AECOM

Marbury, Norbury & Wirswall Neighbourhood Plan

April 2021

Design Code

Quality information

Document name	Ref	Prepared for	Prepared by	Date	Reviewed by
Marbury, Norbury & Wirswall Neighbourhood Plan Design Code	DR-11039	Marbury, Norbury & Wirswall Neighbourhood Plan Steering Group (NPSG)	Elliot Joddrell, AECOM	24-04-21	Lee Wood, AECOM

Revision history

Revision	Date	Details	Authorised	Name	Position
00	22-03-21	1st Draft issued to NPSG	LW	Lee Wood	Regional Director
01	26-04-21	2nd Draft reflecting comments received from Chris Wheeler	LW	Lee Wood	Regional Director
02	-	Final Draft	LW	Lee Wood	Regional Director
03		Final Document signed off by Locality	LW	Lee Wood	Regional Director

Contents

Wrenbury Road

Introduction

Background

The villages of Marbury, Norbury and Wirswall have established a Neighbourhood Plan Steering Group (NPSG) in order to shape and influence development within their area. The NPSG are currently in the process of preparing their Draft Neighbourhood Plan.

Locality is the national membership network for community organisations that brings local people together to produce Neighbourhood Plans. Through Locality's support programme, the NPSG have appointed AECOM to prepare this Design Code document which will form part of the evidence base for their Neighbourhood Plan.

Based on early communitications with the NPSG, a diagnostic report was produced which recorded what the group wanted to achieve with the design code and provided some initial local understanding of the area. The report also identified that that the design codes in this document should be applied to the whole Neighbourhood Plan area.

Objective

The purpose of this document is to provide an appreciation of the three parishes' existing character and create a set of design codes which will apply to any future housing development. This will help to ensure that as any new development comes forward, it responds to its context and supports and enhances the quality of the villages' existing character.

Methodology

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

- On the 6th January 2021, an inception call was held with AECOM representatives and the Chairman of the NPSG to understand the aims of the group and confirm the brief.
- On the 26th February 2021, AECOM representatives carried out a site walkover of the three parishes in order to appreciate the local character and photograph the area.
- On the 22nd March 2021, AECOM shared a draft Design Code document with the NPSG.
- On the INSERT DATE 2021, an engagement meeting was held with the NPSG to review the draft document and allow local opinion to be captured and represented in the final document.
- After capturing the feedback from the engagement meeting, AECOM issued the final Design Code on **INSERT DATE**.

Document Structure

This Design Code document comprises the following six sections:

01 Introduction

Outlining the background, purpose, process, study area and design code document structure.

02 Planning Context

Reviewing the planning policy context for development in Marbury, Norbury and Wirswall.

03 Place Assessment

Provides an appreciation of physical influences which will be used to help inform the design codes

04 Local Character

A more focussed understanding of the parishes' built and natural landscape character is provided by undertaking a photographic survey to analyse key characteristics.

05 Design Codes

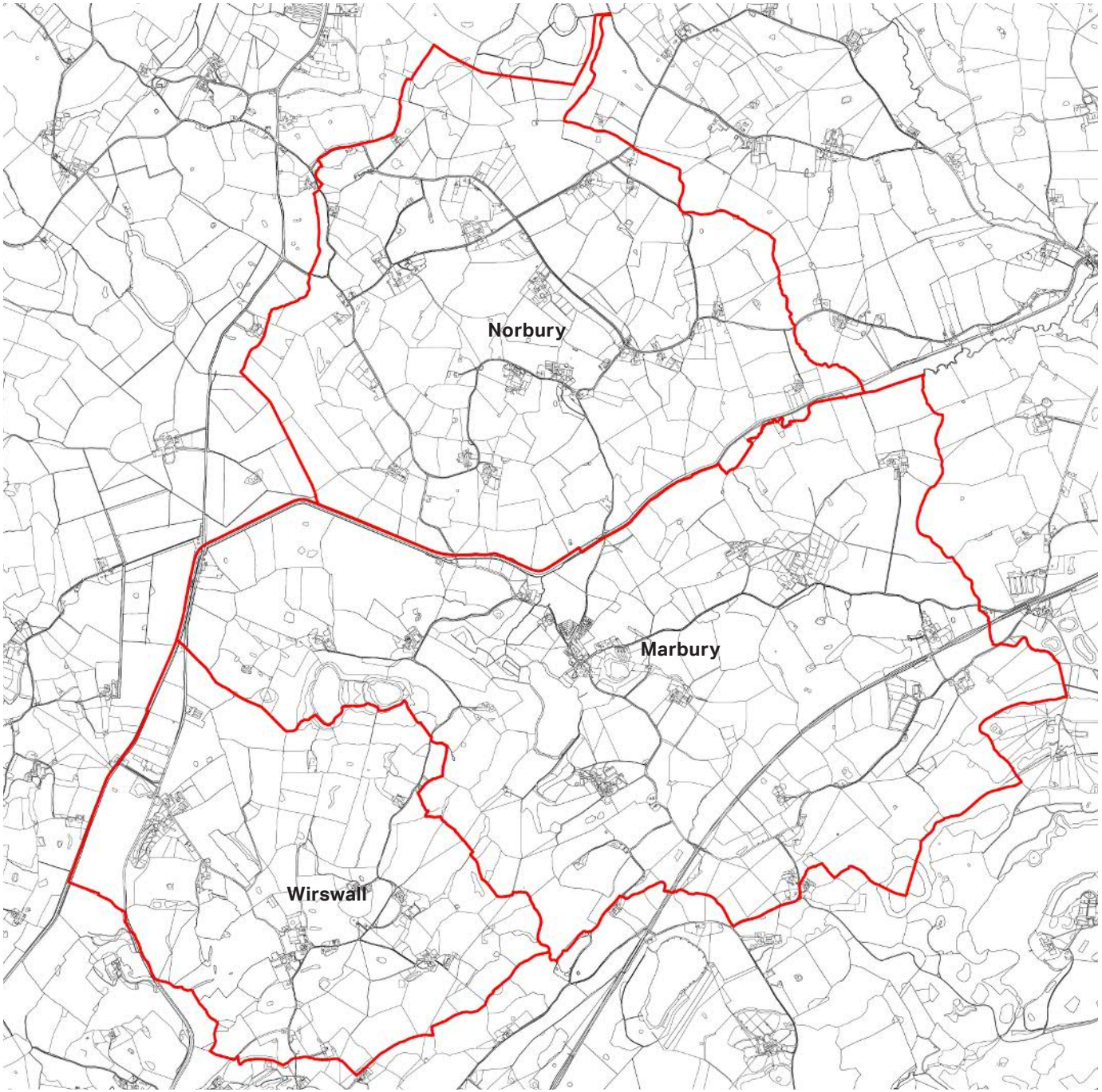
The design codes to be applied to future housing developments in the Neighbourhood Plan area are established.

06 Next Steps

Provides guidance on the next steps for the NPSG and potential future developers.

Study Area

The Neighbourhood Plan area comprises of the villages of Marbury, Norbury and Wirswall and their surrounding rural context. In order to influence the design of future housing around the main settlement areas, this document will predominantly be focussed on the extent of the villages and their more immediate surroundings.



Marbury, Norbury & Wirswall Parish Boundaries / Neighbourhood Plan Area

Marbury, Norbury, & Wirswall Parish Boundaries / Neighbourhood Plan Area

Planning Context

The three parishes of Marbury, Norbury & Wirswall sit within the unitary authority area of Cheshire East. The following planning documents were reviewed to understand the policy context which will influence this design code document.

Cheshire East Local Plan Strategy, 2010 - 2030

Policy PG 2 Settlment Hierarchy

Within the Cheshire East Settlement Hierarchy Marbury, Norbury & Wirswall are defined as ' Other Settlements and Rural Areas'. The policy states that 'growth and investment in the Other Settlements should be confined to proportionate development at a scale commensurate with the function and character of the settlement and confined to locations well related to the existing built-up extent of the settlement.'

Policy PG 6 Open Countryside

The three parishes are within Cheshire East's Open Countryside, defined as the area outside of any settlement with a defined settlement boundary. Within the Open Countryside only development that is essential for the purposes of agriculture, forestry, outdoor recreation, public infrastructure, essential works will be permitted. Exceptions may be made where there is the opportunity for infilling in villages or where a proposed dwelling is exceptional in design and sustainable terms.

Policy SE 1 Design

This policy indicates that proposals should make a positive contribution to their surroundings in terms of sense of place, managing design quality, sustainable urban, architectural and landscape design, livability / workability and designing in safety. Further guidance on design from Manual for Streets and Building Better, Building Beautiful is signposted within the policy.

Policy SE 2 Efficient Use of Land

This policy encourages the redevelopment / re-use of previously developed land and buildings. The policy also states that all windfall development should consider the landscape and townscape character of the surrounding area when determining the character and density of development.

Policy SE 4 The Landscape

A large area within Marbury and Wirswall is defined as a Local Landscape Designation Area (see Landscape plan on page 12). In these areas the council will seek to enhance the landscape and protect it from development that is likely to have an adverse impact. Measures will be sought to integrate development into the landscape character of these areas by:

- Protecting the character through suitable planting, landscape and / or woodland; and
- Making suitable provision for better public access to, and enjoyment of Local Landscape Designation Areas.

Policy SD 2 Sustainable Development Principles

Within this policy it is stated that all development should reinforce local distinctiveness in terms of height, scale, massing form and grouping, materials, external design features, green infrastructure and relationship to neighbouring properties, street scene and the wider neighbourhood.

The policy also expects development to be resilient to climate change, minimise energy use, use natural resources prudently, promote the use, recovery and recycling of materials, integrate or allow future integration of renewable energy technologies, discourage crime and anti-social behaviour, minimise trip generation, minimise waste and pollution and be water efficient.

Parking Standards

For residential development the recommended car parking standard for a 1 bedroom dwelling is 1 space per dwelling; for 2/3 bedrooms the standard is 2 spaces per dwelling; for 4/5+ bedroom dwellings 3 car parking spaces should be provided per dwelling.

The Cheshire East Borough Design Guide Supplementary Planning Document (SPD) Volume 1: Setting the Scene of Cheshire East, 2017

This documents breaks the borough up into settlement character areas. Marbury, Norbury and Wirswal fall within the Market Towns and Estate Villages character area. For each character area a brief character summary provides an understanding of the settlement fringe character, typical traditional materials and detailing, and 'Settlement Character Area Design Cues.

The Cheshire East Borough Design Guide Supplementary Planning Document (SPD) Volume 2: Residential Guidance - Creating Quality, 2017

This document provides practical guidance on the urban design process and demonstrates how designs should be developed to be responsive to their context. Specific guidance is provided on the design of streets, green infrastructure and landscape, and sustainable design principles. The document also defines a number of material palettes appropriate within each of Cheshire East's character areas.

Designing Out Crime SPD, 2006

This SPD provides advice to developers on the use of design to reduce crime, fear of crime and anti-social behaviour. Specific guidance is provided on building design and site layout, ownership, footpaths and cycleways, boundary treatments, landscaping, lighting and parking.

School Lane

Place Assessment

Historic Evolution & Heritage

The adjacent photographs show a selection of the listed buildings and structures within the three parishes. These include:

- Grade II listed Black and White Cottages;
- Grade II listed Wood Farmhouse;
- Grade II listed Churchyard wall at Church of St Michael;
- Grade II* Church of St Michael;
- Grade II listed The Grange Farmhouse;
- Grade II listed Outhouse to Swan Inn; and
- Grade II listed Marbury Cottage.

In addition to this selection there are a further 16 grade II listed entries within the three parishes. These are listed below:

- Monumental Obelisk
- Llangollen Canal Willeymoor Lock
- Barn at Wirswall Hall
- Olice Cottage
- Marbury Hall
- Hadley Hall
- Llangollen Canal Povey's Lock and Spillway
- Church Bridge
- Brook Farmhouse
- Old Farmhouse at Marbury Hall
- Stokes Cottage
- Gate Lodge to Marbury Hall
- Llangollen Canal Stables at Willey Moor Lock
- The Holtridge
- Lychgate in Churchyard of St Michael
- Combermere Abbey Park and Garden

The Grange Farmhouse, Wirswall

Wood Farmhouse, Wirswall

Church of St Michael and Churchyard wall, Marbury

Black and White Cottages and Outhouse to Swan Inn, Marbury

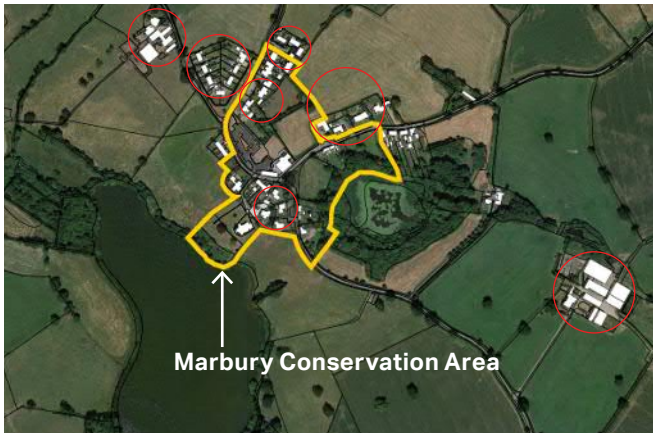
Brook Farmhouse, Gauntons Bank

Marbury Cottage, Marbury

A comparison between historic mapping and present day aerial photography of the three villages of Marbuy, Wirswall and Norbury indicates that over the past 145 years there have been a number of small residential developments as well as growth within several farms. Residential developments have been limited to a few individual homes or a small number of semi-detached dwellings. The largest development has been the addition of fourteen semi-detached dwellings on Wirswall Road and School Lane in Marbury. This development is laid out in a formal V-shape which stands out against the organic and irregular layout of the rest of the village.

Marbury historically developed around the Church of St Michael and the Swan Inn creating a more compact village centre at the meeting point of a number of country lanes. This area is designated as a conservation area. Development in Wirswall and Norbury comprises of a series of farms and dwellings which are spread out and scattered along their main routes.

Historic mapping of Marbury from 1875



Present day aerial photograph and figure ground of Marbury

Historic mapping of Wirswall from 1875

Present day aerial photograph and figure ground of Wirswall

Historic Mapping of Norbury from 1875

Present day aerial photograph and figure ground of Norbury

Landscape

The landscape surrounding the villages is predominantly open farmland with hedgerow and tree bound fields. There are a number of small dense wooded areas within the parishes including Handley Park Covert, Big Wood, Hadley Covert, Glebe Covert, Poole hook, Marley Moss and Peel's Gorse.

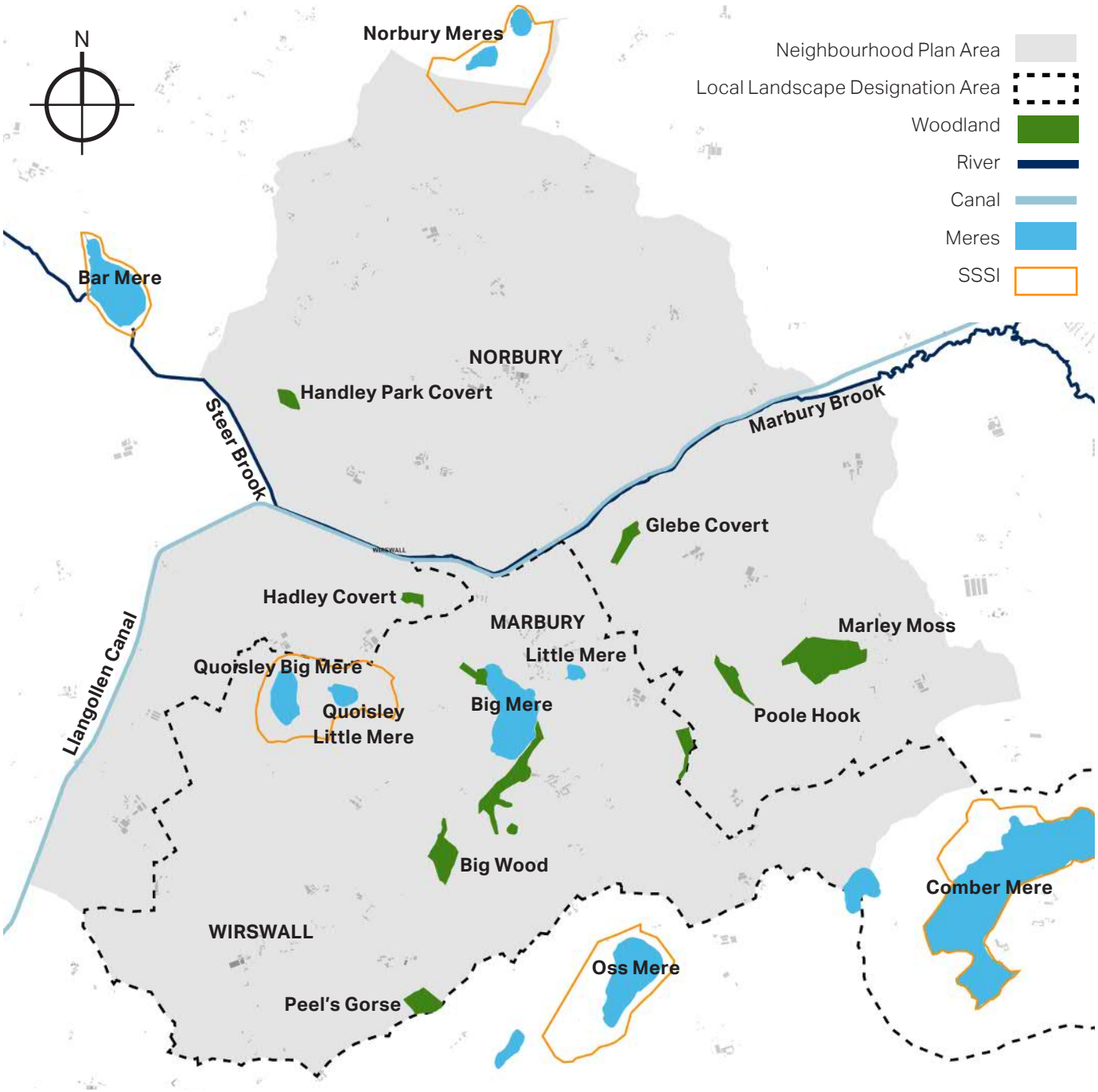
Marbury is situated on lower ground adjacent to Big Mere whilst Wirswall is on higher ground rising to approximately 155m. The level change between the two villages is approximately 75m (See page 15).

Straddling the parishes of Marbury and Wirswall is the Quoisley Meres Site of Special Scientific Interest (SSSI). To the south of the study area are Oss Mere and Comber Mere SSSI's and to the north is Norbury Meres SSSI.

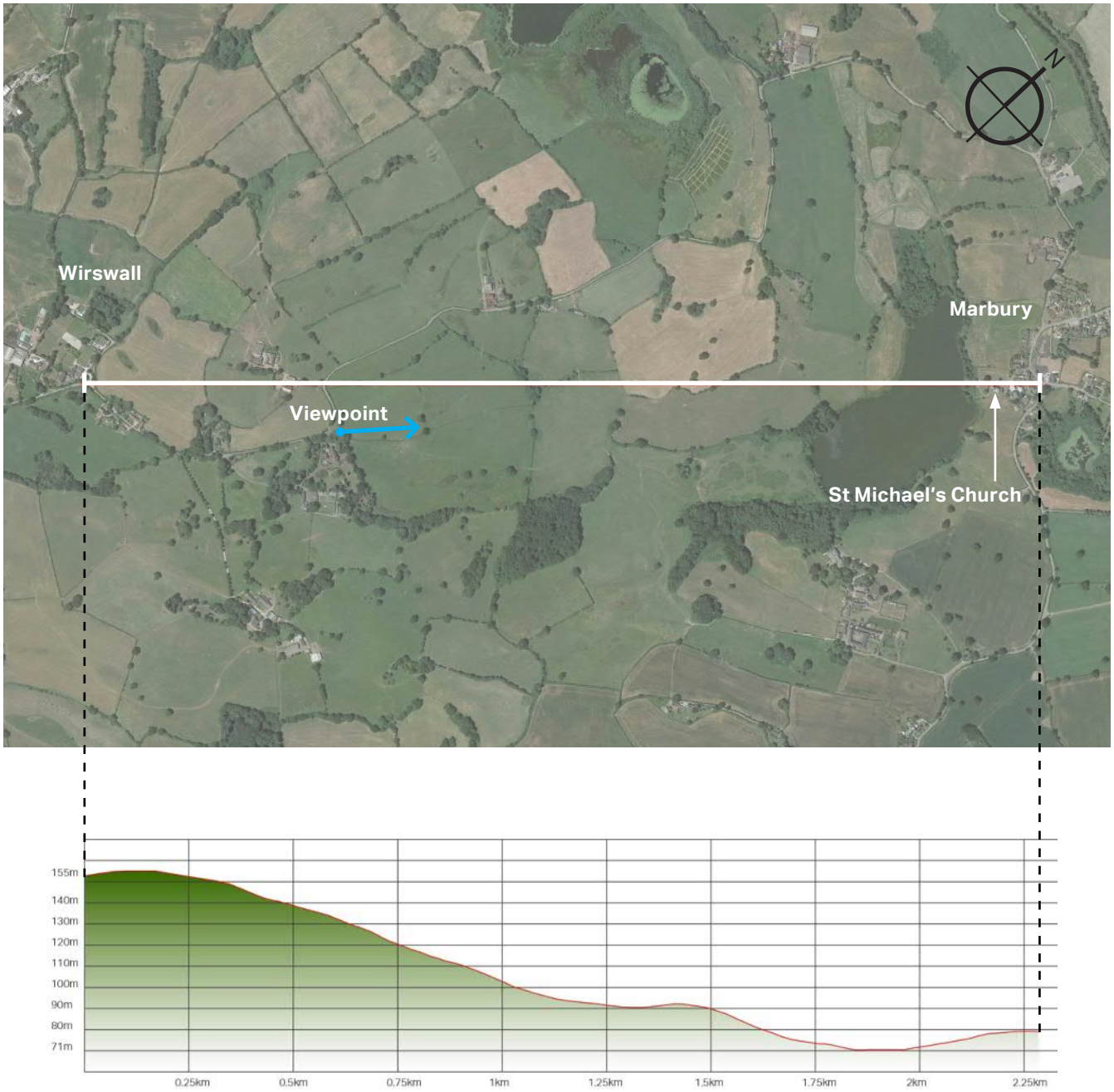
The three parishes sit within Natural England's National Character Area 61: Shropshire, Cheshire and Staffordshire Plain. The area is described as 'an expanse of flat or gently undulating, lush, pastoral farmland.'

The study area also sits within Landscape Character Type 9: Estate, Woodland & Meres within the Cheshire Landscape Character Assessment, 2008. The key characteristics of this landscape character type are:

- Large historic houses and associated buildings including estate farms, lodges etc;
- High densities of woodland - broadleaved and mixed;
- Ornamental landscape features such as parkland and lakes;
- Meres, mosses and ponds - some meres adapted for ornamental purposes;
- Wildfowl habitats;
- Flat to undulating relief;
- Irregular, semi-regular and regular fields (up to 8ha);
- Dispersed settlement and
- Leisure facilities - visitor attractions e.g. historic estates (house and land) and golfcourses.



Landscape



Topographical cross section from Wirswall to Marbury showing level change between the two villages.

View from Wirswall to Marbury showing level change between the two villages.

Route Hierarchy

The three parishes are accessible from the A49 which runs from Whitchurch to Tarporley.

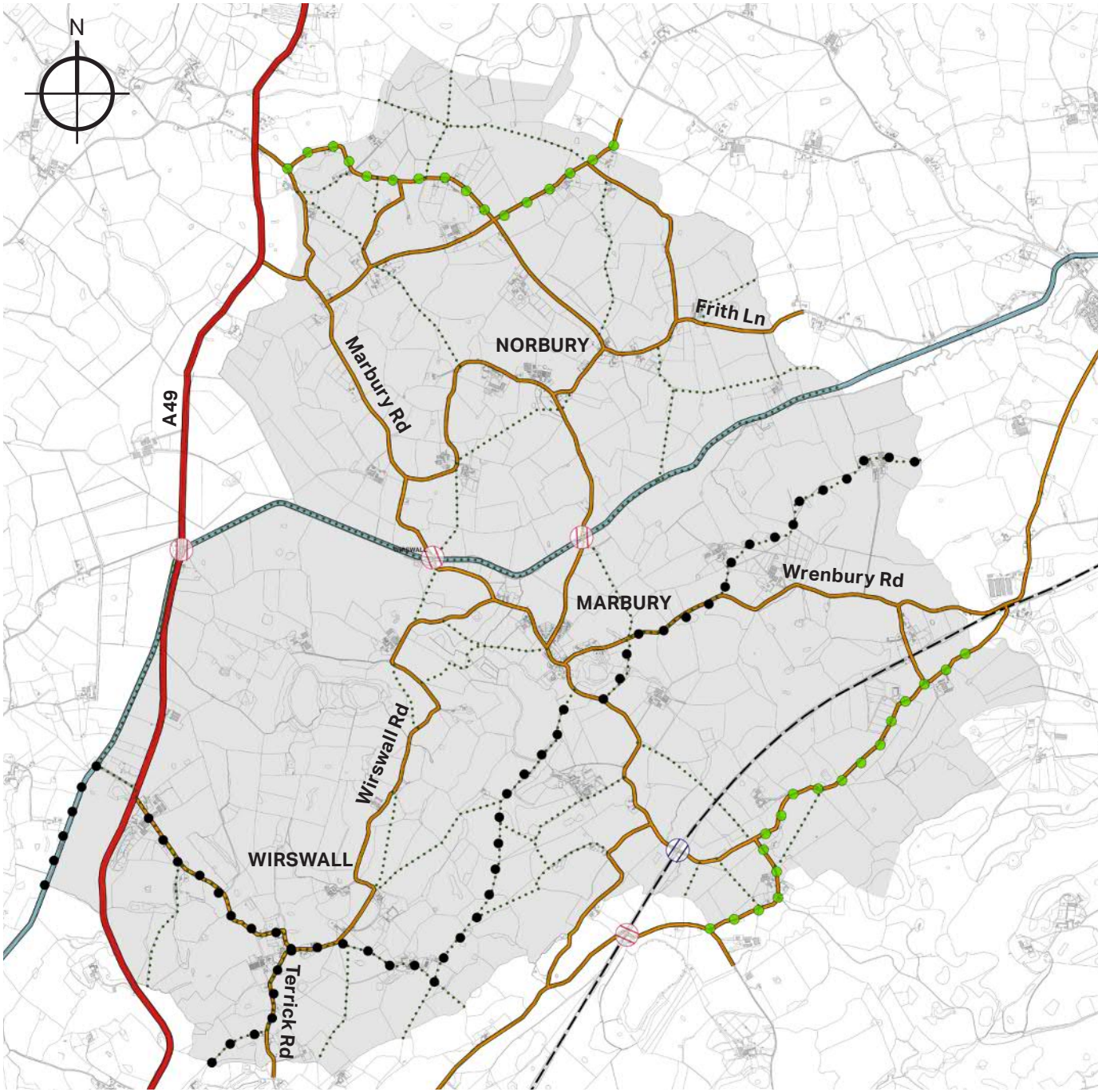
The roads in the parishes comprise predominantly of a broad network of country lanes across the rural landscape.

Marbury is situated at the intersection of Wirswall Road, School Lane, Wrenbury Road and Hollins Lane. Wirswall is situated along Terrick Road and Wirswall Road and Norbury is positioned along Norbury Town Lane, Gauntons Bank and Frith Lane. Each of these routes is similar in character with winding country lanes with few road markings and no pavements.

There are no bus services which operate within the main settlement areas. A train line runs through the parish of Marbury with the nearest stations located in Whitchuch and Wrenbury.

The Llangollen Canal which runs from Llangollen in Wales to Nantwich runs along the border of the parishes of Marbury and Norbury.

The surrounding area is well connected with public right of way routes providing traffic free footpaths to explore the surrounding landscape. In addition, the South Cheshire Way and Bishop Bennet Way long distance footpaths run through the parishes. The area is also accessible on National Cycle Network Route 45 which travels from Chester to Salisbury..



Village Centre Route Hierarchy

Wrenbury Road

Hollins Lane

Wirswall Road

Terrick Road

Gauntons Bank

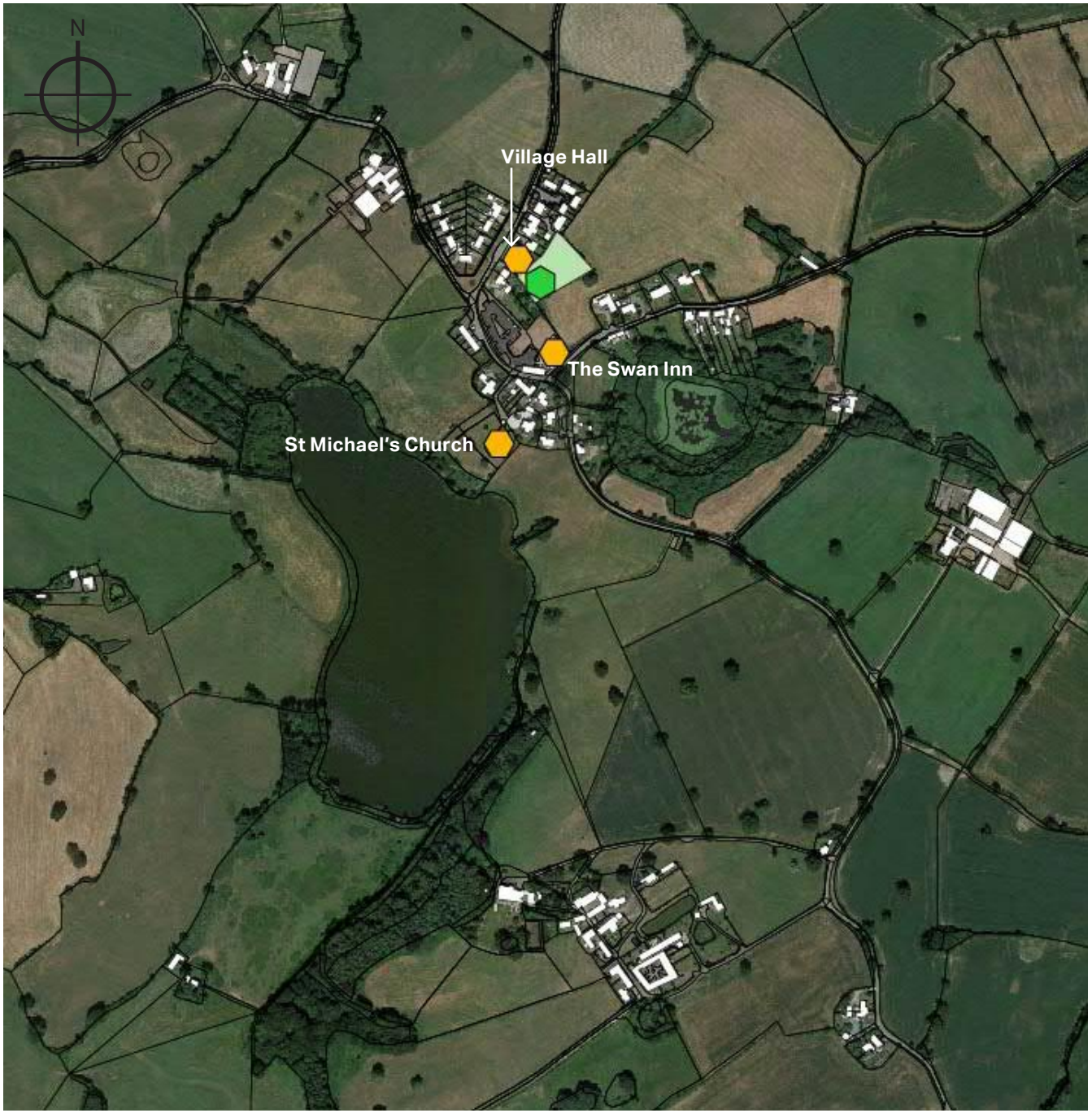
Norbury Town Lane

Village & Open Space Structure

The study area comprises of three small villages which are situated within a rural setting surrounded by agricultural land and numerous farms.

There are very few amenities within the villages with The Village Hall, Swann Inn and St Michael Church form the main amenities within the wider area and are located within Marbury.

On School Lane in Marbury there is an area of formal recreational open space with a play area and the three parishes are well connected to the surrounding open rural landscape with footpaths.



Open space and village structure

The Swan Inn, Wrendbury Road

The Village Hall, School Lane

School Lane play area

St Michael's Church

Marbury 1 hectare housing density samples

On the adjacent plans the following 1 hectare housing density samples have been tested to understand the appropriate density of future developments in the three parishes.

1. School Lane, Marbury - 14 dwellings per hectare (dph)

2. Hollins Lane, Marbury - 10dph

3. Terrick Road, Wirswall - 3dph

4. Terrick Road, Wirswall - 7dph

5. Norbury Town Lane, Norbury - 8dph

6. Gauntons Bank, Norbury - 5dph

This shows that the three villages have developed at an average density of 8dph. Future development should adopt a similar low density to ensure cohesion with the local context.

Wirswall 1 hectare housing density samples

Norbury 1 hectare housing density samples

Sense of Place & Wayfinding

Elevated points across the parishes have resulted in many view points where the surrounding landscape can be appreciated (see views 5, 7 and 14).

A key area of importance is the junction at the centre of Marbury where Hollins Lane, Wrenbury Road and Wirswall Road meet. The Swan Inn sits just off this junction and the area of landscaping to the front of the pub has a large oak tree providing a canopy above the entire space. The space provides a welcoming arrival point to the village.

There are a number of historic listed buildings which contribute to the character of the parish. The Grade II* Listed St Michaels Church is a local landmark which can be seen from many locations across the area (see views 1, 3, and 7). There are several brick and timber framed buildings in the area where the timber framework is visible from the exterior. These construction methods greatly contribute to the overall historic character of the parishes.

The influence of the surrounding landscape contributes to the rural character of the villages. The elevated position of Wirswall provides very long distance views to both Cheshire and the Welsh mountains (see view 14).

Sense of place and wayfinding

View 1 - Big Mere and St Michael's Church

View 2 - Oak tree in the centre of Marbury

View 3 - Big Mere and St Michael's Church from Hollins Lane

View 5 - Looking north toward the Peckforton Hills

View 4 - St Michaels Church from the Hollins Lane approach to Marbury

View 6 - View west from Wirswall Road

View 7 - Looking north from Wirswall Road

View 8 - Looking north from Wirswall Road

View 9 - Looking north-east from track leading to Wickstead Old Hall

View 10 - Looking south-west from School Lane

View 11 - Looking north from Norbury Town Lane

View 12 - Looking south from Norbury Town Lane

View 13 - Looking east from Gauntons Bank

View 14 - View from Terrick Road towards the Welsh mountains

Gauntons Bank

Local Character

Photographic Analysis & Observations - Marbury

A site walkover of the villages was undertaken on the 26th February 2021 to understand the topography, structure and character of the villages.

Following the visit, a photographic analysis has been prepared to identify and illustrate key design features which help underpin the parishes' intrinsic character. This understanding will then be used to inform and shape the proposed design codes.

The images which have been chosen for the purpose of this analysis represent a sample from across the three villages as illustrated in the adjacent and following key plans. Each of the images portrays key characteristics / spacial responses which help to shape the sense of place.

Marbury Photo Analysis Key Plan

Photograph 1: Wirswall Road

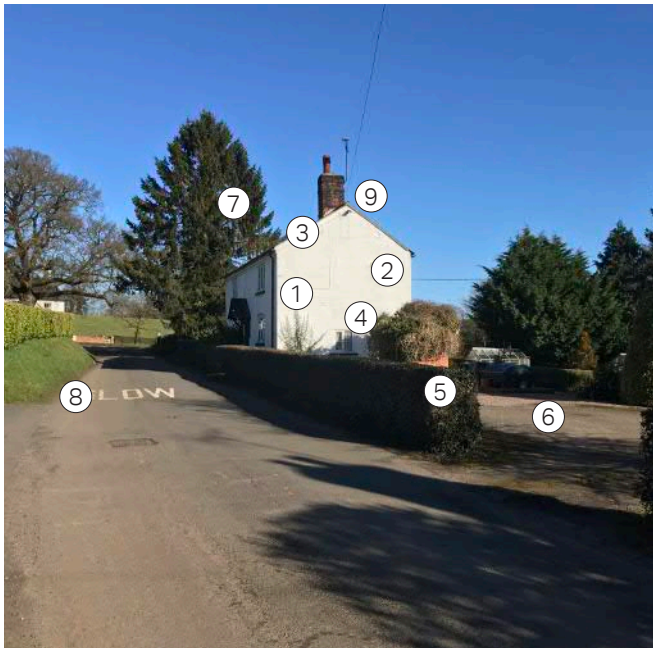
1. Red brick building materials with an exposed timber framework.
2. Gable roof form with slate roof covering with tall red brick chimneys.
3. White framed casement windows.
4. Hedgerow and low stone wall boundary treatments.
5. Car parking is provided off the street on a driveway to the side of the dwelling.
6. Building is laid out in a t-shape with a gable end facing the street and two gable ends perpendicular to the street.
7. Building is two storeys in height.

Photograph 2:

1. Timber framed with rendered infill and painted brick. Some black painted detailing in simulation of timber framing.
2. Gable roof form with slate tiles and red brick chimneys.
3. Stepped roof with street facing gabled projections.
4. White framed casement windows.
5. Hedgerow and stone wall front boundary treatments.
6. Parking is provided to the rear of dwelling.
7. Building is set at an angle to the street with front garden space gradually shortening towards the end dwelling.
8. Building is two storeys in height.

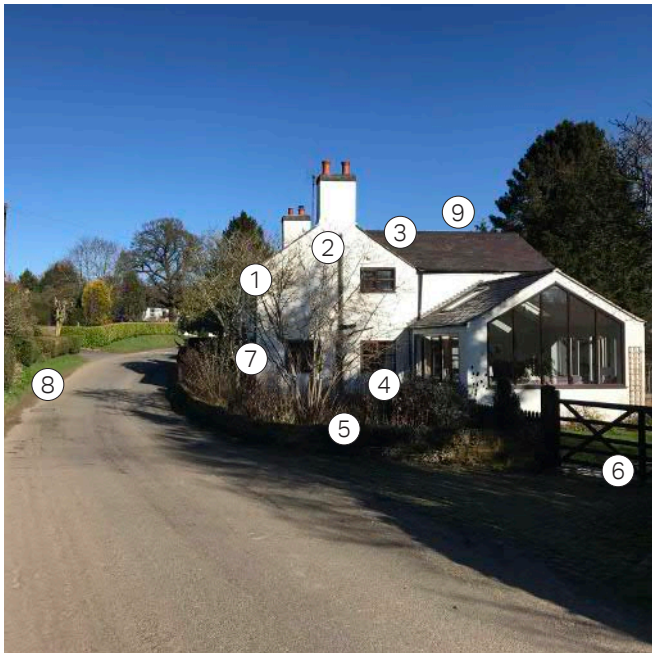
Photograph 3:

1. Red brick building materials.
2. Gable roof forms with concrete roof tile coverings and brick chimneys.
3. A dormer window indicates there is a room within the roof space of the dwelling.
4. Buildings are set back and well screened behind roadside hedgerow boundary and trees.
5. Dwellings are accessed via a shared access driveway.
6. Parking is provided to the front of the dwelling.
7. Building is two stories in height with a varied roof which extends to the ceiling height of the ground floor at one end and finishes at the ceiling of the second floor at the opposite end of the dwelling.



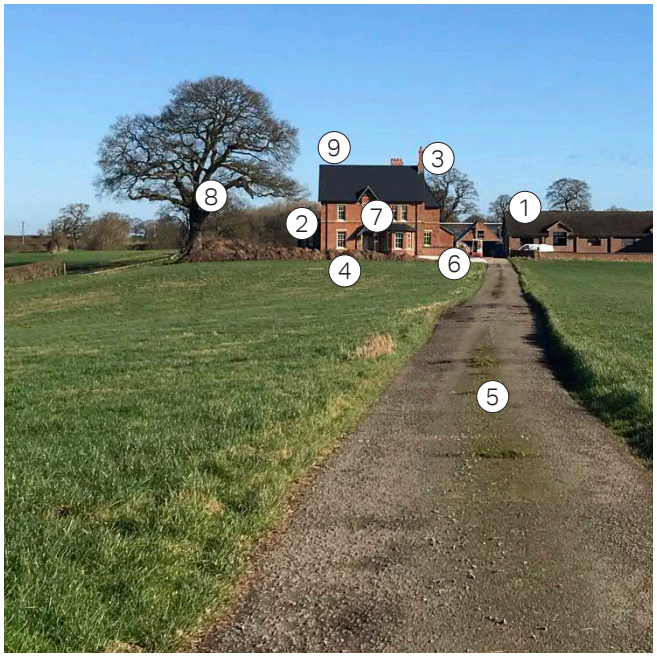
Photograph 4:

1. Single detached dwelling set back from the road.
2. White painted brick material palette.
3. Gable roof form with slate tiles and red brick chimneys.
4. White framed casement windows and a covered front door threshold.
5. Hedgerow boundary treatments.
6. Parking is provided to the side of the dwelling on a private driveway.
7. Building sits within a context of tall trees and landscaping.
8. Country lane without pavements.
9. Building is two storeys in height.



Photograph 5:

1. Detached dwelling set back from the road.
2. White rendered elevations.
3. Gable roof forms with slate tile coverings.
4. Brown framed casement windows and a covered front door threshold.
5. Low stone wall front boundary treatment.
6. Parking provided on a private driveway to the side of the dwelling.
7. Building frontage is parallel with the street.
8. Country lane without pavements.
9. Dwelling is two storeys in height.

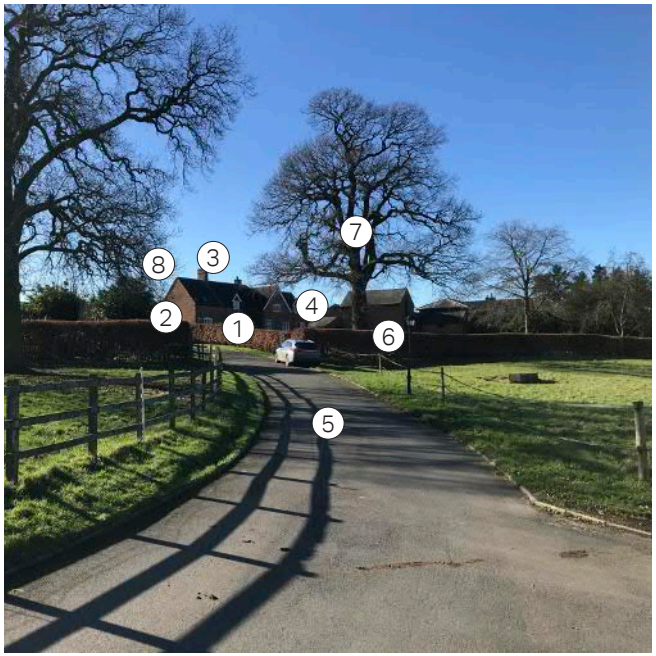


Photograph 6:

1. Detached farmhouse and barn buildings.
2. Red brick building materials.
3. Gable roof forms with slate tile coverings with tall brick chimney.
4. White framed sash windows.
5. Dwelling accessed via a long driveway across open fields.
6. Parking provided in on-plot parking garage and driveway.
7. Building frontage faces the main road.
8. Large trees to the side and rear of the dwelling.
9. Dwelling is two storeys in height.

Photograph 7:

1. Detached gatehouse dwelling.
2. Stone and timber building materials with white render.
3. Gable roof forms with fish scale patterned slate roof tiles and a brick chimney.
4. Glazing with lead cames.
5. Dwelling access and parking on driveway to the rear of garden.
6. Building frontage faces access lane for Marbury Hall.
7. Hedgerow boundary treatment.
8. Dwelling is two storeys in height.



Photograph 8:

1. Large detached farmhouse dwelling.
2. Red brick building materials.
3. Gable roof forms with slate tile coverings, dormer windows and brick chimneys.
4. White framed casement windows.
5. Dwelling is accessed via long private driveway.
6. Hedgerow boundary treatments.
7. Large mature trees within surrounding landscaped areas.
8. Dwelling is two storeys in height.

Photograph 9:

1. Large detached hall.
2. White rendered elevations.
3. Hipped roof forms with slate roof tiles and white rendered chimneys.
4. White framed sash windows.
5. Dwelling is accessed via long private driveway.
6. Open lawned areas of landscaping and densely wooded surroundings.
7. Dwelling is two storeys in height.
8. Traditional estate fencing to boundaries.

Photograph 10:

1. Grouping of former agricultural buildings converted for residential use.
2. Red brick building materials.
3. Gable and hipped roof forms with slate tile coverings.
4. Dwellings accessed via long private driveway.
5. Dwellings sit within open fields.
6. Wooden fence boundary treatments and red brick bound walled garden.
7. Dwellings are two storeys in height.
8. Mature oak trees provide scale and have a distinct form which supports the rural character.

Photograph 11:

1. Red brick and rendered dwellings.
2. Gable and hipped roof forms with slate tile roof coverings.
3. Dwellings accessed via long private driveway.
4. Parking provided on driveway and in ground floor parking garage.
5. Dwellings are two storeys in height.
6. Wooden fenced boundary treatment.
7. Low brick wall and hedgerow boundary treatment.
8. White framed casement windows.
9. Stone windowsills and lintels.

Photograph 12:

1. Red brick building materials.
2. Gable roof forms with slate tile coverings.
3. Dwelling accessed via a long driveway.
4. Under croft car parking provided at ground level.
5. Wooden fence boundary treatment.
6. Dormer window providing second storey in roof space.
7. White framed casement windows.

Photograph 14:

1. Red brick and Staffordshire blue brick semi-detached dwellings.
2. Gable roof forms with slate tiled coverings and red brick chimneys.
3. Gabled second upper windows.
4. Stone sills and arched stone lintels.
5. Ground floor bay windows.
6. Covered front door threshold.
7. Stone wall and hedgerow boundary treatments.
8. Parking provided on private driveway to the side of dwellings.
9. Grass verges adjacent to country lanes.

Photograph 15:

1. White rendered detached dwelling.
2. Gable roof forms with slate roof tiles, sky lights and white rendered chimneys.
3. Brick window sills and white framed casement.
4. Building frontage is parallel to the street and sits up against the pavement edge.
5. Brick wall boundary treatment.
6. Covered front door threshold.
7. Parking provided to the side of the dwelling on a private driveway.

Photograph 16:

1. White rendered, red brick and painted brick dwellings.
2. Gable roof forms with slate tile coverings and chimneys.
3. Building frontages run parallel with the street.
4. Buildings are set back behind short front gardens.
5. Covered front door thresholds.
6. White framed casement windows.
7. Parking provided to the side of dwellings on private driveways.
8. Wooden fence and hedgerow boundary treatments.
9. Tall chimneys are regularly spaced along the rooflines.

Photograph 17:

1. Red brick semi-detached dwellings.
2. Gable roof forms with slate tile coverings and red brick chimneys.
3. Building positioned at an angle to the street.
4. Red brick retaining wall boundary treatment.
5. Mature trees within gardens.
6. White framed sash windows.
7. Stone window sills and arched brickwork.

Photograph 18:

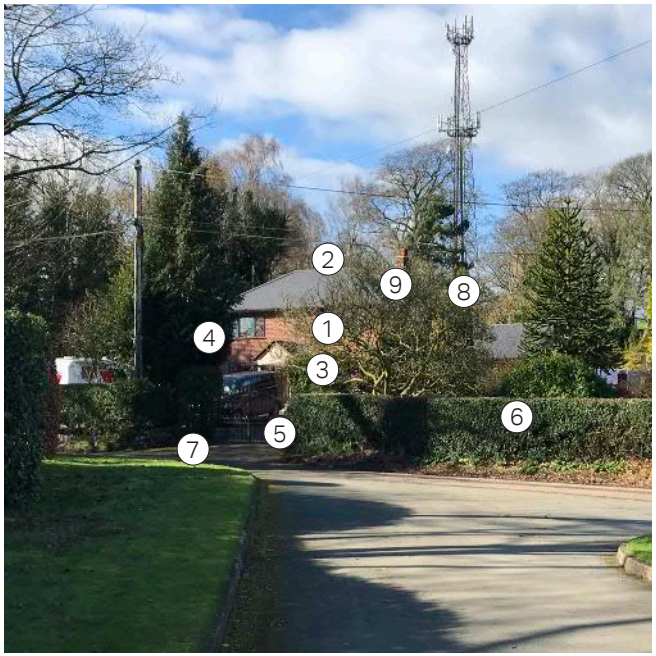
1. Red brick and Staffordshire blue brick materials.
2. Gable roof forms with slate roof coverings and timber gable detailing including finials.
3. Covered front door threshold.
4. White framed windows.
5. Parking provided to the side of the dwelling on a private driveway.
6. Stone window sills and arched brickwork.
7. Building is set back from the street behind front garden with wooden fence boundary treatment.
8. Street has a pavement.
9. Trees and landscaping screen the front of the dwelling.
10. Traditional wooden gate provided to the front of the driveway

Photographic Analysis & Observations - Wirswall

Wirswall Photo Analysis Key Plan

Photograph 1:

1. Long private driveway providing access to large country house.
2. Large stone gate posts with iron gates.
3. Dense tree cover screens the dwelling from the street providing privacy to residents.
4. Mature trees set within an established parkland setting bounded by timber fencing.



Photograph 2:

1. Red brick building materials.
2. Hipped roof with slate roof tiles and brick chimneys.
3. Front porch with slate roof.
4. Brown window frames.
5. Building set back from the street behind front garden.
6. Hedgerow front boundary treatment.
7. Parking provided on private driveway to the front of the dwelling.
8. Dwelling is well screened with trees and planting.
9. Dwelling is two storeys in height.

Photograph 3:

1. Red brick building materials.
2. Gable roof forms with red clay roof tiles and sky lights and gabled dormer windows.
3. Building set back from the street and parking provided on private driveway to the front of the dwelling.
4. Multiple dormers create an interesting and varied roofscape.
5. Mock Tudor boards on gable ends.
6. Hedgerow boundary treatment.
7. 2.5 storey dwelling with the upper storey provided in the roof space.

Photograph 4:

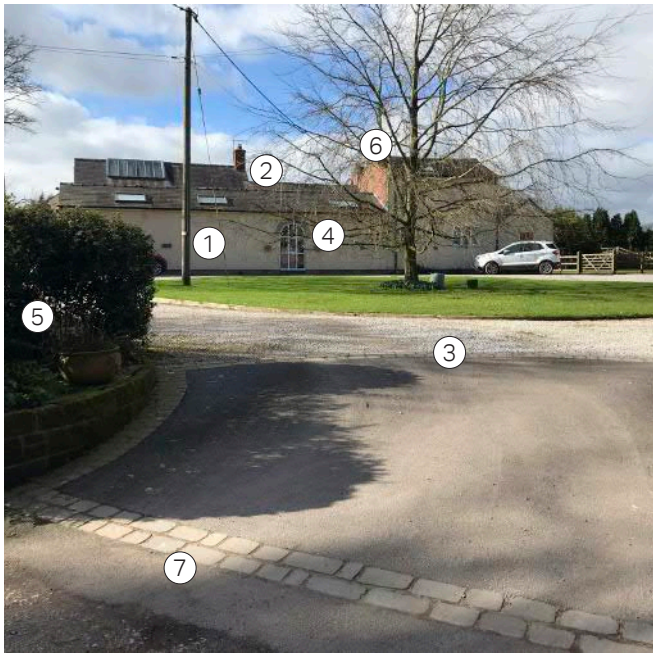
1. Red brick building materials.
2. Gable roof forms with red brick chimneys, red clay roof tiles and gabled dormer windows.
3. Building set back from the street and parking provided on private gravelled driveway to the front of the dwelling.
4. Multiple dormers create an interesting and varied roofscape.
5. Mock Tudor boards on gable ends.
6. Hedgerow boundary treatment.
7. Arched brickwork detailing above ground floor windows.
8. Covered front door threshold with red clay roof tiles.

Photograph 5:

1. Red brick building materials.
2. Gable roof forms with red brick chimneys, red clay roof tiles and gabled dormer windows.
3. Building set back from the street and parking provided on private driveway to the front of the dwelling.
4. Dormer creates an interesting and varied roofscape.
5. Mock Tudor boards on gable ends.
6. Hedgerow boundary treatment.
7. Arched brickwork detailing above ground floor windows.
8. Covered front door threshold with red clay roof tiles.
9. Formal metal gates to the driveway boundary.

Photograph 6:

1. White rendered elevations.
2. Gable roof form with slate roof tiles and rendered chimneys and dormer windows.
3. Building set back from the street and parking provided on private driveway to the side of the dwelling.
4. Tall wooden fence boundary treatment.
5. Surrounding mature trees provide connection with nature.
6. Dwelling is two storeys in height.
7. Cobbled block paving effect to the threshold of the driveway.

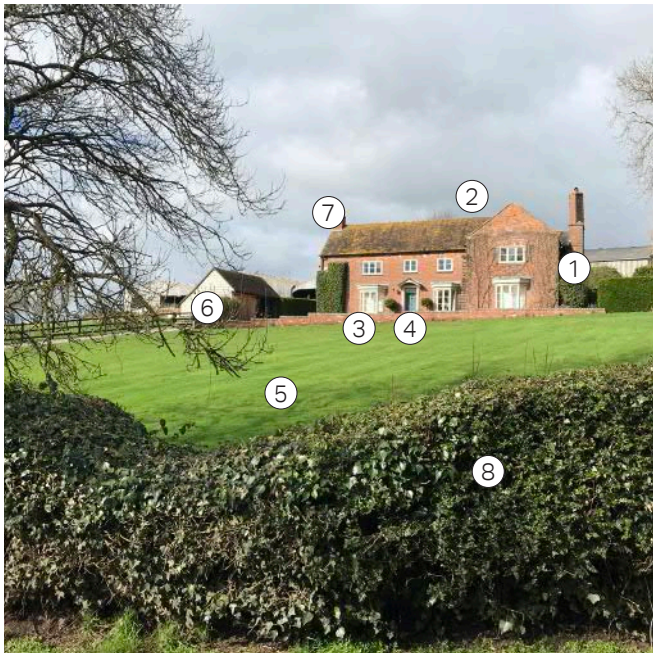


Photograph 7:

1. Rendered elevations with brick gable ends.
2. Gable roof form with changes in roof height, sky light windows and red brick chimneys.
3. Building is set back from the street with a landscaped roundabout access driveway.
4. Arched windows with arched brickwork detailing.
5. Hedgerow boundary treatment.
6. A mix of one and two storey elements.
7. Tarmac lanes edged with block paving giving a traditional, rural character.

Photograph 8:

1. Red brick building materials.
2. Gable roof form with slate tile covering and red brick chimneys.
3. Building set back from the street behind front garden.
4. Low brick wall and hedgerow front boundary treatment.
5. Brick wall side boundary.
6. Parking provided on a private driveway to the front of the dwelling.
7. Mock Tudor board gable on front porch.
8. Two storey building height.



Photograph 9:

1. Red brick building materials.
2. Gable roof form with front facing projecting gable and red brick chimneys.
3. Bay windows on the ground floor.
4. A sheltered front door threshold.
5. Building is set back behind a large lawned front garden.
6. Parking is provided via a private access drive to the side of the dwelling.
7. Building is two storeys in height.
8. Hedgerow boundary treatment.

Photograph 10:

1. Red brick building materials.
2. Gable roof form with slate tile covering and red brick chimneys.
3. Building is set back from the street behind garden.
4. Parking is provided on a private driveway to the side of the dwelling.
5. Hedgerow front boundary treatment.
6. Country lane without pavements.
7. Building is two storeys in height.

Photograph 11:

1. Red brick building materials.
2. Hipped roof form with clay roof tiles and brick chimneys.
3. Building set back from the street behind front garden.
4. Parking provided on private gravelled driveway to the front of the dwelling.
5. Hedgerow front boundary treatment.
6. Covered front door threshold with clay roof tiles.
7. White framed sash windows with arched brickwork detailing.
8. Dwelling is two storeys in height.

Photograph 12:

1. Red brick building materials.
2. Gable roof form with slate tile covering, brick chimney and gabled dormer window with timber fascia boards and finials.
3. Building set back from the street behind front garden.
4. Parking provided on a private gravelled driveway to the front of the dwelling.
5. Hedgerow front boundary treatment.
6. White window frames.
7. Dwelling is two storeys in height.
8. Block pavers to the edge and threshold of the driveway

Photograph 13:

1. Red brick and render building elevations.
2. Gable roof forms with slate roof coverings and brick chimneys.
3. Varied building heights add interest to the roofscape.
4. Buildings are set back from the road and accessed via a long private driveway.
5. Timber fence field boundary treatment.

Photograph 14:

1. White painted brick farmhouse building.
2. Stepped gable roof form with slate roof tile covering and brick chimneys.
3. Building is set back from the road and accessed via a long private driveway.
4. Dwelling is two storeys in height.
5. Parking provided driveway to the front of the dwelling.
6. Boundary treatments comprise hedgerow field boundaries of surrounding agricultural land.

Photographic Analysis & Observations - Norbury

Norbury Photo Analysis Key Plan

Photograph 1:

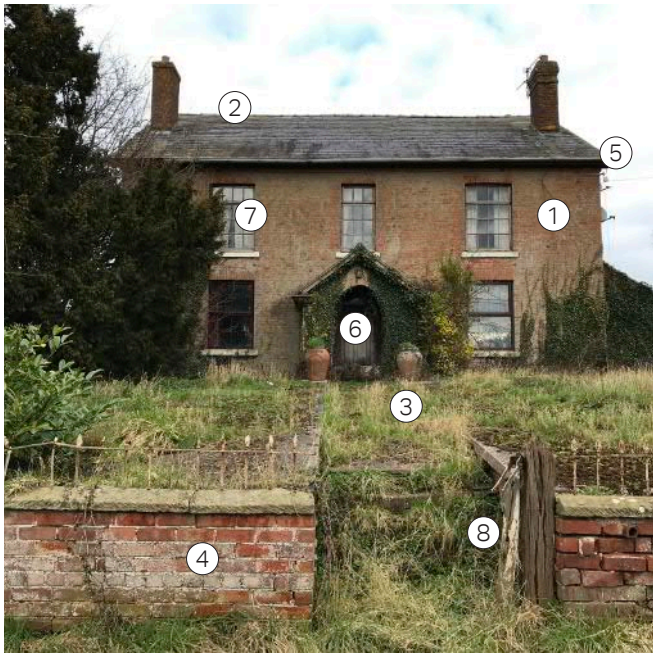
1. Red brick building materials.
2. Garble roof form with slate tile covering and brick chimneys.
3. White framed sash windows.
4. Parking provided on private driveway to the side of the dwelling.
5. Building set back from the road.
6. Covered front door threshold with slate roof.
7. Dwelling is two storeys in height.

Photograph 2:

1. Red brick building materials.
2. Former agricultural building converted for residential use.
3. Building set beck from the street behind shared garden space.
4. Parking provided in shared private parking garage.
5. Timber fence and hedgerow boundary treatment.
6. Dwellings have a third storey making use of the roof space.
7. Gable roof form with slate roof tiles and skylights.
8. Heritage colour palette windows and doors.

Photograph 3:

1. Former chapel constructed of stone converted for residential use.
2. Gable roof form with clay roof tiles and sky light windows.
3. Building set back from the street behind front garden.
4. Parking provided on private gravelled driveway to the side of the dwelling with a block paved threshold.
5. Stone wall front boundary treatment.
6. Dwelling is two storeys in height.



Photograph 4:

1. Farmhouse constructed of red brick.
2. Gable roof form with slate roof tiles and red brick chimneys.
3. Building set back from the street behind front garden.
4. Brick wall with stone coping and railing front boundary treatment.
5. Dwelling is two storeys in height.
6. Front door has a covered porch-way with a slate roof.
7. Multi-paned, timber sash windows
8. Gate, stone steps and path in line with the front door providing a formal character

Photograph 5:

1. Short terrace of three dwellings with red brick and rendered elevations.
2. Gable roof form with slate roof tiles and red brick chimneys.
3. Buildings set back from the street behind gardens.
4. A mix of timber fences, railings, brick wall and hedgerow boundary treatments.
5. Parking provided on private driveways to the side and rear of dwellings.
6. Dwellings are two storeys in height.
7. Views to the surrounding landscape are visible to rear of the dwellings.

Photograph 6:

1. Detached dwelling with painted brick front elevation.
2. Gable roof form with slate covering and brick chimneys.
3. Building set back from the street behind front garden with a timber farmhouse gate.
4. Hedgerow front boundary treatment.
5. Parking provided on a driveway to the side of the dwelling.
6. Dwelling is two storeys in height.

Photograph 7:

1. Semi-detached dwellings with red brick elevations.
2. Gable roof form with clay roof tiles and a red brick chimney.
3. Building set back from the street behind front gardens.
4. Parking provided on a private driveway to the side of the dwelling.
5. Timber fence front boundary treatment.
6. Porch with gable roof form.
7. Dwelling is two storeys in height.
8. Height and character provided by established hedgerow trees.

Photograph 8:

1. Semi-detached dwellings with red brick elevations.
2. Hipped roof form with red clay roof tiles and a red brick chimney.
3. Building is set back from the street behind front gardens.
4. Parking is provided on a private driveway to the side of the dwellings.
5. Hedgerow front boundary treatment.
6. Dwelling is two storeys in height.

Photograph 9:

1. Detached red brick cottage.
2. Gable roof form with slate roof tiles, dormer windows and brick chimneys.
3. Building is positioned at an angle to the street with a garden to the side.
4. Parking is provided on a cobbled stone driveway to the side of the dwelling.
5. Hedgerow front boundary treatment.
6. Red brick gable roofed front porch with slate roof tiles.

Photograph 10:

1. Red brick detached dwelling.
2. Gable roof form with slate tile covering and red brick chimneys.
3. Building set back behind a short grass verge.
4. Metal railing fence boundary treatment.
5. Covered front door threshold with slate roof.
6. Parking provided to the side of the dwelling on a private driveway.
7. Dwelling is two storeys in height.
8. Grass verges to either side of the country lane.

Photograph 11:

1. Detached dwelling with rendered elevations.
2. Gable roof form with dormer windows, skylight window and brick chimney.
3. Building set back from the street behind front garden.
4. Hedgerow front boundary treatment.
5. Timber framed covered front door threshold.
6. Parking provided on a private driveway to the side of the dwelling.
7. Dwelling is 1.5 storeys using the roof space for the upper floor.
8. Traditional fingerpost signage.

Photograph 12:

1. Detached farmhouse with red brick elevations.
2. Gable roof form with clay roof tiles and red brick chimney.
3. Building is positioned at an angle to the street with a garden to the side.
4. Hedgerow boundary treatment.
5. Exposed timber frame.
6. Parking provided on a private driveway to the side of the dwelling.
7. Cover front door threshold with slate pitched roof.
8. Dwelling is two storeys in height.
9. Timber farmhouse gate to the driveway boundary.

Photograph 13:

1. Detached dwelling with red brick elevations.
2. Gable roof form with slate tile covering and red brick chimneys.
3. Building is set back from the street behind a front garden.
4. Parking is provided on a private driveway to the side of the dwelling.
5. Covered front door threshold with a slate pitched roof.
6. Planted hedgerow front boundary treatment.
7. Dwelling is two storeys in height.

Photograph 14:

1. Detached dwelling with red brick elevations.
2. Gable roof form with slate tile covering and red brick chimneys.
3. Building is positioned close to the road.
4. Hedgerow front boundary treatment.
5. Covered front door threshold with a slate pitched roof.
6. Dwelling is two storeys in height.

Key findings

- The settlements are typically comprised of low density development with little impact on the surrounding landscape. Lower densities and one sided streets support a soft transition from the settlements to the surrounding landscape.
- The majority of dwellings have gable roof forms with a few having hipped forms. Dormer windows and skylights are also seen across the parishes.
- Typical building heights across the parish are two storeys. There are also examples of additional storeys being provided within the roof space of a dwelling.
- Single storey and 1.5 storey dwellings are typical and can be used to preserve views to local landmarks or the surrounding landscape.
- Parking is typically provided on plot and out of site avoiding cluttering the frontage of a dwelling.
- Views to the surrounding landscape have a positive influence on local character.
- A material palette of red brick elevations and slate or clay roofing is typical for development in the three parishes.
- Many dwellings within the parishes have front porches or sheltered front door thresholds.
- Boundaries are typically hedgerows, low stone walls with hedgerows or red brick walls with stone coping.
- Within the parishes there are several historic agricultural buildings which have been converted in to residential use. This is sympathetic form of development which has had a low impact on the rural character of the area.
- Windows are typically painted white. Heritage colour palettes (see Photograph 2, Norbury and Photograph 3, Wirswall) which complement the building materials are also typical.
- The historic wayfinding finger-post signage which is found at many junctions across the parishes has a positive impact on the historic character of the area.


Norbury Town Lane

Design Codes

The Codes

Based on the understanding gained in the previous sections, this section will identify design codes for future housing developments to adhere to. As identified in the diagnostic report he following design codes have been created to apply to the whole Neighbourhood Plan area:

Code 1 - Sustainability and Climate Change

Code 2 - Landscape, Views and the Settlement Edge

Code 3 - Building Design

Code 4 - Parking, Gardens and Boundary Treatments

When to Use the Codes

The table below identifies when each of the codes should be used. A prefix has been created for each code to allow simple application and referencing of the design codes when writing policies for the Neighbourhood Plan.

Code	Prefix	When to use the code
Sustainability and Climate Change	1A	Code to be applied to all future housing developments in th Neighborhood Plan Area to reduce water wastage and flood risk and tackle climate change.
Landscape, Views and the Settlement Edge	2A	Code to be applied where a housing development could impact upon views to the surrounding landscape.
	2B	Code to be applied where a housing development could impact upon views towards the villages from the surrounding landscape.
	2C	Code to be applied when the arrangement of a housing development's layout could restrict views to the surrounding landscape.
	2D	Code to be applied when a proposed housing development has the potential to restrict views to local landmarks.
	2E	Code to be applied when a proposed housing development has the potential to impact on the transition space between the developed settlement area and the surrounding landscape.
Building Design	3A	Code to be applied when determining the height and scale of future housing developments.
	3B	Code to be applied when proposed development will have an impact on historic buildings or other historic assets.
	3C	Code to be applied when determining the material and detailing palette to be used in a housing development.
Parking, Gardens and Boundary Treatments	4A	Code to be applied when designing how parking will be provided within future housing developments.
	4B	
	4C	
	4D	
	4E	Code to be applied when designing the back gardens of future housing developments.
	4F	Code to be applied when selecting the boundary treatments to be used within future housing developments.

Table 1: When to use the codes

Code 1 - Sustainability and Climate Change

1A - Sustainability & Energy

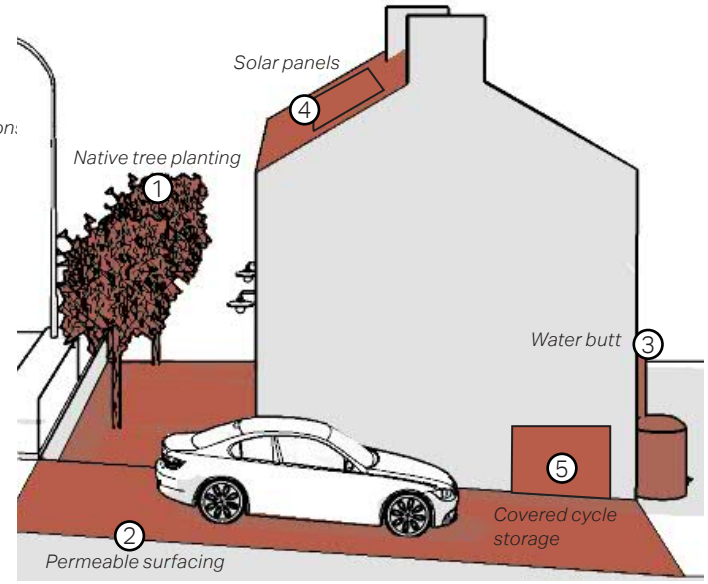
Any new housing in the Neighbourhood Plan area should mitigate its impact from the loss of countryside, wildlife and the natural environment and demonstrate that it is responding to climate change with the highest standards of insulation and energy conservation.

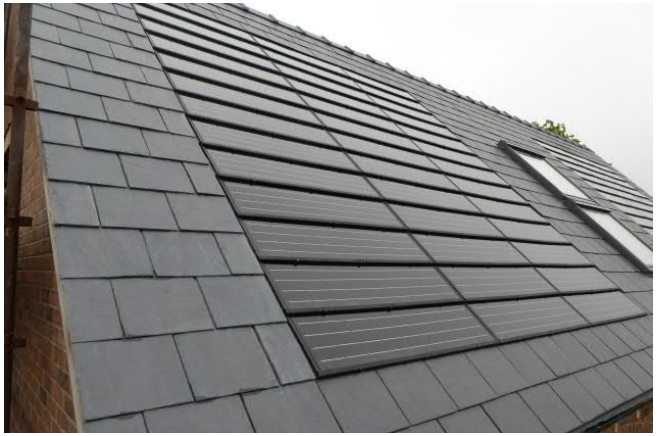
- Cavity wall and under floor insulation should avoid where possible heat loss through thermal bridging. Double or triple glazing , window and door draft sealing should reach Passivhaus standards wherever possible and viable to do so.
- All proposals must demonstrate sustainable surface drainage systems that will not unduly increase pressure on existing wastewater and natural drainage systems.
- Gardens and parking areas should have the majority of their area landscaped, with permeable surfacing used on hard landscaped areas to enable rainwater absorption and reduce the rate of run off caused by development.
- New development should provide suitable and safe storage for bicycles of sufficient size. At least one secure space should be provided per dwelling in a garage of a suitable size or separate covered area within plot. Covered and secure cycle storage units are preferred but where enclosures are open suitable racks or hoops should be provided.
- Solar, heat recovery, air source and ground source energy is encouraged in new development and should be designed to have a minimal visual impact on a development. Where technologies have a visual impact on sensitive areas (such as solar shingles and photovoltaic slates within or close to the setting of a heritage asset) they should be designed in from the start of the scheme. Designs should aim to conceal wiring and infrastructure and use carefully chosen slates or tiles on roofs to complement the solar panel materials. Where groups of housing are proposed they should demonstrate energy efficient heating though a combined heat and power system.
- The orientation of buildings and roof pitches should incorporate passive solar design principles and allow for efficient solar energy collection. One of the main glazed elevations of future dwellings should therefore keep within 30° of south, when in keeping with the topography and clustering of existing buildings. Where it would be inappropriate for the main glazed elevation to be facing south or within 30 degrees of the this for the reason outlined above, every attempt should be made to design the roof so that is of this alignment to allow for the fitting of solar panels This applies to all future dwellings whether solar panels are proposed or not to allow for retrospective implementation.
- New housing should demonstrate how rainwater and greywater will be stored and reused to reduce demand on mains supplies.
- The installation of water butts within new residential developments is encouraged to collect rainwater from roofs and reduce the overall rainwater run off impact of any development.
- Where existing buildings are being converted or extended, every effort should be made to introduce energy saving measures and new technologies to make the building more efficient and sustainable.
- Whenever possible, developments should aim to re-use existing materials or procure reclaimed and recycled materials from local suppliers. Building materials made from construction and demolition waste are preferred to primary aggregates. Many types of construction waste can be used for these purposes including soil, asphalt, concrete, bricks and tiles. In conversion schemes roof tiles and slates should be carefully stored and re-used. In addition, priority should be given to materials that can be deconstructed and re-used at the end of the building's usable life.
- Existing trees should be retained where possible. All proposed planting should be native species in order to promote biodiversity.
- Garden and boundary treatments should be designed to allow the movement of wildlife and provide habitat for local species.
- The adoption of swift bricks, bat and owl boxes are encouraged to help provide nesting and roosting spaces or bats and birds.
- The use of green roofs and/or living walls is encouraged. These can assist with insulation and summer cooling requirements. They can also be readily integrated with solar systems and have even been shown to increase the efficiency of PV cells on hot summer days.
- Open spaces should be located within walking distance of residential areas and linked through a series of green networks or corridors. Such linkages support a Green Infrastructure approach to development, allowing wildlife to move along corridors to access foraging opportunities and habitats and people to access a range of different recreational facilities.

Where a proposal falls short of these sustainable measures it must be explained why and what compensatory measures are being offered.

Precedent image - Optimising permeability in front gardens (2)

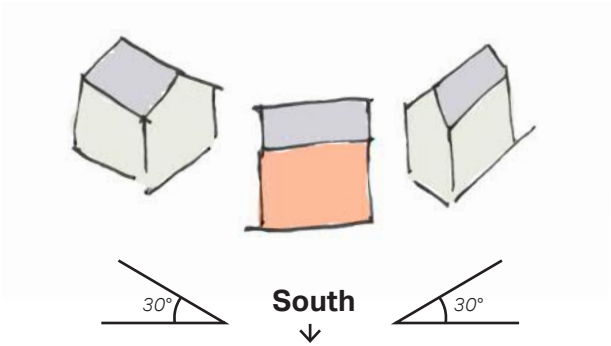
Precedent image - illustrating integration of sustainable urban drainage solutions





Precedent image - Solar tiles used to minimise visual impact (4)

Precedent image - safe, convenient and covered home cycle storage (5)



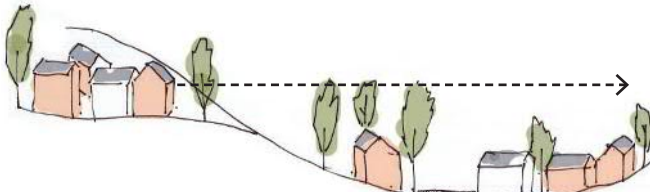
Building/roof orientation for solar gain

Rainwater harvesting - collection and re-use (3)

Code 2 - Landscape, Views and the Settlement Edge

2A - Views from the Villages

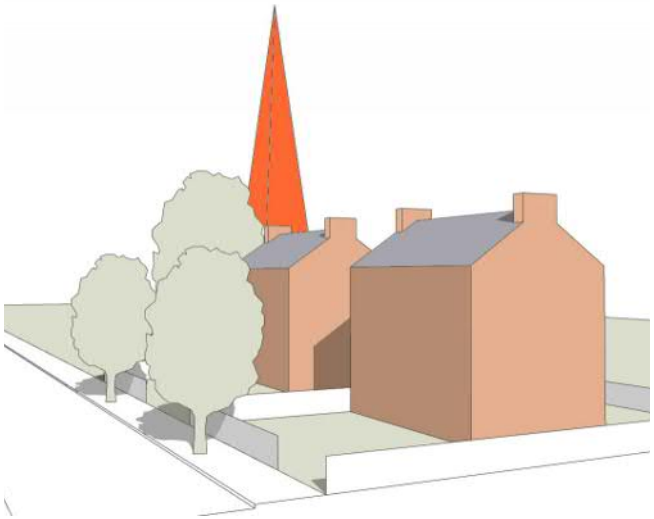
New residential developments should be designed to have a minimal impact on existing views to the surrounding landscape. Where a development has the potential to obscure existing views to the surrounding landscape lower building heights should be proposed.



Views of the surrounding landscape should be protected

2D - Views to Local Landmarks

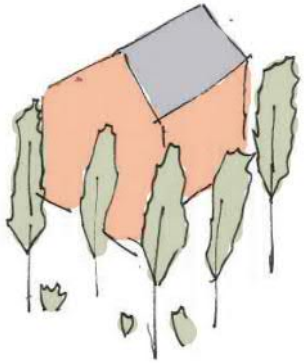
New developments should respect the existing shape and rhythm of skylines and new buildings should not obscure views to local landmarks.



Views of important landmarks should be protected

2B - Views to the Villages

New residential developments should be well integrated with existing and/or proposed landscaping such as hedgerows and tree planting to provide natural screening and reduce the visual impact of development on the surrounding landscape.



Views to the villages from the surrounding landscape should be protected by providing natural screening through the use of hedgerows and trees.

2E - Edge of Settlement

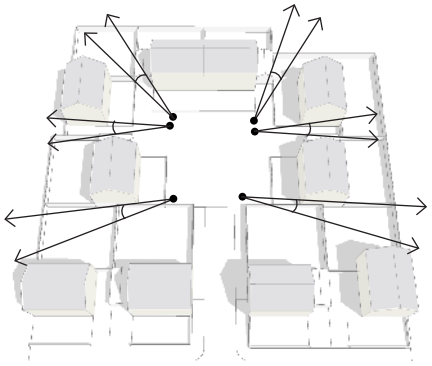
The most sensitive area to development is the settlement edge, at the interface between developed and rural environments. Any development at the settlement edge should be of a lesser density than the rest of the settlement area in order to achieve a soft and graduated transition into the rural landscape.

It is typical in the three parishes for the edge of settlement streets to be one sided as the built up area transitions into the surrounding landscape. This should be adopted in any future development at the settlement edge to retain the soft transition and avoid resulting in a hard settlement edge.

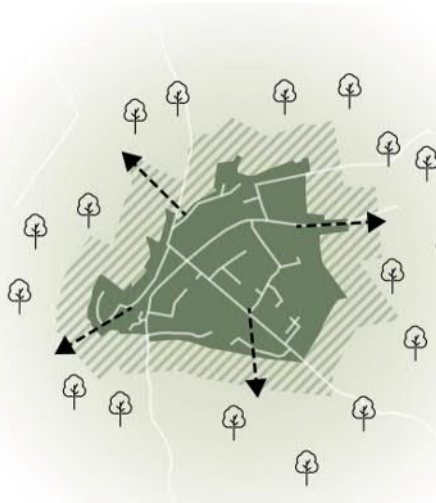
Where appropriate, access to the surrounding landscape should be designed in to future development, connecting to the network of existing public rights of way surrounding the villages.

2C - Development Spacing

A key characteristic of the Parish is the influence of the surrounding landscape on the streets. Views to the surrounding landscape can be seen from most roads in the parishes. The protection of this will be key in any future development. Therefore, any future development should ensure that there is sufficient spacing between dwellings to allow the surrounding landscape to be visible from the street.



Spacing between dwellings should retain views to the surrounding landscape



Development at the settlement edge should have lower densities to achieve a soft transition in to the surrounding landscape

Code 3 - Building Design

3A - Height and Scale

Future development should adhere to a maximum height of two storeys. It is acceptable for a dwelling to provide an additional storey within the roof space and use sky lights and/or gable end windows,

The scale of future development should be informed by adjacent dwellings. Neighbouring properties should be used to create a building envelope for future developments to adhere to.

3B - Sensitive Conservation of the Historic Environment

The conversion of historic buildings in to residential use should look to preserve and enhance existing heritage features, to maintain the integrity of the original building.

Any new openings (windows and doors) should be positioned carefully to maintain the character and balance of the building and reflect the existing design through use of complementary materials and finishes.

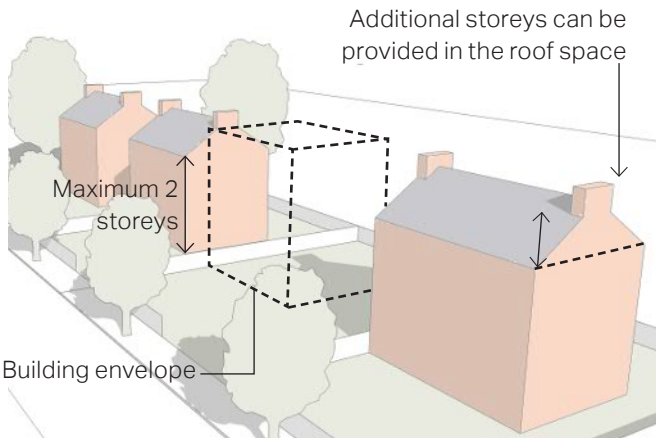
The area around the building should be designed to the same standard as the changes to the building itself. Consider the existing character, the defining features of the local landscape, and any views into the site.

Large former agricultural buildings provide the opportunity to create large single dwellings or can be split into a series of smaller dwellings.

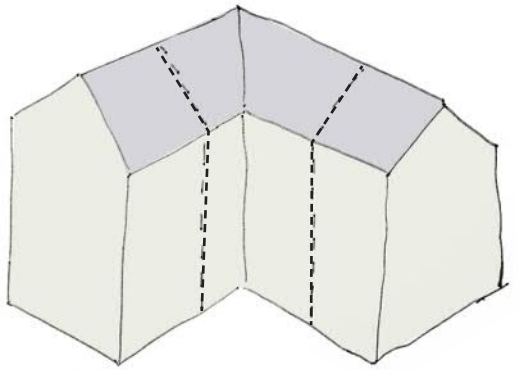
The historic wayfinding finger-post signage which is found at many junctions across the parishes has a positive impact on the historic character of the parishes and should be retained and preserved.

3C - Materials and Detailing

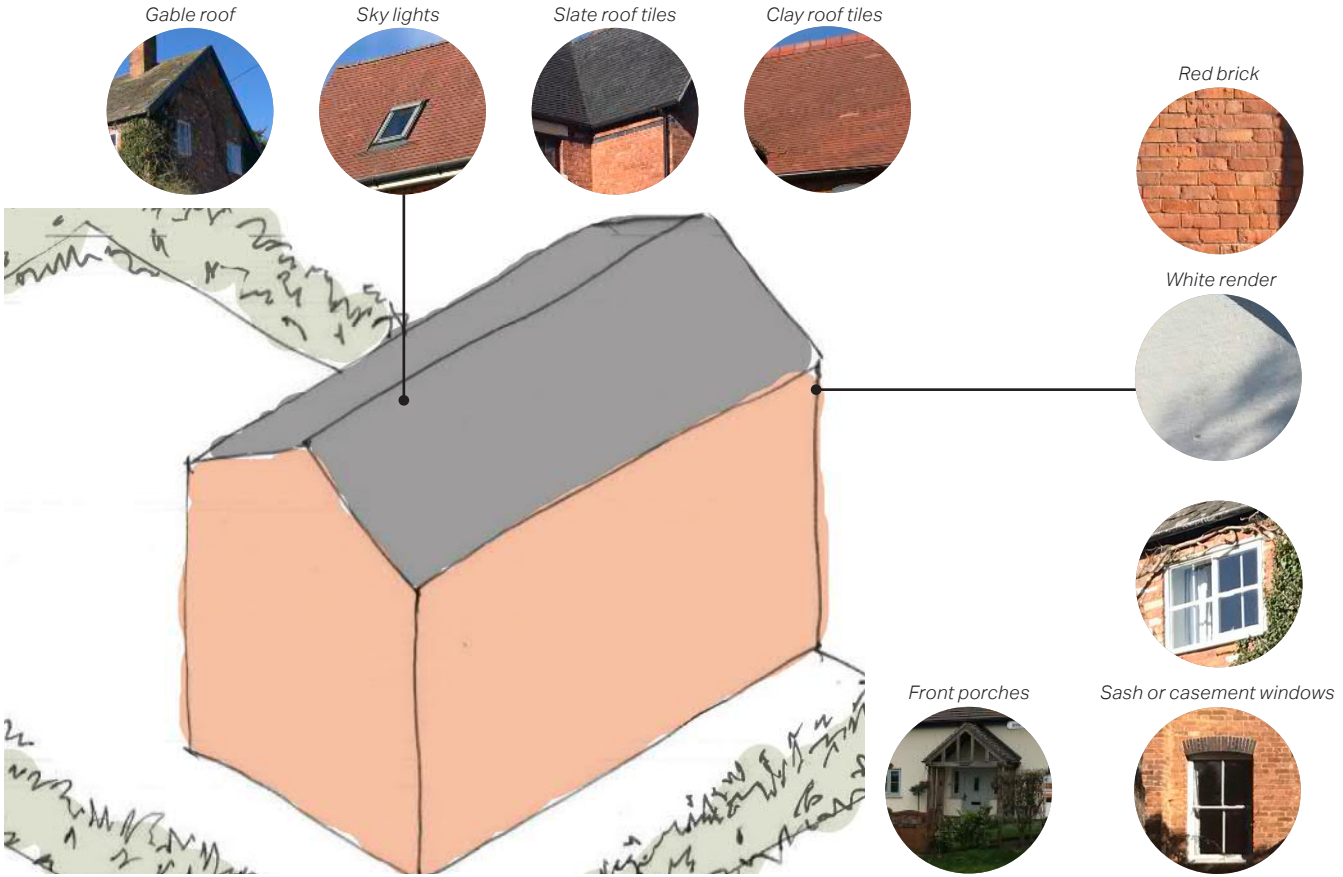
Informed by the local vernacular, the adjacent diagram illustrates acceptable materials and detailing for future housing developments in the Neighbourhood Plan area. Future developments should carefully apply this code to avoid creating a pastiche of the existing local vernacular. Detailing can be interpreted using contemporary methods to avoid this.



Height and Scale



A large building such as a historic agricultural building can be split in to smaller dwellings or provide one large dwelling



Materials and detailing palette

Code 4 - Parking, Gardens and Boundary Treatments

The adjacent diagram illustrates the different ways that parking can be appropriately provided within future housing developments. 1 bedroom dwellings should provide at least 1 on-plot parking space. Dwellings with 2/3 bedrooms should provide 2 on-plot parking spaces. 4/5+ bedroom dwellings should provide 3 parking spaces.

4A - Front of Dwelling Driveway Parking

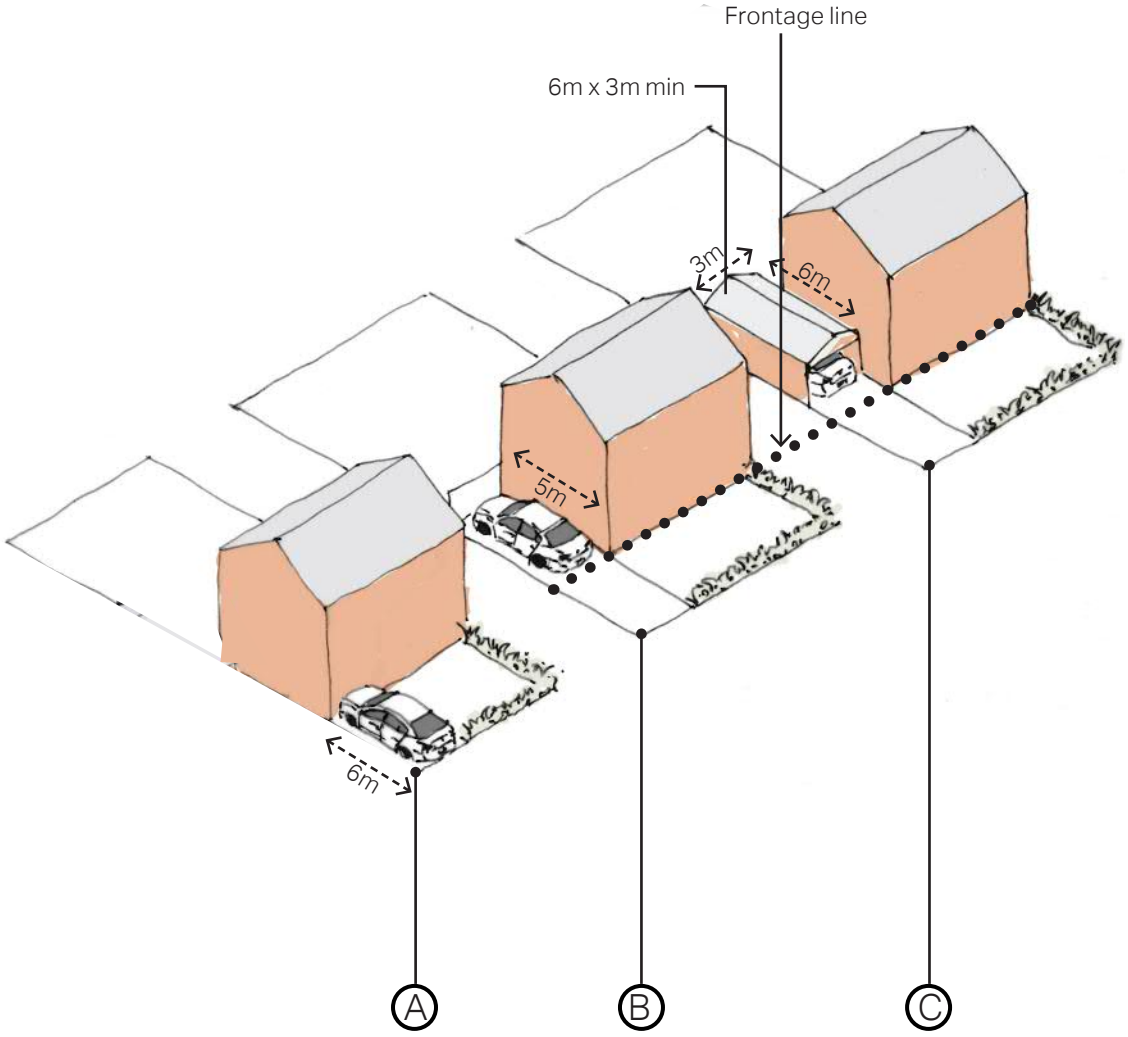
Parking provided on driveways directly in front of dwellings should be restricted due to the visual impact that cars have on the street. Therefore, a maximum of 2 dwellings in a row will be permitted to provide parking in this way. Front gardens should be a minimum depth of 6m to allow movement around parked vehicles and also be well screened with hedgerows and trees when providing parking space to the front of a dwelling.

4B - Side of Dwelling Driveway Parking

Parking being provided on a driveway to the side of a dwelling should be of sufficient length (5m minimum) so that a car can park behind the frontage line of the dwelling. This will reduce the visual impact that cars will have on the street scene. When parking is provided to the side of a dwelling a minimum front garden depth of 3m should be provided.

4C - Garage Parking

Parking being provided in a garage to the side of a dwelling should be set back from the frontage line of the dwelling to reduce the visual impact of cars on the street. Garages should also provide sufficient room for cars to park inside them as well as provide some room for storage. The minimum internal dimensions of a garage should therefore be 6m x 3m.



Parking

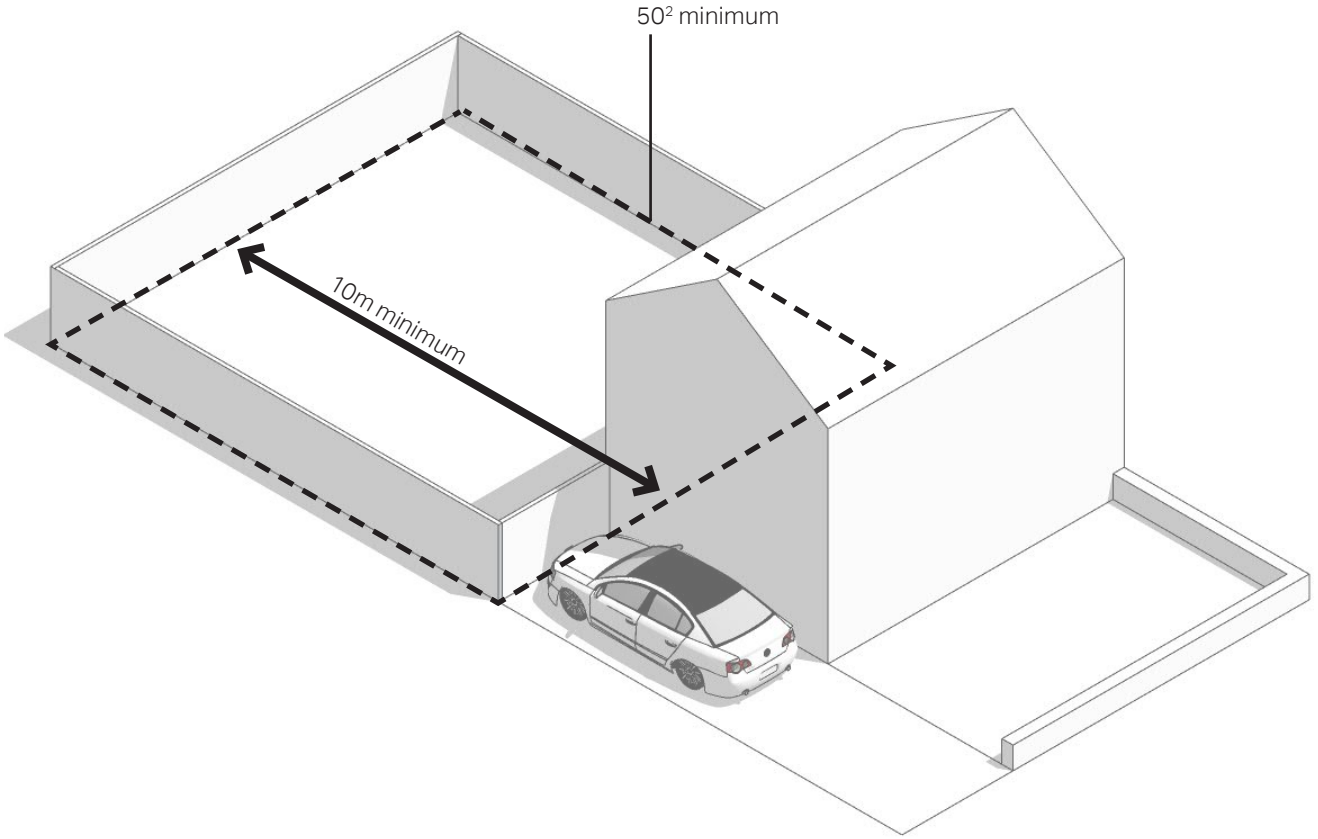
4E - Back Gardens

Back gardens should be a minimum depth of 10m and provide a minimum area of 50m² of usable amenity space. North facing back gardens should exceed 10m in length to ensure sunlight is maximised.

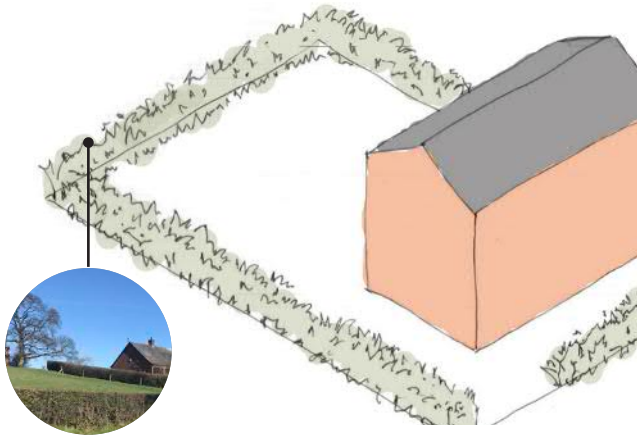
4F - Boundary Treatments

When rear boundaries abut the settlement edge, surrounding landscape or open green spaces, soft planted boundaries of hedgerows and trees must be used to soften the transition into the natural environment and protect views.

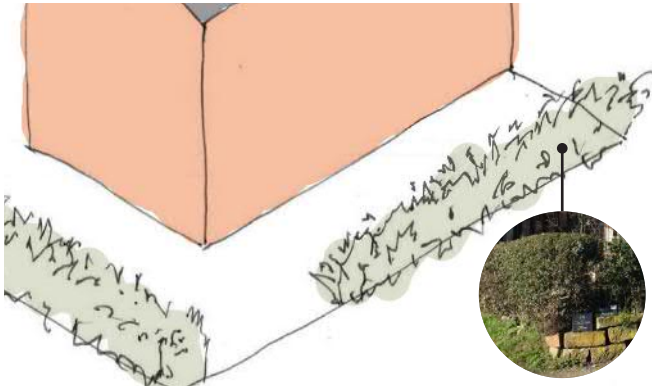
Front boundaries should respond to the boundaries used within adjacent dwellings to provide continuation of street character. Appropriate boundary choices are illustrated below.



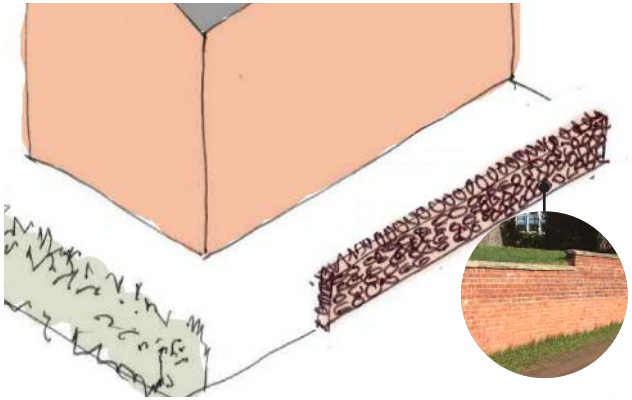
Back garden dimensions



Planted rear boundaries abutting surrounding landscape



Wall and Hedgerow



Brick wall with stone or brick coping

Next Steps

This document has set out an evidence base for the Marbury, Norbury & Wirswall Neighbourhood Plan and it is recommended that the codes are embedded within the forthcoming plan as policy.

Should any development sites come forward in the Parishes through a site selection and allocation process, these could be reviewed through a Site Assessment package that AECOM can offer, the NPSG may also want to consider developing a masterplan. This will capture and reflect local opinion on appropriate housing densities and layouts as well as provide more certainty for preferred development sites within the Neighbourhood Plan area.

As well as providing certainty to the local community, the design codes in this document should give more certainty to developers, as they will be able to design a scheme that is reflective of community aspirations, potentially speeding up the planning application process.

As well as using this document, future developers should also make sure that they have observed the guidance in the Ministry of Housing, Communities & Local Government's **National Design Guide.**

Developers should also note that housing developments of any size should strive to achieve carbon neutrality in line with the Government's forthcoming **Future Homes Standard.**

Further standards on residential developments should also be obtained from **Building for a Healthy Life**, a government-endorsed industry standard for well-designed homes and neighbourhoods.

Finger-post signage at The Swan Inn, Marbury

Wrenbury Road