



ELLESBOROUGH



VILLAGE DESIGN STATEMENT

ELLESBOROUGH

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1.0 WHAT IS THE ELLESBOROUGH VILLAGE DESIGN STATEMENT?

The principal and primary Planning Document for the consideration of development in Ellesborough is the Wycombe District Local Plan as adopted in 1995. The Planning Authority is in the course of preparing the emerging Wycombe District Local Plan to 2011. The Chilterns Building Design Guide, which is referred to in the Ellesborough Village Design Statement, has supplementary planning guidance status. This Statement, following adoption by the Planning Department of Wycombe District Council on 28 January 2003 also has supplementary planning status. The purposes of this Design Statement are:

- To describe Ellesborough Parish as it is today.
- To set out guidance for the planning and design of any future development in the Parish.
- To ensure that best design criteria are observed (see Summary of Building Guidelines p.16)

The Design Statement describes the special features of Ellesborough and demonstrates the unique value of the Parish to Buckinghamshire and the nation. It aims to involve residents in the process of determining the nature of any future development within their Parish.

Additionally, it offers guidelines on conserving the particular features of the Parish and contributes towards the improvement of rural design in general.

The Design Statement has been endorsed by the residents of Ellesborough through a process of consultation including:

- Public meetings and workshops.
- Project groups and circular letters canvassing residents and seeking local information.
- The final draft made available to the village for comment.

This Design Statement has recognised the principles established by the Chilterns Buildings Design Guide published by the Chilterns Conference, with particular reference to the Chilterns Area of Outstanding Natural Beauty.

2.0 WHO IS IT FOR?

The statement is for everyone who may be involved in the inevitable process of change as it may affect the Parish and its surroundings. It will therefore be of importance to householders, planners, developers, builders and public bodies.

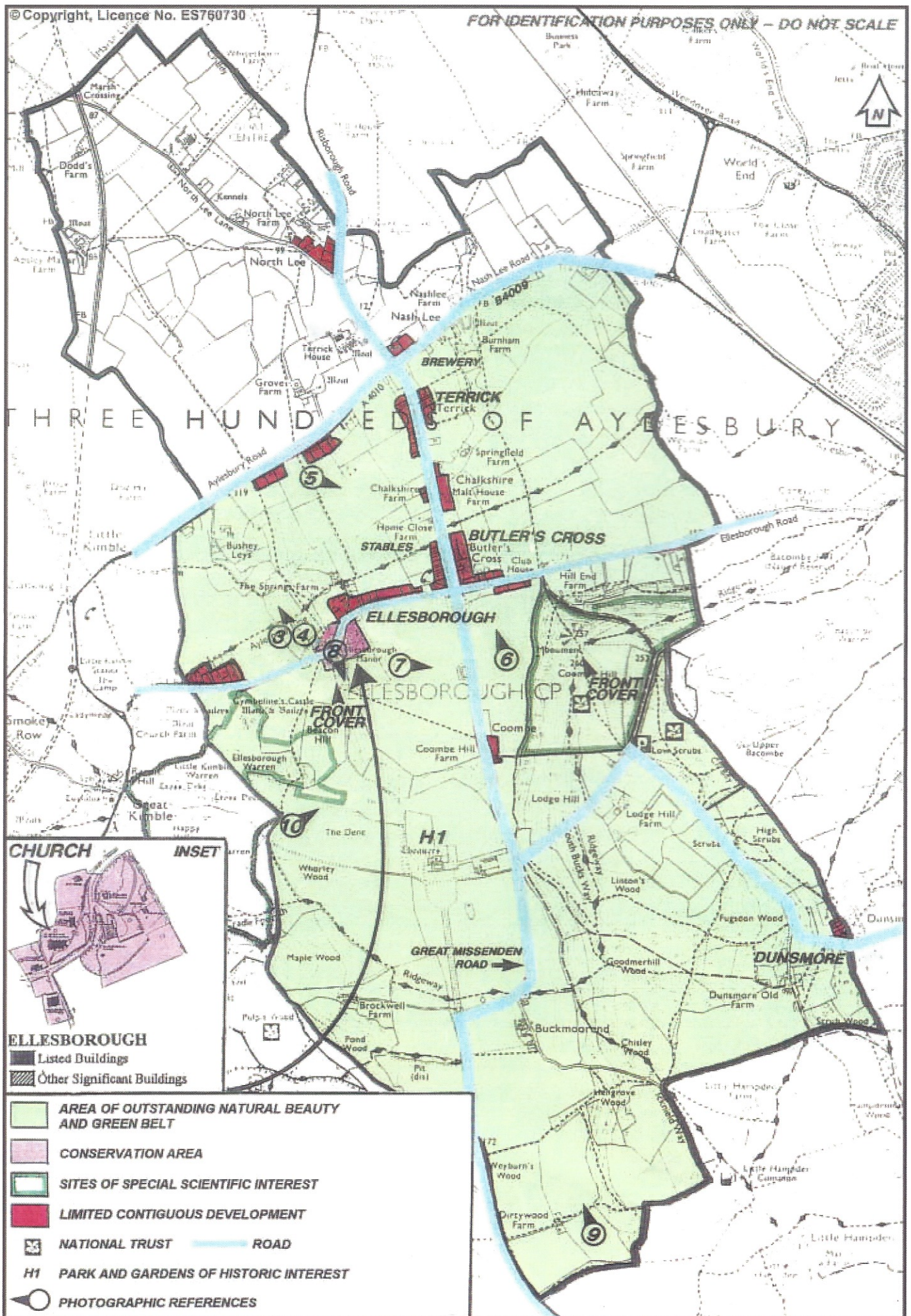
It is important that anyone planning to carry out any development in Ellesborough takes into account the setting and character of the Parish.

Acknowledgements

With thanks for information and photographs from the following organisations and individuals:

- Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust – photographs of rare & protected species
- Buckinghamshire County Museum and Archive
- Bucks Herald – aerial photograph on front cover
- Chilterns Area of Outstanding Natural Beauty Office
- John Morris, Chiltern Woodland Project
- The National Trust, Thames and Chiltern Region
- Wycombe District Council
- GeraldEve, chartered surveyors - the Map
- The residents of Ellesborough

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3.0 WHERE IS ELLESBOROUGH?

Ellesborough Parish is situated in Buckinghamshire within the Wycombe District and physically lies at the foot of, and straddles, part of the Chiltern Hills and its escarpment. The Parish includes the settlements of Terrick, North Lee, Butlers Cross, Ellesborough and part of Dunsmore (see Map on page 4) all under the Parish name of Ellesborough.

The Parish consists of a wonderful combination of beautiful scenery, an important conservation area, numerous buildings identified as of architectural and historical interest, two Sites of Special Scientific Interest (SSSI), areas of Heritage Woodland and a large National Trust (NT) property. Being set in farmland, many farm buildings and land form significant parts of the road frontages. Village facilities include a pub, church, village hall, sports field and children's play ground.

Four fifths of the Parish is designated by the Wycombe District Plan as Green Belt and the same area (see Map) is defined as being within the Chilterns Area of Outstanding Natural Beauty (AONB). Green Belt policies therefore apply and, as well, the Plan states that in determining planning applications for development within the AONB "rigorous attention will be paid to the preservation and enhancement of scenic beauty and wildlife interest".

The settlement takes the shape of the cross of Lorraine, with the spine running from Dunsmore in the South through Butler's Cross and Terrick, to the junction of North Lee Lane and the Risborough Road in the North (approx. 2³/₄ miles). The two arms consist of the two roads:

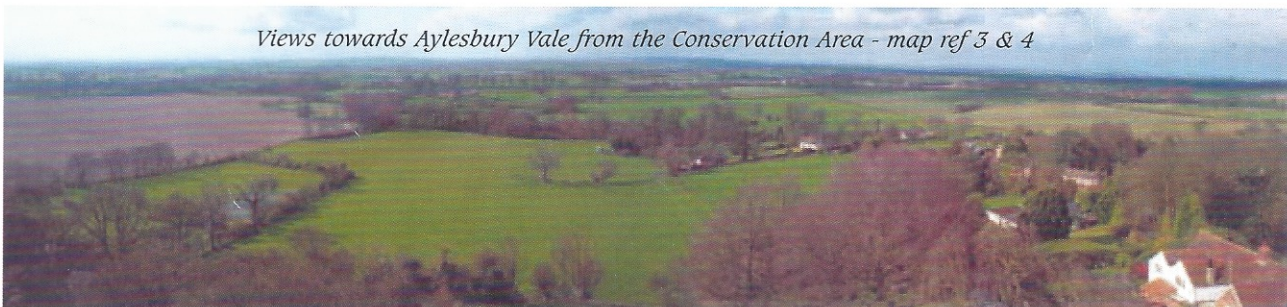
- Ellesborough Road, running from the Parish boundary with Wendover in the east to the boundary with Kimble in the west (approx. 1³/₄ miles)
- Nash Lee Road (B4009) branching off the Wendover by-pass in the east to the Risborough Road and along the A4010 to the west.

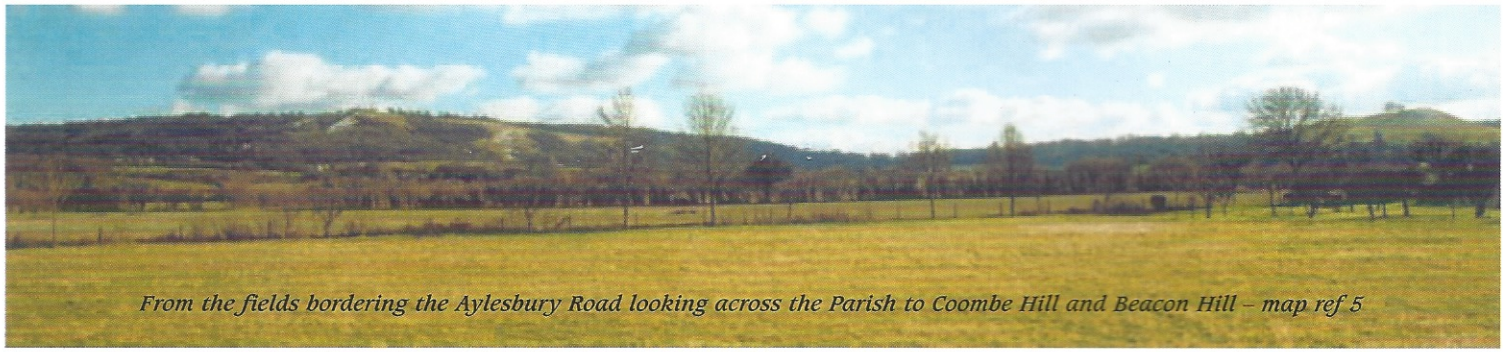
There are five principal groupings of buildings although there are other smaller, sporadic and well spread groups of buildings, often fronting onto the principal roads:

- Terrick, at the north end of Chalkshire Road approximately ³/₄ miles north of Butler's Cross around the junction of Chalkshire Road with Nash Lee Road and its roundabout with the Aylesbury and Risborough Roads.
- North Lee, north of Terrick, at the junction of North Lee Lane and the Risborough Road.
- Butler's Cross, at the junction of the Ellesborough Road/Missenden Road and Chalkshire Road.
- On both sides of Ellesborough Road close to the Church of St. Peter and St. Paul (see front cover) and down Springs Lane and Springs Close. This is a Conservation Area, which includes buildings of architectural and historical interest plus significant views both into and out of the area.
- Dunsmore through which runs the Parish boundary with Wendover.

The origins of the settlement are probably connected with the Icknield way, which was an ancient trading route from Devon to East Anglia in use circa 3000 BC. There has been plenty of local evidence found of the presence of the Romans and Anglo Saxons in the area.

Views towards Aylesbury Vale from the Conservation Area - map ref 3 & 4





From the fields bordering the Aylesbury Road looking across the Parish to Coombe Hill and Beacon Hill – map ref 5

4.0 ELLESBOROUGH SETTING

The Chilterns Building Design Guide defines Ellesborough and Butler’s Cross as Scarpfoot villages, and Dunsmore as a Plateau Ridge village. The Parish itself spans the beautiful Chiltern Ridgeway escarpment. With five centres of population scattered throughout the Parish there is no single focus.

The spaces between houses form the most significant feature of the character of the built areas of the Parish, giving a feeling of openness and wide uninterrupted access to the scenic setting. The spaces are havens for wildlife. They are also connected with the surrounding landscape to provide a network of linked wildlife habitats. Despite fronting onto the roads the buildings are not hemmed in as there is not only space between them but also around them, with many backing onto fields or other open land. The Map shows the clear gaps in development along the road frontages through the identification of the various groups of contiguous development.

This spacing within and around the settlement

means that upon entering the parish, the rolling wooded ridgeway, topped at Coombe Hill by the Boer War memorial, can be seen from most parts of the area. Passing through, the visitor is rarely out of sight of open fields on one side or the other of the road, sometimes behind or between the houses and reaching right into the heart of the settlement. The views and open spaces are illustrated by the photographs, identified as numbered on the Map, and summarised in Appendix A.

While there is much open land in the area, there is little public open space within the population centres. Private gardens with their views and scenic settings, plus the roles of the surrounding agricultural and National Trust land, are therefore very important.

From Coombe Hill itself there is a panoramic view of the surrounding countryside. Only parts of the settlement are visible as they are often partially screened by trees and landform. All views in every direction have remained largely unchanged for many years.



From Coombe Hill looking across to Beacon Hill and the Conservation Area – map ref 6

From the Conservation Area across to Coombe Hill – map ref 7



Development is often only on one side of the road. With houses set back from the road, and the use of hedging, the rural character of the area is retained. Therefore, in general, the developed areas do not intrude significantly on the landscape.

The use of hedge planting along the frontages and at the boundaries of the houses has been a predominant and attractive feature of the Parish.

Some of the older houses (e.g. the Old Bakehouse and Dunrobin) have brick and flint walls fronting the roads but the majority of the detached houses along Ellesborough Road and Chalkshire Road have hedges of varying species, such as beech, yew, box, hawthorn and hornbeam. There are examples of laurel and leylandii but, in accordance with the Chilterns Building Design Guide, the latter are not encouraged.

The area was stricken some years ago by Dutch Elm disease. There are many other tree species in the Parish, not only the beech in the hills, but also fine examples of oak, copper beech, turkey oak and silver birch, with concentrations at North Lee, along Chalkshire Road, at Terrick and at Butler's Cross, many subject to Tree Preservation Orders.

Backland development has been limited to the east of the Church at Springs Close and Springs

Lane (see views towards Aylesbury Vale page 5), at Elm Close and adjacent housing at Butler's Cross and at Royal Mead, Terrick and part of Dunsmore.



Chalkshire Cottages



Dunrobin wall

Environmental Guidelines

Shape of settlement

- *Ensure that the relationship between the foot print, floor area and mass of the building and the extent of the plot respect those of neighbouring properties*
- *Respect the basic current pattern of settlement and not include any unrelated development of open spaces between and behind current buildings.*
- *Avoid infilling and maintain gaps between buildings within Green Belt Area.*

5.0 ELLESBOROUGH'S SPECIAL FEATURES – VIEWS AND LANDSCAPE



1910



2002

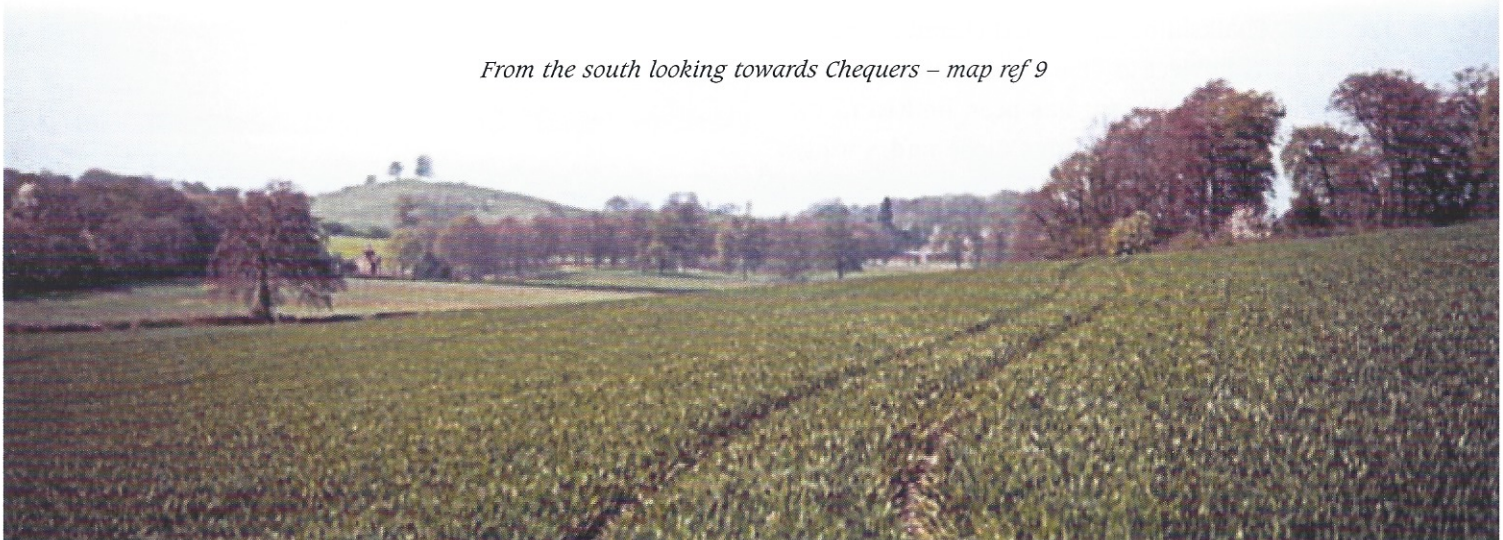
*The unchanging view of Beacon Hill from the Church
1910 and 2002 - map ref 8*

As Ellesborough lies mostly within an Area of Outstanding Natural Beauty, special efforts have been required to conserve its unique qualities and, in particular, to conserve and enhance the area's natural beauty. These efforts have ensured that the scenic views of the Parish have remained largely unchanged for many years.

The National Trust property at Coombe Hill, notated on the map, comprises 106 acres of downland rising to 260m, the highest point of the Chilterns with views towards Aylesbury and the woods surrounding Chequers. It also includes an area known as Low Scrubs, which is 59 acres of mixed coppice and hardwoods adjoining Coombe Hill. The site was originally taken on by the National Trust for its landscape significance and as an area for public recreation.

The Conservation area of the Parish includes the Church of St. Peter and St. Paul, as well as several other listed buildings. Other significant features include trees, hedges and the views from the Church over the Vale of Aylesbury, towards Wendover and Coombe Hill. The Wycombe District Council Character Survey of the Conservation Area states that special care must be taken to ensure that the views into and out from the conservation area are not spoilt.

From the south looking towards Chequers – map ref 9





Cymbeline's Mount

The area is also of national historical significance as it includes several Scheduled Ancient Monuments. One is a small Bronze Age bowl barrow on the tip of Beacon Hill (also used as a gun emplacement in WWII). The second is a pillow mound just south of the barrow, which is thought to have been a man made rabbit warren. The third, to the south west of the conservation area, is Cymbeline's Mount, said to have been the site of the stronghold of Cymbeline, a British King or Chieftain. Chequers, to which reference has been made, is designated as a Park and Garden of Historic Interest (see Map notation H1).



From the Ridgeway footpath looking northeast across Chequers— map ref 10

Environmental Guidelines

Impact on setting

- *Preserve and enhance existing views in every direction, both from and into the Parish, as illustrated by the photographs and identified on the Map and summarised in Appendix A.*
- *Preserve the outstanding landscape of the area by not intruding upon or masking the scenic views across the Parish maintaining the aspects of Coombe Hill, Beacon Hill, the Conservation Area and the Chequers Estate.*
- *Keep significant open spaces "open" to avoid intrusion upon the views.*
- *Ensure there is no visual nor physical intrusion from telecommunication masts and associated facilities which adversely affect the environment of the A.O.N.B.*

6.0 ELLESBOROUGH'S SPECIAL FEATURES - BUILDINGS – NOT JUST BRICKS, FLINT AND TILES

The Church of St. Peter and St. Paul sits on a hill, commanding views across to Beacon Hill and Coombe Hill to the south and east, and the Vale of Aylesbury to the north and west. With steep access from all sides it is particularly striking and prominent. It is of flint with stone dressing construction and was substantially restored in the 19th Century. There are lead roofs to the chancel and vestry. The tall church tower has a battlemented parapet and diagonal buttresses.

On either side of the Church there are two pairs of cottages. One pair has a front elevation that has been restored with flint, with brick dressings. The other pair has a thatched roof, but one is brick built while the other is colour-washed chalk and flint. Across the road from the Church is a block of four former almshouses, which is single storey with brick walls and part slated roofs. At Butler's Cross the village hall lies on the south side of the junction. The nucleus of houses which are on the north side are nineteenth century or earlier and include Ellesborough House which is divided into two. The other houses, together with the Russell Arms, are mainly two storey with tiled roofs and either brick or painted rendered external elevations.

There are eight farmhouses in the parish, all of which have been identified as of architectural and historical interest. Four are still parts of working farms and provide the fundamental character of the parish. Two of the farmhouses have their origins in the 16th century, two in the 17th and four in the 18th century. They are all brick built with tiled roofs and are all two storeys high (some with attics). Malthouse Farm and Chalkshire Farm lie opposite each other with direct frontage on to Chalkshire Road but with open fields to the sides and rear.

Terrick House and Dunrobin are examples of large houses in the Parish where brick or brick and flint have been used.



Malthouse Farm



Dunrobin



Chequers

Chequers, given by Sir Arthur (later Lord) Lee in 1917 as a country residence for the Prime Minister, lies in its own grounds in the southern part of the Parish between Coombe Hill and Beacon Hill off the Missenden Road. It is mainly brick with stone dressings and of two storeys with attics and old tile roofs. It is the largest house in the Parish.

Along Chalkshire Road there are two separate terraces of former agricultural and estate dwellings. There is a further terrace with frontage to Nash Lee Road at Terrick. Each terrace is two storeys with brick and flint and, in some cases, rendered elevations. Roofs are tiled or slate. Although neither in the Green Belt nor in the AONB, the northern part of the Parish has the same characteristics.

There are some notable traditional farm buildings and barns within the parish. Several of these have been converted to commercial and residential use.

Development in the Parish has always been small in scale, while varying in style. Plot sizes of the detached houses also vary. Many are generous and the majority are in keeping with the scale of the house. Many houses have been altered and extended since their original construction but there are good examples, such as Icknield Cottage and The Old Bakehouse, where the new has blended with the old after a few years. Typically, the houses are two storeys and many are protected by hedging or well-constructed walls. Where it has been necessary to fence along road frontages or boundaries native hedging is frequently used and is to be encouraged, as noted in Appendix B. The traditional Chiltern architectural style is brick and flint with tiled, and some thatched, roofs. Use of these materials must be encouraged, although use of other traditional materials in the vernacular style which reflect and respect nearby buildings could be acceptable (see the Chilterns Building Design Guide).



Springfield Barn



The Old Bakehouse



Southfield House

Environmental Guidelines

Impact on setting

- *Maintain historical pattern of settlement generally by limiting any new building to small scale development, two storey buildings protected by hedging or well constructed walls.*
- *Ensure any new development includes sufficient planting of trees and landscaping to blend new or altered buildings with their surroundings.*
- *Ensure that where change of use of agricultural buildings is proposed the impact on the immediate surroundings such as visual appearance and traffic safety is considered (refer to Chilterns Building Design Guide, chapter 4).*
- *Ensure that any new agricultural buildings are carefully sited and designed to minimise impact on the wider landscape.*
- *Note that hedges and brick and flint walls are preferable to fencing and where bounding with open countryside hedges are preferable to walls. Where fencing is used the planting of hedging with native species as suggested in Appendix B should be introduced.*
- *Note that high solid entrance gates are oppressive impacting adversely upon the environment, but where introduced should be set back from the road/heel of the pavement.*

Environmental Guidelines

General

- *Ensure the heights of new buildings take into account slope of the terrain, stepping the building, if necessary, for the ground to ridge levels to relate to, and avoid overlooking and dominating adjacent properties.*
- *Ensure that, for extensions and alterations, the characteristics of the original building are reflected and are not overwhelmed such that, a few years after completion, it looks as if the changes were part of the original design.*
- *Ensure that conservatories, which are not characteristic of the old properties in the Parish, are designed and sited at the rear, out of general view.*
- *Reflect and respect nearby buildings in regard to materials, textures, shapes, colours and proportions including doors, windows, plus height pitch and ridge of roofs.*

7.0 TRAFFIC AND ROAD MANAGEMENT

Increasing traffic flows through the Parish have raised serious issues of safety and environmental damage, particularly in respect of noise, harmful emissions and excess speed. Both Ellesborough Road (from west of the Church to in line with the Golf Clubhouse) and Chalkshire Road are subject to 30mph restrictions. 40 and 50 mph restrictions have been introduced elsewhere. The Environmental Guidelines for the Management of Roads in the Chilterns, which has specific regard to two of the oldest routes in the UK, the Icknield Way

and the Ridgeway, both of which pass across the Parish, establishes that in the Chilterns the village street is to take precedence over the need to move traffic. Through insensitive management a rural lane can become a suburban lane and small works such as the use of concrete rather than timber posts, the erection of streetlights (as at the Terrick roundabout) and signage can become an eyesore. Traffic calming measures have been introduced but constant vigilance must be taken to ensure that there is no further deterioration in the natural and physical environment.

Environmental Guidelines

Traffic and Road Management

Accord with the principles as established by the Environmental Guidelines for the Management of Roads in the Chilterns with particular regard to the following:

- *Avoid suburbanisation of the Parish involving increased street lighting, road signage and harsh features with additional materials such as concrete and tarmac.*
- *Avoid installation of individual signage and lighting which generally leads to unnecessary and obtrusive clutter and including restraint of flood and security lights and lighting at the entrance to private property.*
- *Ensure that visibility splays and other road changes are sympathetic to the rural character of the village.*
- *Avoid the removal of mature trees, hedging and existing walls.*

8.0 RETREAT AND RESOURCE FOR LOCAL PEOPLE AND VISITORS

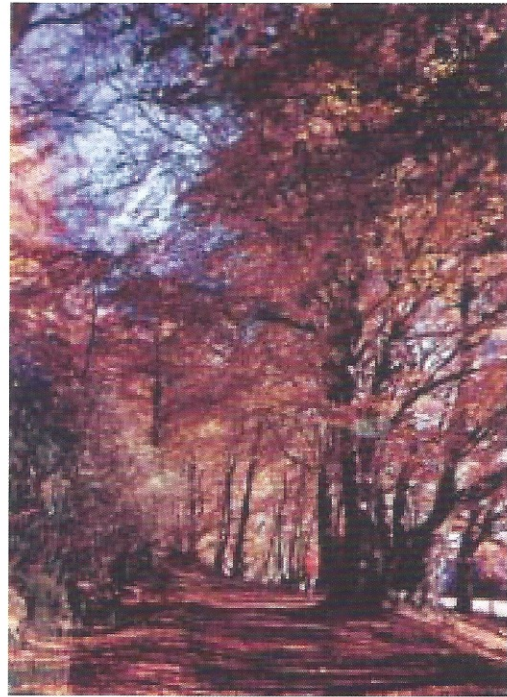
The Parish is a paradise for local and visiting walkers in all seasons. The Ridgeway path is a national walking trail attracting many visitors.

A number of well-publicised walking routes converge in the parish. These include the Aylesbury Circular Walk, the South and North Bucks Ways and the Icknield Way. There are also numerous well-used bridleways.

9.0 AREA OF IMPORTANCE FOR RARE AND PROTECTED SPECIES

The Coombe Hill escarpment supports a diverse variety of flora and fauna, which includes a number of endangered national rarities. There are a number of increasingly scarce botanical species (sheep's fescue, horseshoe vetch, chalk eyebright, white pyramidal orchid, fragrant orchid, autumn gentian, fringed gentian) plus some rare butterflies, in particular the Duke of Burgundy and the Chalkhill Blue, and a very important juniper population which supports rare insects. Eight nationally scarce or local species have been recorded in recent years.

At Ellesborough Warren the woodlands contain a native population of box, which is nationally rare and near threatened, one of only three in the U.K. The woodlands are important for their lower plants, being one of only 2 localities in Britain for a species of liverwort and one of only 2 localities in Britain where a rare lichen (*Metzgeria fruticulosa*) can be found. Five of the local species (pictured right) have statutory protection under the Wildlife and Countryside Act 1981 and the Countryside and Rights of Way Act 2000.



Woodland walks



Pearl Boarded Fritillary



Duke of Burgundy



Adonis Blue



Chalkhill Blue



Fringed Gentian

Environmental Guidelines

Impact on flora and fauna

- Ensure that any development is planned in such a way as to protect the biodiversity of the settlement which supports local wildlife including some rare and endangered species.
- Preserve and enhance existing mature trees and hedges with particular regard to the species set out in Appendix B.

APPENDIX A

Important views in Ellesborough which incorporate the open spaces as illustrated by the photographs as per map reference:

Map Reference	View
Front Cover	The crossroads at Butler's Cross
Front Cover	Church from Beacon Hill looking north across the Vale of Aylesbury
Front Cover	Aerial view showing Coombe Hill with the Monument looking north west to Butler's Cross, the Church and Conservation Area
3& 4	From the Conservation Area looking north-west towards the Vale of Aylesbury
5	From the fields bordering the Aylesbury Road looking across the Parish to Coombe Hill and Beacon Hill
6	From Coombe Hill looking across to Beacon Hill and the Conservation Area
7	From the Conservation Area across to Coombe Hill
8	The unchanging view of Beacon Hill from the Church – 1910 and 2002
9	From the south looking north towards Chequers
10	From the Ridgeway footpath looking north east across Chequers

APPENDIX B

Typical native species of trees and hedging established and appropriate for planting in Ellesborough:

Trees

Alder	<i>Alnus glutinosa</i>
Ash	<i>Fraxinus excelsior</i>
Beech Green	<i>Fagus sylvatica</i>
Copper	<i>Fagus purpurea</i>
Birch Common	<i>Betula pubescens</i>
Silver	<i>Betula pendula</i>
Cherry	<i>Prunus avium</i>
Chestnut Horse	<i>Aesculus hippocastrum</i> H
Hazel	<i>Corylus avellana</i>
Hornbeam	<i>Carpinus betulus</i>
Lime	<i>Tilia cordata</i> / <i>platyphylus</i>
Maple Field	<i>Acer campestre</i>
Oak English	<i>Quercus robur</i>
Sessile	<i>Quercus petraea</i>
Poplar Black	<i>Populus Nigra</i>
Rowan /	
Mountain Ash	<i>Sorbus acuparia</i>
Whitebeam	<i>Sorbus aria</i>
Yew	<i>Taxus baccata</i>

Hedging

Beech Green	<i>Fagus sylvatica</i>
Copper	<i>Fagus purpurea</i>
Blackthorn	<i>Prunus spinosa</i>
Box	<i>Buxus sempervirens</i>
Hawthorn	<i>Crataegus monogyna</i>
Hazel	<i>Corylus avellana</i>
Holly	<i>Ilex aquifolium</i>
Hornbeam	<i>Carpinus betulus</i>
Privet	<i>Ligustrum vulgare</i>
Saxon*	
Yew	<i>Taxus baccata</i>

* Saxon comprises Alder buckthorn (*Rhamnus frangula*), Beech, Blackthorn, Dog rose (*Rosa canina*), Guelder rose (*Viburnum opulus*), Hawthorn.

SUMMARY OF ENVIRONMENTAL GUIDELINES

Shape of settlement

- Respect the basic current pattern of settlement and not include any unrelated development of open spaces between and behind current buildings.
- Avoid infilling and maintain gaps between buildings **within Green Belt Area**.
- Ensure that the relationship between the footprint, floor area and mass of the building and the extent of the plot respect those of neighbouring properties.

Impact on setting

- Preserve and enhance existing views in every direction, both from and into the Parish, as illustrated by the photographs and identified on the Map and summarised in Appendix A.
- Preserve the outstanding landscape of the area by not intruding upon or masking the scenic views across the Parish maintaining the aspects of Coombe Hill, Beacon Hill, the Conservation Area and the Chequers Estate.
- Keep significant open spaces "open" to avoid intrusion upon the views.
- Maintain historical pattern of development generally by limiting any new building to small scale development, two storey buildings protected by hedging or well constructed walls.
- Ensure any new development includes sufficient planting of trees and landscaping to blend new or altered buildings with their surroundings.
- Ensure there is no visual nor physical intrusion from telecommunication masts and associated facilities which adversely affect the environment of the A.O.N.B.
- Ensure that where change of use of agricultural buildings is proposed the impact on the immediate surroundings such as visual appearance is considered (refer to the Chilterns Building Design Guide, chapter 4).
- Ensure that any new agricultural buildings are sited and designed to minimise impact on the wider landscape.
- Note that hedges and brick and flint walls are preferable to fencing, and where bounding with open countryside, hedges are preferable to walls. Where fencing is used the planting of hedges with native species as recommended in Appendix B should be introduced.
- Note that high solid entrance gates are oppressive impacting adversely upon the environment, but where introduced should be set back from the road/heel of the pavement.

Impact on flora and fauna

- Ensure that any development is planned in such a way as to protect the biodiversity of the settlement which supports local wildlife including some rare and endangered species.
- Preserve and enhance existing mature trees and hedges with particular regard to the species set out in Appendix B.

General

- Ensure the heights of new buildings take into account slope of the terrain, stepping the building, if necessary, for the ground to ridge levels to relate to, and avoid overlooking and dominating, adjacent properties.
- Ensure that, for extensions and alterations, the characteristics of the original building are reflected and not overwhelmed, such that, a few years after completion, it looks as if the changes were part of the original design.
- Ensure that conservatories, which are not characteristic of the old properties in the Parish, are designed and sited at the rear, out of general view.
- Reflect and respect nearby buildings in regard to materials, textures, shapes, colours and proportions including doors, windows, plus height pitch and ridge of roofs.

Traffic and road management

Accord with the principles as established by the "Environmental Guideline for the Management of Roads in the Chilterns", with particular regard to the following:

- Avoid suburbanisation of the parish involving increased street lighting, road signage and harsh road features with additional materials such as concrete and tarmac.
- Avoid installation of individual signage and lighting which generally leads to unnecessary and obtrusive clutter, and including restraint of flood and security lights and lighting at the entrance to private property.
- Ensure that any introduction of visibility splays and other road changes are sympathetic to the rural character of the village.
- Avoid the removal of mature trees, hedges and existing walls.

SUMMARY OF BUILDING GUIDELINES

(The principles as proposed by the Chilterns Building Design Guide will be followed and which will have regard to the characteristics of Ellesborough)

Walls

- Use red/orange bricks with texture to help weathering.
- Ensure that colour banding uses varieties of red brick avoiding other colours.
- The use of brick and flint is encouraged but the flint should be knapped with the dressed face exposed.
- Avoid hanging wall tiles and weatherboarding.
- Note that weather boarding stained black for garages and outbuildings is encouraged.

Roofs and chimneys

- Use pitched roofs with a central ridge and avoid flat roofs.
- For extensions hipped and half-hipped roofs are strongly preferred to flat roofs.
- Ensure that roof pitches are at least 40 degrees for clay tiles and most slate roofs and thatched roofs to be at 55 degrees.
- Use plain red clay tiles or slates with slight texture to assist in weathering and, in the case of thatch, use straw.
- Avoid concrete tiles and pantiles.
- Keep rooflights low and avoid the front elevation.
- Keep dormer windows low and relatively small.

Windows and doors

- Ensure that elevations should have a greater proportion of solid wall to window.
- Windows should preferably have small panes and that glazing bars should be thin.
- Ensure that large windows and patio doors are confined to the rear or screened parts of the house and are divided by glazing bars.
- In traditional designed houses and extensions, wooden frames are preferred to uPVC or aluminium. Similarly for doors.
- Ensure that front doors are wood panelled or braced with little or no glazing.

Access parking and garages

- Avoid parking areas which dominate the front of the building in full view of the road.
- Avoid turning the front garden into a parking area.
- Avoid building large double garages particularly with pyramid shaped roofs.
- Ensure that garages are not set forward of the main dwelling.
- Screen parking areas.
- Ensure that access is not detrimental to the character and safety of existing roads.

Landscaping

- Include native species of trees and hedges for landscaping.
- Avoid fast growing species such as a cypress, laurel and leylandii.
- Note that hedges and walls are preferable to fencing and where bounding with open countryside hedges are preferable to walls.
- Avoid woven panel fences such as larchlap.
- Avoid concrete block work.
- Limit the area of tarmac.
- Avoid use of concrete kerbs, fake cobbles and patterned concrete.
- Consider bound gravel finishes for tarmac areas.

