

# **BRIGSTOCK VILLAGE DESIGN STATEMENT**

## **INTRODUCTION**

*Local concern for Brigstock, which had been designated in the statutory development plan for limited development, led to residents forming a Village Design Group with the objective of producing a Village Design Statement. In order that the VDS represented the views of the village as a whole a questionnaire was distributed to the entire population and a Village Character Workshop was held in the village hall.*

*The questionnaire asked for the local community's thoughts on village life – what they considered made Brigstock a good place to live. This achieved a response rate of over 70%. At the Village Character Workshop, which was attended by more than sixty residents, the concept of VDS was introduced and photographs of the village were displayed for comment. From this the Village Design Group has identified the key visual characteristics of the village and those most valued by residents.*

*This Village Design Statement (VDS) was subsequently produced by the Design Group in order to promote best practice for the future development of their village. The VDS describes the historical development of the village since medieval times whilst identifying the distinctive characteristics and features of the village and its community. It aims to:*

- Ensure that new development is in harmony with the existing village*
- Enhance the sense of place which is evident in the older parts of the village*
- Reverse the trend of anonymity that can be found in recent village developments.*

*The VDS establishes a baseline and provides guidelines which residents, developers and planners can all utilise to influence their design and development decisions. It will be used as Supplementary Planning Guidance (SPG). It will work alongside existing development plans and policies for the district of East Northamptonshire to assist the work of the Parish and District Councils.*

## **Context**

*The Statutory Development Plan contains numerous policies controlling development within the district of East Northamptonshire. All planning applications must be made in line with the policies of the SDP. Details of the SDP and other planning guidance e.g. English Heritage's Conservation Area Practice (1995) can be obtained from East Northamptonshire Council.*

*Rockingham Forest Trust in partnership with East Northamptonshire Council has produced a Countryside Design Summary (CDS) for the Rockingham Forest Character Area as defined by the Countryside Agency. The aim of the CDS is to describe the character of villages and advise how this should be respected in future development. It can be used to protect and enhance the character of existing settlements within the Rockingham Forest in order to maintain its local distinctiveness. The CDS provides a framework for assessing planning applications by requiring developers to take into*

*account the context in which their development is situated and to show an appreciation and understanding of local character.*

*The concept of VDS has been developed by the Countryside Agency. A VDS is intended to manage change, at whatever scale it occurs, rather than to determine whether development should take place. A VDS shows how development should be carried out so that it is in harmony with its setting and makes a positive contribution to the local environment. The objectives of a VDS are to:*

- Describe the distinctive style of the village and its surroundings*
- Show how the character of the village can be identified in terms of landscape setting, settlement pattern and building form*
- Draw up design principles based on the distinctive local character*
- Promote best practice for future development*
- Ensure new development is in harmony with the existing village*
- Enhance sense of place*
- Work in partnership with the District Council in the context of existing planning guidance.*

## **HISTORICAL DEVELOPMENT**

- Largest village in Rockingham Forest since medieval times*
- Population has exceeded 900 since 1500*
- Important administrative centre within Rockingham royal hunting forest*
- St Andrews church in the village has Saxon origins*
- Weekly market held until 1623*
- Late enclosure has resulted in open character with many barns and outbuildings interspersed among dwellings*

*Brigstock has been the largest village within Rockingham Forest since medieval times and the population, exceeding nine hundred since 1500, has remained relatively constant since that time. Rockingham Forest was a royal hunting forest designated by William the Conqueror around the time of the Domesday survey. The forest was split into three administrative areas (known as bailiwicks) and Brigstock was the administrative centre for the bailiwick of "Bricstoc". Forest officers held manorial courts at Brigstock Manor House until they were abolished in 1817.*

*18<sup>th</sup> century maps show that most of Brigstock parish was covered by ridge and furrow with a few hedged fields immediately around the village. The present style of the village, with its closed plots containing gardens and small barns or outbuildings with a variety of uses interspersed amongst its dwellings, was established at the time of enclosure which occurred comparatively late to the rest of England. The style was reinforced when villagers received portions of land close to the village in compensation for commons rights*

lost during enclosure. It is only recently that the working farms within the bounds of the village have been lost.

### **Historic Features**

The parish church of Brigstock, St Andrews, is Saxon in origin. The church contains a semi-circular stair turret and nave dating from the late tenth century. Brigstock's Saxon tower is one of only three in the country. The church also comprises a Norman north aisle, a 13<sup>th</sup> century Lady Chapel, a tower raised in the 14<sup>th</sup> century and a later spire. Brigstock Manor House dates in part from the mid-12<sup>th</sup> century. It is believed to have been used by King John as a hunting lodge at the turn of the 13<sup>th</sup> century and was later occupied by the Montagu family. The village market cross, situated in Hall Hill, has been dated from 1586 and the weekly market was held here until 1623. Wallis' factory at the junction of Back Lane and Old Dry Lane was a clothing factory from 1872 to 1979. The kennels of the Woodland Pytchley Hunt have been situated on Kennel Hill since 1873. The Coronation Oak, planted to mark the coronation of Queen Elizabeth II, stands at the junction of Grafton Road and Sudborough Road. The Bocase Stone on the edge of the parish marks the site where the Bocase Oak once grew.

### **VILLAGE COMMUNITY**

- *Situated in the district of East Northamptonshire*
- *Population currently around 1300*
- *Village has various facilities for use by local community*
- *Various transport links to village*
- *Brigstock has been and remains a working village*
- *Historically agriculture and forestry provided the bulk of employment*
- *Approximately 40% of employed village residents work in the village*

### **Local Population**

The village of Brigstock is situated in the district of East Northamptonshire the nearest towns being Oundle, Thrapston and Corby. The population of Brigstock is currently around 1,300 and many village surnames appear in censuses spanning 200 years. Residents all contribute to the local community with youth and other interest groups including Guides, the Women's Institute and the Historical Society.

### **Local Amenities**

Facilities in the village include St Andrews church, the United Reformed chapel, a primary school, a village hall and doctors surgery. Retail facilities include a newsagent, a post office, a co-op store, a flower shop and a timber yard . The Olde Three Cocks on High Street and the Green Dragon on Hall Hill are public houses within the village.

### **Local Transport**

The main route through the village runs along Stanion Road, High Street, Hall Hill and Sudborough Road. Brigstock was by-passed by the A6116 in the mid 1980's and this has significantly reduced traffic through the village. The by-pass connects at either end of the village and links to the A43 at Corby and the A14 or A605 at Thrapston. Minor roads link Brigstock with Grafton Underwood and Kettering to the south or Benefield and Oundle to the north. A local bus service to Corby and Kettering runs six days a week. There is no direct link to Thrapston or Oundle.

### **Local Economy**

Brigstock has been and remains a working village not a dormitory community although, inevitably, increasing numbers work outside the village. An extensive survey suggested that about 40% of those living in the village and currently employed worked within the village. Historically it was agriculture and forestry that provided the bulk of local employment and farming still remains central to village life and economy. The timber merchants remain and have been joined by agricultural machinery merchants, an architectural reclaim yard and generator services. A significant minority of those employed in the village are in service industries often working from their own homes.

Employment within the village is an important asset for the community because it:

- ***Contributes to village life and vitality;***
- ***Contributes to a population which supports a broad range of local facilities; and***
- ***Adds character to and helps to maintain a sense of history***

### **LANDSCAPE SETTING**

- ***Situated in Rockingham Forest Character Area***
- ***Nestles in shallow valley of Harpers Brook, a tributary of the river Nene***
- ***Views from outside and of countryside from inside the village are important***
- ***Skylines include housing and trees but rooftops are not intrusive***
- ***Centre of village is low in the valley with little development on higher ground***

Brigstock is situated within the Rockingham Forest Character Area as defined by the Countryside Agency, and further information on landscape setting is available in the CDS.

The village nestles in the shallow valley of Harpers Brook being built on the platform above the floodplain. Views to and across Harpers Brook are important within the village. Meadows beside the brook provide a haven for wildlife and also fulfil a practical function as a floodplain. Views of the village from points just outside are very important to the character of the village as a whole. The most familiar views of Brigstock are from the minor roads of Dusthill, Grafton and Benefield that meander down the valley into the village.

The skylines of the village are important and most views combine housing, trees and small areas of woodland with rooftops not generally being intrusive. There are some

*magnificent views of the countryside, from spots near the centre of the village, across undulating arable fields towards ridge-top woodland. This woodland is mixed woodland containing deciduous and coniferous trees mostly managed by the Forestry Commission. The centre of the village is situated low down in the valley and there is generally little development on higher ground. Newer developments on the valley slopes impinge on this skyline but the containment of buildings along the same contour ensures that Brigstock fits comfortably within the wider countryside. Of particular note are the views from Stanion Road towards Dusthill Road, from Bridge Street across the meadow and from Park Walk across to the Manor.*

## **SETTLEMENT PATTERN**

- *Single main street through village centre*
- *Continuous frontage of buildings and boundary walls*
- *Other roads developed parallel to the main street*
- *Variations in height and size of property add interest*
- *Open spaces in the village are important*
- *20<sup>th</sup> century housing built on edge of village is contemporary in style and materials*

*Brigstock is dominated by a single main street through the centre of the village, which is enclosed by an almost continuous frontage of buildings and boundary walls. Even some of the smartest old houses have been built hard up against their neighbours. Other roads have developed parallel to the main street with connecting footpath links. There are very good reasons for this traditional form of continuous frontage as it was easier to construct, maintain and heat. The variations in ridgeline and the size of properties found serves to add interest and variety to the village.*

*Buildings in the centre of the village were in the main built right up to the street so as to maximise the garden space behind and it is mainly this characteristic that gives Brigstock its charm and visual interest. Some of the most attractive features found in Brigstock are the high stone boundary walls that are often built as a continuation of the main wall of a house. These walls shape the space between buildings and give shelter and drama to the street scene. Whilst it is recognised that boundary walls are often considered low priority elements by developers they have a great effect on the village.*

*The streets are defined by stone walls with subtle variations of line, height and texture with accents created by openings or unexpected gaps giving tantalising glimpses of what lies behind or beyond. Moreover the variety of the rear yards, gardens and courtyards in Brigstock, glimpsed from the street, is a particularly precious part of the village scene. This open aspect, even within the centre, with walls and barns, is an essential characteristic of Brigstock and the enhancement and creation of these 'semi-private' areas is important.*

*Open spaces both within and outside the village are also important to the character of the*

village. Important open spaces within the village include the meadow and associated open fields, parkland off Bridge Street and Park Walk, open fields along Sudborough Road, the vicarage green, the pocket park, the Country Park and allotments up Benefield Road.

There has been gradual evolution in the village perpetuating the variety of housing types. In the latter part of the 20th Century several housing developments have been built extending the village boundaries. More recent development on the fringes of the village has reflected the openness of the village character whilst using more contemporary building materials and methods resulting in buildings that are similar to each other in size and style. Much of this new development has been laid out as cul-de-sacs, which serves to isolate residents from the rest of the village.

## **BUILDING FORMS**

- *Wide range of buildings from traditional stone houses to brick houses*
- *Different styles, heights and sizes give variety whilst close juxtaposition of the houses provides continuity*
- *Older houses have long frontage onto the street and are rectangular in plan*
- *Historic village core built of local limestone*
- *Historically roofs constructed of Collyweston slate, Welsh slate, thatch or pantiles*
- *20<sup>th</sup> century development constructed of brick with designs reflecting the developer rather than distinctiveness of village*

## **General**

Locally distinctive building types and materials give Brigstock its specific identity. There is a wide range of buildings to be found in Brigstock, from the modern brick built houses on the outskirts to the traditional stone buildings in the village core. The historic core has an identity of its own, the different sizes, heights, and styles of the buildings providing variety whilst the use of local stone and the close juxtaposition of the houses fronting onto the street provides continuity.

Although older houses portray a variety of styles they do share a number of common features. They mainly have a long frontage directly onto the street and are basically rectangular in pattern. Many of the houses have been extended to the rear with a one or two storey extensions resulting in an L-shaped ground plan. The houses are mainly 2 or 3 storeys high and some make use of the roof space with dormer windows. The buildings tend to link to their neighbours with occasional entrances to private yards providing a break in the frontage.

The historic core of Brigstock is essentially constructed of local limestone. Being particularly hard and difficult to work this has led to the limestone being laid as coursed rubble in fairly narrow courses. Where the limestone is dressed it is generally used on quoins, chimneys, lintels and cills. However there are a few grander than normal buildings faced entirely of dressed stone.

*There are some brick built buildings in the centre of the village mainly dating from the 19<sup>th</sup> Century and many of the older houses have brick details incorporated into stonework. Roofs in Brigstock are very much more variable than the walls and historically materials used are Collyweston Stone, Welsh slate, thatch and pantiles.*

*Over the years, many outlying developments have been built in brick of various types and colours and this has had a negative affect on the coherence of the village. Recent 20<sup>th</sup> century developments have mostly been constructed in facing brickwork the style of which reflects the developer rather than the village. Thus the estate built by the local authority reflects local authority design thinking of its time and the private schemes do likewise. Whilst in itself, the new housing is generally good quality, its appearance reflects nothing of its locality and could have been built anywhere in Britain.*

## **Architectural and Construction Details**

### **Roofs**

➤ **Collyweston** *The most common roofing material in the historic centre of the village is Collyweston stone slates laid in diminishing courses. Due to the great weight of Collyweston roofs they are built to a steeper pitch than slate or plain tiles, generally no lower than 50°. Collyweston is now the most expensive local roofing material and new Collyweston roofs are generally only found on listed buildings.*

➤ **Thatch** *The traditional local thatching material is long straw, although more recently, materials traditional to other regions have been introduced. Long straw roofs are generally without embellishment, and often have plain flush ridges, swept skirts to dormers and wrap around verges. Patterned and block cut ridges are now found, but these often appear when repairs or re-thatching is carried out. Thatch requires a steep pitch of 50° or more, and the historical use of this material can easily be seen in the steep pitches of the roofs that remain on many older buildings.*

➤ **Slate** *Welsh slate probably came to Northamptonshire as a result of the early 19<sup>th</sup> Century canal traffic via the River Nene. The slate complements the local stone and if used with traditional verge, eaves and parapet details can be very effective. It can on the other hand appear coarse and crude especially in the form of artificial slates with modern dry-verge accessories, bargeboards and large eaves with over prominent fascia boards.*

➤ **Pantiles** *There are several shapes, sizes and colours of pantile used in the village and they appear almost at random on all sorts of different buildings. Pantiles have the advantage of being useable at low pitches and thus were most often used on outbuildings and additions so that the roof concerned did not have too great an effect on the main building.*

### **Walls**

➤ **Stone** *Stone walls are usually coursed rubble where the courses vary from 50 mm (2") up to 125 mm (5") and pointing is usually flush. The local limestone is hard and irregular and thus details are generally built using other easier worked materials. So one finds lintels of oak or ashlar stone, quoins of brickwork and ashlar and chimneys of brick or ashlar. There are examples of both good and bad artificial stonework in the village and*

*it is hoped that lessons can be learnt from these.*

➤ **Brick** *Brick has been used in the older parts of the village since the 18<sup>th</sup> Century but the majority of brick buildings are 19<sup>th</sup> century. Brick used is generally the local red stock brick laid with fairly tight mortar joints. Brick buildings almost invariably have Welsh slate roofs and some but not all have ashlar stone details such as lintels and cills. Some of the stone houses in the village have brick chimneys but one does not find stone chimneys on brick houses. The majority of 20<sup>th</sup> century buildings are built of white bricks of varying shades depending on the developer's preference. In these areas of new development stone properties would look out of place. Some properties built by the local authority have recently been refaced in red brick similar in colour to that found within the village centre.*

### **Windows and Doors**

*There is a variety of window and doors found in the village. The majority of windows are either casement or double hung sashes constructed of painted timber but dormer windows are also common. Doors vary from humble planked doors to enriched oak doors in decorative dressed stone openings.*

### **External Details**

#### ➤ **Chimneys**

*Chimneys are either brick or stone with different styles and heights.*

➤ **Boundary Walls** *Copings found on low boundary walls are generally thin stone, laid on edge, cut roughly into a semicircular profile for low walls. Copings found on high boundary walls are generally pantiles laid at a slight fall to one side. Some high boundary walls have quite elaborate combinations of diminishing brick coursing and plain tile.*

➤ **Paving** *Paving found in the centre of the village is generally York stone slabs while yards have traditionally been paved with either stable bricks, setts or cobbles. Yards with gravel have the disadvantage that it does not stay put and requires more maintenance than hard paving.*

➤ **Gates** *Timber and iron gates are common in the village. The timber gates are usually robust and based upon traditional rural designs - there is even a traditional 'Brigstock gate' - but vary from large functional double 'yard' gates to small decorative hand gates.*

➤ **Street Furniture** *There are several benches within the village some being made of timber and some in cast iron of a traditional design. There are a few signposts in the village of the black and white wooden fingerpost variety that fit in well with the village character. The village has a mixture of street lighting much of it a legacy from when the main road through the village was the major route. Styles vary greatly with the majority being of a more urban design. Telegraph and electricity wires currently run across the main streets.*

➤ **Parking** *In the centre of the village cars are generally parked along the street in front of buildings or in yards to the side or rear of buildings. In newer developments*



*provision for parking has been made either on hard standing to the front of the house or in integral garaging. There are two blocks of separate garaging within the village up Grafton Road and along Barnards Way.*

## **DEVELOPMENT GUIDELINES**

- *2 large sites identified within the most recent statutory development plan have yet to be developed*
- *The scope of development is clearly defined in the statutory development plan and future development should comply with this plan*
- *The acknowledgement that future development will take place does not mean that the destruction or erosion of greenfield sites outside of the statutory development plan is acceptable*
- *Any proposed development should be judged against the village's existing settlement pattern for scale, positioning within its plot and alignment to adjacent buildings*
- *Architectural style and building materials should be of the best quality, be in keeping with local village design and sympathetic to adjacent buildings*
- *It should not be acceptable to implement pattern book design*
- *Further detailed recommendations are made for new development to adhere to and a self help guide has been developed*

### **Identified Development Sites**

*There are two large sites that have yet to be developed within Brigstock which are identified as BR1-B and BR2 in the East Northamptonshire Local Plan. In approaching the specifics of development it is expected that developers are consistent with the guidelines concerning landscape, scale, layout, open space, materials and access as recommended in this VDS. Minimising the visual impact of cars, and the accommodation of pedestrian and cycle access are to be encouraged.*

**BR1-B Hunt Kennels:** *This site has been identified as being suitable for a residential development. Being close to the heart of the village a high quality design using traditional stone masonry and roofing as outlined in the VDS is required. The layout should enhance the feeling of enclosure and protection while maximising the garden spaces for the eventual occupiers. Vehicular access is awkward and particular attention will be required to provide a solution that is both workable and aesthetically acceptable. Cars should not dominate the development and should ideally be removed from view.*

**BR2 Site adjacent to Woodlands Garage:** *This site has been identified as being suitable for light industrial use. Whilst largely screened by Woodlands Garage it has a small but visually significant frontage onto Sudborough Road and a long frontage opposite existing housing on Barnard's Way. It backs onto the A6116, which is partially screened from the site by an earth bank. The site is a 'gateway' to the village and the Sudborough Road frontage should be given special attention. Not only can the site take advantage of this frontage but Brigstock can also gain by virtue of a high quality boundary treatment to help define the entry point into the village. The design and layout of the development should take into account the existing residential properties on Barnard's Way not least in respect of vehicular access, traffic flow, noise and outlook. Particular attention needs to be made to the overall bulk of the development and in particular the layout of the buildings on the site, eaves and ridge heights and type and colour of cladding materials.*

### **Recommendations for New Developments**

*New developments can use the characteristics of the older heart of the village not only to help create a link with the existing village's shape and style but also to give the new buildings added charm and interest. The use of the traditional forms should be seen as liberating and inspiring rather than restrictive to the designers of individual houses, extensions or large-scale developments. The design preferences are for local materials and the use of traditional techniques. The overall design of buildings, be they extensions or large-scale developments, need not slavishly copy what has gone before. A contemporary design using traditional materials is more likely to be acceptable than a poorly executed pastiche.*

*The following recommendations should influence all design and development decisions:*

- *The scope of development is clearly defined in the East Northamptonshire Local Plan and future development should comply with this plan*
- *The acknowledgement that future development will take place does not mean that the destruction or erosion of green field sites outside of the East Northamptonshire Local Plan is acceptable*
- *Any proposed development should be judged against the village's existing settlement pattern for scale, positioning within its plot and alignment to adjacent buildings*
- *Architectural style and building materials should be of the best quality, be in keeping with local village design and sympathetic to adjacent buildings*
- *It should not be acceptable to implement pattern book design.*

### **Village Community**

*Employment in the village is desirable but accommodating such employment should not have an adverse impact on the visual and social amenities of the village. Brigstock is an inappropriate location for large-scale industrial development but the village is eager to retain its traditional village industries and to foster local employment. Future industrial development in the village should recognise and balance the competing demands of*

*employment and the environment.*

*The following principles should be applied when considering industrial or commercial development:*

- *The present commercial and industrial sites should be retained. Further expansion into green field sites will only be acceptable under the East Northamptonshire Local Plan*
- *Any commercial activity should reflect the rural character of the village and not detract from residents' quality of life or pollute the environment*
- *New, small-scale enterprises should be encouraged as they increase employment opportunities without exercising an adverse impact on the amenities of the village, but they should be appropriate for the village's style and character.*
- *Where any new commercial or industrial unit is constructed it should conform to the following guidelines*
- *Construction materials should be consistent with the overall village appearance to minimise visual intrusion, with brick and stone being the most appropriate materials*
- *Units must be appropriate to their location in scale, height, bulk and layout with the avoidance of buildings equivalent to 2 storeys or more in height being important*
- *Visual intrusion must be minimised by sufficient sympathetic screening using locally appropriate native deciduous tree and hedgerow species*
- *All night high-intensity illumination should be avoided as it is out of keeping with the village environment.*

### **Landscape Setting**

- *The view of the village from outside is of great importance and any new development should take into account its overall impact on the setting of the village in the landscape*
- *The harmony of the natural and the architectural landscape must be preserved and enhanced by new developments*
- *Consideration must be made of the skyline of the village as for new development to fit into its landscape it must remain within the valley*
- *The views of and across to Harpers Brook are important and development impinging on the Brook should respect this*
- *Flood meadows are an important haven for wildlife and have an important practical function as floodplain which seriously affects their development potential*
- *Rockingham Forest CDS should be referred to for further consideration of the landscape setting.*

## Settlement Pattern

- *There must be variety of proportion and positioning of individual buildings in new developments to reflect existing patterns and this includes the spaces around and between buildings so that views within the village and from the village are interesting and dramatic*
- *Existing open spaces within the village are an important community asset and the loss of those that contribute to the form and character of the village should be avoided*
- *The re-development of previously used sites should be maximised*
- *New development in the historic core should reflect existing building plans and positioning to the street and other buildings to preserve the enclosed character*
- *When in-fill within the designated Conservation Area takes place it should respect the character of the Conservation Area and, as elsewhere in the village, the use of the highest quality of design and materials is expected*
- *Large-scale new developments should contain pedestrian access to other parts of the village where possible and cul-de-sacs should be avoided where possible as they can isolate residents.*

## Building Form

### Roofs

- *There are some reconstituted stone alternatives to genuine Collyweston which if laid with care may be acceptable on unlisted or new buildings*
- *The opportunity should be taken where possible to re-instate the traditional long straw option while thatch on new buildings or as a replacement to artificial roofing materials on older buildings will be encouraged*
- *Pantile roofs give an acceptable method of varying roof heights and pitches in the tradition of the village but the type of pantile chosen should be sympathetic to that used in the immediate environs of the development*
- *Clay Pantiles are an acceptable replacement for artificial materials on Listed Buildings or buildings in Brigstock's historic core.*

### Walls

- *There is a preference for stone in any new development within or adjacent to the central part of the village*
- *Detailing should be consistent with the village traditions*
- *Care should be taken not to cover the face of the stones themselves as a good wall can be ruined by bad pointing*

- *Reconstituted stone can be very effective but can also look completely alien so when using artificial stone great care must be taken in the choice of the material and the method of laying*
- *Where development is proposed in the various outer lying 20th century brick built estates the facing brick should either match or complement the existing adjacent buildings*
- *In order to avoid confusion as to what is or is not acceptable, sample panels will be requested for all proposed masonry so that the colour, method of laying, pointing etc. can be approved.*

### *Windows and Doors*

- *Where new dormers are proposed they should not be flat roofed or wider than a corresponding window in the wall below*
- *Preferably dormer windows should have a masonry gable as an extension of the wall plane or placed within the roof slope, with a hipped roof of matching roof material*
- *Dormer sides should be either vertical slates or tiles or rendered*
- *PVCu windows are undesirable in older houses due to the size of the frames and the lack of decorative moulding*
- *The colour of paint used on windows can have a disproportionate effect on the whole building so sensitivity and common sense are needed when choosing external painting schemes*
- *The choice of door and door surround should be given the same critical appraisal as the design of the primary elements of a building as the wrong choice can ruin a good facade.*

### *External Details*

#### *Boundary Walls*

- *The design, shape and materials used in boundaries must be carefully considered.*

#### *Paving*

- *Considering the ready availability of good quality salvaged York Stone there is every reason to expect its continued use alongside the existing but it should be laid coursed rather than fully random*

- *Where gravel is proposed an acceptable method of restraining it to prevent stones from being scattered over the street will be required*
- *Concrete block paving can over dominate areas but may be acceptable if broken up with bands of either stone or bricks the choice of colour is important and samples and laying patterns should be submitted for approval.*

### *Gates*

- *Ironwork should be similarly robust to compliment the stone as too fine a pattern can detract from the quality of the stonework.*

### *Street Furniture*

- *Whilst clearly required for safety and amenity purposes lighting should be discrete and well shielded to prevent undue light spill and glare to adjoining properties*
- *It is intended to gradually replace low-pressure sodium lighting with mercury vapour or other white light sources*
- *Brigstock Parish Council has compiled a list of preferred lighting columns and fittings and developers will be asked to select from this range*
- *It is intended to keep the type and style of street furniture to a consistent pattern with the cooperation of the County and District Councils the objective being to have consistency in the selection of street furniture with a range of approved designs for both new and replacement items*
- *The High Street can be enriched or spoiled by signs and traditional signs whether projecting, hanging or fixed to a facade will generally be acceptable although modern signs can be equally effective given sensitive design.*

### *Planting*

- *Most developments would benefit from the inclusion of well designed planting schemes and the use of traditional hedgerows using locally appropriate native species for the boundaries of properties will be encouraged*
- *The use of fast growing conifer hedges is discouraged*
- *Existing hedges and large trees should be properly managed to ensure that they remain healthy and continue to contribute to the street scene and setting of the village;*
- *Consideration should be made to the creation of feature planting such as the Coronation Oak because a specimen tree in the right place can dramatically improve a building's setting.*

### *Parking*

*The parking of cars is an important consideration in any development proposal. Parking on the pathways discourages pedestrians and this eventuality should be avoided when proposals for development are prepared. Consideration should be given to:*

- *The provision of more off-road parking;*
- *The creation of footpaths along Back Lane and Kennel Hill;*
- *The widening of the paths along High Street;*
- *The increase in traffic generated by development;*
- *Provision for pedestrian access; and*
- *The creation of cycle ways linking future development areas and neighbouring villages.*

## **GLOSSARY**

**Village Design Statement** *A document used to show how development should be carried out so that it is in harmony with its setting and makes a positive contribution to the local environment.*

**Supplementary Planning Document** *Guidance published by the local planning authority to aid their planning decisions which should be taken into account when granting planning permission*

**East Northamptonshire District** *Local planning authority covering the village of Brigstock*

**Local Plan** *Local planning authority's long term policy document for land use planning*

**Rockingham Forest Trust** *Charitable organisation aiming to protect and promote awareness of Rockingham Forest*

**Countryside Agency** *Government organisation for the protection of landscape*

**Countryside Design Summary** *A document, similar in nature to a VDS, but covering a larger landscape area or local planning authority*

**Local Heritage Initiative** *Pilot project by the Countryside Agency to encourage local people to preserve their heritage*

**Village Character Workshop** *Concept developed by Countryside Agency to get the local community involved in the preparation of VDS*

**Rockingham Forest Character Area** *Distinctive character area of woodland, farmland and villages as designated by the Countryside Agency*

# CONSERVATION OF EXISTING DEVELOPMENT: A SELF-HELP GUIDE

*Changes to the character of Brigstock are brought about not only by large-scale developments but also by smaller day-to-day changes to buildings, open spaces, gardens, paths and hedges that alter the look and feel of the village as a whole. Residents thinking about making external changes or alterations to their property, paintwork, signs, garden or surroundings should consider how these changes will affect the character of the building and the village. The following steps are provided as a self-help guide for residents:*

- Look at the front of the property from some distance and note any original or distinctive features.*
- Are there any features that you think are more recent or out of character with the rest of your property or with neighbouring properties?*
- Stand closer and look at the details of the building, such as roof, chimneys, windows, doors, eaves, rainwater goods, brick or stonework and repeat this on each side of the building in order to get the full picture.*
- Look at the guidelines in this document and think about the changes that you wish to make.*
- Will they be in keeping with the characteristics and details that you have seen on the building and identified in this document?*
- If not, think about whether it is possible to make the changes in a way that*



*retains the character of the property.*

➤ *Would the changes that you want to make get rid of some of the uncharacteristic features that you have spotted?*

➤ *You may want to check your ideas with a builder, architect or East Northamptonshire District Council who may suggest improvements.*

## **BRIGSTOCK VILLAGE DESIGN STATEMENT**