

AECOM

SCOPWICK AND KIRKBY GREEN

Design Codes

FINAL REPORT
September 2020

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Quality information

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Introduction

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1. Introduction

1.1. Introduction

Through the Ministry of Housing, Communities and Local Government (MHCLG) Neighbourhood Planning Programme led by Locality, AECOM has been commissioned to provide design support to Scopwick and Kirkby Green Parish Council.

The Steering Group is making good progress in the production of its Neighbourhood Plan and has requested to access professional advice on design guidelines for future development within the villages of both Scopwick and Kirkby Green in the parish. This document should support Neighbourhood Plan policies that guide the assessment of future development proposals and encourage high quality design. It advises on physical development helping to create distinctive places integrated with the existing villages.

1.2. Objective

The main objective of this report is to develop design guidelines that future development in Scopwick and Kirkby Green should follow to retain and protect the rural, tranquil character and scenic beauty of the area.

1.3. Process

Following an inception meeting and a virtual site visit, owing to Covid-19 government restrictions on travel in May 2020, AECOM and Scopwick and Kirkby Green Neighbourhood Plan steering group members carried out a high level assessment of the villages. Later, AECOM coordinated a physical site visit to take photographs for this report. The following steps were agreed with the group to produce this report:

- Initial meeting and virtual site visit on Google Streetview (owing to Covid-19 government restrictions on travel in May 2020), followed by a later physical site visit;
- Urban design analysis;
- Preparation of design principles and guidelines to be used to assess future developments;
- Draft report with design guidelines; and
- Final report.



Figure 1: View of Grade II* listed Church of the Holy Cross in Scopwick.



Figure 2: Limestone walls in Kirkby Green.



Figure 3: Scopwick Beck.



Figure 4: Map showing Scopwick and Kirkby Green Neighbourhood Plan Area and surroundings.

1.4. Area of Study

Location

The parish of Scopwick and Kirkby Green is located in the district of North Kesteven in the county of Lincolnshire. The parish is located 11 miles south east of Lincoln, 15 miles south west of Horncastle, 23 miles north west of Boston, 9 miles north of Sleaford and 20 miles east of Newark-on-Trent. It is situated in a gently sloping agricultural landscape between the River Trent and River Witham plains. The parish is on the western edge of the Lincolnshire Fens, which stretch eastwards to The Wash.

Landscape

The villages lie on fairly flat land, and are both located alongside Scopwick Beck, a minor tributary of the River Witham. The countryside in this part of Lincolnshire tends to consist of pastures with fields enclosed by tall and thick hedgerows, along with woodland copses. The underlying geology consists of wet, heavy clay soils suitable for pasture above Jurassic Limestone bedrock. The local building material is limestone, sourced from a nearby operational quarry, which is a major feature in the landscape.

Settlements

Scopwick is the larger of the two villages. It takes a linear form along Scopwick Beck, with limestone houses facing onto a scenic village green which follows the stream. Much of the village is covered by a Conservation Area in acknowledgement of its historic and aesthetic qualities. There has also been later development, particularly to the north of the village. Scopwick has several amenities including a village

pub, The Royal Oak Scopwick, a village hall, village church, Church of the Holy Cross, and a methodist church. There is also a motor vehicle garage and filling station, garden nurse and a camping and caravan site in Scopwick. In Kirkby Green, there is a narrow gauge railway which is operated on limited occasions for charitable fundraising purposes. Both villages have properties offering Bed and Breakfast accommodation.

Kirkby Green is a smaller nucleated village located in walking distance just 1 mile to the east, and footpaths connect the two villages. Kirkby Green has a village church, Holy Cross Church, a number of listed buildings including a watermill, and a residential park for small bungalows. At the 2011 census the population of Scopwick and Kirkby Green Parish was 815.

The other parts of the parish are predominantly agricultural with several scattered farmhouses, agricultural buildings and cottages. A railway line runs north-south through the east of the parish, and adjacent to the disused station is a cluster of light industrial facilities adjacent to the level crossing over the railway just east of Kirkby Green. In addition, there is an Royal Air Force station and former airfield in the south-west corner of the parish, RAF Digby. This large complex extends into Ashby De La Launde and Bloxholm Parish. The base has barracks, housing, shops, a museum, a dedicated primary school and tall masts which can be seen from some distance. As mentioned, there is also a large quarry, located in the north of the parish. Just north of Scopwick is a small country estate comprising Scopwick House and its ancillary barns and formal gardens.

Transport

The nearest railway station is located 2 miles to the north in Metheringham. The station offers regular rail services to Doncaster, Gainsborough, Lincoln, Peterborough, Spalding and Sleaford, from where long distance connections can be made across Lincolnshire, the wider East Midlands and UK. There are regular bus services to both Lincoln, Metheringham and Sleaford provided by the 18M, servicing RAF Digby, and the 31 and 31X servicing Scopwick. Scopwick and Kirkby Green are connected to the nearby villages of Blankney, Metheringham, Navenby, Rowston and Wellingore by a dense local network of public footpaths and bridleways. Scopwick is connected to the national road network by the B1188, which offers connections to Lincoln, Metheringham, Sleaford, and the A15, A153 and A17, and the B1191, which offers connections to Horncastle, and the A15 and A158.



Figure 5: Limestone granary and stables converted into residential use in Scopwick in a highly distinctive local development.

1.5. The Importance of Good Design

Paragraph 124 of the National Planning Policy Framework (NPPF, February 2019) states that, “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

Research, such as for the Government’s Commission for Architecture and the Built Environment (now part of the Design Council; see, for example, ‘The Value of Good Design’¹) has shown that good design of building and places can:

- Improve health and well-being;
- Increase civic pride and cultural activity;
- Reduce crime and anti-social behaviour; and
- Reduce pollution.

¹ <https://www.designcouncil.org.uk/sites/default/files/asset/document/the-value-of-good-design.pdf>



Figure 6: Ford over Scopwick Beck on Church Lane in Kirkby Green.



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Area Analysis

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2. Area Analysis

This section outlines the broad physical, historical and contextual characteristics of Scopwick and Kirkby Green. It provides a review of the area’s relevant planning policy context. It analyses the parish’s settlement pattern, heritage, landscape, green infrastructure and housing. Images in this section have been used to portray the built form and landscape of Scopwick and Kirkby Green.

2.1. Introduction

Scopwick and Kirkby Green are two distinctive and historic rural villages which have been part of the same parish since 1931, when Scopwick parish and Kirkby Green parish unified. This Design Code requires a detailed analysis of the parish’s unique and valued character. It is firstly important to review the local policy context as part of this area analysis, as Neighbourhood Plans and Design Codes should work in harmony with national and local planning policy. Secondly, the parish’s significant built heritage is described, including specific listed buildings; and the Scopwick Conservation Area, where heritage is particularly important. In addition, this section analyses the landscape character, green infrastructure, which includes open space and public rights of way, and existing housing across the parish.



Figure 7: Grade II listed Scopwick Windmill.



Figure 8: Ford in Kirkby Green.



Figure 9: Holy Cross Church, Scopwick.



Figure 10: Level crossing in Kirkby Green.



Figure 11: RAF Digby base, SW corner of parish.



Figure 12: Countryside viewed from Scopwick Heath. Source © Richard Croft (cc-by-sa/2.0).



Figure 13: Grade II listed barn, Kirkby Green.

More recent development in Scopwick has tended to be adjacent to Vicarage Lane to the north of the historic village centre.

The most historic part of Scopwick is along a linear village green which follows the course of Scopwick Beck.



Figure 14: Aerial view of both Scopwick and Kirkby Green.

A Grade II listed 40m long two-storey barn is a landmark feature of Kirkby Green.

Kirkby Green's character is partly derived from the Grade II listed watermill and the ford across Scopwick Beck.



Figure 15: Kirkby Green aerial view inset.



Figure 16: Scopwick village core aerial view inset.

2.2. Policy Context

National Planning Policy Framework (NPPF)

National policy is set out in the National Planning Policy Framework (2019)¹ and is supported by Planning Practice Guidance (PPG).² The NPPF is a high-level document which sets the overall framework for the more detailed policies contained in local and neighbourhood plans.

Paragraph 8 requires that plans meet economic, social and environmental objectives in mutually supportive ways. To support strong, vibrant and healthy communities, plans should foster accessible services and open spaces. Plans should also contribute to protecting and enhancing the natural, built and historic environment, including by improving biodiversity.

Paragraph 11 sets out that plans should apply a presumption in favour of sustainable development. Plans should seek opportunities to meet development needs and be sufficiently flexible to adapt to rapid change.

Paragraph 68 encourages the use of small and medium sized sites to meet the housing requirements of an area.

Paragraph 69 adds that neighbourhood planning groups should consider the opportunities for allocating small and medium-sized suitable to accommodate housing in their area.

Paragraph 77 sets out that, in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.

Paragraph 78 adds that, to promote sustainable development in rural areas, planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.

Paragraph 91 stipulates that plans aim to achieve healthy, inclusive and safe places which foster social interaction through mixed-use developments, strong neighbourhood centres and street layouts that allow for easy pedestrian and cycle connections. Pedestrian routes should be clear and legible, and public space should encourage the active and continual use of public areas. Plans should support healthy lifestyles by providing safe and accessible green infrastructure, local shops and layouts which encourage walking and cycling.

Paragraph 92 adds that plans should encourage the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities.

Paragraph 96 encourages plans to use opportunities for new provision of open space, sport and recreation facilities as these are important for the health and wellbeing of communities.

Paragraph 125 sets out that plans should set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is required. Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans play an important role in identifying the special qualities of an area and explaining how this should be reflected in development.

Paragraph 126 supports the preparation of design guides and design codes as visual tools to provide maximum clarity about design expectations. These should set out a framework for creating distinctive places, with a consistent and high-quality standard of design.

Paragraph 127 adds that the design of developments should establish a strong sense of place, using the arrangement of streets and spaces to create attractive, welcoming and distinctive places to live, work and visit. Plans should optimise the potential of a site to accommodate an appropriate amount and mix of development, including green and other public space, and support local facilities.

Paragraph 149 requires that plans take a proactive approach to mitigating and adapting to climate change, and take into account the long-term implications for flood risk, biodiversity and landscapes.

Paragraph 170 sets out that plans should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and sites of biodiversity in a manner commensurate with their statutory status. They should also recognise the intrinsic character and beauty of the countryside.

Paragraph 185 states that plans should set out a strategy for the conservation and enjoyment of the historic environment and seek new development which makes a positive contribution to local character and distinctiveness.

Paragraph 200 states that proposals in Conservation Areas should be encouraged where they enhance or better reveal their significance.

¹ Available at www.gov.uk/guidance/national-planning-policy-framework

² Available at www.gov.uk/government/collections/planning-practice-guidance

The Central Lincolnshire Joint Strategic Planning Committee covering Central Lincolnshire, of which the District of North Kesteven is a constituent part along with the City of Lincoln and District of West Lindsey, adopted the Central Lincolnshire Local Plan in April 2017. It provides land use planning policies, allocates sites for development and identifies other areas designated for protection that will shape the growth and regeneration of the Central Lincolnshire area over the next 20 years and beyond. The Local Plan sets out the long-term vision and objectives for Central Lincolnshire, and identifies Gainsborough, Lincoln and Sleaford as settlements to which new development will be directed and specifies the amount of new housing and employment land that will be provided in these areas up to 2036, with appropriate and sensitive development being permitted in villages to ensure they remain sustainable, thriving local communities.

Between 2012 and 2036, the Local Plan states that Central Lincolnshire will require 36,960 new homes, meeting the housing needs of all communities. The level of growth for each settlement is established through a settlement hierarchy spatial strategy, whereby Scopwick and Kirkby Green are both identified as 'Small Villages'. Policy LP4 allows for Neighbourhood Plans to exceed the level of growth proposed by the Local Plan. North Kesteven District Council provides monitoring of housing delivery in small and medium villages.¹

The 2017 Local Plan sets out a range of policies governing development in Central Lincolnshire. It should be referred to in full by proposals within the Parish. Those policies of particular relevance to development to Scopwick and Kirkby Green include:

¹ Available at <https://www.n-kesteven.gov.uk/residents/planning-and-building/planning/planning-policy/housing-growth-in-medium-and-small-villages/>

Policy LP2: The Spatial Strategy and Settlement Hierarchy identifies both Scopwick and Kirkby Green as a 'Small Villages'. Unless otherwise promoted, via a neighbourhood plan or through the demonstration of clear local community support, Small Villages are expected to accommodate limited development to support their function or sustainability. Typically, and only in appropriate locations, development proposals will be on sites of up to 4 dwellings or 0.1 hectares for employment uses. Development in the countryside outside of settlements is restricted to that which is demonstrably essential to the effective operation of agriculture, horticulture, forestry, outdoor recreation, transport or utility services, renewable energy generation and minerals or waste development.

Policy LP4: Growth in Villages identifies the level of growth in villages. Both Scopwick and Kirkby Green are permitted to grow 10% in the number of dwellings over the plan period. Scopwick is allocated a growth allowance of 22 dwellings from a base of 220. 7 dwellings have been permitted, so there is remaining growth of 15. Kirkby Green is allocated a growth allowance of 6 dwellings from a base of 60 dwellings. 3 dwellings have been permitted, so there is remaining growth of 3. A neighbourhood plan may exceed this growth level.

Policy LP13: Accessibility and Transport requires development proposals to maximise the use of sustainable transport modes. Developments should provide well designed, safe and convenient access for all, giving priority to the needs of pedestrians, cyclists, people with impaired mobility and public transport users by providing a network of pedestrian and cycle routes and green corridors. Where possible, developments should enhance linkages between settlements and to the surrounding countryside.

Policy LP17: Landscape, Townscape and Views sets out that proposals should have regard to maintaining and responding positively to any natural or man-made features within the landscape and townscape which positively contribute to the character of the area.

Policy LP18: Climate Change and Low Carbon Living encourages development to make a positive and significant contribution to reducing demand for travel and maximising sustainable modes of travel, using resources efficiently, providing renewable energy production and off-setting carbon emissions.

Policy LP19: Renewable Energy Proposals supports proposals for renewable energy where benefits will outweigh the harm caused, particularly where they will directly benefit a local community.

Policy LP20: Green Infrastructure Network requires that development proposals contribute to green infrastructure and biodiversity networks and ensure that these are integrated into the scheme design from the outset.

Policy LP21: Biodiversity and Geodiversity seeks that all development protects, manages and enhances the network of habitats, species and sites. Developments should minimise impacts on biodiversity and geodiversity and aim to deliver a net gain to both.

Policy LP24: Creation of New Open Space, Sports and Recreation Facilities requires residential development to provide new or enhanced provision of open space with a holistic approach to place making, the green network and nature conservation. New provision should foster new and existing links to the wider countryside.

Policy LP25: The Historic Environment sets out that development should protect, conserve and seek opportunities to enhance the historic environment. In particular, development proposals that affect the setting of a Listed Building will only be supported where they preserve or better reveal the significance of the Listed Building and proposals that result in substantial harm will only be granted in exceptional circumstances. Development within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve its features. Proposals must assess and mitigate against any negative impact the proposal might have on the townscape, roofscape, skyline and landscape.

Policy LP26: Design and Amenity requires all developments to meet high quality sustainable design standards that contributes positively to local character and landscape. All development should maximise pedestrian permeability and avoid barriers to movement, respect the existing landscape character and relate well to the site and surroundings. Development should not result in visual or physical coalescence with any neighbouring settlement, not result in ribbon development nor extend existing linear features of the settlement and retain a tight village nucleus. Natural and historic features should be retained. Development should incorporate the local architectural style, well designed boundary treatments and local materials to enhance local distinctiveness.

Policy LP55: Development in the Countryside states that applications for new dwellings will only be acceptable where they are essential to rural operations listed in policy LP2. Proposals on the best and most versatile agricultural land will only be permitted if there is insufficient lower grade land available at that settlement.

Central Lincolnshire Local Plan Review

Despite the recent adoption of the Local Plan, it is currently being reviewed in response to significant changes to national policy. The Issues and Options consultation¹ which took place in June and July 2019 proposed some key areas for review, including:

- The overall housing requirement of a range of 1,083 -1,300 dwellings per year, as opposed to the target of 1,540 dwellings per year in the current Local Plan (proposal 6);
- Changes to the settlement hierarchy based on address point data. Scopwick and Kirkby Green both remain Small Villages (proposal 5);
- The threshold for housing site allocations is proposed to be reduced from sites for 25 dwellings or more to sites that can deliver 10 dwellings or more (proposal 9);
- The approach to growth in small and medium villages is maintained, with a baseline of 10% and 15% for certain settlements where certain criteria are achieved (proposal 11); and
- A change of approach for identifying and protecting Important Open Spaces. Designated Local Green Spaces are proposed to be retained (proposals 18 and 19).

The draft Local Plan is scheduled to be published and consulted upon in winter 2020/21.

¹ Available at <https://www.n-kesteven.gov.uk/central-lincolnshire/local-plan/>

Supplementary Planning Documents and Other Relevant Planning Guidance

The Central Lincolnshire Local Plan Developer Contributions SPD and Health Impact Assessment for Planning Applications - Guidance Note should be referred to when making proposals.¹

North Kesteven District Council provides a number of further guidance documents including Conservation Area Controls.² Further information can be found on specific areas which may be relevant to certain proposals, such as tree protection orders, public rights of way and non-designated heritage assets on the council's website.³

¹ Available at <https://www.n-kesteven.gov.uk/central-lincolnshire/local-plan/supplementary-planning-documents-and-guidance-notes/>

² Available at <https://www.n-kesteven.gov.uk/residents/planning-and-building/planning/conservation-and-heritage/conservation-area-advice/>

³ Available at <https://www.n-kesteven.gov.uk/residents/planning-and-building/planning/>

2.3. Heritage

Settlement Pattern

Scopwick is a spring-line village which developed around where the Scopwick Beck surfaced on the gentle dip slope that runs eastward from the Lincoln Cliff to the Fens. The very oldest part of the village is situated around the linear village green, where there are a number of dwellings dating to the 17th century. The linear form extends approximately 1.3km along the Scopwick Beck, while the settlement is roughly 250m across at its widest point. Expansion in the post-war period was concentrated mainly to the north of the Main Street, along Vicarage Lane, where a number of cul-de-sac developments have extended the village away from the village green.

Kirkby Green has a more nucleated and compact form and is stepped back from Scopwick Beck. The stream remains an important aspect of the village's character, with a watermill (Kirkby Green Mill; Grade II, NHLE 1064295) and ford on Church Lane. Dwellings are clustered around the Holy Cross church (Grade II, NHLE1359365). Kirkby Green is more exposed to the open countryside, and barns intermixed with housing give the village a more agricultural feel than Scopwick.

Historic Development

Scopwick and Kirkby Green are both ancient villages with archaeological evidence in the area dating back to the Roman period. They have retained much of their historic and rural character over the centuries.

Scopwick is derived from the Old English for 'sheep farm' suggesting an early settlement at Scopwick.¹ Scopwick is documented in the Norman Domesday Book, with mention of a church, three manors and two holdings. The village experienced steady expansion until the end of the 17th century when there were 30 to 50 families, and enclosure came in 1797. Since then, the village has experienced limited growth, especially along Vicarage Lane to the north of the village core. Much of the village retains its linear form following Main Street and Scopwick Beck.

The name of the smaller settlement of Kirkby Green is derived from Old Danish meaning 'village with a church', and it is likely that there has been a church here since Anglo-Saxon times.² Kirkby Green had 22 households recorded in 1563, but had slower population growth than Scopwick, with only 10 to 16 families at the end of the 17th century. The villages diverged in size over time, and while Scopwick took on a long linear form, Kirkby Green retained a tight nucleated character.

The outbreak of the First World War had an impact on the appearance of the parish with the construction of RAF Digby Airfield to the south-west of the parish. The airfield itself was phased out of use, however, the base remains a key RAF base and major feature of the local landscape, with a large complex of barracks, communication masts and residential accommodation today.

Heritage assets

There are 22 listed buildings within the parish, all of which are Grade II listed, apart from the Church of the Holy Cross (Grade II*, NHLE 1064299) in Scopwick which is Grade II*. The church dates to the 12th century with later alterations. It is constructed of coursed limestone rubble, typical of the area, and ashlar.

Scopwick

There are 15 listed buildings in the village of Scopwick, 12 of which are located within the Scopwick Conservation Area. Scopwick Conservation Area covers the historic core of Scopwick, and its defining feature is the linear village green along Scopwick Beck. Buildings in the Conservation Area are mainly of limestone, rising up to two storeys in height and set back from the street. Single-storey outbuildings and other ancillary buildings are common within the Conservation Area, often linked to a main dwelling. Roofs are predominantly pantiled and steeply pitched, with plain verges and chimneys rising above gable ends. A characteristic feature of the conservation area is the presence of stone walls defining the boundary of properties facing onto Main Street. These boundary walls are mostly low however, retaining the openness of the area, reinforced by the undeveloped space surrounding the beck. This openness allows for building elevations to be of particular prominence. To the north of the village is Scopwick House, which is a large country house with an attached Grade II listed barn and other ancillary agricultural buildings.



Figure 21: Map of heritage assets.

- Listed buildings - Grade II
- Listed buildings - Grade II*
- Public Rights of Way
- Main roads
- Other roads
- - - Pedestrian connections
- Village Green
- Allotments
- Park and Playground
- Cemetery



Figure 23: Scopwick Mill is visible across a broad area of landscape. Source © Ian Paterson t (cc-by-sa/2.0).



Figure 24: Scopwick Methodist Church.



Figure 25: Grade II listed 97-103 Main Street, Scopwick.



Figure 22: Grade II* listed Church of the Holy Cross with Grade II 25 and 27 Main Street in foreground, Scopwick.



Figure 26: Grade II Gresham house, Scopwick.



Figure 27: Limestone wall, Kirkby Green.



Figure 28: Grade II Church of the Holy Cross, Kirkby Green.

Historic buildings in the Conservation Area mainly date from the 17th to the 19th century. Examples include 25 Becksid (Grade II, NHLE 1064294) dating to the 17th century; 25 and 27 Main Street (Grade II, NHLE 1280640) dating to the late 18th century and 15 Main Street (Grade II, NHLE 1064298) dating to the early 19th century. The Royal Oak Public House (Grade II, NHLE 1280648) dates from the early 18th century. They are all constructed of coursed limestone with ashlar or brick dressings. The unity of materials contributes to the special character and appearance of the Conservation Area.

Outside of the village of Scopwick, to the south-west is located the Scopwick Mill (Grade II, NHLE 1280676) a mid-19th century windmill. The mill has a six-storey circular tower mill with its cap and sails missing.



Figure 29: Grade II listed Scopwick Mill. Source © J Hannan-Briggs (cc-by-sa/2.0).

Kirkby Green

There are seven listed buildings in the village of Kirkby Green including three listed structures associated with Kirkby Green Mill (Grade II, NHLE 1064295) situated on Scopwick Beck Kirkby Green Mill dates to the 18th century and retains its interior wheelhouse with preserved machinery and stone masonry. The mill still ground corn until 1935 when it ceased operation. The other listed buildings are located in the main village. These include the Church of the Holy Cross (Grade II, NHLE 1359365), built in 1848, of limestone and ashlar with a slate roof. The Manor House (Grade II, NHLE 1359366) is a large c18th limestone farmhouse with a slate rather than typical pantile roof. The Farmyard to the North of Number 10 (The Manor House) (Grade II, NHLE 1064296) is a large c19th complex with dramatic limestone faced two-storey barns and stables which make a striking impression on the character of Kirkby Green. The complex looks out over a considerable green space and is prominent within the village being visible from the junction of Main Street and Church Lane. Lastly, 37 and 39 Main Street (Grade II, NHLE 1064297) are a pair of c18th and 19th limestone cottages.

The built character of Kirkby Green is similar to the neighbouring village of Scopwick. The main building material is limestone, contributing to a unified appearance. Most roofs are pantiled with some slate examples. Low stone walls also define the boundaries of properties facing onto Main Street. Glimpses of the surrounding countryside and agricultural buildings from within the village reinforce its rural feel.



Figure 30: Grade II listed two-storey barn at The Manor House, Kirkby Green. Source © Alan Murray-Rust (cc-by-sa/2.0).



Figure 31: Medieval barn and village notice board, Scopwick. Source © Jonathan Thacker (cc-by-sa/2.0).

Conservation Area

Scopwick Conservation Area covers the historic core of Scopwick, and its defining feature is the linear village green along Scopwick Beck. It includes 11 listed buildings and 1 listed monument.

Buildings in the Conservation Area are mainly of limestone, rising up to two storeys in height and set back from the street. Single-storey outbuildings and other ancillary buildings are common within the conservation area often linked to main dwelling. Roofs are predominantly pantiled and steeply pitched, with plain verges and chimneys rising above gable ends. A characteristic feature of the Conservation Area is the presence of stone walls defining the boundary of properties facing onto Main Street. These boundary walls are mostly low however, retaining the openness of the area, reinforced by the undeveloped space surrounding the beck. This openness allows for building elevations to be of particular prominence.

Historic buildings in the Conservation Area mainly date from the 17th to the 19th century. Examples include 25 Becksides (Grade II, NHLE 1064294) dating to the 17th century; 25 and 27 Main Street (Grade II, NHLE 1280640) dating to the late 18th century and 15 Main Street (Grade II, NHLE 1064298) dating to the early 19th century. The Royal Oak Public House (Grade II, NHLE 1280648) dates from the early 18th century. They are all constructed of coursed limestone with ashlar or brick dressings. The unity of materials contributes to the special character and appearance of the Conservation Area.



Figure 32: Scopwick Conservation Area map.

2.4. Landscape Character

National Character Area

Scopwick and Kirkby Green parish lies within National Character Area (NCA) 47: Southern Lincolnshire Edge, as defined by Natural England.¹ NCAs are broad areas which share similar landscape characteristics and help to inform choices about how land is managed and can accommodate change. The Southern Lincolnshire Edge is found between the Trent and Belvoir Vale to the west, the Kesteven Uplands to the south and the Fens to the east. It covers an area stretching between Lincoln and Grantham, and Scopwick and Kirkby Green is located close to its transition into The Fens. The Southern Lincolnshire Edge landscape is very distinct from The Fens, which tend to be flat with artificial drainage systems to bring land into agricultural use.

The Southern Lincolnshire Edge is relatively flat but has the 'Lincoln Cliff' scarp slope to its west, rising from the Trent and Belvoir Vale, and a long dip slope stretching eastwards until The Fens. Unlike much of Lincolnshire, the underlying geology is comprised of Jurassic Limestone. This has had a defining impact on the landscape and its villages, with the local building material mostly comprising local limestone from numerous quarries throughout the area. Scopwick and Kirkby Green has a large limestone quarry which is still in operation and provides building material to this day.

The landscape in the eastern part of the NCA tends to have wetter, heavier clay soils, which are more suitable for pasture rather than arable farming. Whereas the western part of the NCA consists of free-draining higher ground with large fields enclosed by limestone walls, in the Scopwick and Kirkby Green area, smaller pasture enclosures with thick and tall hedgerows tend to predominate. There is a greater concentration of trees, woodlands and parklands in the east of the NCA. Semi-natural habitats are fragmented and sparsely scattered but support important unimproved grasslands and a large number of bird species suited to arable landscapes. This is an intensively cultivated area of Grade 2 or 3 agricultural land and as a result the primary ecosystem services are food provision and biomass provision.

The NCA's key environmental opportunities include enhancing the agricultural landscape to conserve and connect fragmented patches of limestone grassland and woodland to protect water quality and enhance biodiversity; protecting geological features and historic features such as medieval earthworks and traditional villages; ensuring that new development preserves a sense of place, tranquillity and biodiversity; and improving the provision of access and recreation in the countryside.



Figure 33: The landscape in the west of the parish tends to be open, with large fields and broad horizons.



Figure 34: The east of the parish tends to have more thick hedgerows and trees, with smaller fields and more of a sense of enclosure.

¹ <http://publications.naturalengland.org.uk/publication/4991055606841344?category=587130>

North Kesteven Landscape Character Assessment

North Kesteven District Council commissioned a Landscape Character Assessment (LCA)¹ in 2007 which includes more localised and detailed assessments of landscape character. Scopwick and Kirkby Green parish falls entirely within the Southern Lincolnshire Edge, called the 'Central Plateau' by the LCA. It straddles two Landscape Character Sub-areas as defined by the LCA: the Limestone Heath Sub-Area to the west of the B1188 and the Central Clays and Gravels to the east.

The Limestone Heath Sub-Area is a relatively exposed, empty and open landscape with wide views of the horizon in all directions. There are few signs of surface drainage as a consequence of the underlying free-draining limestone geology. Limestone dry stone walls enclose very large and rectilinear fields. Intensive arable farming predominates with little in the way of settlement except for isolated farmsteads. RAF installations have made a significant impact on the landscape with several large bases and training areas. Opportunities for enhancement include replacement of hedgerows where these have been lost or degraded, repair and reinstatement of drystone walls, new development should have sensitive landscaping and boundary treatments with the use of local materials including limestone for walling and clay pantiles for roofing.

The Central Clays and Gravels Sub-Area is a gently undulating lowland between the wider, open plateau to the west and The Fens to the east. Fields here are generally smaller and more varied in shape, with thick and tall hedgerows along roadsides and between fields. Surface drainage appears in small streams running west to east. There is denser coverage of trees and woodlands than the area to the west, with regular small copses of broadleaved woodland.

Scopwick is one of several spring line villages situated where streams come to the surface off the limestone plateau. These spring-line settlements have similar characteristics, with honey coloured limestone walls and pantile roofs. The streams often run beside central village streets with adjacent green spaces. Opportunities for enhancement include replacement of hedgerows where these have been lost or degraded, an increase in grassland and pasture to restore a more mixed pattern of land use, maintaining the distinctive character of the villages with their traditional limestone building materials and ensuring new development on the edges of village is sensitive and sympathetic to the landscape.



Figure 35: The limestone quarry is a major feature of the local landscape.



Figure 36: Veteran trees are an important part of the local landscape, and can be visible for miles across the countryside.

¹ <https://www.n-kesteven.gov.uk/residents/planning-and-building/planning/planning-applications/north-kesteven-landscape-character-assessment/>

2.5. Green Infrastructure

Central Lincolnshire Local Plan policies LP13, LP18, LP20, LP24 and LP26 emphasise the importance of green infrastructure networks, both in terms of their existing benefits, and their incorporation into new development or alongside land use changes. Scopwick and Kirkby Green are surrounded by countryside which is densely crisscrossed by public rights of ways, bridleways and byways. These green infrastructure networks offer walking, cycling and riding routes to nearby villages, as well as an important amenity value for residents and visitors.

Public Rights of Way

The parish has a notably dense network of public rights of way (PRoW) which provide walking and horse-riding routes around the local countryside, and as far as other villages. The road which links Scopwick and Kirkby Green also has a public footpath. Future developments should consider their relation to PRoWs, including the potential provision of new footpaths which relate and connect to the existing network of green infrastructure. This will ensure that new developments are connected to local services by walking routes.

Open Space

The key open space in the parish is Scopwick village green which follows the course of Scopwick Beck. This green includes a number of scenic paths which cross the river and provide views along the watercourse. In addition, there is an area of allotments, benches and a miniature lake. Whilst a village green, these are elements more commonly seen in large parks. This contributes to a sense of civic character and any future open spaces should seek to reflect this local example of open space.



Figure 37: Map showing the extent of the Parish boundary and the PRoWs.

--- Public Rights of Way

2.6. Housing

Scopwick Conservation Area consists of mainly detached and semi-detached housing with large front gardens. Most of the buildings are two and one storey houses. With mainly medium scale buildings, the Conservation Area has refined massing through the narrow plots and pitched roofs.

Towards the edge of the Conservation Area the building heights reduce slightly and act as a transitional area from the village centre and the adjacent residential streets.

Parts of Scopwick show precedent of terraced and semi-detached homes. One notable example is the Springfield Estate, which dates from the post-war period and has predominantly semi-detached homes which were built simultaneously, giving this part of the village a consistent character.

Given the variety of scales, forms and massing found within Scopwick, new development should seek to respond to its respective surrounding context by using similar configurations with a modern interpretation.

Kirkby Green consists mainly of detached homes which tend to be more dispersed and have larger gardens. There is little in the way of precedent for semi-detached or terraced homes, and homes have tended to be built with an individual style, except for 4 detached homes developed recently. In order to meet this context, development should seek to reflect the dispersed character of the settlement, its rural character and the architectural variety of each individual home.



Figure 38: Map showing the main building typologies in Scopwick.



Figure 39: Map showing the main building typologies in Kirkby Green.

- Terraced houses
- Semi-detached houses
- Detached houses



Figure 40: Methodist Church and street scene in Scopwick towards the east of the village.



MAIN STREET



Character Areas

03

3. Character Areas

This section sets out the three Character Areas which have been proposed to guide development in Scopwick and Kirkby Green. The parish has three Character Areas: Conservation Area, Village Extensions and Kirkby Green. The other parts of the parish consist of open countryside or RAF Digby. The respective Character Areas share certain qualities in terms of their built forms. Each Character Area also encompasses a variety of architectural styles and layouts, especially in the case of the Conservation Area.

The Conservation Area Character Area covers Scopwick Conservation Area, alongside Scopwick House, which is a venerable country house to the north of the village. The majority of Scopwick's heritage assets are to be found in this area, alongside the relatively consistent use of the local traditional building material. The Village Extension Character Area covers both the later parts of Scopwick and Kirkby Green which have expanded beyond the historic cores of the settlements. However, this also includes several heritage assets, especially to the east of Scopwick where linear development dates from earlier. The Kirkby Green Character Area covers the distinctive historic part of the settlement, which has a dispersed and rural character, with the integration of agricultural buildings alongside residential dwellings.



Figure 41: Conservation Area.



Figure 42: Village Extension.



Figure 43: Kirkby Green.



Figure 44: Character Areas map.





Design Principles

04

4. Design Principles

4.1. Introduction

General questions to ask and issues to consider when presented with a development proposal

Based on established good practice, this section provides a number of questions against which the design proposal should be evaluated. The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has taken into account the context and provided an adequate design solution. As a first step there are a number of ideas or principles that should be present in the proposals. The proposals or design should:

- a. Integrate with existing paths, streets, circulation networks and patterns of activity;
- b. Reinforce or enhance the established village character of streets, greens and other spaces;
- c. Respect the rural character of views and gaps;
- d. Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- e. Relate well to local topography and landscape features, including prominent ridge lines and long distance views.
- f. Reflect, respect and reinforce local architecture and historic distinctiveness;
- g. Retain and incorporate important existing features into the development;
- h. Respect surrounding buildings in terms of scale, height, form and massing;

- i. Adopt contextually appropriate materials and details;
- j. Provide adequate open space for the development in terms of both quantity and quality;
- k. Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- l. Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- m. Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours
- n. Positively integrate energy efficient technologies

Following these considerations, there are number of questions related to the design guidelines outlined later in the document.

Street grid and layout

- Does it favour accessibility and connectivity over cul-de-sac models? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?

- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

Local green spaces, views and character

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?
- Has the proposal been considered in its widest context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal affect on the character of a rural location?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?

- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?

Gateway and access features

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between villages?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

Buildings layout and grouping

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?

- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?

Building line and boundary treatment

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Have the appropriateness of the boundary treatments been considered in the context of the site?

Building heights and roofline

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?

Household extensions

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- In case of side extension, does it retain important gaps within the street scene and avoid a 'terracing effect'?

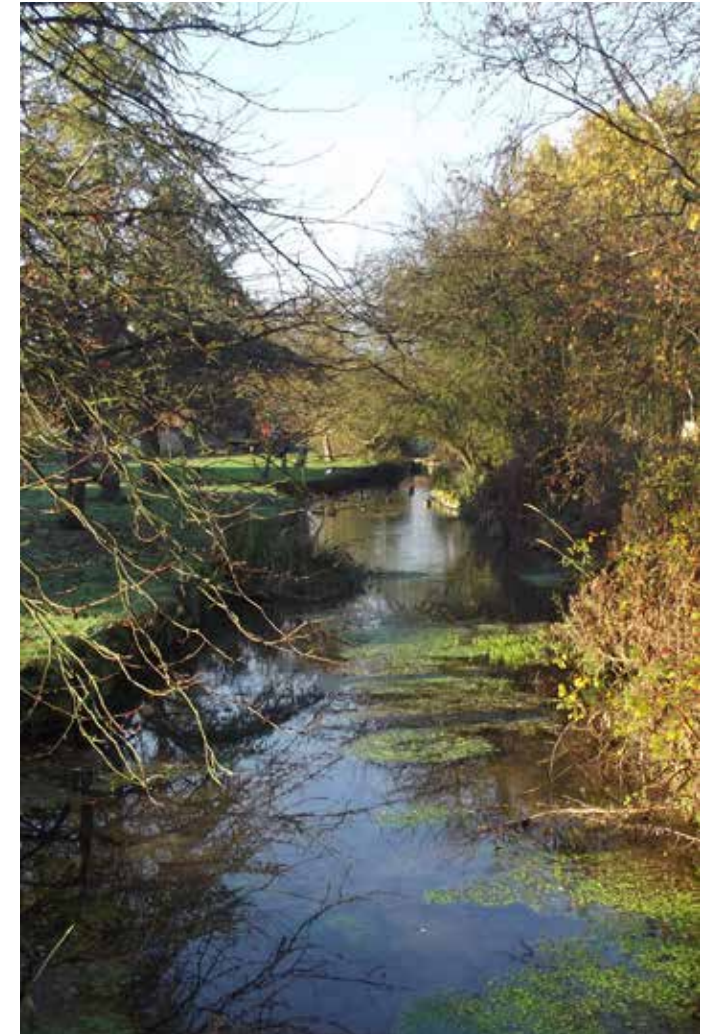


Figure 45: Scopwick Beck.

- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?

Building Materials and Surface Treatment

- What is the distinctive material in the area, if any?
- Does the proposed material harmonise with the local material?
- Does the proposal use high quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Does the new proposed materials respect or enhance the existing area or adversely change its character?

Car Parking Solutions

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?

Architectural Details and Contemporary Design

- If the proposal is within a Conservation Area, how are the characteristics reflected in the design?
- Does the proposal harmonise with the adjacent properties? This means that it follows the height massing and general proportions of adjacent buildings and how it takes cues from materials and other physical characteristics.
- Does the proposal maintain or enhance the existing landscape features?
- Has the local architectural character and precedent been demonstrated in the proposals?
- If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?



Figure 46: Limestone Walls in Kirkby Green.



4.2. General Design Principles

4.2.1. Introduction

The aim of this Design Guidance is to ensure that future development within Scopwick and Kirkby Green considers equally the local character of the Conservation Area and the remainder of the villages. It intends to give thought to how the distinctive areas within the villages can be enhanced by creating high quality places, thriving communities and prosperous places to live.

These guidelines advocate for a character-led design which responds to and enriches the existing townscape. The following pages will show best practice examples from Scopwick and Kirkby Green demonstrating how the context can be referenced and used as inspiration without replicating what is already there to form a contemporary design synthesis.

4.2.2. Pattern of Growth

Both villages have a linear pattern of growth, running parallel to Scopwick Beck. This course of linear development is particularly strong in Scopwick, where it runs for a remarkable 1,400 metres. Linear development provides a strong connection to the countryside, as gaps provide important views into the open countryside, and public footpaths offer access to the fields both to the north and south of the settlements. The existing linear pattern of growth should be preserved by future developments, particularly by avoiding the infilling of gaps which provide views into the countryside from within the villages.



Figure 47: Linear pattern of development in Scopwick and Kirkby Green to be preserved (Reference: Google Earth).

4.2.3. Permeable and Interconnected Street Network

Within Scopwick and Kirkby Green, the street layout is reflective of its historic development, consisting of a main road along which linear development took place. In contrast, much of the newer development is dominated by cul-de-sacs, however best practice favours a **permeable and interconnected street** network as it offers a choice of routes, allowing for a higher level of **pedestrian activity** increasing **social interaction**. Given the importance of pedestrian routes, it is considered that a connected approach for future streets will be appropriate and should be adopted **where possible; and cul-de-sacs should be avoided in future development**.

4.2.4. Street Design

New streets should be considered a space to be used by all, not only vehicles. Therefore, it is essential that street design incorporate the needs of pedestrians, cyclists and public transport users. There should be a clear **hierarchy of streets** to facilitate different levels of activity. Streets should incorporate opportunities for landscaping, green infrastructure and sustainable drainage. The design of the street network should respond to the topography, natural desire lines and to the site.



Figure 48: Scopwick and Kirkby Green present a number of impermeable cul-de-sac street layouts especially in recent developments. However, pedestrian routes offer connections across the village where they have been preserved.

4.2.5. Scale, Form and Massing

The scale, form and massing of buildings are important to the character of a place, therefore, the existing context needs to be considered and new development needs to respond sensitively to preserve and enhance the best characteristics of a place. This will ensure a harmonious relationship with neighbouring buildings, spaces and streets.

The Conservation Area consists of mainly **detached and semi-detached housing** with large front gardens. Most of the buildings are two and one storey houses. With mainly medium scale buildings, the Conservation Area has **refined massing** through the **narrow plots** and **pitched roofs**.

Towards the edge of the Conservation Area the building heights reduce slightly and act as a transitional area from the village centre and the adjacent residential streets.

Given the **variety of scales, forms and massing** found within Scopwick, new development should seek to respond to the surrounding context by using similar configurations with a modern interpretation. Buildings and developments that do not respect the existing townscape should be avoided.

Roofline

Varied rooflines can help to create a more visually appealing and distinctive townscape. The scale of the roof should be in **proportion** with the dimensions of the building with subtle changes in the roofline to avoid monotonous elevations.

Conservation Area



Figure 49: Historic village view with a dynamic and varied roofline.

Village Extension



Figure 50: Variety of scales, form and massing in the village extension.

Kirkby Green



Figure 51: Variety of scales, form and massing in Kirkby Green.

4.2.6. Legibility and Wayfinding

A legible and well signposted place is easier for the public to understand as people can orient themselves with visual landmarks and direct routes. Being able to memorise and navigate around a place makes people feel safer as well as offering a more pleasant living environment that functions well.

Scopwick and Kirkby Green should use a variety of **identifiable landmarks, gateways** and **focal points** to create visual links and establish a clear **hierarchy between places**. The Conservation Area and Kirkby Green should be complemented by distinctive architectural elements around gateways and nodes. The village extension area should be designed around a series of nodal points focusing on the relationship with the landscape and a variety of articulations.

Wayfinding should be clearly established throughout both the villages, particularly along pedestrian and cycle routes and should be designed to complement and not clutter the public realm.



Conservation Area



Figure 52: View from the street terminating with a landmark.

Village Extension



Figure 53: Distinctive tree to enhance wayfinding.

Kirkby Green



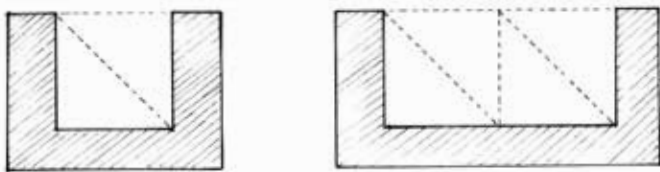
Figure 54: Historic building easily identified as a landmark.

4.2.7. Enclosure

Clearly defined spaces create a sense of enclosure through **cohesion** and contribute to the **attractiveness** of a place. Collectively, buildings and trees along streets can create this sense of enclosure by ensuring it is in proportion with density and building heights.

The Conservation Area generally creates a sense of enclosure through continuous frontages punctuated by streets, lanes and open spaces and **1:1 or 1:2 ratios**. These enclosed streets enhance the Conservation Area's sense of place and any future development should provide a similar level of enclosure.

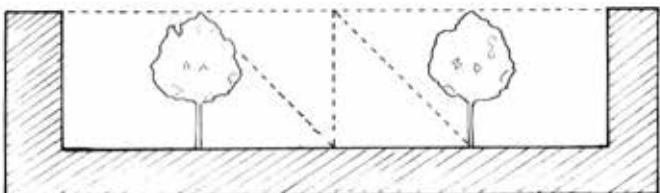
Scopwick and Kirkby Green have less sense of enclosure due to the lower density and housing typology. Some enclosure is provided from **natural elements** such as **trees and hedges** offering a different type of enclosure and sense of place to the Conservation Area.



Generally effective

Generally effective 1:2 ratio

1:1 ratio



Spatial definition by tree canopy

Conservation Area



Figure 55: Wide road, pedestrian path and the village green compared to building heights creating an open feel.

Village Extension

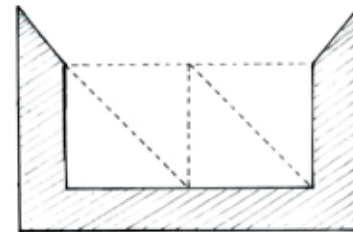


Figure 56: Example of 1:2 ratio.

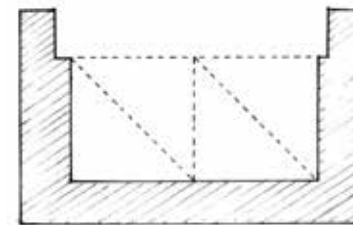
Kirkby Green



Figure 57: Example of height to width ratio of 1:6, which gives a less sense of enclosure.



Spatial definition by building heights



Spatial definition by recess line

4.2.8. Corner Treatment

Corner buildings provide an opportunity to **enhance natural surveillance** and create activity at street level as well as to define the corner architecturally. Buildings should have multiple entrances and two active frontages if possible. For less visually prominent corners, such as within lower density residential areas, the corner should be addressed by having the **main entrance** and **habitable room windows facing both sides** to enable **natural surveillance** and **encourage activity**. To articulate the corner, the building can be taller or have a distinctive architectural element to provide a greater presence and enhance legibility.

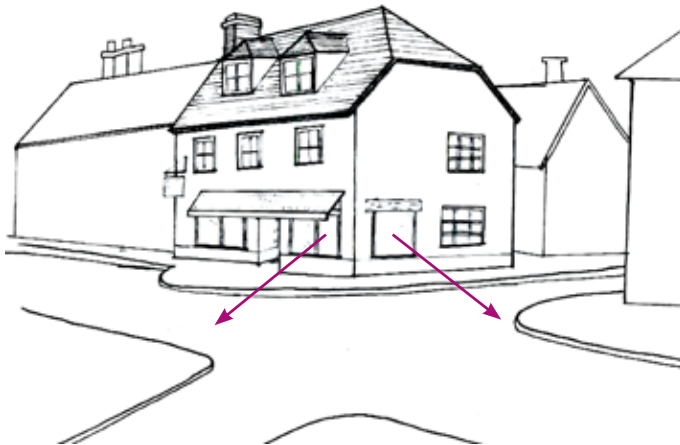


Figure 58: Windows on both street facing façades provide enhanced natural surveillance.

Conservation Area



Figure 59: Corner building with windows on both street facing façades.

Village Extension



Figure 60: Corner building with windows on both street facing façades.

Kirkby Green



Figure 61: Corner building with windows on the main street.

4.3. Building Lines, Setbacks and Frontages

The overall character of an area is affected by setback distances and the use of **continuous building lines**, as they contribute to the sense of enclosure of both streets and public spaces. Continuous building lines create a **clear distinction between public and private spaces** and provides a stronger definition to the public realm. Buildings with a more generous setback from the carriageway should have well landscaped threshold spaces.

Low to medium residential areas can **vary setbacks** in order to **respond to the landscape** context and the more **open character** of the area. Front gardens can be deeper at the edges in order to create a softer transition between countryside, parks, river valleys and built environment.

Active frontages bring **vitality** and **animation** to streets and public spaces. This can be achieved by introducing regular doors, windows, front gardens and front parking which can simulate activity and social interaction. Scopwick and Kirkby Green should provide active frontages and encourage articulation on facades, such as the use of bays and porches to create an attractive and welcoming streetscape. Furthermore, passive facades facing the public realm must be avoided, this can be done by providing windows.

Conservation Area



Figure 62: Plan highlighting varied setbacks.

Village Extension

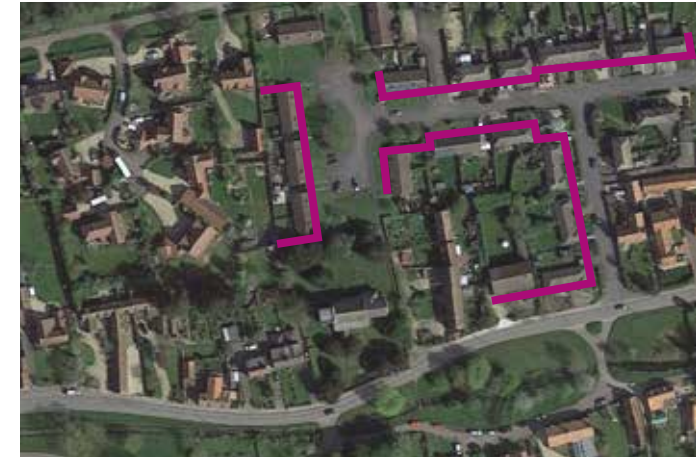


Figure 63: Plan highlighting continuous building line.

Kirkby Green



Figure 64: Detached house with smaller front garden creating a clear distinction between private and public spaces.

4.4. Boundary treatment

Boundary treatments, such as hedges, low walls and railings should be included in design proposals to clearly distinguish public and private spaces.

A clear **distinction** between **public** and **private** space is fundamental to creating a good place. Buildings fronting streets, squares and open spaces activates the public realm, therefore **primary access** and **principal frontages** should always **face onto public spaces**.

Within the residential areas of Scopwick and Kirkby Green setbacks from the street and front garden landscaping can provide some privacy for front living rooms while also allowing natural surveillance of the streets. The distance between the backs of properties should be considered in relation to privacy.

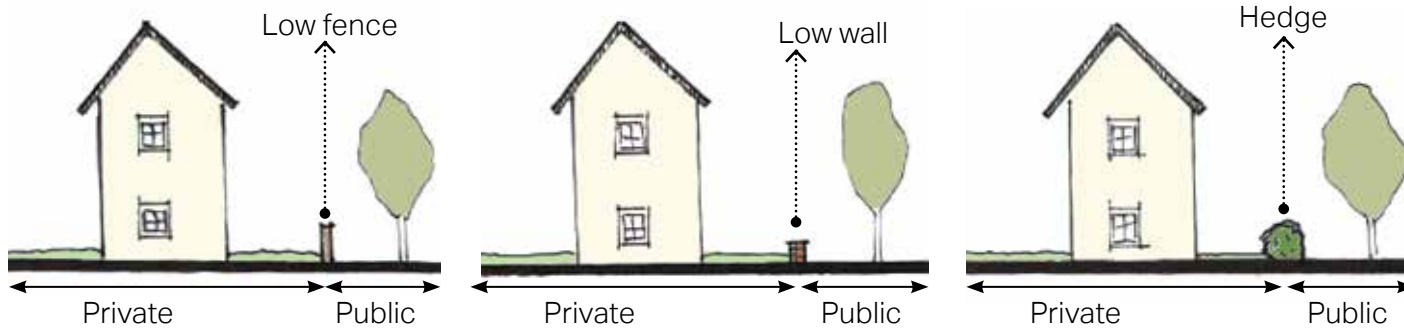


Figure 65: Elevations showing different boundary treatments.

Conservation Area



Figure 66: Low wall creating a strong definition between public and private space.

Village Extension



Figure 67: Hedges used as a boundary treatment.

Kirkby Green



Figure 68: Low wall creating a strong definition between public and private space.

4.5. Environment and Sustainability

4.5.1. Biodiversity and Wildlife

New development must preserve the treasures of the area. Biodiversity and woodlands should be protected and enhanced where possible.

Abrupt edges to development with little vegetation or landscape on the edge of the settlement should be avoided; instead, comprehensive landscape buffering encouraged.

Wildlife-friendly environment

- New developments should aim to strengthen biodiversity and the natural environment;
- Existing habitats and biodiversity, particularly local birds and bats, should be protected and enhanced;
- New development proposals should include the creation of new habitats and wildlife corridors; and
- Rear boundary treatments should become wildlife permeable as for example implementing native hedging or alternatively gapped wooden 'palisade' or 'hit and miss' style fencing with hedgehog friendly gravel boards.



Figure 69: Scopwick Beck provides wetland habitats and the ford in Kirkby Green is a particularly scenic location in the parish.



Figure 70: Scopwick village green provides space for biodiversity alongside a mixture of natural and semi-natural spaces.



Figure 71: Vegetation provides the backdrop for many heritage assets.



Figure 72: Mature trees are an important feature of the villages.

4.5.2. Dark Skies

The dark skies character of the countryside should be protected. Dark skies benefit both people and wildlife. Evidence shows that in the last few decades the character of much of England has changed as dark skies have gradually brightened with urban development and population growth.

New developments should aim for an unobstructed sky full of stars. The landscape is predominately affected by sky glow from the street lights of a larger urban environment, but can also be significantly affected by over-bright single sources at the local domestic level. In particular, there is some very mild light pollution caused by nearby settlements such as Metheringham and the more distant city of Lincoln.

The following guidelines aim to ensure there is enough consideration given at the design stage:

- Ensure that lighting schemes will not cause unacceptable levels of light pollution particularly in intrinsically dark areas;
- Consider lighting schemes that could be turned off when not needed ('part-night lighting') to reduce any potential adverse effects; i.e. when a business is closed or, in outdoor areas, switching-off at quiet times between midnight and 5am or 6am;
- The needs of particular individuals or groups should be considered where appropriate (e.g. the safety of pedestrians and cyclists); and
- Consider the location of premises where high levels of light may be required for operation or security reasons.

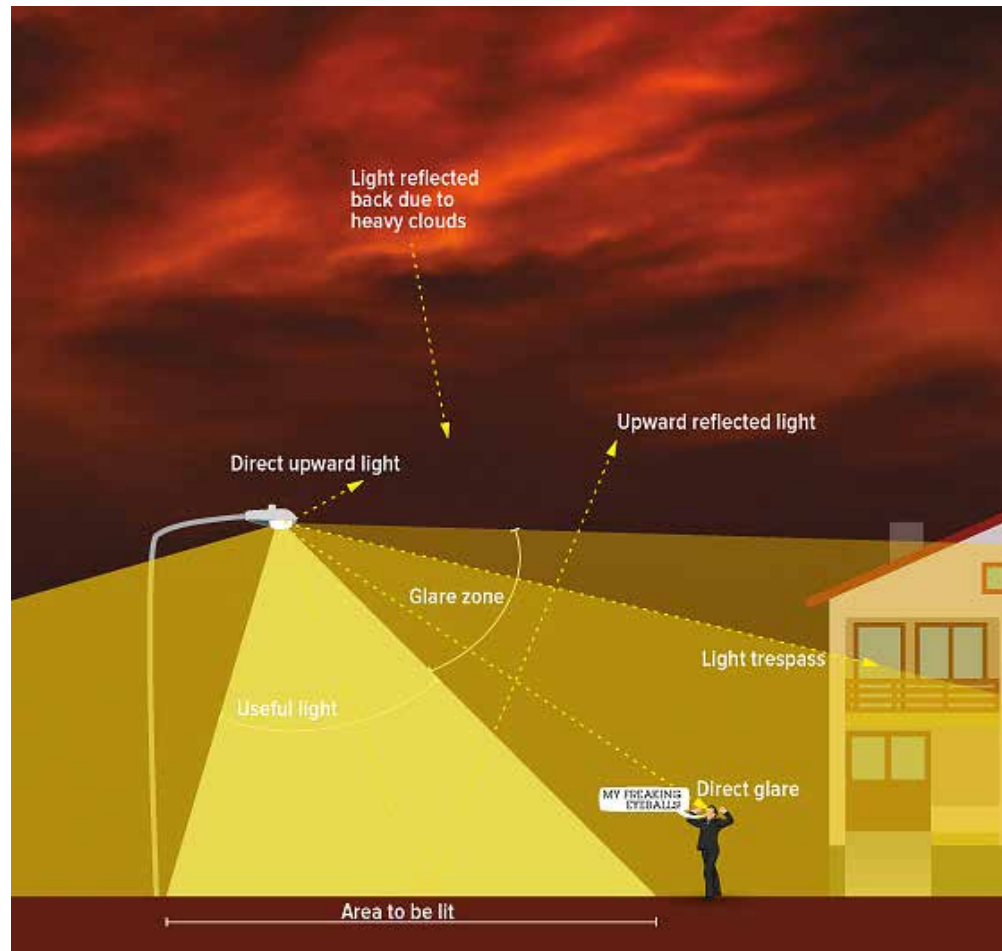


Figure 73: Illustration of the different components of light pollution and what 'good' lighting looks like (Reference: https://www.darksky.org/wp-content/uploads/2014/09/Light_Pollution_Diagram_680px.jpg.)

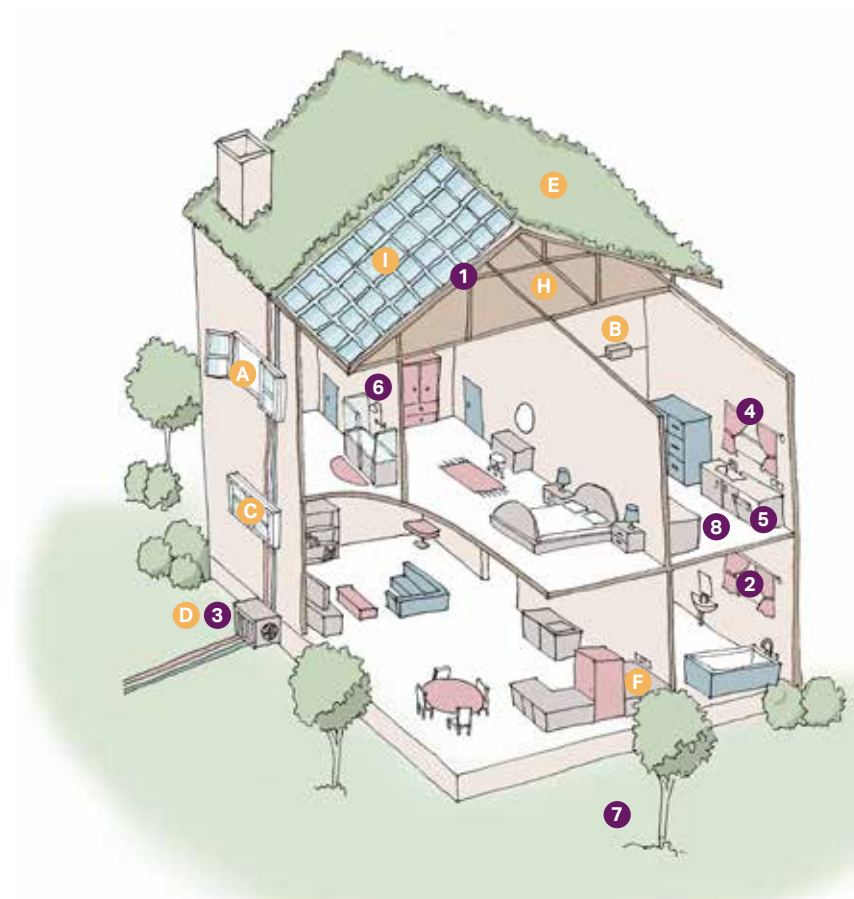
4.5.3. Sustainability and Eco-design

Principles

Energy efficient or eco design combines all around energy efficient construction, appliances, and lighting with commercially available renewable energy systems, such as solar water heating and solar electricity.

Starting from the design stage there are strategies that can be incorporated towards passive solar heating, cooling, and energy efficient landscaping which are determined by local climate and site conditions.

The aim purpose of these interventions is to reduce the overall home energy use as cost effectively as the circumstances permit. In addition, eco-design is not an architectural style in itself, but a set of principles that can be applied to a wide range of architectural styles to suit the local context and character of the village.



NEW BUILD HOMES

- A**  **High levels of airtightness**
- B**  **More fresh air** with the mechanical ventilation and heat recovery, and passive cooling
- C**  **Triple glazed windows and external shading** especially on south and west faces
- D**  **Low-carbon heating** and no new homes on the gas grid by 2025 at the latest
- E**  **Water management and cooling** more ambitious water efficiency standards, green roofs and reflective walls
- F**  **Flood resilience and resistance** e.g. raised electrical, concrete floors and greening your garden
- H**  **Construction and site planning** timber frames, sustainable transport options (such as cycling)
- I**  **Solar panel**

EXISTING HOMES









- 1**  **Insulation** in lofts and walls (cavity and solid)
- 2**  **Double or triple glazing with shading** (e.g. tinted window film, blinds, curtains and trees outside)
- 3**  **Low-carbon heating** with heat pumps or connections to district heat network
- 4**  **Draught proofing** of floors, windows and doors
- 5**  **Highly energy-efficient appliances** (e.g. A++ and A+++ rating)
- 6**  **Highly waste-efficient devices** with low-flow showers and taps, insulated tanks and hot water thermostats
- 7**  **Green space (e.g. gardens and trees)** to help reduce the risks and impacts of flooding and overheating
- 8**  **Flood resilience and resistance** with removable air back covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors

Figure 74: Diagram showing low-carbon homes in both existing and new build conditions

4.5.4. Solar Roof Panels

Solar panels over a rooftop can have a positive environmental impact, however their design and installation should be done carefully considering potential implications within Conservation Areas. Preserving the character of the village should be a priority. In rural Lincolnshire, there are many examples of houses that have already installed roof panels, placed on the side of the houses facing the back gardens, which is a sign that the area is receptive of eco-design solutions, but also aware of being sensitive to the character of the historic local villages

Some solutions of sensitive implementation of solar roof panels are suggested as follows:

On new builds:

- Design solar panel features from the start, forming part of the design concept. Some attractive options are solar shingles and photovoltaic slates; and
- Use the solar panels as a material in their own right.

On retrofits:

- Analyse the proportions of the building and roof surface in order to identify the best location and sizing of panels;
- Consider introducing other tile or slate colours to create a composition with the solar panel materials;
- Conversely, aim to introduce contrast and boldness with proportion. There has been increased interest in black panels due to their more attractive appearance.

Black solar panels with black mounting systems and frames can be an appealing alternative to blue panels;

- Careful consider the location of solar panels on buildings within the Scopwick Conservation Area. It might be appropriate to introduce solar panels to areas of the building that are more concealed in order to preserve the character and appearance of the Conservation Area; and
- Solar panels can be added to listed buildings, but they need to be carefully sited and consent will be required.



Figure 75: Solar roof panels example in Scopwick, which could have benefitted from greater integration with the roof.



Figure 76: Use of shingle-like solar panels on a slate roof, with the design and colour of the solar panels matching those of the slate tiles.

4.5.5. SuDS

Definition

The term SuDS stands for Sustainable Drainage Systems. It covers a range of approaches to managing surface water in a more sustainable way to reduce flood risk and improve water quality whilst improving amenity benefits.

SuDS work by reducing the amount and rate at which surface water reaches the combined sewer system. Usually, the most sustainable option is collecting this water for reuse, for example in a water butt or rainwater harvesting system, as this has the added benefit of reducing pressure on important water sources.

Where reuse is not possible there are two alternative approaches using SuDS:

- Infiltration, which allows water to percolate into the ground and eventually restore groundwater; and
- Attenuation and controlled release, which holds back the water and slowly releases it into the sewer network. Although the overall volume entering the sewer system is the same, the peak flow is reduced. This reduces the risk of sewers overflowing. Attenuation and controlled release options are suitable when either infiltration is not possible (for example where the water table is high or soils are clay) or where infiltration could be polluting (such as on contaminated sites).

The most effective type or design of SuDS would depend on site-specific conditions such as underlying ground conditions, infiltration rate, slope, or presence of ground

contamination. A number of overarching principles can however be applied:

- Manage surface water as close to where it originates as possible;
- Reduce runoff rates by facilitating infiltration into the ground or by providing attenuation that stores water to help slow its flow down so that it does not overwhelm water courses or the sewer network;
- Improve water quality by filtering pollutants to help avoid environmental contamination;
- Form a 'SuDS train' of two or three different surface water management approaches;
- Integrate into development and improve amenity through early consideration in the development process and good design practices;
- SuDS are often as important in areas that are not directly in an area of flood risk themselves, as they can help reduce downstream flood risk by storing water upstream;
- Some of the most effective SuDS are vegetated, using natural processes to slow and clean the water whilst increasing the biodiversity value of the area;
- Best practice SuDS schemes link the water cycle to also help make the most efficient use of water resources by reusing surface water; and
- SuDS must be designed sensitively to augment the landscape and wherever possible provide biodiversity and amenity benefits.



Figure 77: Examples of SuDS designed as a public amenity and fully integrated into the design of the public realm in Stockholm, Sweden.

Storage and slow release

Rainwater harvesting refers to the systems allowing to capture and store rainwater as well as those enabling the reuse in-situ of grey water. Simple storage solutions, such as water butts, can help provide significant attenuation. To be able to continue to provide benefits, there has to be some headroom within the storage solution. If water is not reused, a slow release valve allows water from the storage to trickle out, recreating capacity for future rainfall events. New digital technologies that predict rainfall events can enable stored water to be released when the sewer has greatest capacity to accept it.

These systems involve pipes and storage devices that could be unsightly if added without an integral vision for design. Therefore, some design recommendation would be to:

- Conceal tanks by cladding them in complimentary materials;
- Use attractive materials or finishing for pipes;
- Combine landscape/planters with water capture systems;
- Underground tanks; and
- Utilise water bodies for storage.



Figure 78: Examples of water butts used for rainwater harvesting in Reach, Cambridgeshire.

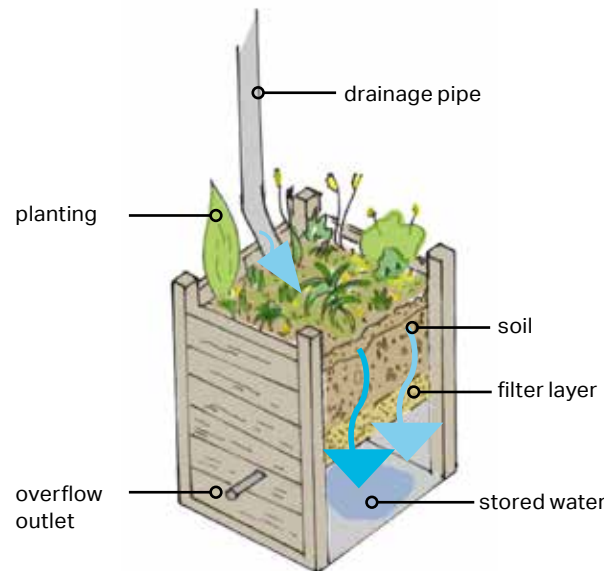


Figure 79: Diagram illustrating the functioning of a stormwater planter.

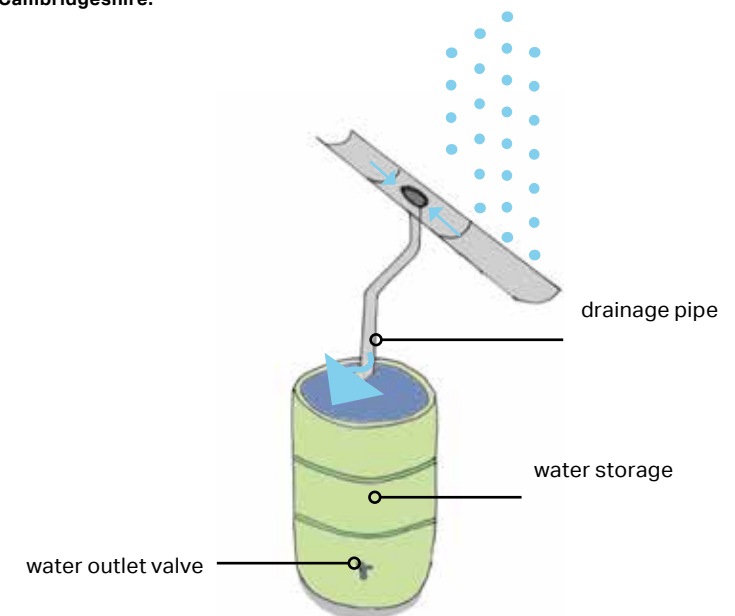


Figure 80: Diagram illustrating the functioning of a water butt.

Attenuation ponds and detention basins

Attenuation ponds are permanent bodies of water with stormwater storage capacity above the permanent water level. Detention basins are similar to attenuation ponds, but without a permanent pool of water.

Detention basins provide more attenuation storage per unit surface area than attenuation ponds of the same depth, so may be used when space is more limited. However, attenuation ponds are preferred due to the greater amenity and biodiversity benefits offered.

Attenuation ponds must be of a natural appearance to complement the rural character of the site. They can also be of educational benefit to schools and the local community.

Detention basins will be vegetated to provide greater water quality benefits, such as through the removal of sediment. They should be designed to permit alternative uses when not in use, where appropriate.

Attenuation ponds and detention basins must actively contribute as new public amenities and green spaces. It must be expected that people will interact with the water and landscaping, therefore they must be designed for safe public access and not fenced off.



Figure 81: Attenuation ponds and detention basins must be integrated into the green space strategy and designed with safe public access in mind so that they do not necessitate fencing. Designs similar to the facility in this picture must be avoided because they are dangerous and have unattractive fencing.



Figure 82: Detention basin in Cambridge designed for public access.

Permeable paving

Permeable paving can be used where appropriate on footpaths, public squares, and private access roads and private areas within the individual development boundaries. In addition, permeable pavement must also:

- Respect the material palette;
- Help to frame the building;
- Create an arrival statement;
- Be in harmony with the landscape treatment of the property; and
- Help define the property boundary.

Regulations, standards, and guidelines relevant to permeable paving and sustainable drainage are listed below:

- Flood and Water Management Act 2010, Schedule 3;¹
- The Building Regulations Part H – Drainage and Waste Disposal;²
- Town and Country Planning (General Permitted Development) (England) Order 2015;³

1 Great Britain (2010). *Flood and Water Management Act, Schedule 3*. Available at: <http://www.legislation.gov.uk/ukpga/2010/29/schedule/3>

2 Great Britain (2010). *The Building Regulations Part H – Drainage and Waste Disposal*. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/442889/BR_PDF_AD_H_2015.pdf

3 Great Britain (2015). *Town and Country Planning (General Permitted Development) (England) Order 2015*. Available at: <http://www.aecom>

- Sustainable Drainage Systems - non-statutory technical standards for sustainable drainage systems;⁴
- The SuDS Manual (C753);⁵
- BS 8582:2013 Code of practice for surface water management for development sites;⁶
- BS 7533-13:2009 Pavements constructed with clay, natural stone or concrete pavers;⁷ and
- Guidance on the Permeable Surfacing of Front Gardens.⁸

legislation.gov.uk/uksi/2015/596/pdfs/uksi_20150596_en.pdf

4 Great Britain. Department for Environment, Food and Rural Affairs (2015). *Sustainable drainage systems – non-statutory technical standards for sustainable drainage systems*. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf

5 CIRIA (2015). *The SuDS Manual (C753)*.

6 British Standards Institution (2013). *BS 8582:2013 Code of practice for surface water management for development sites*. Available at: <https://shop.bsigroup.com/ProductDetail/?pid=00000000030253266>

7 British Standards Institution (2009). *BS 7533-13:2009 Pavements constructed with clay, natural stone or concrete pavers*. Available at: <https://shop.bsigroup.com/ProductDetail/?pid=00000000030159352>

8 Great Britain. Ministry of Housing, Communities & Local Government (2008). *Guidance on the Permeable Surfacing of Front Gardens*. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf

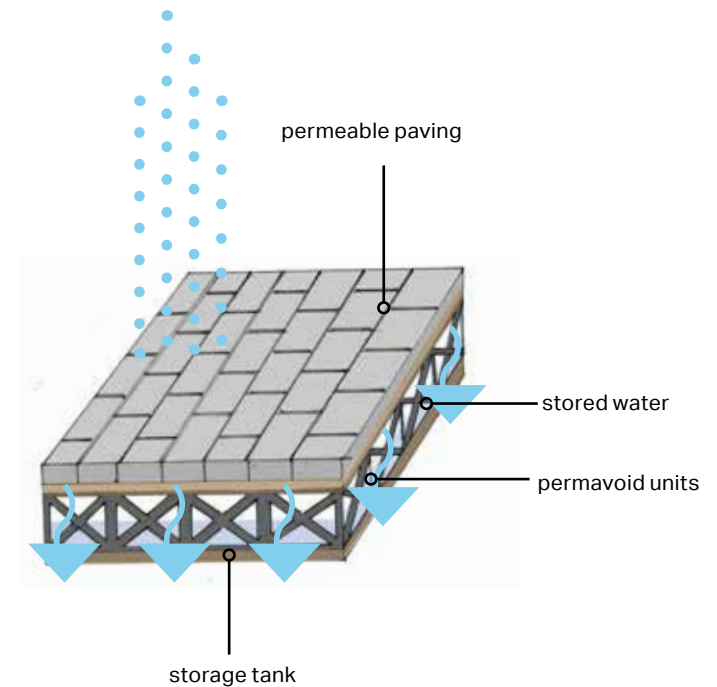


Figure 83: Diagram illustrating the functioning of a soak away

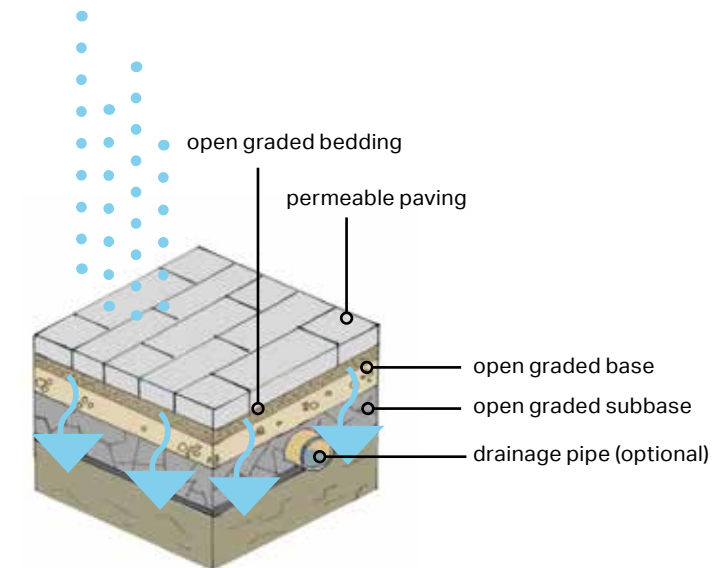


Figure 84: Diagram illustrating the functioning of a soak away

4.6. Parking

Parking in Scopwick and Kirkby Green is necessary and an appropriate provision of residential and visitor parking will be required. A mix of parking solutions can be used throughout the villages, including on-plot, front, garage and courtyard parking.

Car parking should be designed in combination with landscaping to minimise the presence of vehicles from the street. Driveways should be designed with permeable paving, avoiding imperious surfaces where possible.

The current Local Plan does not set specific parking standards but rather allows for each proposal to be considered on a case by case basis. As the Local Plan suggests, all development should carefully assess its parking needs taking into account the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; the existing available car parking provision close to the development site and an overall need to reduce the use of high-emission vehicles.

On-plot parking

- This type is most likely to be the most common arrangement for detached and semi-detached dwellings. The depth of the front garden should be a sufficient size to be able to accommodate a large family car (5.5-6 m wide x 2.5 m long). High quality and well-designed soft landscaping should be used to enhance the attractiveness of on-plot parking.



Figure 87: Example of on-plot parking.

- Boundary treatment is essential to avoiding a car dominated character. Therefore, elements such as hedges, trees, low walls and high-quality paving materials should be used between the public and private boundary.
- Spaces should be overlooked by windows of the property and front gardens should be landscaped to soften the visual impact.
- Driveways should be constructed from porous materials to minimise surface water run-off.
- If parking is located to the side of the dwelling, two tandem parking should be provided and these should be sufficient space (min 1.50 m) left along the car parking to wheel bins/ bikes if they are accommodated in the rear gardens.
- If parking is provided on plot frontages only 1 car parking space should be allocated.

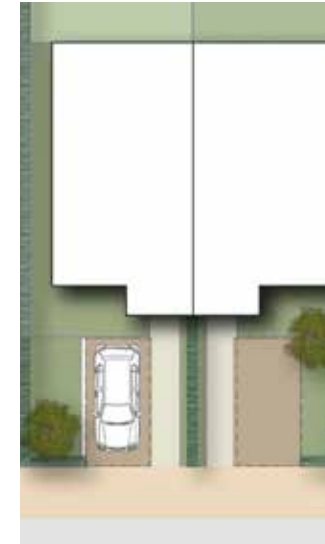


Figure 85: Diagram showing indicative layout for on-plot front parking.



Figure 86: Diagram showing indicative layout for on-plot side parking.

Parking courtyards

- Parking courtyards are appropriate for a number of land uses and can be particularly beneficial for apartments and townhouses that do not allow for direct access to individual parking spaces.
- Parking courtyards should be overlooked by surrounding buildings to provide natural surveillance.
- Parking courtyards should be an integral part of the public realm; therefore, high-quality design and materials should be employed. Soft landscaping and trees should be dispersed throughout to provide shade, visual interest and reduce the effects of impervious surfaces.
- Car parking courtyards should be kept small in scale limited up to max 8-10 cars and they should have an easy access.

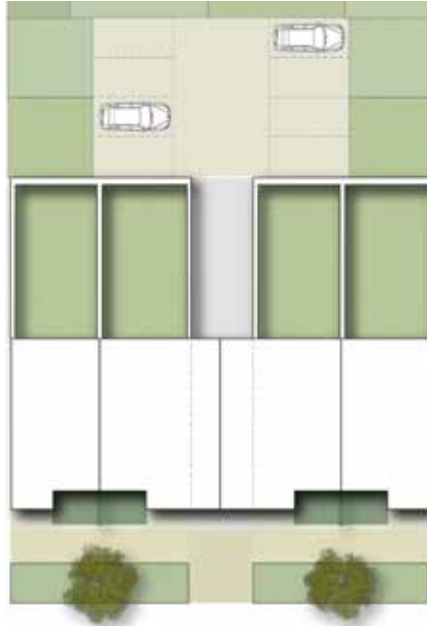


Figure 88: Diagram showing indicative layout for a parking courtyard.



Figure 89: Example of a parking courtyard.

On-plot garage parking

- Where provided, garages should be designed as an additive to the main building, however it should not overpower the original building. Garages should reflect the architectural style of the main building in order to become a visually integral part of the building.
- Consideration should be given to the integration of bicycle and/or waste storage within garages.

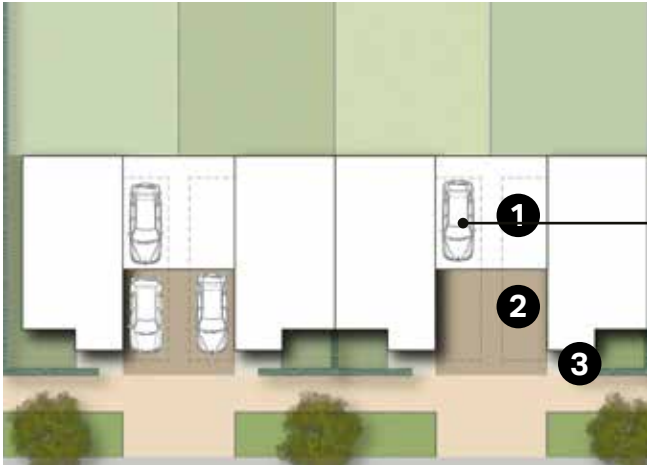


Figure 90: Illustrative diagram showing an indicative layout of on-plot parking with garages.

1. Side parking set back from the main building line. Permeable pavement to be used whenever possible.
2. Garage structure set back from main building line. Height to be no higher than the ground floor heights.
3. Boundary hedges to screen vehicles and parking spaces.



Indicative layout of a garage with cycle storage area.



Figure 91: Example of on-plot garage parking.

Bicycle parking and storage

- A straightforward way to encourage cycling is to provide secured covered cycle parking within all new residential developments and publicly available cycle parking in the public realm.
- For residential units, where there is no garage on plot, covered and secured cycle parking must be provided within the domestic curtilage. The use of planting and smaller trees alongside cycle parking can be used to mitigate any visual impact on adjacent spaces or buildings.
- Bicycle stands in the public realm should be sited in locations that are convenient and that benefit from adequate natural surveillance. They should be placed in locations that do not impede pedestrian mobility or kerbside activities.

Cycle storage must be provided at a convenient location with an easy access. If it is located in rear gardens, a clear unobstructed access route should be provided. The storage space should be designed for flexible use and should be well integrated into the streetscape if it is allocated at the front of the house. The storage structure can be either standing alone or part of the main building.

Visitor cycle parking within residential areas should be provided close to the buildings in the form of a suitable stand or wall bar.



Figure 92: Cycle parking and access for semi-detached houses with on-plot parking.

KEY

- Cycle storage
- Bin storage
- Clear access path
- ⋯ Cycle/bin wheeling route



Figure 93: Examples of public cycle parking in Cambridge.

5. Architectural Principles

5.1. Introduction

A successful place should have well-designed buildings which are designed to last. Buildings should also contribute positively to the place-making, character and identity of the town, providing residents with good living, working and social environments.

The architectural design of new development in Scopwick and Kirkby Green must ensure it is responding positively to the context, reinforcing **local distinctiveness** and creating a **visually attractive place**. The architectural design should be based on the key principles discussed in the following pages. It should reflect the local vernacular with a modern interpretation. The **quality of materials** and **detailing** should ensure visual richness is achieved.

5.1.1. Contextual response

The scale of buildings should respond to their context and location within Scopwick and Kirkby Green, such as in the Conservation Area or a more residential development edge of the village extension. **Appropriate** and **recognisable building heights** and **forms** should be used in relation to their specific role within the layout and topography of the site.

The majority of the existing buildings are between one and two storeys and the housing typologies are mainly detached, semi-detached and terrace.

Conservation Area



Figure 94: Detached house at the Granaries.

Village Extension



Figure 95: Bungalows at rural edge of the village.

Kirkby Green



Figure 96: Detached house with a shallow pitched roof.

5.1.2. Proportion

The proportions of a building's elements should relate to each other as well as the scale and proportion of the building. The different relationships created between these elements can provide visual interest and enhance local character. Features such as **windows**, **doors** and **solid walls** should create **vertical and horizontal rhythms** along the façade providing variety. The proportions should be dictated by and respond to the type of activity proposed as well as the composition of the existing streetscape.

Windows proportioned vertically along a horizontal elevation.

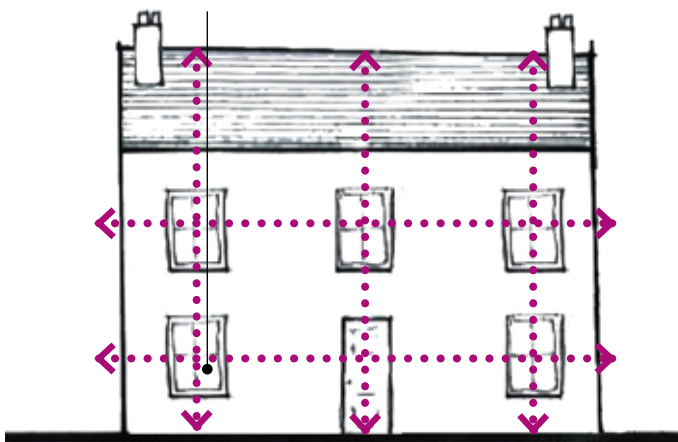


Figure 100: Elevation showing typical building proportions in a detached house.

Conservation Area



Figure 97: Horizontally proportioned windows.

Windows aligned horizontally and vertically

Village Extension



Figure 98: Horizontal and vertical window alignment.

Kirkby Green



Figure 99: Windows spaced evenly along the building elevation.

5.1.3. Aspect and Orientation

Buildings should be designed to **maximise solar gain, daylight and sun penetration**, while avoiding overheating. Pitched roofs can be used to maximise the solar gain when the orientation of the building is not ideal. The location and size of windows should be considered in relation to solar shading. **North facing single aspect** units should be **avoided or mitigated** with the use of reflective light or roof windows.

The Site Layout Planning for Daylight and Sunlight: A guide to good practice in Building Research Establishment (BRE) document suggests that the interior of dwellings achieve adequate daylight when there is an **unobstructed 25°** angle from the window, **2m above ground level**. This can then dictate the layout and orientation of the houses opposite.

In order to create and maintain an attractive townscape, a street of less than 10m wide is desired, however this can cause buildings to obstruct the daylight. There are a number of ways to mitigate the effects of an obstructing building, including:

- **Raising the window head heights** and avoiding deep rooms.
- **Adding more light to the rear** of the building by providing more windows in houses 1 room deep.
- Houses on the north side should ensure habitable rooms on the ground floor provide daylight from the front and rear of the property.



Figure 101: Building orientation.

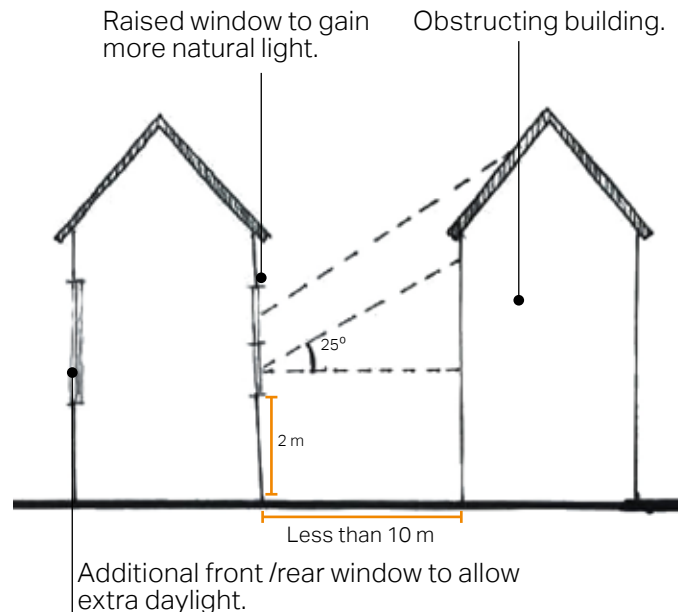


Figure 104: Diagram showing how to maximise solar gain.

Conservation Area



Figure 102: Detached house set back from street allowing extra natural light.

Village Extension



Figure 103: Bungalows at rural edge of the village with large front gardens which allow more daylight.

5.1.4. Landmarks and Articulation

Landmark buildings should be easily recognisable and memorable as they often mark the end of vistas or long views as well as being able to address prominent corners. Buildings can be designed with a number of different features that can create a landmark, such as, projecting bays, large window openings, expressive roof forms and taller elements.

To provide **articulation** and a welcoming feeling, building facades should have occasional projections such as bays and porches.

Within Scopwick and Kirkby Green new developments should include some landmark buildings to **improve legibility** and provide varying features to create articulation which allows visual interest.

Conservation Area



Figure 105: Landmark building with arches articulating the facade.

Village Extension



Figure 106: Dormers articulating the roof to provide visual interest.

Kirkby Green



Figure 107: Landmark building preserving massing and shape.

5.1.5. Facade and Elevation

The front elevation of the buildings should be arranged in an **orderly way** and should **avoid** creating **cluttered facades**. Features such as bay dormers and bay windows should be appropriately sized and well-integrated through their materiality and positioning.

Windows should employ a particular design approach by adopting either a contemporary or traditional style. Contemporary style buildings can have a variety of window designs whereas traditional building styles should have a limited range of patterns.

Scopwick and Kirkby Green consist of mainly traditional building styles, meaning many of the buildings have uniform window designs. Windows in new developments should have consistent colour, thickness of frame and quality of windows across all elevations.

The visual impact of rainwater guttering must be minimised to reduce their visual impact. To achieve this, rainwater pipes should be black or have a brushed metal finish.

Conservation Area



Figure 108: Windows and dormers spaced evenly along the building elevation.

Village Extension



Figure 109: Windows well proportioned and aligned horizontally and vertically.

Kirkby Green



Figure 110: Facade articulated with well proportioned opening.

5.1.6. Extensions

There are multiple ways to create extra space within a building using different types of extensions. In Scopwick and Kirkby Green, new extensions must be designed to an **appropriate scale** and be secondary to the original building. The pitch and form of a building's roof forms part of its character, therefore, extensions should respond by **enhancing the existing character**. Extensions should consider the materials, architectural features and proportions of the original building and designed to complement these existing elements. Outside of the Scopwick Conservation Area, many extensions may be covered by Permitted Development Rights.

5.1.7. Side extensions

Side extensions are another popular way to extend a building to create extra living space, however if poorly designed can negatively affect the appearance of the street scene, disrupting the rhythm of spaces between buildings. **Single-storey and double storey side extensions should be set back from the main building** and complement the materials and detailing of those on the original building, particularly along the street elevation. The roof of the extension should harmonise with that of the original building; flat roofs should be avoided. Side windows should also be avoided unless it can be demonstrated that they would not result in overlooking of neighbouring properties.

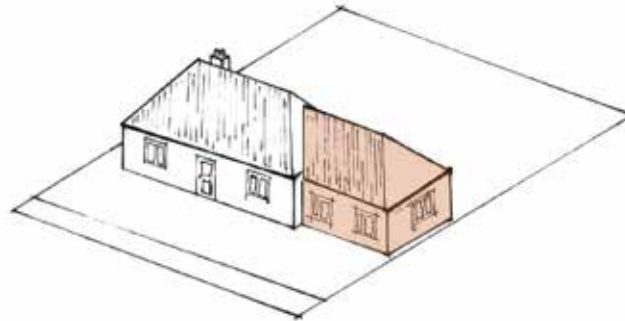
5.1.8. Rear extensions

Single storey rear extensions are generally the easiest way to extend a house and provide extra living space. The extension should be set below any first-floor windows and designed to **minimise any effects on neighbouring properties**, such as blocking day light. A flat roof is generally acceptable for a single storey rear extension.

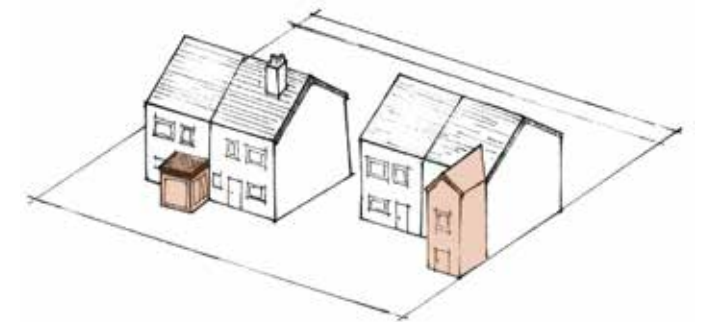
Double storey rear extensions are not common as they usually affect neighbours' access to light and privacy, however, sometimes the size and style of the property allows for a two-storey extension. In these cases, the roof form and pitch should reflect the original building and sit slightly lower than the main ridge of the building.



Double storey side extension



Single storey side extension



Single and double storey rear extension

5.1.9. Windows

The detailing, materials and fenestration of windows along building facades can inform the character of the street. Within Scopwick and Kirkby Green, there are a variety of window styles which should be used as guidance for future windows in the town.

Bay windows can be used to **articulate the elevation** of a street and create visual interest. Within Scopwick, bay windows have been used within residential development. Bay windows should be considered as part of the whole elevation and should be carefully designed to avoid a bulky or flimsy look. The materials should be in keeping with the rest of the building.

Windows should match the general orientation, proportion and alignment of other windows in the same building as well as those on adjacent properties, reinforcing the continuity of the streetscape.

Window subdivisions should be arranged **symmetrically** about the horizontal and vertical areas of the openings. Large panes of glass that are not subdivided should not be used, as they can distort the visual scale of the building. The drab fleet produced by stained joinery is to be avoided. Microporous paints, where used, should be of high built quality.

Detail of subdivided window panes.

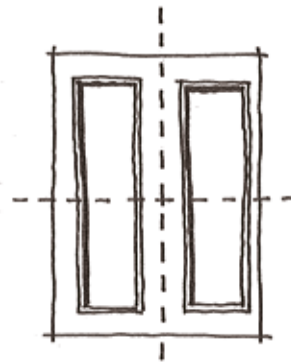


Figure 111: Elevation showing bay windows.



Figure 112: Examples of locally distinctive windows that should be used as guidance for future developments in the area.

5.1.10. Doors

Different types of doors are used throughout Scopwick and Kirkby creating an interesting and varied streetscape. New development should use the existing architectural styles as inspiration in order for new doors to be in keeping with the villages.

Small porches at the entrance of buildings should respect the building line of the street, particularly where a strongly defined building line is an important characteristic of a street. The roof pitch should match that of the original building to ensure it blends in with the building.



Figure 113: Examples of locally distinctive doors that should be used as guidance for future developments in the area.

5.1.11. Roofscape

The scale of a roof should be designed in proportion to the height of the elevation. Subtle changes in angle of the roof pitch provides a variety of roofscapes, avoiding monotonous building compositions. Roofs should have a simple form and **avoid shallow pitches**. Ridge heights should be limited by narrowing the plan depth rather than lowering the roof pitch.

It is suggested to use **slates, plain clay tiles** and **clay pantiles** easing courses. When an existing property is altered, the aim should be to maintain any features of interest and ensure the use of matching details and materials. Where plain clay tiles are used, roofs must have a pitch of 50°. Roofs with pitches in the range of 35-40°, should use slates.

Open soffit eaves details are preferable to boxed eaves, which produce a heavy verge - paralleled and leaves can also be used.

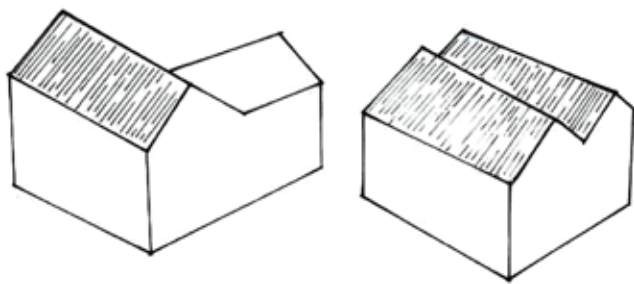


Figure 115: Multiple roof pitches on a single large footprint building.

Conservation Area



Figure 116: Hipped roof

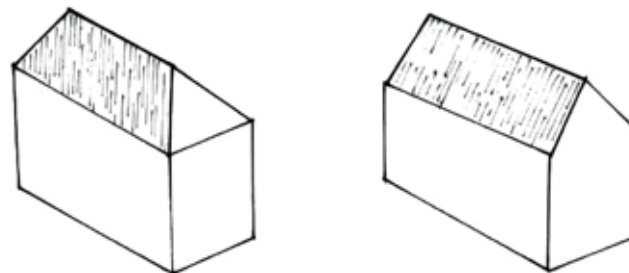


Figure 117: Gable fronted pitched roof

Village Extension



Figure 114: Hipped roof.

Kirkby Green



5.1.12. Chimneys

Chimneys can be seen across Scopwick and Kirkby Green in all housing types, therefore they can be placed in several locations. A modern approach should be taken to chimney design and should only be **incorporated where they serve a function**. They should match the primary elevation material and placed symmetrically to the ridge line. The chimneys should rise above the roof and when on an end elevation should connect to the ground. They should be positioned on the ridge of the roofs, centrally on a gable end or against an out scale wall and should have pots. In the case of small dwellings without fireplaces, gas fuel or soil and vent outlets can be combined into chimney structures.

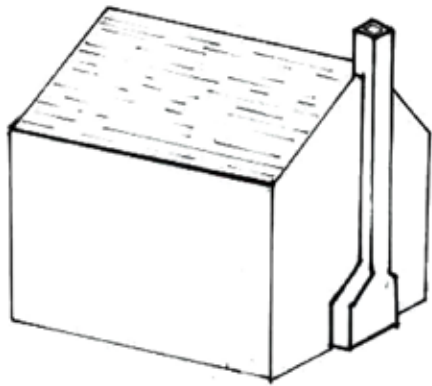


Figure 118: Chimney connecting to the ground

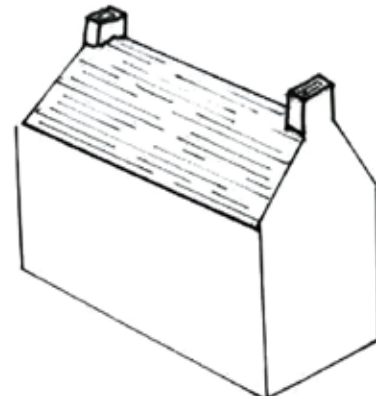


Figure 119: Symmetrical chimneys - directional emphasis suppressed to harmonious effect.

Conservation Area



Village Extension



Kirkby Green



5.1.13. Materials

The materials and architectural detailing used throughout Scopwick and Kirkby Green contribute to the historic character of the area and reflect the local vernacular. It is therefore important that the materials used in proposed development are of a high-quality and reinforce local distinctiveness. Any future development proposals should demonstrate that the palette of materials has been selected based on an understanding of the surrounding built environment.

This section includes examples of building materials that contribute to the local vernacular of Scopwick and Kirkby Green and which could be used to inform future development.





CLAY PANTILES



LIMESTONE & SLATE ROOF



LIMESTONE & PANTILES



RED BRICK



LIMESTONE & PANTILES



YELLOW BRICK



MIXED BRICK



LIMESTONE & PANTILES



LIMESTONE & PANTILES

Materials

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Next Steps and Delivery

05

6. Delivery

The Design Guidelines will be a valuable tool in securing context-driven, high quality development in Scopwick and Kirkby Green. They will be used in different ways by different actors in the planning and development process, as summarised in the table.

Actors	How They Will Use the Design Guidelines
Applicants, developers, and landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The Design Guidelines should be discussed with applicants during any pre-application discussions.
Parish Council	As a guide when commenting on planning applications, ensuring that the Design Guidelines are complied with.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.



Figure 120: Grade II listed c18th Gresham Cottage on Brookside in Scopwick.

