HALLATON DESIGN GUIDE

1. OVERVIEW

Hallaton is a conservation village consisting of 242* dwellings varying in age, size, style and construction materials. It has a rural setting with myriad views of open countryside, several green spaces and a good number of trees and planting. It is often featured by press and publishers as one of the prettiest villages in England and is home to the ancient annual custom of Bottle Kicking.

Village Green showing the Buttercross and War Memorial

The buildings within the village are reflective of its growth over time, with older traditional stone, brick, thatched and slated roof dwellings concentrated around the village core (as bounded by Churchgate, High Street and Eastgate).

Development in the 19th century for an expanding population saw the addition of brick terraced cottages of various sizes along High Street and Eastgate. Some are typical in style, some built in a mews style.

In the early 20th Century the village hall and several terraced almshouses were built in style reminiscent of the arts and crafts movement using brick, stone and terracotta roof tiles. These were constructed following the legacy of Isabella Stenning.

Like most population centres in the mid 20th Century, Hallaton received its share of council houses introducing more modern materials and somewhat contrasting designs. These are almost all semi-detached with a mix of brick and render facades and are were spread along North End, Eastgate and Medbourne Road at the edges of the village.

*2011 Census listed 242 dwellings within Hallaton Parish

From the 1960's infill development of former farms and land from larger houses continued to add more dwellings to the village with a number of brick bungalows and houses built without much to distinguish them in terms of design or style. They are typical of the prevalent generic construction styles of the 1960's, 70's and 80's as often found in urban housing developments. These, too, are mainly spread in the outlying parts of the village along Eastgate, North End, and Hare Pie View although there are a few examples built as infill near the Bewicke Arms and along Hog Lane.

Developments of the last couple of decades have been mixed in terms of the quality of building design. There have been some considered designs where the conversion of existing buildings has in the main been sympathetic (The Old Stables & The Old Forge are examples). There have been some individual dwellings built using stone and with a nod to traditional designs (e.g. 12 Hunts Lane). However, there have also been examples of development of less considered design and high density such as those on the corner of North End and Horninghold Road and Hare Pie View.

In summary, Hallaton retains an historic charm and beauty which is exemplified by the high number of listed buildings at its core (see Fig. 2). It has a mix of building styles but retains a homogenous feel thanks to the high proportion of traditional dwellings at its core and the retention of the original village layout. The negative visual impact of later, less traditional, developments is mostly limited by their outlying position, their setting (being generally similar to their neighbours or tucked away) and the softening effect of planting and greenery.

Figure 2: Map of Listed buildings in Hallaton

It is the intention of this guide to safeguard the setting, feel and character of Hallaton by encouraging future developments to be sympathetic to their surroundings in terms of design, density and scale. There is scope within the village for a range of building styles but these will only be appropriate in particular locations and densities. The design statements below offer guidance for the designs that we believe will enhance and augment the built environment within our village. The Appendix highlights the different character areas within Hallaton as an indication of appropriate design features.

2. PURPOSE

The purpose of this statement is to ensure that future development within Hallaton preserves the character and setting of the village. Developers must demonstrate in a Design and Access Statement how their proposed development reinforces Hallaton's character and augments, compliments and fits within its neighbourhood.

The statement does not supersede or replace the policies and guidance in relevant national and local documents, but is designed to augment them. The intention is that development within this Neighbourhood Plan area is of a higher standard than the general requirements set out in national and regional policy documents. The aspiration is to do more than avoid a negative impact. It is to ensure that future development improves Hallaton for the community.

It is not the intention of this statement to impose a particular style of building design nor to exclude good examples of modern design and construction. It is, however, intended that any development proposals do not conflict with their surroundings nor diminish the existing historical value and local amenity.

Within the conservation area of the village this statement demands a stricter coherence to the prevailing style and character of the immediate neighbours.

Design Statement One – All development proposals for more than one unit of residential property will require a design and access statement.

The Design and Access Statement must address the following:

1. Context and character

New buildings are expected to maintain the integrity of the village character. Building scale, styles and materials must therefore be coherent with, and complimentary to, the neighbourhood in terms of visual impact. (See appendix showing design features in different parts of Hallaton)

Particular care must be taken to reflect and respect the importance of neighbouring listed properties and ancient buildings.

2. Design appropriate to the historic character of the village.

All residential development will enhance and reinforce the local character and sense of place of the specific location in which it is situated.

New buildings are expected to maintain the integrity of the village character. Building scale, styles and materials must therefore be coherent with, and complimentary to, the neighbourhood in terms of visual impact.

Particular care must be taken to reflect and respect the importance of neighbouring listed properties and ancient buildings.

Building densities should be concomitant with surrounding residential properties and provide space for greenery and planting if common to the area.

3. Environmental impact

Any new development must demonstrate how it will minimise the impact on local flora and fauna. Existing trees, hedgerows and topography should be preserved as far as possible.

Existing grass verges and banks should be retained where possible and provision made for the upkeep of any new green areas within the development.

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

4. Vehicular access and parking

All developments must provide adequate provision for vehicular access and off road parking. All new dwellings must be provided with a charging port for electric vehicles.

The number of parking spaces should be a minimum of two for properties of 3 bedrooms or less, three for 4 bedroom properties and four for 5 bedrooms or more. Each enclosed garage space should include a external drive/forecourt large enough to accommodate vehicle standing to allow safe ingress and egress. The minimum acceptable dimensions for a car parking space will be 5.0m x 2.4m x 2.0m (length x width x height). Parking spaces should not require drivers to reverse more than 25m for access.

The Design & Access statement must also prove the suitability of the proposed access roads for the anticipated volume of traffic.

5. Utilities and waste

Development should incorporate sustainable drainage systems with maintenance regimes. Appropriate provision for the secure storage of waste bins and recyclable materials out of sight of public areas is also necessary. Meter cabinets and utility entry points should not be sited on property frontages.

All new dwellings must be connected to the local fibre optic network and cabling, pipework and telephone lines must be discreet and protected from damage.

All new developments will have to comply with existing policies regarding aerials and satellite dishes

6. Accessibility

As well as complying with current building regulations, new developments must provide adequate access for wheelchair users and pedestrians throughout the development area by the use of suitable pavements, drop kerbs and avoidance of obstacles such as steps.

Access to existing footpaths must be maintained.

7. Connection with the countryside

The countryside is regarded as a non-renewable and natural resource which must be afforded protection. Developments are expected to demonstrate their compliance to Planning Policy Guidance relating to countryside. In addition, the Design & Access Statement must show how new buildings will be set into the landscape in such a way that they appear to be a coherent part of the village.

8. Quality for pedestrians, cyclists and the physically disadvantaged.

New developments must not create problems of access for residents. The creation of safe spaces for access and movement around the development, taking into account expected vehicle numbers and movements, must be catered for in the Design & Access statement.

9. Implications for local historical narrative.

The Design & Access Statement must demonstrate how a proposed development meets the demands of the Neighbourhood Plan with regards to the protection and preservation of local historical assets. Developments close to assets of historical importance, must be designed in such a way that they do not detract from or harm these assets.

10. Implications for local amenity

Developments should demonstrate how they contribute positively to local services and amenities. Any new development must not reduce access to services or amenities for residents. Larger developments are expected to contribute positively in order to offset the impact of higher demand on existing services and amenities.

11. Implications for local ecology

The Design & Access Statement must demonstrate an understanding of the ecology local to the proposed development and outline what measures will be put in place to protect important habitats and mitigate the impact on local flora and fauna. It should not only protect current biodiversity but should look to increase and enhance local biodiversity. To this end, we positively encourage the following measures:

- Roof and wall construction should follow current technical best-practice recommendations for integral bird nest boxes and bat breeding and roosting sites
- Hedges (or fences with ground-level gaps) should be used for property boundaries to maintain connectivity of habitat for small ground based animals such as hedgehogs.
- Security lighting should be operated by intruder switching, not on constantly. Site and sports facility lighting should be switched off during 'curfew' hours between March and October, following best practice guidelines in Bats and Lighting (Leicestershire & Rutland Environmental Record Centre 2014). Maximum light spillage onto bat foraging corridors should be 1 lux.
- Existing trees and hedges of ecological or arboricultural value on and immediately adjacent to new development sites should be retained and protected whenever possible. Where this is demonstrably not practicable, the developer should be responsible for arranging new plantings on a one-for-one (or better) ratio, using diverse native species, either on site or elsewhere in suitable locations in the Plan Area. Heights and density at maturity should be considered when planning tree planting.
- The Design & Access statement should show wildlife corridors that join green spaces within the development to the surrounding landscape and allow wildlife to traverse the area.
- Sustainable drainage and landscaping schemes such as ponds should be designed to incorporate measures for habitat creation and biodiversity enhancement and should include a resourced management plan to maintain the designed biodiversity value of these features.

3. DESIGN STATEMENTS

All development plans must conform with the statements listed below;

Design Statement two – All development proposals for more than one unit of residential property will be required to achieve the following density and layout requirements.

a) Density & Layout

Density should be sympathetic to the village; no private gated areas of housing should be created, as integration of the new developments to the village is key. All proposed densities should be appropriate to that of the surrounding residential properties, and proportionate to the immediate setting. Development density typical of cities or towns are not appropriate. As a guide, appropriate density would be an average number of dwellings per hectare that is close to the existing average in the immediate neighbourhood.

The arrangement of buildings should be such that it maximises the benefits of natural light for the properties. It must also avoid a negative impact in terms of noise or light pollution for its neighbours. The arrangement of buildings should be such that the visual impact on village approaches and on views from within and without the village will be small in scale and complement those existing. It should

also provide space and amenity for practical considerations such as parking and gardens as set out in later sections below.

Building frontages should be set back from the street and privacy of new dwellings from public areas should be maintained.

Design Statement three – All development proposals for more than one unit of residential property will be required to achieve the following height and scale requirements.

b) Height & Scale

Dwelling heights should be one or two stories, with the exception of a third floor being extended into a roofline with the use of dormer windows. Any dwelling of above average height should be part of a varied scheme, proportionate, and sympathetic to the topography and not overbearing to the surroundings.

The scale of development must be suitable to Hallaton and meet a local need

Design Statement four – All development proposals for more than one unit of residential property will be required to achieve the following materials requirements.

c) Materials

The diversity of materials used in any development should match those found elsewhere in the village, with particular emphasis on neighbouring premises and consideration for listed buildings nearby. Dwellings in a single development should show a variety of finishes to provide interest and avoid repetition of form.

Elevations should match those in close proximity and be of conservation style brick (coloured to complement the historic brick used in the vicinity), rustic render and/or ironstone. Brick bond should also follow local patterns; using traditional bonds such as English Bond, Flemish Garden Wall/Flemish, or Garden Wall Bond. Ironstone should be a mix of cut and rough stone, as the dwelling requires, and can be used in tandem with brick.

Tyrolean render should be used only when highlighting architectural features and panels and it is recommended that this is kept to 20% of the overall elevation. Other render can be used as part of mix of finishes.

Sensitive use of Oak Frame and glazing are acceptable when appropriate to the setting if not overlooking adjacent residential property.

There are currently no timber, stone or metal clad properties within the core of the village and any proposed uses of such cladding must be justified on the basis of architectural merit. Other external cladding materials such composite panels, glass fibre, plastics, tensile sheeting, concrete or similar modern construction materials will only be considered in exceptional cases where the design and setting may justify their use.

Roof Treatments across the development should have a mixture of materials – chiefly riven slate, clay tiles, Collyweston stone and thatch (if development is close to existing thatch in the village). Modern substitutes for these materials would not normally be encouraged. Solar panels must not detract from the architectural integrity of the area.

Garages should be constructed to match village dwelling materials with conventional dual pitched roofs and either timber framed open fronts or timber doors. No UPVC or aluminum doors should be used unless complementary to the rest of the development style.

Roads and driveways should be of varied materials to sit in with the landscape, taking material examples from the village. Stone cobbles, stone sets, and gravel are all desirable. Tarmac should be used only in smaller areas. Hard standing should not comprise the entirety of property frontage and should be off set using planting or lawns to soften the visual impact and reduce surface water run off. Boundary kerbs should be formed of stone to be in keeping with the village

Use of green building materials with a high μ-value for thermal insulation and the exploitation of green technologies is implicit in an appropriate choice of materials. The use of new technologies that can minimise the carbon footprint of new dwellings whilst blending in seamlessly with their surroundings is positively encouraged. Grey water systems, low carbon technologies such as heat pumps and photo voltaic panels are actively encouraged subject to an appropriate consideration of local heritage and visual impact.

Design Statement five – All development proposals for more than one unit of residential property will be required to aspire to achieving the following architectural design features.

d) Architectural Design Features

Housing Design within any one development, should not normally be replicated throughout that development. Each development should reflect the diversity of the surrounding village character. Within each development the housing should not be the same in appearance irrelevant of material

Roofs should be pitched with appropriate ridge tiles Flat roofs would not normally be acceptable. Edge detailing to tiled rooflines and gable end boards should be incorporated into the design. Design features such as overhanging eaves must be similar to the local vernacular.

Chimneys should reflect one of the many styles of the village or other materials that can be seen in the adjacency, chimney pots should be encouraged to maximise

decorative finish.

Gutters and downpipes should not create a major visual impact. Materials should blend with local usages.

Gables open to prominent view do not need to be represented with equilibrium, but as with existing village housing, the use of odd windows to draw the eye with interest, barge boards or decorative gable boards as part of an accepted design scheme would link with the existing village architecture.

Window Treatments should be varied and consistent to neighbouring properties and building style. Detailing such as coloured cant brick sills and stone pad stones or keystones are actively encouraged. UPVC is not typical and is not fitting for a conservation area.

Doors should be wood not UPVC and in keeping with the design of the dwelling. A porch, canopy or overhang is desirable for doorways of detached and semi-detached houses. A porch area should be incorporated to the entrances of new dwellings.

Design Statement six – All development proposals for more than one unit of residential property will be required to aspire to achieving the following external design features.

e) External Design Features

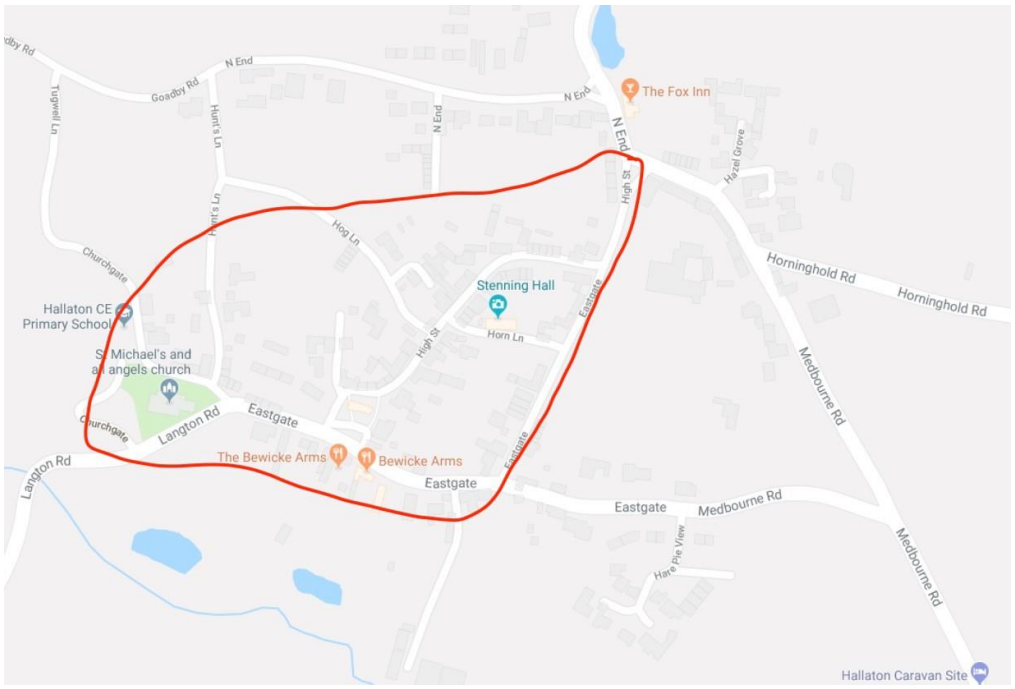
Boundary Walls: Wherever possible plots should be enclosed by native hedging, or a brick or ironstone wall, or iron railings of a rural character. All plots should support biodiversity and landscaping plans must respect local hedges, trees and wildlife considerations. Boundary walls should not usually exceed 1.8m in height where facing on to roads. Boundary fences should not usually exceed 1.2m in height where visible from public areas and the use of traditional metal rails and bar fences is preferable to picket fencing and timber boards

Colours of doors, windows and walls must be sympathetic to the village and thus bright hues and the use of bold colours should not form the dominant colour of the building or the majority of its design features.

Landscaping: Existing trees and hedgerows should be preserved and incorporated into the design where possible. Provision for new trees and other plants must be made where possible to encourage the development to blend into the rural setting and soften the lines between old and new dwellings.

APPENDIX: Building designs in different parts of Hallaton

1. *Historical Village Core: High concentration of dwellings over 100 years old.*



Map showing area of the village core











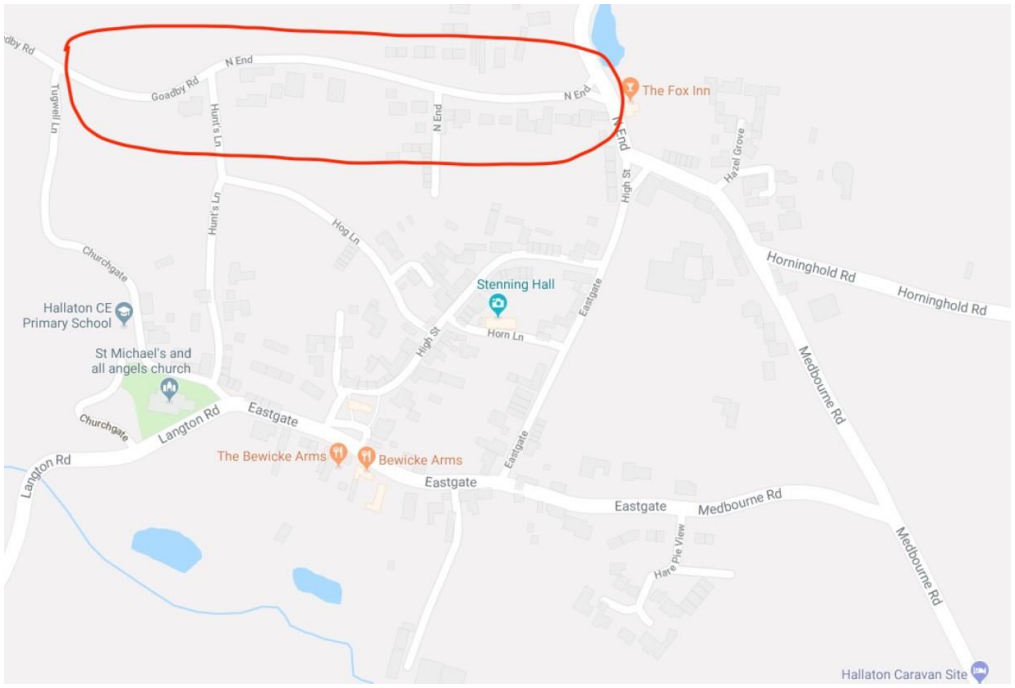





H END


THE FOX INN

2. *North End (west): A mix of older buildings with later developments built around them*



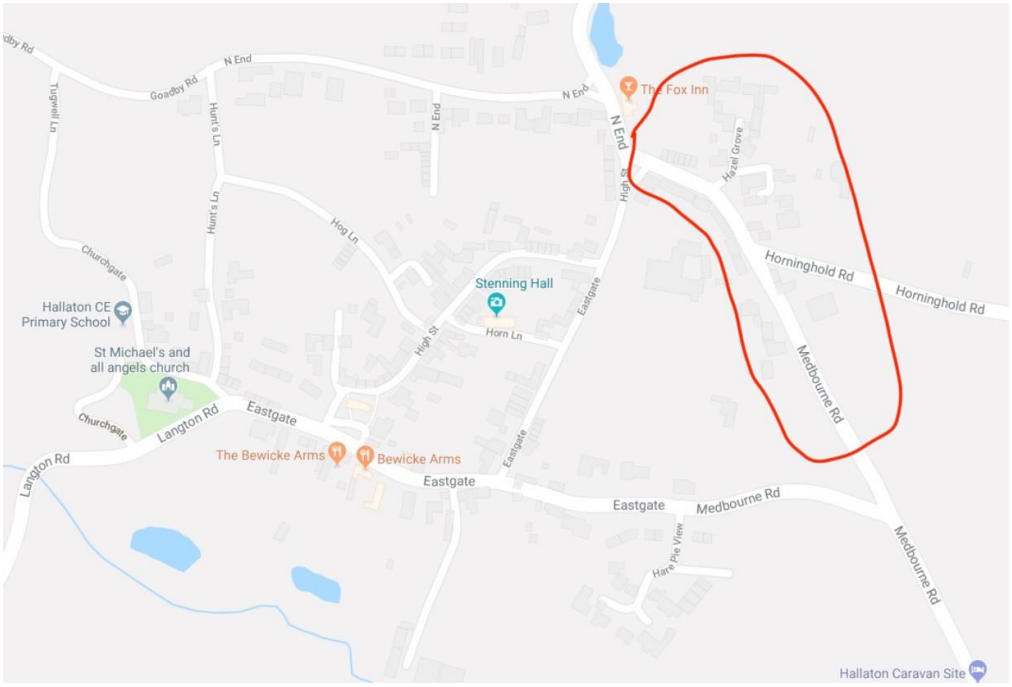
Map showing North End (west) area of Hallaton village





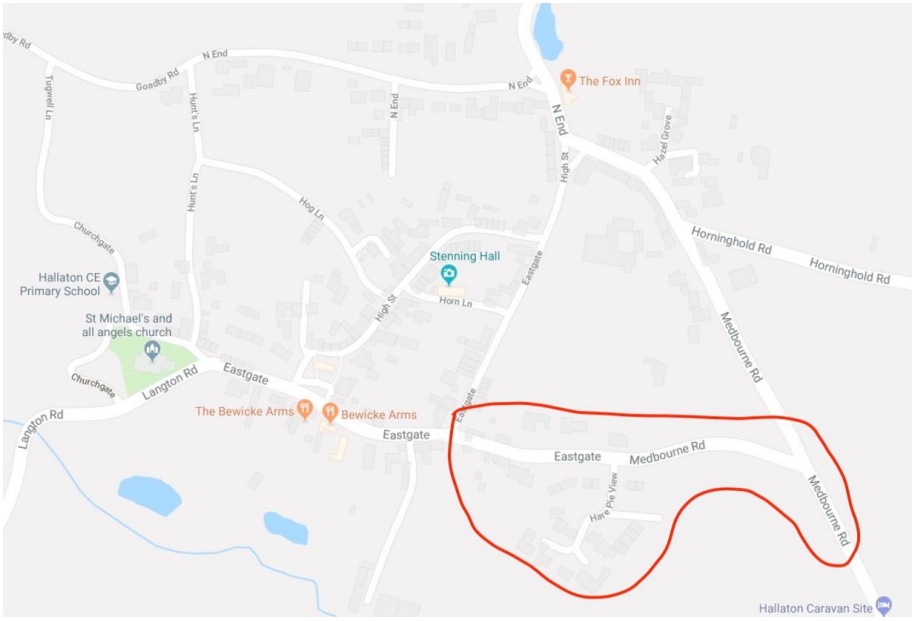



3. North End (east) & Horninghold Road: A mix of new developments and conversions



Map showing North End (east) & Horninghold Road area of the village

4. Eastgate & Medbourne Road: A mix of ex-council housing, developments & infill



Map showing Eastgate & Medbourne Road area of the village

END