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AECOM

Silchester Neighbourhood Plan Appendix A

Silchester

Design Code

Final report
February 2025

Delivering a better world

Quality information

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Revision History

Issue no.	Issue date	Details	Issued by	Position
3	13.02.2025	Fnal report	Jimmy Lu	Associate Urban Designer
2	29.01.2025	Revised final draft report	Nicholas Pascalli	Graduate Urban Designer
	19.12.2024	Comments on final draft	Hampshire County Council Basingstoke and Deane Borough Council	
1	23.10.2024	Revised first draft report	Nicola Jurkiewicz	Graduate Urban Designer
	22.10.2024	Comments on first draft	SNPSG	
	15.10.2024	First draft sent to group for comments	Nicholas Pascalli	Graduate Urban Designer

Contents

Introduction

01

Tree-lined entrance to the Romans development cluster.

1. Introduction

Through the Ministry for Housing, Communities and Local Government (MHCLG) Neighbourhood Planning Programme led by Locality, AECOM was commissioned to provide design support for the Silchester Neighbourhood Plan (SNP).

The support is intended to provide design guideliness based on the character and local qualities of the parish to help ensure future development, particularly housing, complements the Neighbourhood Area's (NA) existing character.

1.1 Purpose of this document

This document sets out design guidelines based on the existing features of Silchester. The document is intended to sit alongside the Neighbourhood Plan to provide guidance for applicants preparing proposals in the NA and as a guide for the Neighbourhood Plan Steering Group and Basingstoke and Deane Council when considering planning applications.

1.1.1 What are design guidelines?

Design guidelines identify how development can be carried out in accordance with good design practice. Certain design guidelines are requirements that provide specific, detailed parameters for development (indicated with the word **must**). Proposals for development within the NA should demonstrate how the guidelines have informed the design and how the Design Code has been complied with. Where a proposal cannot comply with guideline requirements (or several) a justification should be provided.

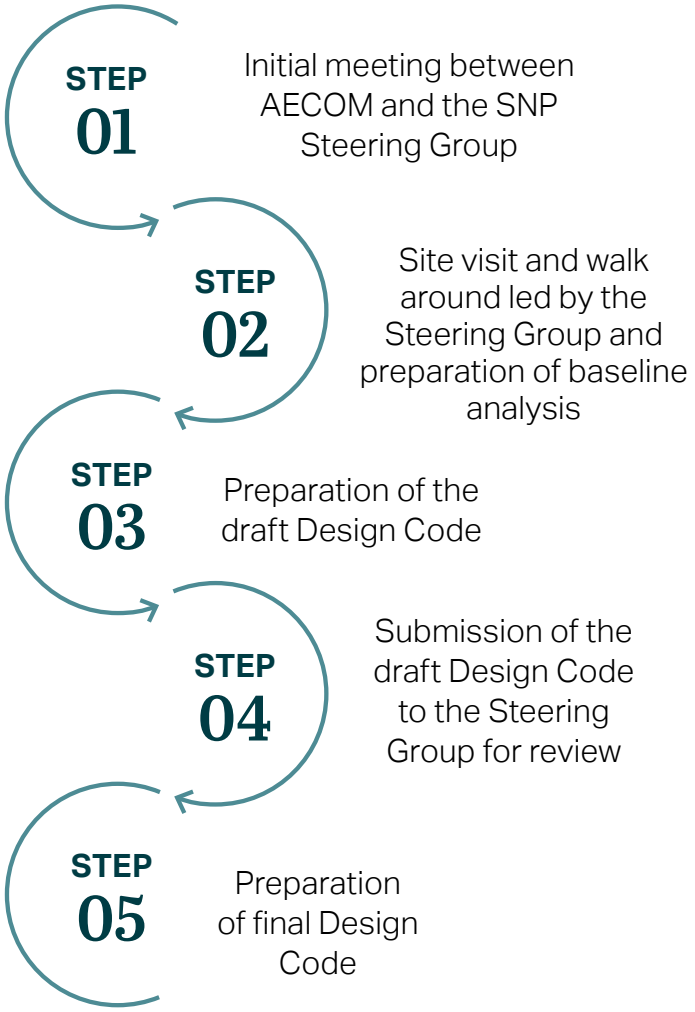


Figure 01: Steps undertaken to produce this document.

1.2 Area of study

The Neighbourhood Area (NA) is the Civil Parish of Silchester in the district of Basingstoke and Deane in Hampshire. It is located approximately 8 km north of Basingstoke, 14 km south of Reading, and 15 km east of Newbury. The parish borders the civil parishes of Pamber to the west; Mortimer West End to the north; Stratfield Saye to the east, and Bramley to the south. The population was estimated at 783 in the 2021 Census.

The parish is mostly rural and dominated by open fields and woodland. The village of Silchester is located in the west of the parish and forms its main settlement. Small residential and agricultural clusters such as The Pound are dispersed across the parish. The northern part of the parish contains the remains of the ancient Roman town of Calleva Atrebatum, now an archaeological site. Silchester's rich history is embodied in the presence of a Conservation Area that covers the main village and The Pound, as well as the presence of 37 Listed Buildings and five Scheduled Monuments.

The parish contains a small number of services and facilities, mostly located in the village of Silchester. These include a pub, a village hall, a primary school, a sports pavilion and two churches: St Mary the Virgin and Silchester Methodist Church. In addition, it contains a business centre at Ash Park and a water treatment plant.

Although Silchester does not have a train station, two stations are located a short drive away in Bramley and Mortimer.

Figure 03: Silchester Village Hall in the Conservation Area.

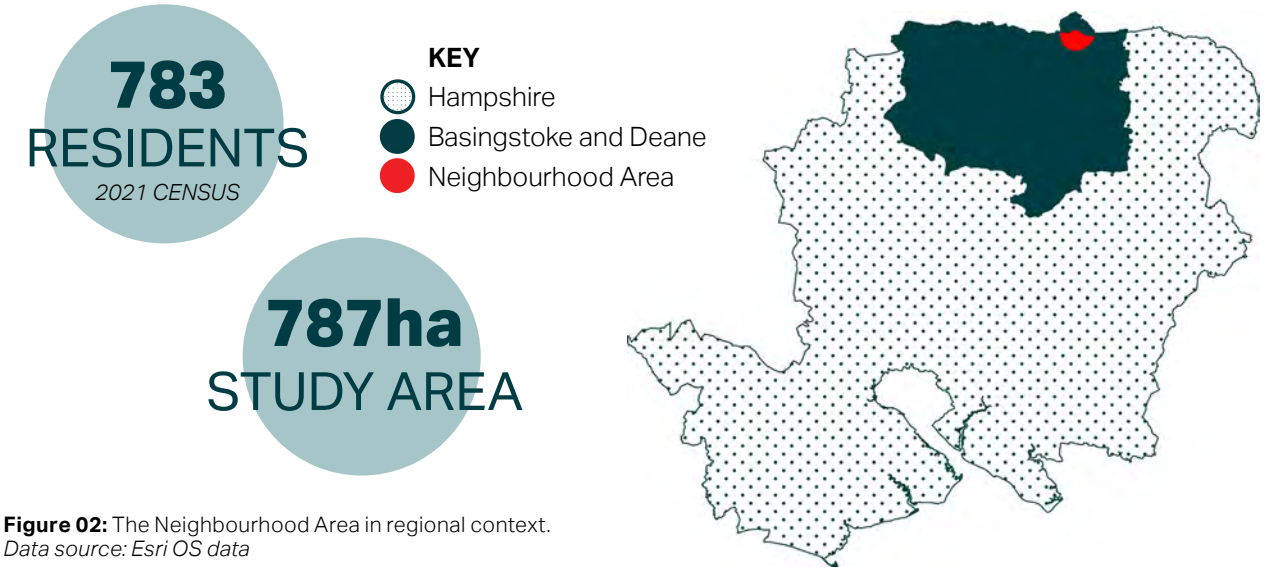


Figure 02: The Neighbourhood Area in regional context.
Data source: Esri OS data

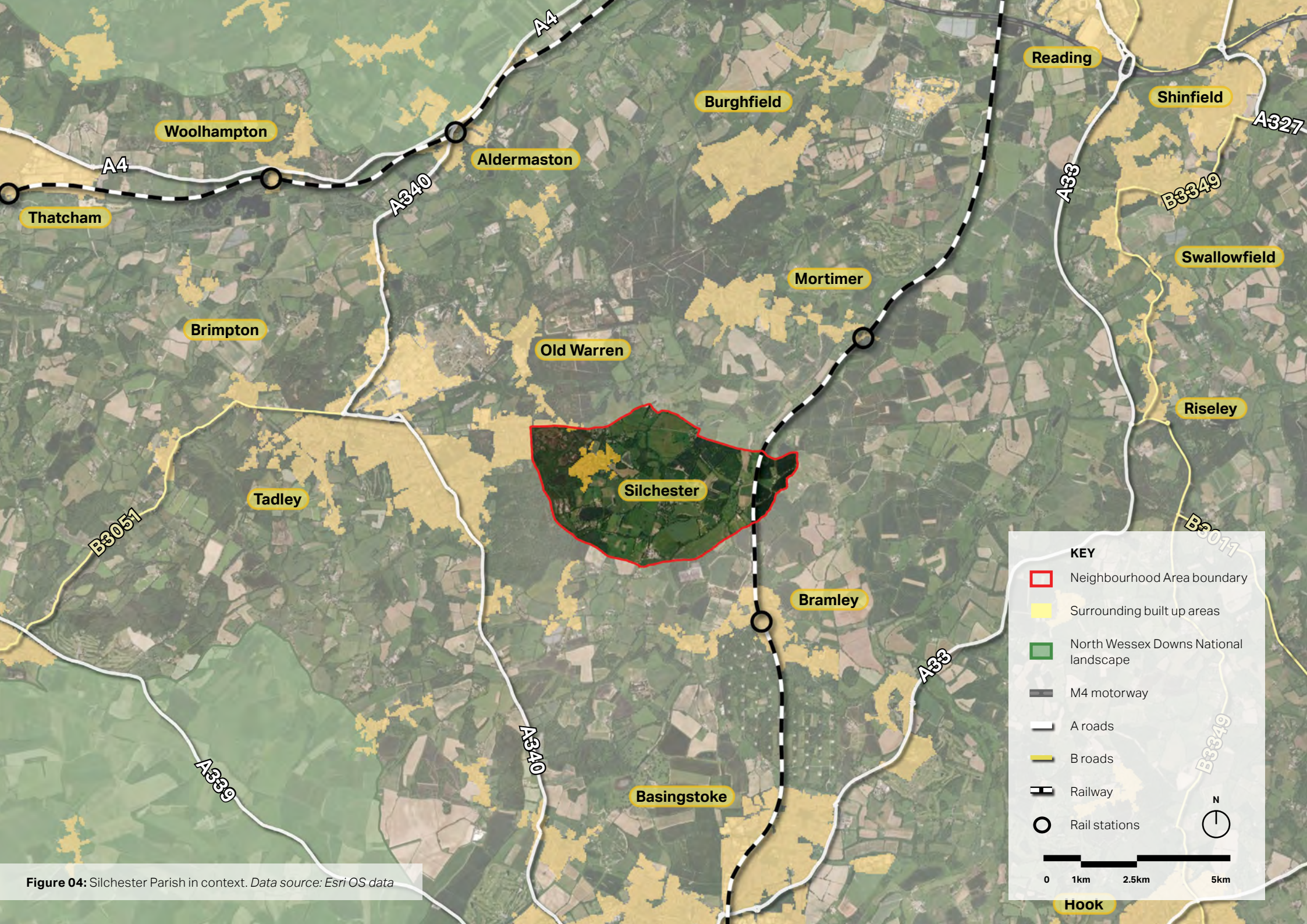
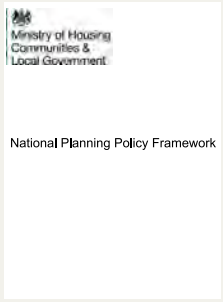


Figure 04: Silchester Parish in context. *Data source: Esri OS data*

1.3 Policy documents for reference

National and local policy documents provide valuable guidance on how to bring about good design and the benefits accompanying it. Certain documents are for the purpose of ensuring adequate planning regulations are in place to check that development is both fit for purpose and able to build sustainable, thriving communities. Other documents are more technical and offer specific design guidance which can inform the Design Code.

Additionally, these following documents have informed the design guidelines within this report to ensure they are best aligned with the needs and opportunities identified for the NA:



NATIONAL LEVEL

2007 - Manual for Streets
Department for Transport

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.

2023 - National Planning Policy Framework
MHCLG

Development needs to consider national level planning policy guidance as set out in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG). In particular, NPPF Chapter 12: Achieving well-designed places stresses the creation of high-quality buildings and places.

2021 - National Design Guide
MHCLG

The National Design Guide (Ministry for Housing, Communities and Local Government, 2021) illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

2021 - National Model Design Code (Part 1 & Part 2)
MHCLG

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, which reflects the government's priorities and provides a common overarching framework for design.

NATIONAL LEVEL

2020 - Building for a Healthy Life

Homes England

This toolkit ensures that new developments will not only look appealing but also perform and function in ways that promotethe well-being of residents and community. The 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. This holistic approach to design is crucial for creating environments that support physical, mental, and social health.

COUNTY & DISTRICT LEVEL

2016 - Basingstoke and Deane Local Plan (2011 to 2029) – Adopted May 2016

Basingstoke and Dean District Council

The Local Plan, adopted in 2016, sets the council's vision and strategy for the area until 2029 and provides the basis for decisions on planning applications. The Local Plan does not allocate any new housing in Silchester. It is accompanied by supplementary planning documents (SPDs) on design and sustainability, housing, parking standards, and heritage.

2024 - Basingstoke and Deane Local Plan Local Plan Update 2021 to 2040

Basingstoke and Dean District Council

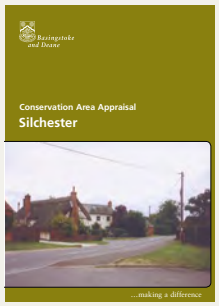
At the time of writing, Basingstoke and Deane Borough Council is working on an update of the Local Plan covering the period up to at least 2040, with an aim to adopt by winter 2025/2026. The first Regulation 18 consultation was carried in early 2024. Policy SPS6 would require the Parish to identify sites or opportunities for the provision of 15 housing units. Accompanying documents include the Landscape Character Assessment and the Landscape Sensitivity Study.

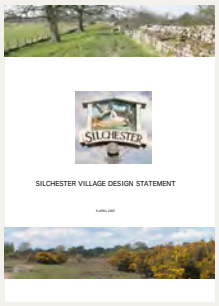
2012 - Hampshire County Integrated Character Assessment

Hampshire County

Hampshire County has published a series of documents that detail the various Landscape Character Areas (LCA) within the county. Two of these LCAs fall within Silchester's boundary and have separate documents assigned to it. These are: 1A: Pamber and Tadley Plantations and Heath and 2C: Loddon Valley and Western Forest of Eversley.

Local Level





2004 - Silchester Conservation Area Appraisal

The document assesses the special historic interest of the Silchester Conservation Area, which comprises the Silchester village centre and the Pound. It analyses its setting and historic development, built forms, key individual buildings and groups of buildings, the character of public and private spaces, and building materials.

2007 - Silchester Village Design Statement

The document assesses the special historic interest of the Silchester Conservation Area, which comprises the Silchester village centre and the Pound. It analyses its setting and historic development, built forms, key individual buildings and groups of buildings, the character of public and private spaces, and building materials.

1.4 How to use this document

This document sets out an evidence base for the Silchester Neighbourhood Plan and it is recommended that the guidelines are embedded within the forthcoming plan as policy.

As well as providing certainty to the local community, the design guidelines in this document should give more certainty to developers, as they will be able to design a scheme that is reflective of community aspirations.

Applicants should also note that housing developments of any size should strive to achieve carbon neutrality in line with the Government's future homes and building standard.

Further standards on residential developments should also be obtained from Building for a Healthy Life, a government-endorsed industry standard for well-designed homes and neighbourhoods.

What follows is a list of actors and how they will use this Design Code:

Potential users	How they will use the Design Code
Applicants, developers, & landowners	As a guide to the community's and the Local Planning Authority's expectations on design, allowing a degree of certainty – they will be expected to follow the guidelines as planning consent is sought.
Local planning authority	As a reference point, embedded in policy, against which to assess planning applications. The Design Code should be discussed with applicants during any pre application discussions.
Silchester Parish Council	As a guide when commenting on planning applications, ensuring that the guidelines are complied with.
Local community organisations	As a tool to promote community-backed development and to inform comments on planning applications.

Table 01: A list of potential users of this documents and how they will apply the design code.

1.5 Community engagement

The most recent consultation exercises conducted as part of the process for preparing the Silchester Parish Neighbourhood Plan were held in both March and September 2024.

The purpose of these consultations was to ensure that any future development is based on reliable and comprehensive views, wants and needs of the residents.

There were 82 responses received during the first consultation period from residents of the parish. The survey was divided into three sections: housing, environment and facilities. The results from the survey that are related to designed are summarised below:

• When asked what type of housing and tenure of housing is most in need, the top answer is **affordable housing for first time buyers** (74%) with the second being **housing to enable residents to downsize** (36.5%) and the third being **housing enabling older people to live independently** (28%). The least popular choice is **housing for rent** (12%).

• When asked how many houses are needed from new development, the top answer is **15 or less** (63%) with the next most common answer, having only 17%, being **20**. The least popular choices are **30** (10%) and **more than 30** (7%).

• When asked what is good housing design, the top 3 answers are **emphasise sustainability and energy usage** (63%), **to be in line with current housing stock** (43%) and **permit more modern building techniques & materials** (36.5%). The least popular choices are **be of traditional construction** (16%) and **allow for a high degree of architectural freedom** (6%).

• When asked what elements of sustainability should the Neighbourhood Plan focus on, the top answers are **should we encourage the use of solar panels on new & existing houses even in the conservation area** (66%) and **should we encourage cycling by residents & visitors, eg, provide cycle racks and cycle paths** (43%).

• When asked what is the most important impact of new housing with regards to the environment, the top 3 answers are **impact on traffic and road safety** (51%), **protection of vista and landscapes important to the village** (50%), **the impact of development on surface water run-off/flooding** (29%) and **Impact of development on local footpaths** (22%).

Figure 05: Housing allocation site boundary (red) in Silchester, comprising of a 3 hectare area with development plans to accomidate approximately 20 dwellings per hectare.

Local area analysis

02

Wooded footpath along the Roman town scheduled monument.

2. Local area analysis

This chapter provides a baseline analysis of the Neighbourhood Area within its context including an analysis of heritage assets, landscape features and connectivity. It is based on a detailed appraisal of the area carried out through desk study and fieldwork including a site visit.

The analysis in this chapter, plus the information observed from the community consultation event, form a basis for the design guidelines themes that follow in *Chapter 4*.

2.1 Built form and heritage assets

Silchester village is essentially residential and intimate in character, with an informal arrangement of buildings around narrow lanes that branch from Little London Road, the main route going through the village, and the common. The main secondary lane is Duke Ride that forms a large looping settlement pattern. Three Ashes, to the east of the village, is also residential but of stronger rural appearance than the main village.

Silchester village is unique in that it does not follow a nucleated settlement pattern branching out from the parish church, St Mary the Virgin. Rather, the church is located approximately 1.5 kilometres east of the village centre. It is believed that originally the village would have surrounded the church but had at some point moved away due to extenuating circumstances such as from landowners clearing land for sheep-farming, or possibly changes to the village population from the plague that forced it to move away from the original village boundary.

Figure 06: View over Silchester Playing Field towards The Calleva Arms from Little London Road.

Figure 07: View of St Mary's seen from the surviving walls of the Roman town of Calleva Atrebatum.

2.1.1 Scheduled Monuments

There are a total of five Scheduled Monuments found within the Neighbourhood Area. These are:

- Flex Ditch (List entry number: 1008725) located within the Silchester Conservation Area;
- Sections of linear earthworks (List entry number: 1008727 and 1011956) located in the southwest of the parish;
- Moated site and associated fishponds (List entry number: 1013670) located in the west of the parish; and
- The Late Iron Age oppidum and Roman town of Calleva Atrebatum (List entry number: 1011957) located in the north of the parish.

The most notable, and by far the largest, of these Monuments is the settlement of Calleva Atrebatum. In the Roman period, Silchester would have been one of the most important towns in Britain, with a population believed to be estimated between 1,200 to 7,500, a significantly larger number than the present population of the parish. Today, defensive walls up to 4 metres and earthworks surrounding the settlement survive. Additional features of this monument include the Church of St Mary, the Old Manor Farmhouse and granary and an amphitheater dating back to the first century AD, however this is located within the parish of Mortimer.

2.1.2 Listed buildings

There are a total of 37 Listed buildings in the Neighbourhood Area. 36 are Grade II listed and one, the Church of St Mary, is Grade I Listed (List entry number: 1339600).

Within the village boundary there are 10 Listed buildings. Notable examples include Culhams Farmhouse and Silchester House (List entry numbers: 1296837 and 1092806).

Within Three Ashes, there are an additional four Listed buildings. To the east of this there is another cluster of seven Listed buildings surrounding the Lower Farmhouse (List entry number: 1167510).

Figure 08: Entance to the Roman town of Calleva Atrebatum Scheduled Monument through the surviving walls.

Figure 09: Flex Ditch Scheduled Monument located beside Little London Road within the village Conservation Area.

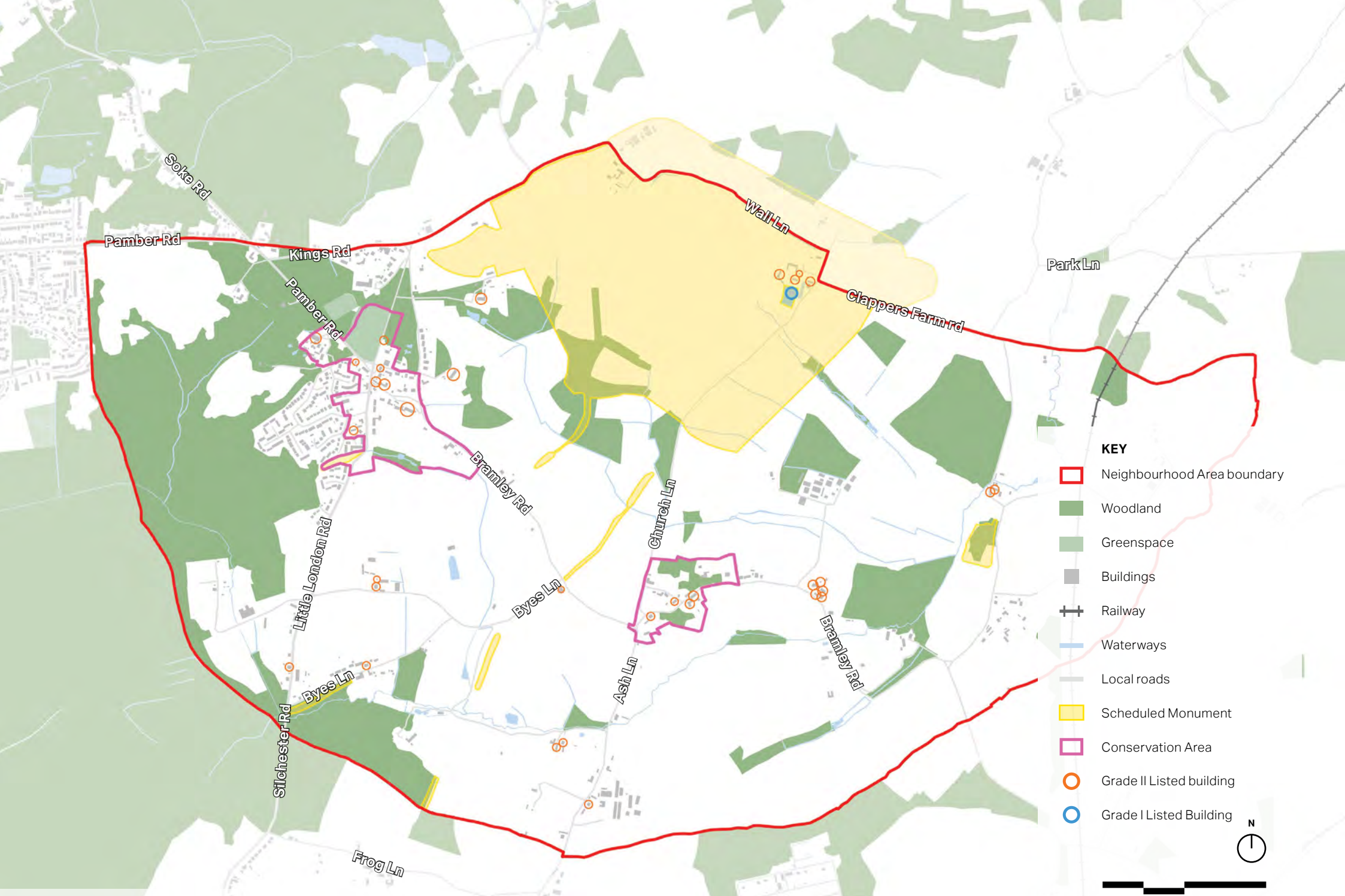


Figure 10: Heritage assets within the parish. *Data source: Esri OS data*

Figure 11: Holly Lane has a rural character supplemented by a central green space, lack of pavements, natural boundary treatments and the traditional building materials and vernacular of the dwellings, such as the thatch roof with eyebrow dormers on Dial Cottage.

Figure 12: The Grade II listed Silchester House, a mid-19th century tudor style house. *Copyright: Andy Potter*

Figure 13: The tree-lined entrance path to the Romans development from Little London Road.

2.1.3 Conservation Areas

The Silchester Conservation Area was first designated in 1992 by Basingstoke and Deane Borough Council in recognition of the special architectural and historic interest of the village. The main part of the Conservation Area is drawn tightly around the central area of the village. It also includes a separate settlement located half a mile to the east of Silchester, known as 'The Pound' or Three Ashes.

There is a variety of traditional materials, ranging from the earlier use of timber frames and thatch through to the use of polite brickwork in the 18th century and, later in the 19th century, the use of rendering to imitate stone (for example, Silchester House). The survival of thatch, in particular, reinforces the special rural character of the Conservation Areas.

The complete analysis of the Conservation Area can be found in the Silchester Conservation Area Appraisal[1] adopted in 2004 by Basingstoke and Deane Council.

1 Source: https://www.basingstoke.gov.uk/content/page/33866/Silchester%20Conservation%20Area%20Appraisal.pdf

Figure 14: Silchester Conservation Area within the village. *Data source: Silchester Conservation Area Appraisal, 2004*

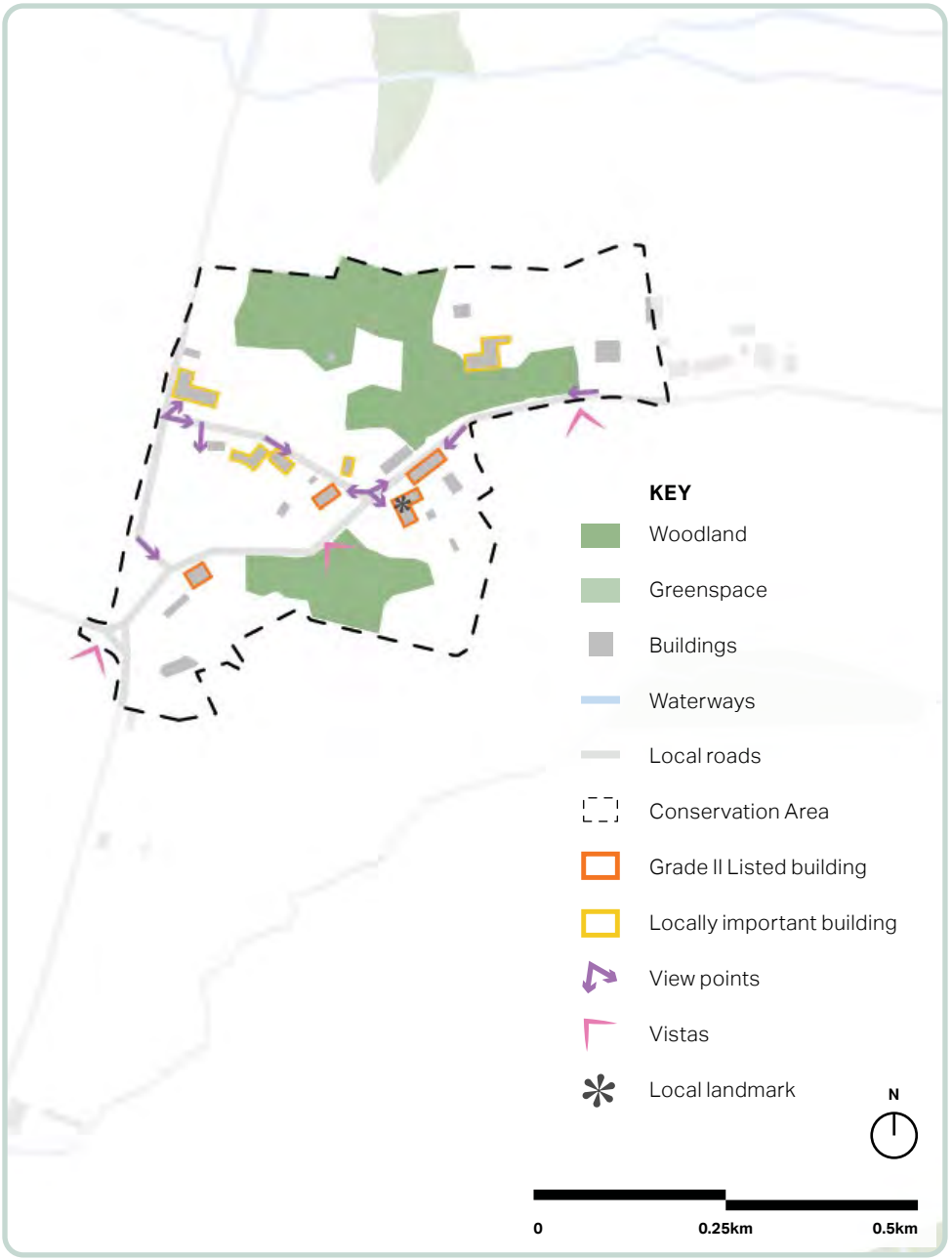


Figure 15: Silchester Conservation Area east of the village. *Data source: Silchester Conservation Area Appraisal, 2004*

2.2 Landscape and spatial setting

Silchester falls into two Landscape Character Areas (LCAs): Pamber and Tadley Plantations and Heath (to the north and southwest) and Loddon Valley and Forest of Eversley West (to the east and southeast). Pamber and Tadley Plantations and Heath is characterised as 'assart woodland and enclosures along with remnant heath and a significant concentration of Roman archaeology'. Loddon Valley and Forest of Eversley West is defined by 'a low lying, predominantly clay landscape with gentle undulations' and features distant views of woodlands, thick hedges, a high volume of ancient trees and a high density of PRoWs. For further description of these LCAs and the different Landscape Types, refer to the Hampshire County Integrated Character Assessment[1].

Concerning landscape designations, Pamber Forest Local Nature Reserve borders the outer parish boundary to the west and Pamber Forest and Silchester Common Site of Special Scientific Interest (SSSI) occupies much of the landscape immediately west of the village. There is also the Playing Field/sports pavilion to the north of the village, opposite both the Village Hall and The Calleva Arms pub, that acts as a main gathering point for the community.

2.2.1 Flood risks

The Neighbourhood Area has recorded Flood Zones 2 and 3 from the northeast parish boundary to the southwest and west parish boundary, following Silchester Brook. Currently the only cluster of development that appears within these Flood Zones is Clapper's Farm, which is positioned along the brook.

In addition to this, there are occurrences of low–high risk surface water flooding in the village along Dukes Ride, Holly Lane, Little London Road and within the Playing Ground. There is also high risk flooding on Bramley Road going through Three Ashes.

Figure 16: Extensive view towards the open landscape surrounding the village, with wooded copses in the distance.

Figure 17: Flooding along Clapper's Farm Road, often caused by heavyrain resulting in an overflow from Silchester Brook.

1 Source: https://www.hants.gov.uk/landplanningandenvironment/environment/landscape/integratedcharacterassessment

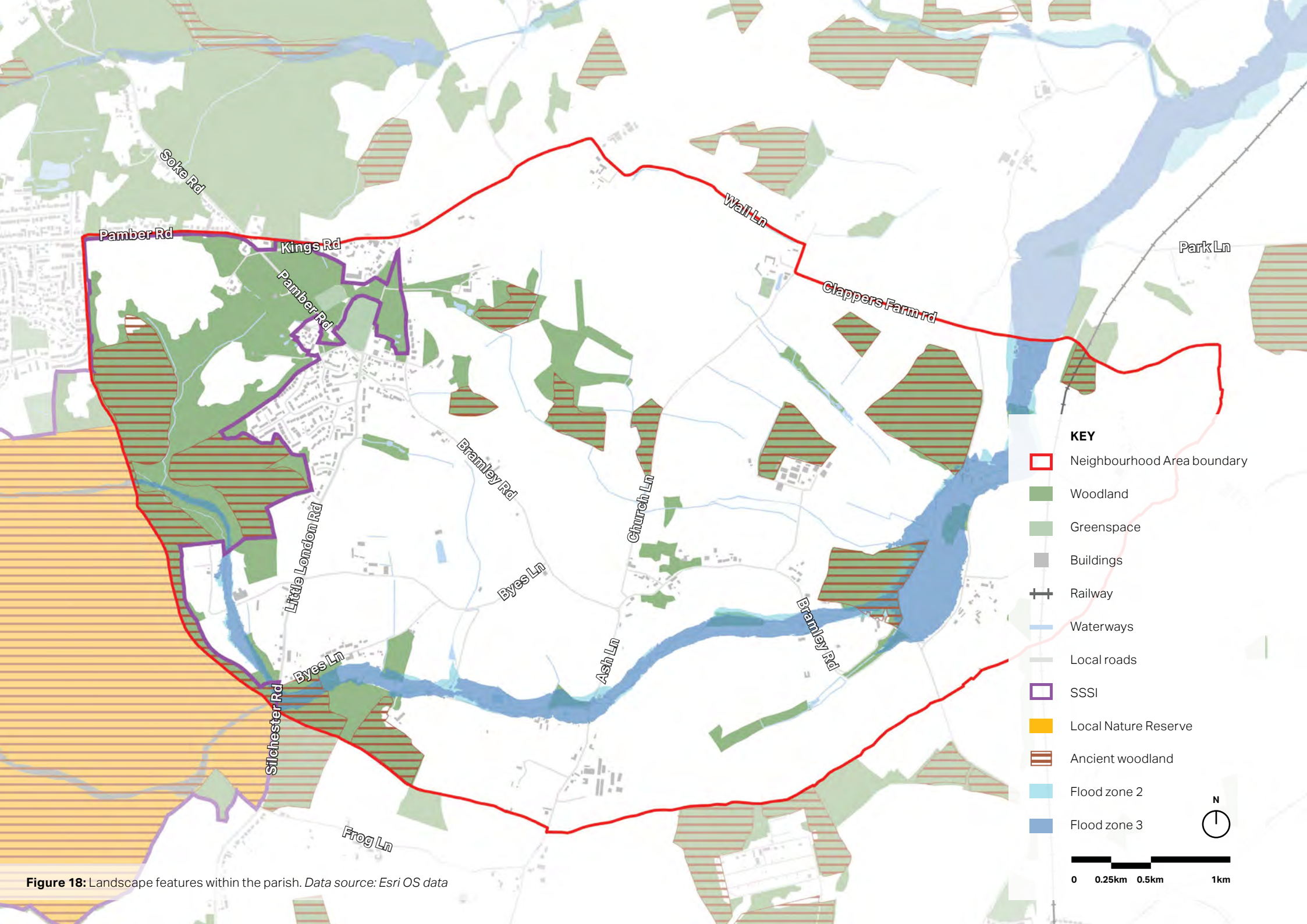


Figure 18: Landscape features within the parish. *Data source: Esri OS data*

2.3 Movement and connectivity

The main routes through the village are the north–south Little London Road, the northwest–southeast Pamber Road and the north–east Kings Road/Wall Lane which forms part of the northern parish boundary. These latter two routes both lead west towards Tadley.

Bramley Road connects the village from Little London Road eastbound to Three Ashes. Other main roads include Church Lane, which goes north–south to connect Bramley Road with Wall Lane, and Silchester Road which connects Silchester with Little London to the south. There are no A or B roads or motorways that cross through the Neighbourhood Area.

There is no rail station within the Neighbourhood Area, with the closest being to the northeast in Mortimer and southeast in Bramley. Additionally, there is a bus route from Basingstoke to Tadley that has multiple stops along Little London Road and Pamber Road.

2.3.1 Sustainable active transport

Most local amenities, such as the primary school, Village Hall and pub, are all easily accessible by foot, however, the lack of local stores forces parishioners to travel by personal vehicle to nearby towns for goods and services.

There is an extensive PRoW (Public Rights of Way) network that crosses through the village, including bridleways and footpaths. These, however, are most extensive outside of the village, with most occurring to the west surrounding the settlement of Calleva Atrebatum an continuing south through the surrounding fields. Footpath number 212/1/1 is the only footpath that crosses through the village and leads through Silchester Common towards Tadley.

Although cycling through the village is common, especially for those going to and from Basingstoke, there are no dedicated cycle lanes. However, the National Cycle Network goes through the parish along Clappers Farm Road, Church Lane and Bramley Road.

Figure 19: Wayfinding signage within the surrounding rural countryside used to direct PRoW bridleways and footpaths.

Figure 20: The Drove footpath that connects the village to St Marys, which is approximately 1.5 km in length northeast.

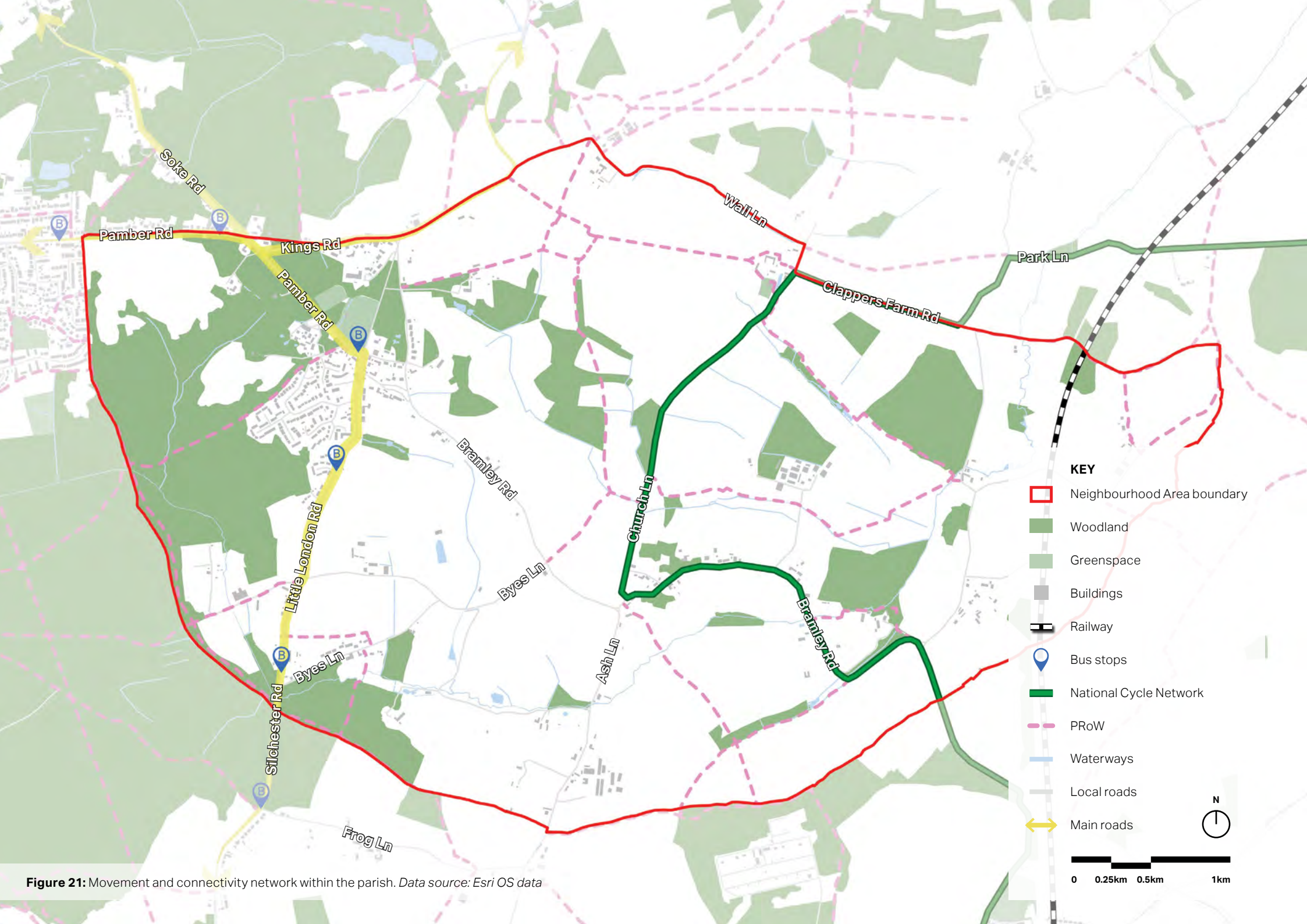


Figure 21: Movement and connectivity network within the parish. *Data source: Esri OS data*

Character area analysis

03

View of the Playing Field from the village pub.

3. Character Area analysis

This section outlines the main design features of each Character Area. The design features illustrated should be considered in all future development and referred to alongside the design guidelines in *Chapter 4*.

3.1 Silchester's Character Areas

Character Areas are specific places within the Neighbourhood Area that have distinct unifying characteristics as well as unique design features and issues. The following Character Areas (refer to *Figure 22* adjacent) have been distinguished within the Neighbourhood Area through discussion and analysis between AECOM and the steering group. All future development that occurs within these Character Areas must make reference to the design features distinct to each area. At the time of writing this report, the Little London Road allocation site is a forthcoming development in the Neighbourhood Area, and is outlined in relation to the surrounding Character Areas.

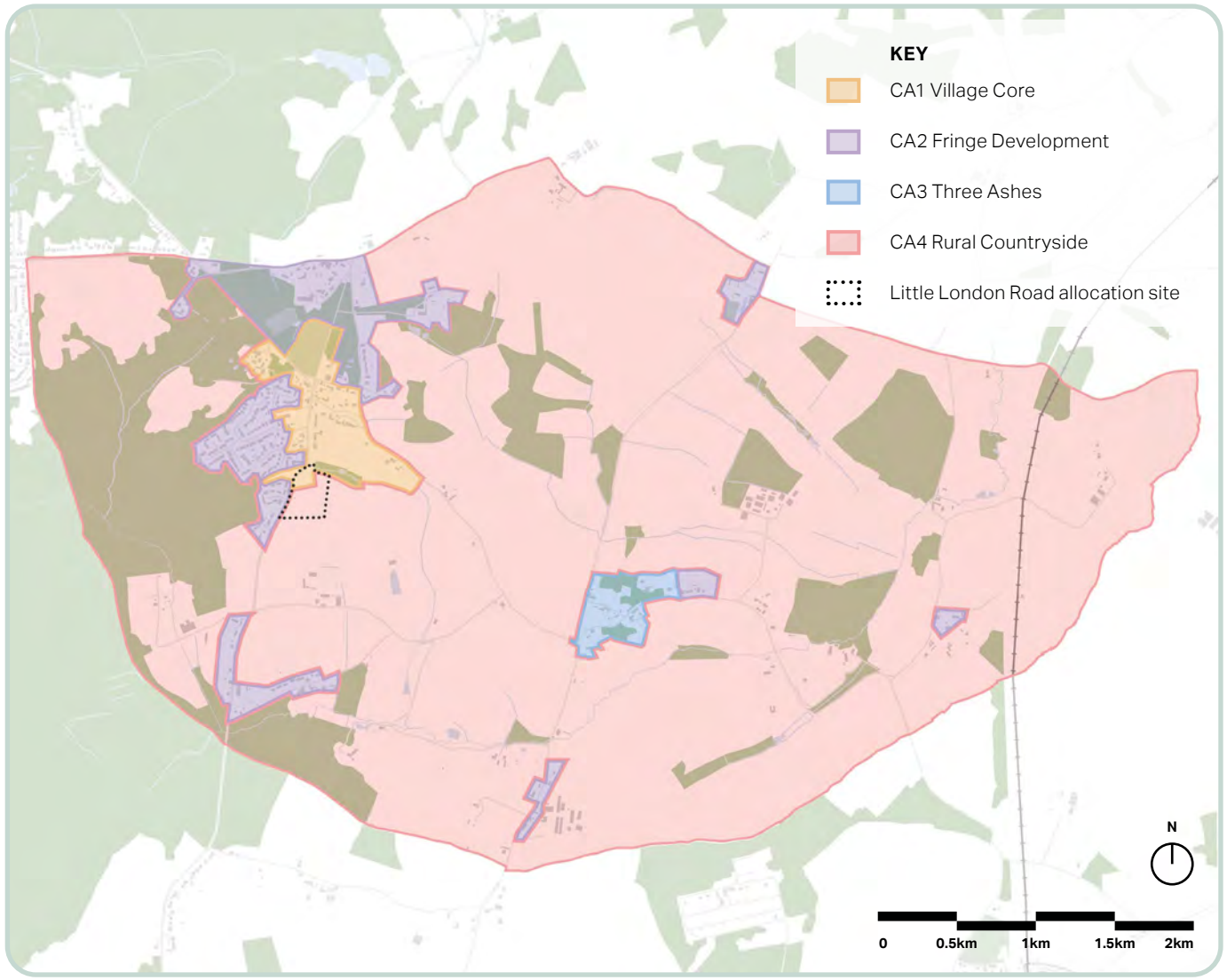


Figure 22: Silchester Character Areas and Little London Road allocation site. *Data source: Esri OS data*

CA1 Village Core

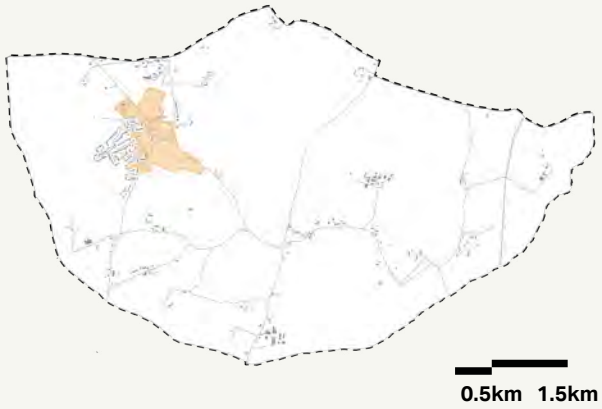


Figure 23: CA1 Village Core boundary within the Neighbourhood Area.

The boundary for the Village Core Character Area utilises the Silchester Conservation Area boundary to demonstrate the core of the village. This includes the main village amenities such as the Playing Field, Village Hall and The Calleva Arms pub.

The central–southernmost section of this Character Area, currently a greenfield site, falls into the Little London Road allocation site boundary.

Urban form

The Village Core comprises an informal arrangement of buildings around narrow lanes and the Playing Field. The lanes link together small pockets of spaces often defined by key buildings. This can be observed at Dial Cottage, Holly Tree Cottage and Holly House which form a group of Grade II listed buildings around the small triangle of grass formed by the intersection of Little London Road and Holly Lane. Another example is the cluster of dwellings between Dukes Ride and Pamber Road which features a series of narrow, rural unpaved roads that lead to a green overlooked by the buildings.

Built form and architecture

There is an informal mix of building layouts, styles and materials in the Village Core. Listed buildings, mainly dating from the 17th to 19th centuries, and unlisted locally important buildings, dating mainly from the 19th and early 20th centuries, contribute positively to the special character of the Conservation Area. These older buildings typically feature brick façades (often now rendered or painted over), occasionally with exposed timber-framing. Roof types include thatched, gable, hipped and occasionally catslide, with materials

Figure 24: The Calleva Arms features a tiled hipped roof with smaller scaled catslide overhang roofs at the front and defining white frame windows spanning the façade.

Figure 25: Buildings within the Romans development that demonstrates the vernacular variety, such as in the mix of gable and mansard roofs and differently shaped windows.

Constraints

- Development within Conservation Areas can be restrictive as development must ensure that elements which form the character of the area must be preserved or enhanced when considering planning applications;
- Partial loss of front gardens and green verges to accommodate hard paved parking areas; and
- Recent replacement of traditional timber window frames with white UPVC frames impacts the overall appearance of older buildings.

Opportunities

- Higher concentration of listed buildings provides a reference point for the design of future development to be distinctly characteristic of the area;
- Bicycle lanes could encourage more modes of sustainable active travel, especially as there are cyclists passing through the village between Reading and Basingstoke; and
- Use of a coordinated approach to street furniture, planting and paving could create an even more characteristic setting with a distinct local identity.

typically comprising red clay tiles and slate. The roof slopes vary between buildings, with some, such as Woodrow, featuring a dramatic pitch. The Romans development off Little London Road is a positive example of a development with a mix of building types and detailed vernacular.

Public realm and streetscape

The streetscape of the Village Core has a green and leafy quality, enhanced by the presence of the large, central Playing Field and a high volume of grass verges. Dwellings are typically set back from the road to accommodate plot parking and/or front gardens. This further adds to the rural, intimate nature of the Conservation Area by largely clearing the streets from the presence of street parking. However, this is slightly diminished by car parks in the central areas outside the Village Hall and pub. Hedges contribute extensively to the south and east of the Village Core, especially where they form high barriers along the verges of the roadsides. Larger and more mature trees are found in the gardens and along property boundaries in the Conservation Area. Some lanes are extensively rural in character, such as Whistler's Lane, where the semi-detached houses and cottages create an intimate space around the lane.

Figure 26: Grade II listed Yew Tree Cottage, early 19th century with thatch roof, eyebrow dormers, rendered façade with row of stacked bond brickwork and a timber gable porch with tiles.

Figure 27: Traditional two-storey house with rendered brick, slate roof, sash windows and boundary directly fronting the road.

CA2 Fringe Development

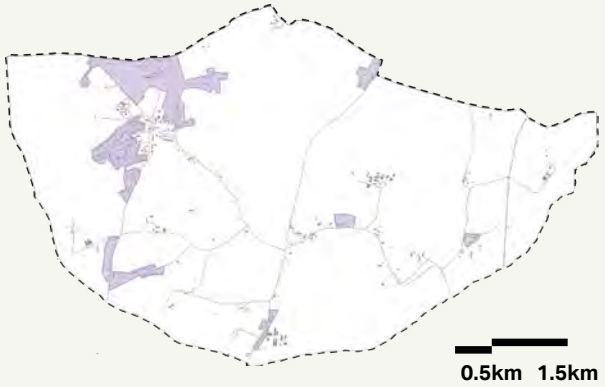


Figure 28: CA2 Fringe Development boundary within the Neighbourhood Area.

The boundary for the Fringe Development Character Area largely comprises the post-war development that has appeared along the periphery of the village. Additionally, it includes the smaller groupings of settlements that appear within the surrounding countryside, including the primary school and St Mary's church.

This Character Area borders the Little London Road allocation site boundary to the west.

Urban form

The largest cluster of development within this Character Area is located to the southwest of the Village Core. It follows the loop route Dukes Ride and Little London Road, both of which feature no-through cul-de-sacs of various scale. The buildings in this area have a much more formal arrangement than the older development that surrounds it, with a consistent building line and plots that provide parking and a front and back garden. To the north of the Village Core is a cluster of development along Kings Road and School Lane that has a more informal layout similar to the village Conservation Area. Further east, within the Calleva Atrebatum Scheduled Monument, is a courtyard arrangement of buildings that include St Marys, The Old Manor House and barns. In addition to these, there are a series of smaller, post-war ribbon developments that appear throughout the Neighbourhood Area. The largest of these appears to the south of the village along Little London Road and Byes Lane.

Built form and architecture

Development surrounding the Village Core has a vernacular and building style typical of most post-war construction. These dwellings are typically grouped together

Figure 29: St Mary's Church with its shingled single broach spire on the bell chamber.

Figure 30: Silchester Primary School uses building materials that reflects those found on other buildings in the village such as slate roof, red brick façades and brick chimney stacks.

Select photos within this document were provided by the Neighbourhood Plan Steering Group

Constraints

- As there is little area for infill within the village boundary, future development may coalesce with surrounding fringe development (particularly south along Little London Road), which could impact the village's rural setting;
- General tendency towards larger buildings in new development restricts a variety of building types and reduces the amount of green space on the plot; and
- Parking pressures could reduce the rural and leafy setting of the streetscape.

Opportunities

- Bicycle lanes could encourage more sustainable modes based on modes of active travel;
- Development could link to the extensive existing PRoW network in the surrounding countryside to improve sustainable active connectivity between the hamlet and the village; and
- Use of sensitive contemporary design appropriate to the adjacent Village Core could enhance the character of the area.

based on building types including two-storey detached/semi-detached housing or bungalows. For example, The Butts is a cul-de-sac comprising only bungalows. There are instances of both single-storey and double-storey terraced housing which can be seen throughout, such as in Firth Close. Clusters outside the village tend to be older and have a more varied building typology, ranging from bungalows and cottages to large double-storey houses. Building materials most commonly comprise red brick, white or cream render, hanging tiles, wooden weatherboarding and for roofs there are clay and slate tiles.

Public realm and streetscape

Streets within development in the village fringe tend to be wider than those in the Village Core, with pavements on one side of the road. There is also a high presence of green verges, which combined with the larger front lawns create a leafy atmosphere. Although hedgerows are not as commonplace here, there is still a large number of trees within the property boundary which further supplements the natural setting. Dwellings in clusters outside the village are more disconnected, but the large building plots and further setback supplement the rural atmosphere of the surrounding landscape.

Figure 31: Early Lands cul-de-sac located on the edge of the village boundary is an example of more recent development.

Figure 32: Romans Field is one of the post-war cul-de-sac developments that branch off of the looping Dukes Ride to create a settlement pattern that back onto existing buildings.

CA3 Three Ashes

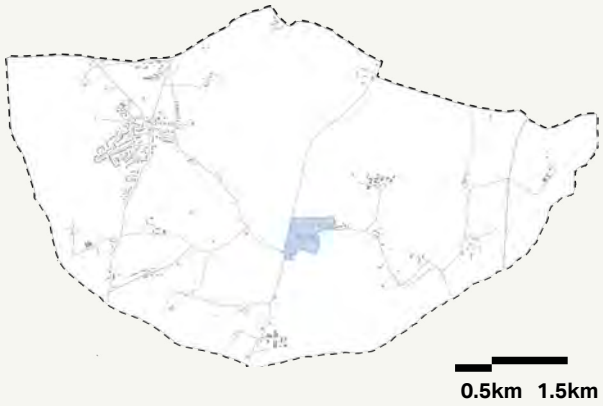


Figure 33: CA3 Three Ashes boundary within the Neighbourhood Area.

The boundary for Three Ashes Character Area utilises the Three Ashes Conservation Area boundary located east of the village.

This is the only Character Area within the Neighbourhood Area that does not overlap or border with the Little London Road allocation site boundary. However, future development may wish to refer to the building typology, layout and vernacular for designs distinctive and characteristic to the parish.

Urban form

Three Ashes is a much smaller settlement, along a winding road in the open countryside, but it also has a group of important historic buildings that set it apart from neighbouring settlements. The buildings follow a more linear pattern in irregular but spacious plots. The main focus of this small settlement is centred around its main road junction, where Old Meadows, the barn on Bramley Road and opposite The Old Malt House, form a cohesive group of listed buildings. Behind Old Meadows, along Bramley Road, lies a group of barns that make a significant contribution to defining the essential rural appearance of this area.

Built form and architecture

The variety of traditional building materials reflects the general vernacular development of this part of the Conservation Area. These range from the earlier use of timber frames and thatch through to the use of brickwork in the 18th century. In the 19th century, rendering was used to imitate stone. Sash windows are a defining feature of the appearance of properties, particularly the scale and symmetrical arrangement of more grand dwellings. Two dwellings of note are Pound Cottage and the Grade II listed Pound

Figure 34: Large dwelling within the Conservation Area that features a distinctive hipped roof and conservatory extension.

Figure 35: Dwellings within the Conservation Area typically have more rural boundary treatments supplemented by the lack of pavements and porous driveway material use.

Select photos within this document were provided by the Neighbourhood Plan Steering Group

Constraints

- Development in Conservation Areas can be restrictive, as planning applications must ensure the area's character is preserved or enhanced;
- More recent development has occurred to the east of the Conservation Area in the form of ribbon development, which is not characteristic of the area, and may encourage future expansion negatively impacting its highly rural setting;
- Ash Lane is a very narrow rural lane, which limits the development potential;
- Lack of pavements and boundaries directly fronting the street creates unsafe conditions for walking.

Opportunities

- Development could link to the extensive existing PRoW network in the surrounding countryside to improve sustainable active connectivity between the hamlet and the village; and
- Gateways at the established entrances could signify the boundary into the Conservation Area, through either development or landscaping.

House. Pound Cottage is a long rendered brick building, and has a more recent adjoining garage that features a prominent clocktower that can be seen along Church Lane. Pound House stands slightly apart at the western end of the hamlet and appears to be intentionally set apart from the main group of buildings.

Public realm and streetscape

Bramley Road is punctuated by a dense belt of mature trees between buildings that largely obscure views of the dwellings from the streetscape. In contrast to the village centre, tree cover is more extensive and makes a greater contribution to defining the character of the area. Another defining character of the streescape are the extensive views of the surrounding countryside. These notably mark the entrances to the Conservation Area to the east and west, where ribbon development occurs on only one side of the road, creating gateways that correspond to the start of development. There is a degree of cohesion created by a combination of boundary fences, trees and hedges that link the buildings. The lane joining Church Lane with Bramley Lane has well-kept grass verges and stone markers which, together with the large trees and hedgerows, create a very intimate space.

Figure 36: Pound Cottage on Church Lane with adjoining garage featuring a characteristic clocktower. *Copyright: Graham Horn*

Figure 37: Bramley Road at the east entrance of the Conservation Area looking eastwards towards Lower Farm. *Copyright: Robin Webster*

Source for Copyright photos can be found online at Geograph.co.uk

CA4 Rural Countryside

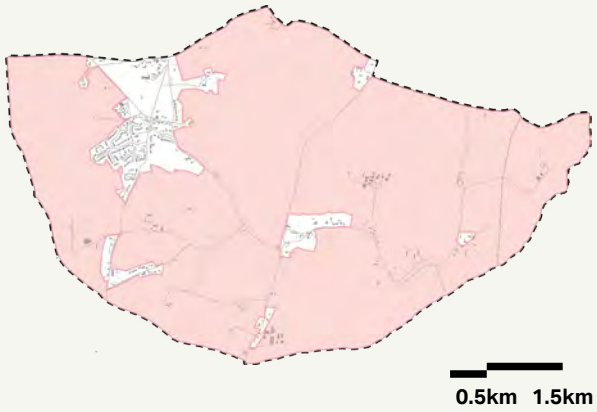


Figure 38: CA4 Rural Countryside boundary within the Neighbourhood Area.

The boundary for the Rural Countryside Character Area comprises of all the land surrounding CA1, CA2 and CA3. It largely consists of undeveloped landscape and individual farmsteads that occupy the land. It also notably includes the remains of the Roman town of Calleva Atrebatum.

The southern half of the Little London Road allocation site largely falls within this Character Area, comprising undeveloped greenfield space.

Urban form and land use

The area immediately surrounding the village is predominantly woodland, with the areas to west, occupying Silchester Common, being extensively covered. To the south and east is an area of open countryside with some copses of woodland cover, plus small and medium sized fields. Scattered farming settlements, joined by a dense network of winding lanes, characterise the area. These include Silchester Farm, Church Lane Farm, Lower Farm and Clapper's Farm. Additionally, to the southernmost part of the area is Ash Park Business Centre which houses multiple land uses such as a gym, auto-repair shops, local services and supply shops. To the north is the remains of the Roman town of Calleva Atrebatum, which is well-serviced by PRoW routes rather than country lanes.

Built form and architecture

Although this area is primarily characterised by its open landscape, there are a total of 15 Grade II Listed buildings that contribute to the character of the parish. Seven of these are associated with Lower Farm along Bramley Road to the east of Three Ashes Conservation Area. This includes the farmhouse, two barns, a granary, outbuilding and stables.

Figure 39: Bramley Road lined with hedgerow and a timber fence, with Dicker's Farm in the distance. *Copyright: Mr Ignavy*

Figure 40: Lower Farm on Bramley Road featuring a dark timber weatherboarding and red tiled roof, with the barn having a dramatic slope and mansard end. *Copyright: Des Blenkinsopp*

Source for Copyright photos can be found online at Geograph.co.uk

Constraints

- Development must not infringe on the extensive views into the countryside as these are of local importance which must be preserved within this area;
- Presence of private security systems introduces an unwelcoming element to the environment;
- Flood risks are much more prevalent in this area, especially along Silchester Brook, which could impact access to developments; and
- A large percentage of the area is occupied by Scheduled Monuments which will severely limit development.

Opportunities

- Sensitive contemporary design which responds to its immediate context, where it makes reference to existing building heights, massing and stylistic references, could enhance the surrounding landscape.

This approach could also be applied to the contemporary additions to farmsteads.

The defining features of these buildings are red tiled roofs, red brickwork mixed with roughcast and weatherboard walling, timber-framed structures and traditional fenestration placements and materials. This is typical of the other farmsteads in the area. Other notable buildings include The Old House and Woodman's Cottage, the latter of which features a distinctive thatched roof. Ash Park Business Centre hosts a different style and building layout, having a more industrial vernacular with metal prefabricated warehouse buildings. An important feature of all these built structures is that they do not surpass two storeys, which would infringe on views towards the rural countryside.

Public realm and streetscape

For the most part, vehicle routes have the character of single-lane country roads with trees and shrubbery bordering both sides that creates a high sense of enclosure. Otherwise, these lanes are bordered by high hedgerows with a few breaks for access or low permeable fencing, offering long views towards the fields. Where there are dwellings and farmsteads, these tend to not have a large setback, with the boundary treatments directly fronting onto the road. Often barns also face directly onto the road, usually with blank façades.

Figure 41: The entrance to Ash Park, with a view of one of the warehouse-style buildings set far back. *Copyright: Colin Bates*

Figure 42: Clapper's Farm, featuring a mix of red brick and cream rendered façade, chimneys on each end of a gable roof and symmetrical sash windows. *Copyright: David Kemp*

Source for Copyright photos can be found online at Geograph.co.uk

Parish-wide design guidelines

04

View of dwelling besides a field from The Drove.

4. Parish-wide design guidelines

This section sets out the principles that will influence the design of potential new development and inform the retrofit of existing properties in the whole Neighbourhood Area. Where possible, local images are used to exemplify the design guidelines. Where these images are not available, best practice examples from elsewhere are used.

The themes of these guidelines were chosen based on meetings with the steering group and a review of the results from community consultation events to best reflect the interests of the residents of Silchester.

4.1 Design guidelines

The guidelines outlined in this chapter aim to apply to the whole of the Neighbourhood Area. These have been derived from current urban design best practice and are considered essential for a successful development.

These guidelines advocate the use of context for design cues. In this sense it is expected that a design proposal will make reference to different design elements such as layout of buildings, building envelope, materials, building forms, colours, roofs and fenestrations.

The language used in this section includes the usage of SHOULD, COULD and MUST. **Should** refers to design guidelines that are strongly encouraged for future development. **Could** are suggested design guidelines based off best practice. **Must** are design codes that are required for all future development.

The main themes which design guidelines are grouped under are as follows:

01. Settlement Patterns (SP)

SP.01 Development at the settlement edge guidelines

SP.02 Building and street layout guidelines

SP.03 Infill development guidelines

02. Built Forms (BF)

BF.01 Architectural vernacular and materiality guidelines

BF.02 Sensitive extensions and conversions guidelines

03. Public Realm (PR)

PR.01 Parking provision guidelines

PR.02 Open spaces and street trees guidelines

PR.03 Active movement and legibility guidelines

04. Sustainable Development (SD)

SD.01 Eco-housing guidelines

SD.02 Sustainable Drainage Systems (SuDS) guidelines

SD.03 Dark skies and lighting guidelines

01.SP Settlement Patterns

SP.01 Development at the settlement edge guidelines

1.1.1 The settlement edge refers to the area of land located at the boundary of existing settlements within the Neighbourhood Area. The following guidelines apply to all development that occurs at the settlement edges, such as the Little London Road allocation site;

1.1.2 Future development **must not** result in the village coalescing with surrounding settlement clusters. This would result in a significantly extended village boundary (refer to the adjacent figure) which is unfitting with the rural setting that largely defines Silchester;

1.1.3 A gateway site is situated at the settlement edge within the NA boundary, near to a main route, and marks the point of arrival into (and departure from) a settlement. Silchester village has gateways located where Little London Road meets Wall Lane, at the southern village end of Little London Road and where Pamber Road meets The Common (refer to the adjacent figure). Development **could** enhance these existing gateways through both landscaping and built structures;

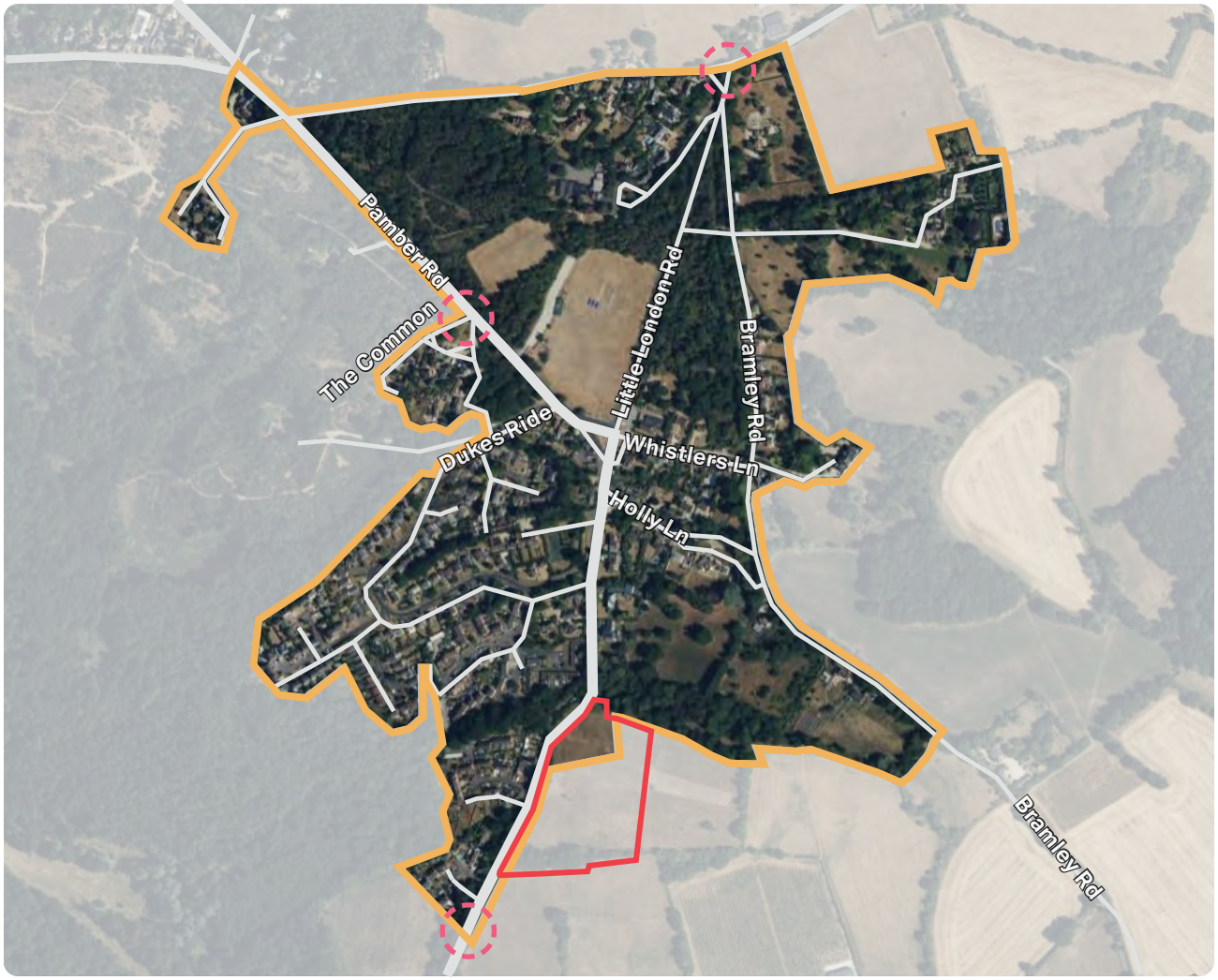


Figure 43: The village boundary in orange, drawn by combining CA1 Village Core with the immediate surrounding CA2 Fringe Development. The Little London Road allocation site is illustrated on this map in red and the gateways marked . Development that occurs along this boundary will be considered development at the settlment edge and these guidelines will apply.

Image source for mapping is Microsoft Bing Maps satellite imagery

01.SP Settlement Patterns

SP.01 Development at the settlement edge guidelines

1.1.4 The sense of departure and arrival can often be achieved by a noticeable change in building scale, street enclosure, or road configuration. Gateway buildings and features **should**, however, reflect local character and respond to existing development and landscaping on the opposite side of the main route into the settlement;

1.1.5 If a gateway plot is developed with a group of buildings, the corner of the site **should** act as the key landmark. The corner building **could** be slightly taller or display a notable built element, signaling its importance within the grouping;

1.1.6 Building elevations along the edge of the settlement that are visible from the surrounding countryside **should** provide an active and positive frontage through the use of fenestration placement, materiality and boundary treatments. Long stretches of blank (windowless) walls **must** be avoided, including on side elevations, except where this is in keeping with the character (e.g., farmyard-type buildings);

1.1.7 Edge of settlement development **should** gradually transition into the surrounding landscape context by utilising comprehensive landscape buffering, or 'green curtains', implemented along the edge of development. Abrupt edges to development with little vegetation or landscaping on the edge of the settlement **should** be avoided. Long rear gardens **could** be preferable here; and

1.1.8 Concerning boundary treatments for back gardens, the quality of the materials is key and will have an impact on long views. The rear boundaries of properties adjacent to open countryside **should** either follow existing hedgerow boundaries or be planted to form new hedgerows. Vernacular treatments such as low brick walls **could** be appropriate if they do not obscure views. Panel fencing **should** be avoided.

Figure 44: Diagram illustrating best design practice for buildings located at the settlement edge and at key gateway points.

01.SP Settlement Patterns

SP.02 Building and street layout guidelines

1.2.1 This group of guidelines relates to development that would have an impact on the established street patterns within the Neighbourhood Area and the relationship of the buildings facing onto the street, such as building lines, building gaps and orientation;

1.2.2 The Village Core has linear development along Whistlers Lane, Holly Lane, Pamber Road, Bramley Road and east of Little London Road. This settlement pattern is a defining characteristic of the Conservation Area and, where it is established, **must** be continued by neighbouring development;

1.2.3 Three Ashes has development that directly fronts the street (or boundaries that do) and creates a high sense of enclosure, which **should** be maintained by all future development;

1.2.4 Future development within the village boundary **must not** fill in the built gaps between development, such as the land between Bramley Road and Little London Road, as these supplement the natural and rural setting of the village;

1.2.5 New development **must** maintain visual connections to the surrounding landscape and long views out of the settlement by retaining existing separation distances between buildings;

1.2.6 New development of multiple dwellings **should** create adequate separation distances between facing windows to maintain Silchester's characteristic open feel and ensure privacy by preventing overlooking;

Figure 45: Three Ashes dwelling that has boundaries fronting the road, creating a high sense of enclosure. *Copyright: Mr Ignavy*

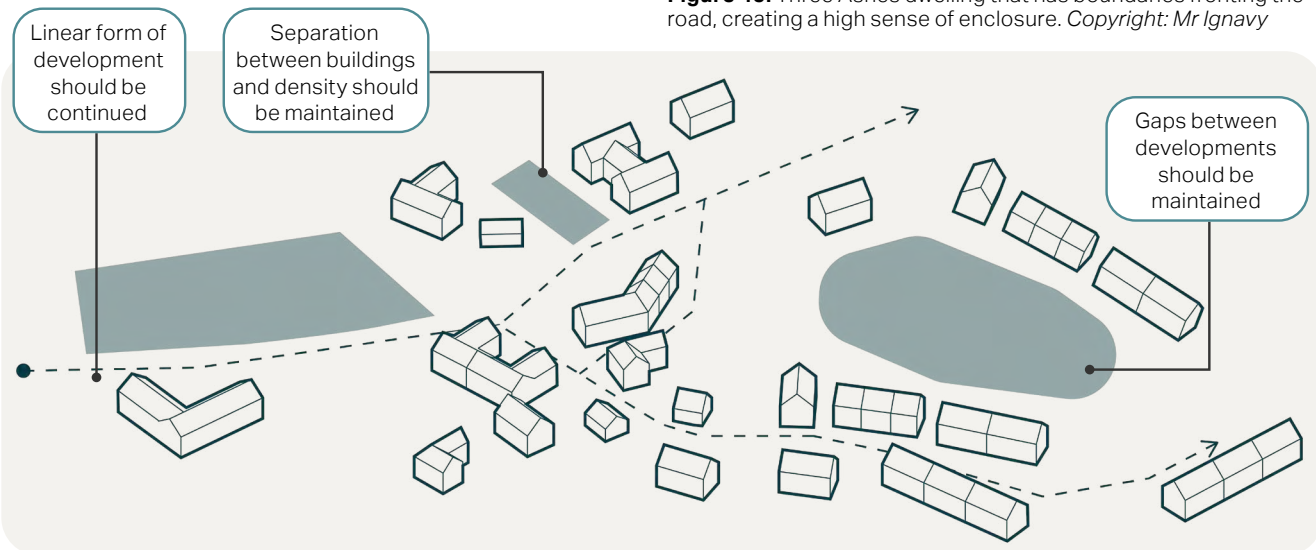


Figure 46: Diagram illustrating key design principles within the context of the village Conservation Area.

Source for Copyright photos can be found online at Geograph.co.uk

01.SP Settlement Patterns

SP.02 Building and street layout guidelines

1.2.7 Cul-de-sac development is typical in the village within the Fringe Development Character Area, and may be an acceptable settlement pattern for future development if the following design guidelines are adhered to;

1.2.8 Future cul-de-sac development **must** maintain a simple, rural character and avoid being of an overly complex layout (refer to *Figures 48 & 49*). This is especially important where development borders the Village Core Character Area;

1.2.9 Future cul-de-sac development **must** ensure they do not significantly restrict the access and movement network across the village;

1.2.10 Designers **could** collaborate with adjacent landowners and provide connections to existing and future development areas. These connections **could** be achieved by linking to the existing PRoW network and having direct access to local facilities such as the Primary School and Playing Field, particularly via walking and cycling routes;

1.2.11 A limited depth of cul-de-sac development **should not** exceed 100m in length, as this would help to maintain an organic feel and visual link to the surrounding countryside;

1.2.12 Cul-de-sac development is not present outside of the village and **must not** be introduced to existing development clusters within the Rural Countryside. Rather, individual infill development **could** be more appropriate;

Figure 47: Linear development within the Fringe Development Character Area south of the village.

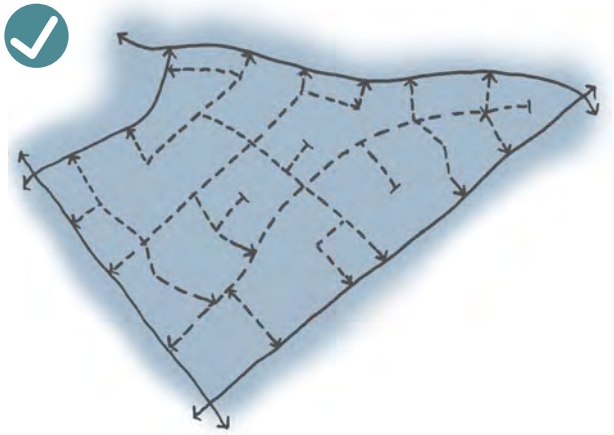


Figure 48: Cul-de-sac development that maintains a simple and connected layout. This design favours shorter, non-sinuous roads that are connected to the surrounding street network.

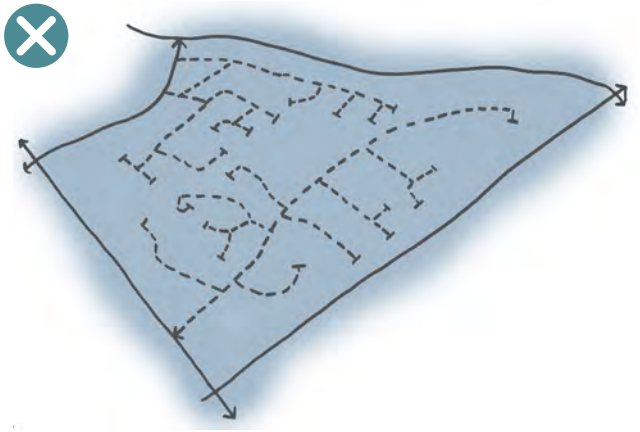


Figure 49: Cul-de-sac development that is overly complex for a rural setting and is not thoroughly connected due to the high presence of long no-through roads.

Image source for mapping is Microsoft Bing Maps satellite imagery

01.SP Settlement Patterns

SP.02 Building and street layout guidelines

1.2.13 The building line slightly varies throughout the village depending on the Character Area. Within the Village Core, the building line is slightly varied, but still largely regular and aligned to neighbouring dwellings. The Fringe Development areas within the village have a highly regular building line along the length of the road. All future development **should** follow the pre-existing building line of the surrounding context and neighbouring dwellings;

1.2.14 Setback of new development throughout the Neighbourhood Area **must** allow for adequate space to accommodate on-plot parking, and preferably, **should** also allow room for front garden space; and

1.2.15 Building orientation slightly varies throughout the Neighbourhood Area, but generally building frontages **should** be street-facing. This **could** be slightly varied within the Village Core to reflect the more informal building arrangement, especially where this may best benefit from solar gain (refer to *SD.1 Eco-housing* for additional design guidance).

Figure 50: The building line and orientation within the Fringe Development (orange —), compared to that within the Village Core (pink —) Conservation Area boundary (white dash line), which the former is much more regular, with smaller plots closer together.

Figure 51: A quality of the streetscape within the Village Core is to have boundary treatments directly facing the street, occasionally with green verges, and a lack of pavements and road markings which all supplement the rural setting.

Figure 52: The streetscape within the Village Fringe has dwellings set further back to allow for a front garden and on-plot parking. The roads are typically wider, have street markings and are bordered on one or both sides with pavement.

Image source for mapping is Microsoft Bing Maps satellite imagery

01.SP Settlement Patterns

SP.03 Infill development guidelines

1.3.1 Infill development can influence the layout, density, views and cohesion of the village, and therefore **must** be designed with consideration to the surrounding context and the wider village setting. This is especially important for infill development that occurs within the Conservation Area where there is a high concentration of heritage assets. Good infill design can preserve the qualities of these assets and lead to a stronger identity and quality of housing;

1.3.2 Infill development **should not** detract from the existing rhythm and pattern of development and views out to the surrounding landscape;

1.3.3 The building typology of any infill development **must** respect the immediate surrounding context. Development **should** ensure that there is diversity and variety in scale and bulk informed by the building types of the surrounding context. The most common building typologies found in the parish include detached and semi-detached houses and bungalows;

1.3.4 Infill set to the rear of the existing building line (tandem infill) **must** respond sensitively to the scale, density, massing and architectural style of the street-fronting dwellings in the immediate surrounding context;

1.3.5 The road leading to the tandem development **should** be narrower than the main street but **must** incorporate pavement that is wide enough to be appropriately accessible;

1.3.6 Tandem infill **should** maintain the linear pattern of development characteristic of Silchester, and **must** avoid uncharacteristically high densities. A courtyard layout, such as is seen within the Romans development, **could** be a fitting layout for tandem infill of multiple dwellings; and

1.3.7 The diagram below illustrates some best practice design guidelines concerning tandem infill development.

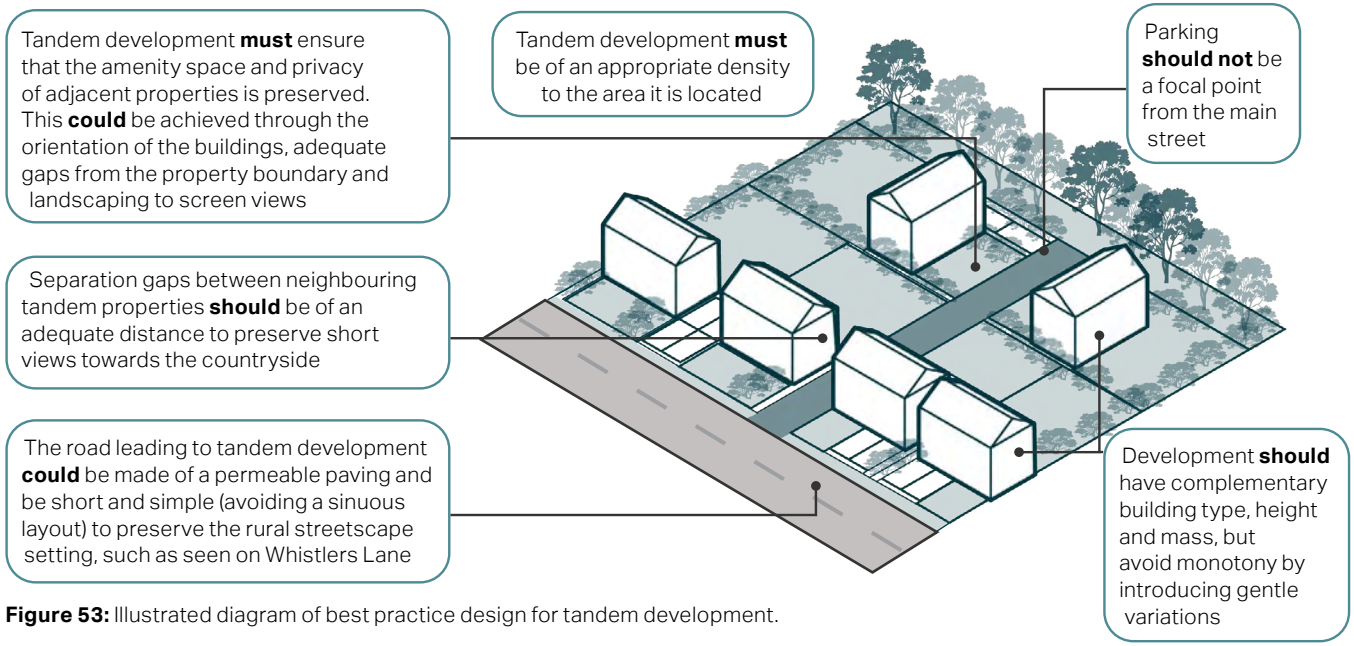


Figure 53: Illustrated diagram of best practice design for tandem development.

02.BF Built Form

BF.01 Architectural vernacular and materiality guidelines

2.1.1 This section includes a palette of the common materials and vernacular used within the parish. Development proposals **must** demonstrate that the materials used have been selected based on an understanding of the surrounding built environment and refers to the outlined Silchester material and vernacular palette presented overleaf;

2.1.2 The roofline within the parish generally has a maximum height of 2 storeys and development **should not** go above this height so as to preserve the roofline as seen from the surrounding landscape. Dwellings of 2.5 stories may be acceptable depending on the character of the surrounding area;

2.1.3 Development **must** ensure the roof design integrates with the surrounding development, with the scale and pitch referencing neighbouring dwellings;

2.1.4 Pitch is also related to roof material, i.e., thatched roofs are likely to have a steeper pitch than slate roofs. Pitch **should** be suitable to the used roofing material;

2.1.5 The most common roof typologies in the village are gable, hipped, half-hipped, front pitched roofs and traditional thatch. In some notable buildings, a combination of these are implemented, such as is seen with The Calleva Arms pub. Development **should** avoid overly complex roof forms and additions;

2.1.6 The roofline **should** have a rhythmic pattern of chimneys as is present throughout the parish and which **should** be preserved in the older properties;

2.1.7 Dormers are not an overly common occurrence throughout the parish, but **could** enhance the character of new and existing developments. These **should** be of the forms of the main building roof, such as gable and hipped dormers. These dormers **must** be of an appropriate/proportional size to the original building and not increase the overall height of the dwelling. Additionally these **should** be placed so they are symmetrical to the roof and fenestration;

Figure 54: Dwellings along Whistlers Lane that have a consistent roofline in terms of height, mass and form. The varied orientations are complementary to each other and supplement the rural setting. Dormers are present and are of an appropriate scale and placement.

02.BF Built Form

BF.01 Architectural vernacular and materiality guidelines

Silchester material & vernacular palette:

Façades

Red brick, light cream coloured smooth render

Red and brown hang tiles and painted roof fascias

Natural timber weatherboarding, lightly rendered brick

Smooth white render with red brick accents

Mock-Tudor half timbering roof structure beams and columns

Fenestration

Painted timber sash window with glazing bars and arched brick lintel

Symmetrical casement windows with narrow brick cills

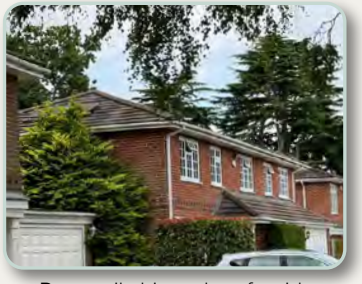
Gable dormers and porch with timber weatherboarding

Casement bay window with brick base and tiled roof

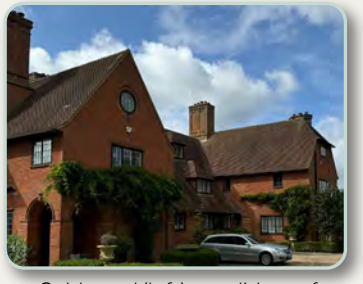
Gable wall dormer and porch aligned to gable front extension

Roofing

Slate grey gable end roof with red brick stack chimneys



Brown tile hipped roofs with matching hipped roof over garage



Gable end (left), catslide roof (centre), half-hipped rood (right)

Traditional clay tile catslide roof with larger centred gable dormer

Traditional thatch roof with gable ends and eyebrow dormers

02.BF Built Form

BF.01 Architectural vernacular and materiality guidelines

2.1.8 The proportion, size, symmetry, profile and rhythm of fenestration are all important. New development **should** reference and complement the existing fenestration in the village (especially within the Conservation Area) based on what is appropriate to the style of the building. Generally, windows exist largely with a vertical emphasis in the parish;

2.1.9 Fenestration, particularly where developments involve multiple houses, **should** all have consistent colour schemes and thickness of frame and pane detailing across different façades;

2.1.10 Newer homes often use white PVC casement windows, while many of the traditional windows have timber framing which **should** be used wherever possible in new development. Powder coated aluminium or plastic frames may be appropriate, but **should** be done with consideration for the historic character of the area, such as by having a thinner frame and detailing such as lintels (brick stone or timber), cills, stone mullions and decorative glazing bars;

2.1.11 Most older buildings exhibit flush side-hung casement and sash windows, with casement windows being more common in newer builds outside the Conservation Area. Any new development **should** reference the traditional design of the windows that are found in the surrounding context. Bay windows are occasionally seen throughout the Conservation Area and **could** be used by new development to break up the bulk of building façades and add visual interest to the streetscape;

2.1.12 Concerning rooflights, these **should** be aligned to fenestration on the front façade, flush to the roof tiles and of a scale that is not disproportional;

2.1.13 Porches **could** be used for new dwellings to add visual variety to the streetscene. The should be fitting with the building materials, and could be formed of a timber structure with a pitched roof, however there are also examples of enclosed porches that are made of the corresponding material which matches the façade, such as brick and render, which would also be fitting;

Figure 55: Example of well-proportioned fenestration sizes and placements with consistent material and colour usage.

Figure 56: Timber and brick gable roof porch that is aligned to the fenestration to make for a well-proportioned façade.

02.BF Built Form

BF.01 Architectural vernacular and materiality guidelines

2.1.12 Proposed boundary treatments **should** reflect locally distinctive forms and materials, such as brick walls, open timber fencing and gates or well defined green boundaries. Tall, impermeable boundaries that create a sterile and monotonous street scene **must** be avoided. Development **should** refer to the boundary treatment examples opposite, which outlines positive examples found within the parish and negative ones found elsewhere;

2.1.13 Original boundary treatments of traditional building plots **should** be left intact, and not chopped through or significantly reduced for access;

2.1.14 Front boundary walls **should** remain under 1.5m in height to retain visual connections from the street. Boundary treatments should be used to screen parking and **could** combine walls with soft landscaping to achieve this; and

2.1.15 Green boundaries **must** be well-defined and **should** avoid being too high so as to not infringe onto the public realm and disrupt safe and active travel.

Boundary treatment positive and negative examples:

Well-defined hedgerow set far back to not impede active movement

Low stone wall with low shrubbery that does not obstruct views

Non-permeable slatted high timber fencing fronting the pavement

Open panel timber perimeter fencing that is acceptable for views

Open panel timber gate bordered by well-defined hedgerow

Smooth concrete or cement wall with little detailing

Vertical open panel timber fencing combined with hedgerow

Low brick wall with local stone and a timber entrance gate

Wired mesh fencing which creates a sterile atmosphere

02.BF Built Form

BF.02 Sensitive extensions and conversions guidelines

2.2.1 It is important to note that many household extensions are covered by permitted development and so do not require planning permission. However, due consideration to the following guidelines **should** be prioritised to ensure good design is implemented throughout the parish;

2.2.2 Extensions **must not** result in a significant loss to the privacy and loss of amenity to neighbouring properties or the streetscape, in particular overshadowing is not acceptable;

2.2.3 Extensions **must** be appropriate to the scale, massing and layout of the main building. The general dimensions of the extension **should** normally be less than the original building. The original building **should** remain the dominant element of the property, in terms of scale and form, regardless of the number of extensions;

2.2.4 Overly complicated extensions and associated roof forms that may overshadow the character of the original building **should** be avoided;

2.2.5 All modifications to buildings in the Conservation Area **should** preserve and, if possible, enhance the existing building's architectural style. In occasional cases, it may be appropriate for modifications to be stylistically different to create distinction from the original building and make it stand out. Nonetheless, if there is a dominant feature of strong historical character on the original building, the addition **should** be more modest and accentuate this feature;

2.2.6 Development **should** retain original features such as openings, which **should not** be filled in, as well as ventilation slots, timber frames and brickwork, inscriptions and any use-specific historic additions;

2.2.7 The general layout of the building setting that are characteristic of historic working buildings **must** be retained and not filled in with infill development; and

2.2.8 Contemporary designs for barn conversions **could** be utilised and are a welcome addition if they are designed sensitively to the context. Case studies for this are presented overleaf.

Side extension placement and proportions:

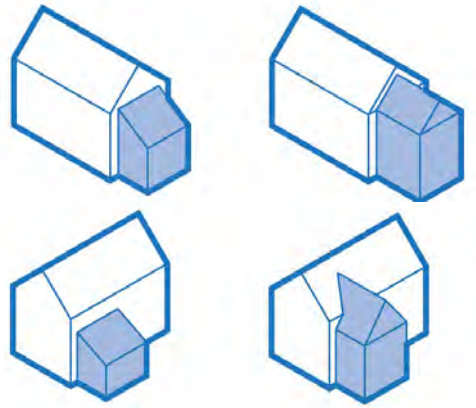


Figure 57: Examples for incorporating side extensions that considers the mass, scale, orientation and building line of the original building.

Figure 58: An extension to a traditional building that incorporated the original building materials and vernacular *(Dorset, UK).*

02.BF Built Form

BF.02 Extensions and conversions guidelines

Cat Hill Barn

Yorkshire, UK

A late 1700s agricultural warehouse redesigned by Snook Architects in 2011 to create contemporary living conditions while preserving the architecture and atmosphere of the original building. Most of the contemporary changes were limited to the interior, but wide glazing (in addition to the preserved openings of the original barn) allows for glimpses of the interior to be seen as well as providing scenic views of the surrounding landscape.

Source: https://www.blog.awx2.pl/powrot-do-przeszlosci-przebudowa-kamiennej-stodoly-snook-architects/

Ditchling Museum of Art + Craft

East Sussex, UK

The original Victorian buildings have been linked and sensitively redesigned by Adam Richards Architects, whose design combines contemporary architecture whilst retaining the original building's vernacular. There are glimpses of the village from various points in the museum, enabling the works to be seen in the context in which they were created. The space also acts as new community centre, with a shop, cafe and village green offerings.

Source: https://www.ditchlingmuseumartcraft.org.uk/our-collection/history/

Barn Conversion

Oxfordshire, UK

This barn conversion is designed to retain as many elements of the original barn as possible both within the interior and exterior. The layout of the farmstead is a courtyard and sensitive landscaping efforts preserved the historic setting of this barn. The interior retains historic assets such as structural timber beams and engravings. The exterior utilises complementary materials in a style that mimics the original design, such as a re-imagined barn door entrance.

Source: https://ksrarchitects.com/architecture-project/barn-conversion

03.PR Public Realm

PR.01 Parking provision guidelines

3.1.1 Parking **should** be integrated on-plot and with parking spaces set behind the building line, generally to the side of the plot being preferable. For narrow dwellings where front-of-building parking is the only possible option, these **must** ensure manoeuvring areas for the car parking does not dominate the street frontage. Parking areas **should not** be placed in front of any ground floor windows;

3.1.2 Car parking ports **could** be a good addition to create formalised parking within the dwelling plot, especially for plots of more than one dwelling. These **should** be designed so as to sensitively complement the surrounding dwellings, considering form, materiality and placement;

3.1.3 Garages **should not** dominate the appearance of dwellings and therefore **should** be set behind the building line or to the rear of the plot. Additionally, garages **should** be constructed with the same architectural features and materials as the main building;

3.1.4 On-street parking **should** be avoided wherever possible as this creates traffic congestion and an unattractive streetscape as well as posing potential pedestrian movement constraints and safety risks;

3.1.5 Where on-street parking is unavoidable, parking spaces **must** be integrated within the streetscape and be parallel to the street, and **should** be combined with generous planting to provide screening. It is important that on-street parking is more formalised so as to not impede the access of pedestrians and other vehicles, therefore there **must not** be more than 3 spaces in a row without a break; and

3.1.6 Parking courts **should only** be utilised for small building clusters and permeable paving **should** be used where possible to preserve the rural setting and assist with flood mitigation. These spaces **must** be overlooked by properties to increase natural surveillance. A positive example of this parking arrangement can be found within the Romans development, which **could** be referenced.

Figure 59: Integrated garage parking onto the original that building uses appropriate scale, placement and materials.

Figure 60: Parking courtyard within the Romans development that has permeable surfacing, natural row dividers and is well overlooked by surrounding dwellings.

03.PR Public Realm

PR.02 Open spaces and street trees guidelines

3.2.1 Open spaces and play areas play a vital role in creating a positive neighbourhood. These places offer additional benefits of fostering exercise, community and gathering, thus creating lively places that improve physical and mental wellbeing. Therefore, existing open spaces within the parish **must** be preserved and enhanced by future development;

3.2.2 New development in the village **should** aim to provide multifunctional green open space for the benefit of residents and wildlife. These **should** include small informal and formal areas of play, which are well interspersed throughout the village. These **could** be linked up to other open spaces and landscapes via green networks such as tree lined streets and PRoW footpaths;

3.2.3 Surrounding buildings **must** be oriented to overlook play areas and open spaces to provide natural surveillance. Trees and landscaping **must** also be placed to ensure that these do not overly obstruct views of and within these spaces;

3.2.4 Open spaces and gardens **should** be designed with nature in mind, incorporating a range of small-scale biodiversity improvements which **could** include: nest boxes, bird feeders, bug hotels, hedgehog houses, bat boxes, log piles, pollinator nest sites and wildflower planting. These improvements **should** be carefully planned to support native floral and fauna species;

3.2.5 Developments **should** consider how the layout can create wildlife corridors by linking green spaces to create a blue and green infrastructure network. For example, this **could** be achieved by aligning rear gardens, connecting gardens to open spaces and providing undisrupted gaps to the countryside;

3.2.6 Landscaping design **should** be layered with a variety of native species suitable for the local wildlife, soil conditions and climate. Development **should avoid** low maintenance, hard landscaped gardens, which are harmful to wildlife and reduce biodiversity;

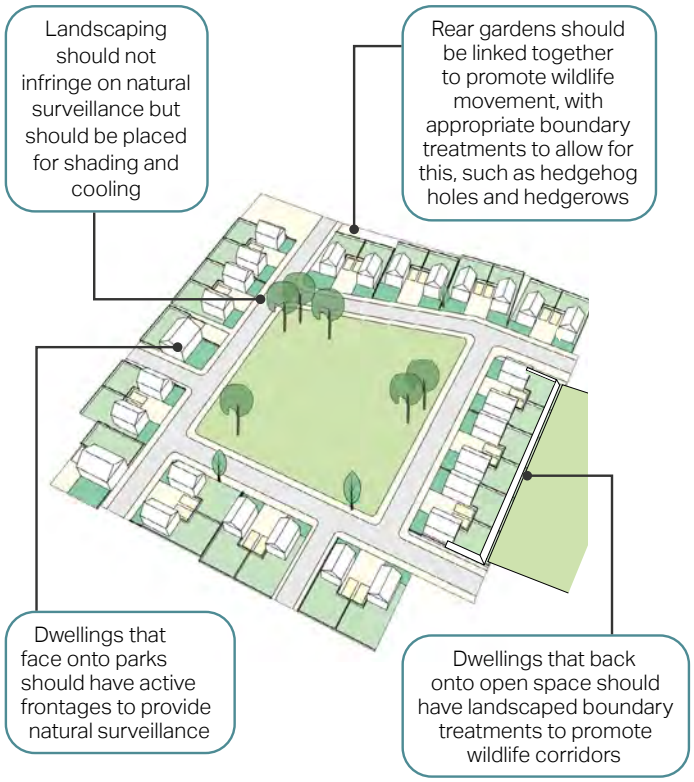


Figure 61: Illustrated diagram of best practice design for open spaces.

Figure 62: Bug hotel on the church grounds and an example of a boundary treatment that could encourage wildlife movement.

03.PR Public Realm

PR.02 Open spaces and street trees guidelines

3.2.7 Development **should** preserve all trees, shrubbery and hedgerow wherever possible as these contribute to the green and rural character of the village. Where tree loss/removal is unavoidable, developers **must** replace any trees lost;

3.2.8 There is a high volume of Tree Preservation Orders (TPOs) throughout the Neighbourhood Area[1], including the village *(TPO Reference: TPO/BDB/0011)*, to the southwest of the village along Little London Road *(TPO Reference: TPO/BDB/0645)*, northwest of the development along Byes Lane *(TPO Reference: TPO/BDB/0686)*, northeast of the village at Sawyers Lands *(TPO Reference: TPO/TPO/BDB/0640)*, within Three Ashes *(TPO Reference: TPO/BDB/0154A)* and north of Clapper's Farm *(TPO Reference: TPO/BDB/044A)*. All TPOs within the Neighbourhood Area **must** be preserved;

3.2.9 Street tree placement **must** be designed with sufficient space around them, laid out in such a way that it leaves room for appropriate buffer zones so that they have the opportunity to mature and grow to their full size. Generally, larger trees with more canopy coverage **should** be used over multiple smaller trees. Large trees in particular **could** be used as landmarks to assist in wayfinding and can also provide shaded spaces;

3.2.10 Certain sections of the streets have distinctive green verges which are highly distinctive to the village and supplement the open feel and rural atmosphere and **must** be preserved. New green verges could be used to link open green spaces and provide additional safety for pedestrian movement; and

3.2.11 New street furniture is a welcome addition to the parish which **could** enhance the traditional setting. Street furniture **must** be of a high material quality and **should** be fitting with the existing furniture. Best practice is to have natural and painted timber furniture.

Figure 63: Landscaping and green verges supplement the natural and rural atmosphere of Silchester's streetscene.

Figure 64: High-quality furniture can be incorporated onto the streets and open spaces throughout the Neighbourhood Area, such as seen by this bench located on the church grounds.

1 Basingstoke and Deane Header Protected Tree Map: https://bdbc.maps.arcgis.com/apps/webappviewer/index.html?id=1de51929eac74af2916cf43da11b46ba

03.PR Public Realm

PR.03 Active travel and legibility guidelines

3.3.1 Streets **must** meet the technical highways requirements, as well as being considered a 'place' to be used by all. It is essential that the design of new development includes streets and junctions that incorporate the needs of pedestrians, cyclists, and if applicable, public transport users;

3.3.2 A sufficient width of pavement **must** be provided to facilitate a variety of mobilities, such as buggies, mobility scooters, wheelchairs, etc. The Department for Transport Manual for Streets (2007) suggests that in lightly used streets, the minimum width for pedestrians **should** generally be 2m. Where routes are shared by pedestrians and cyclists, widths should be a minimum of 3m - ideally 4m;

3.3.3 Traffic calming **should** be achieved by sensitive design, ensuring it does not negatively affect the rural setting. Avoid using forms of engineered traffic calming like humps, cushions and chicanes. Lane width **could** vary to discourage speeding and introduce a more informal and intimate character;

3.3.4 Signage **could** be provided around the area to show destinations and travel distances for walking and cycling. Signage **should** be made of high-quality material and designed to be fitting within the setting of the village. Best practice examples have signage made of a hand painted, weather-resilient coated wood;

3.3.5 At junctions there **could** be a defining feature to aid in wayfinding, such as a distinctive chamfered building or open space with notable landscaping features, for instance;

3.3.6 Cycling routes **could** be a positive addition to the parish to promote sustainable active travel for medium-distance trips into and out of the village. As Silchester is limited on shops for goods, most trips are traveled by car which has a notable impact on the streetscene with increased traffic and congestion; and

3.3.7 New PRoW and cycle routes **could** connect the village and hamlets to Silchester Farm and Ash Park Business Centre to provide a local place for goods and services.

Figure 65: Landscaped areas that narrow the street width for traffic calming that supplements the area's natural atmosphere *(taken elsewhere in the UK).*

Figure 66: High-quality timber signage for PRoW routes within the countryside to assist with wayfinding and active travel.

04.SD Sustainable Development

SD.01 Eco-housing guidelines

4.1.1 All development **should** be 'zero carbon ready' by design to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping. Consideration **should** be given to resource efficiency at the outset and whether existing buildings can be re-used as part of the scheme to capture their embodied carbon;

4.1.2 By default, any new development **should** adopt a 'fabric first' approach[1] to attain higher standards of insulation and energy conservation. The retrofitting of existing buildings with eco-design solutions **should** also be encouraged, such as triple glazed window, which can be incorporated into traditional dwellings without altering or disrupting the exterior;

4.1.3 Suggested guidelines are illustrated in the diagram overleaf which focus on improving the energy efficiently of properties through the implementation of eco-design principles;

4.1.4 Solar panels over a rooftop can have a positive environmental impact, however their siting, design and installation **should** be handled sensitively and appropriately. Preserving the character of the host building and wider setting/village **should** be considered[2]. Note that solar panels on listed buildings require consent;

4.1.5 For new developments the design of solar panel features **should** be incorporated from the start, forming part of the design concept. Some attractive options are solar shingles and photovoltaic slates. For retrofits, the proportions of the building and roof surface **should** be analysed in order to identify the best location and sizing of panels;

4.2.6 Development **should** consider the colour of the panels to complement that of the roof. Use of black solar panels with black mounting systems and frames **could** be an alternative to blue panels;

Figure 67: Use of shingle-like solar panels on a slate roof, with the design and colour of the solar panels matching those of the adjacent slate tiles.

Figure 68: Positive example of implementing solar panels at the start the design stage, resulting in a minimally disrupted building appearance.

1 An easy guide to the fabric first approach, 2024. Source: https://build.saint-gobain.co.uk/blog/2019/08/easy-guide-fabric-first-approach

2 Further guidance on eco-design adaptations of historic buildings can be found in Historic England draft guidance: 'Climate Change and Historic Building Adaptations' (2023).

04.SD Sustainable Development

SD.01 Eco-housing guidelines

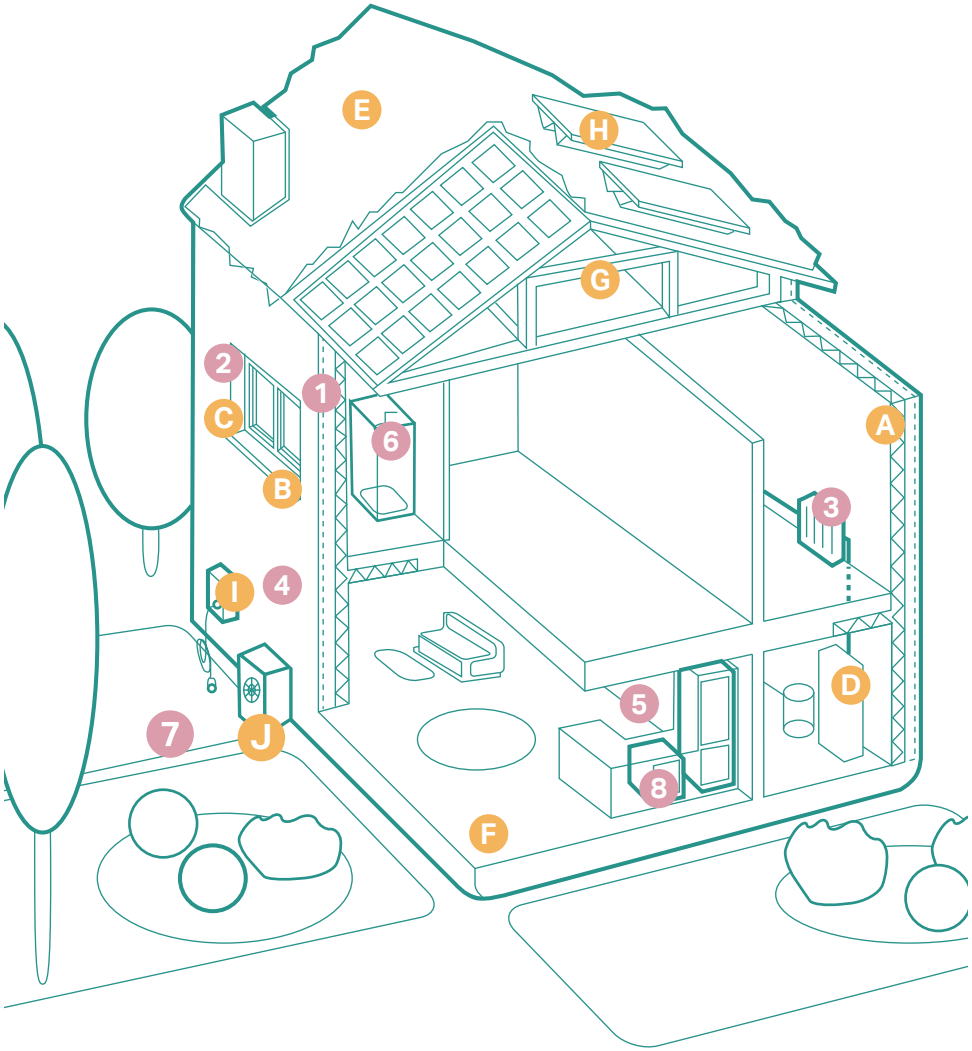


Figure 69: Diagram showing low-carbon homes in both existing and new build conditions.

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 water-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

Existing and new build homes

A. **High levels of airtightness**

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

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

D. **More fresh air** with mechanical ventilation and heat recovery, and passive cooling

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

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

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

H. **Solar panels** new build, or retrofit

I. **Electric Vehicle charging port**

J. **Heat pumps**

04.SD Sustainable Development

SD.01 Eco-housing guidelines

4.1.7 The use of daylight in residential design helps to improve overall health as well as provide energy savings. The orientation of buildings and roof pitches **should** incorporate passive solar design principles and allow for efficient solar energy collection. The following guidance **should** be considered when designing the aspect and orientation of any new development;

4.1.8 One of the main glazed elevations **should** be within 30° due south to benefit from solar heat gain. Any north-facing façades **could** have a similar proportion of window to wall area to minimise heat loss. Refer to the accompanying diagram for best practice for building solar orientation to most efficiently harness passive heating and natural lighting;

4.1.9 Homes **should** be designed to avoid overheating through optimisation of glazed areas, natural ventilation strategies, longer roof overhangs, natural landscape shading deep window reveals and external louvres/shutters to provide shading in hotter summer months;

4.1.10 Dwellings **should** have a 15 to 40 percent window to wall ratio, balancing local historical context with local climatic conditions. This is to ensure that windows do not contribute to increased energy demand through excessive heat loss in winter and overheating in summer;

4.1.11 If houses are not aligned east–west, rear elevations **could** be glazed so that some of the property benefits from solar passive gain;

4.1.12 North-facing single aspect units **should** be avoided or mitigated with the use of reflective light or roof windows;

4.1.13 Eco-design can be adapted to a wide variety of architectural styles. Historic buildings can also be retrofitted in a way that respects both the environment and their historic features. Any eco-design features **must** be incorporated without visually damaging the historic environment;

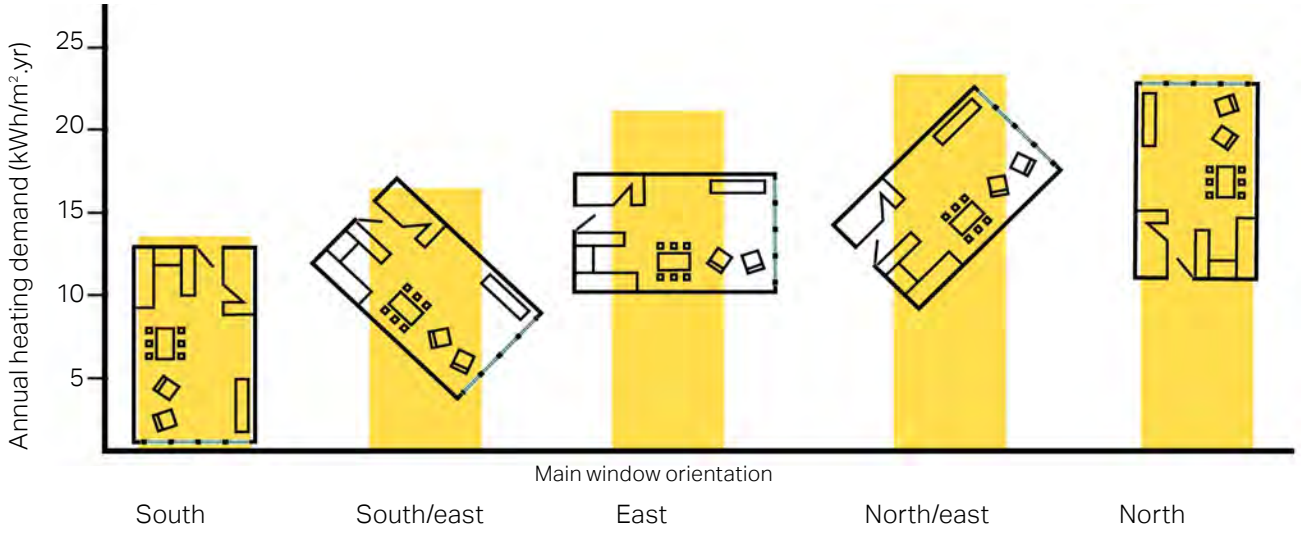


Figure 70: An illustrative graph showing solar orientation of a room against the annual heating demand.

04.SD Sustainable Development

SD.01 Eco-housing guidelines

4.1.14 Heat pumps **should** be placed to the rear of properties, ideally in a concealed location, to avoid visually damaging the street scene and the main, front elevation of a building;

4.1.15 If the only viable location of heat pumps are to the front of the building, covers and landscaping **could** be used to visually screen heat pumps. For example, wooden enclosures can be used and stained to match the colour of the building wall;

4.1.16 Covers or any planting nearby heat pumps **must not** obstruct ventilation and be easily accessible for maintenance. Additionally, heat pumps **must** also be placed so that they are protected from heavy flooding;

4.1.17 Further guidance on heat pump installation, specifically for retrofitted historic buildings, can be found on the Historic England website[1];

4.1.18 Mounted EV charging points and associated services **should** be integrated into the design of any new developments, if possible. These **should** be unobtrusive to the character of the parish and placed discretely to the rear and side of the plot and within garages or car ports where possible;

4.1.19 Reusing building materials such as bricks, tiles, slates or large timbers all help achieve a more sustainable approach to design and construction. Recycling and reuse of materials **could** be used to minimise the extraction of raw materials and the use of energy in production and transportation; and

4.1.20 Early stage assessments are recommended to establish a baseline carbon estimate for development, to integrate whole life carbon into the design process and to identify carbon reduction potential while there is significant capacity to influence decisions[2].

1 heat pump installation of historic buildings: https://historicengland.org.uk/advice/technical-advice/building-services-engineering/installing-heat-pumps-in-historic-buildings/

2 Whole Life Carbon Assessment for the Built Environment, 2nd edition (2024): https://www.rics.org/profession-standards/rics-standards-and-guidance/sector-standards/construction-standards/whole-life-carbon-assessment

Figure 71: Example of a visually screened heating pump appropriate to the context of the building vernacular.
Image credit: Daikin, Source: https://www.idealhome.co.uk

Figure 72: Recycled and reclaimed bricks used for an extension to a traditional dwelling in Gretton, UK.
Image credit: Johan Dehlin, Source: https://www.archdaily.com/

04.SD Sustainable Development

SD.02 Sustainable Drainage Systems (SuDS) guidelines

4.2.1 New developments **should** be sited away from any high-risk flood areas and mitigate increased risk of storms or flooding with SuDS;

4.2.2 Best practice SuDS schemes link the water cycle to make the most efficient use of water resources. Typically, the most sustainable option is the collection of surface water to reuse, for example, in a water butt or rainwater harvesting system, as these have the added benefit of reducing pressure on important water sources;

4.2.3 New housing **should** demonstrate how rainwater will be stored and reused as grey water to reduce demand on main supplies, such as through water heating through underground pumps;

4.2.4 Swales, basins, and ponds **could** also be integrated on site for more substantial landscaped areas to assist with greater instances of water run-off. These also **should** be set within high quality soft landscaping, abundant in native species and provide biodiversity benefits;

4.2.5 Sustainable drainage interventions **should** therefore be integrated alongside appropriate soft landscaping. Rain gardens **could** be a primary consideration for these types of interventions;

4.2.6 Reduce runoff rates by facilitating infiltration into the ground or by providing attenuation that stores water to help slow its flow so that it does not overwhelm watercourses or the sewer network;

4.2.7 Improve water quality by filtering pollutants to help avoid environmental contamination. Effective SuDS are vegetated, using natural processes to slow and clean water; and

4.2.8 Standards, and guidelines relevant to permeable paving and sustainable drainage are listed below:

- Sustainable Drainage Systems - non-statutory technical standards for sustainable drainage systems;
- The SuDS Manual (C753); and
- Guidance on the Permeable Surfacing for Front Gardens.

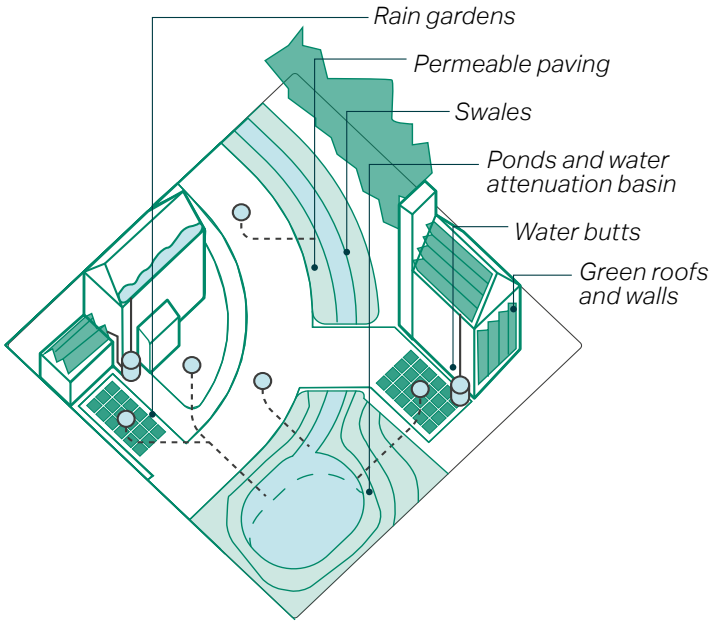


Figure 74: Diagram showing the best use of harvesting water systems, rain garden, swales, permeable paving and green roofs.

Figure 73: Swales found within the village, utilising a common building materials which adds character to these.

04.SD Sustainable Development

SD.02 Sustainable Drainage Systems (SuDS) guidelines

SuDS implementation strategies:

Green roofs and walls: Provide capacity to hold and attenuate water run-off as well as ecological and leisure benefits.

Street tree planting: SuDS designed into highway provision can provide dual-use benefits when integrated with street tree provision.

Swales: Shallow channels that provide attenuation while also channelling water to other features such as ponds.

Rain capture: Water butts and other rainwater harvesting systems collect rainwater for use in gardens or for non-potable uses reducing water consumption.

Reedbeds and wetlands: Topography can be used to create wetlands that provide attenuation capacity as well as filtering out pollutants and providing habitat for wildlife.

Basins and ponds: Attenuation ponds that are normally dry but fill during a rain event and then either store or gradually discharge water to the system.

Rain gardens: Containers and ditches with native drought tolerant plants release water gradually and filter out pollutants.

Permeable surfacing: Surfaces that allow water to percolate into the ground including natural surfaces, gravel and low traffic volume engineered road surfaces and hard-standings in front gardens.

04.SD Sustainable Development

SD.03 Dark skies and lighting guidelines

4.3.1 Dwellings **should** complete a home lighting assessment, in line with the International Dark Sky Association flow chart[1], to determine whether or not existing light fixtures are dark sky friendly and for guidance on how to address disruptive lighting. To check light pollution levels within the parish, refer to the CPRE website[2], which maps England's light pollution and dark skies;

4.3.2 Consider lighting schemes that **could** be turned off when not needed ('part-night lighting') to reduce any potential adverse effects; i.e. when a business is closed. Impact on sensitive wildlife receptors throughout the year, or at particular times (e.g. on migration routes), **could** be mitigated by the design of the lighting or by turning it off or down at sensitive times;

4.3.3 External lighting with an output of more than 500 lumens **must** be pointed downwards and fully shielded, warm light sources of between 2700K and 3000K on the Kelvin scale **must** only be used;

4.3.4 External lighting and street lighting **should** be low lying and only be considered for new development where it is necessary for security and safety and to illuminate commercial and community spaces;

4.3.5 External lighting **must** be kept minimal, at low level and at low intensity, with hoods and baffles used to direct the light to where it is required to ensure that no light is emitted upward;

4.3.6 Glare **should** be avoided for safety reasons. This is the uncomfortable brightness of a light source due to the excessive contrast between bright and dark areas in the field of view; and

4.3.7 Foot/cycle path lighting **should** be introduced sensitively within the landscape. Fittings such as solar cat's-eye lighting, reflective paint and ground-based lighting **could** be introduced. Full-height lighting **should** be avoided.

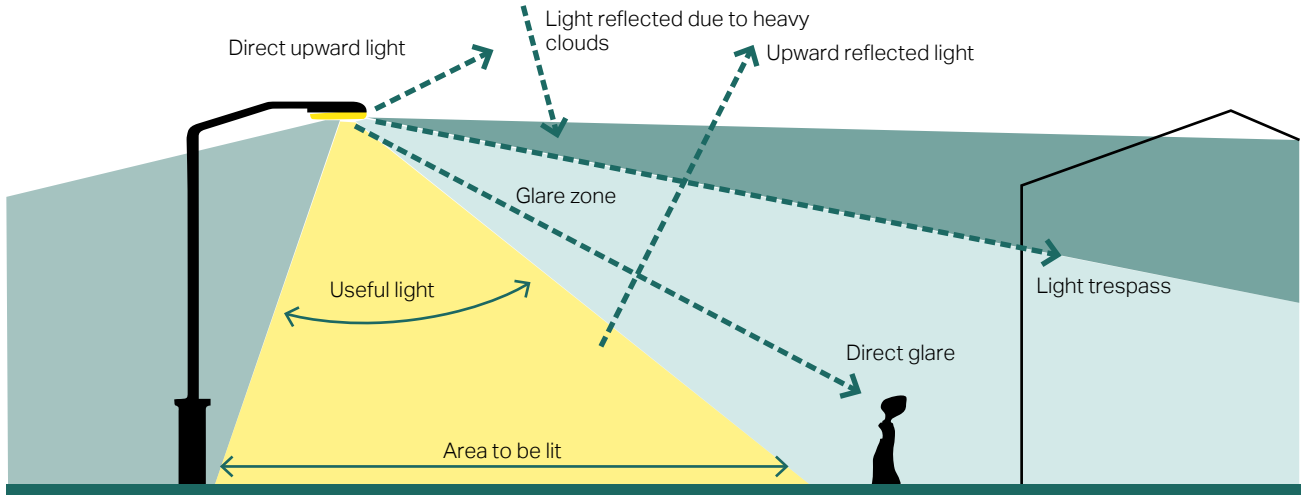


Figure 75: Diagram to illustrate the different components of light pollution and what 'good' lighting means for dark skies.

1 Source: https://darksky.org/app/uploads/2020/01/Home-Lighting-Assessment-Print.pdf

2 Source: https://www.cpre.org.uk/light-pollution-dark-skies-map/

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