

APPENDIX 1: DISTRICT CENTRE DESIGN GUIDANCE

The design principles set out below apply to new development proposals in Earl Shilton and Barwell District Centres. There are overarching design principles that apply to all future development and site specific design principles which apply to the framework of opportunities identified above.

OVERARCHING DESIGN PRINCIPLES

Character – A place with its own identity

New development should respect the existing characteristics of Earl Shilton and Barwell, whilst seeking to establish new architectural identities and create distinctive places.

Traditional development forms are appropriate in both Earl Shilton and Barwell. More contemporary development forms will be acceptable where designs can demonstrate inspiration and progression from their context. Building materials in Earl Shilton and Barwell are predominantly red brick, slate roofs and cement render in white and off-white shades.

Continuity and enclosure – A place where public and private spaces are clearly distinguished

New development should follow or establish a common building line along streets to create a continuity of built form.

Existing set back distances should be respected. Where the objective is to create a new public space or increase pedestrian space, then departures from this will be acceptable. Property boundaries should be clearly delineated by physical means or surface treatments.

Quality of the public realm – A place with attractive and successful outdoor areas

New development should be accompanied by associated public realm improvements that accord with the guidance set out in the public realm strategy.

Design concepts have been prepared for both Earl Shilton and Barwell and are supported by strategy plans and materials palettes. This should be the starting point for public realm improvement proposals.

Ease of movement – A place that is easy to get to and move through

Existing movement patterns should be respected and where new ones are created they should be well planned and designed to integrate with existing routes and spaces.

Pedestrians and cyclists should be prioritised first in the movement hierarchy. New routes or improvements to existing routes should result in direct, well overlooked routes and spaces.

Legibility – A place that has a clear image and is easy to understand

New development should provide landmarks in appropriate locations that signify importance, function and choice of movement.

Buildings in important locations should be distinct from neighbouring development through variation in scale, materials and design. These will typically be associated with major junctions and key public spaces.

Adaptability – A place that can change easily

New development should be capable of adapting to changing uses over time, particularly in core retail locations.

Along primary streets and in buildings defining public spaces this requires sufficient room for mechanical and electrical services to be incorporated beneath floors and within ceilings – resulting in taller floor to ceiling heights. Ground floors should have level threshold access or access that complies with building regulations. Upper floors should be able to accommodate residential and / or other uses.

Diversity – A place with variety and choice

A mix of uses is encouraged, both horizontally – along streets – and vertically – within buildings. This will encourage more activity throughout the day, leading to vibrant streets and spaces.

The settlement centres should remain the focus of commercial and retail activity helping to maintain their current role. A broad mix of uses in buildings that have frequent entrances 'on the street' will be a key component of this.