

Malpas

Design Guide and Codes

Final report
January 2024

Quality information

Prepared by	Check by	Approved by
Joe Greenhalgh	Nick Beedie	Nick Beedie
Nick Beedie		

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Introduction

01

1. Background

The Malpas and Overton Neighbourhood Plan was published in July 2015. The area covered by the plan included both parishes, as they were in 2014 when the plan was made. On 1 April 2015, the boundary of Malpas Parish was altered to amalgamate Malpas and Overton parishes, and also to include the parishes of Newton-by-Malpas, Stockton, Wychough and parts of the parishes of Bradley and Oldcastle.

There has been extensive housebuilding in the parish since 2015, such that the housing construction targets set by CWaC in its Local Plan for the period up to 2030 have already been exceeded by more than 100%. This provides a second reason for reviewing the content of the Neighbourhood Plan to ensure the policies remain relevant for the rest of the plan period and beyond.

The revised neighbourhood area (2015 iteration) consists of a diverse spatial area including the large village of Malpas as well as several new rural areas. Malpas varies in character with a pre-1900 historic area

designated as a Conservation Area and more recent development between 1940-1980 and post-2000. The remainder of the parish is rural in nature with only scattered farmsteads and houses within a mostly agricultural landscape.

The Vision

“Malpas will be a thriving, sustainable, small market village that offers a comprehensive range of shops, services and facilities supported by a robust infrastructure and employment opportunities which cater for the needs of all our residents. The special character of Malpas, including its heritage assets and the surrounding countryside, will be protected, enhanced and celebrated - making the area an attractive place in which to live, work and visit.”



Figure 01: St. Oswald's



Figure 02: Market Place

1.1 Aims & Objectives

The design codes and guidelines in this report provide an evidence base for the Neighbourhood Plan, setting out area-specific design codes and guidelines for all types of new development within the neighbourhood area.

It is intended that the design codes will help realise the vision for Malpas set out previously, and set clear expectations for development that is sensitive to the neighbourhood context and local identity of this historic settlement and rural surrounds.

The aims and objectives are summarised as follows:

- The design guidance and codes cover the whole neighbourhood area, and include the village of Malpas and its surrounds, rather than being site-specific.
- The design guidelines and codes must influence the character and design of all new homes that come forward, including any speculative development throughout the current plan period and beyond.
- The design guidelines and codes will help realise the development potential of the area in a sensitive fashion, by informing the place analysis, character response and local issues, including;
- The assessment of quality and character of recent developments to understand the positive and negative issues that can be taken forward or improved upon in new development.
- Defining, protecting and enhancing key green spaces within the neighbourhood area.

1.2 Why a Design Guide with Codes?

Design Guides set out the characteristics of well-designed places and demonstrate what good design means in practice. The long-standing, fundamental principles for good design are that it is: fit for purpose; durable; and brings delight.

It is relatively straightforward to define and assess these qualities in a place. We can identify its activities and users, number of heritage assets, the quality of details and materials (in buildings and in streets), and its potential flexibility. We can also make judgements about its beauty.

A Design Code is a set of design requirements that are visual and numerical wherever possible to provide specific, detailed parameters for the physical development of a site or area. In this case the Design Codes are based on the vision for Malpas from the neighbourhood plan.

Design codes are important because they provide a framework for creating healthy, greener, environmentally responsive, sustainable, and distinctive places, with a consistent standard of design. This can provide greater certainty for communities about local development and bring conversations about design to the start of the planning process, rather than the end.

1.3 Who will use the guide and codes?

The Design Guide and Codes will be a valuable tool in securing context-driven, high-quality, sustainable new development in Malpas. It will be used differently by different groups in the planning and development process, as summarised in the following table.

An important way this document can be used is as part of consultation and engagement on new developments

with residents and community groups that aims to address local preferences and expectations for design quality. The guidance and codes can be used to facilitate conversations on key topics to align expectations and to help achieve a balance of design aims. A design code alone cannot automatically secure good design outcomes, but it will help inform a better design process and give clarity on design expectations for all concerned.

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 guide and codes

1.4 The Neighbourhood Area

Malpas is a market town and a civil parish in the unitary authority of Cheshire West and Chester. It lies near the borders with Shropshire and Wales. The neighbourhood area is most simply defined as all of the Parish apart from those areas that are already covered by the Noman's Heath Neighbourhood Plan. This neighbourhood area, to which the design guidelines and codes apply is shown in Figure 5.

This rural parish had a population of 1,673 at the 2011 census which has grown to approximately 2,300 from 2021 census data. This increase is mostly due to house building in and around the main settlement area of Malpas, but partially due to changes to the parish boundary in 2015, when several small, rural areas were amalgamated into Malpas.



Figure 03: Malpas Cross and High Street



Figure 04: 'Welcome to Malpas' heritage sign beside the Almhouses on Chester Road.

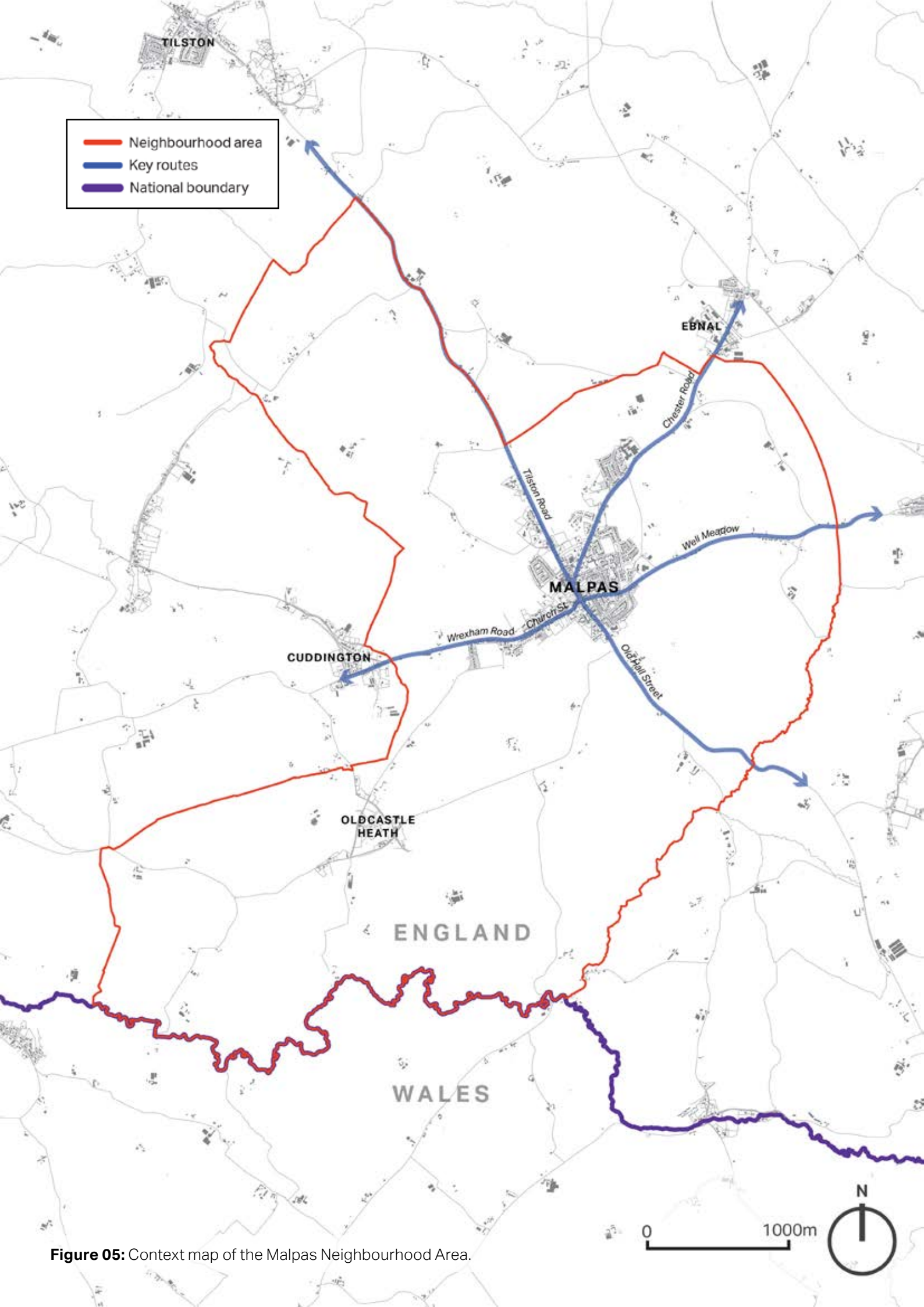


Figure 05: Context map of the Malpas Neighbourhood Area.

1.5 Planning policy context

This design guide and codes document is aligned with the Cheshire West and Chester adopted Local Plan.

The Local Plan is in two parts, Part One Strategic Policies and Part Two Land Allocations and Detailed Policies. The local plan Part 1 was adopted in 2015, Part 2 in 2019, and both form part of the statutory development plan for the borough.

No housing sites are allocated for Malpas in the Local Plan. The relevant design policies are referenced below:

i) Local Plan (Part One) Strategic Policies:

- ENV 6 High quality design and sustainable construction
- STRAT 8 Rural area
- STRAT 9 Green Belt and countryside

ii) Local Plan (Part Two) Land Allocation and Detailed Policies

- CH 6 - Chester key views, landmarks and gateways and historic skyline
- DM 1 - Development of previously developed land
- DM 3 - Design, character and visual amenity
- DM 4 - Sustainable construction
- DM 8 - Equestrian development
- DM 9 - Visitor accommodation
- DM 10 - Caravan and camping sites
- DM 15 - District and local retail centres
- DM 16 – Shopfronts
- DM 19 - Proposals for residential development
- DM 21 - Development within the curtilage of a dwelling house
- DM 40 - Development and flood risk
- DM 48 - Non-designated heritage assets

Local Planning Policy & Guidance	Date
Supplementary Planning Document: House Extensions and Domestic Outbuildings (January 2021)	2021
Local Landscape Character Assessment - Landscape Strategy	2016
Adopted parking standards SPD	2022

Table 02: Local Planning Policy & Guidance

1.6 Site visit & engagement

An inception meeting with neighbourhood plan steering group members was held on 4 April 2023. Local issues and key priorities for the neighbourhood plan and design code were discussed and the broad scope of AECOM's technical support defined.

Subsequently, AECOM staff visited Malpas on 25 April 2023 to meet with the group in person to follow up key design priorities and site issues. Members of the NP steering group led AECOM staff on a guided walk of the area which focused on key character areas, heritage assets and more recent development areas.

A photographic survey of the varying character areas of Malpas was begun in April and followed up in May with a subsequent site visit to review all areas.



Figure 07: The Old Fire Station Cafe

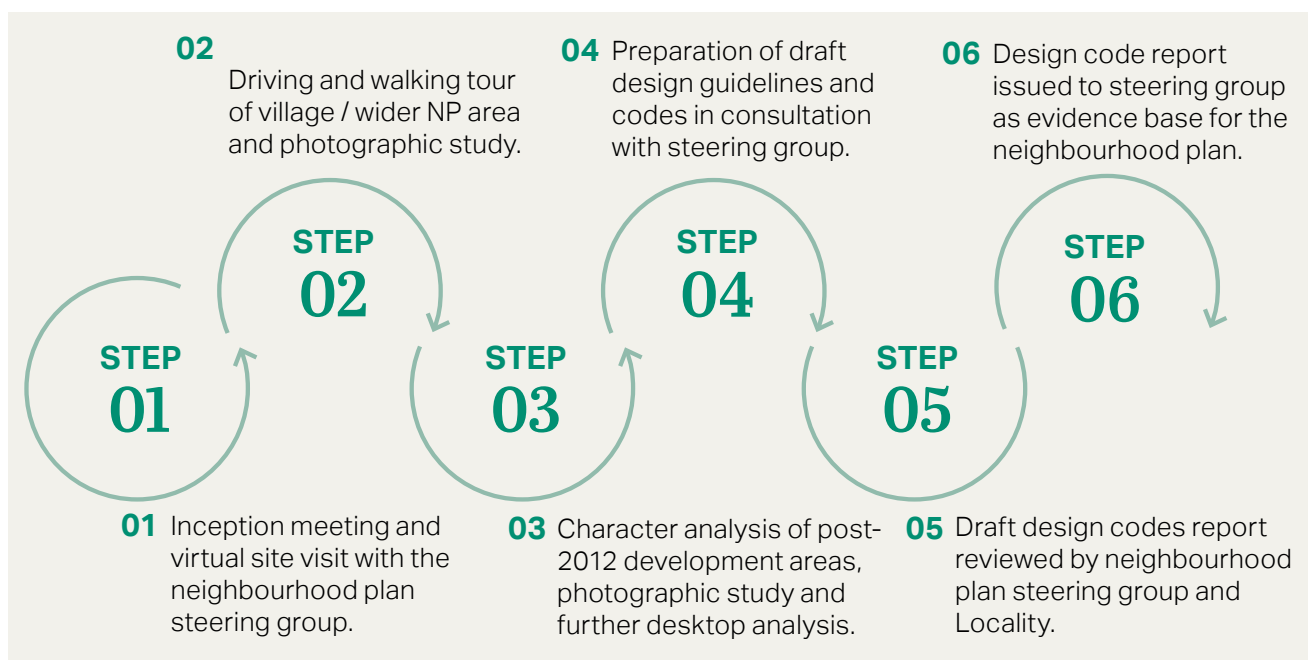


Figure 06: Steps undertaken to produce the design guide and codes



Character Study
Addendum

02

2. Character Study Addendum

This character study addendum provides additional information as an update to the Malpas Character Study (IBI, 2012). It focusses on four major development areas that have been built since the original study.

2.1 Recent development character

A key purpose of this document is to ensure new development is addressing local character and delivers a high-quality of design and placemaking that enhances the existing settlement and its landscape setting (Landscape Character Areas are addressed in Code 5).

This additional character analysis helps understand the pattern and character of more recent additions to the settlement, reviews their quality and what lessons can be learned from them.

This analysis has involved both desktop study of figure ground plans, street layouts and aerial photographs together with on site observations and photographic study, supplemented by commentary from the neighbourhood plan steering group.

The four developments are assessed according to a series of characteristics, including location, type, built-character and an assessment of the relative strengths and weaknesses of the scheme; it concludes with the lessons that can be learned and addressed in future developments.

2.2 Malpas Character areas

The following map illustrates the village of Malpas' 10 built character areas as defined in the Malpas Character Study (2012), as well as 4 additional areas (11-14, outlined in red) covering more recent extensions to the village. Three of these four areas (11, 12 and 13 were previously indicated as 'sample sites' in the 2012 report

The character of these 4 additional character areas are the focus of this chapter.

11 Waterfield Road

The Waterfield Road character area is located to the north east of Malpas, and to the west of Chester Road. It is one of the village's most recent residential developments and is made up of a collection of 3, 4, and 5 bedroom detached and semi-detached homes.

12 Hughes Lane

The Hughes Lane character area is located to the west of Malpas and is surrounded by several green spaces including Malpas Recreational Ground to the east, an amenity green space to the north, and with two informal green spaces to both the south and west.

13 Lynchet Road

This character area is located to the east of Malpas, nestled between Chester Road and Well Meadow. Lynchet Road is the area's primary route, connecting Chester Road in the north to Well Meadow in the south.

14 Wrexham Road

The Wrexham Road character area is located in the south east of Malpas, encompassing the Wrexham Road gateway and part of Church Street. There is a mix of development periods ranging from Victorian era to the 21st century but a significant portion of recent infill development.

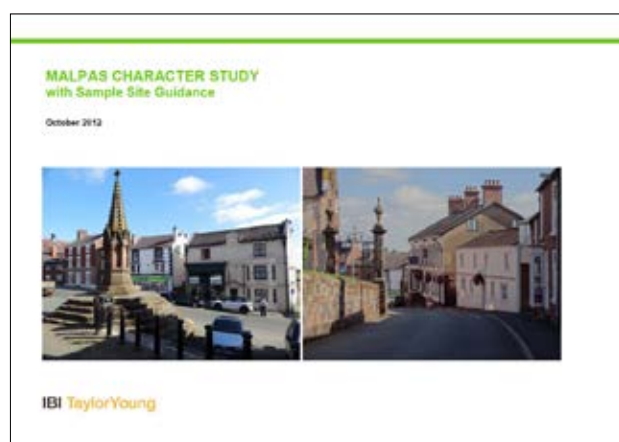


Figure 08: Front cover of the 'Malpas Character Study' (IBI Taylor Young, 2012).

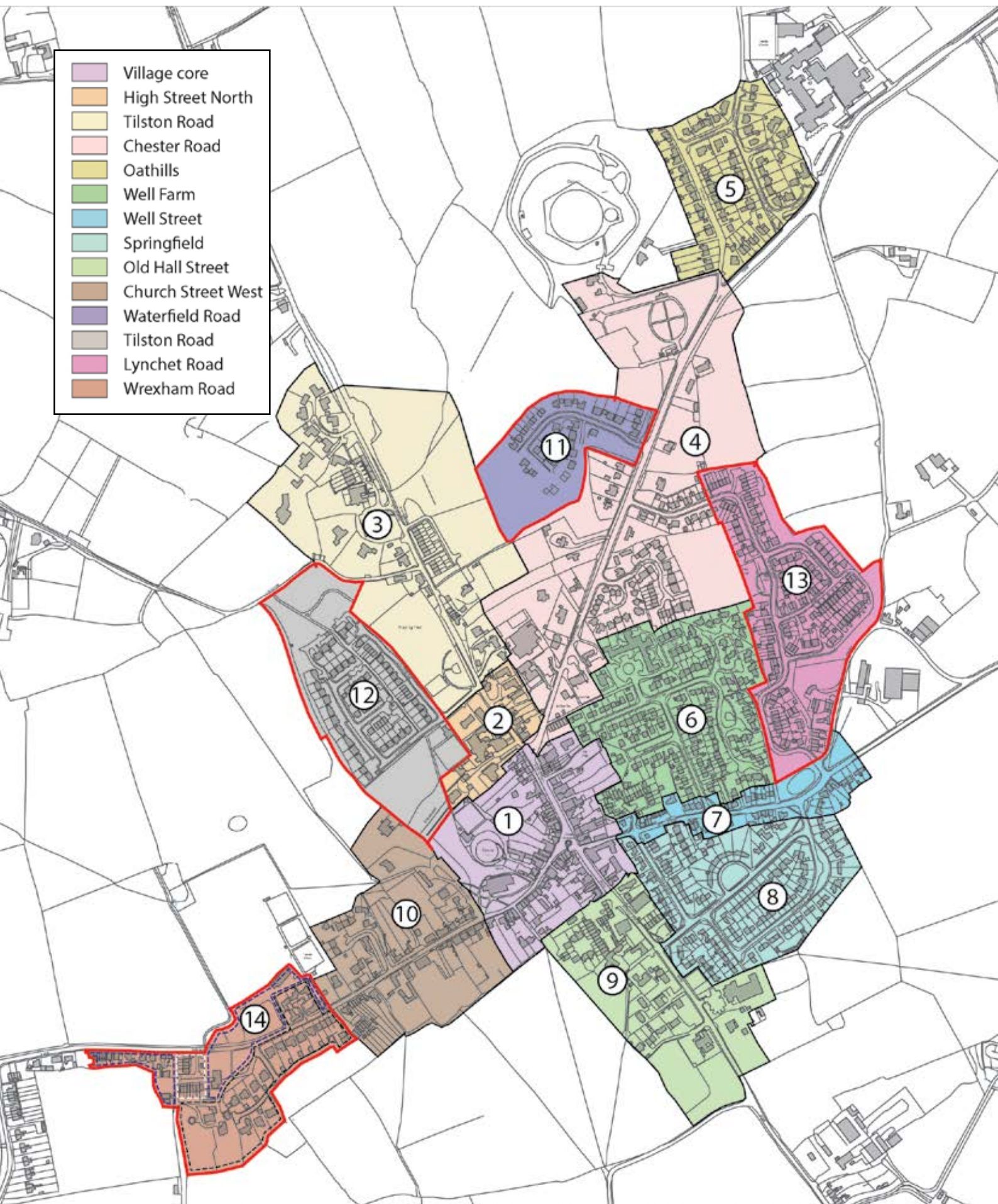


Figure 09: Character Areas Map highlighting the four (numbers 11-14) new character areas (red boundary)

11

Character Area 11: Waterfield Road

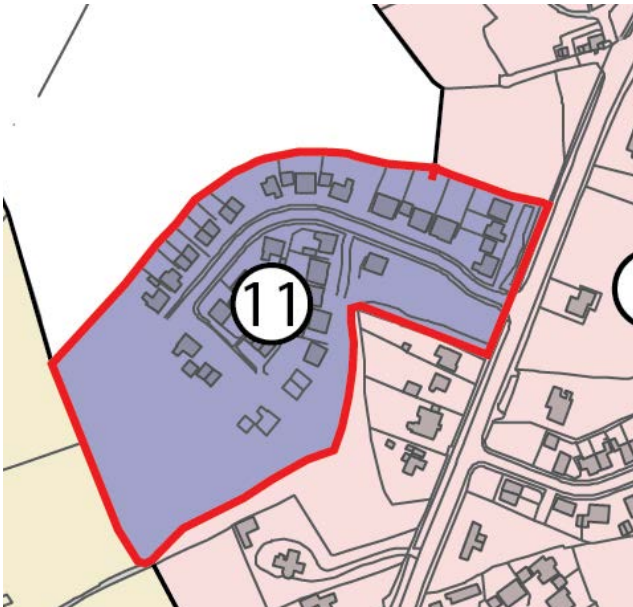


Figure 10: Map of character area 11 - Waterfield Road. Please note mapping is incomplete due to data having been collected before construction completed.

2.3 Waterfield Road

This area covers circa 8 hectares and is located to the north of Malpas where it is accessed via its single road (Waterfield Road) to the west of Chester Road. It has a distinctly homogeneous character due to the area having been developed as a single site by Duchy Homes. Once complete there will be 57 dwellings ranging between 3 and 5 bedroom detached and semi-detached house types.

The houses are relatively large in scale relative to other residential stock in Malpas, denoting to their relatively premium design quality and finish. A single cul-de-sac road runs through the area from Chester Road in the east before curling round to the west. Several private drives radiate from this road, each providing access to a handful of homes. Each home is adorned with a range of architectural details such as brick quoins, timber porches and stone cills and lintels.

The area is bordered by open farmland to the north, giving the area a semi-rural character. As such, the style of housing and their architectural features are sensitive to the area's rural context with some of the houses exhibiting traditional agricultural design features. The area's public realm is limited to the pavements and shared spaces along its private driveways. A PROW also bisects the site. Driveway materiality differs to that on Waterfield Road, signifying the differentiation in the function and use of the area's two street types.

The open space to the west of the area will be built out once construction completes. The wider site has been granted permission for a through link between Chester Road and Tilston Road.

Key characteristics:

- Rural-fringe housing, extending the village.
- 21st century residential development of 57 premium dwellings.
- Mix of 3-5 bedroom houses, mostly detached with the exception of several pockets of semi-detached .
- Single loop-street through the area along with several private drives each providing access to a handful of homes.
- Multi-tonal red brick facades and artificial grey slate roofs.
- Gable roofs adorned with black timber trusses.
- Boundary treatments a mix of timber paddock fencing, closed-board fencing, wrought iron estate fencing, Cheshire Railings and low-rise box hedging.



Figure 11: High quality design reflected by mix of facade detailing and materiality.



Figure 12: Example of timber paddock fencing.



Figure 13: Mix of detached and semi-detached.



Figure 14: Grass verges and planted borders.

Figure Ground

A figure ground analysis highlights this character area's mix of large detached and semi-detached dwellings. The amount of white space (voids) in relation to grey (built form) also outlines the amount of open space within the area, as well as the sizeable gaps between buildings.

This reflects the area's position further out of the village centre, where density is typically less than that closer to the village's commercial centre.



Figure 15: Figure ground of Character Area 11

Strengths

- Selection of architectural features referencing local vernacular, including timber trusses on the gable roofs and timber frame porches.
- Timber fencing used on paddock boundary enhances rural identity.
- Multi-tonal brick provides richness and texture to homes.
- Paved private drives accessing a handful of dwellings improves edges.
- Houses sit within a slight hollow (or saddle) below the main hill-tops.
- A PROW footpath to Tilston Road enhances permeability around the village and to the countryside.

Weaknesses

- *Construction (& potentially landscaping) was not complete at time of viewing.
- Boundary treatments relatively small or lacking altogether, making plot distinction difficult. Few new street trees planted (these will take time to grow to full effect however).
- Front of plot car parking is intrusive in the street scene without boundaries such as native hedgerows so these should be added.
- Some views to rear property boundaries from the surrounding countryside are well-screened by retained hedgerows but rear facades appear bland from cemetery views.



Figure 16: Wrought iron and planting frontage



Figure 17: Black timber frame porches

12

Character Area 12: Hughes Lane

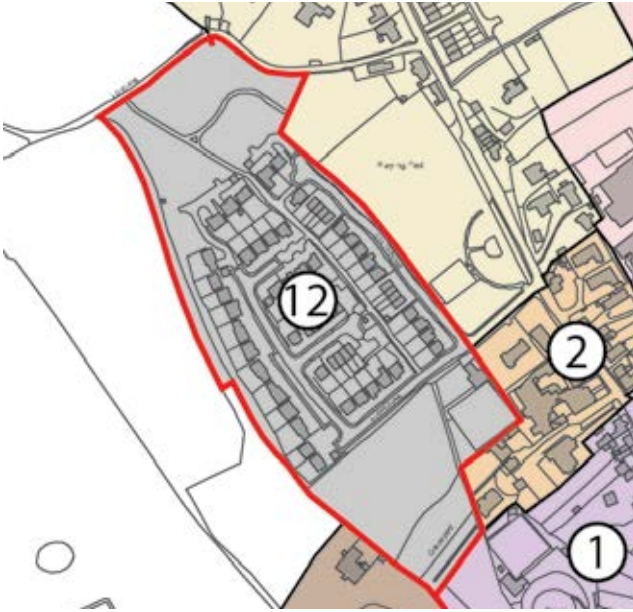


Figure 18: Map of Character Area 12 - Hughes Lane

2.4 Hughes Lane

This area is similar to Character Area 11 in the sense it constitutes a single masterplanned site. The style of housing and overall character is somewhat homogeneous. The area is located to the west of Malpas where it is accessed via a single road (Hughes Lane) which radiates to the west of the Tilston Road / High Street (B5395) intersection.

The area is host to a mix of detached and semi-detached dwellings as well as several short-run terraces. As well as bordering farmland to the west, the area includes open green spaces to both the north and south. A PROW footpath runs centrally through the character area providing pedestrian connectivity to its three cul-de-sacs as well as connecting to the green space in the north. This provides pedestrian connectivity between Hughes Lane (beside Malpas Farmers Bowling Club) and Love Lane.

As well as its several green spaces, there are smaller grass verges and street trees contributing to the area's green character. These features are more prominent along Hughes Lane western stretch of road.

The style of development is relatively generic, with the materials and mixes of architectural detailing not necessarily relating to the local vernacular. Boundary treatments are generally lacking between plots and closed-board timber fencing is readily used for side and rear boundaries. Hedgerow and tree planting is also readily used as a division between private plots and adjacent public realm.

Key characteristics:

- Rural-fringe housing, extending the village, including greenspace buffers.
- Mix of large detached dwellings with double garages, semi-detached dwellings and several short-run terraces
- Informal street grid formed of lanes connected by footpaths, with several private drives providing access to a handful of homes on the edge.
- Facades include a mix of red brick and cream render and roofs are either artificial grey slate or rosemary tiles
- Boundary treatments are a mix of hedgerow and railing (front) and timber closed-board fencing with red brick columns (rear).
- A hedge lined PROW footpath connects the north and south green spaces, and cul-de-sacs between. This was widened to allow for landscape maintenance.



Figure 19: Grand detached houses along Lower Park Road.



Figure 20: Abundant green infrastructure.



Figure 21: Northern open green space

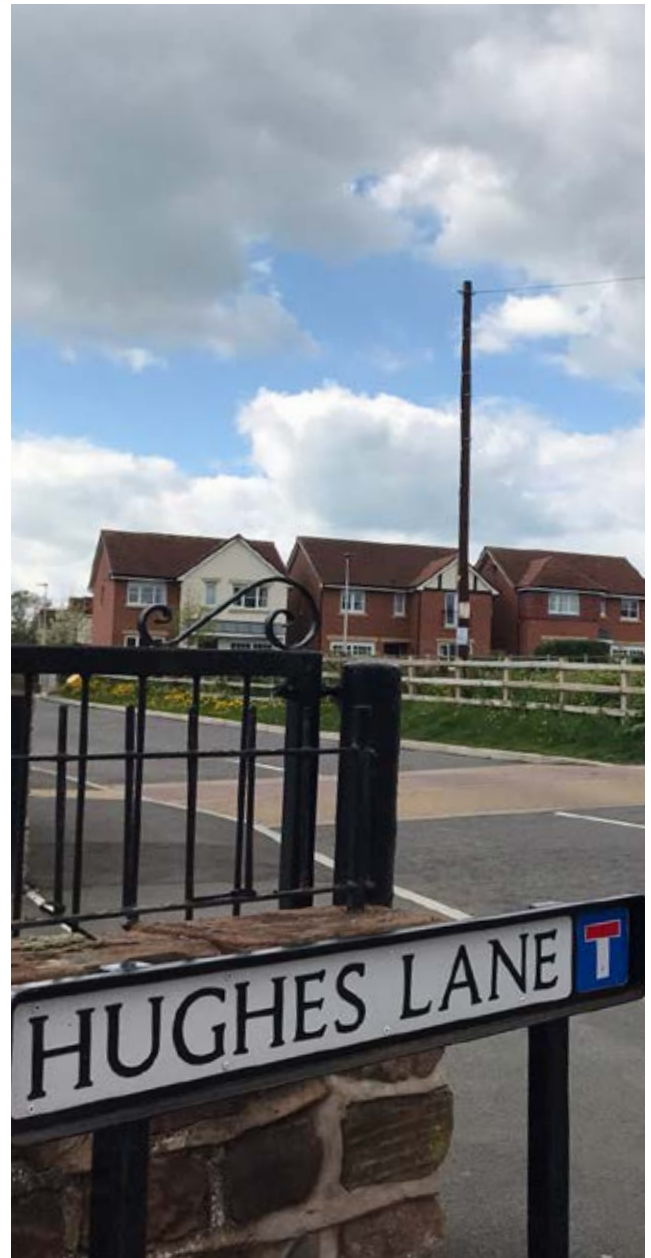


Figure 22: Hughes Lane's detached dwellings

Figure Ground

A figure ground analysis shows a fairly homogeneous scale of built form across the character area, with most housing types being of a similar size and scale. The prevailing housing types are detached (along Hughes Lane) and semi-detached, along with several rows of terraces. The white spaces on the adjacent graphic also highlight a network of open green spaces. The layout of the area's development forms a rectangular shape along with linear streetscapes, designed in such a way to preserve views of the Grade I Listed St Oswald's Church.



Figure 23: Figure ground of Character Area 12

Strengths

- Strong pedestrian links through site and to surrounding areas.
- Hedgerow boundary treatments, grass verges and trees along Hughes Lane.
- Green space and tree planting soften views from the surrounding landscape.
- Retention of PROW and hedgerow.
- Stock-fencing on open space adds to rural-fringe character.
- Block paved minor streets enhance streetscene richness and calmness.
- Garage blocks with accommodation above for office / bedroom space.
- Varied roofscape and use of half-gables.

Weaknesses

- Use of cream render on certain elevations not in keeping with the general character of Malpas.
- Closed-board timber fencing is used on some side boundary treatments.
- Front of dwelling parking which is often not adequately screened.
- Fast-growing, non-native hedgerow used for boundary treatments.
- Applied timber details lack authenticity and appear pastiche.



Figure 24: Swallow nesting box (conditioned at outline planning permission stage) promoting the ecological value of the area's green spaces.



Figure 25: Key view of St Oswald's Church contributing to local wayfinding

13

Character Area 13: Lynchet Road



Figure 26: Map of Character Area 13 - Lynchet Road

2.5 Lynchet Road

The Lynchet Road character area connects between Chester Road and Well Meadow in the north east of Malpas. Other streets in the development include Delune Crescent, Barn Croft and Ludgate Croft, all secondary to Lynchet Road. This area constitutes a larger single-developer site, but there is variety in the type and style of housing in order to align with the circa 20th Century homes that are typical of Malpas (excluding the post-war era). However, overall scale and massing the development has a clearly suburban feel to it and some features are uncharacteristic of Malpas.

The housing include architectural detailing such as shallow brick window arches, stone cills, red brick lintels and timber porches. Barn Croft dwellings have Staffordshire Blue brick window cills and lintels as well as some Staffordshire Blue brick courses. This use of Staffordshire Blue brick is relatively uncharacteristic of the area when compared to the vernacular materials of Malpas.

There is an overall lack of boundary distinction between plots as well as between public and private spaces. Some of the larger dwellings have red brick wall side and rear boundaries, but closed-board fencing is most commonly used for rear and side treatments. Many dwellings have young hedge planting to the front, creating unclear boundaries between plots and the adjacent pavement.

Where the area borders open green space, the treatment is often of a suitable design. Ludgate Croft in particular (see top adjacent image) includes an outlying gravel path, providing an attractive pedestrian route along the developments rural edge, whilst connecting to the two PROW footpaths off Greenway Lane.

Key characteristics:

- Rural-fringe housing, extending the village, including SuDS pond.
- Mix of detached dwellings, semi-detached dwellings and short-run terraces.
- Single street running through the area along with several private drives each providing access to a handful of homes.
- Predominantly multi-tonal red brick facades (some with cream render elevations) and Rosemary tile roofs.
- Many dwellings have no boundary treatments along their frontage with the exception of a few which have low-rise hedging or red brick walls.
- Children's playground located centrally on Lynchet Road and several pockets of amenity green spaces, views to countryside.



Figure 27: Buildings typically with a mix of red brick and cream render facades.



Figure 28: Typical streetscape on Lynchet Road



Figure 29: Dwellings backing onto open green space



Figure 30: Typical detached dwelling on Lynchet Rd

Figure Ground

A figure ground analysis shows a fairly homogeneous scale of built form across the character area, with most housing types being of a similar size and scale. The prevailing housing types are terraces and semi-detached, with the occasional detached dwelling. The white spaces on the adjacent graphic also highlight a network of open green spaces. A narrow band of green space (see adjacent **green arrow**) can be seen along the area's eastern boundary, providing a natural buffer between built form and adjacent countryside.



Figure 31: Figure ground of Character Area 13

Strengths

- The edge street treatment on Ludgate Croft provides a successful transition between the street and adjacent green space, as well as a pedestrian route separated from the road.
- Some high quality examples of red brick boundary treatments used to resemble rural heritage buildings (i.e. curved brick walls on Barn Croft and Lynchet Road).
- Pedestrian links and views to countryside and Greenway Lane
- Green buffer / link along eastern boundary with retained hedgerows and young tree planting

Weaknesses

- Sporadic use of cream render on some elevations not in keeping with the general character of Malpas.
- Closed-board timber fencing is used on some side boundary treatments.
- Use of Staffordshire Blue brick on Barn Croft and Lynchet Road not in keeping with local palette.
- Front of plot car parking is intrusive in the street scene without boundaries such as native hedgerows that have a screening / softening effect.
- House type appearance and scale lacks vernacular proportions and character overall, often exhibiting more repetitive suburban traits.



Figure 32: Green buffer (foreground) between built form and the surrounding countryside (background)



Figure 33: Examples of some of the area's larger detached housing types

14

Character Area 14: Wrexham Road

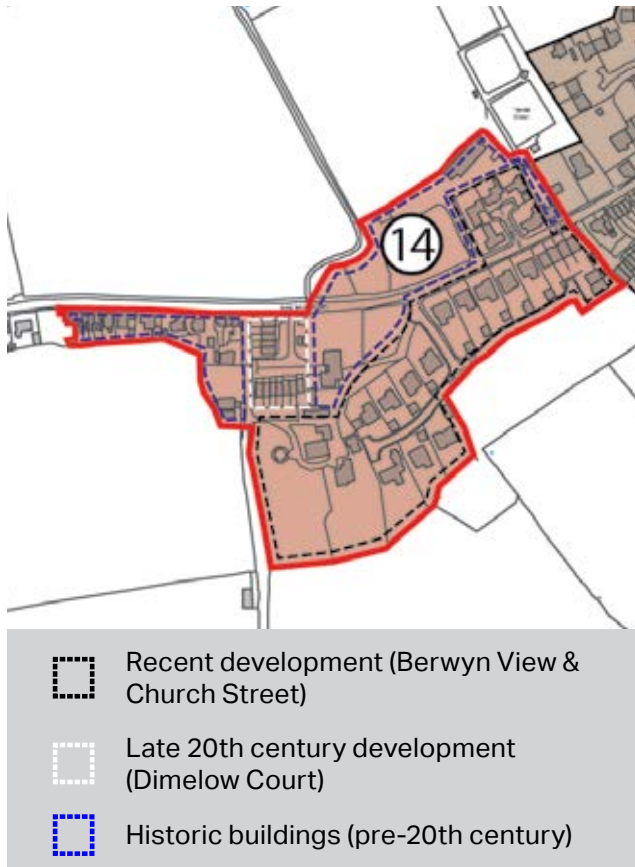


Figure 34: Map of Wrexham Road character area

2.6 Wrexham Road

This area includes the village’s eastern gateway, via Wrexham Road and Church Street (B5069). Much of the area’s built form has been built within the last 25 years, with the exception of several historic buildings fronting Wrexham Road. Other roads in the area include Berwyn View, Dimelow Court and Battarbee Bank. All three are cul-de-sacs with homes fronting on to them.

The area includes a recent development along Wrexham Road and Berwyn View, where each house has a slightly different facade treatment, producing a cohesive yet interesting streetscape.

The design and finish of the development is of a high standard due to the scale of most dwellings. The dwellings have strong boundary treatments that clearly define each residential plot. A mix of red brick walls, wrought iron estate railing and hedgerow are used throughout the area. The large detached dwellings along Berwyn View and Wrexham Road have large protruding chimney stacks, a typically Victorian-esque feature. They also have timber open porches which reference some of the area’s traditional agricultural buildings.

Dimelow Court is made up of two rows of perpendicular terraces loosely forming a courtyard style layout. The buildings are more simple than those on Wrexham Road and Berwyn View, giving the development a farmstead-barn style appearance.

Key characteristics:

- Late 20th to 21st century residential development with the exception of several historic buildings fronting Wrexham Road.
- Mix of large detached dwellings with double / detached garages and several short-run terraces.
- Situated along Wrexham Road and Church Street (B5059) - the eastern gateway into Malpas.
- Multi-tonal red brick facades and pale render with roofs a 50/50 split of artificial grey slate and Rosemary tiles.
- Generally strong boundary treatments with a mix of red brick walls, wrought iron estate railings and hedgerow.
- Dimelow Court - a farmstead style layout with terraces facing into a brick paved courtyard space.



Figure 35: Mix of facade styles and treatments in the detached dwellings fronting Wrexham Road.



Figure 36: Dimelow Court's perpendicular terraces.



Figure 37: Terraces fronting Wrexham Road.



Figure 38: Large detached dwelling on Berwyn View.

Figure Ground

A figure ground analysis highlights the mix of development periods and housing types within the area. To the west a row of single plot cottages and infill development represent the area's more historic dwellings. The several cul-de-sacs radiating from the B5069 represent more recent development, including two rows of 20th century terraces on Dimelow Court and a number of large detached houses along Berwyn View. Overall development is concentrated along the south of Wrexham Road/Church Street.

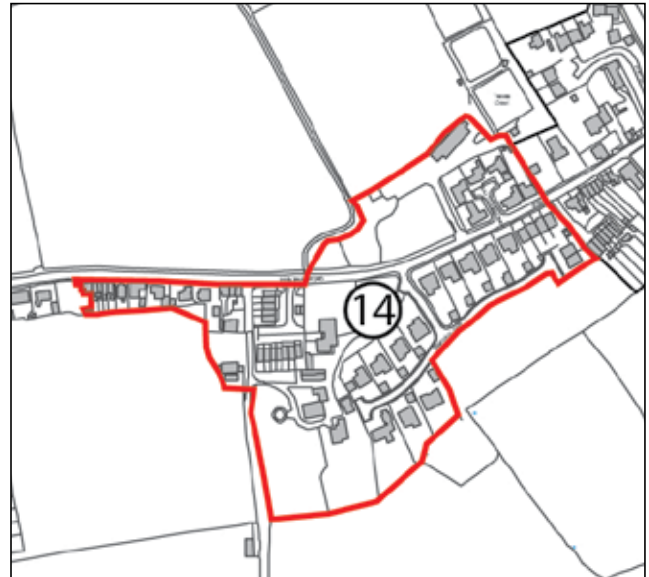


Figure 39: Figure ground of Character Area 14

Strengths

- Terraces along Wrexham Road and detached dwellings along Wrexham Road and Berwyn View have strong well-defined boundary treatments.
- The finish and overall design quality of recent Berwyn View and Wrexham Road development is of a high standard.
- Several (3) heritage assets fronting Wrexham Road.
- A varied but overall good quality transition from rural to rural village.

Weaknesses

- The old farmhouse at Wrexham Road / Berwyn View junction is dilapidated and due restoration. This is a future opportunity that needs addressing.
- Exposed front of dwelling parking in Dimelow Court development.
- Some fast growing non-native hedgerow types introduced as front boundaries on Wrexham Road.
- Narrow footpaths, no speed control or crossing points (particularly opposite Malpas Sport & Social club).



Figure 40: Traditional Victorian cottages fronting Wrexham Road



Figure 41: Old farmhouse building at Wrexham Rd / Berwyn View junction deserves renovation

2.7 Learning lessons

'Good design and character' is a combination of a great many things but attention to vernacular detail and response to position in the settlement and place in the landscape creates a much richer experience and quality of development.

Of the four main sites developed recently, only one site truly succeeds at addressing to the rural village vernacular. Prior to these the bulk of the village was made up of vernacular architecture. This needs continued work - both the layout and scale of developments, landscaping and reference to local materials and details.

The procurement of good design and development teams to refine the housing, streets and spaces delivered ranges from 'just about okay but unsatisfactory in some ways' to a few instances of reasonably contextually responsive design.

Further understanding of local character and ongoing learning about how to translate this into positive traits in new development will be required continually. Where officers, design teams and developers continue to invest in design, get local feedback and learn from less successful schemes is where the improvement will come from.

Design process with early engagement will be key to this. It is hoped that this review of recent developments, the design guidance and codes that follow in this document and supporting documents such as the companion Malpas Character Study (Taylor Young IBI 2012) and Village Design Statement (2010) can be used to inform the design thinking and process to fast-track new developments in the right direction.

Poor design/ character indicators:

- Suburban housing development that could be located anywhere, with no clear identity related to the rural village of Malpas.
- Replicable design, house builder kit of parts which repeats homogenously throughout larger development.
- Re-elevating – the standard house builder box so that identity is only surface deep, possibly including inauthentic pastiche details.

Good design/ character indicators:

The following features are of great importance to the success of development within the village and we encourage developers and planners alike to ensure that the choices made will enhance the quality and appearance of new homes, streets, spaces and edges:

- The involvement and feedback of local residents in the design process;
- High-quality building materials, richness of detail (linked to rural village character);
- Robust, attractive and character appropriate front and rear plot boundaries;
- High quality public realm design and hard landscape detail that relates to a rural village streetscene; and
- SuDS & swales to address drainage issues; Native hedgerow and planting species aiding biodiversity.



Design Codes

03

3. Design Codes

This chapter presents a series of design codes that are specifically relevant to Malpas and the key local issues identified by the neighbourhood group, and analysis of recent developments set out in the previous section. The Malpas Character Study (Taylor Young IBI, 2012) is a key companion document to refer to with the Codes 1-4.

3.1 Introduction

The design codes and guidelines set out in this section relate to major development sites, infill development sites and redevelopment of existing buildings in different parts of the neighbourhood area. The following design codes respond to key themes of character, sustainability and community consultation, with the aim of preserving existing high-quality buildings and places within Malpas, whilst also delivering high-quality new development. The codes have been structured into 8 topics for speed of use, so the reader is able to quickly turn to the area of the village, or theme, they are interested in. The topics are as follows:

Code 1 - Character, quality and community

Code 2 - Historic core

Code 3 - Surrounding residential areas - infill development principles

Code 4 - Future growth - new housing requirements

Code 5 - Landscape setting and edge of settlement

Code 6 - History and identity

Code 7 - Townscape and legibility

Code 8 - Sustainability and climate resilience

3.1.1 Vernacular architecture

No single architect designed the assorted rows of cottages that characterise Malpas. They are often the work of generations of local builders working with materials and styles which they have been familiar with since childhood. These styles developed making use of the most readily available local materials; stone, brick or timber, and the interplay between the materials and local traditional building forms have combined to create a distinct local characteristic environment.

Like every village, Malpas has its own idiosyncrasies that root the houses firmly in their immediate environment. This is vernacular architecture. It is the responsibility of us all to ensure that vernacular traditions of building continue to inform us in our treatment of old buildings, and our designs for new ones. As such, superficial pastiche architecture is to be discouraged. Where developers aim to build in a traditional manner, the approach should be executed with traditional materials used in the traditional way, creating characterful forms of development.

1

Code 1: Character, quality and community

3.2 Code 1: Character, quality and community

The Malpas Character Study (2012) and analysis of recent developments in Section 2, make clear that whilst there are some overall development guidelines that can be applied to any area of the village, there are distinct character areas for development to respond to also. Involvement and feedback from stakeholders and the community and the development of a clear design approach that address this character are also key to successful developments.

Code 1a - Responding to context and character

Aim - This code sets out the character areas (see plan in figure 46, over page) and guidelines on the process for development to be able to respond to the positive characteristics for development within these areas

Key reference - The Malpas Character Study (2012) and Section 2 of this document identify the existing positive aspects and negative elements of each character area. Refer to these documents to assist in the analysis of development sites character and context.

Responsive design - Infill development, redevelopment or adjacent development should all respect and respond to the character area/areas in which they sit first and foremost. Development outside of the settlement boundary should also employ guidance for rural landscape development (see Code 5 for details).

Positive and negative character - the existing positive aspects of each character area should be retained or enhanced and the negative elements should be minimised or removed as opportunities permit through development.

Pastiche - Designers are not required to mimic the existing development period of an identified character area in pastiche form, though this approach is encouraged if approached authentically.



Figure 42: Example of context driven design with references to Victorian architectural detailing



Figure 43: Old Hall Court development referencing traditional courtyard layouts.

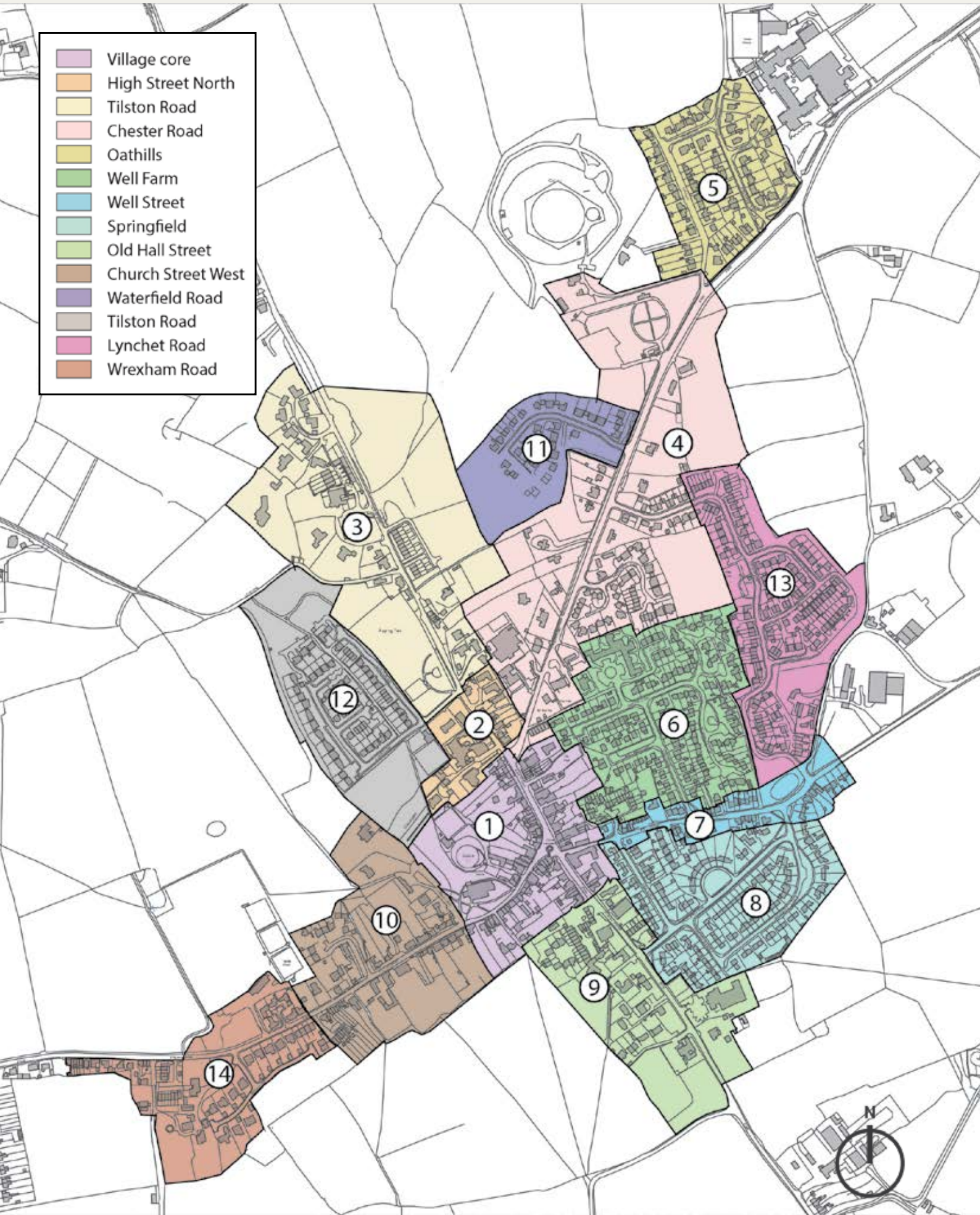


Figure 44: Map of the neighbourhood area's 14 character areas.

Code 1b - Design process and engagement

Aim - Engage with local groups early to generate an acceptable design response that is more likely to be accepted by the community.

Engage - Engage with stakeholders and a varied demographic of residents. Regular communication and close liaison with community groups should form a key part of the design process from an early stage - when the designs can be affected and improved.

This should continue throughout Outline Application, Reserved Matters stages as part of both design process and formal consultation.

Monitor - Following up with monitoring and surveys of built development can also help with innovation towards delivering sustainable, well-loved developments.

Code 1c - Design approach and alternatives

Aim – Devise a clear design approach that seeks to maintain and enhance the character area in which development is sited. Where character is neutral mixed or negative the area may benefit from innovative design approaches and look to meet future challenges of energy, environmental sustainability and housing affordability.

Design approach - Development should respond to local character with one of the following three approaches, considered in the following order;

- **Harmonise** – clearly respond to existing vernacular characteristics within the character area or wider village, street and site, including materials, scale, form and appearance (avoiding pastiche).
- **Complement** - where area characteristics are mixed, adding something to the overall character and quality of development that is fitting for the area, for example, high-quality materials or bespoke architectural design that adds to the overall range of characteristics and sits comfortably in terms of position on plot; scale; boundaries and relation to the vernacular.
- **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 (continued)



Figure 45: Public heritage sign beside Malpas Almhouses

others to follow. For example, innovative building form with low embodied energy materials that add to the overall appearance, sustainability and richness of the area, whilst maintaining a link to the local vernacular.

Exceptions - Exceptions to the code are possible but must be robustly justified and in keeping with the spirit of this Design Code. The code is not intended to stifle creativity or excellent design solutions that are in keeping with or complimentary to the historic character of the village or enhance the sustainability or meet the local needs for housing within the village. Totally modern design is acceptable in the right location.



Figure 47: COMPLEMENT - example from Church Street



Figure 46: HARMONISE - View between houses on Old Hall Street



Figure 48: INNOVATE - precedent example (not from Malpas)

2

Code 2: Historic core

3.3 Code 2: Historic core

The existing built form of the High Street, Church Street, the lower end of Tilston Road, and the upper end of Well Street and Old Hall Street exhibit the historic, mixed-vernacular character of Malpas. A considerable variety of built form has evolved over time, and the individual and sometimes unique features of the buildings themselves, together with their hard landscape settings contribute to a pleasing street scene of variety and interest. The wide High Street is appropriate for the commercial centre of the village, but the narrower streets found on Church Street, provide an intimate domestic feel more appropriate for housing development.

The adjacent plan illustrates the extent of the historic core in Malpas and details its key retail frontages as well as the village's retail centre (as per the Local Plan).

Overarching aim - Protecting and enhancing the core of the village is fundamental to the overall character of the village. The incremental erosion of public realm, character features, shop fronts, or replacement of traditional building forms will undermine this area.

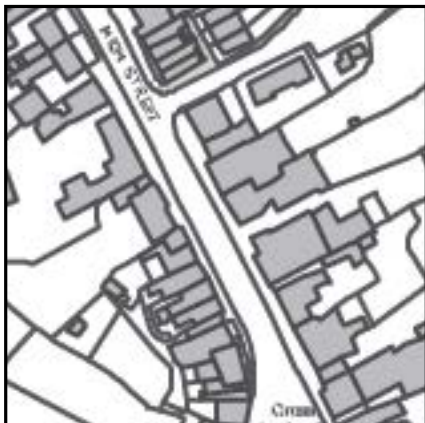


Figure 51: Figure ground sample (1 Ha) from the historic core



Figure 49: View up High Street from Malpas Cross



Figure 50: View up Old Hall Street



Figure 52: Map of the historic core in Malpas.

Code 2a - Height, setback and massing

Aim - The height, massing and setback of development is important to maintain street scene quality, and help limit issues of privacy and overshadowing between properties.

Scale - Buildings heights may vary from 1.5 – 2.5 storeys depending on adjacent plots. 3 buildings storeys would be acceptable on High Street. A variable eaves line and ridgeline, presentation of narrow / half -gables is allowed to create interest but variation between adjacent buildings should be a maximum of 0.5 storeys in general.

Setback - The building line should reflect the predominant building line used on the street. Where buildings are set very close to the back of the pavement a small threshold defined in a change of material (or planting) should be used to delineate public and private space.

Enclosure - Building scale and positioning towards the front of the plot should help to define and enclose the street space within to an appropriate degree based on the existing street-section and neighbouring levels of enclosure. Some variety is to be expected.

Gaps between buildings - predominantly attached buildings, or buildings linked by masonry boundaries, with few gaps (often covered passageways / access) and a strong sense of horizontal enclosure along the street.

Code 2b - Preserving and enhancing character features

The adjacent photo study (see figure 52) illustrates the key characteristics of the historic core's built form. These features adorn many of the area's heritage assets, many of which are listed buildings and pre-date Tudor, Georgian, Victorian, and Edwardian architectural eras.

The design of any future proposals should adhere to the following guidelines:

Precedents - existing heritage assets and vernacular building within the village core and other parts of Malpas provide a library of precedents to draw influence from (see example images on page 38).

Generic design - Local character features must be preserved and enhanced where possible within the character areas, limiting the creation of standardised designs that are not context-specific; and

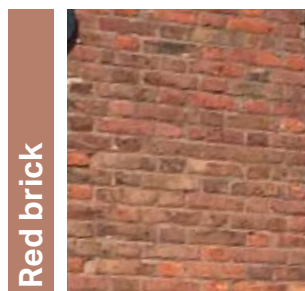
Character areas - Design of details and features must respond to the character area/s in which it is sited or adjacent to (including landscape character areas) to enhance the positive qualities of the area.



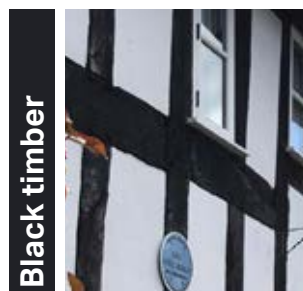
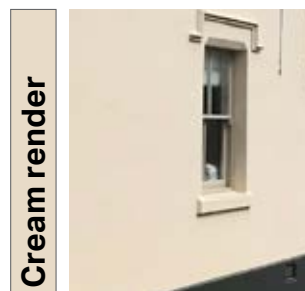
Figure 53: Generic design where there is little architectural detailing or reference to local character should be avoided.

Historic core: Key characteristics

Colour palette & materiality



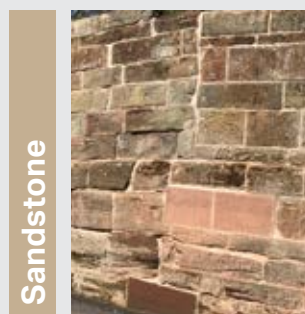
Façade



Roofing



St Oswald's Church vicinity



Boundary treatments



Hedgerow and/or red brick wall

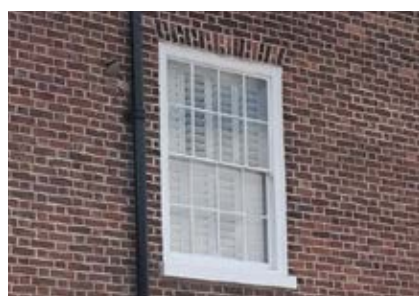


Black wrought iron and/or red brick wall



Directly fronting pavement (no boundary treatment)

Window treatments



Timber framed sash window



Gable dormer window



Timber framed casement window

Door treatments



Timber frame door



Timber frame single pitched overdoor canopy



Timber frame pitched / gable overdoor canopy



Colourful timber panelled door

Code 2c - Detailed design of buildings

Guideline - The building types, forms and detailed design elements of this area should be studied and reflected in new developments so that the surprise and delight found in the variety of form and detail in the village core is reflected in any new or adapted buildings.

Guideline - The following characteristic materials and features should be respected by new development within or adjacent to the Village Core:

- Slate roofs
- Occasional plain red clay tile roofs
- Red or orange clay brick
- Timber or metal windows (excluding aluminium) with thin sight lines
- Traditional roof pitches (>35°)
- Natural red sandstone

Roofscape - In the Village Core, existing roofs tend to be of a steeper pitch (>35°) complete with distinctive gable parapets and Kneeler stones. Therefore;

- Roof pitches on development should be comparable to those typically found in the historic core.

Issue – overly shallow roof pitches detract from the historic and varied roofscape, therefore:

- Roof design should ensure overhangs to verges and eaves.
- Proposals to re-thatch buildings originally constructed with this style of roof should be encouraged.



Figure 54: Relatively high pitched roofscape within the Village Core

Code 2d - Improving public realm quality

Aim - to improve the character and quality of the public realm, including floor-scape, street furniture and signage. Contributions will be sought to improving the High Street public realm particularly.

Issue - Floorscape (footpaths, carriageways, thresholds, and associated detailing) is an often-overlooked character factor in the attractiveness of the streetscene. Making the most of valuable public space within historic areas is a challenge due to competing users and the dominance of the car often holds sway.

Aim – to improve the visual quality and rebalance the public realm to serve pedestrians (including the young, elderly and those in wheelchairs), cyclists and road users with their needs and safety addressed in that order.

Streetscene and floorscape - take opportunities presented by development to include public art schemes, use local hard landscape materials, consider streets holistically in terms of design and detailing, e.g. replacing tarmac with block paving for the high street or key stretches of it, increase space for pedestrians and cyclists, and introduce street trees to shade and moderate micro-climate.

Furniture, lighting & overhead utilities
The lamp posts on the High Street and some other parts of the conservation area are heritage style lamp posts add to the character of the area. A positive feature of the High Street is the lack of utility cables crossing or overhanging the street. These are underground or routed to the back of properties to give a clear view along the High Street.

Street clutter – Unnecessary street clutter (signage, street markings and poorly laid out street furniture), or inappropriate styles of public infrastructure undermine the character and quality of the street scene. Aim to minimise and rationalise what is provided and ensure it is in keeping with the rural village character.

Lighting - Conservation Area lighting should reflect the existing lamps and this style or similar could be extended to the remainder of the village core.



Figure 57: Refuse bins should be assigned sufficient space and integrated / screened in bin stores where facing the public realm.



Figure 55: Lighting in the historic core should reflect the above lamp styles



Figure 56: Example of how boundaries and materials create a distinction between public and private plots, Church Street.

Code 2e - Design of commercial development

Malpas has a diverse and extensive retail core of shops and other small businesses located mainly on High Street and Church Street. These provide local employment and supply many day-to-day necessities for the people of the village and the outlying hamlets



Figure 58: Sensitive and historic context driven commercial frontage on High Street



Figure 59: Poor example of a sensitive shop frontage design on Church Street

Issue - Commercial frontages contribute significantly to the character of a streetscape. They have a direct and strong relationship with the spaces they front, making their overall appeal an important design consideration within any proposal. Adhering to the following design codes will contribute to the enhancement, preservation, and creation of contextually responsive shop frontages:

Traditional shopfronts - Traditional timber shop fronts and windows should be preserved to uphold the historic vernacular of this character area. Modern shop fronts may be acceptable but should typically employ a 'less is more' approach to their design.

Integrated design - Commercial frontages on all buildings, but particularly historic ones, should consider the full building elevation and reference the vertical and horizontal architectural elements to create a strong relationship between the shop front and the host building.

Signage - Backlit box signage will not be acceptable. Lettering should be clear and of a medium size to complement the fascia board, shop front and building. The colour, style, and materials used within shop frontages should be respectful of the host buildings character (particularly heritage assets) and the wider rural village context.

Access - Entry position, type and level access considerations should be integrated into new and existing commercial premises. Where properties are elevated above street level and accessed via steps these should be retained as they are characteristic but level access solutions, to the front or rear, should be considered in accordance with the disability discrimination act. For new premises, ramped solutions are discouraged in favour of level access and alternative access points. See the below diagram of a positive traditional shop frontage treatment.



Figure 61: Good example of a historic fire station sensitively repurposed as a commercial premise

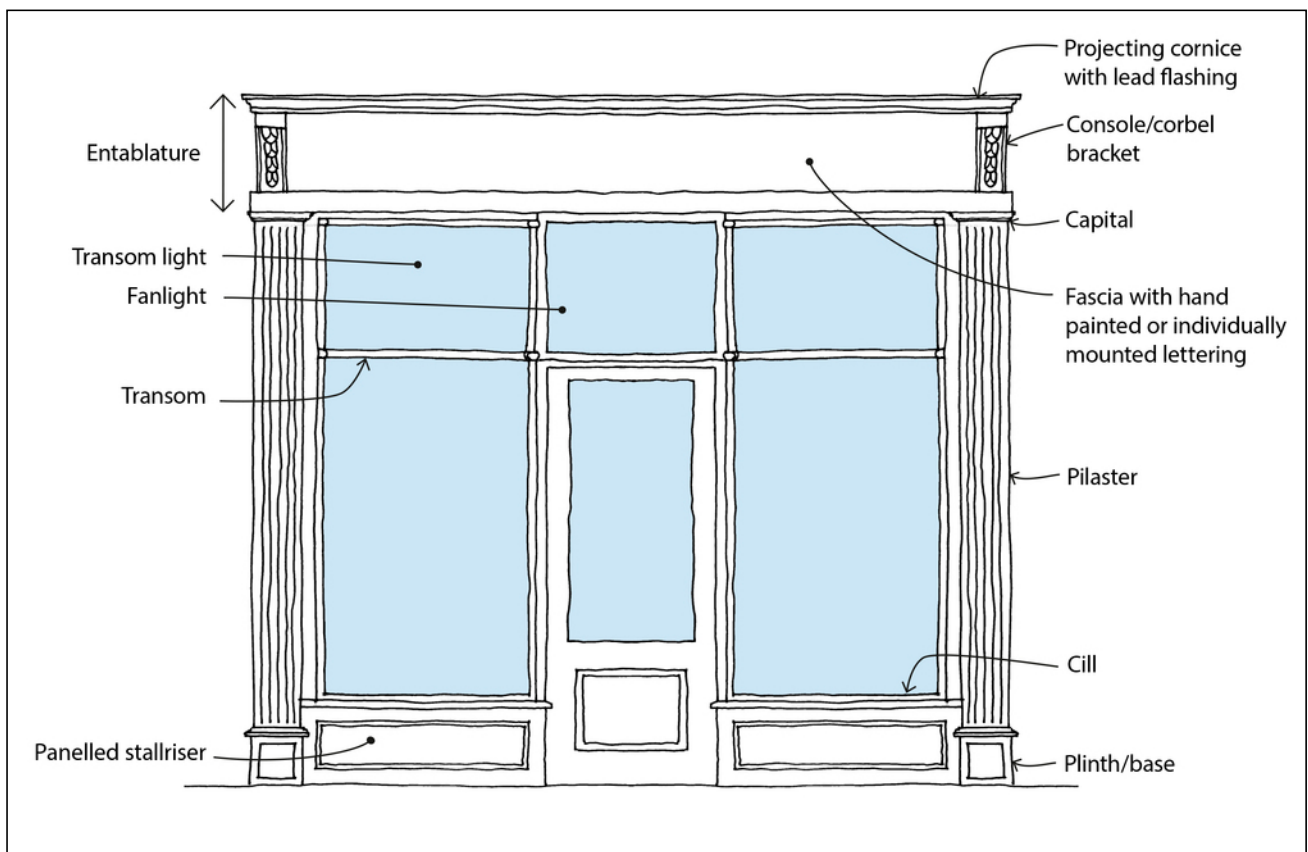


Figure 60: Features of a positive traditional shop frontage

3

Code 3: Surrounding residential areas - infill and small-scale development principles

3.4 Code 3: Surrounding residential areas - design principles

Malpas has naturally expanded via the development of planned housing clusters and associated communities over time. The historic village core has been surrounded with small scale housing developments, predominantly rural village infill developments. Development of this nature will be encouraged in preference to large scale development that deposits a great number of similar styled buildings at the same time, thus impacting greatly on the overall character of the village.

Existing surrounding densities and grain should be evaluated for precedents, but the density of Leech Road, Springfield area and other later 20th century development should be ignored as they do not adequately enclose space to provide an 'urban village' density, nor are they open enough to be rural.



Figure 62: 21st century residential character



Figure 63: Victorian residential character



Figure 64: Late 20th century residential character

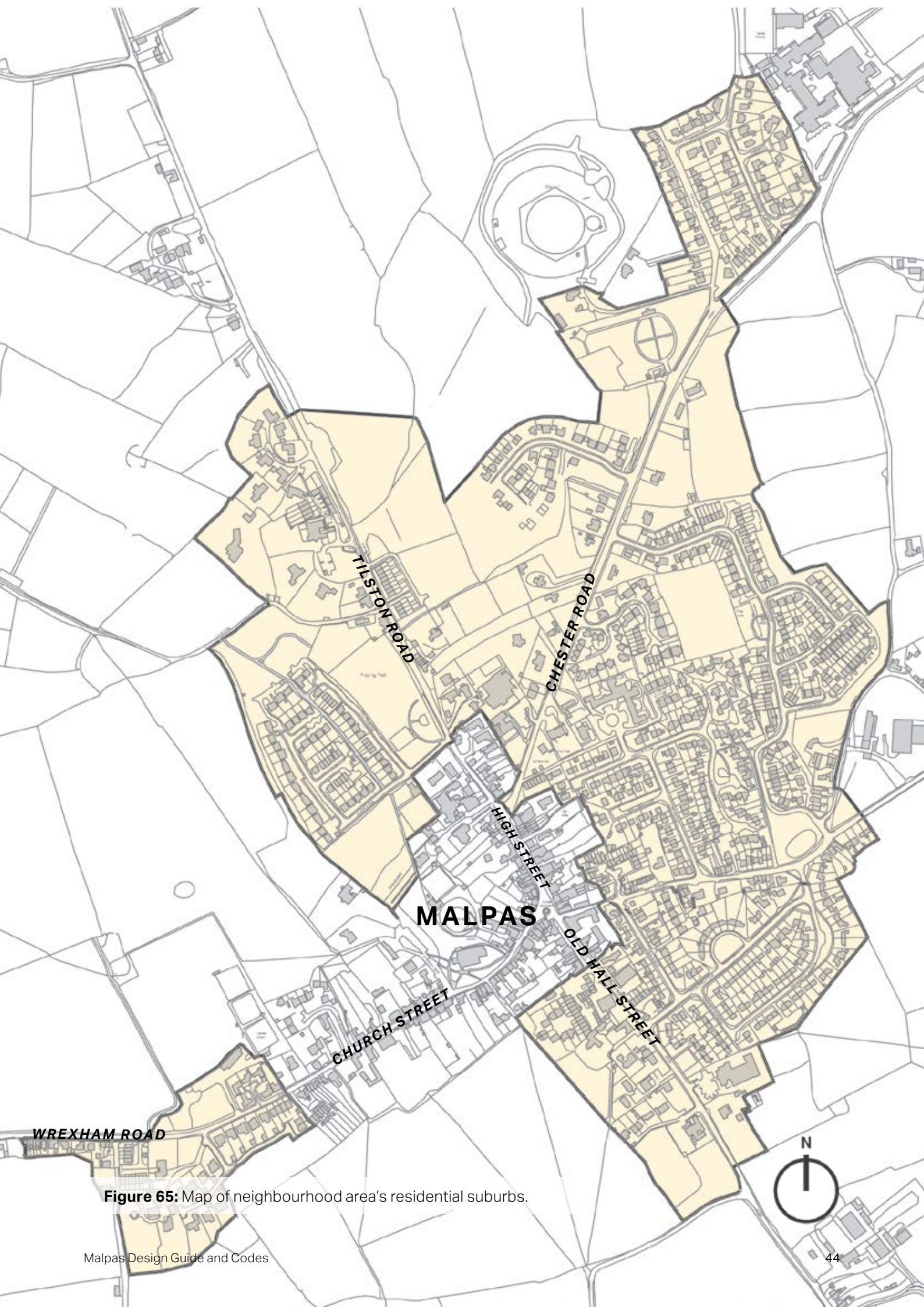
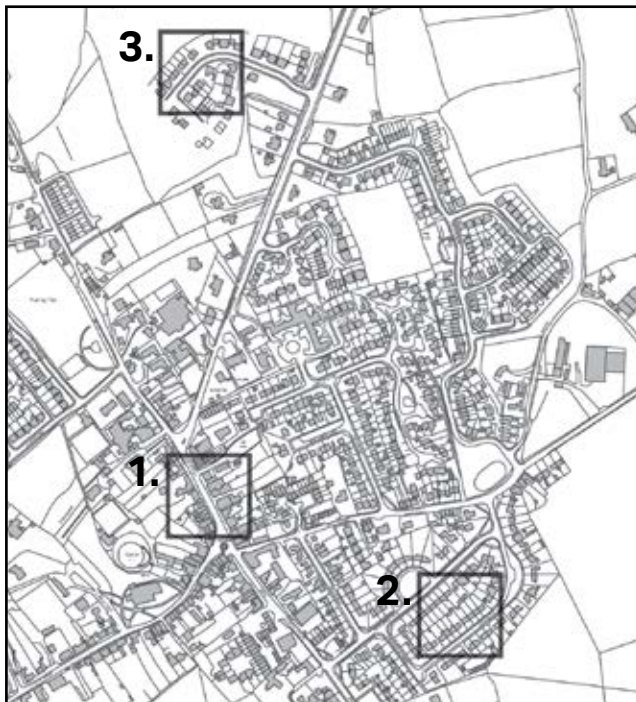


Figure 65: Map of neighbourhood area's residential suburbs.

3.4.1 Density and figure ground plans

Building density is closely linked to the figure ground as it can help to roughly determine how built-up an area is. Areas closer to settlement centres such as Malpas (sample area 1) are often tightly packed and are subsequently higher in density. By contrast, those further out of Malpas such as sample 2 and 3 are less dense. This is represented by the larger buildings and greater amounts of space in between buildings (white space).



Code 3a - Density & scale

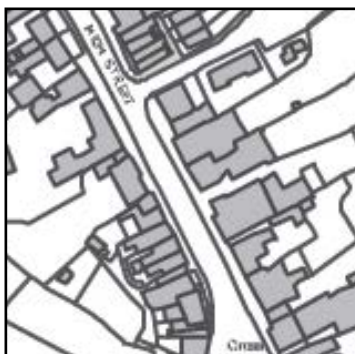
Evidence - Mapping analysis undertaken in the neighbourhood plan shows that the average density of development since 1919 is circa 29.4 dwellings per hectare. Similarly, the average number of units per development was determined to be 25.6. Both figures have been gently rising over the last century (see Table 2.2: Number and density of Housing Developments and Dwellings, Neighbourhood plan).

Density of new development - A density range of 30 to 35 dwellings per hectare would allow new development to reflect the range of densities that currently exist from previous eras of house building.

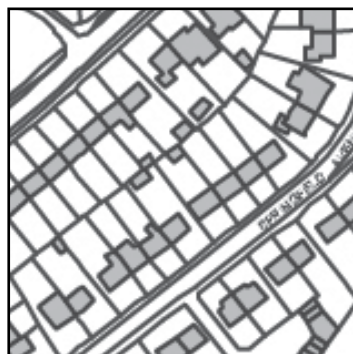
Scale of new development - schemes of up to 25 dwellings or larger schemes broken down into smaller character areas of circa 25 units would help to maintain a measured scale of organic growth.

Figure 66: Figure ground of Malpas with three 1 Ha squares (also see below) within the historic core and two residential developments around the village.

Density samples (1 Ha)	Average Net Dwellings per Hectare (DpH)
1. Historic core	Circa 33 DpH
2. Post-war suburb	Circa 30 DpH
3. Village edge development	Circa 20 DpH



1. Historic core



2. Post-war suburb



3. Village edge development

3.4.2 Infill & small-scale development

Definition - Infill development (1-2 homes) and small-scale development (3 -19 homes) within the village boundary may include new homes on brownfield sites (previously developed) or allocated sites.

The following design guidelines apply to any infill/ smaller-scale development that may come forward within the plan period, via applications on allocated or non-allocated sites within the village area of Malpas.

Aim - These guidelines intend to promote context sensitive housing of a high quality, including affordable housing, within the settlement boundary. This should improve the street scene and locate new homes close to and in support of existing amenities.

The following are the overarching aims of the guidelines:

1. Protect residential amenity, both of new and existing occupiers;
2. Contribute to the creation of cohesive communities and safe streets & spaces;
3. Be of high design quality and encompass sustainability principles (see also code 8);
4. Responds to the context and character of the character area; and
5. Make efficient use of brownfield land (previously developed land).



Figure 67: Infographic about infill and small-scale development overarching aims

Code 3b - Local character and appearance

Aim – To ensure new development is suitable for its place in the village and/ or acceptable in appearance to existing residents (see also Code 1 for further related guidance).

Building materials - Building materials should reflect, complement, or innovate to the benefit of local character and compatibility with neighbouring buildings. The approach should be to address the village vernacular, unless another positive, uniform character exists for the area.

Roof materials - Roof tiles should respect the local character: in particular, red pantile, Welsh slate tiles and Rosemary tiles should be used;

Materials, details and features - New infill development should include local building details and features to contribute to the character of the area, such as; multi-tonal brick, stone sills and lintels, and black timber gables with pale render.

Plot boundaries - Front of plot boundaries should reflect the local character of the street or character area. For example – low-rise red brick walls with hedgerows should be used in the Village core.



Figure 68: Sensitive extension (foreground) to the original The Lion pub (background)



Figure 69: 21st century Church Street development with red brick and hedgerow treatments



Figure 70: Red brick and hedgerow boundary treatment on High Street

Code 3c - Height, massing & setback

Aim - The height, massing and setback of infill development is important to maintain street scene quality, and help limit issues of privacy and overshadowing between properties.

Building heights - Buildings heights may vary from 1.5 – 2.5 storeys depending on adjacent plots. A variable eaves line and ridgeline is allowed to create interest but variation between adjacent buildings should be a maximum of 0.5 storeys in general.

Fenestration - The building line should reflect the predominant building line of the street. Where buildings are set back from the pavement a red brick wall or hedgerow boundary treatment should define the plot and link up to adjacent buildings.

Scale and position - 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 and level of enclosure.

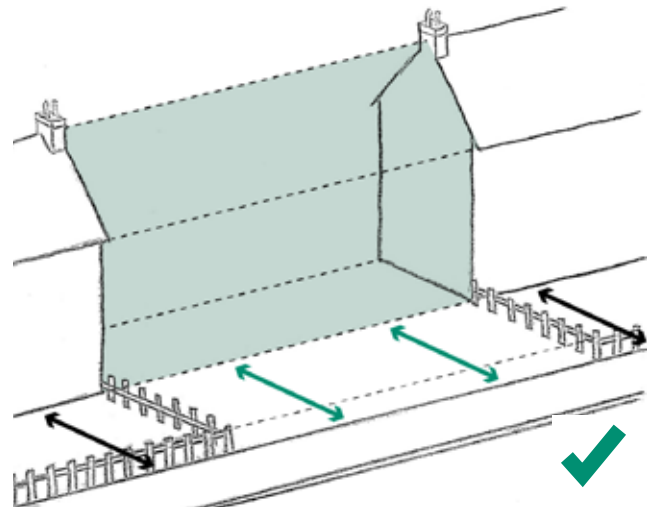


Figure 71: Good practice diagram: the set-back matches neighbouring properties on the street and the massing and roof form fits within local parameters

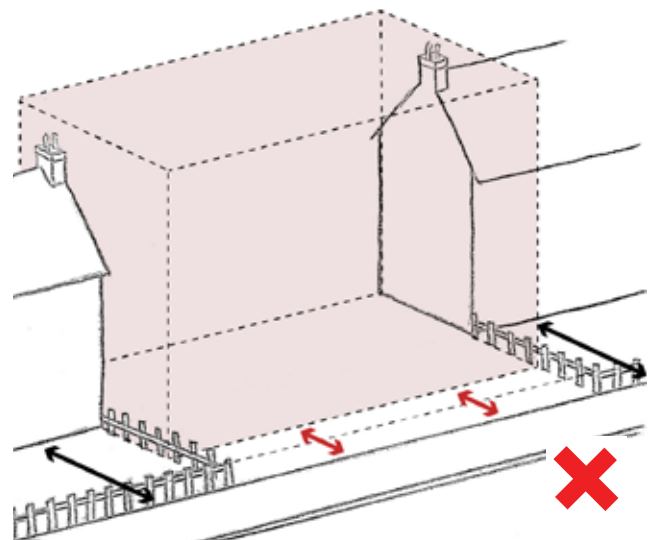


Figure 72: Bad practice diagram: reduced set-back and overbearing massing can create an 'un-neighbourly' building

Code 3d - Facade design and fenestration

Issue - The vertical and horizontal proportions of building facades and openings is important to appreciation of both the individual frontages and groups of buildings within the street.

Active frontage - Building entrances should address the street with a main access and main fenestration. Corner buildings should address both streets with fenestration and the main entrance on the main street in the hierarchy;

Fenestration - 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;

Plot series - Building façade design should respect the horizontal rhythm of plots and building subdivisions on the street in order to harmonise and maintain visual interest; enclosure.



Figure 73: Good practice diagram: the window typology and fenestration pattern match the ones of neighbouring properties

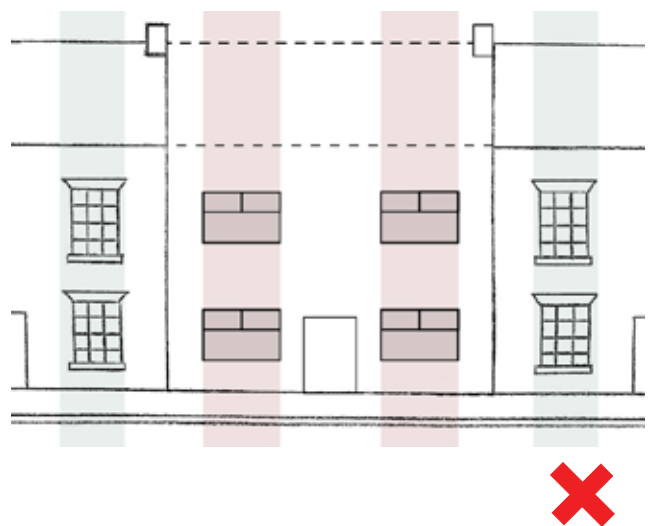


Figure 74: Bad practice diagram: different fenestration impacts the visual harmony of the façades

4

Code 4: Future growth - new housing requirements

3.5 Code 4: Future growth - new housing requirements

The previous Local Plan housing requirement for Malpas of 200 homes has been met as 400 homes have been delivered. However, most of these homes are of a type and size which are suitable for people from outside the neighbourhood area but do not meet the housing needs of local people.

Therefore, there is a requirement to allocate sites to meet local housing needs including market housing, affordable housing, and specialist housing for older people. This is likely to equate to approximately 30 homes, but the exact number of homes is subject to the local needs identified in the Housing Needs Assessment.

Issue – It must be recognised that some existing amenities are already at capacity and, therefore, any proposals for larger-scale development need to contribute further investment that is required in the community services, facilities and infrastructure.

Similarly, it should be recognised that small-scale incremental growth is probably what has given rise to this and that it is harder to request significant upgrades to infrastructure from a number of smaller developments. Development is not sustainable unless infrastructure is provided with it.

There is a clear need to focus on specific aspects of infrastructure in Malpas, for example, prioritising highways, public transport and parking over sports and leisure facilities (which are already well-provided for).

Code 4a - Encouraging variety

The village has developed incrementally, over a long period of time with buildings being constructed by small partnerships or one-off self builds. Therefore, the village does have variety within its vernacular architecture, underpinned by key materials and rural village details.

Issue - Much of the recent housing growth since 2015, highlighted in Section 2, has been relatively large-scale developments which can create a monotonous area of homogeneous housing, and has undermined the character of the village.

Aim - Reflecting the scale of building tradition will help avoid volume builders diluting the overall character of the village.

Housing clusters - If larger developments end up coming forward then there should be a distinct change of character for every cluster of 30 houses to prevent monotonous streets and spaces. This was also supported by the Malpas residents in a survey and is just slightly above the average number of 25 houses delivered per development since 1919.

Density - Small or medium sized developments should have a density of a maximum of 30DpH (Dwellings per hectare) to retain the green character of the outlying village. Average density of growth since 1919 shows 29.39 dwellings per hectare.

Residential development period timeline



Georgian



Inter-war / arts and crafts



Late-20th Century



Tudor



Victorian / Edwardian



Post-WWII



21st Century

Figure 75: Timeline of typical residential developments from different periods

Code 4b - House types and mix

The existing housing mix of the historic village combines high status larger properties right next to smaller more humble buildings. Recent building has been at the less humble end of the scale and there is a need for truly affordable homes, not linked to market prices, as the housing market is distorted by expensive homes.

Housing mix - New development should reflect the mix requirements set out in the Housing Needs Assessment (HNA) and help to encourage a cohesive and diverse village community. The following types of accommodation are needed based on the recent HNA:

- Homes for older people, bungalows and flats
- More affordable housing
- Fewer large houses
- More smaller (up to 3 bed) homes
- Affordable houses

Surrounding development - Developers should analyse the existing built-form of the historic areas of Malpas as a starting point for the design of house types in new housing developments.

Code 4c - Detailed design of homes

Issue - Pressures on modern development to provide low-cost housing and durable, maintenance free, features compete with planning objectives and market forces to provide 'traditionally styled' housing. The result is the inappropriate use of substitute, inauthentic materials on traditional forms with plastic or GRP (glass reinforced plastic) fascias, barge boards, porches, chimneys and dormers, uPVC windows, fake glazing bars, applied lead window details, concrete interlocking tiles.

Use of render - Use of render in new developments can add variety and interest, particularly in areas where 'arts and crafts' influence are in evidence.

Timber frames - Buildings constructed in whole or in part using a structural timber frames (expressed externally or not) are viewed positively. Mock half-timbering is, on the contrary, discouraged. Timber features such as bargeboards, porches and trusses that reflect traditional joinery are appropriate.



Figure 76: Sympathetic timber trusses adorning a house within the Waterfield Road development.

Code 4d - Parking

The use of the car is inevitable for those living within rural communities with limited public transport.

Private parking:

Issue - Lines of parked cars parked in front of building plots on street dominate the street-scene and do little to enhance the sense of place. Similarly, numerous plots with front of plot and limited plot boundaries do not reflect the traditional character of the village.

Courtyard parking - Parking to the rear in small, secure parking courts for up to 6 properties is acceptable. Likewise, driveways to the side of buildings is preferred to front of plot. Where parking is in front, a front courtyard style design with consistent use of materials across the space (not a sea of tarmac) is required.

Materials - High-quality materials should be used for driveways where these are visible within the streetscene.

Entrances - Entrances to parking courts should generally be under buildings or roofs. The proportion of opening is important. Existing coach entrances are no wider than they are high. Where gated, they may be closed-boarded for rural character and privacy, or wrought iron.

Public parking - Should be designed to avoid a 'sea of tarmac' with high quality surface materials, porous surfaces, landscaping, and lighting; Parking bays should be divided to break up the number of cars parked together to a maximum of 6-8. Signage should not be over intrusive.

Lighting - Lighting should be provided to provide a sense of security during the night time, but should not cause a nuisance to neighbouring properties. Consider the use of low-level lighting.



Figure 77: Example of courtyard parking to the rear of dwellings within the court development



Figure 78: Poor example of front of plot parking with no landscaping buffer or boundary treatment



Figure 79: Improve on street parking by designing bays that are broken up by planting, rain gardens and streets trees.

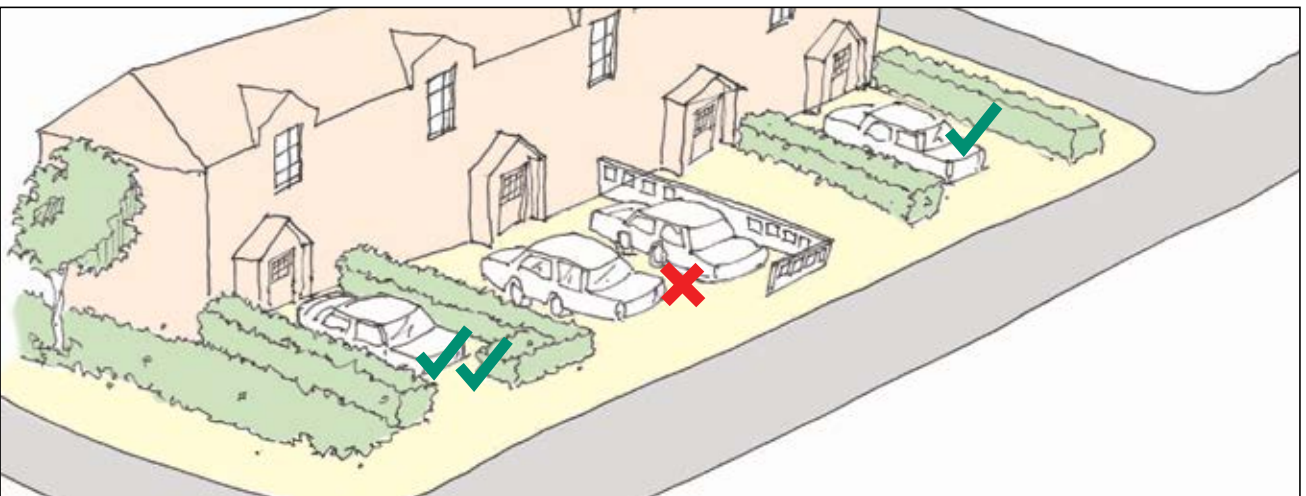


Figure 80: Avoid front of plot parking on main streets in the village or in larger developments. On minor streets / courtyards avoid runs of more than 6 parking spaces and mitigate with hedgerow and tree planting.

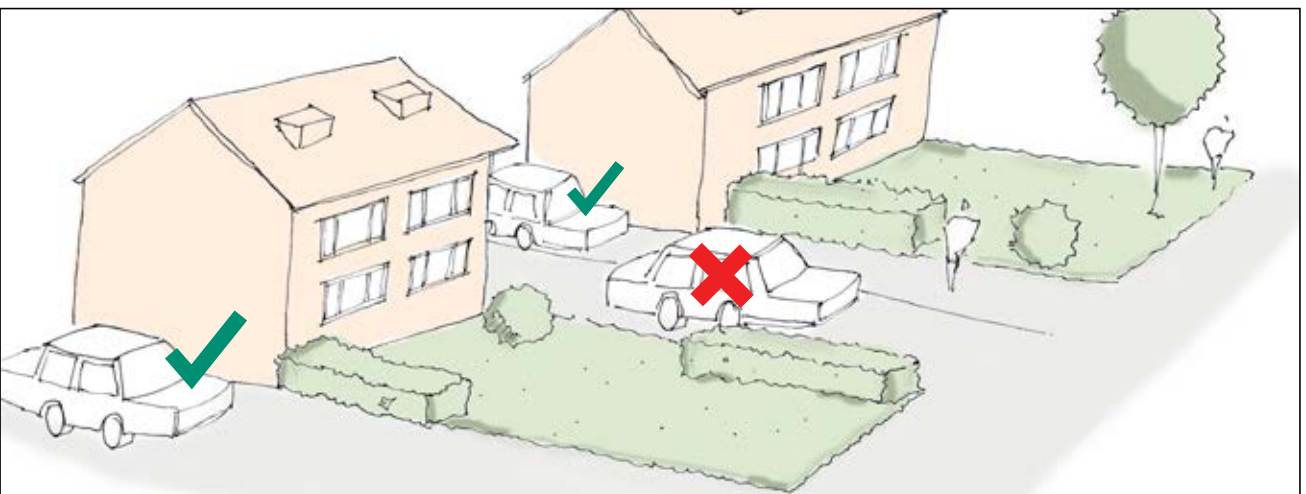


Figure 81: Parking spaces should generally be set behind the building line. Large set backs are less characteristic in Malpas but should be screened with boundaries (hedgerow or walls) where they occur.

Code 4e - Plot and development boundaries

Issue - Low quality or inconsistent boundary treatments, demolished boundaries and poorly maintained boundaries undermine the attractiveness of the streetscene as well as individual properties.

Existing hedgerows - Existing hedgerows should be maintained and incorporated within the public realm for maintenance. Replanting of old field boundaries is encouraged.

Traditional boundaries - The use of Cheshire Railings and traditional sandstone walling is encouraged.

Trees and native planting:

Street trees – Street-tree planting is encouraged to soften, create focal points and delineate space within the streetscape. It is also useful to mitigate high temperatures during heatwaves.

Existing trees - Existing trees should be retained wherever possible and suitable justification should be provided for their felling beyond 'required for development'. Replacement planting at a ratio of 2:1 should be employed where there is no choice but to remove trees, off site if necessary.

Native planting - Planting schemes in and around all new homes should use native species that assist with biodiversity and create habitat for local wildlife.



Figure 82: Example of street tree, planting, and grass verge



Figure 83: Hedgerow and planting contribute to softening hard boundaries such as red brick walls, stone walls or wrought iron fencing



Figure 84: Hedgerows reflect the area's rural character and should be retained and/or incorporated within proposals

5

Code 5: Landscape setting and edge of settlement

3.6 Code 5: Landscape setting and edge of settlement

Malpas sits partly within area 61 'Shropshire, Cheshire and Staffordshire Plain' and area 62 'Cheshire Sandstone Ridge' of the National Character Area profiles ([Natural England](#)).

The rural landscape character of the neighbourhood area is described in further detail in the Local Landscape Character Assessment - Landscape Strategy ([CWaC, 2016](#)). Malpas neighbourhood area is within are 'LCT 5: Undulating Enclosed Farmland'.



Figure 86: View to landscape from open space, beyond Tilston Road development

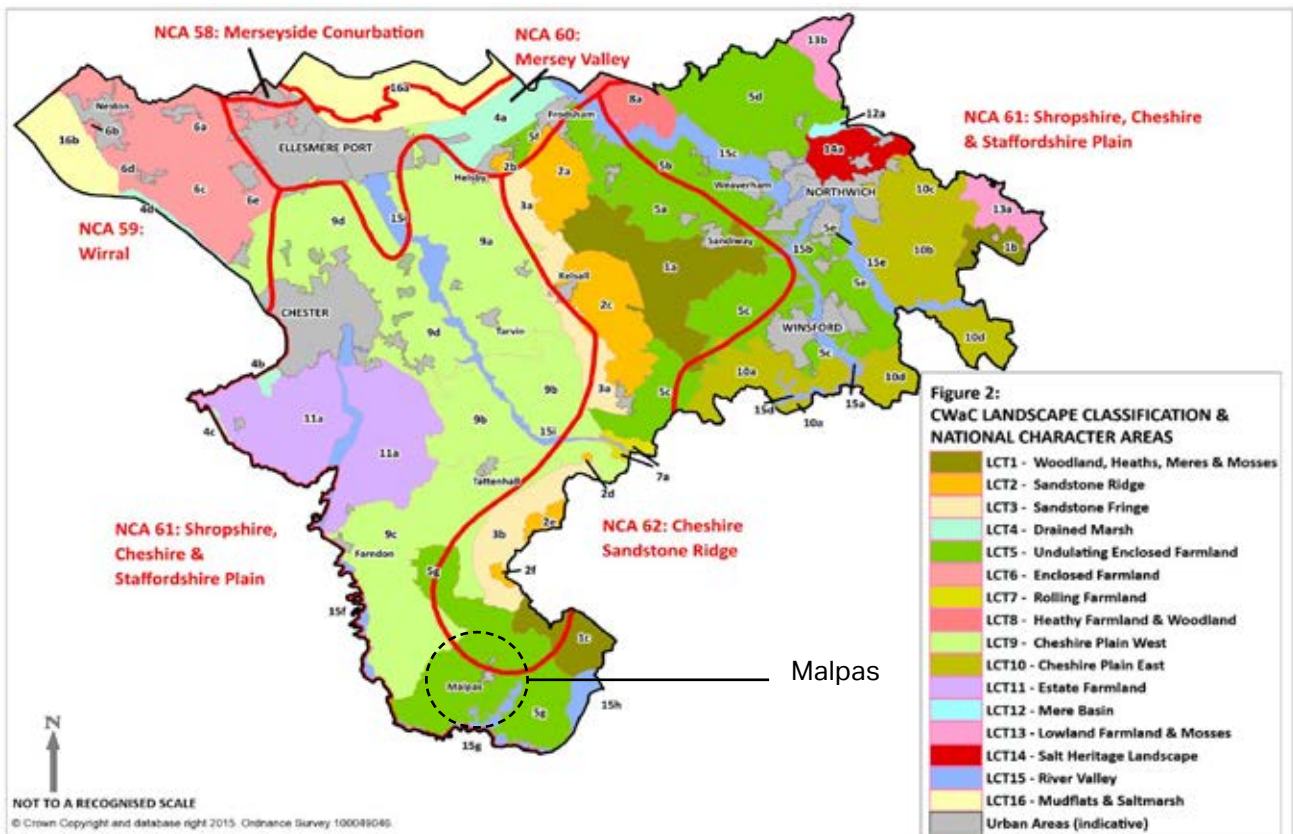


Figure 85: Extract of CWaC Landscape Classification and National Character Areas (from Landscape Character Strategy part 1, CWaC 2016)

Code 5a - Topography, views & planting

The settlement of Malpas sits atop the southern-most point of the Mid-Cheshire Sandstone Ridge, with impressive views across Cheshire, Shropshire and Wales.

According to Ordnance survey data there is a fall of approximately 35m across the settlement, from the top of Oat Hill (135m AOD), down to Mount View Farm (100m AOD) on Wrexham Road. As a result there are views to the settlement edge from surrounding roads and public rights of way, for example, from Wrexham Road (see photograph below).

Issues - 'skylining' - sticking out vertically above the existing village or landscape skyline, or protrusion of new development into open countryside, beyond the existing settlement edge can compromise the character of the village and rural landscape setting.

Avoid skylining development -

Development needs to integrate within the landscape, in terms of blending amongst existing tree cover and not 'sky-lining' by standing out on ridgelines, as viewed from the surrounding landscape.

Retain existing trees & woodland -

Existing trees and blocks of woodland on the periphery of the settlement and within the countryside should be retained and enhanced to help screen and 'anchor' small scale developments within their landscape setting. Tree planting as part of new development to mitigate views must be delivered and maintained.

Views - New developments should protect the key scenic and distinctive views into and out of the village (including the Conservation Area), and across the open fields, and minimise the visual impact on the landscape. These key views are mapped on Figure 5.1 in the Neighbourhood Plan document.



Figure 87: View from Wrexham Road to the settlement edge

Photo analysis: This development on Hughes Lane (off Tilston Road) is visible from the south west along the B5069 (and associated footpaths) but is partially screened by the '12 Apostles' (originally a group of 12 mature trees planted on church land) and some trees on the periphery - however planned mitigation was not delivered.

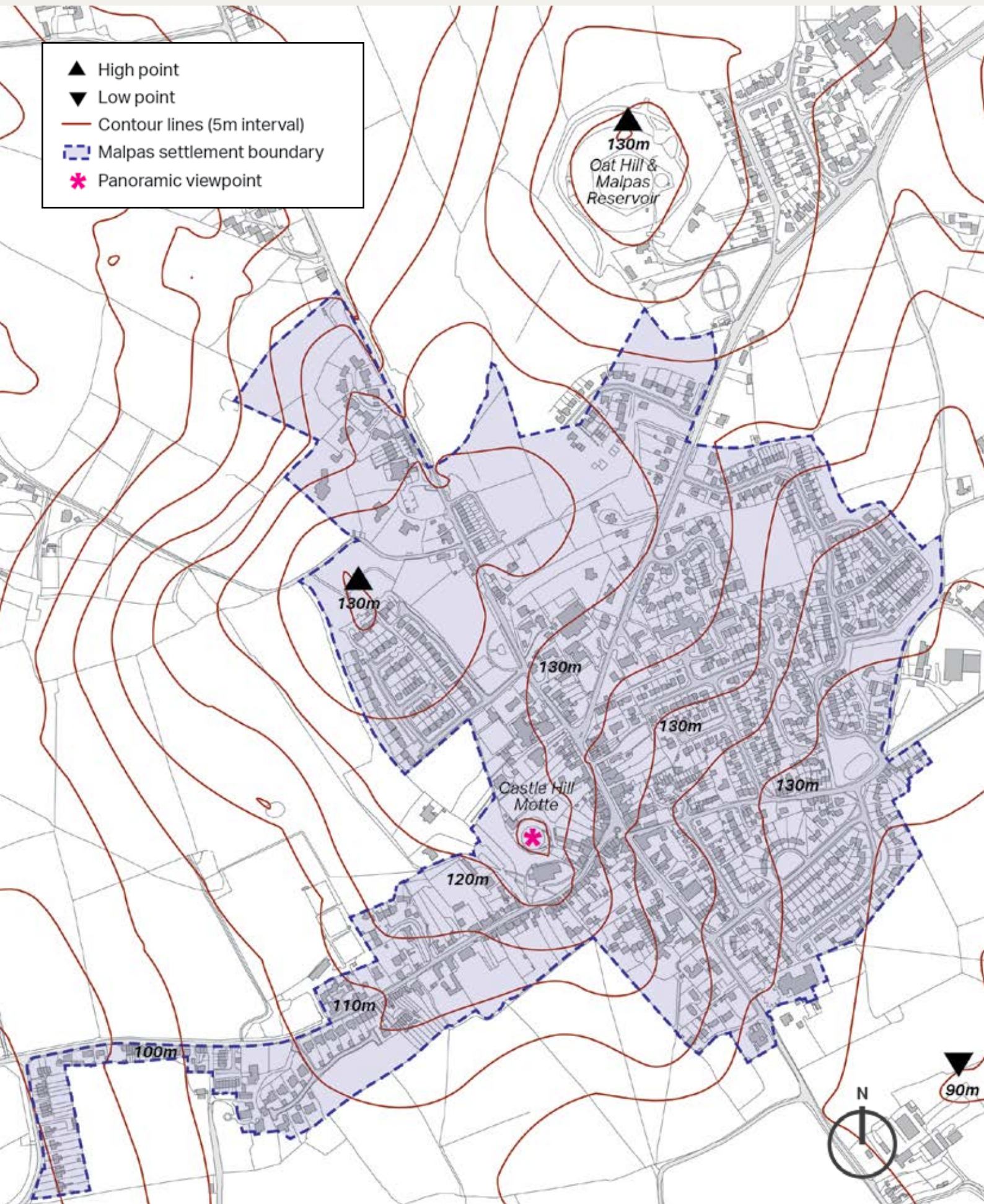


Figure 88: Map highlighting the Malpas settlement boundary overlaying topography.

Code 5b - Building height, massing, and elevation design

Aim - The appearance of new housing on the periphery of the settlement should reflect and enhance the rural village feel.
Guideline - Elevational design of dwellings should reflect the characteristics of the rural village fringe and draw on local vernacular precedents from the village, and other rural hamlets and farmsteads within Malpas.

Storey heights - Storey heights should be varied to break up the roofscape and mitigate any sensitive views. Generally, a variation of a half-storey between neighbouring homes is preferred. A maximum height of 2.5 storey homes must be adhered to, and only where this does not impede views of the village from the countryside.



Figure 89: Varied building heights all roughly varying within half a storey of the neighbouring building

Code 5c - Edge of settlement detailed design

Where dwellings overlook or back on to the open countryside, as much care has been taken with the detailed design of the rear of these properties and their boundaries as with the front façade and plot boundary.

Issue - High close boarded fencing is unattractive, lacks appealing detail and requires maintenance. Likewise blank building facades with poorly proportioned and arranged fenestration presents a poor outward facing image of the settlement. Details such as cheap, plastic external soil pipes are further detracting details.

Aspect - Where visible from the open countryside, new development should present attractive façades and detailed design (front or rear), suitably characteristic and robust rural-edge boundary treatments (including; brick, stone, estate rail or stock fence) and/or preferably planting such as native hedgerows.



Figure 90: Edge of settlement treatment on Delune Crescent

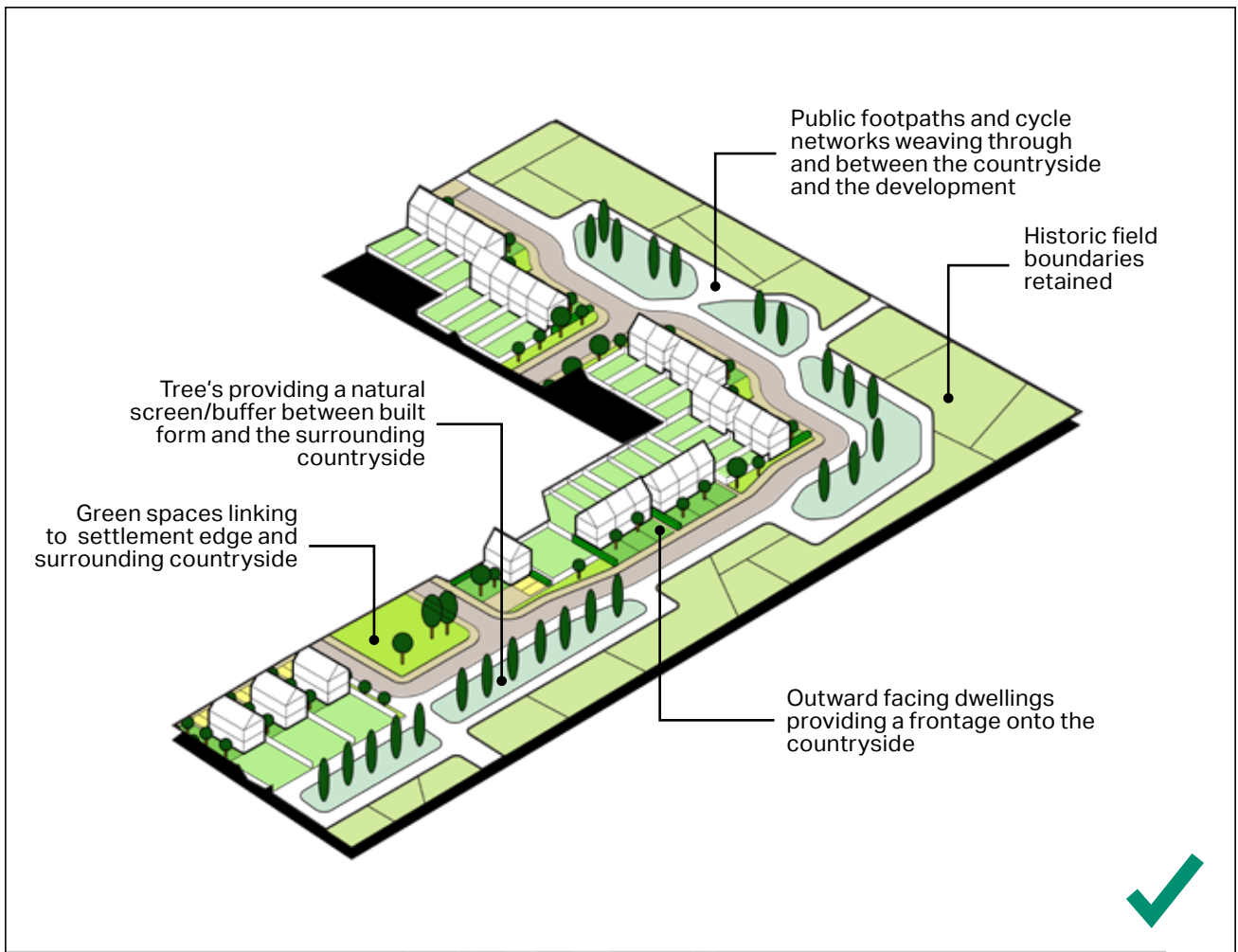


Figure 91: Edge of settlement development example with built form facing surrounding landscape and trees / hedgerows that soften views of development.

3.6.1 Rural character areas

The neighbourhood area is predominantly rural in character, consisting of undulating, enclosed farmland and associated farms and agricultural development. There are some small housing clusters that have sprung up but generally the following characteristics apply:

Characteristic features:

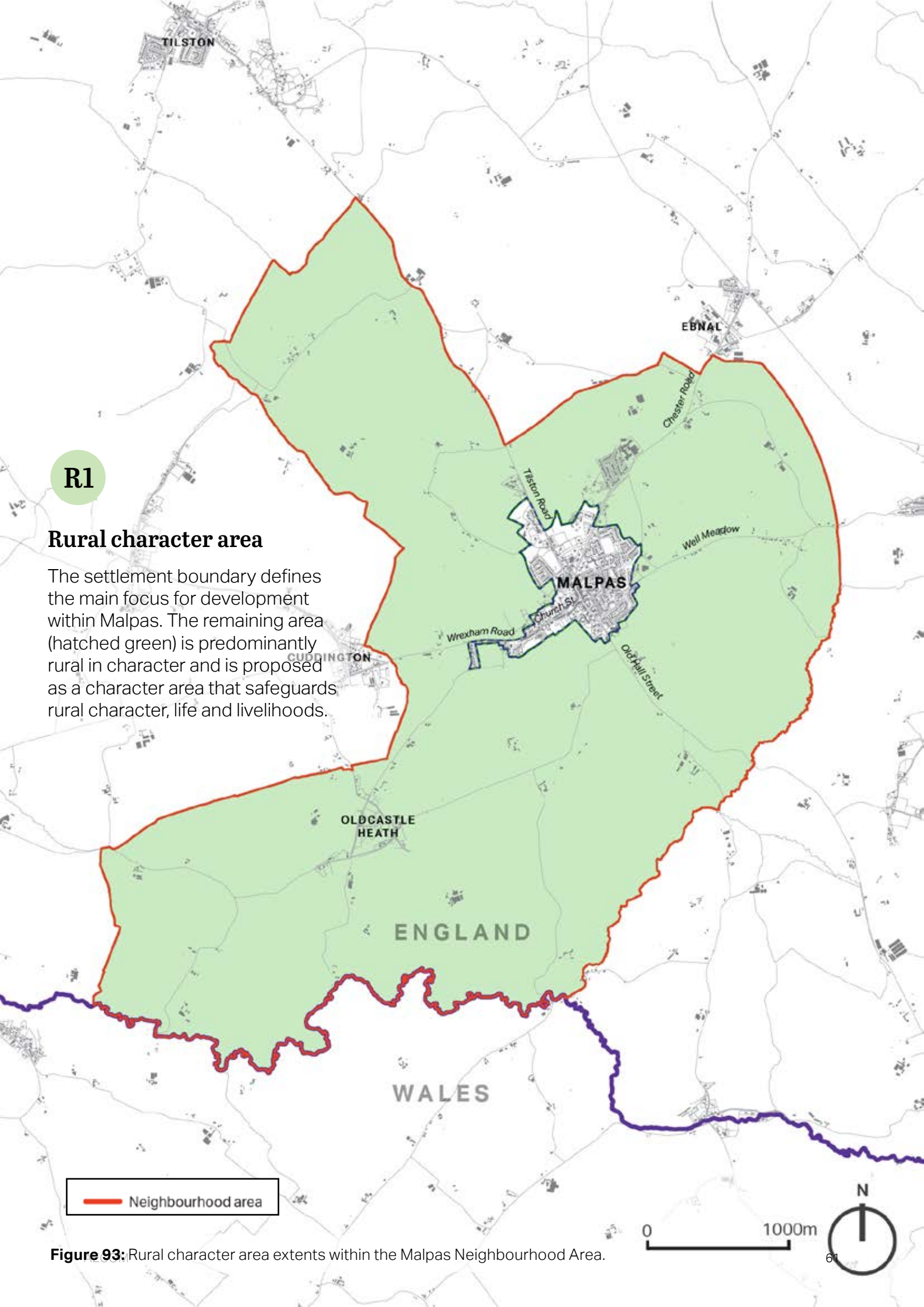
- Cheshire railings
- Native trees & hedgerows
- Key views (see Figure 5.1 Proposals map in the Malpas Neighbourhood plan)
- Farmsteads & isolated rural development

Uncharacteristic features:

- Suburban development character (for example Hollowood Road / Drakes Way)



Figure 92: Oldcastle Heath



R1

Rural character area

The settlement boundary defines the main focus for development within Malpas. The remaining area (hatched green) is predominantly rural in character and is proposed as a character area that safeguards rural character, life and livelihoods.

Figure 93: Rural character area extents within the Malpas Neighbourhood Area.

6

Code 6: History and identity

3.7 Code 6: History and identity

The present-day village of Malpas straddles the line of the former Roman military road (Watling Street) from Hadrian's Wall, via Chester to Richborough in Kent. The village is an early medieval settlement which came into being soon after the Norman Conquest of 1066. It is an early 'planned town' which developed rapidly in the 13th century, and is similar to others in the Welsh borderland region known as the 'Marches', towns such as Bishop's Castle, Clun and Ludlow.

Conservation Area

Large parts of Malpas are designated a conservation area (see following plan). The special character of this area does not come only from the quality of the buildings. Elements such as the historic layout of roads, paths and boundaries and characteristic building and paving materials all contribute to the familiar and cherished local scene. This area covers most of the village core of Malpas.

Listed Buildings

There are numerous listed buildings, (see the following plan), the finest of which is the Grade 1 St Oswald's parish church. Dating mostly from the 15th century, the church dominates views into Malpas from all directions. The Old Printing House on Church Street is Grade 2* listed. There are 65 further Grade 2 listed buildings in Malpas.

Major trends of architectural history are well represented in the village and surrounding areas with some fine houses remaining from the Tudor, Georgian and Victorian periods.

Scheduled Ancient Monuments

There are three Scheduled Ancient Monuments within the Neighbourhood Area including:

- **Castle Hill Motte** - Malpas Castle was built around the 11th century, one of a line of defensive motte and bailey castles, which protected the fine South Cheshire grazing land from the incursions of Welsh raiders. All that remains is the Motte, as the bailey (compound) was where St Oswald's Church now stands.
- **Malpas Cross** - Medieval market steps surmounted with a Victorian Cross provides focus for widely varied and unique buildings that surround it.
- **Medieval and post-medieval settlement remains and associated field system** immediately east of Overton Hall.



Figure 94: The Grade I Listed St Oswald's Church

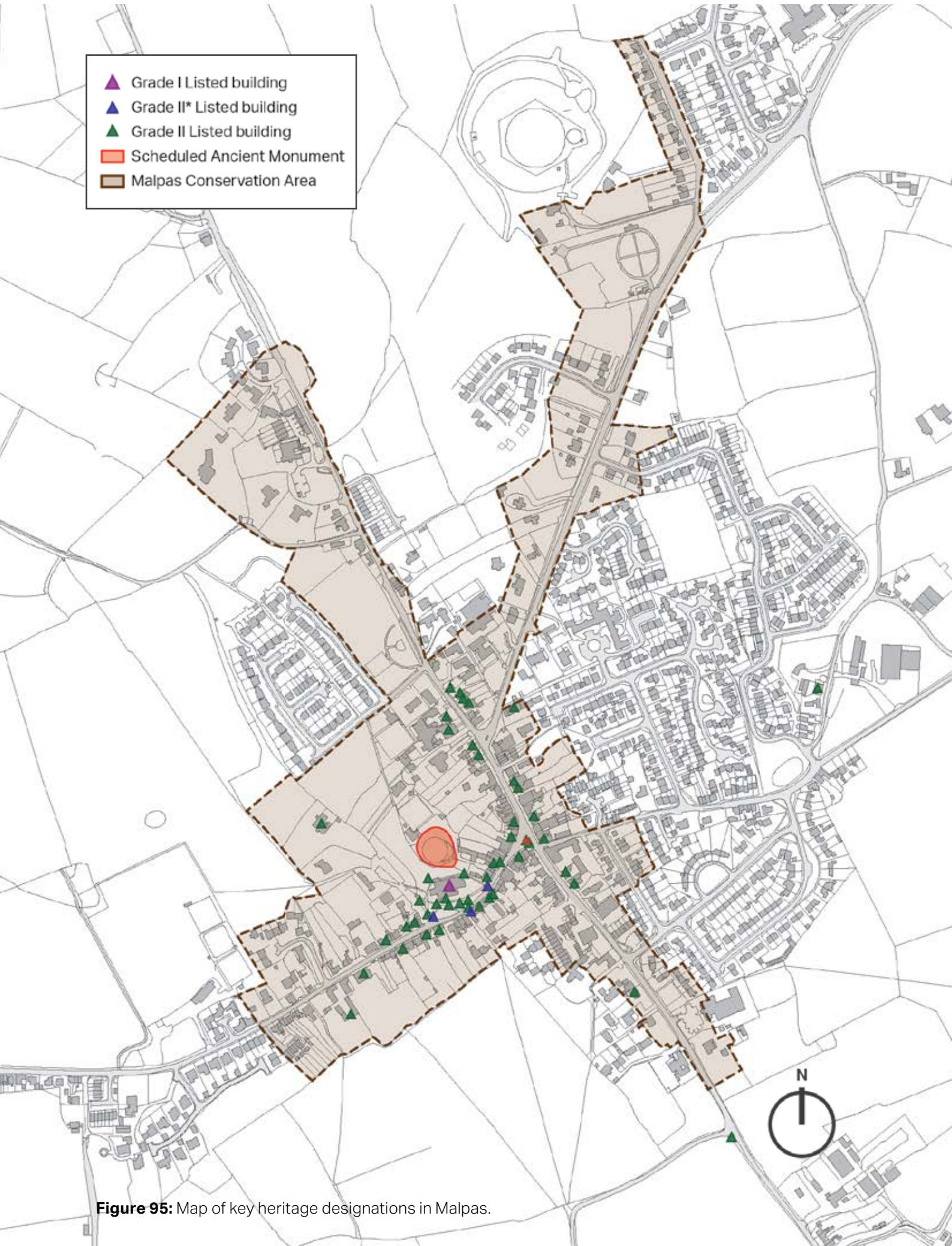


Figure 95: Map of key heritage designations in Malpas.

Archaeology

As documented in Cheshire County Council 2003 Survey, little archaeological work as ever been carried out in Malpas, and therefore the survival and preservation of historic deposits cannot be fully assessed. The finding of a medieval pit containing 13th century pottery at the rear of the Jubilee Hall in 1999, demonstrates that archaeological deposits do survive. In addition, the discovery of a shard of Roman pottery there supports previously un-confirmed reports that Roman mosaics, lamps and other items were found in the village during the 1730's at an unknown location in the village.

The lack of any previous major development in Malpas suggests that archaeological remains will have survived undisturbed in most areas, and this should be taken into account, when considering future proposals and planning applications for any development.



Figure 96: Historic streetscape of Church Street adjacent St Oswald's Church

Code 6a - Development within the Conservation Area

Designation of a conservation area gives broader protection than the listing of individual buildings. All the features, listed or otherwise, within the area, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all these factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

Key references - A Statement of Special Interest is currently being produced by Cheshire West and Cheshire Council and this must inform future proposals within this area. The following is a summary of key requirements for development within the Conservation Area from Historic England:

Planning permission - Changes to the external appearance of a building in a conservation area may require planning permission from the local planning authority that is not required elsewhere as some permitted development rights are curtailed.

Demolitions - Demolition or substantial demolition of a building within a conservation area will require planning permission from the local planning authority.

Trees - Any work planned to a tree in a conservation area must be notified to the local planning authority six weeks in advance so that the local planning authority may determine whether or how the work to the tree should take place.

Code 6b - Responding to Heritage Sensitive

Under the NPPF conservation areas are designated heritage assets and their conservation is to be given great weight in planning permission decisions.

All development proposals within, adjacent to, or affecting heritage assets must:

Responsive design - Respond to heritage features, such as reflecting materials, detailing and openings whilst avoiding pastiche design which detracts from the appearance of the historical character.

Character - Respect the historic layout and pattern of the Conservation Area, responding to positive characteristics in terms of street pattern, density and layout, plot series and boundary treatments.

Scale and massing - Respond appropriately by respecting scale, massing, and height, especially where visible from public routes and spaces (particularly the main routes through the village).

Key views - Retain and frame key views of listed assets and notable buildings; be orientated and sited where it does not impact the setting of a listed asset.

Fenestration - Ensuring that windows and door design are proportioned and designed to reflect the style/age of the surrounding heritage buildings. Avoid over-sized dormer windows that significantly alter the roofline.

Reuse, repurpose, recycle - Reuse existing materials on site especially when carrying out alterations and extensions.



Figure 97: The use of black timber frames (particularly on gable ends) and pale render form part of the local vernacular and should therefore be represented in new development.

7

Code 7: Townscape and legibility

3.8 Code 7: Townscape and legibility

The term **Townscape** refers to the overall character and composition of a place (town or village), including the buildings streets, spaces, and finer details. Gordon Cullen, who pioneered the concept proposed it as, *'the art of giving visual coherence and organisation to the jumble of buildings, streets and space that make up the urban environment'*.

Legibility is a quality that expresses how much these elements of the townscape – crucially buildings, routes and spaces – can be 'read' together to give either a clear understanding of the specific place, its structure and cues for wayfinding.

'Less-legible' convoluted or winding routes sometimes have more limited forward visibility, but can create a positive sense of 'depth' in a place. This is also why we love some historic places and their interesting and quirky alleyways or hidden spaces. A blend of both is desirable with the main structure being 'legible' and some depth in places that allow for discovery and delight over time.

Both of the above qualities tend to effect the accessibility and attractiveness for activity, in combination with other factors such as traffic and overall space for pedestrians. For example, the attractiveness and ease to visit the shops on the high street and comfort to walk or cycle on routes, e.g. tree-lined Chester Road.

Aim - An interesting townscape, that is legible aids 'way-finding', the ability of diverse users to find their way through or around the settlement and its character areas. Well-designed, memorable places aid users, including vulnerable users the elderly, and the young, to feel safe, and enjoy navigating an interesting environment.

The Townscape & Legibility plan over page illustrates a range of key townscape features:

- **Intersections** - where the village's primary routes intersect with one another
- **Landmarks** - the village's most notable buildings and structures that aid wayfinding and reflect townscape
- **Gateways** - the village's primary access points
- **Routes** - the village's primary routes and movement corridors
- **Spaces** - the village's most notable green spaces
- **Frontages** - the village's key frontages along its commercial / retail streets



Figure 98: St Oswald's Church tower can be seen from various locations around Malpas.

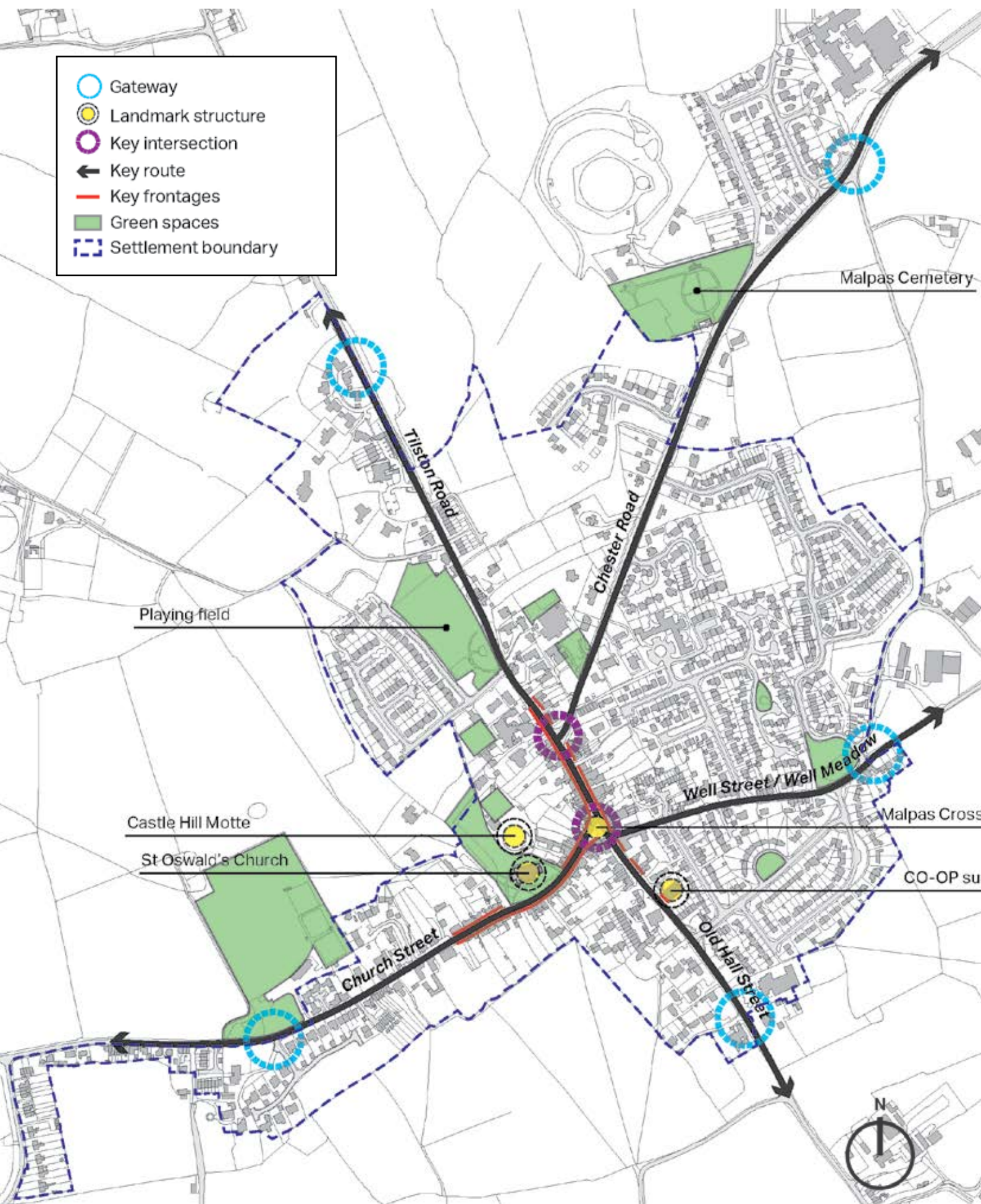


Figure 99: Townscape and legibility plan

Code 7a – Spatial enclosure & variety

Issue - Overly long linear spaces should be avoided as they reveal too much of the development in one go and become monotonous. Likewise the distance between buildings relative to their heights (the street section) plays an important role in determining the quality of the village streets and spaces (see diagrams below and over page).

Serial vision - Developments should be designed to limit the visual length of streets (e.g. by complete or partial closure formed by a taller terminal building, a curve in the street, a change in the building line, a pinch point, or a change in level) to conceal the way ahead and arouse the curiosity of the pedestrian. T-junctions, however, are too abrupt as they provide no clues about onwards movement.

Axial and convex space - It is necessary to provide a variety of spatial experiences along a route. Linear spaces should be broken up into smaller, more intimate sub spaces. Standardised suburban development which applies a standardised offset from streets to building setbacks, without variety, creates monotonous places.

Enclosure ratio - To create satisfactory enclosure of space related to human scale it is necessary to establish a suitable ratio of building height to street width. Ideally the width of space should be equal to the height of the buildings surrounding it. Where necessary the width might be widened in places and buildings presented to the space with gables, chimneys or dormers to increase the apparent height. Standard local authority interface distances might be reduced if developers can show compelling design reasons to do so. This ratio is not to be set in stone and larger developments should endeavour to provide a variation.

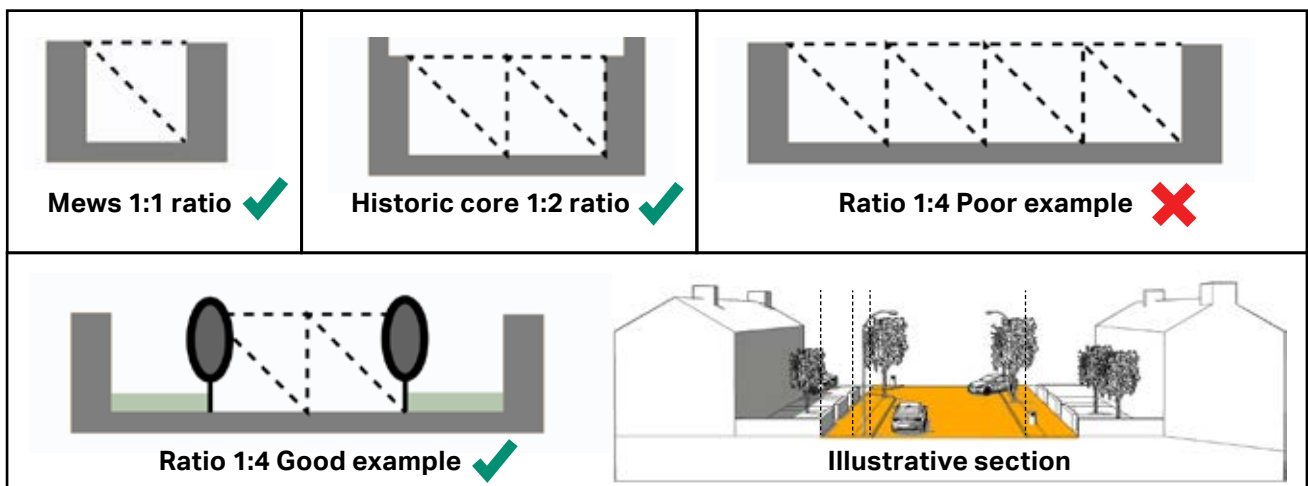


Figure 100: Good and bad examples of enclosure ratios.

Courtyards - Long thin burgage plots have historically been developed in the village with a large house at one end forming a street frontage and outbuildings to the rear linked to the street with either a passageway or with an alternative access. This form of courtyard development will be encouraged in small new developments, particularly where developments are in or neighbour the historic core. See below example from the Old Hall Court development.

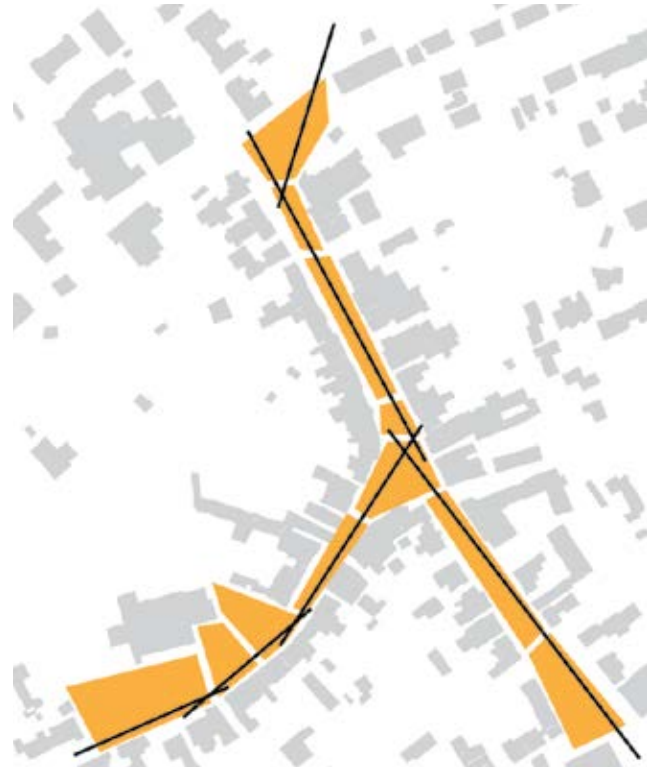


Figure 102: Axial (black lines) and convex space (orange) in the Village Core.



Figure 101: Old Hill Court - traditional farm courtyard that was recently modernised and converted to residential accommodation.

8

Code 8: Sustainability and climate resilience

3.9 Code 8: Sustainability and 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 imported natural resources whilst increasing utilisation of local resources and sustainable natural resources can help to achieve this.

Development and improvements should incorporate innovative practices to help achieve a broad vision of a sustainable village. Best practices, technological advancements and the use of local materials and resources should inform the design and implementation of projects. Space standards help to make building more adaptable and responsive to changing needs. Climate change creates an imperative to decrease our carbon footprint by providing innovative solutions to transportation and the energy use of buildings.

Code 8a - Energy Efficiency Measures to Net Zero Carbon

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

On-plot renewables - Maximise on-site renewable energy generation (solar, ground source, air source and wind driven), and on site water reuse and management.

Passivhaus design - Reducing energy demand further by employing passive design principles for homes is desirable and can make development more acceptable to the community (window orientation, solar gain, solar shading, increased insulation, ventilation with heat-recovery).

Domestic batteries - Incorporate domestic batteries (to store excess electricity) or other energy storage (i.e. large hot water tanks) to enable intermittent renewable electricity supply (e.g. from solar panels) to be stored to match demand and maximise renewable energy potential. Grid balancing and managing periods when it is cold, not sunny and not windy is going to be a big challenge of the 2030s and something new homes should be adapted for.

Thermal efficiency - Consider building form and thermal efficiency: point-block / terraced / semi-detached / detached all have different energy efficiency profiles. Local design preference and character considerations could ease acceptance for development.

Heat resilience - All new development must be well designed to be resilient to heat stress and overheating using the [Good Homes Alliance toolkit](#).

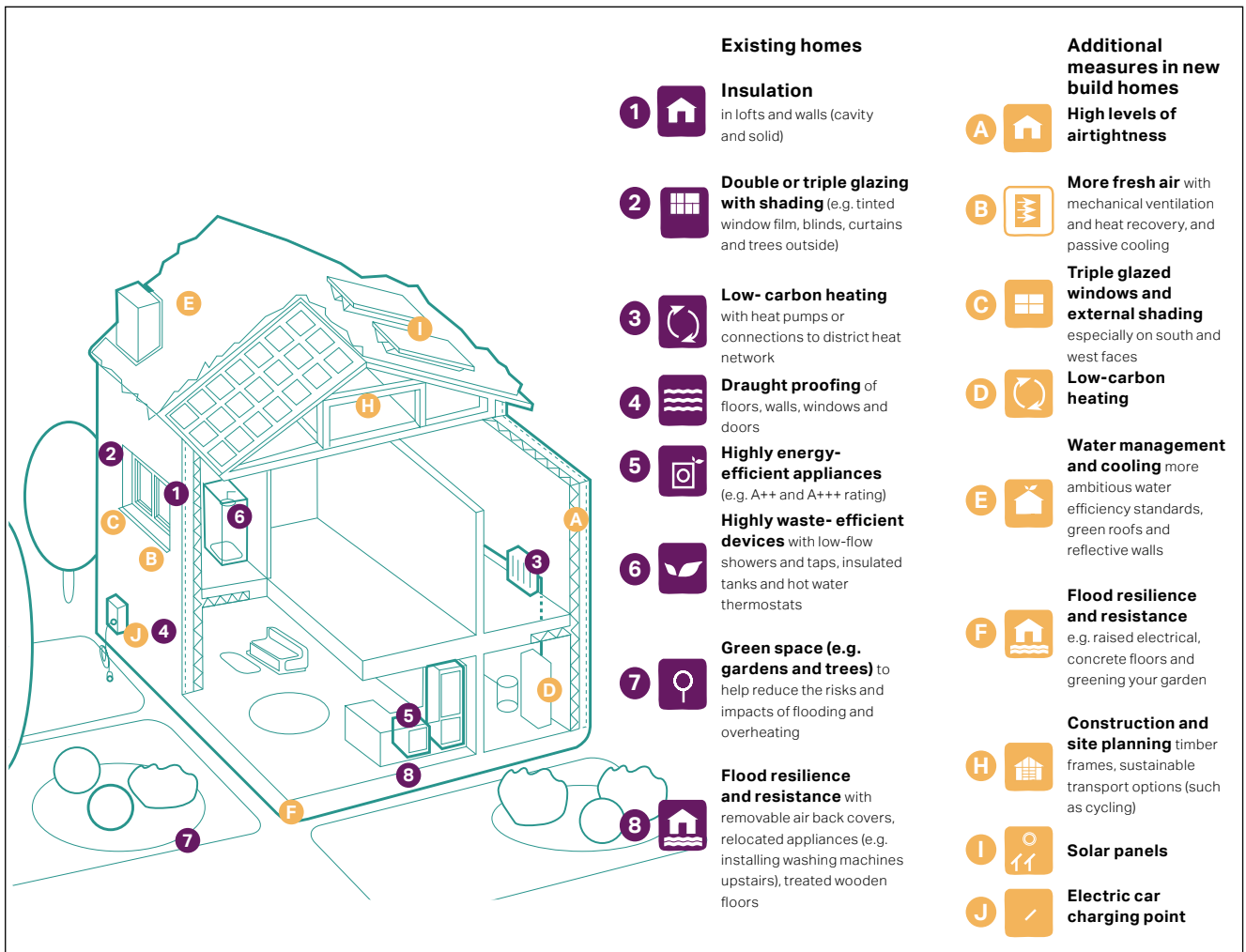


Figure 103: Cut-through diagram of an energy efficient home and its features.

Ventilation - All new residential developments need dual aspect and adequate windows and openings to allow for cross ventilation, light colour or green surroundings, high thermal mass and useful external shading.

Green infrastructure - Tree planting / landscaping to manage heat stress should include small deciduous species around new and existing residential areas to provide shade in the summer but not block daylight in the winter. This will also help manage flood risk and provide habitat. Green roofs and walls provide similar benefits.

Sustainable drainage systems (SuDS)

- All development should incorporate SuDS to manage flooding, to provide habitats for wildlife and to deliver cooling effects.

Biodiversity

Aim - protect valuable natural assets within the neighbourhood area, halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people.

See also report: ***Protecting and Enhancing Malpas' Natural Environment*** (Cheshire Wildlife Trust, 2023).

This report aims to identify the core, high and medium ecological value sites for nature conservation within the Malpas Neighbourhood Planning area.

Code 8b - Sustainable Building Materials and Construction

Sustainable materials - Sustainable design and construction in development is needed:

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

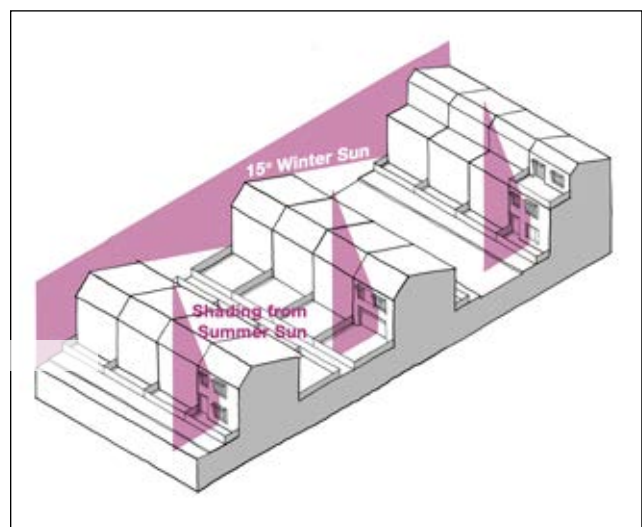


Figure 104: The layout and orientation of new buildings contributes to reducing their energy needs by avoiding overshadowing, maximising passive solar gain, internal daylight levels and ventilation (source: National Model Design Code).

Code 8c - Assessing Renewable Energy Sources

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

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



Figure 105: Integrated solar panels on slate roof.

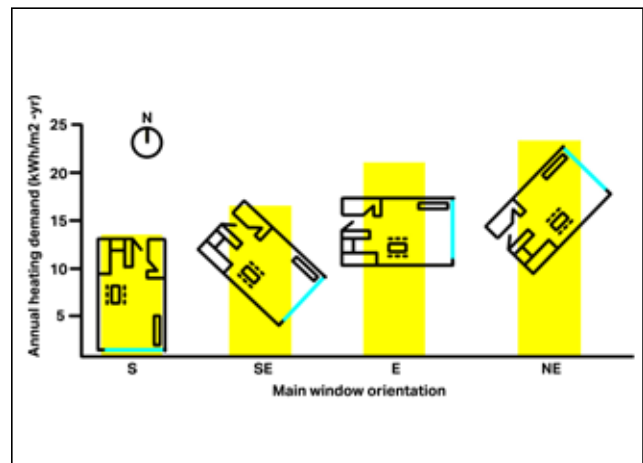


Figure 106: Building orientation influences the annual heating demand.



Figure 107: Main buildings oriented within 30° of south for solar gain



Checklist

04

4. Checklist

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

1

General design considerations for new development:

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- 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;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

2

Street grid and layout considerations:

- 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?

3

Local green spaces, views & character considerations:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified Key Views or views in general?

3

Local green spaces, views & character considerations (continued):

- 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 Key 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 considerations (continued):

- 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 feature considerations:

- 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 considerations:

- 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 considerations:

- 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 considerations:

- 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 considerations:

- 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 considerations:

- 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?

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Car parking considerations:

- 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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