



## FRISBY ON THE WREAKE NEIGHBOURHOOD PLAN

### APPENDIX A: Guidelines for Building Design

#### DESIGN STATEMENT FOR FRISBY ON THE WREAKE

The purpose of the design statement for future building is provide guidelines to help ensure new developments within the village of Frisby on the Wreake are attractive and well-integrated into the existing village structure. We seek to minimise the impact of new development on the surrounding countryside, landscape and ecosystems, and maintain the character and vitality of the village itself.

New developments should be of high quality design, built to a good sustainability standard and reinforce local distinctiveness. The developments need to take advantage of existing topography, landscape features and wildlife habitats. Existing buildings, site orientation and micro climates should be considered to enhance the design and development of the streets, housing and surrounding open spaces.



The statement encompasses issues such as types of properties and their design characteristics, pedestrian and vehicle access, traffic flow, parking, street design, greenspace, public space and amenities.

#### PRIORITIES FOR THE DESIGN STATEMENT

- We must ensure the development is sympathetic to, and improves, the look and feel of our rural Leicestershire village.
- The design should ameliorate the effects of the development on existing properties which are adjacent or close to new development.
- We wish to ensure that new developments are designed to make the housing area and surrounding area, including access points, are an attractive place for the new residents to live.
- To ameliorate the effects of the new housing on the village as a whole.



## KEY ISSUES

The statement below details the keys issues that we believe will affect the Village with new development of houses and the expansion of the community.

### Issues likely to affect those local to any development:

- **Visual impacts:** Loss of views for individual residents and possible unpleasant aspects of the new development presenting close to them.
- **Noise:** Cars and other vehicles, people, lawnmowers, radios, playground.
- **Light pollution:** House lights, street lighting, and vehicle lights.
- **Traffic congestion:** Parking, safety, pollution.

### Issues likely to affect the wider community:

- **Visual:** Loss of communal views.
- **Character:** Effects of development on the character of the village- from its overall visual impact to its architectural design.
- **Traffic:** Traffic through the village, speeds, congestion, parking in the village.
- **Amenities:** The capacity of existing amenities to support the expected population increases, a particular problem being the primary school.

## PROPOSALS TO MITIGATE THE FACTORS LISTED ABOVE:

Many of these proposals are derived from advice in the document 'Building for Life 12' - Birkbeck and Kruczkowski, Design Council website.

## LOCAL FACTORS

### To address some of the visual, light and noise problems:

- We suggest a buffer zone, 20-30 metres between new builds and from adjacent housing. This could include the planting of mature trees, allotments or park wild life corridor spaces. Noise and Light pollution could be addressed by the buffer zone of trees, shrubs or other cultivation
- Preservation of existing trees and hedgerows—used either as boundaries to the streets or cycleway/walkway or being incorporated into the boundaries of the new properties.
- New development properties which will be situated in front of existing residents (albeit with a buffer zone) these should be constructed for minimal visual impact e.g. bungalows. Help to preserve some privacy for existing residents if these dwellings presented a “side-on” aspect or presented their gardens towards existing property to avoid these being overlooked.
- There should be avoidance of unsightly aspects of development such as dustbins, garages and parking behind new properties which might impinge on existing dwellings. Adequate space should be designed and allocated for these amenities.



## FACTORS RELEVANT TO THE WHOLE VILLAGE

As far as possible, to screen the development by use of trees/ hedgerows etc. to avoid it making an unnecessarily large visual impact, particularly when entering or leaving the village.

## PRESERVATION OF THE CHARACTER OF THE VILLAGE

Architectural design needs to be in keeping with properties already in the vicinity in terms of height of buildings. The architecture adjacent to some of our proposed development sites was built mainly from the 1960s and as such is relatively modern and is reflected in the nearby detached and semi-detached houses and bungalows. Designs should be sympathetic to this but perhaps follow more traditional village styles.

The proposed developments within the heart of the village need to reflect older architectural styles and consider historical buildings adjacent to or in the vicinity of the development site.

## MIX OF HOUSING

The survey of the village in December 2015/January 2016 voted for a mix of housing types. However, the request for 1-2 bedroom bungalows far exceeded the other options.

Preference was also for privately owned properties with also a lesser mandate for affordable housing. NB: the study by Midlands Rural Housing Association 2014 reported a need for 6 affordable housing in the village. Frisby residents accept, however, that Melton Borough Council currently require us to have 40% affordable housing in any new development.





## DESIGN WITHIN NEW DEVELOPMENTS

We propose the use of trees, shrubs, hedgerows to enhance the appearance and soften the impact of the housing on the entrances and boundaries of development areas.



## IDEAS INCLUDE THE USE OF

- Green areas with benches /play area to encourage socializing- in areas not located directly in front of properties which might be affected by noise but within village / amenity areas.
- Green space as above to buffer effects on existing housing and to enhance privacy for the new dwellings.
- Landscaping of possible “Suds” lagoons to make a water feature out of functional flood mitigation.
- Wildlife corridors to help mitigate the effects of developments on any existing wildlife (foxes, badgers, birds).
- Building materials should reflect the colours, styles, and shapes of existing housing/buildings within the vicinity of the village.
- Design features for streets, spaces and housing should draw inspiration from the existing surroundings to blend in and enhance both the existing and newly developed area.

## ACCESS TO THE SITE

‘Building for Life 12’ suggests that sites which have two points of access integrate better into villages in general rather than a cul-de-sac arrangement which then involves traffic having to make turns to exit developments. This would offer an easier flow of traffic.

## PARKING

- Off street parking in private driveways or garages would be the most desirable option to avoid traffic congestion within the new streets. If private parking is not always possible, we suggest that this should be situated at the edge of streets, visible from individual housing.
- The streets would need to be of a width to accommodate the parking whilst still permitting two-way flow of traffic. The aspect of the parking should be softened with trees and the area would need to be well-lit.



- Car Parking should be adequate for the size of properties / number of residents and should be located where it is accessible to properties and is likely to be well used.

### PRIVACY FOR THE NEW RESIDENTS

- Housing should be designed such that there is a defined area in front of dwellings giving demarcation of what is private and public space by use of attractive low walls or hedgerows.
- Appearance of the street can be enhanced by well-designed front doors and porches. A preference would also be for gardens at the rear or front (or both) of properties.



- External storage and amenity space needs to be provided away from the street front for storage of, for example, dustbins, bikes and garden equipment.
- Care should be given to residents' privacy – e.g.: the avoidance of building a high dwelling close to and overlooking a bungalow.
- Streets within the developments should be designed to encourage low vehicle speeds, and allow a social space.
- There should be personalisation of spaces within the development to allow for individuality of housing, which is a strong characteristic within the village currently.

### DESIGN OF THE STREETScape

- Avoidance of presenting tall fences and blank walls facing onto the street, this would be unattractive and claustrophobic.
- Lighting needs to be good for traffic and pedestrian safety and to help prevent crime.
- Footways and paths should be designed so they are located in places where homes overlook them, so no one feels at risk when using them.

## VILLAGE PHOTOGRAPHS

To assist our statement, we have undertaken a visual character study of Frisby on the Wreake, in the form of photographs. These include images of the village streets, open and green spaces, key buildings and houses and their key design characteristics.

The photographs are grouped into 5 key areas:-

1. Main Street, Church Lane, Mill Lane
2. Water Lane, Rotherby Lane
3. Great Lane
4. Hall Orchard Lane, Ash Way, Oak Way
5. The wider village area, including boundaries and open spaces





MAIN STREET, CHURCH LANE, MILL LANE





WATER LANE, ROTHERBY LANE







## GREAT LANE



HALL ORCHARD LANE, ASH WAY, OAK WAY





## THE WIDER VILLAGE AREA, INCLUDING BOUNDARIES AND OPEN SPACES

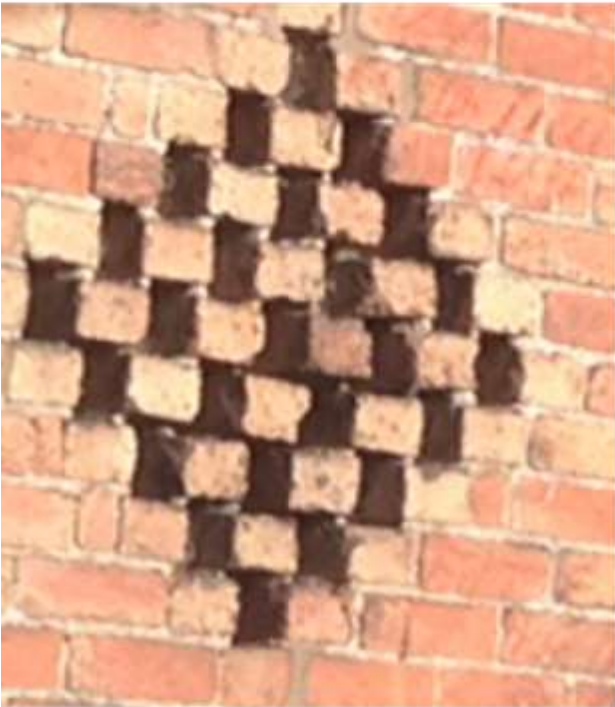




## VERNACULAR ARCHITECTURAL

We seek to ensure housing developments use this design statement as a basis for the design and implementation of housing within the village of Frisby on the Wreake

The Romans built Leicester using large quantities of broad, flat, tile-like bricks fired from local clay, and since the middle of the nineteenth century that is the material that has come into wide use again. Brick in fact predominates buildings in this area of Leicestershire, which are typically straight-fronted and plain. In fact, this is probably one of the least ornamental areas in the country. Such elaboration as there is usually consists of decorative brick features, such as string courses and mouldings, built as an integral part of the brickwork constructions.





In the 1950s and 1960s the majority of new estates were built in a style that had no vernacular precedents. This was the case in this village, both with the new estate in Hall Orchard Lane and the new houses built along Great Lane, some of them bungalows, which do not follow any particular architectural style or blend in with the older houses in the village centre.

However, more recently, an increased interest in traditional buildings has encouraged new developments in villages to adapt a faux vernacular facing with simple stone mouldings around doors and windows, with tall chimneys breaking the roofline.



In more recent times, in Frisby-on-the-Wreake, most new buildings (Including new garages) that have been built do reflect this renewed interest in the local traditional characteristics of the village. These are some examples of decorative brickwork:



## EXAMPLES OF DECORATIVE BRICKWORK AROUND WINDOWS



## DECORATIVE BRICKWORK AROUND DOORS





## TYPES OF BRICKS USED IN BUILDING

Most recently constructed buildings have used a multi-coloured clay facing brick which gives the rustic appearance of an older building.



## EXAMPLES OF ATTRACTIVE DOORS AROUND THE VILLAGE





## EXAMPLES OF WINDOWS AROUND THE VILLAGE INCLUDING DORMER WINDOWS



## SUMMARY

It is essential that any new housing development does not give the identical appearance of new housing estates built in an urban environment and must integrate with the existing design features found in the village.

The results of the survey on housing indicated that the villagers wanted a mixture of housing and this could also be reflected in the desire for a mixture of architectural styles. In other words, they do not want “little boxes, all the same”.

To summarise, the use of brick decorative styles, a mix of window and door styles, the use of both red clay tiles and slate roof tiling, breaking the skyline with chimneys would help to harmonise into the rural landscape and with the rest of the housing in the village.

