

Lound Neighbourhood Plan

Design Code



Quality information

| Document name | Ref | Prepared for | Prepared by | Date | Reviewed by |
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| Lound Neighbourhood Plan Design Code | DR-10106 | Lound Neighbourhood Plan Steering Group | Elliot Joddrell, AECOM | November 2018 | Lee Wood, AECOM Becky Mather, AECOM |

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The Hall

Introduction

01

1.1 Background

The village of Lound in Nottinghamshire has formulated a Neighbourhood Plan Steering Group (NPSG) in order to shape and influence development within their area. The NPSG are in the process of writing their neighbourhood plan and hope to complete this by 2019.

Locality is the national membership network for community organisations that bring local people together to produce neighbourhood plans. Through Locality's support programme, the village of Lound's Neighbourhood Plan Steering Group (NPSG) have appointed AECOM to undertake a number of studies which will underpin their emerging Neighbourhood Plan.

A Site Assessment Report was produced in January 2018 which identified 23 potential housing sites for allocation in the Neighbourhood Plan. Since the completion of this exercise the NPSG have narrowed down their preferred development sites to 9 sites within the village centre for future housing delivery. A policy review was completed as part of this process which should be consulted to understand the influence of planning policies on development within the Neighbourhood Plan area.

Following on from the site selection process the NPSG has now appointed AECOM to produce a Design Code to influence the character of any forthcoming housing development.

1.2 Objective

The purpose of this Design Code is to provide an appreciation of Lound's existing village character in order to create a set of design principles which will apply to any new housing development. This will help to ensure that as new development comes forward, it supports and enhances the village's existing character.

1.3 Methodology

The process that was undertaken in order to produce this Design Code is as follows:

- The NPSG selected potential housing sites from AECOM's Site Assessment study
- AECOM representatives attended an inception meeting and site walkover in Lound with NPSG representatives in order to define the brief and direction for this Design Code report.
- AECOM produced a draft Design Code report.
- The draft report was reviewed by the Lound's NPSG.
- After capturing the feedback from the review, AECOM issued the final Design Code.

1.4 Document Structure

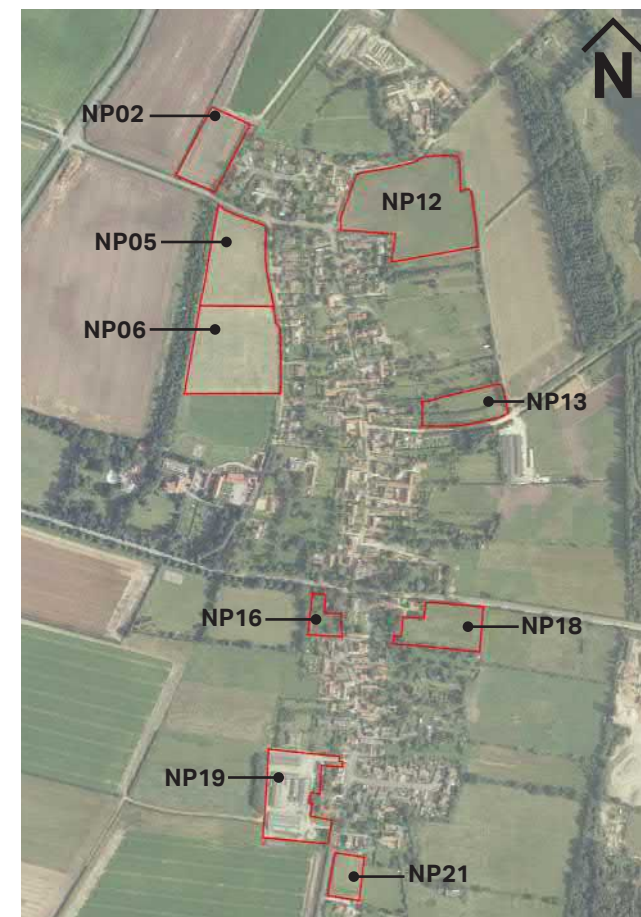
This Design Code document is broken up into the following 3 sections:

1. This Introduction outlining the background, purpose, process, study area and design code document structure.
2. A section which identifies village-wide principles which appreciates the design features present across the entire village centre.
3. A section where a more focussed understanding of Lound's character areas is gained. The design principles are identified within the character areas and applied to the suggested housing sites in the form of design codes.

1.5 Study Area

As illustrated in the adjacent plan, the Neighbourhood Plan study area is bound by the River Idle to the east and comprises a large area of agricultural land around the village. At the initial inception meeting, the NPSG agreed that the focus of this study should be on the village centre as shown below in order to influence the design of forthcoming residential developments.

This document will explore Lound's existing character and identify the appropriate application of design principles to each of the 9 potential housing sites.



Lound Village Centre and potential housing sites



Lound Neighbourhood Plan Area



VGL
VALLEY
GREEN
102 801

Village Design Principles

02

2.1 Village Structure

The village follows a linear development pattern along Town Street which was Lound's historic centre. The road has slight kinks and turns which are remaining features of the trackway which ran north to south through the village when the Danes settled in Lound some 1,500 years ago.

The village has grown throughout several eras with differing architectural styles providing established and definable character areas. The main street is typified by the red brick and pantile roofed buildings in a tight grain which sit closely beside the road. This development pattern follows the same alignment to that when the village was occupied by the Danes in wooden huts positioned within 'toft' plots. These elongated plots allowed for dwellings to have a well, keep an ox and bee hives as well as plant herbs and an orchard. The red brick and pantile buildings present today replaced the original ones between 1780 and 1820 and many of the tofts have been subdivided up in to smaller plots with just a few remaining in their original full extent.

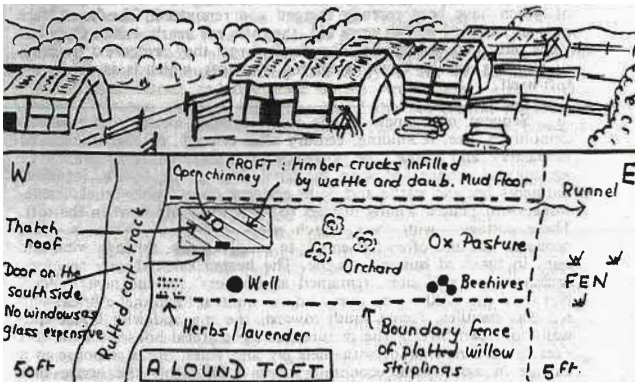


Illustration of a toft taken from *Lound, An Essay in Local History*

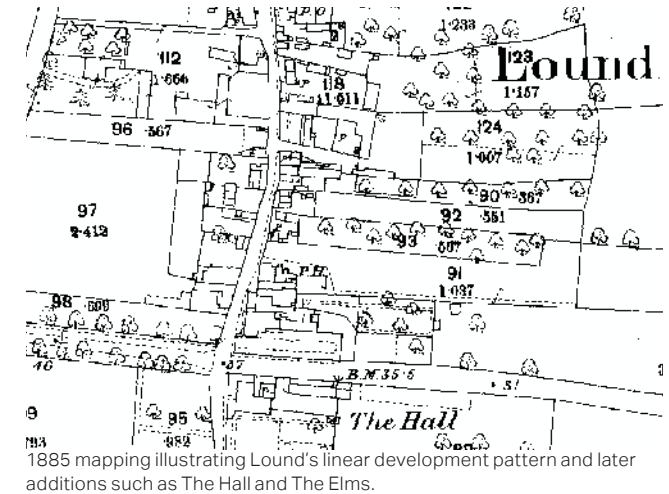
During the Georgian and Victorian eras, the village expanded outward, establishing larger detached properties which sit well back from the road within the privacy of walled or hedged plots. Much later housing developments include housing around The Paddocks and Pinfold Close to the north of the village, Little Top Lane which runs parallel to the west of Town Street and Chainbridge Road at the most southerly part of the village. These later additions have been developed with more modern architectural styles and layouts which sit apart from Lound's historic village character.

2.2 Landscape

Lound is located wholly within Bassetlaw's Idle Lowland Landscape Character area, Policy Zone 08: Retford. The following landscape actions have been established to conserve this area's character:

Landscape Features

- Conserve permanent pasture and seek opportunities to restore arable farmland to pastoral.
- Conserve and enhance tree cover and landscape planting generally to improve visual unity and habitat across the Policy Zone.
- Conserve the ecological diversity and setting of the designated sites of importance for nature conservation, seeking to enhance where appropriate.
- Conserve the historic field pattern, maintain existing strong hedgerow structure, restore and reinforce poor hedgerow boundaries where necessary and reinforce with additional hedgerow trees as appropriate.
- Conserve networks of drainage ditches.



Built Features

- Conserve the open rural character of the landscape by concentrating new development around the north-eastern fringe of Retford.
- Conserve and be sympathetic towards the local architectural style in any new development.
- Conserve and respect the character, setting and historic integrity of Bolham Hall and Manor House.
- Contain new development within existing field boundaries.
- Create woodland areas to contain and soften built development, preferably in advance of new development.

2.3 Open Space

The village currently has two recreational green spaces which sit beside each other to the south of Daneshill Road. The first is a community garden which comprises of a mix of vegetation and trees and hosts the village Christmas tree and a pathway with benches. The second is a large playing field which is equipped with a play area and is allocated as a protected open space.

Outside of the village centre to the east is Linghurst Lakes, which is a previous Tarmac quarry site that has been transformed into a nature reserve that is used by local residents as a place to walk to and from the village.



Lound Community Garden



Linghurst Lakes



Lound Recreational Green Space

2.4 Movement and Streets

Town Street is the primary spine road which runs from north to south through the village providing access from Sutton cum Lound and Retford to the south and Mattersey to the North.

Daneshill Road is a secondary street which runs west to east crossing Town Street half way through the village. Daneshill Road provides access to Daneshill Lakes as well as the small village of Torworth.

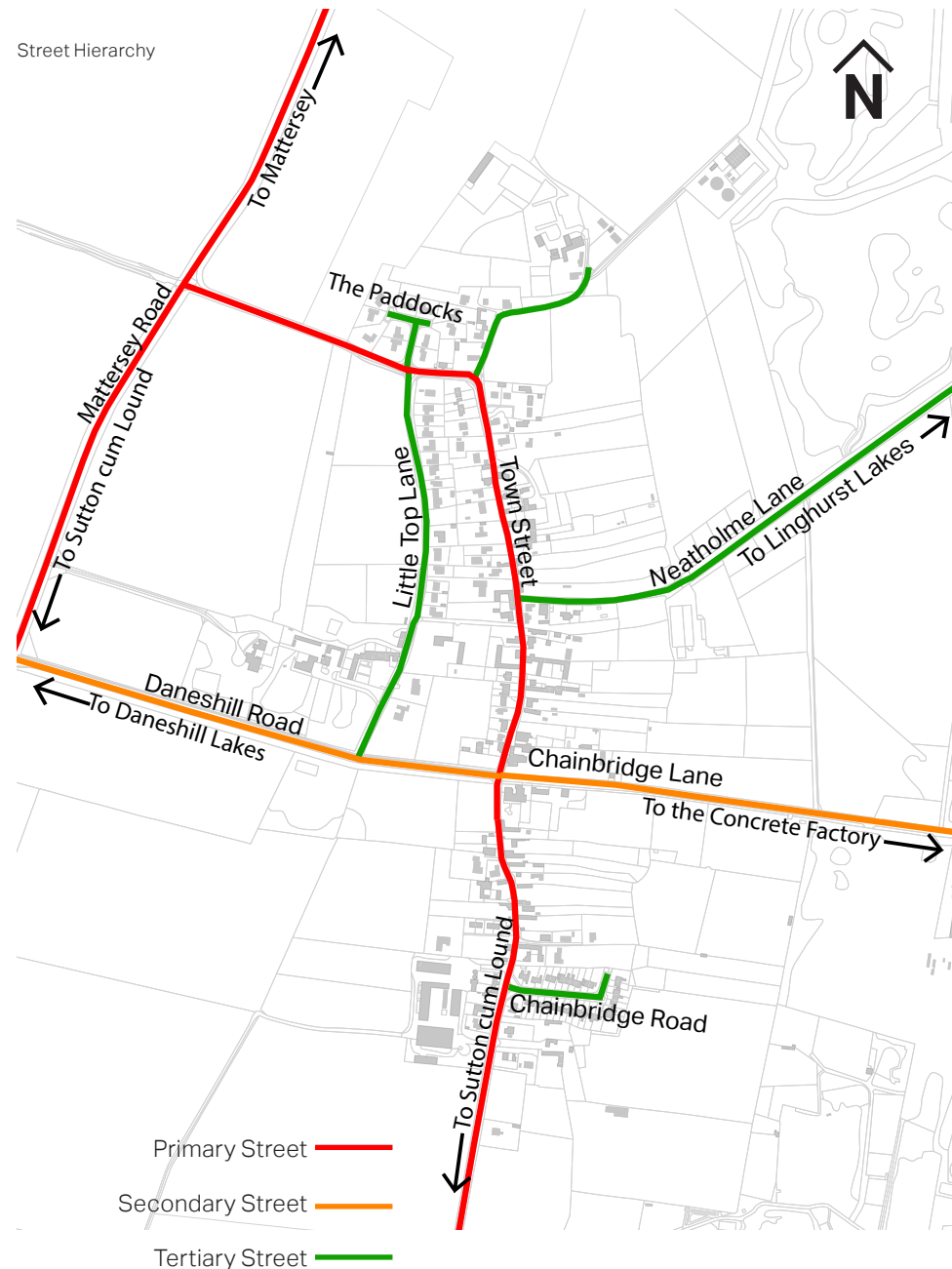
At the junction of Daneshill Road and Town Street the road continues eastward on to Chainbridge Lane which is a formally surfaced road until it reaches a concrete factory, from here onwards the road becomes an unsurfaced track leading on towards the village of Hayton.

The vehicles coming to and from the concrete factory avoid driving through the village along Town Street by using Chainbridge Lane and Daneshill Road.

Mattersey Road is the primary road connecting Sutton cum Lound and Mattersey and allows circumnavigation of Lound Village. With the exception of the lorry traffic generated by the concrete factory this has allowed Lound to retain its quiet village character.

With the exception of two small stretches of road at the Daneshill Road junction and a section of road to the north, Town Street has a pavement on only the east side of the road. This is as a result of the very narrow track that the village's buildings historically developed along. Paving of one side of the road is a characteristic that is common on Lound's other streets as well as having no paving at all and even no street surface such as on Little Top Lane which is only partially surfaced to the south with tarmac.

The absence of paving on both sides of the street contributes to Lound's rural character. The streets of The Paddocks and Chainbridge Road have both sides of the street paved which does not adhere to the historic and rural character of the rest of the village.





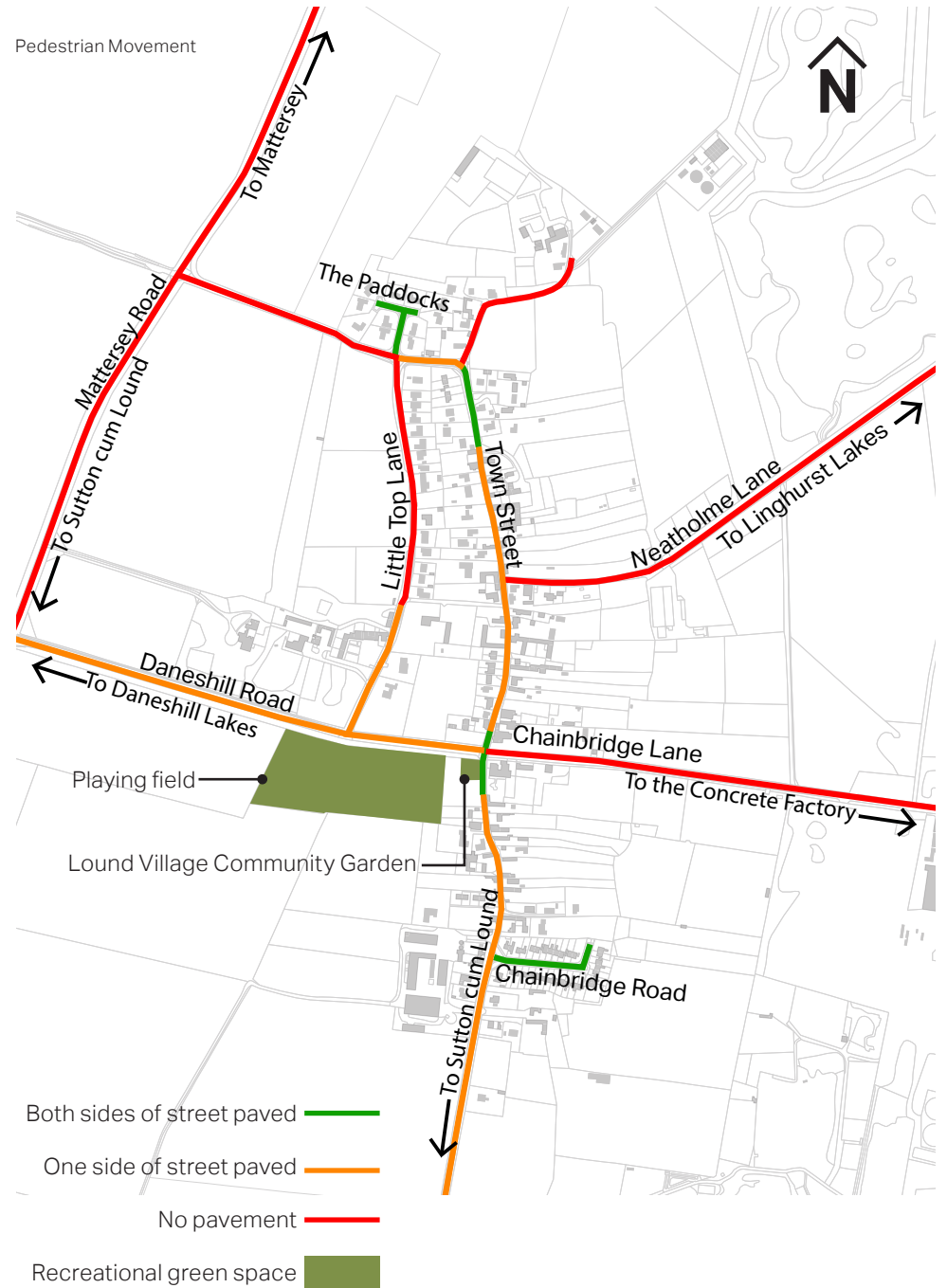
Town Street



Little Top Lane



Daneshill Road leading on to Chainbridge Lane



2.5 Key Views

There are a number of key views within and surrounding the village centre which should be maintained and protected. Of these, there are some long distance views of the open countryside which will be particularly sensitive to development. To protect the sensitive edges from development and conserve Lound's village character measures such as soft edges including tree and hedge planting should be adopted as well as opting for lower densities. Internal views within the village such as the historic linear route through Town Street should also be protected. Views from and within the village as well as views looking to the village from the rural fringe should be carefully addressed.



3. Town Street looking south.



6. Yew Tree Farm looking south.



1. Land on the est side of Mattersey Road looking north.



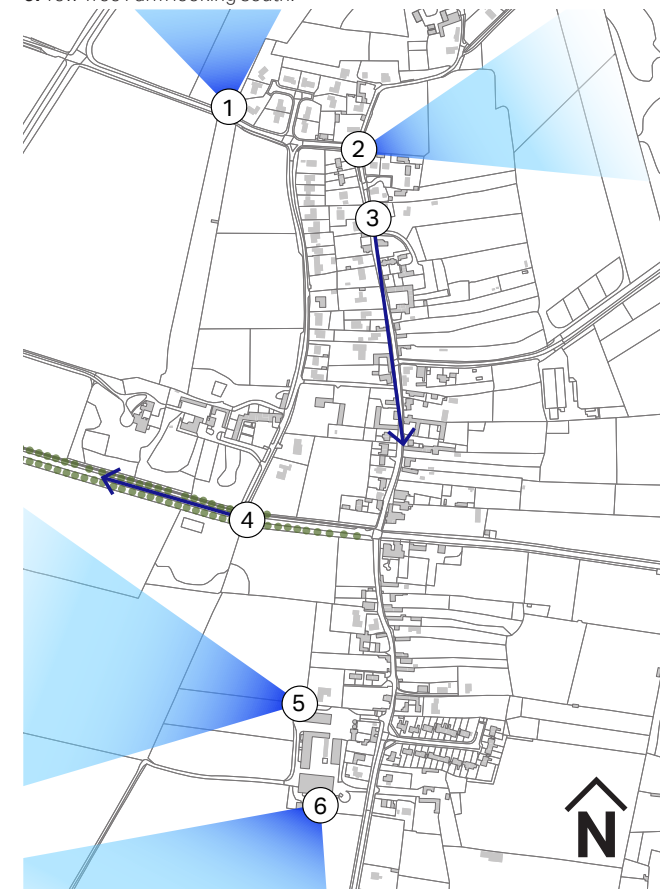
4. Daneshill Road looking west.



2. Cherry Tree Farm looking east.



5. Yew Tree Farm looking west.

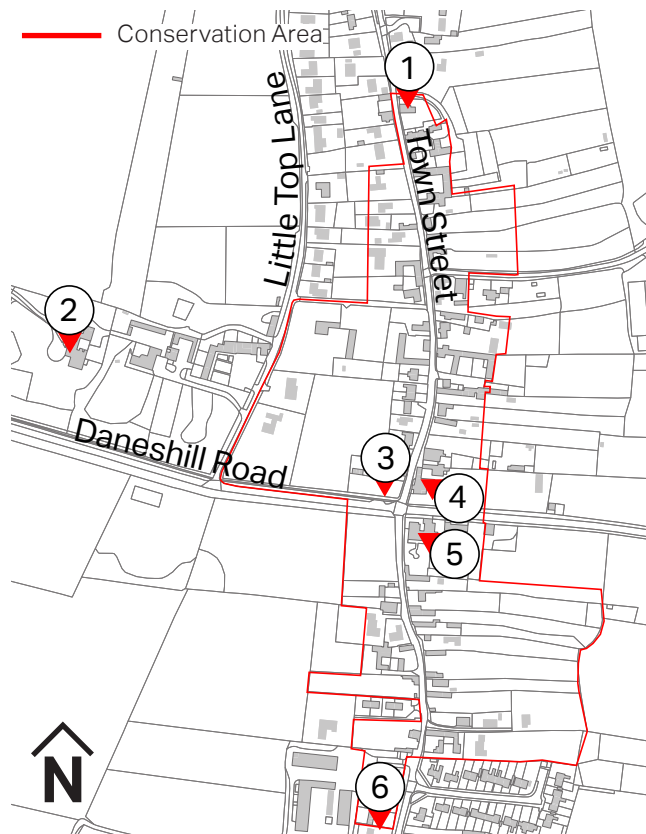


Lound Village Key Views

2.6 Heritage

The historic village centre sits within a conservation area. Within the Lound Neighbourhood Plan Area there are the following 6 listed buildings and structures:

1. Alpha Farmhouse (Grade II Listed)
2. Highfield House (Grade II Listed)
3. Lound War Memorial (Grade II Listed)
4. Alpha House and Outbuilding (Grade II Listed)
5. The Hall (Grade II Listed)
6. Yew Tree Farmhouse (Grade II Listed)



Lound Village Listed Buildings



1. Alpha Farmhouse.



4. Alpha House and Outbuilding.



2. Highfield House.



5. The Hall.



3. Lound War Memorial.



6. Yew Tree Farm House.



Town Street

Character Areas and Design Codes

03

3.1 Character areas

The following section identifies the differing features and design notes present across Lound’s character areas.

Understanding Lound’s character areas will be key to delivering housing which sits comfortably beside its context. Within the Lound Village Design Statement produced in 2007, the village was broken up into Village Zones defined by differing characters (see adjacent image). At the inception meeting, it was agreed that the study area could broadly be divided into the following four areas relating to the different streets (see plan on the opposite page).

Town Street

This character area is defined by its historic origins, with a tight urban grain with buildings close to the street and a linear development pattern. The area encompasses the majority of Lound’s conservation area and the materiality generally adheres to a palette of red brick buildings with pantile roofing.

Chainbridge Lane / Daneshill Road

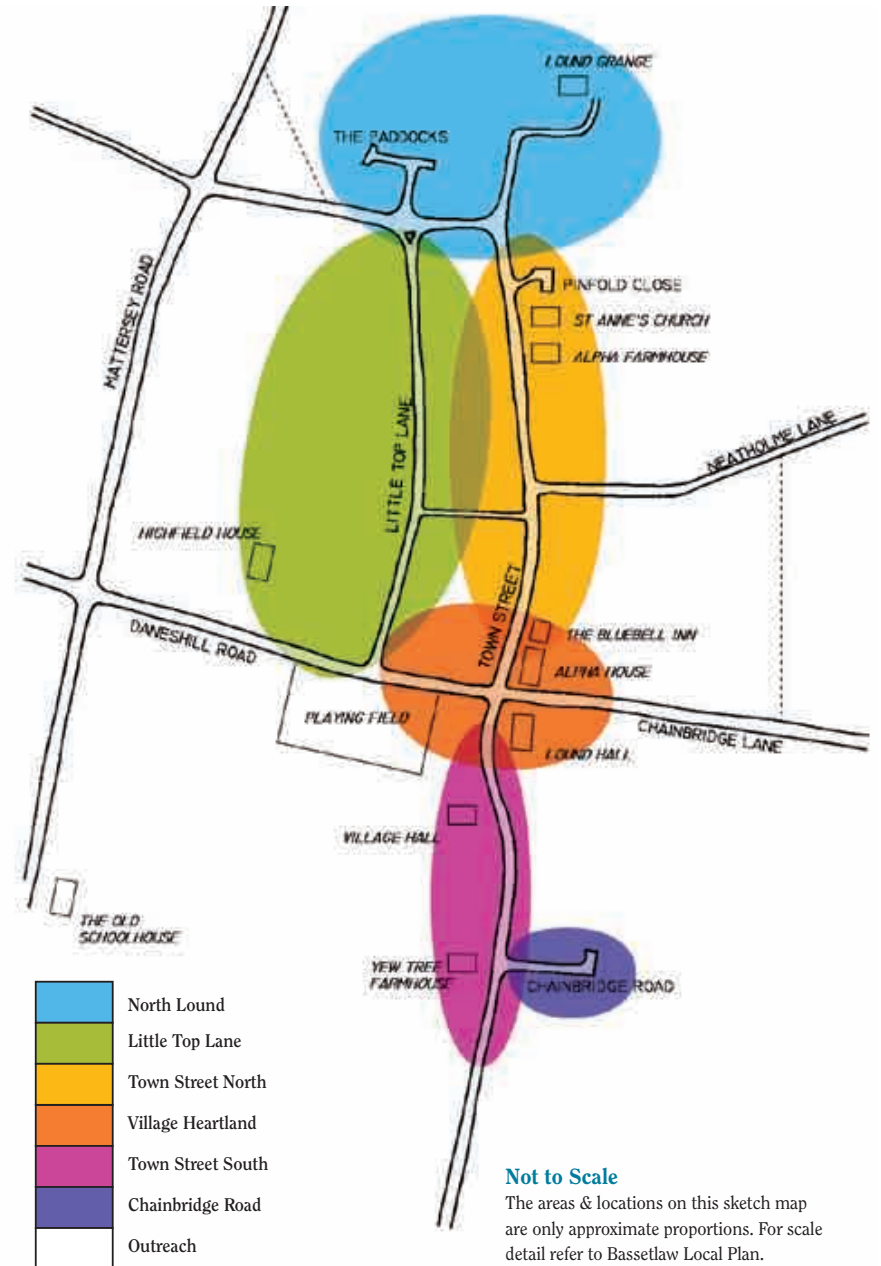
This character area predominantly consists of larger Georgian and Victorian properties in a much looser grain, at a lower density. The buildings generally adhere to red brick material and roofs tend to be covered with slate, with a few examples of pantile roofing. The majority of the buildings sit within Lound’s conservation area.

Little Top Lane

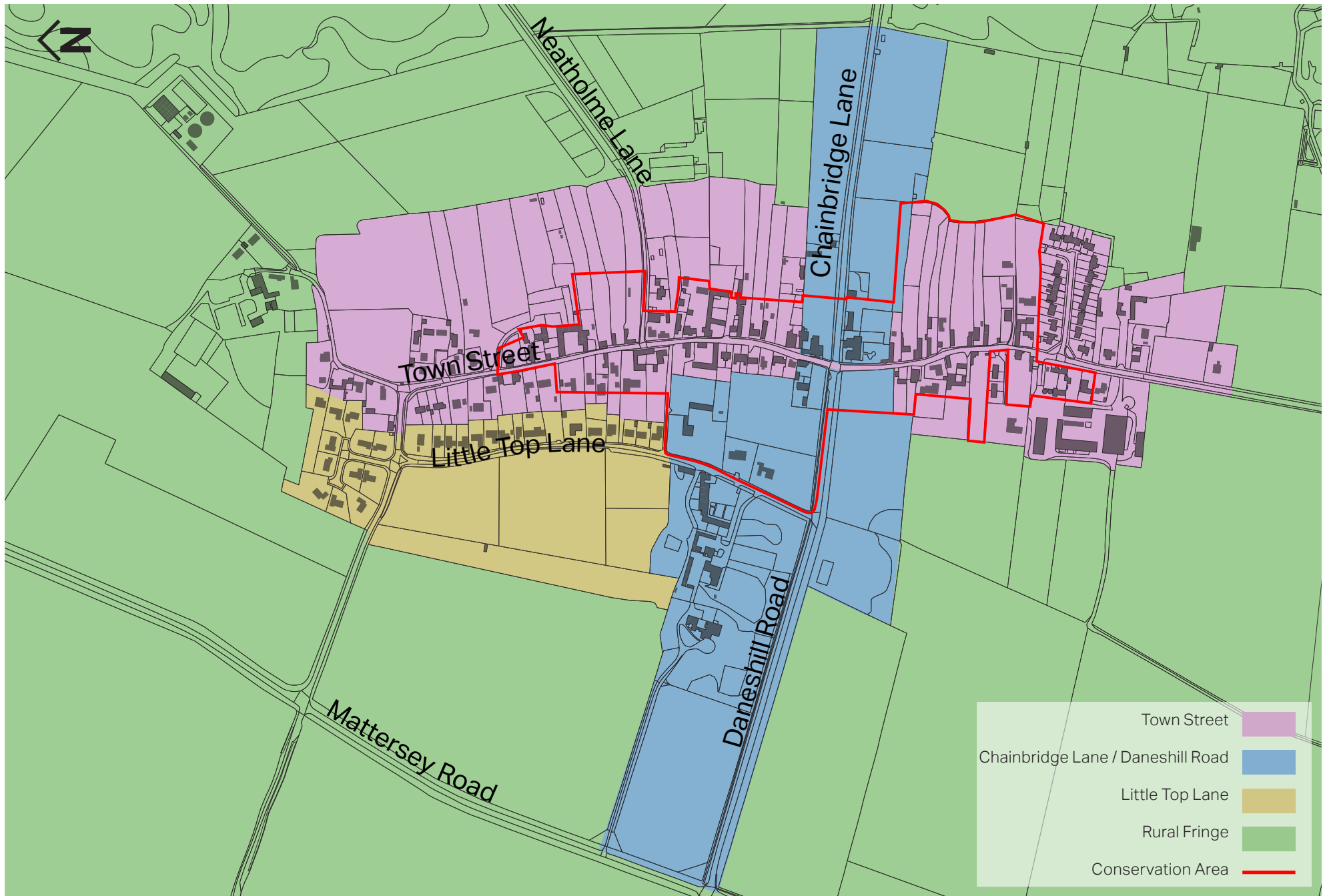
This character area includes modern bungalows to the south and two storey dwellings to the north which don’t typically conform to the architectural style and historic character of the village.

Rural Fringe

This character area comprises of the extent of the neighbourhood plan area outside of the village centre and consists of open countryside, agricultural fields, wetlands and very few buildings.



Lound Village Zones taken from Lound: Village Design Statement 2007



Lound Village Character Areas

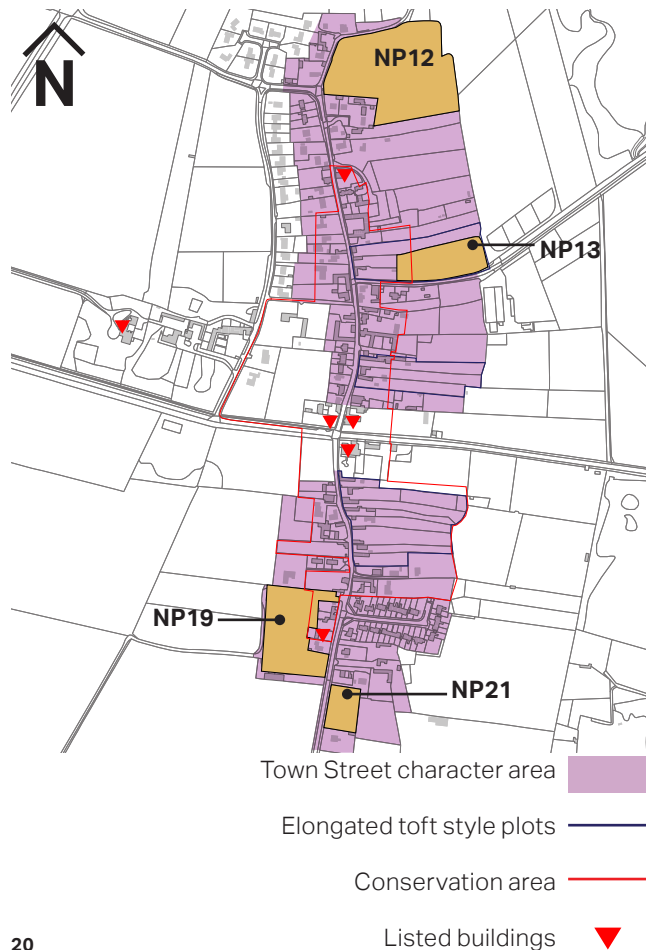
3.2 Town Street

Housing Sites

The potential housing sites within this character area include:

- NP12 – Land off Town Street;
- NP13 – Land north of Neatholme Lane;
- NP19 – Yew Tree Farm, Town Street; and
- NP21 – Land on the east of Town Street.

Development of these sites should be designed to be in line with the surrounding character area.



Layout

Block Structure, Orientation and Rhythm/Run

The buildings within the Town Street character area tend to be 2 storey, positioned very close to the street and are of a higher density than the rest of the village.

The historic toft style dwelling plots are mainly situated on the eastern side of Town Street, oriented to face south. This creates a rich street scene with views of an irregular roof line. Other dwelling types include barn conversions, detached properties and some semi-detached dwellings.



Toft style housing plot with red brick building and low detail gable end

Boundary Treatments and Gardens

Many of the dwellings which define the character of Town Street are remaining features of the historic toft style development plots. Low detail gable ends sit up against the street with long front elevations of buildings facing south, perpendicular to the road. The toft plots have long thin gardens at the back with a driveway at the front.

Buildings with front elevations facing the street tend to be slightly set back from the road with small front gardens and/or driveways.

Boundaries are predominantly red brick garden walls of varying heights. On the west side of Town Street, there are examples of setback properties with front gardens and driveways. There are also some examples of boundary

treatments along Town Street which hark back to the toft style plots which were once bound by locally sourced woven willow fencing.



Woven willow boundary fencing

Paving and Parking

The narrow street layout along Town Street has left little room for the public realm and consequently only the eastern side of the street is paved contributing to the village's rural character. Parking is mainly provided on plot either on a driveway or in a garage with access to plots gained directly from Town Street.



One side of Town Street is paved with dwellings close up to the side of the road and parking provided to the side.



Brick boundary wall and side access for parking

Detailing

Building

Buildings within the Town Street character area are predominantly constructed using red brick. Some of the buildings have been either painted or rendered pale cream or white, which positively breaks the regular rhythm of red brick buildings.



Rendered and painted properties break up the streets red brick consistency.

AECOM

Roof

Roofs are predominantly covered with red interlocking pantiles and constructed in gable roof types. Many of the buildings with gable ends facing the street are narrow in width which has resulted in a relatively steep roof pitch.



Roofing covered with red pantiles

Chimneys

Most buildings have multiple chimneys constructed using red brick which are either on the gable end or along the ridge line of buildings.



Chimneys positioned on the gable ends of a dwelling

Eaves

The eaves of a building is the point where the elevation meets the roof. Generally the eaves lack detailing with the exception of some buildings which have dentil brickwork or corbels.



A house with a corbel on the eaves

Windows and Doors

Windows are generally white framed with multi-paned glazing. Window sills and lintels are generally low detail with the exception of some arched brickwork lintels.



Simple multi-paned white windows

3.2.1 Town Street Design Code

Based on the understanding and appreciation of the Town Street character area's key features, the following design code has been developed in order to ensure that new housing development will sit comfortably beside existing housing stock.

Block Structure, Orientation and Rhythm

Proposed developments here should respect the existing density and urban grain of Town Street. Housing should be positioned close to the roadside and organised in a variety of orientations including setting back properties with front elevations facing the street as well as positioning buildings with the gable end up against the roadside or pavement.

Buildings should be a maximum of two storeys, unless roof/loft space is sensitively designed with conservation skylights or gable windows to create a third storey.

To adhere to the granular character of Town Street, buildings should be either detached or semi-detached in a run of no more than four.

Boundary Treatments and Gardens

The local material palette should be respected by adopting red brick walls, which could be topped with hedging.

Front gardens should be small in order to maintain the relationship between the buildings and the street. Where dwellings are positioned up against the street a side garden and driveway should be considered.

Parking

In order to maintain the historic rural character of Town Street, road widths within new development should be minimised.

Parking should be provided for all dwellings on plot and should be located to the side or the rear of properties to reduce the visual impact of vehicles on the street. Parking garages which adhere to the vernacular materials palette will also be acceptable.

Detailing

Building details should take reference from existing properties. The image on the opposite page illustrates the detailing features which are appropriate for housing within the Town Street character area.

Building

Buildings should be constructed using red brick, reclaimed where possible to provide differing tones and colours as demonstrated on the adjacent image.

Generally the front elevations of buildings should adhere to the red brick colour palette. For developments of multiple homes, it may be appropriate to paint or render the front elevation of some individual properties to provide breaks in the pattern of red brick frontages.

Roof

Within the Town Street character area the use of red pantiles should be maintained to retain the existing roof scape.

Chimneys

New buildings should look to include a chimney either on the ridge or gable end in order to maintain the existing roof scape within the village.

Eaves

Generally, Eaves lines should be relatively low detail unless dentil brickwork or corbels are used. On gable ends, brickwork detailing should be applied, matching the character of existing properties in the village (See adjacent image).



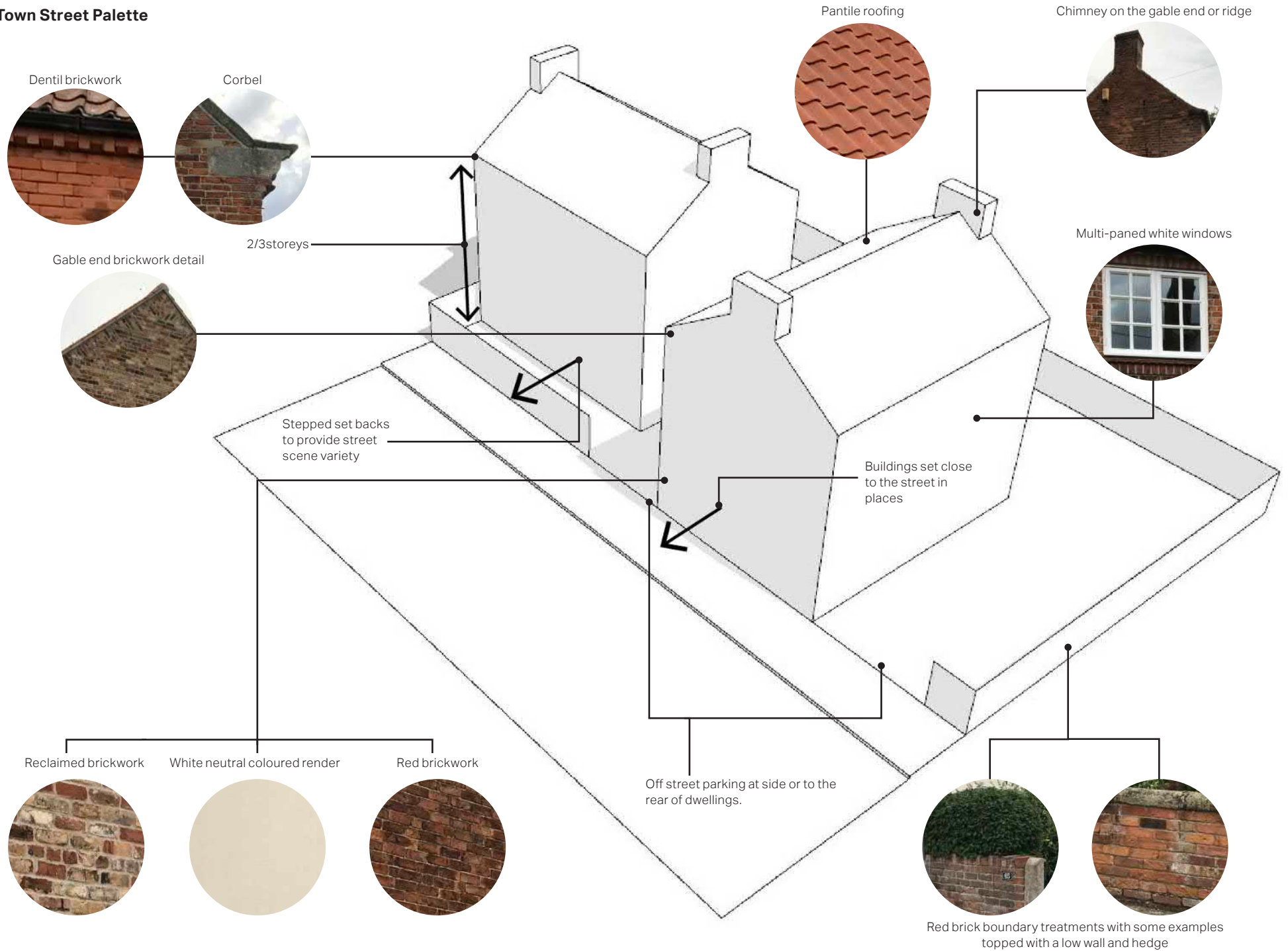
Brick detailing along the roof line of a gable end.

Windows and Doors

Window surrounds should have minimal detailing. Arched brickwork using the vernacular material palette will be acceptable.

Window frames should be white or neutral coloured and preferably include multi-paned glazing.

Town Street Palette



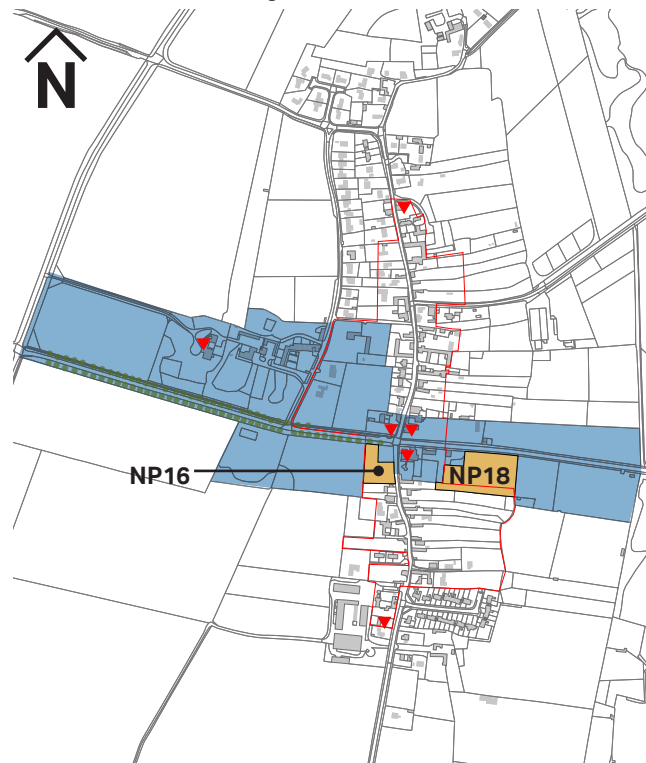
3.3 Chainbridge Lane and Daneshill Road

Housing Sites

The potential housing sites within this character include:

- NP16 – Land lying to the south of Daneshill Road; and
- NP18 – Land to the South of Chainbridge Lane.

Development of these sites should be designed to be in line with the surrounding character area.



- Chainbridge Lane / Daneshill Road character area
- Listed buildings
- Conservation area
- Tree lined Daneshill Road

Layout

Block Structure, Orientation and Rhythm/Run

The buildings in the Chainbridge Lane and Daneshill Road character area tend to be two to three storey detached properties set back from the road within large plots. Buildings are generally orientated to face the street and are set back behind courtyards, driveways or gardens.

Boundary Treatments and Gardens

Boundaries tend to be either high red brick walls or hedges to improve privacy or low brick walls with railings atop.



High boundary wall

Landscaping, Paving and Parking

The residential streets are paved on one side and streets without buildings are either paved along one side or are not paved with wide grass verges. Parking is provided on plots to the front of properties in courtyards, driveways or garages.

Chainbridge Lane has a rural village edge character lacking paving on either side of the road while Daneshill Road has an informal pavement along one side providing pedestrian access from Mattersey Road to the village.

An avenue of trees line Daneshill Road from Mattersey Road to Town Street establishing the arrival to the heart of village.



Paving along one side of Little Top Lane with hedge boundaries and wide grass verges.



Large gated driveway

A large community recreation ground lies to the south of Daneshill Road and at the intersection of Town Street and Daneshill Road is Lound Community Garden.

Detailing

Building

Buildings tend to be constructed using red brick. Some of the older buildings such as The Hall and The Elms have been constructed using an intricate Flemish bond whereas others are built using a more typical running bond.



The Hall. Georgian recessed multi-paned sash windows which reduce in height at each storey. Window surrounds include a flat arch with a painted key stone and sill, and brickwork in a decorative Flemish bond.



The Elms. Constructed with a red brick flemish bond and a slate hipped roof with a white painted cornice, symmetrical window alignment and a centrally positioned front door.

Roof

There are a variety of roof types including hipped, hip and valley and gable roofs which are typically covered with slate. There are instances of red pantile roofs within this character area such as at Highfield Farm.



Highfield Farm barn conversion with parking courtyard, and gable roofs covered with red pantiles

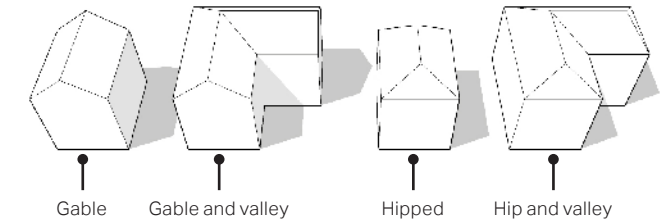
Chimneys

Due to the size of dwellings in this area the buildings tend to have several tall brick chimneys allowing for fires to be located in several rooms within the houses.



Tall chimneys serving multiple rooms within a house

Roof Types



Eaves

Many of the buildings have cornice or dentil brick detailing along the eaves.



Highfield Farm dentil brickwork

Windows and Doors

Windows tend to be recessed, white framed sash windows and with Georgian multi-paned glazing. There are various examples of lintel detailing including arched brickwork and flat arch stone or brickwork with prominent keystones.

Some of the buildings with hipped roofs have symmetrical fenestration with the Georgian style windows decreasing in size at each storey and with a centrally positioned front door. Other buildings are less rigidly aligned with various different sizes of windows including bay windows.

3.3.1 Chainbridge Lane and Daneshill Road Design Code

Based on the understanding and appreciation of the Chainbridge Lane and Daneshill Road character area's key features, the following design code has been developed in order to ensure that new housing development will sit comfortably beside existing housing stock.

Block Structure, Orientation and Rhythm

Proposed development should respect the existing density and urban grain of the Chainbridge Lane and Daneshill Road character area. Housing should be set back from the street within larger plots.

Buildings should be a maximum of two storeys high unless roof/loft space is sensitively designed with conservation skylights or gable windows to create a third storey. Buildings should have generous floor to ceiling heights, to maintain the grand street scene.

To adhere to the low density character of this character area buildings are likely to be detached or semi-detached, set within larger plots.

Boundary Treatments and Gardens

The local materials palette should be respected by adopting red brick or hedged boundaries.

Front gardens can be large taking advantage of the space created by setting the building back from the road.

Paving and Parking

In order to maintain the rural character of the village centre, wide tree lined verges at the side of the road should be provided.

The visual impact of cars on the street should be limited as much as possible. Parking should therefore be provided

for all dwellings on the dwelling's plot either on driveways, in courtyards or in parking garages, behind boundary treatments.

Detailing

The image on the opposite page illustrates the detailing features which are appropriate for housing within the Chainbridge Lane and Daneshill Road character area.

Building

Buildings should be constructed using red brick.

Roof

Roofs should generally be covered in slate, with occasional instances of red pantiles where appropriate. Gable or hipped roofs will be appropriate.

Chimneys

The addition of tall brick chimneys to buildings will be favourable.

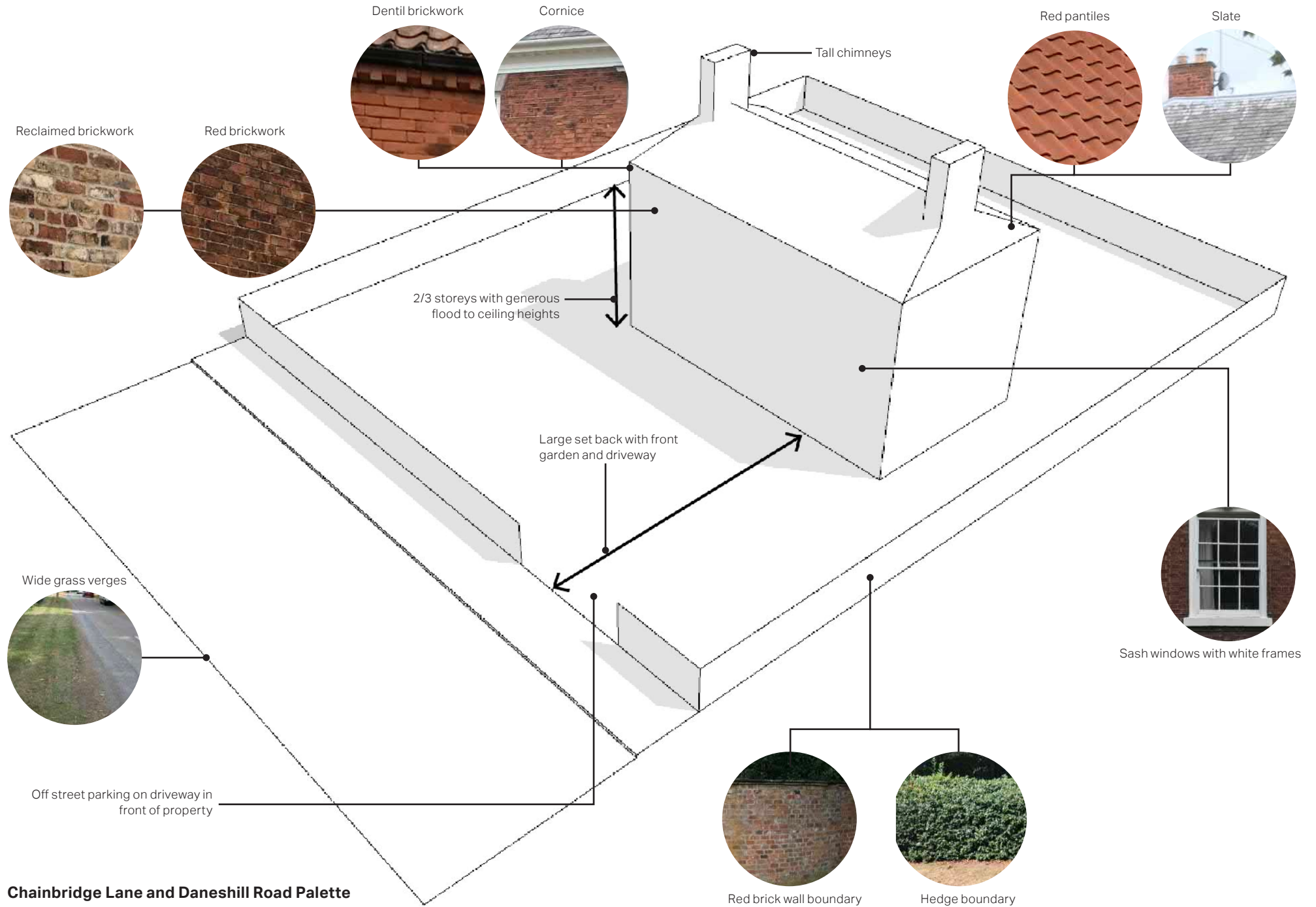
Eaves

Eaves lines should include detailing such as a cornice or dentil brickwork

Windows and Doors

Windows should be white recessed sash windows. Multi-paned glazing will also be favourable in this area.

Window surrounds can include detailing such as flat or arched brickwork.



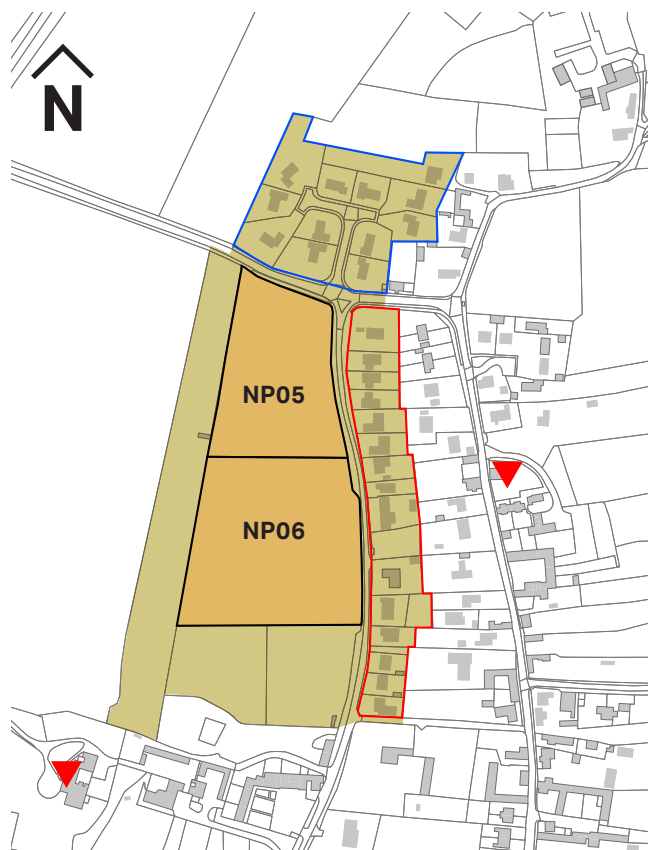
Chainbridge Lane and Daneshill Road Palette

3.4 Little Top Lane

Housing Sites

The potential housing sites within this character area include:

- NP05 - Land on the west side of Little Top Lane; and
- NP06 - Land on the west side of Little Top Lane.



- Little Top Lane character area
- The Paddocks
- Little Top Lane bungalows
- Listed buildings

Layout

Block Structure, Orientation and Rhythm/Run

The Little Top Lane character area comprises a number of modern bungalow properties along an unadopted road with front elevations facing west. To the north and also within this character area is the The Paddocks which is a small cul-de-sac comprising several 2 storey modern houses.



A red brick bungalow on Little Top Lane with concrete roof tiles, brick boundary wall and a driveway.

The character area is at the edge of Lound’s urban area and is at a lower density than the centre.

Boundary Treatments and Gardens

Plot boundaries in the Little Top Lane character area are predominantly low modern brick walls or hedges.

At The Paddocks, low boundary walls have been used with tree and shrub planting behind.

On Little Top Lane a grass verge separates the lane from the boundary of housing plots and buildings are set back from the street. Neighbouring properties are divided by wooden fencing.



Housing at The Paddocks constructed using brown brickwork.

Landscaping, Paving and Parking

Little Top Lane is an unadopted road which lacks formal road surfacing and has no paving on either side. Access and parking is gained via short on plot driveways.

The Paddocks is surfaced and paved on both sides of the street. Parking and access is gained within plot boundaries on short driveways with garages. The formal surfacing and wide pavements of this area differ from Lound’s rural historic character and is more akin to a suburban style of development.

To the west of Little Top Lane are a number of agricultural fields, two of which have been selected by the NPSG as potential housing sites. Views across these fields to open countryside are terminated by an existing tree belt to the western edge.



View from Little Top Lane across the potential development sites within the fields to the west.



The Paddocks is formally road surfaced with wide pavements on both sides of the street

Detailing

Building

The bungalows along Little Top Lane are constructed using red brick.

At The Paddocks, the façades of buildings are tile or timber clad on the upper floors. Red or brown bricks have been used to construct the buildings.



Little Top Lane lacks formal paving or road surfacing



Timber clad dwellings with concrete roof tiles at The Paddocks

Roof

Brown interlocking concrete tiles predominate the roof covering in this area and roofs tend to be gable or gable and valley types. The depth of the buildings in The Paddocks has resulted in a shallower pitched roof than is typical of the village centre.

Chimneys

The dwellings tend to have a singular low chimney.

Eaves

The eaves line of the buildings tend to be plain with modern PVC guttering and no additional detailing.

Windows and Doors

The fenestration within the Little Top Lane character area differs from the character of the village centre.

There are a variety of window and door types, the majority of which have PVC plastic frames which are either white or brown in colour. Some of the bungalows to the north of Little Top Lane have lead came detailing on the glazing of the front elevations.



Brown PVC windows with lead came.

3.4.1 Little Top Lane Design Code

The built environment within the Little Top Lane character area differs from Lound's historic village character.

Based on our understanding of Lound's character and the Little Top Lane character area's location at the edge of the village centre, the following design code has been developed in order to ensure that future housing development emphasises the positive historic character of Lound.

Block Structure, Orientation and Rhythm

In response to the village edge location of the Little Top Lane character area lower density proposals will be appropriate. Housing should be set back from the street with front gardens and driveways. Existing hedgerows and trees should be preserved and where possible integrated into new development.

New streets should be lined with trees in order to promote the village edge character.

Buildings should be a maximum of two storeys high and set within larger plots.

To achieve a lower density village edge character buildings should be detached or semi-detached.

Boundary Treatments and Gardens

The local materials palette should be respected by adopting red brick or hedged boundaries.

Front gardens should be large enough to accommodate on plot parking.

Paving and Parking

To maintain a rural character, road and pavement widths should be minimised with opportunities to incorporate shared surfaces where appropriate.

Parking should be provided on plot for all dwellings and should be located to the side of properties where possible to reduce the visual impact of vehicles on the street.

Parking garages which adhere to the vernacular materials palette will also be acceptable, although these should be located behind the main building line.

Detailing

The image on the opposite page illustrates the use of materials and detailing features which are appropriate for future housing within the Little Top Lane character area.

Building

Buildings should be constructed using red brick. For developments of multiple homes, it may be appropriate to paint or render the front elevation of individual properties providing that this is done to break the predominant pattern of red brick frontages.

Roof

The use of red pantiles or slate will be appropriate within the Little Top Lane character area.

Chimneys

To create a diverse and intricate roof scape it will be favourable for dwellings to include a chimney either on the gable end or along the ridge.

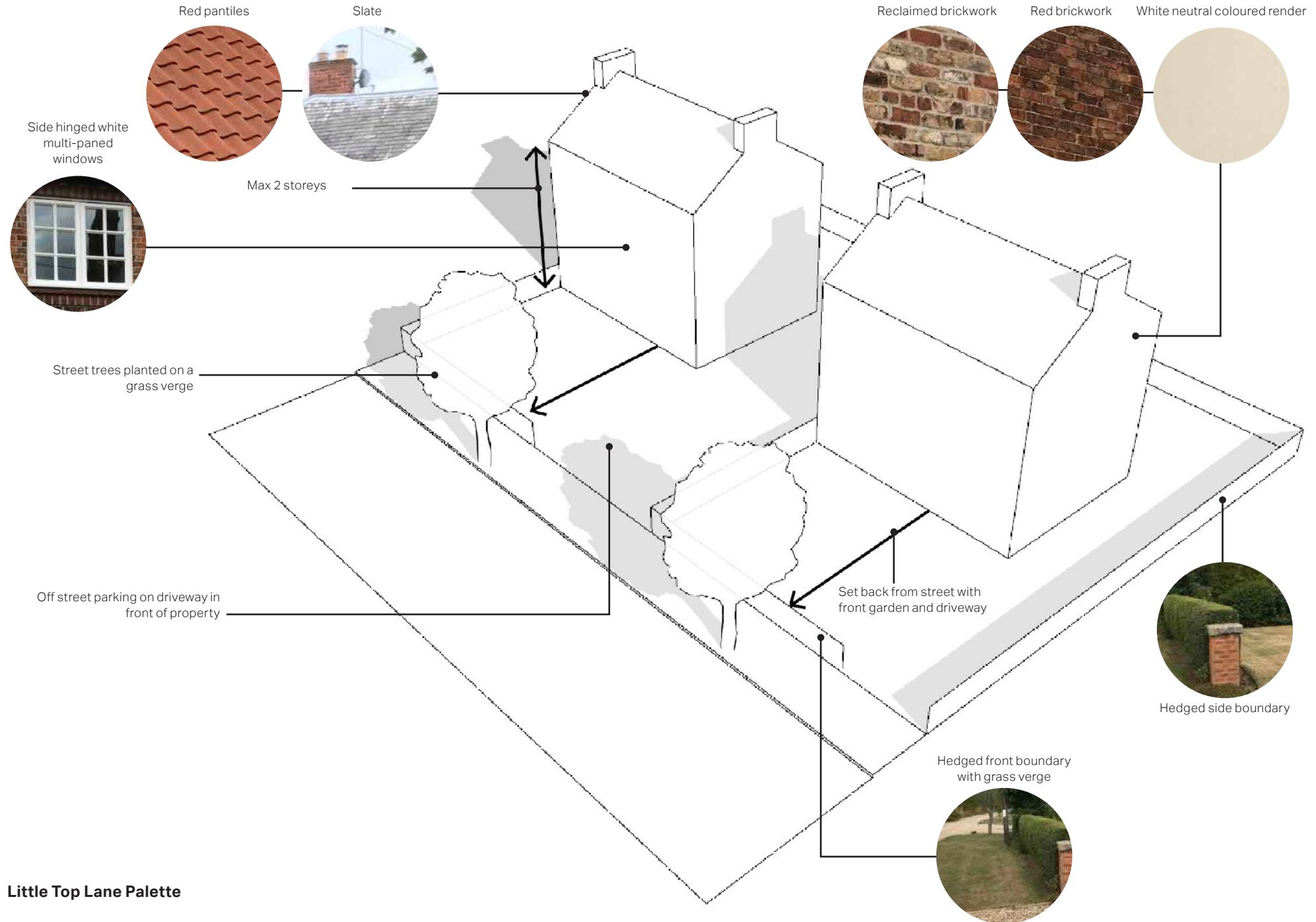
Eaves

Low detail eaves lines will be appropriate within this character area. Features such as dentil brickwork or the use of corbels may also be appropriate.

Windows and Doors

Window surrounds should have minimal detailing.

Windows should be white or neutral coloured and preferably include multi-paned glazing.



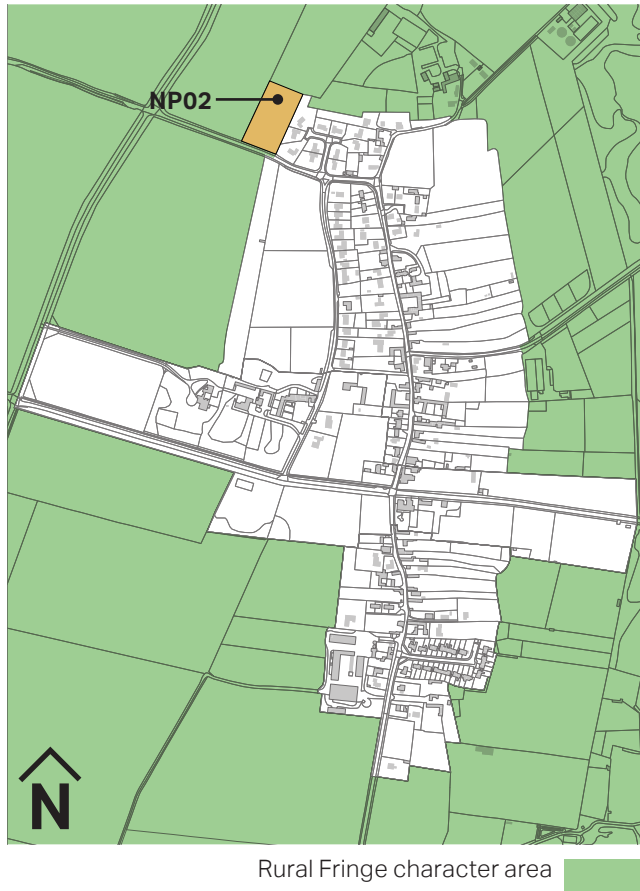
Little Top Lane Palette

3.5 Rural Fringe

Housing Sites

The potential housing site located within this character area is:

- NP02 - Land on the east side of Mattersey Road.



The rural fringe character area comprises the extent of the Lound Neighbourhood Plan Area surrounding the Village Centre and consists largely of hedgerow bound agricultural land, small areas of tree planting and wetlands. There are walking routes from Lound which provide access to the surrounding landscape and lakes.

There are a number of small clusters of isolated housing outside of the village centre which are either in groups of bungalows or standalone farm buildings.

This area has a close relationship to The Paddocks. Therefore, future development here should apply the design code for Little Top Lane.



Hedgerow lined country road leaving the village



Linghurst Lakes



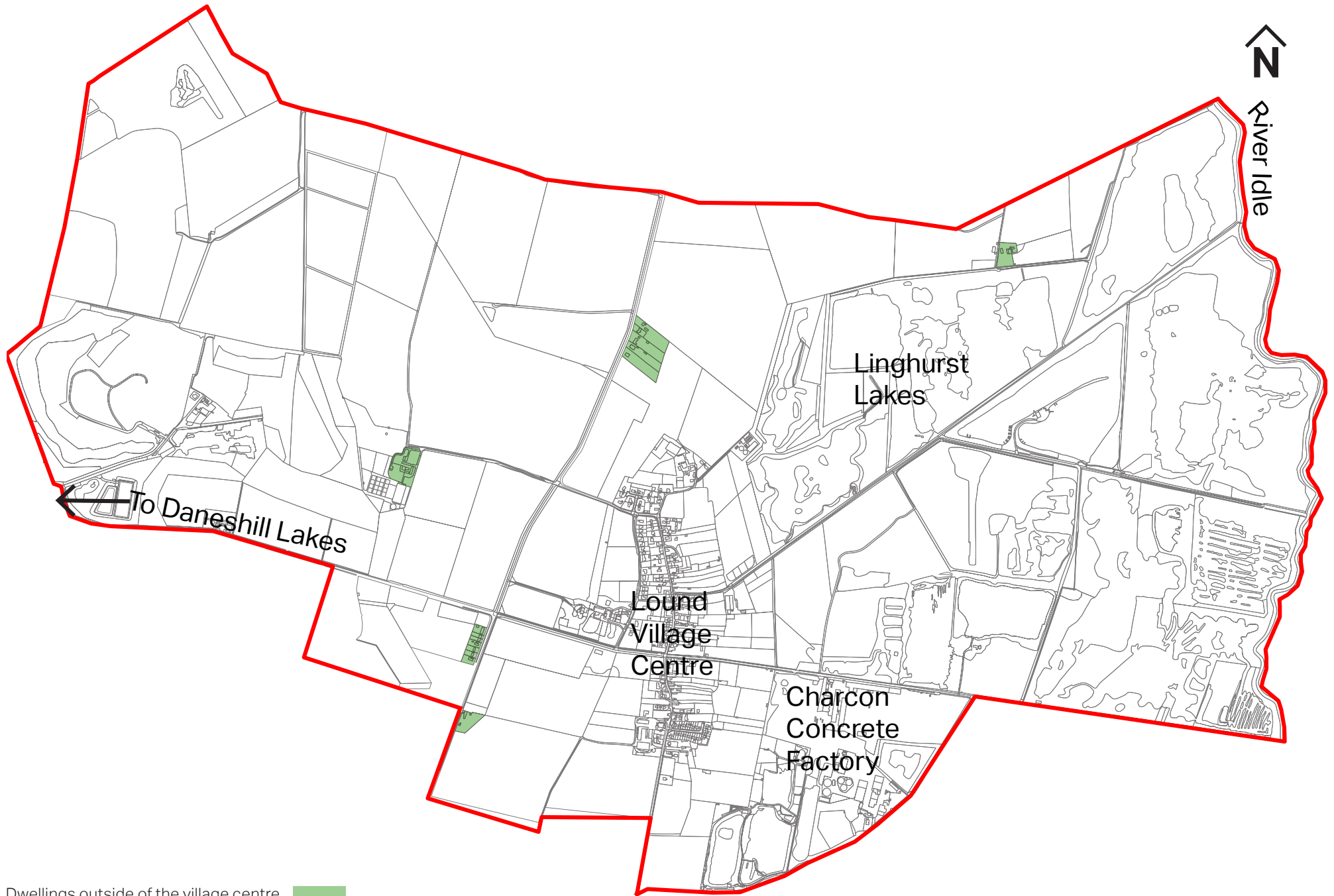
Views from NP02 of open countryside with hedgerow bound fields



Linghurst Lakes



Bungalows outside of the village centre



Dwellings outside of the village centre

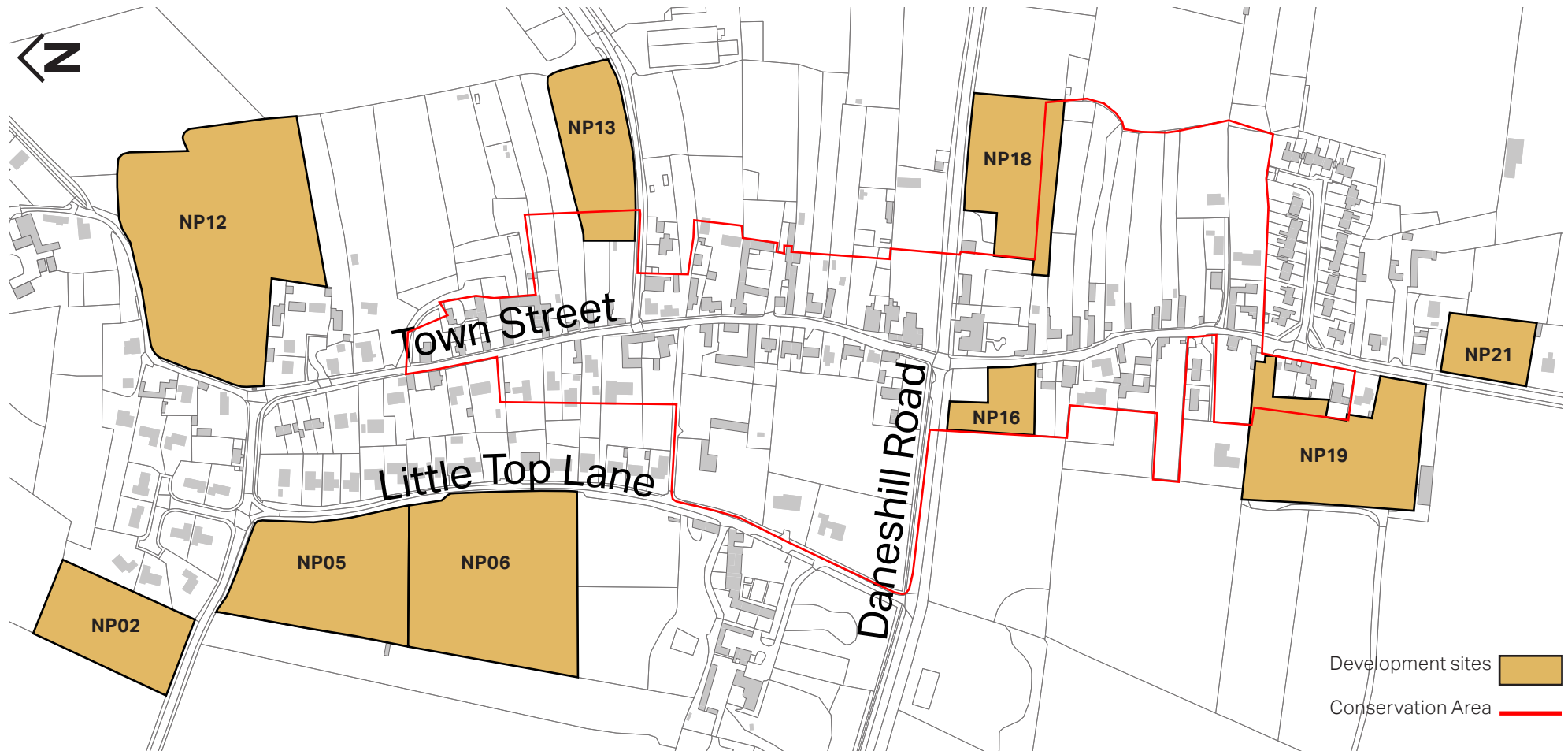


Alpha
Farmhouse

Alpha Farmhouse

Potential Housing Sites

04



4.1 Housing Sites

The Bassetlaw Draft Local Plan identifies Lound as part of the Retford and Villages Cluster within Bassetlaw's spatial hierarchy. As such the village's expected housing delivery by 2034 is capped at 20% of the existing number of dwellings. For Lound this means that approximately 40 additional dwellings could come forward within the plan period.

Within AECOM's Site Assessment Report, the potential housing sites were indicatively capacity tested at 30dph

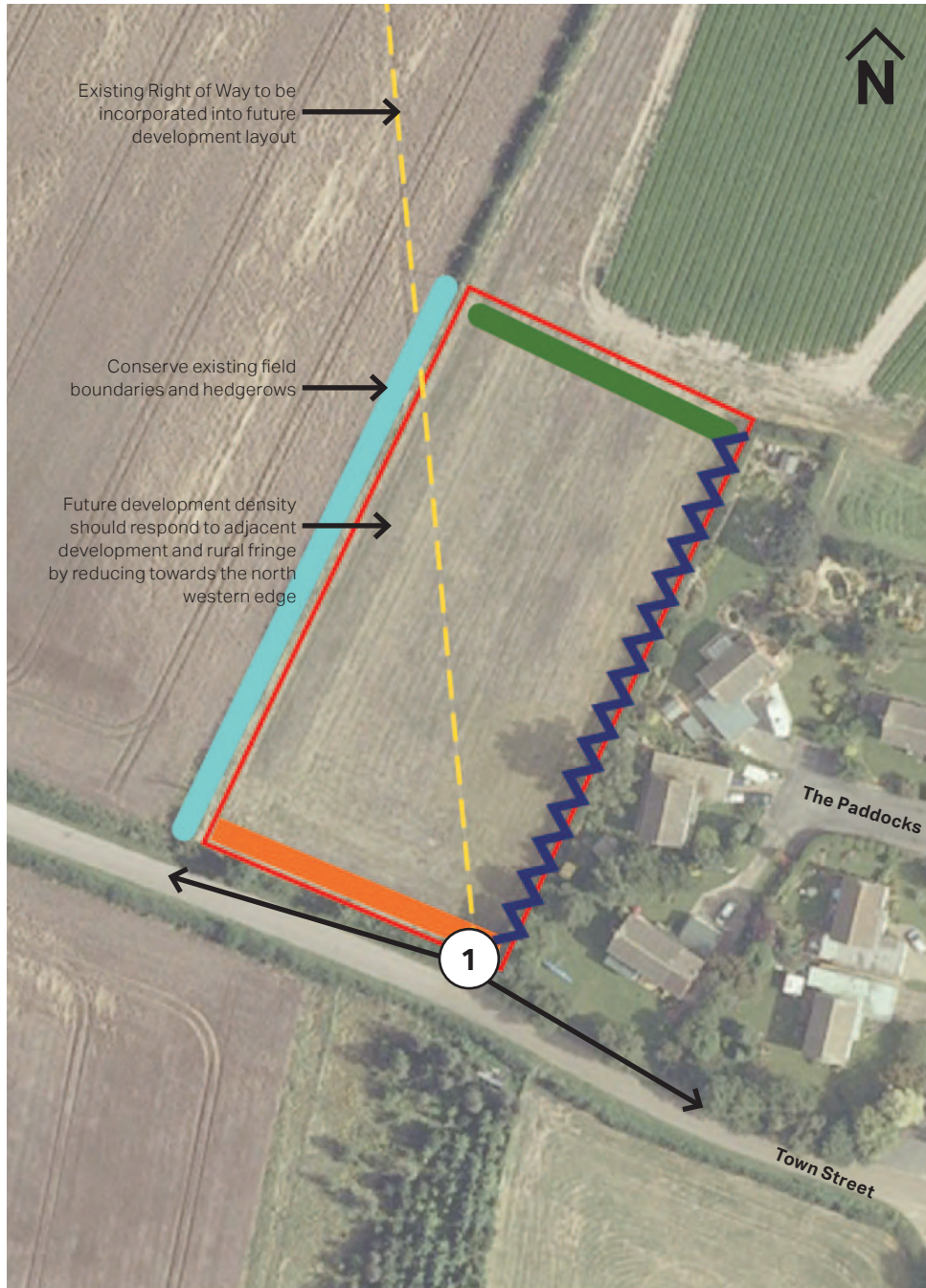
reflecting the preferred density used for two sites in Lound (NP12 and NP19) identified in Bassetlaw's Land Availability Assessment .

Collectively the nine sites considered in this report have the potential capacity to deliver 250 homes at 30dph, far exceeding the required number. It is therefore not anticipated that all of the sites will be developed and those which do come forward are expected to be of a lower density. The focus of this report is instead to influence the character of future homes to be delivered within Lound over the next 15 years.

After public consultation and at the initial inception meeting the NPSG have narrowed down their preferred sites to be developed within the village. From the 23 sites which were assessed within AECOM's Site Assessment report the NPSG have agreed on the 9 sites on the following pages to include within this Design Code.

At present a number of the sites are located beyond the existing settlement boundary and would require a change in policy in order to come forward.

The following pages provide site specific guidance and application of the design codes.

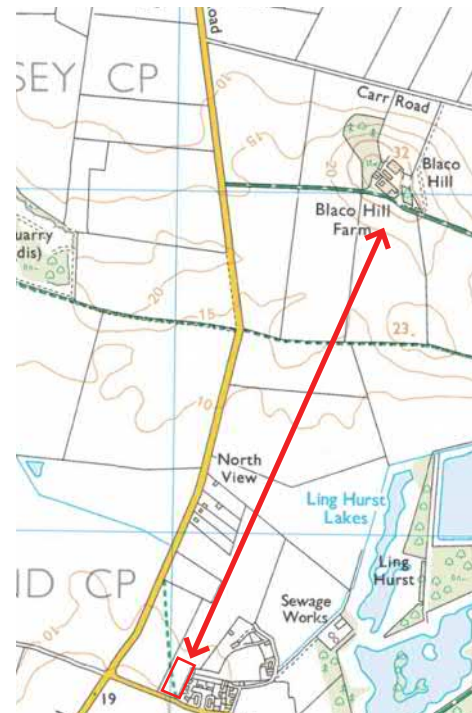


NP02 - Key frontages and edge treatments

- Site boundary
- Public right of way
- Existing vegetation/tree buffer
- Potential soft edge/tree buffer required
- Key frontage where buildings should address the street
- Future development should respond sensitively to existing adjacent properties to avoid overlooking
- Access should be positioned to allow clear visibility and connections into the village should be improved

4.1.1 NP02 – Land on the east Side of Mattersey Road - 0.5ha

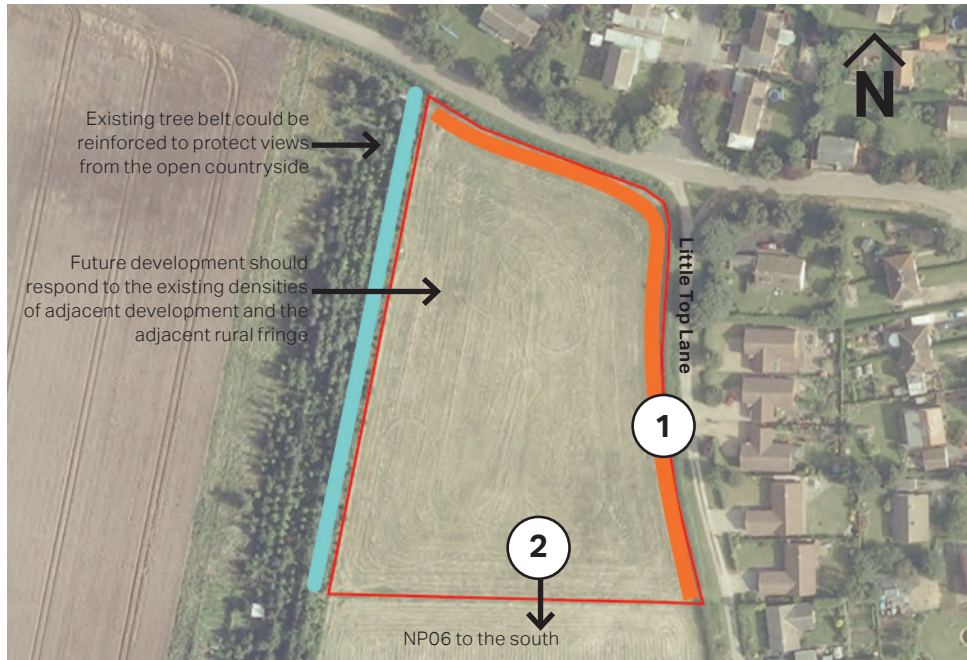
This site is currently an agricultural field with a public right of way running through it, located to the north-west of the village. The site is bound by hedgerows to the south and west and abuts the back of housing plots on The Paddocks. The distance between this site and the historic centre of the village would allow for more flexibility in terms of developing with contemporary architectural design. However, the long distance views of the open countryside would require addressing with great sensitivity. Efforts would also be required to ensure improved connectivity with the village.



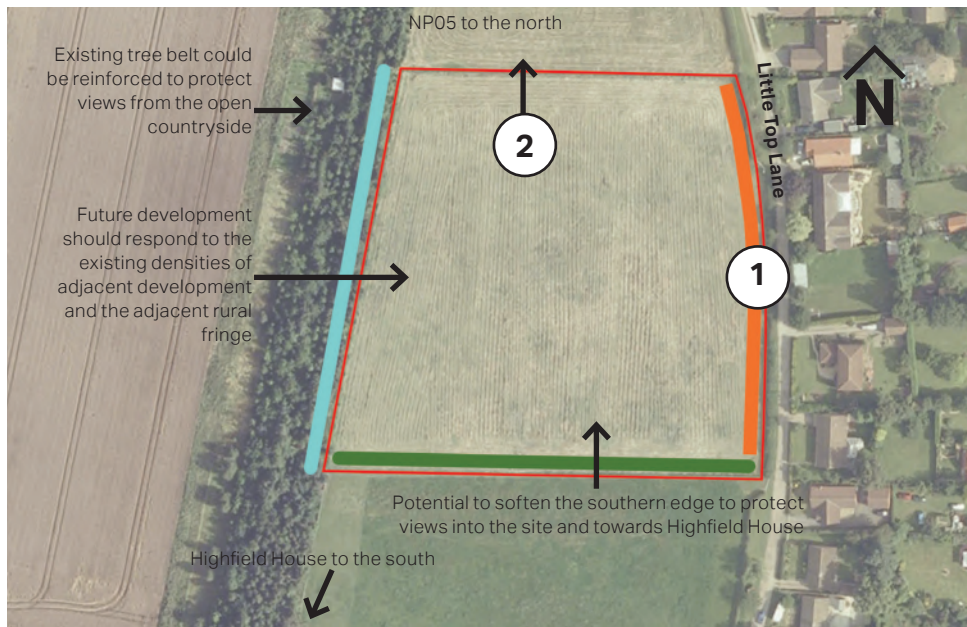
Significant views to and from Blaco Hill from the site



Precedent images of appropriate housing development



NP05 - Key frontages and edge treatments



NP06 - Key frontages and edge treatments

4.1.2 NP05 (1ha) and NP06 (1.4ha) - Land on the west side of Little Top Lane

These sites are agricultural fields on the west side of Little Top Lane. At the western boundary of both of these sites is a belt of trees which could reduce the sensitivity of this edge and the impact of any residential developments on the wider countryside. On the east side of Little Top Lane are several bungalows with west facing front elevations. The development of the sites would require consideration of the visual impact on these properties. NP05 would be suitable for lower densities than NP06 due to its village edge location.

Future properties should respond positively to existing properties on Little Top Lane and look to improve connectivity on Little Top Lane back into the village

Future development should be positioned to enable positive connections to the potential housing site to the south/north

Precedent images of appropriate housing development





NP12 - Key frontages and edge treatments

Site boundary

Existing vegetation/tree buffer

Key frontage should address the street

Potential to retain existing open countryside to protect views into the site

Density to respond to adjacent development and close proximity to rural fringe

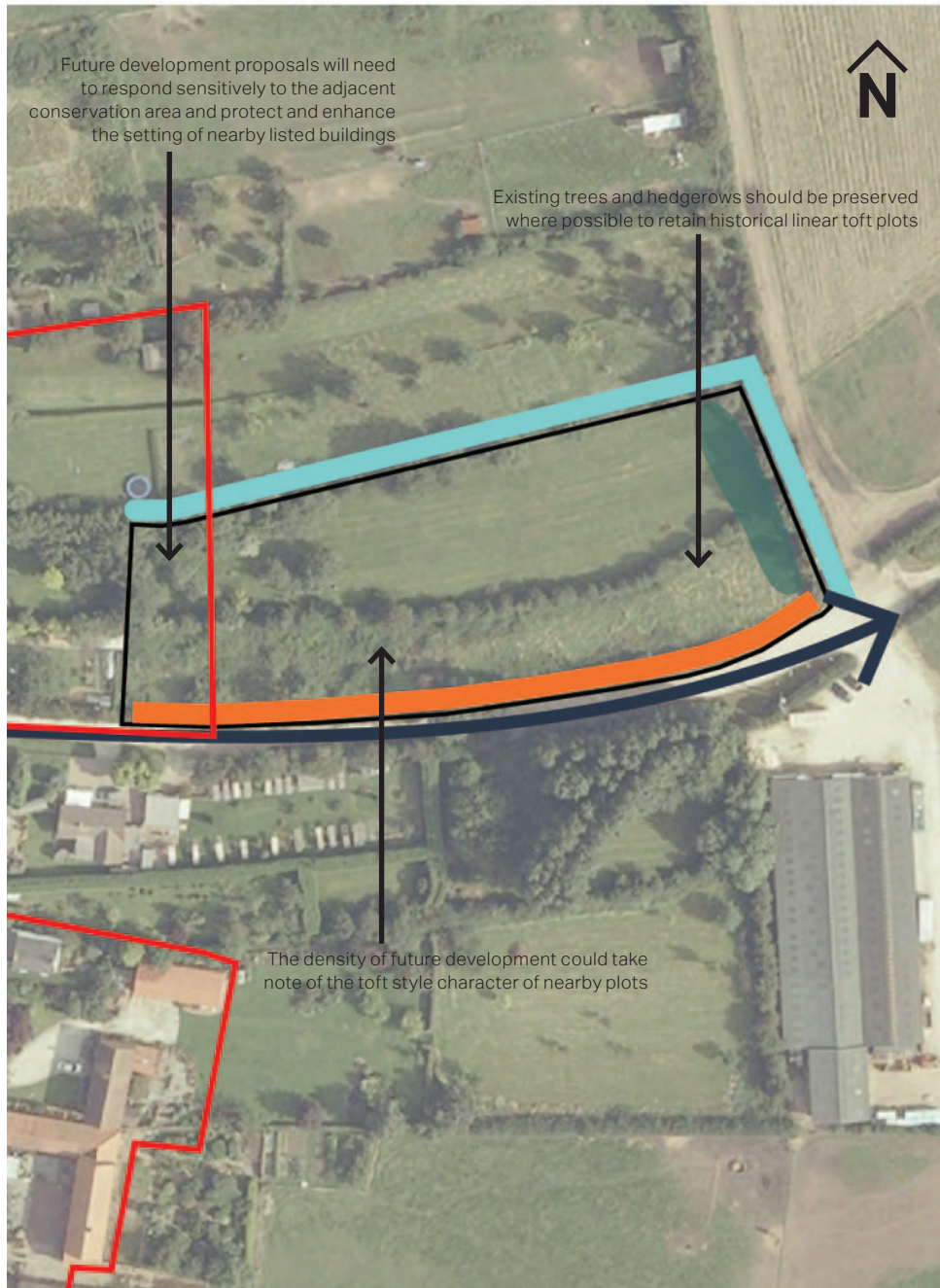
Future development to respond sensitively to adjacent back gardens

4.1.3 NP12 – Land off Town Street - 2ha

This site is situated to the north-east of the village and is currently used for keeping horses. This is the largest of the available sites which presents an opportunity for residential development. In order to protect the village’s historic character, the design of any development would need to adhere to the materials palette, layout and architectural detailing of the surrounding dwellings on Town Street.

Precedent images of appropriate housing development





NP13 - Key frontages and edge treatments

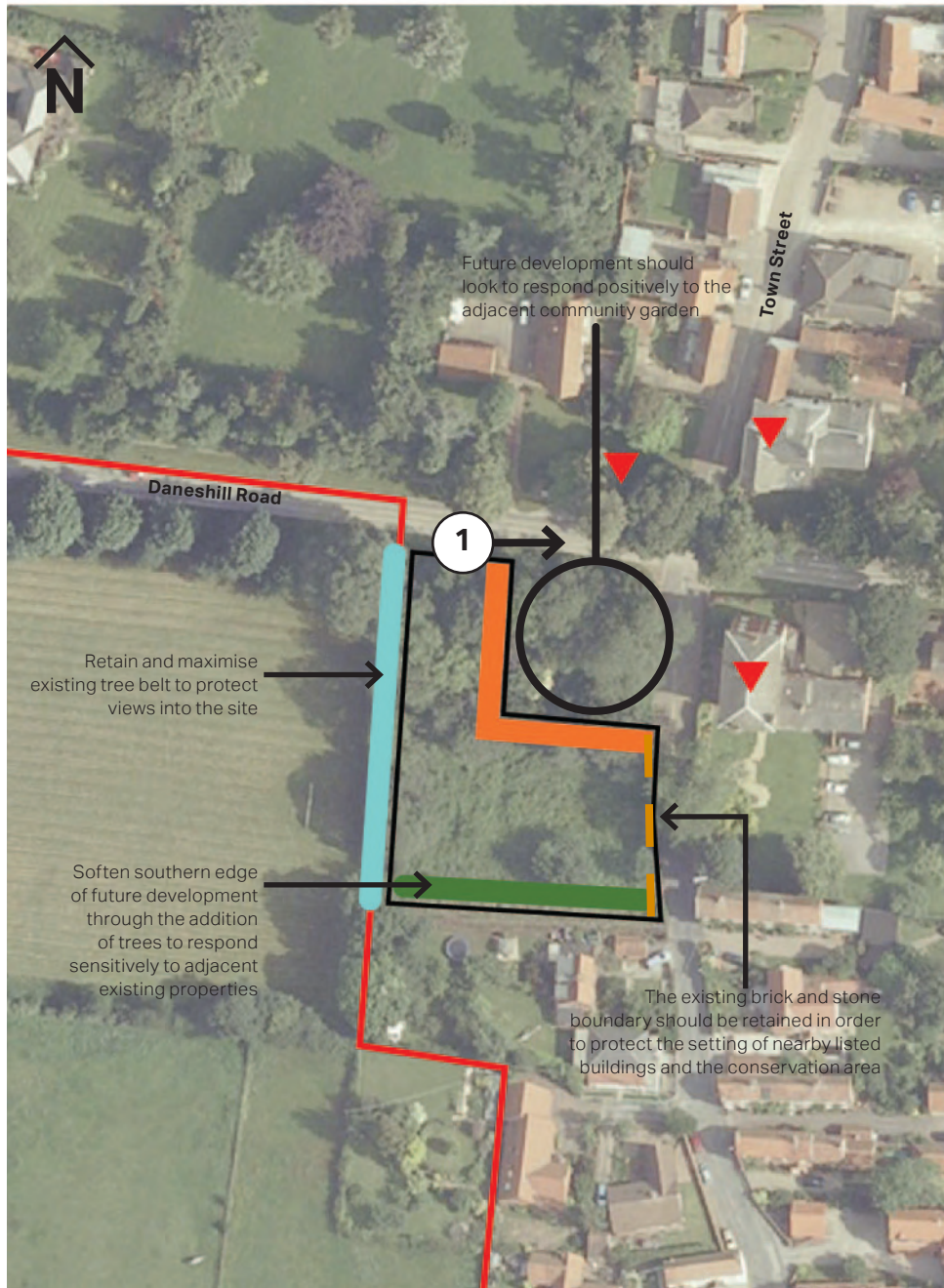
- Site boundary ———
- Existing vegetation/tree buffer ———
- Key frontage where buildings should address the street ———
- Conservation area ———
- Future development should respond sensitively to nearby local wildlife site ———
- Neatholme Lane would need to be upgraded to provide improved pedestrian, vehicular and cycle links into the village ↔

4.1.4 NP13 – Land north of Neatholme Lane - 0.2ha

This site is an elongated strip to the north of Neatholme Lane and is the eastern end of what would have historically been a toft plot. The proximity of the site to Town Street would impact on the design of any residential development. As the site is set back from the Town Street frontage and is to the rear of existing buildings, there may be some flexibility in the layout of any proposed development.

Precedent images of appropriate housing development





NP16 - Key frontages and edge treatments

4.1.5 NP16 – Land lying to the south of Daneshill Road - 0.2ha

- Site boundary ———
 - Existing vegetation/tree buffer ———
 - Potential soft edge/tree buffer required ———
 - Access should be taken from Daneshill Road and connections should be improved into the heart of the village (1)
 - Listed buildings ▼
 - Conservation area ———
 - Existing brick and stone wall ———
 - Key frontage where buildings should be outward facing ———
- This site is bound by both Daneshill Road to the north and Town Street to the east which could present an opportunity to have frontages on to Town Street with vehicular access from Daneshill Road. This would allow the development of the site to adhere to the character of the conservation area and keep cars to the side or back of properties.

Precedent images of appropriate housing development





NP18 - Key frontages and edge treatments

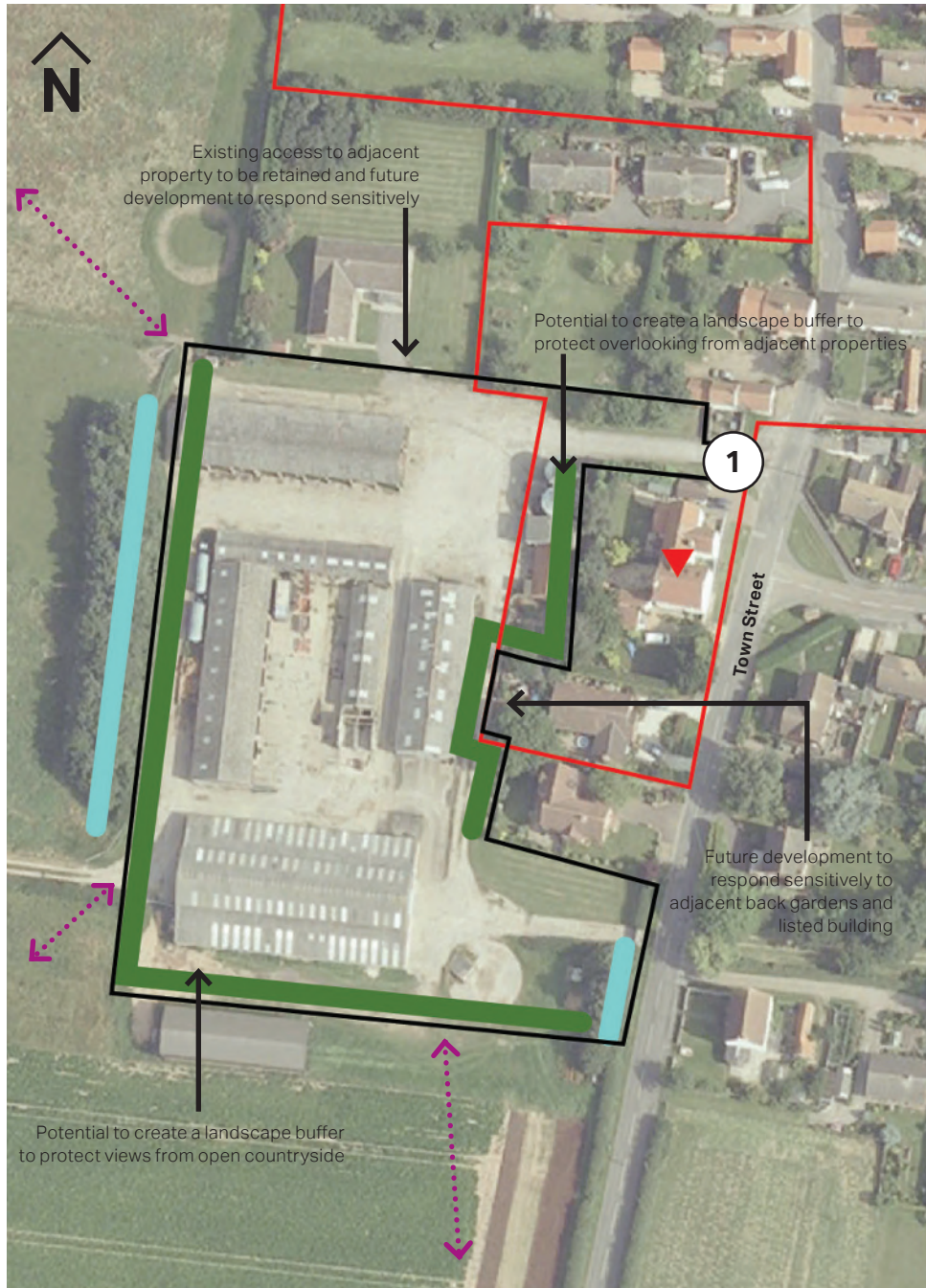
- Site boundary ———
- Existing vegetation/tree buffer ———
- Potential soft edge/tree buffer required ———
- Key frontage where buildings should address the street ———
- Future development should respond sensitively to adjacent listed buildings and the conservation area ———
- Connections for pedestrians and cyclists should be improved to provide easy access into the village ↔
- Conservation area ———

4.1.6 NP18 – Land to the south of Chainbridge Lane - 0.7ha

This site is set back behind properties on Town Street and would require an access from Chainbridge Lane. The proximity of the eastern boundary of the site to the Charcon concrete factory may be within audible range of traffic and operations. Mitigation may be required to reduce the impact on any proposed dwellings. The southern edge of the site sits within Lounds conservation area which will have an impact on the design and density of properties to ensure that they will be appropriate to the site.

Precedent images of appropriate housing development





NP19 - Key frontages and edge treatments

- Site boundary ———
- Existing vegetation/tree buffer ———
- Potential soft edge/tree buffer required ———
- Conservation area ———
- Listed buildings ▼
- Potential to use northern access providing connections into the village (1)
- Long range views from open countryside into site <.....>

4.1.7 NP19 – Yew Tree Farm, Town Street - 0.97ha

This site is currently occupied by farm buildings which will require demolition to enable future development. There is a belt of trees along the western edge of the site which may reduce the visual impact of any buildings on the open countryside to the west. There are long distance views of the open countryside to the south of the site. This edge should be sensitively designed with lower densities and a soft edge of tree or hedge planting to reduce the impact of any development on the surrounding landscape. The site also sits partially within the conservation area which will require a sensitive response.

Precedent images of appropriate housing development





- Site boundary —
- Potential soft edge/tree buffer required —
- Key frontage where buildings should address the street —
- Access to be sited to the north to maximise visibility 1
- Future development to respond sensitively to adjacent properties
- Connections for pedestrians and cyclists into the village to be improved ↔
- Listed buildings ▼

4.1.8 NP21 – Land to the east of Town Street - 0.3ha

This site is the most southerly development site within the village. The site provides an infill development opportunity as it sits between the first two dwellings that are visible as Lound is approached from the south. Proposals would need to be harmonious with Lound’s character as any dwellings on the site would be amongst the first that visitors would see, setting the first impressions of the village. Town Street is on the brow of a hill to the south of the site which reduces the visibility looking north towards the village. This will require consideration when designing any access to the site.

NP21 - Key frontages and edge treatments

Precedent images of appropriate housing development







LOUND
VILLAGE
HALL

THIS HALL WAS GIVEN
TO THE VILLAGE BY THE
LORDS OF LOUND IN
1872 BY DEEDS
AND IS IN THE
POSSESSION OF
THE VILLAGE
OF LOUND

Lound Village Hall

Next Steps

05

5.1 Next Steps

This report aims to identify the key design features present in Lound with the intention of influencing the design of any forthcoming housing development. It is recommended that the NPSG should use this document to embed design policies within the Neighbourhood Plan. The document should also be observed by developers in order to understand the design character of the housing which will be appropriate within the village.

In addition to the design codes the NPSG may also want to consider developing a masterplan for Lound using the potential development sites discussed within this report. This will capture and reflect local opinion of appropriate housing densities and layouts as well as narrowing down the preferred development sites within the village.

It is important to note that the design details which have been noted in this report should be carefully interpreted in order to avoid developments which are a pastiche of the existing buildings within the village.



About AECOM

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