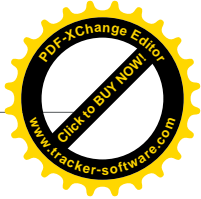
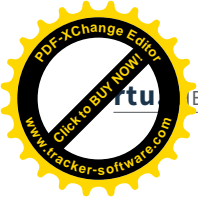




HEMSWELL CLIFF

DESIGN CODE



DOCUMENT CONTROL

FILE NAME

HEMSWELL DESIGN CODE FINAL FINAL DRAFT

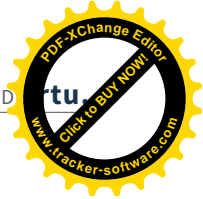
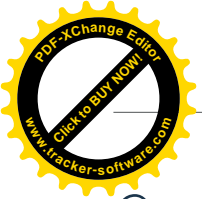
PREPARED BY

RT

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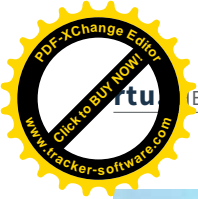
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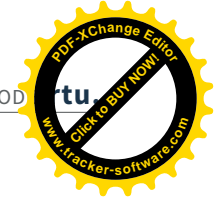


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1
THE DESIGN CODE



Introduction

This Design Code accompanies the Neighbourhood Plan for Hemswell Cliff, building on the analysis from which the Neighbourhood Plan is based as well as earlier work on the Hemswell Cliff Mastersplan, commissioned and approved by West Lindsey District Council in consultation with Hemswell Cliff Parish Council. The Design Code sets out to articulate how the Masterplan, with variations, might be developed and provides guidance for future development to ensure that it may be realised.

STRUCTURE OF THE DESIGN CODE

The Design Code is set out in THREE sections, responding to the themes that form the basis for how Hemswell Cliff should develop to achieve the goals set out in the Masterplan.

These are:

Making the PLACE

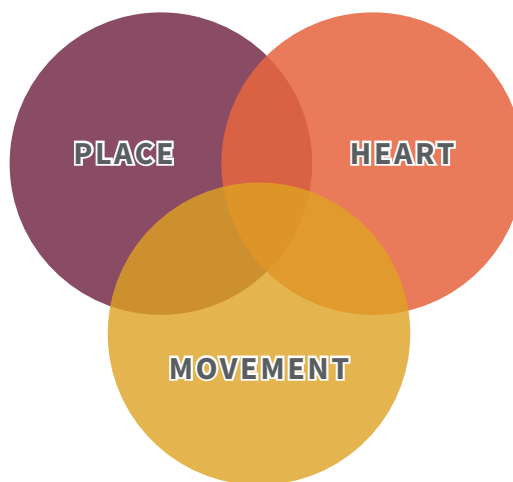
Looking at the broad strategic elements to ensure that Hemswell Cliff works as a place.

Responding to movement

Looking at how people can move around Hemswell Cliff and making clear, safe and attractive connections to make sure that the community, neighbourhoods and the range of uses all co-exist satisfactorily.

Creating a Heart

Addressing how new development should be arranged to introduce a new Local Centre for Hemswell Cliff; setting out how it might be organised, what it should be comprised of and how it should look and feel.



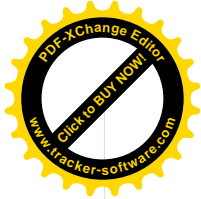
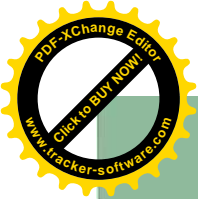
ORGANISATION OF THE DESIGN CODE

The Design Code identifies individual elements within each section, set out in a double page spread.

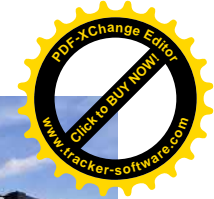
The left hand page identifies and explains the issues and why they are important. This is accompanied by photographs illustrating the existing context.

The right hand page look at exemplars as well as diagrams setting out the Code Principles.

The Table sets out the individual Code elements.



West Lindsey District Council
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www.westlindsey.gov.uk
1/2022



1 New Local Centre connecting with the main open space.
New spaces created and buildings repurposed.



1 Strong connections between existing settlement and new development



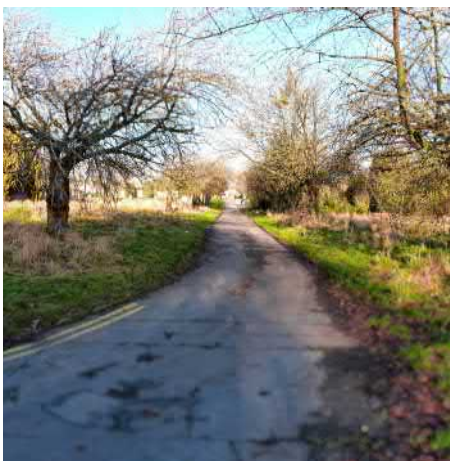
1 Woodland and landscape connected together throughout Hemswell Cliff

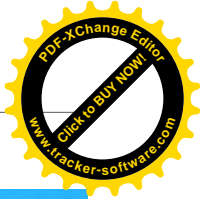
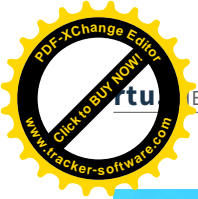
2 Landscape framing streets

3 Buildings facing towards open spaces

2 Street hierarchy for new development

3 Enhanced crossings to A631







Introduction

The history and nature of Hemswell Cliff have resulted in a unique range of uses and a distinctive pattern of development. The parade ground is the nominal centre of the settlement, surrounded by a planned series of buildings arranged around the space. Residential development straddles the A631, with additional allocations for further residential development to the east. To the west larger industrial and agricultural buildings make the most of the space that exists in this environment, and there are proposals for a Food Enterprise Zone along this western edge.

MAKING THE PLACE

Some of these developments have grown incrementally over time, some are planned and others accidental. Tying these different elements together so that they function as a place is an important element in shaping what Hemswell Cliff should look like in the future.

The Design Code needs to achieve the following:

- Consider placemaking;
- Set out a strategy for landscape;

Consider Placemaking

The settlement is a series of distinctive areas comprised of different land uses and it is how these work together that will help to define how Hemswell Cliff succeeds as a place.

Hemswell Cliff is a settlement that is expanding and the Design Code needs to set out how existing development will be responded to and how new development will connect with it.

Setting out the strategy for landscape

Hemswell Cliff sits within a farmland landscape in a relatively exposed location that made it a perfect location for an RAF base.

The approach to landscape, the treatment of spaces and routes through the settlement can help in bringing the different elements together as well as connecting it into its surroundings.

2.1 Placemaking

01. Placemaking is about creating character and identity within Hemswell Cliff, responding to the elements of townscape character that make the place special but also introducing new development that creates a strong, attractive and vibrant place.

RESPONSE TO CHARACTER

02. Key buildings and features of Hemswell Cliff should be retained and celebrated. They offer a unique glimpse to the past, with strong associated memories. New development should respond to these buildings, offering long views to aid orientation.

ORIENTATION AND ORGANISATION

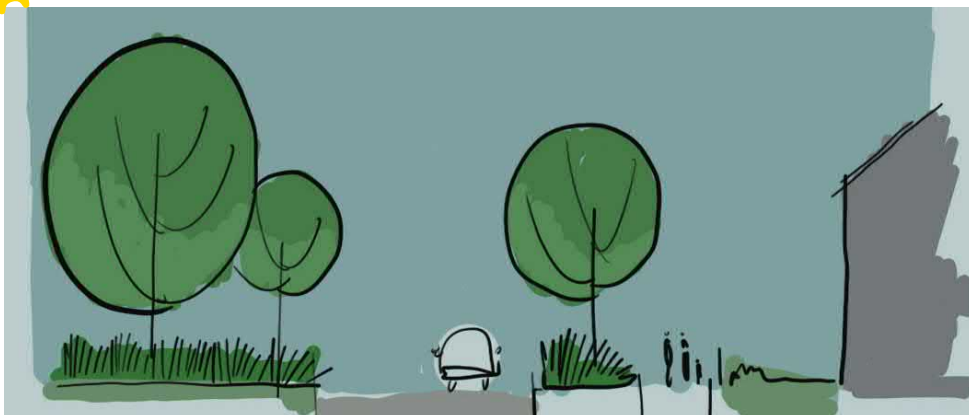
03. New buildings should be arranged to face streets and spaces, with front doors facing the public realm. A common building line should be adopted, with set backs allowed as an exception where it is shown it contributes to creating townscape interest.
04. At the fringes of the development, where it meets the surrounding landscape, development should face outwards to take advantage of these views and to present an attractive edge to Hemswell Cliff.
05. There should be a clear distinction between fronts and backs. Fronts of properties should correspond with transport and movement, with backs joining with other backs to define outward facing blocks. Streets, routes and spaces should be overlooked.



www.pinterest.co.uk/pin/443112050810879418/

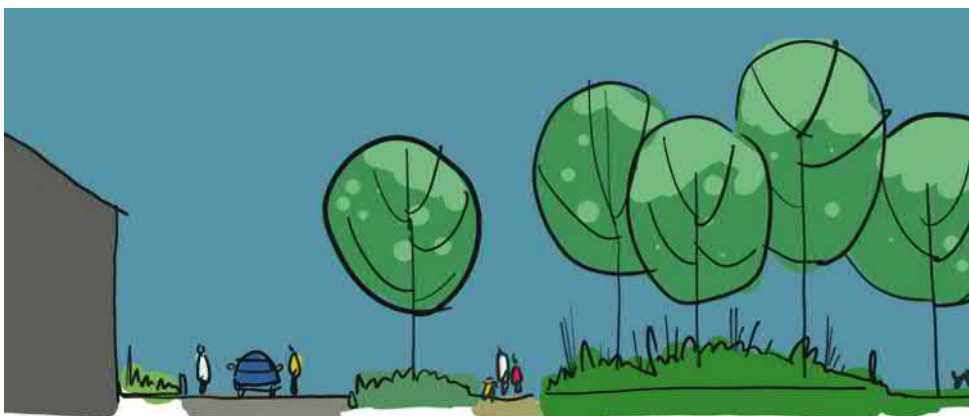


Trumpington Meadows Cambridge - www.geograph.org.uk/photo/5677748



Open space Road (width varies) Landscape Front gardens

RELATIONSHIP TO OPEN SPACES TYPICAL SECTION



Front garden Road (width varies) Landscape Community woodland

RELATIONSHIP TO COMMUNITY WOODLAND TYPICAL SECTION

PLACEMAKING - CODE

PL2.1-a Key buildings should be identified and incorporated within any new development proposals.

Views and vistas

PL2.1-b Buildings should relate to streets and spaces. At the fringes of the settlement development should face outwards to the landscape and not present rear gardens to the landscape edge.

Orientation

Primary entrances should face the public realm.

PL2.1-c Buildings should form a common building line that responds to the street hierarchy.

Alignment

Exceptions to the building line will only be allowed in exceptional circumstances where it is shown to be contributing to a strong townscape.

PL2.1-d Fronts and backs should be clearly identified and defined.

Fronts and backs

Fronts should correspond with the street and movement network.
Backs should link together wherever possible.

PL2.1-e Streets, routes and spaces must be overlooked. In residential areas this should be by habitable rooms at ground floor level.

Active frontages

Blank elevations should be avoided where they are visible from the public realm.

2.2 Landscape

01. Landscape is a vital element of the setting for Hemswell Cliff, helping to provide structure to the settlement, offer a range of different spaces and wildlife habitats .

AMENITY

02. There are large expanses of green space and it needs greater definition, with the opportunity to create new functions that can make the spaces more attractive. This can include tree planting around play areas .
03. Spaces should be designed to recognise different functions and activities.

WATER

04. Introducing water, creating ponds and sustainable drainage features can be a way of managing the water within the settlement and working with it to create amenity opportunities as well as wildlife habitats.
05. Water management should recognise the hydrology of Hemswell Cliff, creating a landscape network that includes ponds as well as areas that are either wet or dry depending on the weather conditions.

WOODLAND

06. Woodland can be used in a variety of ways: to provide amenity and character within the residential and commercial areas; as screening to offer shelter at the edge of the settlement; as screening against larger industrial uses.
07. Opportunities should be taken to incorporate a circular walk/trim trail into the perimeter planting of Hemswell Cliff, with a range of access points connecting into different parts of the settlement.



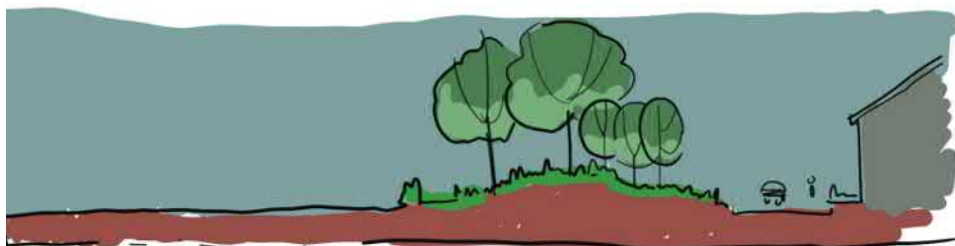
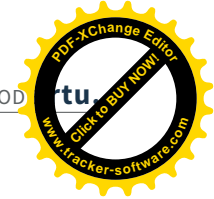
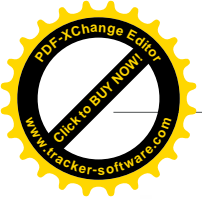
www.jupiterplay.co.uk/case_study/alconbury-weald-housing-playgrounds/alconbury-weald-cambridgeshire/



www.alconbury-weald.co.uk/news/alconbury-weald-claims-major-accolade-at-the-planning-awards-2019/



www.planningawards.com/finalists/alconbury-weald-cambridgeshire/

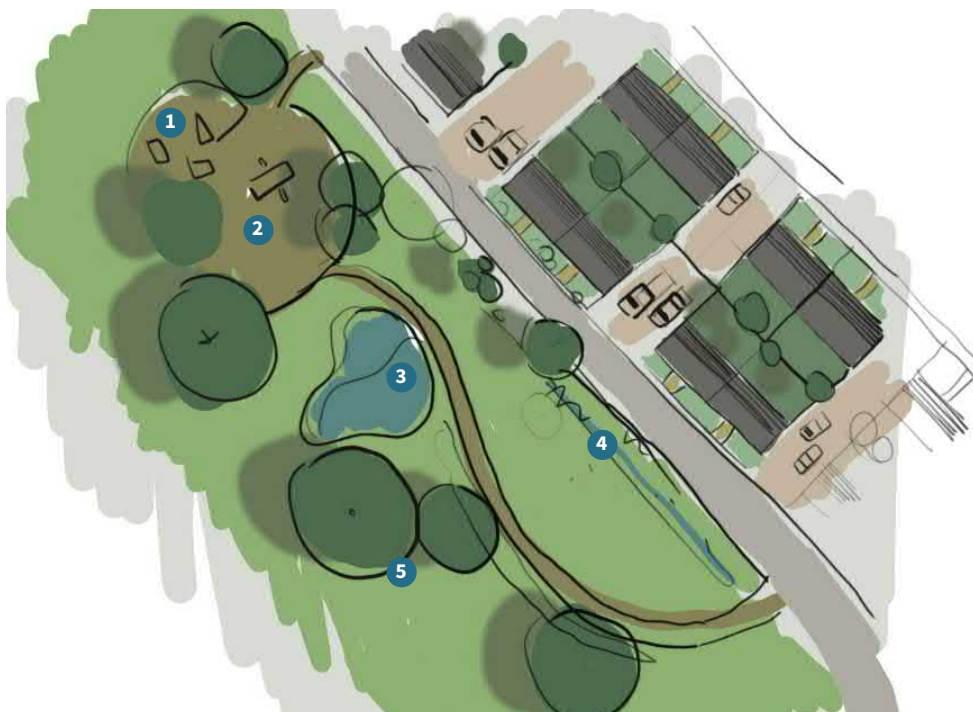


Farmland

Landscape

Road (width varies) Front garden

EDGE OF SETTLEMENT STREET TYPICAL SECTION



AMENITY AREAS TYPICAL LAYOUT

- 1 LAP
- 2 LEAP
- 3 Shallow attenuation basin
- 4 Wet/dry channel
- 5 Informal woodland

LANDSCAPE - CODE

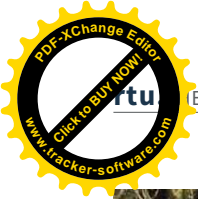
LA2.3-a
Amenity areas
Opportunities should be taken to use landscape to break down large areas of open space, provide shelter and structure to the landscape.

LA2.3-b
Trees
Tree species should help to reinforce the hierarchy and contribute to placemaking across Hemswell Cliff.

LA2.3-c
Green networks
Pedestrian routes should also form landscape/ecology corridors. Margins should be 2m deep and provide a strong ecological/biodiversity corridor through the settlement.

LA2.3-d
Water
Water attenuation and SUDS should be incorporated in the form of linear features along routes and within larger areas of open space. This can take the form of areas of permanent water, as well as wet/dry channels that change depending on the ground conditions. These should be designed to be shallow to allow pedestrian movement when not flooded.

LA2.3-d
Woodland
Woodland should comprise a mix of native species. Shelter planting at the edge of settlement should be between 5-10m deep. Screening to larger industrial uses should be between 10-20m and where necessary incorporate a bund to increase screening.



3

CREATE THE
MOVEMENT
NETWORK





Introduction

Providing a clear and obvious structure to Hemswell Cliff is an important element in supporting different activities and character across the settlement.

PROVIDING A STREET HIERARCHY

The introduction of a street hierarchy will help to reinforce the identity of the settlement, as well as promoting legibility through introducing different character within the street network.

The street hierarchy will create a strong interrelationship between the importance of the street in terms of its use with the role that it plays within Hemswell Cliff, as follows:

- Main Road;
- Primary Streets;
- Secondary Streets;
- Tertiary Streets;
- Green Streets.

Main road (A631)

The main road running through the settlement, separating the northern and southern parts of Hemswell Cliff.

Primary Streets

The main linking routes running through Hemswell Cliff, linking the main Trunk Road and connecting key uses across the settlement.

Secondary Streets

Residential streets linking to the main primary routes that are designed for living as opposed to access.

Tertiary Streets

Local Streets within Hemswell Cliff that lie either within the heart of the residential area or sit at the landscape edge.

Green Streets

Off-road pedestrian and cycle routes linking across Hemswell Cliff.

3.1 Create a street hierarchy

01. Existing and new streets provide the structure for how the settlement works. Streets should be organised to provide ease of movement, offering a range of choices for pedestrians, cyclists and vehicle users.
02. New streets should conform to a street hierarchy that establishes a relationship between the width of the street and its use and importance.

MAIN ROAD

03. Proposals should seek to slow speed and make crossing between the two sides of the settlement easier, safer and more attractive.

PRIMARY STREETS

04. These should be the main roads linking across Hemswell Cliff, running as a spine through the settlement.

SECONDARY STREETS

05. Within residential areas these are routes that lead directly into the primary network, representing a distinct change of character from the main route.

TERTIARY STREETS

06. These are routes that will typically only be used by those living or working within Hemswell Cliff. In general they will be routes with lower levels of traffic and will be narrower and less formal in character. Where sited at the edge of settlement they may include a softer edge.

GREEN STREETS

07. Pedestrian and cycle routes should form an off road network that connects through Hemswell Cliff, providing recreation potential and safe and attractive connections across the settlement.



www.lizlake.com/project/trumington-meadows/

CREATE A STREET HIERARCHY - CODE

RH3.1-a Hierarchy

A street hierarchy needs to be identified that sets out the order of importance of roads within Hemswell Cliff. This should be used to inform the approach for development in each of the respective street typologies.

RH3.1-b Main Road

The main road should be designed to allow easier, safer crossing between the two parts of the settlement.

RH3.1-b Primary streets

Primary streets should be designed for 6.1m-6.6 carriageway width, together with landscape verges and pedestrian/cycle routes either side.

Raised tables should be introduced at key junctions.

Target speed should be 20mph.

RH3.1-c Secondary streets

Secondary streets should be designed for 5.5m-6.5m carriageway width, together with landscape verges and footways.

Raised tables and frequent pedestrian crossing points.

Target speed should be 20mph.

RH3.1-d Tertiary streets

Tertiary streets should be designed for 5.5m-6.5m carriageway width.

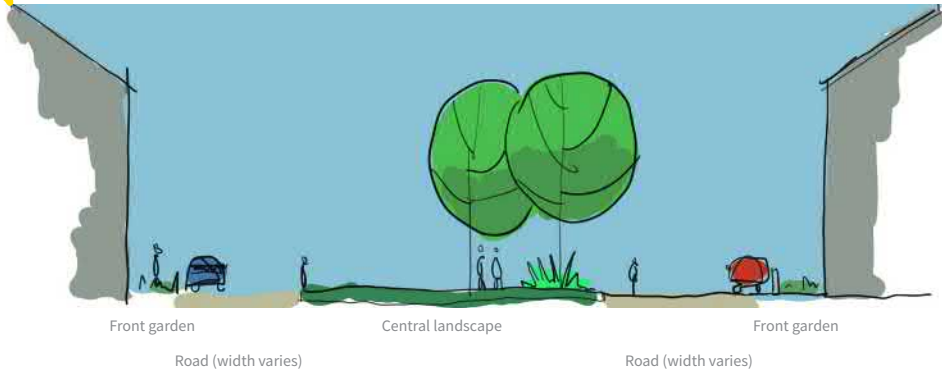
Layout and landscape should be informal to encourage reduced traffic speeds.

Target speed should be 15mph.

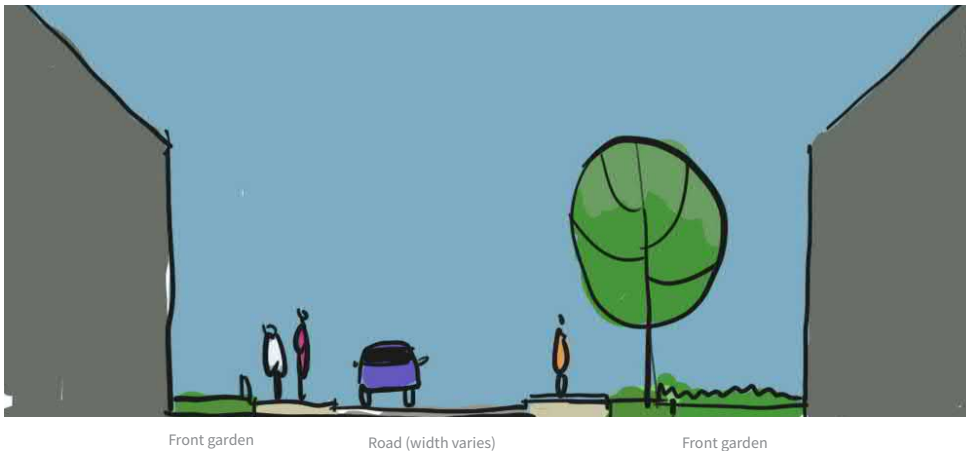
RH3.1-e Green streets

Off road pedestrian and cycle routes should run through Hemswell Cliff and link between residential areas and the commercial heart.

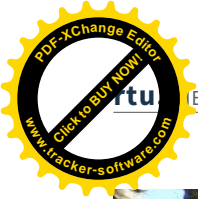
Routes should be at least 3m wide.



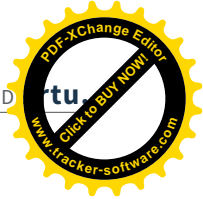
SECONDARY STREET WITH CENTRAL LANDSCAPE TYPICAL SECTION



TERTIARY STREET TYPICAL SECTION



4
—
MAKE A NEW
HEART



Introduction

Hemswell Cliff is a village in need of a centre. With a large residential population, which is set to increase, together with a primary school, the Antiques Centre and other surrounding businesses, there is an urgent and compelling need to provide a local centre that can provide a range of services and facilities to serve this community and become its heart.

PROVIDING A NEW HEART

The Emerging Masterplan identified a strategic location for a new Local Centre, positioned to the south of the Parade Ground.

The large open space within Hemswell Cliff, wrapped around the former Sergeants Mess, is already an underused focal point within the community and this should be brought within the boundary of a redefined Local Centre organised around this space.

The new Local Centre should be a destination in its own right and a focal point for Hemswell Cliff.

The Local Centre needs to achieve the following:

- Have a strong arrangement and layout;
- Be an attractive destination that functions well and serves the community.

Arrangement and layout

The Sergeants Mess comprises three principal blocks, arranged to form an open courtyard facing towards the housing, with a series of smaller single story flat roof off shot buildings in the same style to the rear.

Exploring the reuse of this building, which already commands an important position within the townscape, would be advantageous.

In so doing, proposals should seek to make a positive connection between the building and the open space surrounding it.

The layout and organisation should respond to key movement patterns that run to the north and south of the site, introducing strong edges and boundaries.

Be an attractive destination

The Local Centre should become a focal point within Hemswell Cliff.

The types of uses within the Local Centre should encourage life and activity, with the potential for use throughout the day and possibly into the evening. The Local Centre should be an attractive place to go to, and somewhere that can help bring the community together. Proposals should incorporate a mixture of indoor and outdoor space, making the most of opportunities for gathering, meeting and socialising.

The design, layout and uses of the building should support this, considering a range of potential activities and retaining maximum flexibility and adaptability that can enable the building to operate as a whole or in constituent parts throughout the day and evening, serving a diverse range of needs.

4.1 Layout and Arrangement

01. A new Local Centre needs to be well located and respond to the existing street network. The large open space at the centre of the community, arranged around the former Sergeants Mess, potentially incorporating that building, should be the focal point for the Local Centre.
02. The layout should respond positively to the existing pedestrian network to create a strong relationship between the building and surrounding space.

ARRANGEMENT OF BUILDINGS

03. Any building should recognise its position facing towards the large open space. The landscape to the south of the building needs careful attention to create a more open relationship with the open space. Any proposals should consider how the building needs to relate to this space and to the adjacent play area, so that it can perform as a key community asset at the heart of the community.
04. The rear of the building needs careful consideration to respond to the footpath link running along this edge. The landscape edge and boundary approach needs to integrate the building into its surroundings and offer security while also making the pedestrian route inviting and safe.



Relating pedestrian routes to the Local Centre



Opening up existing buildings



Connecting with the open space at the Heart of Hemswell Cliff

LAYOUT AND ARRANGEMENT - CODE

NE4.1-a

Any proposals should respond to the existing street pattern and in particular the pedestrian network.

Layout

This needs to include both existing routes running across the south of the building, as well as the route to the north.

NE4.1-b

Proposals should seek to create a strong relationship with surrounding activity nodes: the play area to the south east; the pitches to the west and to the pedestrian junction to the north west.

Link to Nodes

NE4.1-c

There should be a strong setting for the proposed building, creating a positive and open relationship with the surrounding open space.

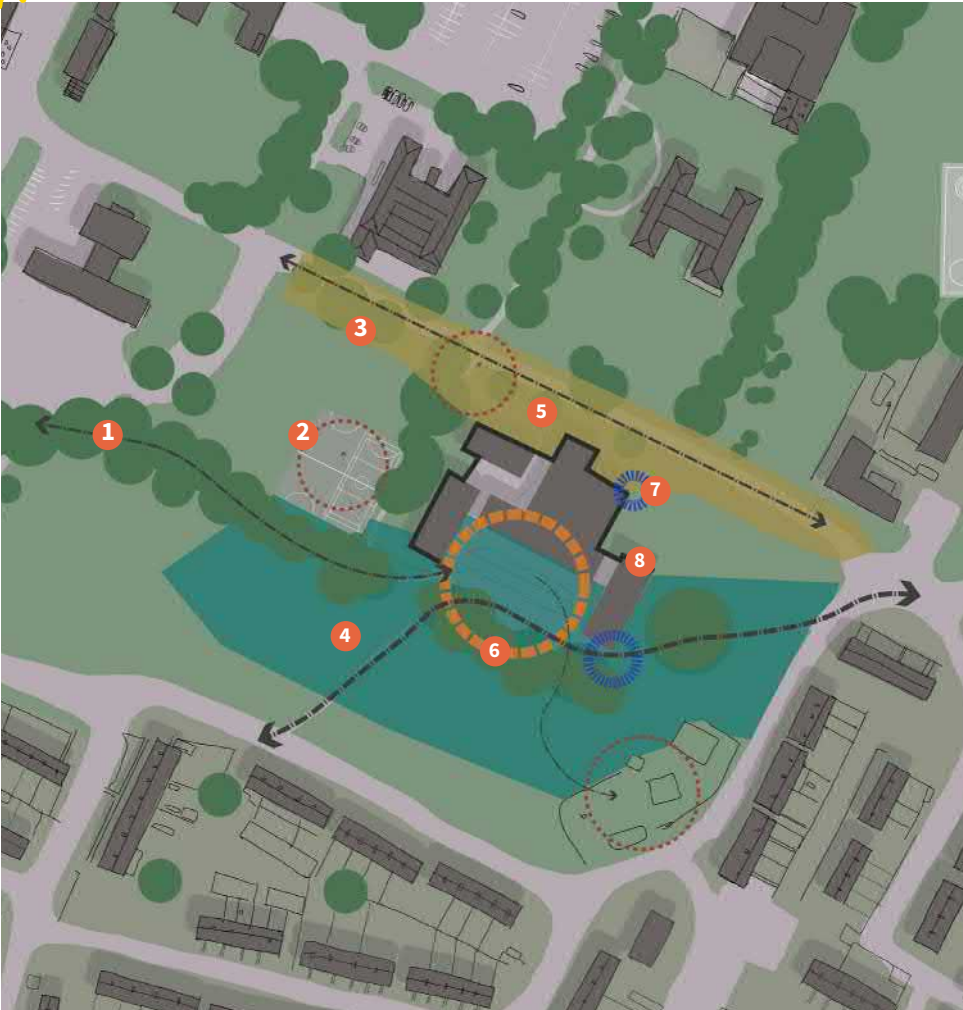
Relationship to the open space

This should incorporate the forecourt area as well as the landscape running along the southern edge.

NE4

Edges

Corners and edges need careful attention to make sure the approach to the building is safe, inviting and attractive.



LOCAL CENTRE DESIGN CONSIDERATIONS

- | | | |
|------------------------------|--------------------------------|----------------------------------|
| 1 Pedestrian movement | 4 Interface space | 7 Key corners |
| 2 Nodes of activity | 5 Potential connections | 8 Important building edge |
| 3 Movement corridor | 6 Arrival space | |

4.2 Be an attractive destination

01. The introduction of a new heart to the settlement of Hemswell Cliff is a key ingredient in helping to tie the community together, providing a resource for residents as well as offering an additional and complementary attraction for the businesses.

A NEW HEART FOR HEMSWELL CLIFF

02. The local centre needs to provide more than just facilities and services that are currently in short supply. It should be the physical focus for the community, comprising space to meet and linger.
03. Proposals need to address not only the building and how this functions but also consider how the uses and role of the building might spill out to the surrounding spaces.
04. Flexibility and adaptability should be key. Consideration should be given to types and ranges of uses that can meet the needs of the community and provide activities throughout the day. This could include different functions and uses for parts of the building, exploring how some elements could be kept open or closed off to allow functionality and provide a range of diverse uses.



<https://www.urbandandcivic.com/media-library/galleries/swynford-stores/>



<http://www.bradleymurphydesign.co.uk/4649-2/>



<https://www.urbandandcivic.com/media-library/case-studies/bringing-heritage-life/>

BE AN ATTRACTIVE DESTINATION - CODE

AD1

Relationship to the surrounding spaces

The local centre should consider the internal and external environment, offering a range of uses within the building but also exploring the potential for external uses that can interact with the surrounding spaces.

AD2

Mix of Uses

Opportunities should be taken to introduce a range of uses within the local centre that can complement one another and offer different activities throughout the day and into the evening

Proposals should seek to achieve maximum flexibility and adaptability, exploring ways that different parts of the building may be used for different functions and ways that portions, wings or components of the building might be used and accessed separately.

AD3

Edges

The corners and edges of the building need to be safe and welcoming.

Wherever possible views into and out of the building, offering a strong connection between users inside and those outside, should be maintained.

Boundaries should be clear with good natural surveillance and overlooking.

AD4

Lighting

Lighting should amplify the uses and support activities within the intermediate spaces between the building blocks.



SERGEANT'S MESS

- 1 Strong landscape edge
- 2 Clear but open boundary offering a connection between the building and the public realm
- 3 Variety of uses



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