

Tattenhall and District Neighbourhood Plan

AECOM

locality

Communities ambitious for change

Design Code

2022

Quality information

Document name	Ref	Prepared for	Prepared by	Date	Reviewed by
Tattenhall & District Neighbourhood Plan Design Code	DR-11231	Tattenhall & District Neighbourhood Plan Review Committee (NPRC)	Elliot Joddrell, AECOM	30-05-22	Lucy Sykes, AECOM

Revision history

Revision	Date	Details	Authorised	Name	Position
00	24-05-21	1st Draft issued to NPRC	LW	Lee Wood	Regional Director
01	04-11-21	2nd Draft reflecting comments received in engagement session held on 16-09-21	LW	Lee Wood	Regional Director
02	30-05-22	Final Draft	LW	Lee Wood	Regional Director
03	-	Final Document signed off by Locality	LW	Lee Wood	Regional Director



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01 Introduction

Background

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

Locality is the national membership network for community organisations that brings local people together to produce Neighbourhood Plans. Through Locality's support programme, the Tattenhall & District NPRC 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 the existing character of the Parish of Tattenhall 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 NPRC 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 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 NPRC.
- On the 16th September 2021, an engagement meeting was held with the NPRC 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 4th November 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'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 NPRC and potential future developers.

Study Area

The Neighbourhood Plan area comprises of the village of Tattenhall and its surrounding rural context. The majority of properties and land inside the study area are within the ownership of the Bolesworth Estate.

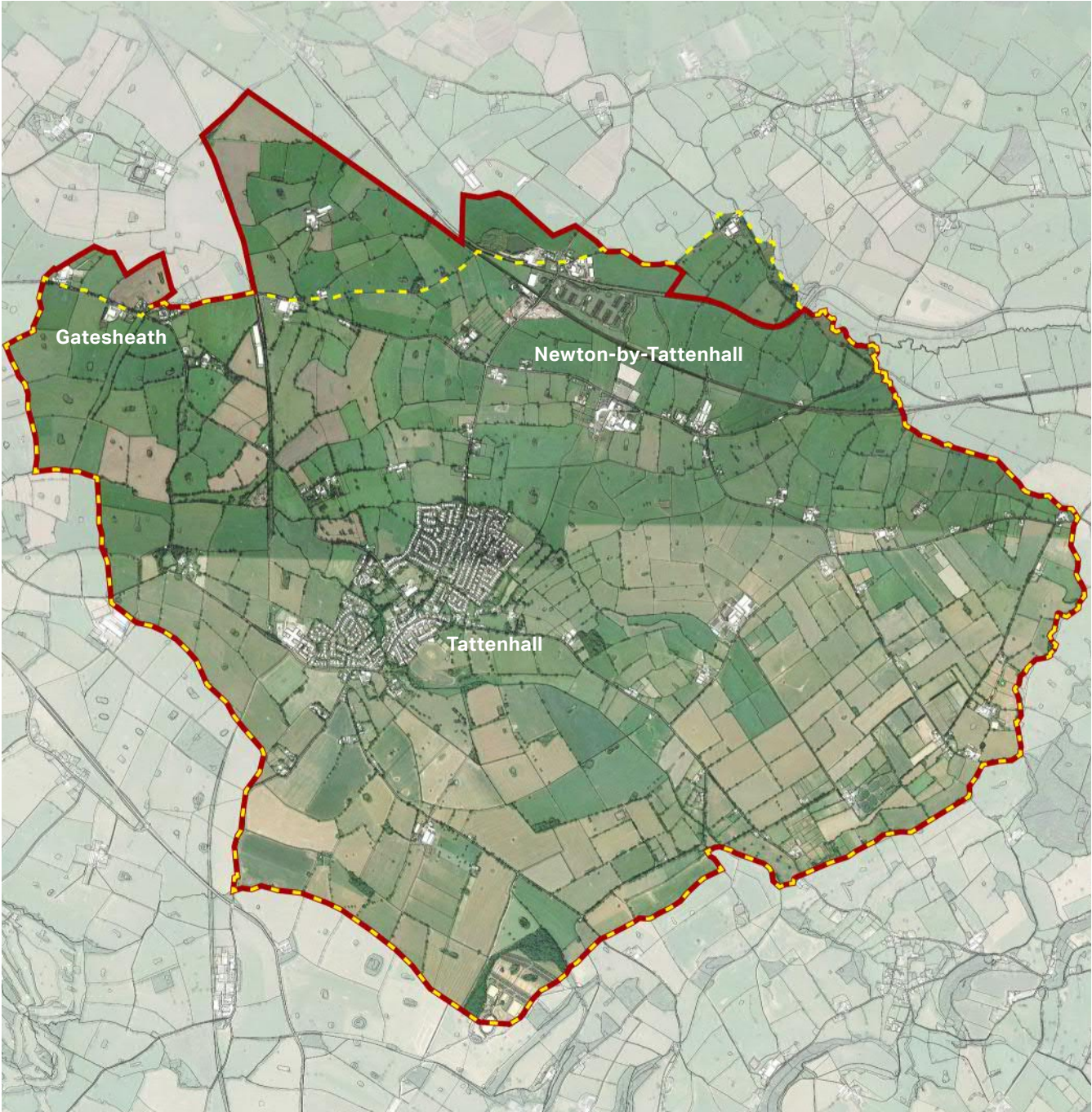
This document will predominantly be focussed on the village of Tattenhall and Hamlets of Gatesheath and Newton-by-Tattenhall whilst providing an appreciation of the rural surrounding landscape.

Tattenhall Parish Boundary 

Tattenhall Neighbourhood Plan Boundary 



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. The original settlement was arranged in an informal linear development pattern along these routes. Newton-by-Tattenhall and Gatesheath historically developed in a much more scattered and dispersed pattern reflecting the typically agricultural land-use of these areas.

Later phases of the Tattenhall’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 overall level 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.

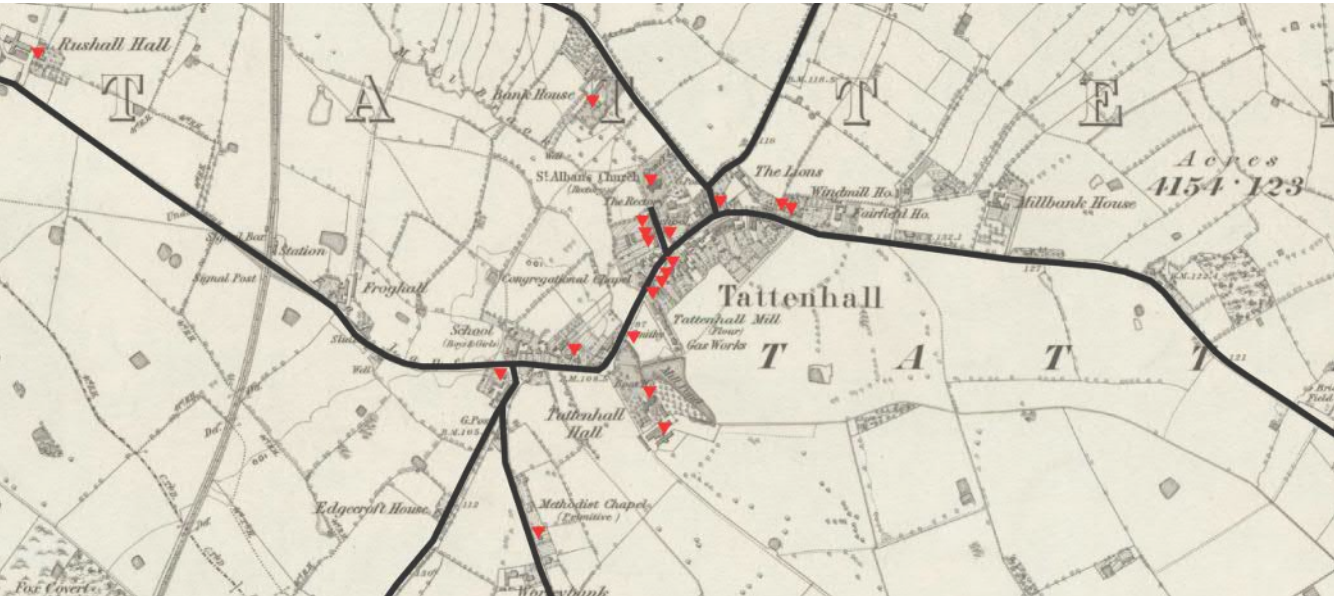


Historic mapping of Newton-by-Tattenhall from 1882



Historic mapping of Gatesheath from 1882

- Historic routes
- Modern routes
- Listed buildings
- Conservation Area



Historic mapping of Tattenhall from 1875



Present day OS mapping



Grade II Listed Laurel Bank



Grade II Listed Office Premises within The White House



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.

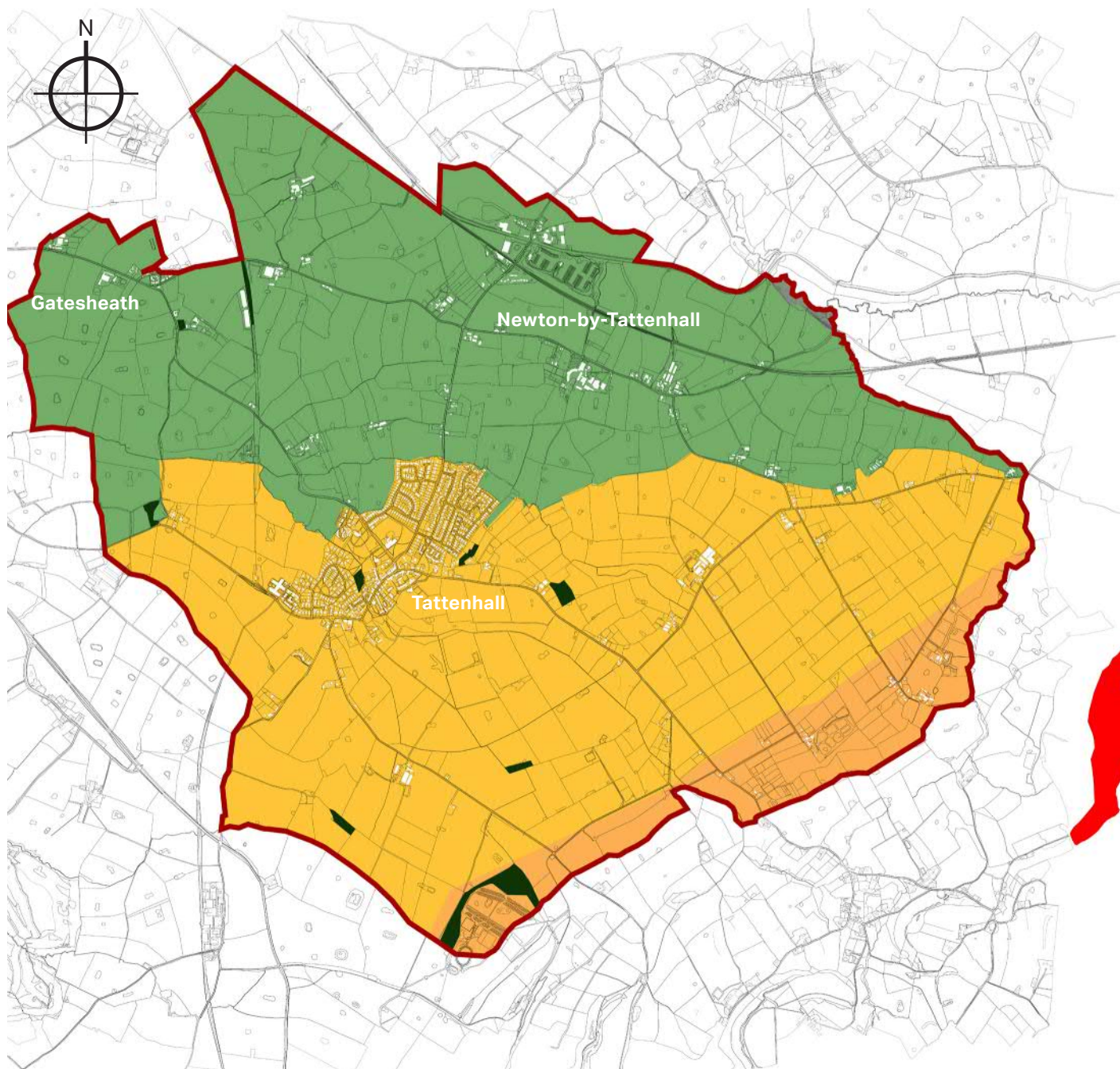
Tattenhall is situated on low ground on the Cheshire Plain which is a very flat agricultural landscape. To the east of the village the Peckforton Hills and Beeston Castle can be seen (see page 13).

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

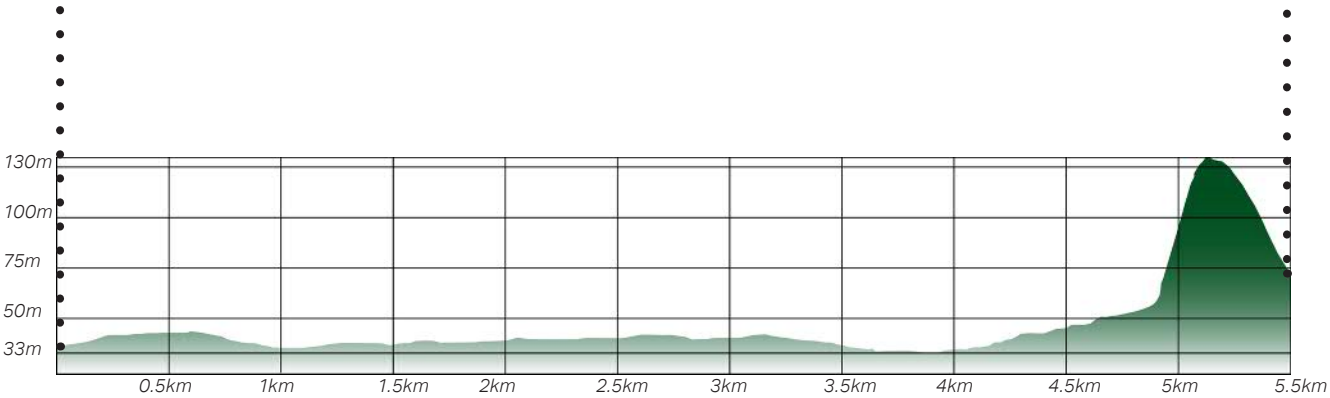
The parish sits within Natural England's National Character Area 61: Shropshire, Cheshire and Staffordshire Plain. The area is described as 'an expanse of flat or gently undulating, lush, pastoral farmland.'



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.

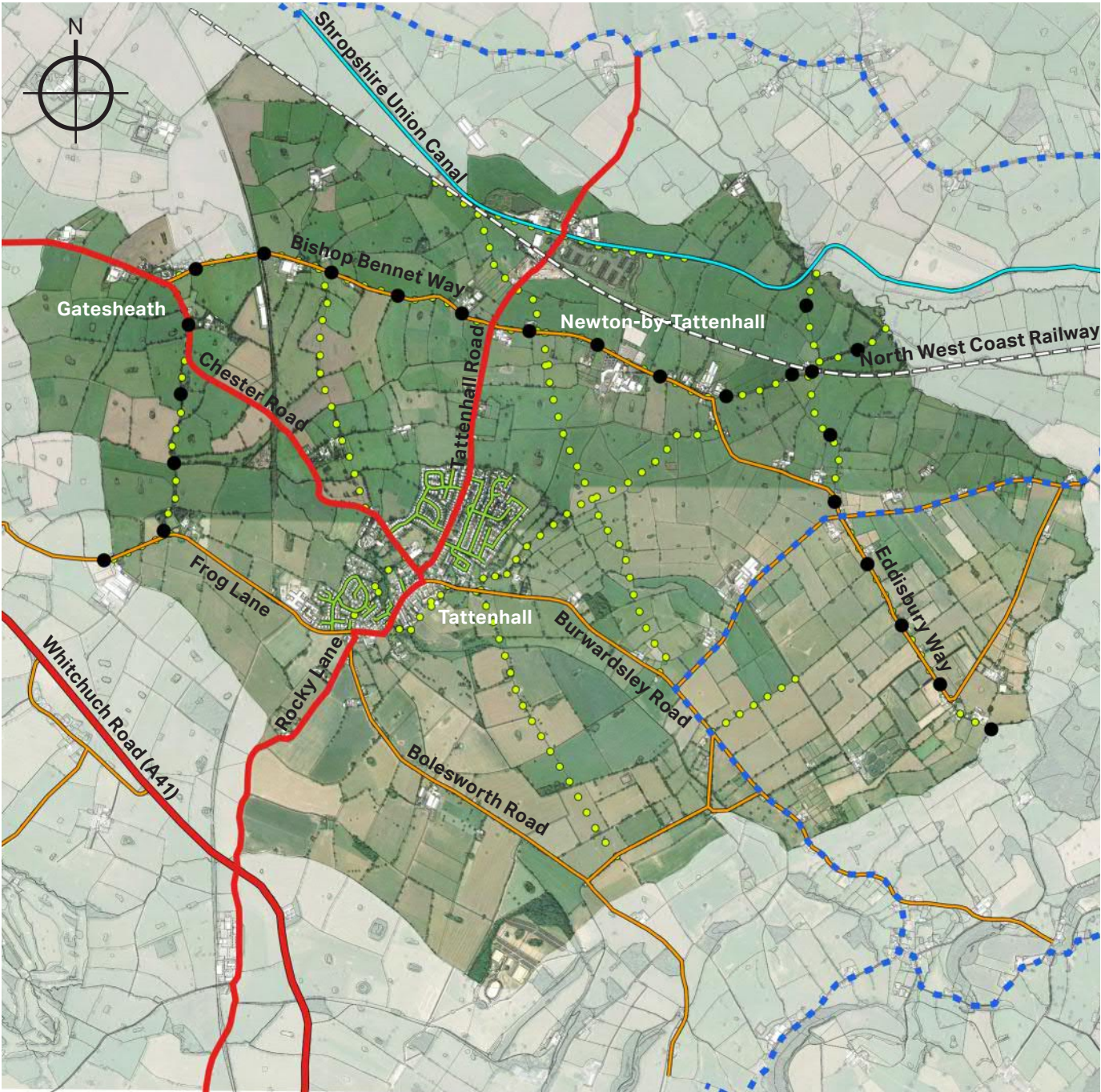
Chester Road and Tattenhall Road also lead to the village centre from the north, and Rocky Lane and Bolesworth Road provide access from the south.

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.

The existing historic railway and canal features should be preserved and their setting enhanced wherever possible.

- Primary route
- Secondary route
- Access route
- Public right of way
- Long distance footpath
- National Cycle Network



Village Centre Route Hierarchy



Rocky Lane



Chester Road



Tattenhall Road



High Street



Tattenhall Road

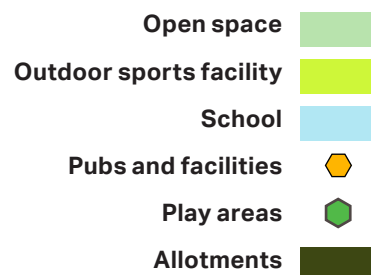


Chester Road

Village & Open Space Structure

Within the Parish there is a single main settlement area which has grown from historic, linear routes. To the north of the village are the two small settlements of Gatesheath and Newton-by-Tattenhall. Surrounding the village are a series of country lanes with scattered farms and agricultural land. The majority of the local amenities are found in the 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 and another at Gatesheath. The village has a primary school and pharmacy and doctors surgery. There is a village hall, convenience store, hair salon, restaurants, tailors, and gift shop within the centre. Outside Tattenhall there is an Ice Cream Farm in Newton-by-Tattenhall and cafe at Tattenhall Marina as well as a farm shop in Gatesheath amongst other small businesses.

Key open spaces within and around the village include Barn Field, Jubilee Wood, Mill Field, The Spinney and Glebe Meadow.



Village Centre Structure and Open Space



Barn Field



Glebe Meadow



Gorsefield open space



Jubilee Wood



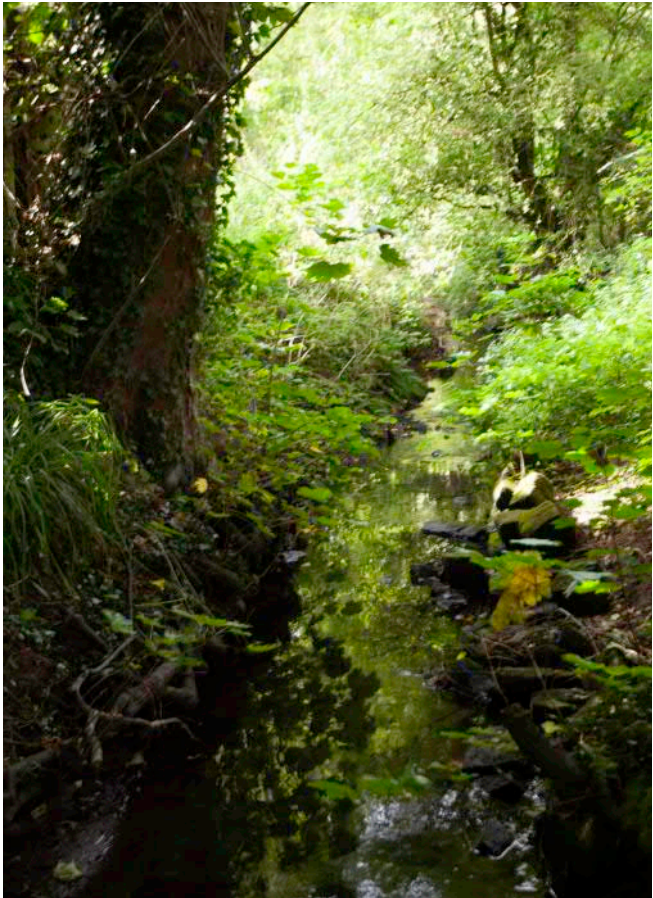
Jubilee Wood



Mill Brook at Mill Field



The Spinney



Mill Brook at Glebe Meadow



Indian restaurant, Tailors and Hair Salon



Pharmacy



The Ice Cream Farm, Newton-by-Tattenhall



Spar and The Letters Inn



Tattenhall Newsagent



Butchers



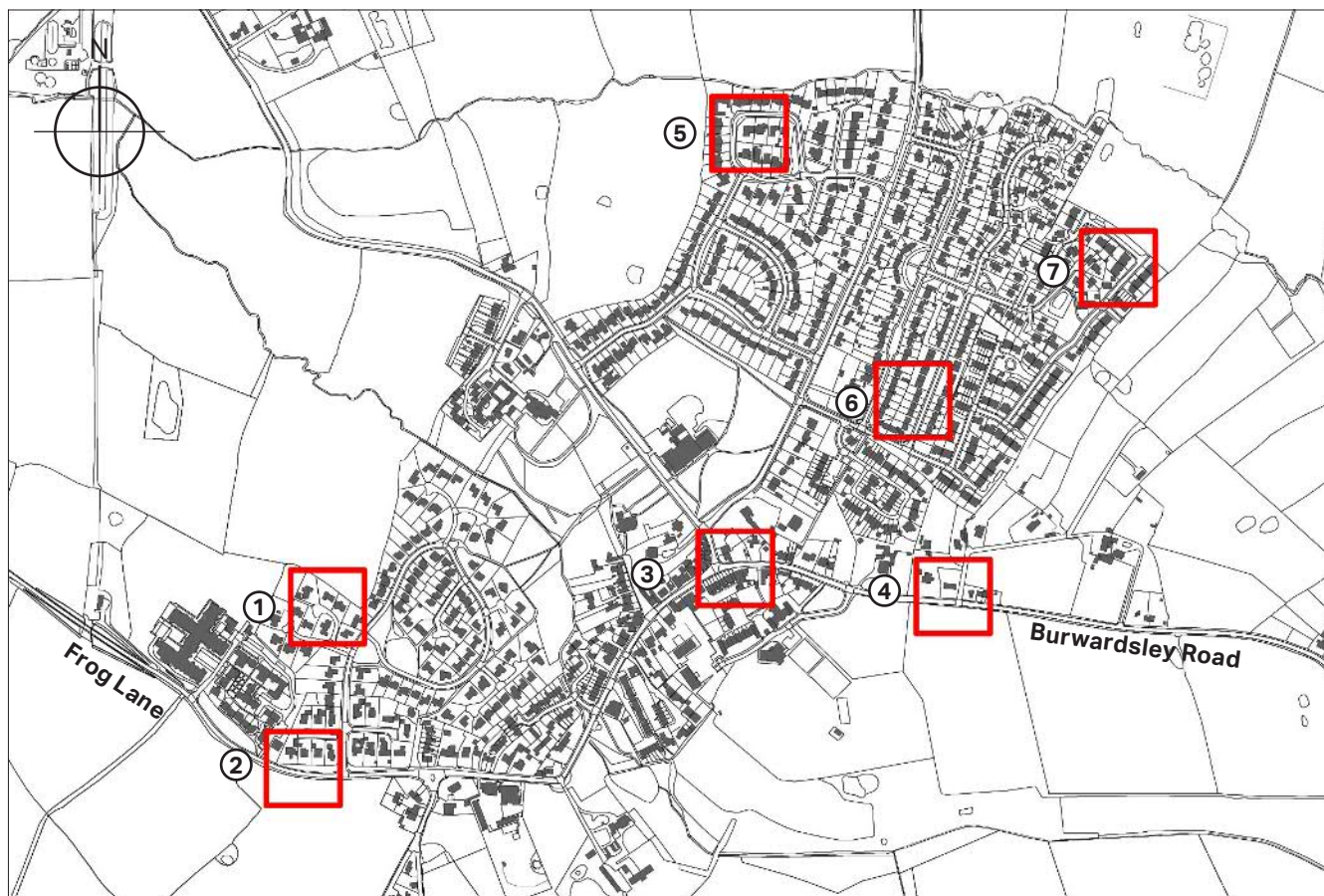
The Sportsmans Arms



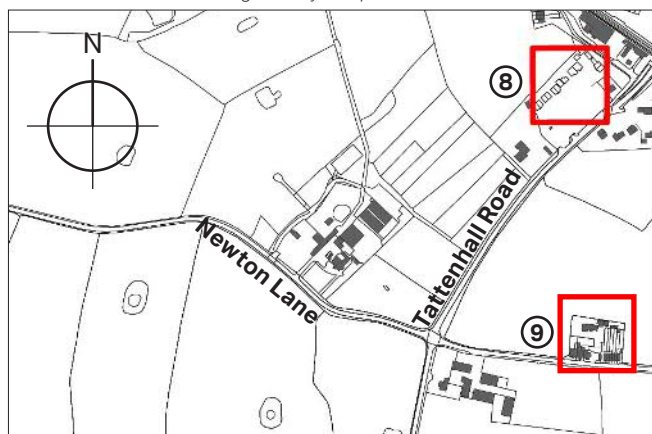
St Alban's Church



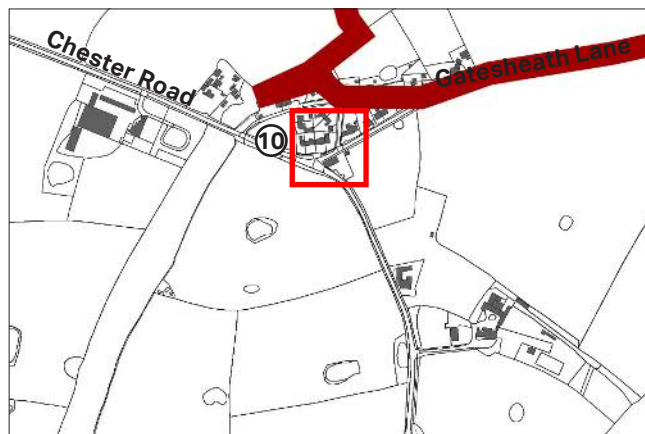
The Barbour Institute (Village Hall)



Tattenhall 1 hectare housing density samples



Newton-by-Tattenhall 1 hectare housing density samples



Gatesheath 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
8. Blackhams Way - 31dph
9. Newton Lane - 11dph
10. Gatesheath Lane - 10dph

This shows that the historic centre of Tattenhall (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.

Density sample 8 is from the Blackhams Way residential development in Newton-by-Tattenhall, which was incomplete at the time of writing. When completed this development will result in a housing density of 31dph. Densities of this level on a site within a rural setting, detached from the main settlement area can have an adverse impact on the rural character of the countryside. At street level the crowded layout of the development will restrict views to the surrounding landscape. Density samples 9 and 10 from Newton Lane and Gatesheath Lane show more typical densities of these rural settlements with densities of 10 and 11 dph.

Sense of Place & Wayfinding








Views across the Parish (from within and without its bounds) are often restricted, due in part to the flat lie of the land and in part to hedges and trees. An exception to this is in the south of the Parish where extensive views may be had from public rights of way and other publicly accessible land over agricultural land towards Bolesworth Castle and the Sandstone Ridge.

A key area of importance in the Tattenhall is the junction of Chester Road, High Street and Burwardsley Road which is the arrival point to the village's 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 the village have a strong historic character; many of the listed buildings line these streets and there is a sense of the settlement's heritage. The Grade II* listed St Albans Church is a prominent landmark which can be seen from several locations.

Other key landmarks in and around the parish include Beeston Castle, St Albans Church, Bolesworth Castle and The Barbour Institute.

A small sample of views seen on the site visit is presented on the following page along with a list of the most important views in the parish which should be protected.

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



Sense of Place and Wayfinding



View 1 - Looking south-east from Field Lane



View 2 - View to Bolesworth from the Millenium Mile



View 3 - Looking south from Frog Lane

The following is a list of views and vistas that are important to the character of the Parish of Tattenhall, many of which are identified in the 2008 Conservation Area Appraisal.

1. Glimpsed views to the church across the park
2. The landscaped setting of the church and churchyard
3. Views to Tattenhall Hall across the Mill Field and the public footpath behind the modern housing
4. The landscape setting in front of and to the side of Tattenhall Hall
5. Views to the Rookery from the Millennium Mile footpath and churchyard
6. The visual prominence of the Clough Williams-Ellis houses on the corner of Frog Lane and Rocky Lane
7. The views across the fields from Chester Road to Brook Hall
8. The visual setting of the Righi – its open setting looking over fields
9. Views to Bolesworth Castle and the setting of its gatehouse
10. Glimpses between Nine Houses and Pluto House and the Bear and Ragged Staff public house
11. The sequential view stretching from the eastern edge of the conservation area from Burwardsley Road to Tattenhall Hall. In particular from Sport Tattenhall and Flacca Court towards the Sandstone Ridge and Bolesworth Castle.
12. Boundary edge dividing cottages on one side of the small lane leading to Mill Bank
13. Views from the edge of the conservation area towards Beeston Castle, the Peckforton Hills and Bolesworth Castle
14. Boundary edge dividing Tattenhall Park Primary School from houses located to the south of Tattenhall Road
15. Views from the disused railway line to the village and the Peckforton Hills and Sandstone Ridge
16. Views from Gatesheath & Newton to the Peckforton Hills and Sandstone Ridge.



Local landmark - Beeston Castle to the east of Tattenhall



Local landmark - St Albans Church



Local landmark - Barbour Institute

03 Local Character

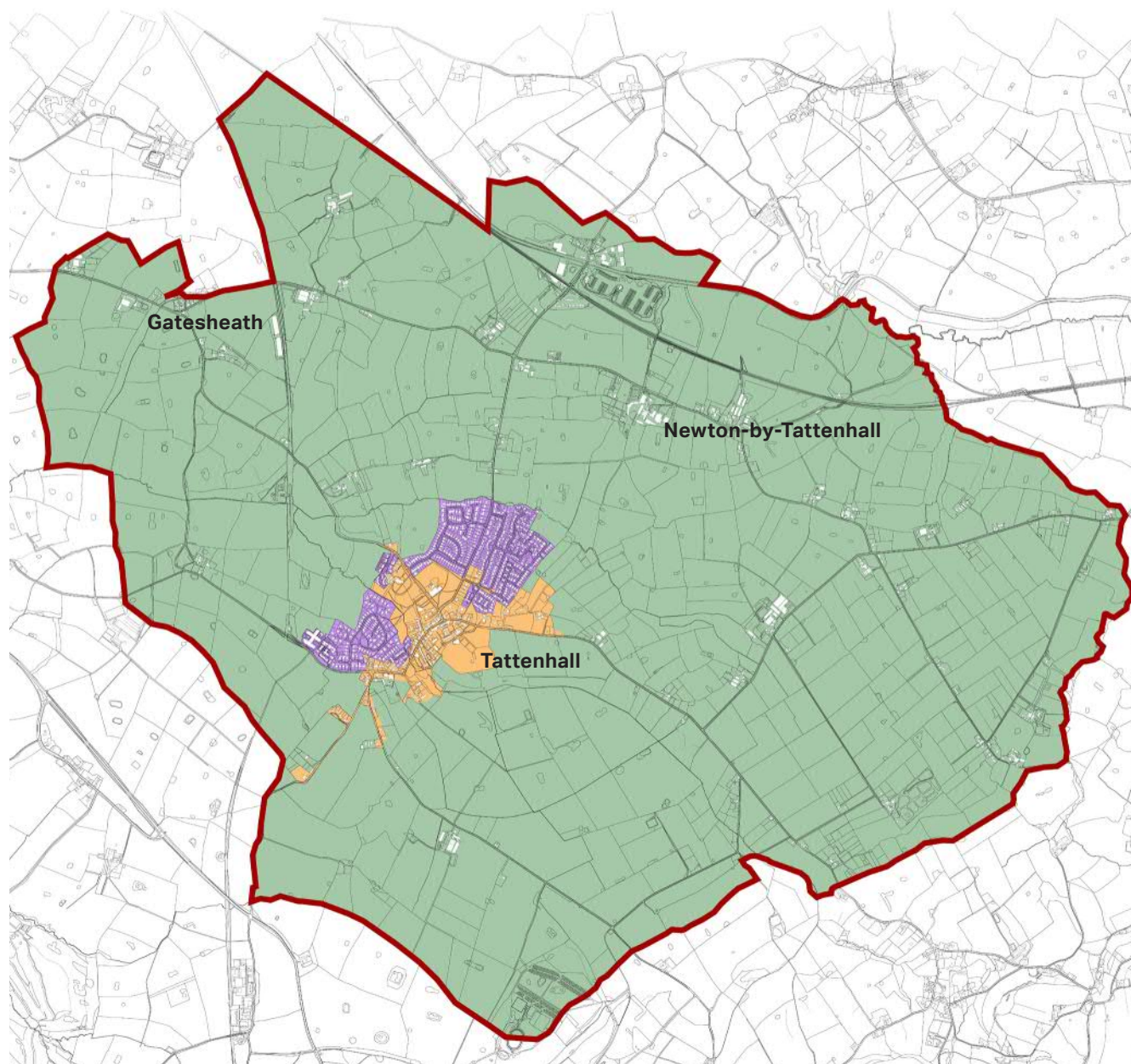
Character Areas

Based on the development forms that have occurred as the parish has evolved, the area can be simply split into three character types.

The centre of the village and the routes stemming from this area have a historic character and the layout and arrangement of buildings has occurred in an organic fashion with great variation in the types and sizes and orientation of the buildings. Contrasting with this are the more modern areas of the main settlement area where development has taken the form of much more 'planned', sub-urban style, looped estates and cul-de-sacs with repeated housing typologies, typically delivered by single developers, in a series of phases. Though there are differences in the style and character of each of these phases and some areas have been designed to a higher standard than others, their sub-urban form ties them together. The remaining area outside of these two character areas comprises the surrounding agricultural landscape and small rural hamlets of Gatesheath and Newton-by-Tattenhall defined by scattered housing and farms dispersed across the agricultural landscape.



Historic and Modern Character Areas

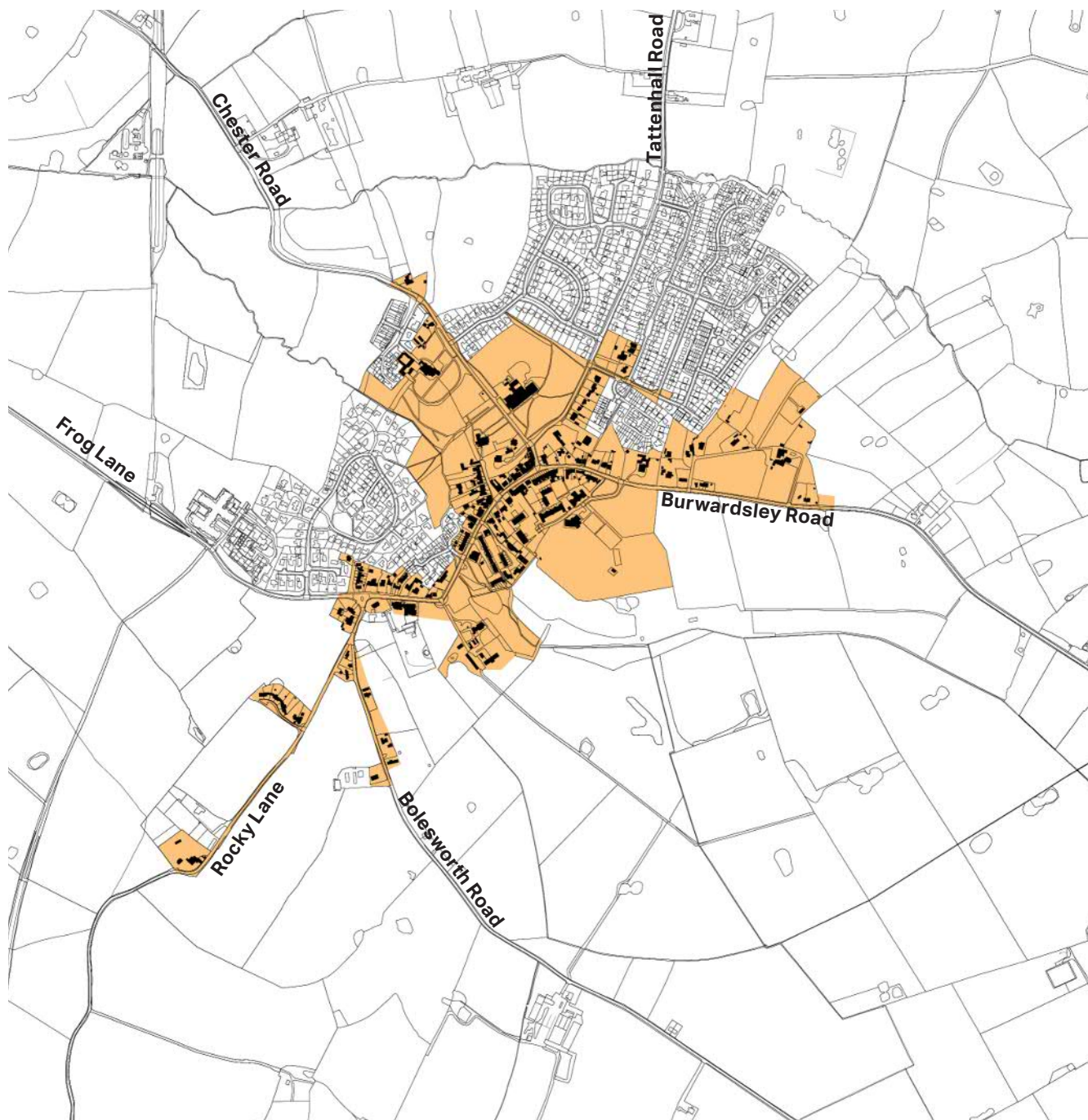


Historic Character Area

Modern Character Area

Surrounding Landscape Character Area

Character Areas



Historic Character Area

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 the parish'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 parish. Images have been organised into the following themes in order to understand the similarities and differences between each of the three character areas:

- Building Materials and Detailing;
- Set-backs, Gardens and Boundary Treatments;
- Building Heights and Roof Types; and
- Streets and Public Realm

Tattenhall Historic Character Area

Comprising the Tattenhall Conservation area, the historic character in this area strengthens the village's sense of place. Development in this area is sensitive to change and the degradation of its historic character should be avoided.

Historic Character Area

Building Materials and Detailing

Typical building materials and detailing within Tattenhall's historic character area include:

1. Red Cheshire brick coursed in a Flemish bond (sometimes with contrasting coloured header bricks)
2. Welsh slate roof tiles
3. Timber framed sash windows
4. Six over six / eight over eight Georgian sash windows
5. Casement windows
6. Black and white Tudor and mock Tudor timber framed elevations
7. Rubbed red brick around windows
8. Stone window sills and lintels
9. Sand stone band course
10. Red clay / Rosemary tiles
11. Brick chimneys
12. Fan lights
13. Portico entrances
14. Rendered or stuccoed elevations
15. Covered porch
16. Quoined corners
17. Timber panelled front doors
18. Decorative barge boards with finials



High Street



High Street



High Street



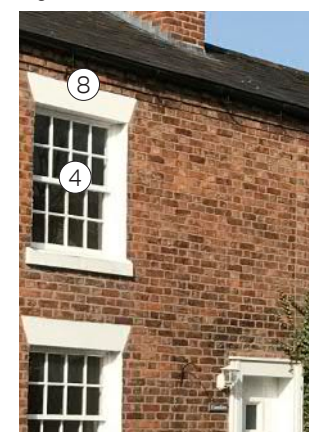
Burwardsley Road



High Street



Chester Road



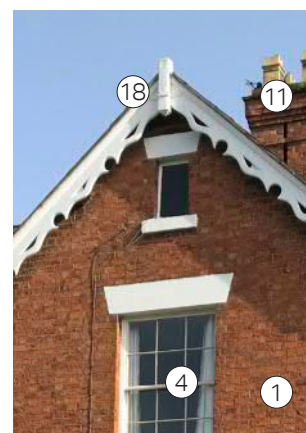
Church Bank



High Street



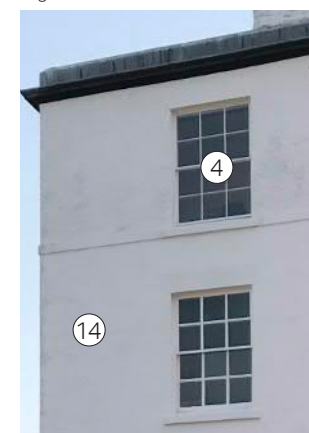
High Street



High Street



High Street



High Street

Historic Character Area

Set-backs, Gardens, Parking and Boundary Treatments

Within Tattenhall's Historic character area there are a variety of ways in which building set-backs, gardens, parking and boundary treatments are provided. These include:

Set-backs and gardens

1. Buildings set back behind short front gardens
2. Buildings positioned up against the edge of the footway
3. Buildings set back behind long front gardens.

Parking

4. Parking provided on a driveway to the front of a dwelling
5. On-street parking directly in front of a dwelling
6. Shared courtyard parking

Boundary Treatments

7. Red brick front boundary walls with stone coping
8. Tall hedgerows
9. Tall red brick walls
10. Short red brick walls with railings atop
11. Short red brick walls with hedgerows atop
12. Short sandstone walls
13. Short hedgerows



High Street



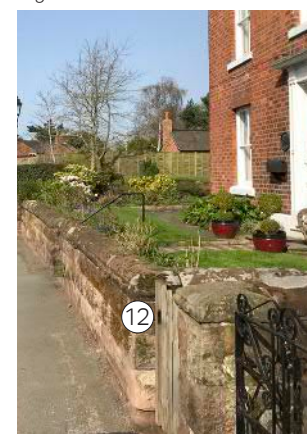
High Street



Burwardsley Road



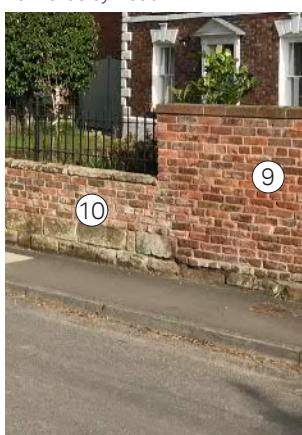
Chester Road



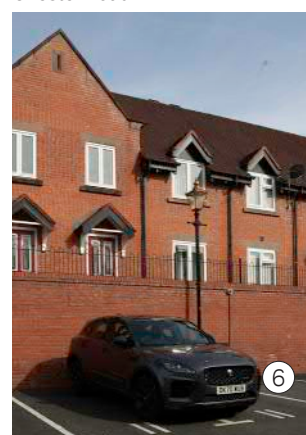
Burwardsley Road



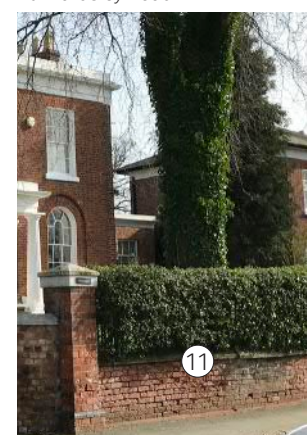
High Street



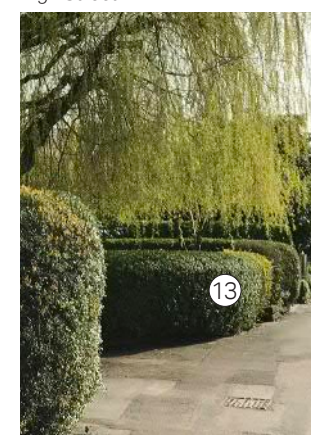
High Street



Cokes Court



Burwardsley Road



High Street

Historic Character Area

Building Heights and Roof Types

Typical building heights and roof types in the Tattenhall Historic character area include:

Building Heights

1. Two storey buildings
2. Three storey buildings

Roof Types

3. Hipped roof forms
4. Gable roof forms with gable end perpendicular to the road.
5. Front projecting gables



Rosemary Row



Church Bank



Rose Villas



Rocky Lane



Burwardsley Road



Burwardsley Road



High Street



High Street

Historic Character Area

Streets and Public Realm

Typical features within the streets and public realm of the Historic Character Area include:

1. A public park with play area (Tattenhall Park)
2. Turfed verges with trees and flowers (Burwardsley Road)
3. Wider pavements along streets with businesses frontages (High Street)
4. Outdoor seating (Mill Field and Tattenhall War Memorial)
5. Streets paved on both sides with narrow footways such as High Street.
6. Country lanes paved on one side such as Burwardlsey Road
7. Country lanes with no pavements such as Rocky Lane, Bolesworth Road, and Burwardsley Road.



High Street



Tattenhall Park



Wide pavement, High Street



Mill Field



Burwardsley Road



Rocky Lane



Grass verge with trees, Burwardsley Road

Modern Character Area

This area comprises the later phases of the village's development. There are areas of modern housing built in the late 20th century such as Greenlands and Covert Rise.

Layouts are typically designed around the needs of the car with cul-de-sac and estate-like development patterns.

Houses are generally detached or semi detached and many lack front boundaries.

Keysbrook is an early to mid-20th century area of semi-detached houses. Geometry of layout and repetition / rhythm define this area.

Dwellings along Tattenhall Road are typically detached and semi-detached houses in fairly wide plots. Hedges are generally used as boundaries in this area.

- Covert Rise
- Greenlands
- Keysbrook
- Tattenhall Road



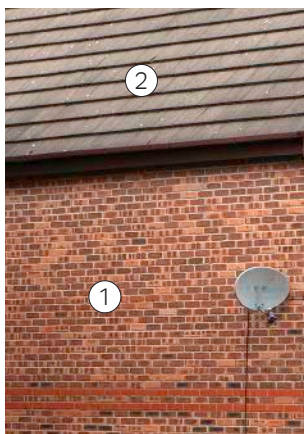
Modern Character Area

Modern Character Area

Building Materials and Detailing

Typical building materials and detailing within Tattenhall's Modern character area include:

1. Red Cheshire brick in a stretcher bond
2. Concrete roof tiles
3. Welsh slate roof tiles
4. Red clay / Rosemary roof tiles
5. Rendered or stuccoed elevations
6. Covered doorways
7. Hanging tile cladding
8. PVC top hung casement windows
9. PVC side hung casement windows
10. Glazing bars
11. Mock Tudor detailing
12. Part brick, part render elevations
13. Brick chimneys
14. Stone window sills
15. Yellow / beige bricks
16. Brown bricks
17. Timber barge boards
18. Clay ridge tiles
19. Canted bay windows



Smithfield



Tattenhall Road



Gifford Lea



Ravensholme Court



Grakle Croft



Keysbrook



Bostock Avenue



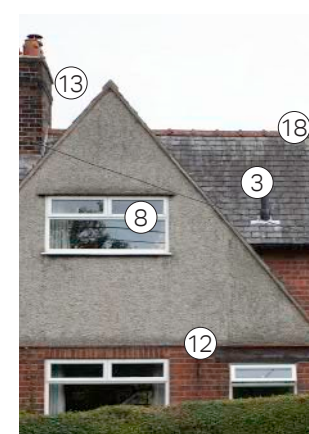
Covert Rise



Park Avenue



Tattenhall Road



Tattenhall Road



Castlefields

Modern Character Area

Set-backs, Gardens, Parking and Boundary Treatments

Within Tattenhall's Modern character area there are a variety of ways in which building set-backs, gardens, parking and boundary treatments are provided. These include:

Set-backs and gardens

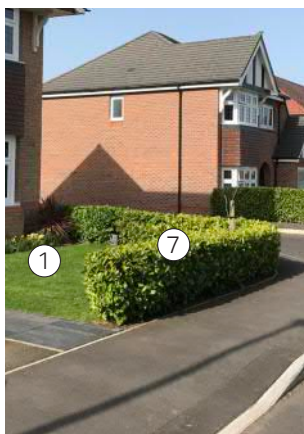
1. Buildings set back behind short front gardens
2. Buildings fronting on to shared parking courtyards

Parking

3. Parking provided on a private driveway to the front of a dwelling
4. Shared courtyard parking
5. Integrated parking garages

Boundary Treatments

6. Concrete post and timber panel fencing
7. Short hedgerows
8. Open front boundaries with lawned front gardens
9. Timber fencing
10. Side / rear boundary timber fences facing the street with low levels building frontage and natural surveillance



Park Avenue



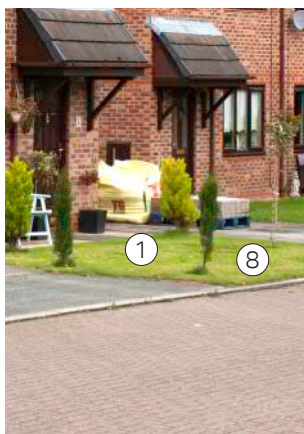
Bostock Avenue



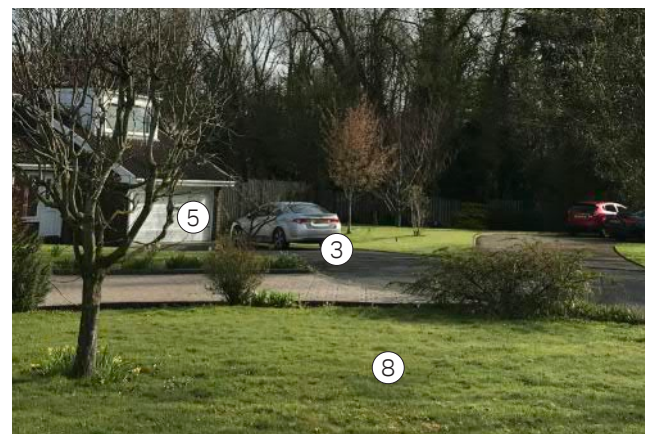
Rean Meadow



Bostock Avenue



Smithfield



Covert Rise



Bostock Avenue



Bostock Avenue



Keysbrook



Gifford Lea



Covert Rise



Harding Avenue

Modern Character Area

Building Heights and Roof Types

Typical building heights and roof types in the Tattenhall Modern character area include:

Building Heights

1. Single storey buildings
2. Two storey buildings
3. Two and a half storey buildings

Roof Types

4. Hipped roof forms
5. Gable roof forms
6. Cat slide roof forms
7. Low-pitched gable roof forms
8. Gable roofed dormer windows
9. Hipped roof dormer windows
10. Front projecting gables
11. Flat roofed dormer



Ravensholme Court



Gifford Lea



Greenlands



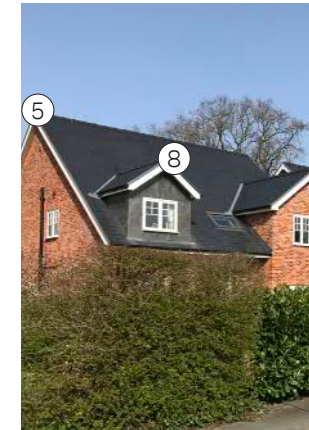
Park Avenue



Tattenhall Road



Park Avenue



Keysbrook



Rean Meadow



Harding Avenue



Greenlands



Bostock Avenue

Modern Character Area

Streets and Public Realm

Typical features within the streets and public realm of the Modern Character Area include:

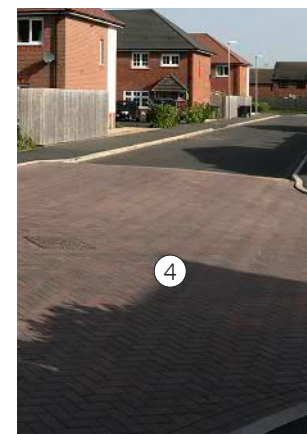
1. Turfed verges with trees and flowers such as on Frog Lane, Covert Rise, Greenlands, and Keysbrook.
2. Outdoor seating such as on Harding Avenue.
3. Streets paved on both sides with grass verges separating the footway from the road such as Tattenhall Road
4. Modern developments with herringbone brick paving surfacing the street as seen at Rean Meadow and Bostock Avenue.
5. Shared surface streets such as at Rean Meadow
6. Vehicle free routes providing pedestrian permeability through the neighbourhood (The Millennium Mile).



Covert Rise



Tattenhall Road



Bostock Avenue



Tattenhall Road



Frog Lane



Greenlands



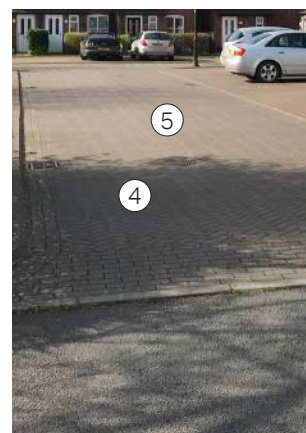
Harding Avenue



Rean Meadow



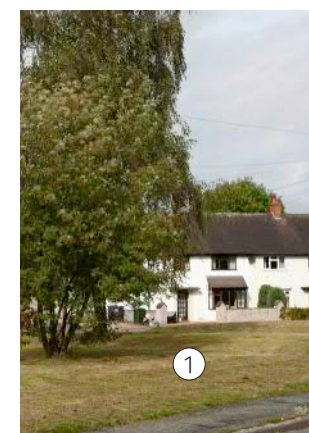
Rean Meadow



Rean Meadow



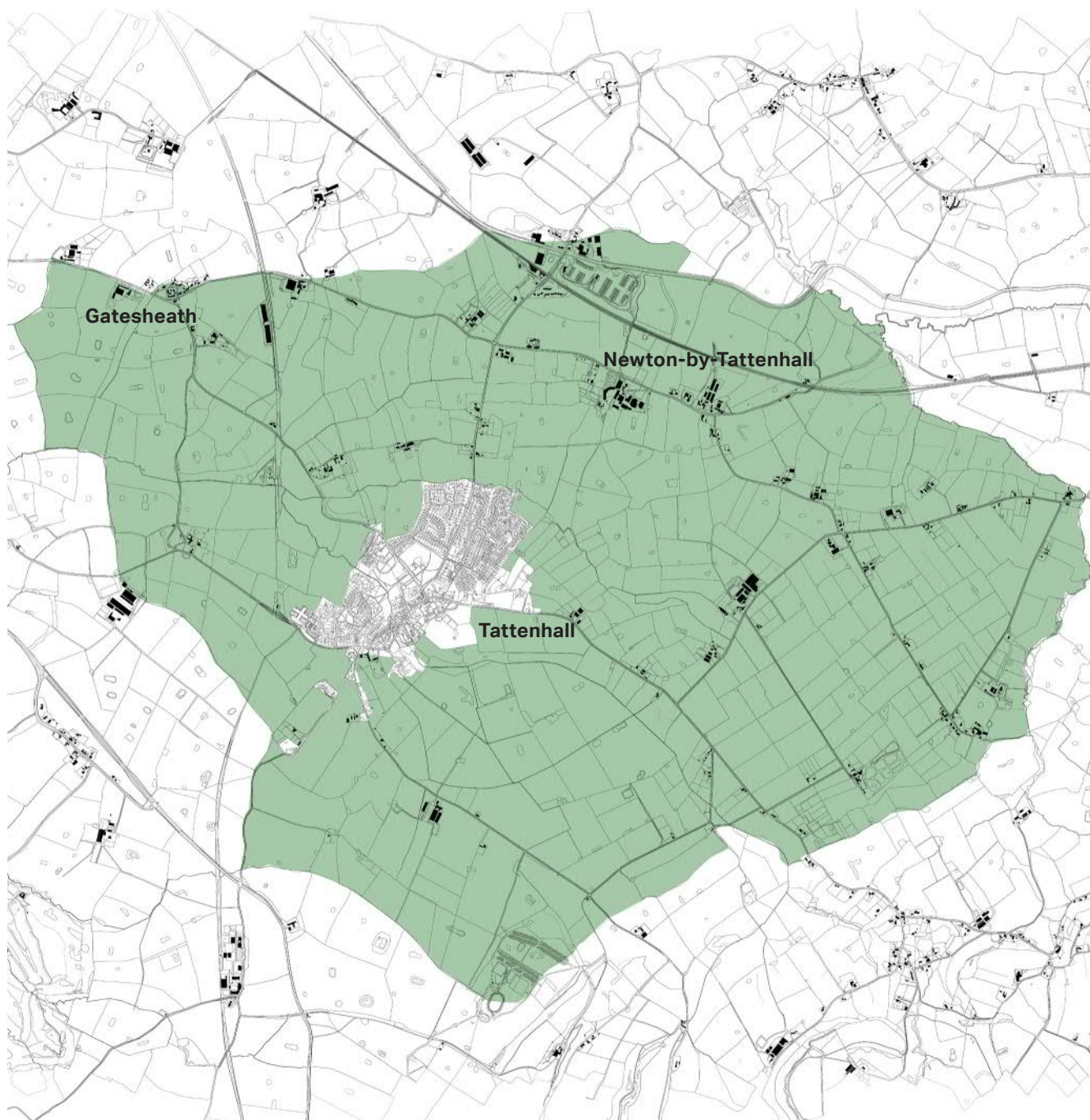
Gifford Lea



Keysbrook

Surrounding Landscape, including Gatesheath and Newton-by-Tattenhall

This area comprises the remaining area outside of the village's main settlement area and comprises of open rural countryside, hedgerow and tree bound farmland and scattered small clusters of housing and farms. This area includes the rural settlements of Newton-by-Tattenhall and Gatesheath.



Surrounding Landscape
Character Area

Surrounding Landscape Character Area

Building Materials and Detailing

Typical building materials and detailing within Tattenhall's Surrounding Landscape character area include:

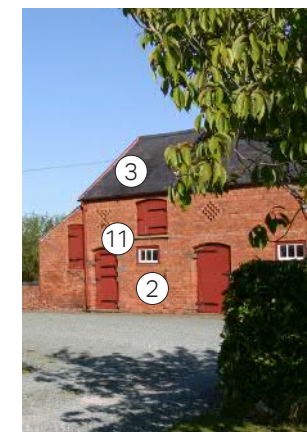
1. Red Cheshire brick in a Flemish bond
2. Red Cheshire brick in a stretcher bond
3. Welsh slate roof tiles
4. Rendered or painted elevations
5. Covered doorways
6. PVC top hung casement windows
7. PVC side hung casement windows
8. Timber six over six sash windows
9. Part brick, part render elevations
10. Brick chimneys- 11. Stone window sills and lintels
- 12. Skylights



Newton Lane



Newton Lane



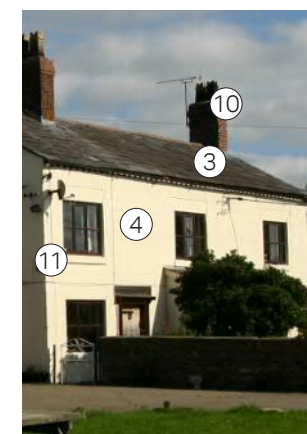
Newton Lane



Ice Cream Farm



Newton Lane



Newton Lane



Gatesheath Lane



Newton Lane



Aldersley Oaks



Tattenhall Road

Surrounding Landscape Character Area

Set-backs, Gardens, Parking and Boundary Treatments

Within Tattenhall's Surrounding Landscape character area there are a variety of ways in which building set-backs, gardens, parking and boundary treatments are provided. These include:

Set-backs and gardens

1. Buildings set back behind short front gardens
2. Buildings set back behind long front gardens

Parking

3. Parking provided on a private driveway to the front of a dwelling
4. Integrated parking garages

Boundary Treatments

5. Short hedgerows
6. Sandstone walls
7. Open front boundaries with lawned front gardens
8. Timber fencing
9. Brick wall with sandstone coping and railing
10. Brick wall with sandstone coping



Newton Lane



Newton Lane



Aldersley Oaks



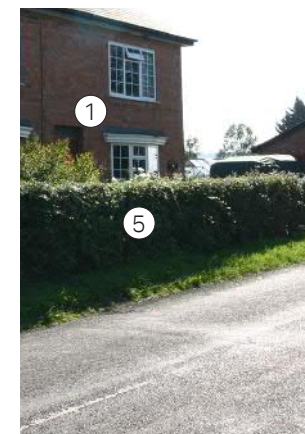
Newton Lane



Newton Lane



Newton Lane



Newton Lane



Ice Cream Farm



Hill Garth Road



Newton Lane

Surrounding Landscape Character Area

Building Heights and Roof Types

Typical building heights and roof types in the Tattenhall's Surrounding Landscape character area include:

Building Heights

1. Single storey buildings
2. Two storey buildings
3. Two and a half storey buildings

Roof Types

4. Hipped roof forms
5. Gable roof forms with gable end perpendicular to the road.
6. Low-pitched gable roof forms
7. Front projecting gables



Newton Lane



Newton Lane



Newton Lane



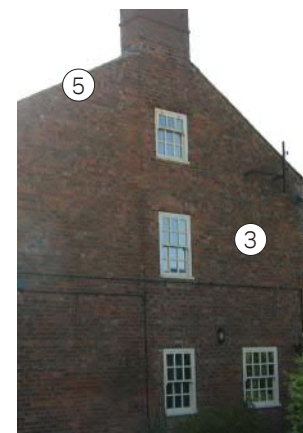
Newton Lane



Tattenhall Road



Newton Lane



Ice Cream Farm



Tattenhall Road

Surrounding Landscape Character Area

Streets and Public Realm

Features within the streets and public realm of the Surrounding Landscape character area include:

1. Modern developments with herringbone brick paving surfacing the street.
2. Shared surface streets such as at Aldersey Oaks.
3. Vehicle free routes comprising several public rights of way within the landscape surrounding Tattenhall.
4. Country lanes paved on one side such as Tattenhall Road.
5. Country lanes with grass verges and no pavements such as Newton Lane, Frog Lane and Chester Road.



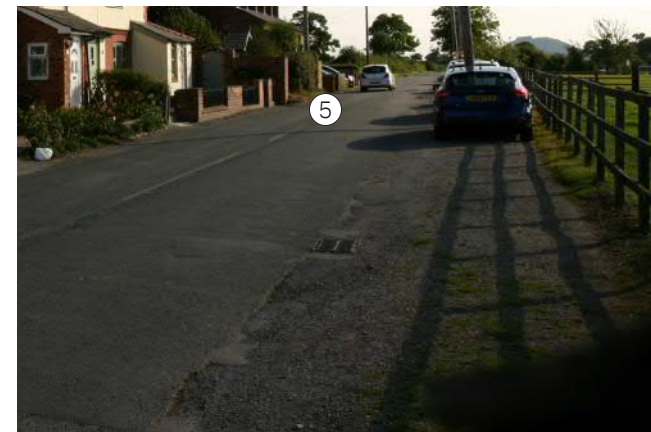
Aldersey Oaks



Tattenhall Road



Frog Lane



Newton Lane



Newton Lane



Aldersey Oaks

Key Findings and Opportunities

- The village has a building material palette of predominantly red brick with some rendered and some painted brick elevations. Welsh slate and red clay roofing tiles are most appropriate for development in the parish.
- The settlement edge is softened with one sided streets on Frog Lane and Burwardsley Road which supports a gradual 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. In the Historic Character Area there are some 3 and 2.5 storey dwellings which add variety and interest to the village's roofscape.
- Across the parish 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 Historic Character Area.
- 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 streets with grass verges on the other side of the road. This strengthens the villages rural character and connection with nature.
- Many of the country lanes outside of Tattenhall have no pavements.
- 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 many 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.
- The village's gradually phased growth has resulted in variations in architectural character and quality.
- Some later phases of the parish's development have resulted in densely laid out areas of housing which have an inappropriately urban character.
- Lower building heights can reduce the visual impact of development and allow landscape features to be seen from street level.
- Buildings with Flemish bond brickwork front elevations are typical and new buildings using this brick bond will sit more comfortably with the local vernacular architecture.
- Concrete roof tiles are a poor alternative to slate or clay roof coverings and their use should be discouraged.
- Developments with an abundance of hard surfacing and a lack of planting have resulted in areas with an inappropriately urban character.
- Typically gable ends or perpendicular to the street.
- Sub-urban housing developments of looped estates and cul-de-sacs with repeated housing typologies and very planned / geometric layouts have impacted on the historic feel of Tattenhall.

04 Design Codes

The Codes

Based on the understanding gained in the previous sections, this section will identify design codes for future developments to adhere to. The following design codes have been created to apply to some or all of the areas defined on the coding plan on the following page:

Code 1 - Sustainability and Climate Change

Code 2 - Landscape, Views and the Settlement Edge

Code 3 - Building Design

Code 4 - Parking, Gardens and Boundary Treatments

Code 5 - Privacy, Space and Natural Surveillance

When to Use the Codes

The table below identifies when each of the codes should be used. A prefix has been created for each code to allow simple application of the design codes to the coding plan on the following page.

Code	Prefix	When to use the code
Sustainability and Climate Change	1A	Code to be applied to all future housing developments in Tattenhall Parish to reduce water wastage and flood risk and tackle climate change.
Landscape, Views and the Settlement Edge	2A	Code to be applied where a housing development could impact upon views to the surrounding landscape.
	2B	Code to be applied where a housing development could impact upon views towards the villages and hamlets from the surrounding landscape.
	2C	Code to be applied when a proposed housing development has the potential to restrict views to local landmarks.
	2D	Code to be applied when a proposed housing development has the potential to impact on the transition space between the developed settlement area and the surrounding landscape.
	2E	Code to be applied when a proposed housing development has the potential to have adverse visual impact on geological or landscape features within and outside the Neighbourhood Plan area.
Building Design	3A	Code to be applied when determining the height and scale of future housing developments.
	3B	Code to be applied when determining the density of future housing development
	3C	Code to be applied when determining the material and detailing palette to be used in a housing development.
Parking, Gardens and Boundary Treatments	4A	Code to be applied when designing how parking will be provided within future housing developments.
	4B	
	4C	
	4D	
	4E	Code to be applied when designing the back gardens of future housing developments.
	4F	Code to be applied when selecting the boundary treatments to be used within future housing developments.
Privacy, Space and Natural Surveillance	5A	Code to be applied when designing the space between dwellings in future housing developments.
	5B	Code to be applied when designing the orientation of buildings and plots to ensure appropriate levels of security and surveillance are met.

Table 1: When to use the codes

Code 1 - Sustainability and Climate Change

1A - Sustainability & Energy

The following design code should be seen as guidance and not policy. Policy that must be adhered to relating to sustainable design is set at Local Plan level and in building regulations.

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

- Cavity wall and under floor insulation should avoid where possible heat loss through thermal bridging. Double or triple glazing, window and door draft sealing should aim to reach Passivhaus standards wherever possible.
- All proposals must demonstrate sustainable surface drainage systems that will not unduly increase pressure on existing wastewater and natural drainage systems.



Precedent image - illustrating integration of sustainable urban drainage solutions (2)

- Gardens and parking areas should have the majority of their area landscaped, with permeable surfacing used on hard landscaped areas to enable rainwater absorption and reduce the rate of run off caused by development.



Precedent image - Optimising permeability in front gardens

- New development should provide suitable and safe storage for bicycles of sufficient size. At least one secure space should be provided per dwelling in a garage of a suitable size or separate covered area within plot. Covered and secure cycle storage units are preferred but where enclosures are open suitable racks or hoops should be provided.



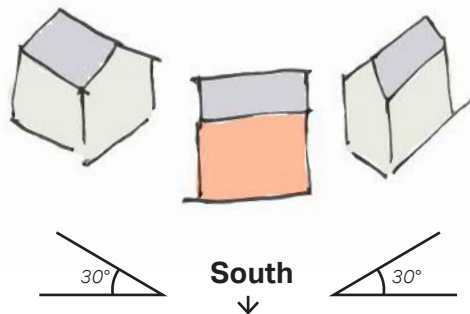
Precedent image - safe, convenient and covered home cycle storage (5)

- Any new development should ensure that good and safe access for pedestrians and cyclists is maintained or enhanced in the Parish. Where new footways are created, provision should be made wherever possible for access by disabled persons or persons with restricted mobility.
- Any development should enhance access for people in wheel chairs, with disabilities and those with pushchairs. The lack of dropped crossings and continuous footways throughout the village should be addressed when carriageway or footway works are to be undertaken or when opportunities arise
- Solar, heat recovery, air source and ground source energy is encouraged in new development and should be designed to have a minimal visual impact on a development. Where technologies have a visual impact on sensitive areas (such as solar shingles and photovoltaic slates within or close to the setting of a heritage asset) they should be designed in from the start of the scheme. Designs should aim to conceal wiring and infrastructure and use carefully chosen slates or tiles on roofs to complement the solar panel materials. Where groups of housing are proposed they should demonstrate energy efficient heating through a combined heat and power system.



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

- The orientation of buildings and roof pitches should incorporate passive solar design principles and allow for efficient solar energy collection. One of the main glazed elevations of future dwellings should therefore keep within 30° of south, when in keeping with the topography and clustering of existing buildings. Where it would be inappropriate for the main glazed elevation to be facing south or within 30 degrees of the this for the reason outlined above, every attempt should be made to design the roof so that is of this alignment to allow for the fitting of solar panels This applies to all future dwellings whether solar panels are proposed or not to allow for retrospective implementation.



Building/roof orientation for solar gain

- Where rooflights and solar panels are proposed, they should be positioned on non-prominent roof slopes. Roof lights should be minimised in size and number. On buildings pre-dating 1920 or those that otherwise contribute to the character of the area, 'conservation' type rooflights should be used and installed flush with the level of the roof covering.
- New housing should demonstrate how rainwater and greywater will be stored and reused to reduce demand on mains supplies.
- The installation of water butts within new residential developments is encouraged to collect rainwater from roofs and reduce the overall rainwater run off impact of any development.



Rainwater harvesting - collection and re-use (3)

- Details of storage of waste should be submitted with all planning applications for new or significantly extended buildings or where a change of use is required.
- Where existing buildings are being converted or extended every effort should be made to introduce energy saving measures and new technologies to make the building more efficient and sustainable.
- Whenever possible, developments should aim to re-use existing materials or procure reclaimed and recycled materials from local suppliers. Building materials made from construction and demolition waste are preferred to primary aggregates. Many types of construction waste can be used for these purposes including soil, asphalt, concrete, bricks and tiles. In conversion schemes roof tiles and slates should be carefully stored and re-used. In addition, priority should be given to materials that can be deconstructed and re-used at the end of the building's usable life.
- Existing landscape features such as trees, ponds, streams, verges and ditches should be retained where possible. The creation, maintenance and extension of wildlife corridors will be encouraged. All proposed planting should be native species in order to promote biodiversity.

- Gardens and boundary treatments should be designed to allow the movement of wildlife and provide habitat for local species.
- The adoption of swift bricks, bat and owl boxes are encouraged to help provide nesting and roosting spaces or bats and birds.
- The use of green roofs and/or living walls is encouraged. These can assist with insulation and summer cooling requirements. They can also be readily integrated with solar systems and have even been shown to increase the efficiency of PV cells on hot summer days.
- Open spaces should be located within walking distance of residential areas and linked through a series of green networks or corridors. Such linkages support a Green Infrastructure approach to development, allowing wildlife to move along corridors to access foraging opportunities and habitats and people to access a range of different recreational facilities.
- Street lighting and flood lighting in the open countryside will be discouraged, unless there are over-riding safety reasons for its provision.
- New developments, whether residential or commercial, should be accompanied by planned external lighting proposals, including details of proposed lux levels. Use should be made of the best available technology to reduce glare and light pollution. The use of cut-off lanterns and appropriate design of lighting columns will be encouraged.

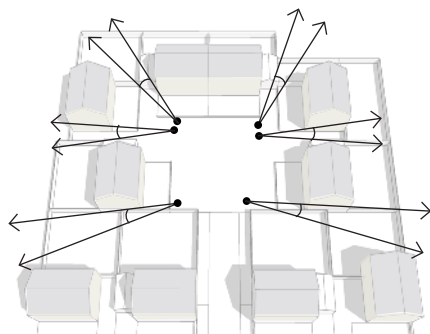
Where a proposal falls short of these sustainable measures it should be explained why and what compensatory measures are being offered.

Code 2 - Landscape, Views and the Settlement Edge

2A - Views from the Village

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

Any future development should ensure that there is sufficient spacing between dwellings to allow the surrounding landscape to be visible from the street.



Spacing between dwellings should retain views to the surrounding landscape

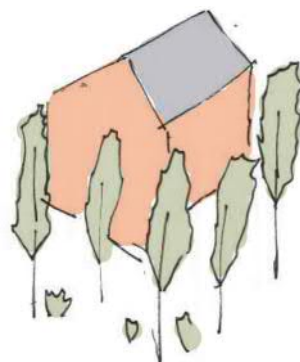
2D - Edge of Settlement

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

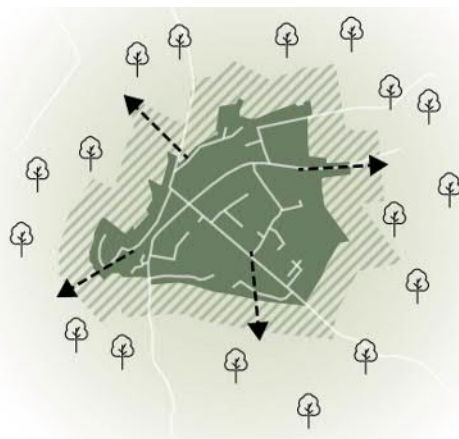
Where appropriate, access to the surrounding landscape should be designed in to future development, connecting to the network of existing public rights of way surrounding the villages.

2B - Views to the Village

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



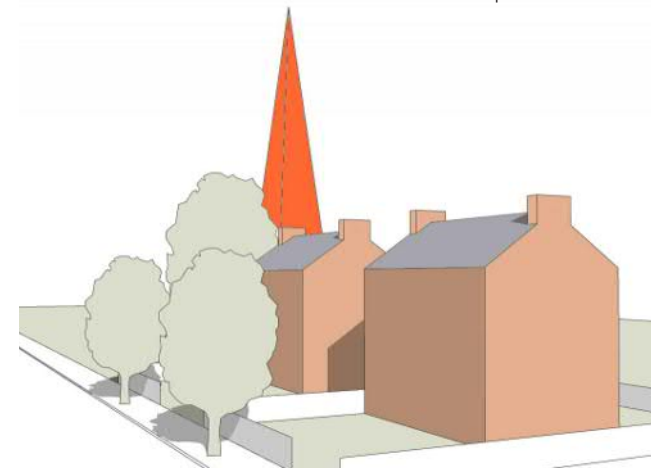
Views to the villages from the surrounding landscape should be protected by providing natural screening through the use of hedgerows and trees.



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

2C - Views to Local Landmarks

New developments should respect the existing shape and rhythm of skylines and new buildings should not obscure views to local landmarks. In particular, views to St Albans Church, The Barbour Institute The Peckforton Hills, Bolesworth Castle and Beeston Castle should be protected.



Views of important landmarks should be protected

2E - Geological Features

Developments that would directly or visually have adverse effect on any geological or landscape features such as rock outcroppings on Rocky Lane and the sandstone ridge will be resisted.

Code 3 - Building Design

Any proposals for new development should reflect the grain, density, quality, materials etc of the character area within which it lies.

When considering proposals for new buildings that create employment or are for business use, they should be of a scale, height, quality, material type, detailing, grain and density that is comparable to and compatible with, other buildings in the area and positively contribute to the visual setting.

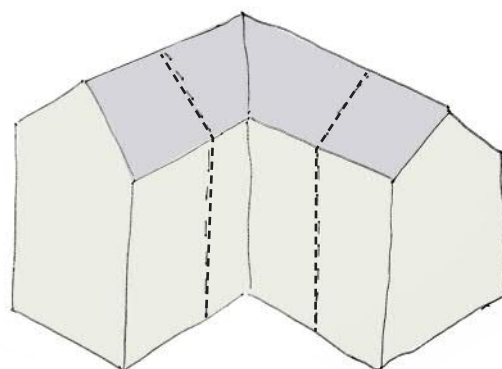
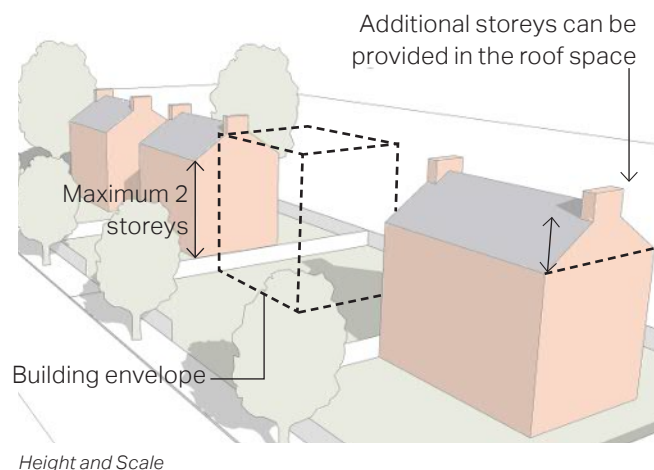
3A - Height and Scale

In considering new developments, the scale proposed should reflect the gradual incremental historical growth of the Parish that has formed part of its special character. New development should not be prominent in scale, visually dominate or significantly change the character of the village. The scale of future development should be informed by its context. Neighbouring properties should be used to create a building envelope for future developments to adhere to.

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

Within the Historic Character Area there are several three storey buildings. This is the only area within the parish where buildings of this height may be appropriate. The ridge and eave height of new developments adjacent to buildings of architectural or historical significance should not dominate these buildings in terms of height, scale and massing.

In the Surrounding Landscape Character Area lower building heights such as single storey dwellings may be appropriate to reduce the visual impact of development on the landscape. Agricultural buildings within this area such as barns can also be converted in to single or multiple dwellings.



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

3B - Density

Based on the typical local densities identified in the previous section, the following densities are recommended for future housing development in each character area in order to respond to the existing grain of development.

Surrounding Landscape Character Area - 1 - 12dph

Modern Character Area - 10 - 15dph

Historic Character Area - 10 - 25dph

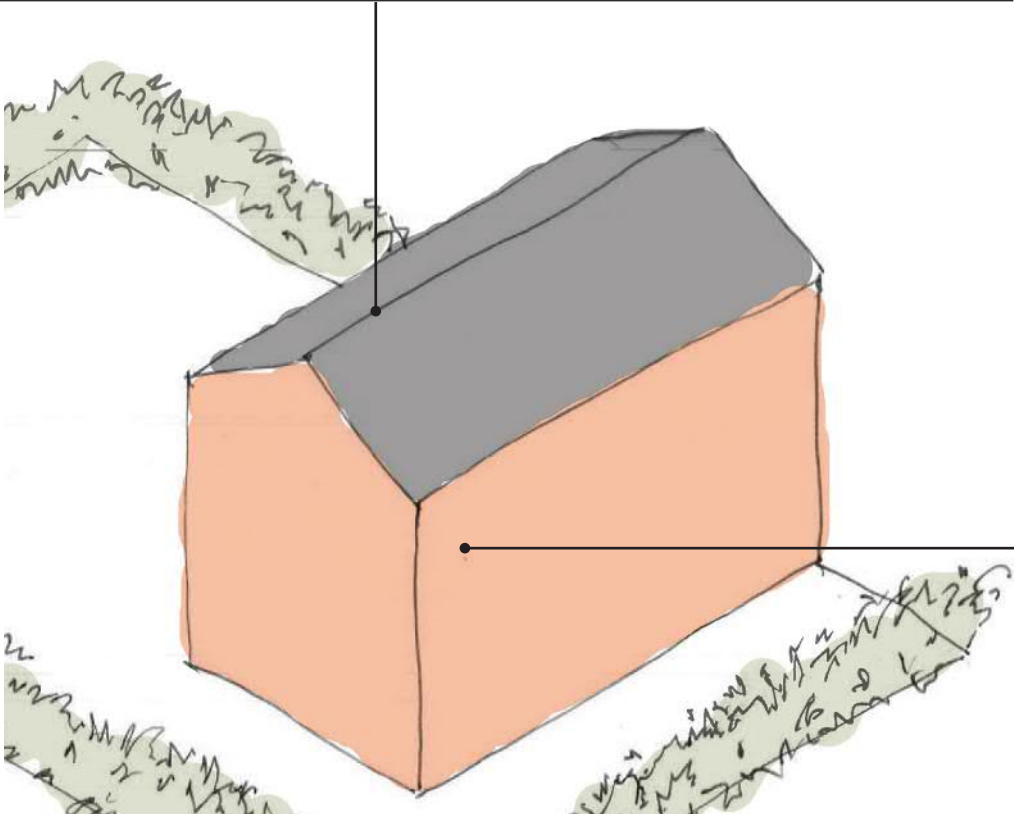
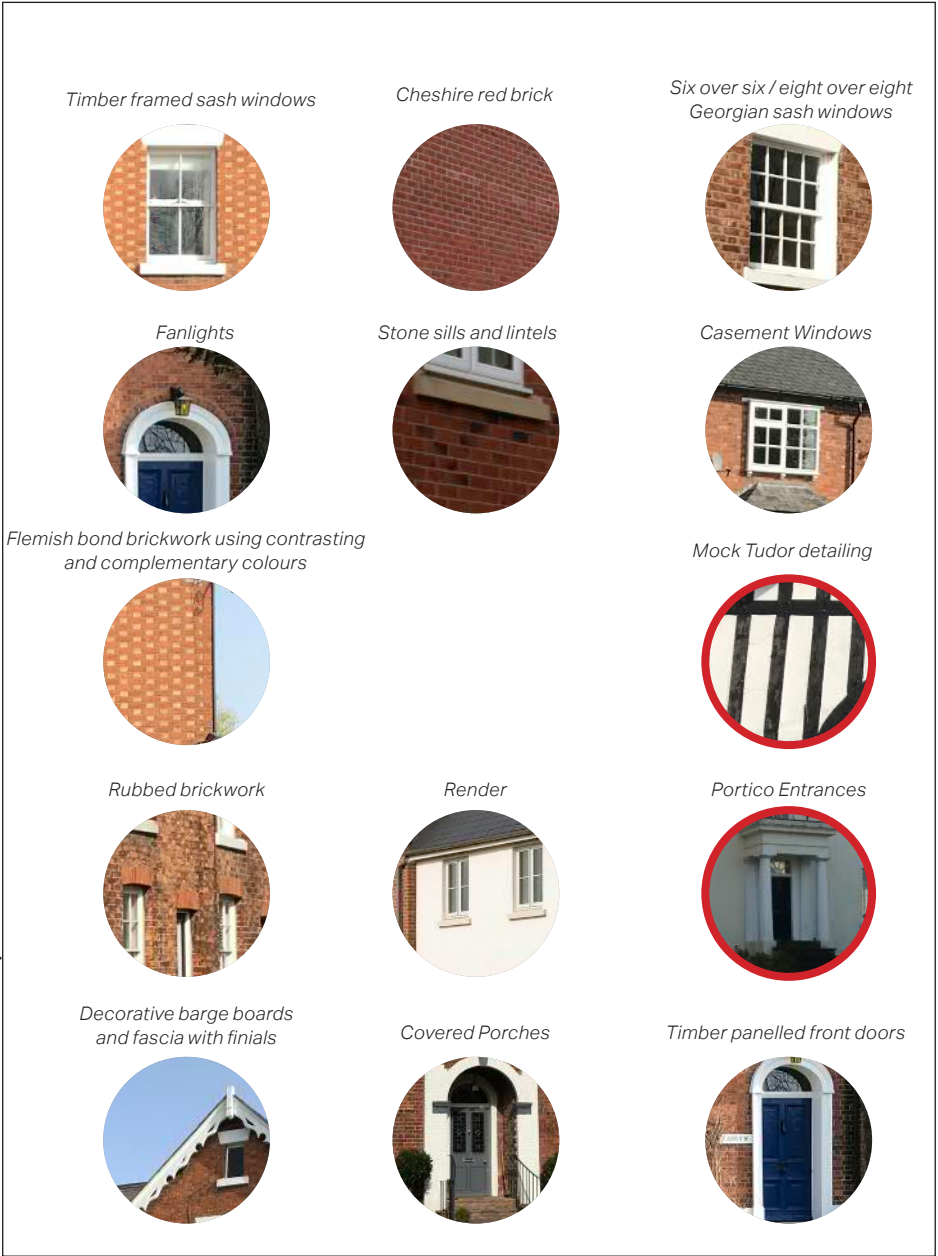
Any housing density requirements set out at local authority level may not allow for this code to be consistently applied.

3C - Materials and Detailing

- The use of traditional, or natural building materials such as brick, red sandstone, timber and natural Welsh slate in new buildings will be encouraged. Artificial or man made replicas of these materials should be avoided.
- New highway, footway or footpath construction, maintenance or alteration works should utilise materials appropriate to their context.
- Where street furniture is proposed, it should use traditional materials and methods of construction wherever possible.
- Full details of windows, doors, rainwater goods and roofs should be submitted with all planning applications so that the intended quality of the details may be assessed prior to determining the application.
- Listed buildings and buildings within the Historic Character should retain and maintain their architectural detailing to avoid degrading the historic character of the village.
- All new development should be constructed with airtightness within roof spaces or in/on other unobtrusive locations where possible. Communal satellite dishes should be considered for new flats and terraced houses.
- Building signage should be, appropriate in size, scale and design to the building on which it is proposed to be attached. The installation of new poles should be minimised, with existing poles and structures used wherever possible. Traditional signage should be used whenever appropriate.
- Informed by the local vernacular, the diagram on the following page illustrates acceptable materials and detailing for future housing developments in Tattenhall. Future developments should carefully apply this code to avoid creating a pastiche of the existing local vernacular. Detailing can be interpreted using contemporary methods to avoid this.



Detailing elements highlighted are not typical within the Surrounding Landscape Character Area and would be inappropriate for future development



Materials and detailing palette

Code 4 - Parking, Gardens and Boundary Treatments

The requirements of the vehicle should not be the overriding criteria in the layout of new housing. New roads and parking areas should not visually dominate areas of housing.

The adjacent diagram illustrates the different ways that parking can be appropriately provided within future housing developments. Parking for any future proposed development should be provided in line with Cheshire West & Chester Council Parking Standards.

4A - On-Street Parking

On-street parking is the only parking option for several dwellings within the parish. In order to reduce the visual impact of parked cars on the street, on-street parking as the only means of parking should be avoided in future development. Where on street parking is provided it should be broken up by landscaping and tree planting to reduce the visual impact. On street parking should typically be avoided in the Surrounding Landscape Character Area.

4B - Front of Dwelling Driveway Parking

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

4B - Side of Dwelling Driveway Parking

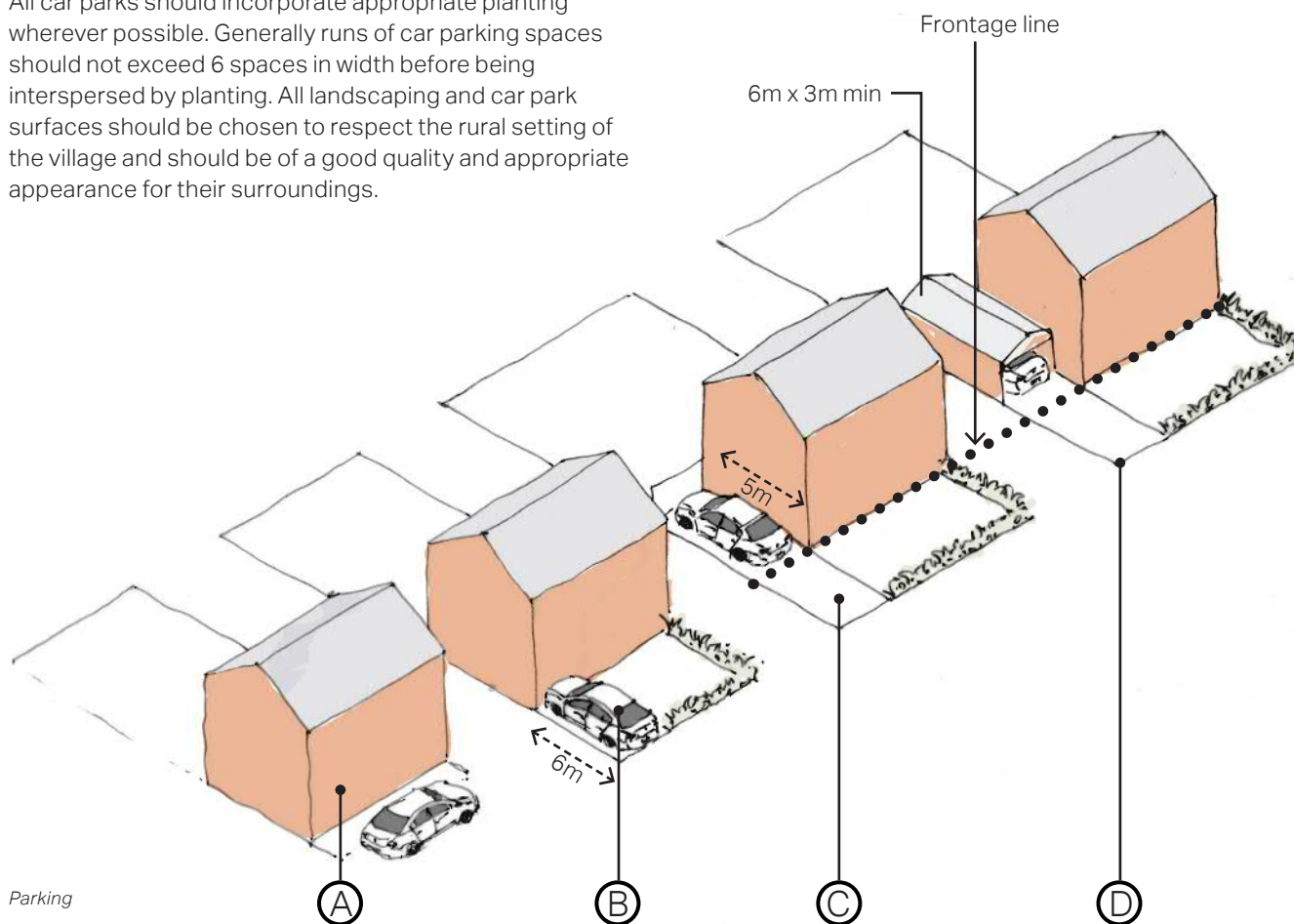
Parking being provided on a driveway to the side of a dwelling should be of sufficient length (5m minimum) so that a car can park behind the frontage line of the dwelling. This will reduce the visual impact that cars will have on the street scene. When parking is provided to the side of a dwelling a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

4D - Garage Parking

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

4E - Car Parks

All car parks should incorporate appropriate planting wherever possible. Generally runs of car parking spaces should not exceed 6 spaces in width before being interspersed by planting. All landscaping and car park surfaces should be chosen to respect the rural setting of the village and should be of a good quality and appropriate appearance for their surroundings.



4E - Back Gardens

Back gardens should be a minimum depth of 10m and provide a minimum area of 50m² of usable amenity space. North facing back gardens should exceed 10m in length to ensure sunlight is maximised. Even larger back gardens may be appropriate in the Surrounding Landscape Character Area to reduce the impact of development on the open countryside.

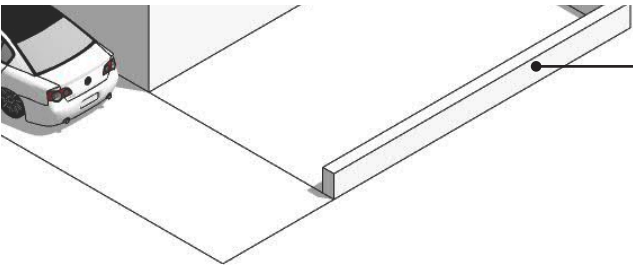
4F - Boundary Treatments

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

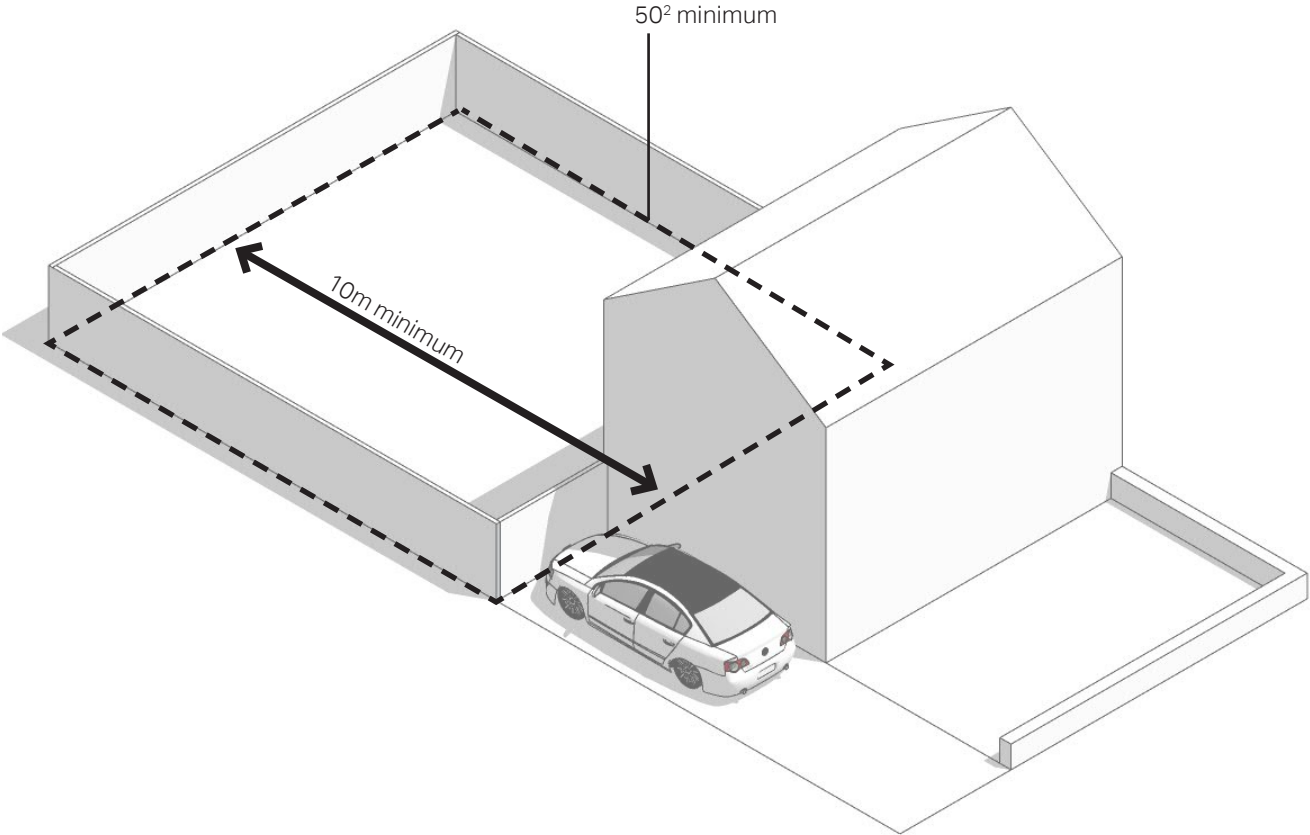
In considering proposals for new developments, the creation of boundary treatments of new native hedgerows and the planting of native trees on relevant sites will be encouraged.

Within the edge of the built form of the village or the hamlets of Gatesheath & Newton by Tattenhall, boundary features should respect the local tradition, materials and/or species mixes. The use of native species in hedgerows, trees and other soft landscaping, appropriate to the locality and situation will be encouraged. The planting of new trees in new developments and associated public spaces will be encouraged.

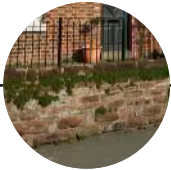
Front boundaries should typically respond to the boundaries used within adjacent dwellings to provide continuation of street character. Appropriate boundary choices are illustrated below.



Boundary Treatments



Back garden dimensions



Low wall and railings



Hedgerow



Cheshire red brick wall



Sandstone wall

Code 5 - Privacy, Space and Natural Surveillance

5A - Privacy and Space Between Dwellings

To avoid overlooking of habitable rooms and gardens a minimum distance of 15m should be achieved between dwellings where a side elevation of one dwelling faces a rear elevation of another. Where a side elevation is windowless the separation distance can be reduced to 12m.

A minimum separation distance of 21m should be achieved between facing windowed rear elevations.

Where dwellings with facing elevations are positioned on different levels, the above separation distances should be increased by 2m for every 1m difference in level. Where there is a level difference and distances are increased, the lower dwelling should have the longer garden to compensate for any slopes or retaining structures.

Future housing developments should design the spacing between dwellings to allow for retrospective introduction of garden and cycle storage as well sustainable measures such as air source heat pumps.

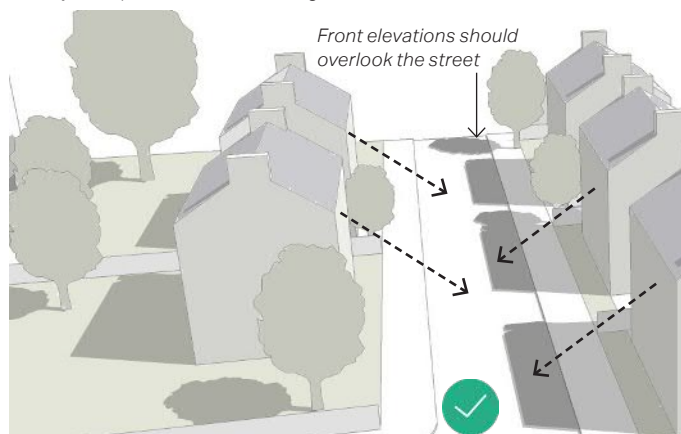
5B - Natural Surveillance

In order to provide a sense of security and natural surveillance, the windowed front elevation of a dwelling should face the street where this is in keeping with local character.

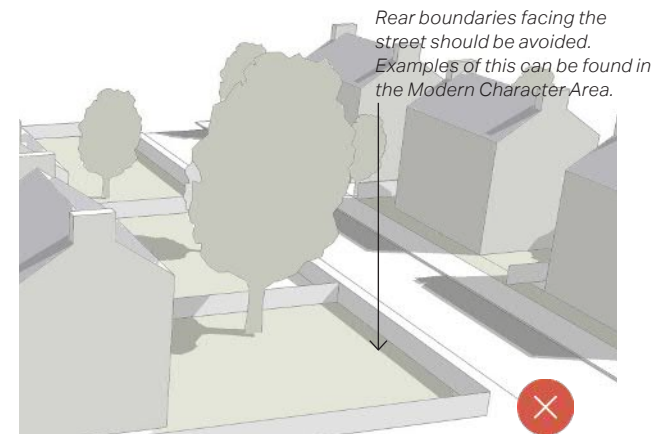
There are some streets within the parish with large amounts of blank elevations lacking windows. Where possible this should be avoided as this has a negative impact on the character of a street and reduces levels of security and natural surveillance. Rear boundaries should back on to other rear boundaries or provide a soft transition in to the natural environment such as at the settlement edge.



Privacy and space between dwellings



Natural Surveillance of the street



05 Next Steps

This document has set out an evidence base for the Tattenhall Neighbourhood Plan and it is recommended that the codes are referred to within the forthcoming Plan's Design policies.

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

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

Potential developers should note that when they are prepared to discuss applications with the Parish Council before submission this can have a positive impact on the application submitted.

As well as using this document, future developers should also make sure that they have observed the guidance in the Department for Levelling Up, Housing and Communities' **National Design Guide**.

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

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



