

LITTLE LEIGH VILLAGE DESIGN STATEMENT

BUILDING AND SPACES

GUIDELINES 1

Alterations and extensions to existing buildings should be in scale, character and sympathetic to the original buildings with respect to roof line, pitch, Materials, windows and external features. Flat roofs should be avoided and height should not exceed that of the existing or adjacent buildings. Well designed modern conservatories are acceptable.

Extensions should take account of the impact of car parking and should avoid additional on road parking. Where car parking is created within the frontage of properties, care should be taken to avoid the loss of trees and hedges and restrict extensive hard paving with porous surfacing such as gravel preferable as more sustainable. Consider the use of stone setts or brick paving as a junction between the highway and drive.

Any new development (including replacement dwellings) should reflect and be sympathetic in size, scale and materials with existing development. Modern, well designed and sustainable building should not be precluded.

Boundary walls, fences, gates and hedges should reflect existing materials and be maintained at a moderate height to avoid an urban effect and change of character. Avoid Leylandii hedges and concrete fences which are out of character. Consider the use of local vernacular such as brick walls, timber palisade, railings and native hedges such as Holly, Beech or Yew or a combination of wall and railings or wall and hedge.

Avoid security fencing such as steel palisade which is urban in character. If a secure boundary is required say to commercial premises, consider weld-mesh or chain link in a dark colour such as black or dark green. Use steel posts rather than concrete to minimise visual impact and soften with planting.

