

Kemble and Ewen Neighbourhood Plan

General Design Guidelines for Kemble & Ewen AECOM Feb 2020

<https://kembleandewen-pc.gov.uk/wp-content/uploads/2020/09/KENDP-DG-Low-Res26022020.pdf>

Cotswold District Council has raised some concerns about elements of this document, which have been discussed with the Kemble Neighbourhood Plan group. This has led to the development of a set of agreed edits to the document. To avoid the requirement for a further round of consultation and a delay in the NDP process it is suggested that the Examiner of the NDP could include these agreed edits as modifications to the NDP in his final report.

Suggested edits are in red

Text from design guide in blue (within CDC comments section)

Page	Para	Comment from CDC	Response from Kemble and Ewen NDP group	Suggested edit
8	1.1	This para states "Section D of The Cotswold District Local Plan 2011-2031: Design Codes. The documents presented here should be read in conjunction with Section D of The Cotswold District Local Plan." The Cotswold Design Code can be found at Appendix D of the Local Plan	Agreed	"Appendix D of The Cotswold District Local Plan 2011-2031: Cotswold Design Codes. The documents presented here should be read in conjunction with Appendix D of The Cotswold District Local Plan."
8	1.2	Para states "New development should comply with the Cotswold Design Code in respect of style, setting, boundary, street scene, materials, architectural style and craftsmanship." - this appears to be the wording from the old Local Plan, the scope of the current Design Code is much and includes issues such as green infrastructure.	Agreed	New development should comply with the Cotswold Design Code in all aspects of design - architectural, urban, landscape, ecological and sustainable design, ensuring that proposals are of design quality that

				respects the character and distinctive appearance of the locality.
18	Bullet point 5	<p>This bullet point is not clear, “– In the case of fencing for back gardens or perimeter walls, the quality of the materials should be high. Panel fencing should be avoided and instead use a typical Kemble treatment such as: dry wall or masonry wall. Other alternatives could be a green wall, hedges and plants or a contribution of timber, brick and planting; and”</p> <p>it mentions fencing in the first sentence and then goes on to refer to walls and hedges – boundary treatments would be a more appropriate phrase. Refers to "dry wall or masonry wall." Presumably this means a drystone wall. The last sentence is not clear.</p>	Agreed up to “estate railings”. Brick walling is not a typical Kemble boundary feature. It should not be referred as a suggested treatment.	<p>In the case of fencing boundary treatments, which are publicly visible for example facing the street or overlooking fields to the rear for back gardens or perimeter walls, the quality of the materials should be high. Panel fencing should be avoided and instead use a typical Kemble treatment such as: drystone walling or masonry wall. Other alternatives could be considered such as a green wall, hedges and other planting, estate railings and in some instances brick walling, although this is not characteristic of Kemble. or a contribution of timber, brick and planting; and</p>
18	Bullet point 6	<p>“At least one of the perimeter walls sides should be a low wall or low growing vegetation.”</p> <p>There is no justification given as to why a low wall or low hedge is necessary, nor is “low” defined.</p>	Not agreed. The desire is to avoid a pattern of development and/or “street scene” which is enclosed by features which limit views. Kemble and Ewen are villages not towns. In villages a more open aspect is typical and should be encouraged.	At least one of the perimeter walls sides should be a low wall or low growing vegetation

19	Final bullet point	<p>All new development should meet the standards in Building with Nature as set out by the Gloucestershire Wildlife Trust.</p> <p>This statement reads as a policy - if it were to be a policy it should be in the main body of the NDP. Building with Nature, originated with the GWT, but it is an independent organisation now.</p>	The comment is not accepted but the proposed re-wording is acceptable in the context of the requirement to demonstrate high quality design.	<p>All new development should meet the standards in Building with Nature as set out by the Gloucestershire Wildlife Trust.</p> <p>Developments can demonstrate their commitment to high quality open spaces by showing that they meet the standards in the Building with Nature Green Infrastructure benchmark. (https://www.buildingwithnature.org.uk/about)</p>
23	Top sketch	The top drawing showing parking perpendicular to the building, with no front gardens. This is not an approach that we would normally support, given that it leads to over-dominance of parking in the street scene. The text discusses the need for planting to soften this approach, which is welcome, but it would be better if this sketch was deleted from the guide so that this approach is not seen to be normally acceptable	Agreed.	Delete top sketch or replace with one where there is less perpendicular parking to the front of properties with some garden space as well.
26		<p>Figure 20: Example image showing the use of solar panels in traditional buildings by making them flush with the tiles and creating contrast</p> <p>Creating contrast between solar panels and the roofing materials is not necessarily a positive aspect, which is what this para implies.</p>	Agreed.	Figure 20: Example image showing the use of solar panels in traditional buildings by making them flush with the tiles and creating contrast
27	Bullet point 2	<p>Develop green walls that are easy to reach and maintain. Care should be taken that they are discordant features in a village context.</p> <p>Slightly unclear sentence</p>	Agreed.	Develop green walls that are easy to reach and maintain. Care should be taken that to ensure that they are not discordant features in a village context.

28	sketch	It is not clear if the sketch is showing an ideal position or a bad position for the oil tank. It does appear to be dominating the front of the property and adds little to the discussion in the text.	Agreed.	Delete sketch of house and oil tank.
31	Final bullet point	Should be Building <u>with</u> Nature	Agreed.	Further guidance can be found at Building for with Nature https://www.buildingwithnature.org.uk/about
KEO 1	36 -37	It is sometimes quite difficult in this section to distinguish between comments that relate to Kemble, to Ewen or to both. Kemble and Ewen. This could be resolved through better use of paragraph breaks and bold text.	Agreed, perhaps AMEC will get the message this time!	<p>This section focuses the on layout and groupings of some areas within Kemble and Ewen.</p> <p>Kemble. Some areas have an urban/suburban residential character in Kemble, but the village has remained essentially rural ...</p> <p>Kemble and Ewen. It is important to stress that any future housing proposal should pay homage to the cultural legacy and identity of Kemble and Ewen, for example</p> <p>Ewen is typical of a Cotswold agricultural settlement that has developed in a traditional way, with differing structures and layouts; however the predominant feel should be of low to medium density residential development with a profile up to 2 storeys.</p>

				<p>Kemble and Ewen. The guidelines below should inform future residential development and the transformation of existing buildings in both the transformation of existing buildings in both Kemble and Ewen....</p> <p>– Within Ewen, an important characteristic is the way the countryside permeates the village. ...</p>
38	Para 1	<p>Typo. The setting of any new building should be carefully considered, regardless of <u>it's</u> location.</p>	Agreed.	<p>The setting of any new building should be carefully considered, regardless of <u>it's</u> location.</p>
38	Para 2	<p>New built forms adjacent to historic ones, should be of comparable size and scale.</p> <p>This could lead to large properties being built next to historic larger properties and actually dominating the historic environment.</p>	Agreed.	<p>New built forms adjacent to historic ones, should be of comparable respect the size and scale of the historic properties.</p>
38	Numbered para 1	<p>Needs to be clear that this paragraph relates to Kemble (and not Ewen). The reference to “urban” is not really appropriate in the context of Kemble.</p>	Agreed.	<p>1. Kemble The surrounding area is open with extensive views from the edge of the settlement. There are few views of the settlement from surrounding roads. The best views are from footpaths. New developments should respect the urban views over the roofscape of the surrounding residential areas specially the most attractive view of All Saints Church;</p>
41	Bullet point 3	<p>Boundary treatments should be screened with native vegetation to frame the building and improve the overall streetscape; and</p> <p>There should be no need to screen boundary treatments if they are of good quality.</p>	Agreed.	<p>Boundary treatments should be screened augmented with native vegetation to frame the building and improve the overall streetscape; and</p>

42	wall	<p>We recommend the use of ashlar and dry stone in a bold style, as used in many parts of the area of study. Lower walls could have a crown made up of stones laid flat or vertical at the top.</p> <p>This sentence is unclear, e.g. "bold style"</p>	Agreed.	<p>We recommend the use of ashlar and-Cotswold dry stone walling in a bold style, as used in many parts of the area of study is recommended. This should be constructed in the local style which often features vertical or horizontal stones as coping along the top.</p>
42	fencing	This para contradicts itself and earlier parts of the guide.	The criticism is not wholly justified but the proposed amendment is acceptable.	<p>Timber close board fencing is not acceptable except between residential properties. Other forms of timber fencing, for example picket or low and woven fencing may be acceptable in publicly visible areas. is also an acceptable boundary between dwellings only. These are usually combined with planting and landscaping for best effect within front gardens. if used in new developments as property boundaries, fences should be defined by well vegetated front gardens with a mixture of hedges and low planting.</p>
42	Hedgerows	This para is not clear	Agreed.	<p>Verges and hedgerows can be used as part of boundary treatments. as seen in other properties. These could be used to define the property boundary and help provide privacy. However, they should not affect the visibility of houses or block critical views. When using trees in front</p>

				<p>gardens they should be laid out to create a strong street character or focal point. New developments should allow for generous front and rear garden in proportion with the building. Plot boundaries could be treated and defined by hedgerows and trees. Although not prevalent, trees could also be placed on streets and complement private gardens. Where hedgerows are used or retained they should be located as to avoid later removal.</p>
43		<p>The images provided are not clear and potentially misleading.</p> <p>New buildings, as well as refurbishment should make reference to these materials. It is important to note that there usually is a combination of materials used across the buildings and setting; thus, the best result will be achieved through a combination of materials.</p> <p>This para needs to be clear that a combination of materials on one building is not necessarily desirable, it is about variety within the area.</p>	<p>Agreed.</p> <p>Agreed.</p> <p>Agreed.</p>	<p>New buildings, as well as refurbishment should make reference to these materials. It is important to note that there is usually a variety combination of materials used within an area across the buildings and setting; thus, the best result will be achieved through a combination of materials</p> <p>Photos</p> <p>Limestone slate–Cotswold stone tiles/slates (Photo to be replaced with a clearer one that shows the tiles set to diminishing courses)</p> <p>Elite oolitic limestone</p>

			Agreed. Agreed.	(Replace with a photo that is more typical of the local area, potentially a bonded rubble stone wall from a local cottage or a drystone wall) Ashlar (replace with a photo of local ashlar stonework) rubble stonework (replace with a photo of a local drystone wall with no mortar)
44	row 1	It may not always be appropriate to use Cotswold stone tiles/slates within the Conservation Area, dependent on building type, age etc. (+Reference should be to Cotswold rather than limestone slates.)	Agreed except that the reference to artificial Cotswold stone tiles/slates should be conditional to it being in less sensitive locations.	1. Varied roof forms and split limestone slates should be used in the conservation area and consideration should be given to the use of Cotswold or artificial Cotswold stone tiles/slates.
44	Photos	Photos should be labelled	Agreed.	Label photos Delete photo of render
	Column 2	The roof is not clear in this image. In addition plain clay tiles are more strongly represented locally.	Agreed.	4. Thatched roof with clay pan tiles. (amend image)
44	Column 4	Reference should be to Cotswold rather than limestone slates.	Agreed.	Roofs are mainly pitched with pantiles and limestone Cotswold stone slate/tiling
45	Column 3	Cotswold vernacular describes far more than just the use of Cotswold stone.	Agreed.	1. Use of local Cotswold limestone for walling also known as Cotswold vernacular . Cotswold stone colour varies from light cream to some greyer tones, with grey tones being

				predominant. Choice of stone colour should reflect the traditional stone colour of the area.
45	Column 2, 3, 4	It is not clear at point 4 if reference is being made to boundary walls or to building walls. Boundary walls are covered elsewhere in the guide; this section should focus on building walls. Photos should be changed to reflect that.	Agreed.	Alter photo of front garden wall in column 2 to photo of Cotswold stone cottage. Alter photo of drystone wall to detailed photo of a traditional Cotswold stone building wall.
46	Column 3	Point on mullion windows not clear	Agreed.	1. The use of slender metal window framing is recommended where there are stone with mullion surrounds is recommended to avoid overly thick framing and small pane size.
46	Column 5	Need to be clear that uPVC is not acceptable on any window form	Agreed.	Windows are generally required to be timber side-hung casements or sliding sashes. Double-hung sash window can be seen in Kemble village. Plastic, non-casement windows should not be used
52	Bullet point 2	There aren't "squares" in Kemble and Ewen	Agreed.	- Reinforce or enhance the established character of streets, lanes squares and other spaces in Kemble and Ewen;
53	Bullet points 2 and 5	Repetition of bullet point on trees	Agreed; delete point 5.	Delete either bullet point 2 or 5
53	Bullet point 6	typo	Agreed.	- How does the proposal affect on the landscape character?
56 - 57	glossary	The glossary does not cover all the technical terms used in the document and some of the photos, e.g limestone slate tiles do not	Not agreed. Given the nature of the document	Delete the glossary section.

	<p>show the local characteristics (laid to diminishing courses) and the photo labelled ashlar is not ashlar. And there is no explanation of what the terms mean, other than photos.</p> <p>It would be better to refer to more comprehensive guidance on different architectural features elsewhere. E.g. https://en.wikipedia.org/wiki/Glossary_of_architecture#S or https://www.historicenvironment.scot/media/2247/glossary-of-architectural-terms.pdf or other similar glossaries</p>	<p>and its potential audience a Glossary of some sort is appropriate. It does not need to be comprehensive to be useful. Agreed that the photographs should accurately reflect what is being referred.</p>	
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