



North Marston Design Code 2020-2035

Guidelines and Principles for high-quality
and locally appropriate development

To accompany North Marston Neighbourhood Plan 2020-2035

Part 1: The North Marston Context – pages 1 to 38

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1. The National Planning Policy Framework

The National Planning Policy Framework makes clear that creating high quality buildings and beautiful places is fundamental to what the planning and development process should achieve. The National Design Guide, and the National Model Design Code and Guidance Notes for Design Codes illustrate how well-designed places that are beautiful, healthy, greener, enduring, and successful can be achieved in practice.

2. The North Marston Context

Introduction to the Parish

North Marston is a village and a civil parish in Buckinghamshire. It is located in the open countryside of the Vale of Aylesbury about four miles south of Winslow, and four miles north of Waddesdon. The village name “Marston” is Anglo-Saxon for 'farm or settlement by a marsh'. This refers to the common state of the land in the Aylesbury Vale, where the water table is raised. The prefix “North” was added to differentiate the village from “Fleet Marston”, a Roman camp and settlement on Akeman Street near Waddesdon.

The village is a tranquil small scale settlement surrounded by an agricultural landscape, with wide views extending around the village, particularly to the south and west. In particular, there is an extensive network of undisturbed medieval ridge and furrow landscape throughout the parish which is designated as being of national importance by both Heritage England and Buckinghamshire Council.

The rural character of the village is typified by activities such as children regularly riding ponies to the village school, horseriders taking their daily exercise through the village and frequent views of flocks of sheep walking down Portway, Quanton Road and the High Street as they are shepherded from field to field.

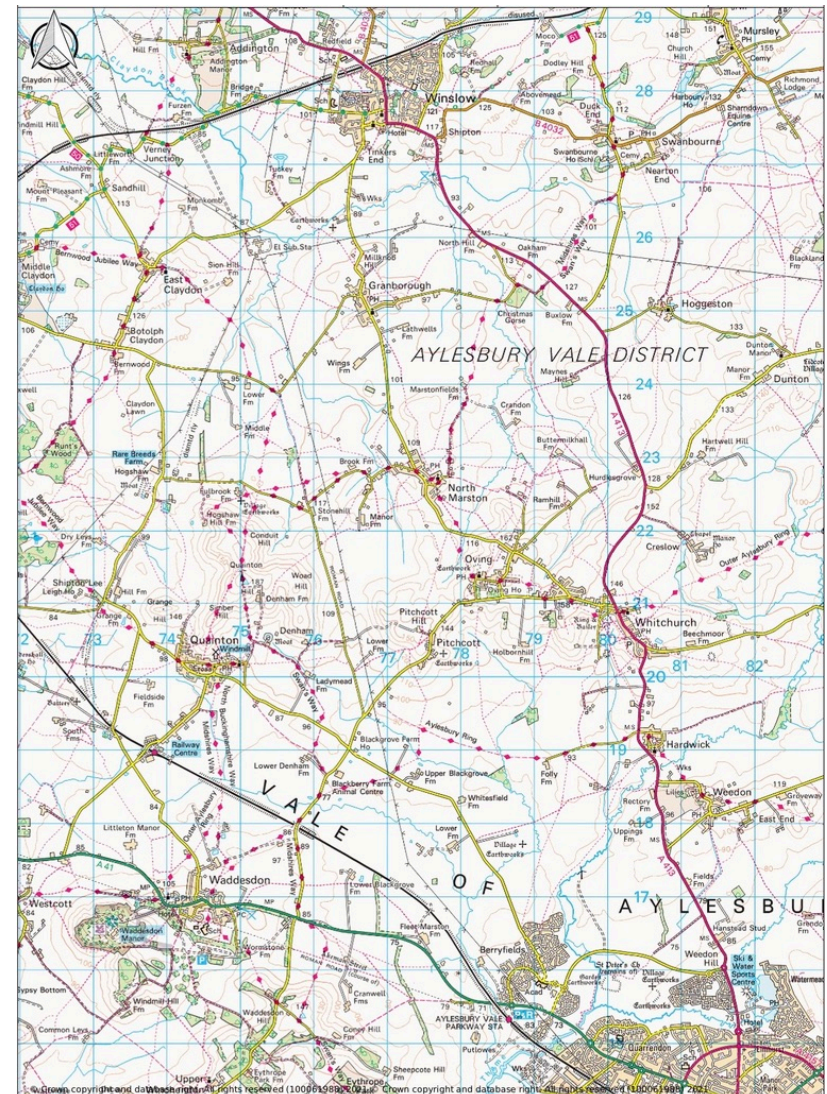
However, North Marston has an important history. Following a medieval “miracle” when the local rector, John Schorne conjured the devil out of a boot (regarded as being a cure for gout), pilgrims flocked to the village and in the 14th and 15th centuries, North Marston was only surpassed by Canterbury and Walsingham in popularity. King Henry VIII came twice to North Marston on pilgrimage, and the village’s name was famous in the land.

Signs of this lost glory can still be seen around the parish, but since those busy days, the village has gradually reverted to, and retained, its rural and agricultural roots, while developing as a modern committed community hub.



Schorne Well as it is today – the site of a medieval “miracle”

Parish Boundary and Location



The Parish Boundary is the designated Neighbourhood Area

Countryside and Landscape

The village sits in the flat valley bottom with low hills rising up to Oving in the south and Quainton in the west. There are extensive views all around.

The parish is mainly agricultural with large open fields bounded by hedgerows. Some of these hedgerows date back at least three centuries and are therefore another key component of the village's heritage. There is very little woodland other than occasional planted copses scattered around the village. The village contains multiple waterways (streams and pond systems) owing to the clay substrate and in winter months, the surrounding countryside often becomes waterlogged.

The dominant land use is agricultural and there are multiple examples of medieval ridge and furrow in the fields surrounding the village.

The Parish lies within the 'Shallow Valleys' Landscape character type, with the more detailed classification areas of the 'North Marston Undulating Claylands' Landscape Character Area (LCA 5.8), and the Pitchcott – Whitchurch Ridge Landscape Character Area (LCA 9.3) in the southern third of the Parish. The LCA concludes that the condition of the LCA as a whole is 'Good', with 'Moderate' sensitivity in the Claylands Area and 'High' sensitivity in the Ridge area.

The 'North Marston Undulating Claylands' landscape covers the village and is described as an undulating landscape with small hills and ridges being a feature of the area. It notes that the village has a strong historic character. The landscape is predominantly pastoral with sparse settlements. Pylon lines are the main visual intrusion throughout the character area. LCA 5.8 guidelines seek to 'conserve and reinforce' the characteristics of the landscape that makes up the LCA.

The Pitchcott-Whitchurch Ridge LCA 9.3 description focuses mainly on the Ridge which is outside the Parish boundaries, but it does specifically highlight the particularly fine examples of surviving ridge and furrow in North Marston Parish. The LCA guidelines for this area seek to 'conserve' the characteristics of the landscape.

Statements of relevance with regard to this area are:

- Promote the conservation and interpretation of rich historic environment;
- Identify Key Views to surrounding higher ground from publicly accessible land and promote the preservation and enhancement of these views;
- Protect the integrity and vernacular character of the settlements;
- Encourage the preservation of historic earthworks and ridge and furrow by maintaining a continuous grass sward.

As detailed in the North Marston Neighbourhood Plan, residents place a high value on the importance of local natural environment and landscape to village life, and on initiatives which encourage wildlife protection and biodiversity. Proposals for new development should include an appropriate landscape analysis either as a freestanding report or as part of a design and access statement.

Key Views

Views are an important contributory factor of local distinctiveness, both within the settlement, from the settlement out into the open countryside, and from the countryside back towards the village. This was recognized as an important element in the village's character by the former AVDC in the North Marston Fact Pack (*May 2011, p13*). Obstruction of views at the edges of the village would reduce the visual relationship with the landscape.

Residents pinpointed over 30 favoured views in responses to the Parish Questionnaire, which can be summarised into a general statement that all surrounding views to and from the Quainton Hills, Marston/Oving Hill, and Marstonfields from throughout the village are enjoyed by the community. From these, the following 10 Key Views have been identified and are shown on the accompanying map:

1. Quainton Hills from Quainton Road (*viewpoint: village sign at western edge of settlement*)
2. Quainton Hills from High Street/Conservation Area (*viewpoint: green outside "The Pilgrim"*)
3. Quainton Hills from Portway (*viewpoint: bus stop*)
4. Quainton Hills from Matthews Way (*viewpoint: footpath*)
5. Quainton Hills from Granborough Road (*viewpoint: Sports Field*)
6. Marston/Oving Hill from Conservation Area/Matthews Way/Outer Aylesbury Ring (*viewpoint: start of footpaths at Burnaby Farm*)
7. Marston/Oving Hill from Townsend/burial ground/St Mary's Church (*viewpoint: burial ground*)
8. North Marston panorama from Marston/Oving Hill (*viewpoint: footpath downhill from Oving*)
9. Walkers' view along Marstonfields Road (*viewpoint: first farm gate*)
10. Panoramic view from Marstonfields Road to Oving Hill and ridge (*viewpoint: rustic seat*)
11. Claydon villages from Granborough Road (*viewpoint: footpath entrance opposite bus shelter*)



North Marston panorama from Marston/Oving Hill footpath

These Key Views are all from public viewpoints and should not be compromised by new development as they reflect the importance of retaining the rural character of the settlement within the landscape, and the village's situation in the centre of open countryside.



Public Rights of Way

There are numerous footpaths in the parish, many of which are ancient and some of which are “pilgrims’ paths” that would have been travelled by medieval pilgrims to visit John Schorne’s remains at St. Mary’s Church.

In addition, North Marston lies on 2 popular long-distance paths (Swans Way, and the Outer Aylesbury Ring) and Matthews Way is a local designated route which is walked regularly by residents.

Walkers constitute a high proportion of visitors to the village and help to sustain local amenities. Respondents to the NMNP questionnaire identified 19 different footpaths through and around the village and 89% of residents walk local footpaths.

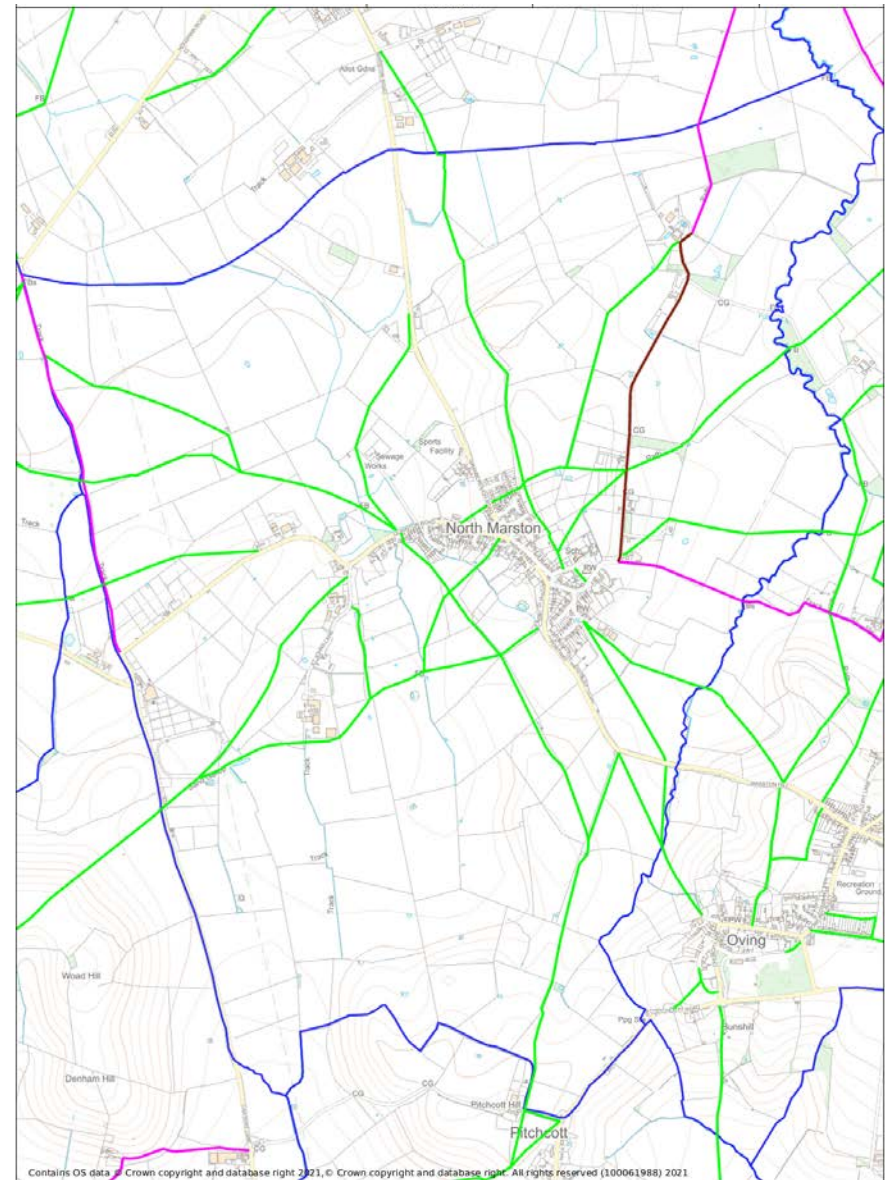
Two bridleways are accessible to riders from the Settlement Boundary:

- from Carters Lane at the far end of Quainton Road towards Hogshaw Road
- from Oving to Granborough via Marstonfelds Road

The accompanying map shows the routes of all recognised Public Rights of Way within the Parish Boundary

Improvements to the rights of way network will always be encouraged.

GREEN lines are Public Footpaths
Other colours show Public Bridleways



Streetscape and Pavements

The network of pavements and pathways around North Marston is incomplete and, in general, in a poor state of repair. Pedestrians have to walk along roads and carriageways shared with motor vehicles and other traffic in several areas of the village, with parked cars often obstructing clear passage, and residents with mobility problems often find it very difficult to proceed safely.

The NMNP questionnaire highlighted concerns regarding the lack of pavements around the village, something which is increasingly important in a village where there are several well supported local community facilities and villagers regularly walk around the village and in the surrounding fields and footpaths.

Further details of these concerns are set out in the North Marston Pavements background paper attached as Annex 1.

Where any new development is proposed, the pavement network should be improved to assist in encouraging pedestrians.

Car Parking

Living in North Marston increasingly requires the ownership of a motor vehicle. Following the severe reduction of local bus services in 2019 the village relies heavily on private vehicles for access to the workplace, for secondary schooling, and for access to medical facilities and post office services. For most residents, therefore, there is a need for recurrent trips outside the village.

Such trips require households to own vehicles, with many needing multiple vehicles which require parking outside properties, resulting in unavoidable obstruction to both other road users and pedestrians.

The North Marston Parking background paper attached as Annex 2 shows where particular issues have been noted, with cars being parked on roadsides and kerbs, restricting further the width of several roads which are already narrow.

It is, therefore, essential that new houses are provided with a sufficient amount of parking provision which is easily accessible and useable. It is equally important that the existing limited public car parking facilities outside the Memorial Hall (which also serves the Community Shop) and at the Sports Field are not lost or reduced.

History and Heritage

North Marston's history sets it apart from any other parish in the area, and has left it with a rich, varied, and unspoiled heritage.

Although its records date back to Roman times, by far the most significant period in the village's history was in the 14th and 15th centuries, when, for almost 200 years, North Marston became one of the most important and famous places for religious pilgrimage in the country, being visited by more pilgrims than any other site except Canterbury and Walsingham, and the name "North Marston" was recognised throughout the land.

This fame followed the "miracle" of the village rector, John Schorne, conjuring the Devil out of a boot – widely regarded as actually being a cure for gout – before his death in 1314. Pilgrims, including King Henry VIII, flooded to Schorne's shrine looking for relief, and their visits and, importantly, donations, shaped the present appearance of the parish in many ways.

The legacy of this medieval popularity remains today in the existence of one of the finest parish churches in Britain (*Source: "England's Thousand Best Churches" Simon Jenkins*), the site of Schorne Well (where John Schorne caused water to spout from the earth, and now the only remaining religious well in Buckinghamshire), and in a landscape of unspoiled and undisturbed medieval ridge and furrow cultivation strips throughout the parish which is still recognised as being of national importance.

Further afield, there are collections of pilgrim tokens from North Marston in national museums, and John Schorne's relics now reside in St George's Chapel, Windsor having been spirited away in 1478 to attract pilgrims there instead.

North Marston's later development has been rather less dramatic, with the parish returning to, and retaining, its agricultural and rural roots, while, at the same time, evolving as a village to serve the community. A serious fire in 1705 destroyed many of the oldest buildings, but the rebuilding has resulted in an attractive and varied village centre which was designated 50 years ago as a Conservation Area.

A recognition of the significance of the parish's history, and the heritage that surrounds them, is a key characteristic of responses from many village residents, with the North Marston History Club being an important part of the community. A Heritage Trail has been established by the club to highlight important sites and landscapes in the parish, and the complete history has been gathered into a comprehensive and locally financed volume "The North Marston Story", a book of over 400 pages.

The parish and its residents regard it as a priority to preserve and promote this unique heritage while recognising the need for the village to develop sympathetically in order to ensure a sustainable future.



*John Schorne Pilgrim
Badge in the British
Museum collection*

Archaeology

There are areas of potential archaeological significance in the parish. The most extensive of these are the many fields of ridge and furrow which surround the village and have lain undisturbed since medieval times.

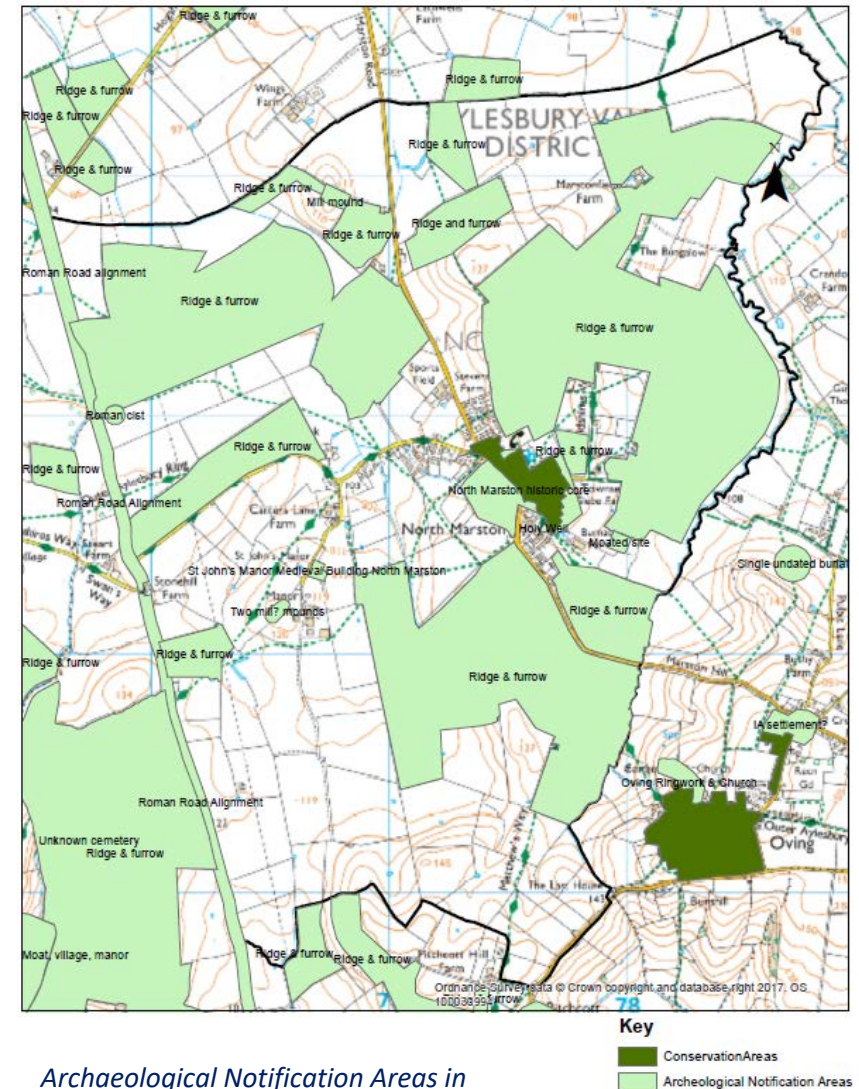
The extent of the evidence of medieval farming shown by these large areas of ridge and furrow still present in North Marston is a key element of the historic environment for this village and large swathes of land around the village show “well preserved ridge and furrow...amongst the finest surviving examples to be found in England”. (*Source: Defining the special qualities of landscape designations in Aylesbury Vale District 2015*). 77 % of respondents to the Parish Questionnaire thought it was either important or very important to conserve the ridge and furrow landscape of the village. Only 7% thought it unimportant.

All areas of ridge and furrow in the parish are designated areas of archaeological notification, indicating that there is already evidence of archaeological remains. Their extent is shown on the map opposite.

Other sites with potential for further archaeological finds have been identified, including Schorne Well, and relicts have been found in previous excavations. Full details of these sites and finds can be found in the Neighbourhood Plan.

All development proposals should adhere to Policy E4 of the North Marston Neighbourhood Plan, part of which states:

Development proposals should demonstrate clearly that they have considered the potential impact on all above and below ground archaeology and prove that no archaeological remains would be lost or unacceptably mitigated against by development.



Archaeological Notification Areas in North Marston

Conservation Area

The central area of North Marston was designated as a Conservation Area in 1972 with an updated Conservation Area document published in 2008. The extent of the Conservation Area is shown on the accompanying map.

The Conservation Area is made up of the core of the village stretching south from the Memorial Hall at the end of High Street to the buildings in School Hill and Church Street. It excludes all of the buildings on the southern side of High Street. Over time, questions have been raised by interested residents about the need for its reappraisal and expansion. The major concerns are that the original determination was too subjective and not informed by local opinion. It was also entirely based on aesthetic judgments and made no attempt to reference the rich historical or heritage value of many aspects of the village.

St. Mary's Church, a very fine mainly perpendicular building, Grade 1 listed and regarded as one of the best 1000 churches in England, sits at the top of a small hill approached either by the narrow thoroughfare of School Hill with its white painted and brick cottages fronting the steep roadway, or by Church Street where many of the cottages and houses are raised above the road on a sloping green, emphasising their setting.

The curve of Church Street down towards the High Street is bordered by Burnaby House, a striking and locally rare late medieval farmhouse with timber mullioned windows, behind which is an attractive group of black boarded barns with interesting roofs. Opposite the church and closing the view uphill, is the solid structure of Glebe Farm, pleasantly framed by trees through which the Oving Hills are seen in the distance.

The High Street is bordered to the north-east by the long, narrow village green. The green is well enclosed, with the southern end being particularly well defined by the close nature of surrounding buildings, but along the street towards Granborough, the buildings are more widely spaced. An unusual feature which has developed over the years is the enclosure of parts of the green with small hedges – these are the remnants of hedge-surrounded allotments provided to cottage-holders which date precisely from the enclosure of the village in 1778 and they are of historical significance.

Many of the buildings are not individually outstanding from an architectural point of view, but, when viewed together they form a harmonious group giving the village identity and a notable centre.

A number of the original buildings which would have been within what is now the Conservation Area are said to have been destroyed by fire in 1705. This may well explain the mixture of building styles which are found and also the diverse pattern of buildings.

The south eastern limit of the conservation area, in Schorne Lane, has been included in order to include the historic Schorne Well, the only religious well remaining in Buckinghamshire, and a site of importance in the John Schorne "miracle" which saw so many pilgrims visit the village in medieval times. Some of the buildings nearby, whilst not of sufficient merit to be normally included in a conservation area, have been added to the conservation area boundary to reflect their importance in relation to the well.

Only the north side of the High Street is included in the Conservation Area, because the original assessor considered that the two sides of the High Street should be regarded as being quite different in character, with the difference being emphasised by the central dividing green space.

The assessment of the southern side of the High Street, describes buildings laid out in a more open pattern and set back from the road behind a thin curtain of small trees and shrubs. From several points the Quainton Hills can be seen as a backcloth. The assessment does not regard the architecture as outstanding, and though the properties are pleasant with rambling front gardens they are not seen as meeting conservation standard.

Interested residents see this assessment as an example of both the subjectivity of the original determination and the disregard of the importance of heritage to North Marston in particular. The southern side of the High Street contains a significant number of listed buildings, and its historical significance for the village has been huge.

The Parish Council will encourage Buckinghamshire Council to prepare a Conservation Area Assessment and updated Management Plan for North Marston Conservation Area.

It is expected that any new buildings in the Conservation Area will be designed to preserve and enhance its special character. They should also be designed to respect the bulk, massing, height and orientation of buildings in close proximity to the site, and to add to the varied character of the parish.



St Mary's Church, a Grade 1 listed building, is regarded as amongst the finest in the country, and was largely built with the offerings of pilgrims to the village in medieval times

Listed Buildings

There are 23 listed buildings in North Marston parish. St Mary's Church is Grade 1 listed, and all others are designated Grade 2.

- St Mary's Church, Church Street
- 1 High Street
- 3 High Street
- 29 & 31 High Street
- 35 Quainton Road
- 4 High Street
- 4 Church Street
- 5 School Hill
- 51 Quainton Road
- 9, 11, & 13 Quainton Road
- April Cottage, 47 Portway
- Blackberry Barn
- Burnaby House, Church Street
- Home Farm, High Street
- Marstonfields Farm, Marstonfields Road
- Moreton House, Church Street
- Outbuilding at 14 High Street
- St John's Manor, St John's Lane
- The Pilgrim, High Street
- The Wheatsheaf, High Street
- Yeoman Cottage, Church Street



Home Farm



The Pilgrim



The Wheatsheaf

Local Heritage Assets

In addition to the listed buildings, the Neighbourhood Plan has also begun to identify a number of locally important historic assets, which, although they may not be of sufficient architectural or historic merit to justify listing, are an important part of the heritage and character of the parish. The Local Heritage Assets initially identified in the Neighbourhood Plan as worthy of further protection are listed below, with the map on the following page showing their locations:

1. Schorne Well
2. The Parish Barn and associated land
3. Garfield House
4. The Old Post Office

All development proposals affecting identified local heritage assets, both now and in the future, will be required to take into account the character, context and setting of the assets. Development should be designed taking account of local styles, materials and detail.

Identified Local Heritage Assets



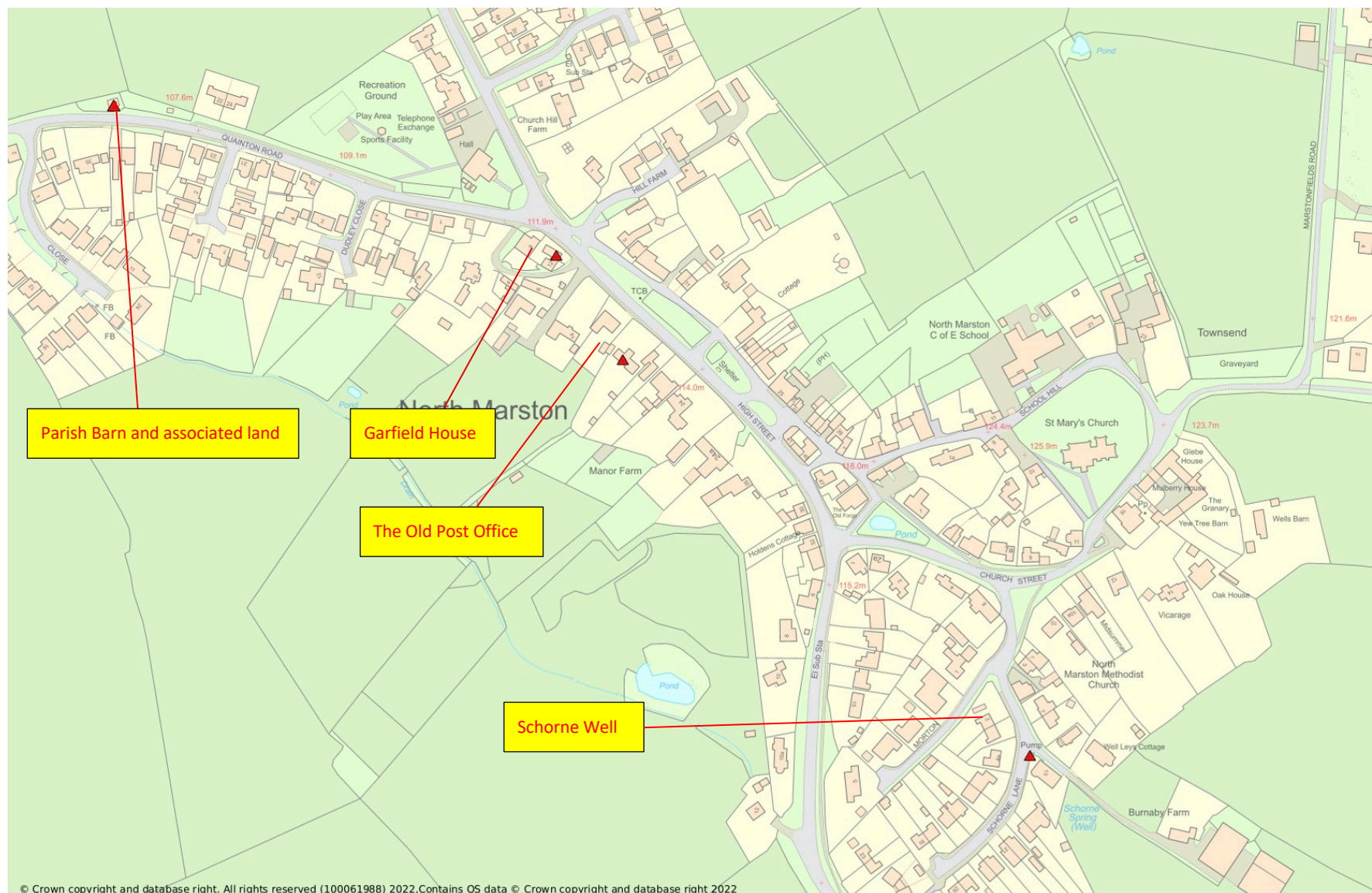
The Parish Barn



Garfield House



The Old Post Office



Sites of Local Heritage Assets initially identified in the Neighbourhood Plan

3. Current North Marston Housing Typology

Introduction

There is no consistent appearance to the housing in North Marston. This is a village whose wide variety of buildings emphasises its piecemeal and organic growth over time, and a large part of its charm and attractiveness lies in this diversity.

The attraction of the village was recognised by local councils 50 years ago when the central area became one of the first three Conservation Areas in north Buckinghamshire, and it is reinforced by the presence of 24 listed buildings throughout the village – over 8% of the total dwellings.

With its rich historical heritage, dating from Roman times, through a detailed listing in the Domesday Book, and leading most significantly, to becoming the third most important centre of religious pilgrimage during the 14th and 15th centuries, and attracting a king's visit on 2 occasions, North Marston has remained through history an agricultural settlement. Its predominant impression is still very much that of a close community of buildings surrounded by open countryside and farmers' fields, with an inspiring selection of wide-ranging views to all points of the compass.

The village has, however, a wide variety of density, building date and materials, testifying to its historic past.

The original linear structure of the village, with a central core of buildings nestling around the village church and then stretching away to the south, remains the dominant impression experienced by visitors, but this structure has, since the middle of the twentieth century, been supplemented by small housing projects, mainly to the north and west of the village, and by infill construction along the through roads. However, the buildings in North Marston are all of a modest scale within the Settlement Boundary.

There are three key character types – the historic centre - the boundary of which is marked by the current Conservation Area boundary - the newer cul-de-sac developments and the radiating roads which lead out of the village.

Character Types

Character Type 1: The historic centre

Much of the centre of the village was destroyed in a damaging fire in 1705, meaning that fewer buildings predating that time are to be found in North Marston than might be expected. Nevertheless, there are some older “black and white” framed cottages but only a few of them have thatched roofs. There is some Georgian red brick but far more Victorian and Twentieth Century. 2 storey red brick and plain tile residences are the most common form, but along the through roads these are regularly interspersed with others, providing a sense of variety to the village.

In the Conservation Area there are terraced houses north of the green and on School Hill. There are often no front gardens..

Character Type 2: Modern cul-de-sac developments

There are a number of small-scale cul-de-sac developments, radiating from the historic roads. There are 8 of these in total, with 2 dating from the 1950s, 1 from the late 1970s, and the other 5 being built between the mid 1980s and mid 1990s. The closest the village reaches to a coherent sense of a consistent appearance linking different parts of the village lies in the substantial brick and tile residences to be found in those 5 modern culs-de-sacs.

Character Type 3: Radiating roads

The roads which lead out of the village centre are mostly lined with properties set back from the road frontage, mixed in age but often more modern properties. These houses are primarily detached, set in gardens set back from the road frontage. Front boundary treatments are often hedgerows of varying heights.

North Marston Street-by-Street within the Settlement Boundary: Photographs

Inside the Conservation Area



Church Street



School Hill

The North Marston Conservation Area has a wide variety of historic housing styles – these photographs are representative only



High Street (North side)

Modern culs-de-sac developments (mid 1980s – mid 1990s)



Carters Meadow



Dudley Close



Shepperds Close



Elmers Meadow



Hill Farm

Earlier Culs-de-Sac



Gibbins Close



Morton Close



Schorne Lane

Radiating Roads: representative only



Portway



Granborough Road



Quinton Road



An individual property on Marstonfields Road

North Marston Street-by-Street within the Settlement Boundary: Street Descriptions

STREET NAME	BUILT	CHARACTER	HOUSING DESCRIPTION
Carters Meadow	1995	Cul-de-sac (off Quainton Road S)	8 houses. Brick-built detached houses in a variety of styles, several presenting 2-material frontages (including boards/bricks; tile hangers/bricks; white paint/bricks). Open-fronted to road. Attached and integrated garages, plus separate garage blocks.
Church Street	Historic + Modern	Link Road (High Street to Townsend)	Within Conservation Area (<i>qv</i>) except for small bungalows near junction with Portway (N), a courtyard conversion of modern brick-built houses opposite the church, and farmhouses and vicarage set away from road along narrow access
Dudley Close	1994	Cul-de-sac (off Quainton Road S)	12 houses. Original thatched black and white framed house retained in a development of brick-built detached houses with garages (attached and separate). Open-fronted to road. White painted finish on some houses to blend with original.
Elmers Meadow	1993	Cul-de-sac (off Granborough Road N)	18 houses. Brick-built, large, detached houses with garages. Open-fronted to road. Variety of styles, but a cohesive appearance. Green space in centre, and separate garage block.
Gibbings Close	c1950	Cul-de-sac (off Granborough Road N)	15 houses. Semi-detached or terraced, with 2 single-occupancy bungalows. Brick and tile construction with gardens. Originally social/council housing now privately owned. No garages: separate garage blocks house 6 cars only. Pedestrian-only access to some buildings. Single style, extending to 6 houses fronting Granborough Road N
Granborough Road	Historic + Modern	Through Road (North end)	Variety of styles and types on 2 sides. Includes brick-built semi-detached (cf: Gibbings Close); converted farm buildings and bungalows in courtyard cluster; large, detached houses, and older farmhouse. Primarily brick-built, some with rendered frontages. Developed since 1950. Most recent build (1 house infill) completed 2020 in Gibbings Close style. Includes village facilities: Memorial Hall, Telephone Exchange, Community Shop

STREET NAME	BUILT	CHARACTER	HOUSING DESCRIPTION
High Street	Historic + Modern	Through Road (Central)	N side is within the Conservation Area. S side consists mostly of large, detached houses of various ages set well back from the road, and with space between. Towards the junction with Quainton Road, a cluster of properties set closer together, with some reached by access road off street.
Hill Farm	Mid 1990s	Cul-de-sac (off High Street N)	4 houses. Very substantial brick-built detached houses; 2 only with double garages. Open-fronted to brick-cobbled access road. Lies within Conservation Area.
Marstonfields Road	Historic + Modern	No Through Road	4 individually designed and constructed houses, set in extensive grounds Brick-built; 2 are modern late C20, 2 date back to mid C20.
Morton Close	1977	Cul-de-sac (off Schorne Lane S/Church Street S)	5 large brick-built detached bungalows on N side only. Open-fronted, but with extended unfenced gardens to front. Separate and attached garages.
Portway	Historic + Modern	Through Road (South end)	The historic gateway to the village. 5 detached brick-built houses on S side near village centre, otherwise all houses on N side. Most recent houses built in 1998. A few individually styled houses, but most placed in small group clusters. Variety of styles and periods, including semi-detached and detached houses, terraced houses, social housing (maisonettes and bungalows). Majority are brick-built, but several are white-painted, and one property is sandstone and brick. Many properties have long, fenced front gardens, but towards S boundary of village, houses (which are a mixture of both older and more modern) occupy historic, very shallow “squatters’ rights” roadside plots backing on to extensive ridge and furrow field systems. One of these is a listed building.
Quainton Road	Historic + Modern	Through road towards Carters Lane and Hogshaw radiates from junction with Granborough Road S/High Street S	Most populous road in village, with the greatest mixture of styles. Two mid-C20 brick-built semi-detached houses on N side, all others on S side. Wide variety of buildings in range of materials and finishes results in eclectic and interesting mix with no dominant style or period. Houses are individual or stand in small groups – infill has developed over time. Modern architecture evident – most recent house completed in 2018.
School Hill	Historic	Link Road (High Street to Townsend)	Within Conservation Area. State primary school towards top of hill

STREET NAME	BUILT	CHARACTER	HOUSING DESCRIPTION
Schorne Lane	Mid 1950s	Cul-de-sac (off Church Street)	Schorne Well, Wesley Centre, and 4 older houses in Conservation Area at entrance from Church Street. Cul-de-sac development of semi-detached houses, now privately owned, originally built as council/social housing. Brick-built, but on S side owners have adapted frontages to present a variety of 2-material finishes (including white paint/brick, pebbledash/brick) and brick-only facades. N side houses remain white/cream/brick fronted. Rear of N side overlooks Morton Close. Originally built without garages, some owners have added garages or hard car standing within front gardens. One infill new-build in a complementary style has been constructed in 2021.
Shepperds Close	c1985	Cul-de-sac (off Quainton Road S)	18 houses. Earliest and largest of Quainton Road culs-de-sacs. Most spacious with brick-built houses (although open-fronted) placed at a distance from access road. Least diverse of culs-de-sacs with little variety of styles, and distinctive brown painted windows and doors throughout. Attached and integrated garages. A number of the original gravel driveways have been replaced by brick-laid hard standings.
Townsend	N/A	Link Road (Church Street to Marstonfields Road)	No houses

Prevalent Housing Materials

(with acknowledgement to John Spargo and the North Marston History Club)

In a village with such a rich history containing a wide range of building, a great variety of materials have been used over time. This diversity is a large factor in the charm and attractiveness of the village's appearance.

This section details the various materials which are present in North Marston's buildings. A typical specific example of each is illustrated together with an indication of prevalence. Other examples of all but one of these materials can be found in different parts of the village.

HOUSING MATERIAL	PREVALENCE	LOCATION OF EXAMPLE	ILLUSTRATION
Timber Framed, thatched roof	Less Common	The Brambles Quainton Road	
Timber framed, tiled roof	Less Common	Home Farm High Street	

HOUSING MATERIAL	PREVALENCE	LOCATION OF EXAMPLE	ILLUSTRATION
Dressed limestone fascia	Less Common	Eleanor Cottage High Street	
Rubble limestone fascia	Isolated Examples	Michaelmas Cottage High Street	
Brick & tile modern	Common	Carters Meadow	

HOUSING MATERIAL	PREVALENCE	LOCATION OF EXAMPLE	ILLUSTRATION
Brick clad, timber frame (parapet gable)	Less common	The Pilgrim High Street	
Brick & Slate/Tile, Victorian	Common	Garfield House High Street	
Corrugated iron over thatched roof	Only example, will be replaced by thatch	3 High Street	

HOUSING MATERIAL	PREVALENCE	LOCATION OF EXAMPLE	ILLUSTRATION
Brick & part-render	Less Common	High Street	
Tile Fascia	Common	Carters Meadow	
Timber Fascia	Common	Quainton Road	

HOUSING MATERIAL	PREVALENCE	LOCATION OF EXAMPLE	ILLUSTRATION
Pebble dashed + painted	Common	Quainton Road	

Notable Historic Structural Features

(with acknowledgement to John Spargo and the North Marston History Club)

Many of the older, historic buildings the village show examples of notable structural features from the past. This section details the most significant of them.

FEATURE	DESCRIPTION	EXAMPLE	ILLUSTRATION
Formerly thatched roof, now tiled or slated: steep pitch	The pitch of a thatched roof is invariably steeper than a slate or tile roof to aid drainage, so roofs that were formerly thatched and are now covered using an alternative material are revealed by their characteristically steep pitch.	Home Farm High Street	
Half-hipped roof with first floor gable window	Light into the first-floor roof-space is easier to achieve through an end- gable window that a dormer in a thatch (thatch would have been the original roofing material). The windows are quite small, high in the gable and would have been protected by the thatch overhang. In some local farmhouses these windows were originally doors into an upper storey hay loft or feed store for livestock, accessed by ladder from the outside.	The Brambles Quainton Road	

FEATURE	DESCRIPTION	EXAMPLE	ILLUSTRATION
Extended purlins in gable end	Thatched roofs overhanging a gable end would have derived support from the extended purlins to create a gable-end overhang so that rainwater was thrown away from the walls of the building. Some formerly thatched dwellings can be identified by the purlin ends standing proud of the gable wall. In non-thatched gables, the purlins would have been cut back flush with the gable wall.	April Cottage Portway	 A photograph of a white-walled cottage with a steeply pitched thatched roof. The purlins are visible extending beyond the gable wall, supporting the overhang of the roof. The house has a small window and a door visible on the side.
Timber mullions	A traditional late-medieval window, unglazed, which would have had wooden internal shutters deployed at night.	Burnaby House Church Street	 A photograph of a two-story timber-framed house with a steep tiled roof. The upper story features a large window with multiple vertical timber mullions. The lower story has a smaller window. The house is surrounded by a green hedge.
Wooden casements	Typical until the mid-19 th century, there remain a few examples. Simple and cheap to make and functionally adequate, they were the commonest form of windows in smaller dwellings.	3 High Street	 A photograph of a building with a green corrugated metal roof. The facade is made of red brick with dark timber framing. There are several windows, some with white frames and others with dark frames. The building is set on a stone foundation.

FEATURE	DESCRIPTION	EXAMPLE	ILLUSTRATION
Parapet gable end <i>(not load-bearing)</i>	A feature of style rather than function and popular in the Regency period when former timber-framed structures were concealed behind brick facades to give the appearance of brick-built structures. The gables do not take the weight of the roof and may be given decorative pediments to emphasise the style, as in this example.	The Pilgrim High Street	 52
Wooden sash windows	Gained popularity during the Victorian building boom when they were mass-produced in huge volume using mechanical production techniques. They were created in standard sizes so influencing building design.	The Red House High Street	
Thatched roof	Local thatching used straw for its accessibility and cheapness, latterly replaced by reed. It was the roofing material of choice for virtually all dwellings until the mid-19 th century.	The Brambles Quainton Road	 49

FEATURE	DESCRIPTION	EXAMPLE	ILLUSTRATION
Truncated jetty (former jetty, now removed)	A casualty of a fire that swept through the village in 1705, the upper floor and roof of this building were destroyed or removed, and a new upper floor and roof built, the original jettied first floor was cut back level with the ground floor leaving the ends of the floor joists exposed, with brick in-fill between.	Pilgrim Cottage Church Street	
Brick noggin in-fill	In a response to a drive to conceal the wattle and daub infill that was used initially in the construction of timber framed dwellings, brick noggin was a way of using bricks, often decoratively, to fill the spaces between the timbers of panel framed external walls. A common decorative pattern is known as herringbone	3 High Street	

Residents' opinions on development

North Marston has a great variety of buildings in style, age and building materials. Two storey red brick and tile houses predominate, but there are some timber framed buildings and some terraced houses, although the majority of the houses are spaced out, set in gardens. The price of houses is significantly above the national average.

As part of the Neighbourhood Plan questionnaire, residents were asked their views about how the village should develop over the lifetime of the Plan. The following key points were made in the responses:

- Most residents agree that there will be a need for additional housing over the next 20 years.
- More than 3 in 4 respondents feel that a maximum of 25 houses would be appropriate over that time. This would equate to an increase of approximately 8% in the number of houses.
- There was a strong opinion expressed that infill between buildings or sites of fewer than 10 houses are the preferred site sizes for any development.
- Over 90% of respondents felt that smaller houses (1-2 beds) would be suitable for the village, and many also felt that bungalows would be appropriate.
- The provision of affordable housing would be welcome to a majority of respondents.

These views have been incorporated into the Policies within the North Marston Neighbourhood Plan and any development proposals should demonstrate that they have had regard to those Policies and the guidelines and design principles set out in this Design Code.

Full details of all responses to the Questionnaire can be found in Annexes to the Neighbourhood Plan Consultation Statement