

Policy 5: ~~Humshaugh~~ Design Guidance~~Code~~

1. To protect and enhance the rural character of the Parish, new residential development should have regard to the requirements of the Humshaugh Design Guidance and Codes Document. ~~The following are considered to be key design considerations which,~~ where appropriate and relevant, should be reflected in new development, ~~accord with the following codes:~~
 - a. Development should include setbacks from the road to limit the visual impact on the rural setting and to make a positive contribution to the landscape character;
 - b. ~~Respect~~ The historical character of the Parish should be respected in new development, particularly through the use of low stone boundary walls and natural screening such as hedgerows and trees. Existing mature hedgerows and trees must be retained where possible;
 - c. Development should protect and enhance the rural setting, in form, character and location. Existing views to the rural landscape should be retained, wherever possible, especially from public spaces;
 - d. Dwellings should be low density, low rise (not exceeding two storeys) and be modest in scale to prevent the urbanising of a rural environment. ~~Dwellings should be low rise, not exceeding two storeys.~~
 - e. ~~New build infill development shall respond to the immediate setting of the proposal and provide:~~
 - i. ~~A mixture of set backs;~~
 - ii. ~~Varied aspects, with some houses frontages towards the main street;~~
 - iii. ~~Generous front and rear gardens;~~
 - iv. ~~Prioritised pedestrian links to the existing community and connections to the wider landscape;~~
 - e. Development should allow for useable, overlooked amenity pockets of green space within new housing developments in and amongst dwellings to create a balance between open space (including gardens) and development, such that formal open spaces are fully integrated in the layout; and
 - f. Include provision for generous front and back gardens that respect existing local set backs. Open green space should be considered for public use;
2. Materials used within new development should, where appropriate and relevant, reflect the requirements of the Humshaugh Design Guidance and Codes Document, in particular ~~accord with the following codes:~~
 - a. Façade materials should adopt a palette which reflects locally distinctive materials such as sandstone. Where manmade materials such as reconstituted stone, render and brick are selected, the colour, tone, quality and finish should be considered to make a positive contribution to the existing character;
 - b. Roofing materials should consist of high quality Welsh slate where possible, or a sympathetic alternative which will match the tonality and texture of the local vernacular style. Solar panels should be incorporated where possible, integrated sensitively into the roof pattern to minimise visual disruption. Heritage assets must sensitively balance energy performance whilst maintaining heritage value;
 - c. Opportunities should be taken to reflect the local architectural vernacular (when appropriate) by incorporating features such as stone mullions, sash windows, rectangular windows and doorways, covered porches and pitched roofs.

3. To protect and enhance the landscape character of the Parish, new development, where appropriate and relevant, should:
 - a. Generally not be higher than two storeys;
 - b. Retain mature trees and hedgerows wherever possible and provide new planting where appropriate;
 - c. Integrate into its surrounding landscape through the use of planting and soft landscaping. ~~Hedges and flower beds may be used at the property edge to mark the private domain;~~
 - ~~d. Include provision for front and back gardens that respect existing local set backs. Open green space should be considered for public use;~~
 - e.d. Consider key views; both the unique, 'hidden' quality of many areas in the village, alongside outward views to the wider countryside; and
 - f.e. Respect its relationship to the Hadrian's Wall UNESCO World Heritage Site, maintaining and enhancing an integrated range of appropriate and sustainable connections to this key site, prioritising ease of access for both the local community and wider special-interest groups.
4. Development which creates urban levels of development should be avoided. Infill development should:
 - a. Reflect the density of the adjacent ~~dwelling~~development;
 - b. Not result in large scale backland development behind existing dwellings which would disrupt the settlement pattern;
 - c. Respect the existing setback if there is a standard street edge or variety of setbacks; and
 - d. Be of a similar scale and height to adjoining properties and not overwhelm them.
5. Proposals for extensions or conversions of existing buildings should respond to and enhance the building by ensuring, where appropriate and relevant to the development, that:
 - a. External additions are subordinate in scale to the original or primary form of the building;
 - b. Extensions are designed to match or complement the existing façade material of the structure; and
 - c. Modifications retain evidence of a building or structure's previous use, where possible, and enhance the appearance of the original building and the wider setting;
6. Where a Design and Access Statement is required as part of a planning application, this should demonstrate how the proposal has responded to the above as an integral part of the design process.