

chapter 2

THE DESIGN CONTEXT

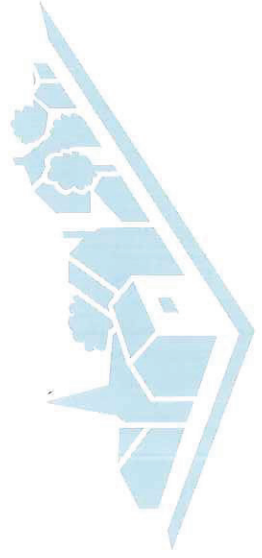


2

THE DESIGN CONTEXT

chapter

<i>contents</i>	<i>page</i>
Lincolnshire past	7
Lincolnshire now	7
Lincolnshire tomorrow	7
design guidance	10
development appraisals	11
development briefs	13



CHAPTER 2 - THE DESIGN CONTEXT

LINCOLNSHIRE PAST

2.1.1 The traditional buildings of an area are those that stamp it with a character unique to the area. They are the buildings built in both town and village, by local craftsmen, for local needs, using local materials. They are of the area and its people. This 'sense of place' is a good starting point when considering new development.

2.1.2 The availability of materials both local and imported, has influenced the form and appearance of buildings in Lincolnshire. This is covered in more detail in Chapter 4. Furthermore, as a maritime county, Lincolnshire's early outside influences came also from the continent, principally Holland, and therefore elements such as Dutch gables and clay pantiles have been incorporated into the local tradition.

2.1.3 Changes to building tradition in the past, however, were gradual. Although changing agricultural practices, particularly in the late 18th century and 19th century, resulted in quite major changes in the countryside, changes to building practice generally were less dramatic. Despite better communications and a wider choice of building materials, most new development in Lincolnshire continued to reflect local practice and conditions until well into the 20th century. Physical change, although increasing, was tempered by slower social and economic change.

2.1.4 **This Guide recognises the need to cater for today's social and economic needs but seeks to ensure this is done in a way that reflects local practice and conditions, in order to encourage new development with that vital sense of place.**

LINCOLNSHIRE NOW

2.2.1 Today there is a wide range of materials and building techniques available. This variety should enable stereotyped and unimaginative design to be avoided but, ironically, limited ranges of house styles and housing layouts have emerged which in many cases neither relate nor contribute to their surroundings. Until relatively recently, local materials and local styles predominated. Now, rapid communications ensure that fashionable styles and materials quickly become popular across the country.

2.2.2 Regulatory, legislative and economic/financial constraints also play a part in standardising modern housing development. Local materials and identity have become compromised. These pressures among others, have done much to promote new housing that fails to enhance the character of towns and villages in Lincolnshire.

LINCOLNSHIRE TOMORROW

2.3.1 Many of the people who live and work in Lincolnshire value their surroundings for their unspoilt nature and readily recognisable character. **It is therefore ultimately in the interests of landowners and developers to seek to protect and improve the character of a valued local environment which many people want to share.** The perceived quality of life plays an important part in attracting economic development and this underpins the well-being of the people in the area. It is essential therefore not to damage and dilute the high quality townscape and landscape character of Lincolnshire which attracts people to the county and keeps them here.



2.1.1. LINCOLNSHIRE PAST



2.2.1. LINCOLNSHIRE NOW



2.3.2 The aim that must underlie all new development in Lincolnshire is to contribute to and enhance the character and appearance of the towns and villages. New residential development in particular should look good in its townscape or landscape setting, and the design philosophy to be followed must seek to achieve this aim.

2.3.3 The key is to foster a consistently applied design approach, which starts with the question 'what can the development do for the settlement and its surroundings?' A successful design approach will in almost all cases involve a team effort. The team, working through the agency of the local authority, will most probably include the architect, the highway engineer, the landscape architect, the planner and the builder. The eventual design will emerge from a stage by stage appraisal of many factors which may be grouped under the following headings:-

THE SHAPE OF THE DEVELOPMENT (Chapter 3)

THE MATERIALS (Chapter 4)

THE INDIVIDUAL DWELLINGS (Chapter 5)

DESIGN GUIDANCE

2.4.1 Planning and Highway Authorities in Lincolnshire will work closely with each other to achieve an integrated overall design approach to residential development. They will also seek to work with developers, architects, other agencies and the local people to bring about high quality residential development. The objective is to create a residential environment which is:-

- *secure*
- *pleasant*
- *sustainable*
- *efficient to live in and move around*
- *reasonably economical to build*
- *in harmony with its surroundings*
- *accessible for all*

2.4.2 It will be necessary in achieving an integrated design approach, to take account of a wide range of issues - referred to by the current planning guidance as outlined in Appendix A.

2.4.3 Further detailed advice on specific topics will be contained in local supplementary planning guidance produced by the District Councils. Development Appraisals and Briefs (see 2.5.1-2.5.10), may refer to legislative codes other than the Planning Acts, eg the Highways Act and the Water Act.

2.4.4 For villages in some areas local design guidance, prepared by District Councils or local organisations, may exist already. Some communities have carried out Village Appraisals which include coverage of design issues. District Councils will normally encourage, or may directly support local people in the preparation of such local guidance and, in particular, the preparation of 'village design statements.' This Design Guide should be taken into account in such local guidance.

2.4.5 Those involved in designing and developing new residential sites, including the highways and other services necessary for the development, are advised to consider carefully the advice given in this document and to adhere closely to the guidance contained in it. By doing so, the Lincolnshire local authorities believe, they will take part in a consistent and efficient design, approval and development process which will produce attractive housing schemes in new developments and existing developed areas.

2.4.6 Where appropriate, developers are encouraged to involve local communities in the early stages of designing a development; by doing so there will be a greater likelihood of gaining local support. Taking local wishes into account will often lead to a more speedy approval of a scheme and its more successful implementation.



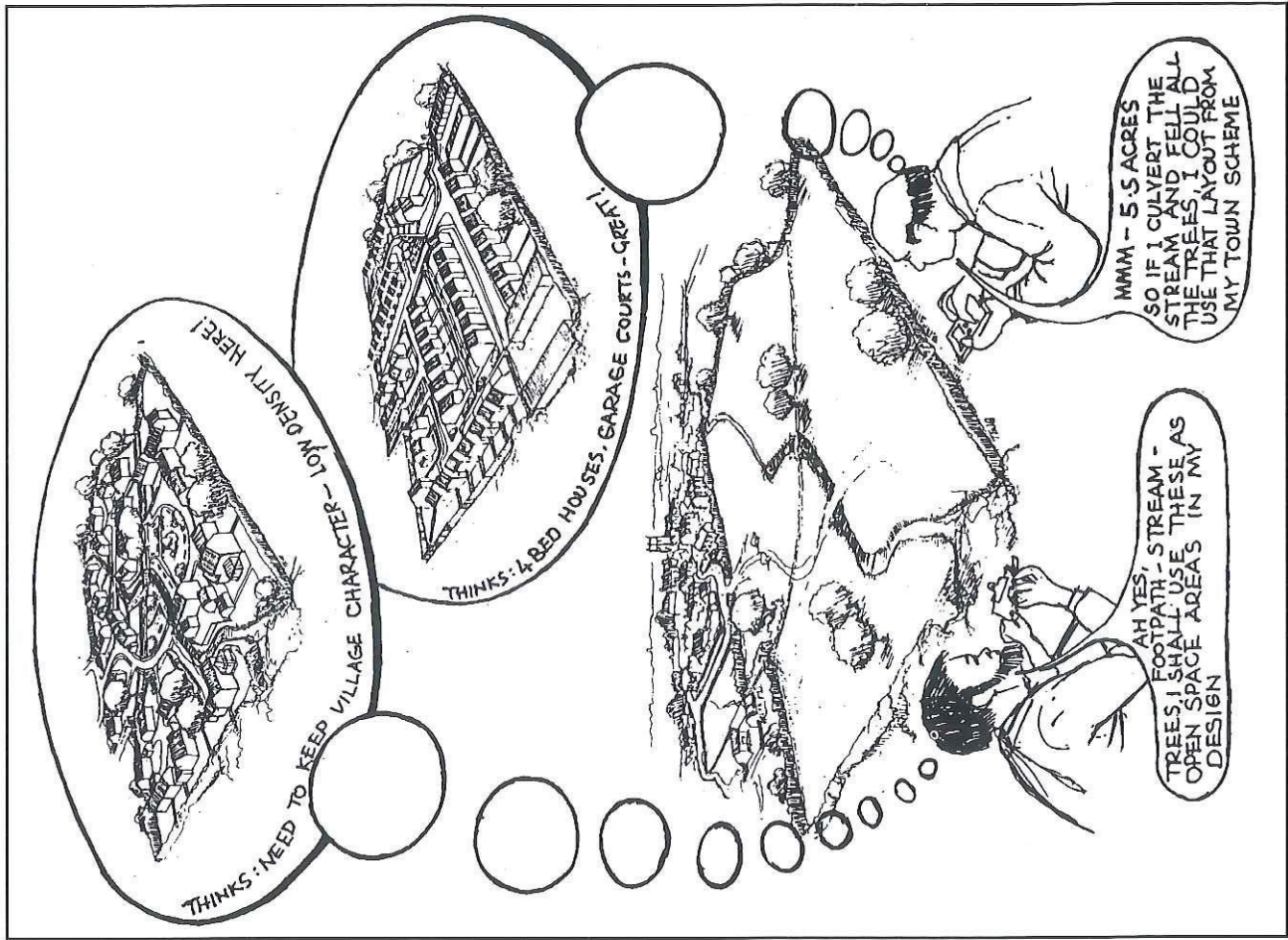
2.4.7 Early consultation, jointly with officers of the relevant Local Planning Authority and the Highway Authority is strongly recommended. This will often result in time saving by reducing abortive work. These consultations should address general concepts underlying the design and should include:-

- *the general form of development*
- *dwelling densities*
- *plot distribution*
- *building layout*
- *highway proposals*
- *open space and landscaping*
- *adoption and maintenance*

DEVELOPMENT APPRAISALS

2.5.1 As an essential part of preparing for any development scheme, the intending developers will undertake some form of site appraisal. If the developers have a reasonably clear notion of what overall use, or mix of uses, is intended, the appraisal will involve a consideration of the potential and opportunities presented by the site and of the constraints it imposes on development. It will rarely be the case that such an appraisal will ignore the characteristics of the surrounding area. The scope, depth and form of appraisals will vary greatly, depending on the nature and scale of development in mind and on the nature and location of the site; but whatever form such an appraisal takes it is regarded, for the purposes of this Design Guide, as a Development Appraisal

2.5.2 At present, Development Appraisals undertaken by developers are in a non-standard form, ranging from informal personal assessments to very detailed illustrated documents. Some current appraisals in



corporate design as a fundamental component, but often they focus on, primarily, financial and legal issues, with physical and other design matters then being dealt with as subsidiary matters.

2.5.3 The Lincolnshire Local Authorities are seeking to encourage all those who wish to develop land to use the Development Appraisal process. **It is considered to be of critical importance for Development Appraisals to be prepared and presented to local planning authorities as part of the application or supporting information with environmental and design issues incorporated at the heart of the process.** This is regarded as essential in the context of the Government's policies, which seek to encourage sustainable development with a high quality of design. Local Authorities, both in Development Plans and in Supplementary Planning Guidance and through the Development Control process, have a duty to ensure that regard is had to these national objectives. The approach to Development Appraisal advocated in this Design Guide will have an important part to play in meeting those objectives.

2.5.4 It will be common ground, to all those interested in successful development, that a thorough-going, well planned and explicit Development Appraisal, should lead to a more effective and efficient development process, and a better outcome, to the mutual benefit of developer, client and the community. For many developers who produce effective high quality schemes, what is needed will require little or no more input of skills and resources than at present. The format and approach will for most, however, require some adjustment to existing practice.

2.5.5 Early consultations on development proposals, with the local planning authorities and the highway authority, are likely to be more productive if a Development Appraisal has been prepared, by the prospective applicant, before discussions take place. The Appraisal should be

focused on the design concept outlined in paragraph 2.4.1, should reflect the integrated design approach set out in the Guide and accord with the advice in government guidance and the Development Plan. All Development Appraisals should identify the key opportunities and constraints relating to the site, its surroundings and the type of proposal the applicant intends to submit. The Appraisal can usefully include the more significant matters that will need to be dealt with by the Outline Planning Application. **(Appendices B and C will help applicants decide which matters should be included in the Appraisal).**

2.5.6 If a Development Appraisal has not been prepared prior to initial discussions, it will need to be submitted with the planning application and should incorporate any issues dealt with in pre-application discussions. **Where the housing scheme proposed will be large in relation to the settlement or is to be located in surroundings sensitive to new development, such as attractive and historic areas of towns and villages or adjoining environmentally sensitive countryside areas, a Development Appraisal will be essential.**

DEVELOPMENT BRIEFS

2.5.7 For all larger housing land allocations and sensitive sites, Development Briefs should be produced. 'Large' in this context includes any site where the extent of the proposed development is significant in terms of the size and character of the settlement. It will also include any free-standing sites in the countryside or new settlements. 'Sensitive' here means any site where the character and appearance of the area has historic, architectural, archaeological, landscape or wildlife importance, and modern development with a high quality of design or a particular strong character, of which account should be taken.

2.5.8 Development Briefs will deal with the design, planning and implementation programme. They will be more detailed than Development Appraisals - moving from concepts and principles to specific and more fully worked out proposals sufficient to enable a full planning permission to be granted.

2.5.9 In some cases Development Briefs will be prepared by the local authority, in others the developer will be expected to produce the brief for the approval of the local planning authority, and in some cases it will be produced jointly.

2.5.10 It will rarely be acceptable to the planning and highway authorities for an application for new housing, having significant impact, to be submitted without a Development Appraisal or a Development Brief.

