AECOM

CHIPPING CAMPDEN DESIGN GUIDE

September 2024

locality
the power of community

Revision History

Revision	Revision date	Details	Name	Organisation
3	26-09-2024	Third draft	Ben Castell	AECOM
2	11-02-2022	Second draft	Ben Castell	AECOM
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Introduction

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1. Introduction

1.1. Introduction

Through the Ministry of Housing, Communities and Local Government (MHCLG) Neighbourhood Planning Programme delivered by Locality, AECOM has been commissioned to provide design support to Chipping Campden Town Council.

This document supports Neighbourhood Development Plan (NDP) policies that guide the design of future development proposals and to inform and encourage anyone proposing development in the Parish to create developments which complement and enhance the area's outstanding architectural and environmental qualities.

1.2. Objective

The main objective of this report is to present design guidance for the Neighbourhood Plan area, informing the design of future planning applications principally for residential development. The guidelines, which are focused on the design of the built environment, should be flexible enough to apply to sites of different sizes and types. The report contains diagrams and images that provide illustrative the guidelines.

The Chipping Campden Design Guide has been prepared in response to the concerns of the community to help to ensure that:

– The unique architectural and townscape quality of both Chipping Campden and Broad Campden are conserved;

– The quality of the rural area of the Parish is safeguarded, and;

– Sustainability, net zero and wildlife are considered throughout the design process.

– That new developments and alterations and extensions to existing properties complement the existing environment in design and materials.

This document not a pattern book. All applicants for planning permission will be expected to engage skilled designers to come up with appropriate solutions based on the specific site's context. However, it does contain the Town Council's expectations of both design process and outcomes. Chipping Campden Town Council is a statutory consultee for any planning applications made for developments in the Parish.

1.3. Process

The following steps were undertaken to produce this report:

– Initial meeting between AECOM and the Chipping Campden Town Council's consultant;

– Urban design and local character analysis, based on site visits and review of existing evidence base, including community engagement;

– Preparation of draft design guide document;

– Engagement - text to follow once agreed; and

– Preparation of final document.

This design guide is informed by the draft Community Design Statement, with valuable contributions by Chris Propert, Peter and Charlotte Fiell and Martin Davison. It is also informed by the comments that Cotswold District Council made on drafts of that document.

1.4. Introduction to Chipping Campden Parish

Chipping Campden is often referred to as 'the Jewel of the Cotswolds'. For many years, its unique architecture and townscape have been recognised by architectural commentators and historians as being of national and international architectural importance and are visited and enjoyed by visitors from across the world who make a vital contribution to the local economy .

The Cotswold Local Plan recognises this, stating that Chipping Campden has a high-quality townscape together with a fine landscape setting within the Cotswold National Landscape[1].

Chipping Campden's High Street, which dates from the 12th to the 17th Century, is world famous for its elegant, terraced houses and other buildings made from honey-coloured Cotswold limestone.

It has been described as 'the most beautiful village street now left in this island'. Sir Nikolaus Pevsner described it as 'the best piece of townscape in Gloucestershire - arguably one of the best in England'. John Julius Norwich describes the town as 'one of the most attractive small town in the Cotswolds, if not all England, the town has been magnificently preserved, with scarcely an eyesore anywhere'.

This acclaim has been warmly welcomed and appreciated by the Chipping Campden community, which is immensely proud of its Parish's outstanding architecture and townscape, especially the environment the two main settlements, Chipping Campden and the village of Broad Campden.

The local community works hard to conserve, maintain and enhance these qualities, and is determined to ensure that the policies and guidelines in the Chipping Campden Neighbourhood Development Plan and Design Guide contribute to achieving this.

The town is not preserved in aspic. It is a living, working town and has accommodated a significant amount of growth in recent years. A high standard of design is required to add to the quality of the town.

The majority of both Chipping Campden and Broad Campden have long since been designated as Conservation Areas, with an Article 4 Direction placing particular constraints on development within Chipping Campden.

The Parish is within the Cotswold National Landscape, which also places restrictions and requirements on development.

Apart from Chipping Campden and Broad Campden, there are no other major settlements in the Parish. There are around fifty individual properties outside these settlements.

The Neighbourhood Plan boundary shown in figure 1 aligns with the Parish boundary.

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1   Areas of Outstanding Natural Beauty (AONB) were renamed to National Landscapes in 2023. Some documents prepared prior to this change refer to AONB. AONB are therefore referenced in this report where citing titles of these documents.

LEGEND

▭	Neighbourhood Plan Boundary
▭	District Boundary
—	Rivers
—	A Road
—	B Road
▭	AONB
▭	Built-Up Area
▭	Conservation Area
▭	Registered Park and Garden
▭	Scheduled Monument
▭	Site of Specific Scientific Interest (SSSI)
▭	Waterbody

Listed Building

▲	Grade I
▲	Grade II*
▲	Grade II

F.1

Figure 01:
Neighbourhood Plan boundary, showing features of note including heritage assets.

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LEGEND

Neighbourhood Plan Boundary

Elevation (m)
High : 255

Low : 100

F.2

Figure 02:
Elevation showing how both settlements are on lower ground.

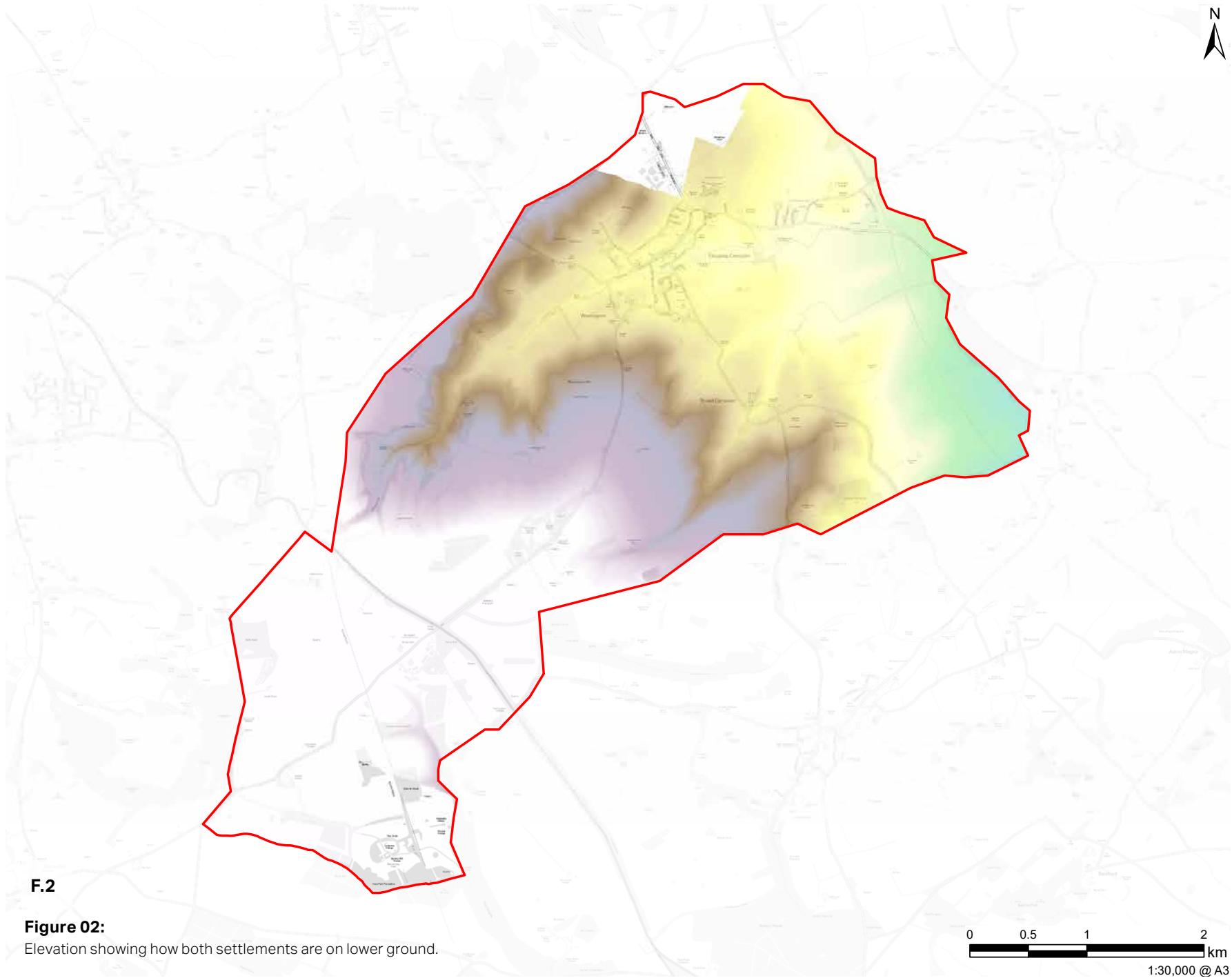0   0.5   1   2
km

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1.5. Key national and local reference documents

There is a suite of documents that the Chipping Campden Design Guide forms the most local component of. It is expected that applicants apply the Design Guide alongside this other guidance. **For major applications, usually defined as being at least 10 homes or 0.5 hectares in area, applicants will be expected to show how they taken account of the full suite**.

National Design Guide (MHCLG, 2021)

The National Design Guide seeks to illustrate how well-designed places that are beautiful, enduring and successful can be achieved in practice.

It contains high level advice, including ten principles of good design that can be applied at all scales.
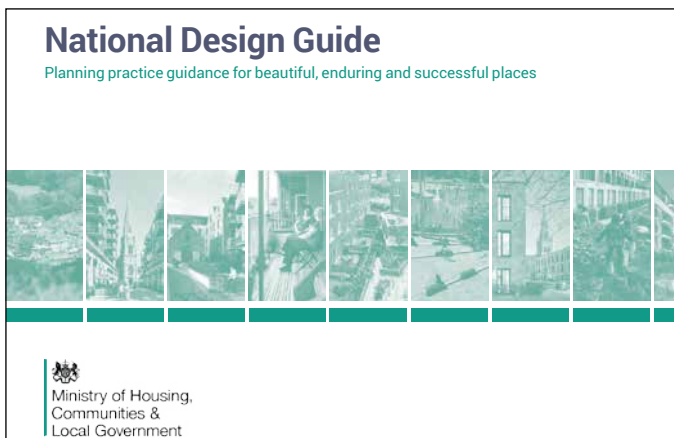
National Model Design Code (MHCLG, 2021)

The purpose of the National Model Design Code is to provide detailed guidance on the production of design codes, guides and policies to promote successful design.

It expands on the ten characteristics of good design set out in the National Design Guide and provides a common overarching framework for design, including a suggested approach for local design guides and codes.

Building for a Healthy Life (Homes England and partners, 2020)

Building for a Healthy Life (BHL) is the new (2020) name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The new name reflects the crucial role that the built environment has in promoting wellbeing.

The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed (and completed) developments, but can also provide useful prompts and questions for planning applicants to consider during the different stages of the design process.

Manual for Streets (Department for Transport, 2007)

Major development is expected to respond positively to the Manual for Streets, the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts but that do place the needs of pedestrians and cyclists first.

For a more local interpretation street design requirements, please refer to Gloucestershire County Council's **Manual for Gloucestershire Streets.**
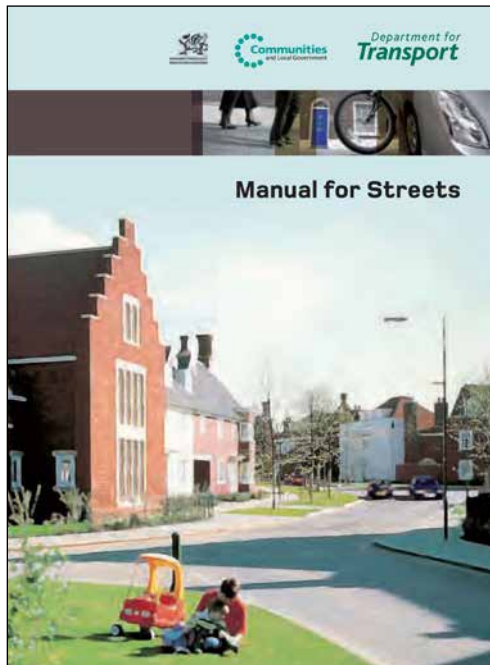
Cotswold District Local Plan, including Cotswold Design Code (CDC, 2018)

The Local Plan sets the local planning policies that development in Chipping Campden needs to comply with. In includes Policy EN2 on the Design of the Built and Natural Environment, which states that development must accord with the Cotswold Design Code and be of a design quality that respects the character and distinctive appearance of the locality.

The Cotswold Design Code itself is appended to the Local Plan. It contains detailed guidance on all aspects of design - defined as architectural, urban, landscape, ecological and sustainable - but lacks illustrations.

The Chipping Campden Design Guide is intended to complement the Cotswold Design Code, adding very local detail and illustration. **It is imperative that the two documents are read and applied together**, with the Cotswold Design Code the starting point. For this reason, its contents are not repeated here.
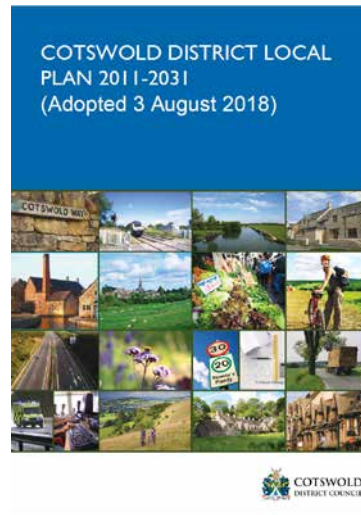
Green Infrastructure Framework (Natural England, 2023)

The Green Infrastructure Framework seeks to support the greening of settlements and connections with the surrounding landscape as part of the Nature Recovery Network. The framework comprises:

- Principles: the why, what and how of good green infrastructure;

- Standards: guidance on national standards for green infrastructure quantity and quality;

- Maps: mapped environmental, socio-economic datasets to support the standards;

- Planning and design guide: advice on how to design good quality green infrastructure; and

- Process guide and journeys: designed to help developers and neighbourhood planning groups.
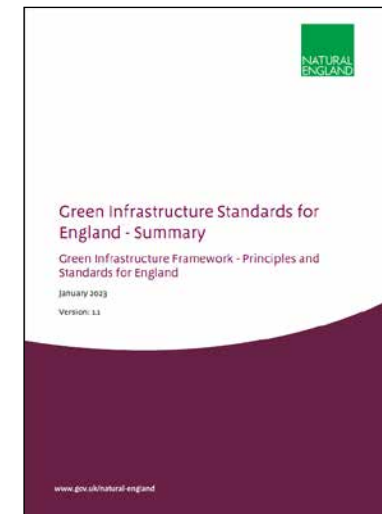
1.6. Engagement

As noted in the opening section above, the Chipping Campden Design Guide has been prepared in response to the concerns of the community to help to ensure that the unique architectural and townscape quality of both Chipping Campden and Broad Campden are conserved, the quality of the rural area of the Parish is safeguarded, and that new developments and alterations and extensions to existing properties complement the existing environment in design and materials.

In the Chipping Campden NDP consultation process, concerns were expressed by the local community about future developments in the Parish, including:

– To conserve the uniqueness of Chipping Campden and Broad Campden's townscape, and the environment of the rural area of the Parish, specific design guidance was required which highlighted the importance of the architecture and townscape of these two settlements;

– Both Chipping Campden and Broad Campden have developed in a small scale 'organic' way and that this should continue in order to avoid the development of large, peripheral 'housing estates' built using standard designs; and

– Chipping Campden's unique townscape, which is a key factor in attracting tourists to the town and an important element in the town's prosperity, needs to be safeguarded.

1.7. Delivery

The Design Guide will be a valuable tool in securing context-driven, high quality development within Chipping Campden Parish. It will be used in different ways by different actors in the planning and development process, as summarised in the table.

All planning applications and consequent decisions should, above all, take into account the unique, irreplaceable and fragile nature of Chipping Campden's historic, built and natural environments and its regional and national significance.

It's important to note that the illustrative examples of this report are intended to visually communicate the concept of the guidelines. These examples may not always represent the best design outcomes for the context of a given development and site. All developments, no matter the scale, should aspire to excellence in design. Replicating illustrative examples of this report or developments elsewhere in the Parish may not be an acceptable design outcome.

ACTORS	HOW THEY WILL USE THE DESIGN GUIDE
Applicants, developers, householders and landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guide as planning consent is sought. As a guide for householders to help design changes to their properties, including changes that may not require planning permission.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The Design Guide should be discussed with applicants during any pre-application discussions.
Town Council	As a guide when commenting on planning applications, ensuring that the Design Guide is complied with.
Community and civic organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

Context and
character

02

2. Context and character

This section outlines the broad physical, historical, and contextual characteristics of Chipping Campden and Broad Campden.

2.1. Historical context

The wool trade brought prosperity to Chipping Campden Parish with development being focussed mainly on the town. From 1800 to 1930, the Parish population remained stable at about 1,700, then rose to its present level of around 2,400, mainly due to developments within the town.

Within Chipping Campden town, the prosperity saw the building of St James Church, Old Campden House, Grevel House and the late c14th wool merchant's house subsequently restored by CR Ashbee who named it Woolstaplers' Hall. In about 1610, Sir Baptist Hicks bought the local manor and subsequently built a fine manor house, almshouses and a Market Hall in the High Street. CR Ashbee, a follower of William Morris, who started his Guild of Handicraft in 1888 in London's East End, brought his Guild and families of 150 people to Campden in 1902.

By 1900, Chipping Campden had changed very little, with development being concentrated on either side of the High Street with burgage plots behind the properties on the north side of the high street and many orchards distributed around the edges of the town. Westington was a separate village to the south of the town. In the next hundred years Chipping Campden expanded considerably with new developments along Aston Road, Westington, Station Road, Calf Lane and Littleworth, although the historic core of the town on either side of the High Street retained its form and did not suffer from inter-war and post war development.

Broad Campden is located just over one mile from Chipping Campden but has its own identity based around the influences of the Arts and Crafts movement. In the 18th century, Broad Campden contained 54 houses and just over 250 inhabitants. By 1971 there were over seventy houses but only 137 inhabitants. Many of Broad Campden's cottages are thatched and built with Cotswold Stone.

2.2. Landscape setting

In 2014, White Consultants prepared a report for Cotswold District Council entitled 'Study of land surrounding Key Settlements in Cotswold District'. This section draws heavily on that report and is also informed by the Cotswold AONB Landscape Character Assessment.

Chipping Campden sits in a broad hollow of flat land on the north bank of the Cam Brook with higher ground on three sides, and within the Cotswold National Landscape and National Landscape Character Area 107, Cotswolds.

The landscape immediately around Chipping Campden consists of a number of valleys and the floodplain of Cam Brook. To the north west is 'The Hoo' which is a backdrop to the Town when approaching along the B4081. To the north west of the town directly north of the School is a less distinctive low ridge consisting of larger fields in both arable and pasture use. The urban form of the town respects the form of this low ridge by wrapping around its southern edge. The ridge is an important part of the backdrop to the town when approaching from the south.

The valley of the Cam Brook on the eastern edge of the town is characterised by a flat floodplain with prominent stands of poplars, low hedges and fences and stone walls from which there are important views to the church and village edge. The Coneygree to the north of the Cam Brook is an area with distinctive topography related to ancient ruins with a strong visual link to the church and contributes to its setting.

To the south the landscape consists of larger fields of arable land with a less intimate scale than the landscape that surrounds the north western edge of the town. There is also a green open gap between the settlement and Broad Campden to the south.

The linear urban form of the town relates very strongly to the valley sides and generally does not intrude onto the 'top' land. When viewed from a distance the town is seen nestling in the landscape.

The White report also makes the following specific comments relating to Chipping Campden's relationship with its surroundings:

- The relationship between town and landscape is one of the most important in the Cotswolds. The ability of the landscape surrounding the settlement to accommodate further development is limited because the valley sides and ridge tops are visually exposed. Large scale development would compromise the linear character of the town;

- In-fill development, although limited when compared with other Cotswold settlements, has reduced the linear nature of the town and the key relationship with topography is being obscured to some extent;

- Neither Chipping Campden nor Broad Campden have what are commonly known as housing 'estates'. However, as Chipping Campden has expanded outwards, the Cotswold vernacular has become watered down and low quality materials used;

- There is a historic but weakening variety of building forms including cottages and farm buildings give variety, structure, and an openness to the town edge;

- The church and tower are a central focal landmark in the Town. Because of the generally linear urban form there is a direct visual linkage between the town and the agricultural land surrounding it. This is most evident around the Hoo and the Cam Brook valley;

- The Coneygree and part of the Cam Brook Valley together constitute the essential landscape setting for the church; and

- The floodplain has generally been kept clear of development in the past and large scale development along it would compromise the landscape setting of the town.

Broad Campden is also nestled in a valley and on its sides, but is not prominent in the landscape the way than Chipping Campden is. Views towards it are across classic, undulating Cotswold countryside through open fields and woodland.

2.3. Chipping Campden's townscape
Heritage assets

Chipping Campden is one of the best examples of a linear medieval town and contains over 200 listed buildings. The majority are contained within the Chipping Campden Conservation Area (designated in 1970) and are located either side of High Street and Lower High Street. There is also a significant collection of Listed Buildings in Westington and several cottages along Park Road.

At the time of writing, there are five grade I listed buildings within the town including the Church of St James dating to the 12th, 13th 14th and 15th centuries; Grevel House, a medieval barn converted into a dwelling; the Jacobean Almshouses; the early 17th century Market Hall; and the 14th/15th century Woolstaplers' Hall.

The 19 grade II* listed buildings are predominantly dwellings but also include the Town Hall; the Court House, the Old Silk Mill, two banks and the east and west banqueting houses and the lodges, gates and archway to Old Campden House. The house itself was destroyed during the Civil War and its remains are listed grade II. Its formal gardens and associated medieval cultivation earthworks are scheduled, the only scheduled monument in or around the town.

The town's grade II listed buildings are predominantly dwellings dating to the 18th and 19th centuries but also include the former Church Rooms (an early 19th century school); the Roman Catholic Church of St Mary; St Catherine's Roman Catholic School; the Old Grammar School; Chipping Campden Baptist Church; the Former Methodist Chapel; the late 19th century Police Station and Magistrates' Court; a 19th century cart wash; three mills and several hotels and public houses.

High Street and Lower High Street

The High Street is characterised by its large number of historic buildings which number approximately 130 between Cidermill Lane at the north-east end and Hoo Lane at the south-west end.

The material used is almost exclusively the local limestone and buildings almost all front straight onto the street. However, the street avoids becoming monotonous by variation in age, building height and style.

Buildings on the High Street date from the 14th to the 19th century and the street scene is broken up by the variation in building height which exposes the gable ends of the taller buildings above the lower ones. Only a few buildings are arranged with their gable ends facing the street but these, and the large number of buildings with gables, gablets and dormers in the roof, the presence of one, two and three storey buildings, and buildings in both polite and vernacular styles all lead to some variety.

The historic buildings on the 'island' sites at the market place break up the street scene and form focal points from either direction.

Church of St James and Campden House

The Church of St James and the former grounds of Old Campden House form an impressive entrance to the town from the east. The house was built in 1609 and destroyed during the Civil War but the grounds, a scheduled monument, are instantly recognisable as parkland behind their low stone wall on the south side of Station Road.

The grounds contain a number of listed buildings including the remains of the old house (grade II) and two contemporary banqueting houses (grade II*), all in the Flemish Baroque style. Further west on Station Road the parkland gives way to the churchyard and the impressive Church of St James, a Cotswold 'wool church' in the Perpendicular style. Once the west end of the church is passed the grade II* listed Lodges, Gates and Archway to Old Campden Manor and the grade I listed almshouses (1612) are encountered , further underlining the influence of the owner and builder of Campden House, Sir Baptist Hicks.

20th century suburbs

In the 20th century the town expanded to the north, south, east and west. Houses on Aston Road are detached and semi-detached and set back from the street behind hedges or stone walls. The presence of standard trees in the front gardens adds to the impression of a prosperous suburb. The majority of houses are in local stone but the occasional use of unpainted pebble dash or render adds to the variety and preserves a natural, local feel. Gables facing the road are a nod to the historic core and prepare the visitor for the entry to the High Street.

Buildings on Station Road are similarly set back from the street and the examples close to the Coneygree and church all present gable ends to the street. These examples are in local stone but further east are a pair of red brick semi-detached houses and a number in painted render with stone quoins and dressings. The inter-war semis on Berrington Road are of painted pebble dash while those at the circus at the north end of the street are in stone.

Building along Catbrook is eclectic, ranging from the impressive Arts and Crafts houses closest to Broad Campden to the 1960s Fire Station in its landscaped grounds. Stone dominates but white

painted pebbledash is also used. The majority of the dwellings on Cherry Orchard are bungalows of coursed rubble with gables facing the street. A number of properties have retained the original scheme of no boundaries giving an open feel to the streetscape.

Westington has been absorbed into the town through development on Sheep Street and Blind Lane but the area retains a number of listed buildings, many of them thatched, which preserve its character and provide an attractive entrance to the town from the south along Conduit Hill.

The south end of Hoo Lane features three attractive 19th century semi-detached cottages in red brick with squared stone fronts and continues with a mix of old cottages, some thatched, and new houses set back from the street. Littleworth has something of a Garden Suburb feel with houses set in front gardens behind very low boundaries and broad grass verges. It won a housing medal in 1953. Here as elsewhere the predominant material is stone, mainly coursed rubble, with some painted pebble dash.

Later notable additions include the Wolds End developments built in the mid-1970s by an award-winning architectural practice.

21st century additions

Modern developments in the 21st century have been on small, discrete sites either on the outskirts of town or as infill. The style used tends toward the vernacular although there are nods to polite architecture at Seymour Gate, Rolling Stones and elsewhere with stone dressings, gabled bays, full height canted bays, external chimneys and drip moulding all being used.

The majority of 21st entry houses use squared and coursed stone with or without stone dressings Roofs are reconstituted stone slate or artificial slate. Shaping and coursing of the stone is often regular but more successful examples have more variety, often interspersing broad and narrow courses of stone as at New Barrel's Pitch and elsewhere.

Windows are generally timber casements set almost flush with the wall. Ground floor canted bay windows are sometime used. Doors are sometimes provided with canopies supported by timber brackets.

Chimneys are often of stone to match the walls but the use of old bricks at Castle Nurseries is particularly successful and has more precedent in the town. This development is entered between two square-plan lodges with central ashlar chimneys and stone dressings while the houses within the development are a mix of coursed rubble and render with stone dressings. One house in particular has gabled bays that step forward either side of the entrance, and windows with drip courses, other feature decorative anchor plates.

Gables, irregular coursing, brick chimneys and reconstituted stone slate roofs are all used to good effect at The Stables north of Back Ends. Where dormers are used they often have rendered gables and sides as at Weighbridge Court, a technique with many precedents in the town.

While most 21st century houses are traditional in style, those at Lavender Drive present a mix of traditional and contemporary styles combining coursed rubble walls and reconstituted stone roofs with modern fenestration and flat-roofed additions.

2.4. AECOM buildings survey

To inform this Design Guide, a survey was carried out on buildings within the centre of the town. The study area chosen was the historic core of the village from the junction of Cidermill Lane and Leysbourne, along High Street, Lower High Street and Park Road to the junction of Park Road and Littleworth.

All buildings in this area were studied apart from the Church of St Catherine and Chipping Campden Baptist Church and the buildings on the 'island' sites at the centre of High Street/Lower High Street. A total of 164 buildings were surveyed, each building was assessed for the following attributes:

- Age;
- Height;
- Material of walls;
- Material of roof;
- Material of chimneys;
- Window type;
- Presence of hoods/drip moulds to doors; and
- Presence of drip moulds to windows.

The results are presented under these headings below, and should be used, where appropriate, to inform the design of new development - but not necessarily imitated.

Age

The largest number of buildings in the sample (65 or 40% of the total) were of 19th century origin. This figure diminishes as the buildings get older with 53 (32%) built in the 18th century; 33 (20%) in the 17th century; 7 (4%) in the 16th century and 4 (2%) before the 16th century.

Height

The height of the buildings in the sample was predominantly two storeys with 106 examples (65%). 35 buildings were of three storeys (21%) and 18 (11%) had a single storey. 83% of the single storey buildings had dormers followed by 47% of the two storey buildings and just one example of the three storey buildings.

F.3

F.4

Figure 03:
Historic buildings of varying ages, High Street

Figure 04:
Two and three-storey buildings, High Street

Material

Construction is overwhelmingly in local stone with only two buildings (1%) having visible timber framing and five buildings (3%) being of brick construction. Both the timber-framed buildings date to the 16th century and all the brick buildings to the 19th century. The brick buildings are located at the edges of the study area, four (Nos. 1 -4 Brick Row) are a single terrace. A further six buildings are rendered and date predominantly to the 19th century.

Of the stone buildings, 102 (62%) are of coursed rubble. This covers both vernacular and polite buildings from an architectural point of view. Around half of the coursed rubble buildings (52) have ashlar dressings to the windows and doors.

51 buildings (31%) were built of or faced in ashlar. Use of ashlar reached its height in the 18th century with 21 buildings (40%) and had declined to 14 buildings (22%) in the 19th century. The majority of the ashlar buildings are clustered in the centre of the sample area.

Figure 05:
Ashlar frontages, High Street

Figure 06:
Timber framing, High Street

Roofs

83 buildings (51%) have stone slate roofs. This is followed by 63 with slate roofs (38%) and 14 with clay tiled roofs (14%). Slate and clay tile roofs on older buildings are an exception and appear as the result of later amendment. Stone slates predominate until the 19th century when Welsh slate became available by rail. 75% of the 19th century buildings (49 in total) have slate roofs). Thatch is present but rare.

Chimneys of buildings of all ages are predominantly of stone with just 26 examples (16%) in brick and 7 examples (4%) being rendered. The ages of the properties with brick chimneys suggest that they are replacements for earlier, stone versions.

Gables facing the street were a fairly common feature on 17th century buildings with 10 (33%) examples. There are few examples of gables after the 17th century but dormers are a feature on 41% of the sample. They appear on houses of all ages but are most prevalent on 18th century buildings with 32 examples (60%).

Figure 07:
Stone slate, slate and clay tiled roofs, Leysbourne

Figure 08:
Thatched roof, Hoo Lane

Doors

Hoods over doors are a common feature with 39 examples (24%). The proportion of houses with hoods over the doors remains constant across the centuries. While they account for a smaller number of buildings, doors with Drip Moulds are not insignificant in number with 19 examples (12%). Drip Moulds over doors are a feature of the 17th century buildings and were revived in the 19th century.

Figure 09:
Drip Moulds, Leysbourne

Windows

Almost half the buildings have casement windows (81 examples). The proportion remains fairly similar across the years. 58 buildings (35%) have sash windows but the ages of some of them would indicate that a number of these are replacements for earlier casements. Horizontally sliding sashes, often referred to as 'Yorkshire' sliding sashes, were widely used in the Parish. Mullioned windows are also a feature, especially of the 17th century buildings, 82% of which have the feature. 36% of the 17th century buildings also have drip moulds to the windows. Oriel windows are rare, appearing on only one pre-16th and one 17th century building.

Bay windows appear on 48 buildings (29%). They are less prevalent on 19th century buildings than 17th and 18th century examples but a number of the earlier examples will have been applied at a later date, sometimes as 19th century shop windows.

Figure 10:
Casement windows, Leysbourne

17th century buildings

There were 33 17th century buildings* in the sample. 27 examples (82%) were two storeys high with two one-storey examples and two three-storey examples. Coursed rubble predominates over ashlar by a ratio of 70/30. Around 2/3 of the coursed rubble buildings have ashlar dressings and around 1/3 have drip moulding. 85% of the sample had stone slate roofs and 55% had dormers. Mullioned windows predominate at 82% of the total. While 36% have bay windows, most if not all of these will have been later additions. 85% have stone slate roofs while 73% have stone chimneys.

* Note: Date on this page refer to external appearance; older buildings may be concealed within. Also note: there are not enough examples of pre-16th century buildings (4) and 16th century buildings (7) to make representative observations about the presence or absence of features.

Figure 11:
Badger's Hall, High Street

18th century buildings

There were 53 18th century buildings in the sample. The majority (70%) are two storeys high but one-storey buildings make up a not insignificant 19%. While coursed rubble still predominates the ratio over ashlar is lower at 60/40. Mullioned windows make up just 28% of the total with the remainder being almost equally split between casements and sashes. The proportion of stone slate roofs is lower than for 17th century buildings at 60%, the reminder being fairly evenly split between slate and tile. The 18th century buildings have the highest incidence of dormers at 60% and the highest incidence of stone chimneys at 79%.

Figure 12:
The Post Office, High Street

19th century buildings

The 19th century buildings are still predominantly two storeys high but three-storey buildings make up a significant 38%. Coursed rubble becomes more prevalent again at 66% (ashlar 22%) and all the examples of brick buildings are 19th century. Casement windows (54%) are better represented than sashes (40%) with a few examples of mullions, the result of a revival of earlier architectural styles. The 19th century buildings have the lowest proportion of stone slate roofs at 23% with slate predominating at 75%. Stone chimneys however still account for 75% of the total.

Figure 13:
Littlecote and The Corner House, Leysbourne

Vernacular and polite

The buildings in the sample can be divided into the vernacular - functional buildings using traditional, local materials - and the polite - buildings in non-local styles with features that go beyond functionality. In the area, generally vernacular buildings tend to be in coursed stone rubble with no decoration, while the buildings which incorporate elements of polite might be in squared, coursed rubble and have a number of decorative features. These may include area railings to the street, porticoes with columns and/or pediments, fanlights, dressings to doors and windows, storey bands, raised window surrounds, mullioned windows, leaded lights, gables facing the street, quoins, copings, parapets and decorative chimney stacks.

Render

Render is very rarely used and tends to be in natural/ neutral colours when it is.

Coursed stone rubble

The coursed stone rubble used in the majority of buildings varies greatly across the sample. Stone in older buildings and to the sides of later buildings may be quite roughly shaped and coursed, the courses varying greatly in height by a factor of x3 or more. In other examples the stones are so regularly squared and in such regular courses that they resemble ashlar. The mortar joints also differ, ranging from broad to very fine. In general the rougher cutting, coursing, and jointing gives a more vernacular look while the more regular work is reserved for more polite buildings. It is noticeable on some ashlar-faced and squared, coursed rubble buildings that the quality of the side walls is lower than that of the façade.

Figure 14:
Vernacular (left) and polite (right) architecture, High Street. A polite building has a regency style bay not common in the Parish.

Figure 15:
Painted render, Back Ends

Figure 16:
Coursed stone rubble, Sheep Street

Door hoods

The most common type of door hood is a flat stone slab with carved and chamfered edges supported on plain, scrolled brackets.

Sash windows

A number of configurations of lights are used but six over six is the most common.

Mullioned windows

Where mullioned windows are used leaded lights are employed, usually three lights wide. Examples where new leaded lights two panes wide or plain glass have been used as a replacement are apparent.

Figure 17:
Simple door hood, Sheep Street

Figure 18:
Six over six sash window, High Street

Figure 19:
Mullioned windows, High Street

Ashlar dressings

The simplest use of ashlar dressing is stone windowsills and lintels to the windows and doors. Some buildings have long and short work in ashlar to the window and door jambs. Some examples of buildings in squared rubble have raised dressings and storey bands.

Rooflines

While two storey buildings predominate, the height of the rooflines vary. One and three-storey building examples also break up the roofline. This variation in the height of the roofline adds interest to the street scene. The changing roofline height results in the side walls of three and two-storey buildings being visible when they stand next to shorter buildings, providing texture to the street scene.

Differing roof designs provide additional variety and interest to the street scene. Roof pitches vary, and there is the occasional presence of top-floor gables and intermittent presence or absence of dormers.

Stone slate roofs

Stone slate roofs are laid in the traditional manner with larger slates towards the eaves graduating to smaller slates at the ridge. Where slate or tile is used rather than stone slates the ridge tiles are discrete rather than decorated.

Figure 20:
Ashlar dressings, Leysbourne

Figure 21:
Varied rooflines, High Street

Figure 22:
Stone slate roofs, High Street

Dormers

Dormers are either gabled or hipped and have the same roof covering as the main slopes of the roof. The sides of the dormer are generally rendered but some examples use the roof covering material laid vertically or are close-boarded. Dormer windows use casements in all cases.

Chimneys

The majority of chimney stacks are in stone. Examples on more modest buildings are plain while those on more polite buildings have carved bands. These are usually two in number, one at the bottom and one at the top of the stack but some have an intervening band half way up. The majority of chimney pots are circular in section although there are some square-section examples. The material is predominantly cream coloured clay.

Rainwater goods

Rainwater goods tend to be discretely located to the sides of the façades apart from on larger buildings where more downpipes are necessary. While there are some examples of ornate hoppers these are not generally a feature.

Figure 23:
Dormer windows, High Street

Figure 24:
Stone chimneys, High Street

Figure 25:
Rainwater goods, High Street

Understanding and responding to the context

03

3. Understanding and responding to the context

3.1. Introduction

The key thing that all development in Chipping Campden should do is to respond to its context. The Chipping Campden Design Guide does not specify a particular architectural style - either traditional or contemporary styles may be appropriate in the right context, but **Chipping Campden Town Council wants applicants to show how their proposals have been prepared based on an understanding of the particular characteristics of the town or village and the specific site**.

This section briefly introduces what the Town Council will want to see accompanying planning applications where a Design and Access Statement is required. The expectation is the same for all applications but will be proportionate to the scale of the development.

3.2. Site analysis

All development proposals should start with a site analysis that utilises all available tools and survey approaches, as appropriate to the scale of development. Development never happens in isolation; there is always a context to respond to. This includes what is within the site itself and what surrounds the site.

A basic approach to a site analysis will include the following steps:

– Desk-based studies of topography, surrounding land uses, connections, designations, policies and more.

– Site visit to observe and assess the characteristics of the site. This can review things like existing

buildings, vegetation, wet areas, potential wildlife activity and boundary conditions.

– Prepare and review sun path diagrams to ensure buildings are orientated on a north-south axis, which is optimum for the benefit and mitigation of solar gain in summer and winter.

– Explore around the site, looking at, for example, access, connections, views, local facilities that people will want to use and local character – heights, massing, materials, uses.

– Gather evidence on the natural environment and landscape. This may involve an ecological survey, review of national and local landscape assessments, and assessment of relevant environmental and habitat designations.

– Make sure all of this is recorded so that anybody reviewing a development proposal can understand what makes the site and its surroundings unique and the basis for the design decisions taken.

An important function of the site analysis is to distil what defines the special character of the site and the neighbourhood or area it forms part of.

3.3. Responding to context

The site analysis outlined above should form the basis of carefully considered design response. Those assessing designs will need to understand how the designer has:

– **Shaped the proposals based on the site's natural features, topography, landscape and views, and the surrounding built environment**. For example, how has a particular view been framed and how and why does the density and massing of development differ across the site?

– **Connected the proposed development to existing routes** (streets, footpaths, cycle paths) **and facilities** (shops, schools, employment, public transport).

– **Crafted a bespoke vision and set of development principles** for the scheme, particularly for larger developments.

Larger schemes – those of at least 10 homes or that require new streets to be constructed – will be expected to be guided by a masterplan. This should show the key structural elements of the design, including access, open space, development blocks and character areas.

Design guidance

04

4. Design guidance

This chapter presents specific design guidelines for development that consider the local character and can enhance local distinctiveness by creating good quality developments, thriving communities and prosperous places to live.

4.1. Introduction

As noted above, any development should not be viewed in isolation. Considerations of design and layout must be informed by the wider context, considering not only the immediate neighbouring buildings but also the streetscape and landscape of the wider locality.

The local pattern of streets and spaces, building traditions, materials and the natural environment should all help to determine the character and identity of a development, recognising that new building technologies are capable of delivering acceptable built forms and may sometimes be more efficient. It is important with any proposal that full account is taken of the local context and that the new design embodies the "sense of place" and also meets the aspirations of people already living in that area.

Reference to context does not mean to copy or use pastiche solutions systematically. It means using what is around as inspiration and influence and it could be either a contemporary or a traditional solution that is in harmony with the surroundings.

Beyond the important guidelines in the documents introduced in chapter 1.5, most notably the **Cotswold Design Code**, there are a set of general design principles that are specific to Chipping Campden Parish.

They are presented below under two main headings:

- **4.1. Strategic design principles** - which promotes development that is well laid out and connected.

- **4.2. Detailed design** - which has more of a focus on the appearance of individual buildings.

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4.2. Strategic design principles

This sub-chapter comprises guidelines for strategic design principles. These high-level, strategic guidelines promote development that is well laid our and connected. The guidelines are organised into the following topics:

– **A. Consider the context**

– **B. Provide meaningful connections and walkable neighbourhoods**

– **C. Enable wayfinding**

– **D. Create a green network**

– **E. Block structure**

– **F. Overlook public space**

– **G. Enclosure**

– **H. Street planting**

– **I. Wildlife friendly environment**

Strategic design principles

A. Consider the context

01. New development must demonstrate an understanding of the landscape sensitivities and designations of the area.

02. New development should be well integrated into the existing settlement pattern and avoid any kind of fragmentation. Pedestrian, cycle and road connectivity is important to create accessible places and a more cohesive social issue.

03. New development should prioritise creating a well-connected green system and promote alternative ways of transportation. The rich landscape surrounding both Chipping Campden and Broad Campden could be linked with new development where appropriate.

04. New development should respect the historic character of the Parish. Heritage designations and architectural details, as well as local materials and techniques, presented below, should be used as reference for new development.

05. Whilst any new design should be a good fit to its surroundings in order to preserve the unique characteristics that are found in the Parish, this does not rule out contemporary design. High quality contemporary buildings which, in time, will be recognised as heritage assets are encouraged.

06. Existing typologies should be reflected in new development. For example, terraced housing is a characteristic and popular typology that should be used for future developments as well. However, a considered mixture of typologies is also welcome in order to create variety in the streetscape.

07. New development should consider the options and set a preferred approach to aspire to achieve net zero, sustainable outcomes and biodiversity and wildlife protection and enhancement throughout the design process, from concept through to detailed design.

F.26

Figure 26:
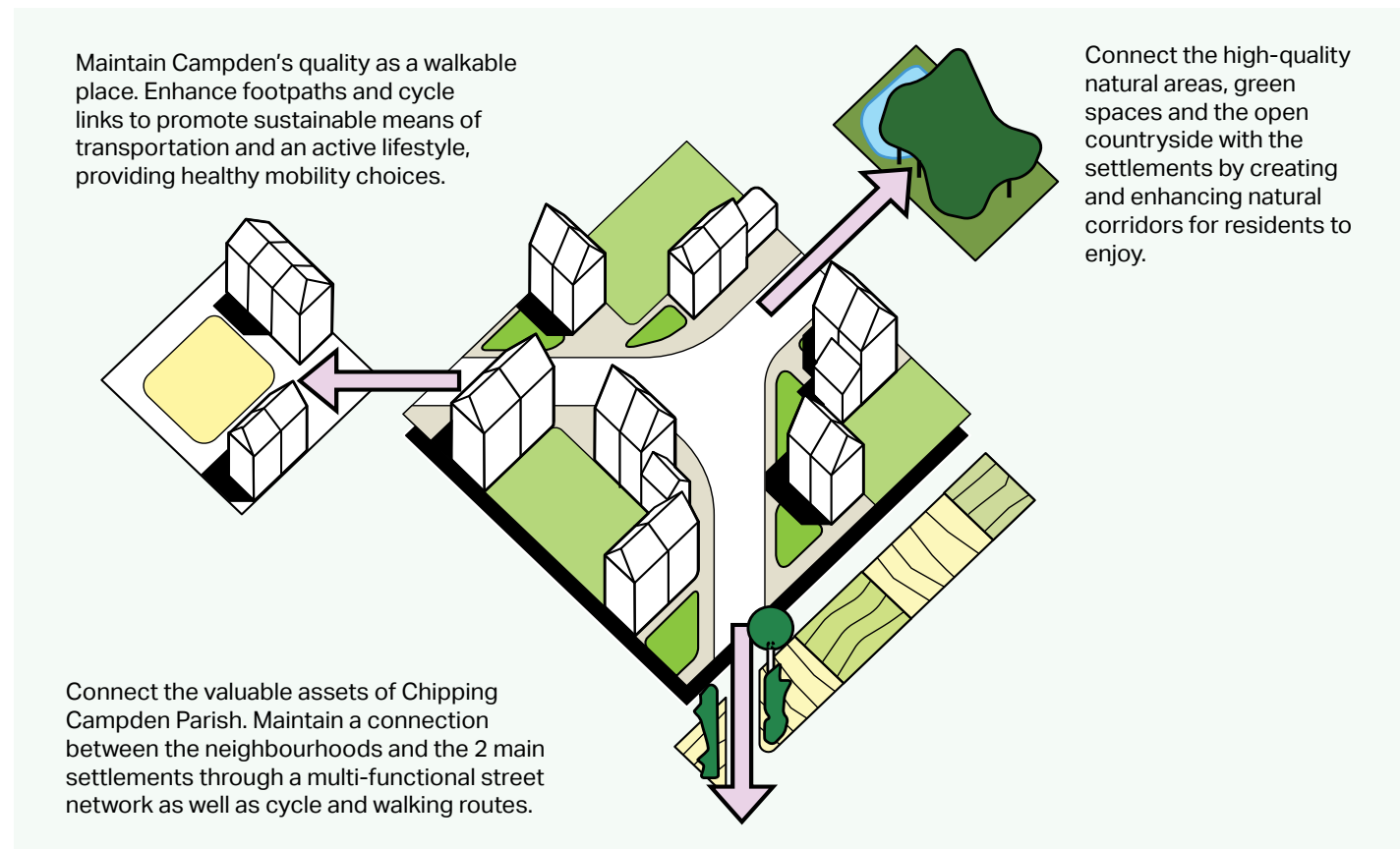The town integrated but not hidden within a beautiful Cotswold landscape

Strategic design principles

B. Provide meaningful connections and walkable neighbourhoods

Chipping Campden consists of connected street networks in its core, as well as some cul-de-sac layouts in newer developments. Good practice favours a generally connected street layout that makes it easier to travel by foot, cycle, and public transport, as well as private/shared car. A more connected pattern creates a 'walkable neighbourhood', which results in a variety of community benefits, such as reduced car dependency and healthy mobility choices.

01. New development should follow the Manual for Streets, which priorities pedestrians within the transport user hierarchy. Importantly, the design process for Manual for Streets involves a context appraisal, which identifies places in the surrounding area that need to be made accessible to local people, particularly on foot and by bicycle. The masterplan for development should bring together an established movement framework, - which integrates walking, cycling, public transport and, as relevant, car sharing - with other important aspects of design.

02. New development should aspire to achieving a '20-minute neighbourhood' as set out in the Town County and Planning Association Guide. The masterplan should demonstrate how the site sustainably connects to surrounding features, such as wellbeing facilities, employment areas, local food production, green spaces, the high street and education. Where sustainable connections are not possible, infrastructure improvements to better support active and public transport should be identified.

03. Provide direct and attractive footpaths between neighbouring streets and local facilities. Streets must be designed to prioritise the needs of pedestrians and cyclists.

04. Propose routes laid out in a permeable pattern, allowing for multiple connections and choice of routes, particularly on foot. Any cul-de-sacs should be relatively short and provide wide, overlooked onward pedestrian links, subject to community safety considerations.

Maintain Campden's quality as a walkable place. Enhance footpaths and cycle links to promote sustainable means of transportation and an active lifestyle, providing healthy mobility choices.

Connect the high-quality natural areas, green spaces and the open countryside with the settlements by creating and enhancing natural corridors for residents to enjoy.

Connect the valuable assets of Chipping Campden Parish. Maintain a connection between the neighbourhoods and the 2 main settlements through a multi-functional street network as well as cycle and walking routes.

Strategic design principles

C. Enable wayfinding

People feel safer when they can easily memorise places and navigate around them. A high standard of urban planning which utilises predictable street layouts are easier for the public to comprehend; it is easier for people to orientate themselves when the routes are direct, particularly for people with dementia and related cognitive and sensory challenges. When places are well signposted, they are easier for the public to comprehend.

01. A familiar and recognisable environment makes it easier for people to find their way around. Obvious and unambiguous features should be designed in new development.

02. Buildings which are located at corners, crossroads or along a main road could play a significant role in navigation.

03. At a local level, landmark elements could be a distinctive house, public art, or even an old and sizeable tree.

04. Signage is a common way of helping people to find their way to and around a place. New signage design should be easy to read. Elements likes languages, fonts, text sizes, colours and symbols should be clear and concise, and avoid confusion.

05. Signage can also help highlight existing and newly proposed footpaths and cycle lanes, encouraging people to use them more.

Local landmark buildings or distinct building features -such as towers, notable gardens, or porches- at key nodes and arrival points help orientation.

Use high quality trees and landscaping to help with the wayfinding along the main desired pathway.

Make the best use of mature trees to mark the entrance to a development.
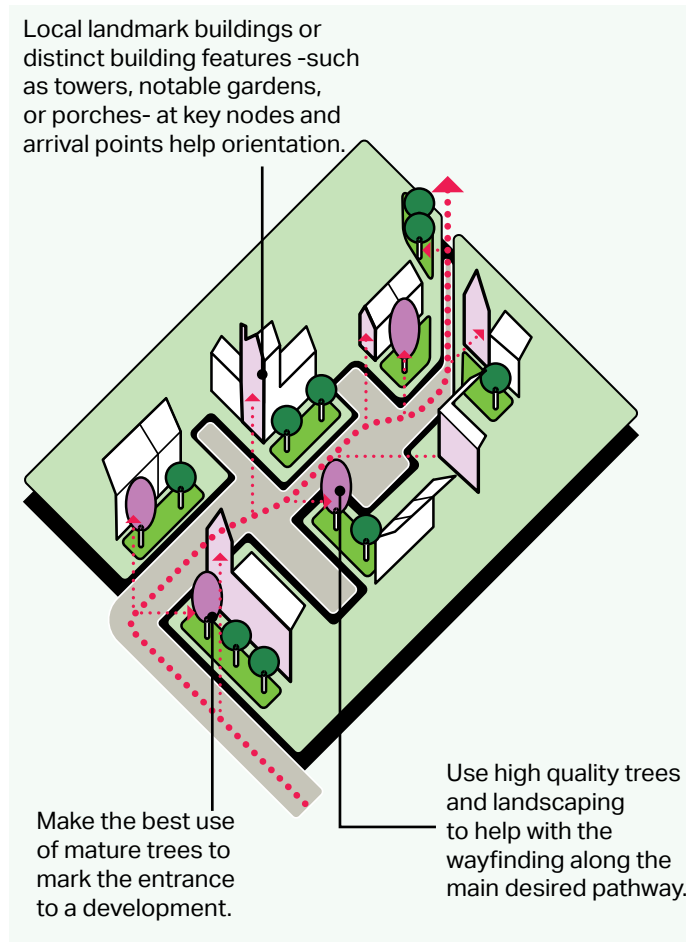
Figure 27:
Examples from elsewhere that are used for wayfinding purposes and could be a good fit in and around Chipping Campden. (Left photo: Nature sign design made from Forest Stewardship Council United Kingdom, Right photo: Meadow garden, Pennsylvania.)

Figure 28:
Heritage and landscape: a dramatic gateway into Chipping Campden.

F.27

F.28

Strategic design principles

D. Create a green network

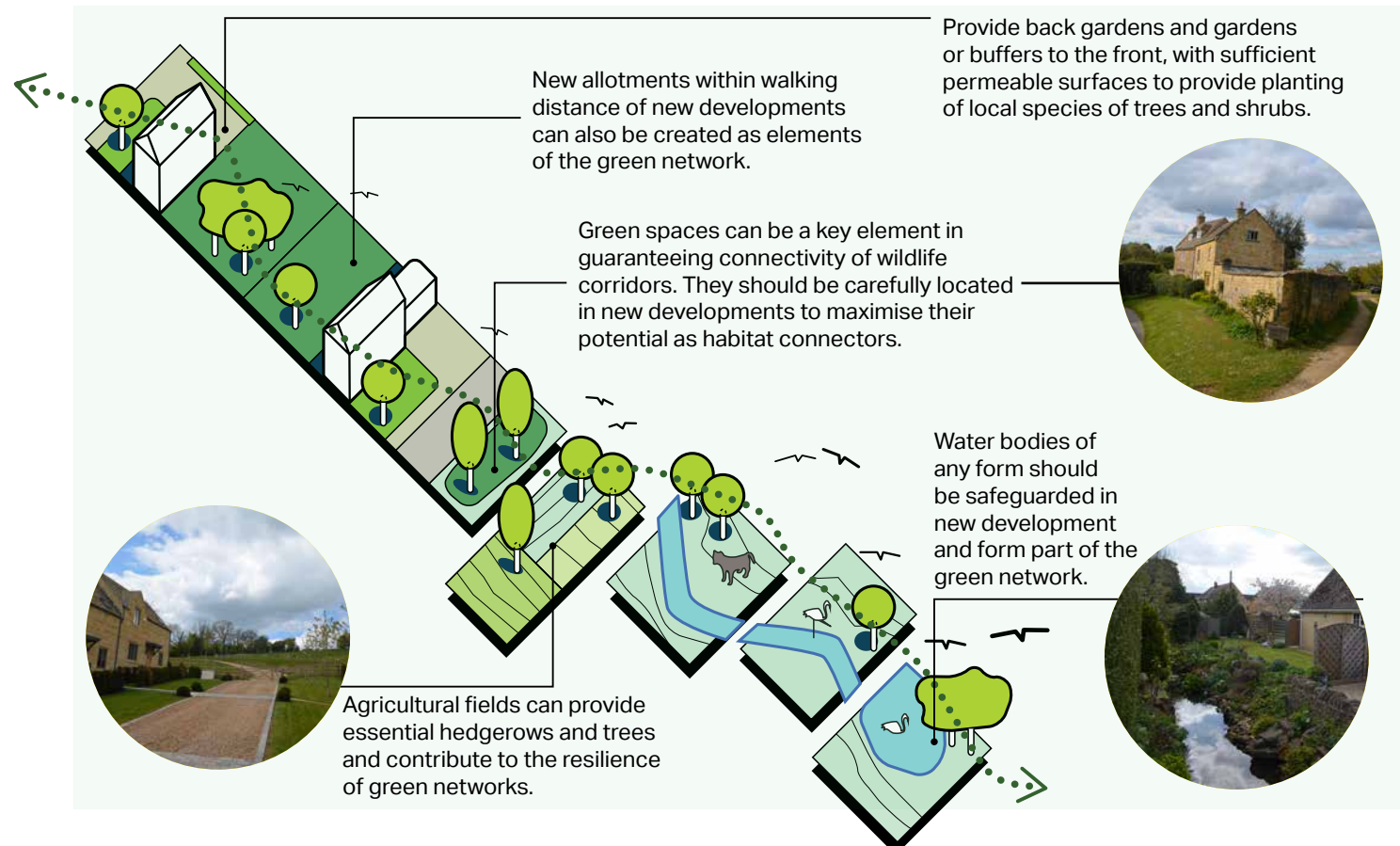01. Whilst the town centre has a quite urban feel, other parts of the Parish do not. Development should offer a variety of open spaces that can host a diverse range of activities and users. Open spaces play an important well-being role as places to meet and exercise. They are associated with better mental health and lower stress levels. Trees and vegetation can also improve air quality and reduce flooding.

02. New and existing landscapes and open spaces should be delivered in accordance with the size, accessibility and quality standards and other components of the Natural England Green Infrastructure Framework, and the local requirements of the Cotswold District Green Infrastructure Strategy. The Cotswold District Green Infrastructure Strategy promotes the Building with Nature Benchmark that should be applied to Chipping Campden.

03. New green infrastructure, such as back gardens and open space, should be linked to form connected networks. A connected network is often makes a greater contribution to green infrastructure objectives, such as to create visual amenity, increase recreational use, and establish wildlife corridors. Where direct links are not possible, it may be appropriate to link green infrastructure features together through green routes, shared surfaces and streets. Tree lined avenues can achieve a visual and physical connection to open space.

04. New developments should be informed by ecological surveys and incorporate existing native trees and shrubs and avoid unnecessary loss of flora. Any trees or woodland lost to new development must be replaced and should be in locations where the greatest benefit to green networks, such as wildlife corridors, can be realised. Native trees and shrubs should be used to reinforce the more rural character of the fringes of the town. Emphasis should be given to the maintenance and improvement of existing hedgerows and the planting of new ones.

05. Development adjoining public open spaces and important gaps should enhance the character of these spaces by either providing a positive interface (i.e. properties facing onto them to improve natural surveillance) or a soft landscaped edge.

New allotments within walking distance of new developments can also be created as elements of the green network.

Provide back gardens and gardens or buffers to the front, with sufficient permeable surfaces to provide planting of local species of trees and shrubs.

Green spaces can be a key element in guaranteeing connectivity of wildlife corridors. They should be carefully located in new developments to maximise their potential as habitat connectors.

Water bodies of any form should be safeguarded in new development and form part of the green network.

Agricultural fields can provide essential hedgerows and trees and contribute to the resilience of green networks.

Strategic design principles

E. Block structure

Urban structure compromises the pattern or arrangement of urban blocks, streets, buildings, public realm and landscape. The size and organisation of any block varies, depending upon diverse parameters such as location, land use and density (see sections on designing in context above). At an urban scale, it is important to achieve a good mix of block form and block size, to facilitate adaptability over the years and ensure a good variety of uses within the new parts of the development.

New development should respond to the existing pattern of development within Chipping Campden, taking cues from existing typologies, block sizes and structures, patterns of plot subdivision and the relationship between buildings and public and private space.

Principles for designing blocks are set out as follows:

01.   Buildings should have a public front and a private back.

02.   Buildings on both sides of a street should work together to create visual interests and a pedestrian experience and thus create a strong sense of place.

03.   The blocks either side of the street should resonate to each other (i.e. symmetrical or asymmetrical rhythm).

Blocks must:

04.   Accommodate a range of housing types to accommodate the needs of the local population and to provide a mix of demographics.

05.   Contribute to a good street rhythm by having regular plot widths.

06.   Define public and private domains within and around these blocks by locating all front entrances facing surrounding streets, resulting in active street frontages.

07.   Maintain a proper distance between building face to building face at the rear of dwellings to provide residential privacy.

In some contexts, rear parking in courtyards, mews, or lanes may be the most appropriate parking solution.

Strategic design principles

F. Overlook public space

Designing out crime and designing community safety is essential to the creation of successful, safe and attractive developments. The following guidelines are in line with the latest manual endorsed by the police 'Secured by Design - Homes'. Some guidelines for new development are:

01.   There should be well-defined routes, spaces and entrances that provide convenient movement without compromising security.

02.   Main building façades should overlook the open spaces and be aligned to improve natural surveillance on the street. In addition, side windows and driveways should also be well-overlooked.

03.   Design communal areas, such as play areas and seating facilities, to allow natural surveillance from nearby dwellings. Areas that could attract anti-social behaviour at night, such as play equipment, should ideally be designed so that they can be secured during these periods.

04.   Front garden planting of feature shrubs and suitable trees are acceptable should they maintain clear pathways and sightlines to fenestration. It is desirable for most dwelling frontages to be visible. Obstructive features such as walls, fences and hedges should therefore be kept low.

05.   Integrate light installations along the streets as well as in the open spaces in order to improve the feeling of safety in the area.

Recognisable entrances and routes improve wayfinding and reduce ambiguity on the street. Clear pathways to entrances are particularly relevant in areas with large front gardens.

Protect exposed gardens with walls. Include landscaping and planting to balance their bareness and to shelter them further.

Enhance overlooking by designing safe windows to the street. They can be buffered with planting to increase privacy. Provide good levels of lighting on the public realm.

Promote activity on the street, by providing public open spaces, generous pavements and accessible street furniture.
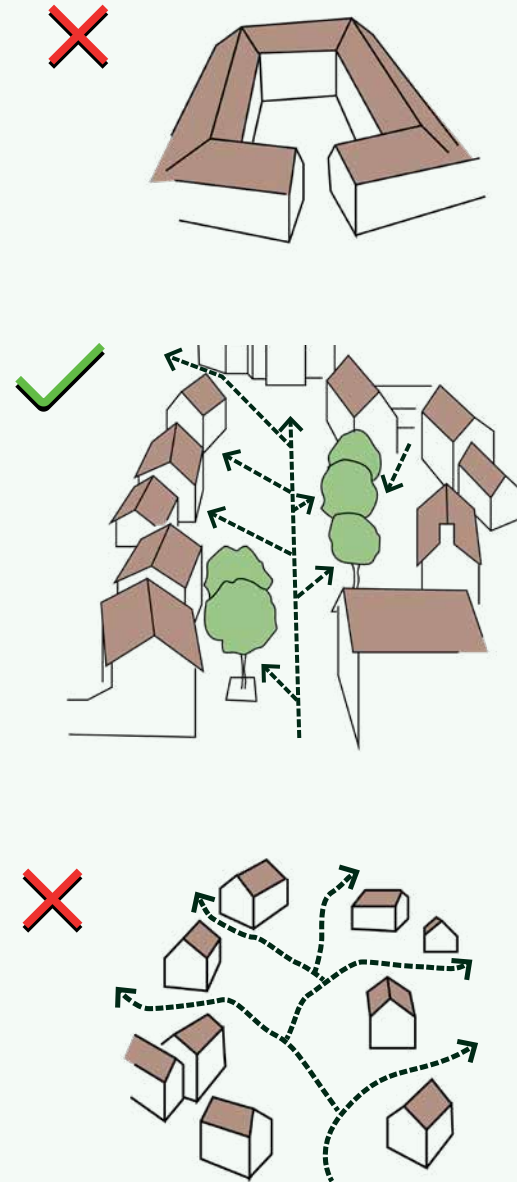
Strategic design principles

G. Enclosure

Focal points and public spaces in new developments should be designed in good proportions and delineated with clarity. Clearly defined spaces help achieve cohesive and attractive places. They also create an appropriate sense of enclosure - the relationship between a given space (lane, street, square) and the vertical boundary elements at its edges (buildings, walls, trees).

The enclosure level of new developments must reflect an intelligent understanding of their surrounding historic environment. The use of narrow, intimate streets are typical in the Parish settlements. Naturally, with two storey buildings being most prevalent in the Parish, the historic core has a higher level of enclosure, with fewer front gardens and buildings that directly front the main street. The surrounding neighbourhoods have a greater variety of enclosure levels, but are in general more open than in the centre of the town with a higher prevalence of front gardens and more distinctive building setbacks. Notably, planting in front gardens in the surrounding neighbourhoods contributes to a green sense of enclosure.

Importantly, the Parish has limited land that has been identified as suitable for new housing and employment. The layout of development, including the sense of enclosure, therefore needs to strike the balance between efficiently utilising the land available and respecting the context of the historic, natural and built environments.

The following principles serve as general guidelines that should be considered for achieving a satisfactory sense of enclosure:

01. The sense of enclosure varies across the Parish. Street widths and the setback of buildings in new development should create a sense of enclosure that is appropriate for the context while ensuring the efficient use of the site. The enclosure ratio that is appropriate will be established through the contextual appraisal.

02. Buildings should be situated and address street corners to create attractive start and end points of a new street or frontage.

03. Generally, building façades should front onto streets, but may be orientated otherwise to maximise solar gain.

04. Variation to the building line along a street scene is not generally recommended. Interest in the street should be created with other design elements, such as building features that create articulation of the facade, mixed native planting to increase amenity and variation, or building materials to create texture.

05. Trees, hedges, and other landscaping features should be utilised to create a more enclosed streetscape in addition to providing shading and protection from heat, wind, and rain. Planting should be located to ensure safety (refer to Guideline F).
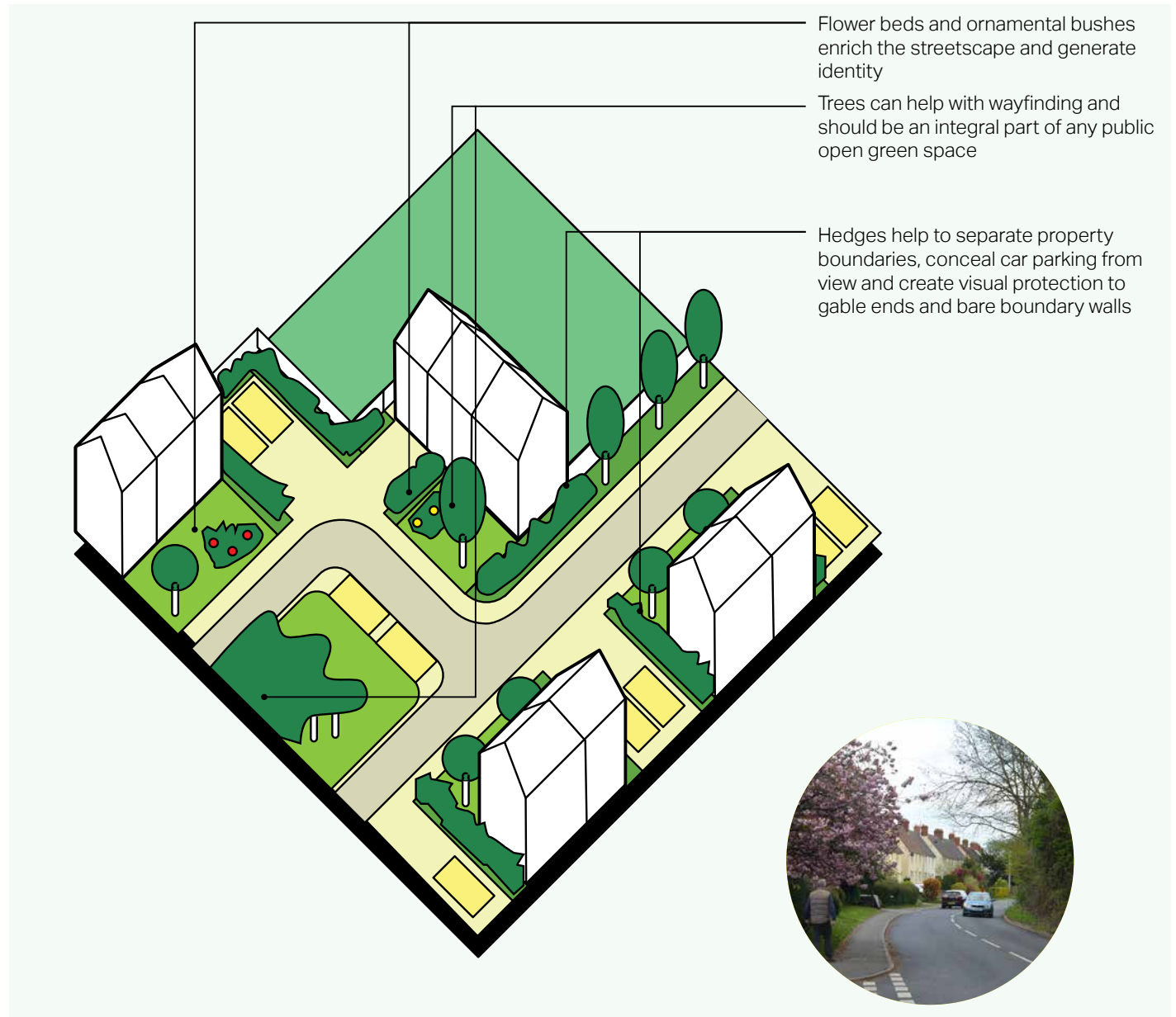

Figure 29:
Diagrams to illustrate different levels of enclosure within the built environment, with a balanced preference.

Strategic design principles

H. Street planting

01. New street planting helps maintain visual consistency along the public realm. It is associated with better mental health and well-being by reducing stress, fewer heat islands, and providing protection from natural elements such as wind and rain.

02. Flower beds, bushes and shrubs contribute to the livelihood of the streetscape. Normally planted within the curtilage boundary, a variety of native species add interest and colour to their surroundings and become an identity and expressive feature of each dwelling.

03. Native hedgerows can be planted in front of bare boundary walls to ease their visual presence or they can be used to conceal on-plot car parking and driveways within curtilages. It's important that the height of hedgerows do not create safety issues by obscuring views to communal areas, pathways or fenestration.

04. Trees can normally be used to mark reference points and as feature elements in the streetscape. When planted in intersections and key locations it can help with privacy whilst enhancing the wayfinding and distinctiveness of the area. These tend to be within property curtilages.

05. Trees should also be present in any public open space, green or play area to generate environmental and wildlife benefits.

06. Retained trees should be considered at the earliest design stage to ensure that any retained trees will be able to grow and mature in the future without outgrowing their surroundings.

07. The success of tree planting is more likely to be achieved when it has been carefully planned to work in conjunction with all parts of the new development, parking, buildings, street lights etc.

Flower beds and ornamental bushes enrich the streetscape and generate identity

Trees can help with wayfinding and should be an integral part of any public open green space

Hedges help to separate property boundaries, conceal car parking from view and create visual protection to gable ends and bare boundary walls

AECOM

Strategic design principles

I. Wildlife friendly environment

01. Masterplanning for new development should be informed by an understanding of the existing landscape, habitats, vegetation and wildlife on and surrounding the site, and local nature recover plans or other biodiversity strategies. The detail of biodiversity and ecological appraisals / surveys to inform masterplanning should be equivalent to the scale of development. For example, a desktop ecological appraisal may be appropriate for a minor development, whilst large developments are expected to provide a detailed biodiversity and ecological appraisal / survey by a suitably qualified professional.

02. The layout of development should demonstrate how the retention of existing vegetation on the site, such as hedges, woodland and trees, has been prioritised by integrating these features into the landscape areas, such as road verges, natural tree buffers, back gardens or wildlife corridors.

03. Where existing vegetation cannot be retained new development should demonstrate the overriding need for its removed. For example, there is no reasonable alternative for site access, or the retention of vegetation results in an unsuitable orientation of buildings for solar gain.

04. New developments should seek to design streets, including footpaths and cycle paths, as potential corridors to surrounding countryside for wildlife as well as people.

05. Any removed vegetation should be replaced with new landscape areas on the site. The layout of development should seek to context existing and new vegetation with other green and blue infrastructure features in accordance with the Natural England Green Infrastructure Framework.

06. Abrupt edges to development with little vegetation or landscape on the edge of the settlement must be avoided and, instead, comprehensive landscape buffering should be designed.

07. Where wildlife species are identified on the site or in the locality, new development should seek to create and enhance suitable habitat. As appropriate to the species of wildlife, development should:

   - Utilise native plant species for habitat creation;

   - Provide buffers to existing habitat areas with a width suitable for the ecological function;

   - Utilise fencing that is open or has holes to allow for the movement of fauna;

   - Install habitats such as bird boxes or bricks in walls (refer to figures 30 and 31); and

   - Align corridors that enable wildlife to travel to and from foraging areas and their dwelling areas.

F.30

F.31

Figure 30: Swift bricks

Figure 31: Bug house located in an outdoor green space.

4.3. Detailed design principles

This sub-chapter comprises guidelines for detailed design. These guidelines focus on the appearance of individual buildings. The guidelines are organised into the following topics:
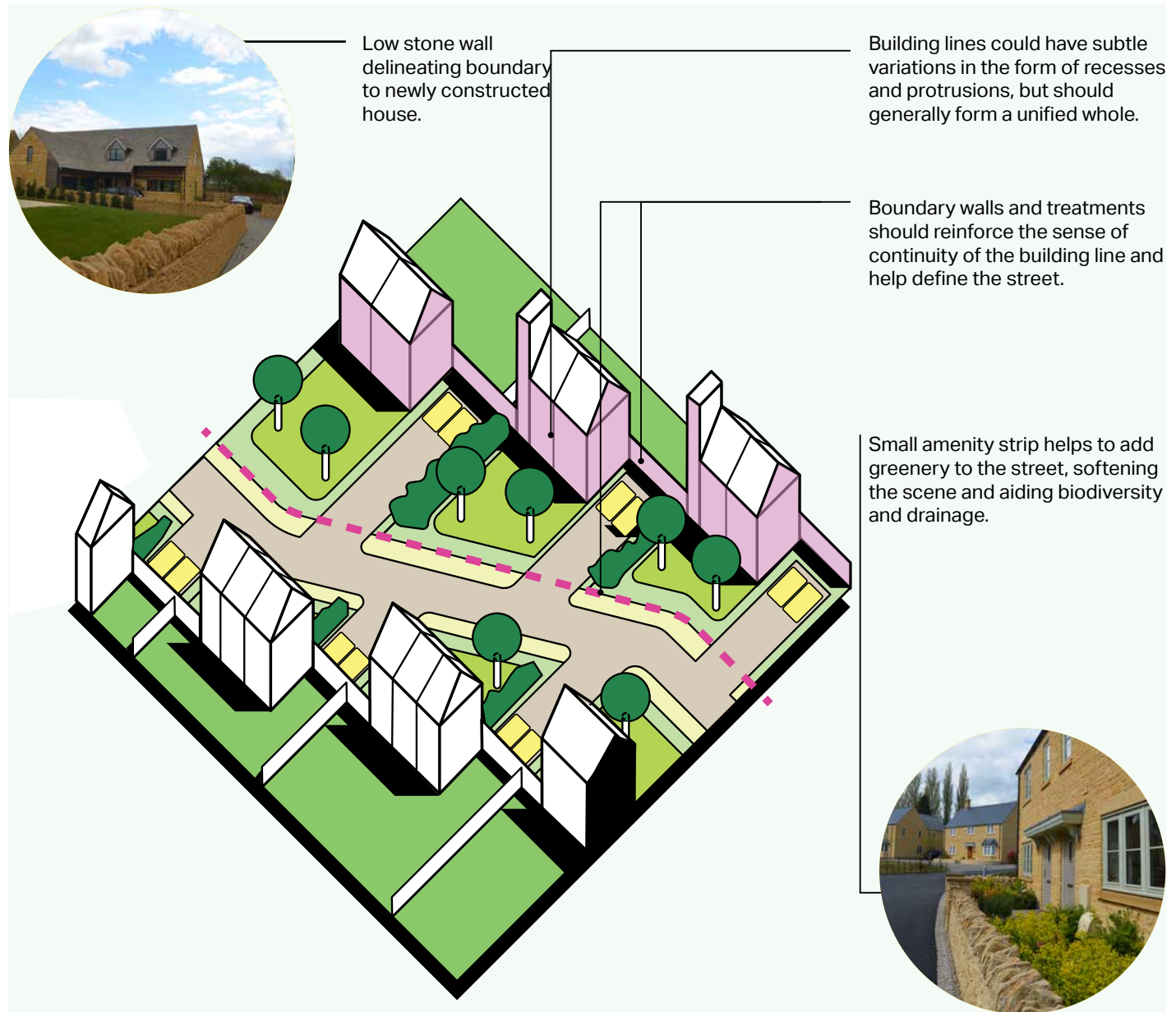
– **J. Building lines & boundary treatments**

– **K. Building lines / roofline**

– **L. Fenestration**

– **M. Materials**

– **N. Sustainable design**

Detailed design

J. Building lines & boundary treatments

Building line and boundary treatments vary greatly across the Parish. To respect the existing context, both the building and the boundary feature should be consistent with neighbouring properties while enabling enough variations for visual interest.

01. Buildings should front onto streets. The building line should have subtle variations in the form of recesses and protrusions but should generally form a unified whole.

02. Buildings should be designed to ensure that streets and/or public spaces have good levels of natural surveillance from buildings. This can be ensured by placing ground floor habitable rooms and upper floor windows facing the street.

03. Natural boundary treatments should reinforce the sense of continuity of the building line and help define the street, appropriate to the character of the area. They should be mainly continuous hedges and low stone walls, as appropriate, made of Cotswold stone. The use of either panel fencing or metal or concrete walls in these publicly visible boundaries should be avoided.

04. On residential streets outside the historic core, front gardens or planting strips should be provided.

Low stone wall delineating boundary to newly constructed house.

Building lines could have subtle variations in the form of recesses and protrusions, but should generally form a unified whole.

Boundary walls and treatments should reinforce the sense of continuity of the building line and help define the street.

Small amenity strip helps to add greenery to the street, softening the scene and aiding biodiversity and drainage.

Detailed design

K. Building lines / roofline

Creating a good variety in the roof line is a significant element of designing attractive places. There are certain elements that serve as guidelines in achieving a good variety of roofs:

01.   The scale of the roof should always be in proportion with the dimensions of the building itself;

02.   Monotonous repetitions of the same building elevations should usually be avoided, therefore subtle changes in roofline should be ensured during the design process;

03.   Traditional local roof materials, shapes, and detailing should be considered and implemented where possible in cases of new development; and

04.   Dormers can be used as a design element to add variety and interest to roofs. They should be proportional to the dimensions of the roof and façade, and their design should be coordinated with the materials and architectural style used on the rest of the elevation. Render in an earthy colour is acceptable on the sides and gables of dormers.

The design of the roofline should also respond to the topography of the site and its surroundings in relation to inward long-distance views. New developments should therefore avoid locating taller buildings on crests and aim to keep rooflines below the tree canopy. They should also avoid obstructing key views and landmarks.

Figure 32:
Subtle variation in roofline
Figure 33:
Pronounced variation in roofline as a defining design decision.
Figure 34:
There are historical examples of uniform roof lines.

F.32

F.33

F.34

Detailed design

L. Fenestration

01. Fenestration on public/private spaces increase the natural surveillance and enhance the attractiveness of the place. Considerations for natural surveillance, interaction, and privacy must be carefully balanced.

02. Corner buildings should incorporate windows on both primary and secondary façades. Long stretches of blank (windowless) walls must be avoided.

03. Windows should be of sufficient size and number for abundant natural light and should meet or exceed statutory regulations.

04. Site layout and building massing should ensure access to sunshine and avoid overshadowing and overlooking neighbouring buildings. New developments should also use opportunities for siting houses to maximise solar gain and provide long-distance views through a careful placement of windows.

05. Consistent window styles and shapes should be used across a given façade to avoid visual clutter and dissonance.

F.35

F.36

F.37
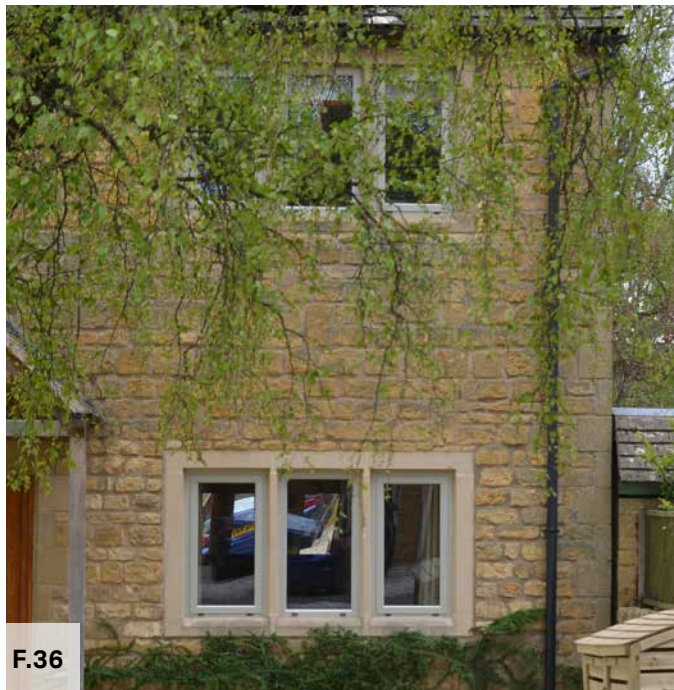
Figure 35:
Mullioned windows

Figure 36:
Mullioned windows

Figure 37:
6/6 sash windows

Detailed design

M. Materials

The materials and architectural detailing used throughout Chipping Campden contribute hugely to the historic character of the area and reflect the local vernacular. The materials used in proposed developments and renovations must be of a high quality and reinforce local distinctiveness. Development proposals should demonstrate that the palette of materials has been selected based on an understanding of the surrounding built and natural environment.

Particular attention should be given to the bonding pattern, size, colour, and texture of materials.

This section includes examples of building materials that contribute to the local vernacular of Chipping Campden and which could be used to inform future development. All examples are of recent buildings.

Local stone in irregular courses

Local stone in irregular courses, stone slate roof in diminishing courses, brick stacks

Prominent gables

Juxtaposition of coursed rubble and ashlar

Houses built close to street edge

Irregular coursing, ashlar dressings and casement windows

Rainwater goods flank front elevation

Use of mixed wall, including stone, brick and render, and roof coverings

Prominent gables with drip moulds to windows

Brick wall material

Door hoods and flush casement windows, use of decorative wall plates

Stone dressings and chimney

Variable roof line with dormers

Graduated stone slate roof with rendered dormer window

Graduated stone slate and slate roofs of variable height

Sparing use of canted bay windows

Red brick chimneys

Door hoods on simple brackets

Polite design with many historic features

Multiple dormer windows

Render wall material

Detailed design

N. Sustainable design

The use of sustainable design principles and tools are strongly encouraged to respond to the climate emergency. Please refer to CDC's exemplar **Net Zero Carbon Toolkit** for inspiration and guidance.

Energy efficient or eco design combines all around energy efficient appliances and lighting with commercially available renewable energy systems, such as solar electricity and/or solar/ water heating.
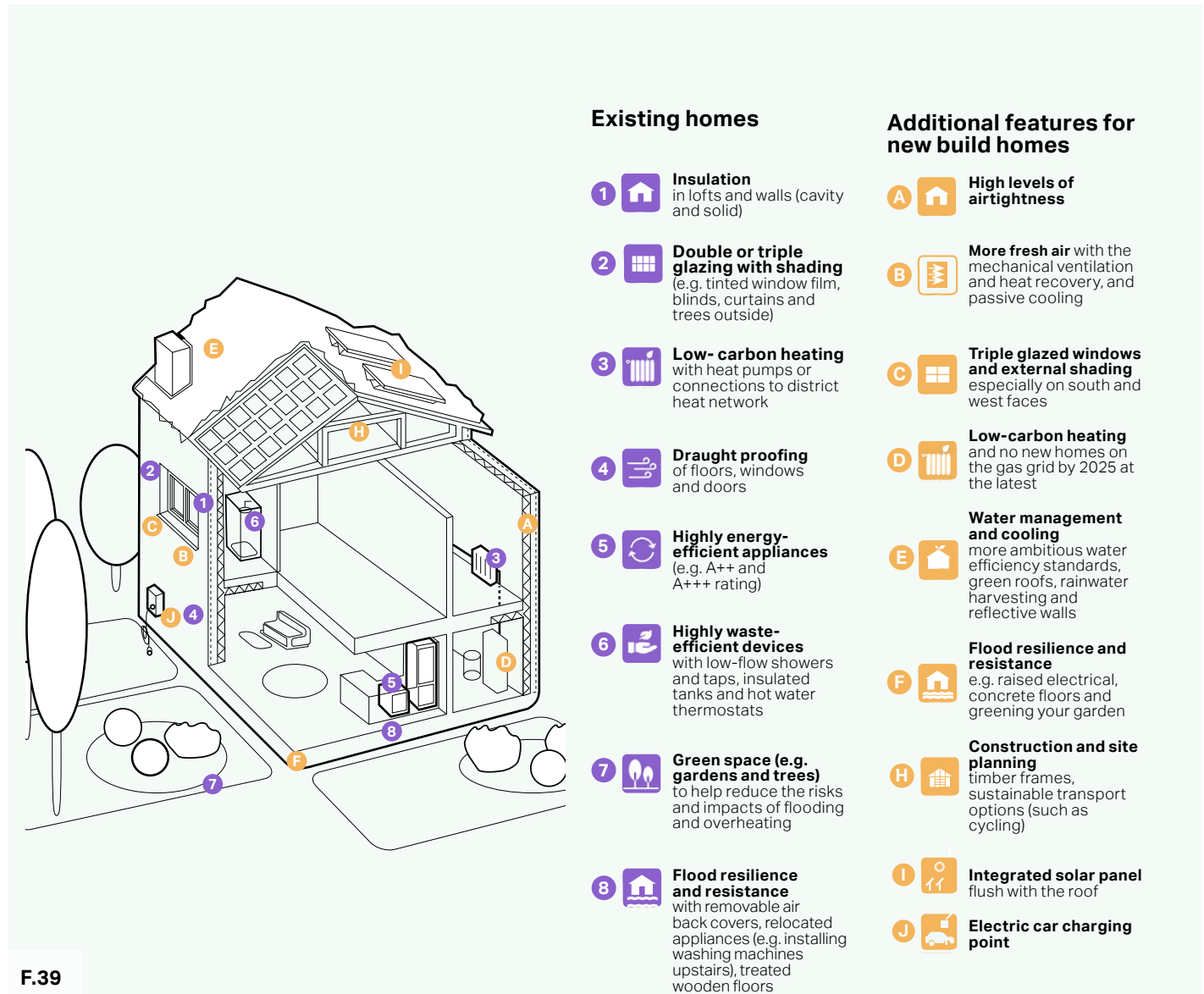
Starting from the design stage there are strategies that can be incorporated to include technologies such as passive solar heating, cooling and energy efficient landscaping which are determined by local climate and site conditions.

Figure 39eatures an array of sustainable design features. Those on the left show the features that should be strongly encouraged in existing homes, while those on the right show additional features that new homes should be encouraged to incorporate from the onset.

F.38

Figure 38:
Solar panels well integrated into design of new home.

Existing homes

1 **Insulation**
in lofts and walls (cavity and solid)

2 **Double or triple glazing with shading**
(e.g. tinted window film, blinds, curtains and trees outside)

3 **Low- carbon heating**
with heat pumps or connections to district heat network

4 **Draught proofing**
of floors, windows and doors

5 **Highly energy-efficient appliances**
(e.g. A++ and A+++ rating)

6 **Highly waste-efficient devices**
with low-flow showers and taps, insulated tanks and hot water thermostats

7 **Green space (e.g. gardens and trees)**
to help reduce the risks and impacts of flooding and overheating

8 **Flood resilience and resistance**
with removable air back covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors

Additional features for new build homes

A **High levels of airtightness**

B **More fresh air** with the mechanical ventilation and heat recovery, and passive cooling

C **Triple glazed windows and external shading** especially on south and west faces

D **Low-carbon heating** and no new homes on the gas grid by 2025 at the latest

E **Water management and cooling** more ambitious water efficiency standards, green roofs, rainwater harvesting and reflective walls

F **Flood resilience and resistance** e.g. raised electrical, concrete floors and greening your garden

H **Construction and site planning** timber frames, sustainable transport options (such as cycling)

I **Integrated solar panel** flush with the roof

J **Electric car charging point**

F.39

Figure 39:
Measures to address the climate emergency (adapted from Commission on Climate Change)

4.4. Checklist

Because the design guidelines in this chapter cannot cover all design eventualities, this concluding section provides a number of questions based on established good practice against which the design proposal should be evaluated.

The checklist can be used to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has taken into account the context and provided an adequate design solution.

As a first step there are a number of ideas or principles that should be present in all proposals. These are listed under "General design guidelines for new development." Following these ideas and principles, a number of questions are listed for more specific topics.

The checklist is organised into the following topics:

– **1. General design guidelines for development**

– **2. Street grid and layout**

– **3. Gateway and access features**

– **4. Local green spaces, views and character**

– **5. Buildings layout and grouping**

– **6. Building line and boundary treatment**

– **7. Building heights and rooflines**

– **8. Household extensions**

– **9. Building materials and surface treatment**

– **10. Car parking**

– **11. Architectural details and design**

1

General design guidelines for new development

01. Integrate with existing paths, streets, circulation networks and patterns of activity;

02. Reinforce or enhance the established settlement character of streets, greens, and other spaces;

03. Harmonise and enhance existing settlement in terms of physical form, architecture and land use;

04. Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;

05. Reflect, respect, and reinforce local architecture and historic distinctiveness;

06. Retain and incorporate important existing features into the development;

07. Respect surrounding buildings in terms of scale, height, form and massing;

08. Adopt contextually appropriate materials and details;

09. Provide adequate open space for the development in terms of both quantity and quality;

10. Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;

11. Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;

12. Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;

13. Positively integrate energy efficient technologies;

14. Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and

15. Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

2

Street grid and layout

01. Does it favour accessibility and connectivity? If not, why?

02. Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?

03. What are the essential characteristics of the existing street pattern; are these reflected in the proposal?

04. How will the new design or extension integrate with the existing street arrangement?

05. Are the new points of access appropriate in terms of patterns of movement?

06. Do the points of access conform to the statutory technical requirements?

3

Gateway and access features

01. What is the arrival point, how is it designed?

02. Does the proposal maintain or enhance the existing gaps between settlements?

03. Does the proposal affect or change the setting of a listed building or listed landscape?

04. Is the landscaping to be hard or soft?

4

Local green spaces, views and character

01. What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?

02. Does the proposal maintain or enhance any identified views or views in general?

03. How does the proposal affect the trees on or adjacent to the site?

04. Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.

05. Has the proposal been considered within its wider physical context?

06. Has the impact on the landscape quality of the area been taken into account?

07. In rural locations, has the impact of the development on the tranquility of the area been fully considered?

08. How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?

09. Can any new views be created?

10. Is there adequate amenity space for the development?

11. Does the new development respect and enhance existing amenity space?

12. Have opportunities for enhancing existing amenity spaces been explored?

13. Will any communal amenity space be created? If so, how will this be used by the new owners and how will it be managed?

14. Is there opportunity to increase the local area biodiversity?

15. Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?

16. Can water bodies be used to provide evaporative cooling?

17. Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

5
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Buildings layout and grouping

01. What are the typical groupings of buildings?

02. How have the existing groupings been reflected in the proposal?

03. Are proposed groups of buildings offering variety and texture to the townscape?

04. What effect would the proposal have on the streetscape?

05. Does the proposal maintain the character of dwelling clusters stemming from the main road?

06. Does the proposal overlook any adjacent properties or gardens?
How is this mitigated?

07. Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?

08. Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

6
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Building line and boundary treatment

01. What are the characteristics of the building line?

02. How has the building line been respected in the proposals?

03. Has the appropriateness of the boundary treatments been considered in the context of the site?

7
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Building heights and roofline

01. What are the characteristics of the roofline?

02. Have the proposals paid careful attention to height, form, massing and scale?

03. If a higher than average building(s) is proposed, what would be the reason for making the development higher?

04. Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?

05. Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

8
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Household extensions

01. Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?

02. Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?

03. Do the proposed materials match those of the existing dwelling?

04. In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?

05. Are there any proposed dormer roof extensions set within the roof slope?

06. Does the proposed extension respond to the existing pattern of window and door openings?

07. Is the side extension set back from the front of the house?

08. Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?

09. Can any materials be re-used in situ to reduce waste and embodied carbon?

9

Building materials and surface treatment

01. What is the distinctive material in the area?

02. Does the proposed material harmonise with the local materials?

03. Does the proposal use high-quality materials?

04. Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?

05. Do the new proposed materials respect or enhance the existing area or adversely change its character?

06. Are recycled materials, or those with high recycled content proposed?

07. Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.

08. Can the proposed materials be locally and/ or responsibly sourced? For example, FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems.

10

Car parking

01. What parking solutions have been considered?

02. Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?

03. Has planting been considered to soften the presence of cars?

04. Does the proposed car parking compromise the amenity of adjoining properties?

05. Have the needs of wheelchair users been considered?

06. Can electric vehicle charging points be provided?

07. Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?

08. If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?

11

Architectural details and design

01. If the proposal is within a Conservation Area, how are the characteristics reflected in the design?

02. Does the proposal harmonise with the adjacent properties?

03. This means that it follows the height, massing and general proportions of adjacent buildings and how it takes cues from materials and other physical characteristics.

04. Does the proposal maintain or enhance the existing landscape features?

05. Has the local architectural character and precedent been demonstrated in the proposals?

06. If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?

07. Is it possible to incorporate passive environmental design features such as larger roof overhangs, deeper window reveals and/or external louvres/shutters to provide shading in hotter months?

08. Can the building designs utilise thermal mass to minimise heat transfer and provide free cooling?

09. Can any external structures such as balconies be fixed to the outside of the building, as opposed to cantilevering through the building fabric to reduce thermal bridge?

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