

## Design Code For Four Self Build Plots off Malt Kiln Brow, Chipping.



*Land to rear of Malt Kiln House*

This document sets out the design codes that will underpin the character evolution and design aspirations for the 4 self build plots accessed from Malt Kiln Brow.

This document is intended to be used as a stand alone Design Code document in accordance with planning requirements and is to be read in conjunction with the application Design and Access statement.

The Design Code establishes aspirations of the architectural and landscape quality, materials, characters and finish treatments and will be used as a master reference document for the self build plots at Malt Kiln Brow so that in its ultimate resolution the scheme will have a consistent design language corresponding to the parameters of this document.

The self build plots lie on an area of land accessed from Malt Kiln Brow, a parcel of land associated with Malt Kiln House encompasses a well defined topographic spur. A flat area of land more closely associated with the group of houses known as Old Hive drops away sharply to accommodate the two water courses (Chipping Brook to the north and small stream to the south of the field). This topographical feature creates a strong sense of enclosure around the cluster of buildings at the base of the hill within the Kirk Mill conservation area.

The grassland has not been intensively farmed. Tree planting is confined to the edges with the most significant occurring on the steep bank adjacent to the road. This supports a stand of mature deciduous, locally indigenous trees including sycamore, ash and oak typical of the wooded cloughs identified as a typical feature of the Hodder and Loud Valley Character area.

A stone retaining wall forms the boundary with the road corridor to the south west of the boundary of the field. This structure physically separates it from the elevated highway corridor. A small stream is located to the base of the wall and flows eastwards to join Chipping Brook in the vicinity of the existing factory entrance.

The remnant boundary hedge to the west is poorly defined, but contains three visually significant mature trees (lime, sycamore and ash). Large mature trees of ash and beech occur along the river boundary with The Grove and Kirk House. Informal private access to the field is currently gained via a short track off Malt Kiln Brow. There are no public rights of way across the land.

Landscape:

**The design code principles of the development has been developed through a rigorous analysis. The application of this analysis helps to underpin the development such that it acts as a cohesive addition to the local area and wider proposed masterplan.**

Minimise width of proposed vehicular access and use materials compatible with its rural setting to create a narrow, shared access route.

Minimise illumination of the highway to minimise nocturnal light pollution and erosion of the rural setting. Consider the use of sensory activated lights enabling lights to be switched on when the route is in use.

Minimise ancillary clutter such as sub stations and bin stores by considering subterranean elements or assimilation within the built form of the individual buildings.

Use high quality hard landscape materials- combination of natural (local sandstones) and manmade surface materials. Colour palette in tones compatible with the natural stone of the locality.

Retain existing mature trees.

Enhance existing wooded clough through additional tree planting on the steep banks to filter views towards the development and reinstate key characteristic element (wooded clough) associated with the landscape character of the area.

Garden boundaries should reflect local field boundary types within the area. Back gardens would be most appropriately defined by traditional hedgerows and intermittent standard tree planting. Dry stone walls or utilise country/estate railings may be more appropriate to the front of the properties. Innovative ground remodelling may enable discrete boundaries, such as haha's or ditches to be used to define the boundary whilst maintaining the open landscape character to the front of the property.





*Malt Kiln House from top of Malt Kiln Brow*

Architectural:

Four dwellings are proposed in the field accessed from Malt Kiln Brow. The following design parameters should be referred to in the development of detailed proposals for this area. This is to ensure that the residential area is sympathetically accommodated within the village.

Maximum ridge height to be no more than 9m above existing ground level.

Roof pitches to be of a minimum 30 degree pitch.

Minimum of 3m separation between each unit will be maintained to maintain views through the site.

All planting to be predominantly native deciduous species.

The material palette to include:

Predominantly locally matched stone for external walls

Painted timber window frames

Slate roofs

Driveways to be block paved



*Malt Kiln House*