

Buckden
Design Guidelines

DRAFT FINAL

May 2019

Quality information

Project role	Name	Position	Action summary	Signature	Date
Qualifying body	Buckden Parish Council	Parish Council	Review		
Director / QA	Ben Castell	Technical Director	Approval of Draft Report		
Researcher	Hoorieh Morshedi	Graduate Urban Designer	Research, site visit, drawings		
Researcher	Peter Starr	Graduate Urban Planner	Research, site visit, drawings		
Project Coordinator	Mary Kucharska	Project Coordinator	Review		

This document has been prepared by AECOM Limited for the sole use of our client (the "Client") and in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM Limited and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM Limited, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of AECOM Limited. Copyright © 2019 AECOM Infrastructure & Environment UK Limited. All Rights Reserved.
Contains mapping © Crown copyright and database rights 2019. Ordnance Survey 100019570.

Contents

1. Introduction 6

1.1. Introduction 6

1.2. Objective 6

1.3. Process 6

1.4. Background 6

1.5. Community engagement 6

1.6. Area of study 7

2. Local Character 10

2.1. Landscape setting 10

2.2. Settlement pattern and urban form 10

2.3. Building typology 12

2.4. Streets 14

2.5. Proposed development 16

2.6. Density 17

2.7. Building heights 20

2.8. Heritage 21

2.9. Character area overview 22

2.10. Character areas 23

2.11. Car parking 26

3. Design Guidelines 30

3.1. General design principles 30

3.2. Buckden design principles 31

4. Delivery 50

4.1. Delivery 50





Introduction

01

1. Introduction

1.1. Introduction

Through the Ministry of Housing, Communities and Local Government (MHCLG) Neighbourhood Planning Programme, administered by Locality, AECOM has been commissioned to provide Design support to Buckden Parish Council (BPC). The support is intended to provide design guidelines and a commentary on the character of Buckden village.

BPC is making good progress in the production of its Neighbourhood Plan and has requested technical advice in respect of design guidance for future developments within the village.

1.2. Objective

The main aim of this report is to provide design guidance in respect of future residential-led development in Buckden. This design guidance should be considered as a point of reference for applicants intending to deliver development. The aim is that this design guidance should support the delivery of high quality development that is appropriate in terms of scale, design and character in such a way as to preserve the existing quality of place in Buckden.

1.3. Process

Following an inception meeting and a site visit, AECOM and BPC members carried out a high level assessment of the village in January 2019. BPC subsequently provided separate feedback of locally valued or distinctive qualities of the village that were used to inform this report.

The following steps were agreed with the group to produce this report:

- Initial meeting and site visit;

- Townscape and design appraisal;

- Design principles and guidelines to be used to assess future developments;

- Draft report with design guidelines; and

- Final report.

1.4. Background

It is important that these Design Guidelines work in tandem with other published information pertaining to the character and quality of the urban form, open space and the landscape of Buckden.

For a full appreciation of the heritage and character of Buckden, readers should refer to the Conservation Area Character Statement (1995).

Local authority expectations on the design of new development are set out in the **Huntingdonshire Design Guide** (HDG; 2017). Adopted by Huntingdonshire District Council as a Supplementary Planning Document, the purpose of the guide is to promote locally valued built environment assets and raise the quality of new projects.

The guide has put forward a set of design principles based on industry best practice and explains the key requirements that the Council will take into account when assessing the suitability of development proposals.

According to HDG, schemes should:

- be attractive and sit comfortably within a site and its setting

- make a positive contribution to the character of the surrounding area

- provide spaces which function well and are safe and secure use

- conserve natural resources through building sitting, design and construction

- be accessible to all potential users, including disabled people

-be practical to build, maintain and adapt

-be environmentally, socially and economically sustainable

This document places these aims in a Buckden context.

1.5. Community engagement

This document is informed by the Neighbourhood Plan Questionnaire that was completed by Buckden residents

during November and December 2018 and which included questions on design.

Key findings include that:

- New housing should be in-keeping with the existing village;

- Density should be relatively low and buildings generally not more than 2 storeys;

- There should be diversity of style;

- There needs to be adequate parking for residents;

- Homes should have private gardens and there should also be communal/public green spaces; and

- New homes should have strong eco-design features.

1.6. Area of study

The 'Area of study' used for the Buckden Design Guidelines is shown on Figure 1.

Buckden is located within Huntingdonshire, a District within Cambridgeshire.

The northern edge of Buckden is located approximately 6km from Huntingdon. Buckden is surrounded by open land in every direction. Buckden Marina and Lakes is approximately 1.5km east of the settlement boundary.



Figure 1: Strategic Location Plan.



Page intentionally left blank



Local Character

02

2. Local Character

This section outlines the spatial and contextual characteristics of Buckden. It analyses the pattern and layout of buildings, hierarchy of movement, topography, building heights and parking. The information is interpreted both at a descriptive level and represented through images and sketches of the village. The features outlined in this section are used as the basis for the design guidance.

2.1. Landscape setting

Huntingdonshire District Council's Housing and Economic Land Availability Assessment (October 2017) contains a useful overview of how Buckden sits in its landscape:

"Buckden is situated on the eastern edge of the Southern Wolds Landscape Character Area, and the landscape around the village contains features associated with this character area, including gently undulating topography, large arable fields, and significant modern influences such as the A1 and associated development. Land to the east of the village lies on the edge of the Ouse Valley Landscape Character Area and there are views out across the valley, including views of gravel workings, wetland vegetation and a marina from the eastern edge of the village.

The agricultural landscape to the south provides a rural fringe to the village which can be seen from Stirtloe Lane. The narrow strip of land to the east and west of Lucks Lane provides a landscape gap between the village and the small hamlet of Stirtloe to the south.

The majority of land surrounding Buckden comprises relatively ordinary agricultural land which is typical of many areas of Huntingdonshire. To the east the landscape is mainly comprised of large arable fields containing little vegetation in the form of trees or hedgerows. To the west of the A1 the fields are generally smaller and enclosed by trees and hedgerows. The smaller scale and presence of vegetation gives the area a more intimate and varied character and the landscape is of inherently higher quality."

2.2. Settlement pattern and urban form

The historic core of Buckden lies within the conservation area, as seen in Figure 2. As is evident through this designation, the more historic parts of the village tend to exhibit a strong character and locally distinctive architecture. The village centre dates back to medieval times, and the present-day pubs and inns that run along the High Street illustrate the historical heritage of Buckden.

Many of the more recent developments have been introduced as partial measures over time, which has incrementally diluted some of the qualities of the historic village identity and 'sense of place'.

Some of the principal characteristics of the historic village core include:

- A narrow, historical high-street fronted by medieval and Georgian style buildings. The village's main landmark is Buckden Towers (also known as Buckden Palace), which dates back to the 12th Century;
- A comfortable variation in the size and scale of buildings - from bungalows to three storey villas - which enhances its character of variety and difference, as opposed to homogeneity. Massing is such that, in spite of scale differences, there are very few instances of overly dominant built form;
- A mature landscape framework, comprising of sequential village greens enclosed by street trees and planting within the curtilage of properties. There is particularly evident in the area around Greenway, characterised by an abundance of amenity green space and landscaping features
- The village is distributed into several relatively distinct character areas, mainly defined by architecture styles, density and urban form
- The alignment of roads is characterised by a sequence of buildings, landmarks, open spaces

Outwith the historic core, development during the 20th century and early 21st century has departed from this traditional pattern towards more peripheral 'cell' housing estates.



Figure 2: Village plan.

2.3. Building typology

Buckden has various architectural styles and materials which differ by location, age and type of buildings. This is reflected in the local vernacular and contributes to the area's local distinctiveness.

The majority of buildings in the village's historic core are pre-1900. It should be noted, however, that the rest of village mainly consists of 20th and 21st century housing. The historic core of Buckden exhibits a greater variety of building typologies including medieval inns, cottages, terrace houses, detached, semi-detached, and mixed uses buildings which run along Church Street and High Street. This is illustrated in Figure 3.

Pockets of mixed-use terrace housing have generally developed in close proximity to services, for example at the southern part of Mill Road located in Hunts End.

Detached and semi-detached buildings are prevalent throughout much of the northern and southern parts of Buckden. As one would expect, the development layout varies according to the planning approach and style of its time. There are 15th century buildings in High Street and Church Street as well as 1950s developments with front gardens and integral garages in Lucks Lane.

In contrast, near Greenway in the eastern part of village, there are bungalows, semi-detached and detached houses. This area is characterised by an abundant amount of green space, in the form of spacious front gardens, communal greens, landscape buffers and tree planters. These open green spaces relate very well to the surrounding built environment.

Lincoln Close on the other hand comprises mainly of 2 storey semi-detached houses, with a wide road for vehicle use. There is also a spacious green area in the middle which adds to the uniqueness of the area.

Individual cottages are located throughout the Conservation Area, such as in Lucks Lane, Silver Street, and Church Street.

Newer developments such as The Grove and Copes Close, include 2 storey detached houses with small arch windows. Here, the Herringbone pavement pattern helps foster a sense of privacy and enclosure for the residents.



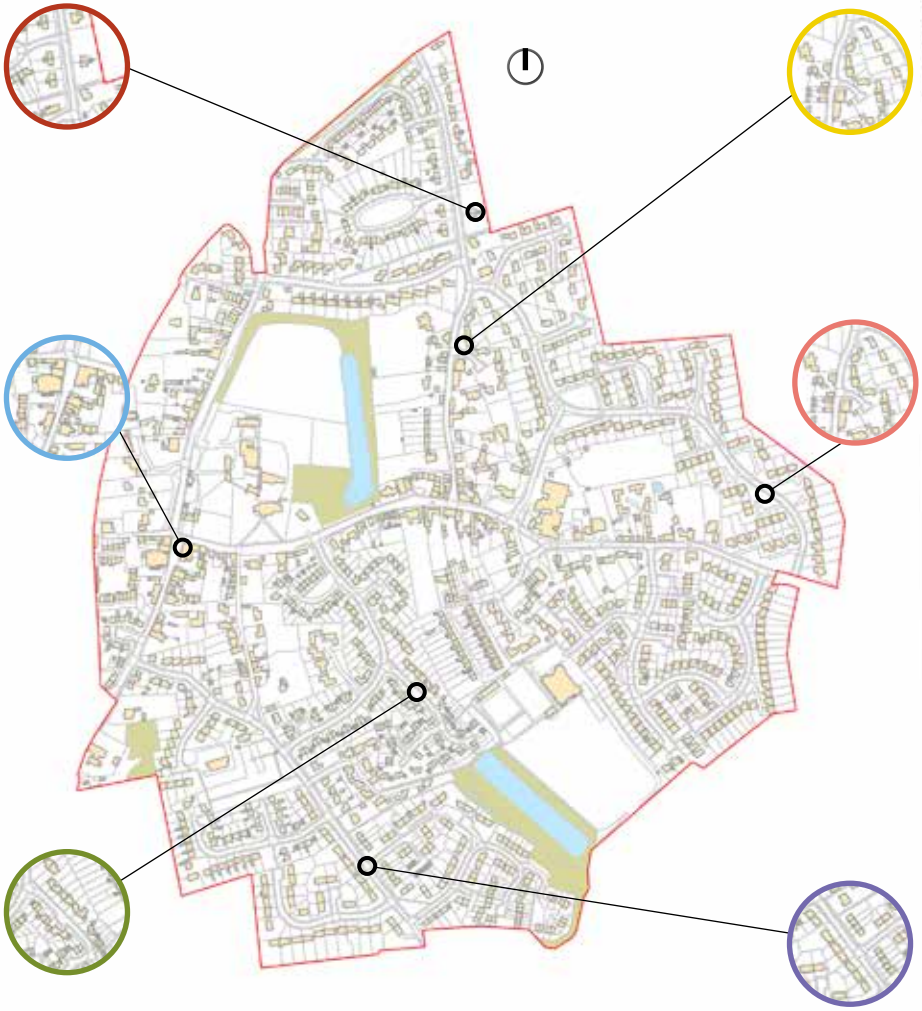
1. Silver Street.



2. High Street.



3. Manor Gardens.





4. Silver Street.



5. Greenway.



6. Lucks Lane.

Figure 3: Building typologies.

2.4. Streets

This section of the Design Guidelines intends to describe the principal routes through Buckden and how, in turn, this informs the urban form, and character.

Figure 4 illustrates the hierarchy of streets in Buckden (the blue lines indicating more primary streets), and figure 5 on next page depicts a bird's eye view of Buckden with photos that illustrate streetscape character.

The A1 bypasses Buckden to the west of the historic centre of the village.

The B661 joins the A1 to the east. The approach is more rural, passing through large detached properties on both sides of Perry Road. Along High Street as the road transitions into village and its historic core, there is subtle variation of building alignments which open vistas. These view corridors are complimented by a series of green spaces that provide welcomed variation to the urban fabric.

High Street, Church Street, Lucks Lane, Greenway and Silver Street form the core structure within the road network and create a strong sense character with buildings aligned along the street. These streets slight meanders provide interest and evolving views which could be seen in Greenway, Church Street and High Street. Around Greenway, the layout of buildings along the road form enclosed cul-de-sacs.

The street layout is reflective of the historic development and expansion of Buckden over time. Streets close to the historic core of the village tend to offer good permeability; these fine-grain grid layouts are often found around semi-detached, detached and terrace houses and are very well connected to the rest of the village.

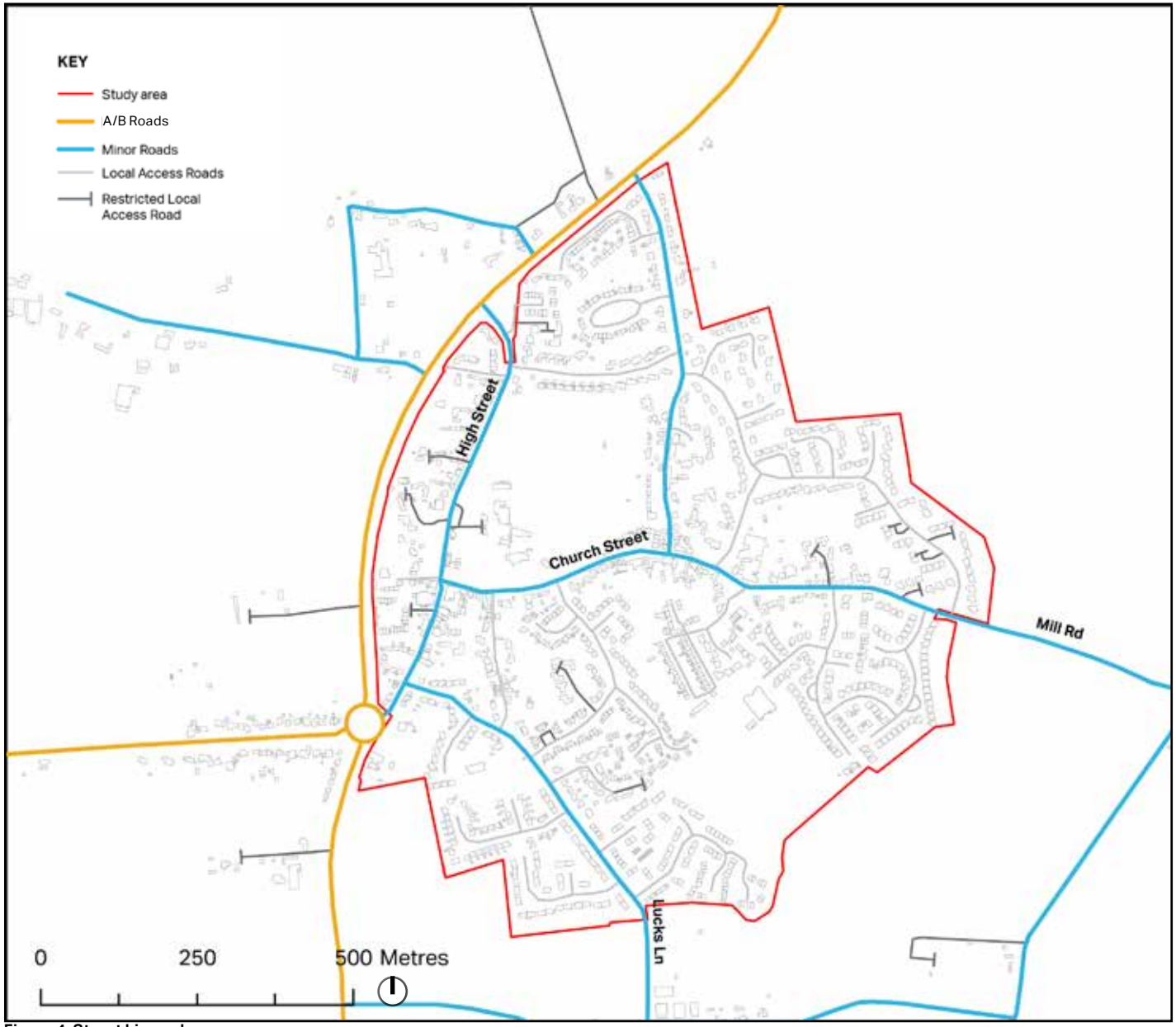


Figure 4: Street hierarchy.



1. The Grove, looking north.



2. Cranfield Way, looking east.



3. Lucks Lane,looking north.



4. Looking north to Church of St Mary.



5. High Street, looking north.



6. Beaufort Drive, looking north east.



7. Greenway, looking north.



8. The pond, looking east.

Figure 5: Street hierarchy character.

2.5. Proposed development

Figure 6 illustrates the two site allocations in the Huntingdonshire Local Plan.

BU1, East of Silver Street and South of A1. 14.8ha of land is allocated for residential development of approximately 270 homes. According to the Local Plan, successful development of the site will require:

1. resolution of additional traffic impacts on local roads
2. a noise assessment
3. provision of a sustainable transport network
4. an appropriate form of development
5. landscaping to provide screening and noise buffers
6. an ecological assessment
7. archaeological investigation
8. provision of a surface water drainage strategy
9. agreement that waste water flows are properly managed

BU2, Luck's Lane, Buckden. 10.3ha of land at Luck's Lane is allocated for residential development of approximately 165homes. According to the Local Plan, successful development of the site will require:

1. noise and air quality assessment and mitigation strategies
2. additional traffic impact assessment
3. provision of a sustainable transport network
4. an appropriate form of development
5. landscaping to provide noise and pollution buffers
6. provision of a surface water drainage strategy
7. agreement that waste water flows can be managed

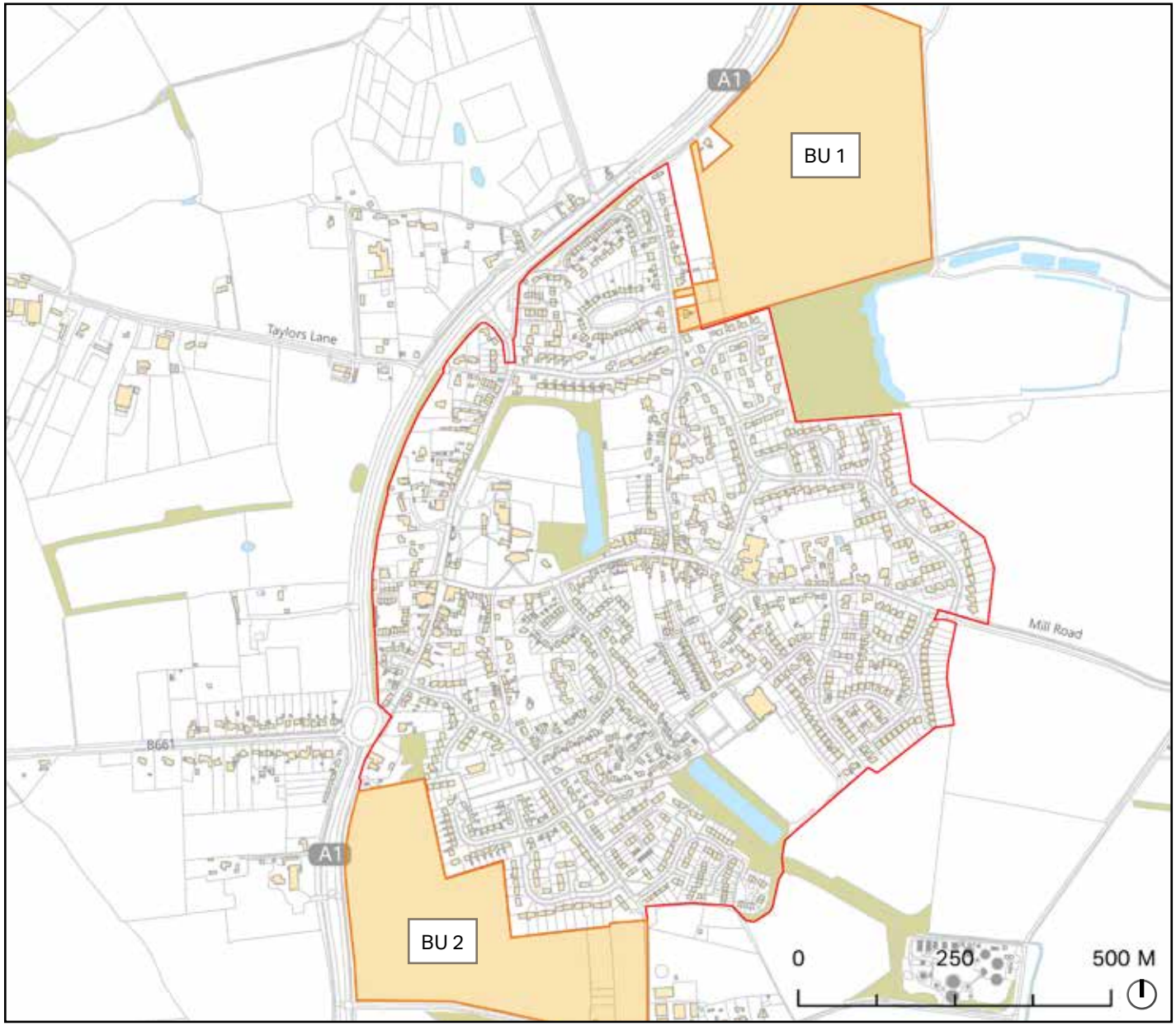


Figure 6: Buckden Proposed Developments.

2.6. Density

There are a number of means by which to measure density. A standard measure is simply the number of units (dwellings) per hectare (dph).

The areas with the highest density tend to be a variety of terraced and semi-detached properties with small and medium sized gardens clustered together in 'cells' that branch off the 'ribbon' development of the village. Manor Close is typical of this and has relatively high density.

The lowest density is mainly found around the fringes of the historic core of the village, where there are some large gardens, and in housing estates with larger detached properties e.g. Greenway. This is in part a result of the transition between the village and the countryside in these areas. These developments are characterised by larger plots, generous gardens or greater provision of open space.

Greenway: 20 dwellings per hectare, with an open, green feel





Figure 7: Greenway.

Density around High Street: 4 dwellings per hectare due to very large plots





Figure 8: High Street.

Manor Close: 45 dwellings per hectare, the highest density in Buckden



Figure 9: Manor Close.



Beaufort Drive density: 34 dwellings per hectare, typical of new development



Figure 10: Beaufort Drive.



2.7. Building heights

The tallest structures in Buckden are concentrated in the historic centre of the village, and the height gradually decreases towards the edge of the settlement.

The majority of dwellings in Buckden are two-storey homes, though there is a concentration of one storey/bungalows in the eastern part of the village,

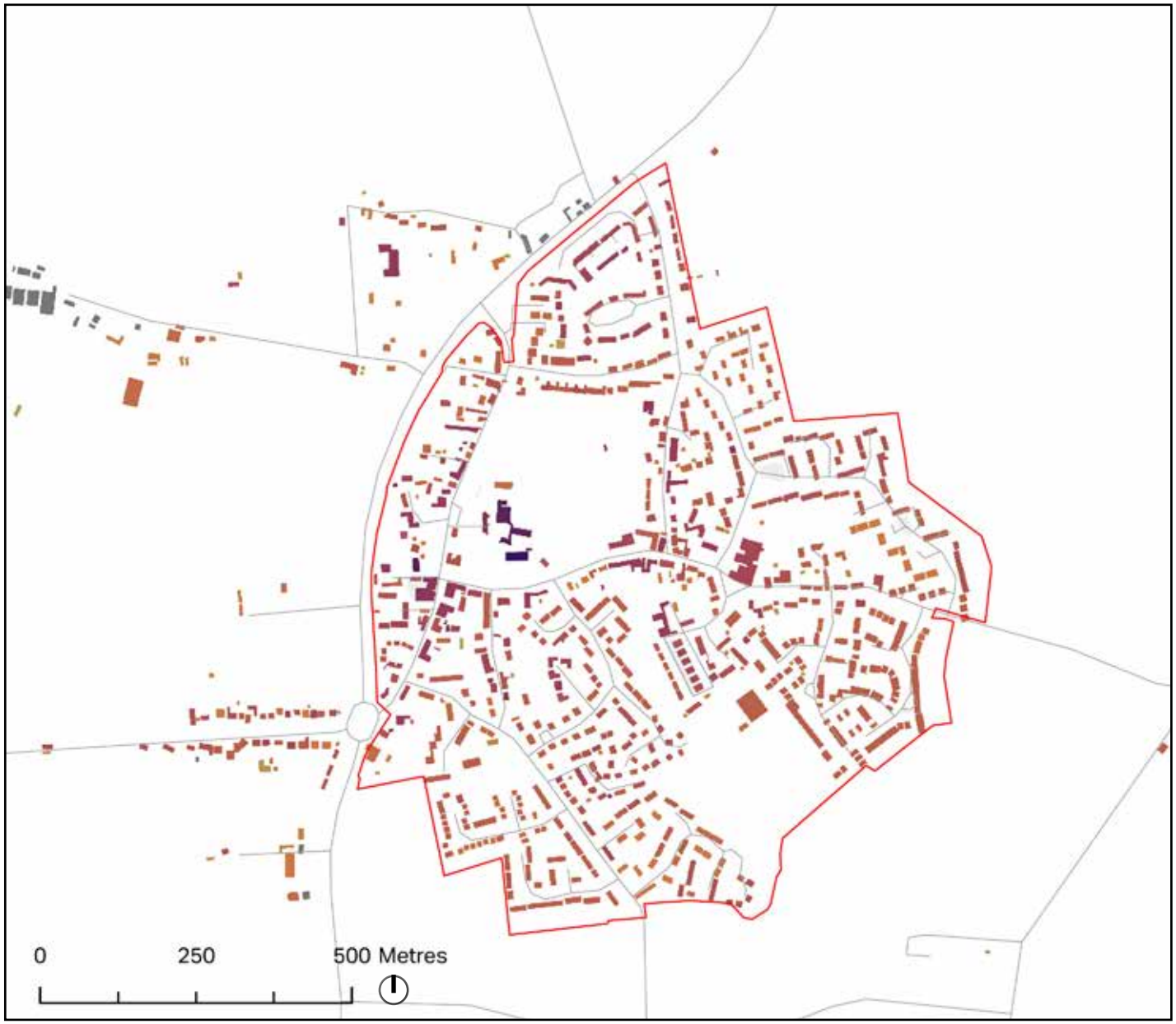


Figure 11: Buckden Building Heights.

2.8. Heritage

As Figure 12 indicates, all the listed buildings bar one are located within the Conservation Area. Most are concentrated along High-street, agglomerating around Buckden Towers. Many of the listed buildings date back to Medieval times.

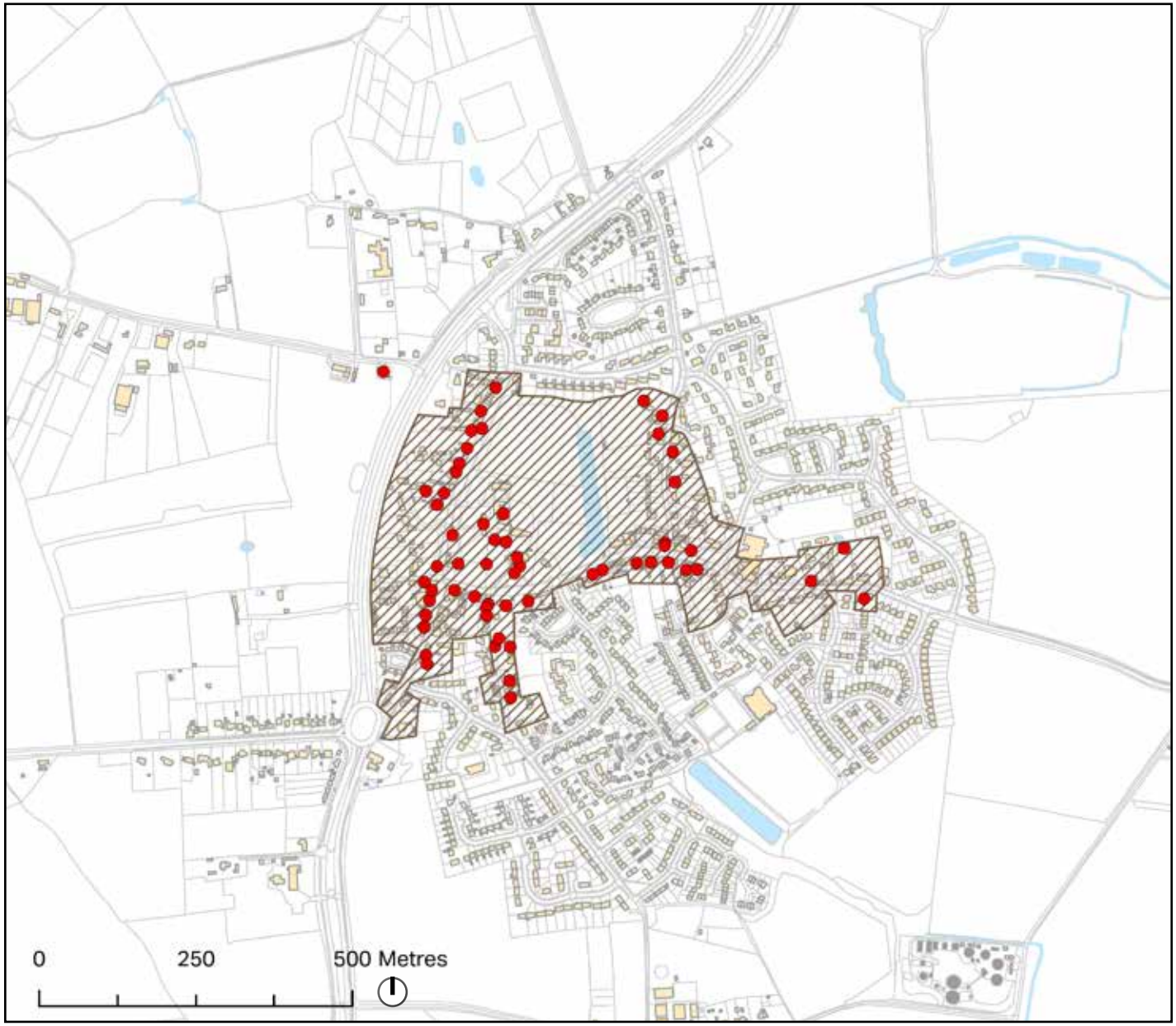


Figure 12: Buckden Historic Heritage.

2.9. Character area overview

Based on our observations there are five different character areas within Buckden: the historic core and conservation area located in west, Lucks Lane area in south- west, Silver Street area in the north of the settlement near to A1 bypass, Vineyard Way area near the south of Church Street, and finally the Greenway area in the east of the village. The Buckden Conservation Area Character Assessment provides the best guide to the village's heritage.

Each of these character areas has unique features in terms of building typologies, road width and the proportion of green spaces, which will be described in further detail in the following pages.

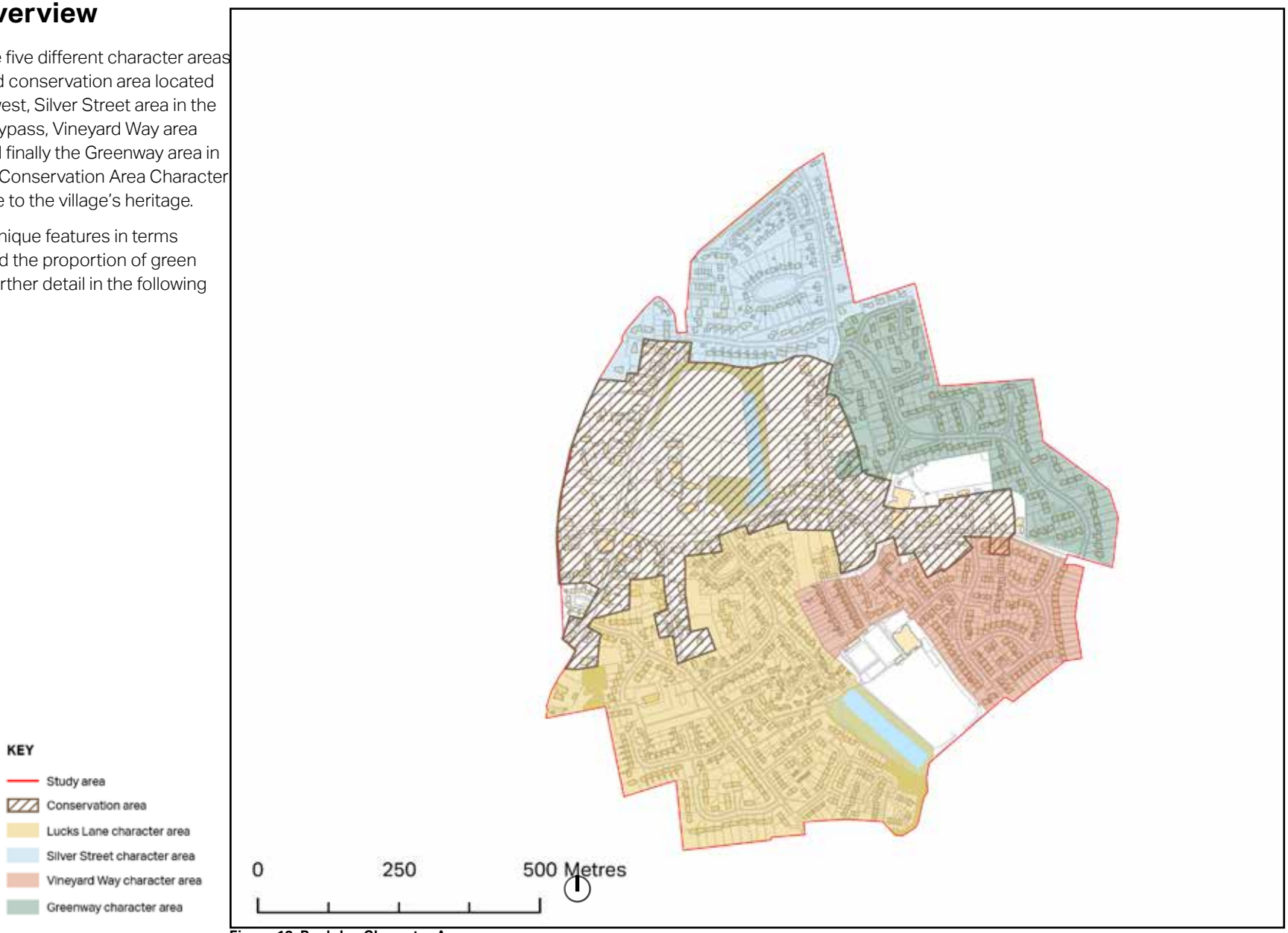


Figure 13: Buckden Character Areas.

2.10. Character areas

Conservation Area

The conservation area encompasses High street, Church Street and southern part of Silver Street. The majority of building date back to pre 1900 and include elegant Georgian and medieval architecture with few Victorian buildings.

Roads are relatively wide, usually with footpaths in either side but sometimes with none. This is the case on High Street and around Buckden Towers and the Church of St. Mary. Around these monuments, hedgerows are used to create soft boundaries.

The medieval structures are rather asymmetrical, probably due to ageing, with steep roofs, smaller windows and doorways. Georgian buildings, on the other hand, are grander with more symmetrical building proportions.





Figure 14: High Street Character area.



Figure 15: One of the oldest houses in the village, on Church Street.

Lucks Lane and Vineyard Way Character area

These two character areas account for almost all of the village south of Church Road and Mill Road and, along with Greenway, are typical of most residents' experiences of a Buckden character. As such, they provide the context for new development more so than the Conservation Area.

Most buildings in these areas date from the second half of the 20th Century, with pockets of older and newer development.

The majority of buildings in the Lucks Lane character area are various types of two-storey semi-detached, detached terraces, and bungalows. Building frontages are set back from roads to create enough space for front gardens, green verges and shrubs. In the Vineyard Way character area, properties are frequently two storey detached with integrated parking garages and large curtilages. There are less front gardens and less spacious greenery in Vineyard Way than in Lucks Lane.

The materials along both character areas consist of rendered walls, brown pantile roofs, white or brown wood or PVC windows, chimneys, tile cladding to first floors, porches, buff as well as grey and yellow brick walls.





Figure 16: Lucks Lane Character area.



Figure 17: Vineyard Way Character area.

Silver Street and Greenway character area

Buildings are mainly from the 20th Century expansion. Of the two character areas, the dwellings in Greenway have larger curtilages with spacious green squares and verges in front of dwellings.

Greenway character area has relatively low density, with alot of public green space which are suitable for planting trees and shrubs. There a lot of cul-de-sacs that branch off from the main road. Off-street parking is consistent throughout the area.

Silver Street has a higher density than Greenway. With some exceptions, such as St Hugh's Road, building plots are quite compact. This leads to a lower amount of green space. Building boundaries are more pronounced in the area.

Building features include buff brick walls, dormer, white PVC windows, integral garages, steeply pitched roof lines , porches, and brown concrete roof tiles.





Figure 18: Silver Street character area.



Figure 19: Greenway Character area.

2.11. Car parking

There are different approaches to car parking within Buckden. A characteristic of the village is integrated garages with cars parked on or adjacent to the plot. Other properties have shared parking on front gardens.

On street parking also is another parking mode within the village which is less common. This is consistent with survey results that indicate that two parking spaces are needed per dwelling.



Figure 20: On-street parking.



Figure 21: On-plot parking, here at the expense of a front garden.



Figure 22: On-plot parking to the side of the dwelling.



Figure 23: On-plot parking with built in garage.

This page has intentionally been left blank.





Design Guidelines

03

3. Design Guidelines

3.1. General design principles

This section provides guidance on the design of development, setting out the expectations that applicants for planning permission in the village will be expected to follow. After a brief reference to general design principles, the main part of the guidance is specific to the village.

The guidelines developed in this document focus on residential environments. However, new housing development should not be viewed in isolation. Considerations of design and layout must be informed by the wider context, considering not only the immediate neighbouring buildings but also the townscape and landscape of the wider locality.

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

As a first step, there are a number of design principles that should be present in any proposals. This ground is covered well in the Huntingdonshire Design Guide so not repeated here. Applicants will be expected to have made reference to the Guide where appropriate. However, to give an idea, the kind of advice contained in that document is that development should:

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established village character of streets, greens and other spaces;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- Reflect, respect and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Integrate housing tenures;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Design buildings to respond to view corridors or reinforce views to existing landmarks with appropriate building massing and architectural treatment;
- Make sufficient provision for sustainable waste management, including facilities for kerbside collection, waste separation and minimisation, where appropriate;without adverse impact on the street scene, the local landscape or the amenity of neighbours;
- Promote sustainable drainage systems; and
- Positively integrate energy efficient technologies.

3.2. Buckden design principles

There are a set of design principles that are specific to Buckden. These are based on:

- The analysis of village character presented in chapter 2 above;
- Feedback from the Buckden residents via the neighbourhood plan survey; and
- Discussions with members of the neighbourhood plan steering group on the village walkabout.

The following principles are intended to guide the design of developments:

1. **Feeling of openness**
2. **Connection to greenery**
3. **Sensitively accommodating the car**
4. **Appropriate materials and building details**
5. **Sustainability and eco design**
6. **Diversity in design**
7. **Housing for an ageing population**

The objective is to provide a point of reference for design standards in Buckden. It is expected that all new developments will follow the guidelines set out in this section and applicants will be expected to demonstrate how they have taken account of them, in line with the strategic policies.

In addition, all new development should perform strongly against all of the principles in the Government-backed Building for Life 12 initiative,

The Buckden principles are introduced below, each time with a checklist of questions to offer prompts to applicants and to those making or advising on planning decisions.

3.2.1. Feeling of openness

Appropriate density

As evidenced in the Analysis section of this report, there is a range of densities within Buckden. Some of the most popular areas, such as Greenway, have densities around 20 dwellings per hectare, allowing for an attractive feeling of openness which local people understand to be appropriate for the village context.

Figure 25 shows that Greenway is extremely open. The front gardens are large and allow for a large provision of off-street parking. Pavements on both sides of the road are comfortably wide. There is also a wealth of amenity green space. These various features create a feeling of spaciousness and tranquillity. However, this level of density is below current expectations so balance will need to be struck and green spaces skilfully integrated.

Figure 24 is an image of a cul-de-sac at Manor Close, located in the part of Buckden where dwellings per hectare reach 30+. This area is characterised by narrow streets and kerbs that tend to be occupied by cars parked on street. The ratio of building height to street width creates a feeling of compression - there is little space for pedestrians to roam around.

Generally, new buildings in Buckden would not be expected to exceed 2.5 storeys.

Views

The Huntingdonshire Design Guide notes that views to landmarks should be respected and reinforced. In Buckden, the key landmarks are St Mary's Church and the Towers, glimpses of which can be enjoyed throughout the village, as in Figure 26 from Glebe Lane/Manor Gardens. Any new schemes should be designed to maintain and enhance these views.



Figure 24: Manor Close, where a lack of green space is the price of Buckden's highest densities.



Figure 25: Greenway, which lives up to its name.



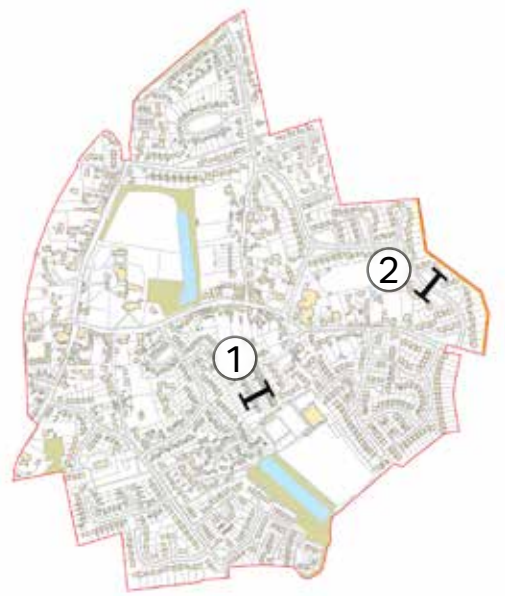
Figure 26: St Mary's Church, viewed between houses.

Wide streets

The sections to the right reinforce the previous point on the relationship between streets, buildings and the feeling of openness in a particular area.

Figure 26 (Monks Cottages) highlights how constrained nature of the street, with pedestrians and cars sharing one surface. This system can be rather dangerous, especially when considering how narrow the street is.

Figure 27 (on Greenway) shows how pleasant an environment can be when surfaces are segregated. The impact of traffic is also mitigated by green spaces that can act as buffer zones between roads and dwellings.



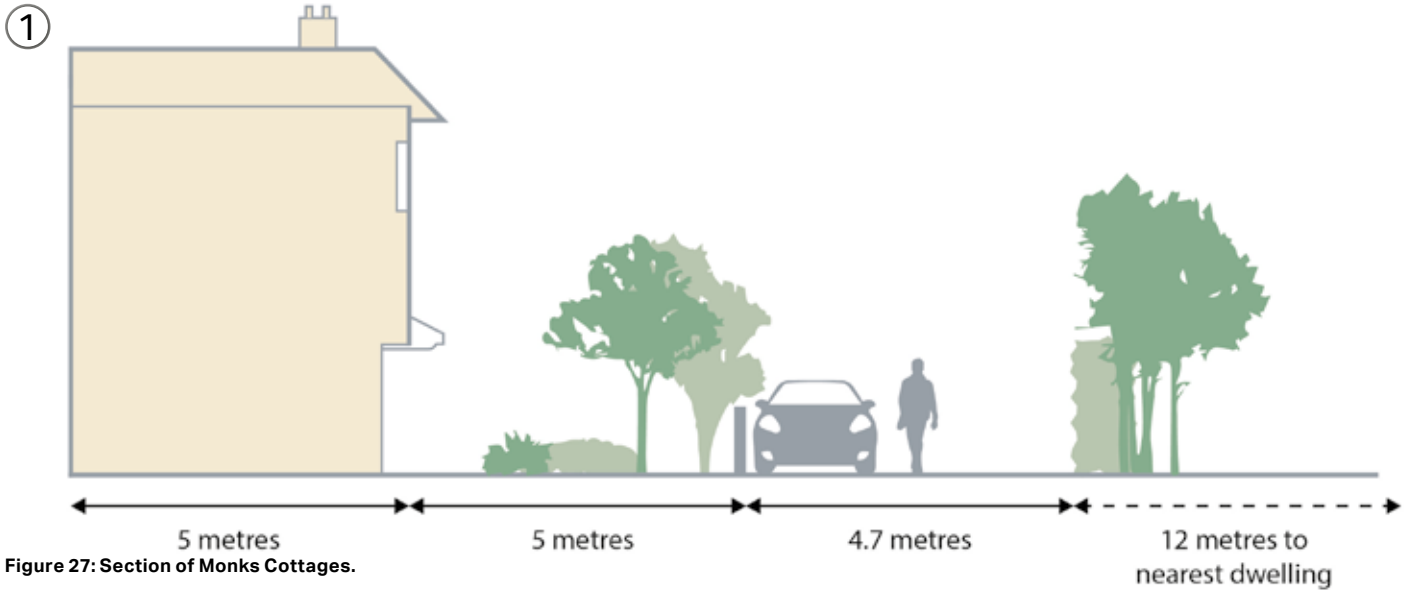


Figure 27: Section of Monks Cottages.

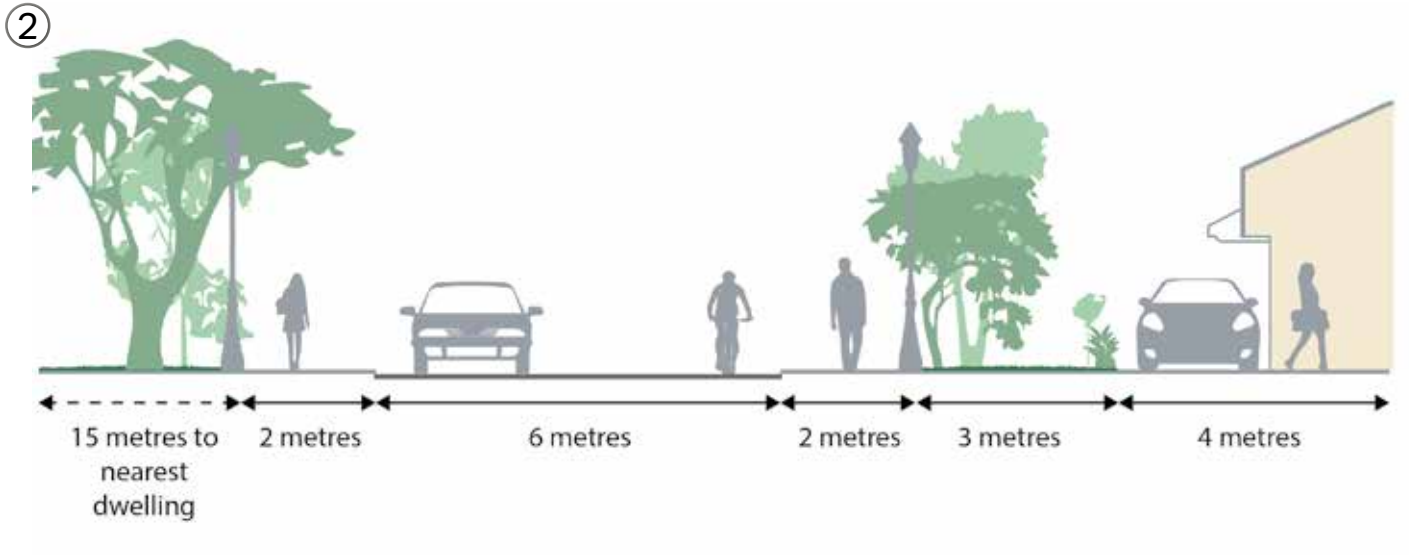


Figure 28: Section of Greenway.

Minimum dimensions for homes and residential streets

To protect Buckden's open character and established relationships between streets and buildings, new development will be expected to be designed to the minimum dimensions shown in Figure 29.

The street width for most residential streets in future development should range from 4.8 to 5.5 metres, based on Huntingdonshire Design Guide SPD (2017). These widths allow two vehicles to pass comfortably.

The other dimensions should be viewed as minimums.

With regard to gardens, the 3 metres at the front provides a meaningful buffer that can bring amenity and greenery to the street scene, although is considerably smaller than many existing front gardens in the village. 11 metres at the back provides enough privacy where homes (gardens) back onto one another. Both also provide assets to assist in promoting biodiversity and drainage.



Figure 29: Proposed section for residential street.

Open Space

In both Lucks Lane and Greenway, there is a balanced provision of public- semi-public and private open, green space. The variety of spaces caters to many different users, and helps create an inclusive, sustainable and healthy neighbourhood. There is a relationship between green spaces and healthy lifestyles - the very presence of parks and greens has a beneficial impact on children through easy access to sports and recreational activities. The visual appeal and tranquillity created by greenery is also said to reduce stress, and contributes to a more pleasant living environment, that encourages active lifestyles. New developments should draw inspiration from this when developing green space strategies.

Furthermore, open, green spaces are in keeping the rural character of Buckden. This is an aspect that is crucial to maintaining Buckden's image as a serene place to live.

Questions for applicants

- Is the density appropriate and reflect that of the rest of the village?
- Is there an appropriate amount of buffer space between dwellings, including front gardens?
- Are the streets wide enough? Do they create a safe environment for pedestrians?
- Is there enough public open space? Is it of a high quality? Does it contribute to the creation of a healthy environment?
- Have views of St Mary's Church, Buckden Towers or other landmarks been protected or enhanced?
- Have the proposals paid careful attention to height, form, massing and scale? If a higher than average building(s) is proposed, what would be the reason for making the development higher?



Figure 30: Lucks Lane, where even relatively small front gardens add width and openness to the street



Figure 31: Greenway, with levels of openness rarely replicable with current policies

3.2.2. Connection to greenery

Figure 32 and 33 illustrate examples of segregating and integrating green spaces neighbourhoods. New developments within Buckden should place green spaces at the very heart of their designs, as demonstrated in Figures 31 and 32. These spaces should not be pushed to the edge of the site to merely be used as "buffer" green space with site boundaries.

Figure 34 below encapsulates the variety of high quality green space in Greenway. There are infill green spaces, back gardens, front gardens and green. New developments should seek to include a provision of different types of green spaces that are well integrated in the site and that respond to the needs of all residents.

Questions for applicants

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Is there an appropriate distribution of green space within the development?
- Is there a good balance between public, private and infill green spaces?
- Has green space been well integrated into the heart of developments? Have green spaces been used as buffer zones around the edges of site, and if so, why?
- How does the proposal affect the trees on or adjacent to the site?
- Has the impact on the landscape quality of the area been taken into account?
- How does the proposal affect the character of a rural location and, where relevant, how does it interface with adjacent countryside?
- Is there a landscape strategy demonstrating the character and use of all proposed open spaces?



Figure 32: Plan of segregated green spaces.



Figure 33: Plan of integrated green space.

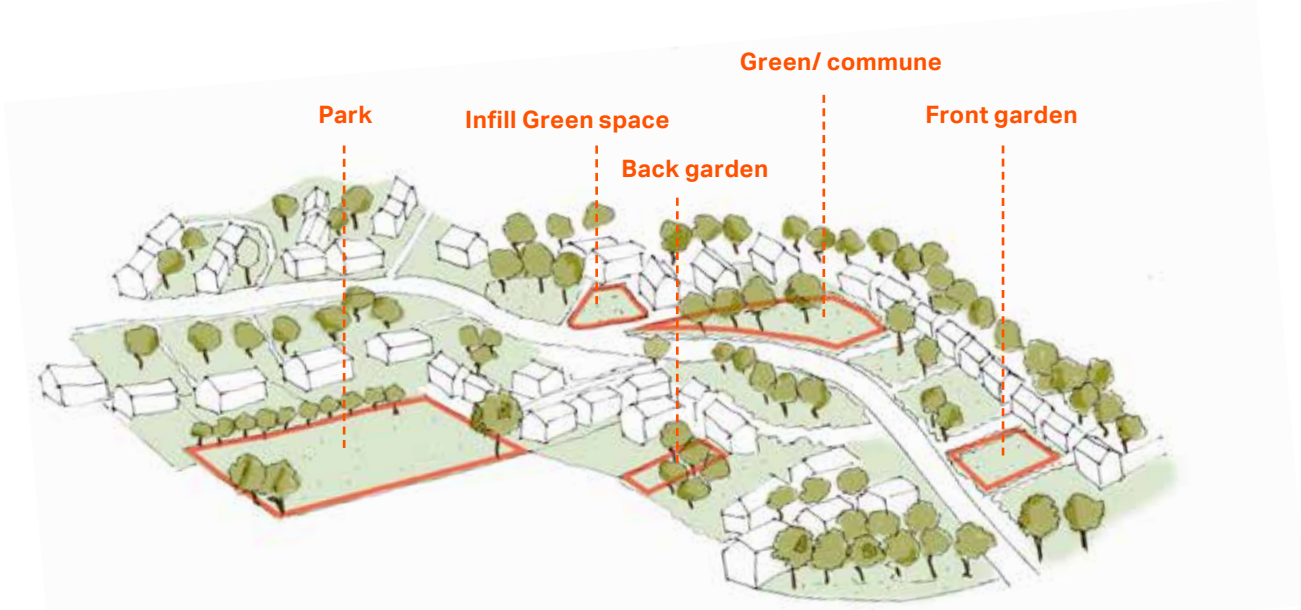


Figure 34: Perspective of Greenway with different types of green spaces.

3.2.3. Sensitively accommodating the car

At the time of writing, there is still a high demand for car ownership. This needs to be provided for in a way that is both convenient/safe for the householder and but does not dominate from the street scene. Too often, cars in recent development end up parked on pavements due to lack of alternatives or space. Where possible, new developments should provide both front gardens and off-street parking facilities for each dwelling.

At the same time, streets must be designed to meet the needs of pedestrians over and above the car. Figure 35 is a perspective of what "people friendly" streets could look like in Buckden. It highlights certain design characteristics that should be considered in new developments. Landscaping and trees act as soft traffic calming whilst maintaining the open feel that is distinct to the village. They create a safer environment for pedestrians and provide visual amenity. They can help promote sustainable transport methods by creating informal cycling routes and seamlessly integrating these into the existing road network, although most very lightly trafficked streets will not require segregated cycle lanes.

Sustainable neighbourhoods should be connected places that are safe and easy to navigate by foot. Walk-ability and sustainable should be key design principles for new developments. Cycling must also be prioritised, with secure cycle parking (not in garages) provided in all homes.

The noise and pollution from existing vehicle routes (principally the A1) also need to be appropriately mitigated where it impacts on new development. Where this involves planting, this must be of exclusively native English species appropriate to the Ouse Valley environment.



Figure 35: Perspective of a "people-friendly" street in Buckden with soft traffic calming measures.

Questions for applicants

- Is there an adequate provision of off-street parking to meet demand?
- What parking solutions have been considered? Why have the chosen ones been selected?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- Have sustainable methods of transports been taken into account during the design process?
- Has secure cycle storage been integrated?
- Is street signage kept to a minimum?
- Has noise pollution caused by increased traffic from new developments been appropriately mitigated? If so, what mitigation strategies have been considered?
- Have any buffer strategies been development to isolate developments from nearby major roads such as the A1 and A14?

3.2.4. Appropriate materials and building details

The materials and architectural detailing used throughout Buckden contribute to the (semi-)rural character of the area and the local vernacular. It is therefore important that the materials used in a proposed development are of a high quality and reinforce local distinctiveness. Any future development proposals should demonstrate that the palette of materials has been selected based on an understanding of the surrounding built environment.

This section includes examples of building material that contribute to the local vernacular of Buckden which could be used to inform future development.

Questions for applicants

- What is the distinctive material in the area, if any?
- Does the proposed material harmonise with the local material?
- Does the proposal use high quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Do the new proposed materials respect or enhance the existing area or adversely change its character?
- Is the choice of materials, unit size and colour tone appropriate to those considered distinctive to Buckden?
- If the proposal is a contemporary design, are the details and materials of a sufficiently high quality and does it relate specifically to the architectural characteristics and scale of the site?



GREY BRICK



CLAY PANTILES



BAY WINDOW



RED BRICK



SASH WINDOW



QUOINS



TIMBER PORCH



SLATE TILES



CONTRASTING BRICK TRIM



THATCHED ROOF



GABLED DORMER



WHITE RENDERING



SOLAR PANELS, ALTHOUGH THEY SHOULD BE LESS INTRUSIVE THAN HERE



CASEMENT WINDOW



DECORATED WINDOW LINTEL



DECORATED BRICK FACADE



MASONRY DETAIL AROUND WINDOW



HERRINGBONE BRICK PAVING







Figure 36: Varied windows.











Figure 37: Chimney and roofs.



Figure 38: Medieval Architecture.



Figure 39: Queen Katherine's Garden.





Figure 40: Typical windows.



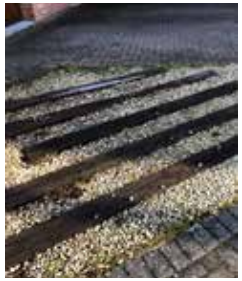


Figure 41: Pavement.







Figure 42: Bay windows.

3.2.5. Sustainability and eco design

Energy efficient or ecological design combines all around energy efficient construction, appliances and lighting with commercially available renewable energy systems, such as solar water heating and solar electricity.

Starting from the design stage, there are strategies that can be incorporated towards passive solar heating, cooling and energy efficient landscaping which are determined by local climate and site conditions.

The aim of these interventions is to reduce overall domestic energy use and to do so as cost effectively as the circumstances allow for.

Planning applications will be expected to show how they have maximised the potential for use of renewable energy, including communal ground source heating and demonstrate an ability to comply with the government's requirement to stop using gas for domestic purposes by 2050.

Solar roof panels

Solar panels on roofs should be designed to reduce their visual impact.

On new builds, they should be designed in from the start, forming part of the design concept. Some attractive options are solar shingles and photovoltaic slates or tiles. In this way, the solar panels can be used as a roofing material in their own right.

On retrofits:

- Analyse the proportions of the building and roof surface in order to identify the best location and sizing of panels;

- Aim to conceal wiring and other necessary installations; and,

- Consider introducing other tile or slate colours to create a composition with the solar panel materials.

Rainwater harvesting

This refers to the systems allowing the capture and storage of rainwater as well as those enabling the reuse in-situ of grey water. These systems involve pipes and storage devices that could be unsightly if added without an integral vision for design. Therefore some design recommendation would be to:

a) Conceal tanks by cladding them in complementary materials; **b)** Use attractive materials or finishing for pipes; **c)** Combine landscape/planters with water capture systems; **d)** Underground tanks; and, **e)** Utilise water bodies for storage.

Waste collector integrated design

With modern requirements for waste separation and recycling, the number of household bins quantum and size have increased. This poses a problem with the aesthetics of the property if bins are left without a solution. Thus we recommend the following:

- Create a specific enclosure of sufficient size for all the necessary bins;

- Place it within easy access from the street and, where, possible, able to open on the pavement side to ease retrieval;

- Refer to the materials palette to analyse which would be a complementary material;

- Use it as part of the property boundary;

- Add to the green feel by incorporating a green roof or side planting element to it; and,

- Combine it with cycle storage.



Figure 43: Example of eco design led architecture.



Figure 44: Water harvesting tank.



Figure 45: Integrated design for solar panels.



Figure 46: Integrated design for differentiated waste collectors and cycle storage with green roof.

Wildlife friendly environment

Designing for wildlife friendly environments is key to meeting sustainability objectives.

- New developments and building extensions should aim to strengthen biodiversity and the natural environment;

- Existing habitats and biodiversity, particularly local birds and bats, should be protected and enhanced;

- New development proposals should include the creation of new habitats and wildlife corridors. This could be by aligning back and front gardens or installing bird boxes or bricks in walls. Wildlife corridors should be included to enable wildlife to travel to and from foraging areas and their dwelling areas.



Figure 47: Example of wildlife friendly design



Figure 48: Example of housing designed to accommodate habitat for birds

Questions for applicants

- Has the lighting scheme been designed to avoid light pollution?
- Has adequate provision been made for bin storage, waste separation and relevant recycling facilities?
- Could additional measures, such as landscaping be used to help integrate the bin storage facilities into the development?
- Have energy saving/efficient technologies been maximised? Have they been included in the designs, not as bolt-ons after construction?
- How has nurturing biodiversity been actively encouraged in the design?
- Are there opportunities for residents to grow food (allotments) within a 10 munite walk?



Figure 49: The southern end of Lucks Lane acts as a wildlife corridor, albeit one at risk from future development.

3.2.6. Diversity in design

Buckden is characterised different architectural styles, which reflects the historic heritage and evolution of the village from Medieval to modern times. A walk down Mill Road and Church Road reveals 500 years of development, as illustrated in figures 50-53.

The 20th century housing is the most relevant for future developments as i. it is popular (as evidenced by the resident survey) and ii. pastische of Georgian or other styles would not be to design in context on sites on the edge of the village. They also provide off-street parking, front and occasionally back gardens as well as appropriate building heights and densities.

Questions for applicants

- How has variety in design been incorporated?
- How do designs relate to the existing context?
- Have contemporary styles been considered and incorporated?



Figure 50: Design Diversity on Church Street and Mill Road.



3. GROUND FLOOR DOOR AND THE DETAILS



2. CLAY PANTILES



1. ON-PLOT PARKING



4. USE OF HEDGEROWS AS BOUNDARY TREATMENT



5. TYPICAL CASEMENT WINDOW



Figure 51: Perspective sketch of Mill Road & Park Road intersection.



3. USE HEDGEROWS TO DEFINE BOUNDARY TREATMENT



2. AN EXAMPLE OF OUTDOOR WOODWORK FENCE



1. DORMER WINDOW WITH TIMBER FINISHING



4. TIMBER DOOR



5. YELLOW BRICK



Figure 52: Perspective sketch of Mill Road.



3. BAY WINDOW



2. SASH WINDOW



1. RED BRICK



4. HEDGEROWS AS BOUNDARY TREATMENT

5. Rrender material on wall



Figure 53: Perspective of High Street.

3.2.7. Housing for an ageing population

Houses should be designed to meet the differing and changing needs of households and people's physical abilities over their entire lifetime.

One way to achieve this is to incorporate Lifetime Homes Standards design criteria in the design of new homes and to assess whether they can be retrofitted in existing properties.

Figure 54 illustrates the main principles of inclusivity, accessibility, adaptability and sustainability.

In addition, incorporating more single storey dwellings and dwellings with lifts are two other ways to ensure that occupiers can remain in their homes as long as possible, without the need for costly additional interventions.

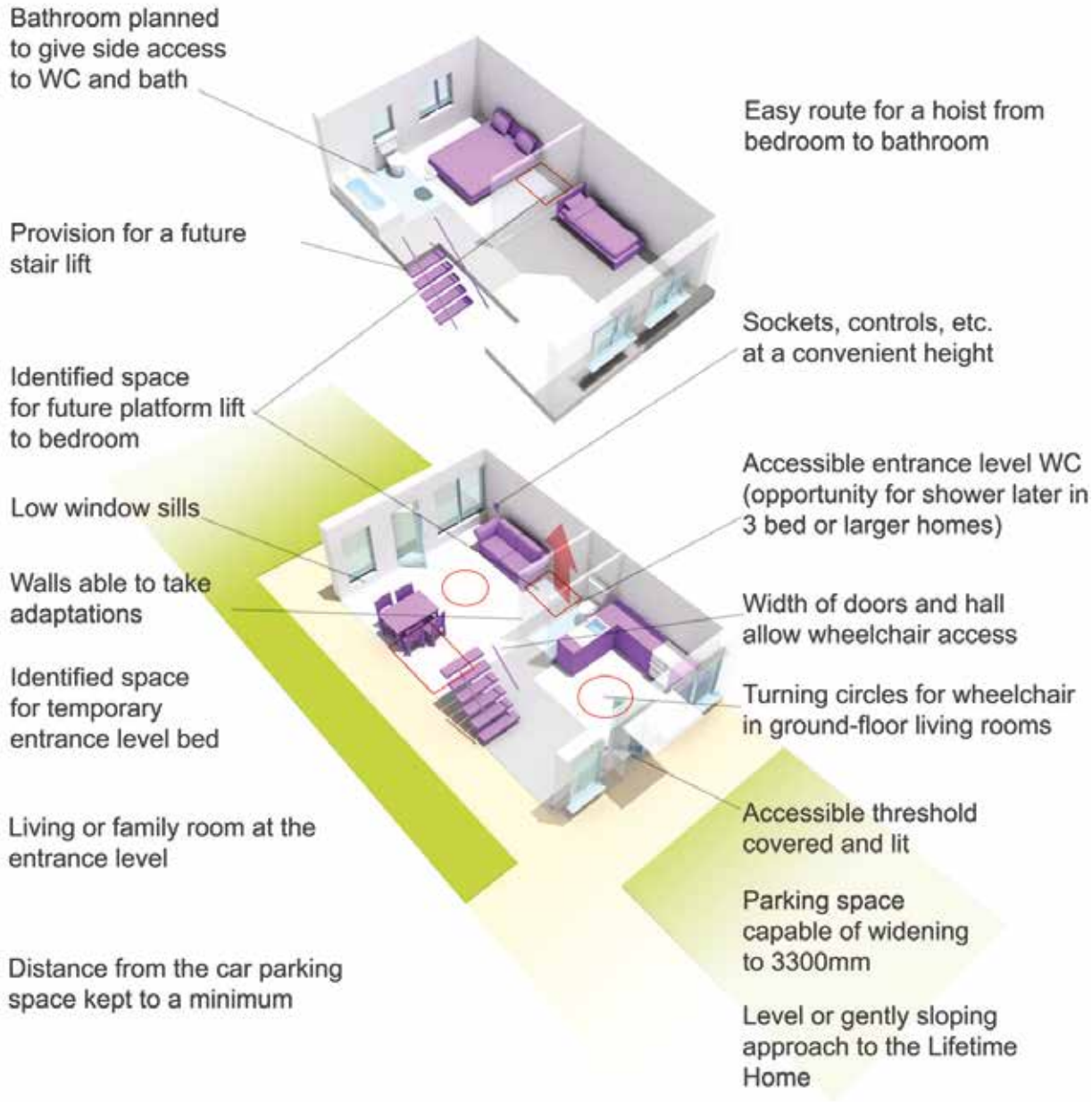


Figure 54: Housing for ageing population (indicative only). Source: lifetimehomes.org.uk.





Delivery

04

4. Delivery

4.1. Delivery

The Design Guidelines will be a valuable tool in securing context-driven, high quality development on the sites in question. They will be used in different ways by different actors in the planning and development process, as summarised in the table.

Actors	How They Will Use the Design Guidelines
Applicants, developers, and landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The Design Guidelines should be discussed with applicants during any pre-application discussions.
Parish Council	As a guide when commenting on planning applications, ensuring that the Design Guidelines are complied with. The Parish Council could use the Design Guidelines to support Neighbourhood Development Orders, a new route to planning available through neighbourhood planning.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

This page has intentionally been left blank.

Contact
Ben Castell
Director - Design, Planning and Economics
T +44 (0) 20 7798 5137
E ben.castell@aecom.com

aecom.com