance with the street design. However, regardless of their dimensions, front gardens must provide security and a degree of privacy for the dwelling.

Additionally, the street scene should not be dominated by cycle parking, car parking or refuse and recycling storage.

Planting in the front gardens should not obstruct windows and restrict natural light and the potential for natural surveillance.

All dwellings should provide an area for planting to the front of the property, irrespective of the set back. This is to allow residents a sense of ownership over their space in addition to including provisions for soft landscaping.

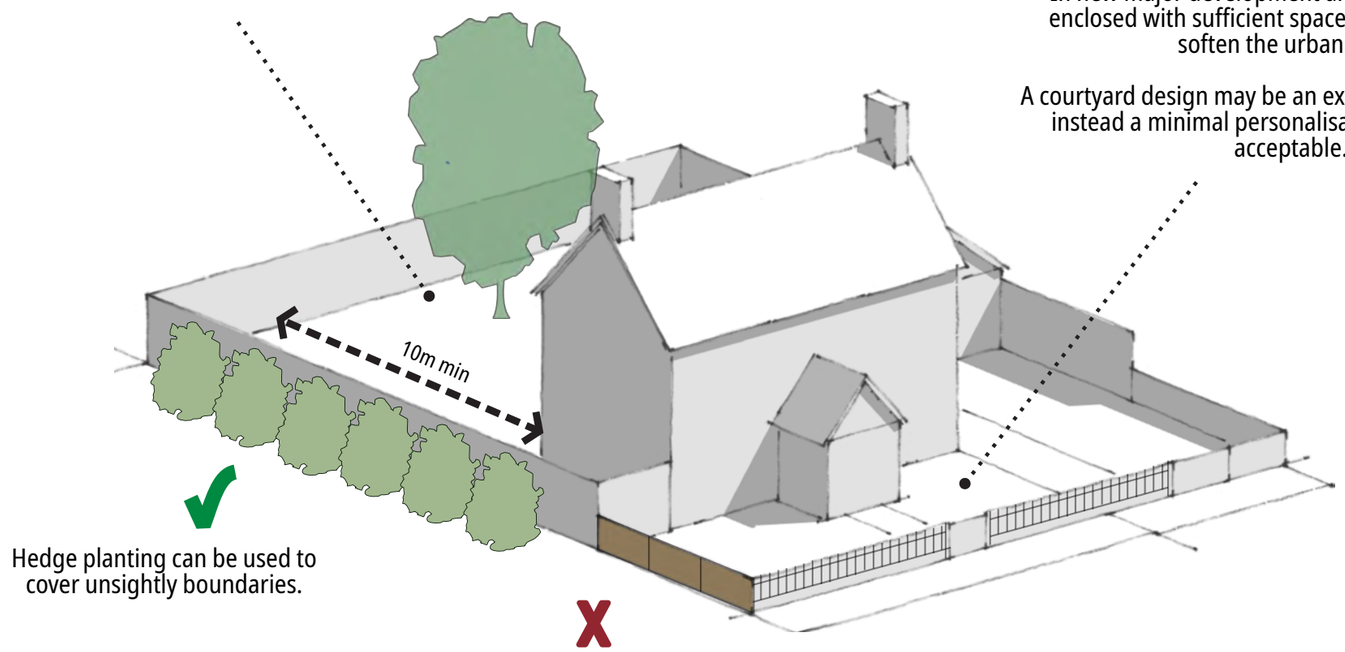
A minimum of 100m sq of usable garden space is preferred for a family home of 3 bed or more.

This is to accommodate a play area, seating area, space to store bikes (if not in a garage), a drying space for washing etc.

Front gardens should be of a similar size and shape to neighbouring properties.

In new major development areas they should be enclosed with sufficient space for landscaping to soften the urban form.

A courtyard design may be an exception to this, where instead a minimal personalisation strip could be acceptable.



✓ Hedge planting can be used to cover unsightly boundaries.

X

Close board and panel fences are suburban in appearance.

Panel and close board fences should not be visible from the street.

In front gardens, stone or brick walls, picket fences and railings are preferred.

Any fence next to the highway (or footpath/pavement) must not be over 1m in height (unless replacing an existing fence of the same height).

✓ Best Practice Examples

Large grassed area, limited paving used for paths. Dry wall with picket fence.

Coursed stone with brick posts, field gate.

Building with minimal front garden on pedestrian route. Enclosed by a white picket fencing to define plot boundary.

Metal railings with brick post soften by vegetation behind.

Rear Gardens

All dwellings require access to a suitable private amenity space. For houses a garden must be provided.

Garden spaces should be usable - sunlight should not be blocked by buildings, walls or fences ideally on a quarter of the garden, certainly no more than two fifths.

Mature trees within or overhanging a garden can also cause problems, such as shading, roots protruding from the ground and branches and leaf drop. This should be factored in to the 'usable' garden area.

It is usual for a minimum of 100m^2 for a rear garden in a 3 + bedroom dwellings. This will enable the accommodation of storage (in the form of a shed) and provide space for refuse and recycling. It will also allow sufficient space to undertake general household activities whilst still receiving sunlight.

When allocating new housing garden space designers should consider future extensions and loss of garden which may occur. It is recommended that permitted development rights will be withdrawn from dwellings with gardens less than 50m^2.

The garden should also be deep enough to allow privacy and an appropriate level of usable space. The rear garden depth should be no less than 12m.

✓ Best Practice Examples

Native hedgerows can provide excellent habitat space and excellent levels of privacy.

Panel and closeboard fencing should not be visible from the public realm unless softened by planting.

Post and rail fencing softened by hedge planting provides a positive rural edge.

CODE GB.4 - PRIVATE AND COMMUNAL AMENITY SPACE

Parish

Rear Gardens

a. **All houses should have access to a private garden space with a depth no less than 12m.**

b. **The garden should be of a size suitable for the intended number of occupants.**

c. **The space should be usable and not overshadowed by buildings, structures or trees for the majority of the area.**

d. **A minimum rear garden area of 100m^2 is usually required for a 3 + bedroom dwelling within the Parish unless otherwise justified.**

e. **Where not already included within a garage or other purpose built structure, a lockable shed should be sited within the garden to store bicycles.**

f. **Gardens should not be awkwardly shaped or difficult to access.**

g. **Access to the rear garden should not be solely through a dwelling and a separate gated access way should be provided. Such an access should be able to accommodate a bicycle and pedestrian.**

h. **Extensions to properties should not result in a substandard garden space.**

Front Gardens

i. **Front garden may vary in size in accordance with the street design. However, all houses should have a minimal personalisation strip which could accommodate planters or pots etc. that separates the public realm from their property.**

j. **The space should not be dominated by cycle parking, car parking or refuse and recycling storage. Ideally, car parking should be securely behind the building line, within carriage arches or in garages and car ports. If not possible, sufficient landscaping should be provided to screen adequately.**

k. **Purposely designed cycle and refuse storage can be accommodated if low key and in keeping with the street scene.**

l. **Consideration should be given to the ultimate size of any planting as this could impact natural daylight and the potential for natural surveillance of the street.**

Plot Scale, Height, Massing and Enclosure

The size, shape and overall form of buildings has a significant impact on the character of an area and can help distinguish between different areas within a settlement.

The massing of a building or group of buildings refer to perceived size, shape and form and is determined by the way in which the building is arranged on its site. This is particularly important for larger buildings or those with entrances on more than one side.

Scale and Form

In Great Brickhill Parish, the form, scale and massing of buildings vary between different character areas. For example:

- In the open countryside and village edges, the character is dominated by farms and agricultural buildings utilising a number of different typologies. The Parish is a rural environment with a wide variety of different buildings set in the open landscape.
- Within the villages there has been some modern development which include boxy forms with flat roofs, which do not relate to the local vernacular.
- The Parish also has a boundary with the edge of Milton Keynes where significant development has taken place. This is sub-urban in nature and has little to no reference to the local vernacular of the surrounding villages.

When designing new buildings, it is important to consider the scale, form, and massing of the surrounding buildings. New buildings should be designed in a way that creates a harmonious relationship with neighbouring buildings, streets and spaces.

Designers should also seek to enhance and embody the most celebrated characteristics of the different character areas in the Parish.

The majority of buildings within the Parish are medium to large dwellings, predominately detached. Great Brickhill has a mixture of dwellings that are 1 to 3 storeys in height, however, most are predominately 2 storeys.

Whereas the edge of Milton Keynes is very different with much taller apartment buildings. There is concern that such tall buildings could disrupt the views from the village and therefore should not be located in such identified areas.

In a rural Parish such as Great Brickhill, the mature trees within and surrounding the settlement are often a dominating and important feature to the setting of buildings.

A varied and visually interesting roofscape is a characteristic of Great Brickhill and is key in any development proposal. Buildings may be subtly different in height to add character or be the same height but slightly set back, creating a varied roof line.

Taller buildings should be placed at the end of a road or junction to terminate a vista, which helps enclose the space and identify the end junction / point.

The introduction of taller buildings without a specific justification is not appropriate. Tall buildings should be focal features, terminations to long vistas or buildings of importance such as services, facilities and commercial properties.

Equally, a development of solely 2 storey buildings of the same ridge height will likely be inappropriate, as this does not represent the successful variation found within the Character Areas.

A varied roof line can be found even where the buildings are all two storey. Variety can be added through roof forms, gable features and dormers and differing ridge heights and eaves lines.

Example of the varied building heights in a street adding interest to the street scene. Note that the changes in height are proportionate and one building does not dominate another or cause problems with overlooking and loss of privacy through careful placement of windows.

Enclosure

Enclosure refers to the relationship between buildings, public spaces and features such as trees and landscaping that surround them.

Within the Parish, the level of enclosure varies throughout the different areas.

A wider, more open street which reflects the status as a main through route. Here buildings front the street and were often commercial properties designed around their trade.

The lack of planting in front of the Old Red Lion presents a harder edge. However, this is softened by the high quality stone buildings and mature trees on the opposite side of the road. The green triangle with mature vegetation provides enclosure to a space that could otherwise feel too open.

The wide, two way street unfortunately encourages increased traffic speeds, although this is often lowered by on street parking and the curve of the road.

Due to the historic nature, the lanes are narrow and surrounded by mature trees, buildings or low hedgerow vegetation.

Gaps between buildings, especially on the edge of the settlement, afford long distant views over the landscape and are complementary to the areas with a higher sense of enclosure.

Enclosure can also be achieved by vegetation. A combination of hedgerow and tree planting in more open spaces can reduce openness.

CODE GB.5 - SCALE, HEIGHT, MASSING AND ENCLOSURE

Code GB

New development and redevelopment should:

a. Use simple building forms that are similar to the surrounding buildings.

b. Reflect the existing character of Great Brickhill, where buildings in the village centre range up to 3 storeys in height, while elsewhere 2 storey buildings should predominate (with the exception of industrial buildings).

c. Utilising roof space in some areas may be appropriate, such as 1.5 storey and low 2.5 storey buildings with rooms in the roof utilising traditional dormer windows.

d. Be of a scale and massing that is consistent with the surrounding buildings and enhances existing features, landmarks and other focal points.

e. Be mindful of where changes are being made to an existing street. Consider the impact not only on the existing building, but also the wider street scene. Many buildings in Great Brickhill have been specifically designed to correspond to their neighbouring property, therefore a single change could have an adverse impact on this.

f. Consider pedestrian enclosure and scale and set back larger buildings from the road to minimise their visual impact on the street.

Parish

g. Use colours and materials that complement the surrounding buildings and draw from the materials palette within the Design Code.

h. Examine how the form, scale and massing within a street should be varied along its length to create visual interest.

i. Consider how the mix of residential and non-residential uses required in an area can be effectively accommodated. This includes a variety of building typologies such as terraced, semi-detached, and detached homes, as well as community and commercial buildings. The design should ensure that the scale, form, and massing are appropriate and add visual interest, creating variety and balance within the built environment.

j. Buildings should be sympathetic in height and proportions, offering the appropriate degree of enclosure to the surrounding context.

k. On major developments, a varied roof line is encouraged, but this should be part of a wider masterplan approach which also considers building typologies across a site based on the needs of the Parish.

l. Where new development or extensions are proposed to be greater than the height of surrounding buildings, sufficient justification must be provided.

m. Tall buildings should be focal features, terminations to long vistas or buildings of importance such as services, facilities and commercial properties.

n. New development should avoid overshadowing neighbouring properties and ensure adequate privacy through the careful placement of natural light and fenestration for the occupants of both new and existing dwellings.

o. Variety in building heights can be achieved by providing a range of different ridge heights.

Local Building Forms

In general buildings are of a simple rectangular form. Where extended, this is usually through a side or rear extension which is of a small scale. Some of the different variety of forms are highlighted opposite. New buildings should be designed with this in mind.

There are very few terraced properties within the Parish, but where they exist, they are generally post war development.

The new building form should take into account natural light and overshadowing.

Habitable rooms should be located at the front of the building facing public space to provide natural surveillance.

Roof Forms

The roof forms are generally simple, with a range of forms including hipped and gable ends being utilised, with more limited half-hipped forms.

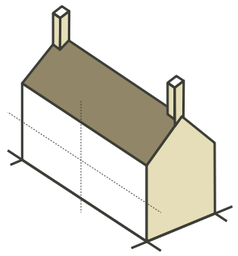
The pitch is generally low for slate and higher for clay tile, but still at 45˚ or lower. Flat roofs should be avoided.

Thatched roofs have a much steeper pitch and replacement with other materials should not be supported.

Brick chimneys are characteristic of Great Brickhill and should be incorporated into traditional dwellings to add visual interest to the roof lines.

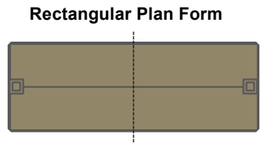
Interest is added to the roof room with the additions of dormers or extending the roofs over porches.

✔ Gabled Roof: Commonplace Throughout the Parish



Gabled roof forms are common on simple rectangular building, usually two storey forms.

Farmhouses are often two rooms wide and a single room deep. A small single storey gabled extension can often be found to the rear. A small gabled front porch is generally centrally located.



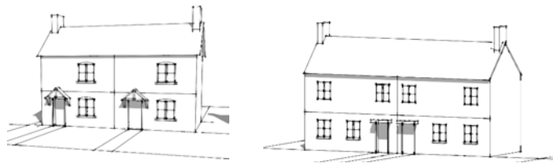
This plan form can be a single detached dwelling or as part of a pair of semi-detached properties.

Traditional farmhouses and cottages are often extended to the side with a smaller subservient structure.

Traditional farmhouses and larger cottages are simply designed in terms of form (but not appearance), often with a front porch.

Higher levels of detailing are found on more affluent properties.

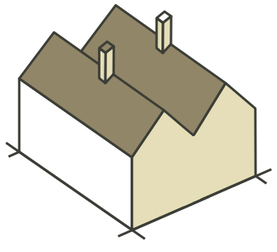
Such properties are often extended by doubling the plan form or single storey additions. Attention should be paid to symmetry and proportions.

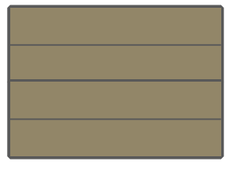


Semi-detached properties take on a sub-divided form which are clearly two separate dwellings or more subtlety take the form akin to a single dwelling.

Windows and doors can be in a repeated form or mirrored.

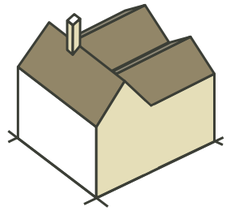
✔ ‘M’ Shaped Double Gable: Limited to Farmhouses and Later Extensions





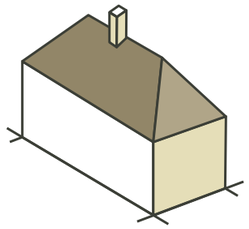
‘M’ Shaped Double Gable is usually found on farmhouses or buildings of importance and status. It is a form of later extension, which does not disrupt the original appearance of the building and allows for effective use of space to the rear. There are numerous examples throughout the Parish.

✓ ‘M’ Shaped Double Gable Behind Standard Gable Roof: Limited to Farmhouses and Later Extensions



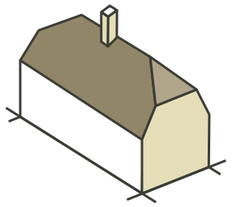
‘M’ Shaped Double Gable behind Standard Gable Roof: These are alternatives to the above and again often found on farmhouses and buildings of status and importance. Usually a later extension to significantly increase the size of the dwelling.

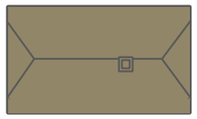
– Hipped Roof: Not Common in the Parish



Hipped roof forms are not commonly found in the Parish. Whilst there are some exceptions, it is not a form that would be encouraged on new buildings.

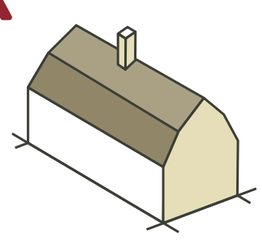
X Half Hipped Roof: Not Common in the Parish





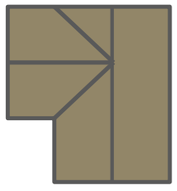
Half-hipped roof forms are not commonly found in the Parish. Whilst there are some exceptions, it is not a form that would be encouraged on new buildings.

X Mansard Roof: Not Common in the Parish



Mansard Roof: rarely found, except on adapted period properties. It is not a form that would be encouraged on new buildings.

X Modern Building Forms Below - Not Appropriate in the Parish



Dwellings with disproportionately large gable features which are around half the width of the building can appear too large or bulky compared to traditional buildings which may surround them.

Modern buildings often lack appropriate materials, with mass produced walling and roofing often uniform in colour, shape and texture. They can have less detailing than found in historic buildings, leading to a less interesting and visually engaging streetscape.

The gable features are overly dominant and the garage door is an incongruous feature. Uniform concrete fake slate tiles have no colour or form variety.

The house is technically detached, but is sited less than 1m from its neighbour with no space for planting or views between buildings.

CODE GB.6 - BUILDING FORMS

Parish

Building Forms

a. **New buildings should be designed with a rectangular plan form and a pitched roof spanning the narrower plan dimension, as is typical for the area.**

b. **The new building form should take into account natural light and overshadowing.**

c. **Interest can be added to the street scene by the use of contrasting materials through projected elements and by combining dwellings and outbuildings.**

d. **Detached, narrow, deep-plan forms should be avoided where possible as they often result in narrow, overlooked gardens and make it difficult to achieve internal natural light.**

e. **Habitable rooms should be located at the front of the building facing public space to provide natural surveillance in addition to upper floor windows.**

Roof Type

f. **A variety of roof type, pitched roofs with gable ends and equal amounts of hipped and half-hipped details. Flat roofs should be avoided.**

Roof Pitch

g. **The roof pitch is lower for slate than for tile, which is around 45°. Variation can be achieved in the street scene with a subtle co-ordinated approach on ridge heights, pitch and other elements of detailing of the roof.**

Chimneys

h. **Brick chimneys are characteristic of Great Brickhill and should be incorporated into traditional dwellings to add visual interest to the roof lines.**

i. **Chimneys should be positioned along the ridge at the edge of the dwelling or along the ridge in the centre of the dwelling's roof.**

Materials and Colour Palette

The older properties and cottages in the Parish make a positive and distinctive contribution to the character of the area. Their use of traditional building, forms, materials and detailing are key to this.

Where possible, new development should be encouraged to continue features of interest, original building forms and materials.

Alterations and extensions to existing buildings should allow for the original building to still be read and understood.

Overleaf, the locally specific materials and detailing are highlighted.

Contemporary Design

The focus on traditional buildings does not mean that a contemporary approach will not be acceptable.

Modern, high quality design is encouraged and to be successful, the proposal should be sensitive to locally specific materials, features and landscapes by utilising materials such as red, orange or buff brick, clay tiles, timber and glass within the more traditional palette.

Positive examples are highlighted overleaf, whilst poor quality materials are shown below. These may include:

- fake stone panels,
- large areas of white render including when paired with other modern materials/forms, and
- poor quality composite timber cladding.

It should also be noted that the colour of roofing should be in keeping with surroundings - modern synthetic slate with a lack of variation is not acceptable, particularly as these do not dull over time in the same way as clay.

CODE GB.7 - MATERIALS AND COLOUR PALETTE

Parish

a. Applicants must demonstrate how they have utilised the materials palette as set out overleaf (as befits their site and its circumstances).

b. There are a number of locally appropriate materials (as shown overleaf) which include:

- **i. Plain clay tiles,**
- **ii. Natural slate roofing,**
- **iii. Thatch,**
- **iv. Greensand,**
- **v. Red or orange multi- brick, with highlighted burnt ends and blue/buff quoins and other details such as string courses,**
- **vi. Painted render (off-white/cream shades),**
- **vii. Timber framing and exposed joinery/ decorative timber framing,**
- **viii. Limited black/dark brown timber cladding as secondary materials,**
- **ix. Painted casement or sash windows, predominately white, occasionally muted heritage colours,**
- **x. Standing seam metal roofs or agricultural alternatives as appropriate. These should be matte in finish and not reflective to prevent glare,**
- **xi. Where dormer windows are present, these are to be finished as per the main roof covering.**

c. Locally appropriate high quality architectural detailing include:

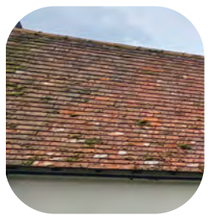
- **i. String courses,**
- **ii. Diaperwork,**
- **iii. Contrasting brick or stone quoins,**
- **iv. Decorative brick infill,**
- **v. Dog-tooth brickwork under the eaves,**
- **vi. Interesting brick bonds and contrasting colours, and**
- **vii. Brick arches over doors and windows - can also be in contrasting colour brick.**

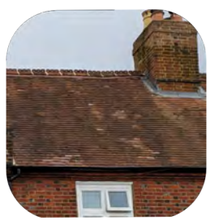
d. Inappropriate materials include:

- **v. Low quality, man-made cement boarding and plastic based products which are not sustainable and will date and age quickly,**
- **vi. Low-quality man made stone panels, these detract from the character and appearance of the area and should be avoided, and**
- **vii. Brick of uniform colour and appearance, particularly when laid in stretcher bond.**
- **viii. Northampton sand.**

INDICATIVE PALETTE OF MATERIALS

Roof





- Plain Clay tiles - red/orange.
- Slate on Victorian properties or later.
- Slate on outbuildings and extensions. Should not be low quality synthetic slate.
- Concrete tiles are inappropriate due to poor colour match, form and variety.
- Limited thatch.

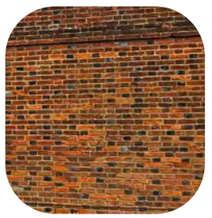
Roof Windows

Small cottage casement dormer windows either set into the roof or with some cutting of the eaves line. Simple form detailing or decorative bargeboards.

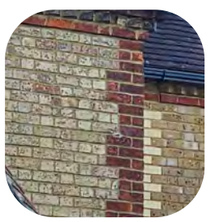
Walls

Buff brick.

Chequered board in red/orange and buff brick.



Red multi-brick, with burnt headers in Flemish Bond with first floor string course.



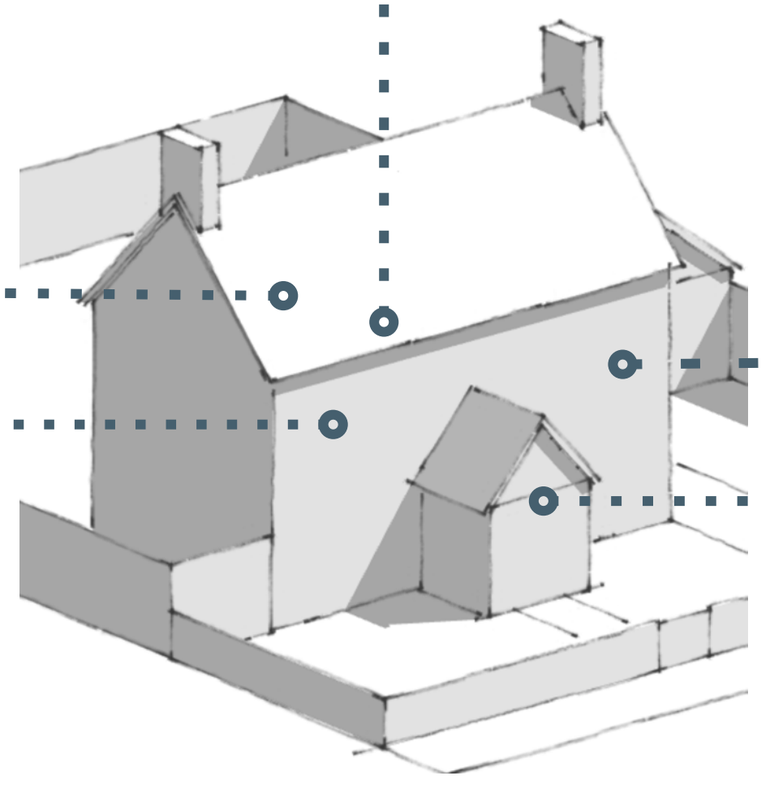
Buff brick with red brick quoins and dogtooth details.

Timber framing, infilled with multi-red brick.

Windows

Equal mix of cottage casement windows with sash windows on higher profile buildings. Other feature windows including bow and bay. Some lead work found on decorative properties.

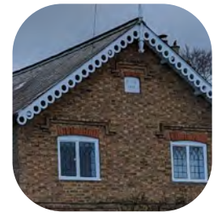
Stone or brick lintels, segmental brick arches, stone often with keystone feature.



Detailing

Buff brick with contrasting orange brick diaperwork.

Decorative bargeboards finished with finials.



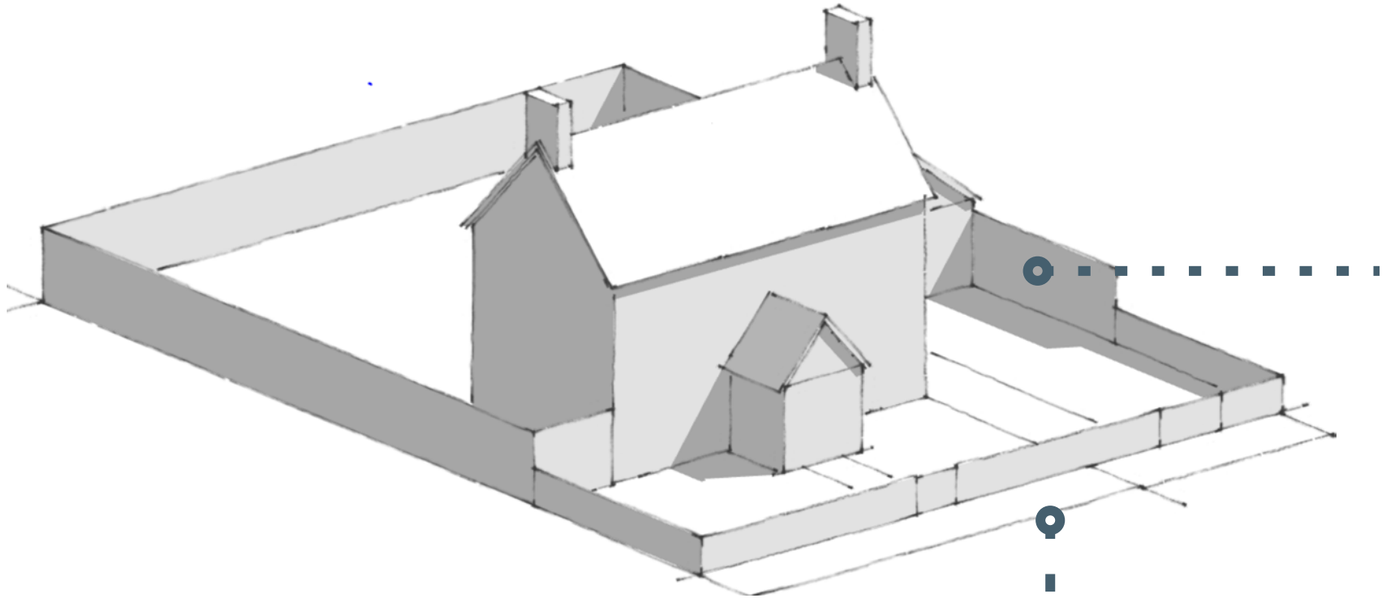
Decorative bargeboards finished with finials.

Decorative bargeboards with scalloped edges. Finished with ridge tiles and finials.

Red brick quoin detailing. Dogtooth detailing under eaves.

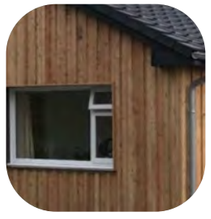
Off-white render, decorative timber framing and decorative brick panel.

INDICATIVE PALETTE OF MATERIALS



Contemporary materials such as metal can be successful, particularly where they echo former agricultural uses or are part of a larger overall identity.

Timber cladding can be appropriate in new developments when part of an overall considered design scheme which complements other modern materials.



Retrofitting timber cladding to older properties can be less successful, particularly when paired with UPVC windows and concrete tiles.

Off street parking

Should not dominating the plot, with driveways enclosed or behind the building line.

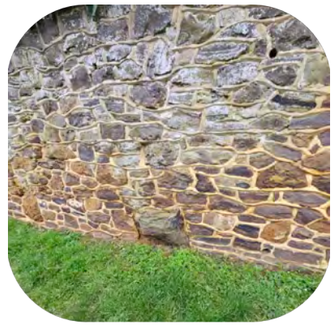
Parking courtyards are to be enclosed by walls or hedgerows.

Gates to reflect the prevailing rural characte and should not be overly ornate or dominate in the street scene.

Car barns or garage outbuildings are to be separate and form boundary walls to reflect the agricultural nature of the area.

Older historic walls have also been successfully combined with more modern development, which helps to retain the original character.

Boundary Treatments

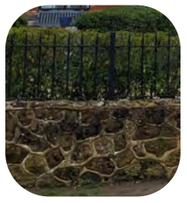


Local stone walls are generally found as boundary walls rather than as facing material for housing. The uncoursed rubble formation is distinctive and adds a depth of character to the area.

Uncoursed rubble stone wall boundary with large stone coping.

Uncoursed rubble stone wall boundary with large stone coping.

Black metal railings softened with vegetation behind.

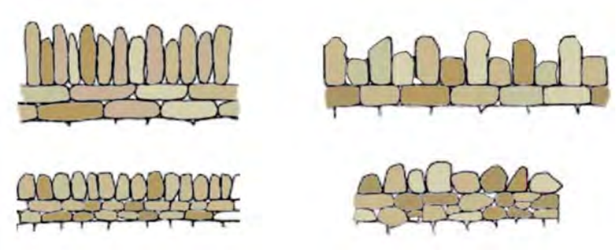


Uncoursed rubble stone with metal railings in top and vegetation behind.

White picket fencing.

Hedge boundary.

Examples of Appropriate Stone Coping



Bin Storage, Heat Pumps, Gas Bottles and Oil Tanks

The overall quality and aesthetic of streets and public spaces can be significantly undermined by the clutter of utilities if they not properly screened or managed.

Objects such as unsightly bin storage, gas bottles, oil tanks, heat pumps and other service infrastructure when left exposed or inadequately concealed can disrupt the visual harmony of the environment.

This clutter not only detracts from the appeal of the space but may also create practical obstacles, reducing the accessibility and functionality of walkways.

Screening and enclosures can be utilised to enhance the character of a street frontage while providing practical storage solutions.

Creative solutions to screening should ensure that storage is effectively concealed, reducing clutter and disruption and helping maintain the visual appeal of the street scene.

Outbuildings

Bin, heat pumps, gas bottles and oil tanks storage and other residential outbuildings are a feature of modern living and should be included as an integral part of the overall design from the outset for new build properties.

Where these are designed as a later addition, their impact from the public realm must be considered in addition to their likely impact on surrounding dwellings and their occupants.

CODE GB.8 - OUTBUILDINGS

Parish

a. **The design of outbuildings and bin storage should be subordinate to the main property.**

b. **They should either be free standing structures or additional forms to the main building.**

c. **Outbuildings should be sited behind the frontage of the dwelling, unless existing outbuildings in a street form part of the street frontage. In which case, such outbuildings should be designed to be in keeping with the character of the area.**

d. **Where provided on plot, adequate bin storage should be accessible from the front or side of homes.**

e. **In communal buildings outbuildings should be sited for ease of access to all residents. This may be within the building itself or in a well designed separate bin store, situated to deter crime.**

CODE GB.9 - STORAGE, SERVICING AND UTILITIES

Parish

Waste/Recycling and Bin-collection points

a. **Bin-collection points must be provided within 25 metres of any dwelling that is situated more than 25 metres from the highway.**

b. **Residents should not have to carry a bin more than 30 metres (excluding vertical distances) to the bin-collection point.**

c. **Drop kerbs must be provided to facilitate wheelie bin collection.**

d. **Waste and recycling provision should be made at the rear of houses, which can be brought to the street via a carriage way, gated access or private path. Service alleys should be lockable and serve no more than 5 houses.**

e. **Communal waste and recycling storage buildings may be used for apartments. However, these buildings should be attractively designed to complement the apartment building.**

f. **Storage areas should also be visually screened from the public realm.**

Fire Tender Access

g. **Any dwelling that is more than 45 metres from the highway must have a driveway that is wide enough (at least 3.7 metres) and strong enough (capable of carrying a 12.5-tonne vehicle) to accommodate fire tenders.**

h. **The street network must accommodate the mobility of all emergency vehicles, service vehicles and refuge collection services.**

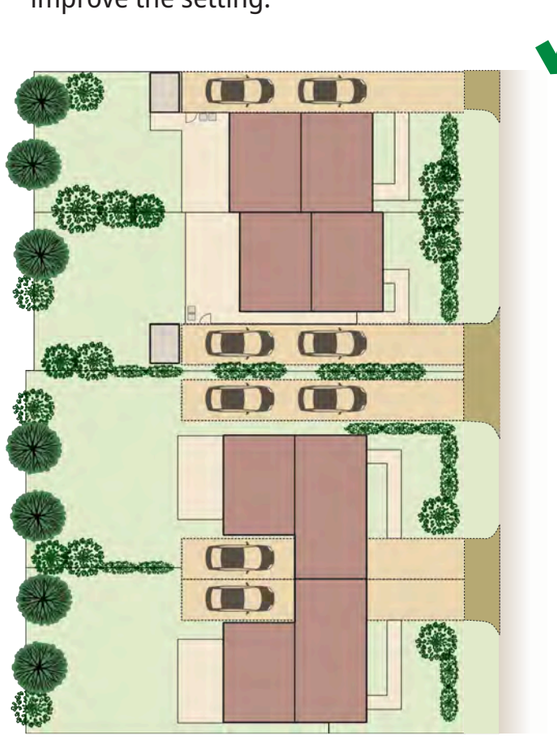
Heat Pumps, Gas Bottles and Oil Tanks

i. **Screening should minimise the visual impact of heat pumps, gas bottles and oil tankers, ensuring that they do not detract from the character of the space.**

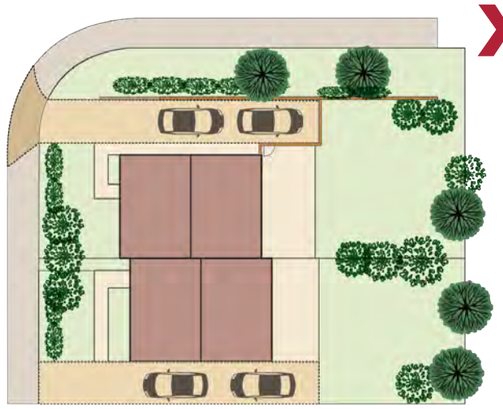
j. **Placement of heat pumps, gas bottles, oil tankers and accompanying screening should prioritise accessibility for maintenance and avoid conflict with access routes and landscaping.**

Vehicle Parking

On-plot parking at the front of a property can often dominate the street scene. Ideally the drive should accommodate all vehicles behind the building line. Alternatively, front gardens should be at least 2m deep in front of the parking to improve the setting.



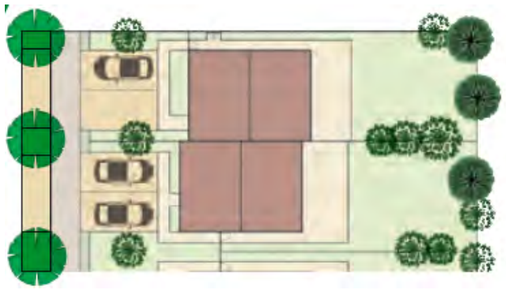
Here parking is shown behind the building line. Carriageway arches could be used to provide shelter to parked vehicles underneath.



Ideally, a corner plot should be dual aspect. Where this is not possible, parking should be contained behind walls and vegetation rather than be visible.

Sufficient visibility however must be maintained. Any planting, fencing or wall must be set back from the highway and lower than 600mm to ensure good visibility.

Such heights may be increased further back into the plot beyond 2.4m from the edge of the carriageway.



To deter pavement parking consider tree planting, street furniture or other planting within the verge or extended paved areas.

CODE GB.10 - PARKING LAYOUT

Parish

a. **Car parking should be attractive, functional and follow guidance set out in the Manual For Streets.**

b. **The number of car parking spaces must meet the requirements for the development type and number of bedrooms as set out by Buckinghamshire Council.**

c. **On plot parking is preferable and where possible should be located to the side of the property behind the building line.**

d. **Car ports are also preferable to a garage, as garages are often converted or used for personal storage rather than parking. This loss of parking then exacerbates the current parking issues. Therefore, where garages are proposed it should be considered whether a condition limiting their use and conversion may be appropriate.**

e. **Communal parking provided for apartments should be welcomed, directly accessible and laid out attractively and functionally.**

f. **Where rear courtyard or mews court parking is proposed, this must only be where homes directly overlook and front the parking areas. They should be secure, well overlooked, lit and be in close proximity to the dwellings they serve. Where possible, to minimise walking distance, these spaces should be directly accessible from the dwelling or any associated amenity space.**

g. **On-street parking should not dominate the street scene. Instead, it should be broken up with vegetation placed so as not to adversely affect visibility.**

h. **Planting should be in keeping with the wider character of the area and offer biodiversity benefit. Choice of plants and hard landscaping should also be functional and attractive, chosen from a co-coordinating materials palette to add visual excitement to the street scene.**

CODE GB.11 - CAR PARKING

Parish

a. **A parking space should be at least 5.0m x 2.8m, but ideally further space should be allowed on a driveway to walk alongside a car.**

b. **A parking space in front of a garage or dwelling should be at minimum 6m in length to allow for the door to be opened without moving the vehicle, or placing the vehicle overhanging the footway.**

c. **A tandem parking space should be at minimum 12m x 2.9m with additional space if located in front of a garage.**

d. **A garage should have an internal dimension of at least 6.5m x 3m.**

e. **Parallel parking should be 6m long and 3.0m wide where doors can open into the street or footway.**

f. **Parallel parking spaces which are restricted by a fence or wall etc. will need to be wider than 2.7m.**

g. **Perpendicular spaces must be 5m long and 2.5m wide if next to another parking space or open space.**

h. **If constrained along one edge then the width should increase to 2.7m.**

i. **If constrained on both sides the width needs to increase to 2.9m.**

j. **All houses with on-plot parking should have a dedicated (Electric Vehicle) EV charging point.**

k. **Within communal Parking Courts, parking spaces should be at least 5.5m x 2.9m. The rows should be separated by at least 6m to allow ease of manoeuvring.**

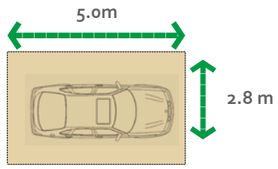
l. **At least 5% of spaces should be suitable for use by disabled people.**

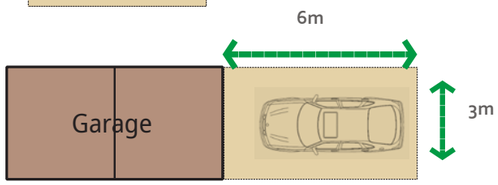
m. **A court should be designed with sufficient planting and landscaping in front of properties to soften the hard urban streetscape.**

Parking Examples

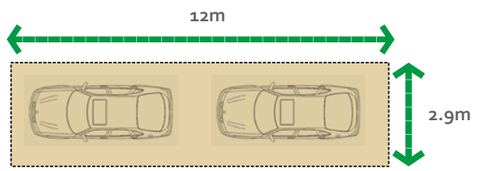
Buckinghamshire minimum parking standards set out a parking space should be 5m length and 2.8m width.

It is widely recognised now that this size of space does not accommodate larger vehicles. It is recommended that spaces should be larger as shown below.





In front of a garage, additional space needs to be added to allow for access to the garage and the door to open.



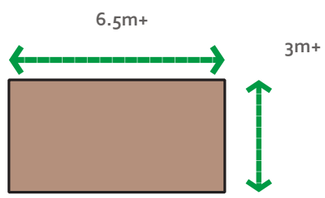
Where tandem parking is proposed, this should be at least 12m to allow space between vehicles.

Buckinghamshire minimum garage standards set out that a garage should be:

6m length and 3m width

It is widely recognised now that this size of space does not accommodate larger vehicles. It is recommended that spaces should be larger as shown below.

Garages should have sufficient space to accommodate cycles as well as cars. A 7m long garage would include sufficient space for storage.



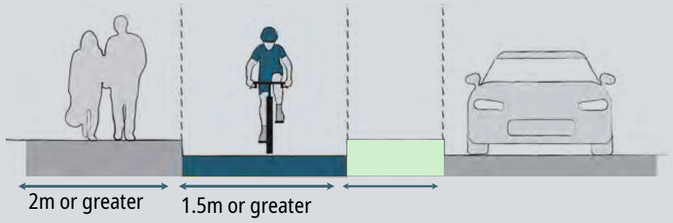
Parking here does not dominate the street scene. Limited on street parking with access to the rear of properties via gated undercroft areas.

Parking is found to the rear of properties in courtyards. There can be problems with security unless there is sufficient overlooking.

Sufficient planting is key to ensure that any extensive area of hard surfacing is better integrated and allows for greater biodiversity and carbon capture.

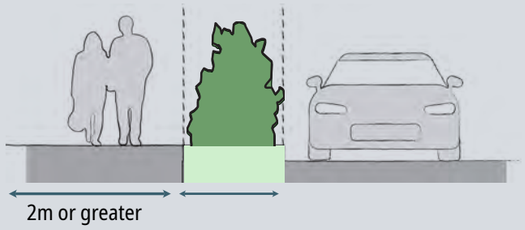
Promoting Walking and Cycling

Dimensions for Footpaths and Cycle Paths:



It is rare that sufficient space exists in rural areas and a combined path is generally more appropriate.

Separation between the road and path is preferable for larger or busier roads.



An informal path behind a hedgerow/within a field separated from the road is often the only solution in rural areas.

Such paths should not be constructed in tarmac or other more urban material.

CODE GB.12 - PROMOTING WALKING AND CYCLING

Parish

a. Developers must submit sufficient information that is proportionate to the scale of the proposal, in order to demonstrate how the scheme is compliant with the walking and cycling guidance (as set out below and as befits the site and its circumstances).

b. To encourage walking and cycling in Great Brickhill, the following should be considered:

i. Pedestrian and cycle routes must be well connected with existing paths and directed towards both existing and newly created community facilities.

ii. The route hierarchy must prioritise pedestrians over vehicles.

iii. Paths should be safe and attractive, possess street lighting and benefit from natural surveillance.

iv. Shared cycle and footpaths are preferred over individual footpaths. Such paths should be 3 metres in width.

v. Well designed crossings and junctions are essential to achieving a safe movement network for people and vehicles.

vi. All junctions must maintain good visibility - splays must be kept clear from obstructions such as street trees, furniture and parked cars.

vii. Crossings should be placed in regular intervals in convenient places which follow pedestrian desire lines.

viii. Traffic calming measures, such as reducing the road width or introducing raised platforms, should be designed so that they integrate with crossings.

ix. Consideration should be given to the most appropriate type of crossing depending on the traffic volume and road hierarchy.

x. Footpaths without cycle routes should be at least 2m or more depending on the type and level of activity.

c. If constrained on both sides the width needs to increase to 2.9m.

d. All houses with on-plot parking should have a dedicated Electric Vehicle (EV) charging point.

e. Within communal parking courts, parking spaces should be at least 5.5m x 2.9m. The rows should be separated by at least 6m to allow ease of manoeuvring.

f. At least 5% of spaces should be suitable for use by disabled people.

Cycling and Parking

Cycle parking provision is vital to encourage people to cycle and increase their overall activity level whilst reducing carbon emissions.

To do so, appropriate infrastructure must be designed into the fabric of the development, starting with cycle parking provision in key destinations.

Secure covered cycle parking should be provided with all new residential developments within the domestic curtilage. Provision may be made within a designated cycle parking shed, integrated into the car port or by other appropriate means.

The use of planting can help mitigate any visual impact which distracts from the overall character. Enough space should be designated with regard to the number of bedrooms and likely number of occupiers.

Cycle provision should also be located near community facilities and services, leisure spaces and places of employment. Cycle parking in the public realm should not impede other activities and be in a designated area which benefits from natural surveillance.

Private on-plot cycle parking either to the side or rear of the dwelling, behind the building line.

Public cycle parking - located on the edge of a public open space.

CODE GB.13 - CYCLE PARKING

Parish

a. Cycle storage facilities must be secure, under cover, clearly identifiable and accessible to people of all ages and a range of abilities.

b. Where possible, dwellings should have their own cycle parking. A garage should be designed to include secure cycle storage.

c. Secure, enclosed cycle parking must be provided for all dwellings without a garage, such as a shed to the side or rear garden. If appropriately designed, front garden storage may also be acceptable, but it should be low level and not dominate the street scene.

d. The cycle parking must also be accessible without wheeling a bicycle through the dwelling.

e. Cycle storage facilities may be located in a variety of places to connect to the public transport network.

f. Storage should be situated near ground-floor entrances to buildings.

g. In apartment blocks, cycle storage facilities should be positioned close to the ground-floor entrances and sufficient cycle parking should be available for all residents.

h. Communal cycle storage facilities should be well-lit, particularly at night and designed in a way that discourages vandalism and theft.

i. Where cycle facilities are being planned adjacent to community facilities or cafes, consideration should be given to opportunities for bike repair hubs, bike share or other facilities to make cycling more attractive.

j. A proportion of the cycle parking (typically 5%) should be provided for non-standard cycles to accommodate people with mobility impairments and cargo bikes.

For detailed cycling parking requirements, please see the Local Plan.

Surfacing

Surface materials are extremely important. They can be used in a number of ways, for example they can:

- define different speed limits and road types,
- contain green spaces,
- highlight pedestrian or cycle usage, and
- indicate the character of an area.

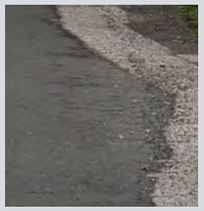
In the Parish, some of the original low key surfaces have been replaced by tarmac, concrete or other inappropriate poor quality surfaces.

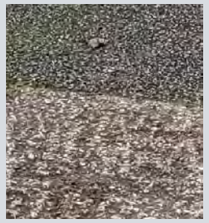
Block paving is only commonplace for private driveways on modern developments. However, expansive areas can cause surface water drainage problems and look harsh and urban.

Older properties generally comprise gravel paths and parking areas.

Surface materials are an integral element of creating areas of public realm, ensuring cohesion and continuity. In order to achieve this, a limited palette with materials that are simple, attractive, durable, appropriate to the local character and capable of withstanding their intended use should be chosen.

X Problems and Issues

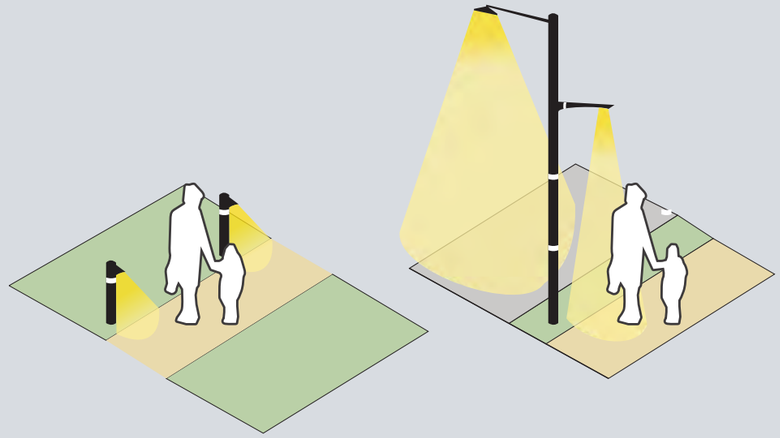




LIGHTING

Lighting should be designed according to the needs of the user and be balanced with the impact on biodiversity and natural resources.

Lighting should be directed to the task rather than spill out and cause light pollution.



CODE GB.14 - SURFACING

Parish

Great Brickhill is a rural Parish, with surfaces often highly visible within the landscape. Consequently, the choice of materials should blend with the natural environment.

a. Surface materials used within the public realm must be durable, high quality and complement the local context, in addition to satisfying technical requirements and offering a long term, sustainable solution.

b. Materials should be chosen from a limited colour palette appropriate to the scheme to avoid confusion, disorientation and clutter.

c. Large areas of concrete, tarmac, block paving etc. will not be supported. Instead, gravel and bonded gravel contained by granite setts are preferred. In some instances, for highway safety reasons, tarmac is required, however, its use should be minimised where possible.

d. When replacing existing surfaces, original high quality surfaces should not be replaced by tarmac or cheaper concrete alternatives.

e. The route hierarchy should be surfaced to reflect the nature of the use and the location. The installation of kerbs on rural lanes as a result of development proposals is not encouraged.

f. Existing grass verges should not be lost to development.

g. The palette of surface materials could include:

i. bound pea shingle,

ii. high quality and permeable block paving

iii. granite or concrete setts,

iv. stable blocks, and

v. cobbled edges.

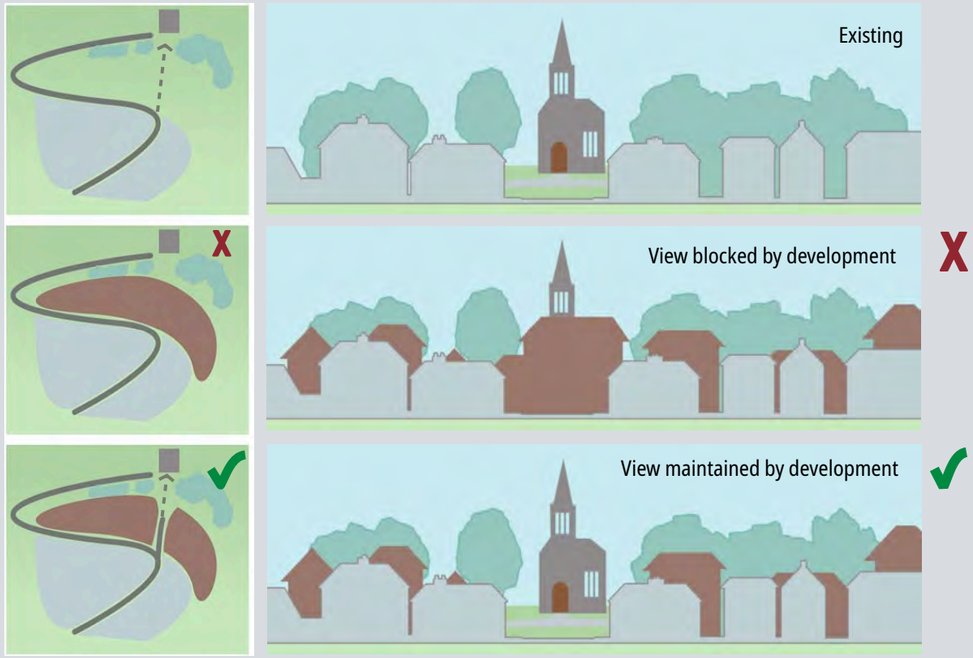
Important Views

Maintaining Important Views

Key Views are important to protect the existing character of Great Brickhill Parish and retain a sense of place.

Views can be long distance and open, enclosed, glimpsed or directed through gaps or deliberate building placement and orientation.

The following views have been identified from the Character Appraisal. In all circumstances, development should respect these views because they provide significant benefit to the character of the area.



CODE GB.15 - IMPORTANT VIEWS AND VISTAS

Parish

a. The identified key views must be protected from inappropriate development.

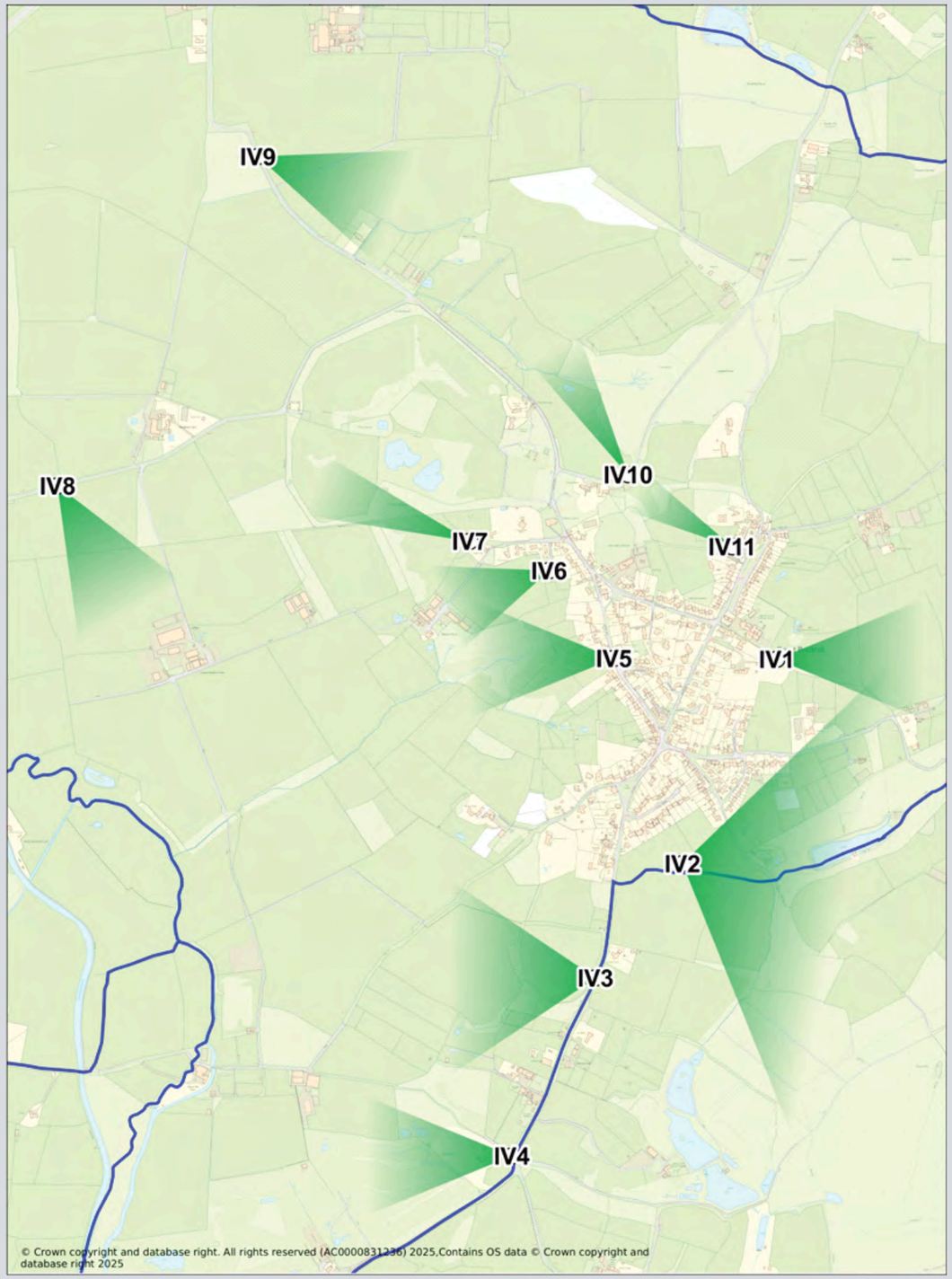
b. The key characteristics in the view, in addition to its openness, must be maintained.

c. New development should not obstruct long-distant views to the countryside and beyond.

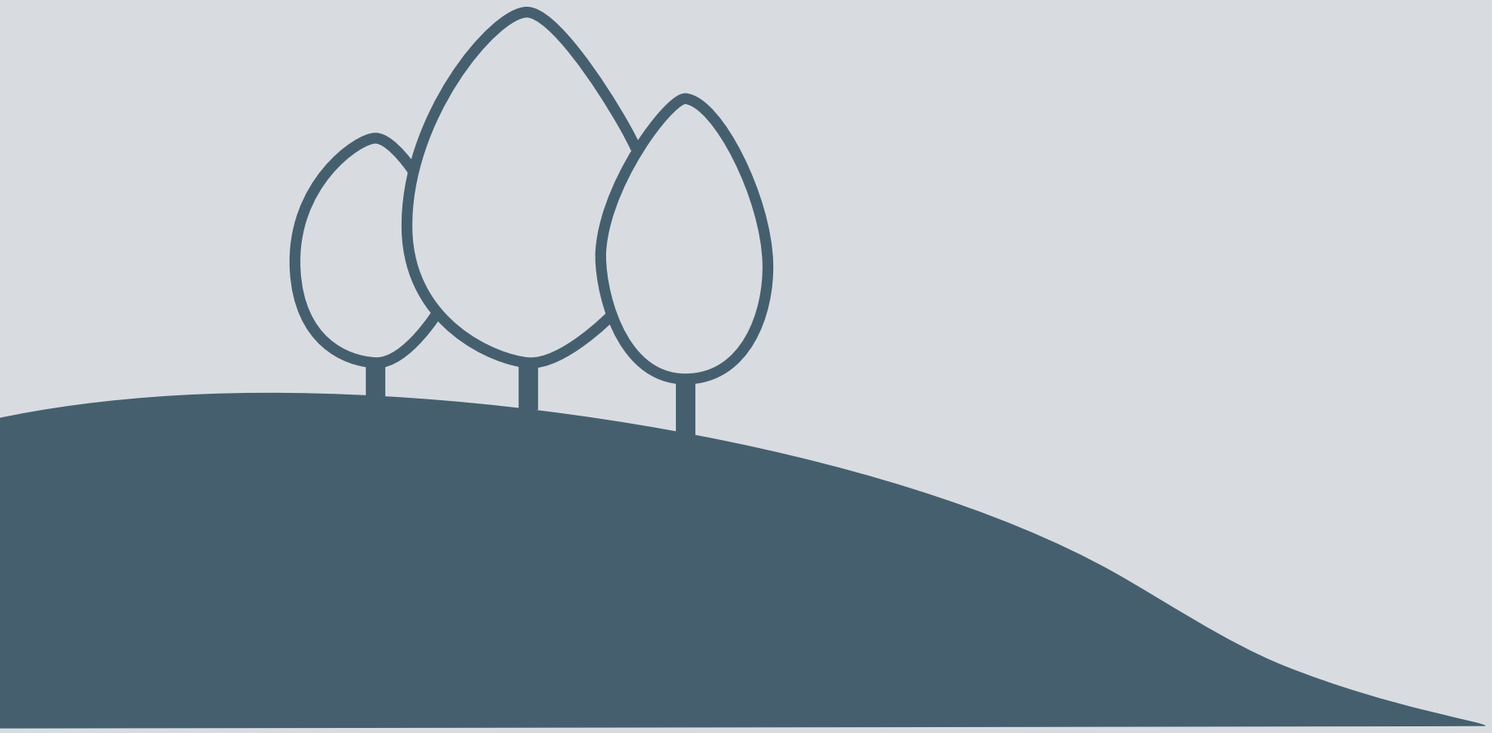
d. The design and layout of major and minor development should be informed by the existing views.

e. Where proportionate, a viewscape analysis relating to the impact of the proposed development should be undertaken.

Map of Important Views



Adapting to Climate Change



Climate Change

The National Design Guide states that *"Well-designed places and buildings conserve natural resources including land, water, energy and materials".*

Their design responds to the impacts of climate change by being energy efficient and minimising carbon emissions to meet net zero by 2050. It identifies measures to achieve:

- *"mitigation, primarily by reducing greenhouse gas emissions and minimising embodied energy; and*
- *adaptation to anticipated events, such as rising temperatures and the increasing risk of flooding".*

This can be done through:

- ***Following the energy hierarchy,***
- ***Careful selection of materials and construction techniques, and***
- ***Maximising resilience.***

The following section looks in more detail at reducing the amount of resources in both construction and the future use of occupants. This is not only regarding materials, but also land, water and energy.

New buildings should aim to be in excess of the requirements set out in current Building Regulations or at least be easily adaptable to do so. This Design Code however does not seek to duplicate current Building Regulations and this should be reviewed separately.

Lifespan

The National Design Guide states that:

"Well-designed places sustain their beauty over the long term. They add to the quality of life of their users and as a result, people are more likely to care for them over their lifespan".

It goes on to state that such spaces are:

- *"designed and planned for long-term stewardship by landowners, communities and local authorities from the earliest stages;*
- *robust, easy to use and look after;*
- *enable their users to establish a sense of ownership and belonging, ensuring places and buildings age gracefully;*
- *adaptable to their users' changing needs and evolving technologies; and*
- *well-managed and maintained by their users, owners, landlords and public agencies".*

This can be achieved through ensuring that places:

- ***Are well-managed and maintained,***
- ***Are adaptable to changing needs and evolving technologies, and***
- ***Have a sense of ownership.***

These resources and the lifespans of buildings are very much interlinked.

Low and Zero Carbon Buildings

In recognition of the Climate Emergency and the need to meet the target of net zero as soon as possible, the Great Brickhill community is keen to ensure that all new buildings should work towards achieving net zero carbon (subject to viability considerations) and for major non-residential development to achieve BREEAM 'Excellent' (again subject to viability considerations).

Carbon can be reduced in the design process by reducing the amount of materials needed through structural design and building form, in addition to choosing lower carbon materials.

Developers must also seek to reduce carbon emissions during the construction phase. This can be achieved by employing local contractors as well as reusing and recycling building materials and reducing site waste.

The standard to which buildings are constructed will affect total embodied carbon for the lifetime of the building. New development must therefore be sufficiently insulated and air tight.

Renewable energy and low carbon appliances should be installed in new properties.

At the design and construction stages consideration for the 'end of life' of the building should be considered so as to reduce carbon emissions from demolition and ensuring materials are reusable.

Existing buildings should seek to be retrofitted.

Sustainability in Existing Buildings

While this Design Code primarily focuses on new development within Great Brickhill, it acknowledges the importance of addressing emissions from existing buildings to achieve overall sustainability goals.

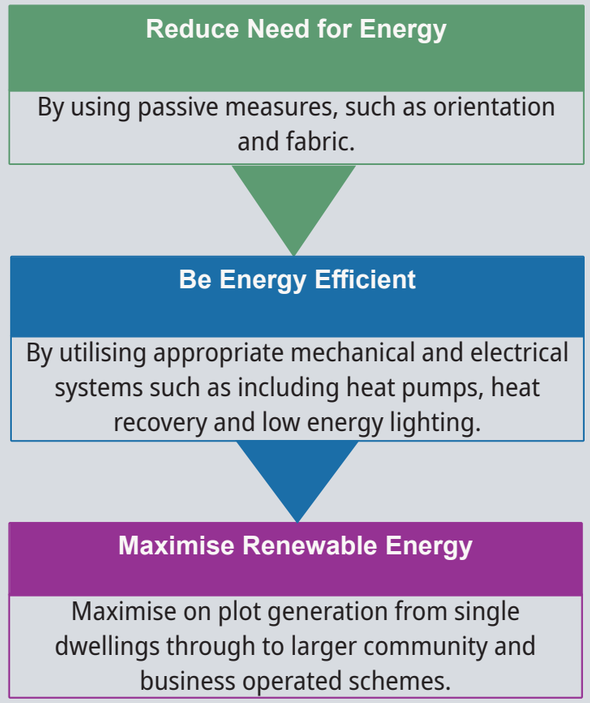
Opportunities for Existing Building Upgrades

The Design Code sets out that there are extensive opportunities which exist to improve the energy efficiency of existing residential buildings within Great Brickhill Parish.

Whilst many are permitted development, these are opportunities that may arise during planning applications for change of use, conversions, extensions etc. which do require permission.

This Design Code encourages the implementation of energy efficiency measures for all development (even where permission is not required), as described for new development where appropriate and feasible.

Energy Hierarchy



Renewable Energy

Renewable options are increasing in number, availability and price.

Following on from the Energy Hierarchy above and orientation of buildings for sunlight and daylight, buildings should also be optimised in terms of layout for renewable energy - with particular consideration given to locations for such technology.

Balancing Energy Efficiency and Historic Preservation

The Design Code acknowledges the potential conflict between energy efficiency measures and the preservation of Great Brickhill's Listed Buildings. However, it is emphasised that retaining, reusing, refurbishing and retrofitting existing buildings remain fundamental strategies for achieving net-zero carbon targets.

Developers and homeowners are therefore encouraged to find creative solutions that balance energy efficiency improvements with the protection of the historic environment.

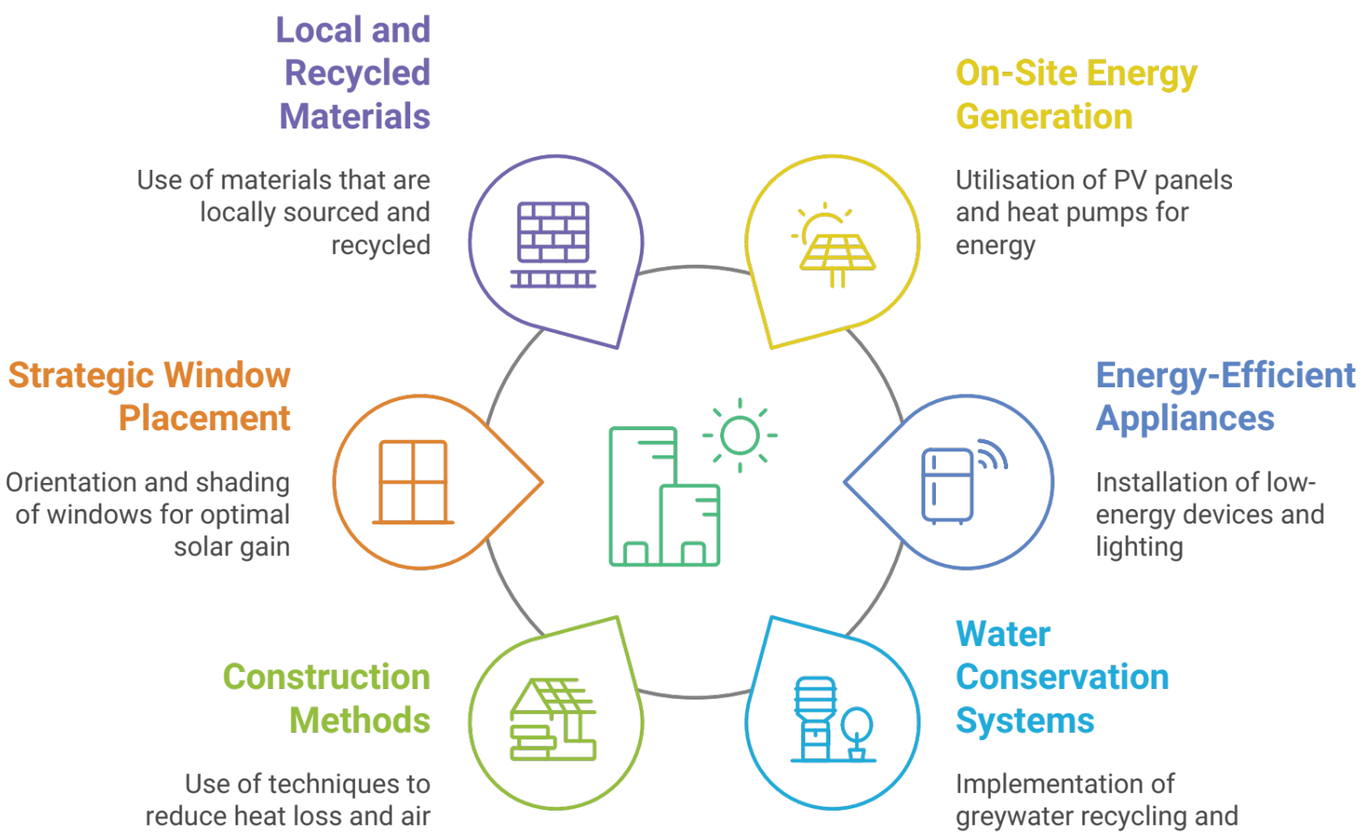
Sustainable Materials and Methods of Construction

This Design Code recognises the need for new developments to adopt sustainable materials and construction methods.

Development proposals that utilise responsibly sourced materials that are in keeping with the local character of the Parish, such as timber, will therefore be supported.

Where possible, developers should use materials sourced locally to reduce transportation emissions and support the local economy.

Achieving A Low Carbon Building



CODE GB.16 - LOW AND NET ZERO CARBON BUILDINGS

Parish

The following should be included in all new development. Whilst new building will be required to follow Building Regulations, it may also be possible to retrofit energy efficiency measures to the existing buildings.

a. Insulation - greater levels of insulation must be provided in walls and lofts (both for cavity and solid walls).

b. Air tightness must be increased with minimisation of draughts. Doors and windows are the most common source of problems, however, floors, particularly suspended floors, can be easily insulated.

c. New windows should be replaced by double or triple glazing alongside following the guidance above. South facing windows may need to be shaded and north facing windows should avoid large panes of glass, as this would enable greater heat loss.

d. Low carbon heating alternatives to gas or oil boilers must be sought. The use of solar panels is strongly encouraged.

e. Water and electricity usage must be reduced by using more efficient products.

f. Where possible, materials should be re-used in situ to reduce waste and embodied carbon.

g. Green space, roofs and walls must be maximised to reduce effects of flooding and overheating.

h. In areas prone to river and surface water flooding floor levels and the position of items sensitive to water ingress must be considered.

i. Gardens and boundary treatments should be designed so as to allow water to move through without obstruction.

Incorporating Renewable Energy

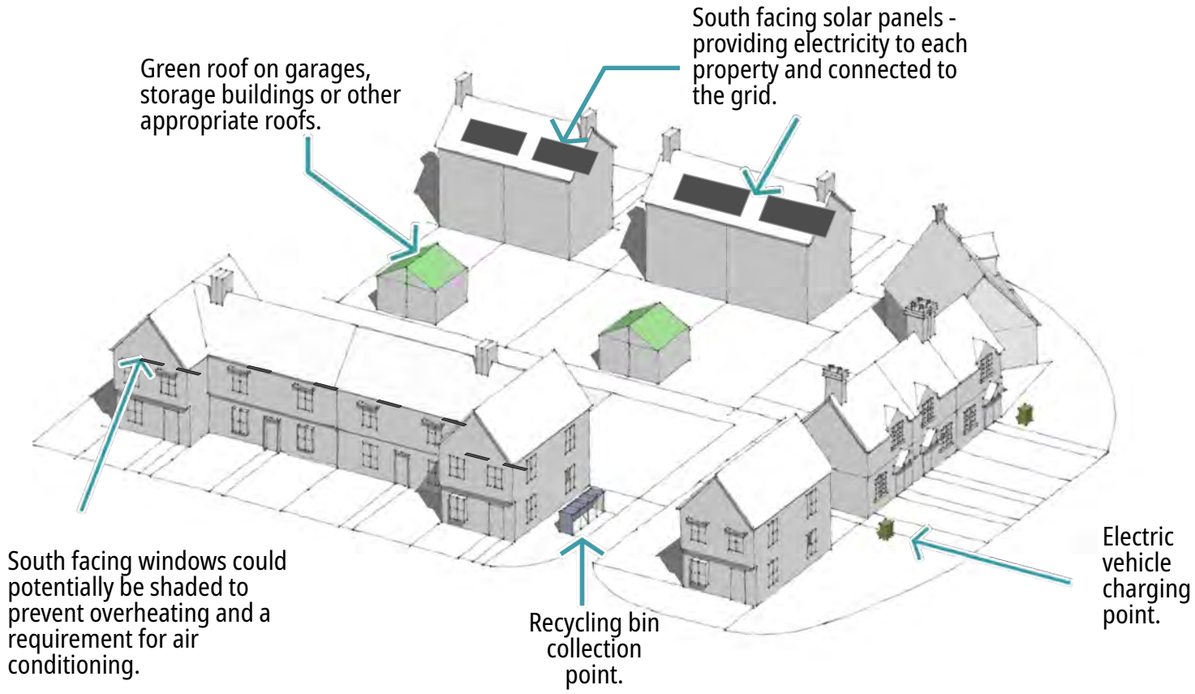
Orientation - Passive Solar Gain and Shading

The orientation of buildings and their potential for passive solar gain should be factored into the early stages of design. Proper orientation can significantly improve energy efficiency and occupant comfort, making it a key consideration from the outset.

To optimise solar gain during the winter months, buildings should ideally be positioned within 30˚ of due South whenever feasible. This allows for maximum sunlight exposure during colder seasons, reducing the need for artificial heating.

This consideration can guide the overall layout, ensuring that as many structures as possible benefit from favourable orientation. Additionally, on the North-facing sides of buildings, a higher wall-to-window ratio may help minimise heat loss. However, this needs to be balanced with existing building lines and local development patterns to maintain harmony with the surrounding environment.

Strategically placing deciduous trees can provide natural shading during the summer, helping to prevent overheating. Other shading solutions, such as louvered windows or architectural elements like a brise-soleil can also be employed to manage sunlight and heat effectively.



CODE GB.17 - RENEWABLE ENERGY AND PASSIVE SOLAR GAIN AND SHADING

Parish

a. **It is important that the site layout should be designed to optimise renewable energy use. Including:**
   i. **Early consideration of renewable energy in the design process.,**
   ii. **The effect of site layout design and individual building design in relation to energy consumption,**
   iii. **High performance construction and materials, and**
   iv. **Improving energy efficiency through passive solar gain and efficient form.**

b. **Types of renewable energy technologies include: wind electric systems, solar power, hydro power systems, biomass and a variety of heat pumps.**

c. **Energy-positive buildings may be developable, whereby the building produces more energy than it consumes. New development should aim to have an equal or greater level of energy generation to consumption.**

d. **Where viable, renewable energy systems should be connected to the grid to enable energy supply if requirements are not met or an energy surplus can be fed back into the grid.**

e. **Where possible, to maximise solar gain in the winter, buildings should be within 30˚ of due South.**

f. **Deciduous trees should be strategically placed to provide summer shading and avoid overheating, as should louvre windows and other shading detailing such as a Brise soleil.**

g. **New development should aim for a net zero carbon construction process and total embodied carbon.**

h. **Carbon can be reduced in the design process through minimising the amount of materials needed through structural design and building form, in addition to choosing lower carbon materials.**

i. **Developers must seek to reduce carbon emissions during the construction phase. This can be achieved through employing local contractors and reusing and recycling building materials and reducing site waste.**

j. **The standard to which buildings are constructed will affect total embodied carbon for the lifetime of the building. New development must be sufficiently insulated and air tight.**

k. **Renewable energy and low carbon appliances should be installed in new properties.**

l. **At the design and construction stages consideration for the 'end of life' of the building should be considered to reduce carbon emissions from demolition and ensure materials are reusable.**

m. **Where proposals affect the fabric of existing buildings, applicants should consider the retrofitting of appropriate materials and technologies to lower carbon emissions.**

Water, Flooding and Sustainable Drainage

Sustainable Drainage Systems (SuDS) are a way of managing rainwater that mimics natural drainage processes. SuDS can help to reduce flooding, improve water quality and create more attractive and biodiverse spaces.

Green SuDS use vegetation as well as other natural materials to manage rainwater. Examples of green SuDS include green roofs, rain gardens and swales.

Natural flood resilience features are elements of the landscape that can help to slow down and divert floodwaters. Examples include woodlands, wetlands and floodplains.

Flood resistance measures help to prevent buildings from being damaged by floodwaters. Examples include installing flood barriers, raising the ground level around buildings and using waterproof materials.

Flood resilience measures also help buildings recover quickly from flooding. Examples include designing buildings so that they can be easily dried out and repairing any damage caused by floodwaters.

Water-saving measures are beneficial because they help reduce the amount of water that is used. Examples include installing water-efficient appliances, planting drought-tolerant plants and taking shorter showers.

Rainwater harvesting is the collection and storage of rainwater for reuse. Grey-water harvesting is the collection and reuse of household wastewater from sinks, showers and baths.

Proposals should not result in an increase to flood risk to either a development site or surrounding properties.

New development should seek to avoid Flood Zone 3 where possible, in particular areas of functional floodplain. In this regard, the Sequential and Exception Tests should be referred to and development sited as prescribed in the NPPF.

Sustainable drainage is designed to reduce the rainwater run-off rate. This minimises the risk of flooding and increases the biodiversity, water quality and amenity.

New development, especially major development schemes, should seek to capture rainwater for use on site. This can be used for irrigation and non-potable uses.

If capturing is not possible, schemes should aim for water to infiltrate into the ground or gradually release into a body of water. This can be done through:

- Green roofs,
- Permeable surfacing,
- Swales, and
- Planting and rain gardens.

CODE GB.18 - WATER USAGE AND RECYCLING

Parish

a. Rainwater can be utilised for a range of daily activities such as flushing toilets and cleaning.

b. New development should employ rainwater and storm water harvesting wherever possible. Any such system should have 4 main components:

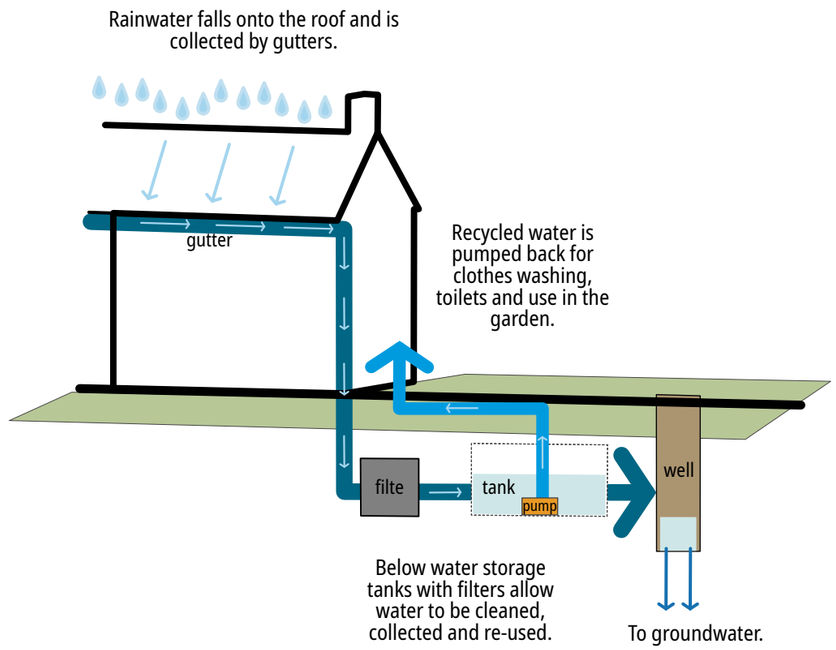
- **i. Collection,**
- **ii. Treatment,**
- **iii. Storage, and**
- **iv. Distribution.**

c. The system should consider the local rainfall pattern and the size and material of the collection surface for optimal operation and economic viability.

- **i. Rainwater must not flow into open gullies due to potential risk of contamination,**
- **ii. Potential overflows should be accounted for in design to avoid flooding, and**
- **iii. Storage devices should be protected against extreme weather conditions.**

d. More information can be found from Buckinghamshire Council as the Lead Local Flood Authority.

Rainwater Harvesting



CODE GB.19 - WATERCOURSES AND BODIES OF WATER

Parish

a. New major development should maximise opportunities to create watercourses, ponds and other water bodies to connect biodiversity with leisure.

b. Buildings should be designed to incorporate views of existing or new water courses and/or bodies.

c. Buildings should be sited to leave a sufficient buffer zone for bank maintenance and allow for appropriate flood works where necessary.

d. Opportunities could be explored to add to the green infrastructure network creating walking and cycling paths along/around water features.

CODE GB.20 - SUDS AND FLOOD RESILIENCE

Parish

a. Drainage and sewage treatment and capacity should be considered early in the development planning and design process, particularly where surface water and fluvial flood risk is identified. The drainage scheme should be designed along with other key considerations.

b. Existing watercourses, surface water flow routes across the site and drainage systems must be taken into consideration and the drainage strategy should mimic natural drainage patterns as closely as possible.

c. Road and path surface coverings should be permeable. The use of hard, non-permeable materials such as tarmac should be avoided.

d. Permeable pavements reduce flood risk by allowing water to filter through. They should:

   i. Respect the material palette,

   ii. Help to frame the building,

   iii. Be easy to navigate by people with mobility aids,

   iv. Be in harmony with the landscape treatment of the property, and

   v. Help define the property boundary.

e. Gardens, soft landscaping and the use of appropriate planting should be maximised to reduce the overall area of impermeable hard surfacing. The introduction of non-porous hard surfaces is likely to increase surface water volumes and increase local flood risk.

f. Green space can be incorporated for natural flood protection e.g. permeable landscaping, swales etc.

g. The collection of water within new development is encouraged to collect rainwater from roofs and reduce the overall rainwater runoff impact. This can take the form of a water butt on an individual property or a large scale water tank on larger sites with rainwater and grey water stored and reused to reduce the demand on mains supply.

h. Where flood water currently adversely affects a property, any new proposals to reduce the impact or to improve matters would be supported, subject to design and effect on biodiversity.

i. Ensure waste water proposals will not exacerbate the current problem areas identified in the Plan. Development proposals must be accompanied by sufficient information to highlight sewer capacity and functionality as appropriate to the scale of development.

Biodiversity

The National Design Guide states that *"Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well designed places. Natural features are integrated into well designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water".*

This can be achieved through:

N1 Providing a network of high quality, green open spaces with a variety of landscapes and activities, including play.

N2 Improving and enhancing water management.

N3 Supporting rich and varied biodiversity.

Many studies have suggested that people are drawn to nature through our ancestral need to be in a resource-rich environment, which has led to the development of an innate tendency for people to seek out nature, particularly in urban and busy environments.

A connection to nature can reduce stress, boost morale and improve productivity, contributing to overall good mental health. Not only this, but it also has the potential to improve physical health through the provision of attractive spaces which encourage active movement.

Natural assets and increased biodiversity also offer ecosystem benefits which contribute to general human well-being. These services provide food, pollination, water treatment and recreational uses and improve air quality and the local climate.

Well-designed places should integrate existing natural spaces and incorporate new features into a wider multi-functional network. Consideration must be given not only to biodiversity, but also to water management and address how good design can work with climate change mitigation and resilience.

It is essential to prioritise nature in new development so that diverse ecosystems can flourish, ensuring a healthy natural environment that supports and enhances biodiversity.

The Parish comprises a network of various green spaces, water bodies, biodiversity habitats and other natural elements. The community currently have a number of pocket parks which are attractive open spaces in locations that are easy to access, with activities for all to enjoy, such as play, food production, recreation and sport, so as to encourage physical activity and promote health, well-being and social inclusion.

In addition, there could also be opportunity to expand the Rammamere Heath area which is a Site of Special Scientific Interest (SSSI) on the edge of the Parish.

There are eight County Wildlife Sites in the Parish and an additional one known as Waterhall Park on the Parish boundary. Additionally, the Kings and Bakers Wood and Heath SSSI is just South East of the Parish boundary. Wildlife corridors that exist connect the designated nature reserves in Great Brickhill to the SSSI. These corridors are vital to ecological movement and must be maintained and enhanced.

The River Ouzel runs the course of the Western Parish boundary (with the Grand Union Canal beyond, but just outside of the Parish) and is a different type of wildlife corridor that further enhances Great Brickhill's ecology.

The wide variety of biodiversity in Great Brickhill is an incredible resource which needs to be maintained and enhanced in the future as appropriate. This can be achieved through the use of wildlife corridors to link designated sites.

New developments must avoid the loss of mature and veteran trees of good quality and other important vegetation, such as hedgerows and maintain local habitats and wildlife corridors.

Site design must therefore seek to connect existing ecological zones and enhance biodiversity through the planting of local tree and plant species, the creation of habitats and the incorporation of SuDS and rain gardens.

CODE GB.21 - BIODIVERSITY

Parish

a. **All developments, including new builds, conversions and extensions should provide a minimum net gain of a 10% increase in biodiversity.**

b. **All developments should enhance biodiversity and the natural landscape. Where there is unavoidable loss or damage to habitats, features or sites because of exceptional overriding circumstances, mitigation and compensation must be required.**

c. **Development schemes should seek to restore and increase the total area of natural habitats and landscape features provided, as appropriate to the scale proposed.**

d. **The biodiversity opportunity areas and corridors highlighted in the Neighbourhood Plan provide an excellent indication of where improvements are considered key.**

e. **Roadside verges should be enhanced and rewilded as highlighted overleaf to increase biodiversity and act as corridors of safe passage for wildlife.**

f. **The provision of owl, bird and bat boxes will be sought as appropriate on all new developments.**

g. **Bat friendly lighting should be installed to maintain foraging routes.**

WILDLIFE CORRIDORS AND WILD VERGES

There are many wide verges alongside the rural roads in Great Brickhill Parish. There is potential here to work with landowners and Buckinghamshire Highways to manage them more sensitively.

The protection and enhancement of wild verges provide safe passage for wildlife.

The adjacent map highlights identified verges in the Parish and their potential for biodiversity.

A diverse range of plant and animal life is essential for a healthy ecosystem. Verges, though often overlooked, can contribute significantly to local biodiversity. Therefore by creating a mosaic of habitats, we can support a variety of species - from insects to birds.

Managing Verges and Hedgerows for Wildlife

To enhance biodiversity, careful management of verge and hedgerow cutting is crucial. Frequency and timing of cuts are key factors in determining the success of verge habitats.

Woodland Verges: These areas benefit from a delayed spring cut to allow wildflowers, such as bluebells and primroses, to bloom and set seed - providing vital food sources for pollinators.

Grassland Verges: Reduced cutting during the growing season supports a diverse range of wildflowers. A hay cut in late June can help manage taller vegetation without harming beneficial species.

Restoring Depleted Verges

Many verges suffer from low biodiversity due to factors such as nutrient enrichment. To restore these areas:

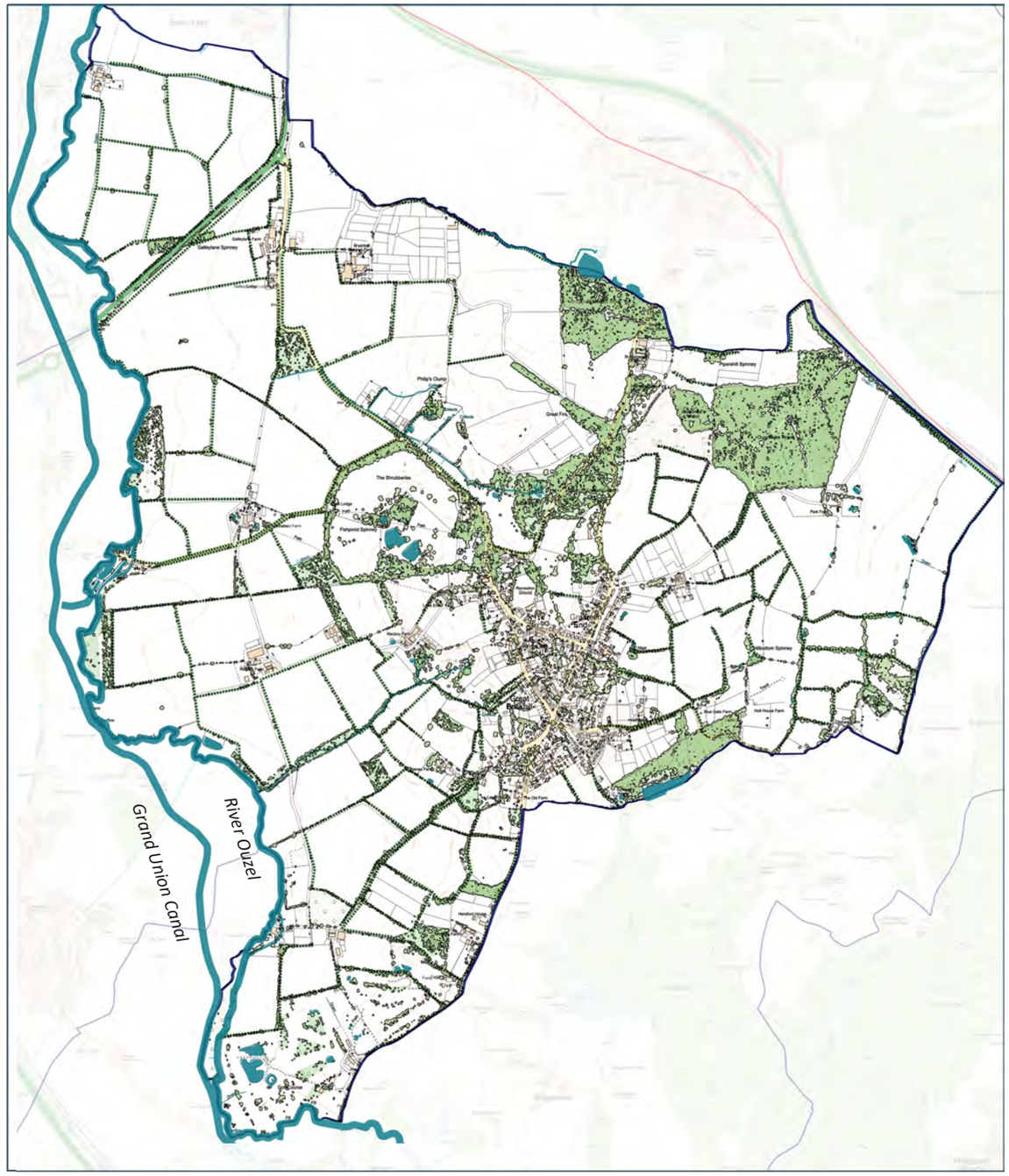
- Reduce Soil Fertility: By cutting and removing vegetation, soil fertility can be gradually reduced, enabling a wider range of plant species to flourish.
- Targeted Management: Implementing a regular cutting regime, such as one cut in late June and another in September, can help maintain lower fertility levels.
- Minimise Nutrient Inputs: Protecting verges from nutrient runoff and air pollution can help preserve their ecological value.

Creating Meadow-like Conditions:

The ultimate goal is to create species-rich grassland verges resembling traditional English meadows. These habitats support a wide range of wildlife and contribute significantly to the local ecosystem.

By adopting appropriate management practices, we can help reverse the decline of these valuable habitats and enhance the natural beauty of our surroundings.

IMPORTANT TREES AND HEDGEROWS



Trees and Hedgerows

The Parish is set in a mature landscape and has been developed to make the most of it's natural environment setting.

Whilst the Parish as a whole does not have a high level of tree coverage, the settlement areas do benefit from mature tree cover and pockets of woodland surrounding them.

The large arable fields are bounded by native hedgerows interspersed with mature trees, however this leads to wide expansive views.

The existing trees have an important role to play in the natural and man made environment. They provide shelter and contribute towards the reduction of carbon emissions, cleaning the air.

The ecological benefits should be maximised in this regard through tree planting and maintenance of existing native trees to increase overall biodiversity.

Consideration should also be given to planting the correct trees in the right location. This ensures that placement does not result in a loss of biodiversity units.

Specific tree species can also be used as landmarks and increasing planting density can guide a user, acting as a signpost to a location. For example, avenues of trees may lead to a destination, such as towards green spaces or as a focal feature for the purposes of legibility.

Trees can also play a role in screening and noise reduction and should be utilised to reduce visual and/or noise impacts where necessary.

Native hedgerows are commonly used around Great Brickhill to define property boundaries and more so along road frontages. This should be continued in any new development to maintain the level of vegetation that contributes to the character of the Parish and help create habitats for small species. Non-native and ornamental planting should be avoided.

High levels of native vegetation should be incorporated into new development.

List of Native Trees and Hedgerows

Trees

- Acer campestre - Field Maple - (Me) (D) (CH, C, L, S)
- Alnus glutinosa - Alder - (Me) (D) (C, L, S)
- Betula pendula - Silver Birch - (La) (D) (C, L, S)
- Betula pubescens - Downy or White birch - (Me) (D) (C,L,S)
- Carpinus betulus - Hornbeam - (La) (D) (CH, L, S)
- Corylus avellana - Hazel - (Sm) (D) (CH, L, S)
- Crataegus laevigata - Hawthorn (Midland) - (Sm) (D) (CH, L, S)
- Crataegus monogyna - Hawthorn (common) - (Sm) (D) (CH, C,L,S)
- Euonymus europaeus -Spindle - (Sm) (D) (CH, C, L, S)
- Fagus sylvatica - Beech (common) - (La) (D) (CH, L, S)
- Fraxinus excelsior - common Ash - (Me) (D) (CH, L, S)
- Ilex aquifolium - Holly - (Sm) (D) (Loam, Sandy)
- Juniperus communis - Juniper (common) - (Sm) (C) (CH, L, S)
- Malus sylvestris - Crab Apple - (Sm) (D) (CH, L, S)
- Morus nigra - Black Mulberry - (Sm) (D) (CH, C, L, S)
- Pinus sylvestris - Scots Pine - (La) (D) (C, L, S)
- Populus alba - Poplar - (La) (D) (CH, C, L, S)
- Populus tremula - Aspen - (La) (D) (C, L, S)
- Prunus avium - Sweet Cherry (Me) (D) (C, L, S)
- Prunus padus - Bird Cherry (Me) (D) (CH, C, L, S)
- Quercus Ilex - Holm Oak - (La) (D) (C, L, S)
- Quercus robur - English Oak - (La) (D) (CH, C, L, S)
- Salix caprea - Goat Willow - (Sm) (D) (C, L, S)
- Salix pentandra - Bay Willow - (Sm) (D) (C, L, S)
- Sorbus aria - Whitebeam - (Me) (D) (CH, C, L, S)
- Sorbus aucuparia - Rowan - (Sm) (D) (CH, L, S)
- Sorbus torminalis - Wild Service Tree - (Me) (D) (CH, C, L, S)
- Taxus baccata - English Yew - (Me) (C) (CH, C, L, S)
- Tilia cordata - Lime, small-leaved - (La) (D) (C, L, S)
- Tilia platyphyllos - Lime, large-leaved - (La) (D) (C, L, S)
- Tilia x europaea - Lime, common - (La) (D) (C, L, S)

Hedgerows

- Hawthorn
- Blackthorn
- Field Maple (neutral soils)
- Hazel
- Holly
- Guelder Rose (neutral soils)
- Hornbeam (damp soils)
- Beech
- Wild Service tree
- Field rose
- Dogwood (damp soils)
- Dog Rose; and
- Spindle (neutral soils)

La) - Large >25m
(Me) - Large >25m
(Sm) - small <10m
(D) - Deciduous
(C) - Coniferous
(CH- Chalk, C-Clay, L-Loam, S-Sandy) - Soil type

CODE GB.22 - TREES

Parish

a. Applicants must demonstrate how they have complied with the tree guidance (as set out below) for their site and its circumstances.

b. When choosing a species, designers must consider the following:

   i. Use Potential - Paved area, park. Compatible with garden size, road type and drainage.

   ii. Mature Size - Small <10m up to extra large >25m. As well as height, think about root protection areas and avoid issues with utilities and services.

   iii. Crown Form - The shape of the crown can be aesthetic but also determine planting distances and the effect of the canopy on the space below. Consider whether the planting may overcrowd the street scene or create unacceptable shade?

   iv. Crown Density - As above, look at whether a dense canopy provides the level of enclosure required or whether a light, open crown would be preferable.

   v. Natural Habitat and Environmental Tolerance - Choose the right tree for the location given the soil type, levels of sunlight, water and potential for drought etc.

   vi. Aesthetic and Ornamental Qualities - Does the tree flower or fruit in a way which does not cause a nuisance? Does the seasonal variation add further interest? Does the tree introduce a valuable aesthetic to the area?

c. A diverse mix of species should be sought to minimise the risk of passing on inter-species diseases.

d. New development must be designed around existing trees including (but not limited to) those identified on Page 33, wherever possible. Where it is unavoidable that trees are lost, they should be replaced at a rate of 2:1 by native species.

CODE GB.23 - HEDGEROWS

Parish

a. Existing hedges including (but not limited to) those identified. Native species should be maintained and enhanced wherever possible.

b. Minor and major development sites situated in the open countryside and near rural lanes must incorporate native hedgerows and vegetation.

c. Native planting should be included in new development to help transition from the built to the natural environment and to act as a wildlife corridor.

d. Dwellings which abut the open countryside and green spaces must incorporate native hedgerows and vegetation as boundary treatments to help transition from the built to the natural environment and to act as a wildlife corridor.

e. New planting of conifers, laurel and rhododendron is not supported as a hedgerow treatment. These are not native and can out-compete native plants.

f. Appropriate tree and hedgerow species should be chosen from the list of native trees and hedgerows.

Public Open Spaces

Green space should have a purpose and be designed for its specific intended use, with particular focus on size, location and form. Public green spaces must not be a result of “left over” space or as a consequence of poor urban design.

Green space provision is fundamental to achieving healthy, well-designed and attractive places.

A person’s ability to access green space plays a pivotal role in their mental and physical well being as such open space provision is necessary.

Play spaces in particular are important to encourage social interaction in children and contribute to their developing social skills. Such spaces should be integrated into residential areas and in close proximity to the range of community uses.

CODE GB.24 - PUBLIC OPEN SPACES IN MAJOR DEVELOPMENT

Code MK

a. New development should not result in the loss of existing open space, especially where it has community value and contributes to the character of Great Brickhill Parish.

b. Open space provision must be delivered in a variety of sizes which can accommodate different uses in order to offer choice and appeal to a wide range of people.

c. Provision should be made for spaces which have low activity and noise levels to ensure the provision of tranquil spaces. Spaces with higher activity levels should also be provided to aid increased social interaction.

d. The spaces should not be considered in isolation. Instead, spaces should be thought of as a network that integrates green infrastructure and movement routes. Spaces should function simultaneously and offer choice. Existing spaces should also be integrated with new spaces or where appropriate expanded.

e. Applicants must demonstrate that they have carefully considered the following when designing new public realm spaces:

    i. The way that the new space will be used by pedestrians, cyclists and other users.

    ii. The need to create a comfortable and safe environment for all users.

    iii. The need to take into account the natural features of the surrounding environment, such as vegetation and trees.

    iv. The need to create a space that is visually appealing and enhances the character of Great Brickhill Parish.

    v. The relationship of the new space to the surrounding buildings, pavements and streets.

f. When laying out new spaces and developments, proposals must include direct and desirable routes for pedestrian and other wheeled path users such as pushchairs, prams, wheelchairs and mobility devices etc.

g. Pedestrian desire lines are the paths that people naturally take when walking. Wheeling desire lines are the paths that people naturally take when using wheelchairs or other mobility devices. By taking into account these desire lines, developments can create spaces that are more efficient and accessible for everyone.

h. The design of public green spaces should be easily accessible from homes and work places. They should also be functional, legible and appropriate for the diverse needs, interests and range of abilities of the community.

i. They must be secure and safe with buildings looking onto them to provide natural surveillance.

j. Green space design should also incorporate nature opportunities at a level proportionate to its size, alongside being functional for the proposed use.

k. Within larger areas of green space there should be areas which provide higher levels of shelter and enclosure, both naturally occurring and built.

l. Public open spaces should be designed to contain seating areas, potential areas for picnic or lunch and areas to promote social interaction.

m. Sheltered areas should be designed to deter anti-social behaviour.

n. The design of public open spaces must be attractive to encourage people to stop and rest in the space.

o. Areas of recreation and play must be inviting, inclusive, imaginative and stimulating for all ages. It must also be sensitively designed to complement and enhance the corresponding character area.

p. Existing sports facilities must not be lost, unless replaced by a new facility of an equal standard or higher and in a sustainable location.

q. Management and future maintenance costs must be considered and incorporated into development proposals.

There are several locally specific principles which new development proposals are expected to demonstrate:

a. Connecting and strengthening the existing green network to enhance ecological corridors and the provision of quality open space, including green spaces.

b. Integration with the existing movement network with regard to street hierarchy, pedestrian priority and ecological corridors.

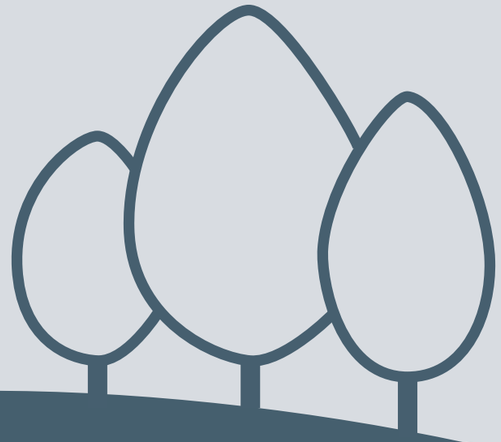
c. Strengthening of the existing local character including appearance of buildings and spaces and integration with the physical form.

d. Respecting existing context and buildings in terms of scale, height form and massing and considering loss of light and privacy.

e. Relation to topography and existing land form whilst respecting important views and gaps.

f. Reinforcing local distinctiveness and place identity and retention of significant existing features and using appropriate materials.

g. Sufficient provision of sustainable waste management, flood mitigation and renewable energy technologies and energy efficient design.



This document has not been assessed by Buckinghamshire Highways or Highways Development Management Delivery and any inclusion in this Design Code should not be taken as an agreement that this is acceptable for adoption as part of the publicly maintained highway.

Design Checklist for Development Proposals

- [ ] Has building form and architectural detailing been used to create interest and enhance?
- [ ] Does the proposal encourage active travel and provide sufficient parking solutions?
- [ ] Does the proposal constitute a high quality and sustainable site specific solution?
- [ ] Is it suited to the local context and does it enhance local character?
- [ ] Does the proposal meet requirements set out in this document, if not, are the reasons justified?
- [ ] Will the proposal maximise efficient use or xacerbate the current problem areas identified in the Plan? Development proposals must be accompanied by sufficient information to highlight sewer capacity and functionality as appropriate to the scale of development.

Monitoring and Review

This document outlines design code guidance for new development within Great Brickhill Parish and should be used by decision makers and applicants to create developments with high quality design which positively contribute to the existing rural character of the Parish.

The design codes within this document have been informed through comprehensive evidence base documents in preparation of Great Brickhill's Neighbourhood Plan.

This document should be regularly monitored and reviewed alongside the Neighbourhood Plan.