

BETLEY PARISH: RESIDENTIAL DESIGN: Principles/Guidance

Advisory Supplementary Planning Guidance

Addendum to the Betley Neighbourhood Development Plan (Localism Act 2011)

14th July 2021

Introduction

The Parish of Betley is predominately rural open countryside, mainly in the Green Belt with a low and gently undulating landscape containing small brooks and streams, open pastures, hedges and trees and about 20 mixed farms. The Parish comprises three main settlements of Betley Village, Balterley and Wrinehill and are historic dating back to the 16th and 17th Century, with 1254 residents and 576 dwellings recorded in the 2011 Census. Betley Village is a Conservation Area and has many Listed Buildings. Some of the buildings are of national importance.

Purpose

- To ensure the design and appearance of future buildings sustain and enhances the unique character and appearance of the Parish.
- To assist designers/developers to expedite building projects, to enable the sale of new residences and to facilitate the “planning process”.

Building character

Buildings in the parish are generally detached, two storey cottages and houses, built in traditional brick with clay tiles or slate, with pitched roofs, chimneys and front and back gardens enclosed by hedges, walls, fences and sometimes railings. Timber framed cottages survive, and there are many Georgian and Victorian substantial properties, some of which are Listed Buildings. There are a number of buildings that were originally built as Estate Cottages. Several areas, comprising more modern buildings, again generally detached, do not intrude into the Conservation Area and are of a style consistent with the older buildings.

The settlement pattern is open grained with views to open country and is of a medium to low density. Limited back-land and in side garden development has had some detrimental impacted, but not yet enough to damage the traditional character and appearance.

Residential Design

Good design is based on key principles: it must have function and purpose, and is visual. This guidance lists key building components and how they are best expressed in Betley Parish to reflect the existing building character and enhance appearance. Design/Construction should also take account of climate change and the longer term by providing for instance, heat exchanges, change points, satellite dishes, whilst maintaining harmony with, and not being detrimental to, the existing.

Component	Design considerations

Materials	Brick and clay tiles: range of colours, mixed and darker shades
Roofs:	Pitched, defined eaves without soffits, gables with brick detailing
Brick Bonding	Variety; narrow joints and lime mortar on older buildings
Windows	Vertical emphasis; traditionally timber and painted white
Chimneys	Present on the most properties
Rainwater goods	Dark in colour and metal on listed and historic buildings
Gardens	Front rear and enclosed. Open plan rare except in the areas off Main Road comprising more modern buildings.
Car Parking	At rear and in garages
Security	Private defensible space: avoid extraneous lighting