

**North Warwickshire
Borough Council**



Supplementary Planning Guidance

Water Orton

February 2003

This document was adopted by the Borough Council on 11 February 2003 as Supplementary Planning Guidance. Its contents will be a material consideration in the determination of relevant planning applications in the village of Water Orton.

The text has been extracted from the published Water Orton Village Design Statement. The Village Design Statement was produced in the village and has been the subject of local consultation.

The heritage public buildings of Water Orton are much valued and appreciated for their traditional Victorian appearance, as well as their important function in the community. The residents reaction to 20th Century modern extensions and buildings suggests that wherever possible, the pre 1900 buildings should be preserved. Alterations or new extensions should complement original features to ensure consistency with the design of important buildings through the village. These are some aspects of building design that are admired in the village:-

- ? ? Neighbouring buildings in similar proportion and style to each other**
- ? ? Red brick or light coloured render predominant**
- ? ? Slate or pantile roof preferred**
- ? ? “Victorian” design finishes**
- ? ? Off road parking to the side of buildings**
- ? ? Wall and hedge boundaries within village.**

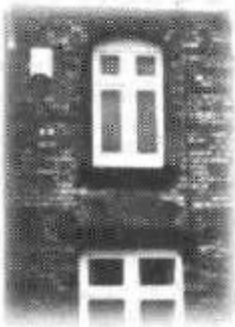
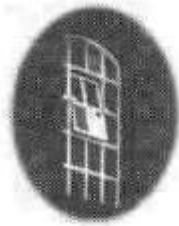
Summary of the Design Guidelines in Respect of our Heritage Older Buildings:-

- 1. Renovate and repair rather than demolish**
- 2. Identify and replicate original features and design details, for example, window design, decorative ridge tiles, fancy blue brickwork, chimney pots.**
- 3. Respect listed and pre 1900 buildings and old settlement patterns across the village. Boundary walls, fences and hedges should be retained intact.**
- 4. Good design promotes rural heritage and identity.**

Summary of the Design Guidelines for New Build in Water Orton:-

- 1. Any plans for new build housing must meet Local Plan policy and the needs of the community.**
- 2. Any new build should be well designed, small scale and affordable to local people.**
- 3. Specific attention should be given to sensitive main road development.**
- 4. Ensure safe access to adequate off road parking for any commercial or residential development, preferably with integrated garaging.**
- 5. New buildings to fit in with surrounding buildings in terms of height, size, proportion and appearance and building materials.**
- 6. Use of traditional features as seen in heritage buildings across the village will add interest and link new build properties in with existing buildings.**
- 7. Landscaping of new build would be required, again to link in with adjacent, mature planting in the village.**

These are some of the design features of buildings in Water Orton that should be preserved and replicated in new build, where appropriate with its surroundings:-



The Main Landscape Design Principles for the Future Need to Respect the Rich

Rural Heritage by:-

- 1. maintaining the green, open spaces within and around the village which help to preserve its rural origins and preserving and enhancing views into and out of the village, with special emphasis on gateway entrances to the village.**
- 2. protecting existing trees and encouraging further selective planting to provide visual screening and pollution control from motorway traffic as well as providing wildlife habitats.**
- 3. improving access to and maintenance of the network of footpaths.**

Summary of Design Guidelines for Our Views and Open Spaces:-

- 1. Respect Green Belt and heritage landscapes**
- 2. Conserve and enhance valued leisure, wildlife and landscape features**
- 3. Enhance village gateway entrances and ensure valued views within and out of the village are preserved, favourite views include:-**
 - ?? From Birmingham Road, looking east down the hill across the village**
 - ?? From the top of Attleboro Lane, looking north across the farmland to the Vicarage Lane treescape**
 - ?? From the eastern end of Old Church Road, looking east across fields to the Marsh Lane Pools**
 - ?? The Green, looking across to the school**
- 4. Retain verges and open spaces within the village wherever possible**
- 5. Designed off road parking for housing and business development**

Summary Design Guidelines for Tree Protection and Planting:-

- 1. Increase the number of TPOs to maintain the mature treescape within the village and in surrounding fields**
- 2. Replace damaged or unsafe trees with native British species**
- 3. Conserve heritage trees, such as pollarded oaks, willows and hedge elms**
- 4. Enhance views into the village by promoting boundary hedges of native British species**
- 5. Develop further tree planting schemes to screen motorway embankments without blocking views out of the village.**

Summary Design Guidelines for the Future of Footpaths:-

- 1. Protect and enhance all public footpaths and informal routes in the village.**
- 2. Create new walks by improving access, safety features and signage to suitable existing routes.**

Design Guidelines for Road Infrastructure and Appearance of the Village.

Seek to improve the visual qualities of the village and develop a sense of identity and pride in the appearance of the streets.

- 1. The Parish Council, in co-operation with the Borough Council and the Highway Authority should prepare a design statement for street furniture that will promote a visual identity for the village through provision of consistently designed and coloured signs, benches, bins, lamp posts, etc.**
- 2. Benches should be sited around the village, especially at viewpoints.**
- 3. The old red phone box in Coleshill Road should be preserved and maintained by BT.**
- 4. More village notice boards should be provided to reduce street clutter from posters and notices.**
- 5. Shop and business signs, along with any security features, should be unobtrusive and in keeping with the rural character and built environment.**
- 6. The village gateways could be landscaped with display planting or artwork to enhance the welcome to Water Orton.**
- 7. Hanging baskets, planters, tubs, trees and shrubs would improve the appearance and rural identity of the village.**

Copies of the Village Design Statement are available from Water Orton Parish Council, and Water Orton Library and Information Centre.