

Dunsty Hill Farm



Planning Guidance

Design Guide



Advice on planning applications is available from:
Contact our help and information desk at the

Building Materials in Towns & Villages



Stone and slate

Timber frame

Brick

Stone

Design Guide

New Houses in Towns & Villages



1 INTRODUCTION

The design of new houses calls for sensitivity, experience and skill. The employment of an architect, architectural technician or other designer with proven ability is recommended.

New Buildings in the Countryside



Steeply pitched roof ✓
Walls dominate openings ✓
Use of local materials ✓
Outline softened by planting ✓

Simple design ✓
Walls dominate openings ✓
Articulated form ✓
Rural character ✓

Dull silhouette ✗
High elevations ✗
Suburban footings ✗
Disruption to planting ✗

Traditional materials ✓
Traditional materials in good relationship with planting ✓
Simple entrance to farm ✓
Good relationship to landscape ✓

Examples which conform to the guidance contained in this guide

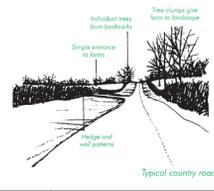
INTRODUCTION

This guide is one of a series of design guidance publications prepared by Aylesbury Vale District Council. Whilst other design guidance deal with design issues associated with specific land uses or building types, this guide is concerned with more general issues of new buildings and their countryside setting.

The Local Plan includes a range of policies related to design issues in the countryside. This Guide takes these policies further and looks at how they can be applied to specific design areas. This leaflet has been adopted as Supplementary Planning Guidance and will be used by Aylesbury Vale District Council in assessing planning applications. For more information contact the Forward Plans team on 01296 585439.



The countryside of Aylesbury Vale, away from the built-up area of Aylesbury is typified by a varied, rolling landscape. The escarpment of the Chiltern ridge provides a distant horizon whilst the lower hills, some with wooded crests, give an intermediate scale. Pockets of old woodland survive. Villages are mostly well-defined and form identifiable clusters seen from a distance, often with a church tower giving a focus to their overall composition. Farm complexes also form smaller building clusters dotting through the landscape.



- **New Buildings in the Countryside** 21st October 1998
- **Building Materials** 16th January 1995
- **New Houses in Towns & Villages** 12th October 1992

Summary:

- Site/context appraisal
- Blend with landscape
- Simple building forms/roof forms/massing.
- Avoid large areas of tarmac.
- Use local materials and details
- Boundary enclosure and entrance details
- screen the private car.

Local Character



Local Precedents



Calvert



Barn at Studdridge Farm, Stokenchurch, Buckinghamshire

Local Precedents



Hill Farm and Milk Hall Farm Chesham

Local Materials



© Google Earth

Brick, slate, painted render and tile

Local Materials



Google Earth

Brick and tile





Google Earth



Painted render, tile and thatch

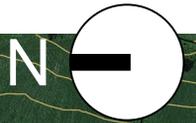
Site Assessment



Site Location



Response to Landscape



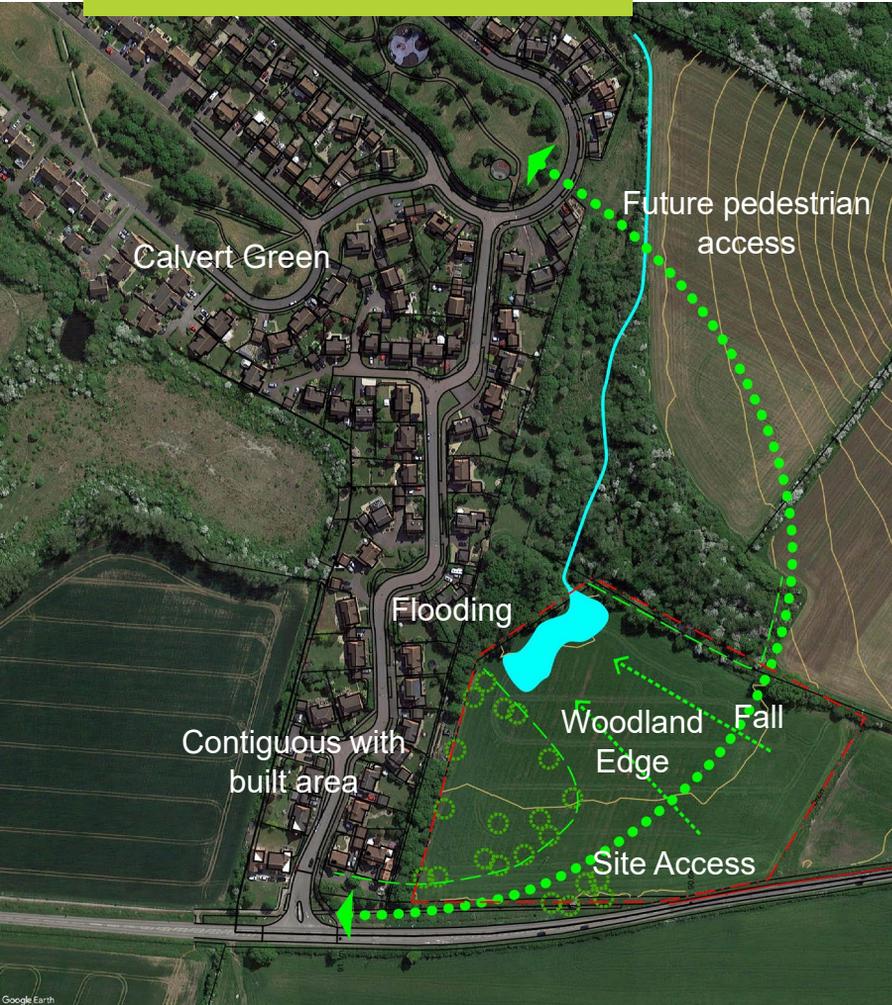
Calvert Green

Dunstyhill Farm

Application Site

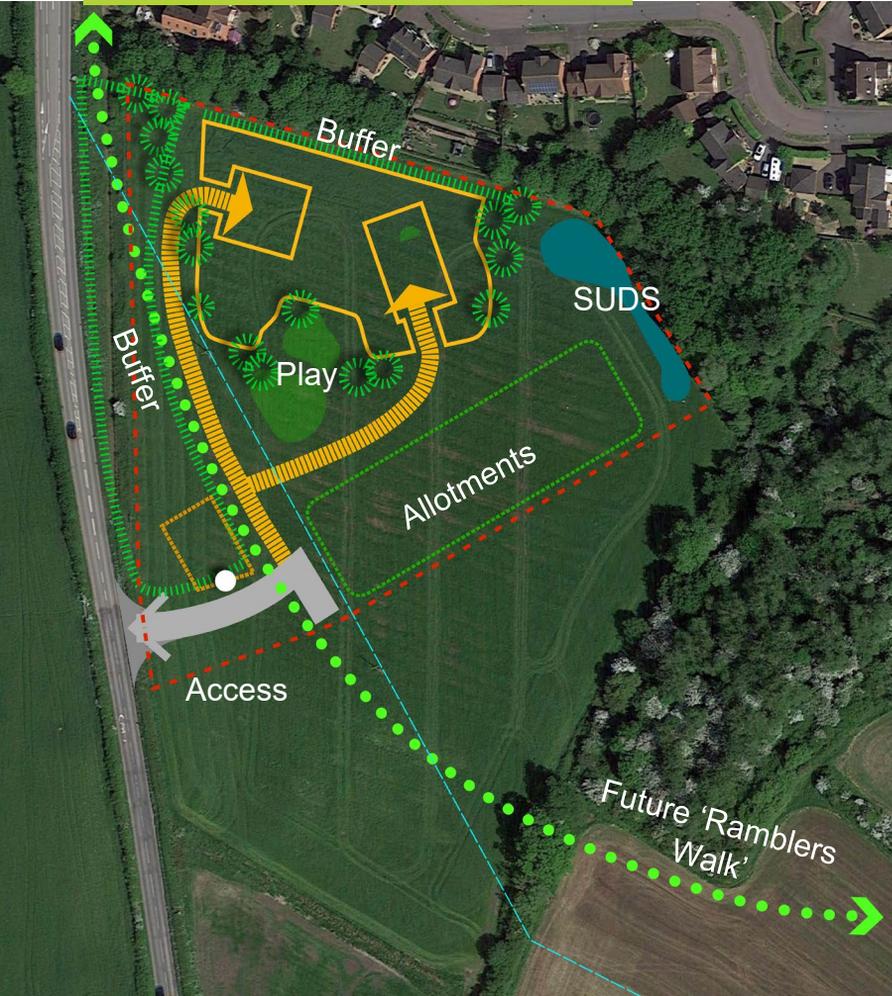
Site Access

Response to Landscape



- Connection to village.
- Ramblers' walk to Calvert Green
- Housing set back from main road
- Exploit slopes / drainage: SUDS pond.
- Extend tree line into site

Site Strategy



- Highway access for houses and allotments
- Houses amongst the trees
- Rural 'farmyard' groups
- Simple building form
- Allotments with clubhouse and car parking
- Potential allotment expansion
- Informal and equipped children's play

Farmyard Groups



Treeline

Buffer

Court yard

Court yard

SUDS

Treeline

Play

Allotments

Club house

Overhead Lines

Access

Dunsty Hill Farm

