AECOM

DESIGN GUIDANCE & CODES

HAYTON

FINAL REPORT | SEPTEMBER 2021

Quality information

Prepared by	AECOM Review	NP Group Review
Holly Turner	**Nick Beedie**	**Peter Naylor**
Graduate Urban Designer	Principal Urban Designer	Chair - NP Steering Group
Nick Beedie	**Lucy Sykes**	
Principal Urban Designer	Senior Urban Designer	

Issue History

Issue No.	Issue date	Details	Check by	Organisation
01	30.6.21	Draft for Review to NP Steering Group	Nick Beedie	AECOM
02	05.8.21	Draft for Review to NP Steering Group	Nick Beedie	AECOM
03	23.8.21	NP Group approved Draft for Review, to Locality	Nick Beedie	AECOM
04	14.9.21	Final version	Nick Beedie	AECOM

CONTENT

Introduction

01

01. INTRODUCTION

The Neighbourhood Plan group requested support to establish a design guide with design codes for new development in order to influence the character and design of new development within the neighbourhood area. A number of dwellings have been allocated on two sites and this report provides both site-specific design codes for these and area-wide design guidance for any further development within or around the village.

01.1 Introduction

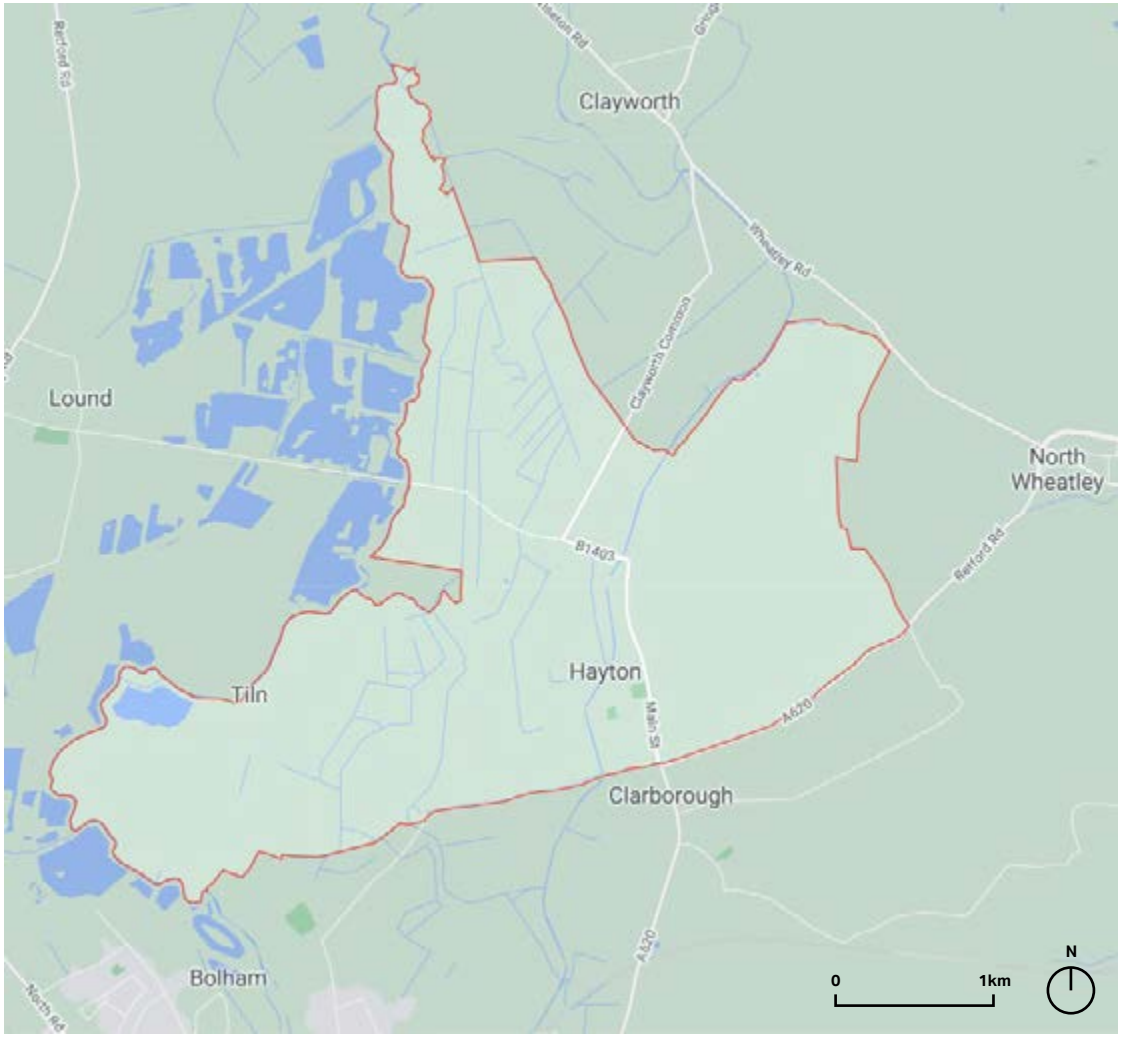
The design support will include both area-wide guidelines on key topics identified by the group and site specific design and capacity studies for two sites (Corner Farm and Church Farm, Main Street), 19 dwellings and 20 dwellings currently proposed respectively. The design guidelines and codes cover the whole neighbourhood plan area, the main village of Hayton and specific sites within.

The report will consider issues including; **Heritage** (there are several listed buildings and a scheduled monument identified in the report); traditional **Materials**; **Sustainable Drainage Systems (SuDS)**; **Sustainability** and **Visual Variety** and how these should be considered across the village and sites.

The village has not had a great deal of post-war development and remains predominantly linear in form with no large housing estates or extensive infill development. As such there is a recognisable settlement form and overall semi-rural character with a simple range of building materials (red-brick and pantiles are common), traditional brick wall boundary treatments and a range of traditional building types including farm houses, cottages, barns and granaries.

Figure 01: Red brick and pantile roof villa set back from main street

Figure 02: Hayton recreation ground



01.2 Neighbourhood Plan Area of Study

The NP group have proposed that the village of Hayton and the sites within it are the main focus of the report. However, it is important to understand the landscape context within the whole NP Area (which corresponds to the Parish boundary in this instance).

Both village and countryside connect and relate in their role and character. As such we have reviewed the existing landscape character studies that cover the whole parish so that this is understood, both in its influence on the design of the village and settlements from a landscape character perspective and the statutory designations (SSSI and SAM) that inform the context of the village.

Hayton is a small village (population 385 as of 2011 census) with a strong overall character in terms of linear form and building materials. It is forms part of a larger village area, being joined with Clarborough to the immediate south. Clarborough remains outside of the NP area and is not subject to the design guidance or codes in this report.

Figure 03: Map showing the general context of Hayton NP area

KEY

NP Area Boundary

The Sites

0m 500m N

AECOM

01.3 Aims & Objectives

Summary Aims:

- To positively influence the character and design of new development within the NP area
- To understand the impact of designations as constraints to development in the NP Area
- To understand the historic and contemporary character of the main village of Hayton
- To understand the more rural character of other areas in and around the parish

Summary Objectives:

- Assessment of the wider landscape context of the NP Area
- Assessment of development constraints in relation to designations
- Review of landscape character studies of the whole NP area
- Characterisation of the main village settlement of Hayton
- Design guidance covering the village and wider NP area
- Design codes for the two sites (Church Farm and Corner Farm)

Figure 04:
Corner Farm site entrance

Figure 05:
Church Farm site entrance

01.4 Process and Engagement

An inception meeting with the group was undertaken online and included an overview of the village on Google Earth. A site visit and village character assessment were conducted on the 28 April 2021 with a walk around the village and its immediate public rights of way. This was combined with a wider drive around the parish in order to understand the whole NP area and the landscape context.

The expedition around the village and some of its fringe areas via the footways, byways and canal towpath enabled an understanding of these important assets that connect the village with the landscape surrounding it.

Desktop mapping was obtained for the two sites and illustrative housing layouts were produced for the group to engage with the site owners and promoters. These form a part of the design codes for the two sites.

F.6 **Figure 06:** Indicative and illustrative layouts for the allocated sites at Church Farm and Corner Farm

01

01.5 Key Policy & Guidance

There are three key local planning policy and guidance documents that have been referred to closely in the development of this design guide and the codes featured in it.

Particularly, this document does not seek to repeat the information and guidance found in 'Successful Places' which extensively covers sustainable housing layout and design in significant detail.

District-wide policy & design guidance:

2020

Draft Bassetlaw Local Plan

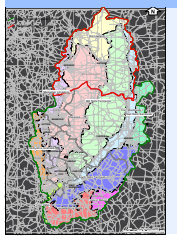
The local plan sets of the Council's development strategy, planning policies and proposals to guide land use and planning decisions within the District up to 2037.

2013

Successful Places- A Guide to Sustainable Housing Layout and Design For:

- Bassetlaw District Council
- Bolsover District Council
- Chesterfield Borough Council
- North East Derbyshire District Council

2009



Nottinghamshire Landscape Character Assessment Study

Landscape Character Assessment (LCA) explains the differences between landscapes based on sense of place, local distinctiveness, characteristic wildlife, and natural features. LCA is therefore a useful tool for understanding, planning and managing landscape and urban change.

01.6 Who should use the guide and codes

The Design Code will be a valuable tool in securing context driven, high-quality development in Hayton. They will be used in different ways by different actors in the planning and development process, as summarised in the table. A valuable way they can be used is as part of a process of co-design and involvement that takes account of local preferences and expectations of design quality. In this way the guidance and codes can help to facilitate conversations on the various topics that should help to align expectations and help understand the balancing of key issues. A design code alone will not automatically secure optimum design outcomes.

Actors	How They Will Use the Design Guidelines
Applicants, developers, and landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The Design Guidelines should be discussed with applicants during any pre-application discussions.
Parish Council	As a guide when commenting on planning applications, ensuring that the Design Guidelines are complied with.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

NP Area & Context Analysis

02

02. NP AREA & CONTEXT ANAYLSIS

This section looks at the wider context of the neighbourhood plan area and what constitutes it, with a focus on the statutory designations, topography and flood risk, landscape character and settlement pattern.

02.1 Statutory Designations

Sites of Special Scientific Interest (SSSI)

There is one SSSI within the parish which covers Chesterfield Canal. This area is also a Local Wildlife Site due to the aquatic plants that are characteristic of brackish waters. The canal is also designated as a Main Green Corridor within the local plan, meaning that development within 30m of the corridor will need to incorporate quality green infrastructure that protect and enhances the green corridor.

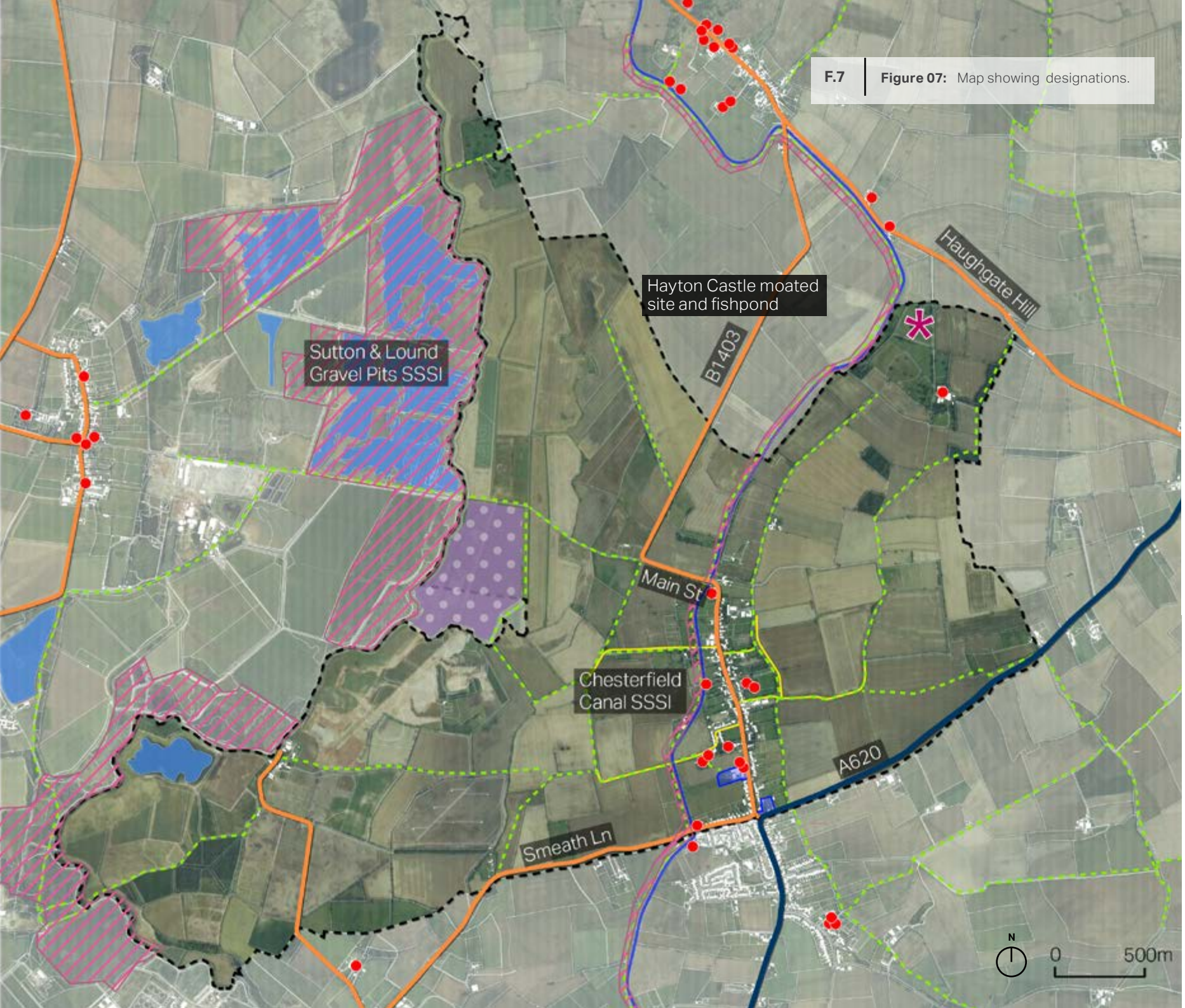
There are two further SSSI's that are located just outside the parish boundary to the west (Sutton & Lound Gravel Pits). They consist of extensive areas of open water, marsh, grassland, and wet woodland which supports a rich variety of plants and birds.

Scheduled Ancient Monument

Hayton Castle Farm is a landscaped park on the edge of Hayton parish, approximately 1.5km north-east of Hayton village containing a medieval moated house site (a Scheduled Ancient Monument), a mid-18th century farmhouse and later barns (grade II listed) and various archaeological features of significance, alongside a range of mature/specimen trees.

Key takeaway: Consider the context

New development must demonstrate an understanding of the landscape sensitivities and designations of the area and make sure any design proposal is a good fit in the surrounding context and respects the existing landscape character, topography, flood risk and settlement pattern of the area.



F.7 **Figure 07:** Map showing designations.

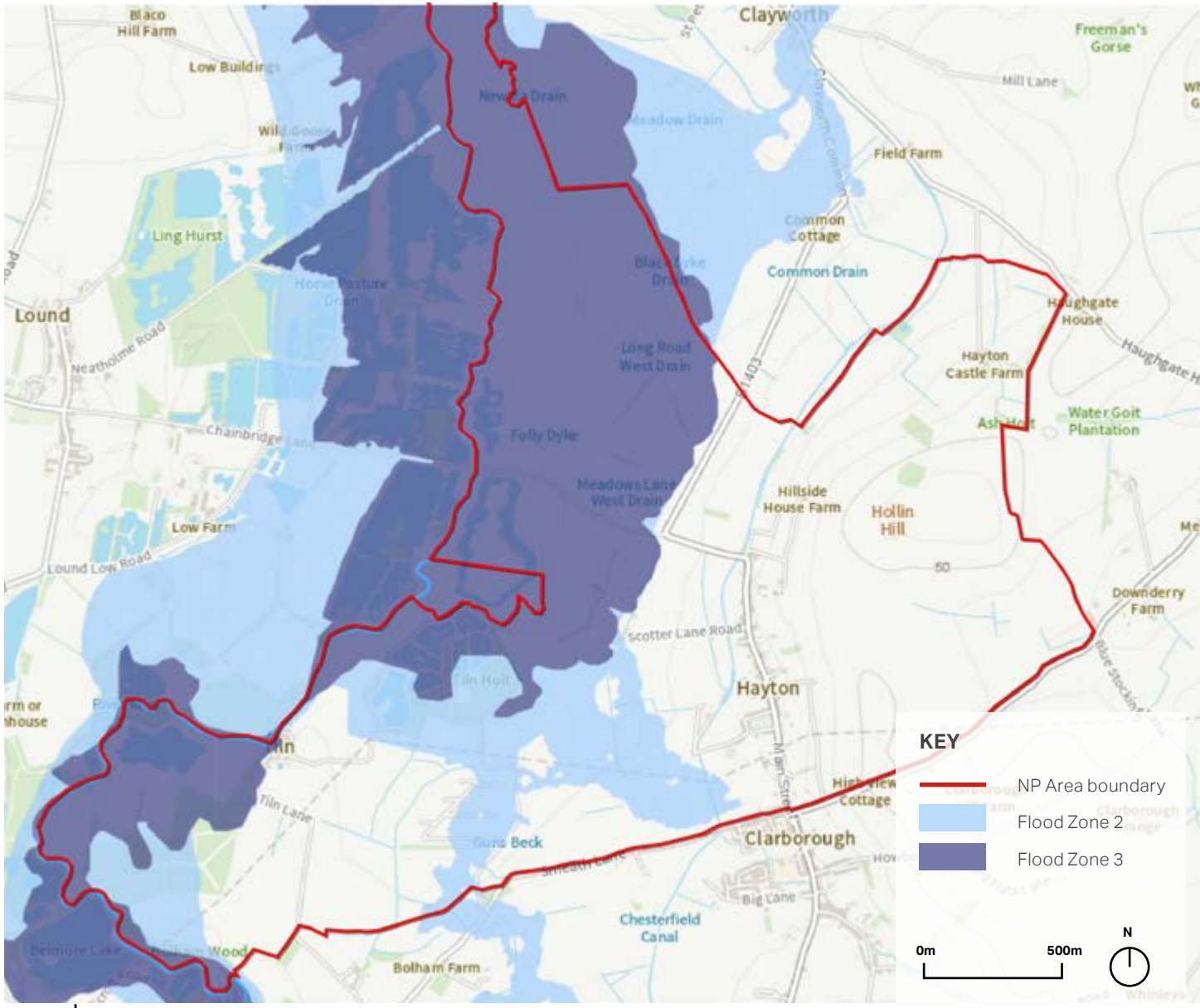
KEY

- A Road
- B Road
- Access Route
- Public Right of Way
- Railway Line
- Water Body
- Chesterfield Canal
- SSSI
- Local Wildlife Site
- Listed Buildings
- Scheduled Ancient Monument

02.2 Topography & Flood Risk

Hollin Hill to the east of the NP area is the high point and the land generally falls gently to the west towards the lakes siting alongside the western NP area boundary.

The flood risk within the NP area follows the topography and covers much of the land to the west of the main settlement of Hayton, along the western boundary of the NP area. Flood Zone 3, the most restrictive zone for development (no residential) covers a significant area to the west of the B1403, in the north-west of the NP area. Flood zone 2 is also found to the south of this, directly to the west of Hayton village.



F.8 | **Figure 08:** EA Map extract showing topography and flood risk.

02.3 Landscape Character

The neighbourhood area is covered by two existing landscape character areas, the Idle Lowlands to the west and the Mid Nottinghamshire Farmlands to the East, 'as designated within the Nottinghamshire Landscape Character Assessment study'.

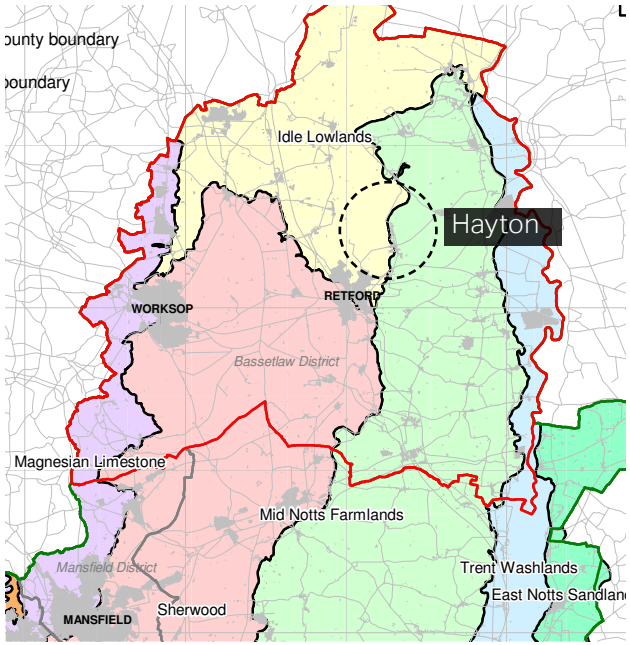
Lowland Idles

The Idle Lowlands form the southern part of an extensive low lying region which extends northwards from Bassetlaw to the Humber Estuary. Much of this region consists of sparsely inhabited levels and former carrlands, which are now intensively cultivated for arable production. Most of the settlements in the region are located on "islands" of higher ground.

They maintain a strong sense of openness with large fields or intensive arable farming, divided by drainage ditches and some intact hedgerows. There is very little woodland in the area with the exception of linear belts along railway lines and some strips along roadsides.

Mid Nottinghamshire Farmlands

The Mid-Nottinghamshire Farmlands extend from the edge of Nottingham north to the Idle Lowlands and cover the more elevated western side of the NP area. Small nucleated villages, isolated farmsteads and quiet country lanes are important components of the region's character, along with undulating landform, hedged fields and woodland. These features, and the fact that the area is dominated by agriculture, ensure that the region has a traditional rural character. This is reflected in the pattern of settlement and enclosure.



F.9 **Figure 09:** Regional landscape character areas map extract

02.4 Settlement pattern

Hayton is an agricultural parish two and a half miles from the market town of Retford, Nottinghamshire. The main village sits with its eastern back to Hollins Hill which, at 223 feet, is the highest point in the area. Its western boundary is drawn by the River Idle.

Hayton is a linear village about a mile in length running north from The Boat Inn to the Clarborough village boundary in the South. One of its most delightful assets is its close alignment to the Chesterfield Canal which affords wonderful walks that in turn link to a large network of local footpaths.

The villages comprises of a linear main street with scattered development and some isolated clusters of cottages. The built form largely conforms with the local vernacular with the exception of some newer residential infill development. Many traditional farm buildings have been converted. There are also more isolated buildings outside the village, including farmsteads and hamlets.

The villages of Clarborough and Hayton have coalesced but remain in separate parishes.


F.10


F.11


F.12


F.13

Figure 10:
The Hayton parish church of St. Peter is Norman, with C14 windows

Figure 11:
The villages of Hayton and Clarborough share a boundary along Smeath Lane

Figure 12:
View to Hayton across fields taken from the Chesterfield Canal tow-path

Figure 13:
The Chesterfield Canal is a defining asset of the area and gives access to many walks within the Parish

Hayton Village Character Study

03

03. VILLAGE CHARACTER STUDY

This section looks at the village of Hayton within the NP area and its immediate surroundings. The focus will be on the elements of the built and natural environment that contribute to the village's character.

The settlement is mostly distributed in a linear pattern along Main Street, with some infill residential developments along and perpendicular to this. A prominent scattering of traditional buildings and some sympathetic new development along Main Street means the character is mixed but overall the traditional style predominates. As such, many refurbished or converted buildings and some modern interpretations stand side-by-side.

The older built-form responds to the local vernacular (as does some of the new development) but some of the post-war development is generic and uncharacteristic of the area. In its form it is more suburbanised yet is often still integrated in terms of materials choice (red brick and pantiles) and boundary treatments (brick walls) if not form.

Overall the village has a strong traditional layout and building pattern that should be maintained and enhanced by any new development opportunities that arise.

Key takeaway: Character response

The village's character is made up of many different elements which come together to create a unique sense of place. Any proposal will need to respect the character and context that contribute positively to the townscape, public spaces and landscape of Hayton.

03.1 Village character summary

It is not only the buildings that contribute to the local character of the areas. Other factors that contribute include:

- The form of the settlement.
- Boundaries.
- Spaces between buildings.
- Street surfacing.
- Green spaces, trees and other historic features all have a part to play.

Figure 14:
Traditional villa on Smeath Lane (early C20)

Figure 15:
Traditional farmstead, part of the local vernacular of the village (pre 1880)

F.14

F.15

Hayton village

Category	Village characteristics
Land use	• Predominantly residential dwellings; farming ; rural industry; limited neighbourhood facilities; public house and open space.
Layout	• Building set-backs and orientation are quite geometric, responding to field/ plot boundaries, whilst also adapting to the contours; buildings are often set parallel or at 90° to the street
Streets	• Main village street runs north south and carries main through traffic and provides access to the majority of homes; several east-west lanes provide access to the remaining dwellings; courtyards associated with farmsteads are another type.
Landscaping	• Hedgerows on many boundaries and a variety of mature trees in hedgerow or on plot (although not planted within the streetscape , these do have an important presence here).
Density	• Varies by area, typically 15 - 25 dwellings per hectare (see sample diagrams, top left).
Topography	• The main village street runs with the contours with the land sloping from east (Hollin Hill) to west sloping down to the canal; east-west lanes run perpendicular up or down the contours.
Views	• Limited views from higher ground to the east are oriented to the west, towards the church, canal and countryside beyond

Table 1: Village Characteristics Table

Factors	Built-form characteristics
Building types & structures	• Traditional farmsteads / farmhouses, cottages, occassional grand houses; more recent C20 houses and bungalows; industrial and agricultural buildings (barns, granaries; sheds and outbuildings); brick-arch bridges of the canal
Building form, scale & heights	• Typically 1, 1.5 and 2 storey domestic scale buildings with subservient extensions and outbuildings; larger scale agricultural buildings sit within and around the village too
Common materials	• Mostly red-brick masonry construction for domestic properties with pantiles on roofs; some timber frame elements and render/ paint; also timber and metal agricultural structures
Details & features	• A variety of domestic details and features including; chimneys; expressed timber frame; sash-windows; flat brick arches; bricked-up windows; simple door canopies; decorative brickwork & barge-boards; parapet-gable walls
Plot boundaries	• Consistent brick wall boundary treatments connecting the built form to give a joined up appearance and sense of enclosure; also hedges, timber stock fencing and estate railings and piers
Front gardens	• Depending on size of plot - ranging from development up to back of pavement to small-medium sized front gardens or courtyards behind boundary walls, up to larger set-backs
Roofscape	• Mainly pitched roofs; some hipped roofs and mono-pitch; addition of solar panels and photovoltaics on south faces and small gable dormer windows
Public Realm	• Semi-rural environment without street lights or specific speed restraint measures (due to lighting),

Table 2: Built-form characteristics table

Figure 16:
Traditional farmstead set to back of pavement with brick wall boundary

Figure 17:
Mix of traditional cottages and houses with subtle variations in heights and buildng line to create an informal Main Street

03.2 Built Form & Heritage

The historic settlement pattern of Hayton consists of linear development along the main road with most of the buildings located along this corridor and its immediate lanes. The pattern of development has not change much since 1885 as most of the historic routes are still used today with the byway to the east, although an unsurfaced 'green lane', remaining accessible to vehicles, although mainly suitable for pedestrians, mountain bikes and quads.

Since 1885 development has taken place along main street filling in the gaps. There are a few buildings that have been built behind the main road.

There is one Grade I Listed Building within the village, St Peter's Church, which originated in Norman times. However, the current church on the site dates back to the 15th century. There are nine Grade II Listed Buildings in the village, including two bridges that cross the canal. A further listed building lies north of the village (Hayton Castle Cottage).

Table 3: Listed buildings - 10 of 11 listed buildings in the parish are within the village (all except Hayton Castle Cottage to the north)

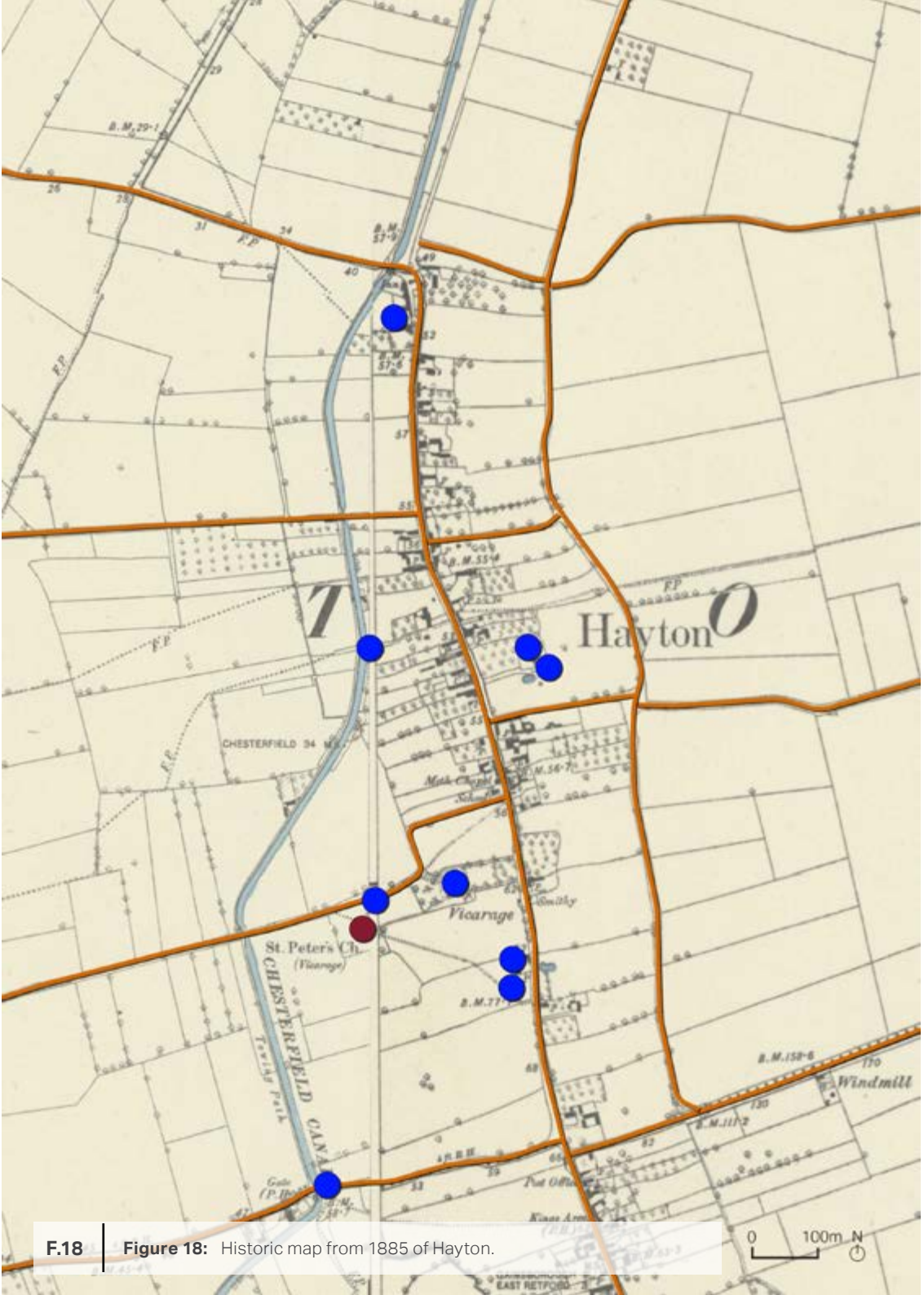
Grade	Name
II	• Pigeoncote at Blyth House • Chesterfield Canal, Lecture Room Bridge • Hall Farm House and Outbuilding • Barn at Hall Farm House • The Old Vicarage • Hayton War Memorial • Barn to North East of Church Farmhouse • Church Farm House and Adjoining Storehouse and Pigeoncote • Clarborough Top Bridge 62 • Hayton Castle Cottage Hayton Castle Farm House
II*	• n/a
I	• Church of St. Peter

Key takeaway: Traditonal character

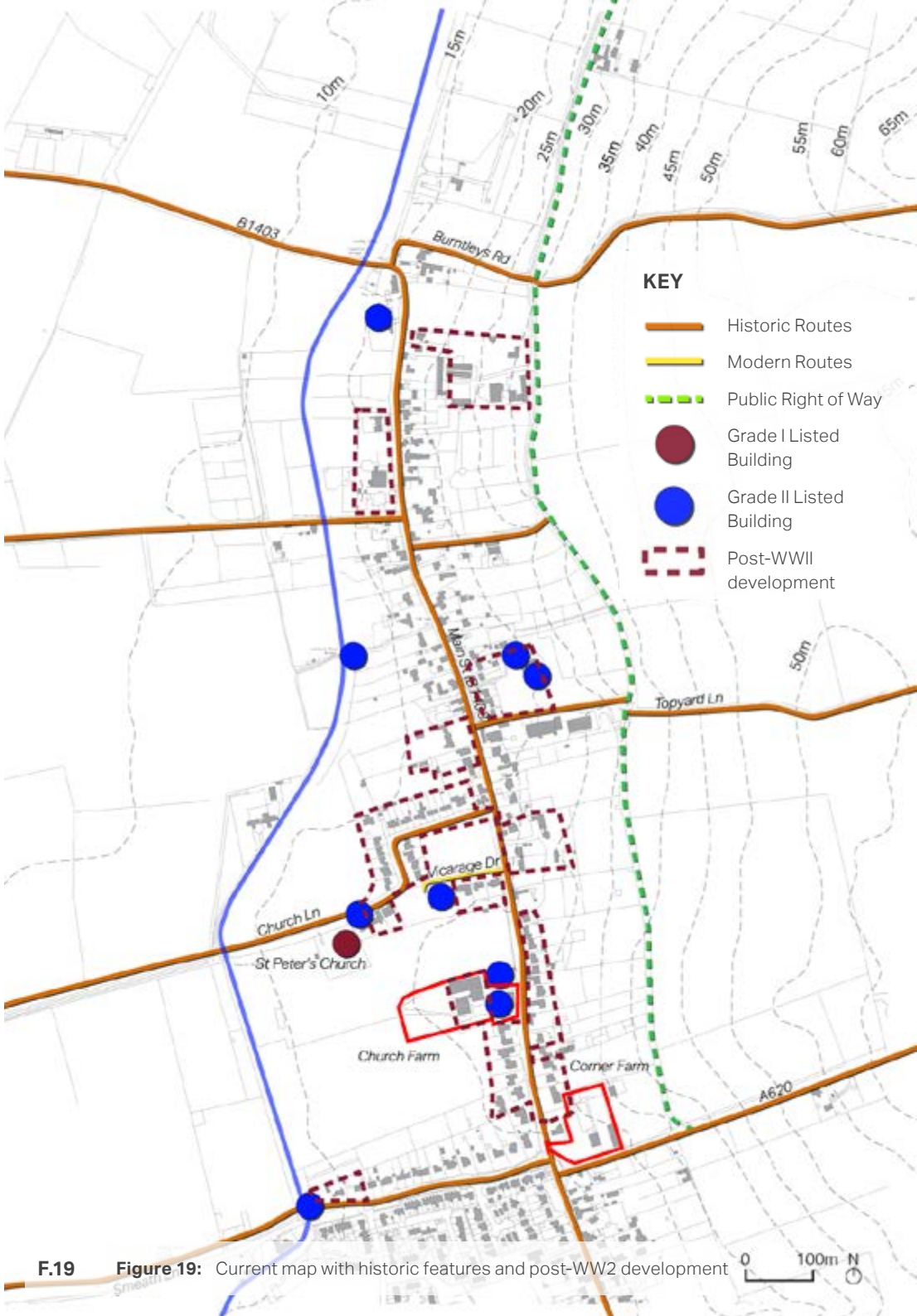
For the purposes of this study the neighbourhood planning group consider traditional buildings to be constructed pre-second world war. Therefore the term 'traditional' references the arts & crafts style, edwardian, victorian and georgian (and older) houses, cottages and farmsteads.

Non-traditional styles have been developed from around the 1950's onwards. This is not to say that some of these buildings have not paid homage to the traditional style and pattern of building, materials and details or do not make a positive contribution to the village.

Overall, the neighbourhood plan group wish the traditonal style, form and pattern of dwellings in the village to be the key reference material for new development to respond to. Exceptional design approaches may be justified on a case by case basis, particularly where sustainbility is a key consideration of the scheme.



F.18 **Figure 18:** Historic map from 1885 of Hayton.



F.19 **Figure 19:** Current map with historic features and post-WW2 development

03.3 Street Character & Connectivity

Main Street forms a the spine of the village on a north-south axis. The great majority of the village's buildings are accessed directly from this road. Main Street connects to the primary road A620 at the most southernly point of Hayton, which continues south through the village of Clarborough and on to Retford as well as east towards North Wheatley.

There are some access streets / lanes leading off Main Street to the east and the west. These lanes generally lead to open fields and the surrounding countryside with some buildings situated along them.

There are many Public Right of Ways linking the village to the countryside in all directions and to neighbouring villages. There is a byway parallel to the Main Street (east) and towpath running alongside the Chesterfield Canal (west).

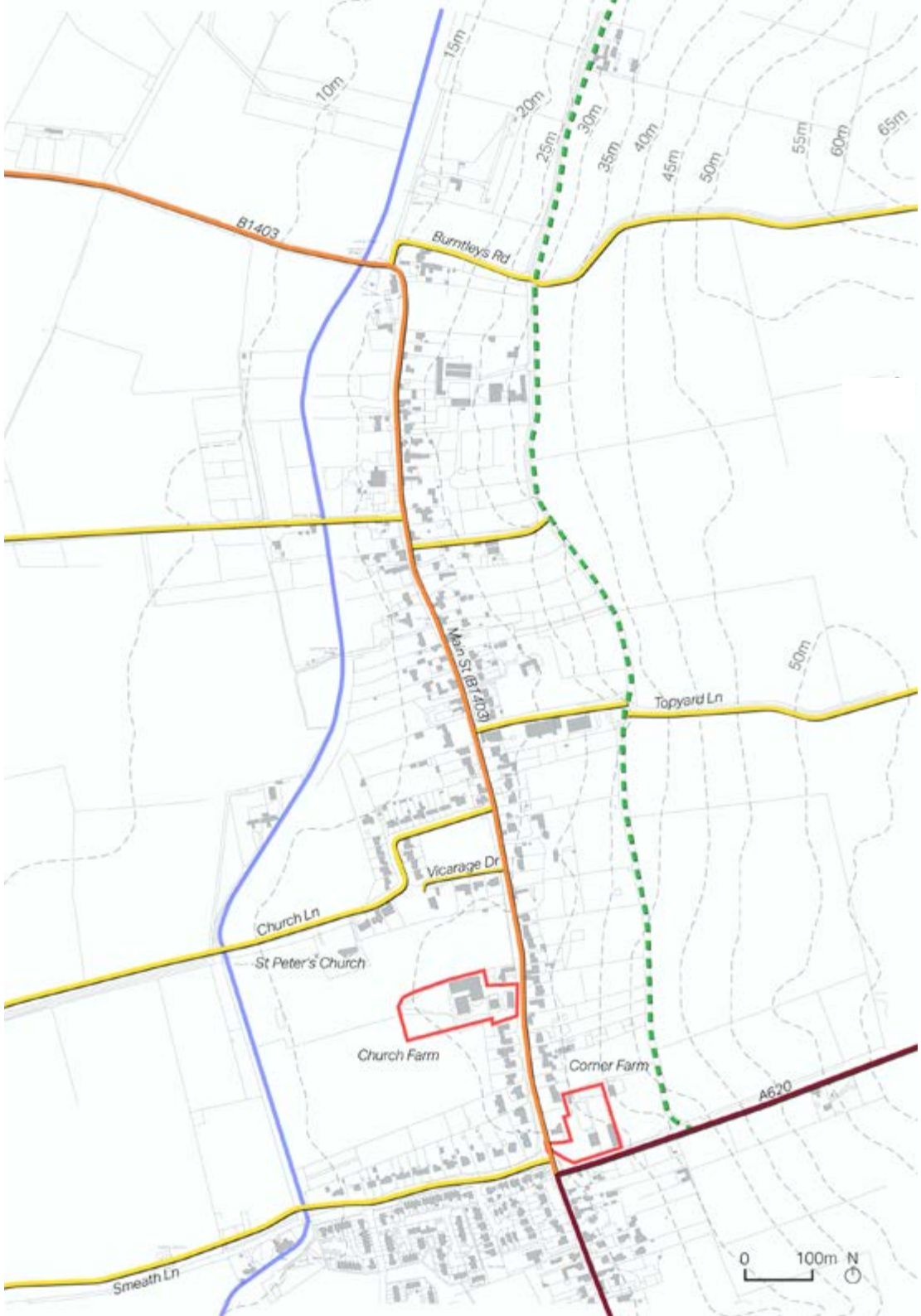


Figure 20: Map showing pattern of movement and hierarchy.

Key takeaway: Traditonal streets

New development must respect the existing pattern of main street, access streets/ lanes and public rights of way. Site access design should enhance the streetscape and improve connectivity for pedestrians and cyclists foremost, whilst mitigating potential vehicle traffic issues.


F.21


F.22


F.23


F.24

Figure 21:
Church Lane, a low key lane with grass verges

Figure 22:
Main street, junction with Church Lane

Figure 23:
Bye-way to east of village, running along the hill-side

Figure 24:
Chesterfield Canal towpath

03.4 Edges, Topography & Views

The village is surrounded by agricultural land and open fields to the east and west. The rising topography to the east (Hollin Hill) prevents longer views in this direction and the predominant views from the village are towards the Idle Lowlands to the west.

The village is broadly bounded by the canal to the east, and the byway to the west, with traditional longer gardens plots and infill development of various types (residential and industrial) extending in both directions. As such development generally backs on to these features, often with gardens and planting that creates informal and well-integrated development edges with mature landscape along the canal-side to the west or hedgerows trees and the rising landform defining the byway to the east and preventing any 'skylining' from development.

Figure 25:
View to Townend Bridge and beyond to landscape

Figure 26:
View from elevated byway over paddock gate towards church

Figure 27:
Diagram of traditional building relationship to topography

Key takeaway:

New developments must assess and respond to the sloping topography and views around the village. Streets / buildings traditionally follow the contours or run at 90° degrees. Similarly, the views and relationship to the canal, hillside and plains of the surrounding landscape should be considered carefully.

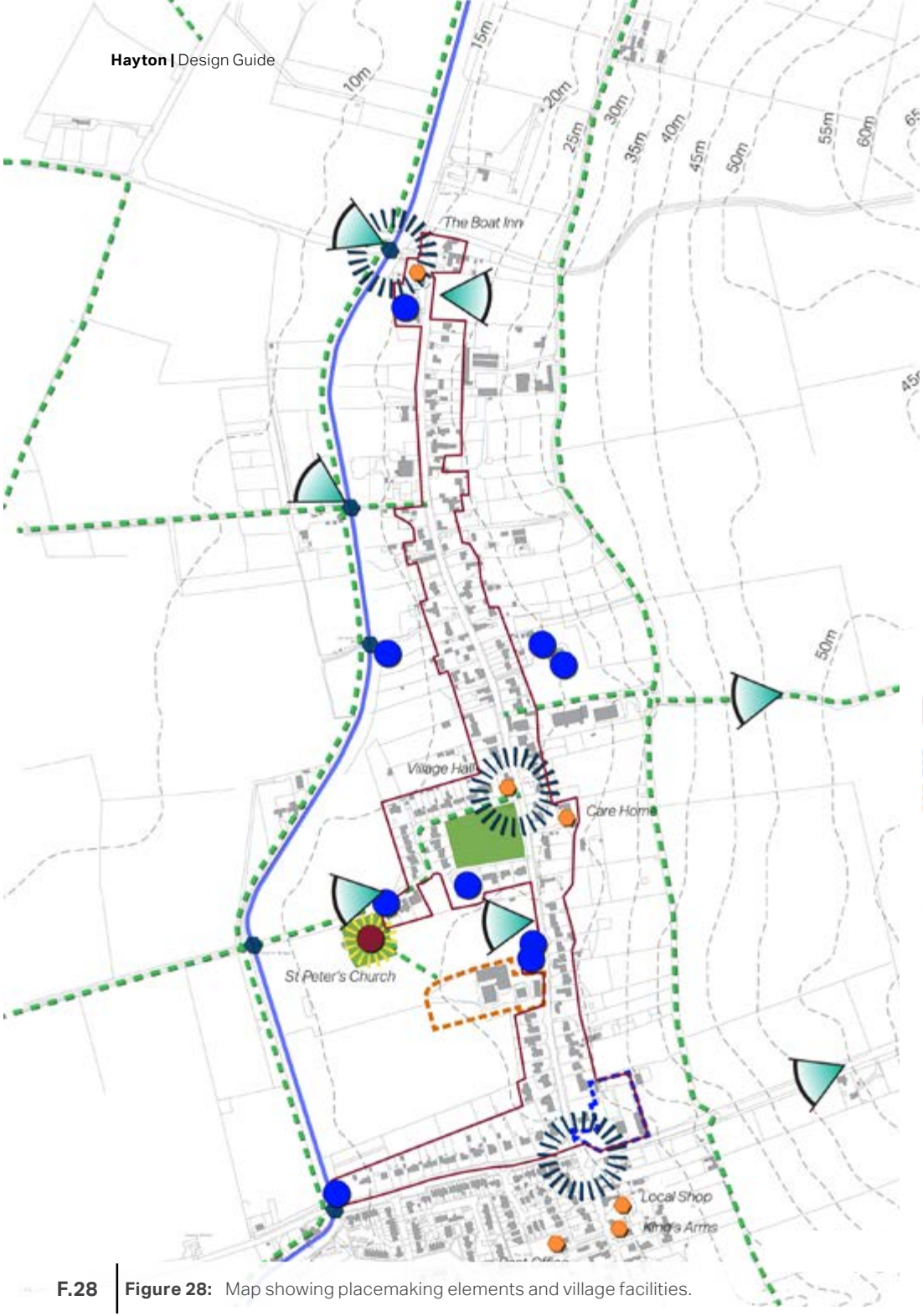


Figure 29:
View over Townend Bridge

Figure 30:
View along Main street

Figure 31:
Hayton and Clarborough junction

Figure 28: Map showing placemaking elements and village facilities.

03.5 Townscape, Focal Points & Legibility

There are numerous built and natural features that contribute to the area's sense of place and help people to navigate their way around, encouraging social interaction (or sometimes discouraging it).

St Peter's Church is the main landmark in the parish. It is set back between main Street and the canal on Church Lane and its tower can be seen from nearby fields and open space, more so in winter when foliage is minimal, creating an important view from the canal and lanes to the west and in some glimpsed views from Main Street and from the byway atop the higher land to the east. It is visible from the landscape and PRoWs west of the village.

Hayton Playing Field (including a play area) and the adjacent village hall (at the junction of Main Street and Church Lane) form a key focal point within the village for community activity.

To the north of the village the Townend Bridge over the canal, beside the Boat Inn, acts as a gateway and hub within the village, providing a sense of arrival and focal point to the north.

To the south, to a lesser extent, the junction of Smeath Lane with Main Street is another focal point and juncture between the two villages (Hayton and Clarborough). It is more vehicle dominated with guard rails signage and large junction radii which are also pedestrian hindrances. The Corner Farm site is located here and holds a key position, terminating the view of Smeath Lane on the arrival from the west in the village.

There are only a few facilities in the village including a village hall, St Peter's church and a pub, which are spread out along the street. There are more facilities within the neighbouring village, Clarborough, to the south, including; another pub, a post office and convenience store.

Townscape definition

The term 'Townscape' refers to the overall character and composition of a town, including the buildings streets, spaces and details. Gorden Cullen, who pioneered the concept proposed it as, 'the art of giving visual coherence and organization to the jumble of buildings, streets and space that make up the urban environment'.

Legibility definition

The term 'Legibility' refers to the physical and spatial characteristics of the environment, including both visual and non-visual sensations of colour, scene, motion, smell, touch and sound. All are all cues for orientation within the urban environment that reinforce legibility.

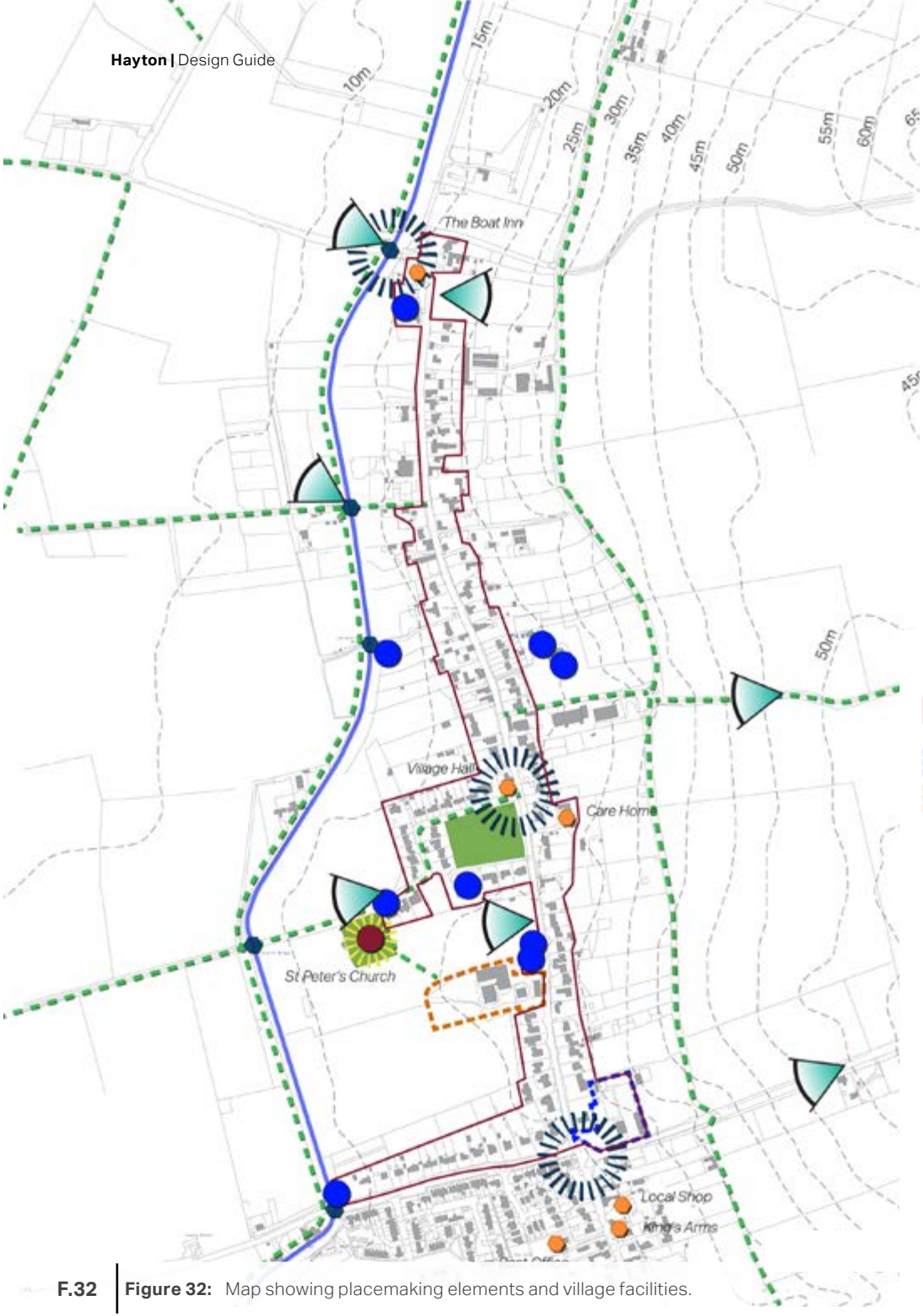


Figure 33:
View over Townend Bridge

Figure 34:
View along Main street

Figure 35:
Hayton and Clarborough junction

Figure 32: Map showing placemaking elements and village facilities.

Design Guidance and Codes

04

04. DESIGN GUIDANCE AND CODES

The design codes and guidance set out in this section will relate to major development sites, infill development sites and redevelopment or extension of existing buildings throughout the neighbourhood area.

04.1 Introduction

This section provides guidance on the design of development, setting out the expectations that applicants for planning permission in the village will be expected to follow.

The guidelines developed in this part focus on residential environments. However, new housing development should not be viewed in isolation, but considerations of design and layout must be informed by the wider context.

The local pattern of streets and spaces, building traditions, materials and the natural environment should all help to determine the character and identity of a development.

It is important with any proposal that full account is taken of the local context and that the new design embodies the 'sense of place', both in terms of local character and overarching settlement pattern.

Response to context means using what is around, as identified in chapters 2 and 3, as inspiration. How this influences a scheme could be by adopting a traditional approach or a contemporary design that is innovating with purpose, yet in harmony with the village. Contemporary design must improve and enhance the setting and sustainability of the village whilst not detracting from the appearance of this semi-rural village.


F.36


F.37

Figure 36:
Glimpsed view from bye-way west over paddocks to small scale new development in Hayton village, using traditional materials

Figure 37:
View to traditional scale building adjacent to paddock to the north of Hayton village, showing the semi-rural context

04.2 Design guidelines

The set of design guidelines shown on the next pages are specific to Hayton and are based on the analysis of the village character and discussions with members of the Neighbourhood Plan Steering Group. The design guidance below is focused on setting expectations for design responses on the key themes of; Heritage; Materials; SuDS; Sustainability and Visual variety.

These are key themes identified by the neighbourhood plan group in order to have most impact on the quality of all local design proposals, to both preserve and create high-quality buildings and places in the village and its rural context.

1 Village design principles

GENERAL DESIGN PRINCIPLES FOR HAYTON

- New development should prioritise creating a well-connected green system. New design should propose new green links to the surrounding countryside and integrate the existing ones.
- New development should respect the character of each area within the village in terms of scale, building orientation, degree of enclosure, facade rhythm, architectural details.
- Development which is high density and does not reflect the current grain of the village shall be avoided. Proposals need to consider existing density and the relationship between buildings and plot sizes.
- Interfaces between the existing settlement edges and surrounding landscape must be carefully designed to integrate new buildings with the surrounding countryside.
- Boundaries such as walls or hedgerows, whichever is appropriate to the street, should enclose and define each street along the back edge of the pavement, adhering to a clear building line that can allow minor variations for each development cluster.
- In areas where properties are set back from the edge of the road with small gardens, consideration should be given to the most appropriate site boundaries in keeping with the village aesthetic.
- Where appropriate, new properties should aim to provide rear and front gardens. Where the provision of a front garden is not possible, small buffers to the public realm such as grass verges or planting strips are beneficial.
- The use of a repeating type of dwelling along the entirety of the street should be avoided to create variety and interest in the streetscape.

Figure 38:
Mature hederows form green boundaries to main streets

Figure 39:
Green verges create pleasant walking routes and opportunities for tree planting

Heritage

Figure 40:
Extract of map showing histor statutory designations across the neighbourhood area (see page 14 for full page map)

F.40

Built Heritage

The approach to heritage must be one of protecting and enhancing historic assets (e.g. listed buildings, Scheduled Ancient Monuments), including both statutory designations and local designations should they be made in future. The village fabric of Hayton is already interwoven with both traditional and more contemporary development (post-war), although predominantly retains its traditional character which is most valued by residents. Indeed, the local preference is for building that responds to heritage and traditional context to preserve and enhance the traditional appearance of the village.

We cannot simply put a boundary around heritage assets and say 'no development here'. The village of Hayton shows that we can develop sensitively whilst referencing local traditions such as building form, scale, types, materials and arrangement. As such there remains scope to evolve the traditions in purposeful ways to make use of advances in building technology and sustainable building particularly, whilst still knitting into and referencing the overriding character of the village (e.g. linear pattern, surrounding paddocks and links to countryside), its buildings (e.g. farm houses, cottages and barns) and details (e.g. connecting brick boundary walls).

Some housing development in Hayton has been built in a non- traditional style or without apparent homage to its context, integrating less successfully into the village (in external appearance) than other more sensitive development. Whatever the planning and economic factors were that resulted in this it should now be clear that moving forward there are locally supported design codes in place and a planning system that encourages local involvement, and the means to voice a preference for the style and quality of development that takes place in Hayton.

Heritage and existing buildings can also be a linchpin for new development, giving

it more meaning and helping ensure that it is of its place and connected to the past. Finding new uses for historic buildings as dwellings or community assets (e.g. such as Church Farm House and barn on main street) can connect the Hayton of today with the Hayton of old, continuing the story of its historic buildings and re-purposing them in sustainable ways. This built-form resource is a key element to maintain as building beautifully, as was done in the past even for working buildings, has ensured the continued attractiveness and sustainability of the village over time.

Landscape heritage

The landscape itself also has a heritage. The patterns of field bondaries and lanes, watercourses, crossings and byways all form a natural and cultural landscape that building should sit within and refer to. Framing development within a mature pattern of paths, trees, hedgerows (e.g. field boundaries) and views (e.g. not allowing sky-lining) is a fundamental part of retaining the traditional overarching character of village and landscape context.

Development that protrudes into the landscape, beyond the existing building line of the village requires additional design concepts to address this aspect. Further measures such as; reduced scale (roofscape and storey heights), additional landscaping, sensitive (low impact visually) materials and colours; and appropriate boundaries (visually and functionally for livestock).

Figure 41:
A connected layout, with some cul-de-sacs, balances sustainability and security aims in a walkable neighbourhood.

Figure 42:
A layout dominated by cul-de-sacs encourages reliance on the car for even local journeys.

Materials

Traditional materials

Building materials that are made locally or regionally (e.g. brick) or have been used traditionally (e.g. pantiles) or occur naturally in the region (e.g. stone detail) should be used wherever possible to continue the building traditions of the village. This is especially the case if the building is listed or development is occurring in the context of a listed building. Hayton has a strong core palette of materials and this should be considered as a baseline to work with.

These are red brick masonry construction and pantiles on roofs. Some material variety is found amongst different building types, uses or buildings of different periods, e.g. white render (Boat Inn) or a slate roof (former school building, now village hall). Indeed, the importance or special community function of the building is a reason that a contrasting material choice and use would be more appropriate. Otherwise, the core of homes and boundary walls in Hayton is clearly red brick.

Other materials appear in agricultural buildings and so have a relationship to the appearance of the village and could be incorporated in a purposeful and innovative way but should be relevant to the context and design concept. Barns and sheds of timber and metal frame construction punctuate the overriding pattern of more genteel homes in the village but nonetheless add to the character of a working village that remains connected to its roots in farming and rural industry.

Other building materials are not discounted from use but must complement the local character. Innovation with purpose and using sustainably sourced materials are good practice and help to minimise resource usage, saving energy. Keeping supply chains short and local does likewise.

High-quality materials are important for all buildings and must be of a standard to last as buildings can endure for a long time. They must be both maintainable and also delightful in order to encourage people to retain and reuse buildings over time, as has been done with key buildings in the village. A good building, with attractive materials, textures and patterns will have an impact on everyone who passes it and is a strong contributor to the sense of place in Hayton.

Figure 43:
Example of traditional red brick with brick course detailing and pantiles, which contribute a strong basis for village character

Materials and details

New developments or any change to the built environment should be able to demonstrate a sympathetic response to the existing character, materials and details found in the village, both buildings and streetscapes.

Red -brick

Pantiles

Front boundary walls

Chimneys

Render

Grass verges

Hedgerows

Outbuildings

Stone detailing

Stock fence

Sash windows

Front courts

4 Sustainable drainage

Sustainable drainage

The term SuDS stands for Sustainable Drainage Systems. It covers a range of approaches to managing surface water in a more sustainable way to reduce flood risk and improve water quality whilst improving amenity benefits. It should be considered for new development.

Hayton village's elevation means that it is principally outside of Flood Zone 2 and 3 which means SuDS are allowable. SuDS can mitigate flooding further downhill by reducing the amount and rate at which surface water reaches the combined sewer system. Usually, the most sustainable option is collecting this water for reuse, for example in a water butt or rainwater harvesting system, as this has the added benefit of reducing pressure on valuable water sources.

The contour line that Main Street follows means that the village has an upper side and a lower side. To the east drainage is predominantly back towards main street and the main foul water infrastructure. To the west the land is gently sloping away from this infrastructure which creates additional consideration for any potential development that may need to pump foul water up.

Where reuse of water on plot or on site is not possible there are two alternative approaches using SuDS:

- Infiltration, which allows water to percolate into the ground and eventually restore groundwater; and
- Attenuation and controlled release, which holds back the water and slowly releases it into the drainage or sewer network. Although the overall volume entering the system is the same, the peak flow is reduced. This reduces the risk of sewers overflowing. Attenuation and controlled release options are suitable when either infiltration is not possible (for example where the water table is high or soils are clay) or where infiltration could be polluting (such as on contaminated sites).

Figure 44:
Rain garden example image


F.44

Figure 45:
Green roof example image


F.45

The most effective type or design of SuDS would depend on site-specific conditions such as underlying ground conditions, infiltration rate, slope, or presence of ground contamination.

There are drainage ponds to the north of the village as a precedent but the particular use of these (e.g. agricultural drainage, water cleansing) is not confirmed.

As well as being dictated by local conditions, and local settlement character, several overarching principles can be applied to the design of SuDS, see adjacent focus box.

GENERAL DESIGN PRINCIPLES FOR SUSTAINABLE DRAINAGE SYSTEMS:

- Manage surface water as close to where it originates as possible (e.g. roadside ditches).
- Reduce runoff rates by facilitating infiltration into the ground or by providing attenuation that stores water to help slow its flow down so that it does not overwhelm water courses or the sewer network.
- Form a 'SuDS train' of two or three different surface water management approaches.
- Integrate into development and improve amenity through early consideration in the development process and good design practices.
- SuDS are often as important in areas that are not directly in an area of flood risk themselves, as they can help reduce downstream flood risk by storing water upstream.
- Some of the most effective SuDS are vegetated, using natural processes to slow and clean the water whilst increasing the biodiversity value of the area.
- Best practice SuDS schemes link the water cycle to also help make the most efficient use of water resources by reusing surface water.
- Improve water quality by filtering pollutants to help avoid environmental contamination.
- SuDS must be designed sensitively to augment the landscape and wherever possible provide biodiversity and amenity benefits.
- Types of features such as; ditches, ponds, swales, porous paving; rainwater harvesting, green roofs and rain gardens could be appropriate in a semi-rural village context but are subject to investigation of local conditions.

5 Sustainability & climate change

Micro-climate & resilience

All new development should work to moderate extremes of temperature, wind, humidity, local flooding and pollution within the village. Development must also respond to the combined effects on local micro-climate of the following:

- Identify areas of sites that would be most usable for outdoor amenity space and activity;
- Use trees and boundaries to mitigate and improve micro-climate for outdoor spaces and the public realm.
- Understand solar orientation and exposure (via sun/shade study) - public spaces and gardens should have direct sun over a significant portion of the day (year-round);
- Prevailing winds, direction and speed need assessing- avoiding local wind tunnel effects or capitalising on wind-power via micro-turbines;
- Understanding topography and distribution of buildings to avoid low-lying contained spaces (damp/cold spaces).
- Does not cumulatively exacerbate local flooding issues for neighbouring properties or compromise amenity.

Furthermore, creating more flexible and adaptable homes that have a long-life and loose fit will make them resilient in terms of a built form that can be re-purposed, adapted and reused over time. Sufficient internal space and external space can allow sensitive extension etc. (see also section 5, part 3).

Building orientation & passive design

The orientation of buildings and roof pitches should incorporate passive solar design principles and allow for efficient solar energy collection. Ideally, one of the main glazed elevations of dwellings should be oriented within 30° of south.

This applies to future dwellings whether solar panels are proposed or not to allow for retrospective implementation. This must of course be balanced with other siting needs and recognition that buildings knit into the village urban fabric to create a coherent pattern of streets and spaces that fits with local character.

The 'long' sides of buildings, terraces or barns will benefit most from this orientation. Similarly, as far as possible, orient buildings across to prevailing winds to generate cross ventilation in buildings. In Hayton prevailing winds tend to be from west-south-west so orientation for both wind and solar access are able to combine in particular circumstances.

For those looking to 'push the envelope', there are a further 5 factors (from Passive House design and construction principles):

- Super-insulated envelopes;
- Airtight construction;
- High-performance glazing;
- Thermal-bridge-free detailing; and
- Heat recovery ventilation.

Future Homes - Towards Zero Carbon

All new developments in Hayton must demonstrate that they are responding to climate change and reducing its carbon dependency. The government's forthcoming Future Homes Standard, including changes to Part L and Part F of the Building Regulations, will aim to cut carbon emissions by 80% in all new homes by 2025.

For new homes this likely means a 'fabric-first' approach with the highest standards of insulation and energy conservation - roof, wall and under floor insulation, efficient double or triple glazing and air-tightness. Ventilation with heat recovery, solar panels, ground and air source heat pumps must be considered alongside smart meters.

New housing will demonstrate how rainwater will be stored and reused as grey water to reduce demand on mains supplies. All proposals must demonstrate sustainable surface drainage systems (see SuDS Design Guidelines).

Assessing Alternative Energy Sources

The key considerations for an assessment of alternative energy sources for development may include (but are not limited to):

- Solar orientation of sites and buildings: Ensure majority of buildings on site are oriented (main façade & roof plane) within 30' of south for solar gain / energy
- Ground conditions and sufficient space to accommodate ground loops for ground source heat;
- Availability of locally sourced wood fuel for biomass heating;
- Local wind speed and direction, WSW is the prevailing wind direction for Hayton.

Figure 46:
Main buildings oriented within 30' of south for solar gain

Figure 47:
Solar panels installed on south-facing roof in Hayton

F.46

F.47

Visual variety

Townscape

Visual variety can be achieved through understanding and designing development, in the context of the village, as a series of spaces, forms, landscaping and details that changes and reveals views through gaps, longer or shorter streetscapes and more enclosed lanes and courtyards or squares. It is the subtle or sometimes dramatic (e.g. church spire) differences between features, spaces and building heights that allow this quality and add depth and richness to the experience of the village.

Gorden Cullen described and promoted this aspect of design theory and the overarching quality of 'Townscape' but it could equally be described as a 'village-scape'. He developed studies such as 'serial vision' which described and visual sequences of experience (principally from a pedestrian perspective) of passing through streets and spaces that reveal new scenes and qualities. These types of studies should be used to express development concepts and roles.

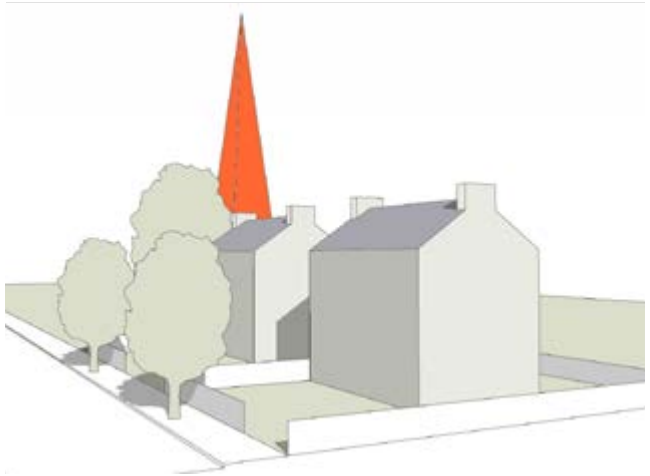


Figure 48: Townscape example (landmark and context buildings)

Figure 49: Streetscape example (tertiary street character)

Streets, lanes & spaces

Minor new developments must demonstrate how they harmonise with or improve the existing street-scape. In the case of larger developments they will add new branches and spaces to the village. How these are framed by development and whether these patterns relate to the village is very important to continuing the character of the village.

Very formal town squares or very bland suburban streets are unlikely to add to the right type of visual variety suitable to the village which is more organic and traditionally has resulted from incremental growth. However, there are still typologies of space, particular street types and patterns such as lanes and courtyards (farmsteads) that can help to get away from standard house builder product with little regard to its context. 'Just another housing estate' is the last thing a characterful village wants and is unlikely to be embraced by residents.

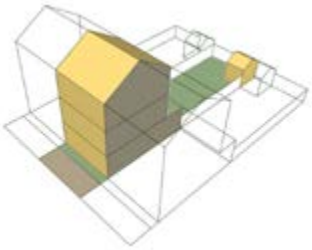
House & building types

Development should have a story and a connection to the place, its history, its character, buildings and layouts. To extend this existing 'sense of place' with something that is distinctive and high quality but somehow recognisably local and rooted in the village is a key design challenge.

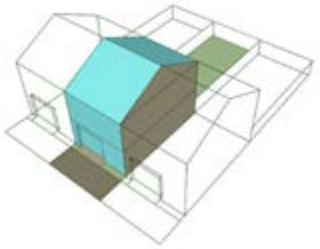
A variety of house sizes and building types should be considered to provide variety and diversity within each development whilst also catering to local housing needs. Meeting local housing needs is one way of making a local connection, particularly providing affordable housing which should be indistinct from market specification.

New buildings should also refer in form and appearance to those found in the village or in the landscape character area in terms of vernacular forms common to the district. Materials and details found in the village or district that typify the landscape character reinforce the sense of place naturally.

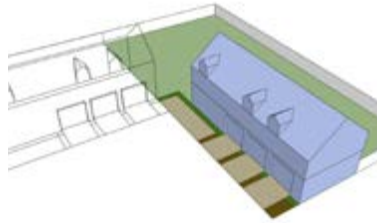
Marker building



Mews homes



Cottages



Narrow-front

Wide-front

Low-rise

Lane

Courtyard

L-plan

Figure 50: Example building types and layouts - it is not only the variety in form but how these different forms are located, combined and oriented that creates a varied and interesting village form. This cannot simply be achieved by scattering a variety of house types.

Site Design Codes

05

05. SITE DESIGN CODES

This chapter sets out the design codes for two site allocations within Hayton. It also includes work to test the capacities of each respective site. The Site Design Codes can be a valuable tool in securing context-driven, high quality development on the allocated sites, reflecting current aspirations for high-quality sustainable design.

05.1 Introduction

This chapter is divided into three parts, one section for each site allocation and one for general principles for infill development.

The two sites are;

- Site 1: Corner Farm,
- Site 2: Church Farm

Where possible, images of existing good character developments from Hayton are used to express the design guidance. Where these images are not available, the following outputs are used:

- Descriptive text;
- General principles and guidance;
- Images from best practice examples; and
- Illustrations and explanatory diagrams.

1 Design Codes: Site 1 Corner Farm

05.2 Planning context

Corner Farm: This site is currently operated by KNL Logistics with a vehicle bodyworks shop and haulage businesses. The owners have outline planning permission for 20 dwellings which has been renewed periodically over the last 20 years but not been taken forward. The detail of proposals (i.e. type and number of homes) is unknown, possibly now involving a smaller number of executive homes, likewise the overall plan to develop and delivery timeline is uncertain. The overall aim of the group is that, should the development come forward, the new housing should reflect the character of the village (i.e. semi-rural village, red brick, render and pantiles with a variety of non- repetitive building types and layouts) and respond to identified local housing needs.

05.3 Critique of existing scheme

This section provides a design critique of the housing layout of the existing planning permission considering the character assessment of the village, general design guidelines in section 4 and current housing needs of the village. It highlights both positive and negative aspects which should inform further development of the design considering 20 years have passed since the planning permission was first obtained. This is advisory as the planning permission has been renewed but could lead to an improved scheme for all parties and is well-worth revisiting in the context of this neighbourhood plan process.

Positives aspects:

- The curved street layout is rightly not mimicked by the building layout, the informal building layout follows the traditional more orthogonal pattern of Hayton (mimicking incremental development).
- L-shaped building footprints appear to create interest with projections and potential roofscape.
- The cul-de-sac street does still allow onward connection potential for the future (north).

Negative aspects:

- Street layout with dual footpaths and large turning-heads appears over-sized and suburban in conception, rather at odds with the informal housing layout and village-scale lanes in Hayton.
- Detached houses are popular but require 'joining-up' by correct boundary treatments.
- Garages positioned to the front of plot need to be designed as 'out buildings' and joined with boundary treatments to match the village aesthetic or will be an eyesore.
- Dwellings in the north west are too close to the adjacent dwelling (red) on what was an empty plot before.
- There is little evidence of 'creating a place' through the proposed street design / public realm.

F.51 **Figure 51:** Sketch overlay of existing planning permission layout

Suburban style street layout and dominant turning head generate spaces defined by vehicle turning dimensions. This is an important factor but can be achieved far for more creatively to create a space and sense of place.

This plot adjacent to the site has been developed which creates a potential overlooking issue based on the historic site layout which has already attained planning permission.

The building layout is good in that it helps to define the street space without mimicking the highway but consists of a mono-culture of detached houses, which may not provide suitable opportunity for affordable housing which the village needs.

05.4 Site Issues and opportunities study

Issues:

- There is one existing access point to the site which will need to be retained with possible alterations to improve visibility.
- The western site boundary is adjacent to back gardens of existing properties. This could be a potentially sensitive edge that will need to be addressed in the masterplan so there are no negative impacts on the surrounding properties and there are sufficient levels of privacy.
- Across the site there is some change in the topography with the south western corner being the lowest at about 22m climbing to 28m in the north eastern corner. This change of level will need to be considered throughout the design process.

Opportunities:

- The existing hedgerows at the boundary edge should be retained and reinforced to provide screening as well as additional opportunities for wildlife and habitat to enhance biodiversity.
- Development can take advantage of the views to the hillside to the north and the east.
- There is also an opportunity to create interesting views into the development from the footpath to the east and from the village gateway. The village gateway could offer a view to a local landmark building within the site.
- The site holds a key view from Smeath Lane and can create set a positive impression of the village on arrival from the west.

Figure 52:
View from the road to the site.

Figure 53:
Entrance to the Corner Farm site.

Figure 54: Opportunities and constraints map, Corner Farm.

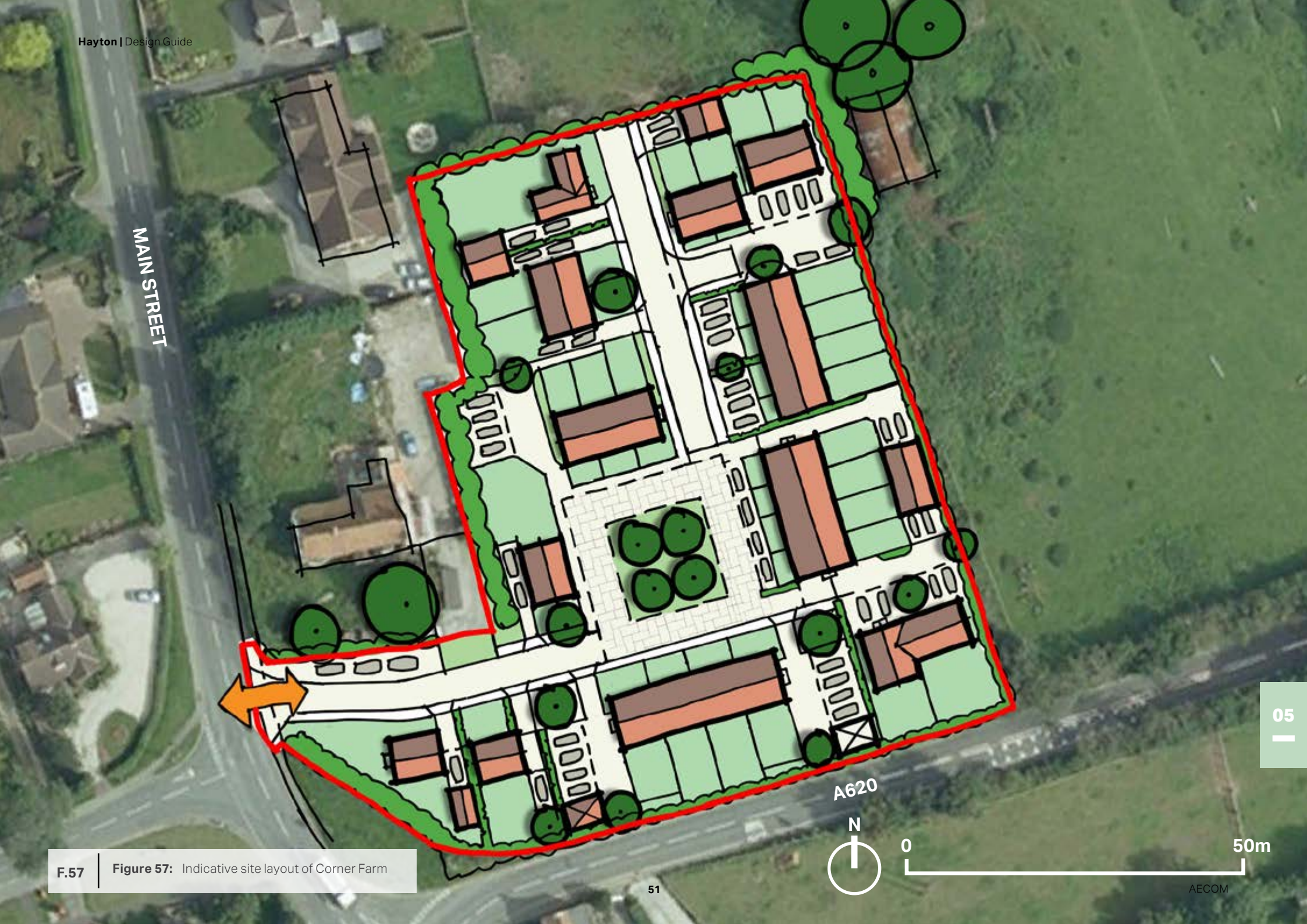
05.5 Corner Farm - Site Design Principles

Figure 55:
Example of low-key, village-scale streets and spaces

Figure 56:
Example landscaped residential square / courtyard

F.56

1. A number of traditional white rendered / painted buildings (with pantile roofs) sit adjacent to the site, including the cottage at the site entrance and opposite across the A620. This should influence the materials used on the site (i.e. red brick, white render and pantiles).
2. Create a sense of place and arrival, e.g. with an informal courtyard with large specimen trees and a place for community events. Consider a block/ brick paving to create an attractive, informal public realm that favors pedestrians and cyclists.
3. Consider a mix of house types and cottages that could viably provide affordable housing, not just a mono-type estate of detached housing.
4. Use a mix of parking solutions; side-of-plot behind building line; small court - 6 max. and screen front of plot parking - 4 consecutive max. with hedgerows. Ensure cars do not dominate the streetscene.
5. Ensure garages are designed as out-buildings and connected with brick walls in a style typical of traditional out buildings around the village.
6. Provide onward connection points to access paddocks (or for potential future development).
7. Ensure neighbouring properties are not overlooked or compromised in terms of amenity, particularly the north-west corner of the site.
8. Utilise traditional house types (e.g. cottages and simple-vernacular forms) to maintain the traditional character of the village.
9. Consider 1.5 storey homes on the slope of the site to minimise visual impact around the village.
10. Reinforce existing hedgerows on the site edges and plant trees within streetscapes to soften development and create focal points to spaces.



F.57 **Figure 57:** Indicative site layout of Corner Farm

2 Design Codes: Site 2 Church Farm

05.6 Planning context

A pre-application discussion document has been sent to the local authority regarding a mixed-housing type proposal for circa 20 homes. This is a reduction from a previous suggested capacity of 40 homes. The response is not known at this stage.

A mixed housing development is proposed, including an element of affordable housing which would be in keeping with the village housing need and demand. The overall aim of the group is that new housing should reflect the character of the village (i.e. semi-rural village, red brick & pantiles with a variety of non- repetitive building layouts).

05.7 Critique of existing scheme

The following is a design critique of the draft scheme under discussion, considering the character assessment of the village, general design guidelines in section 4 and current housing needs of the village.

It highlights both positive and negative aspects which should inform further development of the design considering particularly the sensitive landscape context around the village, the context of the SSSI designation along the Chesterfield canal, and the adjacent listed buildings.

Positives aspects:

- Buildings positively address Main Street on the eastern site edge
- A gap is left to accommodate the public right of way
- A variety of building footprints appear to offer a range of sizes of dwellings that have potential to meet local housing need.
- The cul-de-sac street does still allow onward connection potential for the future (south).

Negative aspects:

- The street layout is somewhat micked by the building layout and appears suburban in conception
- Carriageway with dual footpaths and large turning-head appears rather at odds with the informal housing layout and village-scale lanes in Hayton.
- Detached houses are popular but require 'joining-up' by correct boundary treatments.
- There is little evidence of 'creating a place' through the proposed street layout ánd providing public space.
- The houses appear small scale and crammed together. They might create more substantial and attractive building forms if some were joined together in short runs of cottages or L-plan layouts.

The layout of the scheme and the built-form and massing of new housing does not appear to reflect or enhance the immediate context of the listed buildings on Main Street.

The proposed scheme projects out into the landscape beyond the current built-area of the site with little design mitigation.

The garden sizes appear generous but no open space is provided for the community or shared play.

The suburban style street layout and repetition of detached housing is not reflective of the housing needs of the village or the character of its lanes.

F.58 **Figure 58:** Sketch overlay of existing housing layout design under discussion

Figure 59:
Entrance to the Church Farm site with the Grade II Listed building on the right.

Figure 60:
Existing barn building on key site frontage, facing main street

Site issues to be addressed by the masterplan:

- There is an existing public right of way that passes through a small section of the site, which will need to be retained and can be incorporated into the design.
- There is a pylon and overhead cable just to the north of the site which will need to be considered throughout the design process.
- The proximity of the site to two listed buildings adjacent to the site along the main road will need to be considered to ensure there is no negative impact on the buildings and their setting.

Opportunities for masterplan:

- There is an opportunity to create a key frontage along the main road which can act as an arrival point to the development.
- There are views to the open countryside to the east and the south of the site which should be retained to enhance the development.
- The site also offers a potential long view to the church spire which will need to be considered.
- The existing hedgerow should be reinforced to provide screening and enhance biodiversity.
- A range of house types could be provided on site


F.59


F.60

F.61 **Figure 61:** Opportunities and constraints map, Church Farm.

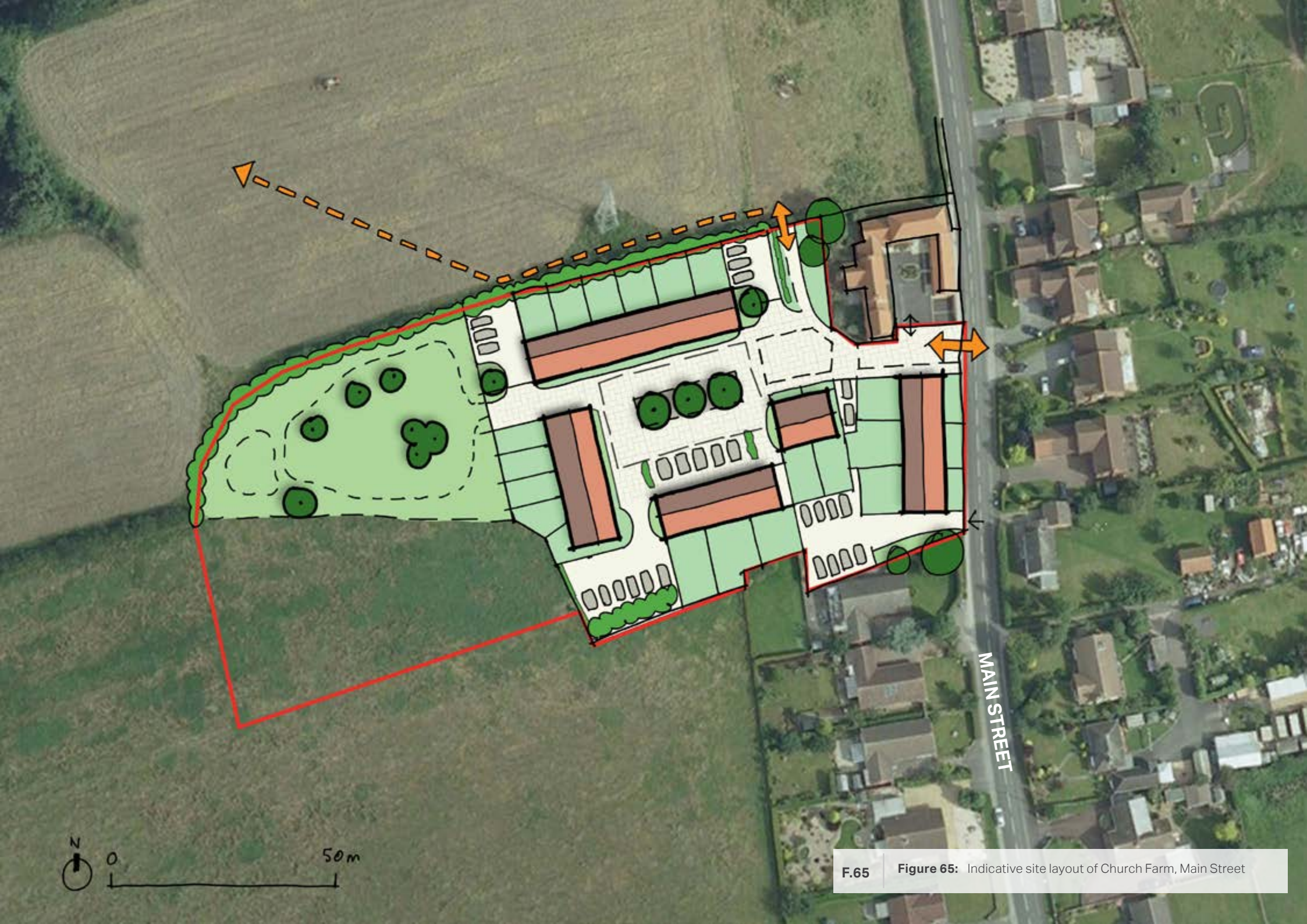
05.8 Site design principles and further considerations

Figure 62:
Red brick and pantile is the core materials palette of Hayton but the 'dark barn' style painted timber boarding would also be a creative interpretation of existing barn forms on site.

Figure 63:
Creating a safe, low-speed and informal style courtyard would be fitting to the site and provide some community space for visitor parking, informal play and landscaping to soften development

Figure 64:
If a contemporary style development is chosen then red brick and pantiles could form the core of the materials palette in order to tie back and harmonise with neighbouring listed buildings.

1. Listed buildings at the site gateway provide a historic anchor to development and must be respected by the design of new development. The design approach should set out a response clearly.
2. Focus development around the existing building footprint of development on site.
3. Retain space within the gross site area for SuDS; open space and habitat to the west of the site Consider an interpretation of a farmstead / courtyard typology suitable for a semi-rural village.
4. Consider joined-up house types (cottages) that could viably provide affordable housing and give a suitable scale to development.
5. Reinforce existing hedgerows on the site edges and plant trees as a focus to spaces within
6. Use setts / brick paving and detail shared surface courts to create an informal and attractive shared space at the centre of the site.



F.65 **Figure 65:** Indicative site layout of Church Farm, Main Street

3 Infill, extensions and outbuildings

05.9 Introduction

The following guidelines are proposed to address small-scale infill sites, conversions and extensions to main buildings and out-buildings.

05.10 Infill development

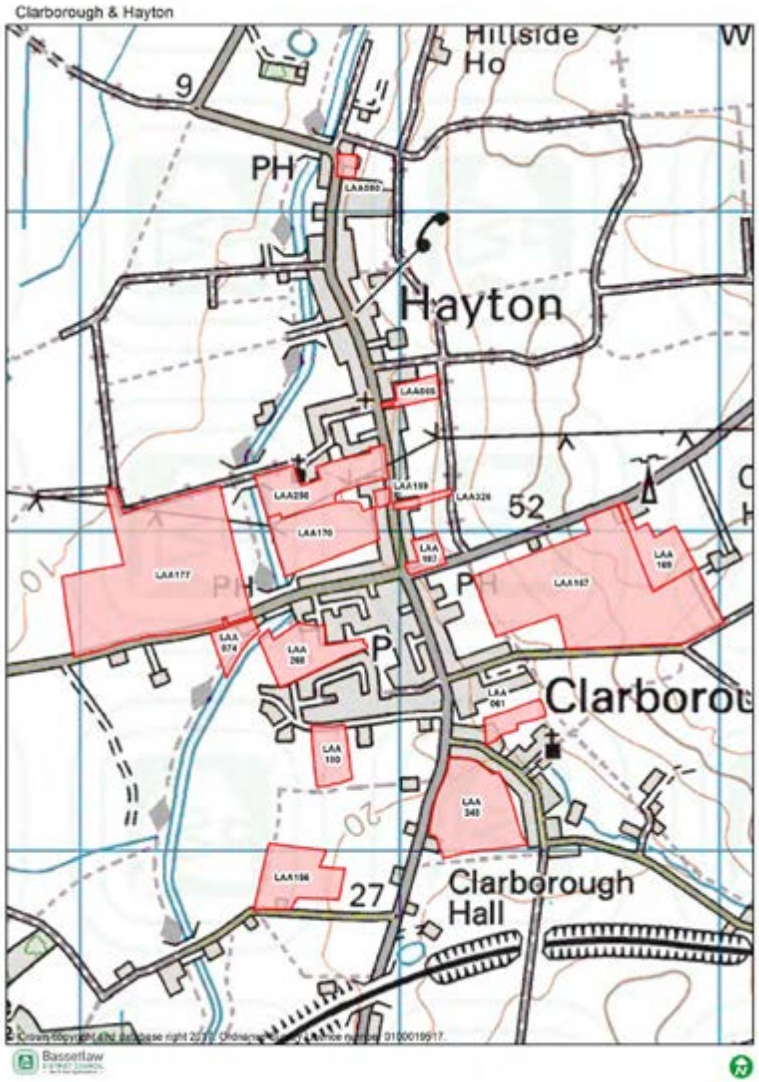
There are several potential infill sites within the village that are small in scale but may come forward and it is proposed that these must be in keeping with the character of the village also. Despite their small scale overall, incremental changes to individual plots, homes and outbuildings do add up over time and lead to changes overall. Also, there is the potential for new individual dwellings to 'stick out like a sore thumb' if the overriding character of the village is not considered from the outset.

A new dwelling in a garden will only be acceptable where it can be proved that it does not have a negative impact on the character of the existing building or settlement pattern.

GENERAL DESIGN GUIDELINES FOR INFILL DEVELOPMENT:

- Respect the existing linear settlement pattern whilst preserving and enhance the character of streets and spaces through considering local context.
- Integrate and overlook the existing paths, streets, circulation networks;
- Reinforce or enhance the established character of streets, greens and other spaces;
- Harmonise with and enhance the village settlement in terms of planting, verges, fencing; hedgerows and plot pattern.
- Retain and incorporate important existing features, e.g. mature trees, within plots.
- Enhance and reinforce the property boundary treatment with high quality materials that match neighbouring properties.
- Adopt contextually appropriate materials and details for the building itself.
- Incorporate necessary services and drainage infrastructure without causing harm to retained features or adjacent properties.
- Ensure all components e.g. buildings, access, parking and gardens are well related to each other and do not reduce the quality of the overall street-scene.
- Support innovative design and eco-friendly buildings whilst respecting the architectural traditions of the area in which they are located.
- Build in a neighbourly way to show consideration for adjacent properties, including; building line; building height; massing and boundary treatments.

Figure 66: Bassetlaw potential sites map for Hayton and Clarborough (not all sites have been assessed as suitable)



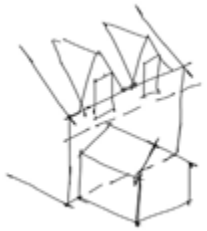


Figure 67: Sketch of conservatory set below upper story window sills

05.11 Extensions & outbuildings

Well-designed extensions can revitalise older buildings and contribute positively to local character. If done badly, extensions detract from the original building and can impact on the wider local landscape. It is essential to ensure that an extension has strong unity and a relationship to the original building, strengthening character rather than weakening it. This does not mean that extensions should copy existing development: sensitive and good modern design can complement the original building and respect local character.

The general size, height and width of the extension should normally be less than the original building, ensuring that it remains similar or subordinate to the original building in terms of scale and form.

Consider the appropriate building methods, colours and architectural styles for the extension. These can be traditional or contemporary as long as they complement the original building and local character. It may be most appropriate for extensions on significant or notable buildings to be clearly different from the original building. This can allow the merits of the original building to stand out. However such a decision should always be based on an understanding of the building's character.

On a two-storey building the conservatory should normally be no higher than the underside of first floor sills of the original building. It is usually preferable to locate conservatories on the rear of the house but on larger plots the side may be suitable also.

Sheds, garages and other outbuildings should not compete, in terms of scale, decoration and design, with the original buildings they serve. They should be designed and sited to relate to, not dominate, the original building. Use of more subdued colours and simple designs will allow them to be less obtrusive.

Some decoration may be appropriate if this helps reflect the character of the main building. Garages should generally be set behind the building line or at 90° to the street.

Design considerations

- Does the proposed design respect the character of the area and the immediate neighbourhood?
- Does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match or complement with those of the existing dwelling?
- Do side extensions retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does a proposed extension respond to the existing pattern of window and door openings?
- Are garages integrated into the street-scene and softened with planting?
- Does the scale / position of new garages detract from the character of the street and adjacent plots?