

Beaudesert and Henley in Arden Design Guidance and Codes

October 2024

What are design guidance and codes?

The report will be used to set out design guidance and codes based on the existing features of Beaudesert and Henley in Arden:

- Design **guidance** identifies how development can be carried out in accordance with good design practice.
- Design **codes** are requirements that provide specific, detailed parameters for development.

The document is intended to sit alongside the Neighbourhood Plan to provide design recommendations for applicants preparing proposals in the Neighbourhood Area and as a guide for the Neighbourhood Plan Steering Group and Stratford on Avon Council when considering planning applications.

Report content

The report will contain **analysis** that includes an overall baseline of the built and physical environment (including heritage and built forms)

The report will outline principles that will influence the design of potential new development based on conversations so far with the Neighbourhood Plan Steering Committee. These principles are grouped into distinct **themes** outlined below:

NEIGHBOURHOOD AREA WIDE DESIGN THEMES: These themes will cover guidance & codes that will be applicable throughout the whole Neighbourhood Area

01. Rural & Historic Feel (RF). This theme will promote sustainability practices with new development and existing dwellings. The following codes will be included within this theme:

- Transitioning development with surrounding rural landscape
- Retaining views of landmarks and surrounding countryside
- Relationship with open green space

02. Sustainable Development (SD). This theme will promote sustainability practices with new development and existing dwellings. The following codes will be included within this theme:

- Eco-housing
- Retro-fitting heritage assets for energy and carbon efficiency
- Sustainable Drainage

03. Settlement Pattern (SP). This theme will focus on the relationship of dwellings to their surrounding environment. This will ensure that the placement of development maintains a uniformity throughout the neighbourhood and promotes a consistent character, density and amenity provision. The following codes will be included within this theme:

- Small-scale infill development
- Arrangements & layouts, including for new larger scale development
- Designing for a 15-minute neighbourhood

04. Built Forms (BF). This theme will provide a reference palette for development to refer to at the design stage that will ensure high-quality design, uniformity to the existing environment, including guidelines for extensions and conversions. The following codes will be included within this theme:

- Scale, plots, and density of new development
- Architectural vernacular and materiality
- Boundary treatments
- Commercial & agricultural buildings

Note: The above proposed contents is an initial draft and will be added to and refined following a site visit and further communication with the group.

Additional site visit considerations

Preparation for the site visit. Please consider these key questions, which we will discuss during the site visit.

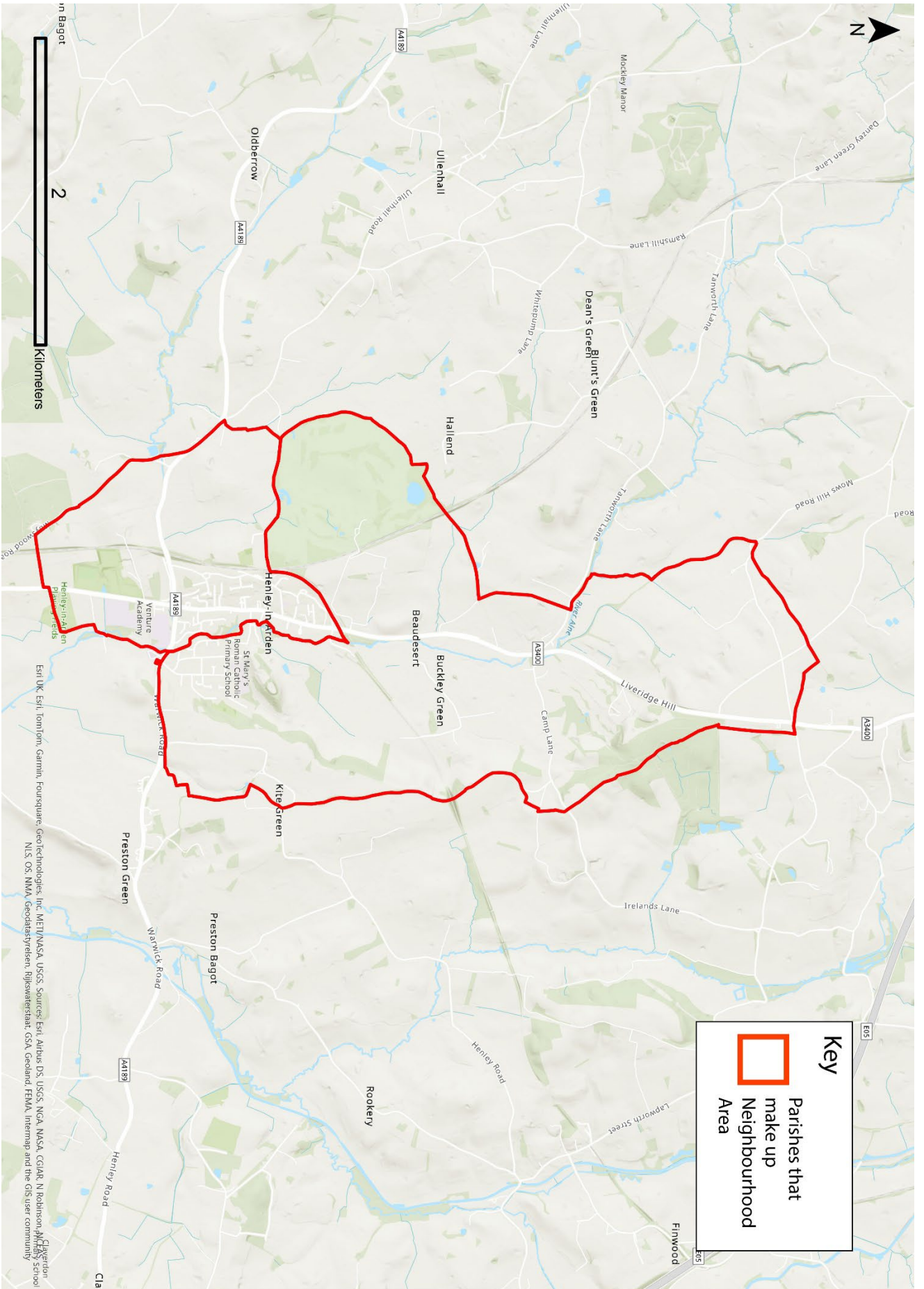
Good design in Beaudesert and Henley in Arden

1. What makes Beaudesert and Henley in Arden special and distinct?
2. What are the town's key heritage assets?
3. What green spaces and public spaces are there and what is their quality?
4. What natural features such as landscape, tree planting, wetlands or sustainable drainage contribute to local character?
5. Are there any key views or distinctive landmarks that are important to people and places?
6. Is it easy for people to find their way around?
7. Does the town have a mix of local shops, services and facilities supporting everyday life?
8. What are some recent developments in area, and what is the design quality of them? What is done well and what could be done better?

9. Is there anything from the above themes that must be changed or are there any additional design considerations that should be included in the Beaudesert and Henley in Arden Design Code?
10. In terms of the specific guidance included (i.e., design approaches that development will be expected to follow) are there any specific things that you would like to promote? For example, particular approaches to car parking, sustainability, drainage, materials, extensions.
11. Can you suggest any local (or nearby) examples of good design to help illustrate the Beaudesert and Henley in Arden Design Code?

Agenda

1. **11am:** meeting to **good design** and the **Beaudesert and Henley in Arden** and the scope of the report.
2. **12pm - 3:30pm** tour of the Neighbourhood Area pointing out key features that should be focused on in the report.



Key
 Parishes that make up Neighbourhood Area