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1.00	<b>INTRODUCTION</b>	
1.01	Village Character	<i>The overall scale of residential development in the Baldons is modest with an open and spacious feel everywhere. The relationship of development with the surrounding open countryside is very important. There is an absence of high, dominant or crowded buildings and the vernacular and built form are generally simple and understated. A contextual analysis is provided in the Village Character Assessment <b>VCA</b>: Section 2.3 of the Neighbourhood Plan <b>NP</b>.</i>
1.02	Landscape Character	<i>Development in the Baldons is interconnected at all points with the surrounding countryside: resulting in a truly open and rural feel. See Landscape Character Assessment <b>LCA</b>: Section 2.4 of the <b>NP</b>.</i>
1.03	Development Sites	<i>The Baldons Neighbourhood Development Plan (NP) has identified 9 sites that are considered most appropriate for small-scale residential development of approximately 10 to 15 dwelling units for the entire <b>NP</b> area. The sites vary in size and attributes and the their suitability for different types of housing vary accordingly. See Sustainability Appraisal Section 3.</i>
1.04	Design guidance	<i>Any proposed new development in the Baldons shall be in compliance with this Design Guide. The Design Guide is intended to provide assistance and a useful framework for decision-making, setting out and building design for new development.</i>
1.05	Other guidance	<i>In addition, all proposed development in the Baldons should take due note of, and be in compliance with, the following Planning and Design guidance documentation:</i> <ul style="list-style-type: none"> <li>• <i>National Planning Policy Framework</i></li> <li>• <i>National Planning Practice Guidance</i></li> <li>• <i>South Oxfordshire Local Plan 2011/Emerging</i></li> <li>• <i>South Oxfordshire Design Guide 2016</i></li> </ul>
1.06	Formal applications	<i>For any development, Planning Permission is likely to be required. In addition, Listed Building Consent and/or Conservation Area Consent (as appropriate) may be required for any works. Developers should refer to the SODC website for guidance and for reference to the pre-application and formal application processes.</i>
1.07	Character assessments	<i>The Village Character Assessment <b>VCA</b> is provided in section 2.3 of the Neighbourhood Plan <b>NP</b> and the Landscape Character Assessment <b>LCA</b> is provided in section 2.4 of the <b>NP</b>. They describe the context for all proposed new development and should inform its design, scope and scale in order to protect and maintain the identified existing character, including:</i> <ul style="list-style-type: none"> <li>• <i>Openness and countryside views</i></li> <li>• <i>Informal and rural character</i></li> <li>• <i>Close association with surrounding pastoral landscape</i></li> <li>• <i>Small scale of vernacular and more recent development</i></li> <li>• <i>See also South Oxfordshire Design Guide 2016, section 2 'Test Your Design'</i></li> </ul>
1.08	Heritage value	<i>Heritage issues should be taken fully into account in all development proposals. Information on the heritage value of the built form in the Baldons is provided in the <b>VCA</b>.</i>
1.9	Heritage assets	<i>With regard to proposed development, due account should be taken to ensure there is no resulting harm to existing listed buildings and heritage assets and their settings. A summary of all listed buildings and groupings of heritage value is provided in the <b>VCA</b>.</i>

1.10	Complementary character	<i>Proposals should complement the existing <b>village character</b> and not detract from it.</i>
1.11	Basis of Guide	<i>The basis for the recommendations in this guide flow from:</i> <ul style="list-style-type: none"> <li>• the Village Character Assessment</li> <li>• the Landscape Character Assessment</li> <li>• an analysis of the local architecture and vernacular building types</li> <li>• the identification of commonly used building materials and finishes</li> <li>• the pattern and scale of historic and recent development</li> <li>• an understanding of the typical setting of built development within the surrounding countryside</li> </ul>
1.12	Key factor	<i>Development which is of low density and modest in scale bulk and height points to a predominant factor being the relationship between the scale of building and the context of open landscape character.</i>
1.13	Guide format	<i>For all future development, this guide sets out the following:</i> <ul style="list-style-type: none"> <li>• key issues related to scale and siting</li> <li>• a summary of residential development types – the grouping of buildings</li> <li>• recommendations relating to detached houses, terraced housing, extensions, conversions and replacement dwellings</li> <li>• design concept principles related to context</li> <li>• suggested design styles to draw on and indications of what to avoid</li> <li>• preferences for suitable commonly-used building materials</li> <li>• general guidance for decoration, landscaping, outbuildings and types of enclosure</li> </ul>
1.14	Reference	<i>Proposals for development should take due note of the Design Guide <b>DG</b>. Applications and designs should be presented in a form that demonstrates how those designs have followed the <b>DG</b> or - if necessary for particular circumstances - sets out reasons and justification for any details where <b>DG</b> recommendations have not been followed. If a Design &amp; Access Statement is part of an application, then appropriate reference to the <b>DG</b> can be made therein.</i>
	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>1</p>  <p>looking south-west from the Green</p> </div> <div style="text-align: center;"> <p>2</p>  <p>north-east corner of the Green</p> </div> </div>	
<i>These photos show views that show the fringe of single-building deep listed and vernacular buildings around the Green – forming heritage asset groupings with the ever-present countryside beyond. See sections on Heritage Assessment and Heritage Assets below.</i>		



*Photo 3 shows part of the heritage asset grouping on the south side of the Green. There is another heretage asset grouping of buildings in the lane running north from the Mole Inn at Toot Baldon.*



*More isolated listed buildings are found in Baldon Row. Little Baldon (Photo 6) has a settlement pattern that differs from those in Toot & Marsh Baldon.*

2.00	<b>SCALE</b>	
2.01	General	<i>Apart from a small number of larger buildings - that are mostly set back from the main through routes - development throughout the hamlets is notably modest and small-scale. Any new development should remain in character with this. Reference to the Village Character Assessment <b>VCA</b> should be made.</i>
2.02	Building size & bulk	<i>New development should be of comparable scale to surrounding buildings and designs should avoid appearing large and overbearing by comparison with adjoining properties.</i>
2.03	Form, scale and massing	<i>The outline and shape of any new development should reflect the existing vernacular and grouping of buildings. Designs should not tend to change the relationship of the built environment with the surrounding countryside. One-and-a-half to two storeys in height with traditionally pitched roofs is the norm. In both scale and height, proposed new buildings should be commensurate with adjacent buildings and should never be a storey height higher.</i>
2.04	Prominence	<i>New buildings should avoid being overly prominent - in terms of both physical bulk and design. They should be designed with appropriate consideration to the context of the site and adjacent existing buildings.</i>

3.00	<b>SITING</b>	
3.01	Infill & fitting in	<i>Infill development is appropriate for the development sites identified in the Baldons NP. New houses should sit comfortably with neighbouring properties and sympathetically amalgamated into the village as a whole.</i>
3.02	Backland development	<i>Backland development and development on open green spaces do not comply with NP policy. New houses should not be sited behind other buildings. In order to maintain the village character new development should remain only one building deep.</i>
3.03	Development setting:	<i>The siting of any proposed new building(s) should be fully respectful the site that they will occupy and ensure the maintenance of the character of the village and its landscape surroundings. A landscape appraisal of the site should be undertaken - to inform the design that is proposed.</i>
3.04	Impact on village:	<i>The impact of proposed new building(s) on the village as a whole should be tested against the Village Character Assessment. New development should seek to promote designs that maintain or enhance that character and they should not detract from that character.</i>
3.05	Impact on neighbours:	<i>Proposed new buildings should not disadvantage neighbouring owners. Care should be taken to avoid undue overshadowing and obstruction of views from neighbours.</i>
3.06	Impact on views:	<i>New buildings should neither block nor impair important gaps or open countryside views.</i>
3.07	Access & parking:	<i>Convenient and accessible footpaths and on-site parking should be provided for all proposed new houses.</i>
3.08	Outbuildings:	<i>Designs for all proposed new development should show all proposed buildings wherever possible including outline plans for anticipated future outbuildings, including garages and sheds etc.</i>
3.09	Future expansion:	<i>Dependent upon the particular site, it may be necessary to define &amp; limit the extent of any future development. The purpose of this would be to retain smaller housing units and safeguard them from being combined or expanded into larger units in the future.</i>
3.10	Follow up proposals	<i>There should always be a clear and justified reason for seeking changes to development after consent has been received and prior to commencement. In principle, changes which seek greater scope of development are not acceptable. Changes arising out of design detail and fine-tuning will be judged on merit but material additions will be rebutted and such proposals would need to be considered as part of a separate new application.</i>
3.11	Open spaces & gaps	<i>See VCA section 3.9 for clarification and definitions related to open spaces and gaps in the Baldons.</i>
4.00	<b>GROUPING</b>	
4.01	Detached	<i>2 &amp; 3 bedroom detached houses are preferred. Any proposal for a larger house would require exceptional justification in terms of site analysis, meaningful justification for the proposed size and scale, and appropriate high-quality design including landscape setting.</i>
4.02	Detached + annex	<i>Development of a new detached house with an annex as a separate small housing unit.</i>
4.03	Semi-detached	<i>Development of a pair of semi-detached houses: 2/3 bedrooms. The building should not appear like one larger (subdivided) house.</i>
4.04	Terraces	<i>Development of small 2/3 bedroom houses arranged in terraces 3 to 4 units long. Such a design should read clearly as a terrace and not appear like a large subdivided house.</i>

4.05	Clusters	<i>Depending upon particular site characteristics, it may be possible in certain circumstances to arrange a cluster group of 3 small units (Nuneham Courtenay has some like this). It should be done with a design approach that does not conflict with the need for the development to fit into the one-building deep settlement pattern as referred to elsewhere herein and also in the <b>VCA</b>. Any third property at the rear needs to be small and comprehensively part of the whole composition: not a physically separate dwelling at the rear.</i>
4.06	Courtyard	<i>Courtyard developments do not fit with the existing vernacular for dwelling houses in the Baldons and new courtyard development proposals should be limited to farmyard sites, where a courtyard plan might reflect the existing layout of buildings. See also South Oxfordshire Design Guide 2016.</i>





*Examples of detached and semi-detached houses – Victorian cottages north side of the Green.*



Photo 9: A pair of original cottages extended sympathetically to form what appears to be a continuous terrace of cottages. Photo 10: one of the Nuneham cluster groups where a small and fully integrated unit at the rear is architecturally a rear ‘wing’ of the front two cottages; **not** a separate backland house at odds with the established single-building deep settlement pattern.

5.00	<b>EXTENSIONS</b>	Concept principles:
5.01	Subservience	<i>Generally any extension should be subservient to main original building.</i>
5.02	Scale:	<i>The design should avoid creating something out-of-scale with existing surroundings; the final arrangement should appear to be a ‘natural’ evolution of development.</i>
5.03	Materials:	<i>Designs should use sympathetic materials. Those materials may vary but the final extended building should have a clear harmony to it. An explanation as to choice of materials should be provided. If a Design &amp; Access Statement is part of an application, then proposals for materials with appropriate reference to the <b>DG</b> can be made therein.</i>

	<p>11</p>  <p>extension: with original cottage to the right</p>	<p>12</p>  <p>extension to the right (original cottage in foreground)</p>
<p><i>Examples of vernacular village houses that have been extended. In both cases, the buildings might have benefitted from greater clarity with regard to the evolution of the building and subservience of new to older sections.</i></p>		
<p>6.00</p>	<p><b>CONVERSIONS</b></p>	<p>Change-of-use principles:</p>
<p>6.01</p>	<p>Existing redundant building:</p>	<p><i>For a conversion project to be feasible, there needs to be an existing redundant building of some architectural merit and in reasonable condition. An appraisal of the existing building needs to be provided including an explanation as to its redundancy. Most modern agricultural sheds would not provide an appropriate basis for conversion.</i></p>
<p>6.02</p>	<p>Respect existing building:</p>	<p><i>Respect the existing building is important. Insofar as the existing building is of architectural and vernacular merit, the feel and character of what exists should be retained. Important historic and architectural features should be retained and the origin and evolution of the building(s) should remain clear after the conversion.</i></p>
<p>6.03</p>	<p>Retain the vernacular:</p>	<p><i>The vernacular form of traditional farm buildings should be noted and used to inform the conversion design.</i></p>
	<p>13</p>  <p>farm building conversion</p>	<p>14</p>  <p>listed barns in Toot Baldon (provisional image)</p>
<p><i>Conversions of redundant farm buildings to form new dwellings.</i></p>		







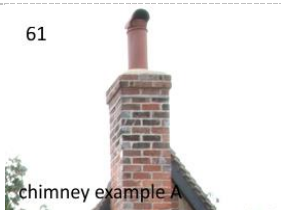

7.00	<b>REPLACEMENTS</b>	Replacement dwellings:
7.01	Justification:	<i>The redundancy/loss of the existing building should be explained and justified.</i>
7.02	Design quality:	<i>For a complete replacement dwelling, the quality of the new design is paramount; it must represent a significant improvement over what currently exists. Supporting documentation should be provided by an appropriately qualified expert: historian, planner, architect, etc.</i>
8.00	<b>DESIGN CONCEPT</b>	Appropriate styles for new houses:
8.01	Rural dwelling house	<i>Rural ‘vernacular’ houses or cottages: detached, semi-detached, terraces or (in particular circumstances – see 4.06) clusters.</i>
8.02	Contemporary	<i>Simple modern houses or cottages: detached, semi-detached, terraces or clusters.</i>
8.03	Farm building	<i>Traditional farm building conversions: to form detached houses, and (in particular circumstances) clusters or courtyards.</i>
		<b>What is important:</b>
8.04	Design clarity	<i>The design principles for any proposed development should have a clear rationale and be in accordance with the <b>SO</b> Design Guide and the guidance set out herein.</i>
8.05	Detailing	<i>The quality of materials &amp; detailing is important to the design and resultant building. They should be consistent with the character of the village and faithful to the design concept for the proposals.</i>
8.06	Character	<i>New buildings should be designed to provide character, charm &amp; interest. Consideration should be given as to how the existing building sits within the landscape and how this relationship reflects the character of the village. Any proposed development should have due regard for this relationship and should maintain the existing close affiliation with the wider rural landscape that is prevalent in the Neighbourhood Plan area.</i>
8.07	Landscape context	<i>Proposals should refer to Landscape Character Assessment <b>LCA</b> and especially the “local landscape character” in the table referring to the various designated development sites.</i>
8.08	Balance	<i>Design proposals should respect the balance &amp; scale of the site &amp; village: the new building should be sympathetically integrated therein.</i>
	15	16
		
	village house example A	village house example B




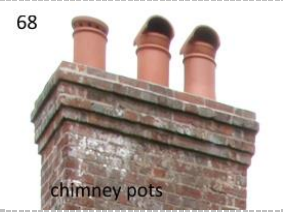
	<p>17</p>  <p>village house example C</p>	<p>18</p>  <p>simple modern house example A</p>		
	<p>19</p>  <p>modern domestic architecture: brick &amp; tile</p>	<p>20</p>  <p>farm building conversion</p>		
<p><b>Historic styles to draw on:</b></p>	<p>(See illustrated examples: most of the images below are from the Baldons or nearby locations).</p>			
<p>8.09</p>	<p>Rural 18<sup>th</sup> &amp; 19<sup>th</sup> century</p>	<p><i>Simple rural 18<sup>th</sup> &amp; 19<sup>th</sup> century houses and cottages, especially from the Thames Valley, Cotswold and Chilterns areas.</i></p>		
<p>8.10</p>	<p>Victorian</p>	<p><i>Small-scale rural Victorian domestic architecture is appropriate to draw on but not in its gothic or ecclesiastic forms.</i></p>		
	<p>21</p>  <p>rural 18<sup>th</sup> century</p>	<p>22</p>  <p>19<sup>th</sup> century cottage</p>	<p>23</p>  <p>Victorian cottages</p>	<p>24</p>  <p>Arts &amp; Crafts style</p>
<p><i>Examples of rural cottages in C18, C19, Victorian and Arts &amp; Crafts styles.</i></p>				
<p>8.11</p>	<p>Arts &amp; Crafts</p>	<p><i>Arts &amp; Crafts houses of the late 19<sup>th</sup> and early 20<sup>th</sup> century can provide a wide range of styles and materials that can inform designs for new houses.</i></p>		
<p>8.12</p>	<p>Picturesque</p>	<p><i>Picturesque architecture dating from the early 19<sup>th</sup> century can be an appropriate source of design ideas. Examples of 'cottage ornée' can be found at Blaize Hamlet near Bristol and dotted around many large estates throughout southern England.</i></p>		
<p>8.13</p>	<p>Edwardian</p>	<p><i>Simple rural Edwardian architecture is appropriate and can be useful to refer to.</i></p>		
<p>8.14</p>	<p>1930's</p>	<p><i>Houses from the 'Art Deco &amp; Modernism' of the 1930's are also a useful design resource.</i></p>		

	 25	 26	 27	 28
	<i>A few examples of Arts &amp; Crafts, Picturesque, Edwardian and 1930's cottages.</i>			
8.15	Contemporary	<i>Simple modern design and construction is fully appropriate and there are some good examples locally. Turn End at Haddenham (1960's) is an interesting case in point.</i>		
8.16	Traditional farm vernacular	<i>In particular circumstances (dependent upon the site and layout) a design based around traditional farm building vernacular could be appropriate.</i>		
	 29	 30	 31	 32
	<i>Examples of contemporary designs and farm building conversions.</i>			
	<b>To be avoided:</b>			
8.17	Avoid ostentation	<i>Overly grand &amp; ostentatious classical is not appropriate. Boars Hill can happily accommodate large one-off villas of many design styles but the character of the Baldons is quite different.</i>		
8.18	Avoid showiness	<i>Flamboyance &amp; over-showiness (including extravagant modern) is not right for the Baldons; quiet and understated designs will fit in more happily.</i>		
8.19	Avoid period reproductions	<i>It is fine to use elements of established historic styles but pastiche 'period reproductions' are best avoided.</i>		
8.20	Avoid being too plain	<i>Designs should not be dull &amp; too plain nor include muddled detailing. They should always have design integrity and interest.</i>		
	<b>Design Exceptions:</b>			
8.21	Design excellence	<i>Excellence of design and innovation is encouraged and will be considered.</i>		
8.22	Non compliance	<i>A proposal can be considered if it is an exceptional design of the highest quality in terms of its architecture and landscape design.</i>		
8.23	Village & landscape context	<i>Nevertheless, such a proposal would need to demonstrate that proper account has been taken of the characteristics of the local area as defined in the Village and Landscape Character Assessments.</i>		
8.24	Exceptional quality	<i>The exceptional quality or nature of any design exception should be truly outstanding or innovative, reflecting high standards of architecture and enhancing its immediate setting.</i>		
8.25	Justification & support	<i>Exception designs will require justification supported by expert opinion and accompanied by a detailed landscape scheme at application stage.</i>		
9.00	<b>MATERIALS</b>			
	<b>Preference for:</b>			
9.01	Sustainability	<i>Local sourcing &amp; sustainability is to be encouraged.</i>		
9.02	Local materials	<i>Typically used rural Oxford, Thames Valley, Cotswolds &amp; Chilterns vernacular materials should be used wherever possible.</i>		
9.03	Alternative technology	<i>For roofs and external walls. Green and alternative technology materials (especially when using locally based materials) are to be encouraged. Proposals should be justified and supported by appropriate data, descriptions &amp; details.</i>		



				
	<i>Examples of timber framing and external timber boarded cladding.</i>			
9.15	Timber cladding	<i>Timber boarding of various types is a suitable cladding materials: feather-edged or shiplap boards, waney edged boarding, thermally treated boarding, and many others are available. Timber supply should be as local as possible and always from certified renewable resources.</i>		
	<b>Roofing materials:</b>			
9.16	Stone tiles	<i>Historically, natural 'Stonesfield' tiles have often been used locally but they are now difficult to come by and expensive. Good quality cement-based reproductions can be acceptable, subject to specification &amp; detail.</i>		
				
	<i>Various types of stone, slate &amp; tile roofing: both hand-made and machine made.</i>			
9.17	Slates	<i>Welsh slates are suitable for extensions and outbuildings but not for large prime areas of roofing (where clay tiles are the norm).</i>		
9.18	Clay tiles	<i>Hand made clay tiles are encouraged and preferred. Some machine made tiles can also be acceptable, subject to design, specification &amp; detail.</i>		
				
	<i>Traditional clay peg tiles, machine made pantiles, and thatched roofing.</i>			
9.19	Pantiles	<i>Sometimes pantiles (terra cotta or cement-based) can be suitable for roofing, subject to design, specification &amp; detail.</i>		
9.20	Thatch	<i>Combed wheat thatch is a common and traditional roofing material in this area but needs handling with due care and attention to detail and specification. Studies of the local vernacular suggest that thatch appears natural and best when cladding a low roof (no more than one-and-a-half storeys high) and can look out of place on any building of a full two storeys or more. Ridges and crests should be kept simple with no extravagant decorative features.</i>		
9.21	Shingles	<i>Cedar or oak shingles can make a very pleasing roof but they are probably best for extensions and outbuildings rather than large areas of prime roofing.</i>		

	 53 wooden shingles	 54 timber casement windows	 55 timber sash window	 56 metal windows
	<i>Cedar or oak roof shingles, painted timber casement and sash windows, and metal windows.</i>			
9.22	Sheet metal	<i>In certain circumstances sheet lead or aluminium roofing can work well but their highly visible use in the Baldons would need design justification.</i>		
9.23	Rainwater goods	<i>Powder coated metal (cast iron or aluminium) rainwater downpipes and gutters are preferable to any form of plastic.</i>		
	<b>Doors &amp; windows:</b>			
9.24	Timber	<i>Painted or stained timber external doors &amp; windows are preferred and encouraged.</i>		
9.25	Metal	<i>Dependent upon design and specification details, good quality painted or powder-coated metal external doors and windows can also be acceptable.</i>		
9.26	uPVC	<i>As noted above (see 9.07) uPVC windows are not encouraged.</i>		
9.27	Glazing	<i>Leaded lights should only be used for buildings of appropriate style.</i>		
10.00	<b>DETAILED DESIGN</b>			
	<b>Roof design:</b>			
10.01	Roof pitches	<i>Traditional pitched roofs are likely to fit best with the local vernacular and are therefore preferred. Dependent upon the particular site and design, other forms of roof may be appropriate but suitable justification and back up detail should be provided.</i>		
	 57 tiled roofing details	 58 tiled roofing details	 59 dormer window A	 60 dormer-example B
	<i>Examples showing a broad range of traditional pitched roof details and dormer windows.</i>			
10.02	Tiled roof details	<i>Ridges, crests, hips &amp; valleys should follow the vernacular for the roof material being used (tiles, slates etc).</i>		
10.03	Dormers	<i>On most 'domestic' buildings, dormer windows can be quite suitable. There are many local forms of dormer and design proposals should seek to fit in accordingly. However, traditional farm outbuilding conversions should generally avoid having dormer windows as their inclusion can change the character of those buildings and muddle the architectural evolution of the building.</i>		
	 61 chimney example A	 62 modern brick chimney	 63 eaves example A	 64 eaves example B
	<i>Traditional details can allow a range of chimney types. Also: roof verges and rainwater goods.</i>			
10.04	Chimneys	<i>Facing brickwork would be normally expected on houses in the Baldons and is therefore encouraged. Occasionally, stone and render can be suitable. Traditional clay pots are also the norm here.</i>		

				
	<i>Traditional stovepipe terminals, conservation rooflights, metal RW goods and a trad chimney pots.</i>			
10.05	Stove pipes	<i>On farm building conversions, black-painted 'stove pipe' terminals can be more suitable; they are less likely to 'domesticate' the architectural character.</i>		
10.06	Rooflights	<i>Any large area of glass on a roof in the Baldons is likely to be at odds with the general roofscape pattern here. However, traditional rooflights can be quite appropriate; dark metal 'conservation' types of rooflight are preferable to normal 'velux' windows on prominent roof slopes.</i>		
10.07	Leadwork	<i>Traditional sheet metal (typically leadwork) flashing and abutment detailing is encouraged.</i>		
10.08	Dishes & Aerials	<i>Dishes and aerials should be kept away from principal elevations and off any silhouette rooflines.</i>		
10.09	Solar panels	<i>Wherever possible, solar panels should be located in hidden valleys and away from principal elevations of buildings.</i>		
	<b>External walling:</b>			
10.10	Façades & elevations	<i>The design as a whole - and the principal elevations in particular - should be clear and look like the sort of house or cottage that fits with the Village Character Assessment. Avoidance of very large areas of glazing to main façades is encouraged. If a particular design depends upon a lot of glazing, then it should be discretely screened from main public views by suitable evergreen landscaping – to mitigate against something visually out-of-keeping with (and harmful to) the local character.</i>		
10.11	Porches	<i>Porches and canopies should be in keeping with the general appearance and architecture of the house and their design and materials should avoid drawing too much attention to them.</i>		
	<b>Decorations:</b>			
10.12	Colours	<i>A restful and calm colour scheme is much preferable to anything gaudy or too bright: especially to all publically visible elevations.</i>		
	<b>Landscaping:</b>			
10.13	Landscape scheme	<i>A well thought through landscaping scheme should always accompany any new design proposals. Such a scheme should fully respect the character of the village and its landscape.</i>		
10.14	Access	<i>Adequate amenity space for pedestrian access and parking should be provided.</i>		
10.15	Outbuildings	<i>As noted elsewhere, it is preferable for outline designs of any possible future outbuildings to be provided at the same time as the main proposals are submitted for consideration. Such details should include: parking areas; garages; bin storage; sheds &amp; other garden buildings.</i>		
10.16	Boundary enclosures	<i>Garden walls and fences should never block or severely obscure important views between houses and the surrounding countryside. There is therefore a preference against high solid walls and close-boarded fences.</i>		
10.17	Fences & railings	<i>Open fencing and railings that allow the enjoyment of views are in general preferable to any form of solid enclosure.</i>		
10.18	Hedges	<i>Hedges that form boundary enclosures should generally not be higher than 1.5 metres.</i>		

10.19	Gates	<i>Solid 'security' gates are not encouraged.</i>
	 <p>69 Baldon House stables &amp; barns + St Peter's</p>	 <p>70 St Lawrence's Church, Toot</p>
	 <p>71 view in Toot Baldon</p>	 <p>72 thatched house with open countryside beyond</p>
	 <p>73 part of the west side of the Green</p>	 <p>74 Parsonage Farm: NE corner of the Green</p>
11.00	<b>Appendix</b>	<i>(provisional list)</i>
11.01	Baldons NP	<i>Baldons Neighbourhood Development Plan</i>
11.02	VCA	<i>Village Character Assessment</i>
11.03	LCA	<i>Landscape Character Assessment</i>
11.04	Sustainability	<i>Sustainability Appraisal</i>
11.05	Important Views	<i>NP Pre-submission Draft Fig 2.4 Key Views</i>
11.06	NPPF:	<i>National Planning Policy Framework</i>
11.07	NPPG:	<i>National Planning Practice Guidance</i>
11.08	SO Local Plan:	<i>South Oxfordshire Local Plan</i>
11.09	Planning Permission:	<i>Town &amp; Country Planning</i>
11.10	LBC:	<i>Listed Building Consent</i>
11.11	Conservation Area:	<i>Conservation Area Consent</i>
11.12	SO Design Guide:	<i>South Oxfordshire Design Guide 2016</i>
11.13	Building for Life 12:	<i>General guidance towards sustainability and efficiency</i>

*Submission Version: general review and amendments, January 2018*