

# AECOM

Neighbourhood Planning Design Guidelines for

# TOLLERTON

FINAL REPORT April 2019

#### **Quality information**

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# **1. Introduction**

# **1.1. Introduction**

Through the Ministry of Communities and Local Government (MHCLG) Neighbourhood Planning Programme led by Locality, AECOM has been commissioned to provide design support to Tollerton Parish Council.

The Steering Group is making progress in the production of its Neighbourhood Plan and has requested to access professional advice on design guidelines for future development within the village and in relation to defining a landscape buffer to the north of the village. This document should support Neighbouhood Plan policies that guide the assessment of future development proposals and encourage high quality design.

# 1.2. Objectives

This document has 2 main objectives:

- To provide general design guidance that can be applied to any new development proposals in the parish to help ensure that they are designed in response to local character; and
- To produce plans that illustrate proposals for the spaces between the village and the planned urban extension to the north, and connections between them.

# 1.3. Process

The following steps were agreed with Tollerton Neighbourhod Plan steering group membersto produce this report:

- Initial meeting and site visit;
- Urban design analysis;
- · Follow up site visit by landscape architect;
- Preparation of design principles and guidelines to be used to assess future developments;
- Preparation of landscape design options for the proposed green buffer;
- Draft report with design guidelines; and
- Final report.

# 1.4. Area of Study

#### Location and population

Tollerton is a rural village situated in the Rushcliffe district of Nottinghamshire, laying to the south of Nottingham, England. The village is surrounded by farmland with views of open countryside, woodland and hills.

At the 2011 census the population of Tollerton was 1,776.



Figure 1: Contemporary family house.



Figure 2: Oak Tree Court cul-de-sac development in Tollerton.



Figure 3: Mock Tudor, half timber family house.



Figure 4: Tollertion within the local context.

#### **Planning context**

The Rushcliffe Core Strategy (adopted 2014) includes an allocation (policy 25) for a sustainable urban extension to the East of Gamston/North of Tollerton, of around 2500 homes in the plan period up to 2028, followed by up to another 1500. This is in addition to around 20 hectares of employment land and a possible park and ride. The policy establishes the requirement for "the creation of significant Green Infrastructure areas and buffers, particularly on the southern and northern boundaries to contribute to the creation of permanent defensible Green Belt boundaries between the development and Tollerton and Bassingfield". The allocation, along with the Parish/Neighbourhood Plan boundary, is shown in figure 9.



Figure 5: Oak Tree Court.



Figure 6: Detached family houses in Tollerton.



Figure 7: Period house along Tollerton Lane.



Figure 8: Tollerton Hall, substantially rebuilt in the 19th century.



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# Local Character Analysis



# **2. Local Character Area**

# 2.1. Introduction

This section outlines the broad physical, historical and contextual characteristics of Tollerton. It analyses the pattern and layout of buildings, hierarchy of movements, building heights and roofline, and parking. Images in this section have been used to portray the built form of Tollerton.

Tollerton is a poly-focal settlement which means that the development is concentrated in more than one core.



Figure 12: War memorial, grade II listed monument.



Figure 10: Single storey bungalow with quality landscaping.



Figure 13: Church of St Peter, grade II listed building.



Figure 11: Two storey red brick development along Tollerton Lane.

# 2.2. Local Character Analyses

	Tollerton
Streets and Public Realm	Tollerton village can be accessed from Melton Road (A606). The main distributor road that runs north-south is Tollerton Lane from which other streets run connecting to the other parts of the village. The southern part of the village has a good level of accessibility and walkability which can be attributed to a connected street network. The village has well located and accessible public open spaces.
Pattern and Layout of Buildings	There is a good mix of house typologies spread in Tollerton. The most common house typology present is the detached and bungalow typology, along with some semi-detached and terraced buildings. Orientation of buildings varies with most of the buildings fronting the street and less of them addressing the street with the end gable.
Building Heights and Roofline	Building heights typically vary between one and three storeys. Typically the roofline is either pitched or hipped , other less frequently used types of roof present in the village include shed roofs and flat roofs. Many buildings have chimneys and on the roofs gabled dormers are frequently present.
Car Parking	There are different approaches to car parking within the village. A characteristic of the village is garage parking or on plot parking. It is common that these garages have one or two parking spaces. Other parking modes include: parking in the front garden, parking on the side of the house and also parking on the street.



Figure 14: Tollerton.

# 2.3. Architectural Details

The following section showcases a good amount of local building details which should be considered as positive examples. These characteristics are further discussed in Chapter 3.



Positive treatment for front garden.



Lycorow domi



Mixed red brick boundary wall.



Positive boundary treatmend with well kept planting.



Gable dormer.





Skylight.



Detail from Church of St Peter.



Half timber frame.





Painted weatherboarding.



Painted weatherboarding. Raised surface in cul-de-sac development.





Bay window.



# Design Guidelines





# **3. Design Guidelines**

# **3.1 General questions to ask and issues to consider when presented with a development proposal**

Based on established good practice, this section provides a number of questions against which the design proposal should be evaluated. The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has taken into account the context and provided an adequate design solution. As a first step there are a number of ideas or principles that should be present in the proposals. The proposals or design should:

a) Integrate with existing paths, streets, circulation networks and patterns of activity;

b) Reinforce or enhance the established village character of streets, greens and other spaces;

c) Respect the rural character of views and gaps;

d) Harmonise and enhance existing settlement in terms of physical form, architecture and land use;

e) Relate well to local topography and landscape features, including prominent ridge lines and long distance views.

f) Reflect, respect and reinforce local architecture and historic distinctiveness;

g) Retain and incorporate important existing features into the development;

h) Respect surrounding buildings in terms of scale, height, form and massing;

i) Adopt contextually appropriate materials and details;

j) Provide adequate open space for the development in terms of both quantity and quality;

k) Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;

I) Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;

m) 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; and

n) Positively integrate energy efficient technologies.

To promote these principles, there are number of questions related to the design guidelines outlined later in the document.

#### **Street Grid and Layout**

- Does it favour accessibility and connectivity over culde-sac models? If not, why?
- Do any 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?

#### Local Green Spaces, Views and 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?

- Has the proposal been considered in its widest context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal affect trees on or adjacent to the site?
- How does the proposal affect the character of a rural location?
- 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?

#### **Gateway and Access Features**

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

#### **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?

#### **Building Line and Boundary Treatment**

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

#### **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?

#### **Building Materials and Surface Treatment**

- What is the distinctive material in the area, if any?
- Does the proposed material harmonise with the local material?
- Does the proposal use high quality materials?
- Have the details of the windows, doors, eaves and roofs 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?

#### **Car Parking Solutions**

- 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?

#### Architectural Details and Contemporary Design

- If the proposal is within a conservation area, how are the characteristics reflected in the design?
- Does the proposal harmonise with the adjacent properties? This means that it follows the height, massing and general proportions of adjacent buildings and how it takes cues from materials and other physical characteristics.
- Does the proposal maintain or enhance the existing landscape features?
- Has the local architectural character and precedent been demonstrated in the proposals?
- If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?

#### Sustainability and Eco Design

- What effect will services have on the scheme as a whole?
- Can the effect of services be integrated at the planning design stage, or mitigated if harmful?
- Has adequate provision been made for bin storage, waste separation and relevant recycling facilities?
- Has the location of the bin storage facilities been considered relative to the travel distance from the collection vehicle?
- Has the impact of the design and location of the bin storage facilities been considered in the context of the whole development?
- Could additional measures, such as landscaping be used to help integrate the bin storage facilities into the development?
- Has any provision been made for the need to enlarge the bin storage in the future without adversely affecting the development in other ways?

- Have all aspects of security been fully considered and integrated into the design of the building and open spaces? For standalone elements (e.g. external bin areas, cycle storage, etc.) materials and treatment should be of equal quality, durability and appearance as for the main building.
- Use of energy saving/efficient technologies should be encouraged. If such technologies are used (e.g. solar, panels, green roofs, water harvesting, waste collection, etc.), these should be integrally designed to complement the building and not as bolt-ons after construction.

#### **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 extension, 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?

# 3.1. Design Guidelines

### 3.1.1. Street Grid Layout

- Streets must meet the technical highways requirements as well as be considered a 'space' to be used by all, not just motor vehicles. It is essential that the design of new development should include streets that incorporate needs of pedestrians, cyclists and if applicable public transport users.
- Streets should tend to be linear with gentle meandering providing interest and evolving views. Routes should be laid out in a permeable pattern allowing for multiple connections and choice of routes, particularly on foot. Any cul-de-sacs should be relatively short.
- Access to properties should be from the street where possible.
- The distribution of land uses should respect the general character of the area and road network, and take into account the degree of isolation, lack of light pollution and levels of tranquillity.
- Pedestrian paths should be included in new developments and be integrated with the existing pedestrian routes.









Figure 18: Hall Farm Close cul-de sac development.



Figure 16: Hoe Hill View cul-de-sac development.



Figure 19: Positive example of recently refurbished detached house, good use of rendering materials which are in harmony with the surrounding environment; well kept deep front garden. AECOM

# 3.1.2. Local Green Spaces, Views and Character

- Development adjoining public open spaces and important gaps should enhance the character of these spaces by either providing a positive interface (i.e. properties facing onto them to improve natural surveillance) or a soft landscaped edge.
- Any trees or woodland lost to new development must be replaced.
- The spacing of development should reflect the rural character and allow for long distance views of the countryside form the public realm. Trees and landscaping should be incorporated in the design.
- Landscape scheme should be designed and integrated with the open fields that currently border the village.
- Native trees and shrubs should be used to reinforce the rural character of the village.
- See chapter 4 below for specific consideration of landscape buffers.



Figure 20: Playground area at Tollerton Open Space.



Figure 22: War memorial.



Figure 21: Long distance views.



Figure 23: Views.

### 3.1.3. Gateway and Access Features

- In the case of any future development, the design proposals should consider placing gateway and built elements
   highlighting the access or arrival to the new developed site.
- The gateway buildings should reflect local character. This means larger houses in local materials with emphasis on the design of chimneys and fenestration, as well as well laid and cared for landscape.
- Besides building elements acting as gateways, high quality landscaping features, gates or monuments could be considered appropriate to fulfil the same role.





Figure 24: Gate acting as gateway, Tollerton Hall.

Figure 26: War memorial acting as gateway and focal point of public realm.



Figure 25: Tollerton Hall from St Peter's churchyard.

### 3.1.4. Pattern and Layout of Buildings

- The existing rural character must be appreciated when contemplating new development, whatever its size or purpose.
- Where an intrinsic part of local character, properties should be clustered in small pockets showing a variety of types. The use of a repeating type of dwelling along the entirety of the street should be avoided (to create variety and interest in the streetscape).
- Boundaries such as walls or hedgerows, whichever is appropriate to the street, should enclose and define each street along the back edge of the pavement, adhering to a consistent building line for each development group.
- Properties should aim to provide rear and front gardens or at least a small buffer to the public sphere where the provision of a garden is not possible.
- The layout of new development should optimise the benefits of daylighting and passive solar gains as this can significantly reduce energy consumption.





Figure 27: Houses facing to inner courtyard.



Figure 28: Streetscape with 2 storey houses and on street parking.



Figure 29: 1.5 storey building with deep front garden.

### 3.1.5. Building Line and Boundary Treatment

- Buildings should be aligned along the street with their main facade and entrance facing it, where this is in keeping with local character. The building line should have subtle variations in the form of recesses and protrusions but will generally form a unified whole.
- Buildings should be designed to ensure that streets and/ or public spaces have good levels of natural surveillance from buildings. This can be ensured by placing ground floor habitable rooms and upper floor windows overlooking towards the street.
- Boundary treatments should reinforce the sense of continuity of the building line and help define the street, appropriate to the rural character of the area. They should be low walls made of dry stone with concrete cap on top or lined with dry stones standing perpendicular to the wall. The use of panel fencing, metal or brick walls in these publicly visible boundaries should be avoided. Also, boundary treatments should not impair natural surveillance.
- Front gardens should be included where this is characteristic of the area.
- If placed on the property boundary, waste storage should be integrated as part of the overall design of the property. Landscaping could also be used to minimise the visual impact of bins and recycling containers.



Figure 31: Looked after front garden.



Figure 32: Looked after front garden.



Figure 33: Good landscaping as boundary treatment.



Figure 34: Low timber fence which allows a glimpse into a well kept front garden.



Figure 35: Good landscaping as boundary treatment.

### 3.1.6. Building Heights/ Roofline

Creating a good variety in the roof line can be a significant element of designing attractive places. There are certain elements that serve as guideline in achieving a good variety of roofs:

- Scale of the roof should always be in proportion with the dimensions of the building itself;
- Monotonous building elevations should be avoided, therefore subtle changes in roofline should be ensured during the design process; and
- Dormers can be used as design element to add variety and interest to roofs. However, care
  needs to be taken with their design elements, proportions and how they are positioned on
  the roof.
- To minimise the visual impact of guttering and down pipes these should be integrated with the design of the roof and facade.



Figure 37: No variety in roofline, which contributes to a monotonous streetscape.



Figure 36: Good variety of roofline composed of a number of simple profiles.



Figure 38: Good variety in roofline adding interest and character to the streetscape.

### 3.1.7. Materials and Building Details

The materials and architectural detailing in Tollerton contribute to the rural character of the area and the local vernacular. It is therefore important that the materials used in proposed development are of a high quality and reinforce local distinctiveness. Any future development proposals should demonstrate that the palette of materials has been selected based on an understanding of the surrounding built environment.

This section includes examples of building material that contribute to the local vernacular of Tollerton which could be used to inform future development.



MIXED TONALITY RED BRICK



COMBINED RED & BLACK BRICK FOR BOUNDARY WALL



BEIGE TRADITIONAL BRICK



LOW STONE BRICK BOUNDARY WALL



TIMBER FENCE



RED CLAY ROOF TILES



ARCHED DETAIL LEADING TO THE MAIN ENTRANCE



GABLED DORMER



LARGE ARCHED WINDOW



MASONRY DETAIL AROUND WINDOW



TIMBER CLADDING



TIMBER FENCE



SOLAR PANELS



BLACK PAINTED TIMBER WEATHERBOARDING



RED BRICK CHIMNEY



WINDOW WALL



ARCHED GATE



HALF TIMBER

## 3.1.8. Parking

- Car parking solutions should favour on plot and garage parking, with some on street parking.
- For family homes cars should be placed at the front or side of the property. For flats and small pockets of housing a front or rear court is acceptable. Also, multiple garage parking is encouraged.
- Car parking design should be combined with landscaping to minimise the presence of vehicles.
- When placing parking at the front, the area should be designed to minimise visual impact and to blend with the existing streetscape and materials. The aim is to keep a sense of enclosure and to break the potential of a continuous area of car parking in front of the dwellings by means of walls, hedging, planting and use of differentiated quality paving materials.
- The garage should not obscure the dwelling from the street nor dominate the front garden. Garages should be not put in front of the building at any time as it is considered bad practice (to avoid prominence on the streetscape and overshadowing of the building).



Figure 39: Double garage.



Figure 40: Garage dominates the front garden and has a negative input to the general streetscape. It is considered a bad practice and should not be replicated.



Figure 41: On street parking.



Figure 42: Single garage and on site parking.



Figure 43: Multiple perpendicular on site parking.

### 3.1.9. Public Realm and Streetscape

- High quality building and surface materials should be used across the new development. Care should be taken when selecting the materials that will be used for the paved areas.
- High quality stone, gravel, granite and bricks can provide durable and attractive hard surface throughout the public realm.
- Expensive materials such as sandstone and limestone could also be used to further enhance the quality of particular spaces.





Figure 45: Well kept public space, recently improved, surrounding the war memorial.



Figure 46: Leafy streetscape along Tollerton Lane.



Figure 47: Leafy streetscape in Tollerton.

### 3.1.10. Traditional Architecture

The gradual evolution of the village over the centuries has resulted in an organic character to development. Each building has its own individuality resulting in variations in height, the pattern of openings and detailing. This variety is balanced in several ways; through the proximity of each property to each other and broad similarities in scale, width, design and materials. Buildings are predominantly 2 storeys and the change in roof heights and the presence of chimneys contribute to the visual interest of the historic core.

#### Figure 50: Positive examples of timber use for facade rendering.

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Figure 48: Good variety in rooflines and heights.



Figure 49: Period building off Tollerton Lane.

# 3.1.11. Contemporary take on Traditional Architecture

Within the parish there are a few examples of contemporary architecture among the latest dwellings. Most new builds are heavily informed by traditional building forms. These buildings are either refurbished buildings with a contemporary touch or completely new buildings that have been built utilising high quality building materials.

It is suggested that this trend continues to further expand with additional eco design features incorporated in future developments.



Figure 51: Converted building to flexible workspace units.



Figure 53: Contemporary family house with window wall detail showing good combination of building materials and architectural details.



Figure 52: Contemporary family house showing good variety and combination of building materials.



Figure 54: Contemporary family house with large glass details.



Figure 55: Contemporary family house with deep front garden, albeit one largely given over to cars.

### 3.1.12. Sustainability and Eco Design

Energy efficient or ecological design combines all around energy efficient construction, appliances and lighting with commercially available renewable energy systems, such as solar water heating and solar electricity.

Starting from the design stage, there are strategies that can be incorporated towards passive solar heating, cooling and energy efficient landscaping which are determined by local climate and site conditions.

The aim of these interventions is to reduce overall domestic energy use and to do so as cost effectively as the circumstances allow for.

#### Wildlife friendly environment

New developments should always aim to strengthen biodiversity and the natural environment. This can be done by the creation of new habitats and wildlife corridors, aligning



Figure 56: Frog habitat corridor.

gardens and public spaces and linking with existing ecological assets. Hedges, wildflower meadows, old trees, ponds, hard landscaping features such as rock piles, nest boxes installed at the eaves of the buildings, frog habitat corridors, dry stone walls and bug houses can all make a significant contribution to species diversity.

Therefore, protecting and enhancing existing landscape assets is important. It should always be aimed to minimise the damage to natural habitats, add to the character and distinctiveness of a place and contribute to climate change adaptation.

#### Solar roof panels

Solar panels on roofs should be designed to reduce their visual impact.

On new builds, they should be designed in from the start, forming part of the design concept. Some attractive options are solar shingles and photovoltaic slates or tiles. In this way, the solar panels can be used as a roofing material in their own right.

On retrofits:

- Analyse the proportions of the building and roof surface in order to identify the best location and sizing of panels;
- Aim to conceal wiring and other necessary installations; and,
- Consider introducing other tile or slate colours to create a composition with the solar panel materials.



Figure 57: Example of eco design led architecture.



Figure 58: Integrated design for solar panels.





Figure 59: Water harvesting tank.

#### **Rainwater harvesting**

This refers to the systems allowing the capture and storage of rainwater as well as those enabling the reuse in-situ of grey water. These systems involve pipes and storage devices that could be unsightly if added without an integral vision for design. Therefore some design recommendation would be to:

- Conceal tanks by cladding them in complementary materials;
- Use attractive materials or finishing for pipes;
- Combine landscape/planters with water capture systems;
- Underground tanks; and,
- Utilise water bodies for storage.

#### Permeable pavements

Pavements add to the composition of the building. Thus permeable pavements should not only perform its primary function which is to let water filter through but also:

- Respect the material palette;
- Help to frame the building;
- Create an arrival statement;
- Be in harmony with the landscape treatment of the property; and,
- Help define the property boundary.

#### **Green roofs**

Green roofs improve drainage and add to biodiversity. Whether the roof is partially or completely covered with vegetation, their design should follow some design principles such as:

- Plan from the start;
- Easy to reach and maintain;
- To complement (where applicable) the surrounding landscape;
- To help integrate the building with the countryside; and,
- Design comprehensively with other eco designs such as water harvesting and pavements.

#### Waste collector integrated design

With modern requirements for waste separation and recycling, the number of household bins quantum and size have increased. This poses a problem with the aesthetics of the property if bins are left without a solution. Thus we recommend the following:

- Create a specific enclosure of sufficient size for all the necessary bins;
- Place it within easy access from the street and, where, possible, able to open on the pavement side to ease retrieval;
- Refer to the materials palette to analyse which would be a complementary material;
- Use it as part of the property boundary;
- Add to the green feel by incorporating a green roof or side planting element to it; and,
- Combine it with cycle storage.





Figure 63: Permeable paving.

Figure 64: Green roof.



Figure 61: Integrated design for differentiated waste collectors.



Figure 62: Integrated design for differentiated waste collectors and cycle storage.

### 3.1.13. Household Extensions

- The original building should remain the dominant element of the property regardless of the amount of extensions. The newly built extension should not overwhelm the building from any given point.
- Extensions should not result in a significant loss to the private amenity area of the dwelling.
- Designs that wrap around the existing building and involve overly complicated roof forms should be avoided.
- The pitch and form of the roof used on the building adds to its character and extensions should respond to this where appropriate.

- Extensions should consider the materials, architectural features, window sizes and proportions of the existing building and recreate this style to design an extension that matches and complements the existing building.
- In case of side extensions, the new part should be set back from the front of the main building and retain the proportions of the original building. This is in order to reduce any visual impact of the join between existing and new.
- In case of rear extensions, the new part should not have a harmful effect on neighbouring properties in terms of overshadowing, overbearing or privacy issues.









Figure 66: Oversized dormer, this extent of loft conversion should be avoided as it has a negative impact on the streetscape, building mass and silhouette.



Figure 67: Side extension using mismatching rendering material, should not be considered good practice and should be avoided.



Figure 68: Local example of front extension, window wall surrounding porch area. The style nor the scale have a positive impact on the facade of the building.

# 3.1.14. Managing Lighting

Artificial light provides valuable benefits to society, including through extending opportunities for sport and recreation, and can be essential to a new development.

Equally, artificial light is not always necessary, has the potential to become what is termed 'light pollution' or 'obtrusive light' and not all modern lighting is suitable in all locations. It can be a source of annoyance to people, harmful to wildlife, undermine enjoyment of the countryside or detract from enjoyment of the night sky.

For maximum benefit, the best use of artificial light is about getting the right light, in the right place and providing light at the right time. Lighting schemes can be costly and difficult to change, so getting the design right and setting appropriate conditions at the design stage is important. The following guidelines aim to ensure there is enough consideration given at the design stage.

 Ensure that lighting schemes will not cause unacceptable levels of light pollution particularly in intrinsically dark areas. These can be areas very close to the countryside or where dark skies are enjoyed;

- Consider lighting schemes that could be turned off when not needed ('part-night lighting') to reduce any potential adverse effects; e.e. when a business is closed or, in outdoor areas, switching-off at quiet times between midnight and 5am or 6am. Planning conditions could potentially be used to require this;
- Impact on sensitive wildlife receptors throughout the year, or at particular times (e.g. on migration routes), may be mitigated by the design of the lighting or by turning it off or down at sensitive times;
- Glare should be avoided, particularly for safety reasons. This is the uncomfortable brightness of a light source due to the excessive contrast between bright and dark areas in the field of view. Consequently, the perceived glare depends on the brightness of the background against which it is viewed. It is affected by the quantity and directional attributes of the source. Where appropriate, lighting schemes could include 'dimming' to lower the level of lighting (e.g. during periods of reduced use of an area, when higher lighting levels are not needed);
- The needs of particular individuals or groups should be considered where appropriate (e.g. the safety of pedestrians and cyclists). Schemes designed for those more likely to be older or visually impaired may require higher levels of light and enhanced contrast, together with more control, as the negative effects of glare also increase with age; and
- Consider the location of premises where high levels of light may be required for operation or security reasons, such as transfer depots, sports fields, airports and the like.



Figure 69: Lighting considerations diagram.



Landscape Strategy



# 4. Green Buffer Landscape Strategy

# 4.1. Introduction

This chapter presents two landscape design proposals for the buffer to future development to the land east of Gamston/north of Tollerton Local Plan allocation. As noted above, the Local Plan policy requires a buffer, and these options enable the Parish Council to define its character.

#### Objectives

Part of the land proposed for development falls within Green Belt. The National Planning Policy Framework states that "the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence."

The Green Belt serves five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Within this context, the options below show how the buffer between the village and the sustainable urban extension can:

- Maintain the existing character of Tollerton as a settlement within a rural landscape.
- Avoid coalescence between Tollerton and future development;
- Respect existing rights of way and bridleways that run through the area; and
- Increase leisure and recreation opportunities.

The following pages present an analysis of the landscape today, before introducing the 2 options that are based on the current situation and the opportunities that the new development present.



Figure 70: View from north of Tollerton Village of agriculture fields in front of the Airfield Industrial Units

# 4.2. Analysis

Figure 71 shows existing green infrastructure across the site. The plan highlights proposed landscape corridors which will be important in the creation of wildlife corridors within the buffer landscape, connecting to existing landscape corridors and woodland south of Tollerton Village. Future development in the area should protect and enhance existing corridors and create new habitats to strengthen biodiversity across the area.

The analysis diagram also demonstrates the context of the surrounding green spaces and woodland, and the importance of providing landscape corridors between these spaces.

# Topography

There is little change in topography across the area, apart from West of Tollerton Lane the land falls gently south. South of the airfield there are a number of thin long burms which rise to less than two meters.

KeyExisting WoodlandGolf ClubGreen-BeltGreen-fieldProposed Landscape CorridorExisting Landscape CorridorSite boundaryGreenbelt boundary



Figure 71: Green infrastructure analysis diagram

#### Views

Tollerton has a character of a village within a rural setting of largely flat expanse of open fields with boundaries formed from hedgerows. Figure 72 demonstrates the presence of existing airfield buildings, which sit prominently within the landscape, particularly as you leave the village.

#### Screening

Figure 73 demonstrates where screening is required to screen future development north of Tollerton, and discourage visual and physical coalescence between existing and future developments. The depth of screening required relates to the sensitivity of views from the village and other settlements.



Figure 72: View north along Tollerton Lane, north of Tollerton Village



Green-Belt Green-field

Key

Figure 73: Landscape screening diagram

# 4.3. Option 1 **Agrarian Design Approach**

The aim of this approach figure 74 is to create a landscape which maintains and enhances the existing setting of Tollerton as a village within a rural, agrarian setting. The design achieves the following:

- Screening through the use of linear woodland planting;
- Open landscape and agrarian fields of an open character, with strong and regimented hedgerow and woodland planting;
- Linear geometric water bodies, which support biodiversity; and
- Open landscape which responds to the surrounding \_ agrarian landscape.











- Agrarian Landscape

- (5)Open Character Landscape





Figure 74: Illustrative layout of Option 1.

## 4.4. Option 2 Picturesque Design Approach

The aim of this approach, figure 75 is to create a landscape which creates a picturesque setting on approach to Tollerton from the north of the village. This achieves the following:

- Screening through the use of landform and woodland planting;
- Open parkland with water bodies, formed through the process of excavation for the landforms;
- Open parkland which provides leisure and recreational opportunities for both existing and new communities within the area; and
- Landscape which supports biodiversity.

















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Figure 75: Illustrative layout of Option 2.
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# 4.5. Option 2B Sports Alternative

Figure 76 shows a variation of Option 2 to include some sports provision within the open landscape. The sports pitches should be organised so as not to detract from the rural setting the local community wish to achieve for this area.



Figure 76: Illustrative layout of Option 2B - Sports Alternative

### 4.6. Heritage Assets

Figure 77 shows the location of heritage assets north of Tollerton Village. All listed structures are Pill Boxes which date from the second world war. They are scattered across the airfield to form a strategic defence designed to protect the airfield site. The Grantham Canal provides valuable wetland habitat through the area. Reed-beds are home to rare bird species including sedge warbler, reed warbler and reed bunting. The tow-path provides a leisure and recreational route for walking, running and cycling.

These heritage assets should be celebrated, as they are valued by the local community. Future development will provide for the protection and enhancement of heritage assets and their setting, as set out in the local plan.

These heritage assets and their setting are important to the character of the area, as they give the locality its sense of place and distinctiveness.



Figure 77: Heritage Assets



Airfield Pill Boxes



Grantham Canal

# Кеу

Grantham Canal \_\_\_\_\_ Heritage Assets

# 4.7. Summary

The schemes presented, provide two design approaches to creating a landscape buffer to the north of Tollerton. A variety of design responses may be appropriate for the site, each with different outcomes and benefits in terms of amenities, environmental benefits and aesthetic qualities.

Any future development will have to integrate into the existing landscape and protect the setting of the existing village and the different heritage assets in the area. Where development meets the buffer landscape, it should avoid visual dominance from the surrounding countryside and create a softer built edge at this interface.

The aim of this exercise is to encourage discussion within the community to help define a future landscape strategy for the buffer zone, which ensures any design response is sympathetic to the surrounding context and supported by the local community.



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Figure 78: Long distance views from
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# 5. Delivery

The recommended next steps for how to use the outcomes of this design options study are to:

- Embed the guidelines in the Neighbourhood Plan; and
- Engage with he local planning authority to develop policies supporting the local guidelines.

# **5.1.** Embed the guidelines in the Draft Neighbourhood Plan

The objective of this report is to develop a series of design guidelines for development in Tollerton and options for the landscape buffer towards the sustainable urban extension.

The report can be used as evidence to support the forthcoming neighbourhood plan (and its draft policies) where the analysis highlights relevant issues and opportunities that can be influenced by land use planning interventions.

The focus of the first part of this report has primarily been on important local character assets and urban design guidelines to be considered in future development proposals. These suggestions should be considered alongside other non-design interventions, such as exploring opportunities for supporting or restricting certain types of development/land uses and allocating the key sites identified for development. Any policies put forward must be capable of meeting the basic conditions (e.g. having regard to national policies and general conformity with the strategic policies contained in the development plan).

# **5.2.** Engage with the Council to develop policies supporting the proposals

The inputs from the Council's policy and development management specialists would be invaluable in advance of formal consultation and submission. The steering group should consider how our recommendations can be transposed into policy through discussions with Wiltshire Council and use the best practice guidance from Locality to prepare daft policies for consultation. Locality's 'Writing Planning Policies' guidance sets of how different planning policies are designed to achieve different things. The guide describes the three most common as:

**Generic** – a simple policy which applies universally to development across the entire neighbourhood plan area;

**Criteria based** – a policy with a series of requirements that should be met by development proposals. These can be set out as separate bullet points; and

**Site specific** – this is where a policy applies to particular areas of land. One of the most powerful tools for a neighbourhood plan is to allocate land for a particular type of development. As well as allocating land you can use your plan to set out the principles which need to be followed in developing a particular site. This might include specifying what needs to be covered in a design brief to accompany any planning application. If you have site specific policies then you need to include a clear map showing the location and boundaries. Site specific allocations are the hardest to do well. They would normally include associated policy related to land uses, quantum of development, configuration and design.

The steering group should check with the Local Planning Authority that their emerging preferred options are planning matters (i.e. suitable for inclusion as land use planning policy). Those that are not can be considered as community projects or neighbourhood infrastructure to be included within a delivery and implementation section of the Neighbourhood Plan.

In particular, the Parish Council should engage with the local planning authority to secure the delivery of the landscape buffers when the urban extension is built. Alongside the policies in the neighbourhood plan, the local authority should take steps to embed the buffers in any planning consents.

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