# Tickhill

Design Guidance and Codes

January 2024



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### **Quality information**

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#### **Revision History**

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2	29/08/2023	Full report	Tom Royles	Senior Urban Designer	02/10/2023	Peter Walker and John Hoare	Tickhill Neighbourhood Group
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## **1. Introduction**

The aim of this document is to empower the local community to influence the design and character of the local area and to deliver suitable, sustainable development that meets the needs of local people.

## 1.1 Background

The neighbourhood group (NG) seeks to establish a design guide including design codes to influence the character and design of new development across the Neighbourhood Plan Area (NPA). The design guidance and codes are to be focused to cover the whole NPA rather than being sitespecific.

AECOM was appointed to provide design support to the NG in preparing this document pursuant to the Department of Levelling Up, Housing and Communities (DLUHC) Neighbourhood Planning Programme led by Locality.

The extent of the NPA is illustrated on figure 07 (overleaf).

The purpose of this document is to preserve the character of the town and its surroundings, particularly the Tickhill Conservation Area. To do this, the codes contained within this report will cover design issues such as heritage, landscape and sustainability, movement and urban design.

This will help to ensure that any new development that comes forward responds to its context and supports and enhances the quality of the existing local character.



Figure 01: Tickhill's sign on Sunderland Street.



Figure 02: The Grade I Listed Church of St Mary.



Figure 03: The Market Cross at the junction of Sunderland Street, Market Place and Northgate.

## 1.2 Study area

The NPA comprises the market town of Tickhill and numerous small clusters of development, scattered within the surrounding countryside.

Tickhill is predominantly a rural area with the main urban area comprising approximately 10% of the total area.

The town is located within the City of Doncaster administrative area and has a population of approximately 5,228 (Census, 2011).

The town lies eight miles south of Doncaster, between Maltby and Harworth, on the busy conjunction of the A631 and A60 roads, adjacent to the A1(M) motorway.

The River Torne passes close to the south east of the town acting as the boundary between South Yorkshire and Nottinghamshire, eventually converging with the River Trent in the east.

Notable buildings in Tickhill include the substantial ruins of Tickhill Castle, the Church of St Mary, St Leonard's Hospital, and the Market Cross (known locally as the Buttercross). Tickhill varies significantly in character with a large linear pre-1900 area designated as a Conservation Area along with more recent development between 1940-1950, 1960-1980 and post-2000.

A site has been allocated for residential development in the Local Plan (discussed in paragraph 2.3.4). The site is expected to deliver up to 74 new homes and is located to the east of Meadow Drive on the town's south-eastern boundary (see Figure 22).

The design guidance and codes within this document have been informed by a detailed analysis on matters pertaining to urban design, landscape and heritage and will be expected to influence the character and design of planning proposals on both the allocated site and any additional speculative development throughout the planning period.



Figure 04: Mill Dam adjacent to Tickhill Castle



Figure 05: Lindrick Cottage





# 1.3 Who will use the guide and codes?

This document should be a valuable tool in securing context driven, high-quality development in Tickhill. It will be used in different ways by different people in the planning and development process, as summarised in Table 01.

A valuable way it can be used is as part of a process of co-design and involvement that further understands and takes account of local preferences and expectations of design quality.

In this way, this document can help to facilitate conversations on the various topics that should help to align expectations and help understand the balancing of key issues. This document alone will not automatically secure optimum design outcomes but should help to prevent poor quality development.

Potential users	How they will use the design guidelines	
Applicants, developers, and landowners	As a guide to assist applicants, developers and landowners when developing planning proposals in Tickhill, ensuring engagement with the community and the Local Planning Authority and ensuring new development is contextually responsive.	
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. This document should be discussed with applicants during any preapplication discussions.	
Parish Council or Neighbourhood Plan steering group	As a guide when commenting on planning applications, ensuring that the design codes are complied with.	
Community groups and local residents	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.	

Table 01: Potential users of the design guidance and codes.

## 1.4 Vision

The following vision and objectives have been extracted from the adopted Tickhill Neighbourhood Plan.

Tickhill aims to develop its essential character as a small historic market town, with outstanding community spirit and a wide range of successful businesses and organisations.

Residents will benefit from enhanced facilities while visitors will be encouraged to enjoy Tickhill's history and its shopping and leisure opportunities. The town will continue to offer a high quality of life supported by the wish to sustain economic growth and environmental improvement.

## **1.5 Objectives**

- To conserve and enhance the character of the town, in particular with regard to its amenities and services, the built environment, open spaces and the surrounding Green Belt.
- To sustain and promote local shops, businesses, and the provision of services.
- To encourage opportunities for local employment which help sustain the local economy.
- To encourage residents and visitors to share in the history, environment, and shopping opportunities of the town.
- To promote and protect Tickhill's historic and architectural features, listed buildings and the Conservation Area.
- To support the development of affordable housing and high-quality infill by advocating the use of sympathetic local materials in their construction.
- To identify unsatisfactory or vulnerable areas and services, including transport, where improvement would be beneficial and to suggest how this can be achieved.

- To develop new facilities for all ages of the population, particularly young people, to encourage and promote healthy and crime free lifestyles.
- To protect the surrounding countryside, support local farmers and promote local produce.
- To secure a safe environment for all, particularly with respect to road safety and flooding issues.
- To create an environment where all residents, workers and visitors feel valued and wish to contribute towards an inclusive and vibrant community.

## 1.6 Methodology

The following steps have underpinned the understanding of place and engagement with the NG:

- Step 1: On the 8th March 2023, an inception call was held between AECOM representatives and the NG to understand the aims of the NG and confirm the brief.
- Step 2: On the 27th February 2023, AECOM representatives met with the NG to conduct a site visit in order to appreciate the local character and photograph the area.
- Step 3: Following the initial engagement, AECOM progressed with a comprehensive planning policy review and townscape and landscape study.
- Step 4: Draft codes were produced and tested following a detailed place analysis.
- Step 3: On the 31st May, 2023, AECOM shared a draft document with the NG for review.
- Step 4: After capturing the feedback from the NG, AECOM issued the final document.



Figure 08: Commencing the site visit along Castlegate



Figure 10: The site visit included the surrounding countryside



Figure 11: Single storey residential bungalows on Wong Lane



Figure 12: Retail and residential units on Market Place



Figure 18: A connecting snicket lined with retail units



Figure 16: Georgian style architecture with Limestone facade and porte cochere entrance



Figure 13: Stain glass windows inside St. Mary's church



Figure 15: New modern development sensitively integrated with the wider heritage context in the conservation area



Figure 17: Varying roofscape and materials add visual interest to the streetscene







## 2. Policy context

## This section outlines the national and local planning policy and guidance documents that have influenced this document.

The Development Plan for Tickhill comprises:

- The National Planning Policy Framework
- The National Design Guide
- The National Model Design Code
- Building for a Healthy Life 12
- Doncaster Local Plan
- Tickhill Neighbourhood Plan
- Supplementary Planning Documents

The following chapter will identify the relevant planning policies from the documents set out above.



# 2.1 Planning policy and guidance

This section outlines the national and local planning policy and guidance documents that have influenced the design codes set out in chapter 03.

# 2.2 National planning policy and guidance

This section provides an overview of the relevant policies within the National Planning Policy Framework and highlights recent government initiatives such as the National Design Guide, National Model Design Code, and Homes England's adoption of Building for a Healthy Life (formerly Building for Life 12).

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Ministry of Housing, Communities & Local Government

National Planning Policy Framework

#### National Planning Policy Framework (revised July 2021)

The National Planning Policy Framework (NPPF) outlines the UK Government's overarching economic, environmental and social planning policies for England. It is a high-level document that attempts to make good design pivotal and to put communities at the heart of planning.

The policies within the NPPF apply to the preparation of local and neighbourhood plan areas, and act as a framework against which decisions are made on planning applications. The NPPF states that a key objective of the planning system is to contribute to the achievement of sustainable development. The relevant parts to this document are:

- **Part 1:** Achieving Sustainable Development
- **Part 5.** Delivering a sufficient supply of homes
- **Part 7:** Ensuring the vitality of village centres
- **Part 8:** Promoting Healthy and Safe Communities
- **Part 11:** Conserving and Enhancing the Natural Environment

- Part 12: Achieving Well-Designed Places
- Part 13: Protecting Green Belt Land
- **Part 14:** Meeting the challenge of climate change, flooding and coastal change
- **Part 16:** Conserving and Enhancing the Historic Environment

The NPPF notes that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, considering local design guidance and supplementary planning documents such as design codes.

The NPPF makes clear that all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences.

The lineage between policy and outcomes begins with the NPPF. Design has a central role to play in resolving the complexity of change. Good design creates useable, userfriendly, enjoyable, and attractive places and spaces.

#### National Design Guide (2019)

The National Design Guide (NDG) sets the 10 characteristics of a well-designed place and demonstrates what good design is in practice.

The 10 characteristics are:

- **Context –** enhances the surroundings.
- Identity attractive and distinctive.
- Built form a coherent pattern of development.
- Movement accessible and easy to move around.
- Nature enhanced and optimised.
- **Public spaces** safe, social and inclusive.
- Uses mixed and integrated.
- Homes and buildings functional, healthy, and sustainable.
- **Resources –** efficient and resilient.
- Lifespan made to last.

This document should be used as an overarching reference for new development where topics are not covered in local guidance. The NDG characteristics were used in the initial analysis to understand local demands and challenges. The NDG notes that a well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings.

#### National Model Design Code (2021)

The National Model Design Code (NMDC) sets a baseline standard of quality and practice.

The NMDC provides detailed guidance on the production of design codes, guides, and policies to promote successful design. It expands on 10 characteristics of good design set out in the NDG.

#### Building for a Healthy Life (2020)

Building for a Healthy Life (BHL) is the new name for Building for Life, the governmentendorsed industry standard for welldesigned homes and neighbourhoods. The new name reflects the key role that the built environment has in promoting wellbeing.

The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed schemes, as well as useful prompts and questions for planning applicants to consider during the different stages of the design process.







Building for a Healthy Life

## 2.2.1 Local Policy Context

A Local Plan forms part of the statutory development plan for the borough and informs decisions on planning applications. The statutory development plan consists of the following:

- Doncaster Local Plan (adopted 2021)
- Tickhill Neighbourhood Plan (adopted 2015)

Furthermore, there are several planning policy background documents, studies and evidence relating to the following policy themes:

- Housing, Employment and Retail
- Transport, Infrastructure and Viability
- Historic Environment and Design
- Green Infrastructure and the Natural Environment
- Climate Change and Energy

#### Doncaster Local Plan (adopted 2021)

Policy 34 Valuing our historic environment

This policy seeks to ensure that new development preserves and enhances the significance and setting of the Borough's heritage assets. Policy 41 Character and local distinctiveness

This policy encourages imaginative design and development solutions, including innovative and contemporary architecture, ensuring proposals respects and enhances identity, character and local distinctiveness.

In all cases, proposals will be required to demonstrate an understanding of the context, history, character and appearance of the site, adjacent neighbourhood and the wider area, to inform the appearance of the site.

#### Policy 42 Good urban design

This policy ensures that planning proposals reflects the principles of good urban design. Proposals will be required to optimise the potential of a site whilst responding to location, local character and meeting high quality design standards in terms of use mix, layout, density, form, and appearance.

#### Policy 44 Residential design

This policy seeks to ensure that new housing, extensions, alterations and changes of use to housing respond positively to the context and character of existing areas and create high quality residential environments through good design. Policy 45 Housing design standards

This policy supports housing proposals that are designed to include sufficient space for the intended number of occupants and meet the Nationally Described Space Standards as a minimum.

46 Design of non-residential, commercial and employment developments

This policy ensures that all non-residential and commercial development, including extensions and alterations to existing properties are designed to be high quality, attractive, and make a positive contribution to the area in which they are located.

48 Landscaping of new developments

This policy supports proposals which protects landscape character, protects and enhances existing landscape features, and provides high quality, comprehensive hard and soft landscape scheme that maximises link to the wider Green Infrastructure, provides a provision of Sustainable Drainage Systems, provides generous hedgerow, tree and shrub planting amongst other requirements.

#### 56 Drainage

Proposals are required to incorporate satisfactory measures for dealing with their drainage impacts to ensure waste water and surface water run-off are managed appropriately and to reduce flood risk to existing communities.

58 Low carbon and renewable energy

This policy seeks to increase the supply of low carbon and renewable energy generated in the Borough.

Local Planning Policy & Guidance	Relevant Policies	
Doncaster Local Plan (2015 - 2035)	Policy 1: Settlement Hierarchy (Strategic Policy) Policy 4: Employment Policy Areas (Strategic Policy) Policy 5: Housing Allocations (Strategic Policy) Policy 10: Residential Policy Areas Policy 11: Gypsies, Travellers and Travelling Show People (Strategic Policy) Policy 12: Strategic Transport Network (Strategic Policy) Policy 13: Promoting Sustainable Transport in New Developments (Strategic Policy) Policy 18: Development Affecting Public Rights of Way Policy 20: Public Rights of Way Crossing Roads, Railways, Canals, and Rivers Policy 22: Locating Main Town Centre Uses (Strategic Policy) Policy 23: Development within Town, District and Local Centres (Strategic Policy) Policy 25: Development in the Countryside Policy Area Policy 26: Green Infrastructure (Strategic Policy) Policy 27: Protecting Open Space and Non Designated Open Space Policy 28: Open Space Provision in New Developments	Policy 30: Valuing Biodiversity and Geodiversity (Strategic Policy) Policy 32: Woodlands, Trees and Hedgerows Policy 33: Landscape (Strategic Policy) Policy 34: Valuing our Historic Environment (Strategic Policy) Policy 35: Understanding and Recording the Historic Environment Policy 36: Listed Buildings Policy 37: Conservation Areas Policy 40: Buildings or Structures of Local Historic Interest Policy 41: Character and Local Distinctiveness (Strategic Policy) Policy 42: Good Urban Design (Strategic Policy) Policy 43: Views, Gateways and Taller Buildings Policy 44: Residential Design (Strategic Policy) Policy 45: Housing Design Standards (Strategic Policy) Policy 46: Design of Non-Residential, Commercial and Employment Developments (Strategic Policy) Policy 47: Safe and Secure Places Policy 48: Landscaping of New Developments Policy 56: Drainage Policy 58: Low Carbon and Renewable Energy (Strategic Policy)

Table 02: Relevant policies in the Local Plan

## Tickhill Neighbourhood Plan (adopted 2015)

The Tickhill Neighbourhood Plan is the NPA's statutory development plan used in determining planning applications. The following policies are relevant to this document:

• DE1 New building

New development should be designed to fit into the character of Tickhill, with proposals demonstrating a thorough understanding of local character as part of the design process.

• DE2 Building in large gardens

Proposals to build in the large gardens of houses along the main roads (ie Sunderland Street, Northgate, Doncaster Road, Castlegate, Westgate and Rotherham Road) will be strongly resisted so as to maintain traditional open green gaps in the street scene

• DE4 Sustainability in building

Proposals that achieve more sustainable buildings will be supported, provided that the sustainability measures will not have a negative impact upon the character of the area. • DE6 Extensions and alterations

Proposals for extensions and alterations will be supported provided that they complement and enhance the main building and its sedng, and are proportionate to it in scale and size.

• HE1 Heritage assets

Proposals to maintain, conserve and improve, where and when appropriate, Tickhill's heritage assets, including historic buildings and sites outside the Conservation Area, will be supported.



Figure 19: Terraced properties with clay pantiles and Limestone facade



Local Planning Policy and Guidance	Relevant Policies	
Tickhilll Neighbourhood Plan (2013 - 2028)	TC1 Quality of the environment TC2 Town Centre uses TC3 Upper floors above shops and businesses within the town centre TC4 Residential accommodation in the town centre TC5 Security of business premises TC6 Site of former public toilets Highways and Traffic HC1 Safety and traffic improvements DE1 New Building DE2 Building in large gardens DE3 Protection of limestone walls DE4 Sustainability in building DE5 Accessibility and adaptations DE6 Extensions and alterations H1 Conservation Area: Northgate/ Doncaster Road, Market Place, Castlegate, Westgate, St. Mary's Church and environs H2 Conservation Area: The Castle, Mill Dam and Lindrick. H4 Remainder of Tickhill Supporting and developing community life CL1 Local employment. CL2 Allotments CL3 Open spaces. NE1 Energy economy NE2 Recreation in the countryside NE3 Tree planting NE4 Sites of local nature interest NE5 Farming NE6 Mineral railways.	NE7 Infrastructure in the countryside. NE8 Creation of wildlife corridors. HE1 Heritage assets F1 Building development MP1 Traffic Volume and speed MP2 Parking in Market Place and surroundings MP3 Enterprises which promote the production and distribution of local produce T1 Strategic traffic T2 Residential traffic T3 Pedestrian safety T4 Accessibility for all T5 Spital crossroads T6 Public transport T7 Grass verges T8 Cycling L1 Recreation ground L2 Recreational opportunities for young people L3 Public toilets L4 community market garden L5 meeting place HIS1 Tickhill Castle HIS2 Awareness of heritage C1 Opportunities for walking, cycling and horse riding C2 Wildlife corridors C3 Highways verges D1 Street drains D2 Ricers and watercourses D3 Lindrick D4 Tickhill Mill Dam D5 Waterpower

Table 03: Relevant policies in the Tickhill Neighbourhood Plan



## 2.3 Designations

The following land use designations are of great importance when considering development constraints within the NPA.

## 2.3.1 Green Belt

As set out in Local Plan policy 1 (and illustrated in Figure 22), the majority of the NPA lies within the South and West Yorkshire Green Belt. The edge of which defines the settlement boundary for Tickhill, which lies outside the Green Belt. Green Belt is a policy for controlling urban growth with the principal aim of preventing sprawl as set out in chapter 13 of the NPPF. Development proposals within these locations must meet the exceptions set out in paragraph 145 to be considered appropriate.

## 2.3.2 Heritage

The Tickhill Conservation Area (designated in 1970) covers the entire town centre and extends westward along Rotherham Road, northwards along North Gate and eastward along Sunderland Street. Within the Conservation Area there are 102 listed structures, including the Grade I Listed Church of St. Mary and the Grade II\* Listed structures of Castle House within the grounds of the former castle (the walls and grounds of the castle are also designated a scheduled monument), St. Leonard's Hospital, the Friary and Lindrick House. Outside the conservation area, but still within the settlement of Tickhill, are five further listed buildings and there are nine additional listed buildings in the rest of the parish of Tickhill.

The Tickhill Neighbourhood Plan has identified several character areas within the Conservation Area. This assessment will form the basis of the character study set out in Chapter 03.

A full review of the historical character of Tickhill, including a comprehensive list of its assets, are available in chapter 03 of this report.

## 2.3.3 Town Centre Boundary

As illustrated in Figure 22, Tickhill's town centre has been identified within a definitive boundary as set out in Local Plan policies 22 and 23. These policies seek to focus main town centre uses within the identified boundary, such as restaurants, pubs, hotels and cinemas and financial and professional services. Non-town centre uses will be resisted unless it can be demonstrated that they will not negatively impact upon the vitality and viability of the town centre, with particular regard to the amenity of existing businesses and residents.

## 2.3.4 Housing Allocations

As illustrated in Figure 22, land south of Sunderland Street has been allocated for housing development as set out in Local Plan policy 5 (ref: TICO1). The site was identified in the Housing and Economic Land Availability Assessment (HELAA, 2017-18) as a site (ref: 1028) that has the potential to deliver up to 74 new residential dwellings.

#### 2.3.5 Transport

The section of the A1(M) that lies within the NPA has been identified as a Main Transport Corridor as set out in policy 43 of the Local Plan. Policy 43 (Views, Gateway and Taller Buildings) requires new development to respect and improve the character, image and legibility of the Borough, particularly from the main transport corridors. Given the proximity of the A1(M) to the town, along with the primary routes of the A60 and the A631 which run through the town, the parameters set out in criterion A, B and C of policy 43 will be a crucial consideration when developing planning proposals.







## 3. Place Analysis and Design Codes

This chapter presents analysis of the NPA and design codes according to a series of themes. These help to understand the variation in character across the area and inform a series of design codes that will shape and influence future development across Tickhill.

## **3.1 Introduction**

It is important for any planning proposal that full account is taken of the local context and that the proposed design embodies the 'sense of place', both in terms of local character and distinctive features such as listed buildings and conservation areas.

This study informs a series of design codes that must underpin all future development proposals in Tickhill.

It is important to note that Tickhill is encompassed by the Green Belt which limits potential development opportunities in the areas outside the settlement boundary to the provisions set out in chapter 13 of the NPPF (para 149) which include infill proposals, the redevelopment of previously developed land, replacement dwellings and extensions and alterations to existing buildings. In all cases, proposals must meet the criteria set out in para 149 of the NPPF. The codes developed in this section will focus on residential environments. However, new housing development should not be viewed in isolation and mixed uses are encouraged where appropriate, particularly the provision of social infrastructure. First and foremost, the design and layout of new buildings and places must respond to the wider urban pattern and landscape context.

Future planning proposals must reference the design codes within this chapter including the policies and guidance set out in chapter 02 to unsure compliance with the Development Plan. Upon adoption, proposals must also comply with the policies set out in the Tickhill Neighbourhood Plan. The themes and codes within this chapter comprise:

**Urban Design** which includes design codes on heritage and character, density, appearance, scale, extensions and alterations and conversion of agricultural buildings.

**Movement** which includes design codes on focal points, streets and spaces, parking, connectivity and movement.

Landscape which includes design codes on landscape character, spaces, biodiversity landscape setting and rural identity, and water sensitive urban design.



Figure 23: Historic limestone cottages alongside Mill Dam.



Figure 26: 2 storey detached properties in the outer neighbourhoods of Tickhill.



Figure 24: The narrow lanes of Tickhill's town centre.



Figure 27: The Grade I Listed Church of St Mary.



Figure 28: Mill Dam alongside Tickhill Castle.



Figure 25: Historic limestone cottages on Northgate.



## 3.2 Heritage

The town has a rich history, dating back to its establishment shortly aler the Norman conquest. Its mo]e and bailey castle protected an important route to the north.

The large Conservation Area, established in 1970, extends along the main roads away from Market Place, as the historic town was largely restricted to these key arteries of Northgate, Sunderland Street, Castlegate and Westgate.

There are 117 listed buildings in the parish, including the Grade I listed St Mary's Church and four Grade II\* buildings, besides the Ancient Monument, Tickhill Castle.

Historic areas and sites beyond the Conservation Area will also be protected, conserved and enhanced as appropriate.



Figure 31: Market Cross (Grade II Listed).



Figure 33: Lindrick House (Grade II\* Listed).





Figure 32: Church of St Mary (Grade | Listed).



Figure 34: Tickhill Castle (Grade II\* Listed and Scheduled Monument).



Figure 35: Tickhill Conservation Area



## 3.3 Characterisation study

The following pages presents analysis on the identified character areas across Tickhill. These character areas have been informed via a detailed analysis on several themes including urban grain, housetypes, character, density among others including the study set out in the Tickhill Neighbourhood Plan. The character areas include:

1a. Historic core

1b. Sunderland Street

1c. Tickhill Castle

2. Tickhill Residential

A series of design guidance and codes specific to each character area conclude this section. Proposals within the character areas will be required to address the design codes relevant to the character area in which it resides, as well as the overarching codes that follow.





**Conservation Area** 





## **Character Area 1a: Historic Core**

### 3.3.1 Historic Core

The boundary of this character area has been extracted from the Tickhill Neighbourhood Plan which identifies it as H1, a sub-character area of the wider conservation area.

This sub-character area comprises north western area of the Conservation Area encompassing Northgate, W Gate and Castlegate. It includes the town centre and the majority of Tickhill's retail units.

Tight terraced units varying between 2 and 3 storeys comprise the predominant property type.

Buildings are often red bricked with some examples of rendered frontages. Older building are typically comprised of stone. Roofing materials are of clay pantiles or slate.



## **Key characteristics**

Colours and materiality

## Façade

Roofing





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TT



**Boundary treatments** 

### Doorways



















Natural slate

**Clay pantiles** 

# 1b Character Area 1b: Sunderland Street

### 3.3.2 Sunderland Street

The boundary of this character area has been extracted from the Tickhill Neighbourhood Plan which identifies it as H2, a sub-character area of the wider conservation area.

The Sunderland Street sub-character area occupies the eastern half of the conservation area and comprises a ribbon of development along Sunderland Street.

Much of Sunderland Street is tree-lined comprising large detached property types that provide a strong frontage to the street.

It includes a range of materials including red brick, limestone and pale/white rendered 2 and 3 storey properties.



## Key characteristics

**Colours and materiality** 

## Façade







**Boundary treatments** 

### Doorways



## Windows















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## **Character Area 1c: Tickhill Castle**

## 3.3.3 Tickhill Castle

The boundary of this character area has been extracted from the Tickhill Neighbourhood Plan which identifies it as H3, a sub-character area of the wider conservation area. The Tickhill Castle subcharacter area has a distinctive character when compared to the other character areas within the conservation area and warrants specific guidance to retain the notable characteristics.

The sub-character area has an open setting of listed assets with key views towards Tickhill Castle. It is arranged across an organic street pattern reflecting its historic character. Housetypes are typically larger detached properties residing within larger plots and limestone is the dominant elevational material. Blue and green infrastructure assets such as the river, trees and fields are a strong characteristic of the area.



Figure 40: Open space contributing to the setting of the conservation area



Figure 41: Tickhill Castle entrance



Figure 42: Tickhill Castle character area boundary
#### **Key characteristics**

#### **Colours and materiality**

#### Façade



#### Roofing

**Clay pantiles** 



#### **Boundary treatments**



#### Doorways

















## 2 Character Area 2: Residential Tickhill

#### 3.3.4 Residential Tickhill

The Residential Tickhill character area comprises the suburban expansion around the Conservation Area. Its characteristics include:

- Predominantly a curvi-linear street pattern with some routes terminating in cul-de-sacs.
- Range of 1 and 2 storey properties with some examples of 2.5 storeys.
- Generally negative relationships with the surrounding countryside with rear and side elevations facing outwards.
- Properties are typically set back from the road behind strong boundary features delineating between public and private space. These features usually include boundary hedging, masonry walls or a combination of the two.
- Materials vary between red brick, limestone and white/pale rendering.



#### **Key characteristics**

Colours and materiality

#### Façade



# Various brick

#### Roofing





#### Windows













Boundary treatments







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## 3.3.5 Design Code 01: Character area Design guidance

The following provides design guidance for each identified character area. The guidance set out is unique to each character area and proposals within these areas will be required to meet the criteria set out here alongside the design codes provided within this document.

### I. HISTORIC CORE CHARACTER AREA (1a)

New development must:

#### **Respond to heritage**

- 1. Respond to heritage features, such as reflecting materials, detailing and openings whilst avoiding pastiche design which detracts from the appearance of the historical character.
- 2. Be constructed of the materials and colours set out in 3.3.1 which include limestone or red brick with red clay pantiles or natural slate for the roofs.
- 3. Form a coherent building line with adjacent existing properties.
- 4. Respond appropriately by respecting scale, massing, and height, especially where visible from public routes and spaces (particularly the main routes through the village).
- 5. Retain and frame key views of listed assets and notable buildings.

- 6. Be orientated and sited where it does not impact the setting of a listed asset.
- 7. Retain existing limestone boundary walls; any new boundary treatment should complement the historic character of the area
- 8. Ensuring that windows and door design are proportioned and designed to reflect the style/age of the surrounding heritage buildings.

#### Reinforce the retail frontage

- Traditional timber shop fronts should be preserved and enhanced to uphold the historic character of this character area.
- Shop fronts applied to historic buildings should always consider the full building elevation and reference the vertical and horizontal architectural elements to create a strong relationship between the shop front and the host building.
- Modern shop fronts may be appropriate but should typically employ a 'less is more' approach to their design. Back-lit box signage will not be acceptable. Lettering should be clear and of a medium size to complement the fascia board, shop front and building. The colour, style, and materials used within shop frontages should be respectful of the host buildings character (particularly historic buildings).



- a. Entablature
- b. Projecting cornice with lead flashing
- c. Console/corbel bracket
- d. Capital
- e. Fascia with hand painted or individually mounted lettering
- f. Pilaster
- g. Cill
- h. Plinth/base
- i. Panelled stallriser
- j. Transom
- k. Fanlight
- I. Transom light

Figure 44: Features of a traditional shop frontage

## II. SUNDERLAND STREET CHARACTER AREA (1b)

New development must:

- 1. Respond to heritage features, such as reflecting materials, detailing and openings whilst avoiding pastiche design which detracts from the appearance of the historical character.
- 2. Be constructed of the materials and colours set out in 3.3.2 which include limestone or red brick with red clay pantiles or natural slate for the roofs.
- 3. Be no taller than adjacent dwellings. The eaves and roof pitch should reflect adjacent buildings
- 4. Retain existing limestone boundary walls; any new boundary treatment should complement the historical character of the area
- 5. Preserve the green character through retention of existing trees and native hedgerows
- 6. Provide adequate storage space for refuse and recycling bins provided by the local authority
- 7. Be of a size, scale and height appropriate to its location and the size of the plot
- 8. Retain and frame key views of listed assets and notable buildings.



Figure 45: Positive design features.

#### III. TICKHILL CASTLE CHARACTER AREA (1c)

New development must:

- Respond to heritage features, such as reflecting materials, detailing and openings whilst avoiding pastiche design which detracts from the appearance of the historical character.
- 2. Be constructed of the materials and colours set out in 3.3.3 which include limestone or red brick with red clay pantiles or natural slate for the roofs.
- 3. Retain existing limestone boundary walls; any new boundary treatment should complement the historical character of the area.
- 4. Align and set back with existing buildings to form a coherent building line.
- 5. Preserve green character through the retention of existing trees, front gardens and hedgerows or enhance through new planting where appropriate.
- 6. Be of a size, scale and height appropriate to its location and the size of the plot.

The immediate setting of a listed Views towards listed assets asset contributes significantly must be retained and framed towards the visual qualities of the listed asset and the conservation area. Trees and green infrastructure in the streetscene and in residential curtilages aid in significantly enhancing the character of the conservation area Streets can help to reinforce a visual and physical link to a listed asset.

New buildings should retain and/or compliment the form of adjacent properties including scale, materiality and detailing.

**Figure 46**: The above image illustrates several guidance points that new development should follow when located in and adjacent to the conservation area.

#### IV. TICKHILL RESIDENTIAL CHARACTER AREA (2)

New development must:

- 1. Be constructed of materials in keeping with its immediate environs as set out in 3.3.4.
- 2. Have a front garden and boundary treatment which respects the surrounding street scene.
- 3. Retain existing limestone boundary walls; any new treatment should complement the character of the area.
- 4. Retain existing trees where possible.
- 5. Be of a size, scale and height appropriate to its location and the size of the plot.
- 6. Be of a density that reflects the wider character, between 25 - 35 dph, as set out in Design Code 06 of this report.



## **3.4 Urban Design3.4.1 Settlement growth**

The Tickhill NPA comprises approximately 2,780 hectares in size and includes 5228 residents (Census 2011) resulting in a population density of 1.9.

The centre of Tickhill is arranged across an organic street, and development pattern, with tighter terraced units often punctuated by narrow snickets connecting the town centre with adjacent neighbourhoods.

Residential streets radiate away form the town centre to the north, east and west where streets are typically curvi-linear with semi-detached and detached properties occupying larger plots.



Figure 47: Modern new build development including red brick detached and semidetached properties



Figure 48: Larger detached manor properties in the Tickhill Castle character area



Figure 49: Historic limestone cottages on Castlegate.



#### 3.4.2 Urban grain

The density of building form and housing across the settlement area of Tickhill varies. It ranges from higher density around the town centre (reflecting its historic importance) to medium density suburban housing and lower density rural hamlets and farmsteads.

The layout of Tickhill's town centre reflects its historic and organic urban growth with tight terraces punctuated by snickets connecting Castlegate, Market Place, and Westgate to adjacent neighbourhoods.

These street are often characterised by a high level of enclosure with little to no dwelling setback and a building line comprising between 80-90% of the frontage to the street.

The outer neighbourhoods, on the settlement edges, reflect the typical approach to modern development. Streets are curvi-linear with some terminating in cul-de-sacs. Properties are predominantly setback from the road, behind a front boundary, with an irregular building line.

These neighbourhoods comprise semidetached and detached properties which occupy larger plots.



Figure 51: Compact linear urban grain.



Figure 52: Loose structure urban grain.



Figure 53: Repetitive curvilinear urban grain.



Figure 54: Standalone urban grain.



#### 3.4.3 Typical housetypes in Tickhill



Georgian/Victorian detached

- 1. Small or no setback / front garden.
- 2. Limestone rubble / red brick frontage.
- 3. Two-storey detached house.
- 4. Symmetrical fenestration / facade.
- 5. Sash or bay windows.
- 6. Red pantiles or natural slate tiles.
- 7. Low stone / brick wall boundary.
- 8. Chimney stack on both ends.
- 9. Medium back garden.
- 10. Pitched gable roof of varying heights.
- 11. Double pane timber door.



#### Farmstead

- 1. Courtyard arrangement.
- 2. Limestone rubble / red brick frontage.
- 3. Height ranging between 1 and 2 storeys.
- 4. Outbuildings / garages.
- 5. L-shaped building footprint.
- 6. Informal window arrangement.
- 7. Red pantiles or natural slate tiles.
- 8. Chimney stacks.
- 9. Stable entrances.
- 10. L-shaped pitched roof.
- 11. Wooden farmhouse doors.

#### Altered Farmstead

1. Original farmstead arrangement perpendicular to the street.

2. Later addition of street-facing Georgian/ Victorian facade.

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3. Informal window arrangement on earlier buildings.

4. Formal window arrangement on later additions.

- 5. Courtyard arrangement.
- 6. Red pantiles or natural slate tiles.
- 7. Chimney stacks.
- 8. Long burgage plot.



#### Terraced

- 1. No setback.
- 2. Limestone rubble / red brick frontage.
- 3. Two-storey terraced houses.
- 4. Repetitive fenestration / facade.
- 5. Rows of 3-8 houses.
- 6. Sash windows.
- 7. Red pantiles or natural slate tiles.
- 8. Chimney stack per house.
- 9. Small to medium back gardens.
- 10. Pitched gable roof.
- 11. Double pane timber door.



- 1. Irregular shaped front garden.
- 2. Various colour brick frontage.
- 3. Two-storey detached house.
- 4. Asymmetrical fenestration / facade.
- 5. Built-in garage.
- 6. Neo-Georgian/Victorian features.
- 7. Various roof-tiles.
- 8. Driveway in front of house.
- 9. Medium to large back garden.
- 10. L-shaped pitched roof.
- 11. Georgian/Victorian style door.



Mid-20th Century semi-detached

- 1. Medium to large front gardens.
- 2. Various colour brick frontage.
- 3. Two-storey semi-detached houses.
- 4. Mirrored fenestration / facade.
- 5. Porch entrance.
- 6. Casement windows.
- 7. Concrete / natural slate tiles.
- 8. Driveways in front of houses.
- 9. Medium to large back gardens.
- 10. Pitched gable roof.
- 11. Varying door styles.

## 3.4.4 Design Code 03: Conversion of agricultural buildings

Conversion of existing agricultural buildings must:

- 1. Preserve the agricultural character of the building.
- 2. Have a minimal visual impact on the landscape in which it relates.
- 3. Be fit for purpose but also designed to be sensitive to their surroundings, integrating into the wider landscape setting
- 4. Ensure that new openings for windows and doors complement originals in size, form and location.
- 5. Retain, reuse and repair wherever possible traditional outbuildings and existing boundaries.
- 6. Ensure that new boundaries follow existing boundary lines and incorporate existing natural features such as hedgerows, walls or footpaths.

#### 3.4.5 Design Code 02: Scale

- 1. Building height should vary between 1.5 and 2 storeys. At key corners, scale can increase to 2.5 to create focal points.
- 2. Building scale and massing should be in keeping with the prevailing village pattern and not be overbearing on existing properties or deprive them of light, including overlooking or overshadowing of both windows and amenity space.
- 3. Building scale and position on plot should help to define and enclose the space within the street corridor to an appropriate degree based on the existing street section (building to building) and level of enclosure (ratio of street width to building height).
- 4. Within residential neighbourhoods and at development edges building scale should not exceed 2 storeys to assimilate the development with the wider surroundings.
- 5. A variable eaves and ridge line should be encouraged to provide variation in the roofscape and streetscene but should not significantly depart from the prevailing local character. Typically, variation between adjacent buildings should be a maximum of 0.5 storeys.

- 6. In line with the information set out in chapter 3, the default building line should be setback from the pavement and be in-keeping with adjacent plots and should be behind an appropriate boundary treatment that is also reflective of the adjacent plots. Tree and hedgerow planting within residential curtilages should be encouraged where appropriate.
- 7. Front of plot areas and rear gardens should be of sufficient size and landscaped appropriately to fit in with prevailing planting pattern or to enhance to the green character of the area where it is lacking.
- 8. Rear or side plot boundaries which face public spaces must be masonry walls of an appropriate material and have sufficient overlooking to match adjacent plots and add to the streetscene quality.
- 9. Access and storage for bins should be provided and bin stores should be designed to be integrated with plot boundaries.Ginnels should be considered for terraced buildings with 4 or more units in order that bicycle and bin storage to the rear can be satisfactorily brought to the front.

#### 3.4.6 Design Code 05: Appearance

- 1. At the outset, development proposals must identify the relevant character area in which they reside (as identified in chapter 03) and address the specific design guidance set out within that chapter.
- 2. Reflect local identity by using traditional building materials that make a valuable contribution to the character of the town. Limestone is a prevalent material across Tickhill and new development should seek to utilise this material as often as possible.
- 3. Red pantiles, concrete pantile tiling and natural slate tiles are encouraged for roofs. Reference should be made to the appropriate character area in chapter 03.
- 4. Materials should be natural and locally sourced as this will contribute to a cohesive materiality and colour palette across Tickhill. Synthetic materials are often not as long-lasting or aesthetically comparable to natural materials.

#### 5. Outside the conservation area, mxuted or darker tones of material are encouraged to minimise visibility of development from the surrounding landscape. The choice of colour and finish is an important design consideration in mitigating adverse impacts on the surrounding landscape.

- 6. The above should also apply to the colour of door and window frames.
- 7. Deviating from traditional materials and aesthetics should be considered where innovative design and sustainability is demonstrated.

## 3.4.7 Design Code 04: Extensions and alterations

- 1. Extensions to existing properties must be subservient or of an appropriate scale in relation to the original building.
- 2. Extension to the front of the property should be avoided as this may compromise visual cohesion with the street frontage.
- 3. Extensions to historic buildings, or within the setting of listed assets, should be sympathetic and respond sensitively to the original character of the building or nearby listed assets.
- 4. Material palettes and style of the extension should be carefully chosen to blend cohesively with the original form and features.
- 5. Extensions must not exceed a 45 degree splay from the centre of the window of the nearest habitable window of an adjacent window to avoid a reduction in daylight.







Limestone







Clay pantile

#### 3.4.8 Density

Building density across the NPA reflects the settlement growth whereby higher density areas are typically located within or adjacent to the conservation area where housetypes usually comprise terraced properties.

Lower density neighbourhoods are usually located on the edges of Tickhill where detached and semi-detached properties reside within larger plots.

Figure 56: Density study

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North



Table 04: Dwellings per hectare (DpH) of each character area.

#### 3.4.9 Design Code 06: Density

The table below lists the dwellings per hectare (dph) average of each character area. The calculations highlights variations between the different areas of the town.

Guidance for density are as follows:

- New development should respond to the specific dph of whichever character area it falls within.
- Terraced or townhouse housing typologies reflect the highest density housing typologies that should be used.
- Higher density housing typologies (i.e. terraces; townhouses, apartments) are more appropriate within the inner neighbourhoods or town centre sites.
- Similarly, lower density housing typologies should be used in the outer neighbourhoods (edge of town).
- The proposed DpH of any development site should reflect local housing needs.

#### 3.5 Movement network

The A1(M) motorway, the terrain and topography are significant barriers to movement across the NPA. Notwithstanding this, within the settlement boundary, it is considered that Tickhill is a permeable NPA which has a strong network of both pedestrian and vehicular routes providing access to the wider area.

#### 3.5.1 Vehicular movement

Vehicular movement across Tickhill is typically along the major routes of the A60 (comprising Castlegate, Northgate and Doncaster Road) and the A631 (comprising Sunderland Street).

Residential streets typically radiate from these arterial routes and vary from a curvilinear street pattern to cul-de-sacs.

The A1(M) is a nationally significant route providing access to both the north and south of England. It bisects the NPA in a north-south direction and comprises the eastern boundary of Tickhill's urban area. Junction 34 is the closest junction providing access to the route however which is 4.3miles from Tickhill.



**Figure 57:** The wide and busy A60/A631 intersection adjacent to the Buttercross and identified as difficult and unsafe for pedestrians to cross.



#### 3.5.2 Traffic

Traffic has been identified as a major concern for the town as a result of the A60 and A631 running through the town which are both well-used by heavy goods vehicles and commuter traffic. The A60/A631 intersection surrounds the Buttercross and is difficult for pedestrians to cross due to the multiple lanes converging onto Market Place and the regular queues of vehicles.

#### 3.5.3 Non-vehicular movement

Tickhill has several public footpaths, bridleways, and cycleways. The adjacent plan illustrates the NPA's key pedestrian networks that range from locally connected public rights of way to pavement footpaths. As a result, Tickhill is a permeable settlement with direct access to the wider countryside.

Several routes run parallel to the NPA's watercourses, reinforcing the recreational value of Tickhill's blue infrastructure. These footpaths provide an attractive pedestrian link to the wider pedestrian route network.

Pavement footpaths also follow Tickhill's key radial routes (i.e. primary streets and secondary streets). Many of these have connections to the surrounding landscape via the public right of way network.

#### 3.5.4 Public transport

The public transport network provides access across the NPA and to the wider region. The railway network is of limited use with the nearest train station located 8.2 miles away at Conisbrough. This highlights the importance of the bus network with the main routes including the 22 service between Worksop and Doncaster and the 205 service between Doncaster and Tickhill (via iPort).



Figure 59: Market Place, part of the primary route of the A60.



Figure 60: The A60/A631 intersection alongside the Market Cross.



Figure 61: Drury Lane, a Public Right of Way.

#### 3.5.5 Design Code 07: Parking

New development that proposes, or impacts the existing provision of, car parking must apply the following design considerations:

- 1. The number of car parking spaces required should be proportional to the property's expected occupation.
- 2. New parking spaces should be integrated on plot with parking spaces set behind the building line, generally to the side or rear of the property.
- 3. For narrow dwellings it is preferred to retain a small front garden with a boundary wall as opposed to an open hard surface parking space.
- 4. Where parking is required to the front of the plot it should be accorded sufficient space and utilise hedgerows to screen cars laterally from the street. Front of property parking shall not be in a run of in excess of 5 properties to avoid detracting from the visual qualities of the streetscene.
- 5. To contribute towards an effective drainage strategy, porous surfaces and green parking spaces (for example grass-crete) must be considered at the planning stage.

- 6. New buildings must provide a strong degree of overlooking and natural surveillance where parking courts are proposed.
- 7. Carefully consider the location of visitor parking provision. Visitor parking shall not occupy spaces that lie adjacent to the site edge.
- 8. Extensions or alterations to existing properties will not result in the loss of on-plot parking provision, thus leading to an increase of on-street parking



Figure 63: Improve on street parking by designing bays that are broken up by planting, rain gardens and streets trees



**Figure 62:** Avoid front of plot parking on main streets in the village or in larger developments. On minor streets / courtyards avoid runs of more than 6 parking spaces and mitigate with hedgerow and tree planting.



**Figure 64:** Side of property parking will hide vehicles from sight, improving the visual quality of the street

#### 3.5.7 Design Code 08: Connectivity

- 1. Designated pedestrian and cycle lanes should form the basis for the movement network, around which vehicle traffic can be managed.
- 2. Cycling routes should generally be provided on off-carriageway routes within the green infrastructure network where possible and connect to key destinations/ onward routes.
- 3. Footways should generally be on both sides of the carriageway but can be single-sided if development is also one-sided.
- 4. Design interesting street scenes and building arrangements from a pedestrian perspective, including key views to the surrounding landscape.
- 5. Development proposals must integrate with the Public Right of Way network when schemes are located within proximity to a footpath.

#### 3.5.6 Design Code 09: Streets

- Schemes should follow a simple but well-defined street hierarchy and a strategy of how this will be interpreted 'on the ground'. Elements of the street hierarchy should be defined through a narrowing of street widths, use of different materials and planting strategies.
- 2. The arrangement of streets, routes and spaces must be permeable for pedestrians and cyclists – with focus on access to services and facilities, public transport, and existing routes. The proposed development must demonstrate how it promotes connectivity and access to the parts of Tickhill adjacent to it.
- 3. Street trees are to be included within adequate verges, alongside the carriageway, on plot or in open spaces and street lighting and other infrastructure must be designed in combination.
- 4. Change in materiality, raised tables and alternative widths in line with street hierarchy will encourage slow-vehicle speeds as well as improve legibility and permeability through Tickhill and new neighbourhoods.

5. Shorter streets of less than 70m (from Manual for Streets) will help to keep speeds down. Also horizontal speed calming measures, including visual narrowing of carriageway, on street parking bays, and landscaping may also be appropriate.



Figure 66: Snickets are a great way to connect adjacent neighbourhoods.



**Figure 65:** Density and enclosure on streets and spaces will promote a degree of natural surveillance and safety. Buildings should be orientated to provide frontage along the streetscene.

#### 3.5.8 Design Code 10: Streets for All

Within Tickhill's extensive Conservation Area, reference should be made to Historic England's manual, 'Streets for All: Advice for Highway and Public Realm Works in Historic Places' which provides advice for the implementation of highways and other public realm works in sensitive historic locations.

Advice includes:

- Measures such as changing road layouts, traffic calming, pedestrianisation and enhancing access and mobility in public spaces.
- Making streets accessible to all while maintaining local character.
- Reinstating groundworks sympathetically and conserving areas of locally distinctive surfacing.
- Road markings, such as yellow lines or parking-bay markings aren't always really necessary. They can be marked in other ways.

- Signs and barriers are sometimes needed for safety. But they can be kept to a minimum and positioned thoughtfully to avoid clutter and obstruction.
- Bollards and bus shelters, even drain covers and paving may be of historic significance.
- Kerbs play an important role in helping people navigate and understand the use of space. It is important to work closely with disabled access groups to determine where kerbs are necessary for safety and navigation.
- Digging trenches may remove of expose buried archaeology. Where possible, it is important to find out what might be encountered before works start.

Please refer to Historic England's 'Streets for All: Advice for Highway and Public Realm Works in Historic Places' for further details.



Advice for Highway and Public Realm Works in Historic Places



**Figure 67:** Historic England's 'Streets for All: Advice for Highway and Public Realm Works in Historic Places'.

#### 3.5.9 Legibility and wayfinding

Tickhill has many notable buildings and landmarks that provide focal points and header features along routes and overlooking key spaces.

Many of these buildings articulate corners, and provide visual variety on the streetscene.

This provides a degree of legibility across the NPA by guiding both pedestrians and vehicles through the town.

As illustrated on the adjacent imagery and plan (overleaf), these assets are typically arranged along the arterial routes of the A60 and A631.

The A1(M) creates both a visual and physical barrier when moving across the NPA in an east-west direction.



Figure 68: Mill Dam adjacent to Tickhill Castle.



Figure 70: The Royal Oak pub on Northgate.



Figure 69: Tickhill Community Library on Market Place.



Figure 71: Scarborough Arms pub on Sunderland Street.



#### 3.5.10 Design Code 11: Legibility

- Planning proposals must seek to be orientated to face the street to provide a degree of overlooking and natural surveillance to streets and the public realm. Building on key corners should seek to provide an active frontage (doors / fenestration) on both sides to improve site and town legibility.
- 2. The arrangement of streets, routes and spaces must be permeable for pedestrians and cyclists – with focus on access to services and facilities, public transport, and existing routes. The proposed development must demonstrate how it promotes connectivity and access to the parts of Tickhill adjacent to it.
- The legibility of schemes should be secured through careful use of features such as vistas, header buildings and a hierarchy of streets and spaces.

- Public spaces shall be overlooked by buildings of an appropriate scale and density that reflects the local character (as set out in chapter 03) to provide a sense of enclosure and a degree of overlooking to enhance natural surveillance.
- 5. Notable buildings should be orientated and provide articulation on key corners and focal points to enhance legibility and permeability from adjacent neighbourhoods.



Figure 75: Overlooking and enclosure also provides a degree of natural surveillance and safety



**Figure 73:** Focal points and terminating buildings can improve site legibility and permeability



**Figure 74**: Streets and spaces should have a degree of overlooking to promote natural surveillance

#### 3.5.11 Design Code 12: Public Realm

New development must:

- Green streets and spaces: Include street trees and planting within the town centre's public realm. This can be achieved by shop front hanging baskets, boxes and street trees/ planters, as well as more innovative planting installations such as plant wall.
- Invoking a sense of place: Incorporate public art (e.g. murals and statues) and visual references of local identity (e.g. heritage signs and community symbols and motifs) within streetscapes.
- Surfacing: The retail streets in the town centre should have a consistent paving scheme which ties the town centre together. New paving schemes should be holistically designed to avoid fragmentation of the public realm. Areas that are surfaced with sett paving or other natural stone paving in the town centre should be protected to retain Tickhill's historic market town character. Development should be designed around these heritage features.

- Street Furniture: Street furniture includes street signs, posts, luminaries, light columns, seating, post boxes, bins, cycle racks, bollards, as well as items designed to house utilities. Street furniture should provide comfort, perform a function and contribute to the aesthetic value of local character. The following codes should be adhered to during the design stages of any proposal:
  - Location: Consider the location of street furniture and routes of utilities from the early stages of the design process. Analyse how all the elements will be seen and perceived when placed and viewed at once.
  - Usage: All public space should be clearly defined and designed to fulfill specific roles and functions for a different range of users.
  - **Rest stops**: Provide seating places in convenient locations and gathering spaces such as public green spaces.
  - **Design**: Create a palette of street furniture and signage that is complementary and is likely to stand the test of time.



Figure 76: A mural in North Lincolnshire highlighting the area's local identity.



Figure 77: Street furniture facing Mill Dam.

## 3.6 Landscape and Sustainability

#### 3.6.1 Context and character

Tickhill is predominantly a rural NPA with the urban area only occupying less than 10% of the total NPA area.

Given policy constraints on development in the Green Belt within the Local Plan and the NPPF, the codes within this document will primarily focus on future development within the settlement boundary. However, an understanding of the wider landscape context will provide an understanding of the challenges facing the rural areas of Tickhill and set out appropriate guidance on development at the settlement edges.

This section will explore the NPA's green spaces and underlying landscape character including topography and waterways.









Figure 79: Rural lanes



Figure 80: Agricultural uses



Figure 81: Outward facing properties behind vegetated boundaries

#### 3.6.2 Topography

Tickhill's topography is a combination of generally undulating terrain with areas of low-lying flat land and steeper river valleys.

The NPA's topography gradually rises to the west where it peaks at a modest 65m above sea level.

The topography is generally flat to the east which is crossed by a network of drains and ditches.

The topography along the River Torne varies, with steeper river valley terrain to the west of Tickhill which becomes increasingly flatter to the east of the town.

The urban area sits in an area of low-lying terrain and is generally flat.

Figure 83: Map showing topography of the NPA and surrounds.



#### 3.6.3 Landscape character

Landscape character is defined as the distinct, recognisable, and consistent pattern of elements in the landscape. It is these patterns that give each locale its 'sense of place', making one landscape different from another, rather than better or worse. Landscape character can describe the geology, topography, land cover and vegetation, features degree of openness and views, all of which relate to and inform the origins, setting and makeup of the settlement. Tickhill therefore, is intrinsically connected to its rural hinterland.

The NPA falls within National Landscape Character Area 39 Humber Head Levels. These character areas are further broken down at a Local level:

- Landscape Character Type C: Limestone Plateau (C1 Stainton to Edlington Limsetone Plateau)
- Landscape Character Type H: Sandland Heaths & Farmland (H1 Bawtry to Finningley)
- Landscape Character Type E: River Carrlands (E1 Torne River Carrland)

Figure 84: Local landscape character areas

Tickhill Design Codes and Guidance



#### **C1 - Stainton to Edlington** *Limestone Plateau*

Key characteristics:

Area of magnesium limestone with gently rolling landform.

Large scale intensive arable farmland.

Hedgerows often with gaps or missing altogether from field boundaries. Stone gate posts found on field boundaries throughout the LCA.

Sparsely scattered farmsteads and traditional stone built nucleated settlements.

Industrial style red brick mining settlements.

Ancient woodlands, many small blocks trees and wooded strips along roads and watercourses.

Network of minor roads and some public rights of give good access into the area

Mature roadside hedges restrict views but elsewhere there is an open feel with extensive views to the east and west.

#### E1 - Torne River Carrland

Key characteristics:

Flat valley floodplain of the River Torne with alluvial peat deposits.

Large to medium scale geometric arable fields with missing or fragmented hawthorn hedges.

Smaller fields and pasture particularly horse grazing around settlements.

Small patches of scattered woodland and some mature trees on former hedge boundary lines.

Crossed by major transport corridors including a railway and motorways but few other roads.

Access mainly on farm tracks and public rights of way.

River Torne in the east fed by a network of ditches and drains that cross the area.

Views generally open but locally enclosed by hedgerows with mature trees and outside the LCA restricted by the valley sides and woodland blocks.

#### H1 - Bawtry to Finningley Sandland Heaths and Farmland

Key characteristics:

Gently rolling raised ridge of sandstone with medium to large scale intensive arable farmland with rectangular fields.

Fragmented and missing hedges characteristically lined with bracken.

Geometric landscape with straight roads, straight edged conifer plantations and fields.

Large scale coniferous forestry plantations and smaller scattered mixed deciduous and coniferous woodlands.

Historic large farmed estates which have changed to educational and institutional uses.

A few large settlements including both market towns and a mining settlement.

Long distance views to lower ground, many wooded skylines, other enclosed views due to landform and woodlands.

## 3.6.4 Design Code 14: Landscape character

In line with the guidance set out within both the Local and National Landscape Character Area Appraisals, proposals must consider:

- 1. Locating the development adjacent to existing built up areas to prevent fragmentation of currently intact landscapes.
- 2. To build at a smaller scale to fit with the sizes of the woodlands and scale of the existing settlements and farms to avoid disrupting the existing pattern of the landscape.
- 3. To use materials in-keeping with local built character elements including stone and brick
- 4. To reduce visual impacts by locating with respect to existing screening
- 5. To plant more trees characteristic of the area to help reduce visual impact on the more sensitive views but this should not significantly reduce the open character of the landscape and should be of a similar scale and pattern to the existing street cover in the Landscape Character Assessment.



Figure 87: Rear and side boundaries facing th wider countryside



Figure 85: Outward facing properties setback behind vegetated front boundaries



Figure 86: Undulating terrain with fields bounded by trees and hedgerows



#### 3.6.5 Recreation and open space

Recreational and open spaces are located throughout the NPA and comprise the following (also illustrated on figure 95, overleaf):

- 1. Allotments
- 2. School playing fields
- 3. Recreation ground
- 4. Cricket ground
- 5. Children's play areas
- 6. Tennis courts
- 7. Bowling green
- 8. Mill field
- 9. Church and burial ground

#### 10. Pocket parks

- 11. Land behind Scarbrough Close
- 12. Land at Sunderland Street/Alderson Drive
- 13. Football pitches
- 14. St Leger Homes Community Garden
- 15. Employment sites



Figure 89: Tickhill recreation ground



Figure 91: Church and burial grounds



Figure 90: Buildings sited to overlook notable green soaces



Figure 92: Tickhill cricket grounds







Figure 94: Small pocket parks located within residential areas



Figure 95: Screening of residential properties with trees and hedgerow



Figure 96: Key views over green spaces towards notable heritage assets



Figure 97: Mature trees bounding the recreation ground

#### 3.6.6 Design Code 15: Spaces

- On the edges of new or existing public spaces, a strong building line and building heights that reinforces a sense of enclosure is encouraged.
- 2. Plant more trees characteristic of the area to help reduce visual impact on the more sensitive views but this should not significantly reduce the open character of the landscape and should be of a similar scale and pattern to the existing street cover in the Landscape Character Assessment.
- 3. Public spaces shall be overlooked by buildings of an appropriate scale and density that reflects the local character (as set out in chapter 03) to provide a sense of enclosure and a degree of overlooking to enhance natural surveillance.
- 4. The public realm shall contain street trees and planting (of native species) that interconnects with the wider Green Infrastructure network.
- 5. Street furniture and signage will be appropriately positioned in the public realm. Cluttering the streetscene and public realm with excessive signage and paraphernalia will not be acceptable.

#### 3.6.7 Green infrastructure

Tickhill is rural in character and has a strong relationship with the wider landscape. Hedgerow comprises the dominant boundary treatment, which both physically and visually integrates the wider landscape into the more urban areas of the NPA.

Field boundaries are often marked by hedgerow and trees which significantly enhance the green infrastructure network across the NPA.

There are no street trees along residential streets, however mature trees residing within residential curtilages provide visual relief along the streetscene and significantly enhance the sylvan character of the NPA.

Due to the NPA's relatively flat topography, there are a number of long distance views across Tickhill, visually integrating the three character areas.

Figure 99: Green Infrastructure across the NPA


### 3.6.8 Design Code 16: Biodiversity

Planning applications in Tickhill must be supported by proposals for the incorporation of features for biodiversity enhancement, in addition to what may be required to address any adverse impacts resulting from the development. Appropriate features include:

- Features for nesting birds associated with the built environment such as swifts and house sparrows.
- Features for roosting bats.
- Green walls and green/brown roofs.
- Mixed native species hedgerows.
- Creation of new wildlife ponds.
- Native scrub and tree planting.
- Orchard/fruit trees.
- Creation of species rich grassland.
- Creation of rough grassland suitable for foraging barn owls and provision of barn owl nest boxes.
- Log piles and compost heaps.
- Provision of gaps in boundary fences

to allow access by hedgehogs and provision of hedgehog domes. Hedgehog Highways should be marked out on site to ensure they are not blocked up by future landowners.

The loss of trees, hedgerows and native planting should be avoided and instead these features should be incorporated into the design of proposed development. All major development should be accompanied by a landscape layout which prioritises the use or and incorporation of native species and promotes overall biodiversity net gain.

Aim to develop a multifunctional green infrastructure network made up of a variety of elements: including hedgerow, private gardens, tree planting, grass verges, SuDs, amenity green space, watercourses, cemetery, allotments, orchards, meadows, and playing fields.



Figure 100: Promoting a multifunctional green infrastructure network including verges, hedgerow, gardens, trees and planting

### 3.6.9 Design Code 17: Landscape setting and rural identity

Development proposals that are located on settlement edges must:

- Ensure dwelling frontages are orientated outwards and avoid rear boundaries facing the landscape - unless suitably screened by planting.
- Retain the visual quality of the landscape by reducing the scale of development; Dwellings should not exceed 2 storeys in these locations.
- Soften the boundary between built form and the wider landscape by encouraging soft landscape planting such as hedgerow, wildflower, and tree planting.
- Provide links for both pedestrians and cyclists to the wider countryside, and where possible, connect to the Public Right of Way network.
- Avoid designing a street hierarchy that arranges primary roads and overengineered turning heads to abut the wider landscape.
- Be of a low density with buildings interspersed with tree planting to visually soften the impact on the surrounding countryside.

### **3.6.10 Blue infrastructure and flooding**

As illustrated on figure 106 (right), the Tickhill NPA contains a number of watercourses including Paper Mill Dike, Goole Dike and the River Torne. The River Torne is an important blue infrastructure asset in the NPA. It enters Tickhill from the west within a steep, narrowvalley, and feeds the Mill Dam and moat surrounding Tickhill castle.

The east of the NPA is contains a web of drains and ditches which significantly mitigates the possibility of flooding from Goole Dike / River Torne.

Flooding is predominantly limited to the banks of the River, to the south of Tickhill In 2007 and 2008 flooding occurred in the Tickhill Castle character area (Lindrick) necessitating the commissioning of a flood defence wall alongside Lindrick costing £135,000.

There is also flood risk from surface water to be considered. This collects on areas of hardstanding such as road surfaces and parking areas in dips or flows along escape routes after periods of heavy rainfall. This type of flood risk is distributed in pockets throughout the urban area.

Figure 101: Map showing flood zones. Tickhill Design Codes and Guidance



### 3.6.11 Design Code 18: Water Sensitive Urban Design

As a standard, proposals must promote methods to mitigate increased risk of storms/flooding with sustainable drainage systems.

Development proposals should seek to:

- 1. Integrate sustainable drainage systems to assist with flood alleviation from rivers and drains and surface water runoff and incorporate surface features such as planted raingardens to express this function.
- 2. On minor development sites, proposals must integrate bio-swales and/or rain gardens and/or permeable surfacing in their design to assist with surface water drainage.
- 3. On schemes that propose 10 or more dwellings, proposals must integrate bio-swales and/or attenuation basins in their design. These must be planted with wildflower planting to assist achieving a biodiversity net gain.
- 4. Natural barriers (e.g. planting) and appropriate side slopes should be introduced to help manage perceived safety risks.
- 5. On schemes that propose 10 or more dwellings, circa 40% of the site should be retained as green infrastructure, 10% of which may be required for SuDS detention or attenuation features dependent on drainage character.
- 6. The location of SuDS features will naturally be determined by topography (working towards the lower end of the site) and must be outside of the key flood risk areas.
- 7. Proposals must adopt the use of permeable paving in hard landscaped areas.



Figure 102: Sustainable drainage systems as set out in the National Model Design Code.

### 3.6.12 Design Code 19: Assessing Renewable Energy Sources

Key considerations in the assessment of renewable energy sources for development to be net zero for power generation may include (but are not limited to):

- Optimising solar orientation of streets and buildings. Aim to increase the number of buildings on site that are oriented within 30° of south (both main fenestration and roof plane) for solar gain, solar energy (solar panels) and natural daylighting.
- A heat network for any new development.
- Ground conditions to accommodate loops for ground source heat and space for air source heat pump units.
- Links to local estates for sustainable coppicing, harvesting or recycling of biomass fules.
- Local wind speed and direction for micro-generation wind turbines.
- Collaborating with utilities, highway authorities, telecoms companies and other stakeholders when designing and delivering projects to minimise energy usage and disruption during the construction stage and reinforcement of the electricity grid for additional electric vehicles and renewables.



Figure 103: Integrated solar panels on slate roof.









**Figure 104:** Building orientation influences the annual heating demand.

Figure 105: Key alternative natural energy sources.

### 3.6.13 Design Code 20: Electric Vehicle Charging and Cycle Storage

Current transition to electric vehicle technology and ownership comes with related issues that must be addressed by new development. Charging stations have been installed in the town's main car park on St Mary's Road. Two key areas are explored below - public parking areas and private parking for homes.

### Design issues to address for public parking:

- Provision of adequate new charging points and spaces, and retrofitting existing parking areas.
- Serving remote or isolated car parks (e.g. in woodland areas).
- Retrofitting existing public parking and upkeeping design quality of streets and spaces (attractiveness and ease of servicing and maintenance).
- Integrating charging infrastructure sensitively within streets and spaces, for example, by aligning with green infrastructure and street furniture.
- Sensitive integration of charging infrastructure within the Conservation Area.

### Design issues to address for parking and cycle storage at the home

- Convenient on-plot parking, charging points and cycle storage close to homes.
- Potential to incorporate charging points under cover within car ports and garages.
- Integrate car parking sensitively within the streetscene. For example, parking set behind the building line or front of plot spaces lined with native hedgerow planting.
- Consider visitor parking and charging needs.
- Existing unallocated and on-street parking areas and feasibility to provide electric charging infrastructure not linked to the home.
- Potential for providing secure, serviced communal parking areas and cycle storage for higher density homes.



Figure 106: Public electric vehicle charging point.



Figure 107: Home electric vehicle charging point.

### 3.6.14 Design Code 21: Energy Efficiency Measures to Net Zero Carbon

New development must be net zero in use. For all building stock to be carbon neutral by 2050, all new buildings need to be carbon neutral from now on so that they do not need costly retrofitting. It is paramount that new development adopts a fabric first approach in line with the Government's emerging Future Homes Standard and Part L of the UK Building Regulations in order to attain higher standards of insulation and energy conservation.

- All new residential buildings must be sustainably constructed to achieve zero operational emissions by reducing heat and power demand and supplying all energy demand through on-site renewables. This includes limits on space heating and total energy use, taking an energy-based approach to energy usage applying to both regulated and non-regulated energy use.
- Reducing energy demand further by employing passive design principles for homes is desirable and can make development more acceptable to the

community (window orientation, solar gain, solar shading, increased insulation, ventilation with heat-recovery).

- Maximise on-site renewable energy generation (solar, ground source, air source and wind driven).
- Incorporate domestic batteries (to store excess electricity) or other energy storage (i.e. large hot water tanks) to enable intermittent renewable electricity supply (e.g. from solar panels) to be stored to match demand and maximise renewable energy potential. Grid balancing and managing periods when it is cold, not sunny and not windy is going to be a big challenge of the 2030s and something new homes should be adapted for.
- Consider building form and thermal efficiency: point-block / terraced / semi-detached / detached all have different energy efficiency profiles. Local design preference and character considerations could ease acceptance for development.
- Ensure that there is sufficient and appropriate outside space for a washing line to enable energy efficient clothes drying.

- All new development must be well designed to be resilient to heat stress and overheating using the Good Homes Alliance toolkit.
- All new residential developments need dual aspect and adequate windows and openings to allow for cross ventilation, light colour or green surroundings, high thermal mass and useful external shading.
- Tree planting / landscaping to manage heat stress should include small deciduous species around new and existing residential areas to provide shade in the summer but not block daylight in the winter. This will also help manage flood risk and provide habitat. Green roofs and walls provide similar benefits.
- All development should incorporate sustainable drainage systems (SuDS) to manage flooding, to provide habitats for wildlife and to deliver cooling effects.
- All homes should be designed with the flexibility to be used for homeworking.

### 3.6.15 Design Code 22: Sustainable Building Materials and Construction

Sustainable design and construction in development is needed:

- Reduce the embodied carbon of the design by minimising the use of energy and carbon intensive materials (e.g. use wood structures and concrete alternatives instead of steel and concrete).
- Reuse materials.
- Use recycled materials.
- Use local, sustainable materials and/or responsibly sourced (e.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems)
- Prevent loss or damage to topsoil.



Figure 108: Carbon negative affordable homes in Derbyshire.



**Figure 109:** The layout and orientation of new buildings contributes to reducing their energy needs by avoiding overshadowing, maximising passive solar gain, internal daylight levels and ventilation (source: National Model Design Code).



- 1. Mechanical ventilation system.
- 2. Integral solar tiles.
- 3. Solar panels.
- 4. Green roof.
- 5. Roof insulation.
- 6. Electric vehicle charging point.
- 7. Insulated windows and doors.
- 8. Efficient utilities and appliances.

#### 9. Wall insulation.

**Figure 110:** Cut-through diagram of an energy efficient home and its features.





### 4. Checklist

This section sets out a general list of design considerations by topic for use as a quick reference guide in design workshops and discussions.

#### General design guidelines for new development:

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;

- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Positively integrate energy efficient technologies;

- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

### Local green spaces, views & character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?

- Has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?

- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

### Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

# 4

### **Buildings layout and grouping:**

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?

- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

#### **Gateway and access features:**

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

## 6

#### **Building materials & surface treatment:**

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Does the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?

 Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

#### **Household extensions:**

- Does the proposed design respect the character of the area and the immediate neighbourhood, and 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 those of the existing dwelling?
- In case of side extensions, does it 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 the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in situ to reduce waste and embodied carbon?

#### **Building heights and roofline:**

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective?
  If so, can they be screened from view, being careful not to cause over shading?

### Building line and boundary treatment:

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

# 10

#### **Car parking:**

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided?

- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?

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