

chapter 4

M A T E R I A L S

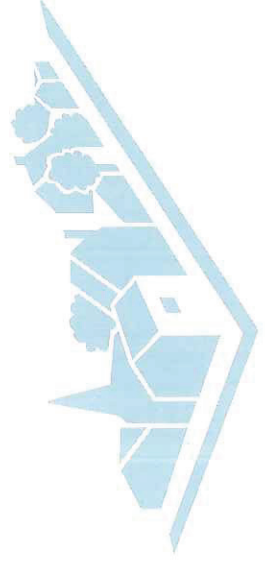


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M A T E R I A L S

chapter

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CHAPTER 4 - MATERIALS

BUILDINGS

LINCOLNSHIRE TRADITIONS

4.0.1 The geology of Lincolnshire has yielded a number of materials suitable for building. The most common building material, brick, is evidence of the widespread deposits of clay in the County. In fact so common were workable clay deposits that most towns and villages had their own brick-pit, and as a consequence the County has a rich variety of brick colours and types. In addition to bricks, other common and traditional building materials such as plain clay tiles and clay pantiles, were manufactured.

4.0.2 Stone available in the County has also been widely used, especially limestone which is quarried within Lincolnshire and around its borders and is still much in evidence in the County. It is an extremely versatile material, and the considerable variations available in size, colour and texture have contributed to its popularity for all types of buildings, from cottages and barns to magnificent country mansions. Locally produced Collyweston slate, characteristically laid in diminishing courses, is much in evidence as a roofing material on limestone buildings. Examples of the use of sandstone and ironstone can also be found in buildings within the county.

4.0.3 Building traditions in the County were not confined to the use of brick, stone and pantiles. Earlier, and perhaps, more modest types of building were built to a local tradition known as mud and stud. Few of these buildings survived (apart from occasional examples in East Lindsey and other areas) as the use of brick became more wide-spread and afford-

able. However the dimensions and scale of such buildings, largely dictated by the lengths of timber available, were echoed in the reconstituted or new buildings. Thatch was also a traditional material widely used but as with the mud and stud few buildings exist that have retained their original roof.

4.0.4 Blue-black slate was not indigenous to Lincolnshire but the construction of turnpikes and railways in the 18th and 19th Centuries allowed the import of what was to become a most popular roofing material. So widespread was slate's use that it may now be considered a typical Lincolnshire building material.

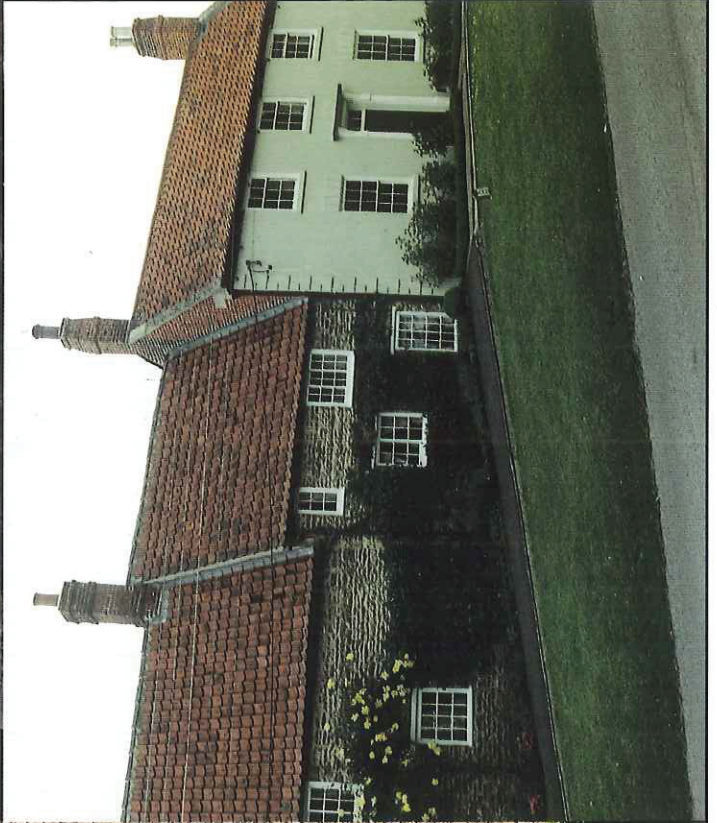
4.0.5 In order to perpetuate the unique character of the county and with a view to re-establishing local identity, developers will be encouraged to use external materials which reflect the local character and variations in colour and texture.

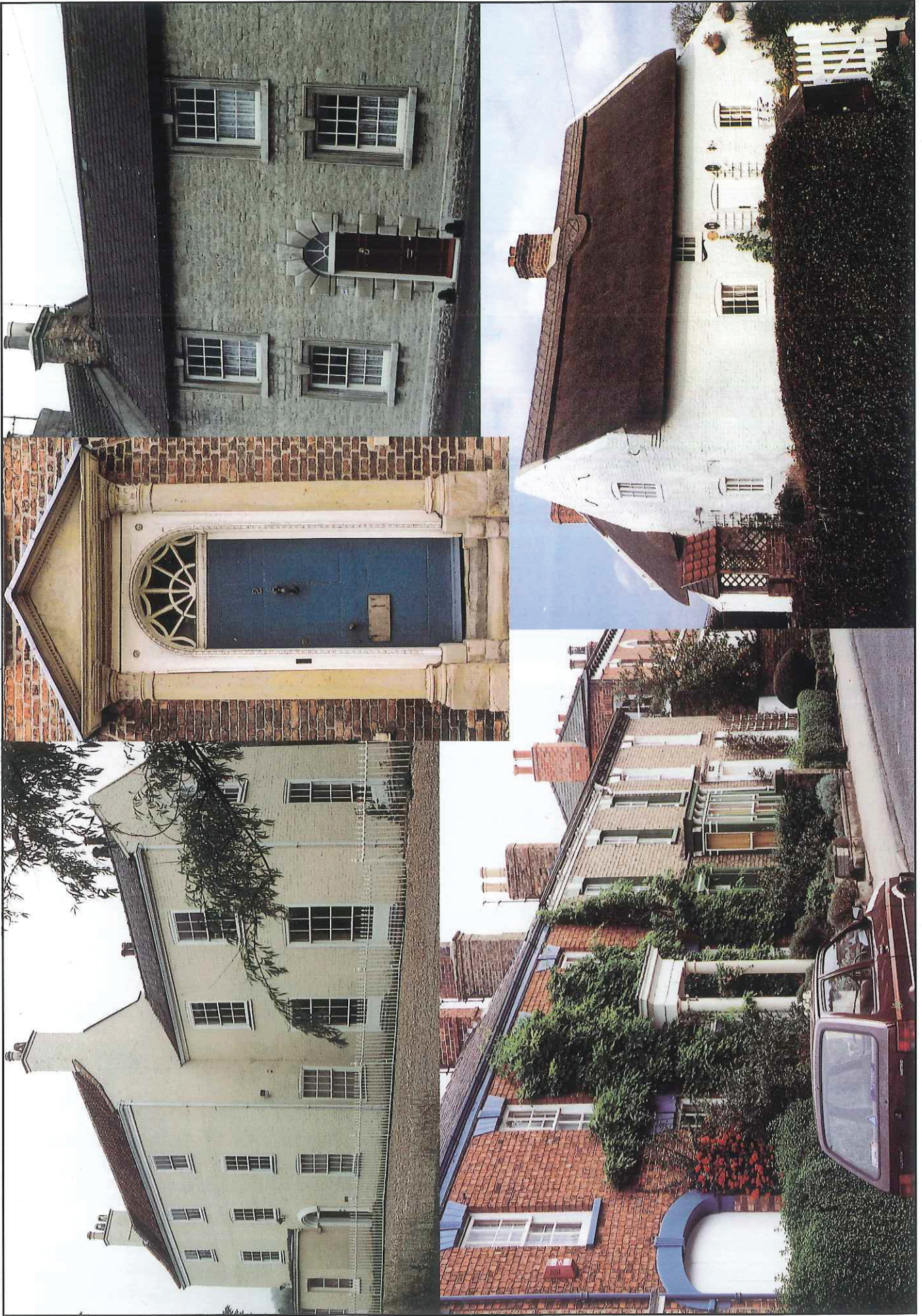
4.0.6 Materials which are uncharacteristic of the area are to be avoided. The following guidelines should generally be observed in selecting external materials for new housing designs based on traditional forms.

Colour

4.1.1 Colour is most important, and materials should generally conform to the traditional colour variations in the locality which may include orange/red, cream/white and grey/black ranges. This relationship also has the satisfactory visual effect of tying the building into the landscape rather than associating with the skyline.







Walling

4.2.1 Good quality facing bricks characteristic of the area should be used without coloured mortars and without pronounced textured faces. Very accurate square cut bricks without imperfections, although easy to lay, produce an uncharacteristic mechanical finish lacking all charm. The sensitive use of appropriate reclaimed bricks can be a good way of giving a new building a traditional and familiar appearance. It is also environmentally responsible to use reclaimed materials.

4.2.2 There will be circumstances where the use of local stone will be required, and the proportions of the materials used, the mortar mix and method of pointing should all respect local characteristics. Stone substitutes or other similar materials may be allowed in appropriate circumstances, but are not necessarily the best materials to complement natural stone. Their suitability or otherwise should be judged entirely on merit, and no attempt should be made to masquerade such materials as natural stone.

Roofing

4.2.3 Orange/red pantiles, grey stone and blue/black slates are predominant Lincolnshire roofing materials, and should be used wherever appropriate. Some mass-produced substitutes may be acceptable depending on the context. Again, the suitability of the product itself will be the determining factor, rather than its ability to imitate the original.

4.2.4 Plastic, aluminium and glass reinforced polyester (GRP) rainwater gutters and downpipes will generally be acceptable for new buildings. However, their colour and shape need to be carefully considered to ensure they are unobtrusive and complement the appearance and character of the building. The colours black and dark grey, and half-round and ogee shapes, will generally be most suitable.

Settlement Form

4.3.1 Lincolnshire towns and many of the villages tend to be tight knit with buildings in close proximity to one another. In these locations boundary walls, railings and gates, together with the traditional surface treatments of roads and footpaths, all combine to make an important contribution to character. Soft landscaping is generally subordinate to the buildings, although individual mature trees can have a particular significance in such areas.

4.3.2 Some settlements are however characterised by a feeling of spaciousness with the soft landscaping dominating rather than the buildings. There may be a compact group of buildings around a village green or flanking the street but other buildings will be set in spacious plots and generally, the hedges, trees and gardens are visually as important as the buildings themselves.

4.3.3 These basic differences should be recognised when deciding between hard or soft landscaping for any development; for example, a brick wall may be an appropriate enclosure for a garden in certain settings but a hedge could be more appropriate in others.



HARD LANDSCAPING

What is “Hard” Landscaping?

4.4.1 The space surrounding buildings can be shaped by, or clothed in, living materials such as trees, shrubs or grass or inert materials such as concrete, brickwork or cobbles/setts. The living materials are referred to as “soft” landscaping; the inert materials are called “hard” landscaping.

4.4.2 The importance of soft landscaping is well recognised, but hard landscaping frequently appears to be left to chance, yet it can be the “hard” landscaping - the walls, fences and surfaces - which dictates the character of the spaces we visit.

The Function of Hard Landscapes

4.4.3 Hard landscaping may be used for many reasons, such as to:

- create links between buildings
- enclose space
- create a “theme” within a development
- define private areas
- give security to private areas
- cater for pedestrian or vehicular movement
- deter pedestrian or vehicular movement
- assist people with disabilities
- link a development visually with its surroundings
- contrast with and complement soft landscaping

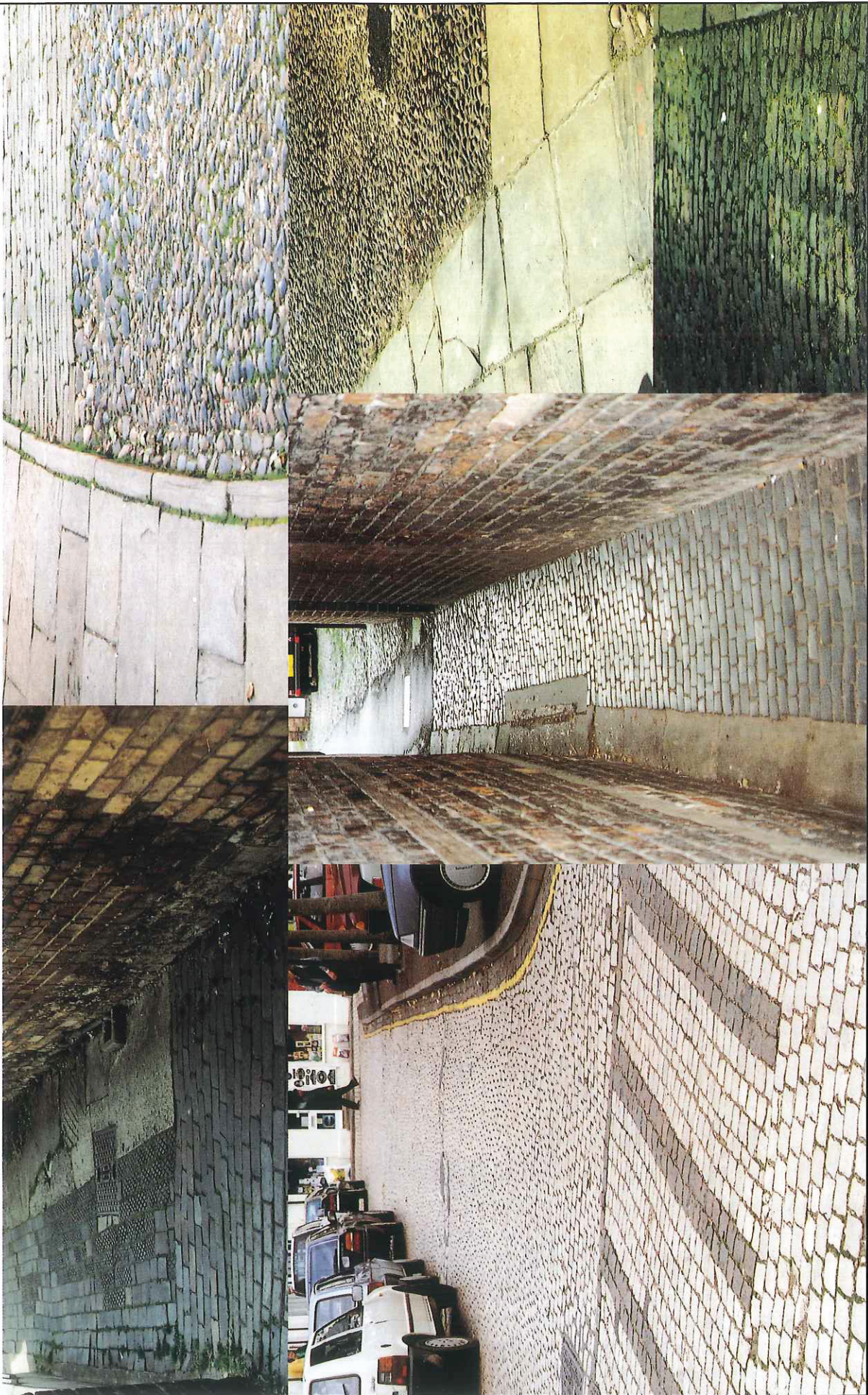
Choosing Materials

4.4.4 Hard landscaping materials should be selected not only for their appearance but also for suitability for their purpose. The use of appropriate, good quality and durable materials will frequently reduce long-term maintenance costs, whereas the use of an inappropriate material, purely because it has low initial cost, is often a false economy.

4.4.5 When selecting materials, developers should ask themselves:

- *Is the material right for the locality?*
- *Does the material enhance the surrounding buildings?*
- *Is the material appropriate for the character of the development? This may be formal or informal, rural or urban, modern or traditional.*
- *Is the material suitable for its proposed use?*
- *How does the material weather? - i.e. Does it improve with age? If not, is there a better choice of material available?*

TRADITIONAL PAVING MATERIALS



SYMPATHETIC MODERN HARD LANDSCAPING



Incidental Hard Surfaces

4.5.1 Hard surfaces such as footpaths and private driveways in developments have as much effect on the appearance of the new development as the materials chosen for the buildings themselves and should therefore be given the same careful consideration.

4.5.2 In the past, in the more important and heavily used areas, stone flags and kerbs provided a smooth, hard-wearing surface for pedestrians; granite setts, cobbles, or paviers were laid to accommodate vehicular traffic; softer bricks were used for informal paved areas in gardens and gravel was laid in areas with limited pedestrian or vehicular traffic. The advent of bitumen macadam led to the decline in use of many of these traditional materials.

4.5.3 Recent mass production of clay and concrete block paviers has provided the designer with cost-effective small scale blocks, available in a wide range of colours and suitable for both pedestrian and vehicular use. Such paviers can be combined with the traditional materials such as stone slabs, granite setts or cobbles to create hard surfacing which will complement traditional or modern styles of new development.

Textures and Colours

4.6.1 The texture and colour of materials should be carefully selected to create a desired effect rather than being used at random; for example, garden walls built in the same colour brick as the dwellings can give consistency to an area.

4.6.2 Particular care needs to be taken where new materials are being placed in close proximity to old materials.

4.6.3 Changes of texture and colour can be used to good effect to denote changes of function; for example, changing from a smooth surfaced

footpath to a rough surface such as cobbles for areas of pedestrian deterrent paving.

Boundary Walls

4.6.4 Traditionally, walls are capped with red clay pantiles, angular and half-round ridge tiles, special shaped bricks and clay or natural stone copings.

4.6.5 Concrete copings, brick-on-edge with tile creasing, concrete blocks and perforated screen blocks are not traditional to Lincolnshire and should be avoided.

Fences

4.7.1 In rural developments traditional Lincolnshire post and rail used in conjunction with hedge planting, can be appropriate. Timber post and rail, or post and wire fences, come in many forms and are satisfactorily used for field and roadside boundaries in the countryside. However, the use of concrete posts and chainlink fencing looks out of place in the countryside and can mar an otherwise attractive street scene in both town and village.

4.7.2 Simple timber palisade fences were used around gardens in rural areas and, although they do not provide a complete visual or security barrier, they do mark boundaries and deter encroachment in a very pleasing manner.

4.7.3 Close boarded fences provide more effective screening and security but can become visually obtrusive unless combined with substantial soft landscaping.

TRADITIONAL BOUNDARY TREATMENT



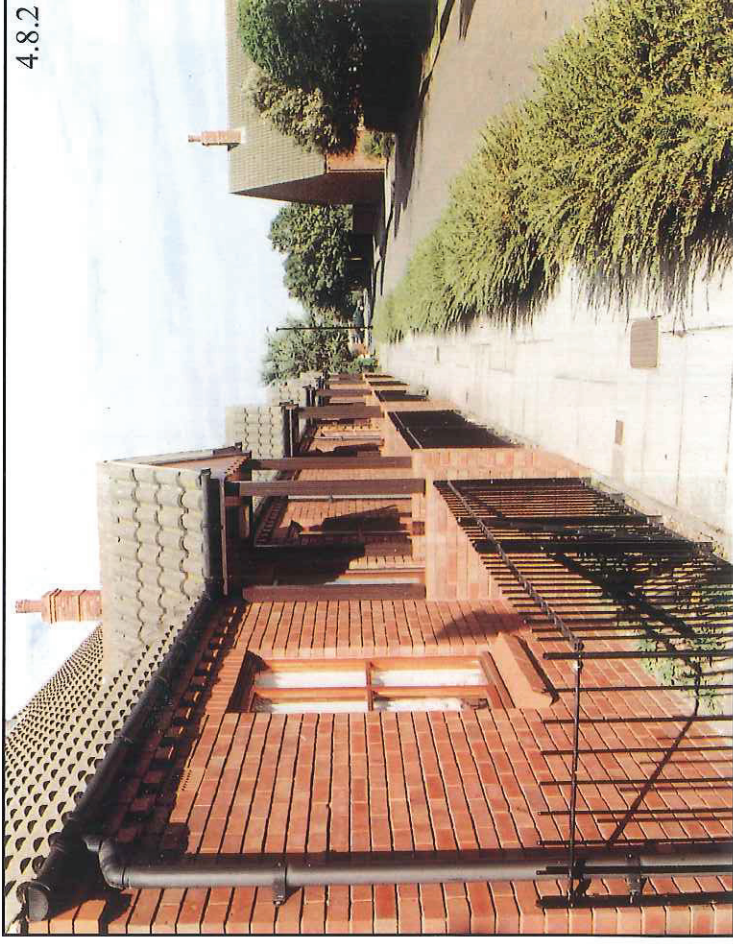
4.7.4 Ranch style, woven and lapped slatted timber fence panels are frequently used in both urban and rural situations purely because of the low installation cost. They are however easily damaged and difficult to repair and are rarely suitable in any prominent location.

Metal Railings

4.8.1 Many houses, churchyards, formal parks and gardens in both towns and villages were originally enclosed with metal railings. Similarly the boundaries of rural parklands and the grounds of large country estates were often defined by fences of cast metal posts and horizontal metal rails.

4.8.2 Traditional designs of railings are readily available and their use in carefully selected locations can help to give an established feel or create a theme to a new development. Railings can also be used to provide security without creating a total visual barrier.

4.8.3 Timber posts and tubular rail, or timber post and chain fences, may be appropriate in a small number of locations but their use may cause a hazard to young children or to the partially sighted.



ROADS

Surface Materials

- 4.9.1 The choice of surfacing materials in carrieways and footways will depend, at least in part, upon the type and location of the development.
- 4.9.2 Bituminous and block pavior surfaces are both durable and cost effective and will normally be appropriate for use in modern residential developments where such materials will provide a recognisable continuation of existing surface treatments.
- 4.9.3 Carrieways constructed in bituminous materials shall incorporate standard (127mm x 254mm) precast concrete kerbs. However, the use of small unit block pavior kerbs as edge restraints will be permitted on lower category roads.
- 4.9.4 Shared surface roads shall be constructed in block paviers with small unit kerbing. An important feature of a shared surface road will be the construction of a ramp comprising block paviers at the entrance to the road to inform drivers that they are entering a shared surface environment and will need to be mindful of other road users.
- 4.9.5 Block paviers may be either concrete or clay and shall be laid in herringbone bond pattern unless the criteria set out at para. 4.9.7 can be met. The construction thickness of carrieways and footways, and the general specifications for materials shall be determined by reference to the County Council's Development Road Specification and Construction 1991.



4.9.4 SHARED SURFACE ROAD

CONSERVATION AREAS AND OTHER ENVIRONMENTALLY SENSITIVE AREAS

4.9.6 The use of bituminous and block pavior surfaces will also be appropriate in conservation areas and environmentally sensitive sites, should they be considered compatible with existing materials. However, in some locations the local carriageway and footway surfacings are historically traditional materials. In these circumstances it may be appropriate to use surfacing materials which more closely reflect the character of the existing local materials. Each proposal will be considered in the context of whole life performance, its empathy with the surrounding area, and the needs of the highway user.

4.9.7 Given the large size and diversity of Lincolnshire, it would be inappropriate to list alternative surfacing materials. For each site, surfacing proposals will be considered in relation to the following set of principles:

- (a) *durability*)
- (b) *strength*) *measured against both national*
- (c) *safety (eg. skid resistance)*) *and local criteria*
- (d) *repeatability*
- (e) *economy - in relation to possible grant aid*
- *in relation to end of life reconstruction costs*
- (f) *appearance*

The developer is strongly advised to consult at an early stage with both the planning and the highway authorities with regard to surfacing proposals in these areas to enable full consideration to be given to proposals to use materials normally outside the recognised range.

