

# Future Development

In all cases, future development in Holcot shall respect the style, scale and privacy of surrounding properties by using the following features :-

- ✓ Keep eaves and ridge levels as low as possible
- ✓ 45% roof spans shall not exceed 5 meters
- ✓ 60% roof spans shall not exceed 3.5 meters
- ✓ Whilst concrete tiles are extensively used, slate is the preferred option.
- ✓ Avoid large windows on street front elevations
- ✓ Use dormers, eyebrows or roof lights at first floor
- ✓ For an individual dwelling or a group development, vary the rooflines, pitches, materials and elevations to create a traditional effect.
- ✓ Do not repeat or “mirror” the same design
- ✓ Development shall be of a suitable brick or stone. The introduction of some rendering can be effective.
- ✓ In high density development, land is more effectively utilised by using garages as links.
- ✓ Retain as many site features as possible such as existing buildings, trees and walls.

Infill development, extensions to existing buildings, conversions and restorations should be designed with due consideration to the local building styles and the neighbouring properties. The vernacular styles and scale of adjacent old or new buildings and their groupings should be carefully considered in the design of new developments. uPVC (PCVU) windows do not compliment older property and shall be avoided in conversions and restorations.

There is now very restricted scope for infill development in Holcot and any future development will, by necessity, be close to neighbouring property. This makes it crucially important that the design guidelines are respected and followed.

New build, conversions and vernacular illustrated on this page show designs which are sympathetic in scale and respect the surrounding streetscape with low eaves and small windows. Inappropriate and non-vernacular features and design elements, such as over ornate brick or stone work, shaped gables and “statement” features shall avoided.





# Village Design Summary



**1.** It is essential to retain the character of Holcot for the future

**2.** Only small scale residential or commercial development shall be permitted in line with the existing Restricted Infill Villages Policy of the Local Plan.

**3.** New development shall be carefully integrated and respect the style and scale of surrounding property as detailed on page 10

**4.** New building shall respect the heritage of the village and be sympathetic to the neighbouring property,

**5.** Listed buildings and their curtilages, the farmyard complexes, as listed on page 12, and individual or groups of buildings of interest shall not be adversely affected by new development.

**6.** Conversion of older buildings, be it for residential or commercial use, shall be sensitive to the surrounding property and of a high quality of design and materials.

**7.** Historic boundaries, particularly stone walling, shall be retained and the height of new and existing hedges shall be restricted to 2 meters.

**8.** The fabric and features of older buildings shall be sympathetically conserved.

**9.** Views into and out of the village, as indicated on the map on pages 7 & 8, shall be respected and not adversely effected by development.

**10.** New build within the village confines shall not compromise or dominate the quality of Holcot within the landscape

**11.** Open spaces within the village confines shall be preserved and protected.

**12.** Any future development of more than two dwellings shall provide a mix of accommodation provision and building design. Developments of five or more dwellings shall provide some 2 or 3 bedroom dwellings.

**13.** Public footpaths within the village confines shall be maintained and protected.

**14.** Overhead wiring shall be re-laid underground whenever possible.

**15.** All new and replacement street furniture shall respect the rural context of the village.

# Parish Design Summary

**1.** Healthy trees and hedgerows shall be protected.

**2.** Many large roadside hedgerow trees are in need of management and, for reasons of safety, shall be pruned or felled as necessary. In the event of felling, they shall be replaced by new trees of the same species.

**3.** Wildlife habitats shall be protected.

**4.** New development in the open countryside shall be prohibited.

**5.** New agricultural buildings shall be sited within the existing farmyards.

**6.** Footpaths in open countryside shall remain protected and re-instated where practical.