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Ecclesfield

Design Codes

Final report
August 2022

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Revision History

Issue no.	Issue date	Purpose	Issued by	Comments received	Comments / approved by
1 - Draft sections 1-3	22.12.2021	For Review	Elliot Joddrell, Consultant	25.1.22	Andrew Towlerton
2 - Draft sections 1-3	24.03.2022	For Review	Davide Colombo, Graduate	11.4.22	Andrew Towlerton
3 - Draft sections 1-5	20.04.2022	For Review	Davide Colombo, Graduate	31.5.22	Andrew Towlerton
4 - Final version	23.06.2022	Final	Davide Colombo, Graduate	22.6.22	Andrew Towlerton
5 - Final version	01.07.2022	Final (Locality comments)	Davide Colombo, Graduate	30.6.22	Locality
6 - Final version	04.08.2022	Final (Sheffield CC comments)	Davide Colombo, Graduate	n/a	Andrew Towlerton

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Introduction

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1. Introduction

The aim of the Neighbourhood Plan design code 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.

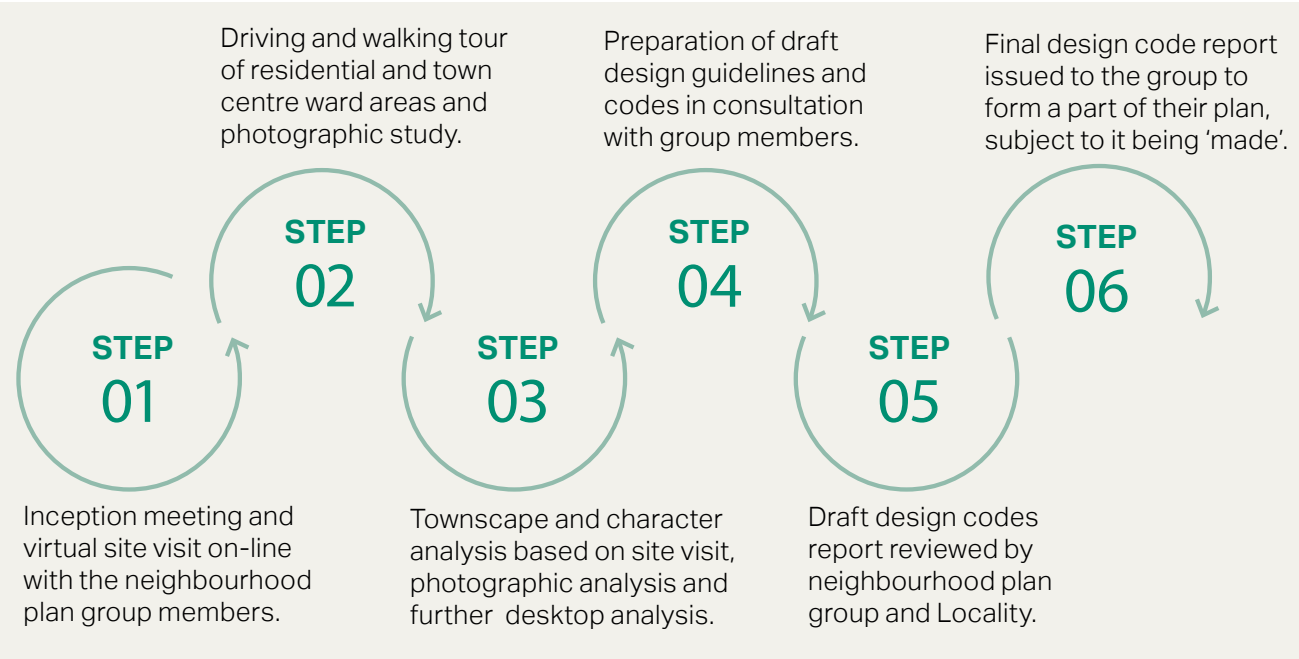
1.1 Background

The neighbourhood plan group have requested support to establish a design guide with design codes to influence the character and design of new development within the plan area. This code is predominantly aimed at new housing development but applies to the design of buildings and places generally. The design guide and codes cover the whole area rather than being site-specific but will be applied to all new sites coming forward.

The group have undertaken research into housing issues (for example demographics and housing types) to understand local needs but are at an early stage of plan making. The group do not intend to allocate specific sites for housing or employment as a part of their plan.

There are no area-wide townscape character studies or masterplans for the neighbourhood plan area. The two conservation areas (Grenoside and Ecclesfield village) are covered with character appraisals. These appraisals provide a baseline assessment from which further design guidance can be developed. The wider plan area is diverse in character and will also be the subject of appraisal within this report in terms of townscape and character.

This report will set out design guidelines and design codes for the various character areas across the whole plan area. There is currently no confirmed housing figure that is expected to be met through Local Plan allocations. It is envisaged that the design guide would help unlock the development potential of the area by providing important design guidance and clarity for development on site allocations and for any speculative development or green belt release (through the local plan) within the area.



1.2 Aims

The key aims of the design codes and guidelines are to:

- positively influence the character and design of new development within the neighbourhood plan area;
- address potential speculative development (infill / urban extensions)
- preserve the existing settlement pattern, 'sense of place' and quality of the built and natural environments;
- preserve the special character of the two Conservation Areas within Grenoside and Ecclesfield village;
- support and promote the distinct character of other settlement areas across the neighbourhood plan area;
- preserve and protect the green belt and other landscape character areas; and
- unlock the development potential of the area by providing design guidance and clarity to ensure high-quality and sustainable development can come forward.

1.3 Objectives

The main objectives (how the aims are to be achieved) of the design codes and guidance are to:

- understand the wider landscape character context of the neighbourhood plan area;
- use a townscape analysis approach to assess the settlement pattern and urban form across Ecclesfield Parish;
- undertake characterisation work across the whole neighbourhood plan area;
- review the conservation area appraisals and the special character of the two conservation areas in Grenoside and Ecclesfield village;
- develop design codes and guidance that cover the whole neighbourhood plan area;
- produce design codes relating to specific character areas, locations and development types;
- propose landscape and townscape character areas to which specific design codes can be applied; and
- produce design codes and guidance for all types of new development that may come forward in the neighbourhood plan area including any major development, infill development or windfall.

F.1 **Figure 01:** Map showing an aerial view of the Ecclesfield Neighbourhood Plan Area

1.4 Area of study

The map on the previous page shows the neighbourhood plan area boundary and some key place names within.

The plan area matches the designated parish boundary of Ecclesfield, forming the northern most part of the Sheffield city administrative area. This area includes four main settlements; Grenoside, Ecclesfield village, Chapeltown and High Green. These areas are large and diverse in character and include two distinct conservation areas. The built form ranges from traditional architecture of the late Middle Ages (15th century onwards) to more recent (post WW2, 1970/80s and 1990s) building types. It also includes a large area of greenbelt land which constrains growth.

1.5 Who will use the guide?

The Design Code should be a valuable tool in securing context driven, high-quality development in Ecclesfield Parish. It will be used differently by different players in the planning and development process, as summarised in the table below.

A valuable way they can be used is as part of a process of co-design and involvement that seeks to understand and takes account of local preferences and expectations for design quality. As such the guidance and codes can help to facilitate conversations on the various topics to help align expectations and aid understanding and the balancing of key local issues. A design code alone will not automatically secure optimum design outcomes but should help all involved.

Potential users	How they will use the design guidelines
Applicants, developers, & landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought.
Local planning authority	As a reference point, embedded in policy, against which to assess planning applications. The Design Guidelines should be discussed with applicants during any pre-application discussions.
Parish council or neighbourhood plan group	As a guide when commenting on planning applications, ensuring that the Design Guidelines are complied with.
Community groups & 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: User groups and how they will use the guidance

1.6 Planning policy and guidance

This section outlines the national and local planning policy and guidance documents that have influenced this design guide and codes.

1.6.1 National Planning Policy & Guidance

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019 and 20 July 2021. It sets out the government's planning policies for England and how these are expected to be applied. The NPPF outlines the Government's overarching economic, environmental and social planning policies for England. These policies apply to the preparation of local and neighbourhood plans, and act as a framework against which decisions are made on planning applications.

The sections of the updated NPPF which are of most relevance to design and this design code are:

2. Achieving sustainable development

...(a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

12. Achieving well-designed places

126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better

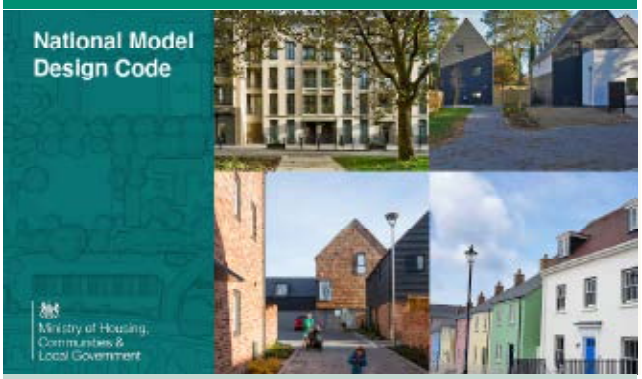
places in which to live and work and helps make development acceptable to communities.

16. Conserving and enhancing the historic environment

190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.

Recent national design guidance documents that should influence the design quality of the built environment are; the National Model Design Code and Building for a Healthy Life (see inset focus boxes).

2021 - National Model Design Code
DLUHC



This report provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide, which reflects the government's priorities and provides a common overarching framework for design.

1.6.2 Local policy and guidance

The Ecclesfield neighbourhood plan area is on the northern edge of the city of Sheffield. The area falls under Sheffield City Council and South Yorkshire Mayoral Combined Authority (formerly Sheffield City Region). The following planning documents were reviewed to understand the policy context which will influence this design code document.

Emerging Draft Sheffield Plan

Sheffield City Council (SCC) are working on a new draft Sheffield Local Plan which will guide the future of the city by setting out how and where development will take place up to 2038. We are calling it the 'Sheffield Plan' and, once it has been adopted, it will replace the Sheffield Core Strategy (2009) and 'saved' policies in the Sheffield Unitary Development Plan (1998).

Sheffield Local Plan

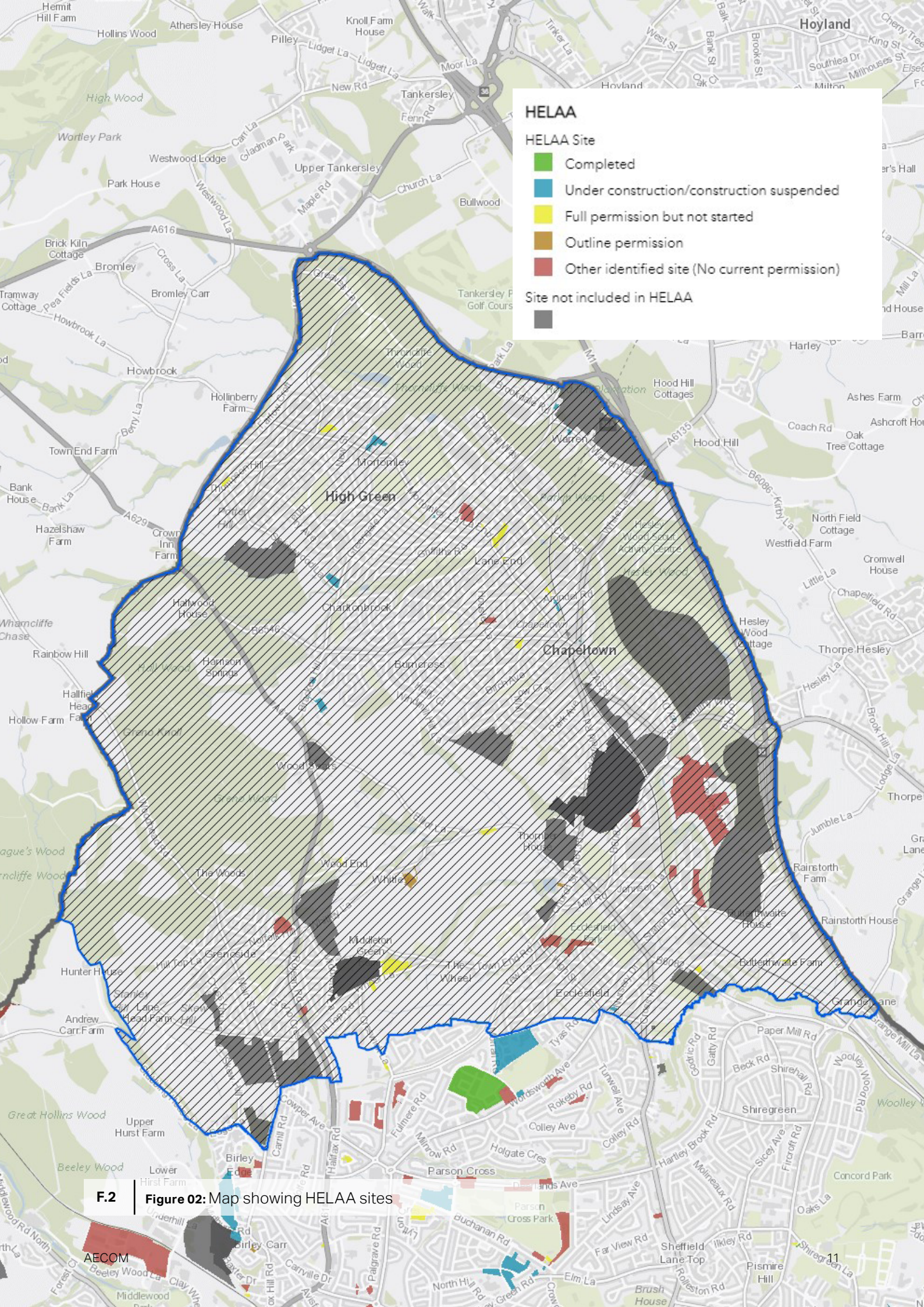
The current adopted Sheffield Local Plan comprises the Sheffield Core Strategy (adopted March 2009) (formerly called the Sheffield Development Framework Core Strategy) and 'saved' policies from the Sheffield Unitary Development Plan (1998). Many of the policies in the UDP were superseded when the Core Strategy was adopted. The core strategy sets out a development framework for the entire Sheffield city region and is a key part of the Adopted Sheffield Local Plan as it sets out the overall vision, objectives and spatial strategy and policies for Sheffield over the period to 2026.

2020 - Building for a Healthy Life
Homes England

Building for a Healthy Life (BHL) is the new (2020) name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The new name reflects the crucial 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 (and completed) developments, but can also provide useful prompts and questions for planning applicants to consider during the different stages of the design process.

Landscape Character Assessment (SCC, 2011)

Sheffield City Council Environmental Planning team produced a Landscape Character Assessment (LCA) covering the Green Belt and Countryside areas identified on the draft Sheffield Development Framework Proposals Map (2010). Landscape character assessments seek to identify the features and elements of landscape areas that contribute to creating their distinct character and that make them different to neighbouring areas. See section 2 for further assessment of the landscape character within the neighbourhood plan area.



F.2 **Figure 02:** Map showing HELAA sites

South Yorkshire Residential Design Guide (Transform South Yorkshire, 2011)

Adopted in 2011 this guide is for the use of residential developers in helping them formulate appropriate residential proposals in South Yorkshire. The document is used by four local authorities within South Yorkshire including Sheffield City Council; the governing authority of the Neighbourhood Plan area. The document includes a range of measures to inform high-quality residential design with a particular emphasis on sustainability, accessibility and local distinctiveness.

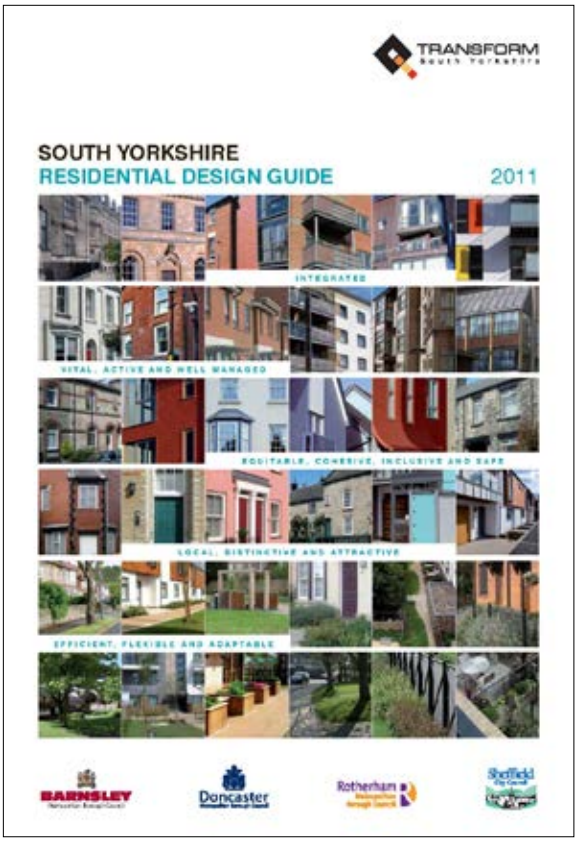


Figure 03: South Yorkshire Design Guide cover

Climate Change and Design SPD and Practice Guide (SCC, 2011)

This document provides detailed guidance to support the implementation of the Core Strategy policies CS63-CS67. The guides primary aim is to promote environmentally sustainable development in the Sheffield city region by highlighting best practice measures. The document includes a range of policies and guidelines that developers can use to inform their proposals, thus enhancing the likelihood of their proposals being supported. Such guides include the 'passive design' of residential development (whereby the orientation/ fenestration of a dwelling are designed to maximise solar energy gain) and holistic sustainable building design and features. This document also provides guidance on flood risk management and the appropriate implementation of Sustainable Urban Drainage Systems (SUDS).

Designing House Extensions Supplementary Planning Document (SCC, date unknown)

The role of this SPD is to supplement the policies set out in the Core Strategy. Example guidance includes that extensions should match the materials and features of the original building it is adjoining. Extensions that encroach on the green belt will only be allowed if they are a minor addition and are not visually intrusive to the landscape. General guidance regarding extensions is that they must be contextually responsive to not just the original building they are adjoining but also the wider street and locality. They should be visually cohesive with the character and built form of the area.

1.7 Consultation & engagement

A virtual site visit was undertaken 29.10.21 to begin to understand the extensive plan area before visiting in person. Likewise, desktop analysis studies were undertaken to inform the later site visit.

A full day's site visit was then conducted on 5.11.21 led by Andrew Towlerton (local planning consultant) with input from local ward parish councillors. This driving and walking tour covered all wards within the neighbourhood plan area and allowed AECOM to gather an extensive photographic survey.

Crucially, the visit took in some of the key focus areas of; Chapeltown town centre, Grenoside conservation area; Ecclesfield village conservation area and Whitley. Examples of recent developments were also visited.

Figure 04: Photograph taken on site visit 29 October

Neighbourhood Area Context Analysis

02

2. Neighbourhood Area Context Analysis

This section presents analysis of the whole neighbourhood plan area, including the historic origins, landscape character and urban settlement pattern across the parish.

2.1 Location & micro-climate

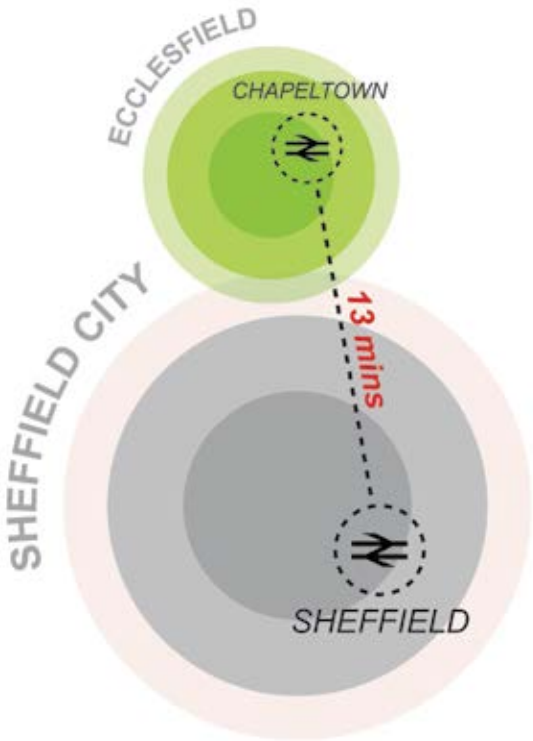
Ecclesfield is a village and civil parish in the Sheffield city region. The area is located 6.5km north of Sheffield city centre. It is situated to the east of the Pennines in an area of uplands and valleys with an elevation varying between 55m and 305m (AOD).

Ecclesfield Parish benefits from around 2,045 hours of sunshine throughout the year. There are 170 hours of sunshine per month on average, with April to September being the sunniest period with an average of around 7 hours sunshine per day. As such, solar panels and photo-voltaics are a viable source of energy and heating for domestic water.

Over 187 rainfall days, 462mm (18 inches) of precipitation falls annually. It rains most during the summer months of May, June, July and August. This is a useful resource for homes to utilise and store, on plot, in water butts for watering gardens in the summer months when it is also warmest.

On average snow falls for 10 days per year, and totals 79mm (3.11 inches) – this is relevant to issues such as roof pitch and also street gradient in terms of comfortable walking and vehicle gradients (also for consideration of railings alongside any new streets above a certain gradient).

Figure 05: St. Mary's Church.



F.6

Figure 06: Scott Way, Burncross

2.2 Historic growth

There are remains of ancient settlements from the Romano-British period at Wheata Wood and Greno Wood. These comprise field systems, settlements and enclosures.

The name Ecclesfield was fist mentioned in the Domesday Book of 1086 when it was recorded as Eclesfelt and Eclesfeld and contained more than 2,000 acres of woodland. It is generally believed that Ecclesfield was the centre for a large Celtic estate when the heathen Anglo-Saxons settled the area, an estate covering much of modern Sheffield and known by the Middle Ages as Hallamshire.

There is Willow Garth moated site and fishpond alongside Church Street which is thought to date back to between 1230 and 1350. This is the period within which most moated sites in the country were built.

In the mid 17th century, Ecclesfield began to diversify from its agricultural economy into iron working. By 1672 there were already 24 smithies working in the parish.

At the turn of the twentieth century most of Grenoside's population lived in the densely packed narrow streets, but the eastward spread of the village began as early as 1770 with the construction of Main Street, and continued in the 19th century when the Halifax and Sheffield (today's A61) turnpike was opened in 1830.

Chapeltown train station opened in 1897.

By the interwar and post WWII period the growth of the Parish comprised predominantly of large scale residential estate forms of development.

- **Ancient settlements**
  1st - 5th century AD
- **Agricultural industry**
  11th century
- **Coal mining industry**
  17th century
- **Iron working industry**
  17th century
- **Quarrying industry**
  17th century
- **New roads**
  late 18th - early 19th century
- **Chapeltown Train Station opens**
  1897
- **Rapid residential growth**
  interwar period - post WWII

F.7 **Figure 07:** Cassini historic mapping (1897 - 1904).

2.3 Settlement pattern

The Neighbourhood Area historically comprised a number of small villages and hamlets. The most built-up areas were Grenoside, Chapeltown, High Green and Ecclesfield. As the area has evolved some of these settlements have morphed and coalesced. Chapeltown and High Green are an example of this with Charlton Brook being the only point of severance between the two settlements.

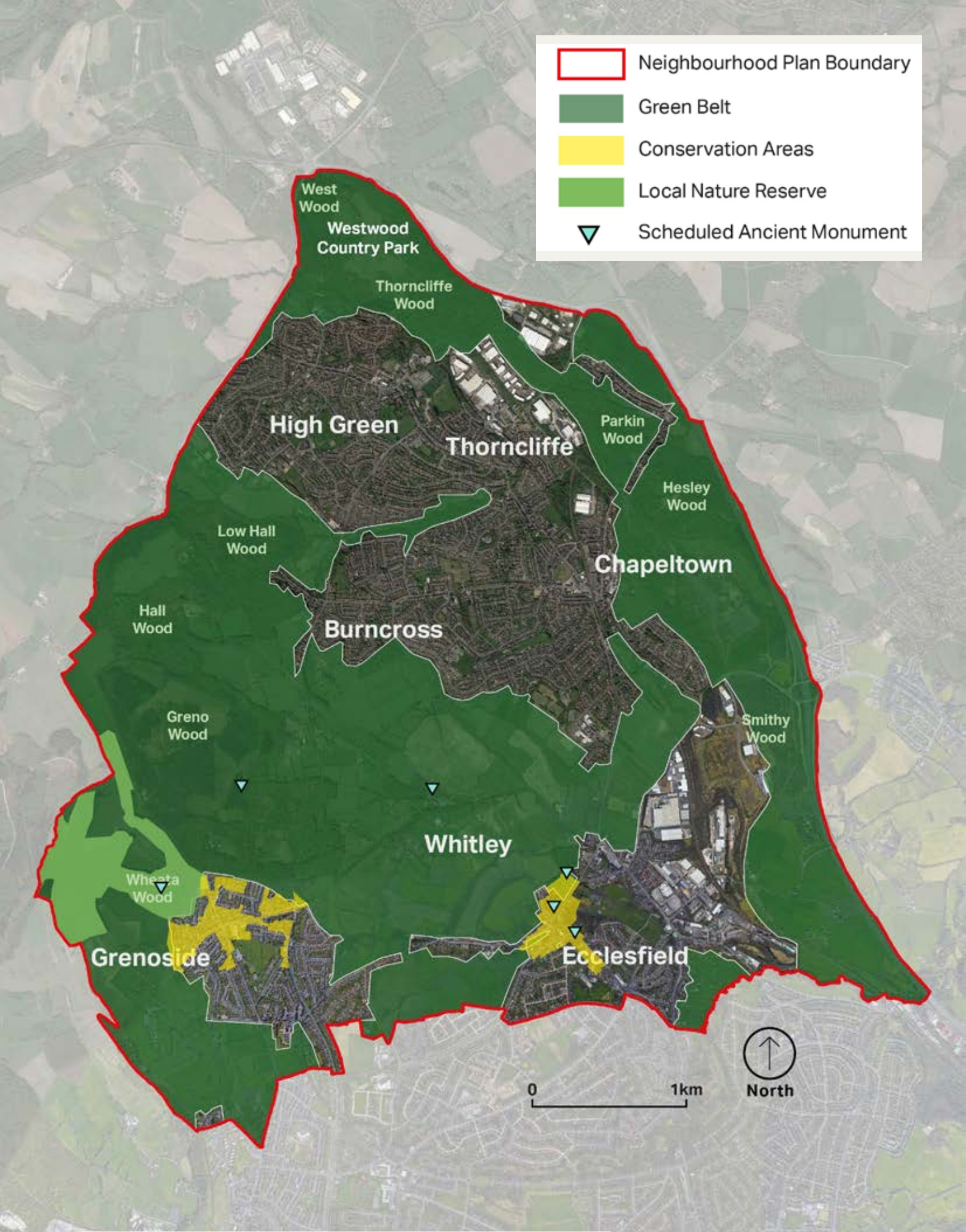
Outside the historic cores of the original settlements, development has tended to take the form of estates of connected loops and cul-de-sac streets.

There is a large green gap separating the settlements to the north from those in the south. This comprises the wooded slopes to the west and farmland surrounding the hamlet of Whitley. These natural gaps between the settlements are protected from development by Green Belt designation.

The definition of the villages and their separation is an issue that will be challenged by any development at the settlement edges. There is an area of linear ribbon development that stretches between Grenoside and Ecclesfield village along Wheel Lane and The Wheel. There is only a small gap separating the two settlements.

Parson Cross adjoins the Neighbourhood Area to the south with no gap between Ecclesfield village and the neighbouring suburbs. The Neighbourhood Area boundary at this point is defined by Monteney Road and High Street.

Except for the linear development along Halifax Road, which stretches south out of the Neighbourhood Area, Grenoside appears to have a well-defined settlement area surrounded by natural environment.



F.8 | **Figure 08:** Map showing settlement pattern and designations

2.3.1 Statutory Designations

There are two designated conservation areas within the Neighbourhood Plan area. These are located in the historic cores of Ecclesfield village and Grenoside. Sheffield City Council produced Conservation Area Appraisals for these two areas in 2007 and 2010 respectively.

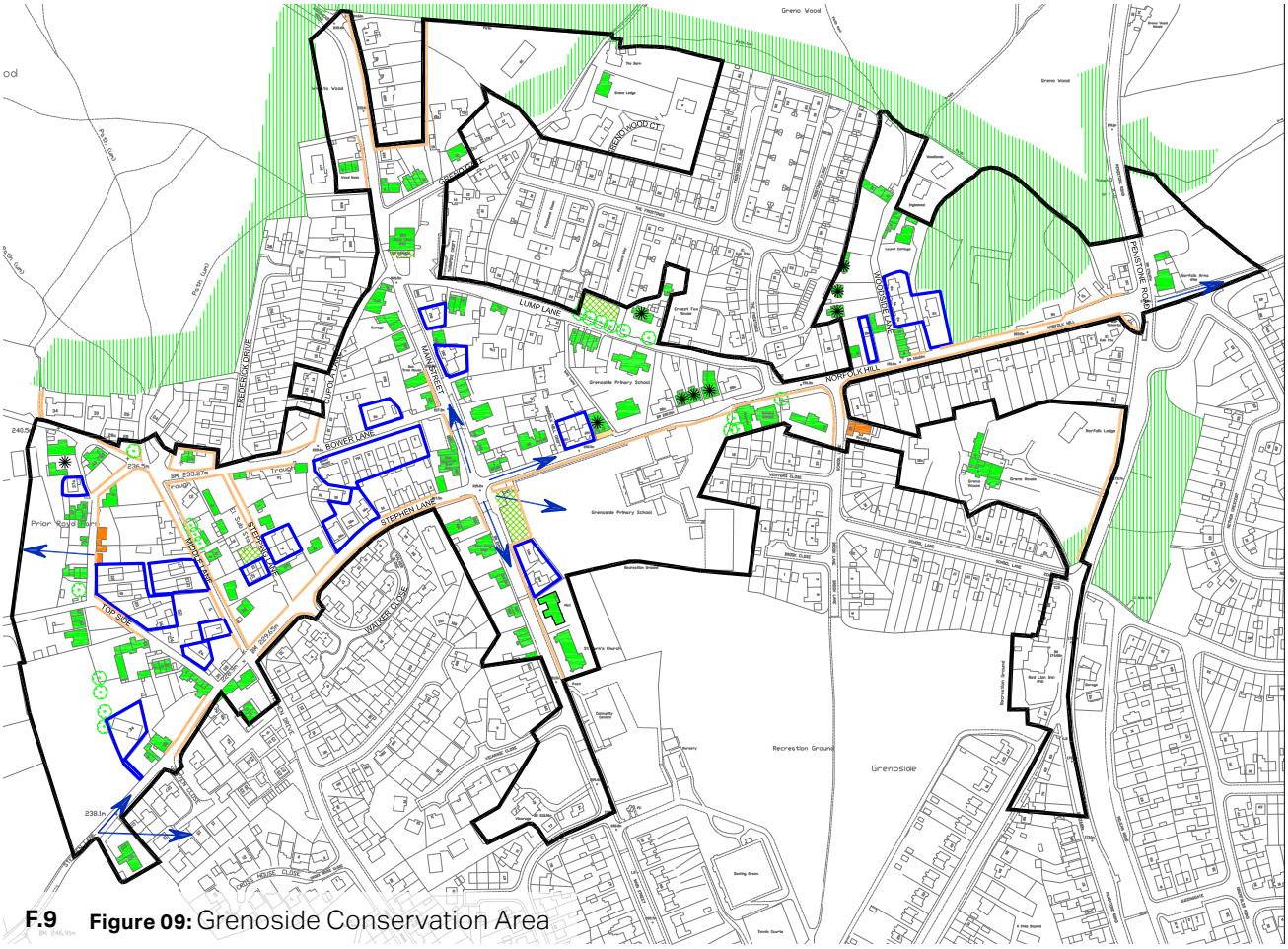
The Conservation Area plans on the opposite page illustrate the extent of these areas and provide an indication of the strengths and weaknesses of each.

Wheata Wood forms part of a 53 hectare area of woodland to the north west of Sheffield, a semi-natural ancient woodland and listed in the Inventory of Ancient Woodland. Designated as a Local Nature Reserve, this is an important site for biodiversity and archaeology

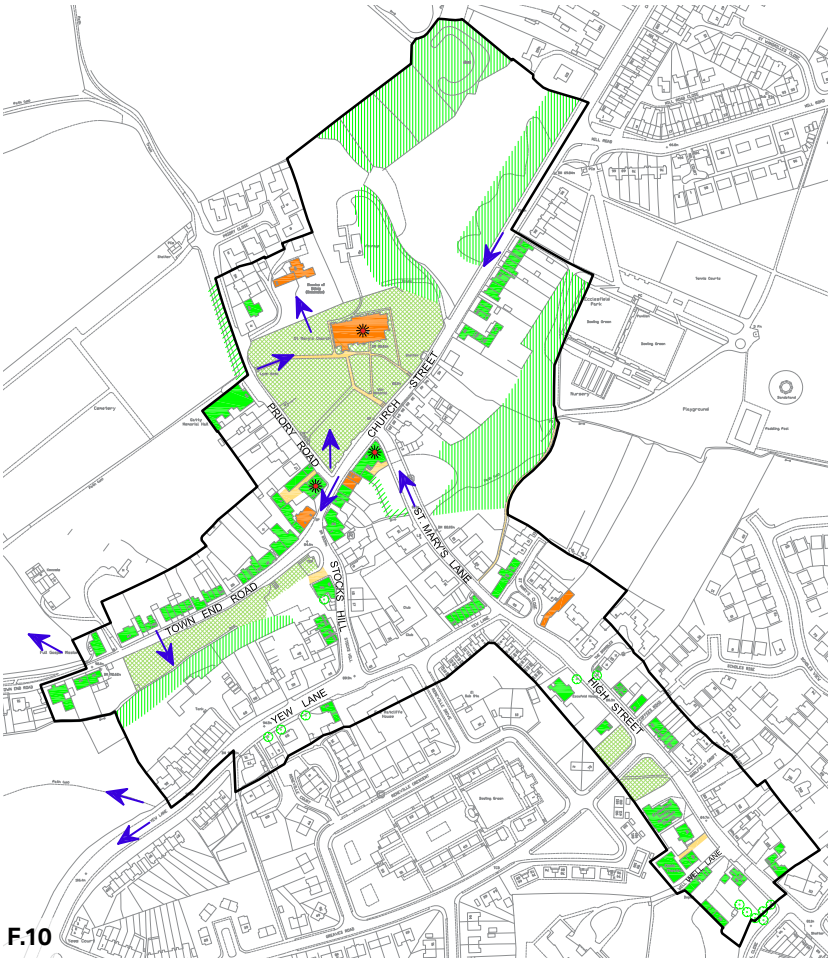
There are six nationally important archaeological sites within the area which are designated as Scheduled Monuments. These are:

- Romano-British field system and settlement at Wheata Wood, Grenoside
- File Factory, 11 High Street, Ecclesfield
- Wayside and Boundary Cross on south side of Elliott Lane, Grenoside
- Handlands Romano-British settlement, south west of Woodseats Farm, Grenoside
- Willow Garth moated site and fishpond, Ecclesfield
- Standing Cross at the Church of St Mary, Ecclesfield

Within the neighbourhood area there are also 38 buildings or structures that are of special architectural and historic interest. These listed buildings and structures are recorded on page 22.



F.9 **Figure 09:** Grenoside Conservation Area



F.10

Current Conservation Area boundary

Listed building

Building of Townscape Merit

Negative sites or buildings

Possible Article 4 Direction

Prominent tree

Prominent tree groups

Important Open Space

Significant view

Important boundary feature

Focal Buildings

Historic Street surface

Figure 10: Ecclesfield Conservation Area

GRADE	HERITAGE ASSET	
Grade II Listed	Chapeltown War Memorial	Grenoside War Memorial, Grenoside
	Greenhead House Restaurant, Chapeltown	Sylversters Farmhouse, Whitley
	Ecclesfield Signal Box on Railway Lane, Ecclesfield	Crucible Furnace Cellar at 2 Top Side, Grenoside
	269, Wheel Lane, Ecclesfield	Milepost south east of Penistone Road, Burn Cross
	Mile Post north of Wheel Lane, Halifax Road and Salt Box Lane junction, Grenoside	Filemakers' Manufactory north west of number 11, High Street, Ecclesfield
	Barnes Hall, Burncross	Former Church of St John the Baptist, Chapeltown
	Cowley Manor, Chapeltown	West and north Barns, Barns Hall Farm, Burncross
	Dovecote north of Barnes Hall, Burncross	Freeman Hospital, Chapeltown
	Chapeltown Methodist Church, Chapeltown	Whitley Farmhouse, Whitley
	Grenoside, Grenoside	Stableblock Coach House and attached wall with gate piers, Whitley
	Miners Welfare Hall, High Green	Ecclesfield War Memorial, Ecclesfield
	Court House, Ecclesfield	8 and 10, Church Street, Ecclesfield
	Housley Hall, Chapeltown	Former cruck barn attached to south of 35 St Mary's Lane,
	Cartshed at Barnes Hall Farm, Burncross	Cartshed on west side of farmyard at Green Lane Farm, Whitley
	Church of St Saviour, High Green	St Johns Church Hall/The Old Schoolhouse, Chapeltown
	Milepost opposite junction with Bevan, Chapeltown	Milepost opposite number 182, Chapeltown
	Windmill Hill Farmhouses, Chapeltown	Barn at Cowley Manor Farm, Chapeltown
	Mile post south of junction with Commerce Street, Chapeltown	
Grade II* Listed	The Old Hall and The Priory, Ecclesfield	
	Whitley Hall Hotel, Whitley	
Grade I Listed	Church of St Mary, Ecclesfield	

2.4 Landscape

Sheffield City Council Environmental Planning team have produced a Landscape Character Assessment (LCA) covering the Green Belt and Countryside areas identified on the draft Sheffield Development Framework Proposals Map (2010).

2.4.1 Landscape character areas

Three of the landscape types identified in the LCA are located within the Ecclesfield Neighbourhood Plan area:

- Upland Character Areas;
- Lowland Character Areas; and
- Highly Maintained Landscape Areas

Within these landscape types there are sub-landscape character areas. A description of each of these areas is provided in the green boxes and on the map that follows.

LANDSCAPE CHARACTER TYPE : UPLAND CHARACTER AREAS

Character Area UP2: Pastoral Hills and Ridges

These areas are characterised by an enclosed upland landscape with wide views. Landform consists of high, gently undulating uplands and broad ridge summits extending from the Dark Peak and sloping up to higher ground in places. Isolated stone farmsteads, straight roads and regular fields enclosed by dry stone walls are characteristic features. The dominant land use is pastoral farmland but includes some arable areas.

Character Area UP3: Upland Rolling Slopes and Valleys to the West

These Pennine foothills have an undulating and, in places, steeply sloping topography with an interlocking pattern of fields, including blocks of woodland. There are patches of semi-improved and acid grasslands on steeper slopes with permanent pasture in small fields enclosed by dry stone walls.

Character Area UP4: Upland Rolling Slopes and Valleys to the East

These areas are characterised by pastoral farmland with wide open views and fields with hedgerows.

Character Area UP5: Upland Wooded Ridges and Slopes

These wooded ridges are predominantly natural in character, often on the hill tops and steeper slopes above and adjoining areas of upland rolling slopes and valleys. Although mainly mixed age deciduous woodland, coniferous plantation is also present in some areas, usually enclosed by deciduous woodland belts.

The woodlands contain networks of footpaths and bridleways and also include farmland, amenity areas and derelict land. The dominant character is a landscape enclosed by trees with limited views in and out.

LANDSCAPE CHARACTER TYPE : LOWLAND CHARACTER AREAS

Character Area LO1: Encapsulated River Valleys to the East

These linear green fingers of land occurring on the east side of Sheffield associate with river corridors that extend into the heart of the urban area. Valley sides and slopes are usually gentle, with relic pastoral enclosure along with hedgerows and native woodland merging with informal public open space.

Urban influences are present and affect landscape character, including public utility works, isolated industrial units, and occasional housing and amenity areas. Views from within these areas are framed by either the development along the edges, or by the numerous dense semi-natural woodlands.

These encapsulated landscapes provide a recreational resource for local communities and are corridors for wildlife.

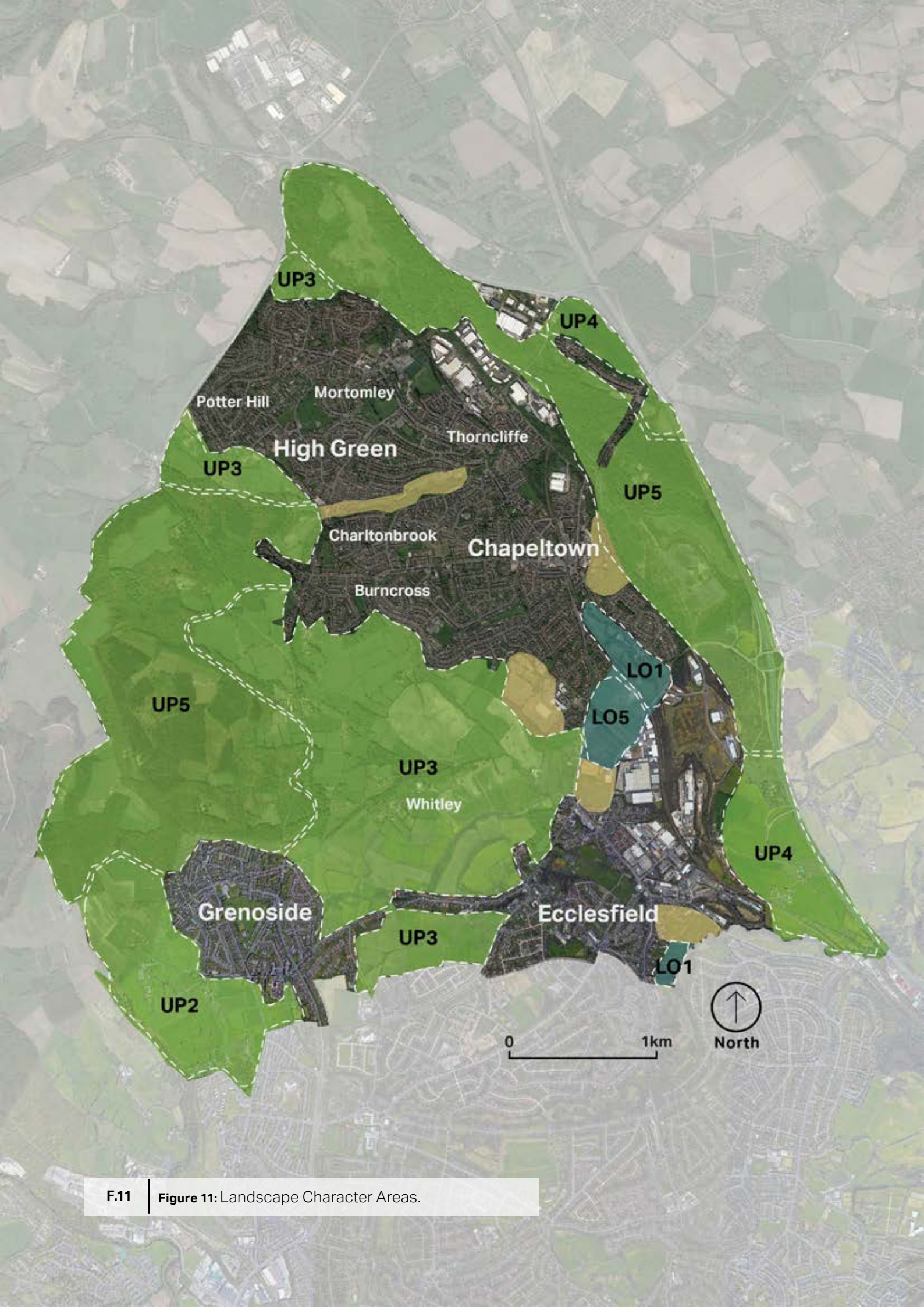
Character Areas LO5: Encapsulated Farmland

The farmland in these areas is surrounded by urban development which reduces the rural feel. Surrounding mixed uses influence character which, include residential, light industrial and derelict land. These areas have gentle rolling slopes with shallow valleys and views out are dominated by the surrounding suburban and industrial land uses.

LANDSCAPE CHARACTER TYPE : HIGHLY MAINTAINED AREAS

Character Area HM1: Highly Maintained Landscapes

These areas comprise public parks, cemeteries, private grounds and school playing fields



F.11 **Figure 11:** Landscape Character Areas.

2.4.2 Topography and Flood risk

The area's landform generally falls from the high ground of Greno Wood and Hall Wood in the west towards Blackburn Brook before climbing back up to the woodlands which flank the eastern edge of the Neighbourhood Area. The level change falls from 306m at the top of Greno Wood to 70m around Chapeltown and Blackburn Brook. The undulating landscape across the area has created numerous vantage points where long distance views to the surrounding settlements and countryside can be appreciated.

There are several watercourses throughout the Neighbourhood Plan area including Charlton Brook, Ecclesfield Brook and Blackburn Brook. As expected, the lower lying land within the Neighbourhood Area and the watercourses are where flood risk is at its highest. In the south of the Neighbourhood Area the highest risk areas include the recreational ground within Ecclesfield Park as well as the industrial estate to the east of this area. To the north, the centre of Chapeltown, Thorncliffe Business Park and where Charlton Brook meets Blackburn Brook appear to be the highest flood risk areas.

Figure 12: Flood zones north

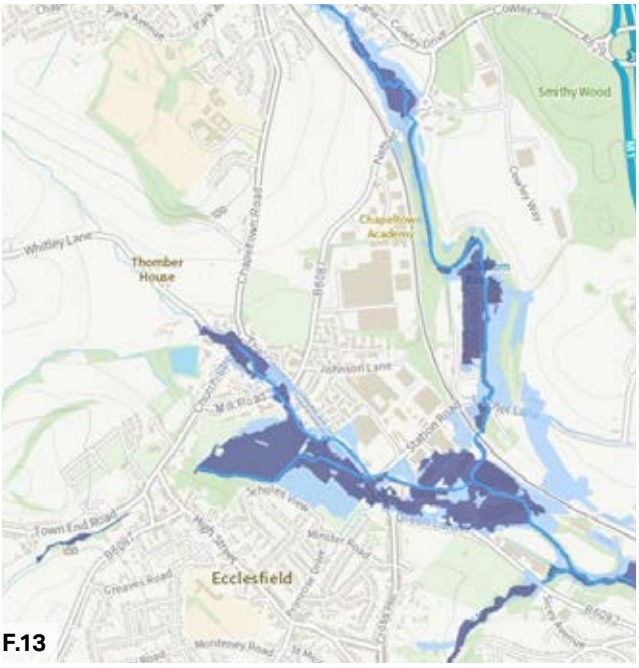
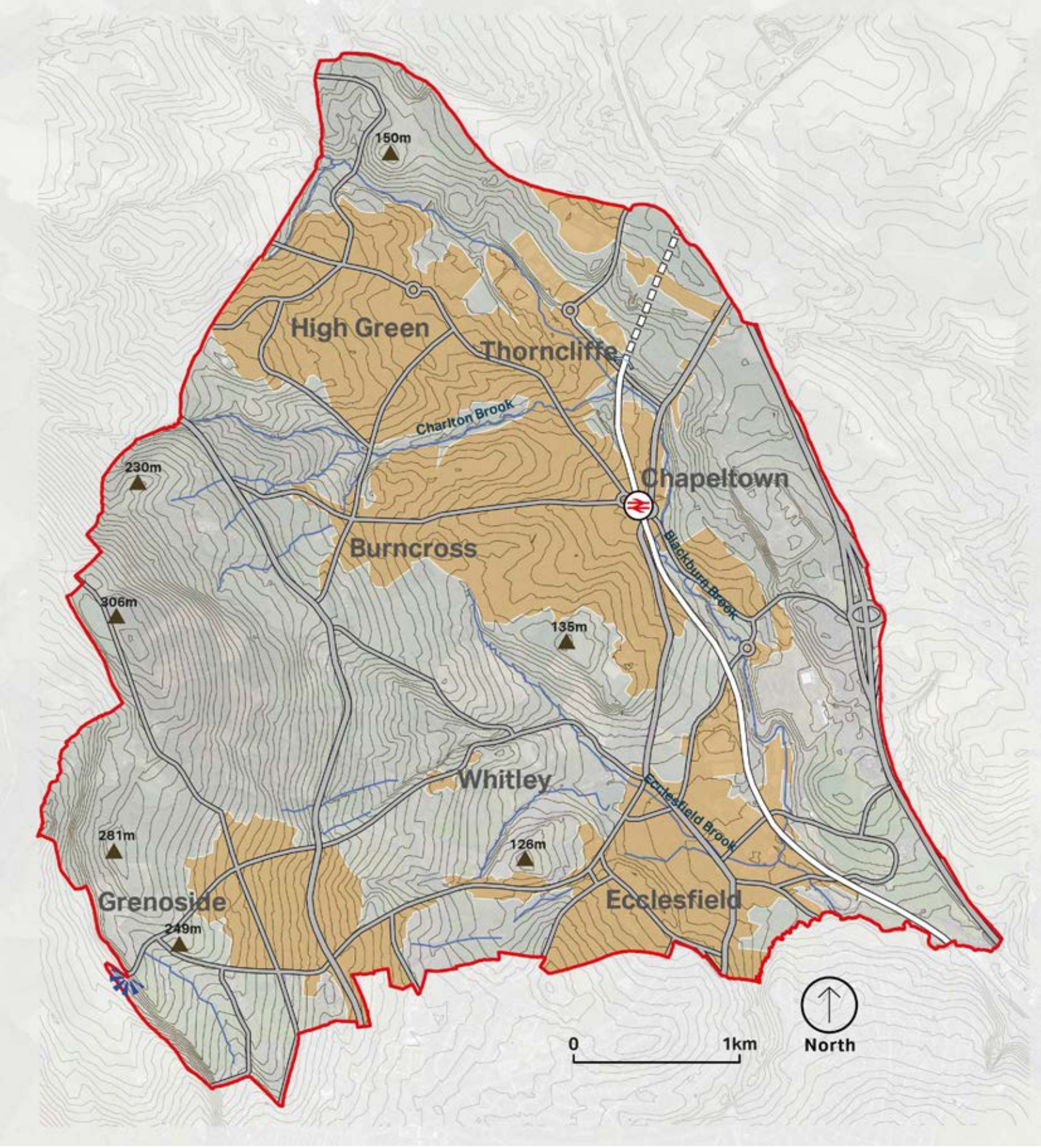


Figure 13: Flood zones south



Neighbourhood Plan Boundary

Urban Area

5m Contours

Watercourses

High Points

Viewpoints

Figure 14: Topography and watercourses

2.5 Movement

The main streets radiating from the historic centres of the settlements provide direct and legible movement corridors across the area. As the area has grown over time these streets have provided access to housing developments which have taken the form of meandering routes and looped estate roads with cul-de-sac streets .

Penistone Road (A61), to the west of the area, is a strategic link road joining Sheffield with the northern towns of Wakefield and Barnsley. The route also provides access to junction 37 of the M1.

2.5.1 Pedestrian and cycle connectivity

The radial routes of the settlements provide direct footways to the centres, although generally alongside some of the busier trafficked routes. Cycling is predominantly on street or along off-road routes outside of the main settlement areas.

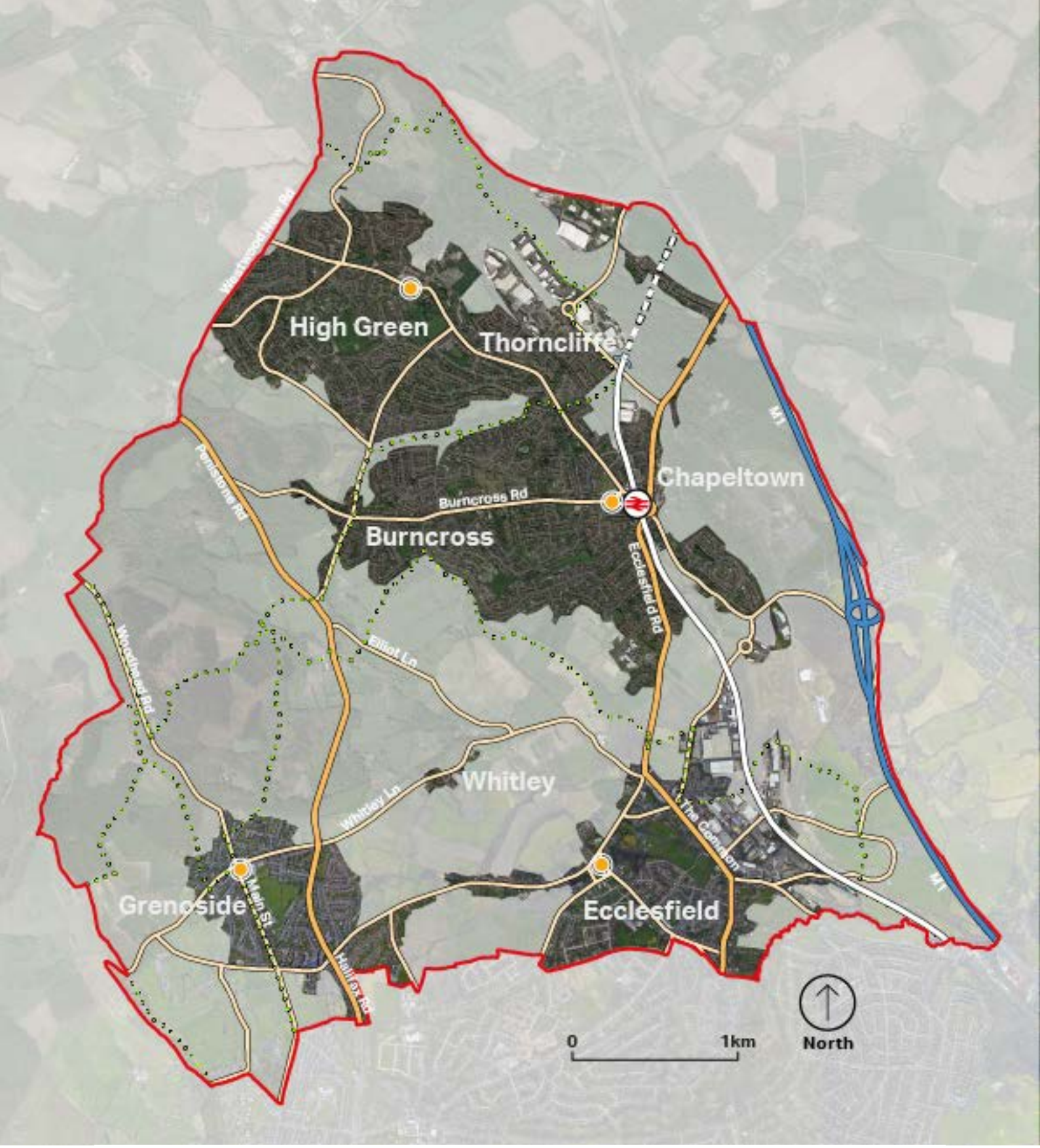
National Cycle Network (NCN) route number 67 runs through the Neighbourhood Area. As well as on road sections, the route includes off road stretches through Greno Wood, Charlton Brook and Thorncliffe Wood. At a national scale NCN route 67 runs from Long Whatton near Loughborough to join NCN route 71 near Northallerton in Yorkshire.

There are three long distance footpaths which run through the area. These are generally off-road routes and include: Sheffield Country Walk, the Trans Pennine Trail and Barnsley Boundary Walk.

2.5.2 Public transport infrastructure

Chapeltown Train Station is located at the centre of Chapeltown with stepped access to the platforms via Lound Side and step-free access to platforms via Sussex Road and Asda car park.

Except for the more isolated areas within the Neighbourhood Area, such as Whitley, all of the settlements have local bus services.



Neighbourhood Plan Boundary
Long Distance Footpaths
Motorway
Local Centres
Strategic Roads
Railway
Connecting Routes

Figure 15: Map showing the route structure across Ecclesfield neighbourhood plan area

Figure 16: Station Road, Chapeltown

Figure 17: Whitley Lane, Whitley

2.5.3 Traditional streets & spaces:

- Arterial streets – beginning as historic lanes leading from one settlement to another, these routes have always attracted development and have continued to be infilled along their length. This has led to some settlements merging over time. Many of these routes have become main streets or strategic roads for vehicles. As such, many historic buildings situated on these routes remain highly visible when travelling throughout the neighbourhood plan area. These routes still form the 'face' of the area and should be preserved and developed sensitively so as not to erode the historic sense of place.
- Market streets and places – these broader spaces in the commercial centres of settlements were places of commerce and meeting places in themselves but over time have been infilled by highways infrastructure that means they are dominated by vehicles and provide very little function as a place for people. What were formerly outdoor rooms for activity are now more like car parks at peak traffic times. Although vehicle routes are important to movement throughout the plan area, the development of the public realm in these central areas to make them more people focused and multi-use is an important consideration for placemaking.
- Village streets - these are the early extensions to linear village settlements that start to form a core of streets in a loose grid or ring around, or branching off the main street of the village (often responding to earlier field patterns). Initially they may have linked agricultural, religious or industrial uses back to the village. They would have been the second order of streets to attract infill development over time.
- Lanes – this category includes rural farm lanes, mews lanes, farmstead courtyards and other tertiary order routes that may have linked isolated farmsteads and dwellings or provided additional access to development land that has later been infilled with cottages as agriculture or industry expanded.

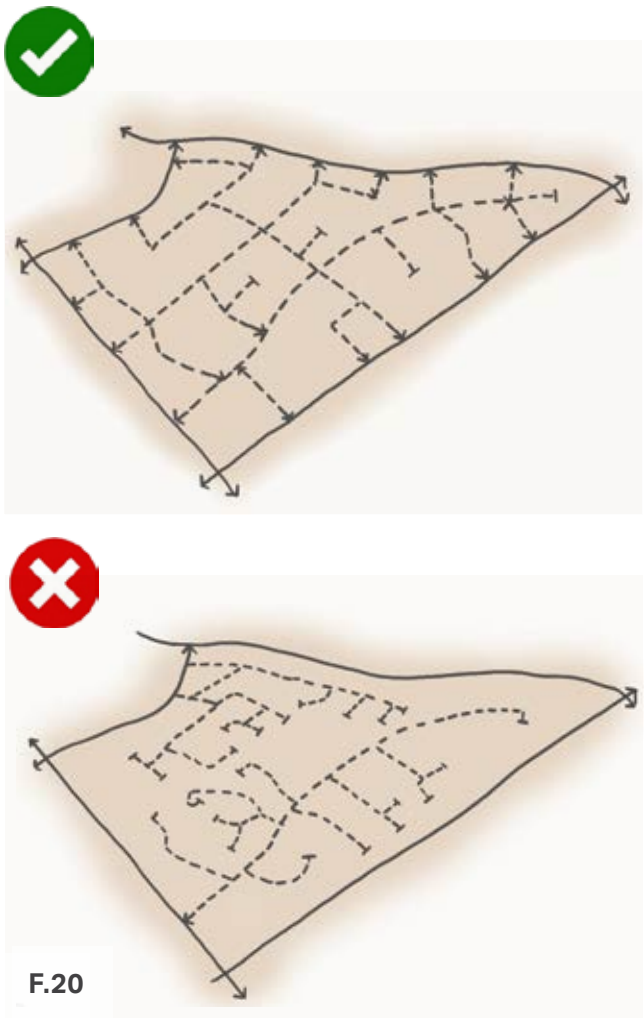


Figure 20: Appropriate and inappropriate street layout

2.5.4 Non-traditional street types:

- **Residential distributor roads** – spine roads providing access to suburban housing (associated parking issues / bus access issues);
- **Loop streets and cul-de-sacs** (which cause connectivity issues for pedestrians and cyclists)
- **Roundabouts** - work well for traffic but not so well for pedestrians and cyclists. Desiging first from a pedestrian perspective is crucial to encouraging modal shift to walking and cycling

Figure 18: MacKenzie Crescent, Burncross

Figure 19: Scott Way, Burncross

2.6 Built form and density

The areas historic origins have resulted in a variety of architectural styles and detailing including Georgian, Victorian and Edwardian buildings. As the settlements have evolved the predominance of the historic built form has been outweighed by standardised residential developments providing less architectural variety. The neighbourhood area also hosts larger floor plate commercial and industrial buildings which stand out on the figure ground plan.

2.6.1 Figure Ground plan

The figure ground plan of a town can be likened to its DNA, encapsulating its 'personality'. Both good and bad traits are apparent in the simple display of solid black (building) and white void (space). The following plans help to illustrate the figure ground of the whole settlement area (F.21) and each of the settlements individually, showing the pattern of typical residential areas.

Figure 21: Architectural variety in Grenoside

Figure 22: Standardised and repeated building typologies in Burncross

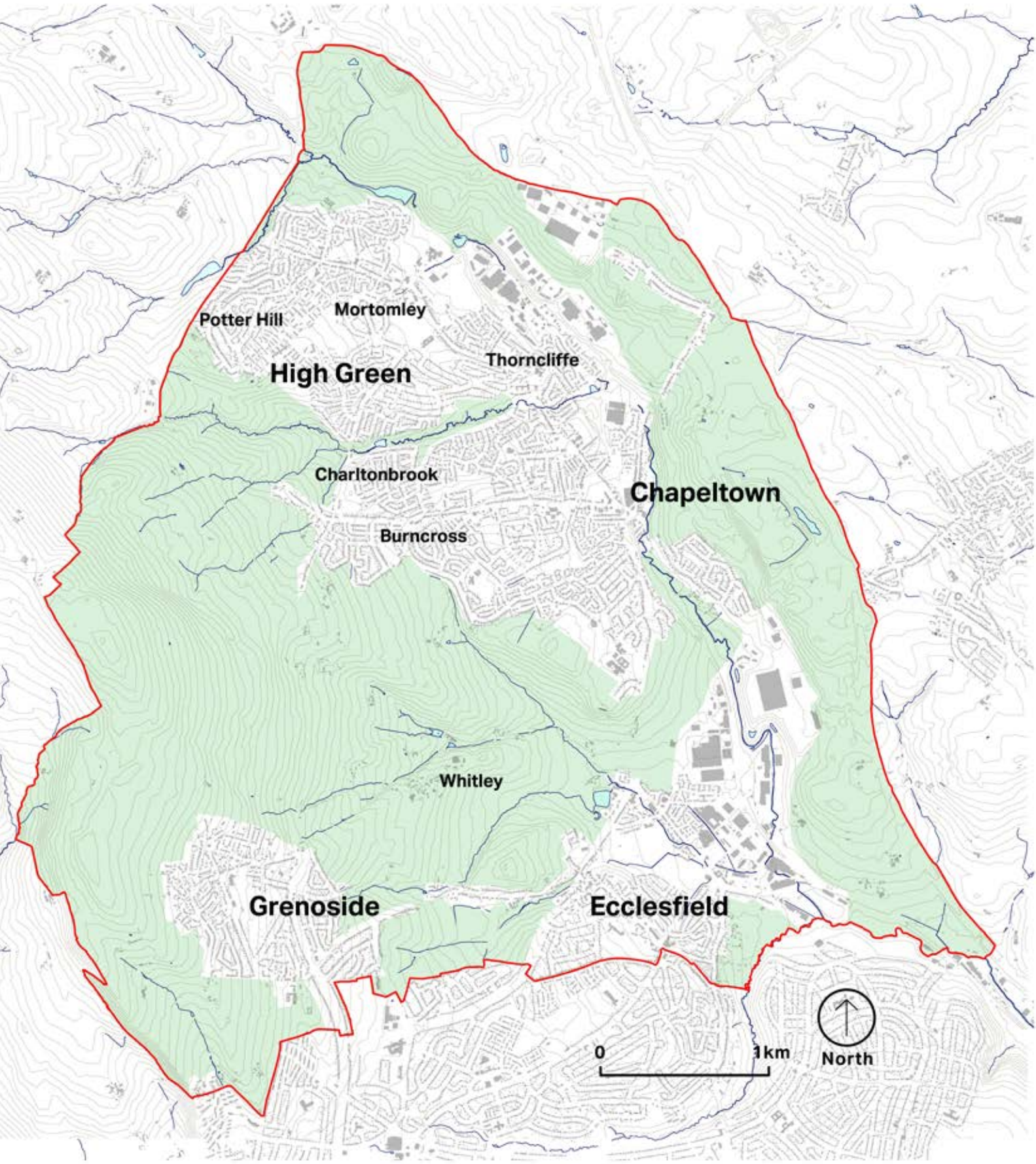


Figure 23: Neighbourhood area figure ground and Green Belt

2.6.2 Density

The settlement figure grounds below illustrate how the density of development has changed as each settlement has grown. Higher density development lines the historic routes that provide direct access into the heart of the settlements. As later phases of the area's development have occurred these have been lower density, sub-urban forms of development illustrated by the increased level of voids and white spaces on the figure ground plan. Varying forms of layout are identifiable such as in Burncross and High Green where rectilinear Radburn style layouts can be seen surrounded by other phases of development which have opted for curved estate roads and cul-de-sacs.

F.24

Figure 24: Settlement figure grounds. *Clockwise from top left - Chapeltown, Ecclesfield, Grenoside, High Green & Burn Cross*

Figure 25: Town End Road, Ecclesfield

Figure 26: Suburban housing in Burncross

2.6.3 Building types

Traditional building types

There is a mix of building types and periods across the plan area but there are still pockets of vernacular architecture, often on the main streets that set the tone for the area. This ranges from quite a strong conformity in terms of local materials and appearance in Grenoside to later expansion areas like High Green with a variety of suburban house types and non-local materials.

- Historic houses and cottages – loosely contiguous building frontage defining main streets and spaces, linked with masonry walls;
- Townhouses – Georgian/Edwardian/ Victorian terraces and villas, sometimes with ground floor shops and homes above; and
- Other types – traditional schools, places of worship, industrial work houses or shops and farmsteads.

Later suburban housing

Suburban homes are often repeated, standardised types forming housing estates that infill around the periphery of historic settlements or between main arterial routes, often being accessed via new distributor roads. These are often single-use housing estates, although larger or more recent estates may have an element of mixed-use that aims to form a neighbourhood. Typical building forms range from higher status detached houses to semi-detached houses and shorter runs of terraces. Apartment blocks may be found on later suburban estates. Often building types vary according to period as follows:

- Interwar housing estate development – standardised house types (semi-detached)
- Post-war housing – standardised house types (modern short terraces)
- 50's – 70's – standardised house types (semi-detached and detached)
- 70's – 2000 – standardised house types (semi-detached and detached properties, tower blocks)
- Post 2000 - standardised house types (semi-detached, detached properties and small apartment blocks)

Character study

03

3. Character study and area guidelines

This section presents analysis of the NP area according to a series of themes. These help to understand the variation in character across the area and inform a series of proposed character groups.

A detailed study of several focus areas, representative of the character groups, follows on to highlight examples of what makes these areas distinctive. These attributes can inform infill development in these areas and can serve as lessons (good and bad) or inspiration for future developments, particularly with regards to the historic core.

3.1 Townscape character

A primary purpose of this Design Guide and Codes is to help generate sensitive and characterful design responses to the existing settlements and their landscape settings.

From the south to the north of the neighbourhood area this includes a range of contexts including Sheffield city fringe, town centre, suburban areas, semi-rural edges, greenbelt and woodlands.

The character analysis that is presented helps understand both the landscape setting and the detailed pattern of settlement growth that underpins the varying appearances across the area.

This analysis has been cross-checked on site as part of this study with a walking tour and photographic study, guided by local councilors.

Each character type may require a subtly different design detail response regarding infill sites, regeneration or growth nearby that will be in keeping with each specific local context within Ecclesfield parish.

Alternatively, the area may continue to acquire new layers with design approaches and concepts that are innovative and look to meet future challenges of sustainability and bio-diversity net gain. However, these responses must still seek to tie in with the landscape and townscape appeal that help give this area its distinctive character.

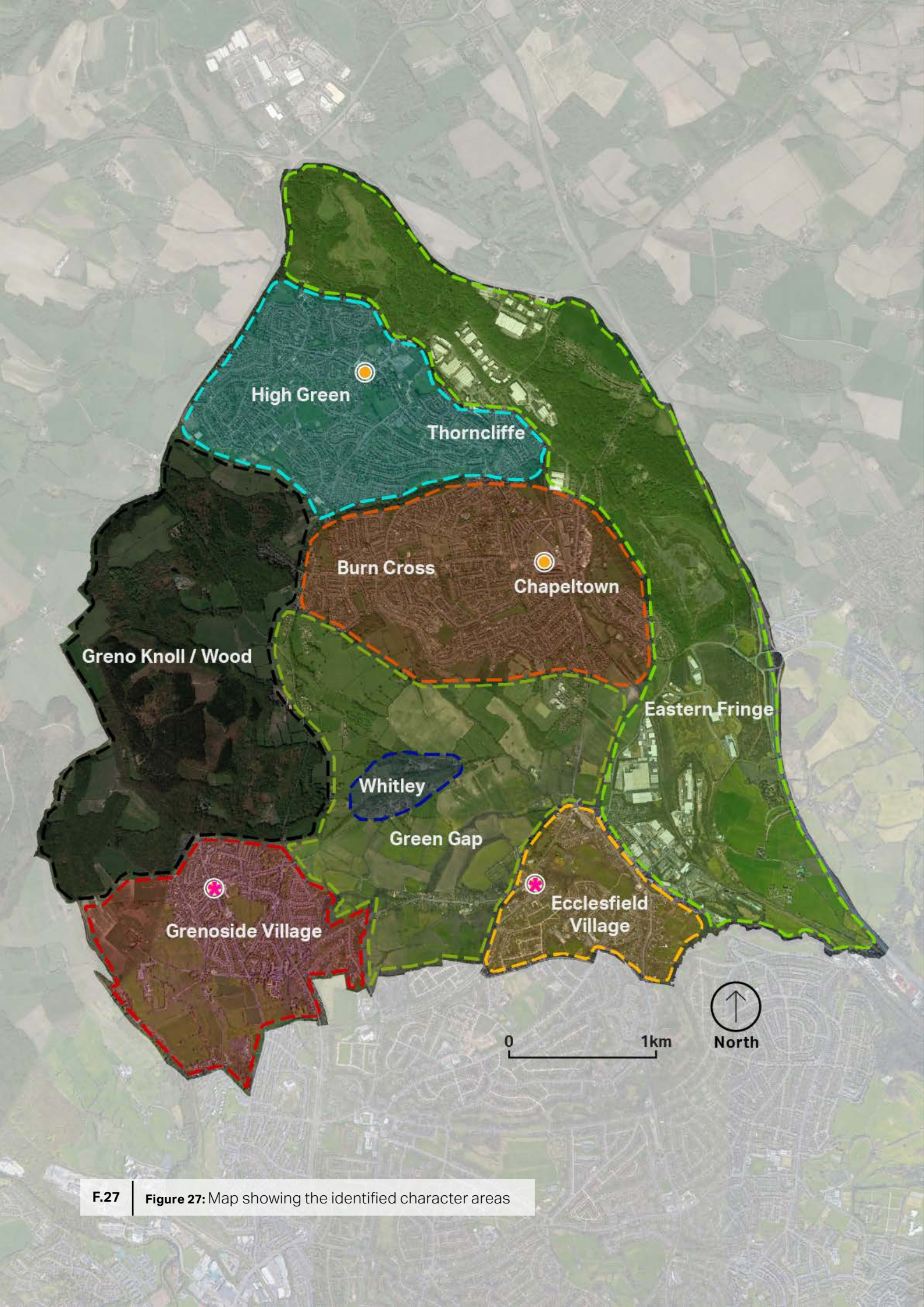
3.2 Character areas

The adjacent map illustrates Ecclesfield's overarching landscape and settlement character areas as defined in this study based on analysis of topography and landform, landuse/ landcover and built development.

Within the four main settlements, the main sub-areas within these are denoted by the additional place names on the map. However, in terms of the physical environment these places are difficult to define in terms of drawing a line on the ground or a map as they have merged over time or include pockets of similar development styles.

The symbols highlight areas that are particularly distinct or important within the four main settlements, including the town centre of Chapeltown, High Green local centre and the two conservation areas.

The four settlement areas are discussed in the pull-out box below. Whitley is included as a focus area within the Green Gap character area due to its very low density and its position within the Green Belt.



F.27 **Figure 27:** Map showing the identified character areas

3.2.1 Character areas summary

The following list provides a summary for each character area identified on the map.

1. Greno Knoll / Greno Wood

This area consists of woodlands and is located to the west of the parish. It is mostly designated as open greenbelt with no major settlement area within.

2. Green Gap / Whitley

This area comprises countryside in the greenbelt between Grenoside, Chapeltown and Ecclesfield. It is the green heart of the neighbourhood plan area. It includes the C16 Whitley Hall and small hamlet of Whitley on Whitley Lane.

3. Eastern fringe

This area is located along Blackburn Brook and up the eastern slopes of its valley, between the motorway and the railway line. It is wooded with some historic clearances for development.

4. Grenoside village

The village lies in the south-west corner of the parish surrounded by green belt. It is a distinct settlement area with a strong sense of place and identity of its own, particularly using local building stone.

5. Ecclesfield village

This hillside village lies in the south-eastern area of the parish, neighbouring the northern suburbs of Sheffield (to south), yet remains a quite distinctive place.

6. Burncross / Chapeltown

Chapeltown is a valley bottom settlement in the east of the parish and contains the main commercial centre for the parish and a railway station. Burncross was a hillside hamlet further up the slope to the west which has merged with Chapeltown over time, yet retains a distinct identity. Charlton Brook and green belt divide the two from the surrounding settlements.

7. High Green / Thorncliffe

The northernmost suburb of Sheffield covers the hillside from Blackburn Brook to Low Hall Wood. High Green has a small commercial centre and large areas of suburban housing development. Some former industrial areas of Thorncliffe have been redeveloped as housing also. Westwood country park lies to the north and Thorncliffe industrial park to the east. Charlton Brook defines the southern edge.

01 Character Area 1: Greno Knoll / Greno Wood

3.3 Greno Knoll / Greno Wood

Summary character: Woodlands

- This area is located to the west of the parish.
- Designated as open greenbelt with very limited settlement within.
- A large area of woodlands cover these slopes, including: Low Hall Wood, Hall Wood and Greno Wood. Includes Wheata Woods Local Nature Reserve.
- Situated on sloping land that rises towards the foothills of the Peak District.

Figure 28: Greno Wood

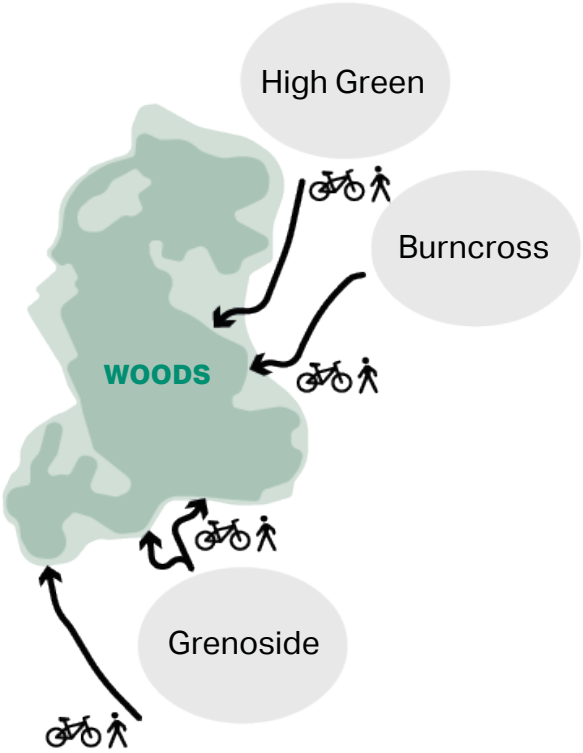
Figure 29: Greno Wood

Landscape character analysis

Landscape character	Greenbelt woodland, including; Wheata Wood Local Nature Reserve
Landform & topography	East facing hillside
Sensitivity & capacity	Important woodland coverage - limited capacity for development based on loss of habitat, existing ecology and visual sensitivity.
Key features	The woodland forms a backdrop to Grenoside village and High Green and holds many views from the other settlements, defining an edge.

Design principles to preserve the character and identity of Greno Knoll / Greno Wood;

- Interventions in the area should maintain the integrity of the woodland as an attractive natural environment and habitat.
- Local flora and fauna should always be protected and enhanced.
- Any development should not impact the beauty of this natural environment. Views from and to the woods should always be considered in the design of any developments in the surrounding areas.
- Development should not reduce the area covered by woodland and natural features.
- Public Rights of Way located within the character area should be preserved and connected to a legible active travel network (as well as low impact parking areas for other accessibility needs).
- The woods should be connected to other green areas in the parish and should be considered as a starting point to create new green connections into the built environment.
- Create legible connections from development to existing woodland paths.
- Use typical boundaries (e.g. drystone wall, timber post fences) found in and around the woodland and lanes that connect to or through it.



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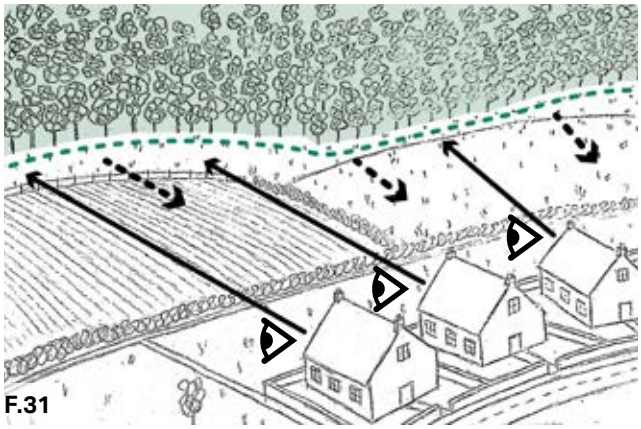

F.31

Figure 30: Public Rights of Way that connect the surrounding settlements to the woods

Figure 31: Views to and from the woods should be protected and kept clean from visual barriers

02 Character Area 2: Green Gap / Whitley

3.4 Green Gap / Whitley

Summary character: Green belt countryside and rural hamlet

- This area comprises of countryside within the greenbelt located between Grenoside, Chapeltown and Ecclesfield
- The area is mostly undeveloped and rural in nature with some wooded areas. As such, it is a 'green heart' for the neighbourhood plan area.
- The landscape encompasses the rural hamlet of Whitley and forms an important green gap between the settlement areas of Grenoside, Ecclesfield and Chapeltown that prevents coalescence and sprawl.
- The openness and limited urban development is a fundamentally important characteristic of the landscape and its designation.
- The hillsides include some woodland, agricultural fields, watercourses and country lanes.
- Limited development includes the small hamlet of Whitley on Whitley Lane and the C16 Whitley Hall situated at the confluence of several small watercourses at the foot of the western slopes.

Figure 32: View to small scale development (extended and adapted over time to form a courtyard) from Elliott Lane

Figure 33: Woodland located along Whitley Lane

Figure 34: View to informal lane with intimate streetscape and minimal building setback

Landscape character analysis

Landscape character	Interlocking pattern of fields, including blocks of woodland and pasture in small fields enclosed by dry stone walls.
Landform & topography	East facing hillside - undulating sometimes steeply sloping topography.
Sensitivity & capacity	Attractive rural setting - limited capacity for development based on loss of agricultural land, habitat, and visual sensitivity.
Key features	Whitley Hall, Whitley lane hamlet, occasional panoramic views from Elliott Lane (both sides).

SWOT analysis - Character Area 2: Green Gap / Whitley

Strengths	**Weaknesses**
• Provides separation between settlements. • Accessible green network including footpaths. • Improves the quality of the parish by offering landscape views / backdrop.	• Borders three settlements, so is likely viewed as a space for development to expand into. • Up until now, this area has not had a clear identity.
Opportunities	**Threats**
• Potential starting point to implement green corridors into developed areas. • Could be designated as an area for the preservation of local species (e.g. hedgehog). • Could be designated as an area protected for agriculture/horticulture.	• Potential urban sprawl coming from Sheffield. • Ribbon development between settlements.

2a Focus Area: Whitley

Special character: Rural hamlet, country mansion and farmsteads

- The development includes the small hamlet of Whitley on Whitley Lane and the C16 Whitley Hall situated at the confluence of several small watercourses.
- The historic hamlet has a strong sense of place informed by rural life and strong relationship to the landscape.
- The area includes some belts of woodland which create a setting to the built form, agricultural fields, watercourses and country lanes.

Figure 35: Cassini historic mapping extract (1897 - 1904)

Figure 36: Picture of the C16 Whitley Hall from the main way of access

Typical features

- 1-2 storey buildings, low-rise development.
- Buildings defining the streetscape or minimal set-backs (0 - 2 m) with sandstone boundary wall.
- Sandstone walls and slate roofs.
- L-shape building plan / courtyards.

- Use of materials that are not place-specific (red brick, red pantile roofs).
- Fences / other types of boundary treatments (or absence of) that are not place-specific.
- Standardised building types and three storey.
- Use of UPVC for windows and doors.

Key characteristics: mostly sandstone and slate roofs

Colours palette

Strong character

Façade - brick types

Sandstone

Soot-blackened sandstone

Roofing

Slate roof

Uncharacteristic

Façade - brick types

Red brick

Roofing

Red pantile

Good and bad practices

- Traditional materials such as local sandstone and slate. The use of timber, traditionally used for agricultural buildings, is accepted to create innovative and high-quality solutions.
- Renovation that is aware of and respects Whitley's local character.

- Use of non-traditional materials such as red brick.
- Suburban development that can negatively impact the hamlet character of Whitley.

F.37

Figure 37: Holly House represents a traditional development that includes the use of sandstone

F.38

Figure 38: Sandstone boundary walls represent a fundamental feature of Whitley

Settlement type and scale	A small rural hamlet with a linear form, strung along Whitley Lane. The village is small-scale within the surrounding landscape and overwashed by green belt.
Orientation to topography	Whitley Lane follows a small ridgeline. The main settlement occurs on a slight promontory. Whitley Hall sits in a slight hollow beside a pond.
Street pattern & layout	Rural lanes are influenced by pre-existing field patterns and response to topography. The layout is informal and has evolved over time. Building orientation is the result of micro-siting decisions.
Density & scale	Very low-density with clusters of buildings at key locations.
Building types	Small cottages, farm houses and some larger agricultural buildings. Whitley Hall is a mansion, extended and adapted over time.
Local vernacular	Simple building forms, stone-built homes and strong boundary features. Contemporary barn conversions sit comfortably alongside.
Historic features	Whitley Hall is a C16 mansion located amongst 20 acres (now a wedding venue). A house has stood here since at least 1406.

F.39 **Figure 39:** Table of settlement characteristics

F.40 **Figure 40:** Whitley focus area

Design principles to define and enhance the identity and character of Green Gap / Whitley

- Interventions in the area should maintain the integrity of the woodland as an attractive natural environment and habitat.
- Local flora and fauna should always be protected and enhanced.
- Any developments should not impact the beauty of this natural environment. Views from and to the local landscape should always be considered in the design of new developments in the surroundings.
- New interventions should not reduce green areas, considering their vital role in providing separation between existing settlements.
- Public Rights of Way located inside the character area should be signed and linked to surrounding settlements and active travel networks.
- The area should be connected to other natural areas in the parish (e.g. Greno Wood / Knoll) and should be considered as a starting point to create new green connections into the built environment.
- New development, if any, should respect the character of Whitley through the use of sandstone and considering heights between 1 and 2 storeys, reflecting the low rise character of the hamlet.
- Extensive and major development should be excluded from this area to preserve the green belt and Whitley's 'hamlet character'.

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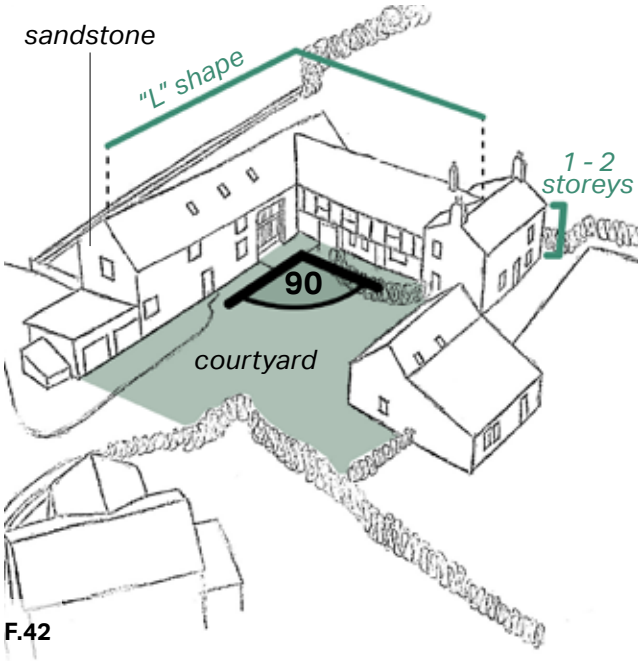


F.42

Figure 41: New development, if any, should minimise impacts on the green gap to preserve its separation role and natural beauty

Figure 42: Positive example of a courtyard development and some key design principles

03 Character Area 3: Eastern fringe

3.5 Eastern fringe

Woodlands and industrial clearance

- This area is located along Blackburn Brook up the eastern slopes of the valley, between the motorway and the railway line.
- It includes various areas cleared for industrial development and wartime uses which have eaten into the woodlands.
- Much woodland remains on the slopes forming an important and highly visible woodland backdrop to the east of the parish.

Figure 43: View to the natural landscape from Cowley Way

Figure 44: View to the natural landscape from Loicher Lane

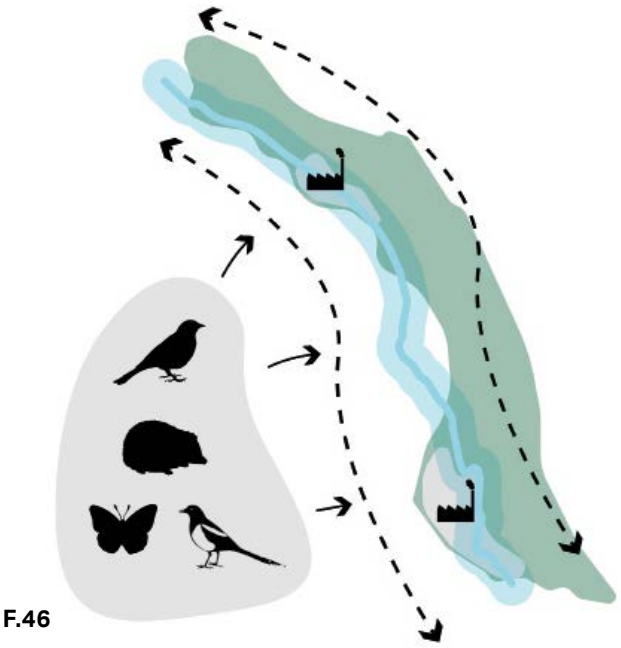
Figure 45: Industrial building seen from Station Road

Landscape character analysis

Landscape character summary	Mostly woodlands and open fields that include smaller areas of industrial development just up against settlements and the railway.
Landform	West facing hillside - some steeper slopes overlooking Blackburn valley.
Key Features	Hesley Wood Scout Activity Centre.
Access	The area is accessible from both Ecclesfield Village, Chapeltown / Thorncliffe areas and links to the strategic road / motorway network.
Sensitivity & capacity	Important woodland coverage - limited capacity for development based on loss of habitat, existing ecology and visual sensitivity.
Industrial areas	Industrial development has eaten into some of the natural landscape of the area; industrial sheds are predominant in these areas.

Design principles to define and enhance the identity and character of the Eastern fringe

- Industrial development should be restricted to already-existing industrial sites such as Station Road, Yarra Park Industrial Estate and Nether Lane.
- Development should minimise its visual impact on the natural landscape through the use of mitigation green solutions.
- Local flora and fauna should always be protected and enhanced.
- Blackburn Brook represents a key blue infrastructure for the whole parish and, as such, should be preserved as a natural corridor for local species.
- Flood risk from Blackburn Brook should be considered in the design of new developments; mitigation design solutions (e.g. rain gardens and swales) should be implemented in the areas which are designated as Flood zones in Chapeltown.
- Views from / to the local landscape should always be considered in the design of new developments and should not impact on the green backdrop to the east of the parish, as viewed from settlements / areas to the west.
- Development should be positioned sensitively within the existing landscape setting and avoid 'skylining'.
- Footpaths located inside the area should be preserved and considered as key access paths to this natural area from the surrounding settlements.



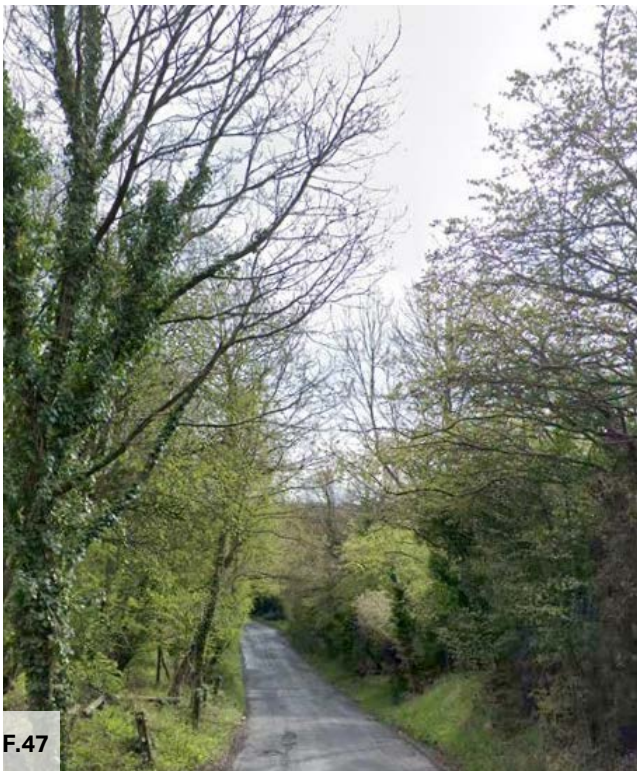


Figure 46: Blackburn Brook and green areas of the Eastern fringe represent a fundamental natural corridor for local species

Figure 47: Westwood Country Park seen from Greaves Lane

04 Character Area 4: Grenoside village

3.6 Grenoside village

Summary character: hillside village & conservation area

- The village lies in the south-west corner of the parish surrounded by green belt.
- It is a distinct settlement area with a strong sense of place and identity of its own.
- It sits on the upper western slopes of the parish, south-east of Greno Wood and Wheata Wood, a local nature reserve.
- Much of the north of the settlement is designated as a conservation area
- See also: historic focus area study for further character analysis.

Figure 48: View of Main Street nearby Grenoside Community Centre

Figure 49: The crossing between Main Street, Norfolk Hill and Stephen Lane represents the core of the village

Figure 50: The Old Chapel, Main Street

Figure 51: Traditional houses on Stephen Lane

Settlement type and scale	A former quarrying and industrial hillside village which originated from a crossing of key routes and has expanded for housing.
Historic industry	Early crucible furnaces, metal worker's workshops and stone quarries associated with Sheffield's early industrial development.
Topography	East-facing slope with a drop of approximately 100m through the village over a 1km stretch giving streets a gradient of 1 in 10.
Street pattern & layout	Two historic turnpike routes (north-south) have been overtaken by further road building. The Trans Pennine Trail and an ancient cross-pennine route (now east-west street) also run through the village. Historic routes tend to run parallel to or across contours.
Density & scale	Denser scattered development on historic streets and low-medium density infill development between and extending out.
Landscape & views	Greno Woods provides a setting to the north. There are vistas east across the parish from streets and panoramic views from open spaces. Keppel's Column in Rotherham is visible in some views.
Styles / Local vernacular	Modest, unfussy stone building in locally quarried sandstone, strong local vernacular in terms of materials.
Statutory Designations	Grenoside Conservation Area; three Grade II listed buildings and directly adjacent to Wheata wood Local Nature Reserve (to west).
Diversity & quality	There is a strong character and high-quality overall in the built environment and particularly in the conservation area which is very attractive. There is some later mixed infill development.

F.52 **Figure 52:** Table of Grenoside settlement characteristics

4a Focus Area: Grenoside Conservation Area

F.53

F.54

Special character: Conservation Area

There is an existing Conservation Area Appraisal (April 2010) covering this area. Please refer to this for statutory design

The following additional observations are made about its sense of place and local distinctiveness:

- The village has a strong material identity relating back to the history of quarrying here (a main source of Sheffield's building stone).
- The Greno Wood forms an edge and mature green setting for the settlement to the north.
- Due to the elevation and slope of the conservation area there are medium to long distance views across the parish.

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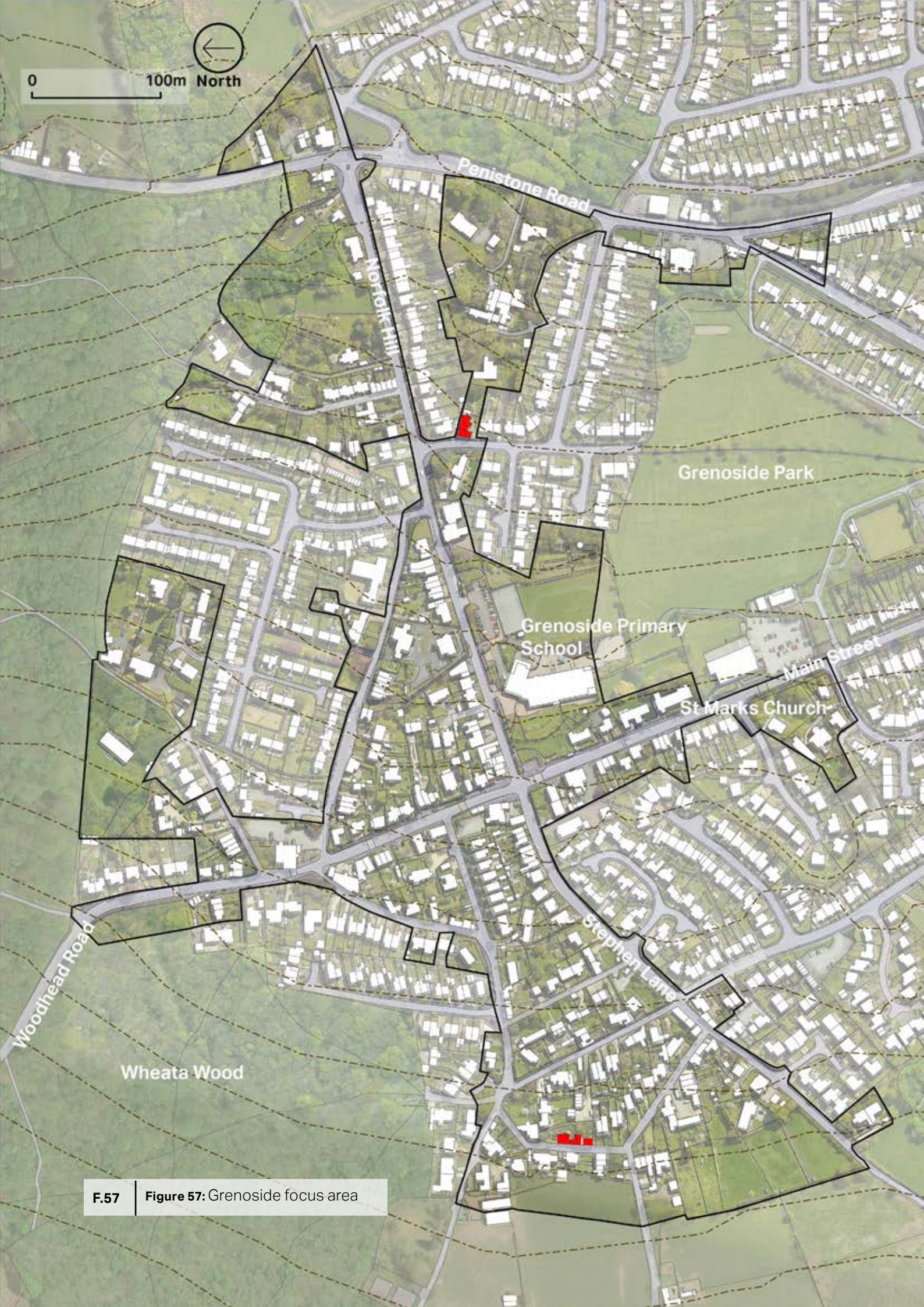
F.56

Figure 53: Cassini historic mapping extract (1897 - 1904)

Figure 54: Bower Lane

Figure 55: Main Street

Figure 56: View east on Norfolk Hill



F.57 **Figure 57:** Grenoside focus area

Key characteristics: mostly sandstone and slate roofs

Colours palette

Strong character

Façade - brick types

Sandstone

Soot-blackened sandstone

Roofing

Slate roof

Uncharacteristic

Façade - brick types

Red brick

Roofing

Dark concrete tiles

Boundary treatment

- Traditional low stone wall front of property boundary treatment.
- 0 - 2 m set-backs.

- Non-traditional metal rail boundary used extensively on school site might be better combined with hedgerow to overtake this in time.

Building types & structures	A range of periods and types: 19th-century semi-detached villas and public house with stables and carriage shed; quarry worker cottages; farmhouses and a range of civic/institutional buildings.
Orientation to topography	East-facing slope with a drop of approximately 100m through the village over a 1km stretch giving streets a gradient of 1 in 10.
Building form & roofscape	Local stone, simple building forms with additions based on span depth. Varied roofscape - main pitches, extensions and out-buildings match or contrast depending on the situation. Squat chimneys often on gable ends and simple lean-to porches.
Scale & massing	1.5 - 2 storey buildings, sometimes with single storey extensions set in line or at 90' depending on situation. Low - medium storey heights.
Front gardens or set-back	Planted margins; small or no front gardens; walled gardens.
Plot boundaries	Low, medium and high stone walls for privacy or strong definition of public and private space; hedgerows in addition; gates and posts.
Public realm	Grassed verges and street trees; paved verges for parking in centre; pocket park at Main St/Norfolk Hill; narrow and missing pavements; on street parking; village pinfold; cut-throughs and shared surfaced or unsurfaced lanes.
Materials and details	Mainly sandstone structures, almost all with slate roofs; other non-traditional materials (brick) in places. Detailing varies by period and status of house but generally includes; stone sills, lintels, window surrounds and chimneys.

F.58 | **Figure 58:** Table of Grenoside appearance characteristics

Grenoside village design recommendations:

- **Main Street, Stephen Lane and Norfolk Hill are the 'face' of the village / conservation area and require traditional, high quality and characterful design approach to boundaries and frontages to upkeep and enhance the strong sense of place and heritage value.**
- **The commonly used materials of local sandstone and slate should be the default options for new materials for infill development.**
- **Sandstone wall boundaries and hedgerows to the front of properties and developments should be reinstated on property boundaries where development is set back from the pavement.**
- **The set-back of development from the street will generally be from 0 – 2m to respect the tighter historic grain and retain the village character in the centre and interface of entrances and shopfronts with the street.**
- **There are some small-scale infill opportunities (e.g. along Main Street) which should respect adjacent buildings, building lines and street characteristics where these are positive, or apply broader principles of character from within the historic core.**
- **The height of buildings will generally be between 1 and 2 storeys to respect Grenoside village's low rise and traditional development.**
- **Townhouses, terraces and linked cottages form an attractive joined-up (by masonry walls) streetscene.**

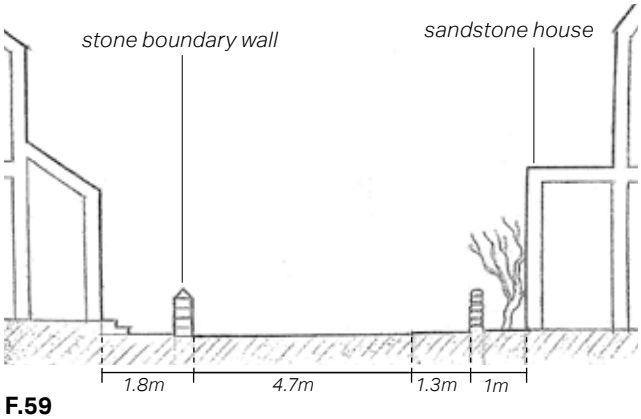


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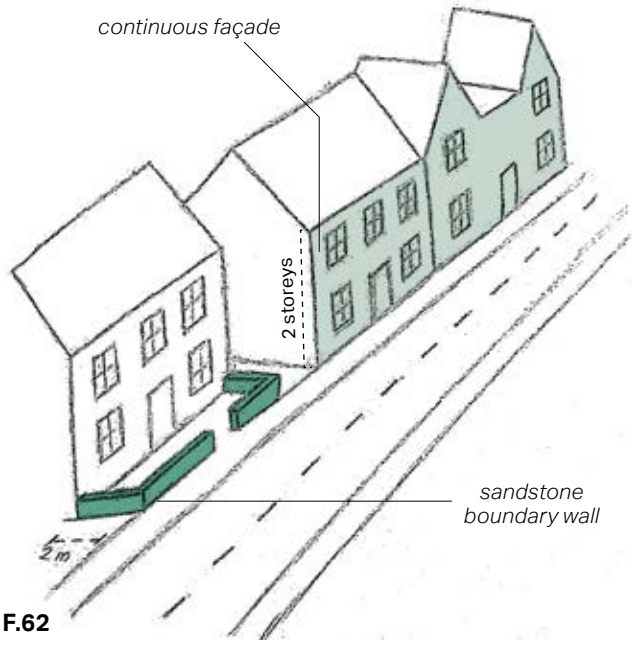
Figure 59: Cross section of Middle Lane

Figure 60: Traditional streetscape along Top Side

Figure 61: Historic grain in Grenoside village

Infill development should continue this pattern. Special buildings which relate to historic, community or work function may stand out from this backdrop due to importance.

- Landmark and character buildings should be retained and respected by new development, and may inform design concepts for new development where appropriate, although inauthentic pastiche is discouraged.
- Lanes, car parks and yards should be provided with suitable boundaries and made suitably attractive with robust materials, landscaping and upkeep, particularly where facing the public realm.
- Empty or underused buildings (including some listed buildings) should be explored for community use or housing and refurbishment to avoid degradation of the built form and boarded up windows and doors that undermine the street scene.
- Authentic (form, scale and materials) traditional replacement shopfronts are encouraged, modern (e.g. UPVC) imitations are discouraged and well-designed modern alternatives may be more suitable.
- Character features and details should be retained and restored to maintain the authenticity of the village.
- Considering the elevated location of the village, views to and from the surrounding landscape should always be considered and enhanced.
- Grenoside Park should be preserved as the main equipped green area of the village.



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F.63

Figure 62: Representation of the historic streetscape along Main Street. Buildings have a reduced set-back and are two storeys high

Figure 63: View from Top Side

05 Character Area 5: Ecclesfield village

3.7 Ecclesfield

Summary character: hillside village & conservation area

- This hillside village lies in the south-eastern area of the parish on the edge of Sheffield city.
- It adjoins the neighbouring northern suburbs of Sheffield yet remains a clearly distinctive place.
- Ecclesfield is one of the oldest settlements in Sheffield, focused around the Church of St. Mary. It sits on the lower slopes of the parish, separated from the industrial areas of the Blackburn Brook by Ecclesfield Park to the east. Green belt separates the village from Grenoside and Whitley.
- The historic core of the village around the parish church is designated as a conservation area.
- See also: historic focus area study for further character analysis.

Figure 64: Street view from Reneville Crescent

Figure 65: Town End Road

Figure 66: Traditional shopfront

Settlement type and scale	One of the oldest settlements in Sheffield.
Historic industry	Strong links to historic industry and prosperity of Sheffield.
Topography	East-facing slope with a drop of approximately 80m throughout the village over a 1.2km stretch giving some streets a gradient of 1 in 15.
Street pattern & layout	Church Street/ Town End Road follows the line of an ancient crosspennine route linking Ecclesfield Parish to Bradfield. Two roads, St. Mary's Lane/High Street and Stocks Hill /Yew Lane connect south from here to the former Ecclesfield common (later developed).
Density & scale	Linear development along historic streets and lanes with landscape corridors and green spaces giving a lower density feel to the north. Suburban development expanding south to the city.
Landscape & views	There are some vistas east across the parish from some of the more elevated main streets such as The Wheel and Yew Lane.
Styles / Local vernacular	Ecclesfield Conservation Area; three scheduled ancient monuments (Moated site and fishpond; Standing cross and File factory).
Statutory Designations	Ecclesfield Conservation Area; seven listed buildings (1 x Grade I, 1 x Grade II* and 5 x Grade II) and three Scheduled Monuments.
Diversity & quality	There is a strong character and high quality overall in the village and particularly in the conservation area which is very attractive. Later infill / expansion that reduces the overall quality.

F.67 | **Figure 67:** Table of Grenoside settlement characteristics

5a Focus Area: Ecclesfield Conservation Area

Special character: Conservation Area

There is an existing Conservation Area Appraisal (April 2010) covering this area.

The following additional observations are made about its sense of place and local distinctiveness:

- The conservation Area has a strong material identity relating back to the history of quarrying here, also for Sheffield's building stone.
- The area has a varied mix of building types, some related to historic industry but still mainly domestic in scale by today's standards.
- There is a slight terrace in the hillside that the area is set on providing a sheltered position amongst the slopes rising to the north, south and west.

F.68

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F.70

Figure 68: Cassini historic mapping extract (1897 - 1904)

Figure 69: The Black Bull

Figure 70: St. Mary's Church

F.71 **Figure 71:** Ecclesfield focus area.

Key characteristics: sandstone, red brick and render

Colours palette

Mixed character

Façade - brick types

Sandstone

Soot-blackened sandstone

Red brick

Render

Roofing

Slate roof

Dark concrete tiles

Boundary treatment

- Traditional low stone wall front of property boundary treatment.
- 0 - 2 m set-backs.

- Fences / other types of boundary treatments (or absence of) that are not place-specific.

Building types & structures	A varied mix of building types: surviving examples of small-scale industrial buildings, cottages and terraces.
Orientation to topography	Buildings and streets aligned to respond to topography, streets extending up the hillside pick the gentler rises and subtle valleys.
Building form & roofscape	Local stone, simple building forms with additions based on span depth. Varied roofscape - main pitches, extensions and outbuildings match or contrast depending on the situation. Chimneys mark gable ends. Occasional small scale gable dormers.
Scale & massing	1.5 - 2 storey buildings, sometimes with single storey extensions. A range of storey heights, mainly lower from small to grander.
Front gardens or set-back	Back of pavement building line or small set-backs 0-2m; small front gardens; stone retaining walls in places to address level changes;
Plot boundaries	Low, medium and high stone walls for privacy or strong definition of public and private space; hedgerows in addition; gates and stone piers.
Public realm	Narrow streets give a strong sense of enclosure in places. Green corridors and open spaces (e.g. churchyard) provide visual relief and connection to nature. Some on street parking.
Materials and details	Mainly sandstone frontages, mainly slate roofs; red brick used on side/rear elevations . Detailing varies by period and status of house but generally includes; stone sills, lintels and window surrounds. Simple or inset porches and bay windows.

F.72 | **Figure 72:** Table of Ecclesfield appearance characteristics

Ecclesfield village design recommendations:

- **Church Street and Town End Road are the 'face' of the village / conservation area and require traditional, high quality and characterful design approach to boundaries and frontages to upkeep and enhance the strong sense of place and heritage value.**
- **Building façade design should respect the horizontal rhythm of plots and building subdivisions on the street to harmonise and maintain visual interest.**
- **The commonly used materials of sandstone and slate should be the default options for new materials for infill development.**
- **Sandstone wall boundaries to the front of properties and developments should be reinstated on property boundaries where development is set back from the pavement.**
- **The set-back of development from the street will generally be from 0 – 2m to respect the tighter historic grain and retain the village character in the centre and interface of entrances and shopfronts with the street.**
- **There are limited small-scale infill opportunities (e.g. along Main Street) which should respect adjacent buildings, building lines and street characteristics where these are positive, or apply broader principles of character from within the historic core.**
- **The height of buildings will generally be between 1 and 2 storeys to respect Grenoside village's low rise and traditional development.**

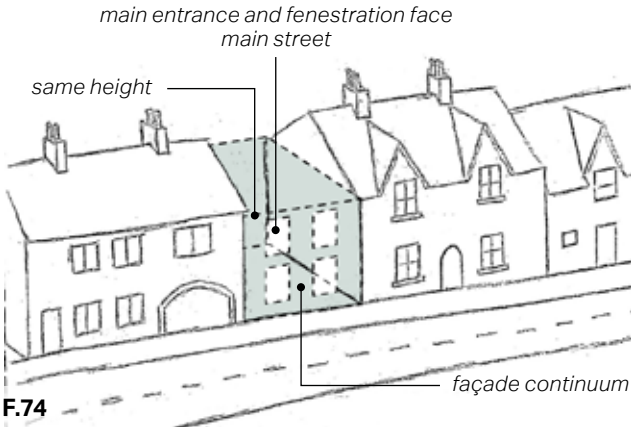

Figure 73: Sandstone bricks (left) and slate roof (right)

Figure 74: Respect the village's typical design characteristics

Figure 75: Historic grain in Ecclesfield village

- Townhouses, terraces and linked cottages form a joined-up streetscene. Infill development should continue this pattern. Special buildings which relate to historic, community or work function may stand out from this backdrop due to importance.
- Landmark and character buildings should be retained and respected by new development, and may inform design concepts for new development where appropriate, although inauthentic pastiche is discouraged.
- Lanes, car parks and yards should be provided with attractive boundaries with robust materials for easy maintenance and planting, especially where facing the public realm.
- Empty or underused buildings should be explored for community use or housing and refurbishment to avoid degradation of the built form and boarded up windows and doors that undermine the street scene.
- Authentic (form, scale and materials) traditional replacement shopfronts are encouraged, modern (e.g. UPVC) imitations are discouraged and well-designed modern alternatives may be more suitable.
- Character features and details should be retained and restored to maintain the richness and variety of detailing within the area, as appropriate to the period of development.
- Views from / to St Mary's Church should be protected and enhanced.
- Green and blue corridors e.g. Ecclesfield Brook) should be respected and enhanced.

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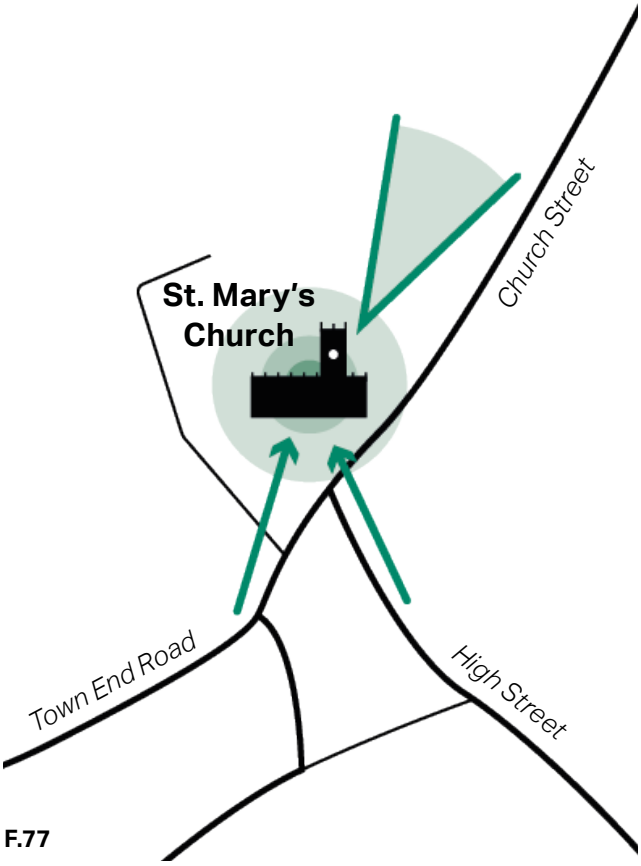


F.77

Figure 76: Traditional shopfront

Figure 77: Views from and to St. Mary's Church

06 Character Area 6: Burncross / Chapeltown

3.8 Burncross / Chapeltown

Summary character: large hillside-village

- This area extends from Blackburn Brook up the western slope of the valley to the foot of Low Hall Woods.
- The area is extensively developed with suburban housing and has a commercial and community focus in Chapeltown district centre.
- There is a park, cricket ground and several smaller open spaces interspersed throughout the housing areas.
- The railway line (stopping at Chapeltown station) follows the valley of the Blackburn Brook.
- This area is separated by a significant green gap (greenbelt) from Ecclesfield to the south and Grenoside to the south-west.
- There is a smaller scale green corridor along Charlton Brook which narrowly divides this area from High Green / Thorncliffe to the north.
- Station Road / Ecclesfield Road is a key route which runs through the area.

Figure 78: Red brick terraced houses along Station Road

Figure 79: Terraced houses on Smith Street

Figure 80: View of the centre from Burncross Road

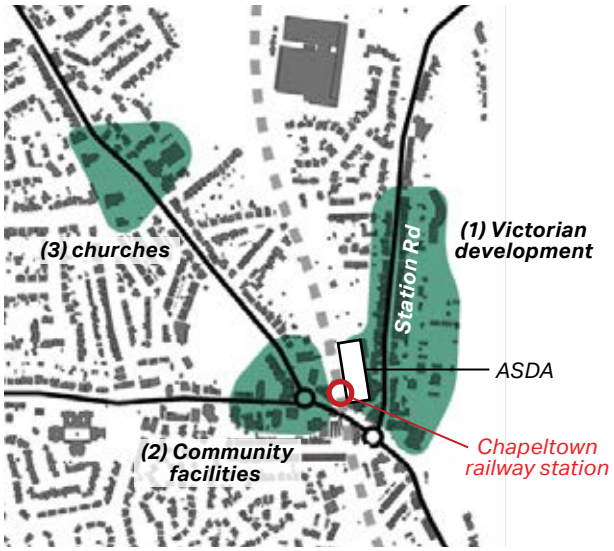
Settlement type and scale	Burncross was originally a small village/hamlet, now consumed in waves of suburban expansion. Likewise Chapeltown was a hamlet until the industrial expansion and growth associated with the railway.
Historic industry	Barnes Hall is a possible origin of the name Burnt Cross. A blast furnace was installed in Chapeltown from the late 16th century.
Topography	The town centre is adjacent to Blackburn Brook and has expanded west up to the edge of Low Hall Woods. The land to the east of the brook is steeper and less developed as a result.
Street pattern & layout	Linear development along the main streets and lanes, significant infill development between connecting routes radiating west up the hillsides.
Density & scale	Some denser Victorian developments around the centre (Station Road, Falding Street and Smith Street); suburban development up the hillsides merging with Burncross.
Landscape & views	Chapeltown Park to the east of the centre provides excellent views back over the parish from its elevated position.
Styles / Local vernacular	Mixed styles and periods of development, unfussy stone building in locally quarried sandstone, strong local vernacular in terms of materials.
Statutory Designations	Chapeltown has numerous Grade II listed buildings; the listed building in Burn Cross relate to Barnes Hall.
Diversity & quality	There is a diverse character and periods of development, ranging from cottages on the main streets and lanes, to Chapeltown town centre, to the Victorian and later suburban expansion up the hills.

F.81 **Figure 81:** Table of Burncross / Chapeltown settlement characteristics

Chapeltown

At the end of C19, the new railway divided Chapeltown's historic centre in two (see diagram). Today Chapeltown includes several distinct sub-areas: the commercial use fine grain Victorian development on Station Road (1), the community facilities on Lound Side (2) and the churches (3) also on Lound Side. More recently, residential development has merged the historic areas and expanded westwards.

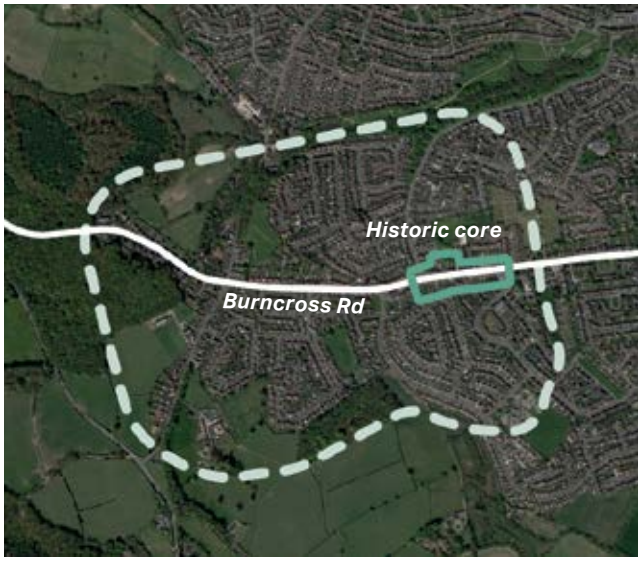
The Station Road area (1) is characterised by a majority of 2-storey sandstone and red stock buildings that form a mostly continuous streetscape. The Asda building is the only major exception. On the other side of the railway, post-war suburban development is more common. 'The community facilities' (2) area (including the post office and the library) is focused around the intersection of Lound Side and Burncross Road. Finally, 'the churches' (3) remain distinct due to their position on the hilltop, the grouping of 4 churches, St John's Parish Centre, Lound Academy (primary school) and mature tree planting around the churchyards.



Chapeltown

Burncross

Burncross Road represents the axis of the settlement and the main route east from Chapeltown. The settlement has a historic core located on this road, but is mostly characterised by more recent suburban development that often doesn't match traditional materials (sandstone bricks and slate roofs) and design features. Charlton Brook is a key green and blue infrastructure corridor in the area that separates Burncross from High Green and Thorncliffe to the north. The settlement is merged with Chapeltown to the east. The woods provide a setting to the west.



6a Focus Area: Station Road

Special character: fine grain Victorian development

Station Road represents an extended area where traditional development and continuous streetscape can be observed.

The following additional observations are made about its sense of place and local distinctiveness:

- Station Road is characterised by continuous or joined-up façades. Sandstone, red brick and slate are predominant, making this road a positive example of traditional development.
- The western side of the road is characterised by the presence of continuous sandstone or red brick boundary walls that define the streetscape.
- From a functional point of view, Station Road has the highest concentration of retail in the area. The road is indeed enriched by traditional shopfronts. Commercial use is mixed with the residential one, in particular on the western side of the road.
- The Asda building is the only remarkable exception, as it breaks the local character with its larger scale in footprint and height and by interrupting Station Road's continuous façade. However, there is public space and a pedestrian route connecting between Station Road and Lound Side with some active business uses at the ground floor.

Figure 82: Cassini historic mapping extract (1897 - 1904)

Figure 83: Continuous façade along Station Road

Figure 84: Asda

F.85 | **Figure 85:** Station Road, Chapeltown

Key characteristics: sandstone, red brick and render

Colours palette

Mixed character

Façade - brick types

Sandstone

Soot-blackened sandstone

Red brick

Render

Roofing

Slate roof

Red pantile

Boundary treatment

- Traditional low stone wall front of property boundary treatment.
- 0 - 2 m set-backs.

- Fences / other types of boundary treatments (or absence of) that are not place-specific.
- Wide set-backs.

Burncross / Chapeltown design recommendations:

- The traditional development located along Station Road and Burncross Road is the 'face' of the area and requires traditional, high quality and characterful design approach to boundaries and frontages to upkeep and enhance the partly eroded traditional character and sense of place.
- The commonly used materials of sandstone, red stock brick and slate should be the default options for new materials for infill development.
- Sandstone or red brick wall boundaries to the front of properties and developments should be reinstated on property boundaries where development is set back from the pavement.
- On Station Road, the set-back of development from the street will generally be from 0 – 2m to respect the tighter historic grain and interface of entrances and shopfronts with the street. Along Burncross Road wider set-backs could be possible depending on adjacent buildings' set-backs.
- There may be some infill opportunities which should respect adjacent buildings, building lines and street characteristics (where these are positive). A good example is the Co-op development on Burncross Road.
- The Asda is a potential redevelopment site within the district centre in the medium to long term to reinstate traditional scale building frontage.
- The height of buildings will generally be between 1 and 2 storeys to respect Chapeltown and Burncross' scale.
- Along Station Road and Burncross Road (partially), townhouses, terraces and linked cottages form a mostly continuous, or joined-up (by masonry walls) streetscene. Infill development should continue this pattern. Special

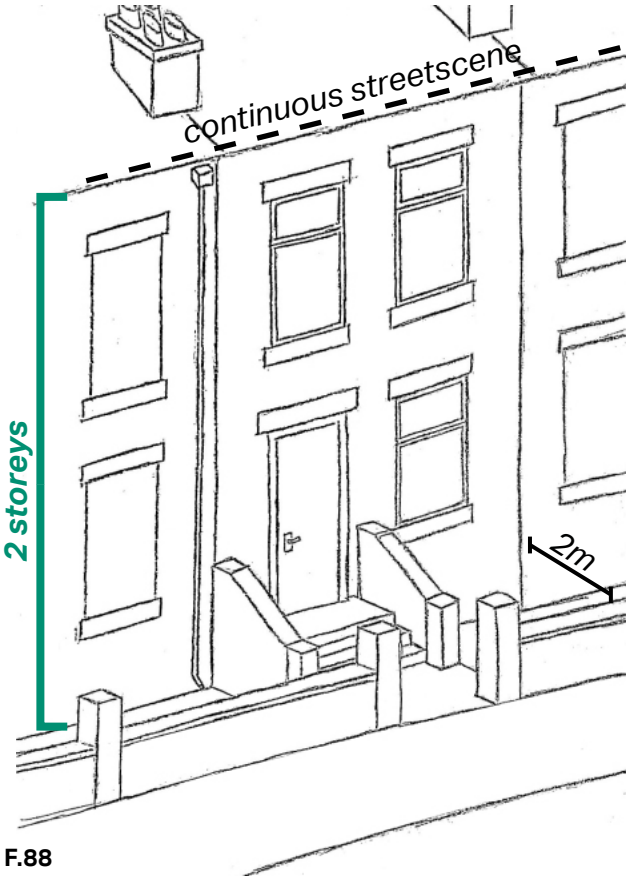


Figure 86: Co-op development on Burncross Road

Figure 87: Sandstone and red brick are preferred materials in Chapeltown

Figure 88: Houses on Station Rd usually form a continuous façade and are surrounded by a stone wall

buildings which relate to historic, community or work function may stand out from this backdrop due to importance.

- Landmark and character buildings should be retained and respected by new development, and may inform design concepts for new development where appropriate, although inauthentic pastiche is generally discouraged.
- Derelict areas, car parks and yards should be provided with suitable boundaries and made suitably attractive with robust materials, landscaping and upkeep, particularly where facing the public realm.
- Empty or underused buildings (including some listed buildings) should be explored for community use or housing and refurbishment to avoid degradation of the built form and boarded up windows and doors that undermine the street scene.
- Authentic (form, scale and materials) traditional replacement shopfronts are encouraged, modern (e.g. UPVC) imitations are discouraged and well-designed modern alternatives may be more suitable.
- Character features and details should be retained and restored to maintain the richness and variety of detailing within the area, as appropriate to the period of development.
- Parking areas and spaces should be integrated into the streetscene carefully with inclusion of planting to soften and improve the environment and avoidance of large areas of tarmac.

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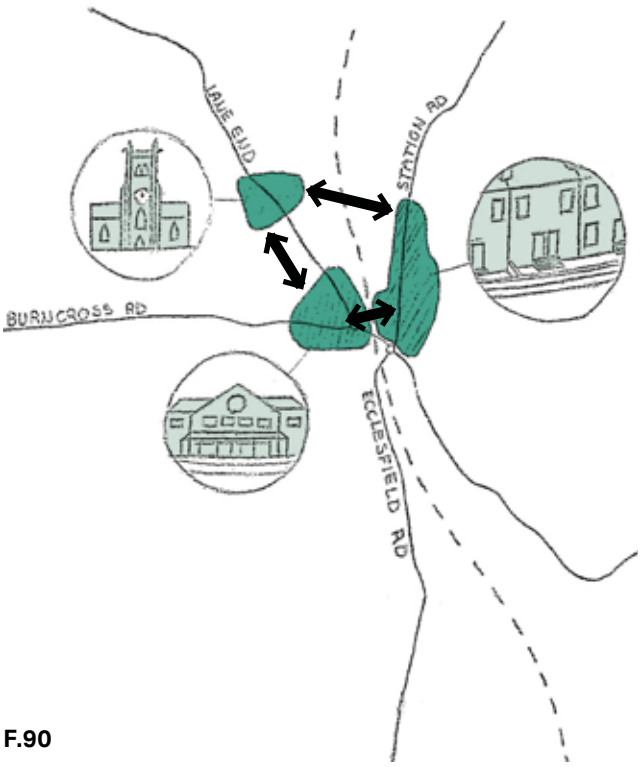
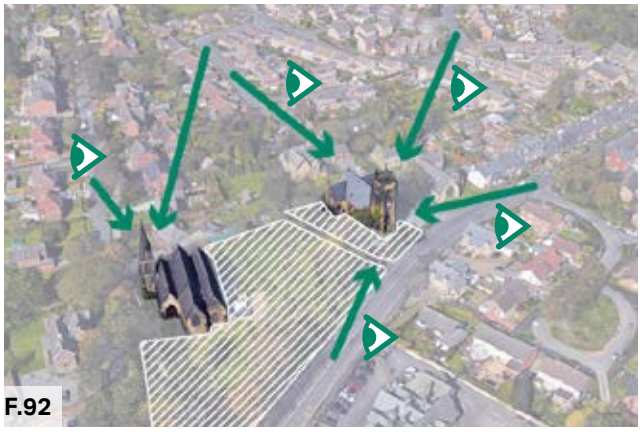


F.90

Figure 89: Derelict private car park along Burncross Road on the other side of Chapeltown Library

Figure 90: Active movement should be promoted in Chapeltown centre

- Street trees should be incorporated into the district centre.
- Views of the landscape from Chapeltown Park should be considered in the design of new development.
- Access to Blackburn Valley Trail and Charlton Brook Dam should be improved as Blackburn and Charlton are vital natural elements for the area.
- Views to and from the surrounding natural landscape should always be considered by new development.
- Mount Pleasant Methodist Chapel and St John's Church are landmarks in the area and together with the surrounding churches they represent an example of traditional architecture. Consequently, eventual development in the surroundings should respect and enhance these characteristics and preserve views to and from this area.
- Pedestrian-oriented public spaces should be promoted in Chapeltown Community centre, as the current design and layout of spaces prioritises vehicles and their movements.
- Pedestrian connections between the three different 'cores' of Chapeltown city centre should be protected and improved.



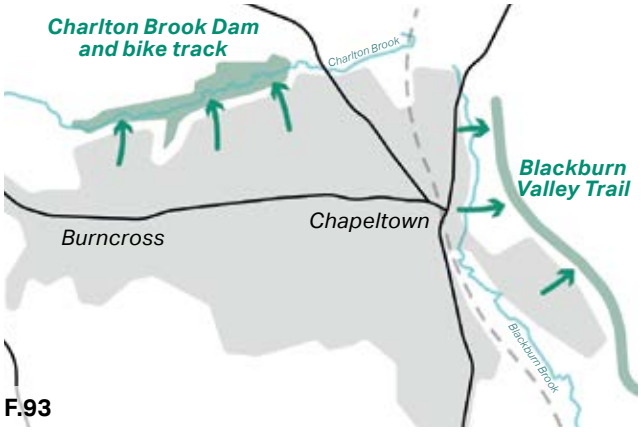


Figure 91: View to the landscape from Griffiths Rd

Figure 92: Views to the churches from the surroundings

Figure 93: Access to natural areas and their paths should be improved

07 Character Area 7: High Green / Thorncliffe

3.9 High Green / Thorncliffe

Special character: Hillside village-suburb

- This area is located in the northern part of the parish and is mostly surrounded by woods and open fields, in particular on the western, northern and eastern side.
- Westwood Country Park is located immediately to the north.
- The housing stock is predominantly composed of post-war / later C20 developments, although sandstone traditional cottages/ terraces remain especially along Wortley Road and other historic routes.
- There is a local centre on Wortley Road.
- Mortomley Park and Angram Recreation Ground represent the two main green areas within the development which help to maintain the spacious green suburban sense of place.
- Radburn-style cul-de-sac layouts are located in the southern portion of the area (e.g. Hurst Green, Annat Place and Briary Ave).
- Thorncliffe is an area that historic industry from Chapeltown / Ecclesfield moved to. There has also been some more recent brownfield redevelopment for housing.

Figure 94: St. Saviour Church, Mortomley Lane

Figure 95: Sandstone terraced houses along Mortomley Lane

Figure 96: View to Angram Recreation Ground from Foster Way

Settlement type and scale	The northern most village-suburb of Sheffield. Extends north from Chapeltown.
Historic industry	Quarry and industrial works moved to Thorncliffe from Ecclesfield / Chapeltown. Extensive coal pits and quarries north of Wortley Road.
Topography	East-facing slope with a drop of approximately 90m through the area over a 2km distance giving an average gradient of 1 in 22.
Street pattern & layout	Wortley Road, Westwood Road / Thompson Hill follow historic routes through the area. There are more curvi-linear suburban layouts in between and radburn-style cul-de-sac layouts further west.
Density & scale	Denser frontage development on historic streets and low-medium density infill development . Tower blocks at Angram Bank have been redeveloped as housing.
Landscape & views	There are vistas to surrounding woodlands from streets including Thompson Hill Springwood Lane, Westwood Road and Foster Way. There are panoramic views from open spaces including Angram Recreation Ground.
Styles / Local vernacular	Stone building on historic routes, mixed later period character on housing estate expansion inbetween.
Statutory Designations	There are two Grade 2 listed buildings in High Green: Church of St Saviour and Miners Welfare Hall.
Diversity & quality	There is a significant diversity in character and quality overall in the built environment. There are mixed variety of later suburban infill and expansion. Historic routes exhibit local character in buildings and materials.

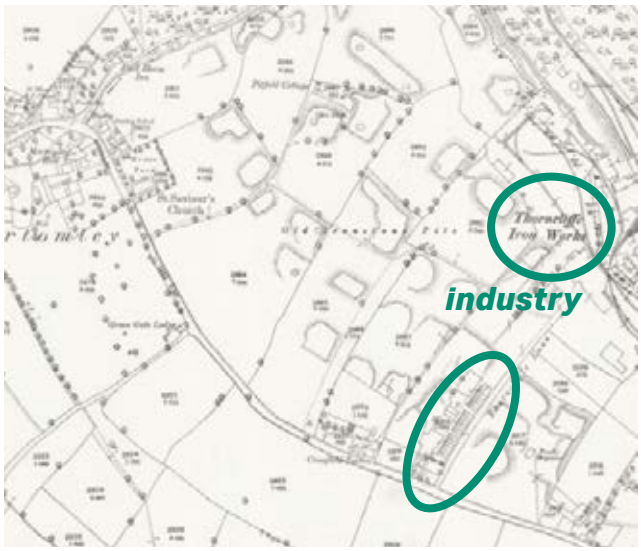
F.97 | **Figure 97:** Table of High Green / Thorncliffe settlement characteristics

High Green

During the end of the C19, High Green was mainly developed along the northern section of Mortomley Lane, Wortley Road and Thompson Hill. During the first decades of the C20, the settlement saw little extension, while it significantly expanded after WW2. Nowadays, High Green is largely occupied by recent residential development, while the more historic development, mostly characterised by sandstone buildings with slate roofs, survives along Mortomley Lane, Wortley Road and Thompson Hill. Local shops are concentrated in this area.

Thorncliffe

By the end of C19 Thorncliffe was a small group of workers cottages on Thorncliffe Lane and industry including an iron works (see adjacent map extract). The area saw small changes throughout the first decades of 1900 and between the two World Wars. Indeed, the residential coverage increased only at the end of C20 as some former industrial sites were redeveloped, and thus Thorncliffe is now mainly a residential area. For the purpose of this character study, Thorncliffe Business Park is included in the Eastern fringe.



Mortomley Lane represents the main axis, as it crosses the settlement from south-east to north-west and connects it with Chapeltown and High Green. Greengate Lane is another key route and connects Thorncliffe (and High Green) to Burncross. Moreover, Greengate Lane Academy, the main and only primary school in the area, is located on this route. Thorncliffe is delimited by Charlton Brook to the south and the Eastern Fringe to the east, while it borders High Green to the north.

High Green / Thorncliffe design recommendations:

- Mortomley Lane and Wortley Road are the 'face' of the area, high quality and characterful design approach to boundaries and frontages to upkeep and enhance the strong sense of place and heritage value.
- The northern section of Mortomley Lane, Wortley Road and their intersection should be considered as the centre of the area, thanks to the presence of three churches and a higher concentration of shops and activities. Thus, the design of pedestrian-oriented public spaces is highly encouraged to prioritise active travel over vehicles.
- The traditional materials of sandstone, red brick and slate should be the default options for new materials for infill development on historic routes.
- Sandstone wall boundaries to the front of properties and developments should be reinstated on property boundaries where development is set back from the pavement.
- The set-back of development from the street will generally be from 0 – 2m to respect the tighter historic grain along Mortomley Lane and Wortley Road; wider set-backs should be considered to reflect other suburban characters.
- There are some small-scale infill opportunities which should respect adjacent buildings, building lines and street characteristics where these are positive, or apply broader principles of character from within the historic core.

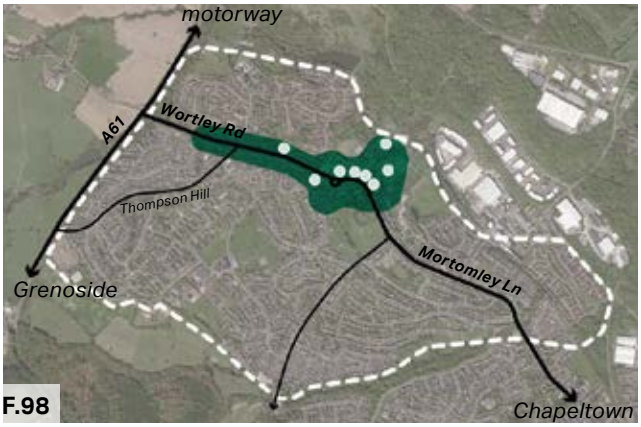
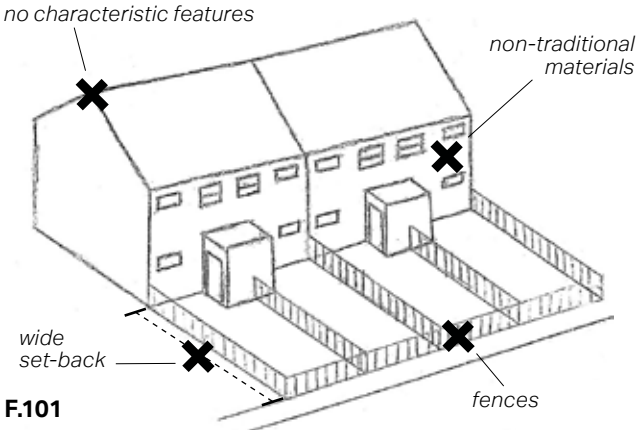


Figure 98: High Green / Thorncliffe centre and its main landmarks (churches, education, shops, public authorities)

Figure 99: Ecclesfield Parish Council, located along Mortomley Lane

Figure 100: Local shops along Wortley Road

- **The height of buildings will generally be between 1 and 2 storeys to respect High Green / Thorncliffe's low rise and traditional development. 3 storeys may be appropriate overlooking larger green open spaces.**
- **Townhouses, terraces and linked cottages form a mostly continuous, or joined-up (by masonry walls) streetscene (e.g. along Mortomley Lane, Wortley Road and on Thompson Hill). Infill development should continue this pattern. Special buildings which relate to historic, community or work function may stand out from this backdrop due to importance.**
- **Landmark and character buildings should be retained and respected by new development, and may inform design concepts for new development where appropriate, although inauthentic pastiche is discouraged.**
- **Derelict areas, car parks and yards should be provided with suitable boundaries and made suitably attractive with robust materials, landscaping and upkeep, particularly where facing the public realm.**
- **Empty or underused buildings (including some listed buildings) should be explored for community use or housing and refurbishment to avoid degradation of the built form and boarded up windows and doors that undermine the street scene.**
- **Authentic (form, scale and materials) traditional replacement shopfronts are encouraged, modern (e.g. UPVC) imitations are discouraged and well-designed modern alternatives may be more suitable.**



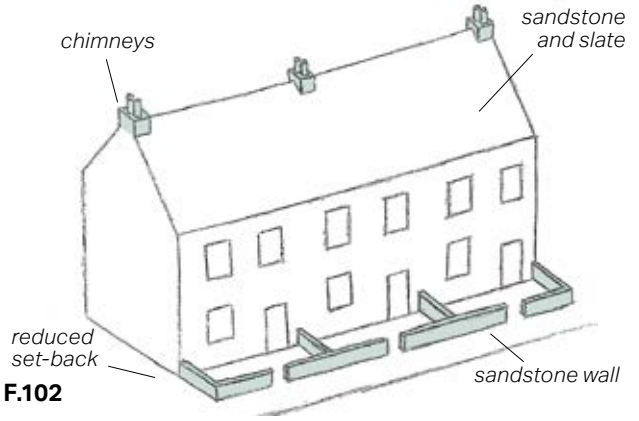
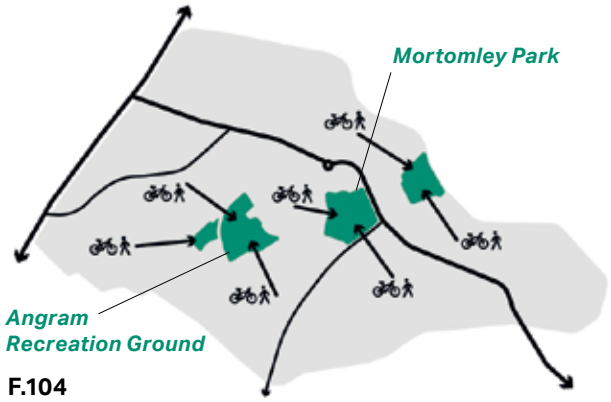


Figure 101: Standardised modern developments should generally be considered unappropriate

Figure 102: Traditional and place-specific houses are preferred in order to preserve the local character

Figure 103: View to Mount Pleasant Church in Chapeltown from Worral Road

- **Character features and details should be retained and restored to maintain the richness and variety of detailing within the area, as appropriate to the period of development.**
- **Considering the elevated position of the area, views should always be assessed and considered in the design of new developments.**
- **Place-specific development should be preferred to standardised development (e.g. Hurst Green).**
- **Mortomley Park, Angram Recreation Ground and other smaller infill gardens should be protected and preserved as they should be seen as areas for community and recreation related development only.**
- **Access to natural elements that surround High Green and Thorncliffe, such as Greno Wood / Knool, Charlton Brook Dam and the Eastern Fringe should be improved as these represent vital natural elements for the area.**



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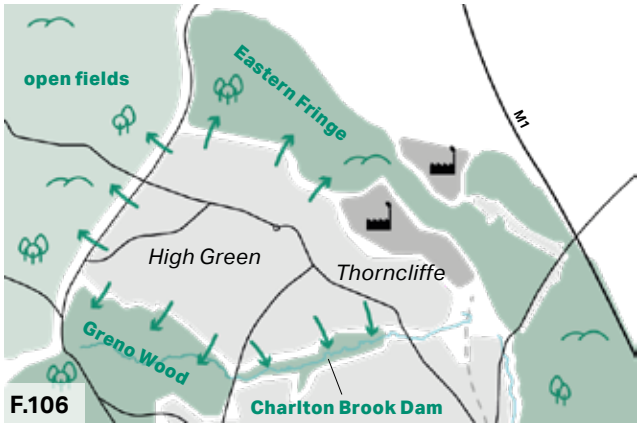

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Figure 104: Access to the main parks in the area should be protected and improved

Figure 105: Angram Recreation Ground

Figure 106: High Green and Thorncliffe are almost totally surrounded by natural elements

Design Guidance & Codes

04

4. Design guidance & codes

The design codes and guidance set out in this section prioritise the character and quality of new development, sustainable design approaches and several key topics of community importance. These include new tree planting, dementia friendly environments and hedgehog habitat. These design codes should be read in conjunction with the Character

4.1 Introduction

This section provides guidance on the design of development, setting out expectations that relevant planning applications in the neighbourhood area will be expected to address. This includes for both allocated sites and windfall development.

The guidelines developed in this section focus on residential environments. However, new housing development should not be viewed in isolation and mixed-uses are encouraged generally. First and foremost the design and layout of urban form must respond to the wider urban pattern and landscape context.

The design codes and guidance set out in this section will provide that context and direction for major development sites, infill development sites and provide detailed guidance of topics of local concern such as design for dementia, tree planting and hedgehog preservation. Wider lessons can be inferred from these for ecology and inclusive design.

The local pattern of streets and spaces, building traditions, materials and the natural environment should all help to determine the character and identity of a development. It is important for any proposal that full account is taken of the local context and that the new design embodies the 'sense of place', both in terms of local character and distinctive features such as listed buildings and conservation areas.

Responding to the context means recognising existing positive design solutions (see chapters 2 and 3) or using existing cues as inspiration. Proposals for a new scheme could adopt a traditional approach or a contemporary design that is innovating with purpose, whilst being in harmony with the landscape. It is acknowledged that there is not always agreement on aesthetic issues and architectural taste but using appropriate design precedents and a clear design process will give results that are less subjective and do represent good design.

Contemporary design must improve and enhance the setting and sustainability of the neighbourhood area whilst not detracting from the appearance of this valley landscape and its varied settlements, conservation areas and habitats.

The following topics are addressed by design codes in this section:

A - Character & Quality in New Development

B - Responsive Design - Infill Development

C - Tree Planting & Green Infrastructure

D - Inclusive Design for Dementia

E - Hedgehog Habitat & Biodiversity

F - Sustainable Design & Climate Resilience

A Character & Quality in New Development

4.2 Character & Quality

The design codes below set out how to respond to the character areas and guidelines set out in section 3. These responses must help formulate and review design proposals in line with local

A1 - Response to Character Area/s

- **Designers must set out a clear response to the character area/s in which development is sited or adjacent to (see F.27), including both urban and landscape character areas; and**
- **Designers are not required to mimic the existing design period of an identified character area in the form of pastiche (especially 'bolt-on' elements). However, this approach is not ruled out if done authentically to carefully respond to its context (this approach is likely to be expensive and most suitable for listed building development).**

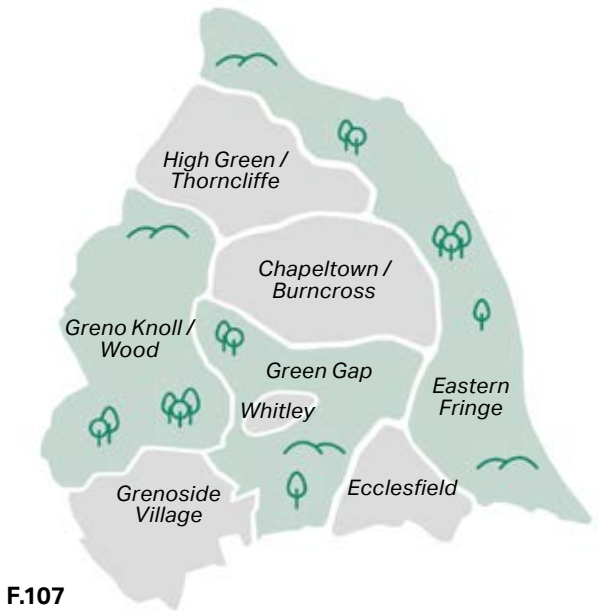

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Figure 107: Ecclesfield Parish' character areas

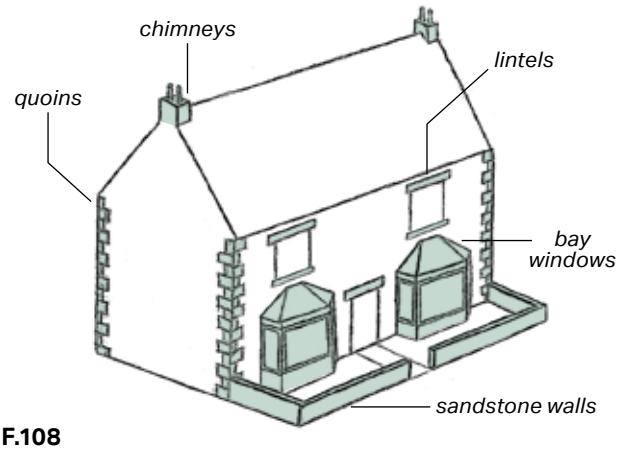

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Figure 108: Local character features

A2 - Preserve and Enhance Character Features

- **Development must be respectful of local character features, including; local sandstone walls, and other original architectural details such as; fenestration, quoins, bay windows, lintels, varied stone finishes (e.g. tooled finish) and chimneys (see also section 3);**
- **These local character features must be preserved and enhanced where possible within the character areas; and**
- **Design of details and features must respond to the character area/s in which it is sited or adjacent to (including landscape character areas) to enhance the positive qualities of the area.**

A3 – Design response

The designer must respond to the character area with one of the following three approaches, considered in the following order;

1. **Harmonise – clearly respond to existing characteristics within the character area, street and site, including scale, form and appearance;**
2. **Complement - doing something slightly different that adds to the overall character and quality in a way that is nonetheless fitting, for example, additional high quality materials but harmonising in scale, form and positioning; or**
3. **Innovate – doing something of high design quality that is different but adds positively to the built-form and character and is considered an exemplar approach for others to follow. For example, develop innovative building form and use low embodied energy, high quality materials that add to the overall design quality, sustainability and richness of the area.**

Figure 110: 1. Harmonise - example from Ecclesfield

Figure 111: 2. Complement - example from High Green

Figure 112: 3. Innovate - example in Whitley

Figure 109: This single-storey extension harmonises in terms of materials and the scale sits comfortably with the original building

B Responsive Design for Infill Development

4.3 Responsive Design for Infill Development

Infill development is smaller scale development (generally fewer than 10 homes) within an existing urban/ developed context. This type of development commonly consists of three main types:

- Gap site development within a street frontage;
- Backland development; and
- Site redevelopment (for example, replacement of existing building/s).

B1 – Overarching Aims

The overarching aim of these guidelines is to promote context sensitive infill housing of a high quality, including affordable housing within settlements. This should improve the street scene and locate new homes close to and in support of existing amenities. The following are key aims of the guidance:

1. **Protect residential amenity, both of new and existing occupiers;**
2. **Contribute to the creation of distinctive communities, places and spaces;**
3. **Be of good design and encompass sustainability principles;**
4. **Responds to the context and character of the area; and**
5. **Make efficient use of brownfield land (previously developed).**

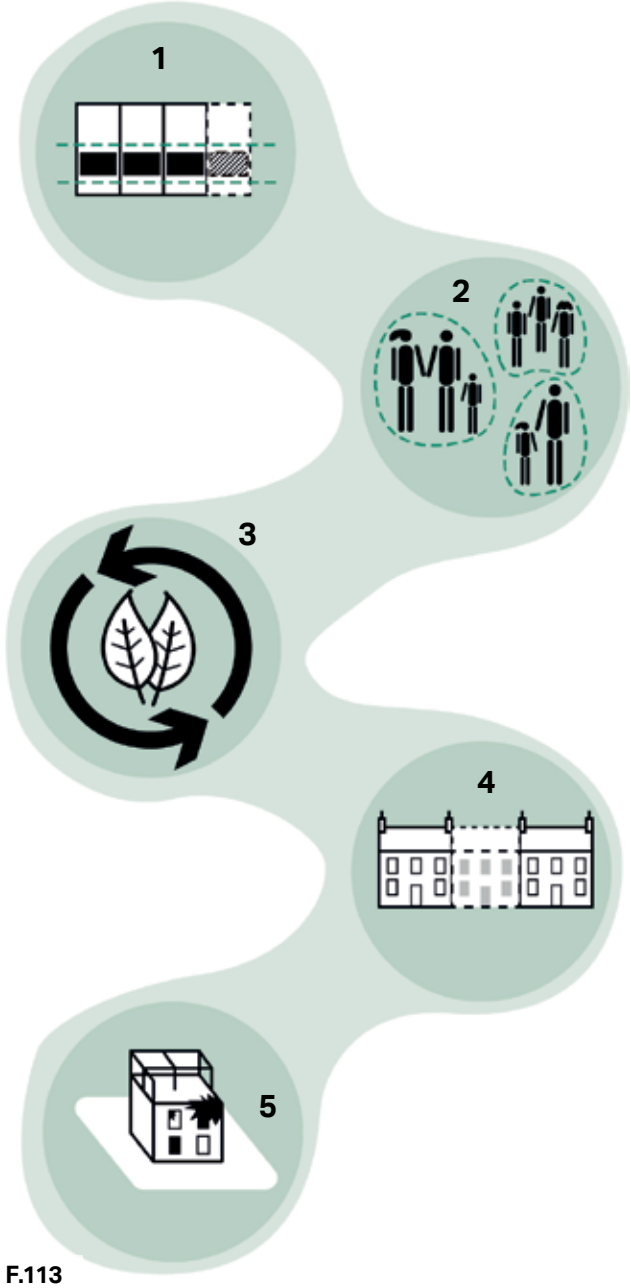

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Figure 113: Infographic about Infill development overarching aims

B2 – Design Principles

The following design principles apply to infill development that may come forward via applications on allocated or non-allocated sites within the neighbourhood area:

- **Building scale and massing should be in keeping with the prevailing development pattern and not be overbearing on existing properties or deprive them of light, including over-looking or over-shadowing of both windows and amenity space;**
- **The building line should reflect the street and be set back no more than a maximum of 1.5m from adjacent buildings unless additional landscaping or tree planting is being introduced to the street scene; where buildings are set back from the pavement a boundary features) should define the plot and link up to adjacent buildings (for example hedgerows or low masonry wall);**
- **Building scale and position on plot should help to define and enclose the space within the street corridor or square to an appropriate degree based on the existing street section (building to building) and level of enclosure (ratio of street width to building height);**
- **Materials should reflect positive local characteristics and harmonise with adjacent buildings with matching or complementary materials, subject to the degree of variety in the settlement / area / street.**
- **Building fenestration and pattern should be in keeping with the predominant positive buildings character on the street or harmonise with adjacent buildings of good character;**
- **Building entrances will address the street with a main access and main fenestration. Corner buildings should address both streets with fenestration but the main entrance could be on either subject to access requirements;**
- **Building façade design should respect the horizontal rhythm of plots and building subdivisions on the street in order to integrate and maintain visual continuity or add to the visual interest where required;**
- **Buildings heights should vary from 1.5 – 2.5 storeys depending on adjacent plots. A variable eves line and ridgeline is allowed to create interest but variation between adjacent buildings should be a maximum of 0.5 storeys in general;**
- **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;**
- **Rear or side plot boundaries which face public spaces must be masonry walls of an appropriate material to match adjacent plots and add to the streetscene quality;**
- **Access and storage for bins should be provided and bin stores should be designed to be integrated with plot boundaries or 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;**

- **Parking should be integrated on plot where possible with parking spaces set behind the building line, generally to the side of plot being preferable. 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. 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. On-plot parking should always be preferred to on-street parking. The number of car parking spaces required should be proportional to the property's expected occupation.**
- **Porous surface and green parking spaces (for example grass-crete) are preferable to impermeable parking spaces. Garages are likely to be used for storage rather than parking vehicles and should be set behind the building line or to the rear of the plot.**

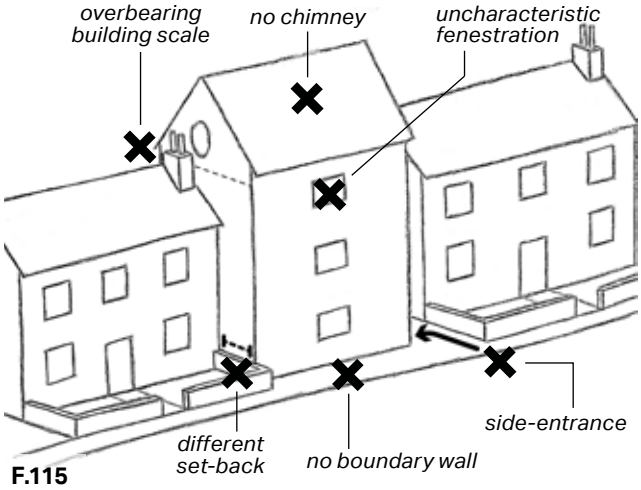

Figure 115: Unappropriate example of infill development design

Figure 114: Parking should be integrated on plot and set behind the building line

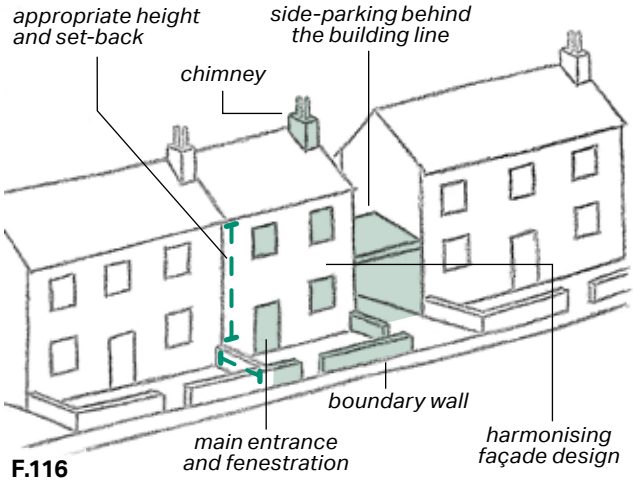

Figure 116: Positive example of infill development design

C Tree Planting & Green Infrastructure

4.4 Tree Planting & Green Infrastructure

The following codes set out how to consider the retention, provision, amount, type and locations for trees and other planting as a critical part of new developments.

C1 - Retain, Replace, Improve

The recently published National Design Guide and updated NPPF puts great emphasis on tree lined streets and integrated Green Infrastructure design to provide 'green islands' and connected corridors which contribute to localised cooling, provide habitat and public amenity.

Retain - Provide tree surveys and impact assessments which highlight which trees on a site are to be retained and which are to be removed. It is far better to retain a good quality tree than to replace it.

- **Where significant trees are located on site, independent surveys to assess the development impact on trees must be completed. This should inform and could lead to straight up objections where significant trees are impacted.**

Replace - Ensuring trees removed from development land are proportionately replaced is vital to maintaining current levels of canopy cover and GI. A common misconception is that replacing on a 1-for-1 basis is proportional, it is not. 1-for-1 replacement will only reduce canopy cover, green infrastructure habitat and public amenity

- **Where trees are to be replaced, consider using a proportionate scale to determine numbers of replacement trees required based on the size of tree removed (nearby Rotherham council have pioneered a scale that strikes a balance, pleasing neither the biodiversity experts or developers).**

Improve - To just replace removed trees or do nothing if trees are not removed is commonly misunderstood to be acceptable. However, the NPPF and local policies require 'improvement', 'enhancement' and 'net gain'. These are not words that aim to maintain a status quo on trees.

- **For major development sites an area of development land could be dedicated for tree planting in the form of a multi-functional community woodland. Relative population density and designated land use types put pressure on a greater density of development and often results in side-lining tree planting and biodiverse green infrastructure design.**

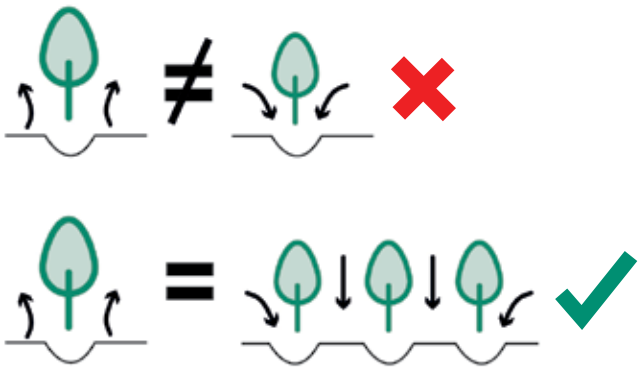

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Figure 117: Replacing trees on a 1-for-1 basis in not proportional because of the reduction in the canopy cover, habitat and public amenity

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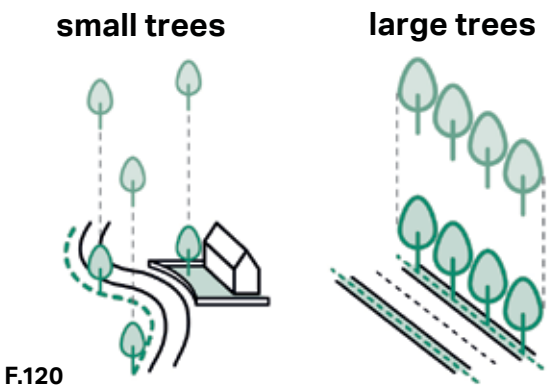

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Figure 118: Example of a community woodland

Figure 119: Tree line along Griffiths Road, Thorncliffe

Figure 120: Infographic about tree positioning depending on their size

C2 - Right tree, right place

The overall aim should be to plant trees and other soft landscaping. This must form part of each development regardless of size. How appropriate a tree is for any given urban location must also be determined based on space requirements.

This maybe simply stated as:

- **Small to medium trees for small spaces such as front gardens and narrower streets; and**
- **Larger trees for avenues and more open environments such as parks, grass verges and landscaped areas.**
- **Other native / suitable planting to soften appearance of plots / buildings.**

Climate change is the biggest challenge for species selection as we don't yet know the extent of this. We can assume greater variance from the norm with greater hot, dry summers and greater wet and windy winters. Weather extremes tend to push native trees to the limit of what genetically they can cope with. As such we should also look at trees more suited to northern and central Europe. The hardest part of the challenge is finding species that provide similar habitats for native birds, bats and insects.

- **For now native UK trees should be preferred or non-native where a specific reason exists.**
- **Native UK trees are preferred but non-native types could be incorporated which are suitable for the biodiversity of our native species. Climate Change will change the environment over the next 50 to 100 years and we may need further qualities of resilience that our native trees cannot provide.**

D Inclusive Design for Dementia

4.5 Design for Dementia

Ecclesfield aims to become a Dementia Friendly Parish as part of the Sheffield Dementia Action Alliance. Initiatives include; dementia friendly literature, messaging, events and businesses. This design code aims to extend this approach to outdoor environments.

Dementia Friendly Parish – Ecclesfield Parish Council (ecclesfield-pc.gov.uk)

Environments that are easy for people to access, understand, use and enjoy are beneficial to everyone, not just older people with dementia. There are likely six major requirements for outdoor environments to be dementia-friendly. They need to be;

- familiar,
- legible,
- distinctive,
- accessible,
- comfortable and
- safe.

Source: Checklist of characteristics of dementia-friendly neighbourhoods from Neighbourhoods for Life: Designing dementia friendly outdoor environments - Elizabeth Burton, Lynne Mitchell, Shibu Raman - Oxford Institute for Sustainable Development

The last 5 factors reinforce existing good urban design guidance for all users (Urban Design compendium I & II and Manual for Streets 1 & 2) so considering these user groups, and others such as young, old, vulnerable and people with different abilities will result in an inclusive design process and improve outcomes for all.

D1 – Overview of Design Considerations

Disorientation occurs amongst some people with dementia even in familiar, straightforward and interesting neighbourhoods when distracted by heavy traffic, crowds or sudden loud noises.

- **Consider locating care homes in low-traffic areas (in proximity to facilities) or implementing low-traffic schemes (see Active neighbourhood pilots at connectingsheffield.commonplace.is) around existing care homes;**
- **Consider 20mph maximum speed limits in wider residential neighbourhoods and lower design speeds on quieter routes (5- 15mph);**
- **Consider adequate space for pedestrians in local and district centres for ease of movement; and**
- **Consider paths to facilities that avoid local train lines, heavy traffic routes and vehicle servicing and car parks;**

Figure 121: The Methleys Home Zone in Leeds

D2 – Design Factors

Design factors that help older people with dementia use and enjoy their local neighbourhoods:

- **Simple, well-connected street layouts with uncomplicated road junctions the easiest to understand and to use;**
- **Subtly varied building form and architectural features, such as; decoration, fenestration, roofscape and chimney pots, help to maintain attention alongside maintaining a consistent street identity. Arbitrary variation in materials from house to house is not desirable however; and**
- **Buildings should be designed to have a clear front and back and entrance and also their purpose should be clear in the case of public buildings such as community centres, shops, medical surgeries, for example.**

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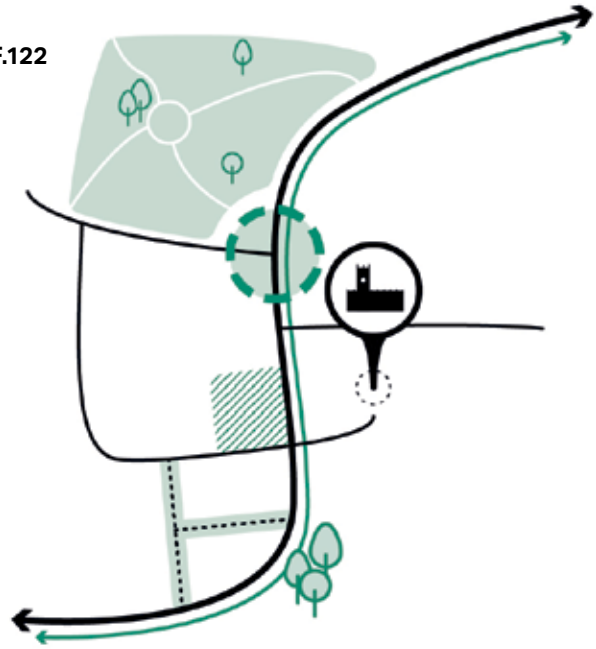

Figure 122: Indicative wayfinding diagram

D3 – Wayfinding features

As well as signage, other visual cues are also used to clarify location and route. These wayfinding features may include:

- **Historic or civic landmarks, such as war memorials and churches;**
- **Distinctive structures, such as water towers or public art;**
- **Places of activity, including urban squares, parks and playgrounds; and**
- **New housing should have an identity and some variety to aid recognition, including individual's homes/ doors.**

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Figure 123: Historic landmarks are fundamental wayfinding features

Figure 124: Public parks and gardens can contribute to local wayfinding

E Hedgehog Habitat & Biodiversity

4.6 Hedgehog Habitat & Biodiversity

Ecclesfield Parish council are encouraging a more hedgehog friendly environment through their Hedgehog heroes initiative.

https://ecclesfield-pc.gov.uk/documents/hedgehog-heroes-garden-ideas/

Hedgehogs are highly active and roam widely. They need to be able to move freely through a well-connected range of habitats to find food, mates and areas to nest. Hedgehogs can travel around 2km in a night in urban areas, and up to 3km a night in rural landscapes.

Hedgehog habitat includes:

- dense scrub to build hibernation nests in during the winter;
- short grass to forage in for invertebrate prey;
- longer grass to forage in and to make nests in during the summer;
- areas of leaf litter to collect and use for hibernation nests;
- log piles and decaying vegetation to forage in and hibernate in; and
- hedgerows and boundary vegetation are important corridors for travel and nesting sites.

E1 – Aims

The following factors are critical to saving this declining species:

- **Connectivity – planting can fragment spaces, creating corridors for wildlife to move;**
- **Shelter – log, leaf and brash piles provide areas for hedgehogs to shelter and hibernate**
- **Food source – native planting encourages native ecology to thrive which supports the natural hedgehog diet;**

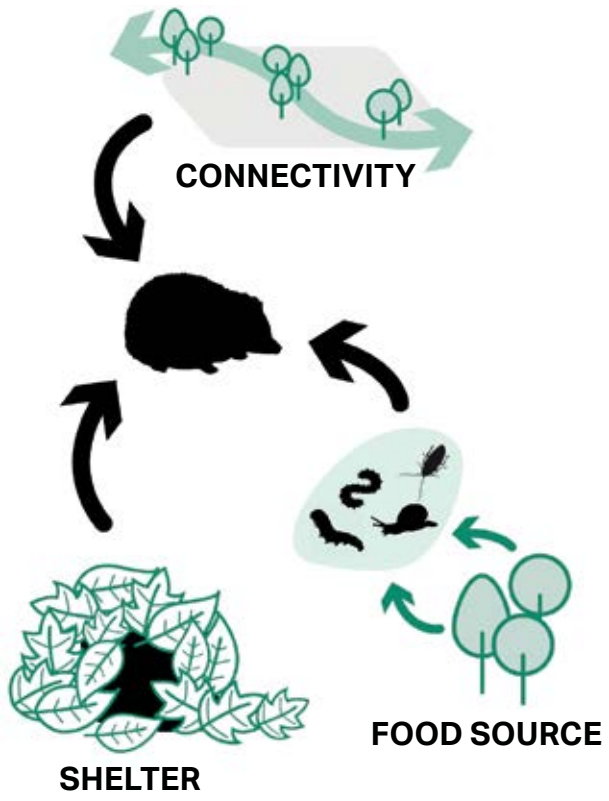

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Figure 125: Conceptual diagram showing the key factors for conserving hedgehogs

E2 – Habitat Enhancement Measures

Habitat enhancement works within green areas, amenity green space and private gardens;

- **Use fence panels with 13 x 13 cm holes at ground level (hedgehog holes);**
- **Leave a sufficient gap beneath gates;**
- **Leaving brick spaces at the base of brick walls;**
- **Providing temporary hedgehog houses during site clearance and construction; and**
- **Native species hedgerows for property boundaries are preferable to walls and fences.**

E3 – Applicability to types of development

Types of developments:

- **Schools, campus and residential can all be adapted for hedgehog improvements;**
- **Open spaces, parks and gardens are easily suited with the right boundaries and planting schemes to break or surround open expanses**
- **Reduce areas of hardstanding by creating green, permeable living driveways;**
- **For ponds, consider levels/ramps for access to hedgehogs and other wildlife; and**
- **Shared-surface private drives on minor / edge streets can also improve connectivity due to reduced kerbs and links from gardens to green space.**

Figure 126: Hedgehog house

Figure 127: Fence panel with a hole at ground level to allow hedgehog movement

F Sustainable Design & Climate Resilience

4.7 Sustainable Design & Climate Resilience

Climate change has created the need to decrease our carbon footprint towards net-zero by providing innovative solutions to transportation (electrification) and the energy use of buildings. Sustainable design incorporates innovative practices at all scales of design to achieve less impactful development footprints, whilst future proofing homes, settlements and natural environments. Reducing use of limited natural resources whilst increasing utilisation of local resources and sustainable natural resources can help to achieve this.

F1 - Resilience to Climate Change

All new development should work to moderate extremes of temperature, wind, humidity, local flooding and pollution within the parish:

- **Areas of Ecclesfield parish are at risk of flooding from watercourses and surface water. Aviod siting homes in high risk flood areas and mitigate increased risk of storms/flooding with sustainable drainage systems. These reduce the amount and rate at which surface water reaches sewers/ watercourses. Often, the most sustainable option is collecting this water for reuse, for example in a water butt or rainwater harvesting system. This has the added benefit of reducing pressure on valuable water sources.**
- **Plant trees as part of major development for habitat, fuel and sustainable building materials (see Tree Planting and Green Infrastructure)**
- **Eco-systems cannot adapt as fast as the climate is changing leading to loss of biodiversity. Protecting and enhancing Ecclesfield's extensive woodlands, watercourses and green infrastructure can combat this. Aim to increase ecology through biodiversity net-gain (BNG) on major development sites.**
- **Use street trees and planting to moderate and improve micro-climate for streets and spaces.**

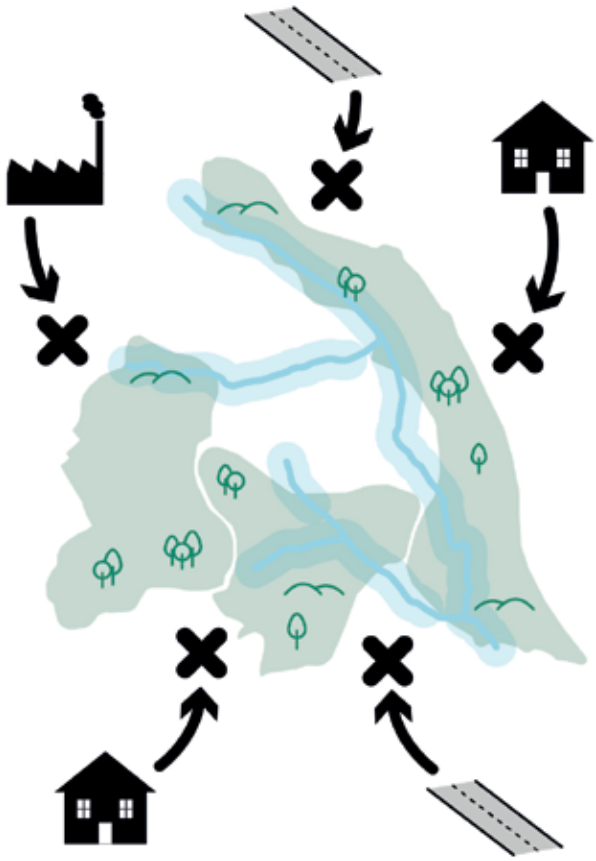

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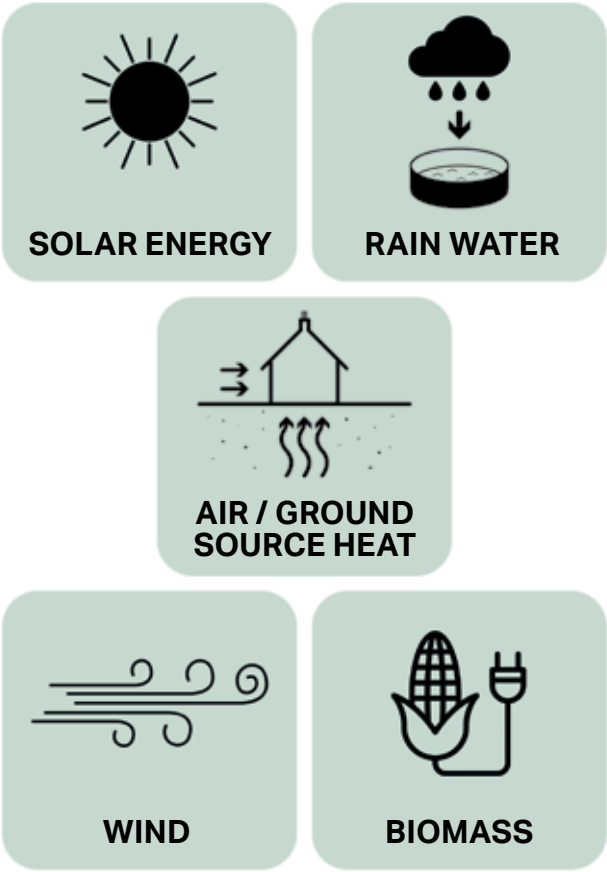
Figure 128: Protecting and enhancing Ecclesfield's natural elements can combact loss of biodiversity

F2 – Assessing Alternative Energy Sources

Key considerations in the assessment of alternative energy sources for development may include (but are not limited to):

- **Optimise 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;**
- **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 fuels; and**
- **Local wind speed and direction in Ecclesfield for micro-generation wind turbines.**



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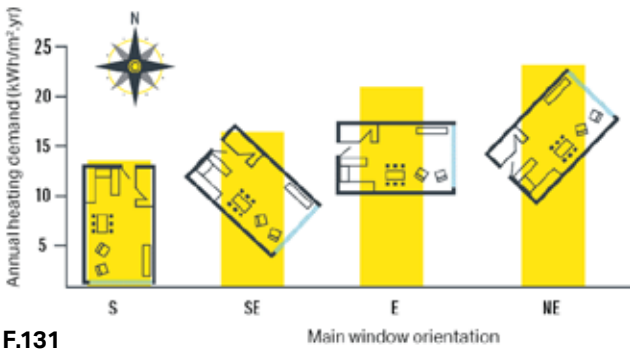
F.129

Figure 129: Carefully angled solar panels that harness every moment of the sun



F.131

Figure 130: Key alternative natural energy sources

Figure 131: Building orientation influences the annual heating demand

F3 – Electric Vehicle charging

Current transition to electric vehicle technology and ownership comes with related issues that must be addressed by new development. 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/maintenance);**
- **Integrating charging infrastructure sensitively within streets and spaces, for example, by aligning with green infrastructure and street furniture; and**
- **Sensitive integration of charging infrastructure within conservation areas.**

Design issues to address for Parking at the home:

- **Convenient on plot parking and charging points close to homes;**
- **Potential to incorporate charging points under cover within car ports and garages;**
- **Still need to 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;**
- **Need to consider visitor parking / charging needs;**
- **Existing unallocated / on-street parking areas and feasibility to provide electric charging infrastructure not linked to the home; and**
- **Potential for providing secure, serviced communal parking areas for higher density homes.**

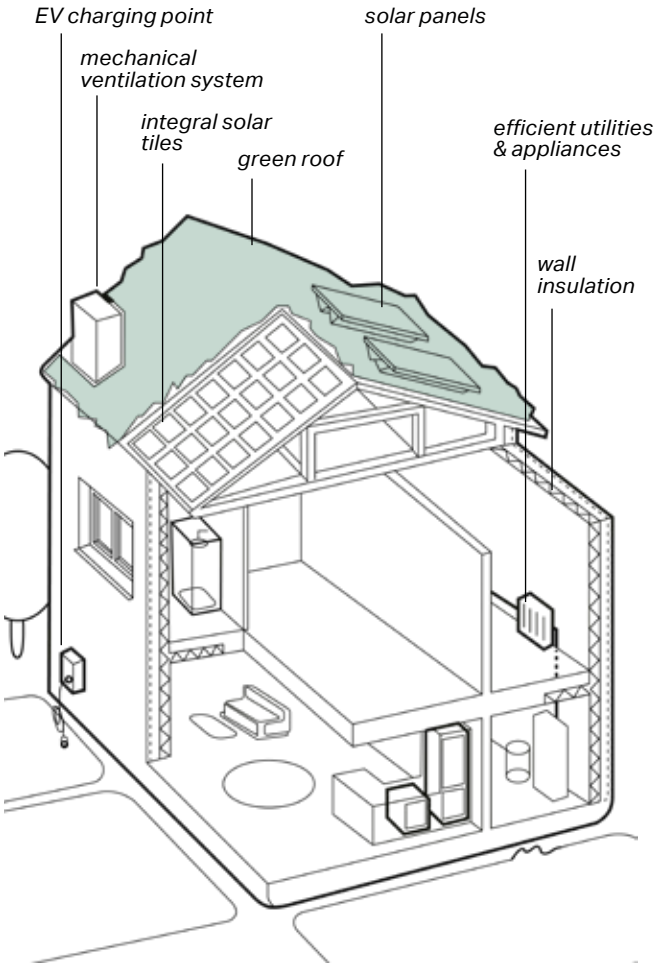
Figure 132: Public electric vehicles charging points

Figure 133: Home electric vehicles charging point

F3 - Energy efficiency measures towards Net-Zero carbon

By default, new development should adopt a fabric first approach in line with the governments emerging Future Homes Standard, to attain higher standards of insulation and energy conservation.

- **Reducing energy demand further by employing passive design principles for homes is desireable and can make some forms of 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); and**
- **Consider building form and thermal efficiency: point-block/ terraced / semi-detached / detached all have different energy efficiency profiles. This must be balanced with local design preference and character considerations to ease acceptance for development.**



F.135

Figure 135: Cut-through diagram of an energy efficient home and its features

F.134

Figure 134: Air source heat pump unit

F.136

Figure 136: Air source heat pump housing covers the unit and harmonises with the building aesthetic

Checklist

05

5. 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.

1

General design guidelines for new development:

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.

- 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;
- 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;
- Positively integrate energy efficient technologies; and
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind.

2

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?
- Does it meet all access needs to and from public transport stops?

3

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?

3

Local green spaces, views & character:

- 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?
- In rural locations, 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?

3

Local green spaces, views & character:

- 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)?

4

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?

5

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?

6

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?

7

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?

8

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?

9

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?
- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

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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