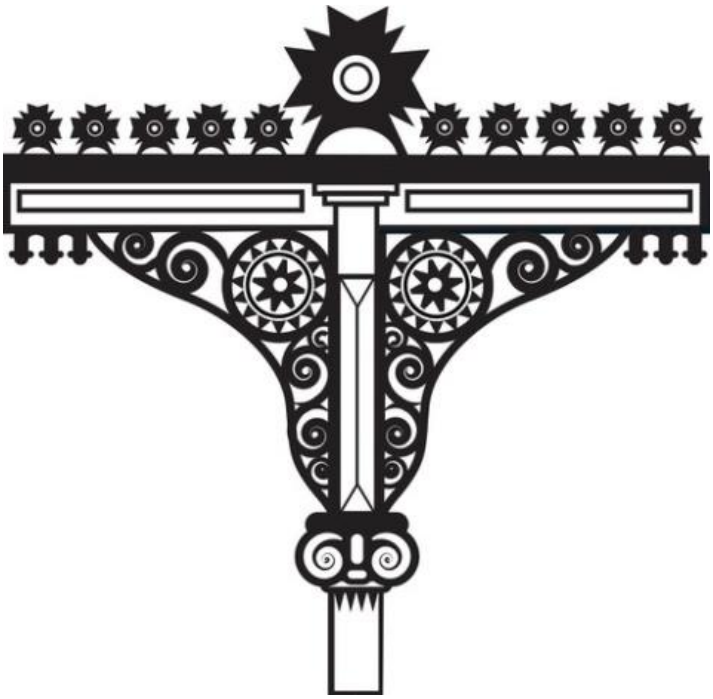
BOOTLE AREA ACTION PLAN EXAMINATION

Stage 4: Matters, Issues and Questions

Matter 1, 2 & 3 Statement: Procedural/ Legal Requirements, Role and Scope of the AAP, The Policies



Representor	**David Barton**
ID Number:	**R01**
Matter	**1,2,3**
Relevant Question No.s	**1-50**

Table of Contents

Acronyms / Abbreviations

TVA	Traditional Vernacular Architecture
TA	Traditional Architecture

Introduction:-

Context:

This Hearing Statement has been produced by Mr. David Richard Barton, also known as Community Campaigner David Barton who is promoting Traditional Vernacular Architecture (TVA)/ Traditional Architecture (TA) as a key feature in the Bootle Area Action Plan and wider Sefton Local Plan.

Representations have been previously submitted by Mr. Barton at each stage of the Bootle Area Action Plan which began in 2021 whose following stages included: Issues and Options (November 2021- January 2022), Preferred Options (August to November 2023), Publication (September to November 2024) and this stage Examination (Late 2024 onwards).

It is submitted that TVA should play a key part in any and all policy moving forwards on the grounds of conferring practical benefits be these periodic maintenance, their perceived support from the public, their invaluable contribution to achieving Climate Crisis Targets set local, nationally and internationally alongside their overall cost-effectiveness to key stakeholders alike in terms of Planning and sourcing of raw materials.

*One primary document that should be considered with significance especially alongside my own representation is a written academic account of the actual practicalities associated with Traditional Architecture from a leading expert in their field.[i.)] Not only does this in-depth analysis provide an in-depth take on the widely assorted merits of this type of Architecture but it fully corroborates my point made across all three Questions, Issues and Matters raised in this Examination of the Bootle Area Action Plan.

Furthermore, my representations to date and contained herein this document are duly supported by the Founder and Director of The Institute for Traditional Architecture[ii.)] who has identified and recognised my own contribution(s) to communities up and down the Sefton Borough. This is an internationally acclaimed organisation which periodically works with other leading agencies and organisations to bring about effective positive change.

Outlined throughout this Hearing Statement are responses to the Inspector's Questions which set out why I consider changes to the Bootle Area Acton Plan are necessary to ensure soundness of the Plan.

References to supporting documents are contained in the indented blue numbering.

This Statement has been prepared in line with the Guidance Note for the Examination.

Community Campaigner David Barton:

Community Campaigner David Barton is a Heritage Campaigner of over 11 years' experience who has championed and led a number of successful campaigns to promote TVA in modern-day life. His dual mandate is to provide effective (alternative) use of historical buildings encompassing a full restoration alongside achieving the mainstream construction of new classical architecture on numerous economic, environmental and ecological grounds that align with existing policy set out by Central Government covering the UK and increasingly elsewhere across the world.

Having worked with a wide array of residents, businesses and organisations in that time, which has included the full restoration of the Victorian Verandahs on Lord Street, Southport in tandem with the respective key stakeholders and other property owners to prevent demolition of Old Builds across Sefton, Mr. Barton is now hoping to make the process of utilising the built environment to its fullest potential a far simpler one that will enable Bootle to fully reach its maximum potential as a historic town.

Mr. Barton should like to credit and thank the leading professionals and organisations that have directly contributed content and material towards this Hearing Statement including:

1) **Francis Terry & Associates**
2) **The King's Foundation**
3) **Create Streets**
4) **The Institute for Traditional Architecture**
5) **Mr. Francis Shaw- Shaw & Jagger Architects**

This Hearing Statement is supported by the following appendices:

i) Appendix i): Academic Perspective on Traditional Architecture by Mr. Francis Shaw of Shaw & Jagger Architects (PDF)

ii) Appendix ii.) Written Endorsement from Mr. Joseph Jutras of The Institute of Traditional Architecture (PDF)

1. Appendix 1: Sefton Climate Emergency Strategy Climate Emergency Strategy
2. Appendix 2: Sefton 2023/2024 Climate Report modgov.sefton.gov.uk/documents/s124335/Climate+Emergency+Annual+Report+2023-2024+final.pdf
3. Francis Terry & Associates- The Secrets of Popular Architecture https://www.ftanda.co.uk/thoughts/secret-of-popular-architecture/
4. Appendix 3: PAS Guide to better Sustainability Appraisal PAS Guide to better Sustainability Appraisal | Local Government Association
5. Appendix 4: Sefton Council Annual Air Quality Report 2024 air-quality-status-report-2024.pdf
6. Francis Terry & Associates- Natural Architecture Discussion https://www.ftanda.co.uk/thoughts/natural-architecture/
7. Francis Terry & Associates- Sustainable Architecture Discussion (VIDEO) https://www.ftanda.co.uk/thoughts/what-is-sustainable-architecture/
8. Francis Terry & Associates- Can Beautiful Homes be built in a Factory? https://www.ftanda.co.uk/thoughts/beautiful-homes/
9. Create Streets- Design Codes Explanation design codes
10. Create Streets- Bootle Christ Church Project Bootle with Safe Regen
11. The King's Foundation- Officer's Mess Design Guide Rutland (PDF)
12. Create Streets- Lichfield Design Guide- Lichfield
13. Create Streets- Chatham Design Guide- Chatham
14. Create Streets- Street Assessment Service Street Assessment - Create Streets
15. Create Communities Mapping Platform Create Communities mapping platform - Create Streets
16. The King's Foundation- BIMBY Toolkit Puts the power in your hands to influence new buildings in your area.
17. Francis Terry & Associates- Poundbury Discussion https://www.ftanda.co.uk/thoughts/poundbury/
18. Institute of Traditional Architecture- Urban Planning Urban Planning – Institute of Traditional Architecture
19. Heritage and the Economy | Historic England
20. The Economic Value of the Heritage Sector | Heritage Counts | Historic England;
21. Investing in Heritage to Avoid Embodied Carbon Emissions | Heritage Counts
22. Historic England;

23. The Embodied Carbon Emissions of Construction and Retrofit Materials for Traditional Buildings | Historic England
24. InYourArea- Community Campaigner David Barton- Placemaking Principles 2021
'Placemaking' is key to the future for Southport claims campaigner
25. InYourArea- Community Campaigner David Barton- Role of Traditional Town 2021
The role of the traditional town 'key' to Southport's future
26. Living with Beauty Report Example 76, Page. 177
Living with beauty: report of the Building Better, Building Beautiful Commission
27. InYourArea- Community Campaigner David Barton- Green Action Plan 2021
Former Councillor proposes climate change plan
28. InYourArea- Community Campaigner David Barton- Hedgerow Planting Benefits 2021
Campaigner calls for more green spaces in Southport
29. Benefits of Greenery Planting- The Guardian 2010
https://www.theguardian.com/environment/green-living-blog/2010/oct/14/carbon-footprint-house
30. Francis Terry & Associates- Glad to be Pastiche Discussion
https://www.ftanda.co.uk/thoughts/glad-to-be-pastiche/
31. Francis Terry & Associates- What is more important, Materials or Form?
https://www.ftanda.co.uk/thoughts/rotonda-in-cheese/
32. InYourArea- Community Campaigner David Barton- Lathom Hall Seaforth
https://www.inyourarea.co.uk/news/restoration-of-seaforth-beatles-landmark-club-a-breakthrough-in-combatting-climate-crisis

MATTER 1: PROCEDURAL/ LEGAL REQUIREMENTS:-

Issue: Whether all Statutory and Regulatory requirements have been met?

Duty to Cooperate

1. **In light of paragraph 1.11 of the Plan and paragraph 2 of document SP16, does the Plan in fact deal with any strategic matters with cross-boundary impacts about which Council was required to engage constructively, actively and on an ongoing basis with neighbouring authorities and prescribed bodies in accordance with Section 33A of the 2004 Act?**

No

2. Whilst non-strategic policies are the focus of the existing draft of the Plan, there are various items raised in the plan which require fuller and more detailed information to achieve the policy outcomes both in this and other associated policy programmes in place by this and other Local Authorities regarding economy, environment and ecology. The case for Traditional Vernacular Architecture (TVA) encapsulates all three of these themes through virtue of the fact that the construction industry encompasses 40% of the world's carbon and the need for seemingly aesthetically pleasing building design codes and raw materials will propagate ensured recycling of existing resources and greater longevity enabling ecosystems to co-exist sustainably. Policy documents worth noting include Page 8. of Sefton's Climate Emergency[1] which note a focus on achieving Net Zero by 2030 and the most recent available version of the annual 2023/2024 Climate Report[2] outlining the offset disparity indicated on page 21 where the current pathway to net zero doesn't synchronise with the expected net zero pathway course. Whilst separated by the River Mersey, it may be assistive to coordinate with Wirral Council to also gain feedback on aspects of the Plan, especially use of Bluespaces and the use of commercial and residential land based on the high number of commuters from this neighbouring area. Furthermore cross-collaboration with other leading bodies to gauge feedback and share tools employed in partnership by one Local Authority benefiting another may have elicited further detailed responses from both the public and the chief Local Authority itself. This would remove much wasted resource additionally such as "*the egalitarian pretence of many architects, they all too often wilfully imposed their work on an unwilling audience with disastrous results*." "Through extensive consultation" a leading architect himself states the importance of "*designing schemes which are genuinely loved and thereby easing the path of new development which is much needed with the current shortage in housing*."[3]

3. No comment

Sustainability Appraisal:

4. **Is the Sustainability Appraisal adequate and have the legal requirements of the 2004 Act and the 2012 Regulations been met?**

No- when considering Section 4 of the 2012 PAS Guide[4], there is only generalisation provided of how this may be achieved which is compounded by the fact that a case for not pursuing new greenspaces is being presently adopted by the Local Authority which counters many other criteria concerning economy, environment and ecology especially. When considering Bootle's placing and continued sufferance for Air Quality in the most recent annual Air Quality Report of 2024[5] it is clear that such a major activity as construction and embodied carbon will therefore be crucial in the overall strategy for achieving the outcome of sustainability and must be considered. My continued advocating for TVA which integrates all of these points is corroborated by the use of recyclable raw materials and the use of insulation practices such as covering walls with cloth to counter heat loss through required ventilation when compared with material-intensive plastic insulation walls as evidenced by leading UK Architect- Francis Terry & Associates[6].

Habitats Regulations Assessment:

5. **Has the Habitats Regulations Assessment been undertaken in accordance with the Conservation of Habitats and Species Regulations 2017?**

Yes- however only additional comment is that an economic review of the entire Sefton Coastline spanning from Southport in the north to Bootle in the south should be undertaken so that Sites designated Special Scientific Interest Status may be duly revised and altered given the vast expanse of land being presently underutilised across all of Sefton's Beaches. Furthermore through the addition of new Greenspaces and retention of existing ones cited in BAAP9-11 and BAPP21-24 should the present stance not to pursue this which I have previously pursued at all stages of the Plan to date including the Issues and Options, Preferred Options & Publication Consultations this net increase in ecology and wildlife may mitigate any loss alongside the Coastline.

Local Development Scheme:

6. **Is the Plan compliant with the Council's Local Development Scheme in term of its form, scope and timing?**

No- upon further detailed research there is much need to integrate effective Net Zero practices through harnessing the concept of Embodied Carbon and the wider traditional construction industry which together account for 40% of carbon emissions into the atmosphere across the UK. A far more detailed scoping is therefore essential as leading worldwide figures. These include: Classical Architect- Francis Terry & Associates who

dissects the multiple facets behind building beautiful on a dual resource and capability basis[7&8]; Create Streets who describe and explain the necessity for Design Codes[9] alongside their pre-existing work across Bootle at Christ Church[10] alongside The King's Foundation whose Design Guide academically analyses and evaluates the methods upon which to achieve effective communities and neighbourhoods that are highly coveted and practical for everyone[11]. It is worth noting the depth in which each organisation elaborates on which could be an invaluable part of this Plan in terms of attracting further consultee responders.

Community Involvement:

7. **Has the Council complied with the requirements of section 19(3) of the 2004 Act with regard to conducting consultation in accordance with the Statement of Community Involvement?**
   No- whilst the consultation has been effective in terms of how it was exercised to date, it has been missing an extra driving component to ellicit authentic organic grassroots feedback. One prime example is the proposal of mainly contemporary schematics for proposed building designs for housing when compared to the Lichfield[12] and Chatham Design Guides[13] undertaken by Create Streets which not only evoked a colossal level of community engagement and data retrieval, but also a universally accepted (traditional) building widely praised and heralded by its local community. The former of these was the largest ever consultation undertaken by the organisation which could prove very effective in Bootle and Sefton. Similarly Create Street's Street Assessment Service[14] and Online Mapping Platform Tools[15] could have served as a simple, free and conducive way for further data gathering that would include a wider discerning audience that may not be able to attend in-person events due to everyday commitments. Finally the King's Foundation's Bimby Toolkit[16] is yet another effective way at securing a larger share of the public in consultations that may yet be utilised in follow up across Bootle and Sefton through its refining and consolidation of people's feedback much like Create Streets acting as a filter.

   Climate Change:

8. **Are the policies of the Plan designed to secure that the development and use of land contribute to the mitigation of, and adaptation to, climate change in accordance with Section 19(1A) of the Act?**

As explained in previous representations made at each stage of the Plan Consultation by myself and in previous answers to this Examination stage, the outlined justification and promotion of TVA is one of the most single effective ways at achieving Net Zero by 2030. Through the many rationales provided already this will effectively respond to the present effects of Climate Change on the planet by creating carbon sinks that will also take a strain off economic activity elsewhere across Bootle and wider Sefton.

Equalities:

9. **In what way does the Plan seek to ensure that due regard is had to the three aims expressed in s149 of the Equality Act 2010 in relation to those who have a relevant protected characteristic?**

This is largely achieved, but as I have stated before in order to remove cultural and societal divides building beautifully and harnessing TVA will be pivotal in attaining this. One prime example is Poundbury[17] collaborated upon by Francis Terry & Associates, The King's Foundation and Create Streets whereupon a special focus on attracting people of all wealth backgrounds was adopted there and may be utilised across Bootle and wider Sefton.

MATTER 2: ROLE AND SCOPE OF THE APP:-

Issue: Is the Plan consistent with other National and Local Policy in light of Regulation 8(4) and 8(5)?

10. **Is the Plan sufficiently clear and effective in establishing its relationship to the wider development plan?**

No- what is contained is mostly acceptable and commendable; however significant action points are still missing. These are: a commitment to promote TVA across new construction, preserve all existing Old Builds of value besides certain landmark buildings of note such as residential dwellings and community buildings, such as Pubs should be made thereby actually delivering a true development plan. I have largely advanced these points before in previous representations of the Plan including previous answers to this stage of the Plan.

11. Is the Plan consistent with the Local Plan?

No- More effort required to protect Civic Heritage Assets- be these Listed or Non-Listed Buildings, such as Non-Designated Heritage Assets and landmark buildings which have significantly disappeared from the landscape since 2017 when the First Sefton Local Plan was launched. Confliction between genuinely providing required new housing against conserving existing Old Build Construction which can be effectively recycled when many Planning Applications notably since 2020 have been given full permission for demolition concerning sizable detached Victorian and Edwardian buildings with the minor exceptions where huge community interest has been generated objecting to this. Coupled with the need to be more environmentally conscious when considering pledges to achieve Net Zero by 2030, this inconsistency must be addressed and resolved with better planning direction.

12. **Is the Plan required by Policy in the Local Plan to deliver a particular amount of housing to assist with the delivery of the Local Plan aims?**

No comment

MATTER 3: THE POLICIES

Issue: Are the Policies clear, justified and consistent with national policy and will they be effective?

13. **Are the policies contained in the Plan positively prepared in a way that is aspirational but deliverable?**

Yes- what is contained is satisfactory, however it is the omission of the material content that I have raised and outlined previously that needs incorporating.

14. **Will the specific allocations and policies in the Plan as a whole be effective given the outputs of the viability testing?**

No- this needs revising in line with the affirmative view of key outside professionals that have decades' experiences between them who have not only worked together, but have vast experience on major consultations such as this one up and down the UK. Be it the methodologies deployed by these organisations or the in-built benefits that arise from TVA, particularly the practical features to be derived from ornamentation as discussed by Francis Terry regarding Sustainable Architecture and Row Housing as explained by the Institute of Traditional Architecture[18].

15. **Have the allocations been selected on a robust basis?**

No comment

16. **Are the proposed allocations flexible enough to accommodate needs not anticipated in the Plan and to enable a rapid response to changes in economic circumstances?**

No Comment

17. Are design code (BAAP1) and masterplan (BAAP3, BAAP4, BAAP6, BAAP20) requirements justified and effective?

As repeatedly cited in previous representations and other answers to this Examination Stage of the Plan, a firm focus on TVA is required which requires far more extensive grassroots consulting and in-depth work with classically-trained architects and professionals. Whilst the Plan accounts for and recognises the need to utilise pre-existing Old Builds, such as the Bootle Town Hall Complex excellently well, something which I myself have pressed for since

2020, there is still a vacuum concerning how to approach New Builds, namely new classical architecture that would not only harness the area's unique selling points as one of the area's oldest civic towns[19], but also enhance all policy concerning economy, environment and ecology[20] for the aforementioned reasons regarding the built environment comprising 40% of the globe's carbon generation[7]. Furthermore the accessibility of locally sourced raw materials and their transportation capability lends itself to achieving this point significantly well saving net cost for all key stakeholders involved as cited by Francis Terry in his Interview.

18. **Have the recommendations in the SFRA Overview Update been incorporated into the Plan? Are they necessary for soundness?**

No- with surface water being the greatest water flood risk across both old and new housing developments, a revised action plan that blocks demolition of carbon-rich Old Builds is therefore paramount and must be integrated into this and any other Policy Programmes for Sefton Council. This transcends simply conserving an attractive building on aesthetic grounds and the mental health and well-being benefits which should actually now be viewed upon as additional bonus factors for the Local Authority. As the Council still has a long way to go towards encasing and trapping carbon, besides mitigating carbon emissions through pursuing commuters to adopt cycling between towns and cities which isn't sustainable in itself for a majority of careers and workforces, it is essential that written policy aligns with physical action and mandates which may include other green proposals that I myself raised in 2021.

19. **Are the modifications already proposed to policies in the Plan necessary for soundness?**

Yes

BAAP1 DESIGN:

20. **Would the policy be effective in raising design quality given the outputs from the Viability Assessment (document SP5)?**

More traditional vernacular style design codes that match Premise 1- The Urban Neighbourhood in SP11 are required not the contemporary designs proposed in the later sections of this same document. Presently these contradict the policy outlined in BAAP1. The Built form "Central Bootle Mix" comprising: Distinctive Terraced Streets, Bold, Urban Semi-Detached and Industrial-Picturesque Larger Forms have been radically changed from the true authentic form that Bootle has and should be typified by which risks alienating people from wanting to live somewhere so out of place especially when this has been marketed as something it clearly isn't from the schematics also outlined through SP12 to SP15 inclusive. The various spatial arrangements are not so much an issue besides the high density proposed and that of the actual construction design being pitched which is too out

of place from the majority of Bootle which itself is a historic town with proud industrial links to neighbouring Liverpool and the wider UK economy[20]. The policy itself would be effective therefore if sample Design Codes complementing the more established parts of Bootle were produced and replaced the existing contemporary designs cited in SP11-15. Furthermore TVA which may encompass "pastiche" style design should be fully embraced especially where this permits permeability of excellent aesthetic design, environmental and maintenance benefits whilst providing best value for the pound.[30]

21. Is the explicit intention to raise design quality justified?

Presently the Policy is justified in writing, however the actual precise interpretation of 5.5 to 5.8 cited in BAAP1 of the Plan have been largely ignored if the schematics in SP11-15 and SP5 are to be considered as the template from which new Design Codes are to be based upon. Having now consulted leading experts, including Francis Terry & Associates who is the joint 1st and 5th Place in the World for Traditional Architecture as of 2020 there is a plausible case for utilising traditional vernacular designs without incurring exorbitant costs to the builders or the Council if this alternative approach is adopted. In showcasing alternative Design Codes more reminiscent of the original Bootle Streetscape this should then justify this point unless the contemporary designs exhibited in SP11-15 are merely past considerations, in which case a traditional vernacular version is still required.

I should once again raise the importance of utilising objective independent based tools, such as those already mentioned in use by Create Streets and The King's Foundation who have proven how achievable and popular Traditional Architecture is elsewhere across the country and have demonstrated countless scenarios in which builders, developers, property owners and the Local Authority can also see a return on investment through the short to long-term future.

BAAP2 BEST USE OF RESOURCES:

22. In the 23 December 2023 Written Ministerial Statement, the Government set out that they do not expect plan-makers to set local energy efficiency standards for buildings that go beyond current or planned building regulations (unless the criteria set out are met). The Statement notes in particular effects on complexity, economies of scale and viability. In light of that, are criteria 1 and 2 of the policy justified and will the policy be effective?

1 and 2 are justified; however Old Builds should be allowed to continue functioning with energy improvement measures that don't spoil the aesthetic of the building such as ghastly heat pumps which are still an investigative technology to date. One major omission is the written case here that demolition will be outlawed for buildings prior to 1950 which contain voluminous carbon capacity through a concept known as "Embodied Carbon".[21] This would

greatly mitigate all other aspects that may be presently too costly for various key stakeholders, such as private landlords, etc. A Carbon Study analysis[22] may be undertaken for buildings to validate any one building's retention, especially in areas located in zones of official poor air quality to further compound action taken to reach net zero carbon status.[23]

23. If the policy as written is sound, is it flexible enough to meet changes in economic circumstances?

The policy is clearly laid out, however alternatives may be laid out in anticipation of more challenging economic times ahead, for instance carbon storage technologies to complement the existing trapped carbon stores in Old Builds which are far vaster than New Builds[21] and would enable both the Local Authority and builders alike to not only reach their targets, but make net savings on purchasing other green methodologies pitched in Points 1 and 2 of BAAP2.

24. Is the policy clearly written and unambiguous, so it is evident how a decision maker should react to development proposals?

Whilst the policy is clearly written and unambiguous, there is room for additional commentary or provision of a hyperlink[22] to accompanying documents such as preferred practices and specific methodologies[23] to ensure minimal requirement for decision makers to require additional enquiries with the Council directly before embarking upon any one project referenced here.

BAAP5 BOOTLE OFFICE QUARTER:

25. Is the policy consistent with the National Planning Policy Framework paragraph 125d requirement to promote and support the development of under-utilised land and buildings?

Yes this policy is consistent and in fact differs positively in that it doesn't seek to push the Compulsory Purchase Order option. This is neither welcoming nor desirable for any one party due to the time, cost and future implications associated with bad will generated. That said, Point 9 of BAAP5 shouldn't encourage any loss of car parking which would detract people from wishing to live and work in the area.

26. What are the "other uses" allowed under the Town and Country Planning General Permitted Development) (England) Order 2015, referred to in part 4c?

I myself have suggested "Other Uses" as evidenced in my article(s) for InYourArea.[24-25] As these points have been noted and welcomed I would suggest Sefton Council take forward a

number if not all of these to enable best possible Planning/ Placemaking Decisions to be derived for Other Uses here.

27. Is the policy effective in light of those other uses?

The Policy is effective on the basis that it abides by area specific uses as per Point 1 in BAAP5.

BAAP7 LOCAL SHOPPING PARADES:

28. Is criteria 8 justified?

Criteria 8 is justified in so that the original traditional vernacular design is retained without demolition unless this is prefabrication built from the 1950s onwards. Demolition as cited earlier should always be avoided as much as possible especially where air quality is being actively monitored to bring air quality levels to a required acceptable level whilst achieving net zero carbon status overall[19-23].

BAAP10 HEALTHY BOOTLE:

29. Is criteria 1.viii justified and effective?

Criteria 1. Viii is justified and effective so long as these health facilities occupy existing Old Builds thereby blending into the existing streetscape without incurring additional building work and providing a recycled use of buildings[19-23] that may be presently vacant already for some considerable time. That said any structural modifications to Old Builds should not threaten risk of demolition being approved by Planning Officers as has been the case since 2020 where building fabric attachments or fixtures have been a prejudicial point for said demolition which has a had a consequential cascade across Bootle and wider Sefton.

30. Is the requirement for a Health Impact Assessment at the thresholds set out in the policy, justified?

No- as yet on the grounds that more new greenspaces are required by the Council to be placed across the entirety of Bootle to achieve this overall policy goal which presently contradicts the Sefton Climate Agenda passed in 2019.[1]

31. Are those thresholds justified?

The thresholds may not be justified until areas for new greenspace placing have been appropriately identified and chosen for establishment to improve overall person health and well-being. For example, one recent study was able to map the precise location of 530,000 trees and compared them to the health records of 30,000 residents. They found that 'people who live in areas with higher street tree density report better health perception and fewer cardio-metabolic conditions compared with their peers living in areas with lower

street tree density.' Another recent London study found an association between the density of street trees and the rates of antidepressant prescribing.[26]

BAAP11 PUBLIC GREENSPACE:

32. Is the policy justified?

This Policy incurs the largest disagreement as per BAAP10 on the grounds that new greenspace can and must be so integrated into any new Policy Programme that can successfully run in parallel with a Climate Agenda or commonly cited as a Call for a Climate Emergency if either sets of policy are to be taken seriously by key stakeholders such as existing and new businesses, builders and residents alike. The Sefton Climate Emergency of 2019 may once again be referenced alongside the annual Sefton Green Report which is yet to get sufficiently close to its target goal of 50% reduction in greenhouse emissions by 2030. In summary actual sequestering of carbon[27] must be prioritised over mitigation such as practices encouraging people to simply use less greenhouse gases in their everyday lives through cycling[28]. Whilst the efforts to reduce release of greenhouse gases is commendable there has to be a drive to therefore embody existing greenhouse gases in the atmosphere[29], which TVA does.

33. **Is the policy consistent with national policy on open space and recreation?**

The policy is consistent with national policy on open space and recreation, although more specific uses may be worth citing to encourage particular uses by members of the community and prospective investors alike. I myself proposed an action plan in 2021[27] that would provide iterative benefit to each item suggested and in turn strengthen the Council's ability to align with national policy.

34. Is part 1 clearly written and unambiguous, so that it is evident how a decision maker should react to development proposals?

Part 1 is clearly written and unambiguous in that it provides investors an opportunity to work alongside the Council to enhance pre-existing greenspaces whilst not seeming too prescriptive.

BAAP13 PROTECTION OF EMPLOYMENT LAND:

35. Is the two-year continuous and active marketing period justified and will it be effective?

As per my original point a suggested Prospectus of Desired Industries as suggested in both of my previous articles in 2021[24&25] would lend itself towards making as much success as possible of this point, however perhaps in reality 3-4 years may be more practical here. Only by promoting as wide a variety of uses as possible can this objective be attained.

36. Is criteria 2 justified?

This point seems fair so far as a broad use of necessary industry and sector-related jobs are appropriately marketed to obtain and establish these with the relevant support packages. This requires a far more in-depth public consultation to gauge the actual real-time needs and wants of the wider community including key stakeholders, such as Freeholders, Leaseholders and Employers based in and around the area alongside existing residents and businesses to identify gaps in the key market sectors that will bring longevity to any one enterprise seeking to or operate from here.

BAAP14 LIMITING THE IMPACT OF INDUSTRY ON RESIDENTS:

37. Is the policy consistent with the National Planning Policy Framework paragraph 200 requirement ensure that new development can be integrated effectively with existing businesses and community facilities?

As per my previous points and previous representations to date all manner of greenspace enhancement should be pursued giving residents, businesses and investors alike a full range and capacity to draw upon to protect the environment against industry, however permitted development rights may be mitigated against if this suggestion which includes innovative greenery practices, such as hedgerow planting is also expanded to other Policy documents, such as the Climate Agenda Programme and the overall Local Plan. This link explains the environmental and ecological benefits of utilising Old Builds and street scenery to entrap Carbon which may also benefit residents and businesses based in and across the area.

BAAP16 HOUSING LAND PROVISION:

38. Will the policy be effective in helping the Council deliver against its overall housing requirement?

Yes, so long as TVA is utilised to prevent areas becoming soulless husks unpopular with everyone. When conceptualising buildings it is worth builders considering more innovative ways to create buildings that will incur the least possible objection as outlined by leading well-versed Architects[30]. This in turn will streamline the Planning Process and allow a greater quantity of housing to be constructed for the Council reaching its targets; at both greatest possible capacity for the developer; to the greatest level of quality for the community; and at the best value for the pound for the developer.[31]

39. Are the proposed allocations flexible enough to accommodate needs not anticipated in the Plan, and to enable a rapid response to changes in economic circumstances?

Yes, however as above housing should neither be crammed into any one area to reach target points especially if TVA can be appropriately harnessed.

BAAP17 AFFORDABLE HOUSING AND HOUSING MIX:

40. Is the policy flexible enough to accommodate needs not anticipated in the Plan?

Yes, but once again there needs to be a universal Design Code to best promote the area. That will ensure targets can be hit for reaching capacity for affordable housing occupants, whilst still allowing distinctive variety when a standard template upon which any one beautiful house or building can be guaranteed even if the developer decides to deviate from their plans to cut costs and design quality. This will prevent more costly objection for all parties where housebuilders can be seen to be acting more fairly and not manipulating guidelines hence the need for Design Codes to be mandated NOT reliance on Design Guides as explained by Create Streets[9].

41. Is the proposed tenure mix consistent with national and local policy?

On the surface yes, although this may be revised subject to the overall progress and success of TVA Design Codes being harnessed elsewhere across Bootle and Sefton.

BAAP20 HAWTHORNE ROAD/ CANAL CORRIDOR REGENERATION OPPORTUNITY AREA:

42. Is the policy as a whole justified and effective?

Point 7 of BAAP20 encapsulates everything essential namely the incorporation of TVA in true authentic Design Codes that will make people want to invest in and move to any of these proposed locations[30]. This now needs the inclusion of Traditional Design Codes to ensure reliance on this policy for the aforementioned benefits covering and spanning: economy, ecology and environment.

BAAP21 BOOTLE VILLAGE REGENERATION OPPORTUNITY AREA:

43. Is criteria 5 sufficiently robust to ensure the policy is effective?

As outlined numerously the Council should be seeking to attract guaranteed investment to prevent loss of either existing or future civic heritage value to the area through the acceptance and submission of reduced quality planning applications whereby each planning version drafted through to the Planning Department incurs cost-cutting affecting the aesthetic appeal and charm. Funding Grant packages should and must only be retained for those sincere third parties seeking to use authentic Traditional Vernacular Architecture Design Codes by means of influencing and encouraging other builders and investors to follow suit[31]. As per my original and ongoing representations to promote TVA any practices that facilitate this should be adopted and become mainstream policy.

BAAP22 OPEN LAND BETWEEN IRLAM ROAD AND THE ASDA STORE REGENERATION OPPORTUNITY AREA:

44. Is the policy consistent with greenspace policies in this Plan and the Local Plan?

Once again the Sefton Climate Emergency[1] dictates that this policy is therefore inconsistent with the greenspace policies in this Plan and the Local Plan, notwithstanding recent figures in the most recent edition of the Sefton Green Report of 2024[2]. It is insufficient to rely upon mitigation when carbon sequestering methods can and should now be integrated into the Climate Agenda coupled with the highest Air Quality issues in Sefton being situated across Bootle.

BAAP23 COFFEE HOUSE BRIDGE REGENERATION OPPORTUNITY AREA:

45. Is the policy consistent with greenspace policies in this Plan and the Local Plan?

As just before the Sefton Climate Emergency[1] dictates that this policy is therefore inconsistent with the greenspace policies in this Plan and the Local Plan, notwithstanding recent figures in the most recent edition of the Sefton Green Report of 2024[2]. These are ambitious figures that may not meet the objectives original cited in the Sefton Climate Emergency Report so fuller action is required.

46. Is the policy as effective as the one it supersedes in terms of securing appropriate developer contributions?

Not necessarily as most people and organisations are now aware of the widely publicised Climate Agenda including Sefton Council's own self- declared Climate Emergency[1] which may detriment their own projects elsewhere if it could be inferred that they have chosen to work on a greenspace in preference to a brownfield one with long disused prefabrication building(s). This may also antagonise invaluable key stakeholders seeking to economise areas covered within the poor air quality areas that have or may be harnessing TA such as in Seaforth[32].

47. Is the policy justified in its approach to sports and recreation facilities?

Yes- although it may be beneficial to outline which precise sports are preferred given the range of projectiles, such as footballs, tennis balls, etc in the surrounding vicinity. This may also inspire other new uses such as mindfulness and well-being activities for people of all ages seeking the benefits of the outdoors in summertime.

BAAP24 ENVIRONMENTAL IMPROVEMENTS:

48.Is the overall requirement for and threshold of contributions towards environmental improvements in the local area justified?

Yes- although this could be expanded upon as per my previous articles about achieving Net Zero Carbon status as effectively as possible with counter-grants for those seeking to restore Old Builds, retrofit them sympathetically thereby conserving the structural building fabric as well as constructing in-keeping new TA.

49. What evidence is there to justify the inclusion of hot food takeaways in the requirement for contributions to environmental improvements?

None- Points 1 and 2 of BAAP24 are merely means of occupying empty units that have been presumably long vacant however further thought should be given to alternative uses or my own uses mentioned earlier on InYourArea[24&25].

50. Is the policy clearly written and unambiguous, so that it is evident how a decision maker should react to development proposals?

Yes- although particular aspects may be expanded upon or additional hyperlinks provided to clarify certain points, such as Points 5 and 6 which should offer a counter incentive option through discretionary financial support such as reduced Business Rates and Council Tax where green improvements are substantial, such as greenery planting across an entire main (commuter) road or catchment neighbourhood area encompassing side streets, etc.

SHAW & JAGGER
ARCHITECTS
1 Cardale Park,
Beckwith Head Road
Harrogate
North Yorkshire
HG3 1RY

28th April 2025

Sent by email

Dear Mr Barton,

Re: Bootle Area Action Plan - Traditional Vernacular Architecture Design Codes

A) Sample Design Codes for: Distinctive Terraced Streets, Bold, Urban Semi-Detached and Industrial-Picturesque Larger Forms (as illustrated in SP16)

The Bootle Area Action Plan is a wonderful piece of work by Sefton Borough Council, it sets out a clear vision for the regeneration of this important area. The key issue for 'Decision Makers' is that the character of Bootle has been defined by constant change since the late 18th century. The early development of Bootle was based around two key areas. The old medieval village became industrialised, still recognizable bounded by Merton Rd, Litherland Rd, and Hawthorn Rd, which by the 1850's was supporting a water works and Tannery. The other area was the 'North Shore' adopted by the wealthy merchants of Liverpool building large villas creating a new suburban district. Many of these buildings were Large Georgian and Regency Houses built in stone, brick and render. The following fifty years to the close of the 19th century saw the major expansion and change of Bootle into a large urban area. The Villas were swept aside to expand the docklands and streets of brick terraced housing grew up around the Leeds and Liverpool Canal. A new enclave of Villas was built around Breeze Hill, but again by the 1930's these had been swept aside for the Grammar School. The early 20th century saw the creation of Derby Park, a large public garden edged by Edwardian terraced brick housing.
The Town Centre was defined by major civic buildings in stone, such as the Town Hall, Baths and Post Office. In contrast to the streets of terraces are the huge brick warehouses that hugged the side of the Canal and the docklands. This rich tapestry gives a traditional setting dominated by brickwork, with Jewel like stone buildings at the heart of the townscape. The scale of the industrial warehouses was substantial and gives Bootle a unique character, almost like a walled city wrapped around by these magnificent brick structures, some seven or eight storeys high.
Obviously there has been modern development. The post war development repaired the bomb damage but cut a swathe of roads and roundabouts through the town. The 60's and 70's developments along Stanley Rd (Merton House, St Martins, and Daniel House) as well as along Trinity Road (Magdalen House, St Hughes, Stanley Precinct) and St Peters House on Balliol Road, could have been built anywhere in this country. They have little architectural merit and do not contribute to the character of the town. When the towers were built, I imagine the Burghers of the town truly believed that Bootle had entered the 21st century. The decay of these buildings highlights the need for regeneration in the town. The extraordinary amount of space around these buildings sterilises the space between the buildings, so that they sit in wastelands of carparking. Contributing nothing to the vitality of the town.

Where do we go from here? The Council have prepared a series of design guides. These are useful but it is important to take lessons from history. What works as urban planning? Streets and Squares, built in traditional durable materials. Materials that are available locally and manufactured locally such as brick, stone and slate. It is important to understand how Bootle evolved. That there was a medieval village, a Georgian Estate and Victorian and Edwardian Terraces with magnificent Tobacco Warehouses. These buildings are rich in character, detail and proportion. It is crucial when engaging with developers to insist on developments that create new squares and communal spaces. Such an architectural language that has been successful is the Georgian Town house, ever adaptable into apartments, with retail at the ground floor and office space or as townhouses. The proportions create attractive buildings that are an efficient use of space. A Georgian Square can accommodate as many people as a tower block and takes up a similar floor space. The internal squares can be communal and can be easily monitored by the residents. The new developments in Bootle need to be communities and building communities out of blocks of flats or compact estates is practically impossible. Traditional street patterns and squares create spaces in which to meet and socialise, this is where contemporary architecture fails.

B) A written explanation and understanding that Traditional Architecture isn't cost prohibitive as many seem to still believe. I note he various examples across the UK shown on Architectural Revival and other associated websites and Facebook Groups online.

The cost of terraced housing is amongst the cheapest ways of building housing. The Georgian House is typically a larger terraced house that is ideal to convert into apartments, duplexes and maisonettes. The traditional proportions allow better natural light into the rooms, the higher rooms allow air flow and less issues with mould and condensation. The Character of such buildings in Bootle would be in local brickwork, from local factories such as Ibstock. The new Georgian House can be built to passive standards using fabric first principles. The Georgian windows achieving U values of 0.7 W/m2K is now being achieved on many of our schemes. The efficiency of building housing like this ensures that the structures are suitable for many lifetimes, not just for 30-40 years until the building is demolished and replaced. The important factor is that the Georgian house is a democratic structure, one can live in a flat or house share or a whole house but still enjoy the benefits of the internal spaces and streets and squares. There is a marginal increase in cost for the larger windows, but this can be compensated against the lower cost for building apartments in an efficient plan form and efficient use of land. Many contemporary designs have large feature windows, sometimes projecting bays with minimalist glass. The roofs have steep mono pitched gables. This type of design has been proposed for Birkenhead Urban Village. The cost of these new buildings will be far in excess of a Georgian Terrace. The contemporary design will require more maintenance, the bays will cause stress to the minimalist glazing reducing its lifespan and finally the exposed front gables will eventually suffer wind damage and are more expensive than the traditional terrace roof. Modern design, good modern design that is, is often more expensive than the Georgian Terraced house. I would argue that the Birkenhead Urban Village house is at least 30% more expensive than the average Georgian Terraced house and yet the design for the Urban village shows the houses all rammed together. One must ask will this design look so great in fifty years? The Georgian terraced house has endured through three hundred years of evolution. It is the most sustainable and adaptable of housing typologies and creates a beautiful environment in which to live.

C) A written endorsement and backing for Traditional Architecture corroborating my efforts to date since 2021 and indeed for here in Bootle and across the rest of the Borough.

I think David Barton's efforts have been exemplary. He cares deeply about his environment and want to help shape it so that Bootle is successful going into the future. So that the mistakes made by Architects and Planners, compounded by developers, are not repeated. The NPPF gives the Council the armoury to fight developers. Using the paragraphs for design and sustainability the council should fight to get the best quality for the long term. David Barton's efforts have been to argue for a Beautiful Bootle. There is much to be proud of in Bootle, much work needs to be done but David wants to help make it better. And whole heartedly support and endorse his efforts

Yours sincerely

Francis Shaw

[redacted]

Director
For and on behalf of Shaw and Jagger Architects Ltd

[redacted]

Joseph Jutras
Founder, Institute of Traditional Architecture
05-05-2025

To whom it may concern,

It is my pleasure to write this letter of endorsement for David Barton. For over a decade, he has been a tireless campaigner for the resurgence of traditional vernacular architecture across the UK. His passion for restoration and preservation is matched by a profound belief in the positive impact that the built environment has on our economy, our environment, and our collective sense of community and identity. David's hands-on involvement in a wide range of restoration projects, from small-scale renovations to the revitalization of landmark historic buildings, has earned him widespread respect among professionals and community members alike.

David's vision is rooted in a deep appreciation for local heritage and traditional design principles. He advocates for the integration of improved Design Codes that reflect the unique character of individual communities, recognizing that vernacular architecture is a cornerstone of cultural identity. His forward-thinking approach combines respect for the past with a commitment to sustainability, championing retrofitting and adaptive reuse as vital strategies for minimizing waste and reducing carbon footprints.

David is also an effective communicator and campaigner, regularly raising awareness about the importance of conservation, the value of the retail sector to local economies, and the significance of places of worship and other community landmarks. His efforts have contributed to legislative proposals and community initiatives that aim to preserve and enhance the UK's architectural heritage for future generations.

David exemplifies the qualities of leadership, vision, and commitment necessary to drive meaningful change in the field of architecture and community regeneration. I am confident that his continued work will have a lasting positive impact on both the built environment and the communities it serves.

Certainly feel free to contact me at [redacted] should you require further information.

Sincerely,

[redacted]

Joseph Jutras

(APPENDIX 7)

OFFICERS' MESS, ST. GEORGE'S BARRACKS DESIGN GUIDE

Edith Weston, Rutland
June, 2023

THE PRINCE'S FOUNDATION

Created on behalf of:

Ministry of Defence

THE PRINCE'S FOUNDATION

The Prince's Foundation. Registered in Scotland. Charity number SC038770
Registered Office: Dumfries House near Cumnock, East Ayrshire, KA18 2NJ
T +44(0)12 9042 9916 | F +44(0)12 9042 5464 | W princes-foundation.org

CONTENTS

List of abbreviations/acronyms

DIO	Defence Infrastructure Organisation
EbD	Enquiry by Design
GIA	Gross Internal Area
LA	Local Authority
MoD	Ministry of Defence
OM	Officers' Mess
PF	The Prince's Foundation
RCC	Rutland County Council
SPD	Supplementary Planning Document

1 INTRODUCTION

The document presented here provides the design guidance for the Officers' Mess site and makes up part of the outline planning application. It will be an approved document against which future applications for detailed design will need to adhere to.

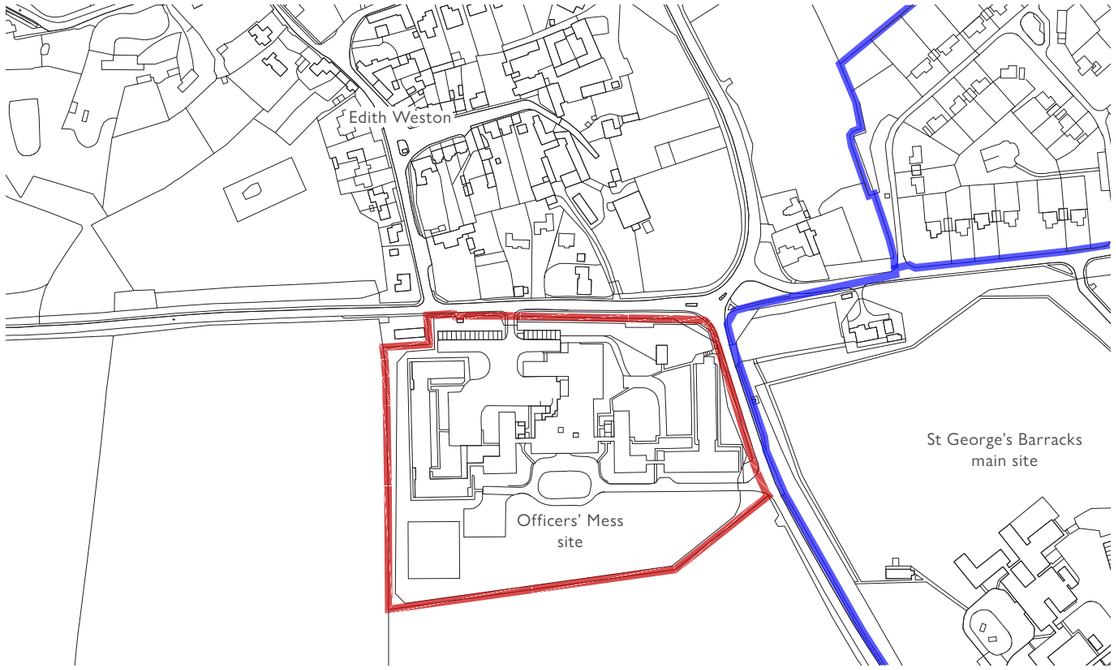
1.1 PROJECT CONTEXT

The Officers' Mess is a distinct site at the edge of St. George's Barracks, a Ministry of Defence (MoD) facility in the county of Rutland, roughly equidistant (6-8mi) from the towns of Stamford, Oakham, and Uppingham. It is approximately 0.5mi south-east of Rutland Water and is adjacent to the village of Edith Weston.

As part of a strategic review of its estate, the MoD identified that the Officers' Mess site is surplus to its requirements and is to be sold for redevelopment. The Defence Infrastructure Organisation (DIO) has responsibility for the physical estate and is managing the sale process, with the funds being returned to the Defence Budget.

The DIO sought to engage with the existing community of Edith Weston in an open and meaningful way over the redevelopment of the site. The Prince's Foundation was commissioned by the DIO to run an Enquiry by Design engagement workshop and visioning exercise, and to produce a design guide for the Officers' Mess site to accompany the Outline Planning Application. The shared objective is to create, with input from the community, an attractive and beneficial use for the site following the Army's departure.

The process and outcomes of the Enquiry by Design can be found in the document: *St. George's Barracks Officers' Mess Enquiry by Design 22-23 November 2022*.



Context Site Plan

Officers' Mess site (within red boundary, main barracks site in blue)

The main Officers' Mess hall and adjacent wings

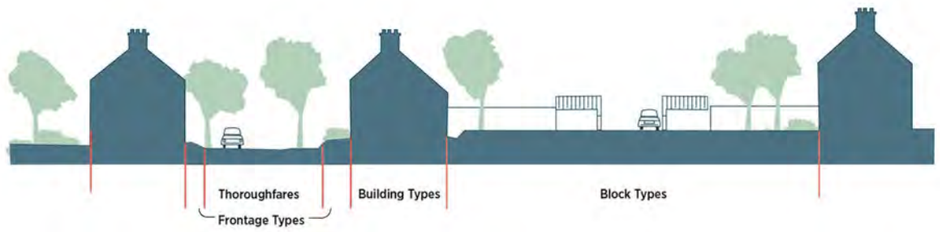
North-east corner of site from Manton Road

1.2 DESIGN ELEMENTS

The guidance is informed by the engagement with community representatives and general members of the public and by on-site analysis of Edith Weston and the Rutland context. A key message throughout the community engagement was that any residential development on the site should reflect the character of the historic village. The historic core of Edith Weston therefore served as the primary guide for this document. Various other villages in the vicinity were also suggested by community members as good examples of Rutland village character and therefore feature. They are:

- Easton on the Hill
- Edith Weston
- Empingham
- Exton
- Lyddington
- Manton
- Preston
- North Luffenham
- Thorpe by Water

Each place however has a distinct identity and subtle but important differences, such as the hue of stone, which was taken into account.



Index Coordinator - generic street cross-section illustrating the urban elements discussed

This guide is broken down into a number of constituent parts that are to be followed in the redevelopment of the Officers' Mess site. Street types, building frontages and trees and planting are presented as key elements in creating an effective public realm. Parking arrangements provide practical requirements in a way that maintains high quality placemaking. We then look at house types and architectural detailing, influenced by local forms and character, yet also in light of modern standards and building methods. Finally, general guidance is given on proportion, hierarchy, embellishment and materials in order to establish standards and precedents for development.

1.3 DESIGN GUIDELINES FOR RUTLAND

This guide aims to provide specific design standards and guidance for the Officers' Mess site while complying with RCC's Supplementary Planning Document *Design Guidelines for Rutland (March 2022)*, which itself sits under National Guidance. The ways in which this document complies with the SPD are outlined below according to the SPD sections.

Cover of RCC design guide

SEC. 1.6 ENGAGEMENT

- Conducted in-depth, participatory community engagement (for details, see EbD report and Statement of Community Involvement).
    - Included design charrette and site visit with community stakeholders; three open public drop-in sessions; online portal for viewing information and making comments; one-to-one discussion between DIO and resident of adjacent site.
- Pre-application discussion with RCC to influence plans at early stage.

SEC. 2 RUTLAND'S SPECIAL CHARACTER

- Edith Weston landscape character area – on the juncture of three: Rutland Plateau, Rutland Water Basin, and High Rutland.
    - Character study of villages in all three areas.

SEC. 3 UNDERSTANDING AND RESPONDING TO THE CONTEXT

- Desktop analysis and site visits were held by project team.
- These were integrated in to the EbD process through technical briefing session to inform all participants. Covered:
    1. RCC Local Plan
    2. North Luffenham Neighbourhood Plan
    3. History of site and relationship to settlement and airfield
    4. Landscape and ecology
    5. Infrastructure/drainage
    6. Transport/movement/access
    7. Pre-Application and Feedback
    8. Social infrastructure
    9. Character of settlements in Rutland
- EbD also included Officers' Mess site and Edith Weston village visit.
- Clear design development can be seen by following the workshop sketches to the consolidated plan, to

the indicative masterplan (and notes for each). (See EbD report and Sec. 2.1 and 2.2 of this document.)

SEC. 4 NATIONAL GUIDANCE

- Street design influenced by Manual for Streets and aims to put pedestrians first through streetscape design, low vehicle speeds, and connections to the surrounding area
- Ten characteristics of well-designed places promoted align well with PF principles of walkable, mixed use, mixed-income, attractive places. Have aimed to meet these characteristics as much as possible in the design.

SEC. 5 STRATEGIC DESIGN

- Anticipate houses will meet The Future Homes Standard.
- Making use of brownfield site to help meet housing need.
- Significant retention of existing green infrastructure (trees and hedgerows), proposing SuDS and significant amount of open greenspace for amenity, biodiversity, flood risk mitigation.
- Healthy lifestyles: though public transport is limited in the village, aiming to improve walkability by opening up the site - and its open green space, linking to the existing pedestrian and cycle network, designing in permeability and walking circuits, and calming traffic on Manton Rd (to make walking along/across it more appealing). Additionally promoting social contact through communal greens and village shop.
- Residential scheme designed around landscape features, rather than the other way around.
- Proposing the retention of majority of existing trees, planting of additional ones, and enhancement of hedgerows.
- Propose SuDS through on-plot reuse and on-site infiltration and attenuation.
- Illustrative masterplan includes hierarchy of streets, differentiated by building and boundary frontage, road width, footpath and verge allowance, and surface treatment.
- Mindful of positioning façades along streets and private realm back-to-back whenever possible.
- Organic road layout with periodic 'events' to calm traffic and provide visual interest.
- Continuity of frontage, with breaks and variation, to provide village character and comfortable street enclosure.
- Local centre/community facility provided by shop fronting green – which should serve as a practical amenity as well as a community-building element enjoyed by both new and existing residents.
- Cycling encouraged via traffic calming and parking provision.
- Car parking provided in a mix of on-plot and on-street as well as parking court/mews. Courts are limited in size and number, are overlooked, and are only used "to replicate the urban form, density and character of streets found in the area" (Sec. 5N SPD). They are implemented to provide the "clear placemaking benefit" (5Q) of balancing parking need with creating a non-car dominated streetscape. The boundary treatments and materials proposed should also make them appealing spaces, as suggested by the SPD.

SEC. 6 DETAILED DESIGN

- Detailed architectural design will come at reserved matters stage, but this design guide requires that homes reflect the local and rural character in design and material choice. Sec. 7-9 instruct on this.
- Align with statements on proportion, detail, order, materials, roofs.
- Residential amenity has been considered in housing layout, garden provision, and back-to-back distances (min 20m between windowed façades).
- Refuse management will be detailed at reserved matters but is also addressed in Sec. 10.9.

2 INDICATIVE MASTERPLAN

2.1 PLAN DEVELOPMENT

The indicative masterplan (following page) evolved out of the Enquiry by Design workshop conducted with community stakeholders. The sketch plan below shows the consolidation of the visioning plans drawn up with groups of stakeholders during the workshops (full details in *Officers' Mess EbD Report*).

Working from the premise that the site would be redeveloped as a residential scheme, several key objectives were outlined. They entailed integrating the new development with the existing village - physically and socially; preserving and enhancing natural features; calming traffic on Manton Road; and reflecting the architectural and rural character of the historic village.

Consolidated sketch plan resulting from stakeholder workshop

2.2 INDICATIVE MASTERPLAN

The Prince's Foundation followed the EbD with an on-site study of Edith Weston and other surrounding Rutland Villages and used the findings of both to produce an illustrative masterplan for the site.

This was presented to the community at Edith Weston village hall on 03 March 2023. Several changes were made following community feedback, including orientation of the homes nearest the Old School, arrangement of parking for the shop off Manton Road, and giving the street on the south of the site a more organic form. The revised plan is shown right.

This plan is illustrates the well-informed intention for redevelopment of the Officers' Mess site. Details of the layout, however, will be confirmed at reserved matters stage.

KEY

1. NEW VILLAGE GREEN
2. EXISTING AVENUES OF TREES RETAINED
3. EXISTING TREES (IND. OR CLUSTERS) RETAINED
4. EXISTING HEDGES RETAINED
5. NEW/EXTENDED HEDGE
6. NEW COMMERCIAL UNIT (USE CLASS E)
7. FLATS
8. GARAGES/CAR PORTS
9. PARKING COURT
10. PUBLIC GREEN SPACE
11. CHILDREN'S PLAY AREA
12. SuDS POND
13. PEDESTRIAN CROSSINGS

Illustrative/indicative site plan - details to be confirmed at reserved matters.

2.3 HOUSING MIX

As the indicative masterplan does not seek to confirm layout or housing mix at this stage, the following is for illustrative/suggested purposes only.

The indicative masterplan shows 85 dwellings and one commercial unit (use class E) (envisaged to be a purpose-built village shop) on the 3.94 ha (9.7 acre) site. This equates to 21.6 dwellings per hectare. An illustrative housing mix is shown here and in the table below. Affordable housing numbers should align with Rutland County Council's policy requirement of 30% (subject to viability) which equates to 25.5 units. These should be tenure blind, mixed throughout the development, and sizes that comply with RCC's housing need assessment.

Type	No. Bedrooms	No. Homes
A.1 - flat	1	2
A.2 - flat	2	9
B	2	23
C	3	15
D	3	11
E	3	4
F	3	8
G	4	9
H	4	4
Total		85

Indicative housing mix

3 STREET TYPES

All forms of movement must be considered in the design of streets and spaces. To create a more sustainable neighbourhood, the order in which these modes should be considered in the design process is:

1. People on foot and those with disabilities
2. People on bicycles
3. Public transport vehicles and stops
4. Cars and other motorised vehicles

The size of the Officers' Mess site, and the neighbouring village streets it aims to reflect, suggest that only relatively small secondary and tertiary streets are appropriate within the site. The roadways are designed to serve vehicular traffic of the development only, and not through traffic. The streets should provide adequate room for pedestrian, bicycle and vehicular movement, without the excess that contributes to high speeds and inefficient land use and where hardscaping dominates, giving rise to an "estate" feel.

In the following pages, we set out the parameters of the street types shown in the indicative masterplan and offer example images of comparative streets which demonstrate materials, dimensions, and character sought.

All street layouts will need to be discussed and agreed with the appropriate highway authority for planning and adoption approvals.

3.1 MOVEMENT NETWORK

The movement network of the indicative masterplan is comprised of the routes listed below, shown right, and detailed in the following pages.

The rural nature of Edith Weston is reflected in its streets which vary in width, are very often bordered with grass verges, and lack separate footpaths on the secondary or tertiary roads quiet enough to allow people to safely walk in the road. These qualities are to be carried over into the Officers' Mess site, with agreement from the highways authority.

Vehicular connectivity to the existing network is provided at the existing site access point at Manton Rd. The existing access point at Edith Weston Road is maintained as emergency vehicle/pedestrian/cycle only (due to visibility constraints from the tree at the south east corner of the site). Additional pedestrian access is to be provided at the east and west corners at Manton Rd and north and south corners at Edith Weston Road. Permeability, primarily of pedestrian and cycle access, within and to/from the site is essential to encourage walking and efficient movement.

The street types are:

- A) Main Street
- B) Village Spine
- C) Village Lane
- D) Village Mews

With additional movement network elements:

- E) Village Drive
- Pedestrian-only footpaths

Movement network diagram

3.2 MAIN STREETS (TYPE A)

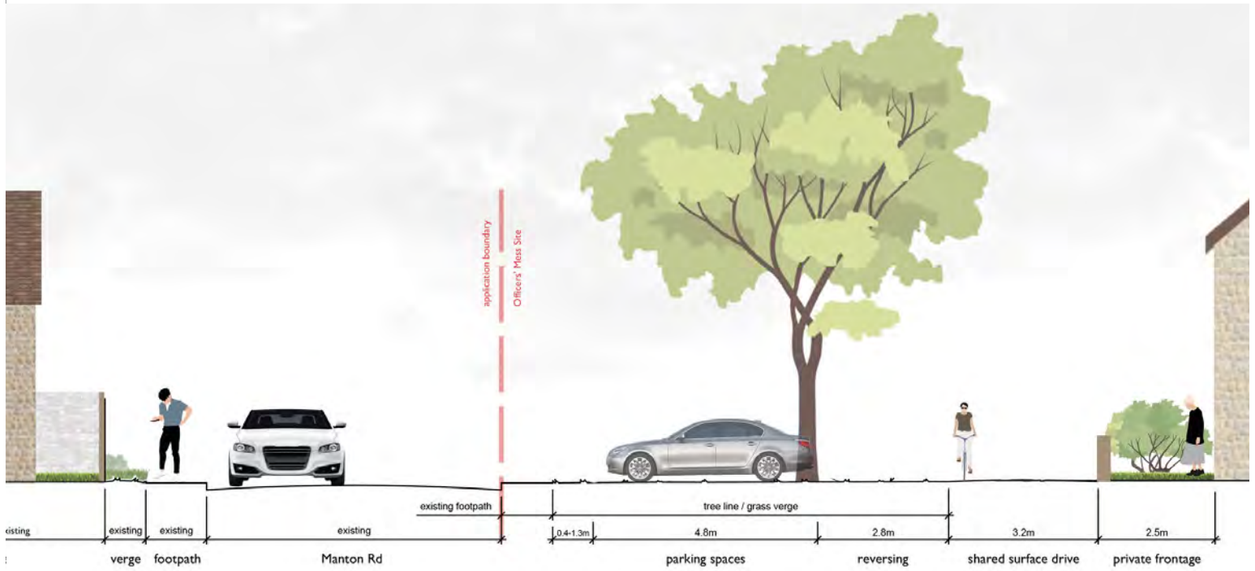
To make the development part of Edith Weston and not a housing estate separated from the village by arterial roads, Manton and Edith Weston Roads must become streets of the village rather than perimeter roads.

They should therefore have active frontages that engage the street and crossings to slow traffic. The building line will be guided by the root protection zones of the avenues of trees. Retention of the hedge along Edith Weston Road precludes vehicular access points, but parking perpendicular to Manton Road is proposed in order to create visual cues that temper vehicle speeds.

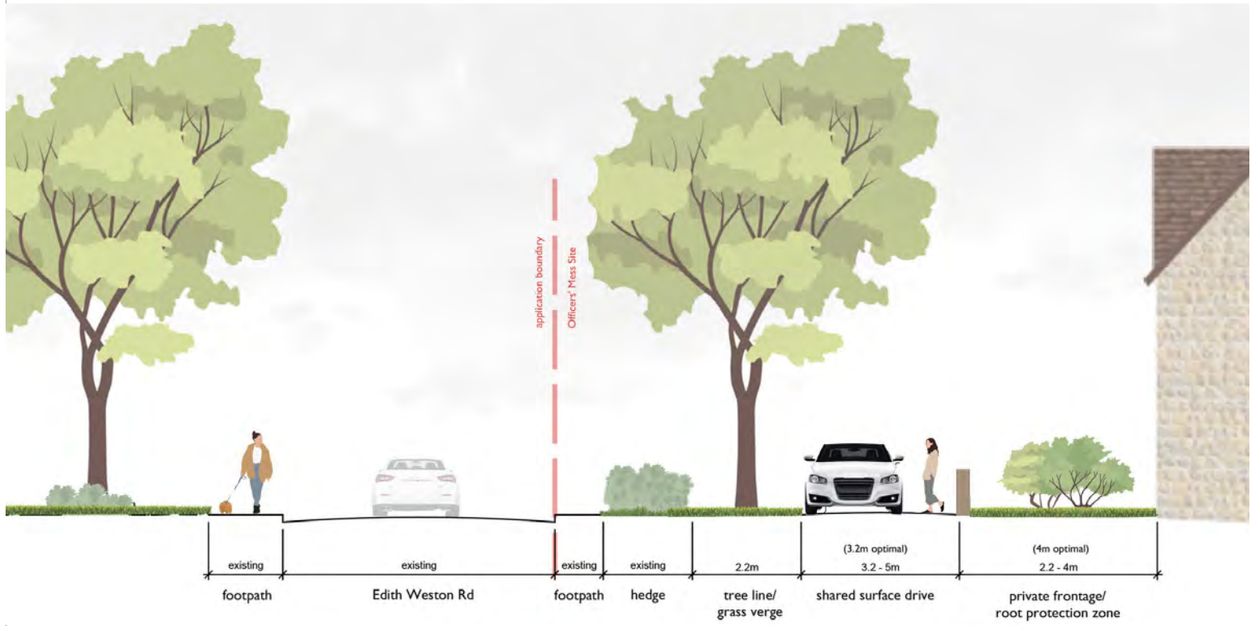
Manton Road - street bounding the site to the north

Edith Weston Road - street bounding the site to the east (image: Google Maps)

Key plan



STREET TYPE A.1 (MAIN) SECTION



STREET TYPE A.2 (MAIN) SECTION

Example: Lyndon Road, Manton is the same road as Manton Rd (further west) with an avenue of trees and multiple access points.

Example: A secondary access road off Preston Main St.

SPEED LIMIT	PAVEMENT SURFACE
30mph	Existing (tarmac/asphalt)
CARRIAGEWAY	CARRIAGEWAY SURFACE
approx. 5-6.5m (existing)	Existing (tarmac/asphalt)
PARKING	KERB
off-street	as existing
FOOTWAY	TREES
existing plus new 3.2m shared surface (Sec. 3.6)	existing retained
VERGE	FRONTAGES
0 - 8.8m wide	Shopfront, front strip with boundary, and front garden with boundary (ref. Sec. 4)

3.3 VILLAGE SPINE (TYPE B)

The spine is the primary route within the site, from which other streets branch. It is proposed to curve this road to keep vehicle speeds low and to create changing vistas. This street should be the most formal within the site, with footpaths to each side and a significant amount of homes in terrace arrangement to create a consistent (but not uniform) frontage.

Some on-street parking should be provided but also some grass verges, which is a key street element of the Rutland villages.

Example - Main St., Lyddington

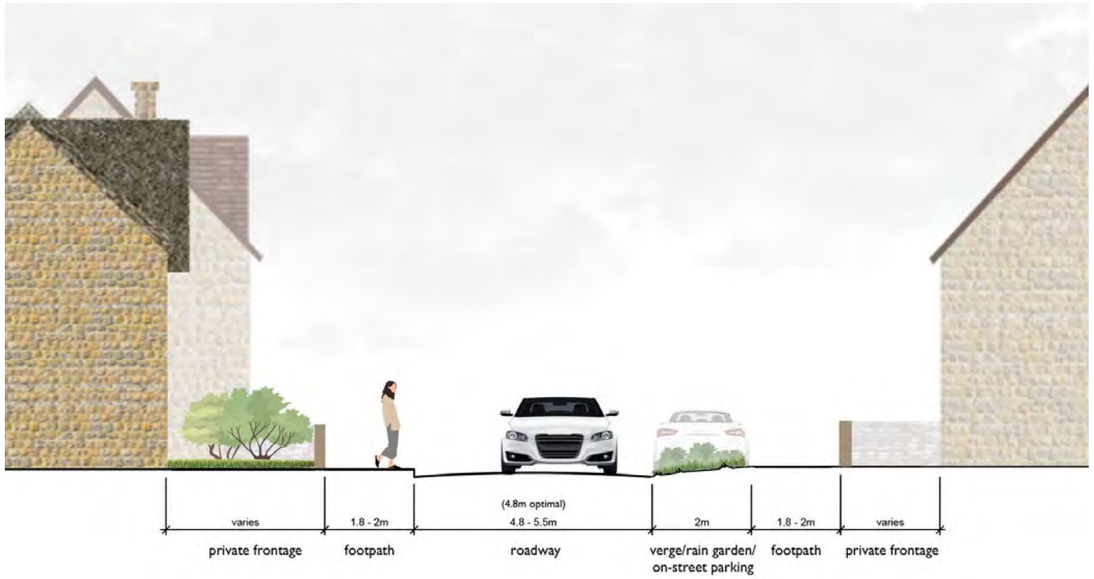
Example - Church St., Easton on the Hill

Example - Well Cross, Edith Weston

SPEED LIMIT
20mph
CARRIAGEWAY
4.8 - 5.5m (4.8 optimal)
PARKING
on and off-street
FOOTWAY
1.8 - 2m wide
VERGE
2m wide - alternates with on-street parking

CARRIAGEWAY SURFACE
Tarmac/asphalt
PAVEMENT SURFACE
Macadam with bound gravel surface
KERB
Textured granite or conservation grade concrete at footpath; concrete, stone, or metal edge at verge
TREES
Along verge when space allows and in private plots
FRONTAGES
Privacy strip or front garden with boundary (ref. Sec. 4)

Key plan



STREET TYPE B (SPINE) SECTION

3.4 VILLAGE LANES (TYPE C)

The loops serving the extents of the site, branching off the 'spine' are designated 'lanes' and have a more informal nature, slightly narrower width, and a footpath on one side of the road (the most typical arrangement in the local villages.)

On-plot street-side planting is encouraged along the lanes and a varied building line will lend to the informality.

Example - Hight St., Exton

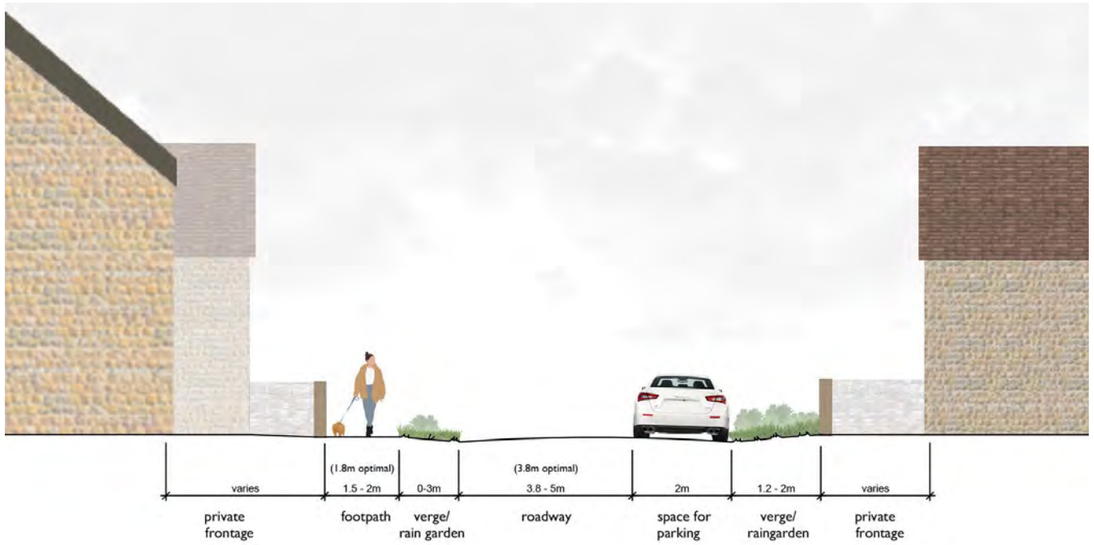
Example - King Edwards Way, Edith Weston

Example - Stoke Road, Lyddington

SPEED LIMIT
20mph
CARRIAGEWAY
3.5 - 5m (3.5m optimal)
PARKING
on and off-street
FOOTWAY
1.5 - 2m wide
VERGE
1.2 - 2m, one side of roadway

CARRIAGEWAY SURFACE
Tarmac/asphalt
PAVEMENT SURFACE
Macadam with bound gravel surface
KERB
Textured granite or conservation grade concrete at footpath; concrete, stone, or metal edge at verge
TREES
At verge where space allows and in private plots
FRONTAGES
Front strip with boundary and front garden with boundary (ref. Sec. 4)

Key plan



STREET TYPE C (LANE) SECTION

3.5 VILLAGE MEWS (TYPE D)

The village mews is the tertiary, most informal, street type. It branches off the lanes and is fronted by more sides-of-gardens, drives, and garages than the other types. It is narrow, as it serves only the houses that front it, with no roads leading off. It is therefore proposed as a shared surface with no footpaths, as people walk in the road on these quietest of village streets.

Breedon/local self-binding gravel is proposed for the surface to provide a rural character and as traffic loads will be low.

Example - Blacksmith's Lane, Exton

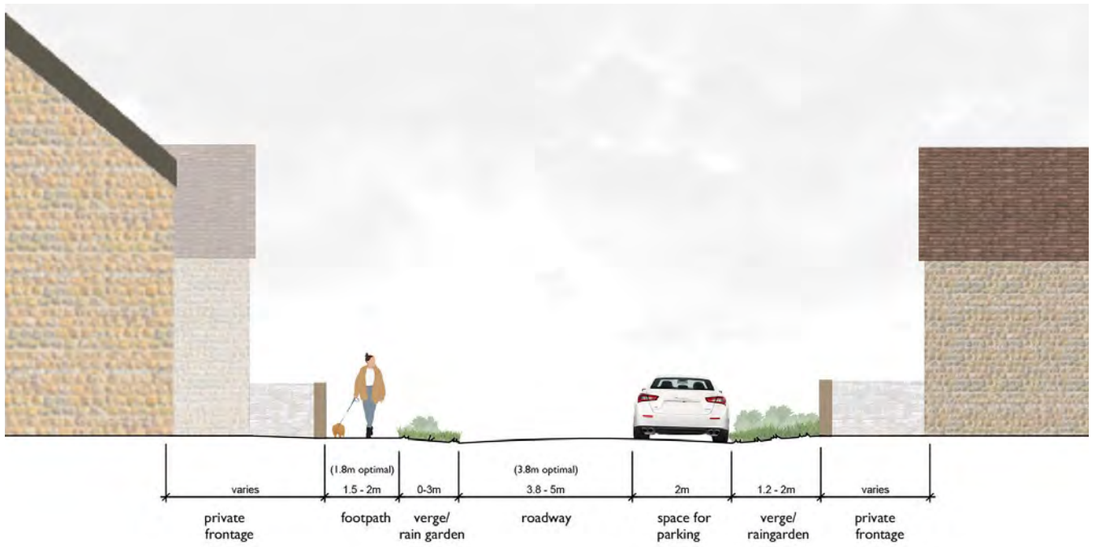
Example - Main St, Thorpe by Water

Example - Crocket Lane, Empingham

SPEED LIMIT
15mph
CARRIAGEWAY
3.5 - 5m
PARKING
off-street
FOOTWAY
shared surface
VERGE
approx. 1.2 either side

CARRIAGEWAY SURFACE
Breedon/ self-binding gravel
PAVEMENT SURFACE
n/a
KERB
None; stone, concrete, or metal edging at verge
TREES
n/a (in private plots)
FRONTAGES
Front strip with boundary

Key plan



STREET TYPE D (MEWS) SECTION

3.6 VILLAGE DRIVES (TYPE E)

Type E routes are not strictly speaking 'a street type' but rather a shared drive: a semi-private foot and vehicular access to homes, garages and parking bays. Similar surfaces exist throughout the villages - gravel drives to former agricultural yards now used for parking. Self-binding gravel is proposed to maintain the rural character fully accessible.

Example - Easton on the Hill

Example - Empingham

SPEED LIMIT
10mph
CARRIAGEWAY
3.2m plus passing zones
PARKING
(access to spaces)
FOOTWAY
shared surface
VERGE
none

CARRIAGEWAY SURFACE
Breedon/ self-binding gravel, permeable system at root protection zones
PAVEMENT SURFACE
n/a
KERB
None; stone, concrete, or metal edging at verge
TREES
n/a (to be in private plots)
FRONTAGES
Planted strip, strip with boundary, or garden with boundary (ref. Sec. 4)

Key plan

TYPE E (DRIVE) SECTION

4 FRONTAGES AND BOUNDARIES

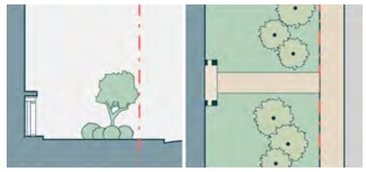
Private frontage is the area between the building and the front plot boundary line. The way this area is designed is important because it dictates the relationship of the building to the street and therefore both the privacy of the occupants and the perception of the pedestrian.

The variables of private frontage are: the depth of the setback; landscaping; boundary walls, and the combination of architectural elements, such as arcades, railings, bay windows, balconies. These elements must be held to specific standards because of their substantial influence on the public realm.

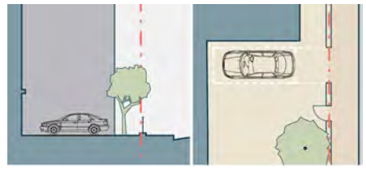
The types suitable for the Officers' Mess site are shown right with indicative locations opposite. Details and example images are provided in the following pages.

Prominent side-garden walls should be treated with the materiality and care of front-boundary walls, as they play a similar role in the public realm. They have therefore been included in the key plan right. Greater height (approx. 1.8m) is appropriate for privacy at these locations.

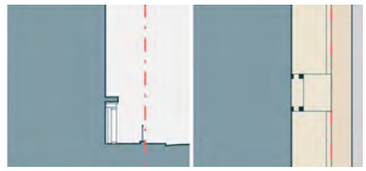
Front garden with boundary



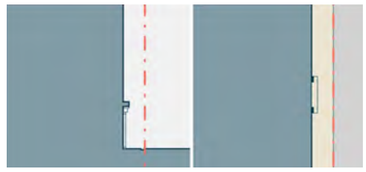
Front courtyard



Front strip with boundary



Front strip



Shop front

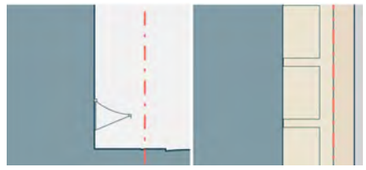


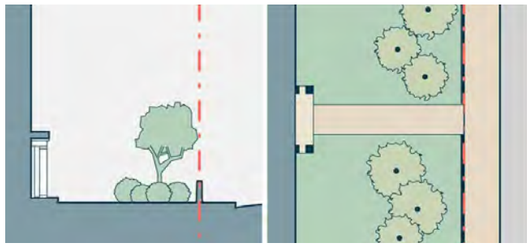
Diagram showing appropriate locations for various frontage types

4.1 FRONTAGE TYPES

1. Front Garden with Boundary

To reflect Rutland's rural nature, front gardens may be relatively deep. They should have a low wall (approx. 90cm high), hedge, railing or timber fence situated on or near the front plot line.

Fences and railings should have hedges, flowers, or bushes planted against them on the garden side to create a suitable boundary. A front garden should have a depth of 4-10m.



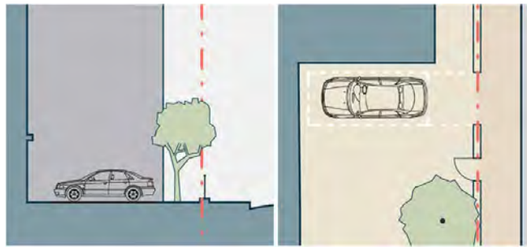
Stone wall bounding well-planted garden - providing privacy as well as contribution to public realm (Easton on the Hill)

Stone wall with timber and metal gates bounding small/moderate garden creating enclosure and consistent frontage. (Edith Weston)

2. Front Courtyard

A courtyard can be created at a building frontage and partially planted, partially paved (and used for parking). A railing, hedge, fence, or wall must delineate the plot (as above). Trees within the courtyard may overhang the pavement. The courtyard should have a depth of approx. 6-8m.

Courtyards here should use gravel wherever possible and parking should take up no more than 2/3 of the area, with the rest used for garden.

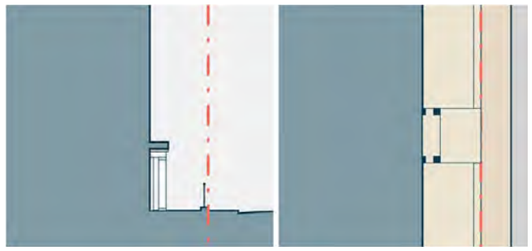


Front court with lawn, shared surface entry and parking space (Preston)

Front court bounded by hedges and internally bordered by planting (Edith Weston)

3. Front Strip with Boundary

A narrow strip of landscaping shall separate the building edge and the plot line. The plot line shall be delineated by a railing, hedge, fence, or low wall (40-100cm heigh). The front strip should have a depth of 2-4m.

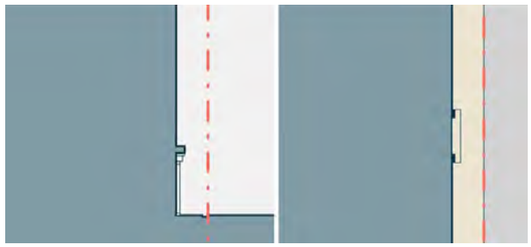


Front strip with boundary created with metal estate fencing and planting. (Foliage essential as the fencing does not create significant visual definition on its own.) (Exton)

Front strip occupied by hedge, boundary created by white picket fence. Strong frontage made with limited space. (Edith Weston)

4. Front Strip

A narrow strip of land shall separate the building edge from the plot line. This may be paved with rounded cobblestones, but for most locations in the Officers' Mess site, planting is the most appropriate treatment. This boundary may be edged with stone kerbs. The front strip should have a depth of 0.6-1.5m.

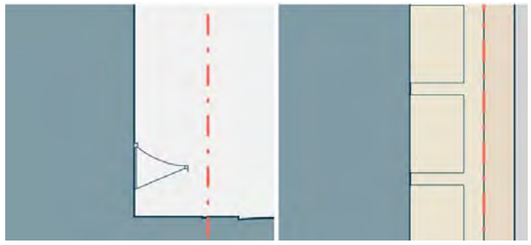


Front strips created by a grass berm and planting on the left and a low stone edged planting bed on the right. (Edith Weston)

Front strip filled with various planting (medium height stone wall creates boundary for side garden). (Edith Weston)

5. Shopfront

The building line shall be situated close to the plot line with the building entrance at the pavement level, and shall be used primarily for retail. There shall be substantial glazing at ground level, preferably timber-framed, and hand-painted signage overhead. There may be an awning which partially covers the pavement. The awning and/or space for tables/benches should have a depth of 1.5-3m.



Village shop in Empingham. Back of pavement, terrace arrangement.

Post office/shop in Ketton with timber frontages, small but plentiful window lites, and retracted awning.

4.2 BOUNDARY MATERIALS AND DETAILS

A proportion of prominent front garden walls should be made from local stone, as such walls are a ubiquitous feature in Edith Weston and the surrounding villages, and will help the new development to be cohesive with its surroundings. They also create a reassuring sense of enclosure along streets. They should be 40-100cm high.

Rubble stone, where used for boundary walls, should be of a relevant local material, laid coursed random rubble with pale lime mortar and course textured sand.

Brick and render boundary walls should be avoided as they are out of character.

Low stone front boundary wall with timber gate (Edith Weston)

Boundary combining stone wall, white picket fence, and hedge. (Edith Weston)

Boundary treatments such as estate fencing and this rustic timber fence are more open and therefore only successful when accompanied by planting. They are less formal and less private and should only be located on tertiary roads. (Exton.)

Prominent side gardens should be bounded with high quality materials such as local stone but may be topped with timber trellises or hedges/planting to achieve greater height (for privacy) economically.

White picket fences are a fairly common feature in the area and may be used, but occasionally, not exclusively. They should be backed by hedges or substantial planting to create a sufficient boundary. Metal estate fences similarly can be used on occasion when supported by planting.

Prominent side and rear boundary walls (see key plan p.31) can achieve greater height for privacy with a taller stone wall, or wall topped with timber trellis and/or planting. High quality timber fences may also be used. Only rear garden boundaries without a public face may be basic timber panel.

Gates and/or stone piers should feature at driveways where they are needed to maintain continuity of the street frontage. Gates should generally be timber and are also encouraged at footpath entrances and to obscure bins.

Stone boundary wall with end pillar at drive. (Exton)

Painted timber gate at pedestrian entrance, contributing to boundary continuity and privacy. (Exton)

High quality timber fence at highly visible side/rear garden (London)

Painted timber gate marking private zone. Timber panel fences (as behind) are appropriate for rear gardens without a prominent public face. (Edith Weston)

Painted timber gate creating continuity of boundary at driveway breaks in stone walls. (Empingham)

5 PARKING ARRANGEMENTS

Edith Weston and other admired settlements in Rutland were designed prior to motor vehicles and therefore derive some of their character from a lack of large car parks, large garages, and asphalt drives. As cars are now seen as an essential part of daily life outside major towns and cities, parking here needs to be designed skilfully to both provide the necessary spaces and retain the attractive non-car dominant feeling of the Rutland villages.

Parking levels should balance adhering to policy whilst encouraging active travel. Excess parking should be avoided to minimise hardstanding and encourage walking, cycling, and use of public transport.

A mix of on-plot and on-street parking should be provided for variation and flexibility. Small, overlooked parking courts and mews have been integrated into the indicative masterplan to help keep cars from dominating the public realm. Where on-street parking is also available, car ports - rather than garages - are encouraged to ensure the spaces are used for parking rather than storage.

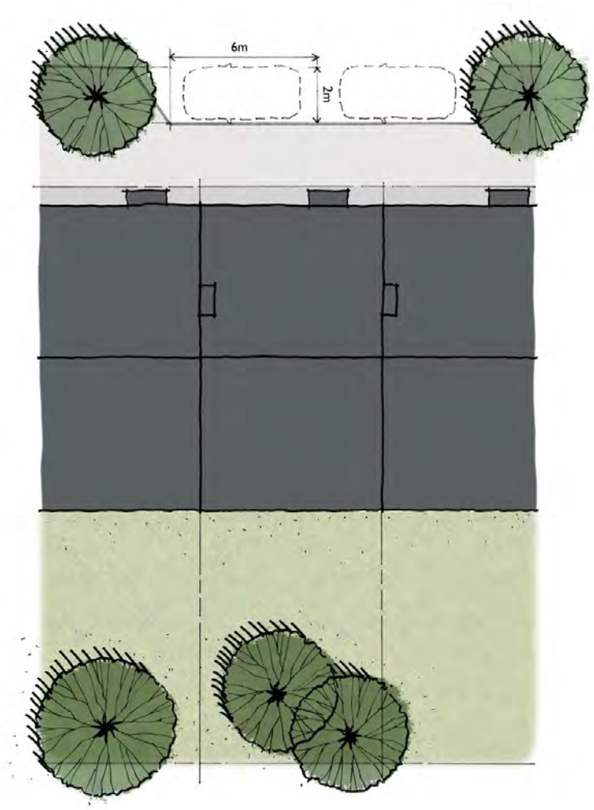
Finally, gravel is the predominant material for driveways throughout the villages and it contributes significantly to their rural nature. Gravel should therefore be used unless accessibility is an issue in which case Breedon gravel, hoggin, or conservation style permeable pavers would be a good alternative. Textured granite sets are also in keeping but may have limited application, such as at transition from pavement to drive.

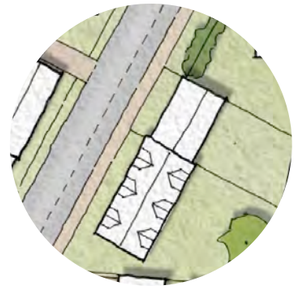
Above: Car ports can ensure spaces are used for parking rather than storage. (Lyddington)

Right: Gravel drives are key to the local character. Those on primary streets would benefit from a band of setts at transition. (Preston)

5.1 ON-STREET PARKING

On-street parallel parking is proposed at the village shop, along the Village Spine and the Lanes, but alternating with verges to ensure sufficient greenery. On-street parking should largely serve as visitor and second car parking. Street trees are relatively rare in the villages but can be planted between the bays if/when space allows.



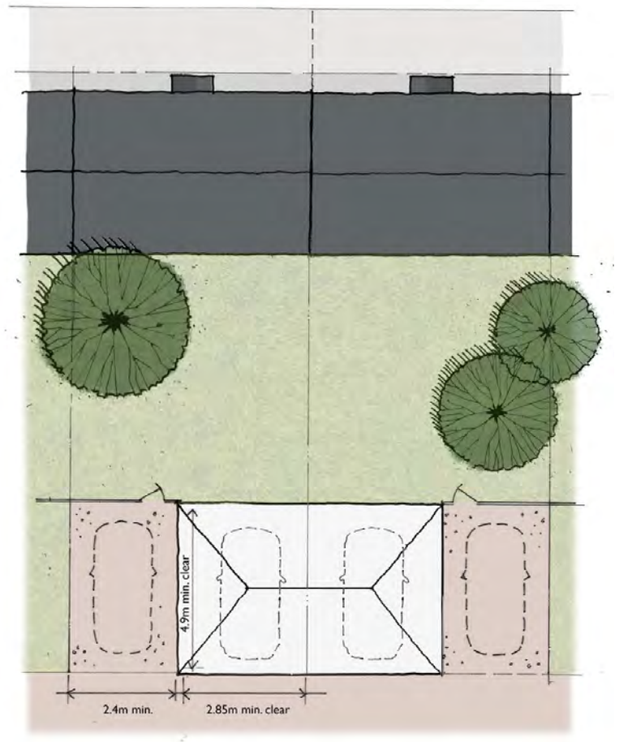


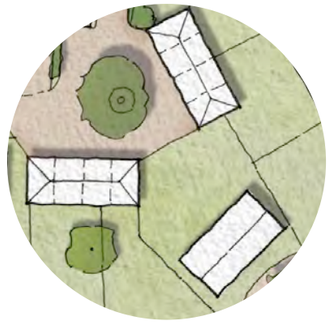
Example instance of on-street parking in indicative masterplan

Double and single-sided on-street car parking in Edith Weston

5.2 REAR ACCESS

In this arrangement, parking is located at the back of the plot and is accessed from a rear mews or shared court. It is a useful arrangement in making streets that are lined by houses and gardens rather than parked cars and garages. These may have both garage/car port parking and open air. They exist in the core of the block and can serve terraced, semi-detached, or detached properties, and should be overlooked by windows of the surrounding houses for safety. Ideally they align with the property line so that they can be accessed from the road and from the rear garden.





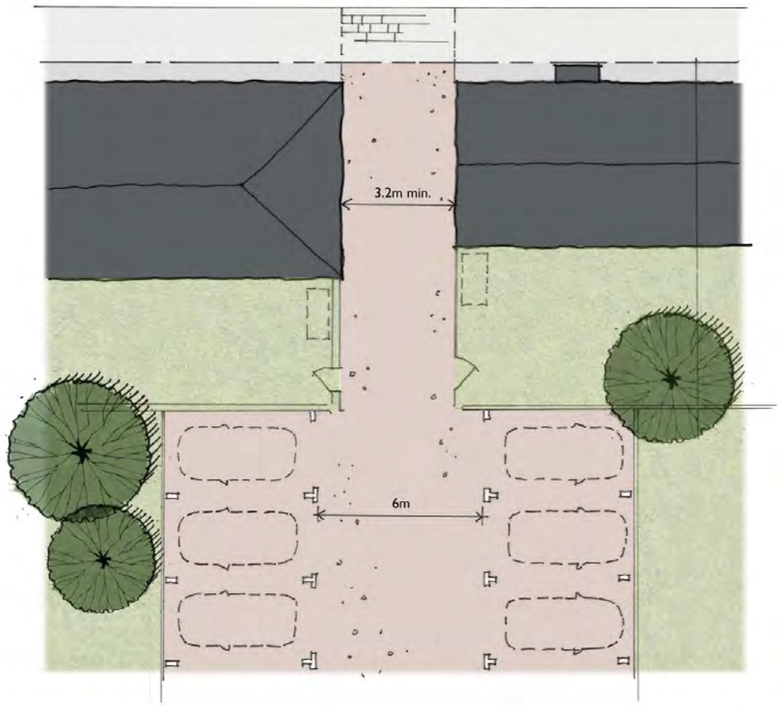
Example instance of rear access parking in indicative masterplan

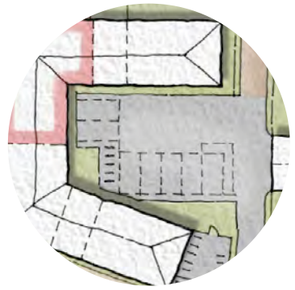
Road for parking and garages/sheds (Empingham)

Drive to rear service/parking (Preston)

5.3 PARKING COURTS

Some areas of the scheme, particularly around the village shop, would benefit from having small shared courtyard parking to help meet the parking demands. This can be accessed through passageways between buildings, or alternatively through rear mews. Off-road semi-private courtyards are a key feature in the villages, often converted agricultural yards. The character of the courts should derive from these. Again, they should be overlooked by neighbouring homes.





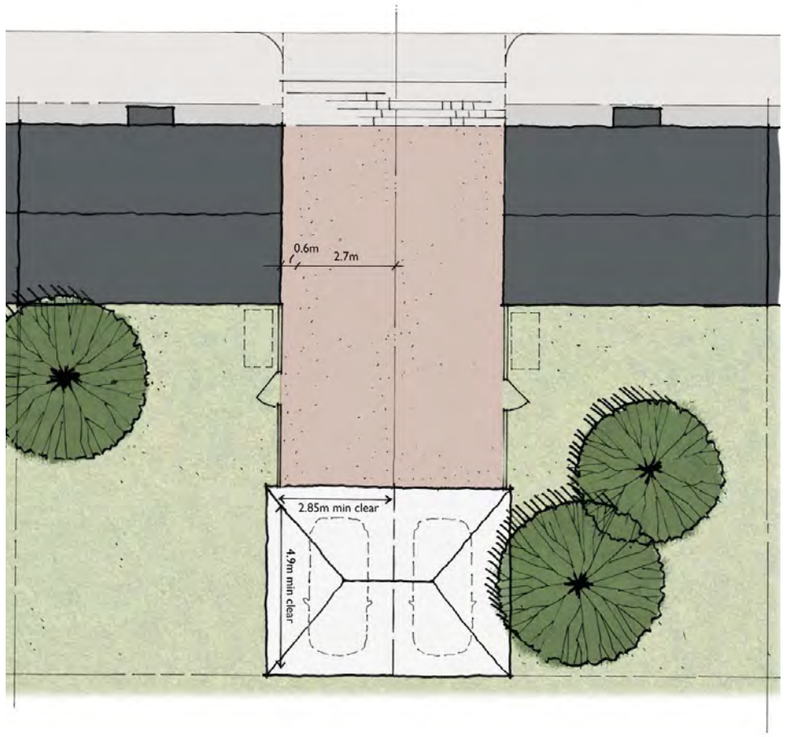
Example instance of on-street parking in indicative masterplan

Gated parking court just off road (Lyddington)

Un-gated parking court tucked behind plot (Easton on the Hill)

5.4 PRIVATE ON-PLOT SIDE PARKING

In this arrangement, garages or parking spaces at the rear of the plot are accessed by a driveway between semi-detached and detached houses. The width of the drive(s) should be minimal and a gate may be provided to retain continuity of the street frontage. To help meet the required parking provision, the drive should usually be long enough to accommodate two vehicles (i.e. one in the garage/carport and one in the drive).



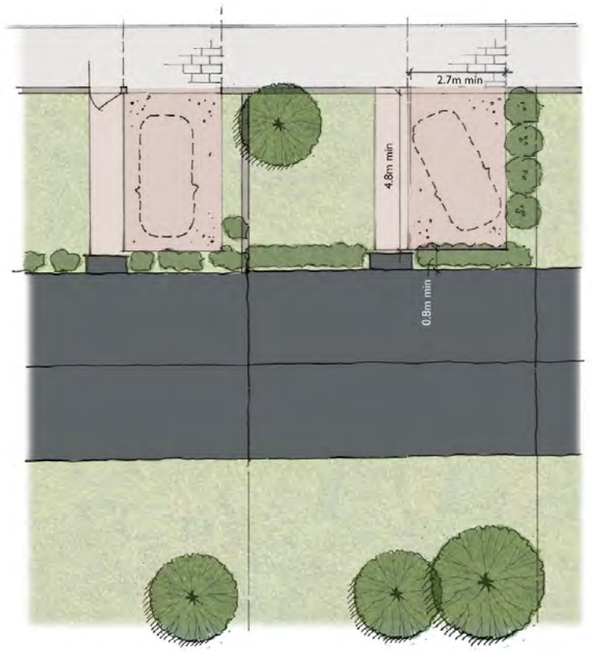
Example instance of on-street parking in indicative masterplan

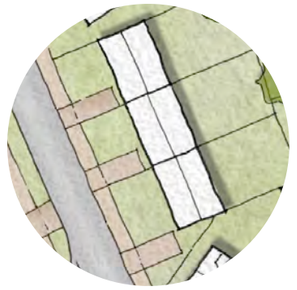
Example - Single lane side parking (Easton on the Hill)

Example - Double lane side parking with garages (Exton)

5.5 FRONT COURT PARKING

Front parking is an option for larger detached homes or wide-fronted properties which have sufficient front garden space. As mentioned in Section 4, parking/paving should take up no more than 2/3 of the space, with the remainder used for planting. Boundary walls/fences/planting are also essential at plot line to ensure the space reads as a garden and not a car park.





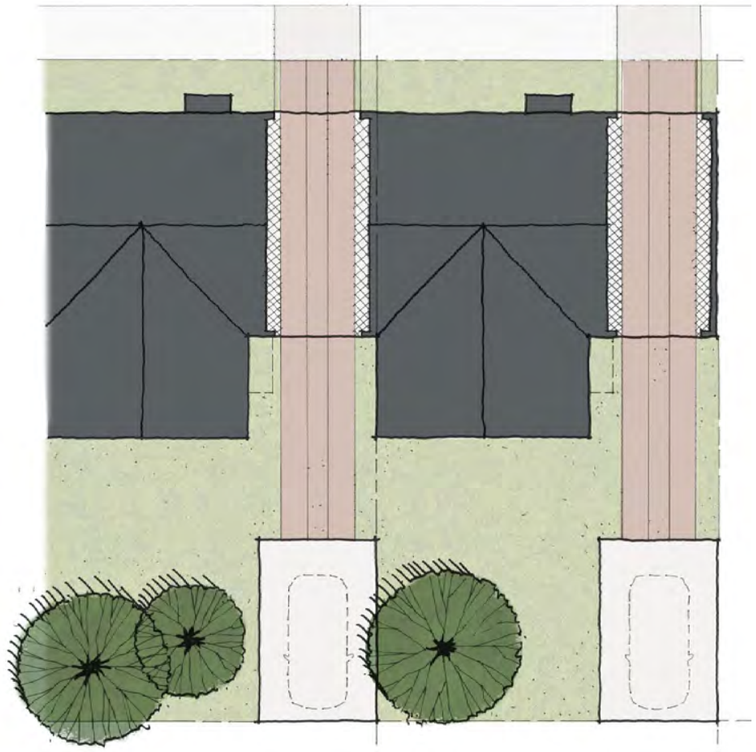
Example instance of on-street parking in indicative masterplan

Front court bounded by hedges (Edith Weston)

Front court walled and gated (Edith Weston)

5.6 PASS-THROUGH PARKING

A rare but sometimes useful arrangement puts the parking to the back of the house via a passageway. Care must be taken architecturally to achieve this well but it can provide an efficiency of space, providing habitable space over the passageway.



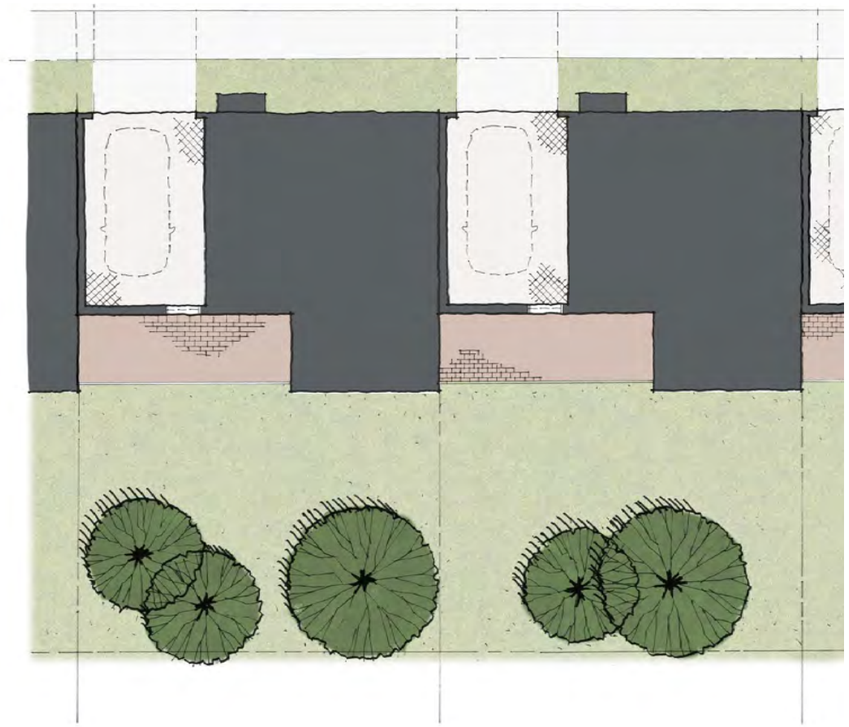
Pass-through not featured in indicative masterplan but included here as a valid option for Reserved Matters design.

Parking court via pass-through building (Exton)

Gated pass-through (Preston)

5.7 ENCLOSED PARKING

This option has an enclosed garage with no car access to the rear of the plot and therefore an uninterrupted back garden. It is a less common arrangement in the historic villages and has the potential to create a more suburban environment. Therefore, if implemented, the garage must remain subservient to the house and be integrated into the architecture (e.g. the design of the garage door).



Enclosed parking not featured in indicative masterplan but included here as a valid option for Reserved Matters design.

Small attached garage (Preston)

Attached garage access perpendicular to residence (Easton on the Hill)

6 TREES AND PLANTING

Although trees and foliage are abundant in the Rutland villages, formal street trees are somewhat rare. Due to the efficient use of space on the rural lanes, trees largely grow from private plots, in front, rear, and side gardens, but still contribute to the streetscape. Public realm trees usually exist at wider verges, the green space at the meeting of roads, or at the corners of greens. Bushes, hedges, and flowers are planted along the strips of land between buildings and the road or footpath. This pattern should be implemented in the new development.

An exception to the lack of formal public-realm trees are the avenues of trees along the north and east of the site. They, along with all existing category A trees, and the category B trees shown in the indicative masterplan, should be retained.

The hedgerows bounding the site should also be retained and enhanced where possible. To ensure the preservation of the hedgerows, they should sit just outside the bounds of private plots, with an estate fence on the garden side. Close-board fencing or other continuous solid structures will not be acceptable against the hedgerows, in order to ensure their continued health and ecological value.

Existing trees and hedges to be retained, as per indicative masterplan

EXISTING TREES TO BE RETAINED

Avenue of trees and hedge along Edith Weston Rd (site right)

Avenue of trees along Manton Road (site left)

Conifer in the north-west part of site

Trees on the south-west portion of site

Cluster of trees on south-east portion of site

Trees and hedge along west site boundary (Manton Rd hedge in foreground)

6.1 TREE AND PLANTING POSITIONING

Tree at road junction (Edith Weston)

Formal street trees are uncommon but trees are present in the public realm at greens, large and small. (Exton)

Small private front garden well planted (Easton on the Hill)

Planting greatly enhancing paved areas (Preston)

Small plants greening public realm and creating public/private buffer (Edith Weston)

Hedge providing green boundary and privacy (Edith Weston)

Street trees may be located:

- With the trunk no closer than 0.9 metres from back of road kerb.
- At spacings between 10-15 metres for 'Tall' trees
- At spacings between 8-10 metres for 'Medium' trees
- At spacings between 6-8 metres for 'Small' trees
- On medians and central reservations subject to approval from the adopting authority.

Trees may be planted in the parking lane:

- With parallel parking, taller trees (20-25cm girth) should be spaced at 20m centres, between every three parking bay.
- At 14m centres for medium tree species (20-25cm girth), every two parking bays.

Trees and buildings:

- 'Tall' trees should be located no closer than 6 metres from the front face of any adjacent property.
- 'Medium' trees no closer than 5 metres from the front face of any adjacent building.
- 'Small' trees no closer than 4 metres from the front face of any adjacent building.
- Building zones will not infringe into the Root Protection Area as identified by an arboriculturalist.

Appropriate surface treatments around streets are:

- Grass verges
- Wood mulch

Tree pits shall have rooting zones with no less than $4m^3$ (2.0 x 2.0 x 1m or equivalent) unless agreed with the Local Planning Authority.

Cluster of existing category A trees on south-east part of site

6.2 TREES SPECIES

Tree pits within 5m of a utility corridor will include a root barrier to prevent conflict with the service corridor. Barriers should be designed around the services rather than around the roots, whenever possible, to maximise ecological benefit.

Choice of species will depend on the width of the street, proximity of adjacent dwellings, location within the street, etc. Street tree species shall be chosen from the following species or similar local varieties:

Tall:

- Quercus var. (oak)
- Platanus var. (plane)
- Pinus sylvestris (Scots pine)

Medium:

- Acer campestre (field maple)
- Prunus avium (wild cherry)
- Sorbus aria (whitebeam)
- Sorbus aucuparia (rowan/mountain ash)
- Tilia cordata (small leaved lime)

Acer campestre (image: Van Den Berk)

Corylus avellana (image: Tree Guide UK)

Small:

- Corylus avellana (hazel)
- Ilex aquifolium (holly)
- Parrotia persica (Persian spire)
- Salix cinerea (grey willow)

Native species should be given preference for street planting but are not essential. Pollarding of trees should generally be avoided in this rural setting, but if necessary can be considered with an appropriate management regime. Species suitable for pollarding are as follows:

- Platanus (plane)
- Tilia (lime)
- Aesculus (horse chestnut)
- Acer (maple)

The informal character of the streets means informal spacing and picturesque tree varieties are most appropriate. A detailed and coherent strategy should be presented at Reserved Matters stage.

Pinus sylvestris (image: Tree Guide UK)

Prunus avium

7 BUILDING TYPES

This section sets out guidance for what building types are appropriate for the Officers' Mess site, as influenced by the community engagement and Rutland character study.

As Edith Weston already has a primary school and village hall, civic buildings have not been proposed. The Enquiry by Design process did however reveal that a purpose built village shop would be a benefit to new and existing residents and therefore a commercial unit (use class E) is proposed within a mixed-use block to provide this.

The development shall include a mix of one, two, three, and four-bedroom homes (see Section 2.3). While the exact housing mix and layout will be subject to a reserved matters planning application at a later date, seven house types are proposed in the indicative masterplan in the form of detached, paired, and short terrace homes. One and two-beds flats are proposed within the mixed use block. In addition to being marketable, such a mix will create an amount of diversity in house size and household demographic.

The design of these houses will be carried out by the developer's appointed architect, but should follow the guidance set forth here and be informed by further consultation with the local community.

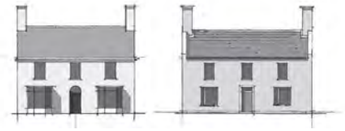
A quintessential Rutland house type - stone cottage terrace, Well Cross, Edith Weston

Due to Edith Weston's size and rural location, certain residential building types such as narrow-fronted town houses and tall buildings (over three storeys) are not considered appropriate for the Officers' Mess site. Some basic forms seen in the village and which are considered suitable for the site are one to two and a half storey wide-fronted, square plan, L-shaped, and small scale multiple occupancy or mixed used dwellings.

These basic types can be designed in almost infinite variation but a selection of simple reliable forms, meeting nationally described space standards*, has been used in the indicative masterplan. These are shown in greater detail in the following pages, along with descriptions and example images of how each form exists in the current context.

The developer that carries forward the scheme will decide on the specific forms, layout, and details, but the descriptions, footprints, and corresponding photographs provided, from Edith Weston and neighbouring villages, must demonstrably guide the design of the proposed buildings.

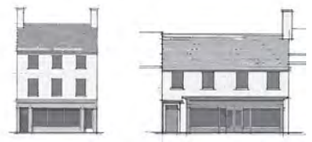
** All surpass minimum GIA for the upper number of occupants for number of bedrooms, apart from Type B, which meets the GIA for three but not four occupants.*



Wide-fronted homes

L-shaped

Square plan



Commercial/mixed-use

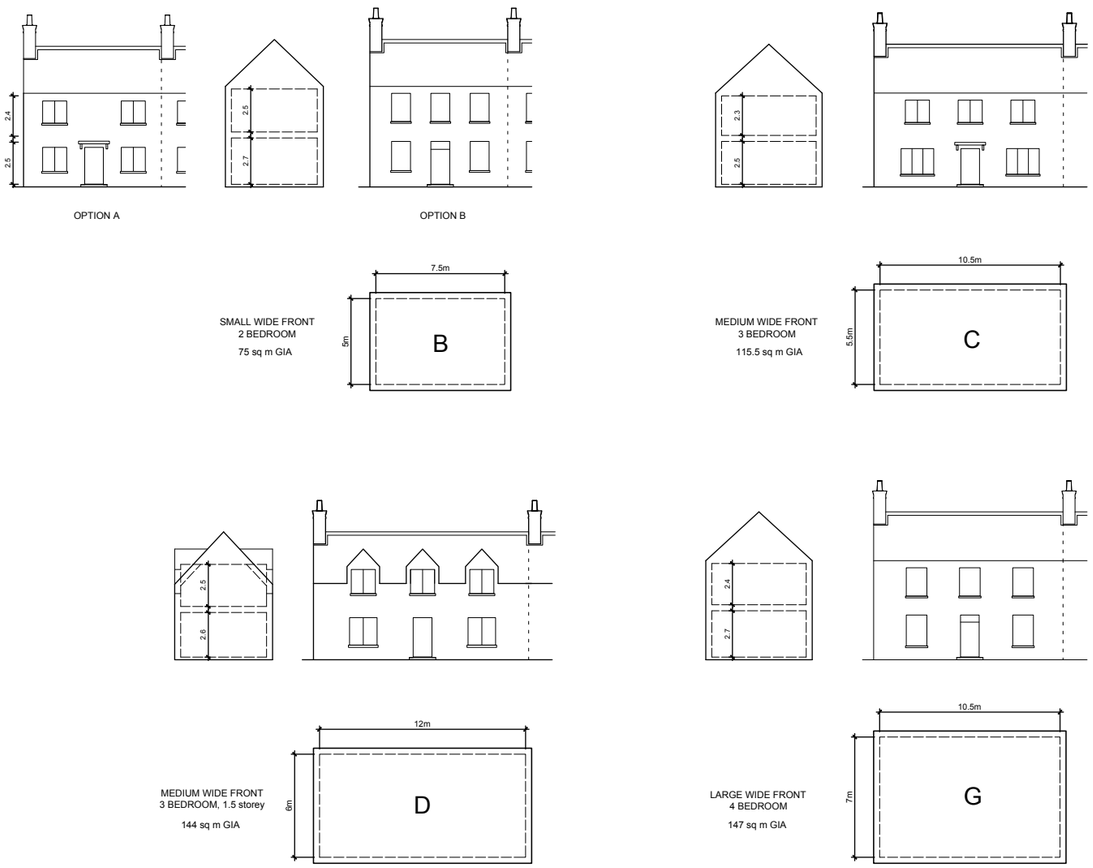
7.1 WIDE FRONTED

Wide front houses are wider than they are deep and usually have their main entrance in the centre of the wide side. They generate lower densities (than narrow front houses) and are therefore more commonly found in smaller towns or suburban fringes, villages and rural locations. It is unsurprising then, that they are probably the most common layout type in Edith Weston and the surrounding villages.

Wide front houses generally have excellent daylighting ratios and the relationship between house and garden typically feels more generous than a narrow fronted house. Typical small, medium, and large wide-fronted house forms, as shown below, are presented in the indicative masterplan.

They may be detached, but are also appropriate for short terrace arrangement, and most often face the street. It is characteristic in Rutland, however, for some to be set perpendicular to the street, with a rear/side garden to one side and entry court at the other.

Dormers storeys for one-and-a-half and two-and-a-half storey homes are common in the villages and should be employed in some designs.



Wide-fronted house footprints (with indicative elevations/sections) employed in the indicative masterplan

Two and a half storey wide-front detached (Edith Weston)

Wide-fronted homes as featured in the indicative masterplan, in attached, detached, and perpendicular arrangement.

Symmetrical two storey wide-front (Easton on the Hill)

Rustic one and a half storey cottage terrace (Edith Weston)

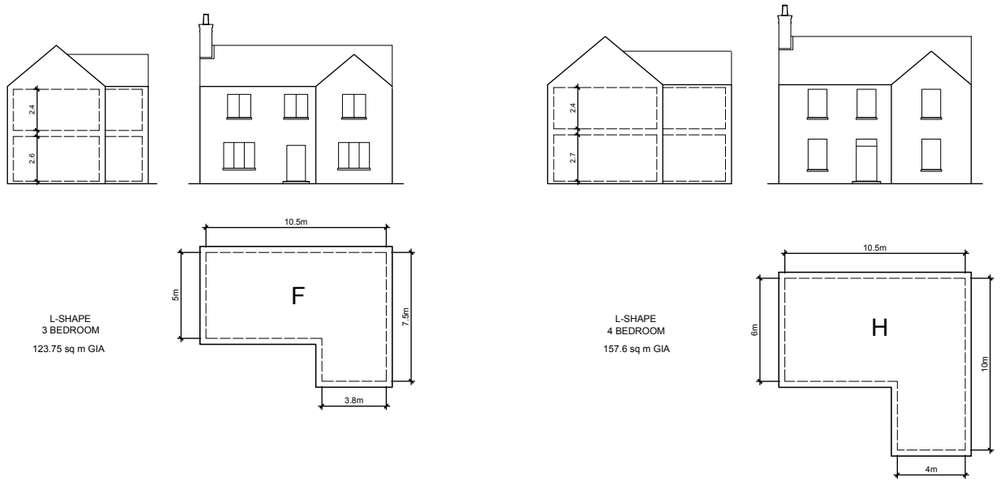
Formal but small two storey wide-front terrace (Edith Weston)

Asymmetrical wide-fronted cottage (Edith Weston)

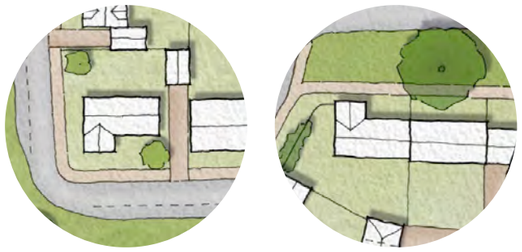
7.2 L-SHAPED HOUSES

L-shaped properties are quite characteristic of the Rutland villages. Their plans consist of two wings set perpendicular to each other. They are most useful in implementing an asymmetrical layout. They may be very compact, or extended to create a courtyard space within the angle of the two wings.

L-shape houses are often detached, but can also be part of a terrace, with a varying setback. Both arrangements are used in the indicative masterplan. They are best suited to slightly larger plots as their form is less efficient.



L-shaped house footprints (with indicative elevations/sections) employed in the indicative masterplan



Instances of L-shaped homes in the indicative masterplan - detached on a corner and attached where a strong frontage is required.

Large L-shape with dormers and small front projection, well set-back (Exton)

L-shape at back of pavement with side entry (Empingham)

L-shape creating entry court; steep roof containing first floor (Preston)

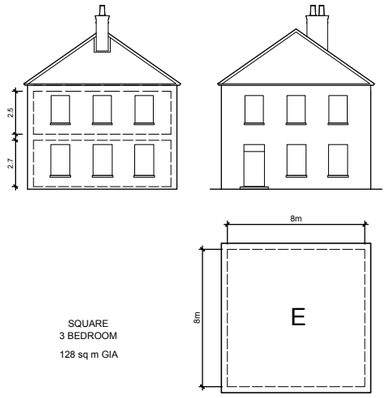
L-shape in terrace with shallow projection and set-back (Preston)

7.3 SQUARE PLAN

Square plans are uncommon in traditional urban environments, as they tend to be a less efficient response to land planning, but can often be found in historic towns and villages in the form of two-storey villas. When they are built, they tend to occur as 'one-off' focal points in the compositional hierarchy.

In contemporary developments they can be useful to 'turn the corner' and to create interesting landmarks. They are almost always symmetrical and somewhat formal in facade treatment. Accordingly, they have been used in the indicative masterplan in plots where two façades are important to the public realm.

Approximate square plan houses (top: Edith Weston, bottom: Exton)



Square footprint (with indicative elevation/section) employed in the indicative masterplan

Instance of square plan home in indicative masterplan.

7.4 MIXED-USE

Edith Weston has a much loved village shop but it is run from a light industrial unit in a hidden part of the settlement. The EbD workshops suggested that a purpose-built shop would be a beneficial community asset and would serve to integrate the new development with the existing. The best location for this was deemed to be along Manton Rd, for visibility and central positioning.

For the Officers' Mess site, delivering a use-class E commercial space in a mixed-use block, which also provides flats, is most practical and contributes to the diverse mix of homes offered by the site.

It is essential that this block is moderate in size (max. three storeys, two and half optimal) and in keeping with the language of the historic village. The larger buildings of Edith Weston, along with shops found in the region, serve as useful precedents.

Large irregular two storey residences on Well Cross, Edith Weston. One ashlar stone with sash windows, the other coursed rubble with quoins and casement windows.

A relatively rare three storey residence on Weston Rd, Edith Weston. It has a regular wide-fronted facade, but an extra storey and bay to one end. The more pronounced door surround befits the building's size.

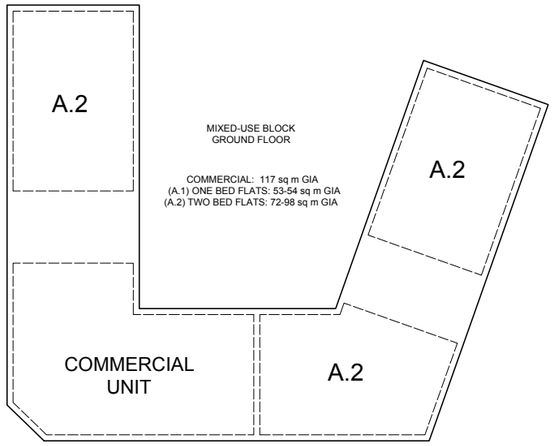
This long large residence with minimal setback on Weston Road is a good precedent for a multiple occupancy block, providing size while maintaining local character and scale.

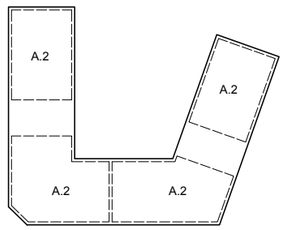
Appropriate commercial units (like the above in Uppingham) are often the ground floor of an otherwise domestic building with a shopfront consisting of signage and increased glazing.

Indicative mixed-use building footprint (with indicative elevations/section) featured in masterplan.

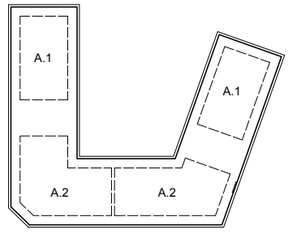
MIXED-USE BLOCK
NORTH (INDICATIVE) ELEVATION

MIXED-USE BLOCK
WEST (INDICATIVE) ELEVATION

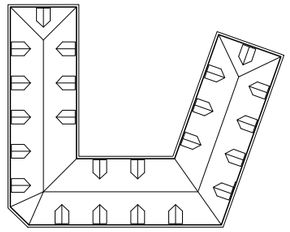




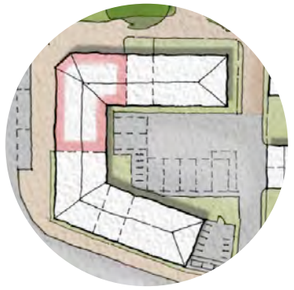
FIRST FLOOR



SECOND/DORMER FLOOR



ROOF PLAN



Mixed-use block as featured in indicative masterplan.

7.5 EXAMPLE BLOCK

The sketch below illustrates how the various elements discussed should come together in a block.

8 PROPORTION AND DESIGN

This section illustrates basic, long-proven techniques for pleasing facade design. These 'rules' most often apply to formal or classical design, but vernacular buildings are more complicated, being based more around traditional building techniques than measured reason and order. The Rutland villages contain a mix of formal design, disordered vernacular, and instances of vernacular attempting order and regularity.

Formal neoclassical residence (Edith Weston)

Regularised vernacular cottage (Edith Weston)

Purely vernacular composition (Edith Weston)

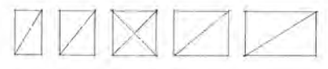
The disorder common in historic vernacular building is not likely to be successful in new-builds, but with a balanced irregularity and asymmetry, as discussed below, is possible to achieve a vernacular language in a contemporary setting. It is recommended the Officers' Mess development comprise a spectrum of regularised vernacular to paired back classical design, reflective of the area.

Buildings proposed for the Officers' Mess should demonstrate these considerations:

1. PROPORTION

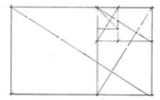
Systems of geometric proportion underlie much of formal design. Proportion is simply a system of relating each part to its neighbour and to the whole, with a shared series of common shapes and relationships. Most elegant proportions are based on squares and parts of squares (double square, routes 2, 3 & 5 or golden mean are good rules of thumb for facades, openings, and pane ratios).

CONSIDERATION OF PROPORTIONS OF OVERALL COMPOSITION AND INDIVIDUAL ELEMENTS MUST BE SHOWN.



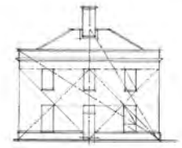
i. Proportional series

Above is a series of proportioned rectangles relating to one another in a geometric series. The rectangles at either end are a 'golden section' and in the middle is a square.



ii. Golden Section Rectangle

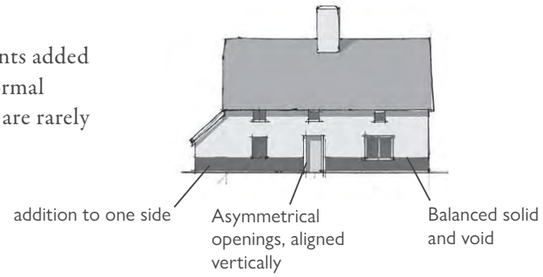
The golden section rectangle is that which, when a square is taken out, makes another rectangle the same shape. It has a ratio of 1 : 1.618 and is largely considered the most pleasing of proportions.



iii. Proportioned facade

This simple three-bay house facade has an underlying proportion system. The regulating lines control the position, height, and size of the openings. The proportion of the openings is related to the facade as a whole.

Vernacular buildings tend to be composed of distinct elements added over time. Often, the 'original' building is composed of a formal facade which then has secondary additions. Such buildings are rarely symmetrical, but nevertheless, balanced.



E.g. Well-proportioned portico (Edith Weston)

E.g. Oversized portico, relative to facade (Edith Weston)

2. HIERARCHY

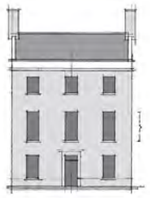
Hierarchy is a system of grading the importance of each part of a building relative to another part. It is imparted both by composition (i.e. placing a door in the centre of a symmetrical building) and by use of enrichment (i.e. door surround).

DESIGNS MUST DEMONSTRATE A SENSE OF LOGICAL 'HIERARCHY'.

- HIGHEST QUALITY MATERIALS AND GREATEST LEVEL OF ARTICULATION ON LARGEST AND MOST PROMINENT BUILDINGS.
- CEILING HEIGHTS INCREASE:
  - IN THE MOST PROMINENT FLOOR (2.4m +)
  - IN MORE IMPORTANT/LARGER BUILDING TYPES

i. Horizontal Hierarchy

The front door is emphasised by its central location and by the articulation above eaves level



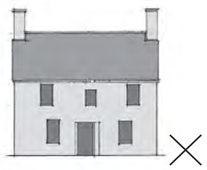
ii. Vertical Hierarchy

The first floor, which contains the living room and principal accommodation, traditionally called the 'piano-nobile', is emphasised with the tall ceiling height and windows.

3. ALIGNMENT OF OPENINGS

Uniformly aligned openings are practical for construction and generally create pleasing façades. Disordered openings often exist in historic vernacular buildings but are likely to look artificial in new builds so are not encouraged.

OPENINGS SHOULD GENERALLY ALIGN BOTH VERTICALLY AND HORIZONTALLY IN A FORMALLY COMPOSED FAÇADE.



i. Disordered

The windows misalign.
To be avoided.

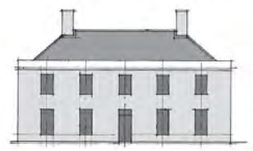
ii. Composed

The windows align vertically and horizontally.

4. REGULAR SPACING OF OPENINGS

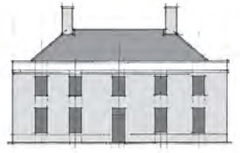
Regular spacing of openings provide a comfortable rhythm in both formal and rustic design.

OPENINGS MUST BE REGULARLY SPACED WITHIN EACH PART OF A FACADE.



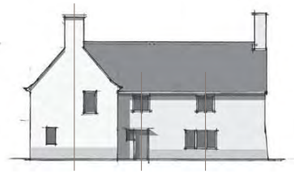
ii. Regular Openings

The openings on this 5 bay façade are equally spaced.



iii. Variation: Deflection

The wings are emphasised.



v. Variation: Vernacular

Windows less regular, but composed to balance and serve each part of the asymmetrical facade.

Example of openings ordered in a vernacular composition

5. RELATIONSHIP OF WINDOW TO WALL

On a regional and national scale, most formal architecture has a fairly consistent relationship between window/wall openings. Orientation, design of interior layouts, and specific architectural style may dictate variations from the norm, but in all cases, the size of the openings must relate coherently to the wall to create a harmonious balance between solid and void, provide sufficient daylighting, and avoiding excess solar gain.

i. Incorrect relationship of window to wall

Windows are too small in relation to the wall.

i. correct relationship of window to wall

The diagram shows a ratio of approximately 20%

Undersized and irregularly positioned windows (North Luffenham)

Better sized and ordered windows (North Luffenham)

WINDOWS SHOULD OCCUPY NO LESS THAN 15% AND NO MORE THAN 35% OF MAIN ELEVATIONS.

Variation: Where designers want to vary these rules, either use a space such as a sunroom or solar lobby or a suitable architectural precedent, such as a large bay window, in order to justify a meaningful variance.

6. PROPORTION OF OPENINGS

Windows should have a vertical 'portrait' emphasis. The principal floor, ground or first, typically has the largest windows, which diminish in size in upper storeys.

WINDOWS AND THEIR PANES SHOULD BE VERTICALLY PROPORTIONED, AND NEVER LESS THAN SQUARE.

WINDOWS MUST NOT BE UNDERSIZED OR OF SQUAT PROPORTIONS. CEILING HEIGHTS MUST BE ADJUSTED (AND/OR SAFE-BREAKAGE/ROBUST GLASS, SMALL PANES, OR JULIET BALCONY BARRIERS USED IF NECESSARY) TO PROVIDE WINDOWS THAT ARE PLEASING INTERNALLY AND ON THE FACADE.

Variation: If wide windows are desired then double or tripartite windows with equal panes must be used.

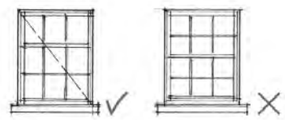
Roughly double square casements in square opening, with vertical panes

Wide opening comprising three vertical casements

Poor example of uneven partitions with horizontally proportioned panes

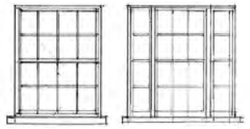
i. Proportion of openings from square to double square

The windows also reflect a hierarchy of ceiling height and importance within the facade.



ii. Pane proportion

The window should be subdivided so that the individual panes are no swatter than a square and no taller than a double-square.



iii. Variation: Wider openings

Wider openings can either have an extra pane width or, for very wide openings, a tripartite arrangement with central window and sidelights. Sidelights and central panes must match in size.

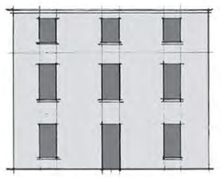
7. DEGREE OF ENRICHMENT

Buildings are given more or less prominence according to the degree of architectural enrichment used in their design.

The illustrations below demonstrate increasing enrichment, from none at all, to a full application of architraves, string course, and cornice. The building size and proportion has not changed at all, but the prominence has increased dramatically.

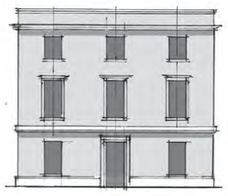
Buildings should reflect regional characteristics in terms of degree of enrichment. In the Rutland villages, this is largely limited to bracketed timber door canopies, moulded hoods around windows in Tudor style buildings, stone quoins, and stone corbels at gable ends. (See Section 10 for examples.)

CLASSICAL OR TUDOR DETAILS, WHERE APPLIED, MUST BE DESIGNED ACCURATELY ACCORDING TO LOCAL OR HISTORIC PRECEDENT.



i. No enrichment

ii. String course, eaves



iii. Door/window surrounds, parapet

9 SUSTAINABILITY MEASURES

ON-SITE ENERGY GENERATION

The reduction in fossil fuel use in the built environment is an imperative. It should be addressed first through an efficient building fabric and secondly through renewable energy generation.

Solar thermal and photovoltaic panels are to be encouraged but should be mounted on rear roof surfaces. Where the optimal solar surface is at the front of the house, solar slates or integrated (rather than mounted) panels should be used.

Air source heat pumps should be located in rear or side gardens (out of site from the public thoroughfare) and must be installed with acoustic dampeners.

TRANSPORT

Walking, cycling, and the use of public transport should be made as convenient as possible to encourage active transport and reduce car usage.

The development is designed for minimal through traffic and maximum 20mph streets to ensure pedestrians and cyclists feel safe and so that separate cycle lanes should not be necessary.

Every house should have space in its garden, or extra space in the garage/car port, for at least two bicycles. (2m x 1.4m or 4m x .75m)

Several Sheffield stands (or similar) must be provided near the commercial unit.

Two covered and secure bicycle parking spaces should be provided for each flat, adjacent to the mixed-use building.

Electric vehicles charging infrastructure should be provided as per Building Regulations (at minimum conduits for charging points to each home/car port).

Integrated PV's

Solar slates (image: JPS renewable energy)

Air source heat pump positioned in discrete location (image: sourceheatpump.com)

Example of suitable communal bike storage (image: Bike Storage Co.)

Planter stands - good option in public areas if maintenance in place (image: Front Yard Co.)

Example of rear garden bike shelter (image: Garden Street)

Sheffield bike stands (image: Parrs.co.uk)

Left: in-column EV charging point, applicable for public spaces. Above: car port with PV's and chargers inside for private spaces. (image: Solar Sense)

RAINWATER RECYCLING

Water butts should be provided at each house, when possible, for rainwater collection for irrigation. Their aesthetic should be considered and they should be located in a discrete position.

WILDLIFE

Provide at least one 15cm wide by 13cm high hole at the base of each garden wall/fence - aside from those leading directly onto roads - to allow wildlife (hedgehogs, frogs, toads) to pass through.

In each Reserved Matter application, the most appropriate locations must be identified for the provision of a variety of nest boxes for wild birds, bats, and owls.

Within these general locations, nearest to food sources, two types of boxes may be used.

- Flat-backed, to site on buildings or trees.
- Purpose made boxes to incorporate into buildings during construction if compatible with the method and materials.

They should be sited no lower than 4 metres and preferably be 5-6 metres above the ground.

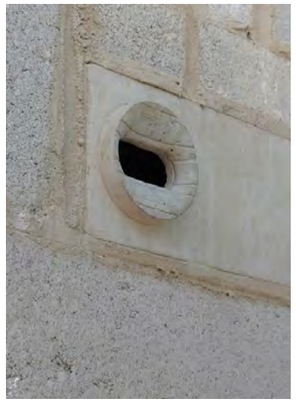
MATERIALS

See Section 10.

Rainwater butt (image: Gardenis) and recycled whiskey barrel butt (image: eBay)

Mounted bird boxes

Nesting spaces could take inspiration from the triangular openings seen in some local rustic buildings (Easton on the Hill)



Integrated nest bricks, Nansledan (source: Duchy of Cornwall)

10 MATERIALS AND DETAILS

This section is written as a suggested baseline specification for materials and elements for new buildings and is accompanied by images of precedents found in Edith Weston and the Rutland villages.

Well-designed places have a natural hierarchy in which important buildings use more distinguished materials and details and more humble buildings are generally less embellished, with less expensive materials and simpler details. It is recommended that the new development has a clearly set out palette of materials with a logical hierarchy of details for larger/more prominent buildings to smaller/less prominent ones.

The United Kingdom has some of the most interesting and varied geology in the world, and for this reason many towns and villages, like Edith Weston are visually distinctive. Therefore, developers should utilise materials that are in keeping with the character of the immediate region in order to celebrate the local architectural character.

ADAPTABILITY AND REUSE

Buildings should be robust and adaptable, and the basic structure should be built for a target life span that allows for reuse of the building fabric over generations.

Reclaimed and recycled materials should be employed whenever possible as their use will reduce waste, resource depletion, and embodied carbon, while also potentially adding to the character of the buildings.

LOCAL MATERIALS

Developers should look to source materials locally (usually defined as within 100 miles) wherever possible. This will help to reduce the carbon footprint of the development, contribute significantly to the local economy, and ground the development to its geographical location.

Materials used in the construction of roads and external hard surfaces should utilise recycled content where possible. This can come from local reclaimed or recycled sources.

Local materials are defined as either:

a) Found in the area as raw material.

b) Processed or produced in the area from raw materials that are either from, or outside of, the area.

Both finding and processing the material locally is clearly preferential as it reduces overall transport emissions.

Other factors however are also important to consider alongside locality. Materials should be specified by balancing:

- Ethical production
- Life span
- Renewability of source materials
- Energy performance
- End of life re-use potential
- Practical or viable feasibility

10.1 WALLS

The predominant building material which defines the character of Edith Weston and the neighbouring Rutland villages is local stone.* It is used almost exclusively for pre-20th century structures and, along with the associated building techniques and details, gives the county its architectural aesthetic. Another benefit of stone is, if regionally sourced, its relatively low embodied energy.

A certain amount of brick does exist in the area, but largely detracts from the beauty and unique identity of the place. Therefore, it will be important to employ stone as the external wall material on at least a portion of prominent facades (min. 20% of public facing external walls). Elsewhere, carefully chosen render which compliments the local stone may be used as required for viabilty. Stone detailing, e.g. window and door surrounds and quoins may also be used on rendered buildings to capture the local character economically.

Despite the county's small size, building stone varies significantly throughout Rutland, due to the geology and history of very local quarries. Edith Weston's stone is a pale cream limestone with slight grey and light gold variations. Other parts of the county are characterised more by ironstone, which should be avoided on the Officers' Mess site.

Developers should follow this predominant hierarchy of wall materials.

- Ashlar masonry: Min. approx. 5% of street-facing elevations. Should be used primarily for larger, more formal buildings, quoins, and houses at important junctions/vistas.

- Regularised/rubble masonry: Min. approx. 15% of street-facing elevations. Should be used for cottages, smaller and more informal buildings, and houses at important junctions/vistas.

- Render may be used as the external wall finish on the remaining homes, and on the rear/less prominent side elevations, in white and stone shades. It shall be lime-based - hemp or cork types especially encouraged due to natural thermal and breathable properties, or approved proprietary or through-colour. Sample panels must be approved for colour, texture, and detailing. Corner beads should not be used. A wood float or roughcast finish should be employed for vernacular style buildings. Scoring may be employed for ashlar effect. Render should be used on dormers, following local precedent.

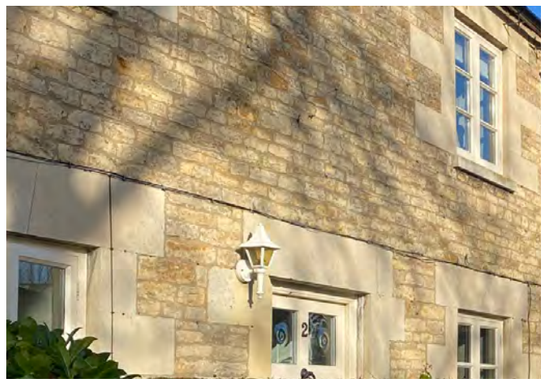
- Coloured buildings should have white/off-white windows. White buildings should generally have coloured windows, doors and door surrounds. (See section 10.7)

- Timber: Use primarily for tertiary façades, small structures - e.g. car ports, and outbuildings: timber may either be natural hardwood/durable wood without finish (e.g. English oak, cedar) or stained with pale colour-wash or painted (see section 10.7) gloss.

Above: Ashlar, regularised rubble, and random rubble walls in cream stone appropriate for the site.

Right: Ochre coloured ironstone common in other parts of Rutland but not the Edith Weston area.

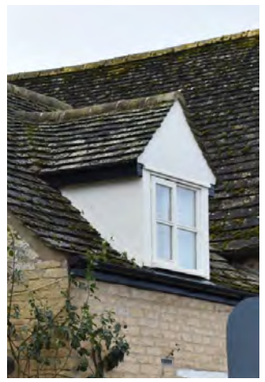
Rustic cream render with stone door surround



Dressed stone - a common feature at window surrounds

Timber is appropriate for outbuildings.

Stone corners may be ashlar or irregular



Rendered dormers are common and encouraged.

Hereward Place in Stamford carefully mixes rendered houses among stone, which could support viability. (The architectural language here is, however, more dense formal than suggested for the Officers' Mess site.)

*For details see Historic England's Strategic Stone Study: https://www2.bgs.ac.uk/mineralsuk/download/EHCountyAtlases/Rutland_Building_Stone_Atlas.pdf

10.2 ROOFS AND EAVES

The most authentic roofing materials to use are Collyweston slates and thatch. This should be encouraged wherever possible, but where unviable Welsh slates should be the next choice followed by grey clay plain tiles or reconstituted stone/slate tiles.

Roofs should generally be plain gable-ended, parapeted where formal or at a party wall. Wet, rather than dry verges should be employed.

Dormer storeys are encouraged; they are common, a key part of the village character, and a good way of keeping building heights low and varied.

The majority of roofs to be simple pitched, approx. 42.5° or 47.5°. Steeper pitched (approx. 54°) roofs are appropriate where accommodation is desired within the roof at the time of construction, or in the future.

The design and orientation of the roof should, where possible, seek to maximize the performance of solar thermal or photovoltaic panels (whether or not they are to be immediately installed.)

Clay ridge tiles (Exton)

Wet verge with larger stones lining gable (Empingham)

Collyweston stone roof with characteristic render gable end dormers with white casement windows. (Exton)

Thatch roof with small casement dormers (Exton)

Simple slate roof (Edith Weston)

Ridges should be clay, lead, or stone.

The treatment of eaves should relate to local precedent and to architectural style (projecting eaves are uncommon). The majority of houses should be simple boarded eave and gutter. Box soffits may not be used.

Classical houses may have parapet walls with a classical cornice and hidden gutter, but such designs are not particularly characteristic of the villages, occurring on only the most grand and formal homes.

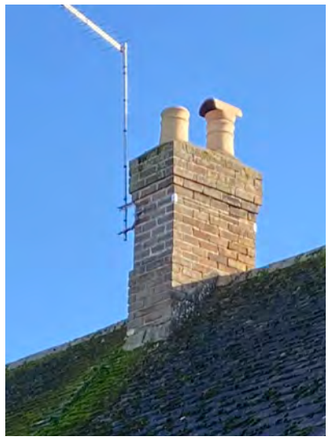
Flat roofs (or portions of roof) may only be employed when used as terraces, balconies, or roof gardens, specifically for grey water collection, for concealing solar thermal/photovoltaic, or as green roofs. Where flat roofs are employed on tops of buildings, they should have parapet walls designed with proper cornice and coping stone details.

10.3 CHIMNEYS

Where chimneys are provided, they should be located above a party wall, or internal or external structural wall for semi or detached dwellings. Chimney materials should be appropriate for the style and material of the walls below, and never fibreglass replicas. Stone is most appropriate, but brick - though not promoted as a wall material - is often used for chimneys in the area and therefore acceptable. They should be a minimum of 450 mm x 675 mm and rise generously above the ridge line.

Vent stacks should be located in chimneys where practical. Where this is not possible, vent stacks (and other penetrations) must be located at the rear roof slope.

Ridge vent tiles should not be used, unless proven low profile and not visible from street level. Passive ventilation flues, where used, should also be placed in chimneys.



Brick chimney (Edith Weston)

Plain stone chimney at parapeted gable (Edith Weston)

Formal stone chimney with mouldings (Empingham)

10.4 WINDOWS

The importance of windows to the attractiveness of a building and neighbourhood cannot be overstated. The most common window type in Edith Weston and the surrounding villages is painted timber casement, followed by painted timber hanging sash, and proposed windows should follow these local precedents.

Windows should be recessed to some degree from the face of the external wall. Leafs and panes within should be proportioned so that they are taller than they are wide, or at least square. Canted bay windows, particularly at the ground floor are appropriate, as there is significant local precedent.

Windows with 'clip-on' glazing bars will not be permitted unless there is a thermal performance gain and no discernible visual detriment. Glazing bars should have related packers within double or triple glazed units.

Sash windows shall be double hung type (top or bottom hinge is acceptable only if essential for cleaning or escape purposes). Plain frosted glass may only be used in obscured windows, and should not be patterned or textured.

Coloured glass is not permitted except as small segments in corners of windows or borders. Obscured windows are not permissible at the front elevation of any building, even if a bathroom is situated at this location (a shear curtain can be used instead.)

Window reveals should allow for future fixing of shutters to cater for increased summer temperatures.

All windows should be painted timber, or oak (or leaded if Tudor-style). See section 10.8 for colours.

White timber casement window with 6 x 6 lites

Painted timber tripartite casement window with 2 x 2 x2 lites

Painted timber hanging sash 8 over 8 window

Gloss white painted timber canted bay with casements

Leaded Tudor tripartite window with moulded stone surround

10.5 LINTELS

It is important to express the lintels over windows and doors on stone facades. The most appropriate lintels - corresponding to stone walls - are single dressed stones (reconstituted or natural) (more formal), stone segmental arches, or timber. Timber lintels are typically thin, flush with the wall, and painted the colour of the window or black (or left natural if durable hardwood). On rendered walls lintels should typically be finished flush, or rendered up to a stone surround. Profiled stone mouldings are encouraged in Tudor-style buildings (following local precedent) and are suitable for more formal buildings. Exposed steel lintels are not permitted.

Black painted timber lintel

Rubble stone arch lintel

Dressed stone arch lintel

Render against moulded stone surround

Unpainted timber lintel

Dressed stone lintel with keystone

10.6 EXTERNAL DOORS AND SURROUNDS

Doors should follow the language of the overall building design. Doors should be simple 4 or 6 panelled timber for the majority of dwellings, painted in a coordinated range of heritage colours. The top two panels may be glazed where no transom lite can be accommodated - but glazing of front doors is not particularly characteristic of the area. Varnished hardwood doors, doors with pressed mouldings, uPVC & metal doors are not permitted.

Cottages and more vernacular buildings may use tongue & groove vertical boarded doors. 'Stable' doors may be used where appropriate to architectural style.

Front doors should typically be recessed from the front face of the house by at least 100 mm and in houses without porches, by a full wall thickness.

Door hoods should be closely integrated with the vocabulary of the building. Their materials should relate to the main house.

The following styles of door surround are appropriate:

- Painted timber canopies with a flat lead or equivalent roof and well proportioned brackets;
- Engaged (connected to the wall) stone or timber door surrounds

Classical porticoes and pediments are rare in the villages and so not encouraged. They should only be used in the largest most formal buildings.

Unique vernacular portico with rustic timber columns

Timber canopy with ornate brackets and leaded roof, painted to match four-panel door and timber lintel

Plain but solid pitched stone portico at black and white timber panel cottage door

Cream timber panel cottage door with black ironmongery and lintel

Grey/cream six-panel timber panel door with black ironmongery and shallow pointed arch lintel

Painted timber panel cottage door with small lite and natural timber lintel

10.7 COLOUR PALETTE

A distinct and pleasing colour palette occurs throughout Rutland and should be used for painted elements.

White, and a limited amount of black, are used in Rutland as in most counties, but a soft dusty palette also permeates. Off-white, beige (with warm grey, rather than yellow undertones), and chalky and egg-shell blues are common and encouraged.

One colour, or one colour alongside white, should be employed on each building. The colours should be tested alongside the main wall material to ensure compatibility.

Suggested colours are featured below, but as printers and screens vary, specifiers should check proposed colours against existing precedents.

10.8 LIGHTING, HARDWARE, AND SIGNAGE

Dark night skies are an important part of rural settings such as Edith Weston, and this should be maintained as far as possible while supporting safety.

Edith Weston has very few street lamps, and it is suggested they are kept minimal on the Officers' Mess site too. Where they are deemed essential for safety, cut-off designs and energy saving bulbs should be used. Street lights mounted to buildings should also be considered to reduce street clutter.

Lighting or signage on private buildings must be integral to the overall design of the building. PIR sensors may be used to reduce unnecessary lighting and energy consumption.

Street signage should match the black and white signage in Edith Weston and be on low posts or mounted to buildings.

Carved stone or hand painted house name signage should be allowed.

House numbering should occur on the transom window above the door, or on the door itself. Simple, black painted, architectural brass or stainless steel hardware should be employed.

Street-facing rainwater goods for all properties should be approved cast iron effect, and black, or coloured to match the house joinery.

Domestic wall light (Easton on the Hill)

Example lamppost (Poundbury)

Street sign on posts (Edith Weston)

Cast metal house sign (Edith Weston)

Wall mounted street sign (Preston)

Carved stone signage (Easton on the Hill)

Example wall mounted street light (Nansledan)

Cast aluminium gutter and downpipe (image: Clanfield Guttering)

Appropriate black metal hardware (Exton)

10.9 REFUSE STORAGE

Space for household refuse storage - waste, recycling, and compost (as per local authority collection) should be provided for:

- at the rear or side of all detached and semi-detached properties,
- and at the front of terraces.

When at the front of a property, timber bin stores should be provided to obscure the bins and keep a tidy street frontage.

Painted timber fence and gate bin store area (Edith Weston)

Timber bin store example (London)

Green roofed bin and bike/general storage (image: Atlantic Bike)

THE
PRINCE'S
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The Prince's Foundation. Registered in Scotland. Charity number SC038770
Registered Office: Dumfries House near Cumnock, East Ayrshire, KA18 2NJ
T +44(0)12 9042 9916 | F +44(0)12 9042 5464 | W princes-foundation.org