



OUR PARISH – OUR PLAN – OUR FUTURE

HOUSING PROVISION

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.