

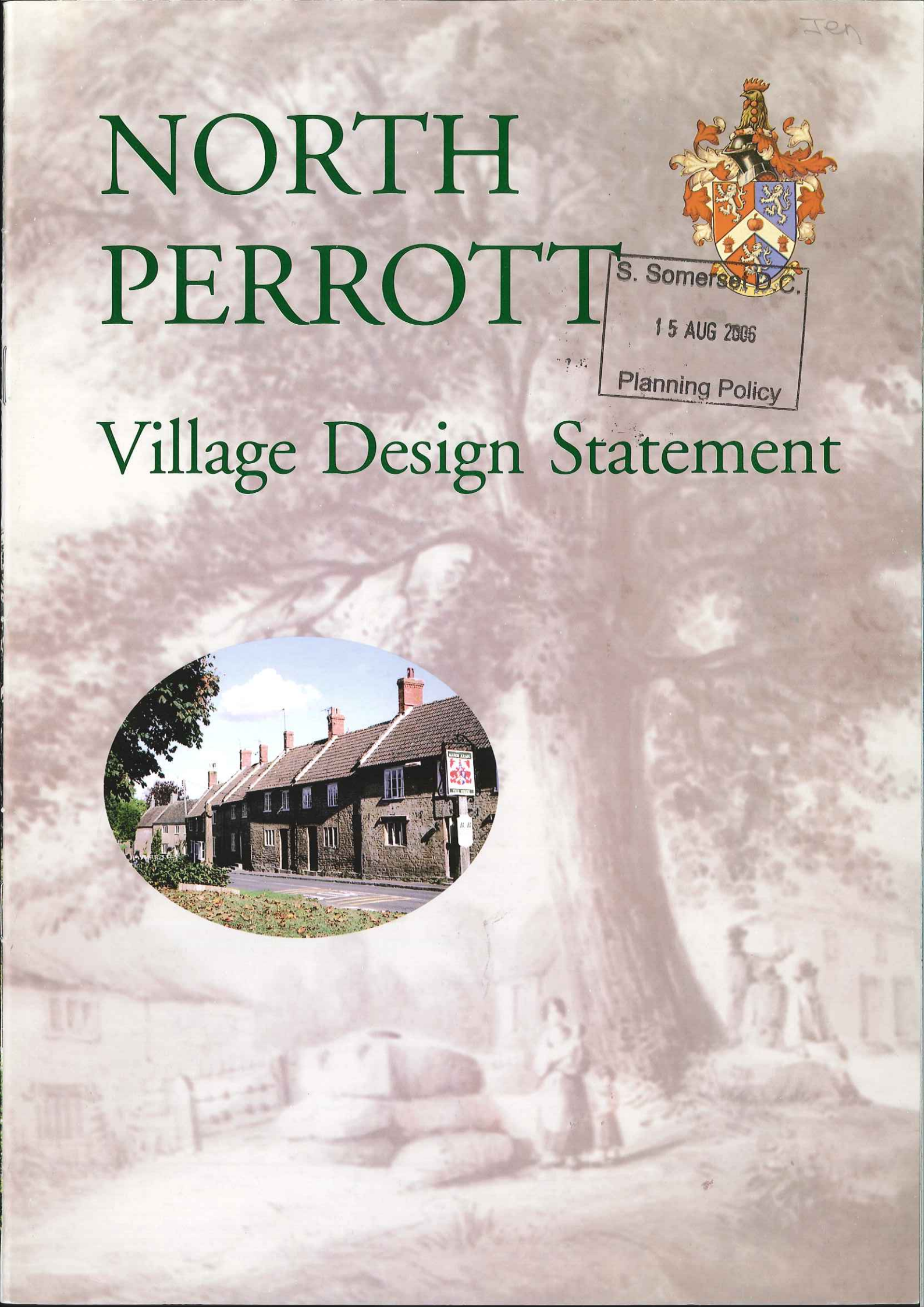
Jen

NORTH PERROTT



S. Somerset D.C.
15 AUG 2006
Planning Policy

Village Design Statement



'The way of life in North Perrott has little to do with the sordid and soul killing convolutions of the cities, but one knows deep in the heart, that when the cities are dust – This will go onward the same, Though dynasties pass'

John Eastwood (journalist 1951)

What is the North Perrott Village Design Statement?

It is a statement to provide guidance for any future change or development, large or small, to the village of North Perrott. In order to achieve this, the history, the development through the ages, the surrounding countryside, environmental factors and the present distinctive character of the village have to be considered.

The Village Design Statement is not about **whether** development should take place; that is the job of the planners, but **how** it should take place. A considerable part of North Perrott is in a conservation area, which will in any case limit the amount of development possible.



Who is it for?

The Village Design Statement is important for everyone living in the village and for anyone planning new developments or alterations within the boundaries of North Perrott, so that any development takes place in harmony with the village's past and present.

The Village Design Statement has been produced taking into account the views of the inhabitants of North Perrott and in liaison with the Parish and District councils. Extensive consultations have taken place in the form of a questionnaire distributed to all households and completed by over 70%, a Village Design Day, which was very well attended and a Draft Copy Day, for further consideration by the villagers.



Quotes from North Perrott Villagers:

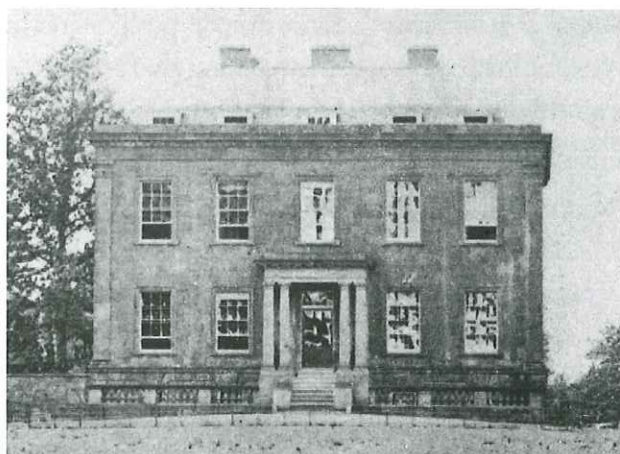
'warm friendly people'

'it's succeeded in hanging on to the important features of an old village'

'it's got a lot of natural beauty – it's not all twee and too picturesque – it's more lovely than that. We are very lucky to live here'

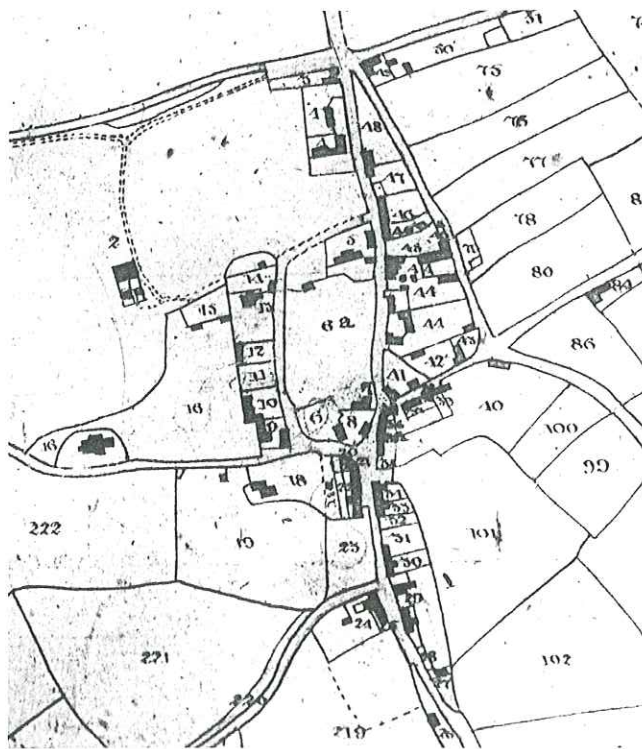
HISTORY AND DEVELOPMENT

North Perrott is the first and last port of call in Somerset as it lies on the Somerset and Dorset borders. North Perrott is a hamlet which is located north of the River Parrett from which its name is derived. The parish comprises an area of 1,280 acres which is the same as when it was surveyed for the Domesday book. The settlement is linear with houses lining the roadways and nearly all the houses have been built from the mellow yellow Hamstone once quarried in the parish,



THE MANOR 1782 - 1862

resulting in the buildings appearing to grow out of the landscape in which they sit. Many of the houses lie within the conservation area and have been built through 500 years of history. The earliest recorded settlement in North Perrott is of a late Iron age or early Romano-British period. Many artefacts and features belonging to 2nd/1st century BC to the mid-late



TYTHE MAP 1841

1st century AD have been documented by English Heritage; finds such as Roman coins and pottery and features such as boundary ditches, rubbish pits, post holes and stone spreads. Three crouched burials, two within circular grave pits have been excavated at Perrott Hill School and there are many sites which are demarcated of Archaeological interest. From the time of William the Conqueror to the present day the lands of 'Perret' have been held under manorial ownership and the village lands for over a thousand years of history have been linked with ancient family names, from Walter de Essele, to Henry Daubeny, Earl of Bridgwater to George Pitt (Grandson of William Pitt of Dorset) until 1790 when the Manor was bought by William Hoskyns. It is to the Hoskyns

family that the North Perrott village that we see today, owes its development and growth. An imposing Jacobean style Manor House was built along with estate workers cottages, village school and village hall and the local village inn sign still bears the family crest. Although North Perrott is synonymous with the Hoskyns' name and members of the family live within the village the once large estate has been broken up and many former estate properties are now in private ownership.

LANDSCAPE SETTING

North Perrott derives its name from its position just north of the River Parrett. The village is surrounded by agricultural and some horticultural land and enjoys magnificent views across this open land towards neighbouring villages.

Agriculture has always been the mainstay of village life here, the many farms having originally been tenanted from the manor of North Perrott. Open fields define the northern edge of the village, which is important in maintaining its separation from Haselbury Plucknett. Similarly, the southern edge is defined by open farmland with sweeping views across to Misterton and beyond. In a westerly direction lies Perrott Hill School formerly the manor house with its beautiful parkland setting. The ancient church sits at its entrance and from here are found some of the best views towards Crewkerne. To the east lies Hardington with farmland and copses dominating the impressive views. Trees are and always have been a feature of North Perrott and its surrounds. Many are native species including oak, ash, beech, alder and maple whilst the hedgerows comprise smaller native species such as dogwood, hazel, holly and dog rose to name but a few.



VIEW FROM THE CHURCH LOOKING SOUTH WEST ACROSS THE PARKLAND

The rows of beech trees in Church Lane and poplars in Willis Lane are familiar features. More exotic species are found within the parkland area and indeed in some village gardens. All are an essential part of the village for their sense of history, beauty, and as habitats for the wildlife and where ever possible should be conserved and replaced if necessary.

GUIDELINES

Maintain existing parkland and replace trees where necessary.

Preserve open spaces to maintain the individuality of North Perrott with its beautiful rural views.

In line with the South Somerset plan, no development, other than minor development, should take place in the village.

GEOLOGY

Geologically, North Perrott lies within the Wessex Basin and the rock strata consists of shelley limestone of the Inferior Oolite type known locally as 'Perrott Stone', with inter-bedded sands within the rock formation known as the Yeovil Sands.

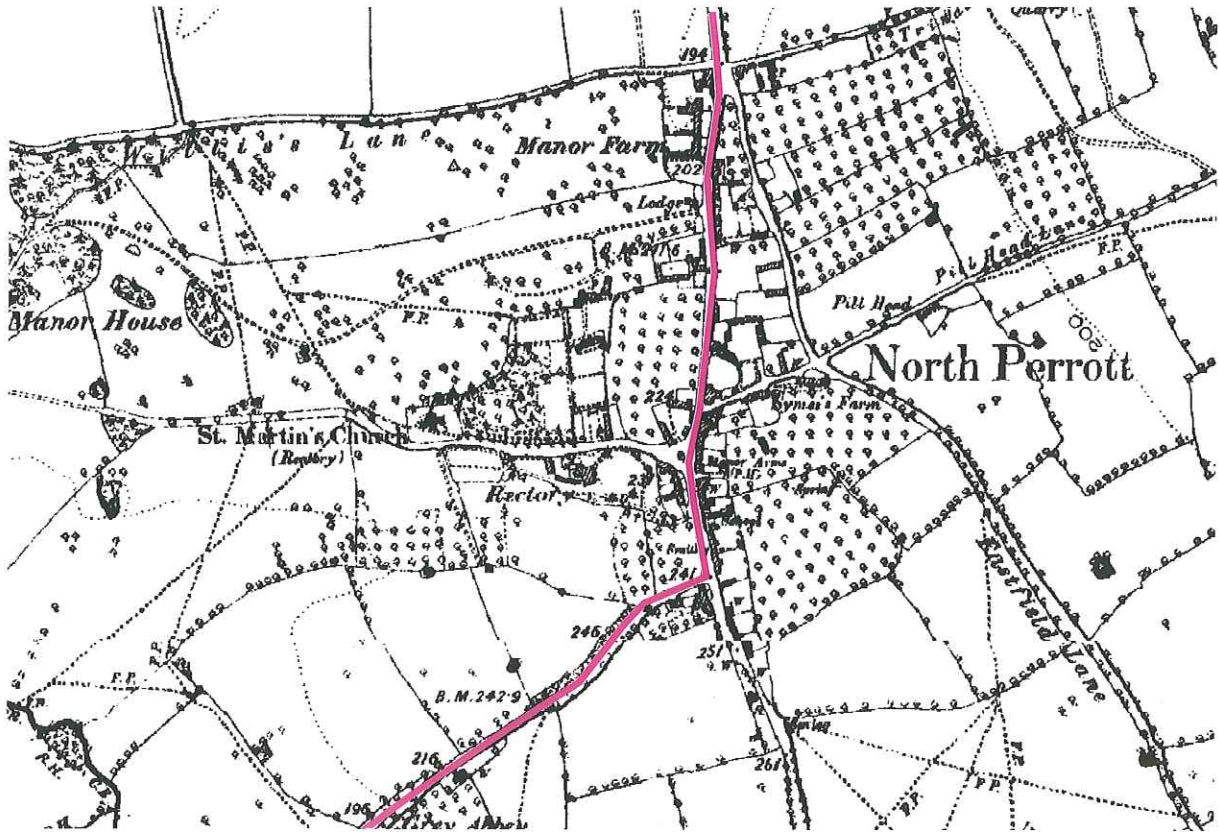


Geological Strata at Manor House Quarry, North Perrott

<i>Date</i>	<i>Feet</i>	<i>Description</i>
Scissi	4	Bluish-grey, very fine grained
Opaliformisaalensis	0.5	Limestone, fairly regular band of whiteish-looking sandy limestone
	1	Yellow mucaceous sandy clay, contains ammonites including Pleydellia aalensis and brachiopods
Possibly Moorei	18	'Perrott Stone'. False-bedded shell limestone, interbedded with buff sands and sandy limestone – similar to the bed at Ham Hill The Perrott Stone has been used extensively in the village for building construction
Sandrock	2	Soft and very sandy

VILLAGE SETTING

North Perrott is a small rural Somerset village lying near the Somerset /Dorset border. It consists essentially of a single main street running due north and south from which smaller lanes depart and lead to various farms around the village. The main street is the A3066 to Yeovil in the north and Dorchester/Beaminster in the south. It is flanked by Hamstone cottages and houses, which have remained largely unchanged since the beginning of the 20th century when thatch gave way to tiles. The village green centres the village with its tall maple shadowing the memorial cross and the remains of an ancient Medieval cross.



A NINETEENTH CENTURY MAP SHOWING THE ROAD AND LANES THE LAYOUT OF WHICH HAS NOT CHANGED. THE PRESENT A3066 HAS BEEN SUPERIMPOSED IN RED.

GUIDELINES

Keep the lanes small.

Allow no ribbon development between North Perrott and Haselbury Plucknett.

WILDLIFE HABITATS IN NORTH PERROTT

Numerous wildlife systems are supported in North Perrott and its surrounding farmlands. The parkland and woodland areas are home to badgers, foxes, squirrels, deer and many birds including owls, fire crests, buzzards, kestrels and green and spotted woodpeckers

The man-made lakes and adjoining meadows are home to water voles, kingfishers, reed and sedge warblers and in winter visiting flocks of Canada geese.



WATER MEADOW LAKES

GUIDELINES

Developers, landowners and householders should protect our wildlife habitats and help to create new habitats by for example planting hedges and trees, creating ponds and ditches and grassland areas.

AMENITIES

The Village Hall

This lies at the centre of the village. It was opened in 1924 and was built by the Hoskyns family at the request of, and in memory of Henry William Paget Hoskyns.

The hall is of a good size, with a stage and catering facilities. It is the social hub of the village.

Today, it is run by a dedicated and enthusiastic group of volunteers, who organise regular events for villagers, such as coffee mornings, 'brunches', craft fairs, a senior villagers' Christmas Party, and an annual barbecue. The hall is also available for hire, and amongst those meeting there regularly are a Gardening Club, a Table Tennis club, the Womens' Institute, a Yoga club and the Parish Council.



It also houses the Millennium Hanging, worked in appliqué and embroidery by the villagers of North Perrott to commemorate the beginning of the third millennium.

Every effort is made to maintain and improve the premises, and measures have recently been taken to meet the requirements for use by the disabled.

The Manor Arms

Records show that there was an inn on the site of the Manor Arms as long ago as the 17th century.

Today, the characteristics of a traditional country pub are maintained, whilst at the same time incorporating a restaurant and providing Bed and Breakfast facilities.

The Garden Centre

Originally established to sell the produce from the North Perrott Estate, the Garden Centre is now independent and also sells a range of horticultural products, as well as some groceries. Each year, a Craft Fair and Apple Tasting event is held to promote local businesses.

On the same site is Southern Conservatories.

The Cricket Club

A Cricket Club was first formed in North Perrott in 1870, although the facilities then were somewhat basic. What a contrast to the modern club, which boasts a beautiful level and meticulously tended pitch, a superb new clubhouse and all set in beautiful surroundings.

The club is run by a committee of volunteers, and the first team competes in the first division of the West of England League. There are also three youth teams. During the summer, games are played on Saturdays and Sundays, and there are also evening games. Guest teams regularly include the Somerset C.C.C. second, youth and over 50's teams.

The club organises regular social events throughout the year and also runs jointly the Church and Cricket Club Annual Fete.



THE NEW PAVILION

Perrott Hill School

This is an independent day and boarding school for boys and girls up to 13 years. Pupils live, work and play in the beautiful buildings and grounds of a C19th manor house once the home of the Hoskyns family. The house became a school at the start of the second world war when Feltonfleet school in Surrey was evacuated to the manor for 5 years. In 1945 Major Hoskyns leased the house as a school and a school it has been ever since.

Mobile Services

The village is served by a Mobile Library that calls once every two weeks.

A Greengrocer also calls once per week, and the Farmers Market delivers to homes on request.

GUIDELINES

North Perrott is well served by its local amenities, which must be encouraged and supported, although the return of a village shop would be most welcome.

ROOFS, WINDOWS AND DOORS

Traditionally, wheatstraw thatch was the roof material of choice for all the properties throughout the village and some cottages still display this type of roofing. Today, roofs are generally covered with Welsh slate or clay tiles and most roofs have stepped stone coped gables with either brick or stone chimney stacks.



GUIDELINES

Roofs should be covered in clay double or single Roman roof tiles in a dark shade, wheatstraw thatch or slate.

No flat roofs to be visible from public places.

Guttering and rainwater pipes should be painted metal not plastic. If plastic is necessary then traditional profiles should be used.

Windows are mainly of the horizontal mullion type constructed in Hamstone or wood which has been painted. The leaded casements are rectangular in design under either a stone hood moulding or wooden lintel.

GUIDELINES

Windows should reflect the styles of neighbouring buildings and should be small paned, Hamstone or wooden mullion type.

UPVC should be avoided because its use can be damaging to the character and indeed the value of the property. It is possible to double glaze wooden framed windows.



Doors are mainly solid wood in construction which have been painted or left untreated. Some buildings have porches which are of simple stone or brick under a pitched roof but most doorways are recessed under a stone lintel.

GUIDELINES

Front doors should be wooden and either solid or have only small windows.



BOUNDARY TREATMENTS

A notable characteristic of North Perrott is the distinctive boundaries that many properties have. These include iron railings and gates, dry stone walls with traditional timber gates and hedges. Where properties open directly on to the pavements some planting and shrubbery has been used in order to gain attractive individuality to each property.

PEEL HOUSE



NUT TREE COTTAGES

COTTAGES NEAR THE GREEN



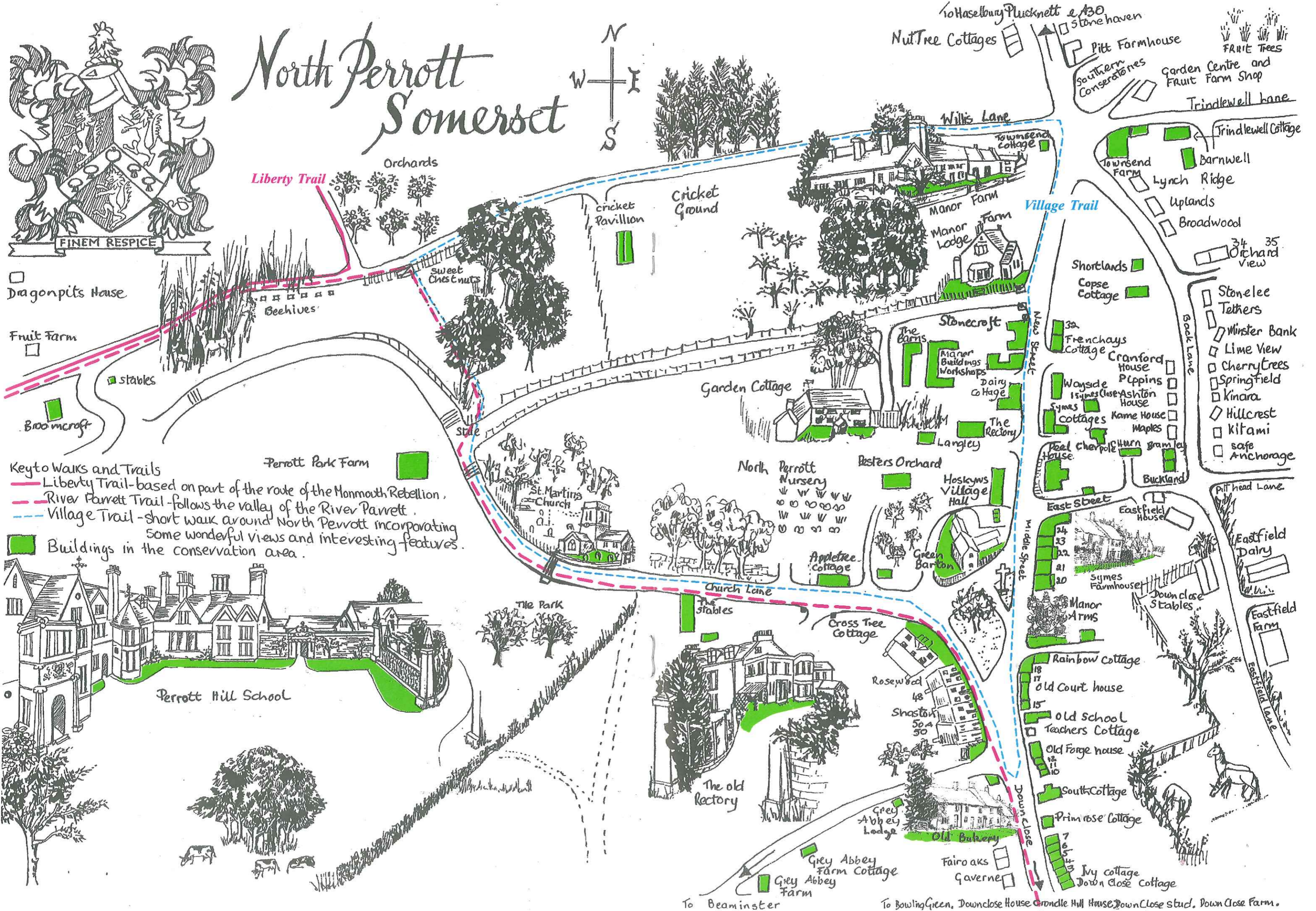
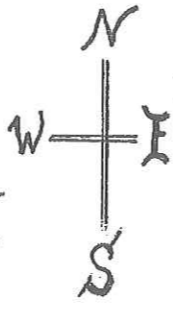
GUIDELINES

Boundaries should be stone walls, hedges or iron railings.

Panel fencing is not an appropriate boundary at the front of a property and should not be used.



North Perrott Somerset



Key to Walks and Trails

- Liberty Trail - based on part of the route of the Monmouth Rebellion.
 - River Parrett Trail - follows the valley of the River Parrett.
 - Village Trail - short walk around North Perrott incorporating some wonderful views and interesting features.
- Buildings in the conservation area.



Perrott Hill School

To Beamister To Bowling Green, Downclose House, Grindle Hill House, Downclose Stud, Downclose Farm.

River Parrett Trail

BUILDING MATERIALS AND STYLES OF NORTH PERROTT AND GUIDELINES FOR DEVELOPMENT

Planning Permission and Listed Building Consent

There are 38 listed structures on the English Heritage register for North Perrott and a list of those features and landmarks are noted in Appendix 1. Many properties also lie within the conservation area so any changes or building works are likely to require listed building consent, conservation area consent, and, after consultation with the Parish Council, planning permission. The South Somerset District Council, Area West Planning Department, will be able to advise.

Building Materials Used in the Village

An essential feature of North Perrott's charm is the warm yellow coloured building stone used extensively in the village. This stone was quarried within the village and is known locally as 'Perrott Stone'. Hamstone has also been used and has been known since Roman times as being a very durable and high quality building material. As well as being used as roughly cut and squared or coursed rubble walling stone it was also used for ashlar dressings and quoins. Other applications for its use can be seen in the construction of mullion windows, door surrounds and roof-top finials.

The neighbouring village of Haselbury Plucknett opened a brickworks in 1870 and some of the red bricks from here were used sparingly in design, mainly being confined to window and door surrounds, chimney stacks and some outbuildings. The Old Granary at Symes Farmhouse is a prime example.



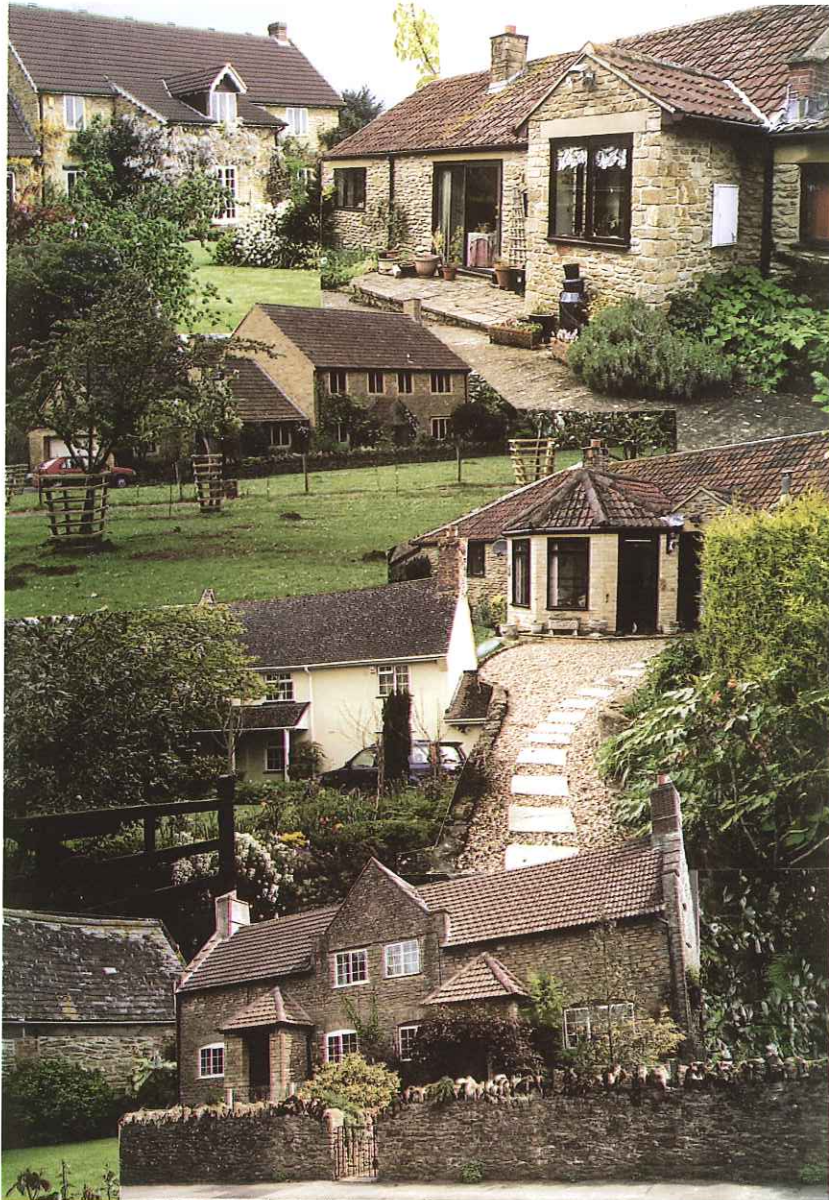
STABLES, MANOR FARM



THE OLD GRANARY

Twentieth Century Development

A relatively new development of bungalows and houses was built in the 1960s and 70s along Back Lane and on the former playground at Downclose Lane on land which lies outside the conservation area. They are constructed of pre-cast stone blocks of a mellow yellow colour.



TWENTIETH CENTURY DEVELOPMENT

GUIDELINES

Walls should be built of natural Hamstone. Synthetic substitutes or reconstituted stone are not acceptable unless an extension is proposed where these materials have already been used. No red brick buildings to be allowed.

Walls should have a solid appearance with a limited number of reasonably small openings. There should be large areas of uninterrupted wall. Walls should not be painted.

Pointing: the mortar should be of a suitable buff colour, of a lime putty/sand mix and kept well back from the surface of the stones. Ribbon or strap pointing creates a coarse and obtrusive visual effect and is best avoided.

BUILDING TYPES

The majority of properties in North Perrott can be best described as belonging to the traditional 'cottage' design and survive as an example of simple domestic vernacular architecture; two storeys with a door opening directly on to the street. Some larger houses are 'L' shaped but all have a simple restrained style.



GUIDELINES

Buildings should harmonize with the existing characteristics of the older village houses, cottages and farmhouses and reflect their style and design.

Buildings should have a maximum of two storeys and an attic. Eaves should be kept no higher than 4.6 metres with a ground floor level kept close to the natural ground level.

Modern embellishments such as burglar alarms and satellite dishes should be hidden if at all possible

Conversions and Extensions

With the decline in farming many of the former agricultural buildings have been converted into dwelling houses. Barns and stables have been revitalized and sympathetically treated whereby original architectural distinction and construction have been retained; properties such as The Stables, Barnwell, Stonecroft and Green Barton are fine examples.



GREEN BARTON BEFORE DEVELOPMENT

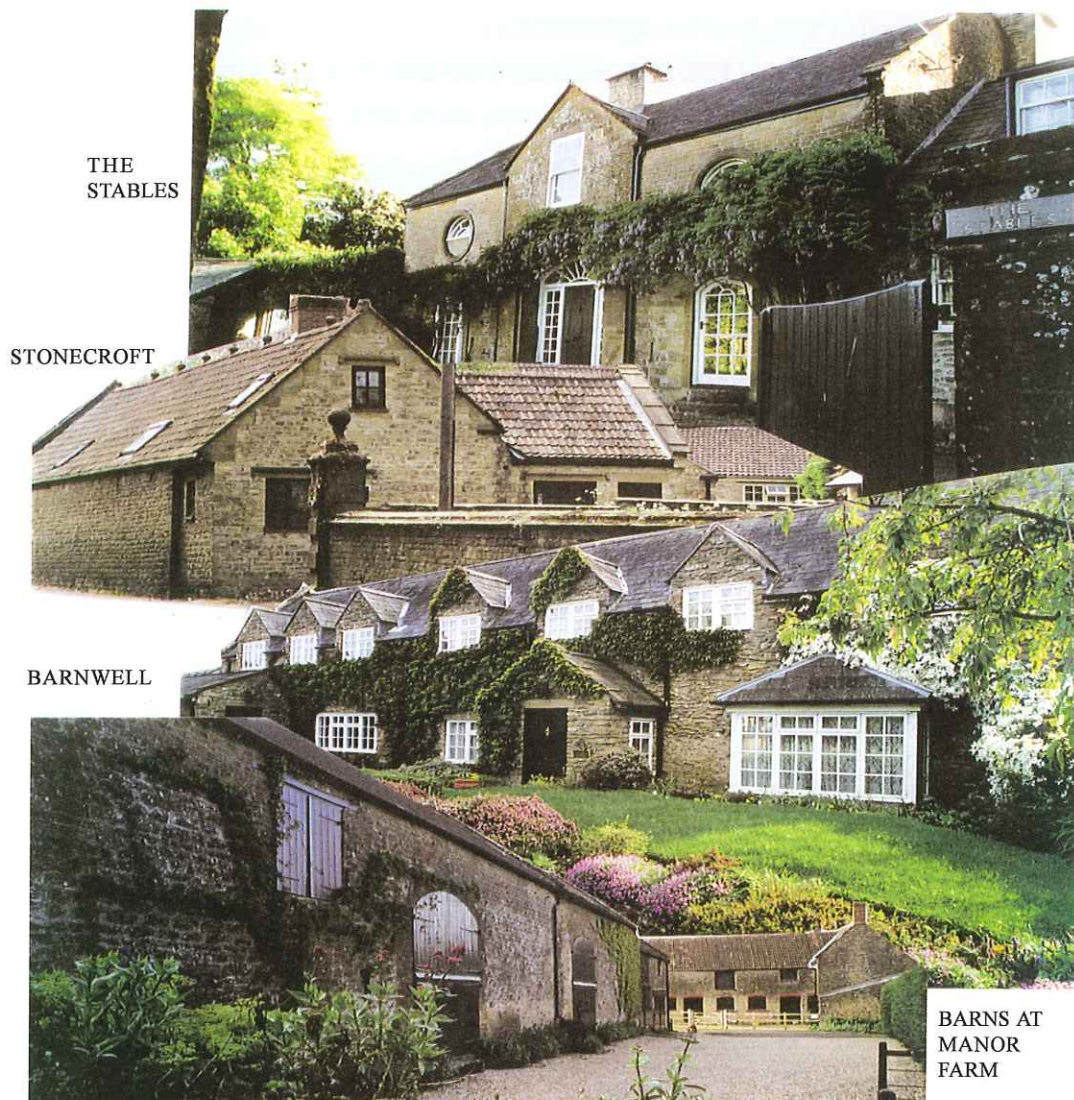


GREEN BARTON AFTER DEVELOPMENT

GUIDELINES

Conversions and extensions should be in keeping with the style of the original building respecting the materials, scale and form.

There should be consideration to preserving the original layout of the plot having regard for other buildings and trees.



OTHER FEATURES THAT WOULD ENHANCE THE VILLAGE

1. Traffic improvements

A reduction of speed and weight would be beneficial to the villagers' safety and to reducing deterioration of the properties and walls near the road. A weight limit would be especially welcome. Speed could be reduced by making a mini roundabout at the junction of A3066 with Trindlewell Lane, Willis Lane and Back Lane.

2. Parking

Parking around the village green and the village hall is insufficient. It would be extremely difficult to remedy this and should therefore be taken into consideration for any future planning.

3. Overhead cables

These are unsightly and more susceptible to failure than underground cables.

4. Village Maintenance

Regular and efficient street cleaning and drain clearance.

5. Lighting

Street lighting is inappropriate but feature lighting would be beneficial especially outside the village hall.

APPENDIX I LISTED STRUCTURES

St Martin's Church

The church is listed Grade I and the building was rebuilt by Henry, Earl of Bridgwater in the early 1500s, although the cruciform plan suggests parts of the Norman period remain.

An unusual feature of St Martin's is that it has a porch at the west end; most churches have south porches.

In the centre of the reredos is a reproduction of the Last Supper executed in white marble and coloured; it is a work of Westmacott the younger.



There is a carved wood panel representing the Annunciation. It is a Spanish or Italian work of the 16th century and it was acquired by Admiral Hoskyns when in command of the Mediterranean Fleet. Another wooden panel is executed in gesso work and represents the three Marys and the angel at the sepulchre.

There are monuments to the Hoskyns family and to G.C. Roper who was steward of the manor from 1925 to 1950.

There are several chest tombs dating from 17th to 19th centuries which are of interest in the churchyard.

Perrott Hill School: Grade II*

This was the former Manor House and is now a private school.

The Manor, stable block and coachhouse were designed in 1877 by T.H. Wyatt for Henry William Paget Hoskyns and Mabella Henrietta Georgina. In 1921, on the death of Henry, it passed to his son Henry William Whitby (Hal) Hoskyns. After his marriage to Lilian Emilie Furse the family moved away in 1939.

The Manor House was used as a school during the war and in 1946 under the headship of Mr Bill Grundy, Perrott Hill School was founded.

On 23rd August 1940 the Manor House was bombed. Today there is little evidence of this disaster except for the damaged stone cockerel which was dislodged from a gate entrance; it went missing and was eventually found in the rubble and restored to its proper place as in the picture.



The building is in the style of the late 16th century and replaced the former Palladian style Manor which was located near the cricket field. It is an elaborate example of the Gothic revival period constructed in Hamstone with Doric columns, ornamental parapets, arched loggia and conservatory.

Surrounding the main entrance is a formal forecourt with balustrading and piers with obelisk finials. Within the grounds there are garden seats and ornaments that are also of interest.



BALUSTRADES, PERROTT HILL SCHOOL

The Manor Farmhouse, Stables and Barns: Grade II

The house dates back to the early 1600s with hollow chamfered mullion windows under moulded dripstones and large Hamstone inglenook fireplaces. It was formerly the home of the land steward to the Manor and the family home of the Hoskyns. The barns and stables are of the 18th and early 19th century periods.

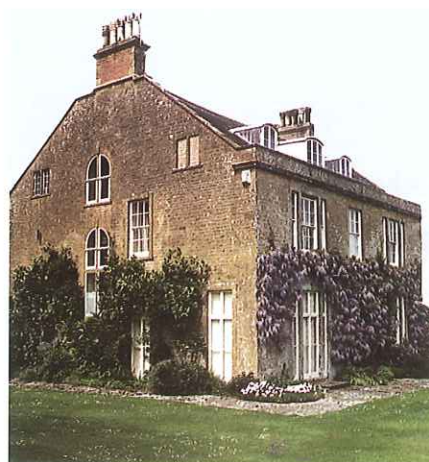


Manor Farm Lodge, Pillar Gateway and Walling: Grade II

Designed by T.H. Wyatt in 1877, the Victorian Lodge being the gatehouse for the former Manor House. The gate piers are in the 16th century style capped with urn style finials.

The Old Rectory: Grade II

This is the only Georgian style building in the village having been rebuilt after a fire destroyed a much earlier building. It ceased being a rectory in 1953. It exhibits a typical late 18th century design with 12 pane sash windows and plinth corncing and French doors.



Symes Farmhouse: Grade II

This is one of the oldest houses in the village dating back to the 1500s. Within the grounds can be found the old Granary which was constructed in the 19th century of red brick in Flemish bond and set on seven staddlestones.

Old Stone Cross

This is an ancient Christian landmark and its origins date back to the Medieval period. It is recorded by Charles Pooley of 1877 in his book 'Old Stone Crosses'.

Pipplepen Farm, buildings and stables: Grade II

Situated some distance from the village centre lies the old 17th century farmhouse of Pipplepen. North from here in meadow land adjoining the River Parrett was once the site of the medieval mansion surrounded by a moat which was the residence of the 'de Pipplepens'.

The Old Court House – cottages 16, 17, 18 Middle Street: Grade II

The three cottages were formerly the Court House dating from the 16th century. Such offences as selling poor quality ale, not burying the dead in woollen shrouds and failing to keep the village stocks and fences in good repair would have been heard and the offenders sentenced. In 1691 William Thomas, woodworker, trespassed his neighbour's boundary and cut down trees. He was fined 6d.

The doorway to number 16 has a heavy oak frame with a moulded cambered archway which was typical of the period.



The Manor Arms Inn: Grade II

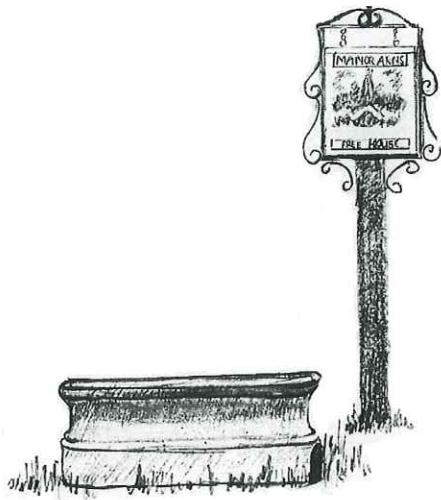
The public house dates back to the 17th century with modifications made in the 19th century. Its early construction has the typical hollow chamfer mullion windows with dripstone mouldings and a deep recessed doorway with voussoir arched head. The inn sign bears the Hoskyn crest and family motto 'Finem Respice'.



Other Grade II Listed Buildings

The Old Forge was where the estate horses were shod and all ironwork was made and repaired. It closed in 1936. **The Stables** formerly stabling for the Old Rectory. **Old Garden House** was the home of the head gardener and author Leslie Parkman for 36 years. **The Old Bakery**. Bread was baked here in the C17th. It closed in 1956. **School House**, built in 1846, closed in 1965. **Nut Tree cottages (38,39&40)**, **Peel House**, **Cross Tree Cottage**, **Shaston Cottages (47, 48 &49)**, **Teachers Cottage**, **Dairy Cottage**, **51 Downclose**, **41 Willis Lane**.

APPENDIX II INTERESTING FEATURES OF NORTH PERROTT

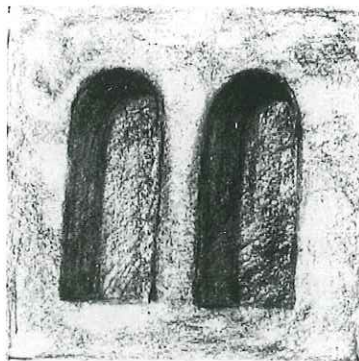


The village green with the trough and Manor Arms sign as shown in the drawing. There is also a memorial cross and the remains of a medieval cross. The maple planted in 1972 dominates the green.

The cobbles outside 22 Middle Street adjacent to the Old Post Office, which still has the post box in the wall and the red telephone box.



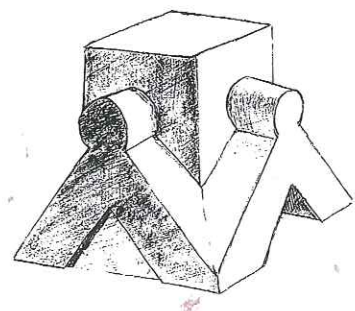
The lines of beech trees in Church Lane, the poplars off Willis Lane and the avenue of limes leading from the lodge gates of Manor Farm.



The small blocked “windows” – their purpose unclear – possibly for lighting an outside staircase or possibly placed by a builder as a feature from a much older demolished building. These are found at Buckland Cottage and Old Forge.

The roof finials used where gables are joined together or sometimes at the gable ends.

Examples of these can be seen at Manor Farm, Green Barton and Buckland Cottage.



APPENDIX III TREES AND SHRUBS NATIVE TO NORTH PERROTT

Trees

Field Maple	<i>Acer Campestre</i>
Common Alder	<i>Alnus Glutinosa</i>
Beech	<i>Fagus Sylvatica</i>
Ash	<i>Fraxinus Excelsior</i>
Crab Apple	<i>Malus Sylvestris</i>
Oak	<i>Quercus Robur</i>
Wild Service Tree	<i>Sorbus Terminalis</i>
Sycamore	<i>Acer Pseudoplatanus</i>



Small trees and shrubs

Hazel	<i>Corylus Avellana</i>
Hawthorn	<i>Crataegus Monogyna</i>
Spindle	<i>Euonymus Europaeus</i>
Holly	<i>Ilex Aquifolium</i>
Wild Privet	<i>Ligustrum Vulgare</i>
Blackthorn	<i>Prunus Spinosa</i>
Dog rose	<i>Rosa Canina</i>
Wayfaring Tree	<i>Viburnum Lantana</i>
Guelder Rose	<i>Viburnum Opulus</i>

ACKNOWLEDGEMENTS

Mike Teague, a valued member of this team whose sudden death occurred in October 2002.

Ann Parkin, for her delightful drawings.

Sam Willis, for her guidance on trees in North Perrott.

Gordon Hall, for his imaginative photography and design work.

North Perrott Parish Council for its advice and encouragement.

Area West Planning Department including Suki Tamplin previously of this department for her advice and encouragement in the initial stages.

The Somerset Studies Librarian, Taunton.

Members of the Village Design Statement Committee:

Judith Hall, Co-ordinator; Gill Lean, Secretary; Nigel Eglon; Tony Lean; Nigel Pike; William Pike; Roger Strange and Gillian Strange.

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GUIDELINES SUMMARY

General

1. To the maximum extent possible, the traditional rural nature, separate identity and size of North Perrott should be maintained.
2. The community amenities of North Perrott should be protected and encouraged. These include the Village Hall, the Church, the Pub, the Cricket Club and the Garden Shop.
3. Efforts should be made to protect, renew and develop wildlife habitats.
4. Traffic is a major downside for many living in North Perrott. Every opportunity needs to be taken to limit its effect on the quality and safety of life in North Perrott.

Village Setting

1. Ribbon development between the Villages of North Perrott and Haselbury Plucknett must not be allowed and tributary roads and lanes should be kept narrow.
2. Efforts must be made to protect the fine trees within and surrounding North Perrott, and replace them as they age.
3. Buildings and natural growth should be restricted to protect the lovely outlooks both within and from North Perrott.
4. Open spaces should be preserved. Those around the Church and the village green are especially important.
5. Property demarcation should be done in the traditional way, using iron railings, natural stone walls or hedging.

Buildings

1. In the **Conservation Area**, the following guidelines should be observed when planning new building, extensions, alterations and repairs;
 - a) Style to be in keeping with existing, ie twin storey, flat fronted, small windows, and low eaves.
 - b) Wall materials to be Hamstone with traditional pointing.
 - c) Roofs to be thatch, slate or Roman tile (dark shade).
 - d) Windows to be small paned of mullion type with stone or wood lintel. PVC to be avoided
 - e) Front doors to be wood, with no or small windows.
 - f) Modern embellishments (eg satellite aerials) to be hidden if at all possible.
 - g) Guttering and down pipes should be painted metal.
2. In **Other Areas**, every effort should be made to make new houses as close to the above as possible, especially where they may be viewed with, or form a natural grouping with buildings in the Conservation Area. Elsewhere, as a minimum:
 - a) Style to be in keeping with the rest of the village, and should not be mixed either within a building or with surrounding buildings
 - b) Wall materials to be natural or reconstructed stone. No red brick buildings to be allowed.
 - c) Roofs to be dark shade Roman tile. No flat roofs to be visible from public places.
 - d) Windows, where visible from public places, to be small and small paned.
 - e) Rendering is unlikely to be an acceptable finish.

