

# Design Standards (Existing Buildings)

1. Ironstone can erode rapidly. This process is quickened by repointing in hard cement mortars. Mortar must be weaker than the surrounding stonework and should be lime rather than cement based.
2. Cob structures need little but regular maintenance. A wide eaves and a plinth kept clear from surrounding ground level and vegetation are crucial. Plinths and caps should not be covered by paint or render. Any render or paint applied must be 'breathable' to let water in and out safely. Earth and lime renders and a limewash are recommended. If alterations or extensions are planned to a cob structure, owners are strongly advised to employ a professional experienced in building with mud.
3. Older brickwork must be retained in its original state, characteristically unpainted. Lime rather than cement-based mortar should be used for any repointing.
4. Buildings must be maintained using their original or sympathetic materials and details.
5. Thatched roofs must be retained and reinstated where appropriate, using materials in keeping with those being replaced, or repaired and maintained in the original style.
6. Replacement doors and windows should retain the same scale and details as the original openings. Encouragement will be given to the use of traditional materials. UPVC windows are discouraged but where they are proposed, either as new or replacement windows, they should respect the form of traditional local window designs. UPVC windows should not be permitted on Listed Buildings.
7. Property owners are encouraged to retain stonework in its original state. Repointing where applicable must be done with appropriately-coloured lime mortars, flush finished and lightly brushed to expose the coarse aggregates of the mortar.
8. Modern TV satellite dishes should be carefully located to avoid being obtrusive within the village streetscene.