

# Home Farm, Groby

Design Code - Rev A  
April 2025





# Introduction

Marrons have prepared this document to provide outline design coding for the proposed custom build residential dwellings at Home Farm, Groby, Leicestershire. The proposed development seeks to provide 2 new 1- 1.5 storey homes. The total site area is 1671m<sup>2</sup> with 751m<sup>2</sup> of developable area. The design proposal looks to respond to the surrounding landscape, trees and massing of the surrounding buildings.

This outline code considers the following design elements:

- Scale and form of proposed custom build units and associated garaging;
- Positioning of units within each custom build plot detailing minimum offset distances to each;
- Plot boundary and setbacks from the highway;
- Plot boundary treatments including front and rear gardens; and
- Materials and design style for custom build plots.



# Part One

## The Site



# 1.1 Historic Development of Groby

Home Farm is located to the north of the village of Groby. The historic OS maps show continual development around the site, Home Farm and the village of. The maps show little development throughout the early 20th century whilst the area was in use as mining village. The village has seen rapid expansion in the later part of the 20th and 21st century, due to its close proximity to the city of Leicester and travel network.



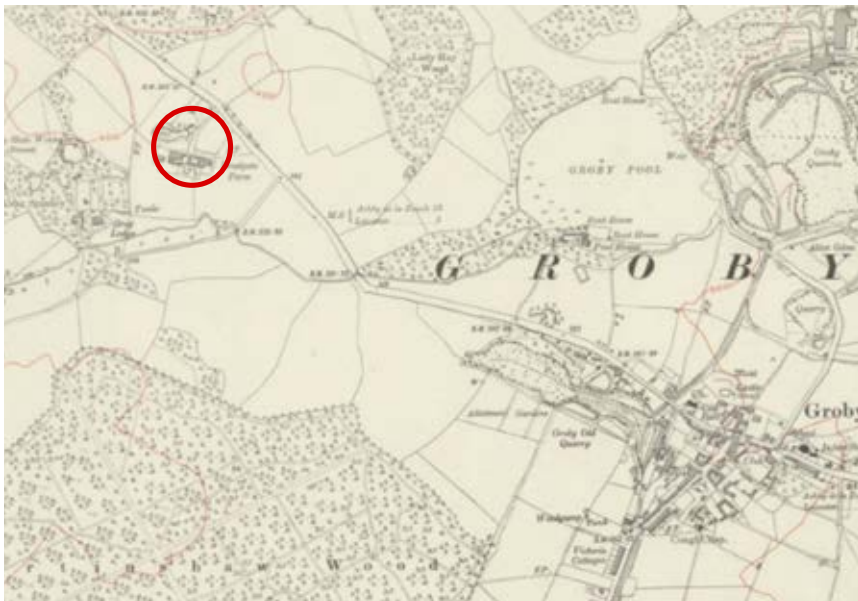
1885



1904



1919



1930



1999 -



2024

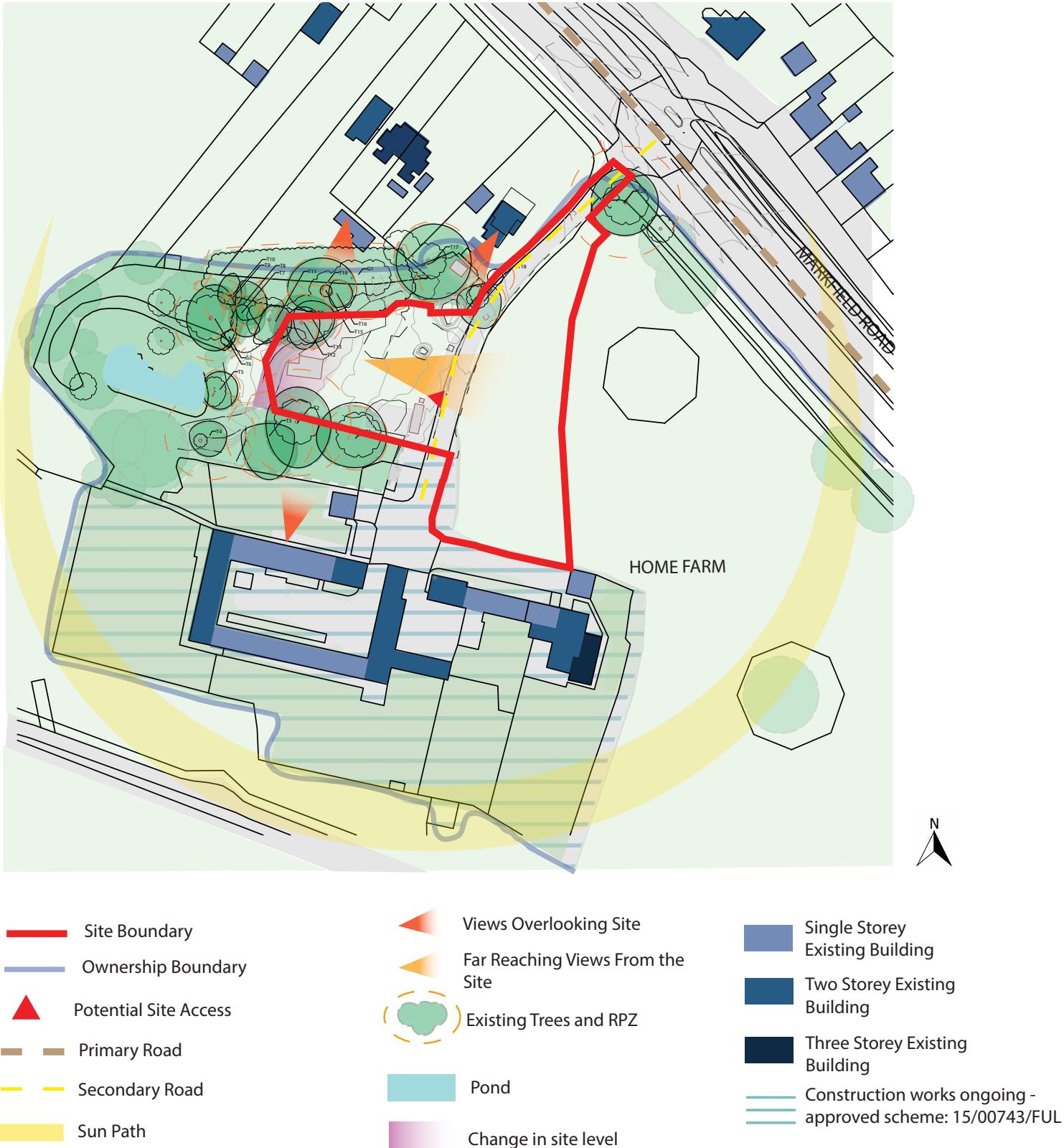
Visible urban extension to both north and south of Markfield Road





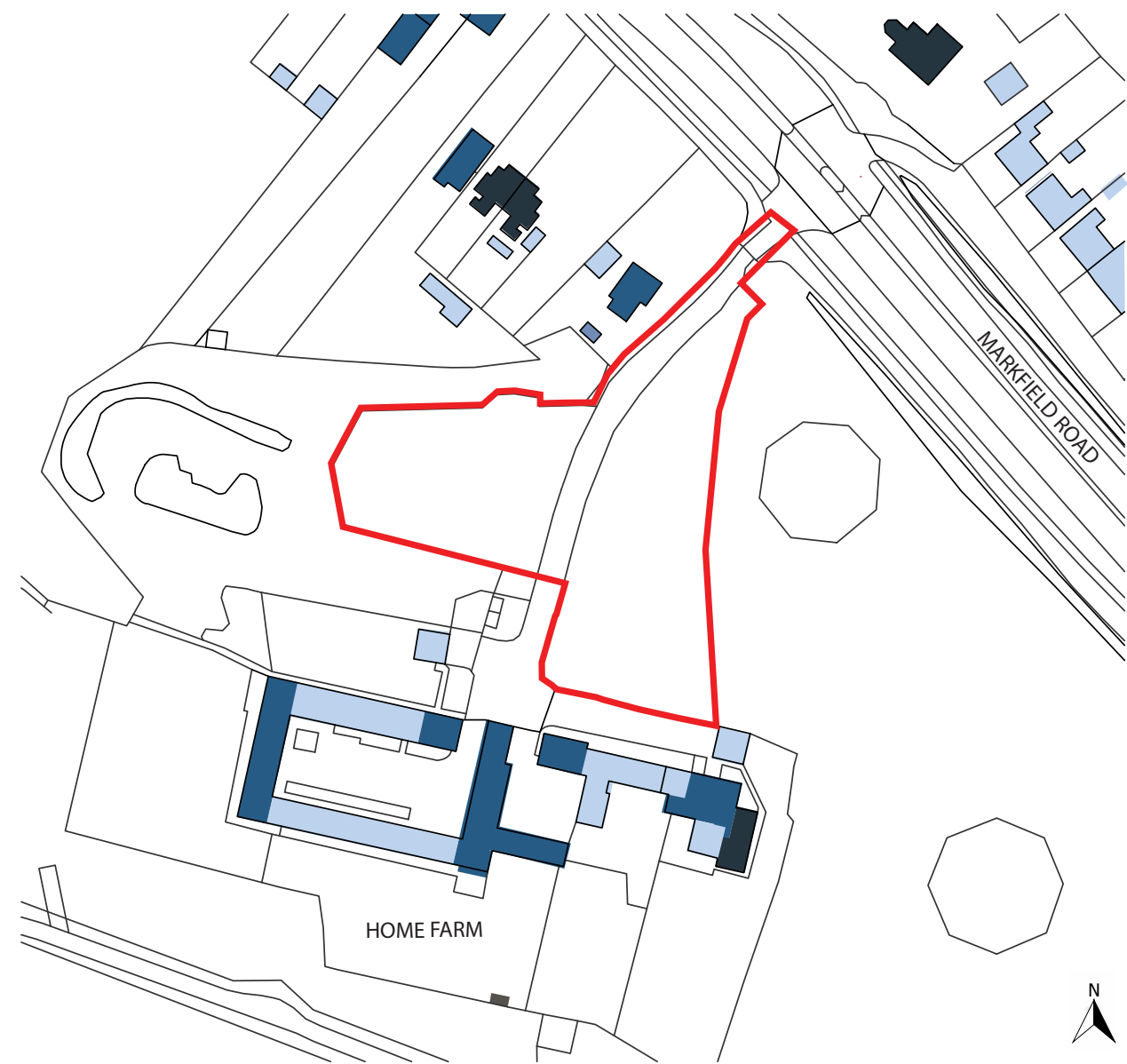
# 1.2 Site Opportunities and Constraints

The site is well located for development due to the topography of the site, the neighbouring buildings and privacy provided by the screening trees. The site has the potential for good sized plots with far reaching views for the homes. The proposed homes will need careful design consideration to ensure they sit harmoniously alongside their neighbouring dwellings; this design code will establish the parameters to ensure this.



# 1.3 Building Heights

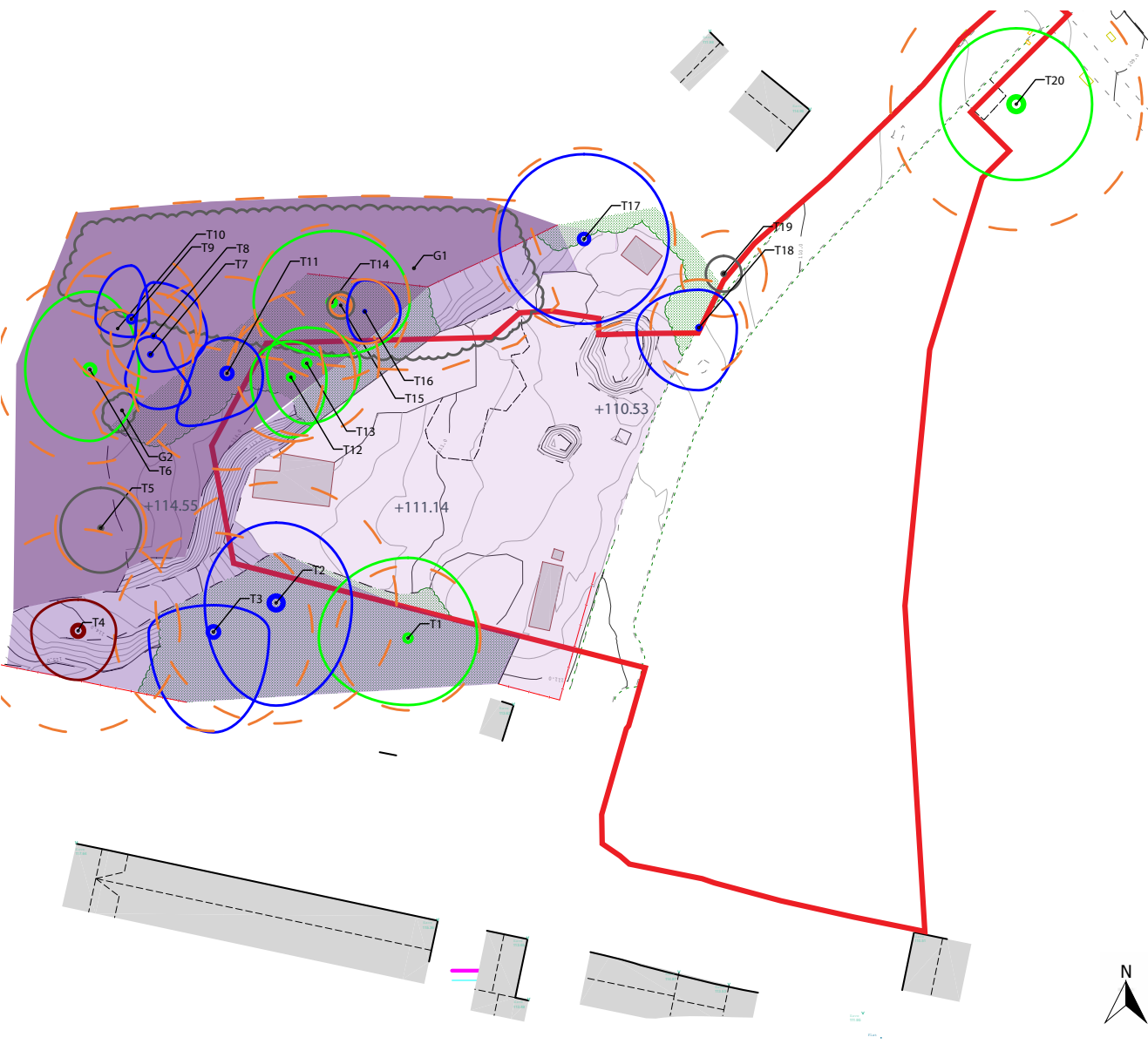
A building heights study has been undertaken to understand the massing and scale of the immediate area. The buildings surrounding the site are a mix of 1-2 storeys with some 3 storey. The immediately adjacent Home Farm varies in height however with the majority of the consented buildings also 1/1.5-2 storey.



- Single Storey
- Two Storey
- Three Storey

# 1.4 Trees and Topography

The sites topography is characterised by slight slope throughout the site and a steep slope at the rear.. This back of the site is covered with multiple trees and shrubs, adding to the complexity of the terrain. The topography of the site and vegetation require careful consideration of the land's natural features.

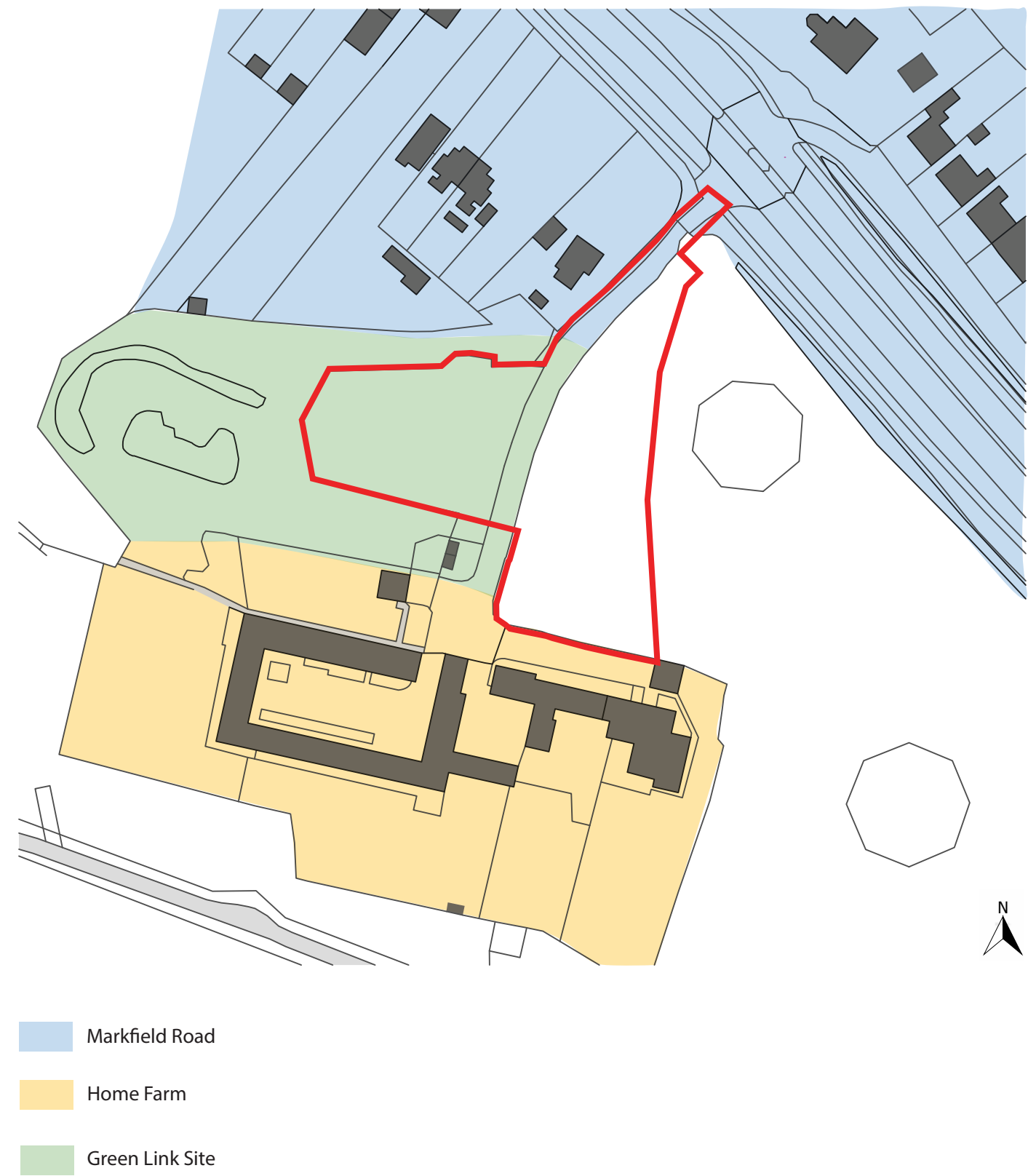


- Canopy Spread
- Tree Stem
- Root Protection Area
- Category A - High Retention Value
- Category B - Moderate Retention Value
- Category C - Low Retention Value
- Category U - No Retention
- Change in Site Level



# 1.5 Character Areas

This diagram illustrates the spatial relationship between the suburban area of Markfield Road, the farm complex, and the green buffer zone, which is planned for sensitive development. The suburban area, with its residential housing and urban features, transitions toward the farmstead cluster, a more rural setting. The green buffer zone, currently consisting of trees and open space, is set to be developed with new buildings that will be designed to complement and enhance the natural landscape. The development will prioritise preserving the existing trees and green space, ensuring that the new structures are sensitive to the environment and maintain the ecological and aesthetic value of the area.





# 1.6 Architectural Character - Markfield Road

Groby is characterised by largely detached or semi-detached houses. The homes have generous plot sizes with driveways set back from the road. The architectural features vary, the homes are single, one-and-a-half storey and two storey. The styles of the houses vary throughout the suburban area, with a mixture of gable fronts, porches and bay windows. The materials are also a mixture of brick, with render and timber detailing. Many of the houses have render with brick details such as quoins, lintels and detailing around the windows and doors, similar to that of Home Farm.



Markfield Road



Markfield Road



Lena Drive



Wallace Drive



Markfield Road



Markfield Road



Bradgate Hill

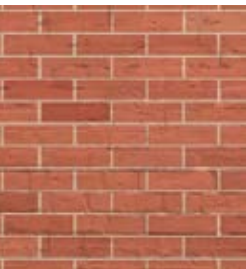


Markfield Road

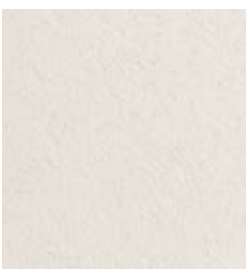


Markfield Road

## MATERIALS PALETTE



Red brick



Off white render



Clay Roof Tiles



Slate Roof Tiles



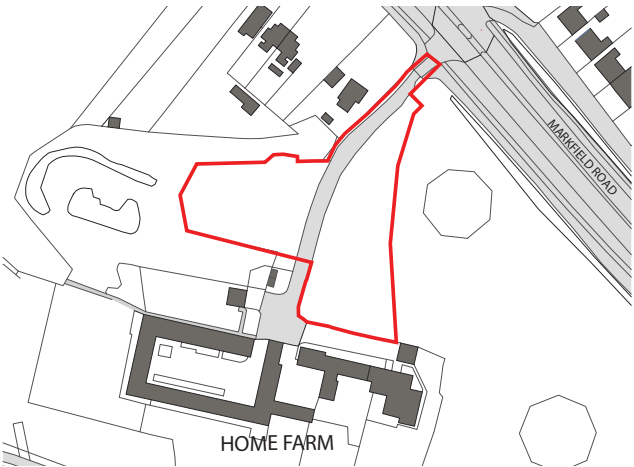


# 1.7 Architectural Character - Home Farm

Ref: 15/00743/FUL

Adjacent to the site is the nearly completed development of Home Farm. The development involves the conversion of traditional farm buildings to residential dwellings alongside extension and alterations to the existing cottage and farmhouse and some fully new built homes. The landscaping surrounding the buildings will also be altered alongside this development.

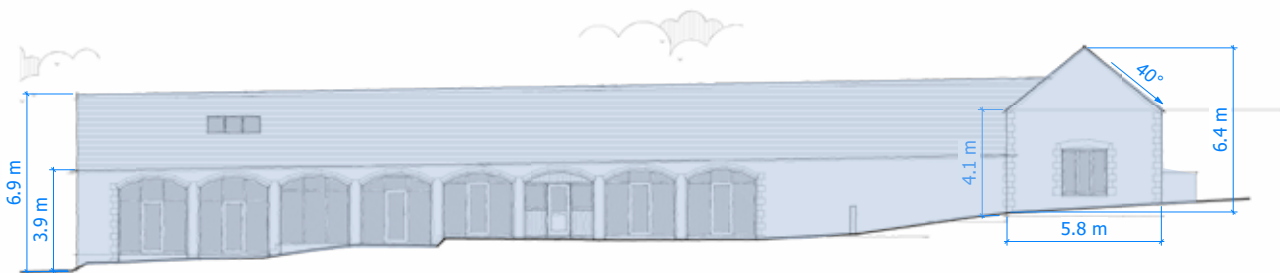
The buildings are in keeping with their original scale and proportions, and are largely 1-2 storeys high with pitched roofs. These buildings are traditional stone buildings with red brick details around the windows and door openings.



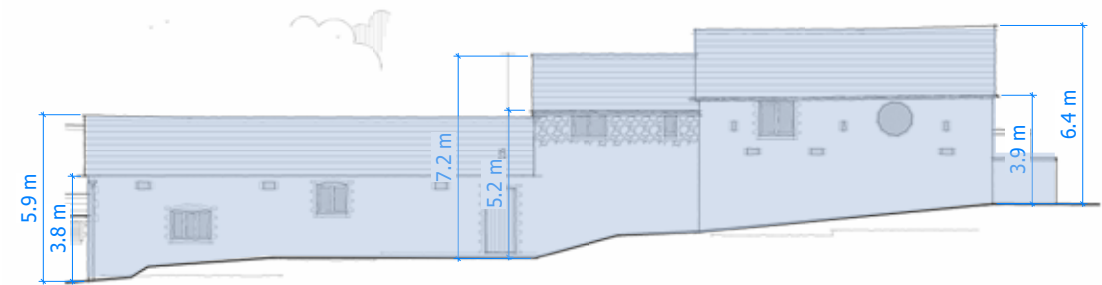


# 1.8 Architectural Character - Home Farm

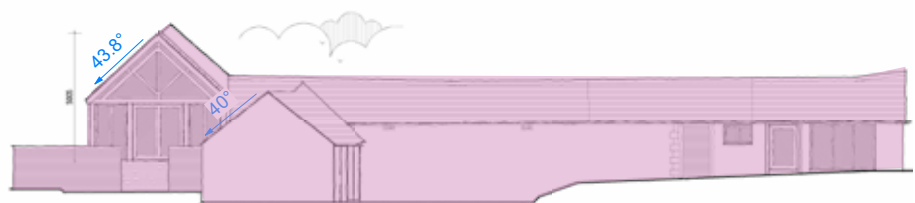
The general form of the custom build units will be informed by the neighbouring farmstead buildings of Home Farm. This collection of buildings is made up of slender pitched forms arranged around a courtyard. Eaves heights vary from 3-7m and ridge heights from 6-10m with an roof pitch of approx. 40deg.



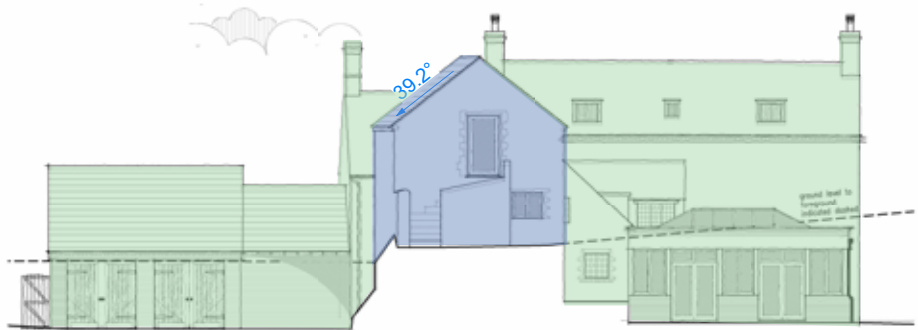
Northern Elevation - Plots 4&5



Northern Elevation - Plot 2



Eastern Elevation - Plot 3



Western Elevation- Plots 1&2

- Existing Farmhouse
- Existing Outbuildings
- Newly Built Dwellings





# 1.9 Architectural Character - Home Farm

The buildings are largely stone with brick detailing to the window and door openings. The roofs are slate and vary in height, however the majority of the buildings are 1 - 2 storeys. Some of the new-build elements, including outbuilding and screen walls are in brick.



Existing Outbuilding and New Residential Buildings



Existing Outbuilding and New Residential Buildings



Farmbuildings, Converted to Residential



New Outbuildings



Farm House



Farmbuildings, Converted to Residential and New Residential Building

## MATERIALS PALETTE



Clay Roof Tiles



Red brick



Slate Roof Tiles



Stone





# 1.10 Architectural Character - Green Link

The aim of the Green Link Character Area is to do just that; provide a linking element between the suburban and linear development of Markfield Road, and the farmstead cluster of Home Farm. The site is characterised by the natural shelter and seclusion created by the mature trees within their earth banks.

There is an opportunity to create new homes which provide a linking element between neighbouring residential characters, nestled carefully in this sensitive setting and providing high-quality self-build homes.

The below imagery show the existing site location and precedents which would sit well in this secluded, verdant location. The material palette reflects a style subservient to the farm buildings with timber inspired by the wooded context.

## PRECEDENTS



## EXISTING SITE



## MATERIALS PALETTE



Green Roof



Slate Roof



Timber Cladding



Grey Brick





# Part Two

## Design Proposal



# 1.11 Design Parameters

This set of guidelines and parameters is to establish design standards for both plots. The parameter plan details how the buildings are positioned within their respective plots.

## SELF-BUILD UNITS:

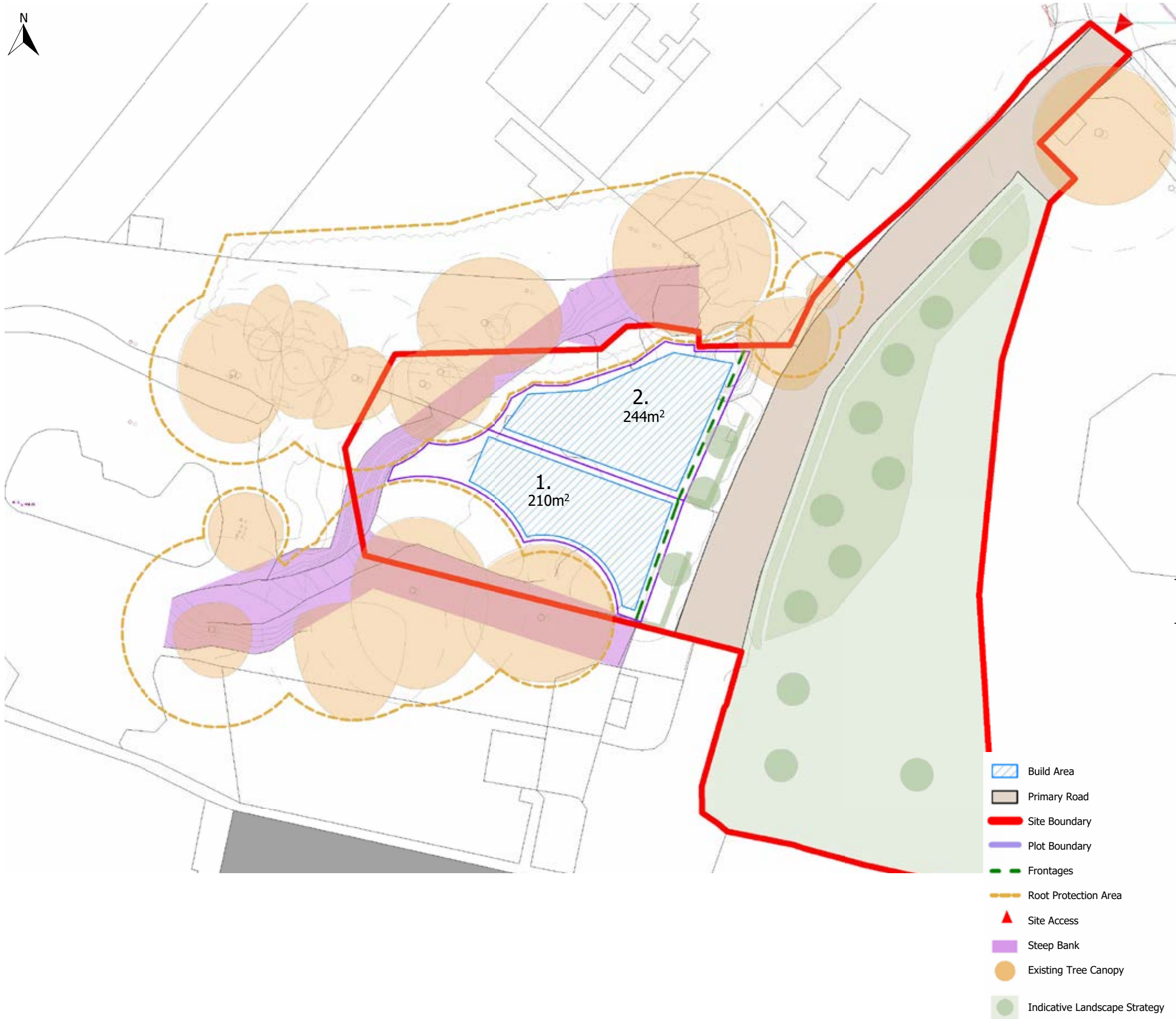
The boundaries and dimensions of the self-build plots are outlined in the parameter plan. Within these areas, specific parameters have been defined to establish the buildable zones and frontages. These guidelines ensure that the design of the dwellings aligns with the vision for the site's redevelopment, while still offering room for flexibility and diversity.

## BUILD AREA:

The parameter plan shows the maximum buildable area for each plot, ensuring that the size of each dwelling is proportionate across the site, while still allowing for some variation. The build area is set back from the plot boundary to ensure adequate spacing between buildings and highway, as well as avoiding root protection areas and steeply sloping topography.

## FRONTAGES:

Setback distances from the plot boundaries to the road are specified for each plot. These setbacks prevent any development from extending beyond these designated lines, helping to maintain an organized, cohesive overall arrangement and legible frontage for each dwelling.





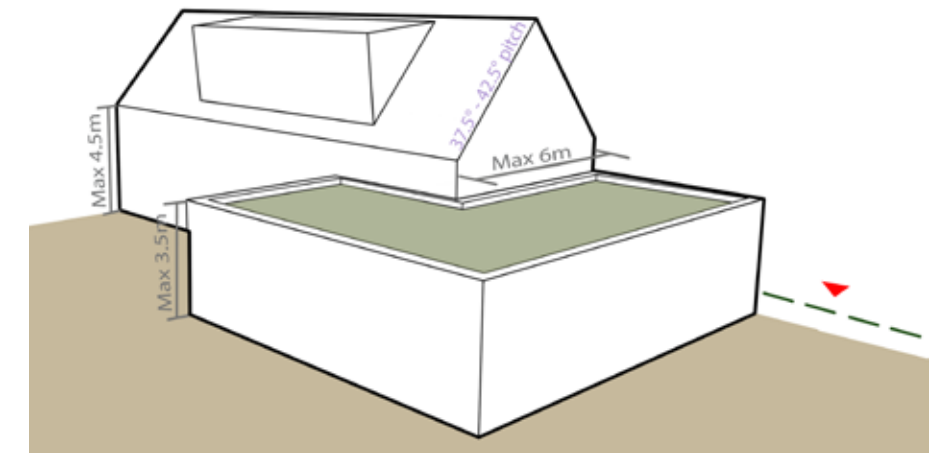
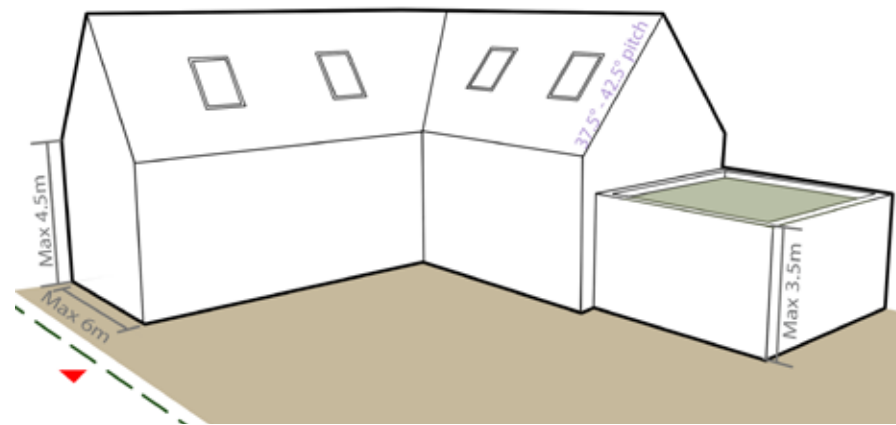
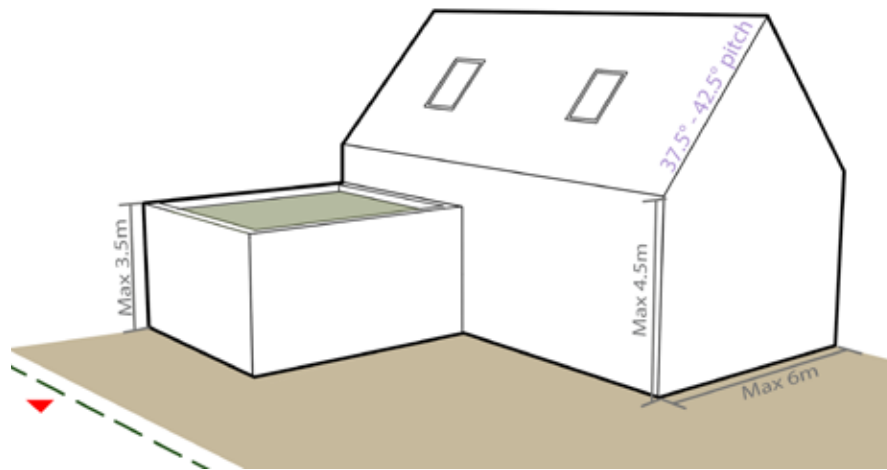
## 1.12 Scale and Form

In order that the new homes complement rather than compete with the existing farmstead, pitched roof heights will be limited to 5m eaves and 7m ridge. The roof pitches will be approx 40° (between 37.5° - 42.5°). This will naturally limit the plan form of pitched roof elements to be slender, in keeping with the vernacular buildings.

The eaves height provides the opportunity for a first floor within the pitched roof volume. Dormer extensions above the slope of the roof will be permitted only to the rear roof slope, with rooflights only elsewhere.

There is the potential for custom-builders to increase the floor area by adding single-storey, flat roofed elements to the pitched forms. These could accommodate garages in a detached or linked form, or 'extensions' for living accommodation or entrance ways. The parapet of these flat roof elements will be limited to 5m.

The following diagrams demonstrate the potential forms resulting from the parameters established.





# 1.13 Plot Arrangement

The diagram provides essential guidelines for the layout and design of plots to ensure both functionality safety and retention of mature trees, including the following minimum requirements:

## 2-Metre Setback from Access Road:

Each plot must have a minimum setback of 2 metres from the access road. This ensures adequate space between the buildings and the road and providing safe access and minimising impact on the rural area.

## 2-Metre Offset Between Plots:

A minimum 2-metre distance is required between neighbouring plots. This spacing helps to maintain privacy, and provides sufficient space for natural light between the properties and garden areas.

## 6-Metre Driveway Length:

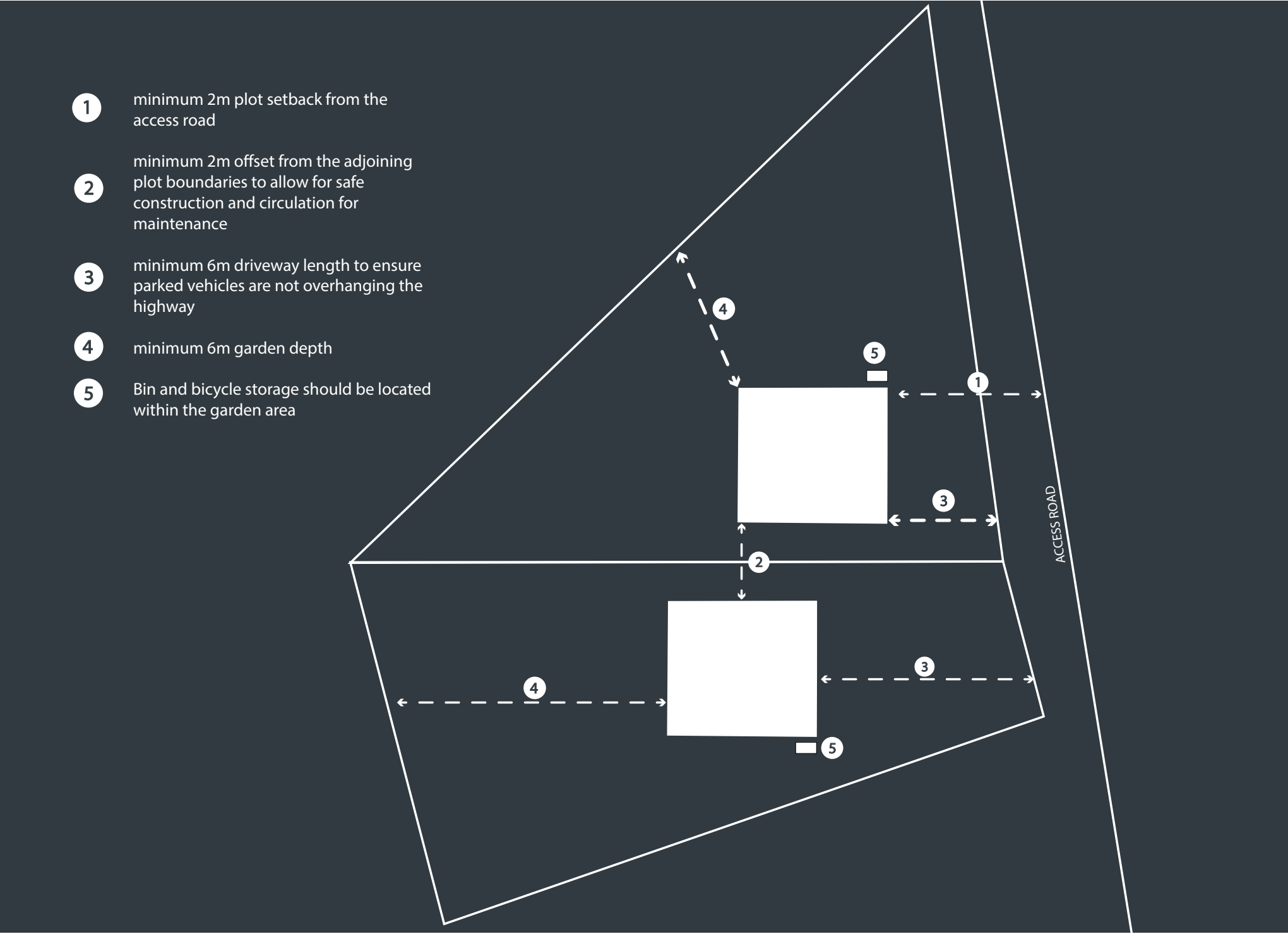
Driveways must be at least 6 metres long to ensure that vehicles parked on the driveway do not overhang or obstruct the access to the neighbouring development. This will also improve pedestrian safety.

## 6-Metre Garden Depth:

The minimum depth of gardens should be 6 metres. This ensures that there is adequate space for outdoor activities, landscaping, and appropriate separation between buildings. It also contributes to the overall aesthetic of the development by allowing for greenery and natural spaces.

## Bin and Bicycle Storage in the Garden Area:

To enhance the functionality of outdoor spaces, bin and bicycle storage should be located within the garden area. This helps keep the front or visible areas of the property neat and uncluttered, while also promoting sustainability by providing designated storage for waste and bicycles.





## 1.14 Landscape Strategy

The indicative aerial imagery below demonstrates the proposed landscape design to mitigate the visual impact of any development visible from the adjacent A50, Markfield Road. It includes a combination of existing hedges, trees, and additional native tree and shrub planting for enhanced visual screening. An open space has been incorporated to preserve existing views towards Home Farm from Markfield Road and for residents across the open field.





