

AECOM

Tattenhall Neighbourhood Plan



May 2021

Design Code

Quality information

Document name	Ref	Prepared for	Prepared by	Date	Reviewed by
Tattenhall Neighbourhood Plan Design Code	DR-11231	Tattenhall Neighbourhood Plan Steering Group (NPSG)	Elliot Joddrell, AECOM	X/X/X	Lee Wood, AECOM

Revision history

Revision	Date	Details	Authorised	Name	Position
00	24-05-21	1st Draft issued to NPSG	LW	Lee Wood	Regional Director
01	-	2nd Draft reflecting comments received in engagement session (include name of group contact)	LW	Lee Wood	Regional Director
02	-	Final Draft	LW	Lee Wood	Regional Director
03	-	Final Document signed off by Locality	LW	Lee Wood	Regional Director



Contents

01 Introduction

Background
Objective
Methodology
Document Structure
Study Area

02 Place Assessment

Historic Evolution & Heritage
Landscape
Route Hierarchy
Village & Open Space Structure
Sense of Place & Wayfinding

03 Local Character

Photographic Analysis & Observations

04 Design Codes

When to Use the Codes
Where to Apply the Codes
Design Codes

05 Next Steps





1 Belgrave Cottage

01 Introduction

Background

The village of Tattenhall in Cheshire West have established a Neighbourhood Plan Steering Group (NPSG) in order to shape and influence development within their area. The NPSG are currently in the process of preparing their Draft Neighbourhood Plan.

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

Objective

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

Methodology

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

- On the 3rd March 2021, an inception call was held with AECOM representatives and the NPSG to understand the aims of the group and confirm the brief.
- On the 30th March 2021, AECOM representatives carried out a site walkover in Tattenhall Parish in order to appreciate the local character and photograph the area.
- On the 24th May 2021, AECOM shared a draft Design Code document with the NPSG.
- On the INSERT DATE 2021, an engagement meeting was held with the NPSG to review the draft document and allow local opinion to be captured and represented in the final document.
- After capturing the feedback from the engagement meeting, AECOM issued the final Design Code on INSERT DATE 2021.

Document Structure

This Design Code document comprises the following five sections:

01 Introduction

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

02 Place Assessment

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

03 Local Character

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

04 Design Codes

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

05 Next Steps

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

Study Area

The Neighbourhood Plan area comprises of the village of Tattenhall and its surrounding rural context. In order to influence the design of future housing around the main settlement area, this document will predominantly be focussed on the extent of the village and its more immediate surroundings.



Tattenhall's main settlement area



Tattenhall Neighbourhood Plan area



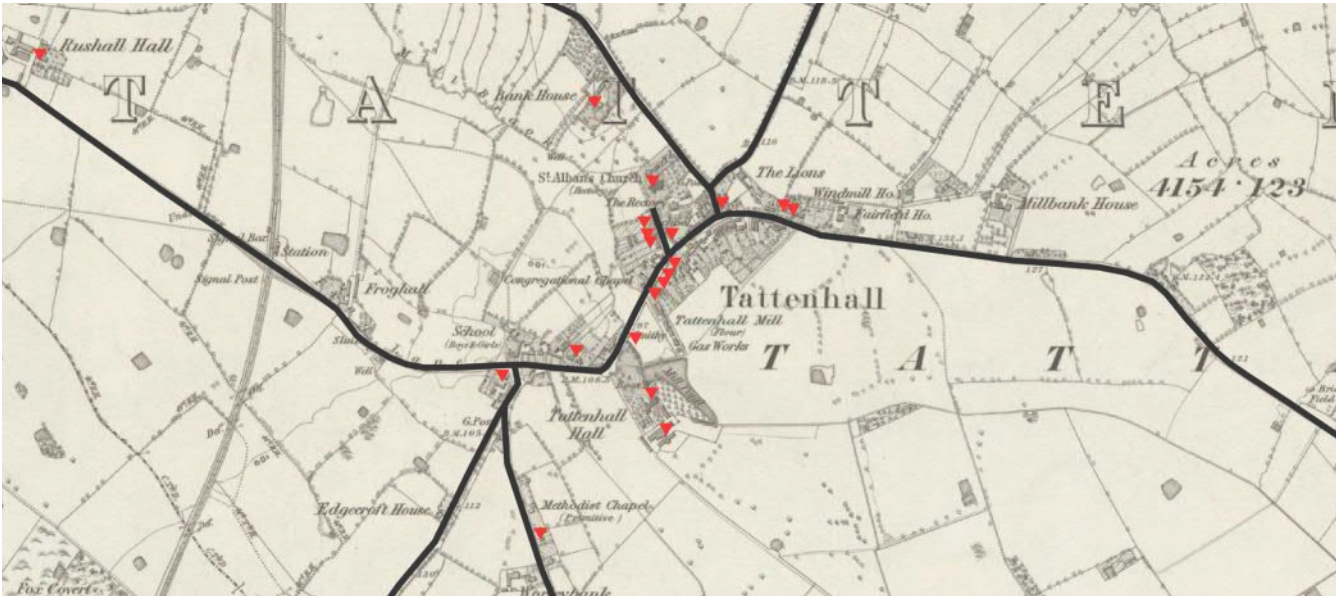
High Street

02 Place Assessment

Historic Evolution & Heritage

Tattenhall historically developed at the meeting point of a series of country lanes. This has resulted in an informal linear development pattern along these routes. Later phases of the village's development have been laid out in more densely developed estates and cul-de-sac streets which, in some cases, has diminished the historic character of the village. These dead-end routes have reduced the levels of connectivity that the village once had.

Tattenhall has a conservation area and a wealth of historic buildings. The photographs on the opposite page are a small selection of the listed buildings which contribute to the historic character of the village. The location of these buildings is illustrated on the adjacent plans.



Historic mapping from 1975



Present day OS mapping



Grade II Listed Laurel Bank



Grade II Listed Office Premises of Calypso Company Limited



Grade II Listed Rose Bank Cottage



Grade II Listed The Mount



Grade II Listed Claremont



Grade II Listed Greengates



Grade II Medway House



Grade II Listed Conifers the Cottage and St Albans House



Grade II* Listed Church of St Alban

Landscape

The surrounding landscape is predominantly open farmland with hedgerow and tree bound fields. There are a small number of wooded areas within the parish boundary.

Tattenhall is situated on low ground on the Cheshire Plain which is a very flat agricultural landscape. To the east of the village the Peckforton Hills and Beeston Castle can be seen (see page 13).

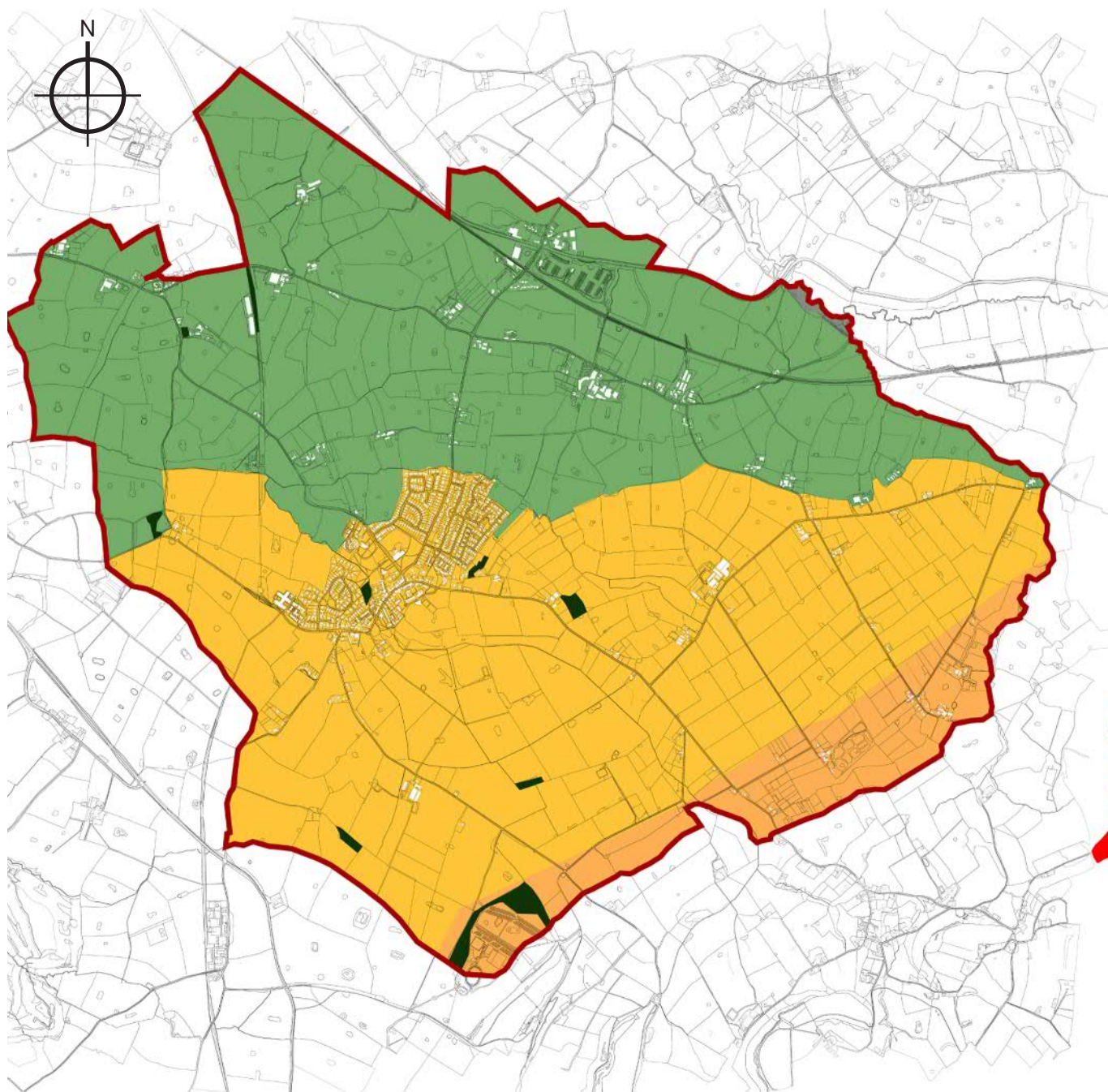
To the east of the parish boundary is the Peckforton Woods Site of Special Scientific Interest (SSSI).

The parish covers two of Cheshire West and Chester Unitary Authority's landscape character types (LCT). These are:

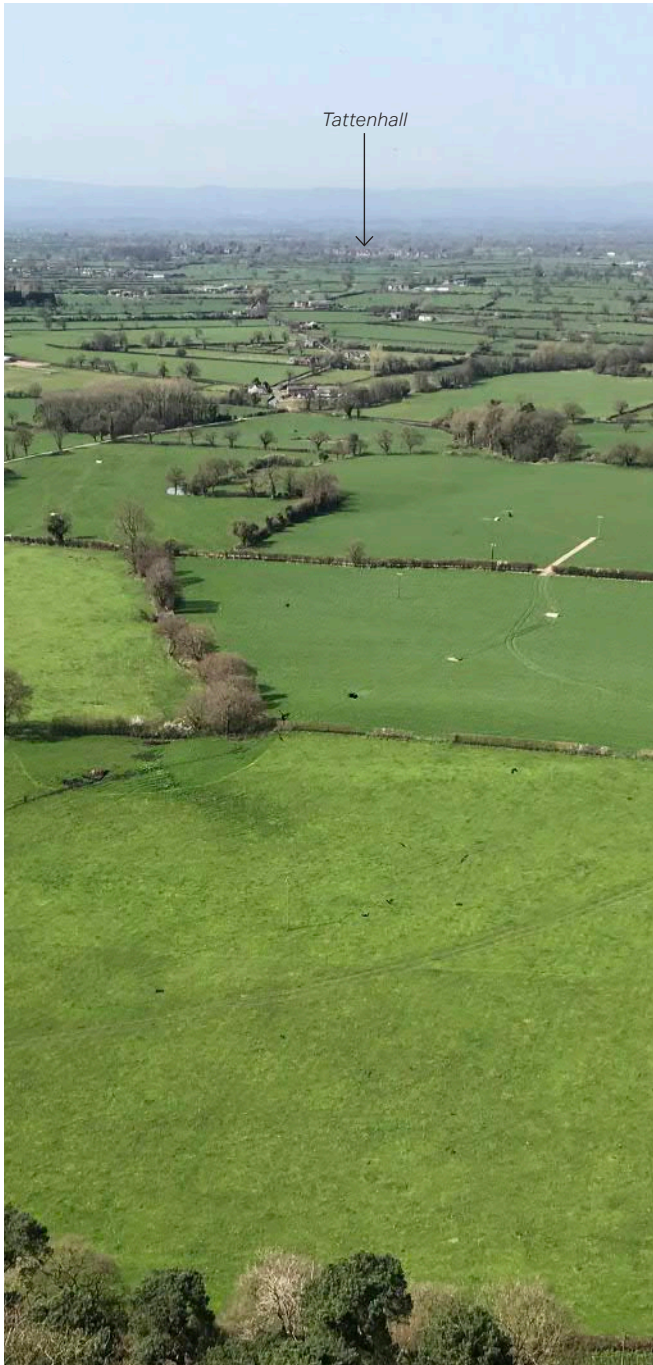
- LCT 3: Sandstone Fringe which is described in the authority's landscape character assessment as a landscape of contrast with some areas of high hedges and blocks of woodland providing enclosure and short distance views and other areas of elevated and open viewpoints enjoying extensive panoramic views across the low lying Cheshire Plain;
- LCT 9: Cheshire Plain West which is described as having a flat or very gentle topography enclosed by hedgerows and standard trees in small-medium enclosures that follow an irregular and semi-regular field pattern

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

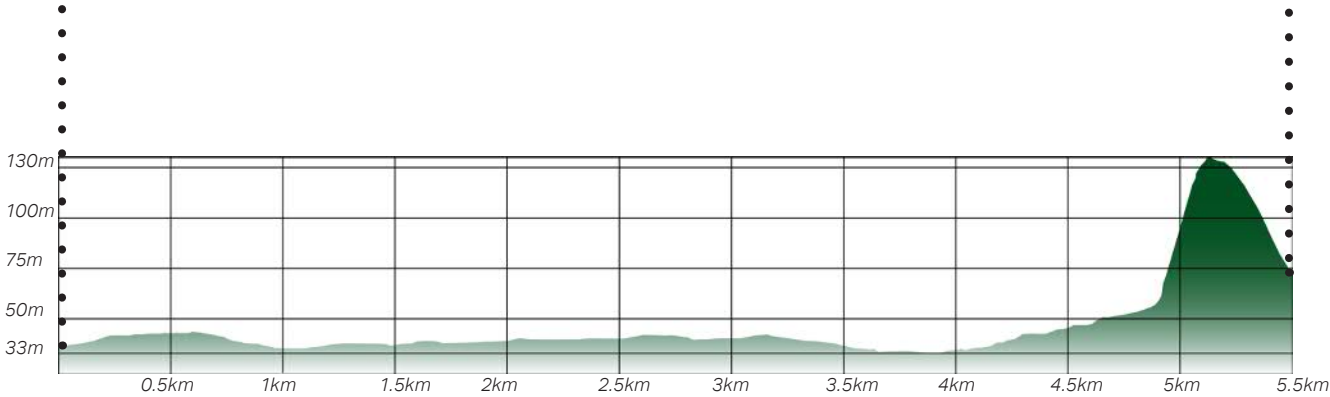
- LCT 3: Sandstone Fringe, LCA Beeston to Duckington
- LCT 9: Hargrave, Hoofield & Beeston Plain
- LCT 9: Tattenhall to Shocklach Plain
- Peckforton Woods SSSI



Landscape



View from Beeston Castle west towards Tattenhall



Topographical cross section illustrating the level change between Beeston Castle and Tattenhall.

Route Hierarchy

Tattenhall is situated to the east of Whitchurch Road which is the main route between Chester and Whitchurch and is a 4 minute drive from the centre of the village.

The streets in the parish comprise predominantly of historic country lanes and modern cul-de-sac access streets and estates.

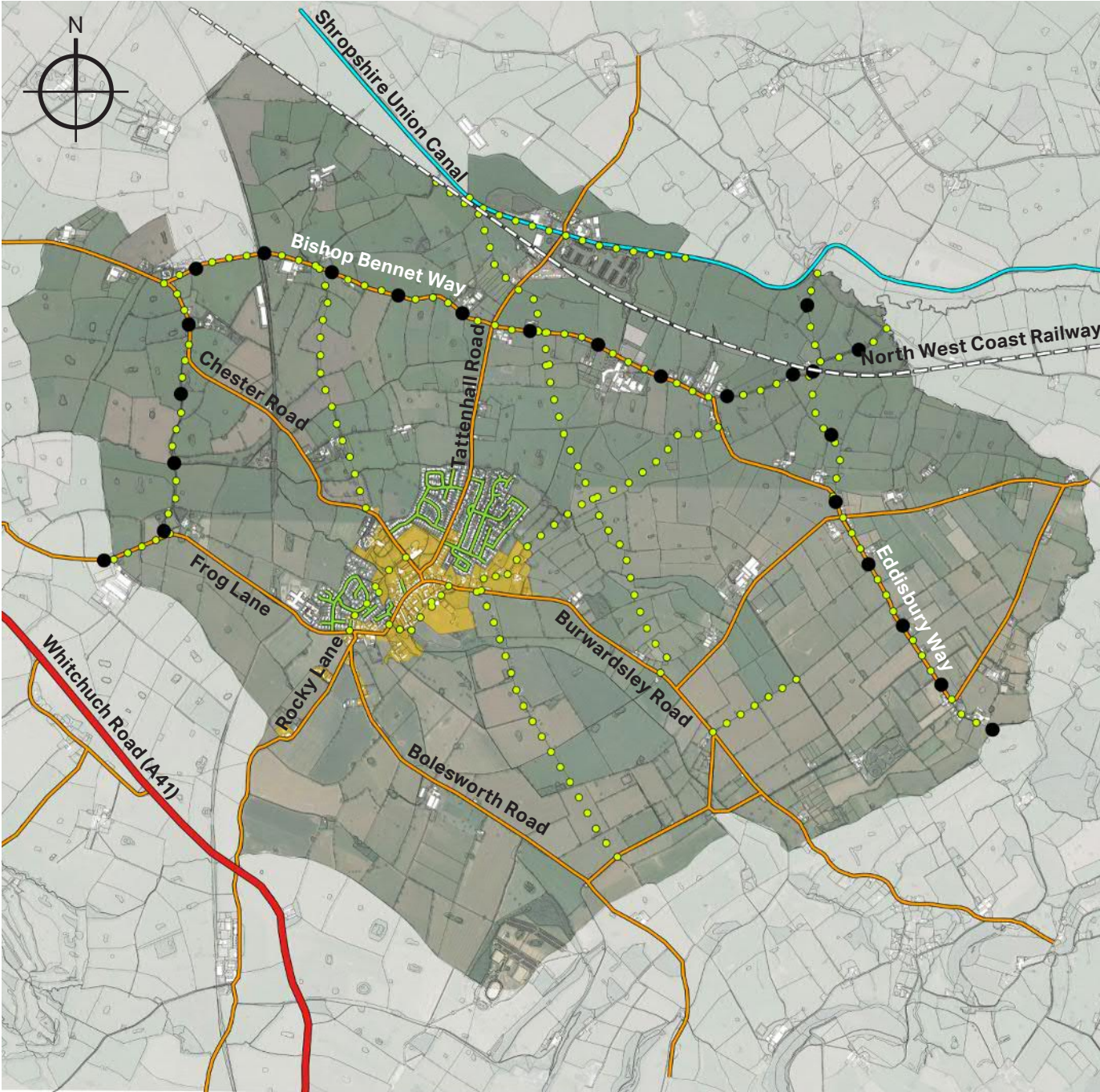
The main route through the village runs from Frog Lane to the west of the village, along High Street through the village centre and on to Burwardsley Road to the east.

Chester Road and Tattenhall Road also lead to the village centre from the north and Rocky Lane and Bolesworth Road provide access from the south.

High Street is the historic centre of the village and is where the majority of the historic buildings in the village can be found.

The surrounding area is well connected with public right of way routes providing traffic free footpaths to explore the surrounding landscape. In addition, the Bishop Bennet Way and Eddisbury Way long distance footpaths runs through the parish.

- Primary route —
- Secondary route —
- Access route —
- Public right of way ●●●●
- Long distance footpath ●●



Village Centre Route Hierarchy



Frog Lane



Chester Road



Tattenhall Road



High Street



Tattenhall Road



Chester Road

Village & Open Space Structure

The parish is comprised of a single settlement area which has grown from linear historic routes. Surrounding the village are a series of country lanes with scattered farms and agricultural land. The majority of the local amenities are found in village centre along High Street. There is a church, outdoor sports and recreation space and allotments. There are two public houses in the centre of the village. The village has a primary school and pharmacy and doctors surgery. There is a butchers, Spar, hair salon, gift shop and a number of fast food located on High Street.



Pig & Co Butchers



Well Pharmacy



Village Centre Structure and Open Space



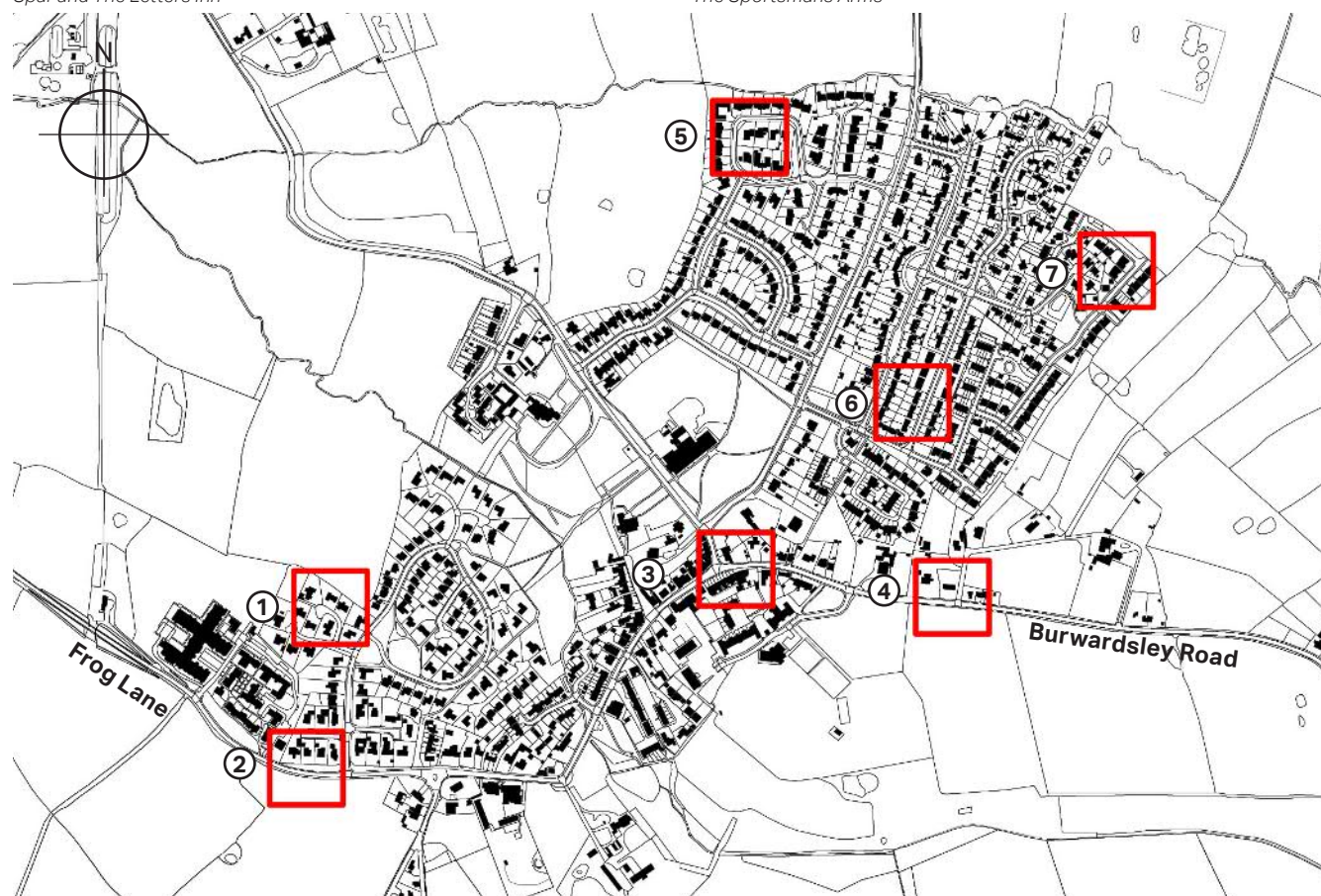
Spar and The Letters Inn



The Sportsmans Arms



St Alban's Church



Tattenhall 1 hectare housing density samples

On the adjacent plans the following 1 hectare housing density samples have been tested to understand the typical density of development in Tattenhall.

1. Gorsefield - 8 dwellings per hectare (dph)
2. Frog Lane - 5dph
3. High Street - 15dph
4. Burwardsley Road - 5dph
5. Greenlands - 22dph
6. Harding Avenue - 20dph
7. Shire Way - 20dph

This shows that the historic centre in the village (density sample 3) has developed at a density of 15dph. The growth of the village has resulted in some edge of settlement densities that are higher than the centre (density samples 5 & 7). This can have an adverse impact on the surrounding landscape and should be avoided in future edge of settlement development by providing lower densities. Density samples 2 and 4 show edge of settlement development with lower densities and buildings only on one side of the street. This has softened the transition in to the surrounding landscape.









Sense of Place & Wayfinding

The flat and slightly undulating landscape character surrounding Tattenhall has resulted in several view points where the surrounding landscape can be appreciated (see views 1 & 5).

A key area of importance in the parish is the junction of Chester Road, High Street and Burwardsley Road which is the arrival point to the villages centre. Another key area of importance is the junction of High Street and Church Bank which leads down to St Alban's Church.

The central routes through both village have a strong historic feel with most of the historic buildings in the area lining these routes.

There are a number of historic listed buildings which contribute to the character of the village. The Grade II* Listed St Alban's Church is a prominent landmark which can be seen from several locations (see views 2 and 3).

- Main settlement area 
- Open space and recreation 
- Main frontage 
- Public right of way 
- Grade II Listed buildings 
- Key views 
- Landmarks 
- Key area of importance 



Sense of Place and Wayfinding



View 1 - Looking south-east from Burwardsley Road



View 2 - Local landmark - St Albans Church



View 3 - View from the village green with St Alban's Church behind the trees



View 4



View 5 - Looking south from Frog Lane



High Street

03 Local Character

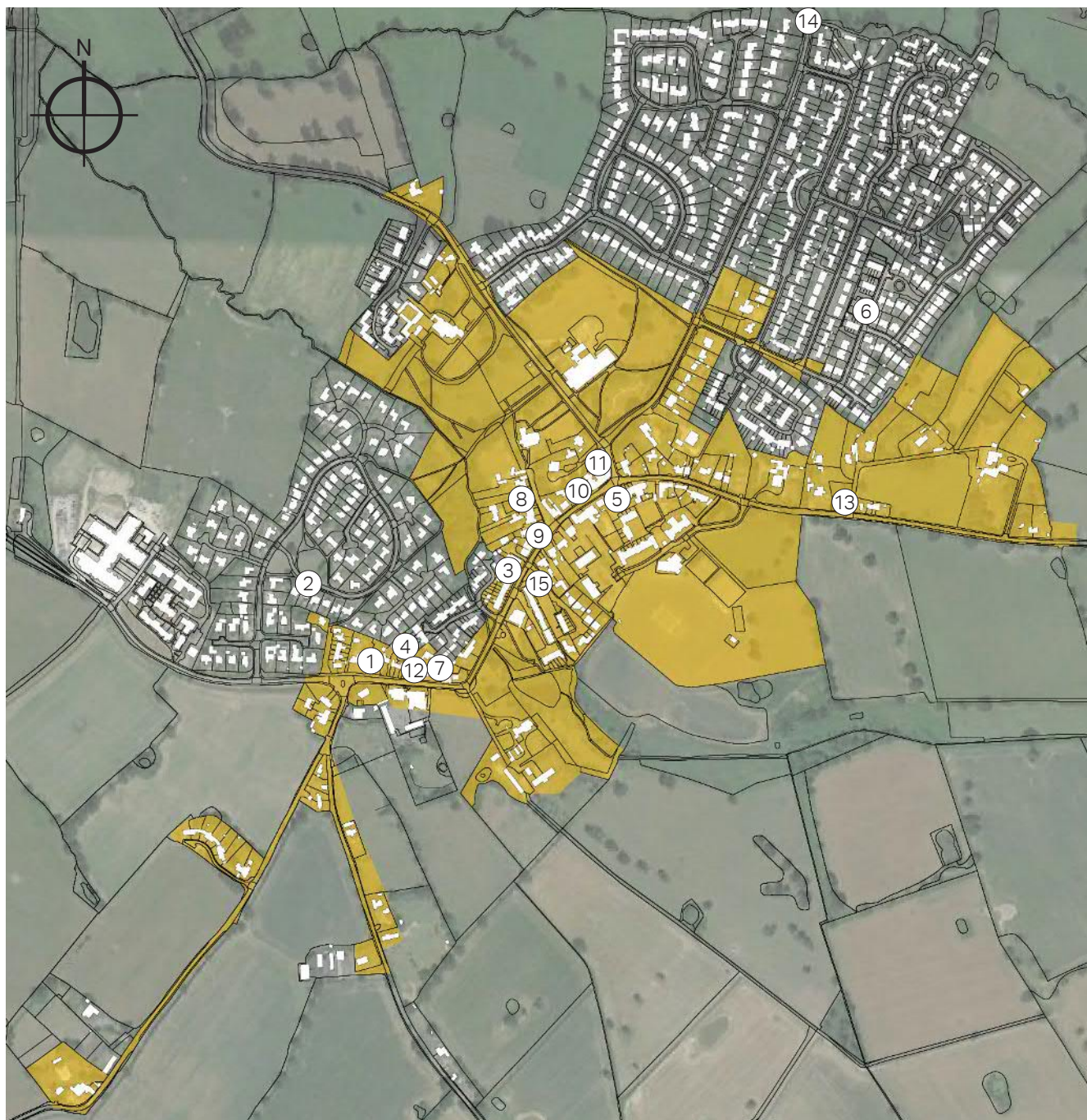
Photographic Analysis & Observations

A site walkover of the village was undertaken on the 30th March 2021 to understand the topography, structure and character of the village.

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

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

Tattenhall's conservation area is the village's most historic and characterful area of development. The conservation area should be looked at as an area for future development to sensitively respond to and build on the existing character.



Tattenhall Photo Analysis Key Plan



1. High Street - Hedgerow front boundary, red brick elevation, slate roof



2. Covert Rise - Grass verge separating footway from carriageway



3. High Street - Red brick boundary treatment, slate roofing



4. Rose Villas - Red brick elevations, slate roof, narrow street, no pavement



5. High Street - Parking provided to rear of terrace, stone wall boundary



6. Bostock Avenue - Lack of building frontage, out of character boundary treatment



7. High Street



8. Church Bank - Low stone front boundary with railings, on-street parking



9. High Street - On-street parking, black and white Tudor elevation



10. High Street - Varied building orientations, slate roofs, stone quoins



12. High Street - Parking provided on driveway to front of dwelling



14. Tattenhall Road - One sided edge of settlement street



11. Chester Road - Red brick material palette, on-street parking



13. Burwardsley Road - Low density edge of settlement housing



15. High Street - Three storey rendered building. Varied building orientations

Key Findings

- The village has a building material palette of predominantly red brick with some rendered and some painted brick elevations. Slate roofing is most appropriate for development in the parish.
- The settlement edge is softened with one sides streets on Frog Lane and Burwardsley Road which supports a soft transition from the settlement to the surrounding landscape.
- Typical building heights across the village are 2 storeys which should be responded to in future development. There are some 3 and 2.5 storey dwellings which add variety and interest to the village's roofscape.
- In the historic centre of the village, there are a small number of hipped roof buildings but roofs generally comprise gable forms.
- The varied and informal orientation of buildings has created visual interest on some of the streets in the village.
- There are many examples of parking being provided out of sight, to the side and behind dwellings, which reduces cars cluttering the streets .
- There are some examples of streets with pavements on only one side of the street. These often have grass verges on the other side of the road which strengthens the villages rural character and connection with nature.
- There are numerous turfed amenity green spaces which strengthen the rural and green feel of the village.
- Front and side boundaries often comprise a sandstone or brick wall. There are also examples of hedgerow or metal railing boundaries. Timber fence front boundaries are not in-keeping with the historic character of the village.
- There are some later phases of development in the village where the orientation of buildings has resulted in a lack of frontage facing the street.