

# Iwerne Minster Village Design Statement 2009

Public Consultation

# Why Are We Here ?

- To protect, maintain & enhance :-
- The village environment and its surroundings.
- The quality of life for the people who live here.
- To consult with the community .

# Background & Purpose

- Village Plan 2006.
- Desire to preserve and protect.
- Recognise diverse nature of architecture.
- Need to recognise change and ensure village develops in a sensible manner.
- Ensure village community views are incorporated.

# Terminology & Methodology

- Village core
- Clayesmore School
- Modern developments
- Desk top study
- On site survey
- Public consultation
- Design guidance

# Iwerne Minster

- Geographical Setting
- Landscape Setting
- Access
- The Built Environment
- Land Use

# Historic Background

- Settlement dates from 11<sup>th</sup> c
- 54 listed buildings
- Ecclesiastical- St Mary's Parish church 12<sup>th</sup> c and Abingdon Memorial hall 18<sup>th</sup> c.
- Secular -a large range dating from 15<sup>th</sup> c
- Further substantial development in 18<sup>th</sup> & 19<sup>th</sup> c
- Modern developments in the 60's 70's and into the 21<sup>st</sup> c.

# Land Use

- Mainly devoted to domestic dwellings.
- Agricultural use both in and o/s village in past
- Very old sunken lanes and hedges
- Few pavement areas in conservation areas
- Good balance between traditional, listed and newbuild.
- Open areas for both general and specific recreational purposes.

# Trees and Open Spaces

- The Chalk
- The Playing field
- Children's playground
- The Cricket field
- Clayesmore School playing fields
- Gardens and trees in domestic properties



# Design Guidelines

- Conservation area
- Within village settlement boundary

# Conservation Area

- Public face and core image of Iwerne Minster
- Need for careful control of design, materials, size, scale and height.
- Need to ensure that redevelopment of buildings enhances character and appearance of village.
- Need to ensure that any new build is sympathetic to existing bldgs in form, design and appearance.

# Conservation Area

- Must preserve current rural views and open spaces.
- New developments must be in relation to plot size.
- Roof lines to be matched to current surrounding bldgs
- All developments of garages, extensions, etc should be in the style of the current properties.
- Materials should be sympathetic to the surroundings.

# Conservation area

- Construction should follow traditional Dorset style e.g. recessed small windows, doors of natural materials, materials should be brick, brick and flint, natural stone or rendered and colour wash in a sympathetic tone
- Roofs-clay tile, natural slate, thatched in Dorset trad style.
- Guttering and down pipes to follow roof & wall lines and in appropriate colours to match property.
- Preserve and maintain trad ground surfaces.

# Conservation Area

- New houses to be set back & present front towards road.
- Walls to be low and of traditional materials.
- New hedges trees and verges to use native species where possible.
- All historic/listed bldgs and heritage features to be preserved and protected.

# Conservation Areas

- All power and telephone cabling and other services to be placed underground.
- External/security lighting sited so as not to cause light pollution.
- All future satellite dishes/aerials to be sited as unobtrusively as possible.
- Inappropriate road furniture/signage/street lighting to be avoided.

# Within Village Settlement Boundary

- All new build to be in keeping with village's overall character and add quality to area.
- Avoid the bldg of characterless suburban style homes.
- Ensure adequate provision of affordable housing.
- Village infrastructure will limit new development.
- Preserve the balance between open spaces and buildings.

# Recommendations

- Village and landscape to be preserved and protected.
- Planning should always visit proposed development sites in order to be fully aware of the above over-riding priority.
- All decisions taken to be fully sympathetic to current adjoining properties, materials and areas.
- Parish council opinion/advice to be taken into account for all planning applications



# Recommendations

- In order to protect visual harmony, all applications should provide details of materials to be used.
- Explain relationship with other properties.
- Open spaces should not be encroached upon, particularly within the Conservation area.