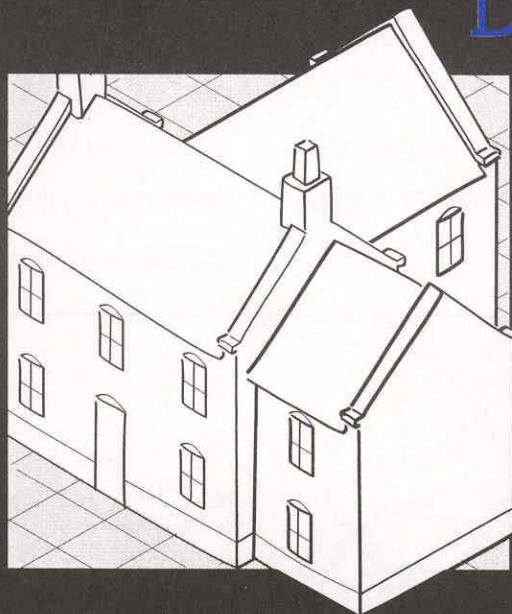


DESIGN *principles* for development in the
Staffordshire Moorlands

New Dwellings

and extensions to
Dwellings



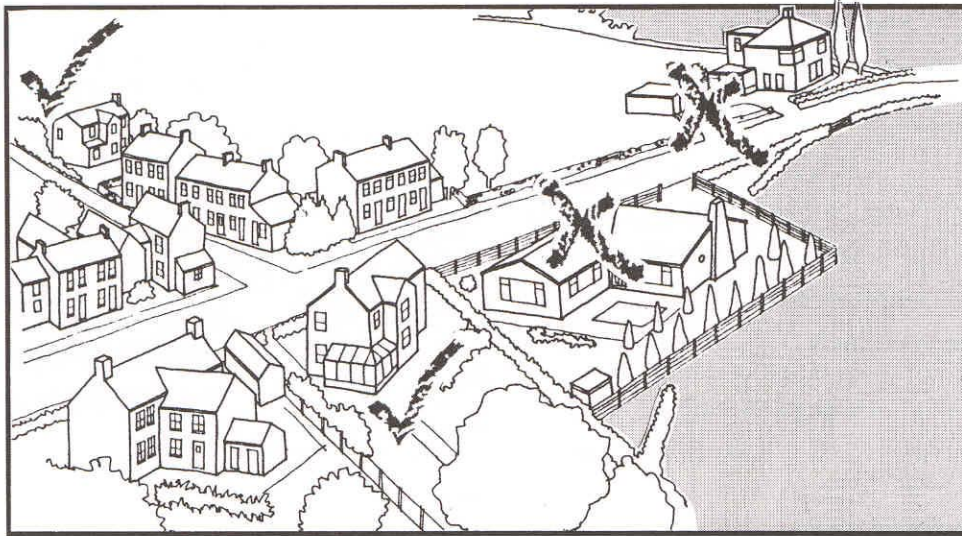
 **STAFFORDSHIRE**
moorlands
DISTRICT COUNCIL
ACHIEVING • EXCELLENCE

1. Siting and relationship

This is the most important consideration in assessing a proposed dwelling or extension in the open countryside. All proposed dwellings and extensions will be assessed in the context of their surroundings so that the development is both appropriate and respects the scale, proportions and character of the area. The fact that a single house on a particular site would be unobtrusive is not by itself a good argument for allowing the dwelling. It could be repeated

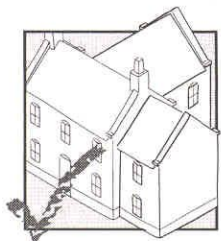
too often and progressively change the character and appearance of the landscape. When siting a new extension, the most important principle is to avoid dominating the main frontage and the extension should be subordinate to this and to the building as a whole.

The design principles illustrated and listed below should be adopted when considering siting:-



New Dwellings

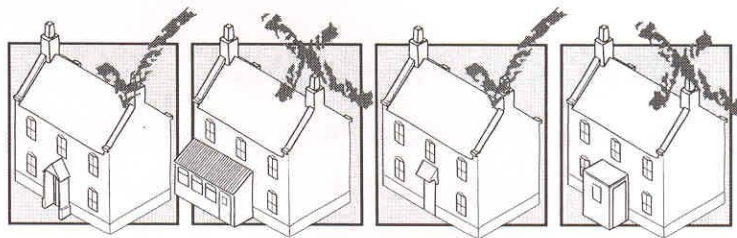
1. New dwellings should form part of a group of buildings rather than stand in isolation and should enhance the appearance of the group..
2. New dwellings should relate to existing buildings in terms of scale and proportion, massing and materials and should derive their inspiration from local tradition.
3. Skyline sites should be avoided.
4. Siting should relate to landform - for example, on sloping sites new buildings should be cut into the slope, in order to reduce visual impact.



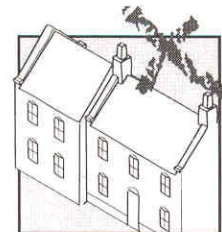
5. Make use of existing landscape features to enhance the design.

Extensions

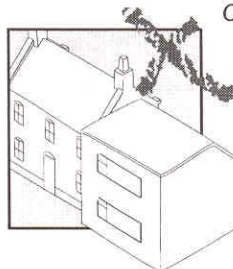
1. Extensions should be subordinate to the existing building so that the original building dominates.



2. The size and shape of the extension should respect the height and proportions of the existing house to ensure the new addition fits neatly with the old. This is also true of porches.
3. In order to achieve this secondary appearance, the ridge height of the extension should be lower than the existing, certainly no higher.



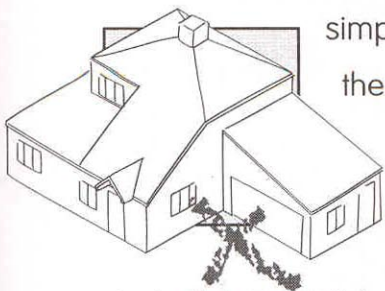
4. The most appropriate way in which to tie in a side extension is to set it back slightly from the front elevation in order to avoid unsightly bonding of old and new brick on the same plane. Generally speaking it will not be acceptable to extend in front of, or along the building line, unless design benefits accrue and neighbours are not disadvantaged.



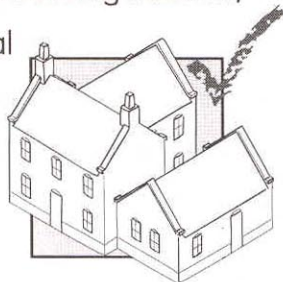
5. *Extensions should integrate with the original building by the use of similar detail and materials.*

2. Roof design

Traditional dwellings in the Moorlands have a simple dominant roofline over the main elevation with the roof spanning the shorter side. Gabled roofs predominate and typically have a pitch of between 30-40 degrees.



Flat roofs are generally unacceptable in the Staffordshire Moorlands district because they do not form part of the local building tradition, nor do they suit the local climate. Similarly, a hipped roof is not part of the building tradition in the district.

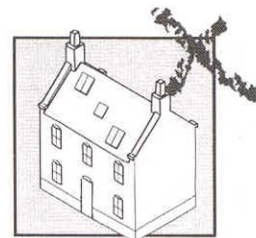


The following design principles should be addressed:-

1. *The roof form should be simple with a dominant roof line and, where appropriate to the locality or the building, emphasised by gables.*
2. *The roof should span the shorter side where practicable.*
3. *Flat roofs should be avoided.*
4. *On a new dwelling, the roof pitch and materials should match those of the locality; on an extension, the roof pitch and materials should match those of the original building.*

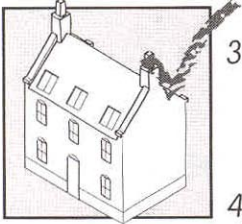
Roof lights

The unmistakably modern appearance of roof lights (and also solar panels) can be harmonised by careful attention to detail.



1. *Roof lights should have a square or vertical emphasis.*

2. Roof lights should be sited clear of the apex, verges and eaves.



3. The number of roof lights should be kept to an absolute minimum.

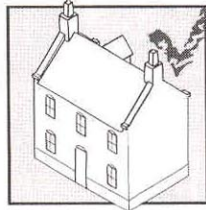
4. Roof lights should normally be sited on well hidden or reverse slopes.

5. Roof lights should not protrude above the surrounding profile of the roof.

6. Where several are used in a single roof plane, they should always align vertically or horizontally.

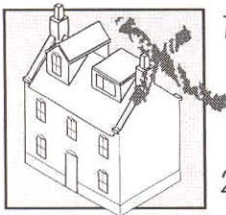
Dormer windows

Where dormer windows are appropriate, the following design principles should be adhered to.

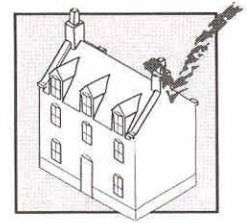


1. Dormers should be as small as possible and sited discreetly.

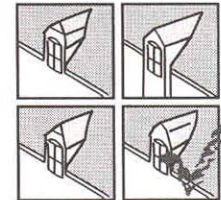
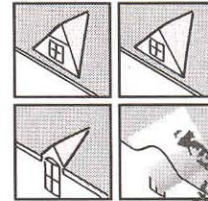
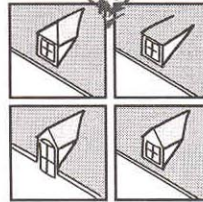
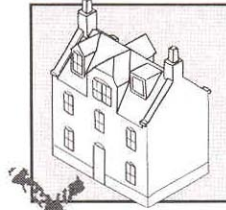
2. Dormers should be closely related to the scale and positioning of the existing windows and to each other.



3. Dormers should be closely related to the traditional pattern, ie. aligned in columns to maintain solidity of the elevation.



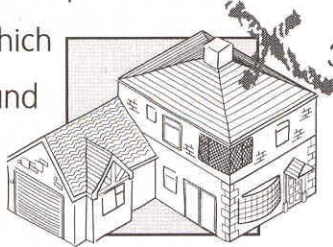
4. Dormers should be chequered, and can intersect the line of the eaves.



3. Elevations

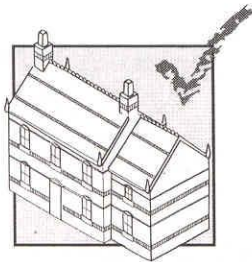
Traditional elevations in the rural area of Staffordshire Moorlands tend to be simple with an uncomplicated arrangement of small window and door openings which are limited in number giving a strong solid to void relationship. A common design failing is to 'over-window' an elevation which visually weakens the structure.

The shape and division of the window is also important. Generally speaking, small top hung opening lights will not be acceptable. They are not a traditional feature of the Moorlands and should be avoided. The overall emphasis should be on vertical proportions which is in keeping with the style and tradition of the district.



The sub-division of windows into separate panes is appropriate where it is in keeping with the style of the dwelling. Each pane should have roughly the same proportion as the completed window- traditionally a vertical rectangle. The following design principles should be embodied:-

1. *The design of the extension should follow the style of the existing building. In considering extensions, the window and door sizes, proportions and designs*



should be from the 'same family' as those of the original dwelling.

2. *Window openings should be relatively small or sub-divided and limited in number to retain the solid to void relationship, i.e. the wall dominates.*
3. *Windows should be positioned away from corners.*
4. *Where appropriate, window pattern should be aligned in columns and storeys rather than randomly placed.*
5. *The emphasis should be on vertical proportions which is in keeping with the style and tradition of the locality.*
6. *The window frame should be recessed by a minimum of 50mm to avoid a flat appearance to the elevation and emphasise the solidity of the walls.*

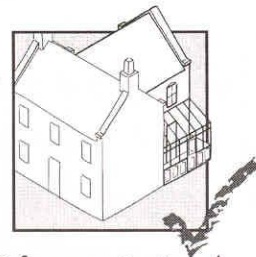


7. *Bow windows should be avoided, so too should large picture windows, top hung lights and leaded lights.*

8. Traditional surround to doors and windows should be incorporated, for example stone cills and lintels or shallow brick relieving arches where appropriate.

9. In the Special Landscape Area, Conservation Areas and listed buildings, window frames should be timber; uPVC are not normally acceptable.

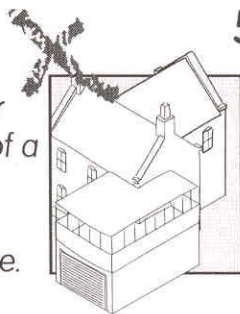
5. A small plinth wall at the base is preferable to the glazing extending from floor to apex.



6. In sensitive locations uPVC frames instead of timber and polycarbonate sheeting instead of glass will not normally be acceptable.

4. Conservatories

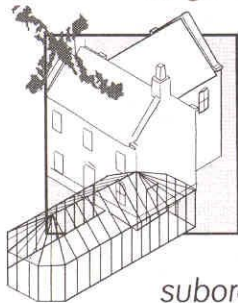
1. Should be carefully sited, for example, within the angle of a building and always to the rear or side; a separate structure may be appropriate.



2. Conservatories should be single storey and ground based.

3. The design of the conservatory should complement the main house in terms of style.

4. The conservatory should be subordinate to the main house so that this remains dominant.

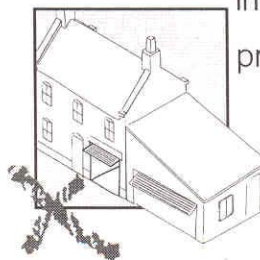


5. Garages and outbuildings

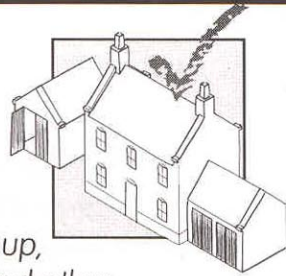
Generally speaking, within the rural areas, a separate outbuilding is preferable to an attached or integral garage. Where it is attached, the garage door is often the largest opening in the front elevation and can appear prominent and unbalanced (further guidance on external work is given in Section 3 "Conversions").

In designing garages, the following principles should be addressed:-

1. The garage should relate well to the main dwelling in



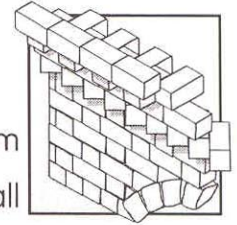
terms of its siting. The siting should allow the garage to appear subordinate to the dwelling, forming a group, for example by walls and other linkage. An isolated position is not normally appropriate.



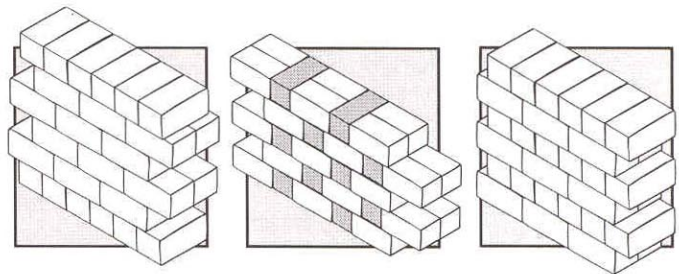
2. The garage should be modest in size and height to reflect its purpose as an ancillary, domestic building.
3. The roof pitch and materials should match the main dwelling.
4. If possible a double garage should have two single width openings with a central pier rather than one large opening.
5. Vertically ribbed garage doors should be used wherever possible, particularly on double width doors.
6. Side hung timber doors are preferable to the modern up and over metal type and consideration should be given to their use wherever possible.

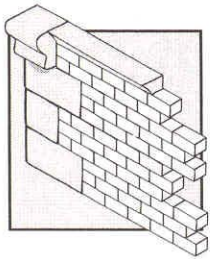
6. Materials

When considering extensions, the aim should be to match the existing wall and roof materials and where these are no longer available to obtain a sample which is as near a match as possible.



In new buildings, the choice of materials should be appropriate to the locality and sensitive to local tradition. Within the upland areas this will usually mean the use of stone and in the lowland areas, brick with either natural clay tiles or natural slates. The combination of brick and stone is an attractive local tradition. Look out for local bonding patterns and traditions.

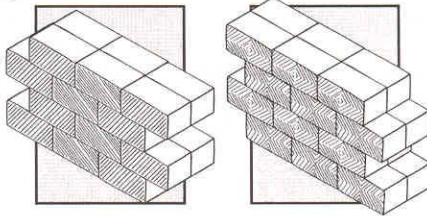




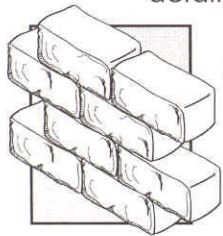
Throughout the rural area, the use of natural materials will be encouraged. These may be new or reclaimed. For example clay tiles as opposed to concrete tiles, natural stone as opposed to reconstituted stone.

Walling Materials

1. Bricks should be red in colour.

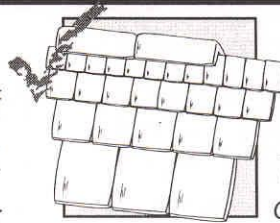
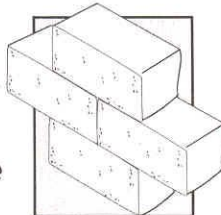


2. Bricks for decorative detail can contrast with the main brickwork for example in the plinth or eaves details.



3. Stone should be natural and should match that of the locality. Look out for different local finishes to the stone face.

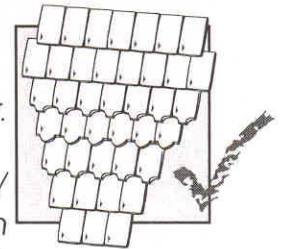
4. Pointing and coursing must be appropriate to both the material and the locality. See the Council's 'Pointing Your Jointing' leaflet for further advice.



Roofing Materials

1. Stone slates should be natural and should match that of the locality; diminishing courses are usually the most appropriate means of laying such slates.

2. Slates should be natural and blue or grey in colour.



3. Tiles should be plain blue / black in colour and small in size rather than large, red interlocking or 'pan' tiles. Simple decorative courses or patterns may be appropriate where these exist elsewhere in the locality.

