



# BARFORD VILLAGE DESIGN STATEMENT

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The northern approach to the village



*The completion of the Bypass in 2007 has given us back our village and a welcome opportunity to enjoy and care for our surroundings without the intrusion of 17,000 vehicles/day*

## Introduction

The Barford Village Design Statement has evolved from the Barford Parish Plan and focuses primarily on the built environment. Barford is a very mixed village both in terms of age and size of properties, so distilling the essence of the village has been a hard task. The Parish Plan Committee have spent over two years developing this document. Over that time as well as the opening of the long-awaited Barford By-pass, a new housing and office development has been built and a replacement for the shop, incorporating a Post Office, has been completed.

The purpose of this document is to provide guidelines for anyone who wishes to make a change within the village – from small house extensions to new housing developments – and to ensure that the things about Barford that residents most value are preserved and, if possible, enhanced.

## Process

In July 2007 we held a drop-in exhibition in the Memorial Hall. For ease of description and because of its mixed character, the village had been divided into six zones identified on a map (see page 4). Each zone was accompanied by a written description and representative photographs. We also encouraged visitors to reposition photographs of scenes and buildings on a display board according to their preferences.

In December 2007, we distributed a questionnaire to all the households in Barford. 20% of households responded and a detailed analysis of the information was made. The results of the questionnaire and the comments from the exhibition have provided the basis of this statement.

The draft document was presented to and approved by the Barford Annual Parish Meeting in April 2009 and adopted by the Joint Parish Council in May 2009.

## Barford's Heritage

Known as 'Bereforde' in the Domesday survey of 1086, the village of Barford has been a settlement since Anglo-Saxon times. The northern access to the village takes us over a shallow part of the River Avon – the ford from which Barford derived its name. The river is spanned by a fine arched stone bridge rebuilt in the late 1700s but first mentioned in 1484 when it replaced a wooden packhorse bridge.



Barford Bridge, as seen from the Bypass, showing the shallow ford

In 1066, the invading Normans replaced the Anglo-Saxon chiefs with Lords of the Manor of Barford. These ancient associations with the Verduns (*sic*) and the Fairfaxes have been perpetuated in some of today's street names.



The Granville

The medieval village is thought to have extended along Bridge Street and a little way along the Wellesbourne Road. It then followed the curve of the river along Church Street and High Street. Some timber-framed properties dating from Tudor times can still be seen within the present Conservation Area. Thatched roofs have largely been replaced by slate or clay tiles and many old cottages have been rebuilt in local Warwickshire Red brick. Locals and visitors alike enjoy the juxtaposition of properties of



The Joseph Arch

various styles between Joseph Arch's cottage and Smeaton House and the half-timbered row opposite the Old Forge.



Listed cottages in Church Street

Until the eighteenth century, the landscape around the village was cultivated on the medieval 'open field' system whereby it was farmed in strips. This produced the characteristic 'ridge and furrow'. Alpacas now graze where formerly there may have been long rows of barley, turnips etc. The 1761 Enclosure Act united the scattered strips into large fields – undoubtedly more economically viable for the landowners. The labourers, however, deprived of the means of self-sufficiency, were allowed 'allotments' of land to grow food and keep chickens or a pig to supplement their meagre wages. These are still a well-used amenity in the 21st century.

Over recent centuries development has been chiefly in local Warwickshire Red brick which has mellowed well. Mingling happily with this colour are half-timbered cottages and former inns, a smithy and barns now converted into handsome residences. As we walk around the village, place names can remind us of how the village has changed from once being a self-sufficient community, eg Blacksmith's Cottage, the Forge, the Old Bakehouse, Bank House, the Police House etc. On early maps, the name 'Ingsley' is thought to refer to a Bronze Age

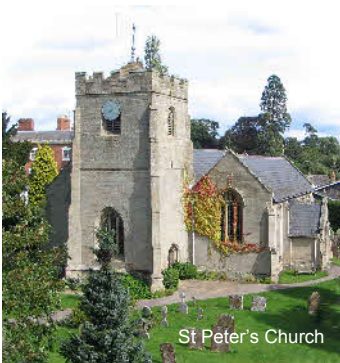


burial site near a loop of the river where Barford Gas Works was established in 1872. This functioned

until 1920 when the site became a transport depot occupied by Oldhams Ltd. The firm relocated in 2007 and the site now provides a mixed commercial and residential development including affordable housing.

Standing at the heart of the village for 1000 years has been a church dedicated to St Peter. The present church was built in the 1300s but of this only the original tower remains. The rest of the church was rebuilt and

considerably enlarged in 1844. The adjacent former Rectory, built in the 1820s, is now part of the Glebe Hotel, which has been significantly extended.



The village school is unusual in that its origins can be traced back to 1677. It was here that Barford's most famous citizen, Joseph Arch, was educated up to the age of nine. He went on to found the first National Union for Agricultural Labourers in 1872 and subsequently became the first farm worker to become an MP.



The building fronting Church Street, now a nursery, dates from 1850 and the relatively new school buildings are at the rear.

Barford over the centuries has been home to many fine mansions, such as Barford Hall, Fairfax Manor, Barford Hill House and the Red House, now sadly gone for ever. Significant large listed properties still remain. Watchbury House (the oldest house



in the village dating from the time of Shakespeare with nineteenth century additions), the Gables and

Avonside. On the east side of the Wellesbourne Road lies Barford House built in the late 1700s. This is a Grade II\* listed building of great historic significance as Elizabeth Gaskell went to school there and where Evelyn Waugh, a frequent visitor, wrote part of 'Decline and Fall'.

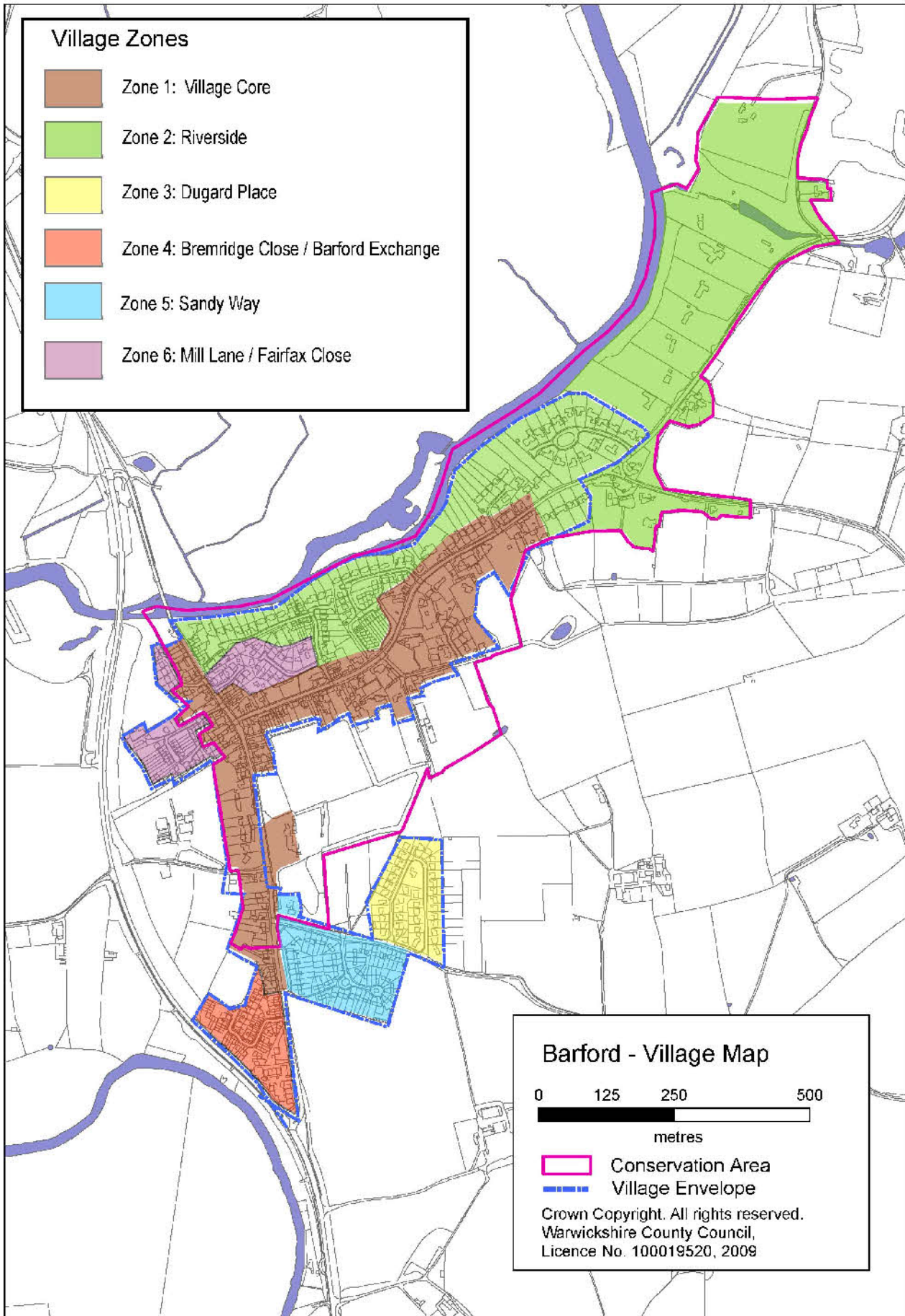
The 1960s saw a flurry of demolition, rather than restoration, of many potentially charming cottages. Sadly a few more recent dwellings have departed from the building line of the old street so producing an aesthetic jarring and providing a constant reminder of 'what not to do'.

This brief overview of Barford spanning hundreds of years may help to reinforce a determination to be faithful custodians of the environment we have inherited. It is surely our duty, as the present trustees of Barford's heritage, to do everything in our power to conserve all that is best and to ensure that any new build marries happily with the existing village.



*A few have departed from the building line of the old street so producing an aesthetic jarring*





## Conservation Area and Listed Buildings

Much of Barford was designated a Conservation Area by Warwick District Council in 1973 and the area was extended in 2003. Conservation Area status is given to areas of special architectural or historic interest whose character and appearance should be protected or enhanced. The boundary of the Conservation Area is shown on the map opposite. The Area includes a wide range of building styles and reflects the historic growth of the village centred on Bridge Street, Church Street, High Street and Wellesbourne Road.

The principle of a Conservation Area is to prevent damage to the special character of an area through the individual and combined effects of uncontrolled changes to the buildings, spaces and trees which contribute to that character. A range of specific controls are in place to help achieve this:

- the demolition of most walls and buildings requires ‘Conservation Area Consent’;
- it is an offence to cut down, uproot, lop or wilfully damage trees without the permission of the District Council;
- some normally ‘permitted development’ requires planning permission and the extent of such ‘permitted development’ may be limited;
- proposals for new development must be well designed and fit in with the character of the Conservation Area.

Many buildings in the Conservation Area, about 50 in all, are listed. These are recognised by English Heritage for their particular relevance and importance to the nation’s heritage. All have full statutory protection both internally and externally. This protection extends to most structures within the curtilage (boundary) of a listed building, such as outbuildings, walls, gates and railings. ‘Listed Building Consent’ is required for any alteration, extension or demolition that would affect the character of a building of special interest. In practice this means that most work, other than routine maintenance, requires consent. In addition the setting of listed buildings is important in terms of visual appearance and historic context. This should always be respected and retained or enhanced where possible.

Owners contemplating work to buildings or trees in the Conservation Area or to Listed Buildings are recommended to contact the Planning Department of Warwick District Council for advice.



Gladstone Place



South of St Peter's



Detail of Watchbury



Cedar House



Ivy House



High Street cottages



The Malt Barn



School crossing in Church Street

## Zone Descriptions

### Zone 1 - Village Core

The historic heart of the village affords a very attractive prospect where old and new blend well together. This includes the main routes through the village, with properties in a mixture of periods, styles and frontages. Over time many amendments have been made to original buildings – roof raising, bay windows, side extensions, rear extensions etc. Some dwellings have quite large areas of land, others only small courtyards.



Long areas of wall can still be seen, e.g. the retaining wall between High Street and Ryland Road, the historic boundary to the Red House Estate and the wall outside Barford House.

Most of Barford's public buildings are in this zone. The Memorial Hall, next to the Village Green, was given to the village in 1931 in memory of Charles Ivor Smith-Ryland. The Village Shop and Post Office, a community venture, was built as an extension to the Hall in 2008. There are two public houses at either end of the former A429. 'The Joseph Arch', formerly 'The Red Lion', suffered partial demolition to allow widening of the present Mill Lane. 'The Granville' has been considerably extended to provide a restaurant. Both had stables and were probably coaching inns on what was a Turnpike Road.



### Zone 2 - Riverside

This zone mainly comprises newer houses and estates which have replaced large individual properties or were built in the extensive grounds of these properties. Others are on former farmland or paddocks that were in the heart of the village. Regrettably, they have almost entirely prevented any public access to, or views across, the river and its meadows. This diverse area of mainly modern developments consists of:

Keytes Lane – a mixture of 19th-century cottages, modern 2-storey detached houses and 1960's split-level detached houses with gardens down to the river;



Carter Drive – five old cottages related to the historic core and seven large 1970's executive houses;

Verdon Place comprises the Red House Estate, a distinctive and uniform, award-winning 1960's development of bungalows, 2- and 3-storey houses with open frontages and 2 communal private gardens. Adjacent to the river lies a development of split-level dwellings;

Avon Close – detached 2-storey brick and tile homes with large gardens. Two bungalows lie on the south side;



*The historic heart of the village affords a very attractive prospect where old and new blend well together*





Houses at the top of the south side of High Street

High Street (top south side) – large mid-70s houses with garages cut into farmland, having large sloping front gardens;

Ryland Road – large detached executive homes of unspoilt uniform style with open-plan front gardens;

Barford Hill – large detached houses on very large plots with riverside frontages and, on the southern side, a courtyard mews development once the stable block of Barford Hill House.



Clock Cottage complex on Barford Hill

### **Zone 3 - Dugard Place**

This is a well maintained, established estate of spacious, modern, detached houses, built in the mid-60s. They are arranged in linear groups facing onto the roadway, although the original uniform design is becoming obscured. The houses are built in red brick with significant amounts of cladding. Low pitched roofs, originally all felted, are now mostly tiled, slated or sheeted. The houses have moderate front gardens on wide plots adapted to accommodate several cars.

The original open plan garden design is becoming lost to significant hedging and trees, which often provide considerable screening and privacy. However, there is still an open and spacious feeling to the streetscape, with a quiet local environment largely free from traffic.



Dugard Place

### **Zone 4 - Bremridge Close and Barford Exchange**

These two very recent developments may take some time to become integrated into the form of the village. The houses on Bremridge Close, some of which are affordable houses for local people, are of an appropriate scale and constructed of red brick and grey tiles, with traditional pitched roofs. Some of the detailing can be criticised, such as the inconsistent window treatment and lack of chimneys. But no doubt, over time, its appearance will soften, particularly as trees and shrubs mature. Standing at the southern approach to the village, the Barford Exchange office development has a greater visual impact. In a way its fault is to have sought to pander to traditional styles and materials. This is often unsuitable for buildings that are not of a domestic scale and where extensive car parking is provided.



Houses in Bremridge Close



The Barford Exchange

*Recent developments may take some time to be integrated into the form of the village*

### Zone 5 - Sandy Way, Wasperton Lane and Wellesbourne Road (east side, southern end)

The properties in this area were built originally as a local authority development, although most are now in private ownership. The majority of these dwellings have small porches with varied garden and boundary treatments. Most houses have good-sized plots with significant front gardens now often modified for car parking. Pavements tend to be fairly narrow, often in a poor state of maintenance, and on-street parking tends to be cramped and congested.



All of the specific provision for elderly persons' rentable accommodation is in this zone. There are two blocks of low-rise flats set in a corner position with large communal grounds currently well-maintained by the residents. In the passage between Wellesbourne Road and Sandy Way there are also three bungalows.



### Zone 6 - Mill Lane, Hemmings Mill, Elliotts Orchard, Wilkins Close and Fairfax Close

This zone comprises the infilled and redeveloped plots of land off the main Wellesbourne Road/Bridge Street spine. The area represents different stages of development, ranging from the small Council development of the late 1930s (Mill Lane) and four late 20th-century schemes. All have suburban characteristics that are atypical of a traditional village, but each has features that fit well into the fabric of Barford. The small-scale nature of each development has not had a great impact on the physical form of the village and all are now well integrated.

## Views & Open Spaces

The open spaces in the parish are the elements which cement and envelop our built environment. Barford benefits from several significant views and open spaces.



Residents expressed strong affinities with the King George Vth Playing Field and the Barford Village Green. These spaces were by far the most popular, being used and enjoyed on an almost constant basis. Young children

enjoy the swings, climbing frames, slide, fort and tunnel in the fenced-off play area of the Playing Field, whilst teenagers use it for activities such as football, skateboarding, basketball and socialising in the shelter. Villagers frequently exercise their dogs here. The Field can also be used for off-street parking at large events such as weddings. From a corner of the Playing Field there is access to the Cemetery.



The Village Green (former Recreation Ground) is occasionally used for village parties and outdoor drama. Overlooking the Green, the patio area of Barford Village Shop's café enables residents to enjoy the view whilst supervising children using the play equipment or playing amongst the trees. The area directly in front of Barford Memorial Hall is used by Pre-school as well as overspill for Village Hall events.



The two allotment garden areas, one managed by the Parochial Church Council (PCC) and the other by the Joint Parish Council (JPC), are used in the production of fruit and vegetables and for keeping poultry. They are much valued and kept in good order by their enthusiastic tenants. The public footpath through them provides a link across our village. The Scout and Guide Headquarters lies adjacent to the PCC allotments off Wasperton Lane and is used by a variety of village organisations.

The listed parkland at the back of Barford House, whilst not physically accessible to the public, is valued for its open and pastoral nature seen as glimpsed views from some private properties and from the allotment path and spinney areas.



Slipway to river

Riverside open spaces exist at the old A429 bridge and, undiscovered by many people, at the slipway

reached by a footpath (officially a WCC Highway) at the end of Keytes Lane. Both of these accesses give views up and down the river and provide the only public opportunities to appreciate our riverside heritage. Looking from the new bypass bridge towards the village gives an unsurpassed view of the historic stone bridge and along Bridge Street. The ownership of the Barford Bridge area, adjacent to the “fishermen’s car-park”, is unclear but the area has been maintained for many years by the JPC and is where the Barford Bypass commemorative bench has been placed. A third access point, at the site of the old mill, adjacent to Avonside House, having been taken by adverse possession, is currently not available to the public.

The Cedar Tree at the Church Street, Wellesbourne Road & Bridge Street junction is regarded as one of the elements most symbolic of our village. A village notice-board is situated on the small surrounding area of land, which is, by default, regarded as almost public property.

From Hareway Lane towards the Clock Cottage complex there is a view across the old cricket field with an avenue of chestnuts. Further along there is access to a public footpath which goes as far as Church Lane across the fields. This is one of the two treasured footpaths in the village. The area benefits from the tranquil environment enhanced by pleasing views of most of Barford and the Avon valley. To the southwest, in the distance, the northern edge of the Cotswolds can be seen. The path continues beside medieval ridge and furrow meadows, currently grazed by alpacas, and then dips down to Church Lane past the old Marl Pit (Clement’s Pit).

St Peter’s Churchyard is a peaceful oasis at the heart of the village. Seats are provided outside the church and in the Garden of Remembrance. The churchyard contains many interesting memorials, including that to Joseph Arch, as well as many fine specimen trees.

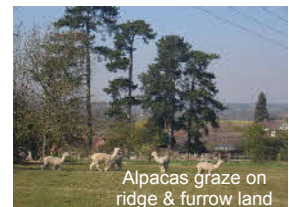
From Wasperton Lane there are views of Watchbury Hill and arable fields to the south. There is an attractive view westwards from Westham Lane towards the higher land and Hampton Wood to the west. These help to anchor the village in the wider landscape and are enjoyed by local residents. The small fields and paddocks to the south of Westham Lane, with their boundary hedges, retain a rural charm, while Sherbourne Nurseries to the north of the lane is an important and popular local business.



Dew pond at end of field walk



Row of lime trees on field walk



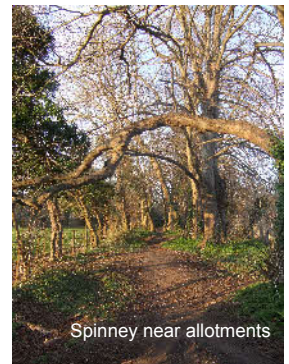
Alpacas graze on ridge & furrow land



Church Lane end of footpath



St Peter’s Churchyard



Spinney near allotments

## Views & Open Spaces (continued)

### Design Guidelines

All efforts should be made to maintain and enhance our open spaces and the views from them, particularly those with public access. Compromise should be avoided wherever possible, with exceptions only allowed where there is clearly demonstrable public benefit, as shown over the part of the Village Green sacrificed to provide space for the new Barford Village Shop.

### Playing Fields

Since these are held in trust, there can and will be no development unless directly associated with their function as a recreation area under the total control of the JPC.

### Village Green

This is again held in trust by the JPC and is subject to a restrictive covenant which prevents all built and commercial development.

### Allotments

Their social, economic and environmental value is enormous and built development would not be welcomed on these sites.

### Walks and Views

The most popular walks are over Sadler's fields, the river meadows (Leuedy Meadows) and along Wasperton and Hareway Lanes with exceptional views into and out of the village. No development should disrupt these walks or the views they offer.



*Nothing should disrupt these walks or views*



Skateboard ramps at Playing Field



View South-West over Sadler's Fields

## Roads & Street Scene

The roads and footpaths are not only links through and between different parts of our village; they also provide the setting for its buildings and spaces. As such, they make an important contribution to the character of Barford. Their appearance and function, together with street furniture, such as signs and lamp-posts, make a lasting impression on residents and those passing through.

The new A429 bypass takes most through-traffic west around the village, meeting the old road just beyond the Parish boundaries. The main thoroughfares are Bridge Street/Wellesbourne Road (the old A429) and Church Street/High Street forming the historic street pattern. Hareway and Wasperton Lanes are single-track lanes leading out of the village – popular with walkers, cyclists and horse riders. Within the village boundaries, most streets have tarmac footpaths with street lighting.

Wellesbourne Road and Bridge Street, separated by a mini-roundabout and marked by a landmark cedar tree, are wide and straight. The 18th-century stone-arch bridge forms an attractive northern entrance to the village, contrasting with the modern steel bridge of the Bypass alongside it. The southern entrance on Wellesbourne Road has farmland on its eastern side with Barford Exchange and Country Car Garage on its western. Intermittent grass verges and service roads provide a more open aspect than Bridge Street, where building lines are close to the footpaths.

Most of the old properties in the village lie on Bridge Street, part of Wellesbourne Road, Church Street, with some of its off-shoots, and part of High Street. Here, houses typically directly abut the footpath. Church Lane, winding round the west and south sides of the churchyard, is narrow and without footpaths until it reaches an extension at the north side of the church. The appearance of the street should

From Church Lane an unmetalled public right-of-way leads uphill from the village across fields to Hareway Lane.

A gentle double bend forms the junction of Church Street with High Street, which climbs over Barford Hill, dips through Debden Hollow and leaves the built-up area. Where Barford Hill meets High Street at the junction with Hareway Lane, grassed areas have been planted with naturalised spring bulbs, enhancing this entrance to the village.

The quiet, residential *culs-de-sac* off the main roads have little traffic and are narrow. The houses are mostly modern with parking spaces and/or garages. In contrast, in the older parts of the village, these are absent forcing residents to park on the roads.

## Design Guidelines

- Sufficient parking spaces should be provided within the curtilage of properties, particularly where on-street parking would cause highway safety problems. Extensions to existing dwellings that remove off-street parking spaces should be avoided.
- The Highway Authority should be flexible in its approach to road engineering, while ensuring that safety is not compromised. Excessive visibility splays, obtrusive signs and road markings should be avoided wherever possible. Traffic signs should not be too large for the surroundings and only used where regulations make them necessary. Given that the A429 now bypasses the village some redundant signage could be removed. It is suggested that the large speed monitor near Westham Lane junction is no longer needed – it has a dominant appearance and is largely ineffective.



*Grassed areas have been planted with naturalised spring bulbs, enhancing this entrance to the village*



## Roads & Street Scene (continued)



The appearance of the street should harmonise with the character of the individual zone

- harmonise with the character of the individual zone:

the historic parts of the village should have granite sett kerbs and traditional (original or replica) lamp-posts. Necessary features should seek to maintain this style – eg street nameplates and road traffic signs should use black posts rather than utilitarian grey;

modern development need not incorporate traditional features – concrete kerbs and concrete or galvanised steel lamp-posts are entirely appropriate.

The Highway Authority and utility

- companies should conserve the character and appearance of the Conservation Area when undertaking any new works or reinstating following repairs. Services should be placed underground when installed or upgraded to reduce the visual intrusion of poles and overhead lines.

For new developments, shared surfaces

- should be used in small-scale residential areas, combining roadway and footway. These calm traffic and help to create a strong sense of neighbourhood.

The Highway Authority should be requested

- to extend the 30 mph zone to the Bypass junctions.

There is scope to provide more seats around

- the village for residents to sit and relax.

New village entrance signs should be

- considered, possibly incorporating the historic bridge logo.

Driveways should have permeable surfaces

- such as gravel, concrete block-paving or porous asphalt. These allow water to drain through to reduce run-off and help prevent flooding.

## Extensions to Dwellings

Whilst all extensions should respect the general guidelines set out below, the acceptability of any extension will also depend on where it is situated in the village. The diversity of the historic core needs to be respected and particular emphasis placed on matching materials and design sympathetic with each original building.

Elsewhere the integrity of the different modern building styles needs to be respected so that each *cul-de-sac*/cluster of modern houses remains a coherent whole.

Before undertaking any external alterations to a property, the owner should seek advice from the District Council's Planning Department on whether planning consents are required. This includes such alterations as provision of balconies and verandas, side-facing windows, hard-surfacing of driveways; and, in the Conservation Area, chimneys, flues, soil & vent pipes fronting onto a road.

### General Design Guidelines

The starting point for an extension should be the overall form and individual components of the original dwelling. It should follow the established character of the dwelling, any properties in the immediate vicinity and the zone in which it is found.

Large scale extensions are likely to harm the character and appearance of the area and should be avoided.

Front extensions should normally stay on or behind the established building line of the dwelling, although this will be less important where existing properties are set well back from the road.

Side extensions can also affect the street scene if they close the gap between the



Bench to commemorate opening of Barford Bypass

dwelling and the adjacent properties. This terracing effect should be avoided by maintaining suitable and proportionate spacing.

Rear extensions are likely to be acceptable as long as they avoid overlooking and over-shadowing neighbouring properties.

### Specific Design Guidelines

#### Zone 1

These houses front onto the main routes through the village and so care should be taken to protect the quality of their frontages.

Extensions to the pre-20<sup>th</sup> century properties must not damage their historic integrity and materials and design should match the existing as far as is possible.

Any extensions to the Church Lane bungalows must respect their low rise and open plan design.

#### Zone 2

Roads lying between Church Street/High Street and the River Avon are *culs-de-sac*. Each has its own particular character which should not be compromised by inappropriate extensions.

Rear extensions in Verdon Place are likely to be acceptable as long as they do not back on to communal private gardens where a rear building line exists.

It is important that extensions to properties set back from the road on High Street and Barford Hill do not intrude into the front gardens so spoiling the landscape quality of the surroundings.

#### Zone 3

Many houses in Dugard Place have been extended sometimes inappropriately. Any further extensions should comply with the general guidelines (especially side spacing) and respect the original concept of this development. Existing inappropriate extensions should not be seen as an excuse to depart from these guidelines.

#### Zone 4

There is little scope for substantial extensions in Bremridge Close. Issues of overlooking will be of particular relevance.

#### Zone 5

New extensions should respect the front building line and every effort should be made to preserve the group symmetry. Where the extensions back onto open fields they should not compromise views into the village.

#### Zone 6

Any extension here should respect the character of each part of this diverse zone.

For definitive advice on  
planning policy,  
submitting a Planning  
Application,  
Conservation Area or  
Listed Building matters  
etc, contact Warwick  
District Council

*Extensions  
should  
follow the  
established  
character of  
the original  
dwelling,  
any  
properties in  
the  
immediate  
vicinity and  
the zone in  
which it is  
found*

## Sustainability

Many people now consider that the world has reached peak oil output and that we need to move towards a less energy-intensive way of life. There are also concerns about climate change and global warming which should encourage us to reduce our carbon emissions.

Within Barford the key areas for energy saving are:

- transport;
- energy generation;
- energy efficient buildings;
- recycling.

### Transport

At present the village has a compact form taking about 20 minutes to walk from one end to the other. Cycling within the village is safer since we have had the Bypass and there is a cycle route to Warwick.

There are six bus stops and all parts of the village are within 10 minutes walk of one. We have regular bus services to Stratford, Wellesbourne, Warwick and Leamington.

### General Guidelines

Any new housing should be built so that residents can walk to the shop, school and public houses, thus reducing car dependency. Ideally any new build should incorporate at least some of the energy-saving features outlined below.

Any new development is expected to include in its design increasingly effective means of conserving energy and using renewable sources of energy. The District Council will assess whether the required standards would be achieved. Those designing any form of development are advised to check the District Council's latest guidance on this matter. A wide range of measures should be considered:

- the orientation of the building, especially the main living rooms, towards the south;
- improved insulation;
- the use of small windows to reduce heat loss;
- incorporation of a minimal amount of glazing on the northern elevation;
- the installation of photovoltaic solar panels, a 3rd generation solar system to collect u/v radiation to heat water, a wind turbine or shared micro-generation;
- a stove that burns organic materials such as wood (biomass).



It is important to bear in mind that any external energy-saving installation on a building that is listed or in the Conservation Area requires particularly careful consideration. For instance, solar panels or wind turbines should be positioned on a roof that is not highly visible from public view, such as an inner roof slope.

The way in which water is managed should also be addressed:

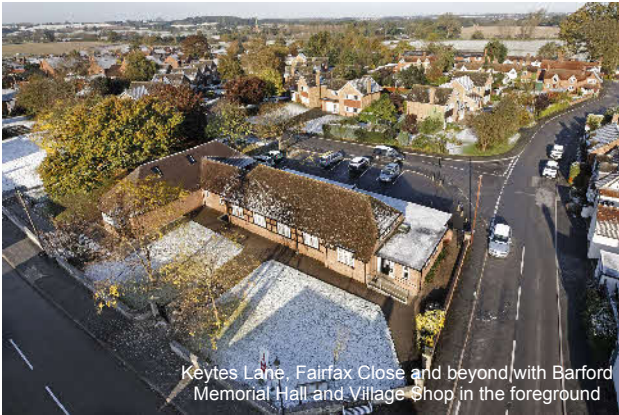
- the collection of run-off rainwater from roofs into butts;
- the recycling of domestic waste water (grey water);
- the installation of dual flush toilets and energy efficient showers;
- the use of sustainable drainage systems to control the way in which water enters the drainage system.

*Barford  
Village Shop  
is an excellent  
example of a  
new build  
designed with  
sustainability  
in mind*



## Infill Development

Over the years Barford has become more built-up. Development has ranged from single dwellings between and behind existing buildings, to small groups of houses on open spaces within the village. A recent example of the latter is Elliotts Orchard.



Keytes Lane, Fairfax Close and beyond, with Barford Memorial Hall and Village Shop in the foreground

### General design guidelines

Infill or redevelopment schemes should be small-scale in nature and knit effectively into the existing pattern of the village, rather than be seen as an unsympathetic appendage.

Individual dwellings should usually be placed close to the front of the plot with garage and/or car parking spaces to the side or rear.

The existing building line set by neighbouring properties should be followed.

Detached dwellings set at arbitrary angles on small plots should be avoided.

New buildings should be predominantly of Warwickshire Red brick, as this is the most common material in the village.

Roof styles should comprise a simple pitch and be constructed of traditional clay tiles or slate. Chimneys should be used appropriately to help break up the roof line.

Windows should be small with narrow glazing bars and tend to have a longer vertical than horizontal axis.

Front doors can have small pitched porches to match the pitch and materials used in the main roof of the property. This is a traditional and common style in the village.

Innovative designs should only be used where the circumstances and context are appropriate.

### Specific design guidelines

#### Zone 1

There is some, albeit limited, scope for further infilling in this area because historically the village grew in a haphazard, unplanned manner, sometimes leaving spaces between individual properties. Over the years many of these have been filled, some more sensitively than others. There are examples where properties have been built behind the existing frontages. While we may have become accustomed to these forms of development, they tend not to be appropriate. Any such development will need to be designed very carefully to retain the character of the Conservation Area and the setting of any adjacent listed buildings. Bear in mind that spaces can often be as important as buildings in defining character.

#### Zones 2-6

Housing estates built in the village in recent decades have been laid out in a 'planned' manner each exhibiting a different architectural style. As such, there is very little opportunity for infill development. Any new properties should be of similar size and height to their neighbours and not be designed merely to fill the space available.



## Possible Large-Scale Development Sites



*Large scale development would be extremely harmful and inappropriate since it would place enormous stresses on the village infrastructure and distort the balance of the community*

We want to make sure that the established character of Barford, which its residents hold dear, is retained. While small infill does not threaten the overall character of the village, large scale development would be extremely harmful and inappropriate since it would place enormous stresses on the village infrastructure and distort the balance of the community.

Large estate developments in the past, such as Dugard Place and Verdon Place are now, after 40 years, an integrated part of the village. But when first built they had quite an impact, transplanting a ‘bit a suburbia’ into a rural setting and clashing with the character of the historic village. Bremridge Close and The Exchange office development are now having a similar impact because of their scale, although they did replace a large commercial operation.

It is not appropriate for this scale of development to be repeated in the future. In considering any proposals for large scale development, it is necessary to consider the following:

- impact on existing physical form and scale of the village
- impact on the established nature of the community
- sensitivity of views out of and towards the village
- capacity of services and infrastructure to take further development
- opportunities to improve facilities and support existing ones
- scope to improve the appearance of the village.

The Barford Parish Plan, published in 2005, reflects the priorities and preferences of our community. It acknowledges that affordable housing and sheltered housing should be provided *within* the village. It also seeks improvements to a wide range of services and facilities to meet the needs of residents.

There are two areas of land on the edge of the village coming under pressure for development.

### **Land between village and Bypass**

Residents of the village have expressed concern about this open area being developed, with 57% of those who filled in the VDS questionnaire being opposed to any form of development or change of use in the area. Those who were supportive of some form of development want it to be only small-scale, evolving over time to meet the needs of residents. The Action Plan that forms part of our Parish Plan states categorically that land enclosed by the Bypass should not be developed for residential purposes. Village opinion favoured retention as agricultural land or conversion to recreational woodland with public access. In the extreme, the entire area could take 150 dwellings or more, a 25% increase in the size of the village at least. This would change the character and setting of Barford dramatically since houses crammed up to the edge of the Bypass would urbanise the appearance of the village from the west. Furthermore, any such scale of development would require a new junction to be formed off the Bypass as there is no suitable access available off Wellesbourne Road other than by demolishing existing properties. It would also mean the loss of Sherbourne Nurseries, an important and popular business in the village.

### **Land around Barford House**

The VDS questionnaire showed that 62% of respondents supported some form of development or change of use in this area. Many supported a scheme put forward by Sharba Homes at two community consultations. This included a mix of housing provision and provided major improvements to leisure facilities in the village.

Again, this confirms the position set out in the Parish Plan which seeks to ensure that any future development on this land is appropriate to the *needs of the village*. This is, however, a sensitive area. It lies within the Conservation Area, is a park of local historic interest and provides the setting to Barford House, a Grade II\* listed building. It is essential that the house and as much as possible of the landmark wall alongside Wellesbourne Road is retained and maintained. The parkland is a space that currently few people can enjoy since there is no public access and only limited views across it.



Any form of development must retain its overall open nature in order to preserve this feature. This would be achieved by restricting development to the overgrown area of land on Wasperton Lane. It is well-related to the physical form of the village and does not impinge on the setting of Barford House. It is possible that a modest number of houses would be acceptable on a small area of land between Inson's Yard and Barford House. The remainder of the land should be used for open recreational activities and be accessible to the public. This would provide a major benefit to the life of the village without unduly affecting its character.

*Any future development on this land should be appropriate to the needs of the village*

## Acknowledgements

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### **Barford Parish Plan Committee Membership since 2006**

#### **Current Parish Plan Committee:**

Kirsty Healey (Chair from 2007) Ian Findlay (Secretary) Maggie Hayward Rob Mulgrue John Murphy Paul Harris (from February 2007) Sue Machado (from February 2007) Mary Sue Stathe (from February 2007)

#### **Former Parish Plan Committee members:**

John Barrott (Chair to February 2007) Toby Jones (to March 2008) Kate Moyce (to October 2007) Bobbie Russell (to August 2006) Jane Symonds (to May 2006)

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Old & new – the meeting of the ways at the Bridge Street, Wellesbourne Road, Church Street junction



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