



## Cotton End Design Code – Core Principles

Cotton End Parish Council wish to ensure that the design and appearance of any development, replacement or any alterations are in character with the rural identity and meet the design aspirations of the **Cotton End Design Code**. Engagement on these things by landowners and developers will be greatly welcomed and the Parish Council will, where possible, seek to work with parties to achieve the following, all aimed at protecting and enhancing Cotton End’s attractive characteristics:

### a. Plot coverage

Achieving plot coverage that respects its surroundings. Plot coverage should be between 30% to 50%, but not exceed 50%.

### b. Ridge height – Figure 29

Ensure development takes account of gradients and restricts ridge heights to a height that respects the organic roof line character of neighbouring properties without regularising the street scene.

### c. Spacing between building and boundary (set-in) – Figure 30

Ensure that there is a 1 metre minimum distance from the side of the plot boundary to the ground floor level, and a minimum of a 4 metre break on the first floor between buildings.

### d. Entrances

Ensuring that all entrances requiring planning permission respect the village character and do not dominate their surroundings.

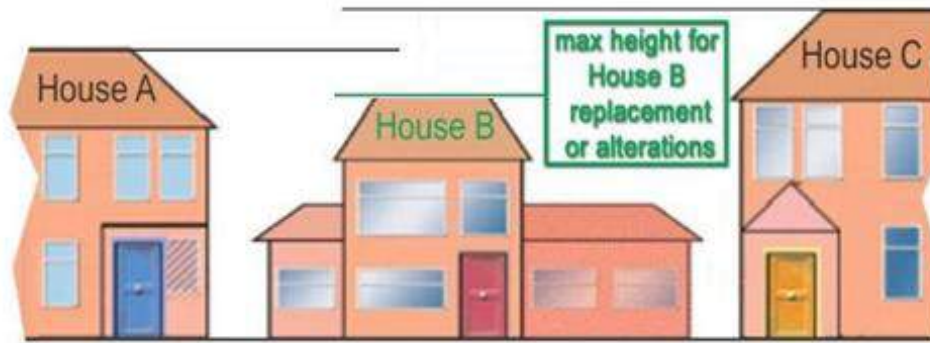


Figure 29: Ridge height

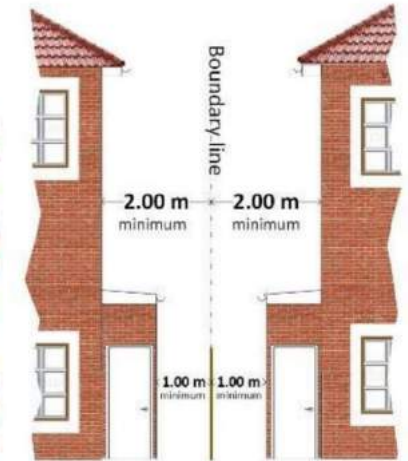


Figure 30: Spacing between building and boundary

### e. Front gardens

Ensuring that new homes are designed such that spaces in front of them contribute to the tranquil verdant character of the village. Front gardens should not be dominated by vehicle parking. Ensuring that hard surface coverage within housing plots is limited and that hard surfacing is permeable, to achieve biodiversity gains and actions to prevent flood risk.

### f. Building materials

Encouraging the use of durable, high quality locally sourced or reclaimed materials that appear in keeping with the surrounding village.

### g. Parking, refuse and recycling facilities

Sensitively integrating parking, refuse and recycling facilities into the landscape and street scene.

### h. Datestones

New properties should include a Datestone, recording the construction year of each property.

### i. Highway boundaries

Ensuring that boundary treatments reflect the prevailing character of boundaries, with special attention to retaining open character and greenhedges, and avoiding boundaries that appear unduly dominant.

### j. Grass verges and highway trees

Respecting grass verges and street trees.

### k. Rear Gardens

Properties should aim to provide rear gardens or at least a small buffer to the public sphere where the provision of a garden is not possible.

### l. Flexibility

With Ultrafast Full Fibre Broadband (FTTP – Fibre to the Premises) due to be available in Cotton End by April 2024, all new dwellings should offer working from home facilities/capabilities.

# THE COTTON END DESIGN CODE

## Cotton End Design Code – Architectural Style

In order to enhance and improve the existing character of Cotton End, the design of new properties within the Settlement Policy Area should reflect the existing character of the village:

**m.** The pattern and layout of existing buildings must be appreciated when contemplating new development, whatever its size or purpose.

**n.** Be designed to be respectful of the historical designated or non-designated buildings in Cotton End whilst being clearly ‘of their time’. This may include taking design cues from historical styles, but with a modern interpretation.

**o.** Provide examples and inspiration for new development.

**p.** Be high quality in terms of materials and finishes and sympathetic to the Cotton End Character Assessment.

**q.** Demonstrate the use of locally sourced or reclaimed building materials wherever possible.

**r.** Reflect local and historical context and should not be from a standard palette of developer house types that are non-specific to anywhere in the country.

**s.** Buildings should be sympathetic in scale to the surrounding context.

**t.** The scale of the roof should always be in proportion with the dimensions of the building itself.

**u.** Site layout and building massing should ensure access to sunshine and avoid overshadowing neighbouring buildings.

**v.** New developments should also maximise opportunities for long distance views.

**w.** Consistent window styles and shapes must be used across a given façade to avoid visual clutter and dissonance.

**x.** In proximity to historic buildings, fenestration (the arrangement of windows in a building) must reflect an understanding of locally distinctive features such as scale, proportions, rhythm, materials, ornamentation, and articulation. This should however not result in pastiche replica.

### **y. Building appearance – Figure 31**

Ensuring that new homes are designed to respect and enhance the character of the village’s iconic heritage assets and reflect the character, scale, proportion, materials, informality, intimacy and natural context of the design style of the buildings erected by the Whitbread family/Southill Estates within the village and other adjacent parishes.



Figure 31: A Southill Estates property

### **z. Household Extensions**

- The original building should remain the dominant element of the property. The newly built extension should not overwhelm the building from any given point.
- Extensions should not result in a significant loss to the private amenity area of the dwelling.
- Designs that wrap around the existing building and involve overly complicated roof forms should be avoided.
- Extensions should be compatible with the pitch and form of the roof to respect the existing building’s character and dimensions.
- Extensions should demonstrate an intelligent understanding of the materials, architectural features, window sizes, and proportions of the existing building in order to match and complement the built environment.
- As a rule, floor space of the existing building can be extended by up to 30%, providing that other Design Code considerations are met, such as scale, appearance and consideration of impacts on neighbours and the wider area. This is to avoid overbearing neighbouring properties and significantly altering the street scene.
- In case of side extensions, the new part should be set back from the front of the main building and retain the proportions of the original building. This is in order to reduce any visual impact of the join between existing and new.
- In case of rear extensions, the new part should not have a harmful effect on neighbouring properties in terms of overshadowing, overbearing, or privacy issues.
- All two storey extensions should provide working from home facilities/capabilities.

## Cotton End Design Code – Eco Design



**Figure 32:**  
Bee bricks



**Figure 33:**  
Bat boxes



**Figure 34:**  
Swift bricks



**Figure 35:**  
House Martin cups



**Figure 36:**  
Electric Car charging



**Figure 37:**  
Solar Panels



**Figure 38:**  
Rainwater Harvesting

Eco Design combines energy efficient construction, appliances, and lighting with commercially available renewable energy systems, such as solar water heating and solar electricity with battery storage, coupled with rainwater harvesting and incorporating ecohabitats in homes. Starting from the design stage all these elements of sustainable living can be incorporated in new development, rebuilding or building extensions. The aim of these interventions is to reduce overall home energy use cost effectively and to promote biodiversity by and maintaining and increasing population levels of local wildlife.

To support the UK government’s low carbon renewable energy strategy and biodiversity vision, all new developments, rebuilding, and two storey extensions in Cotton End must incorporate all of following:

**aa. Bee bricks – Figure 32**

Bees are an important part of the environment, and bee bricks are used by solitary bees. These create a nesting habitat within the brick, but the bees are unable to enter the home.

**bb. Bat boxes – Figure 33**

The availability of roost sites for bat species is becoming more limited, so Bat boxes provide artificial roosts designed to encourage bats into areas where there are few natural roosting sites.

**cc. Swift bricks or boxes – Figure 34**

Swift bricks or boxes under the eaves of houses provide homes for the local population and helping to preserve and expand the Swift population. The Swift is an amber-listed bird of conservation concern in Europe.

**dd. House Martin cups – Figure 35**

Disappearing waterways, drier springs and summers, along with evaporating puddles, all mean that the mud vital for house martins to build or repair their nests, is in short supply. Also, dry summers can also cause House Martin nests to break up or fall from a house, which is devastating when eggs or young chicks are inside.

**ee. Electric Car Charging – Figure 36**

All new petrol and diesel cars and vans will be phased out by 2030, and one in four UK households intend to buy an electric car in the next five years.

**ff. Solar energy – Figure 37**

Solar electricity panels, also known as photovoltaics (PV), capture the sun’s energy and convert it into electricity that can be used in homes. By installing solar panels, homes can generate their own renewable electricity. Typical systems on domestic homes contain around 15 panels, with each panel generating around 355W of energy in strong sunlight.

**gg. Rainwater harvesting - Figure 38**

There are various rainwater harvesting methods available, but generally rainwater is collected from roofs and redirected to a rainwater harvesting tank, either above ground or below. Rainwater harvesting is traditionally used for watering gardens but modern technology rainwater harvesting systems can be plumbed into a home’s pipework so that harvested rainwater can be used to flush your toilets, wash clothes and many other non-drinking applications.

**hh. Heat Pumps**

Heat pumps take energy from outside and transfer it into heat that is circulated around the home heating and hot water systems. Like traditional gas heating, heat pumps use electricity to run the components of the system to transfer the energy from the heat source into the heating system.

# THE COTTON END DESIGN CODE