



## Bletsoe Village Design Advice

### General guidelines

- New development must not detract from views of St Marys Church or Bletsoe Castle;
- It is important to consider property frontages. Low brick walls, low hedges and open gardens are appropriate for Bletsoe;
- The scale of new development should be appropriate to its location, this includes existing properties wishing to extend. Houses must not dominate neighbouring buildings in height or massing;
- Existing historic buildings should be conserved and their original features retained. This includes alterations and conversions of historic barns, outbuildings and agricultural buildings; their character is important and should also be conserved where appropriate;
- Existing planting that contributes to the character of Bletsoe should be retained, and where possible replaced if necessary;
- When altering residential gardens, the affect the changes would have on the character of the village should be considered;
- Unnecessary signage and clutter should be avoided as far as practicable.

### Building design principles

- Architectural features must be genuine, and be an integral part of the building design. External features similar to the existing surrounding properties are preferred;
- Replacement doors and windows should accord with the form, proportion and style of the originals. External colour should complement the wall colour and original decorative features should be retained within the appearance of the property;
- Grouped buildings (ie: houses/houses and houses/garages) should form a mix of shapes and layout typical of the immediate area in which they are being built;
- Brick colours traditional to Bletsoe are soft red brick and stone work together with light coloured render;
- Brick bond and the colour and type of mortar should be considered, particularly for extensions to existing buildings;
- Natural Grey slate or red/brown clay plain tiles are preferred to maintain the original character of the village and roof windows should ideally only be positioned on rear slopes;
- Significant hard standing and hard landscaping can result in a stark appearance changing the feel of a rural setting to that of an urban area. Consideration should be given to the colour and style of paving and solid tarmac surfaces should be avoided where possible. Bricks or setts should be used as demarcation.

### Residential parking

- New residential development should provide appropriate levels of on plot parking unless it can be clearly demonstrated it would be impractical or the development would not result in an unacceptable increase in on street parking;
  - 1 bed properties should provide 1 on plot parking space;
  - 2 bed properties should provide 2 on plot parking spaces;
  - 3 bed properties should provide a minimum of 2 on plot parking spaces;
  - 4 bed + properties should provide a minimum of 4 on plot parking spaces.

- Parking spaces should generally be provided at a width and length to provide adequate space for larger vehicles to park. This is suggested as being 2.5m x 4m deep;
- Garages should ideally be constructed to a width of 3.3m and at least 6m in length so that they provide a usable parking space suitable for modern day vehicles;
- Cycle parking should be provided at a ratio appropriate to the size of the house and within a space that is covered and lockable.

#### Residential amenity space

On new developments, design should take into account the need to provide adequate spacing between new and existing dwellings and the minimum depth for all rear gardens should be at least 10m. This will ensure that suitable levels of privacy are maintained, and that reasonable sized gardens are created.

For three and four bedroom homes, rear gardens should ideally be about 100sqm.

Smaller gardens will be appropriate for one or two bedroom dwellings, particularly so for bungalows.

#### Design considered to be unsuitable for Bletsoe

- Building heights that dominate neighbouring properties;
- Large buildings on a small site leaving little garden area where spacious gardens are predominant;
- High density development with no space between buildings, particularly on the edges of the settlement;
- Bright shades of brickwork or roofing materials;
- Flat roof buildings;
- Pastiche decorative features.

**APPENDIX C** List of policies

<b>BNP Policy</b>	<b>BNP Objective</b>	<b>Local Plan Policy</b>	<b>NPPF</b>	<b>Reason for Policy</b>
BNP1	1,2, 3,4,5	BBLP Policy H24; ADLP AD1; CSRIP Policies CP2, CP7, CP8, CP12, CP13, CP14, CP16	Para's 47, 50, 55	To achieve Sustainable Development while recognising the need to protect the intrinsic value of the countryside.
BNP2	1	CSRIP Policies CP7, CP8, CP14, CP16	Para's 47,50,55	To achieve Sustainable Development and provide housing while recognising the need to protect the intrinsic value of the countryside.
BNP3	1	CSRIP Policies CP7, CP8, CP14, CP16	Para's 47,50,55	To achieve Sustainable Development and provide housing while recognising the need to protect the intrinsic value of the countryside.
BNP4	1	CSRIP Policies CP7, CP8, CP14, CP16	Para's 47,50,55	To achieve Sustainable Development and provide housing while recognising the need to protect the

				intrinsic value of the countryside.
BNP5	1, 5	BBLP Policy BE9, BE11, BE29, BE21, BE32; CSRIP CP21	Paras 56, 58, 60	To achieve high quality design for all development.
BNP6	2	BBLP Policy BE29, BE30; CSRIP CP21	Para 39	Ensuring appropriate provisions are made for the parking of vehicles
BNP7	2	BBLP Policy T6; CSRIP CP21, ADLP AD36	Para 39	Encouraging sustainable transportation methods
BNP8	2	BBLP Policy BE15, H24, H25, ADLP Policy AD40; CSRIP CP22	Paras 69-78	To protect the environment by conserving green open space.
BNP9	1, 4		Para 42,43	Ensuing adequate communication facilities



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**Bletsoe Parish Council**

**building places, housing ambition**

**By email**

Dear Sir/Madam

**Land rear of Captains Close, Bletsoe**

Thank you for your email of 1 March updating on progress of the Bletsoe Neighbourhood Development Plan.

I am pleased to confirm that **bpha** maintains an interest in working with the Parish Council and the Local Authority to assist in the delivery of homes in Bletsoe should the possibility arise.

This activity is in accordance with our Growth and Asset Management Strategy, which identifies **bpha's** objectives to build affordable and market homes in core operational areas where there is housing need and particularly in Bedfordshire which is naturally a key location for the business.

**Bpha** already manages homes in Bletsoe and is fortunate to have access to financial and personnel resources to achieve this ambition should the opportunity arise to work with you on the above land, proposal 537 in the NDP, as previously discussed.

I trust the above provides assurance of our ongoing commitment.

Yours sincerely

A handwritten signature in black ink, appearing to read 'L. Clarke', written in a cursive style.

**Leslie Clarke**  
Regional Development Director

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