

WICKERSLEY DESIGN CODE



SUBMISSION VERSION



INTRODUCTION

What is a Design Code?

The Wickersley Design Code is a supporting document to the Wickersley Neighbourhood Plan that:

- Sets out design expectations for all forms of development
- Gives design guidance relating to best practice
- Provides character assessments of Wickersley highlighting its distinctive qualities in each area
- Reinforces the aims and objectives of the Neighbourhood Plan

The document does not intend to stifle innovative, creative and contemporary design, nor does it prescribe a duplication of historic design or pastiche development. Development should be of its time, but should reference and complement its setting and context.

How to use the document

The first part of the document sets out key design objectives for Wickersley and demonstrates best practice and principles of good design.

The second part of the document highlights character areas in Wickersley and sets out the Design Codes that should inform development in each area.

Other important resources

Development in Wickersley should also comply with the following documents:

- RMBC Shop Front Design Code
- South Yorkshire Design Guide
- RMBC Householder Design Guide
- National Design Guide

This document has been prepared by Integreat PLUS

Integreat plus

Integreat PLUS is the trading name of the Cultural Industries Quarter Agency (CIQA), a social enterprise which provides regeneration, design and economic development support for communities, local authorities & other social enterprises.
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KEY DESIGN OBJECTIVES

Development should:

- be informed by a contextual appraisal of the area
- use land efficiently whilst respecting the existing landscape character, enhances biodiversity and as a minimum, leads to no net loss of habitat
- incorporate and/or connect with a well-defined network of green and blue infrastructure
- be sustainable and resilient to the effects of climate change and minimises energy consumption and mitigates flood risks
- take into account landform, layout building orientation, massing and landscape features
- provide a clear and permeable hierarchy of streets, routes and spaces to create safe and convenient movement for all users
- ensure streets and spaces are well overlooked creating a positive relationship between the fronts and backs of buildings
- clearly defines public and private spaces
- have access to local services and facilities including public transport connections
- provide a wide range of house types and tenures
- respect the local context, referencing and reinforcing the scale, height, density, grain, massing and details of its area
- conserves and where possible, enhances the significance of heritage assets such as listed buildings, archaeological remains and historic features, spaces and views
- secures a high quality public realm with well managed and maintained public areas
- be of high quality with market and affordable housing being indistinguishable
- be designed to take account of possible future development in the local area
- is built to last, functions well and adapts to changing requirements of occupants and other circumstances
- understands and addresses the needs of all potential users to ensure inclusive design
- creates safe communities and reduces the likelihood of crime and anti-social behaviour
- ensures a sufficient level of well-integrated and imaginative solutions for car parking and cycle parking and external storage including for bins

DESIGN PRINCIPLES

PRINCIPLE	QUALITIES
Character	Enhancing identity and sense of place
Safety and inclusion	Ensuring places are safe, secure and welcoming for all, including the elderly and disabled
Diversity	Providing variety and choice
Ease of movement	Ensuring places are easy to get to and move through for everyone
Legibility	Ensuring places can be easily understood
Adaptability	Anticipating changing needs in the future
Sustainability	Minimises the impact of the environment
Designing for the future maintenance	Ensuring buildings and spaces can be maintained over time and will age well
High quality streets and spaces	Creating places with attractive and functional outdoor spaces
Well designed buildings	Creating sustainable buildings appropriate to their function and context

STEPS TO TAKE WHEN USING THE DESIGN CODE



1 UNDERSTAND OBJECTIVES

- The design code has objectives and principles which should be followed. The design code addresses each of these in a specific order which mirrors the design process.

2 SITE APPRAISAL

- A site and contextual appraisal should be undertaken
- understand the local area
- identify site assets or potential issues
- may require technical assessments
- use the toolkit to ensure appraisal covers the right issues

3 COMMUNICATE THE DESIGN

- When preparing a planning application or designing a scheme it is essential that people are able to understand the design that is being proposed. This includes lay people as well as planning or design professionals.
- It can be useful to demonstrate how the design satisfies certain criteria and how it might be response to local character or a key feature.
- A supporting document should be submitted alongside applications, or within the Design and Access Statement that demonstrates how the development accords with the Wickersley Design Code.

4 ASSESS AGAINST CRITERIA

- The design code provides a simple set of criteria to be followed to deliver high quality design.
- Checklists are provided in each section so that as designs evolve they can be tested against the criteria. Planning officers and other decision makers will assess planning applications for schemes against these criteria, in addition to planning policy.
- In some circumstances the criteria may not be relevant to the site or scheme. If this is the case the application should demonstrate and justify why the criteria has not or cannot be satisfied, but can still achieve high quality design.

THE DESIGN PROCESS

High quality developments can be achieved when good designers follow a robust design process. Opposite is a diagram what illustrates the suggested process that all applicants are suggested to follow to gain the best chance of securing planning permission and achieving high quality design.

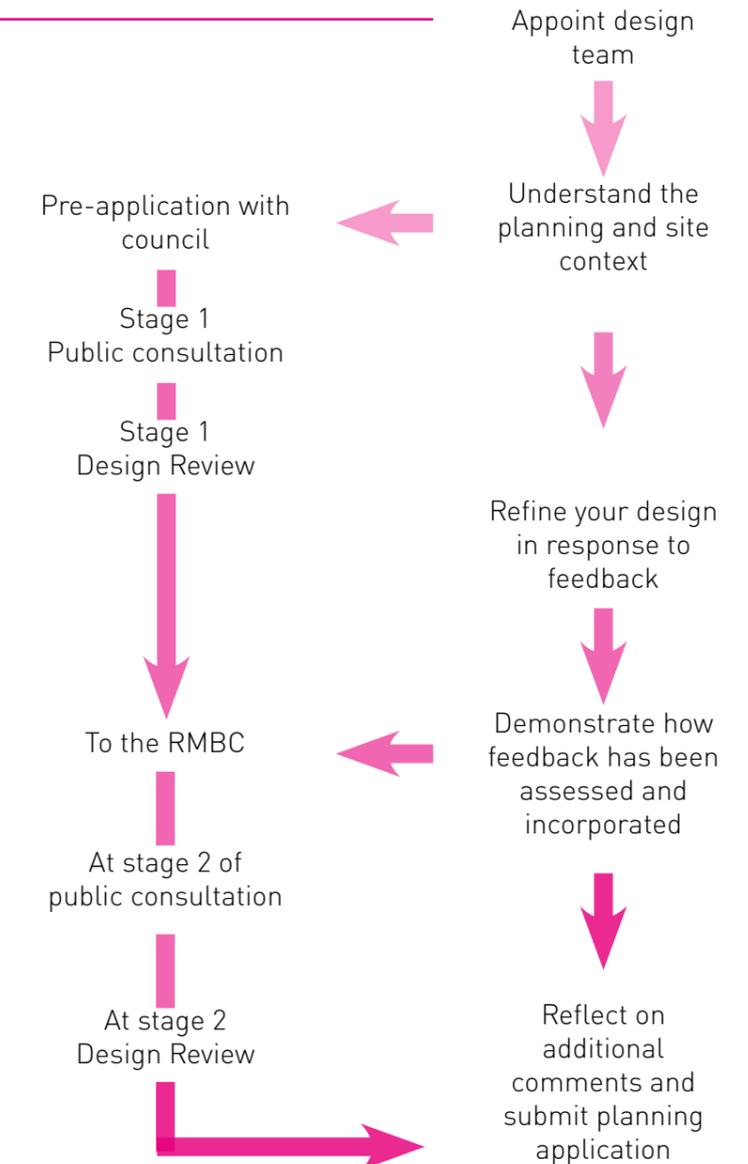
PRE-APPLICATION

Regardless of the scale of development proposed, applying to the Rotherham Metropolitan Borough Council for pre-application advice will add value to the design quality of the scheme. It can also help in identifying any issues at an early stage and might reduce the potential for uncertainties along the way. The Council will work collaboratively with applicants and other stakeholders to ensure that designs are headed in the right direction before more detailed design work is undertaken. Engagement and public consultation is a critical part of this process and best practice encourages applicants to undertake a two-stage public consultation process. More information can be found following the link below: www.rotherham.gov.uk/planning-applications/get-advice-planning-proposals

DESIGN REVIEW

Design Review is a tried and tested peer-review system that aims to improve the design quality of proposals, and is referenced in the NPPF. Design Reviews involve an independent and impartial panel of multi-disciplinary built environment experts that assist designers in addressing key design issues and work towards achieving high quality design. Schemes can be presented to Design Review at any stage in the design process but the most value is added at the conceptual or pre-application stage of the process.

Integreat Plus runs the Yorkshire and Humber Design Review Service and can be found at www.integreatplus.com



IDENTIFYING LOCAL CHARACTER

Design decisions should be based on the results of local character assessment which should be undertaken as part of a site and context appraisal.

Designers of new housing developments or extensions and alterations to existing buildings should spend time in the local area to gain a critical understanding of its distinctive qualities at an early stage in the design process. Good design draws upon local characteristics, either as a direct reference or as a thoughtful response to it. A character assessment should be included as part of the Design and Access Statement.

Identifying local character overview:

Density and form

Proposals should complement their context by making use of the surrounding built and natural environment to inform the layout and massing of the scheme.

Views

Important views such as heritage assets, listed buildings or views of the surrounding countryside should be identified and retained.

Vernacular design - Details, materials, colours

New development should respect local characteristics such as building forms, materials, traditions and street patterns, and use these characteristics to inform the design response.

Identifying local character general principles:

- Proposals should be sensitive to the characteristics of the local area, and identify patterns of building forms, details, layouts and boundary treatments
- For larger developments densities should be varied across the site, and should be used to help define character areas
- Understanding past change is the key to continuing the narrative of place into the future
- A study of typical local building materials and practice will allow developers to identify the recurring details that contribute to the character of a place
- Topography of the site and its surrounding area should inform the density and layout of a scheme and must be taken into account from an early stage in the design process

Ask yourself...

NEIGHBOURHOOD SCALE

What are the predominant land uses?

What is the surrounding topography and special characteristics of the area? (i.e water bodies, landscape features, etc.)

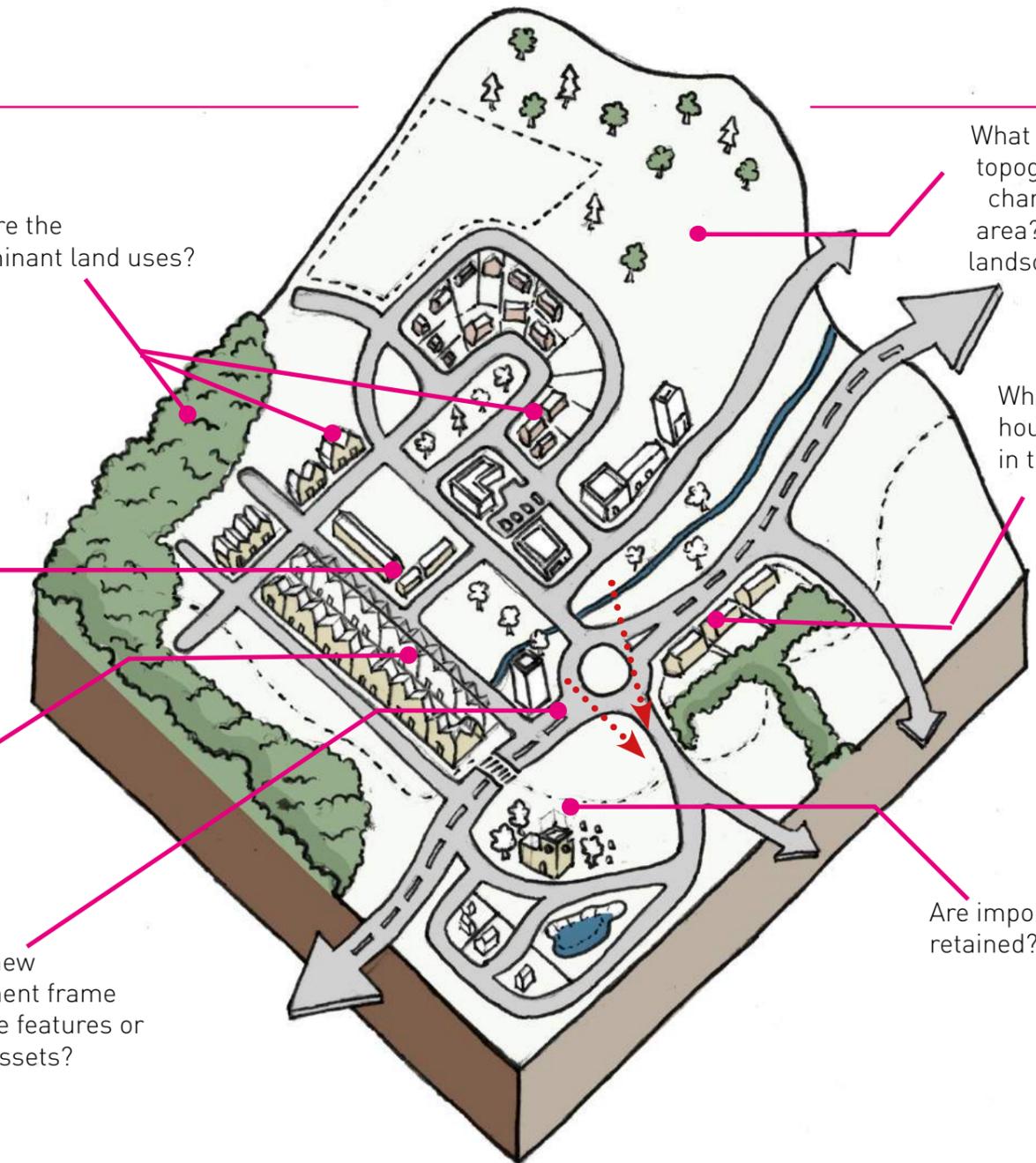
What variety of housing is there in the area?

Can historic buildings be enhanced by the proposal?

Can the new development match the existing grain of development?

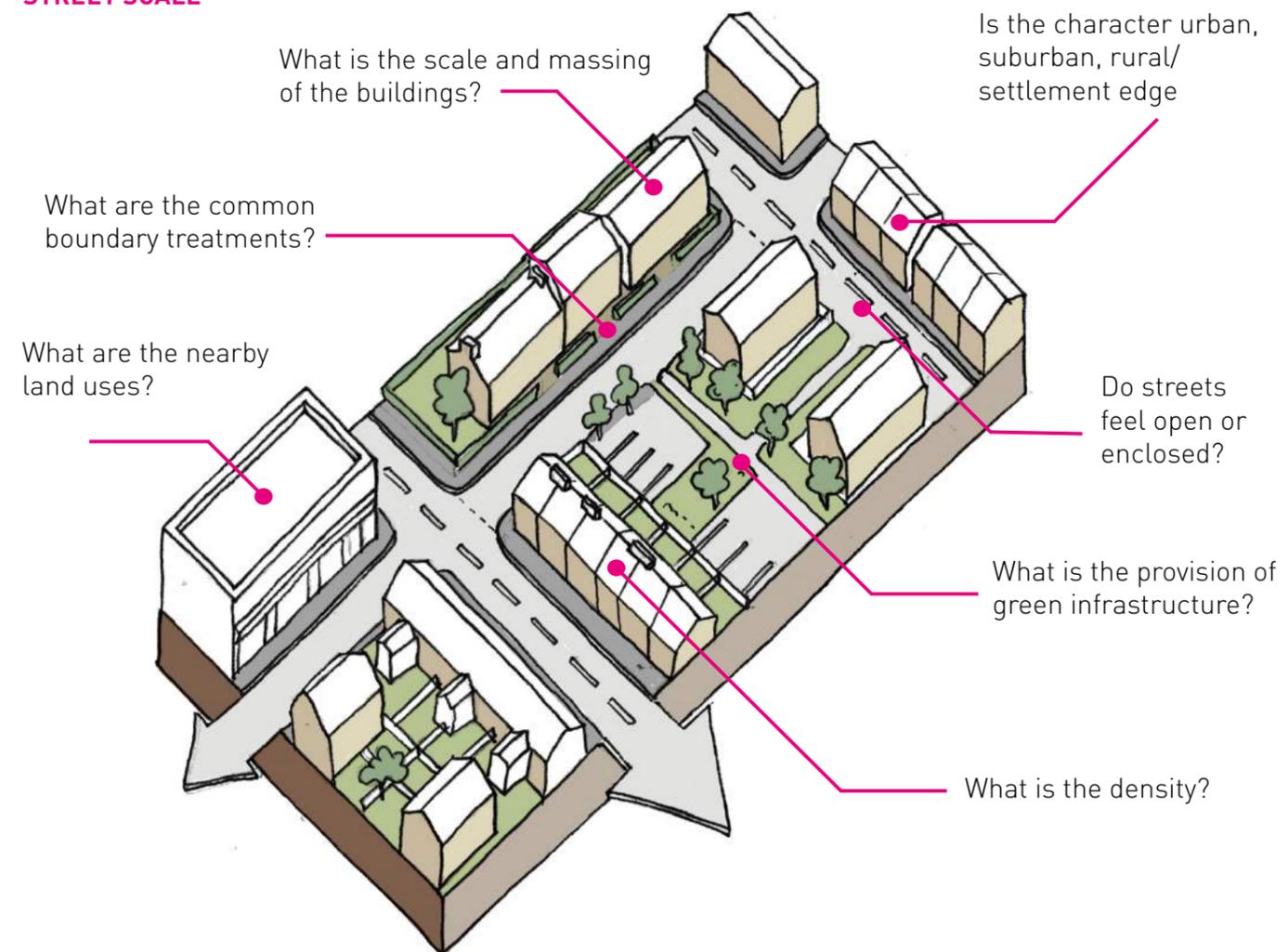
Can the new development frame landscape features or historic assets?

Are important views retained?



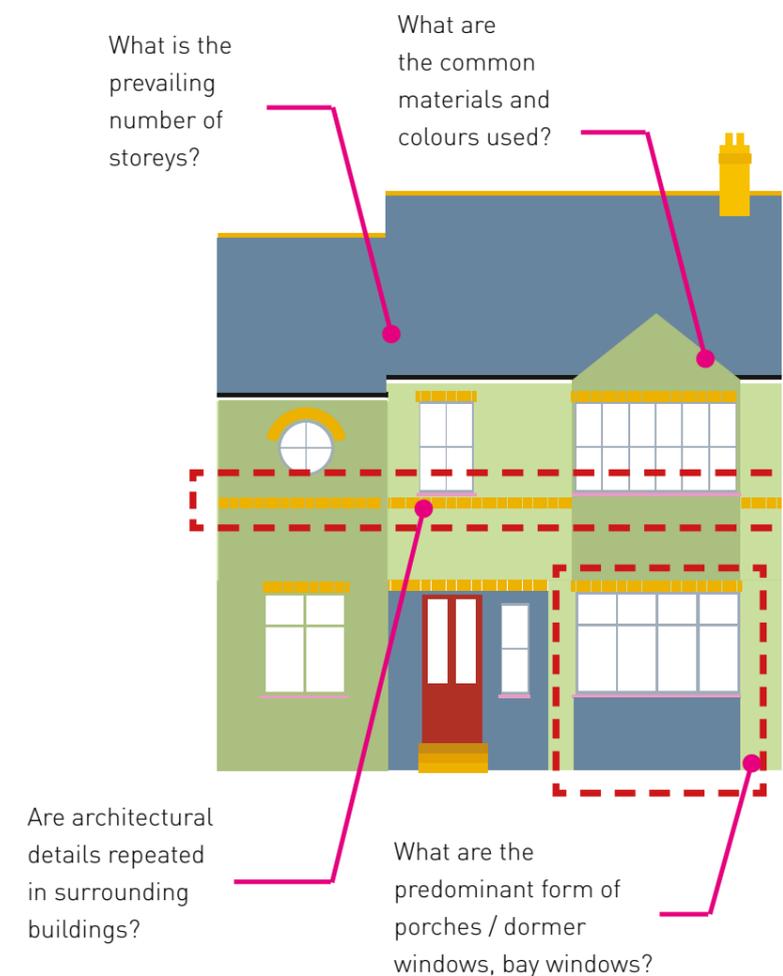
Ask yourself...

STREET SCALE



Ask yourself...

BUILDING SCALE



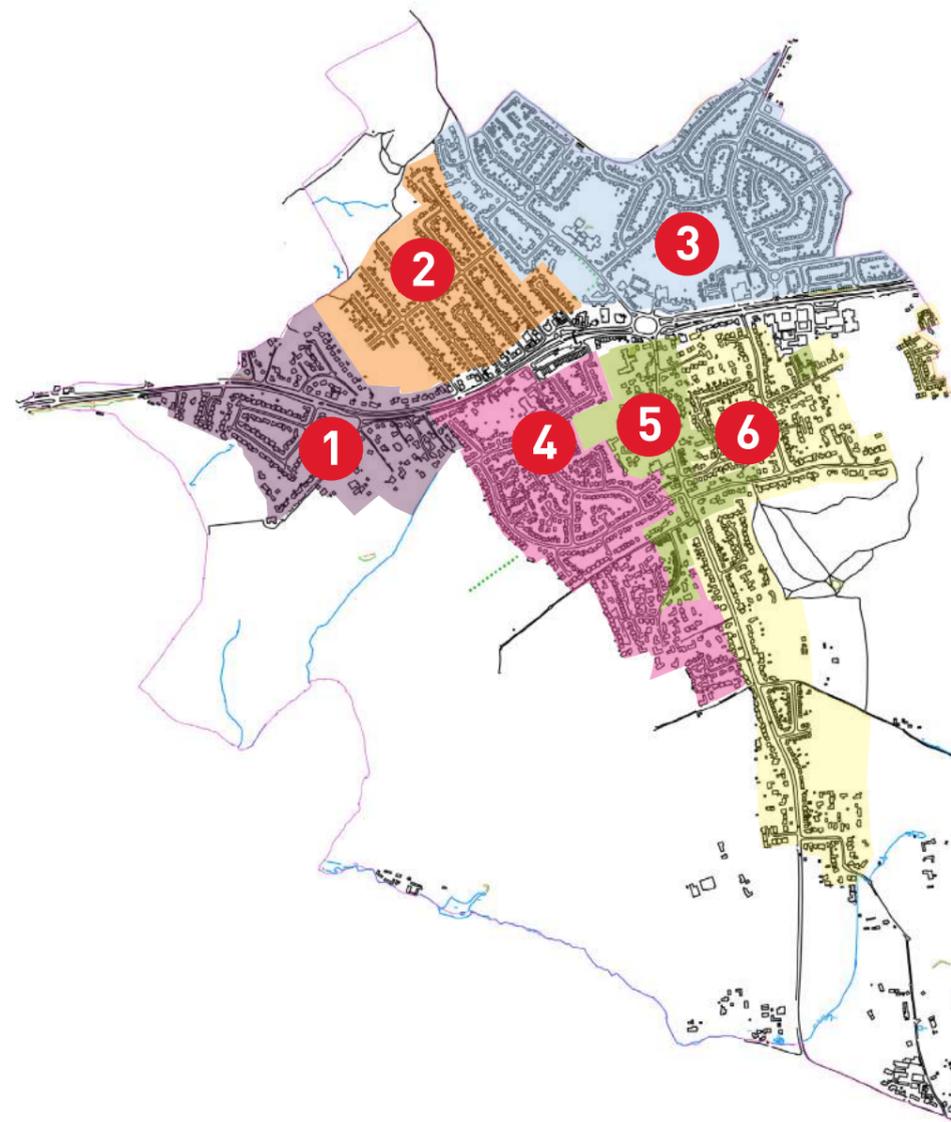
HOUSING CHARACTER AREAS

A number of character areas within Wickersley have been defined using English Heritage guidance provided in 'Understanding Place: Historic Area Assessments: Principles and Practice' (2010), although the boundaries have been adjusted to fit with existing conservation area or neighbourhood boundaries where practical.

Each character area has been defined according to its predominant physical characteristics: topography, urban structure, scale and massing, building ages and material palette.

The boundaries are an attempt to define where these physical characteristics notably change, although there will be design influences within neighbouring areas. Therefore adjoining character should be considered in any response to context.

A fuller assessment of each character area is included in the appendix.



Housing character areas overview:

1 Larger detached properties either side of Bawtry Road. Mixture of traditional and modern developments. Properties are of consistent scale with most properties being 2 storeys with some 1.5 storey buildings in places. Plot sizes are greater than average with properties sitting in generous amounts of land. Architectural detailing varies throughout but there are pockets of mock Tudor design with white render and black painted timber to the north.

2 Almost exclusively semi-detached properties mainly built around the 1920s to early 1930s. Formal grid layout used throughout and consistent scale and massing of two storeys throughout. Predominantly red brick with elements of white or cream render. Each property on the Listerdale estate has a unique brick and rendered pattern.

3 Predominately semi-detached properties built in an organic layout around the park and school. Majority of housing built from 1958, beginning at the eastern edge of the area by Bramley and joining up with the Listerdale estate by 1970. Mainly stone and brick buildings of two storeys.

4 A mixture of materials, scales and building types ranging from bungalows to large detached properties. Borders the conservation area to the east and countryside to the south and west. Comprising several different developments with no consistent use of materials, or architectural styles between each one. Development started in late 1960s, with the majority dating from the 1970s and 1980s. It also contains more recent replacement development, such as Willow Tree Way.

5 Includes the conservation area, featuring many stone buildings built at a higher density than other character areas and in an informal, ad-hoc fashion. Contains listed buildings and other historic and heritage assets. Over time development that is not in keeping with the conservation area has diluted the coherence and quality of the area. Also contains houses off Lings Lane.

6 Eastern edge of Wickersley, defined by relationship with green spaces and woodland. Mixture of property types including semi-detached and detached, and in places larger flats/apartments. Materials and architectural styles vary throughout, reflecting the variety of ages of property.

CHARACTER ASSESSMENT CHECKLIST - THINGS TO NOTE

LAYOUT - URBAN STRUCTURE AND GRAIN	
PLOT WIDTH	What is the typical width of each plot (side boundary to side boundary)?
BUILDING LINE	What is the defining line of front of main building?
BUILD UP OF BUILDING LINE	What is the percentage of plot width built up (ignoring side extensions). Relationship between buildings and spaces?
SET BACK FROM STREET	What are the widths of verge, pavement and the distance from the front boundary to building?
BUILDING ALIGNMENTS	Are there patterns in building alignments, e.g if parallel to street, clustered, mews etc?
PARKING	What are the parking arrangements (garage, on street etc)?
LANDSCAPE	
SETTING	What is the setting of development (woodlands edge, green belt, adjacent housing developments)?
OPEN SPACES	What are key open spaces in the area and their use (play area, woods, sports fields etc)?
LANDSCAPE FEATURES	Are there trees, avenues, hedges, green features etc.?

SCALE	
MASSING	How do buildings relate to other buildings, streets and spaces in height, width and volume?
KEY DIMENSIONS	What are the scale of key elements- eaves height, ridge height, roof pitch, depth of plan etc in relation to street width or external space dimensions and human form?
STREET WIDTHS	What are the street widths from boundary to opposite boundary?
APPEARANCE - DETAILS & MATERIALS	
KEY FEATURES	Rhythm of façades, repetition of elements and patterns in such elements as bays, dormers, repeated gables and chimneys. Rhythm and pattern on the skyline through roof shapes and articulation. Style of windows, doors, porches etc.
DETAILS	Craftsmanship, building techniques, façade treatment (proportion and pattern of elements).
MATERIALS	Texture, colour, pattern, durability/quality.
BOUNDARIES	Description of types incl. heights, construction, materials, hedges etc.

INVITING NEIGHBOURHOODS

A well designed scheme creates a place with a locally inspired or otherwise distinctive sense of character. The layout of streets should respond to the site and context appraisal. Inviting neighbourhood considerations are:

Creating identity

A house or housing scheme should demonstrate locally responsive design or distinctive qualities that are appropriate to its context.

Public spaces

A variety of public spaces that are desirable, attractive, functional and usable should be provided and maintained.

HomeZones

'HomeZones' are residential streets and spaces designed to promote pedestrian movement and activity over motor vehicles. This can result in slower vehicle speeds throughout schemes to create safer spaces. It should be assessed whether it is feasible and appropriate to design these principles into schemes.

Location and connections

The edges of a development should create outward looking schemes that visually and physically connect to their surroundings.

Housing variety

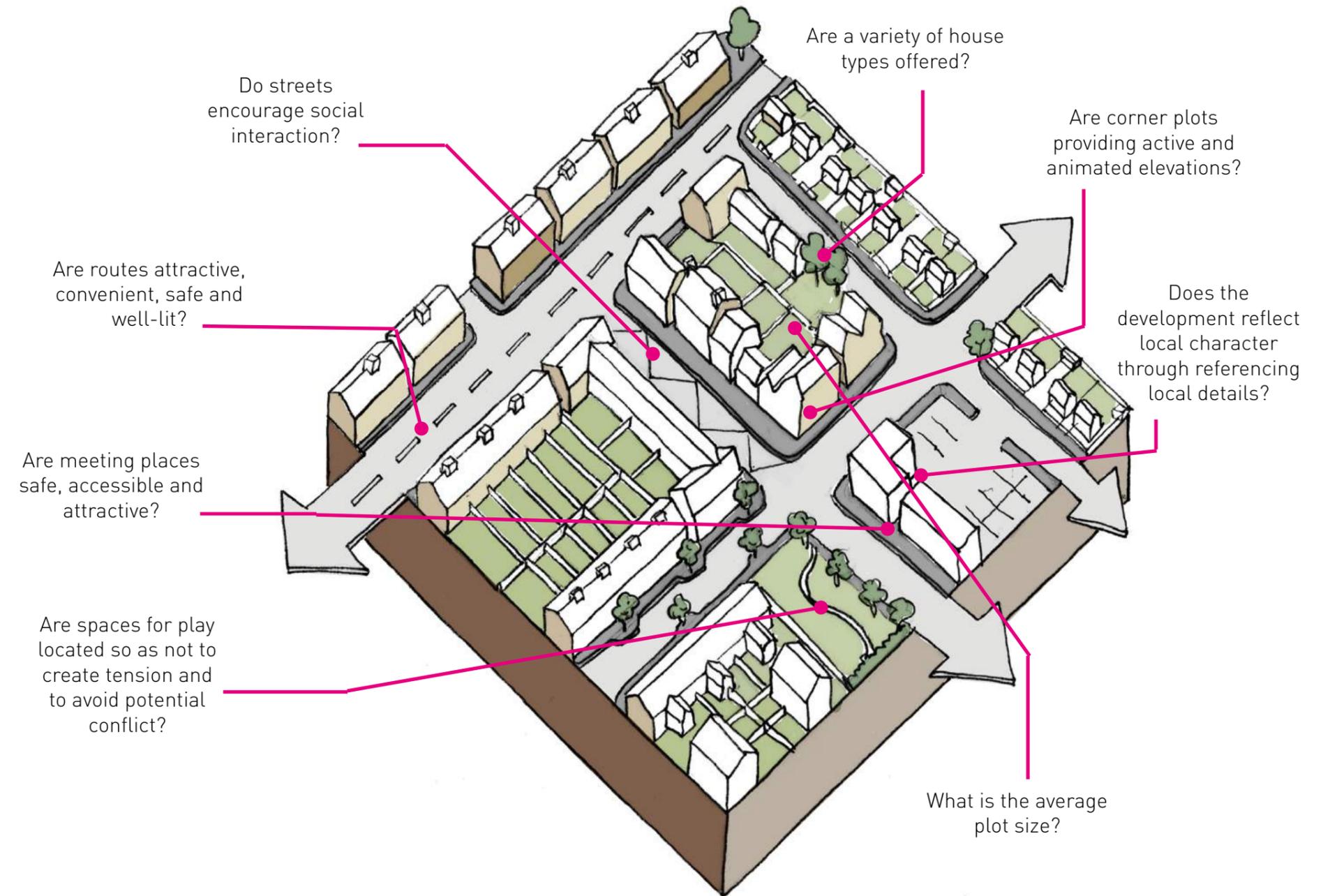
'Identikit' or generic housing styles should be avoided. For larger schemes a variety of house types, styles and densities should be used to help create more distinctive places.

Place, hierarchy and wayfinding

Proposals should provide a hierarchy of buildings and spaces to emphasise key locations within the layout and contribute to the character and legibility of the place.

Inviting neighbourhoods general principles:

- Reinforce local character and vernacular to create a scheme with a distinctive identity
- Consult the Highways Authority and the Local Planning Authority at an early stage to scope opportunities for reducing the impact of traffic in schemes
- There should be a clearly defined central or focal point to the development which can act as the neighbourhood centre
- The attractiveness and usability of public space should be a primary consideration when designing these spaces.
- Create routes that are attractive, well lit, safe and easy to navigate.
- Identify routes to local amenities and ensure that these are well sign-posted and pleasant for local residents.
- Interesting views should be retained and new key views created where possible.
- Use historic street patterns where appropriate to form the basis for proposed streets to help strengthen the identity of a new scheme.
- Establish a hierarchy of streets and places within a scheme



BUILDING ARRANGEMENT

KEY PRINCIPLES

Deliberately restricted forward visibility should be provided along streets to define enclosure and slow traffic. Visual interest should be provided by staggering building lines and alternating how individual houses meet the street. A variety of massing should be included in close proximity to create an interesting skyline that will appear to have developed organically.



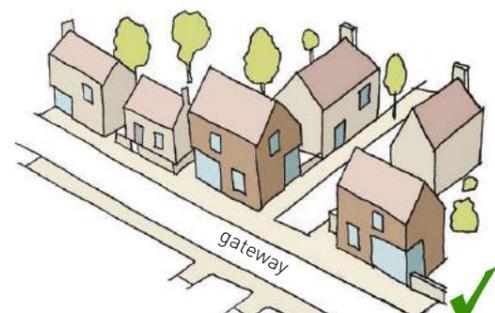
Houses should be clustered in smaller 'neighbour zones' that have a clear relationship to each other in terms of form, materiality and entrance points. Small public shared spaces should be provided in these zones to create an interesting street scape. House massing and frontage should be used to clearly define the spaces along the street.



Adjacent houses should be arranged in such a way so that they do not negatively affect the properties surrounding them. Overshadowing should be minimised, especially to glazed openings, and each opening should have the opportunity for a view that is not blocked by a blank facade in close proximity. Further information on separation distances can be found in the South Yorkshire Residential Design Guide.



Key corners and junctions should be marked by 'gateway units' that are different in scale and materiality to those forming the main streets. This will mark important nodes and contribute to improved wayfinding across new development sites. Houses on these corners should be designed in such a way that both aspects facing the street provide visual interest and window openings.

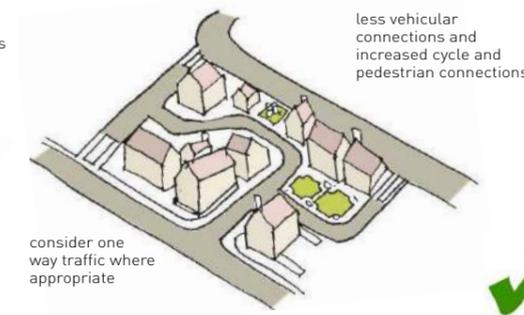
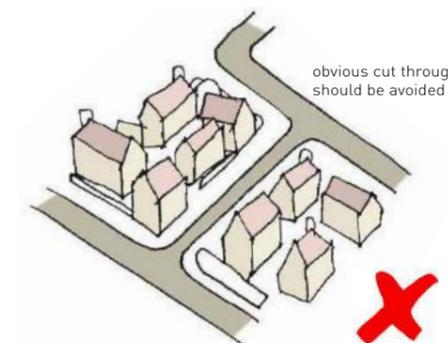
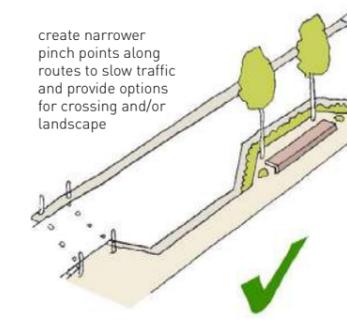
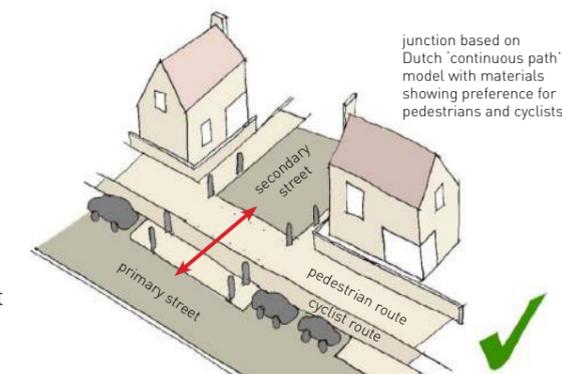


TRAFFIC MOVEMENT

The relationship between new housing development and vehicular access is one that needs to be considered in great detail to ensure attractive and liveable solutions are achieved. Designs that prioritise vehicles should be avoided, instead a more integrated approach should be undertaken.

KEY PRINCIPLES

- Design should encourage 20mph vehicular speeds towards the periphery of new housing sites and 10- mph in more central or sensitive areas. Low speed road layouts should not inhibit emergency vehicle access or frustrate legitimate drivers.
- 'Homezone' principles should be consulted for best practice examples.
- On well connected sites that link to the main village, the new layout should discourage through traffic or rat- runs that might negatively affect surrounding residents.
- Pedestrians and cyclists should given priority at key junctions to calm traffic and encourage more healthy and sustainable movement patterns.
- Where new vehicular access points are proposed, clear analysis of traffic impact should be undertaken. Strategies for traffic management at these access points and on surrounding affected streets should also be devised.
- Where shared surfaces are proposed that treat roads and pedestrian routes in similar materials, blind and partially sighted people should be accommodated by providing way-finding features or safe pedestrian areas.
- Cycle parking and storage should be included in each new dwelling



STREETS FOR PEOPLE

Streets, shared spaces and parking areas must be designed to meet the needs of car owners but not at the expense of other users of the space. There should be a focus on a range of flexible areas that meet a range of needs to mitigate potential conflict.

The South Yorkshire Residential Design Guide includes technical requirements that should be considered when designing residential developments.

Streets for people overview:

Prioritising people

- Carriageway widths
- Speed restraint
- Green infrastructure
- Active frontages
- Street lighting

Parking outside the curtilage

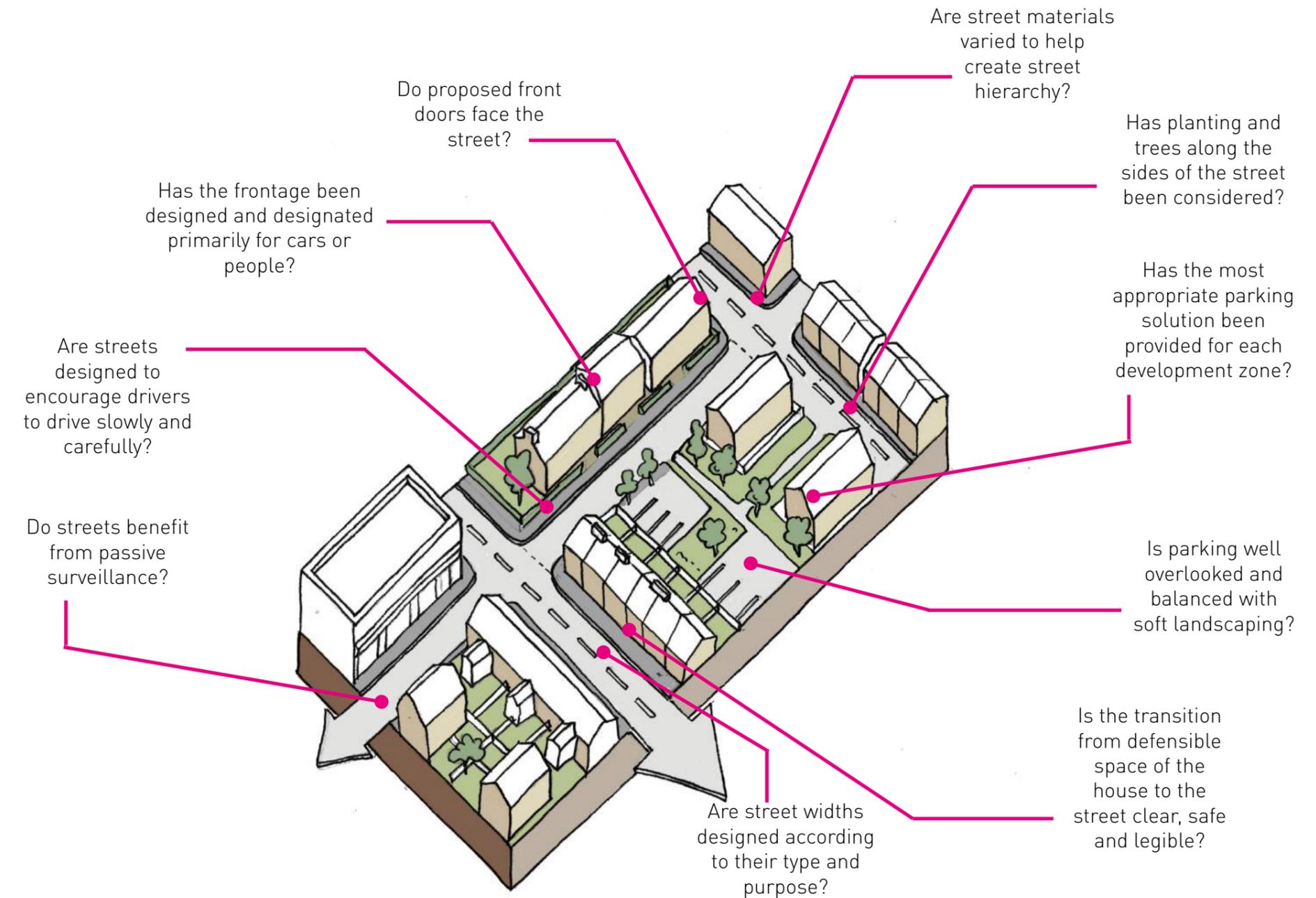
Usually, using a variety of parking treatments and solutions (both within and outside the curtilage) will create more capacity and avoid over-dominance of parking in any particular area.

Street design and materiality

Proposals are encouraged to incorporate materials that are visually attractive, require minimum maintenance, and are in keeping with the specific local character of the area.

Streets for people general principles:

- All fronts of buildings, including front doors should face the street
- Streets should be designed in such a way that encourages motorists to drive more slowly and carefully
- A variety of parking solutions that are appropriate to the context should be used
- Parking should be well overlooked, and if possible residents should be able to see their car from their home
- On-street parking should be balanced with trees and soft landscaping to balance the visual impact of parked cars on the streetscape
- Existing green and blue infrastructure should be integrates into the layout if the development
- Streets should be multi-functional with areas of blue and green infrastructure
- Streets should support and encourage sustainable and active transport including the provision of electric vehicle charging points



MEETING THE STREET

Orientation

Generally, houses should be orientated so that the principal elevation faces the main street. Presenting a blank gable end to the street should be avoided to ensure that there is activity and passive surveillance to the street. Orientation should reflect the character of its local area. In the Conservation Area there are examples of properties side on to the street.

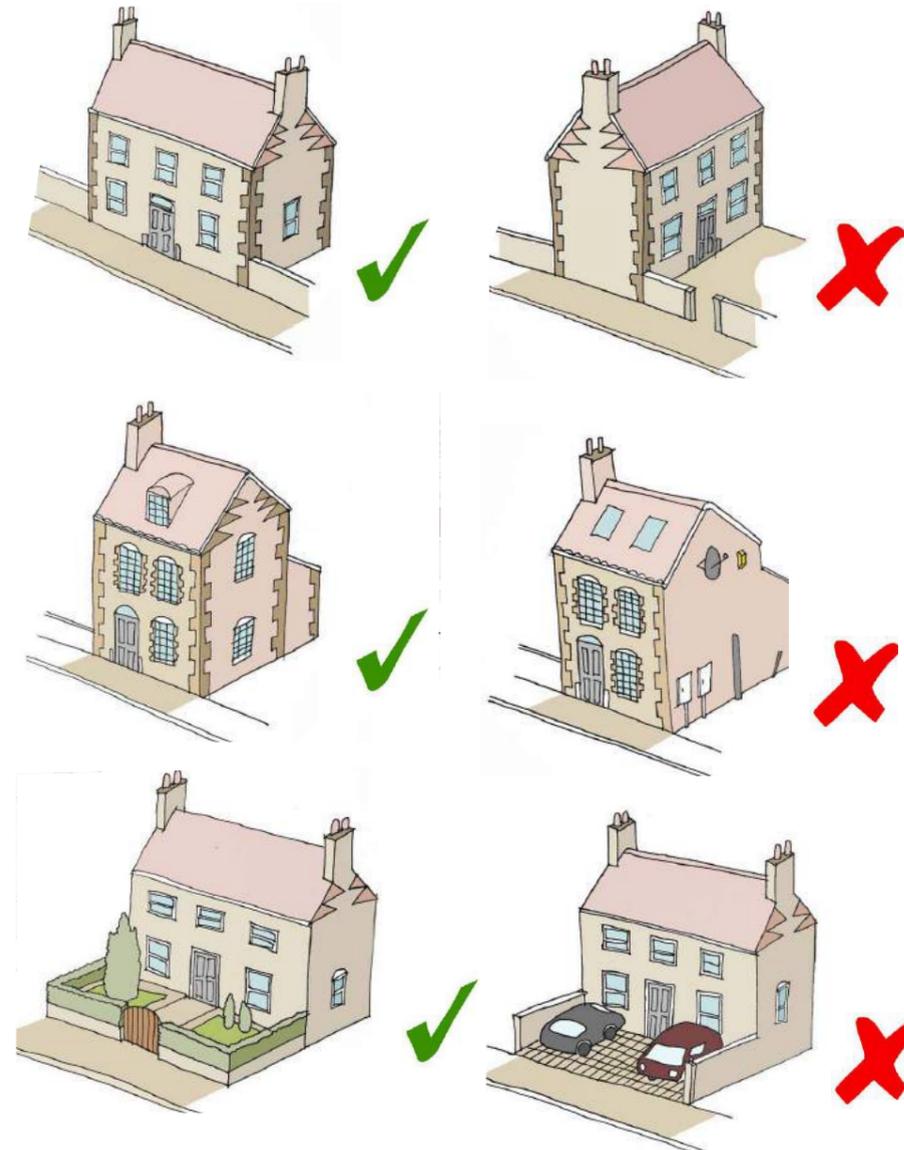
This orientation will also help to define streetscapes more clearly and enclose space more successfully. Orientation should be considered to maximise opportunities for increased internal daylight and the inclusion of renewable energy technologies

Elevations

All elevations of new houses should be treated as important and include fenestration. This will avoid a visual clash between the front of the house and the side. Unsightly elements such as meter boxes, satellite dishes and pipework should be designed and located to minimise the impact on the elevation. Skylights should not be included on roofs facing the street. Instead, dormer windows will be acceptable to provide natural light and contribute to the skyline of the street.

Frontages

Where a house is to be set back from the main building line, the resulting space should be adequately planted and greened to contribute to the rural character of the village. The inclusion of front parking should be avoided in both existing and new properties. The boundary treatments to gardens are important contributors to the character of the village and should be maintained.



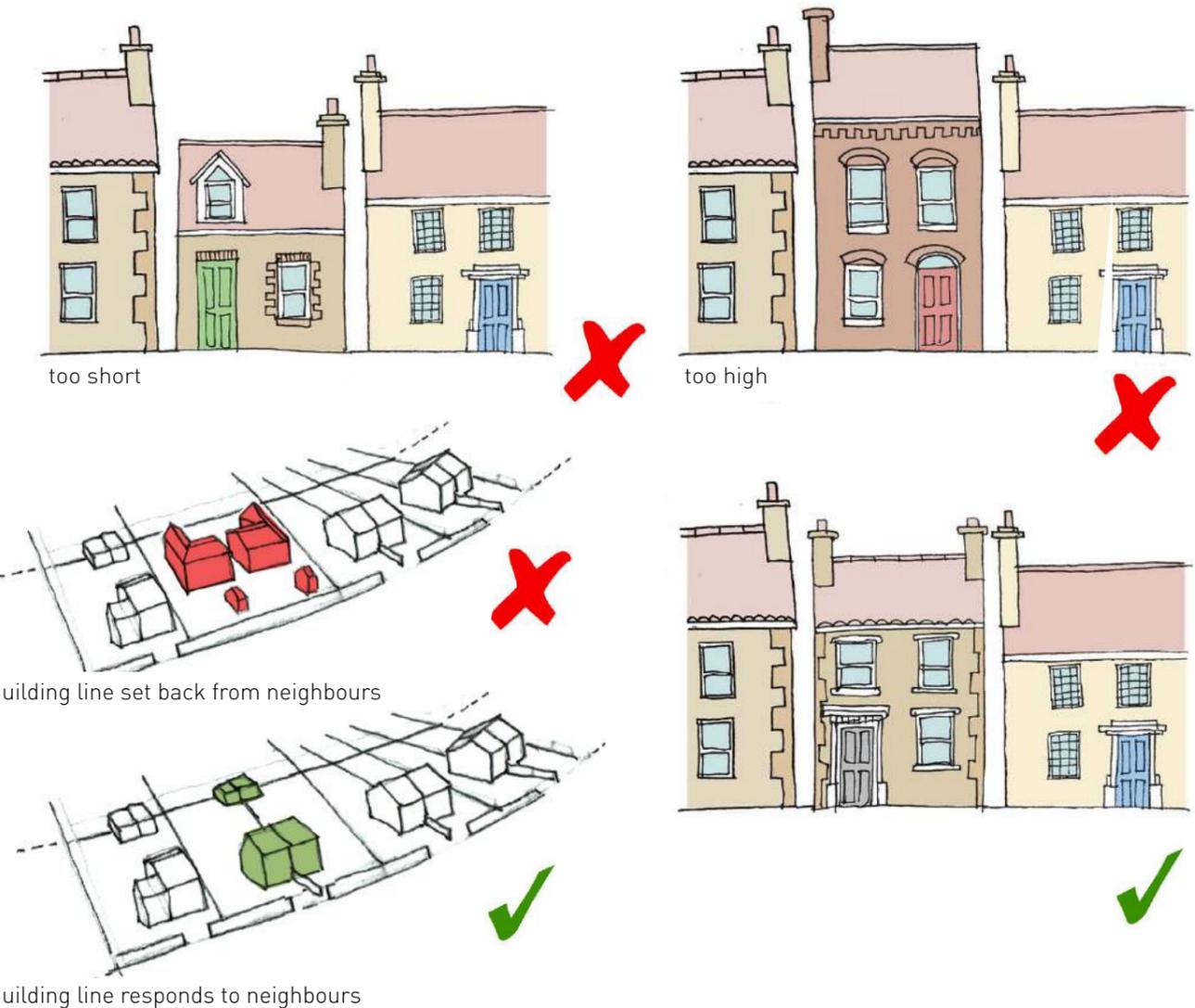
INFILL DEVELOPMENT

Infill Development

New houses in existing streetscapes should take reference from surrounding building heights, being no taller than the tallest and no shorter than the shortest. This will help to maintain and enhance the proportions, rhythm and character of the adjacent buildings and contribute more successfully to the street as a whole.

Where more than one house is proposed as infill, each property should aim to be individual in its approach to referencing the surroundings, avoiding repetition.

Existing building lines should be respected and any infill development should be built to respond to its neighbours building line to add coherence to the street scene. Dwellings should not be set in front of the existing building line nor should they be behind the neighbours' building line.

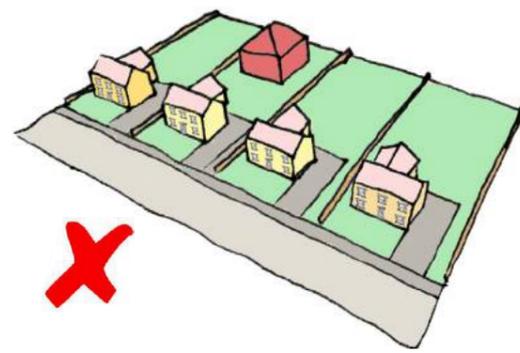


BACK-LAND DEVELOPMENT

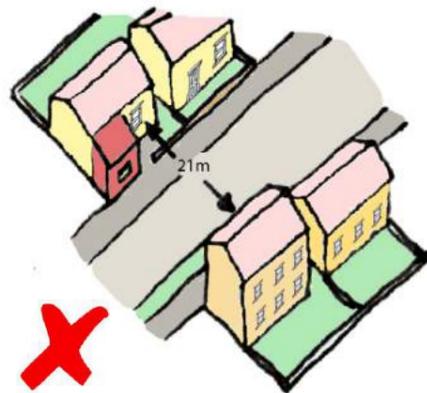
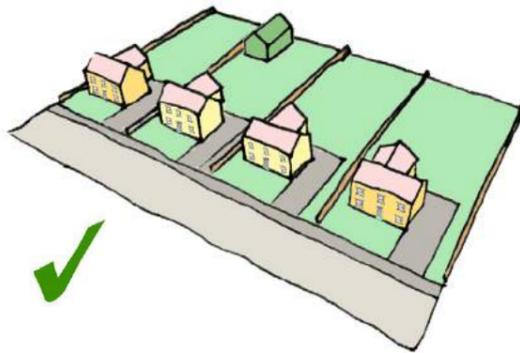
Back-land development

Wickersley has seen an increase in back-land and tandem development in recent years. Many properties within the Plan area have generous plot sizes and rear gardens which in some cases have accommodated new developments. There can be issues with this including impacts on residential amenity, loss of light and privacy. Back-land development can also compromise existing and historic building lines, layouts and streetscapes. Loss of green infrastructure such as gardens and vegetation are other issues arising from back-land development.

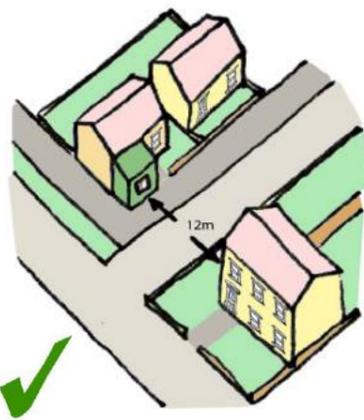
In a Conservation Area features such as mature vegetation, generous gardens, soft landscaping, and gap sites may be essential parts of the character of the area and should be protected to ensure the integrity of the Conservation Area is not degraded. This may mean that back-land development is considered inappropriate if the proposals would negatively impact the character and quality of the area.



Back-land development should always be designed so that it is subservient to the host property.

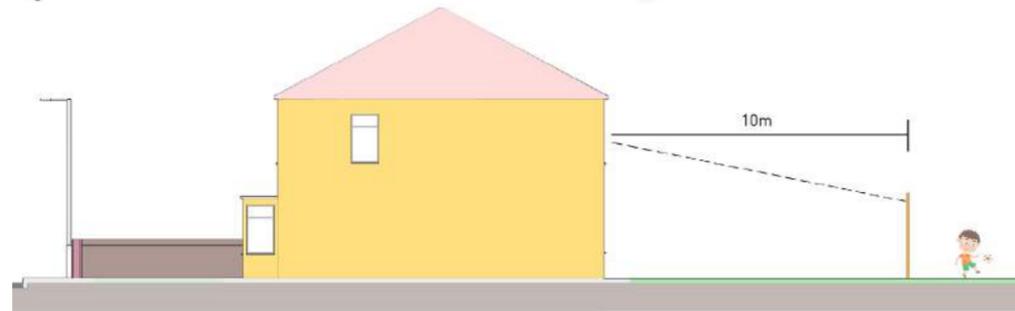


Windows in habitable rooms should always be at least 21m from an opposing habitable room.



Blank elevations should be at least 12m from a window of a habitable room.

First floor habitable windows that overlook neighbouring private amenity space should be a distance of 10m or more.



BACK-LAND DEVELOPMENT

Comprehensive backland development

Where comprehensive backland development is proposed it must take account of the following key considerations as outlined in RMBC Policy SP 12 Development on Residential Gardens.

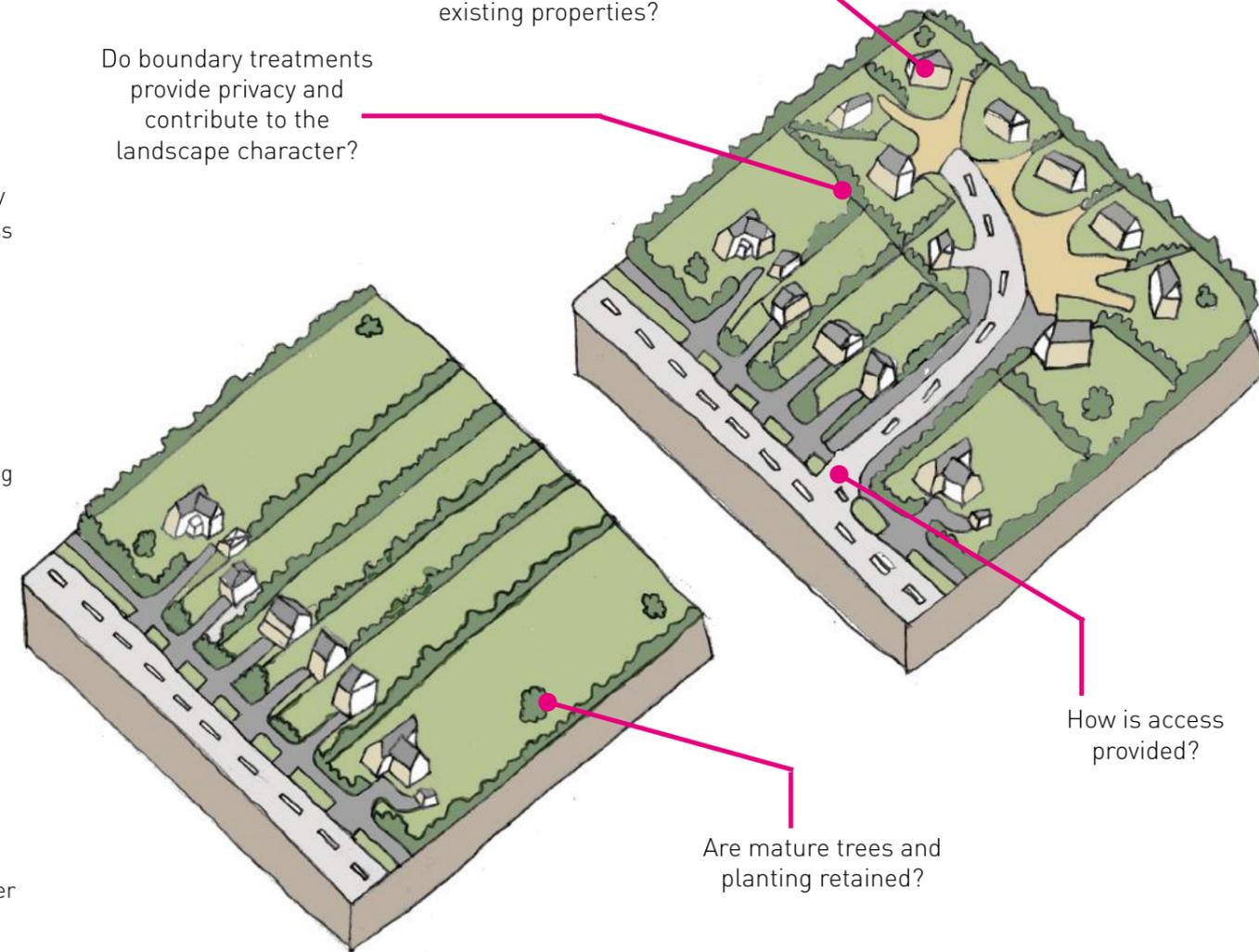
- The proposal does not harm the amenity of existing properties by overlooking, loss of privacy or obtrusiveness
- The proposal will not result in harm to the character of the area

Other key points to consider include:

- Distances between proposed and existing habitable rooms
- Balance between boundary treatments providing privacy vs loss of light
- Provision of sufficient access to the scheme
- Retention of mature vegetation and nature of replacement planting and landscape treatment
- Potential impact on flooding and water management
- How the proposed scale and massing of buildings relates to the existing character

Do boundary treatments provide privacy and contribute to the landscape character?

Does the scale and massing respond to the existing properties?



How is access provided?

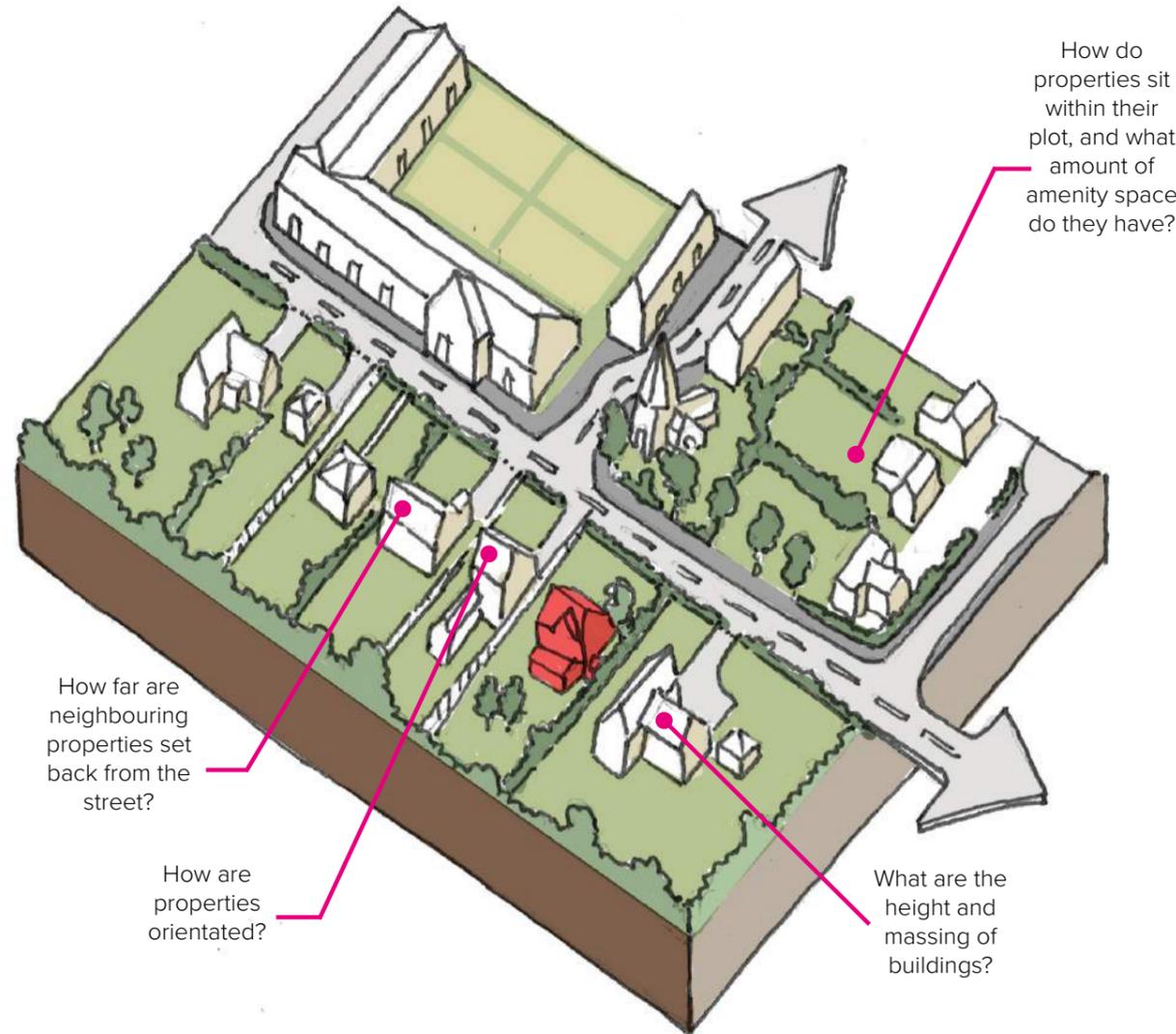
Are mature trees and planting retained?

REPLACEMENT DWELLINGS

Replacement dwellings

Where replacement dwellings are being constructed they should respond to the defining characteristics of their immediate context. Building heights, plot widths, building lines, and scale and massing should be respected and referenced. This should be informed by a robust site appraisal that details the characteristics and built form of the surrounding context.

Generally replacement dwellings up to 130% of the footprint of the original dwelling will be accepted providing the proposal complies with other relevant policies and design criteria.



How do properties sit within their plot, and what amount of amenity space do they have?

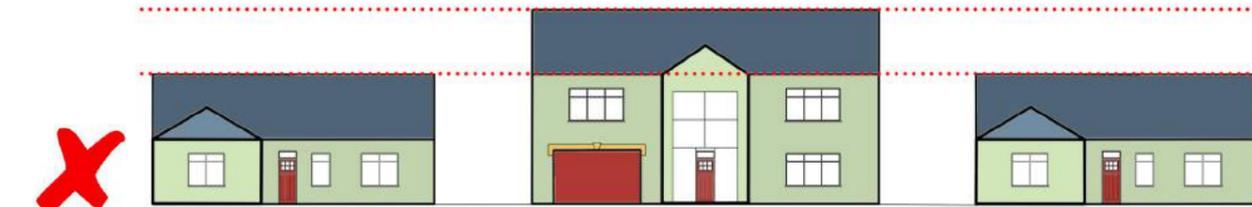
How far are neighbouring properties set back from the street?

How are properties orientated?

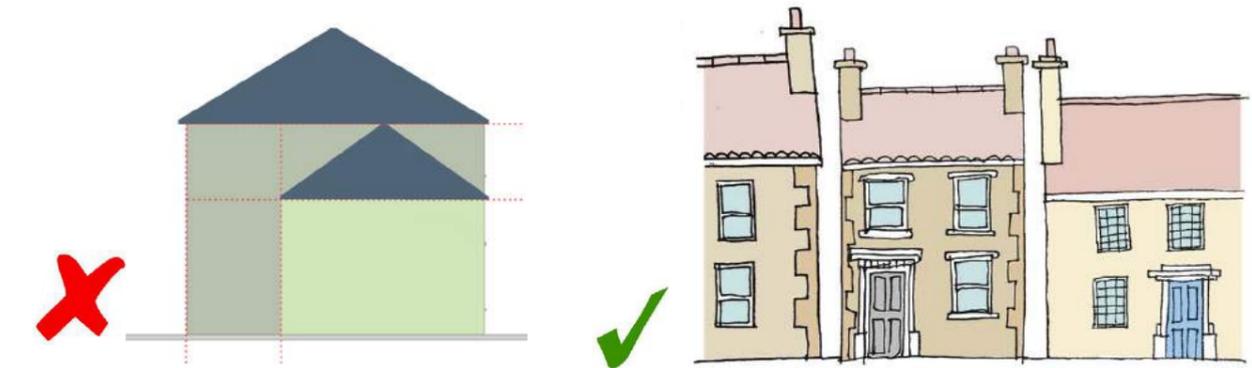
What are the height and massing of buildings?

REPLACEMENT DWELLINGS

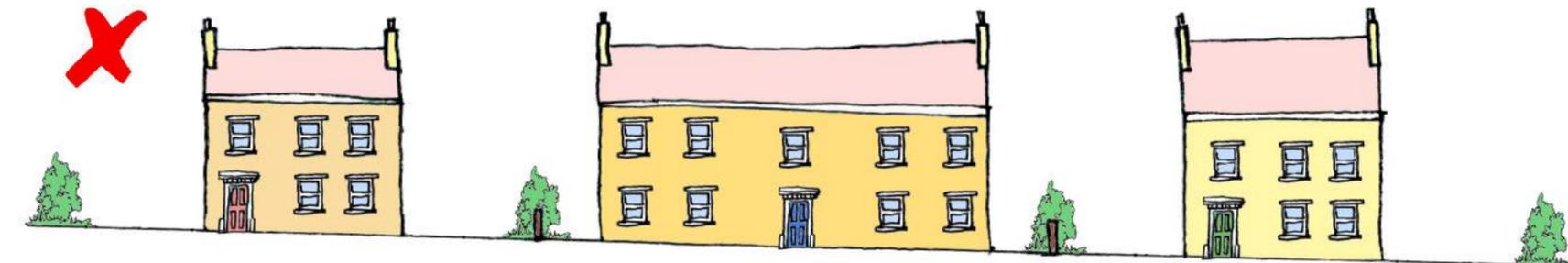
The scale and massing of the dwelling is out of proportion with its neighbours



The scale and massing of the dwelling is out of proportion with its neighbours



The scale and massing of the dwelling responds well to its neighbours



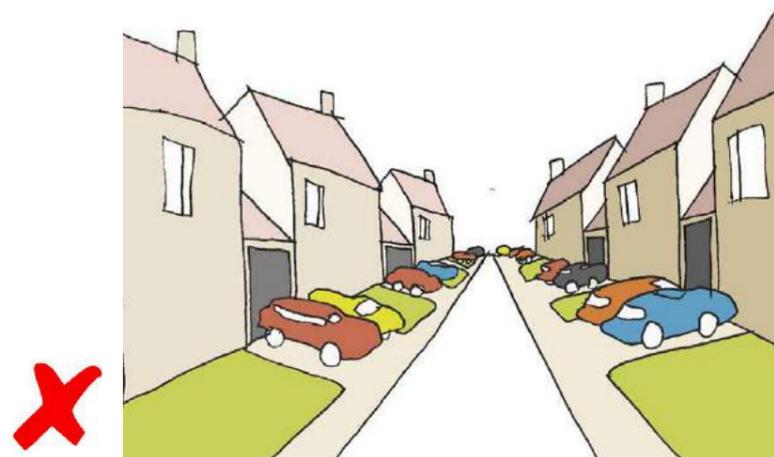
The replacement dwelling in the middle is much larger than its neighbours and takes up a greater proportion of the plot width which can compromise the harmony and uniformity of the streetscape, in addition to providing lower levels of amenity space than with the neighbouring properties.

PARKING

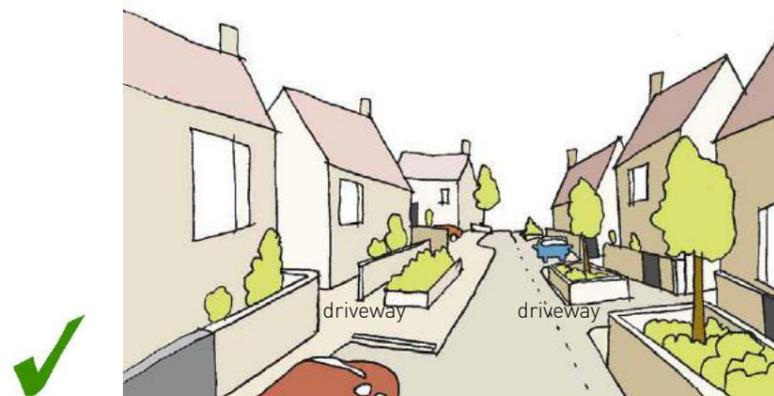
The relationship between new housing development and parking is an important contributor to the success and liveability of the scheme. Strategies for parking should meet the requirements of residents, visitors and those passing through, and provide adequate spaces for cars in the right locations.

KEY PRINCIPLES

- Car parking should be designed and managed to ensure adequate provision for residents and visitors, to minimise the likelihood of conflicts and to prevent parked vehicles from blocking emergency access.
- Design should minimise the physical and visual impact of cars on people and the environment and design for equal priority amongst streets users.
- A variety of parking strategies should be used simultaneously to promote interesting streetscapes and spaces. Some possible strategies that might contribute to this are outlined on the following pages.
- Unregulated on-street parking (such as on verges and kerbs) should be designed out by the arrangements of paving and carriageway, and by providing adequate spaces for each dwelling.
- Parking strategies should allow buildings to define streets rather than driveways. In this regard, a strong building frontage should be encouraged as part of a defined street section.
- Parking location should allow for the possibility of defined and green front gardens.
- Parking surfaces should be permeable and minimise surface run-off.



Streets dominated by garages and driveways provide little sense of enclosure and cause visual blight.



Car parking spaces for dwellings should be located in strategic positions so that they are screened from view but still easily accessible from their associated residences.

ON PLOT PARKING STRATEGIES



DETACHED RECESSED GARAGE

The garage is located to the side of the dwelling and set back giving indirect access to the main entrance (arrow). May be paired with the neighbour where appropriate.

This allows vehicles to be kept on the plot without dominating the street front. From a pedestrian point of view the cars will be mostly hidden.

Allows more generous front gardens to each dwelling which could contribute to the rural feel of the village.



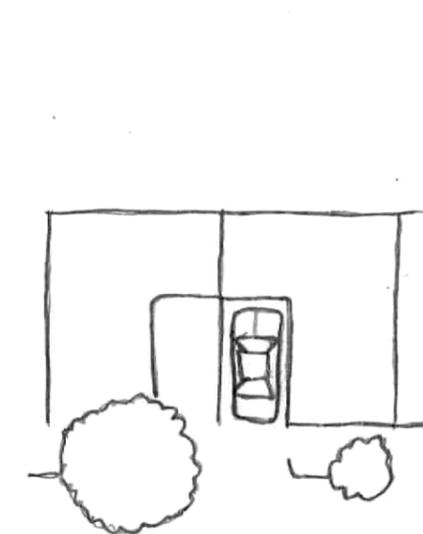
INTEGRAL GARAGE

Garage within footprint of house gives direct access to home, accommodation continues above or around.

Best used with double-fronted bay windows for surveillance along the street.

Garage doors best placed close up to highway.

Allows space for adjoining front garden and a front door on the street.



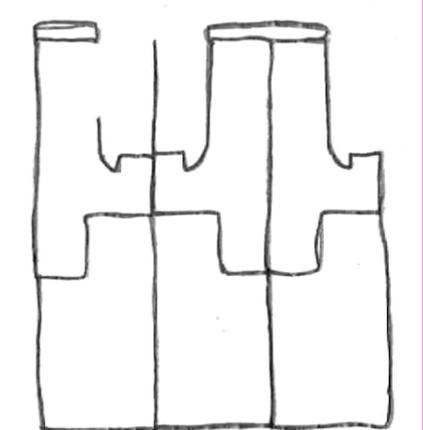
HARDSTANDING

Uncovered parking area adjacent to side or front of house.

This may be paved in a permeable surface or finished in material allowing grass to penetrate (such as grasscrete).

The form of the dwelling reduces the visibility of the parked cars and defines the street front more clearly.

Bringing this area close to the highway minimises the opportunity for across pavement parking.



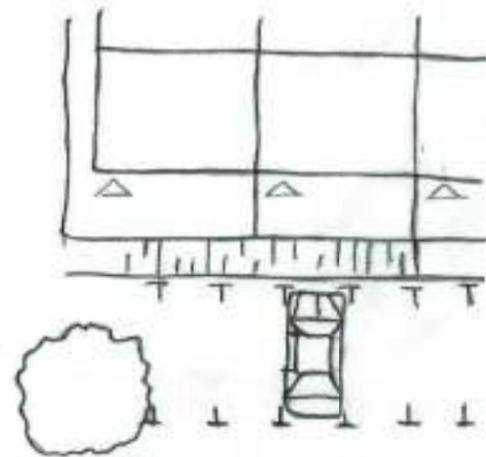
REAR GARAGE / HARDSTANDING

Garage or larger area of hardstanding accessed from and located at rear of property.

This allows a continuous street frontage and can be used in higher density or terraced properties.

This requires an access driveway or lane to the rear of the properties, but this could be offset by making the front 'street' narrower with a more pedestrian focus.

OFF PLOT PARKING STRATEGIES

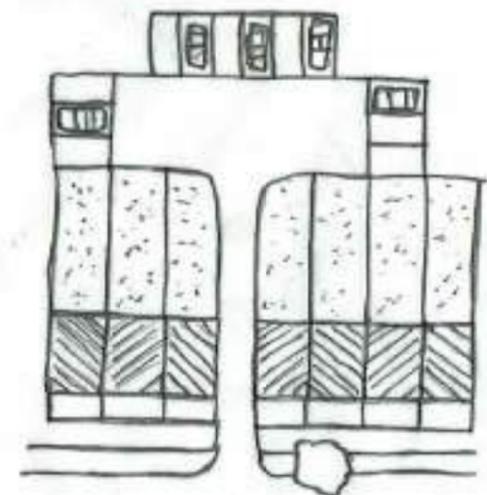


FRONT COURT

Marked or unmarked bays overlooked by fronts of homes partly enclosed by building/walls and within depth of pavement.

This allows defined building lines and frontages to be maintained whilst also providing the dwellings with a direct view over their vehicles.

In this strategy, the parking bays should use screening mechanisms to ensure the parked cars do not dominate the street.

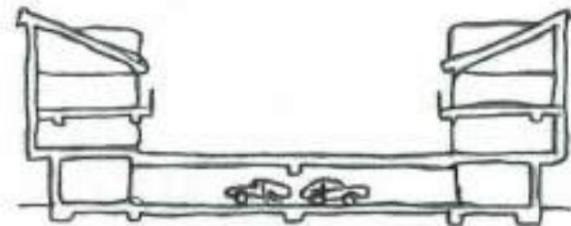


REAR COURT

Grouped (often terraced) garages or hard-standings (marked or unmarked) around shared court, accessed and located to the rear.

In this strategy, the parking court should serve no more than six homes.

This allows the front of the dwellings to more successfully meet the street with defined garden spaces and a more pedestrian / cycle friendly environment.

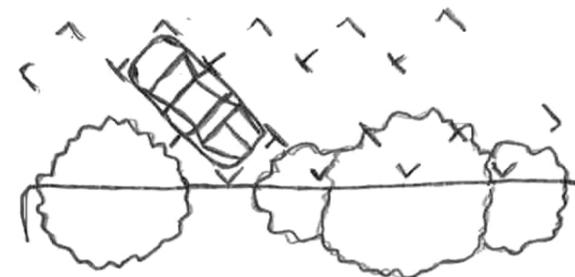


PODIUM

More contemporary response provides secure court parking with private or shared outdoor space above. This parking space is naturally ventilated and security controlled being closed to street.

This can include a ground floor access directly from the parking area to the dwelling, and removes visible cars from the streets allowing the dwellings to define the streetscape.

ON STREET PARKING STRATEGIES (VISITOR PARKING)



ANGLED

Kerbside parking at less than right angle to axis of pavement, generally in marked bays. This requires less width than fully right angled parking to the kerb, meaning building to building distances can be reduced.

To blend into the streetscape, this strategy would need landscaping.

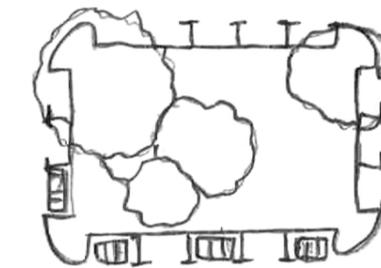


IN LINE

Kerbside parking parallel to the axis of the pavement, bays may be either marked or unmarked.

This requires less width than angled parking and can be more easily integrated into the street.

Landscaping should be used to screen the parking bays and to minimise the visual clutter caused by parked cars.



SQUARE

In line kerbside parking arranged around sides of landscaped central space, further parallel parking to other side of surrounding streets.

Providing a landscaped space alongside parking bays can help to blend them into the development.

Planting and trees can minimise the visual impact of the parked cars further.

SUSTAINABLE DESIGN

An important factor in good design is the sustainability of the proposal. All new developments should promote high levels of sustainability which can reduce carbon emission, increase energy efficiency, and lead to healthier and happier communities.

Sustainable design overview:

Fabric first best practice

The orientation of the dwelling and the location of the fenestration should maximise the benefits of passive solar gain.

Renewable technologies

Technologies that help developments generate, store and distribute electricity sustainably, or reduce the amount of resources a dwelling requires are a requirement for new housing in Wickersley.

SuDS and blue infrastructure

Proposals of all scales must take steps to minimise flood risk. The term Sustainable Urban Drainage Systems (SuDS) describes various strategies designed to drain surface water efficiently and sustainably.

Guidance for successful planting

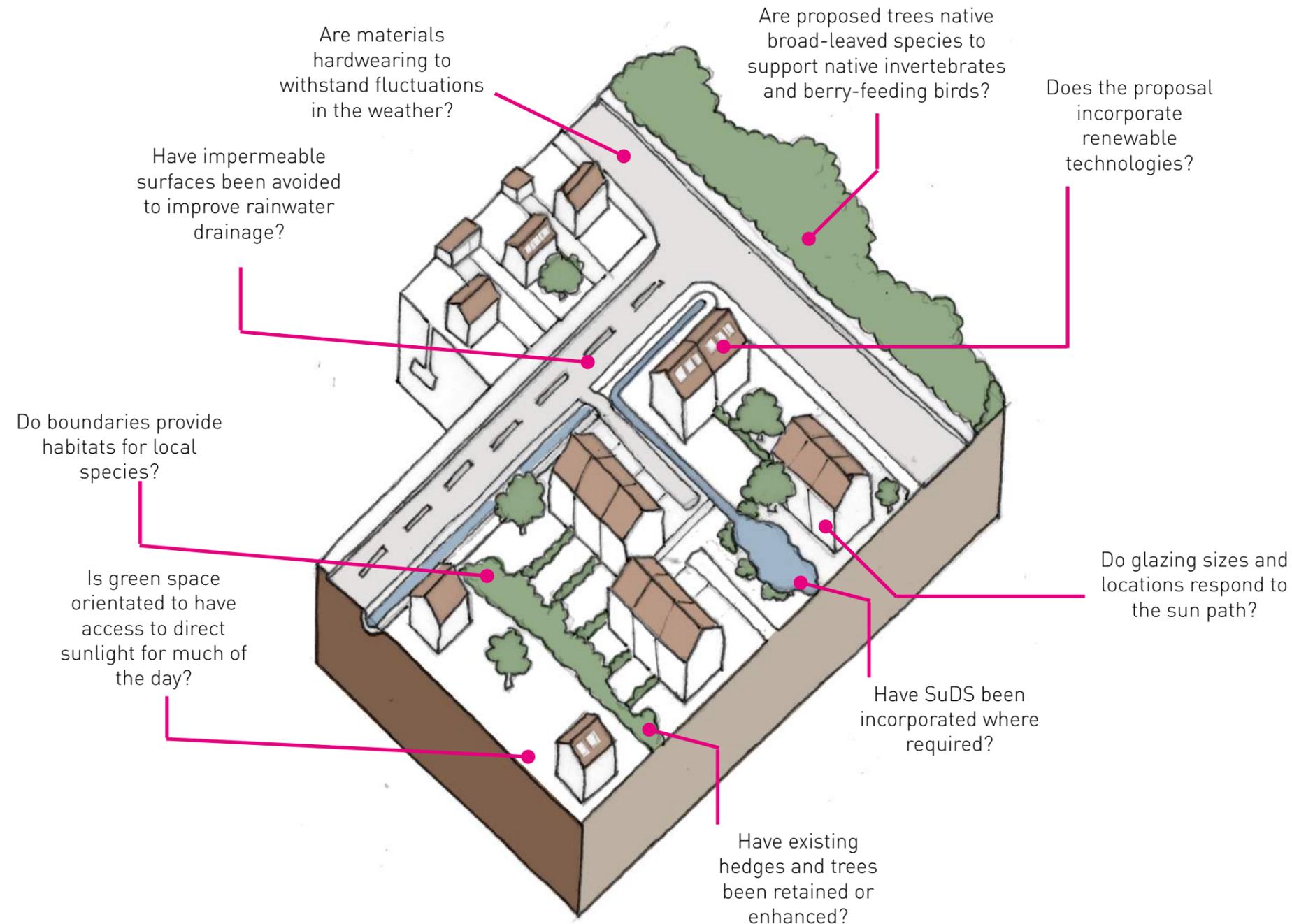
Planting details must be carefully considered so that the species being introduced are appropriate to the context and climate and their management and maintenance is also considered.

Biodiversity

Wildlife habitats should be created throughout the proposal and should include a strategy for maintenance. At the initial site and contextual appraisal local species and habitats should be identified which can help to inform the design and type of infrastructure needed to support it.

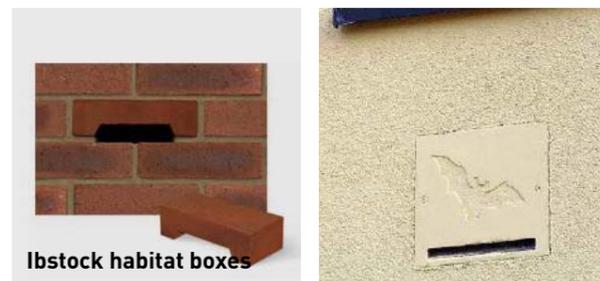
Sustainable design general principles:

- New developments should avoid impermeable surfaces that do not allow for drainage of surface water run-off
- New dwellings should avoid creating north-facing habitable rooms and overuse of north facing glazing that is likely to make homes cold in the winter
- New sustainable habitats should be created in appropriate locations, and existing habitats protected and where possible, enhanced
- The choice of plants and trees should be considered in relation to the microclimate, orientation, geology and maintenance requirements
- New developments should be designed to be sustainable in the widest sense of the word, in accordance with the National Planning Policy Framework



SUPPORTING HABITATS

Wickersley is home to a complex and varied ecosystem. Development should minimise impact on the natural environment by providing adequate space for wildlife. This should include integral bat boxes, bird houses and nesting boxes that are discreet and low maintenance. The design of the elements should be in a material to match the building. Existing hedges and planting should be protected and new planting encouraged.



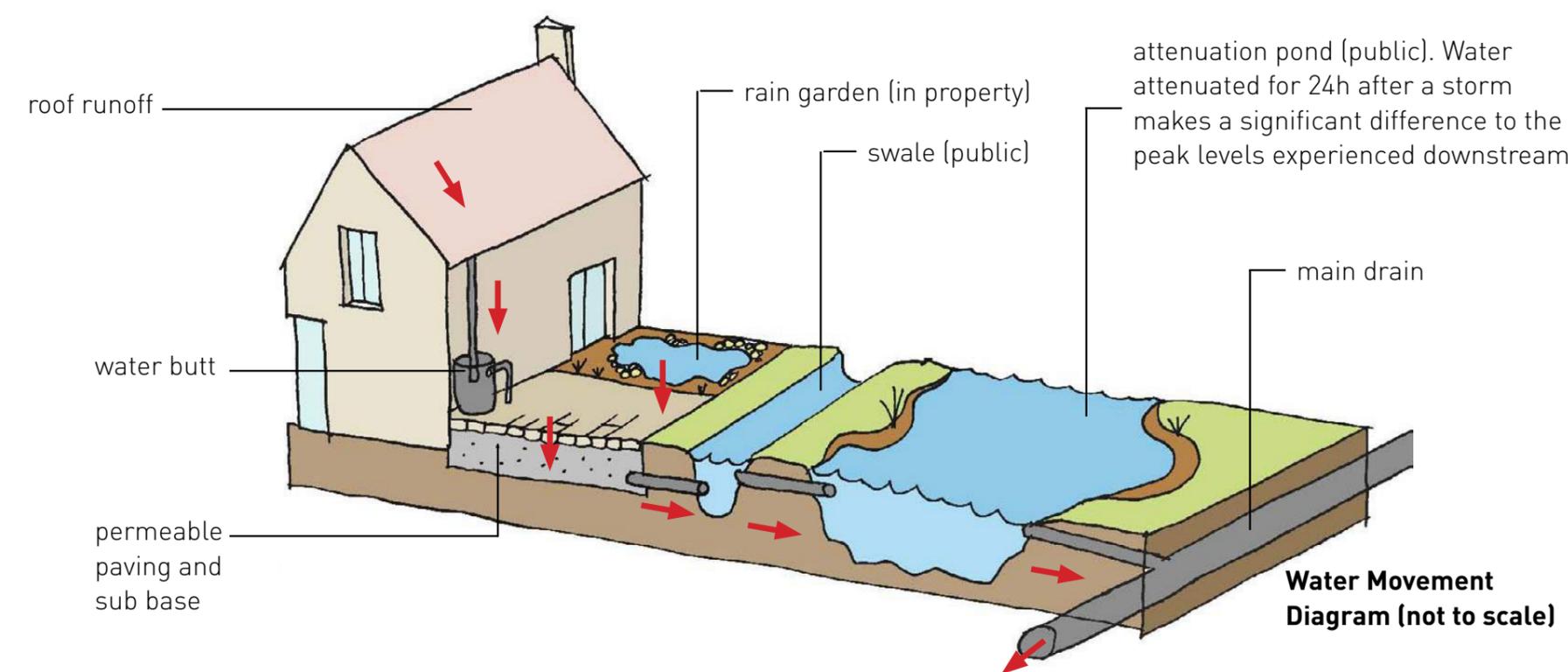
PERMEABLE PARKING SURFACES

Increased surface runoff from new hard surfaces should be discouraged to manage flooding. Impermeable surfaces such as tarmac should therefore be avoided. Porous surfaces such as cobbles, stone setts and gravel are all in evidence in Wickersley and new surfaces should use complimentary materials and colours in keeping with the village. New alternatives such as grasscrete should be considered as alternatives where a greener finish is required.



SUSTAINABLE URBAN DRAINAGE

Where possible, small areas of water storage should be promoted in new and existing gardens to manage surface run off. Rain gardens store and filter water, slowing discharge to main water courses.



PRACTICALITIES OF THE HOME

Service infrastructure and parking should be designed to provide flexibility, convenience and comfort to the residents' of the development whilst minimising the potential for visual clutter to dominate and detract from the street scene and public realm.

Practicalities of the home overview:

Parking within the curtilage

Parking within the curtilage of a property helps prevent cars from dominating the street scene. However, if hard landscaping is not well considered and is not balanced with areas of soft landscaping then building frontages can be overbearing and can exasperate issues with water run-off and potential flooding.

Bin storage

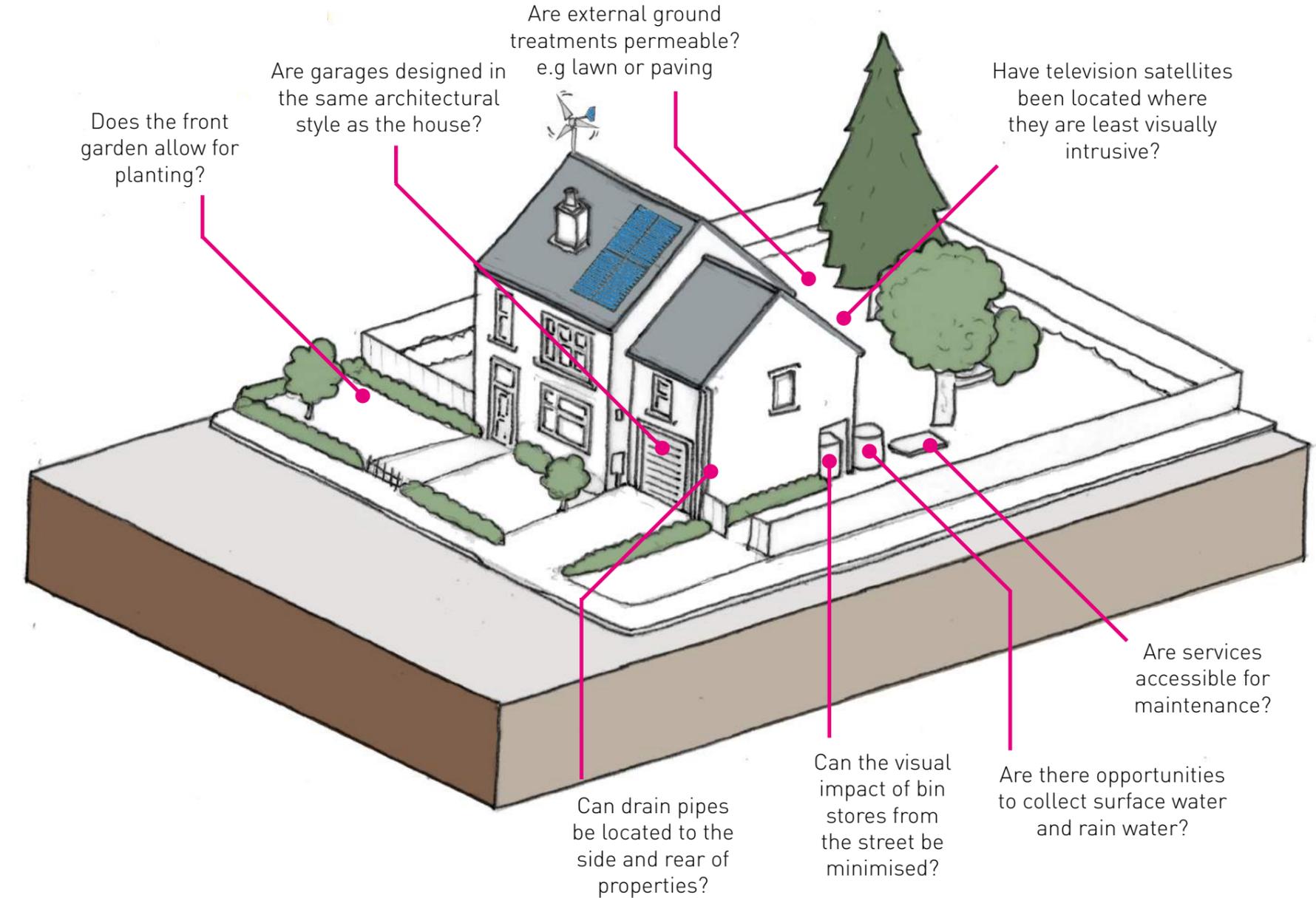
Bin storage must be adequately provided for with each dwelling having sufficient space for 3 bins, 4 bins if there is a garden. Adequate space must be available for bins to be wheeled to collection points easily.

Drainage and other services

Services such as satellite dishes or aerials, drain pipes and water storage infrastructure should be well-integrated or hidden to reduce their visual intrusion.

Practicalities of the home - general principles:

- Front gardens must not be designed for parking alone
- Residents should have secondary access to their rear garden without having to walk through the home
- Bin stores should be located where they are convenient for residents as well as for refuse collectors, but their visual impact from the street should be minimised
- Telephone, radio and television systems should be integrated, and servicing should be located to minimise visual impact from the street
- Hard landscaping for parking at the fronts of houses should be permeable



EXTENSIONS AND ALTERATIONS

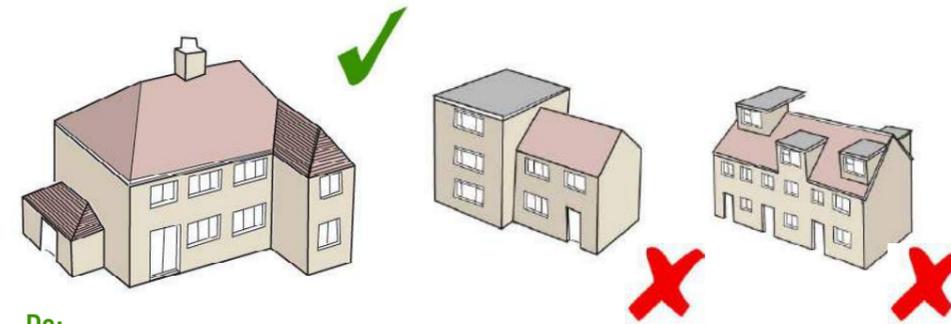
How individual households extend and alter their properties can contribute towards the overall feel of the village, especially in the more historic centre. Unsympathetic extensions can irreversibly damage homes and streetscapes. This section will set out some key principles and requirements, the objective of which is to manage small-scale development and maintain high quality across the village.

Applicants should also refer to the South Yorkshire Residential Design Guide and the RMBC Householder Design Guide.

KEY PRINCIPLES

- Government guidance on planning permission and permitted development rights should be referenced at all times.
- Creation of high quality design and development in keeping with surrounding properties and streets, including the use of natural materials.
- Minimising any opportunity for over development which may affect surrounding residents.
- Encouraging high quality contemporary design which can sit sympathetically next to more historic properties. New design should be clearly articulated as being separate from the original house.
- Recreation of historic elements in a decorative fashion should be avoided.
- All premises should be accessible physically and visually to all users.

FORM AND PROPORTION



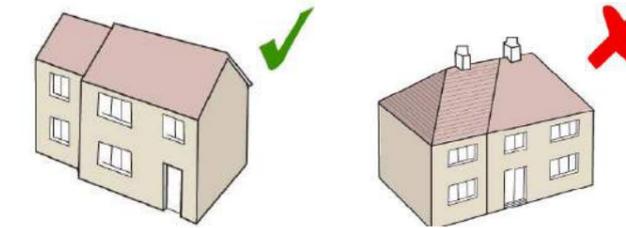
Do:

- Ensure that the roof pitch of a new extension is similar to the roof pitch of the existing dwelling.
- Ensure that the entire dormer sits below the ridge of the main roof to avoid them dominating the façade.
- Set any dormers back from the eaves of the existing roof to ensure a better proportioned roof-scape.
- Consider roof-lights as an alternative to dormer windows as a means or bringing natural light into an attic room.

Avoid:

- Flat roofed structures (including dormers) alongside a pitched roof dwelling, as they are likely to look incongruous. Flat roofs may be acceptable for single storey extensions.
- Garage extensions on the front of a dwelling that would dominate the façade and thereby have a detrimental effect on neighbouring properties.

SIZE AND SCALE



Do:

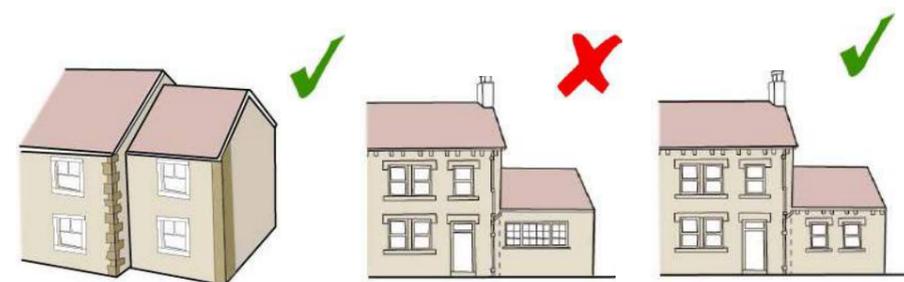
- Keep the height of the roof extension below, or at the same level, as the existing dwelling.
- Ensure that the scale of the extension is subservient to the original dwelling. In most cases this will require the extension to be smaller than the existing house.
- Match the scale of the proposed doors and windows to the existing doors and windows. Dormer windows align with the windows in the storey below.
- Observe the design choices that have been made for the existing dwelling and replicate to create a balanced external appearance.
- Consider the levels of rear walls on adjoining and neighbouring properties when determining an appropriate depth for an extension. The further an extension projects behind the rear wall of an adjacent dwelling the greater impact there will be on that dwelling.

Avoid:

- Poorly matching joints between construction materials by allowing a distinct visual break between the existing and proposed development.

Further advice and guidance relating to maximum projections and general design advice can be found in the RMBC Household Design Guide

DETAILS



Do:

- Detail in such a way that reflects the method of construction. Elements from the main house should be referenced where appropriate.
- Observe existing design details that are used at the junction between one building material and another. For example, a dwelling may have either overhanging or flush eaves. Appropriate architectural details should be determined from looking at the character appraisals in the appendix and from site analysis.

Avoid:

- Specifying building elements that will not work in harmony with the existing property.



BOUNDARY TREATMENTS

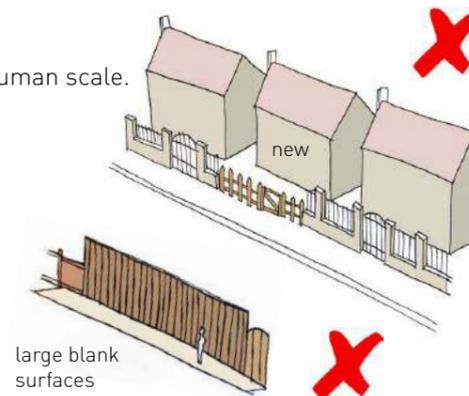
Do:

- Ensure that any removal of permeable materials such as grass is replaced by an equally permeable material to control surface water run-off.
- Ensure that boundary treatments respect surrounding properties and look to traditional precedents.



Avoid:

- Clashes in boundary treatment material or scale. The predominant boundary treatment found in close proximity should be used as a design driver.
- Large blank surfaces at an inhuman scale.



CONSTRUCTION MATERIALS

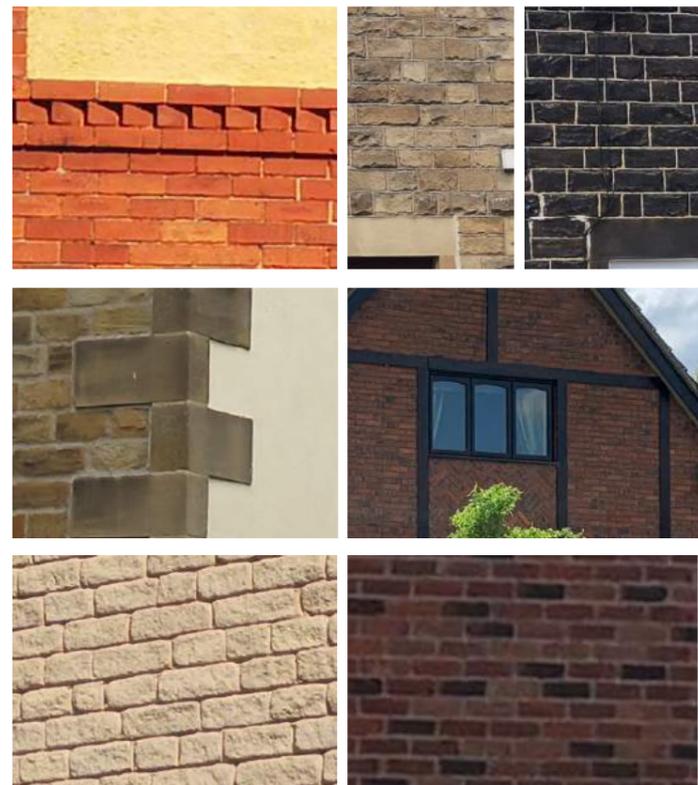
Do:

- Choose materials that complement the existing dwelling.
- Aim for high quality natural materials
- Consider whether a modern design is appropriate. Where modern materials and designs are proposed the extension should be of an extremely high quality, and clearly distinctive from the older parts of the building. Reference to historical forms or colours and materials should be considered to ensure harmony between traditional and contemporary built forms.



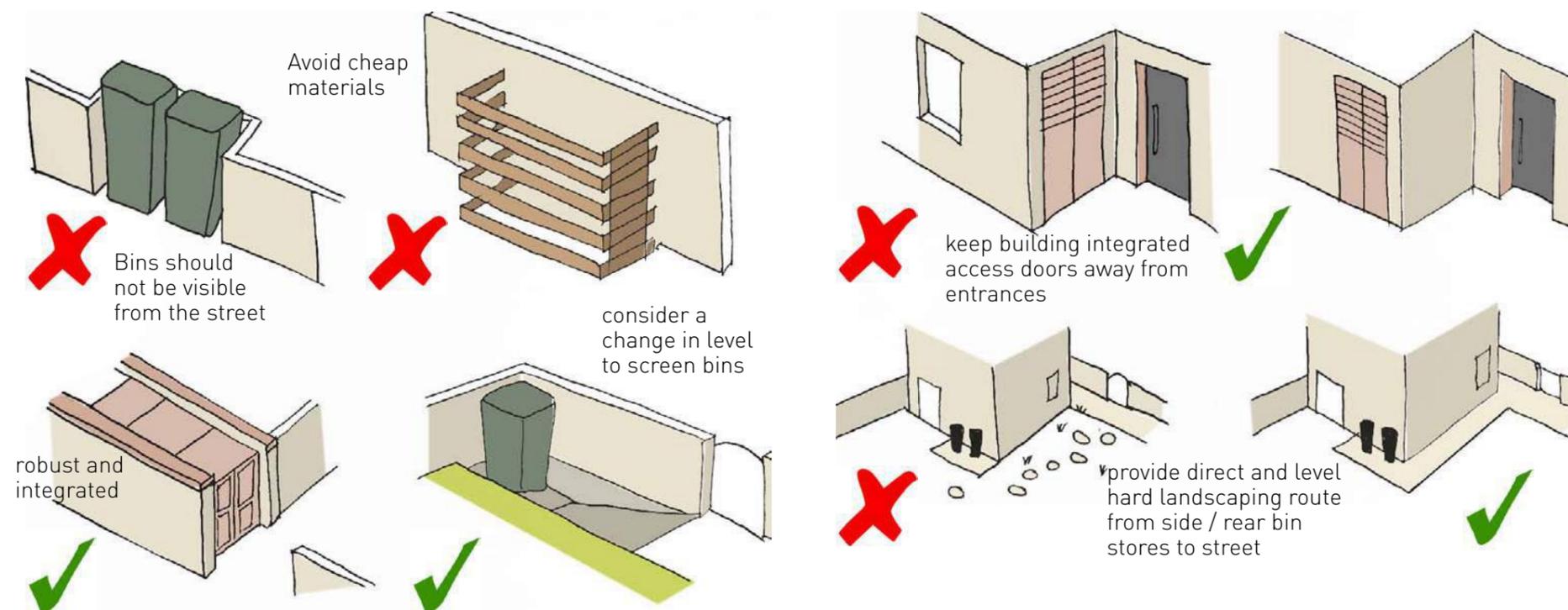
Avoid:

- Non durable materials that will age badly.



BIN STORAGE

The location of individual and communal bins should be considered from the outset in all proposals, with a clear design strategy outlined. Bins should not be visible from the streetscape and the location of and access to bin storage should encourage households to bring in their bins directly after collection. High quality and robust materials should be used for bin storage that tie into surrounding materials and detailing.



LIFETIME HOMES

Wickersley NDP Policy H2 encourages new housing developments to include dwellings built to Lifetime Homes standards. This is to ensure that properties are inclusive, accessible and suitable for the changing needs of occupants. Lifetime Homes are comfortable and convenient for users and supports a variety of needs throughout the life of occupants.

Wickersley has a higher proportion of residents over 60 (34.4%) when compared to Rotherham Borough (23.9%) and that of England (22.4%). (2011 census)

RMBC's 2015 SHMA suggested that there will be a 25% increase in the number of over 65s within the borough within the life of the Core Strategy. The impact of this being that many homes are not suitable for people's changing needs, especially those in later life.

This section visually demonstrates how Lifetime Homes principles can be embedded in designs at the initial conceptual design stage. When these design considerations are included at the initial design stage it can lead to no or minimal additional costs when compared to the costs of retrofitting existing properties to meet these standards.

Development to these standards are not mandatory but are strongly encouraged.

The 16 design criteria of Lifetime Homes are:

1. Parking (width and widening)
2. Approach to dwelling from parking (distance, gradient and widths)
3. Approach to all entrances
4. Entrances
5. Communal stairs and lifts
6. Internal doorways and hallways
7. Circulation space
8. Entrance level living space
9. Potential for entrance level bed-space
10. Entrance level WC and shower drainage
11. WC and bathroom walls
12. Stairs and potential through-floor lift in dwelling
13. Potential for fitting of hoists and bedroom / bathroom
14. Bathrooms
15. Glazing and window handle heights
16. Location of service controls

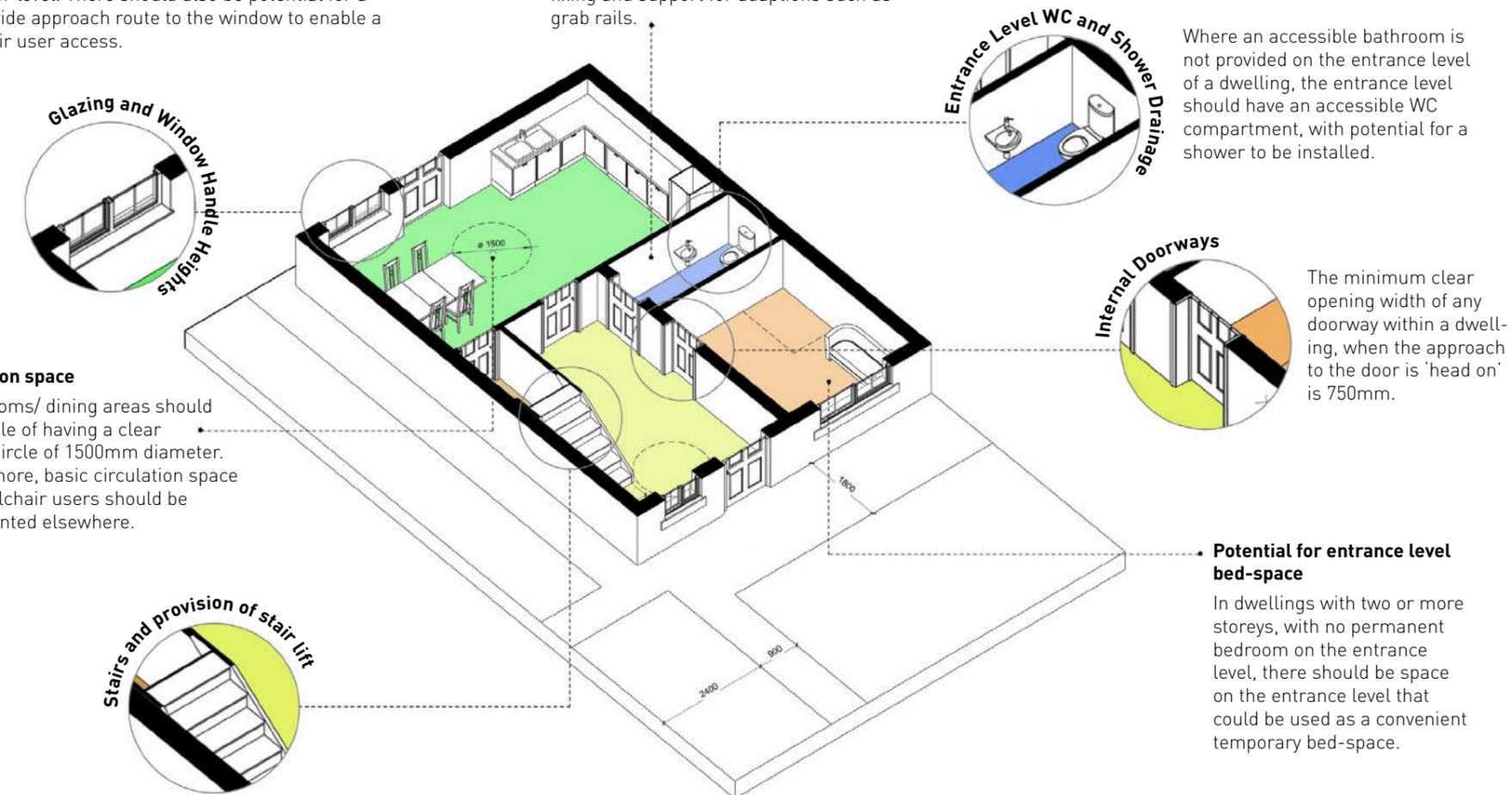
LIFETIME HOMES

Glazing and Window Handle Heights

To allow a reasonable view from the living spaces, the windows glazing should start no higher than 800mm above floor level. There should also be potential for a 750mm wide approach route to the window to enable a wheelchair user access.

Circulation space

Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.



Circulation space

Living rooms/ dining areas should be capable of having a clear turning circle of 1500mm diameter. Furthermore, basic circulation space for wheelchair users should be implemented elsewhere.

Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed.

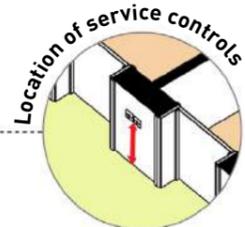
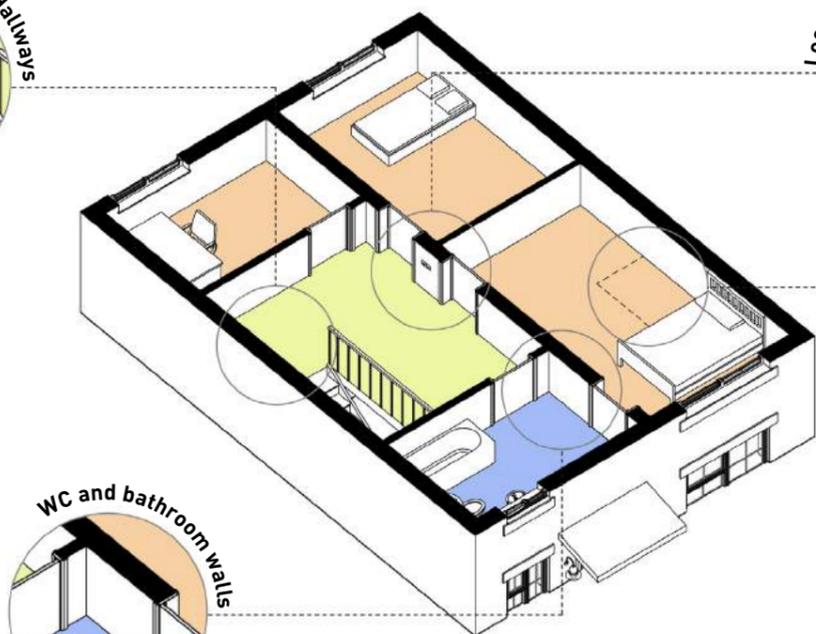
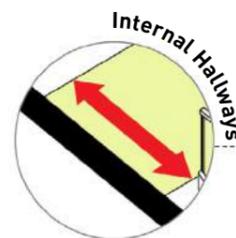
The minimum clear opening width of any doorway within a dwelling, when the approach to the door is 'head on' is 750mm.

Potential for entrance level bed-space

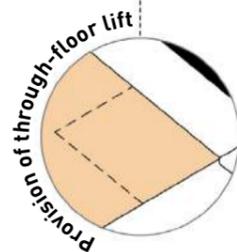
In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space.

The existing stairs should have the potential for stair-lift installation without significant alteration or reinforcement. A clear width of 900mm should be provided on the stairs.

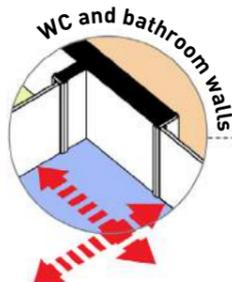
Movement in hallways and through doorways should be as convenient to the widest range of people. If the dwelling provides adequate door opening widths the minimum width of any hallway/landing in a dwelling is 900mm.



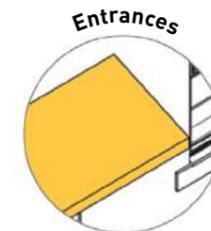
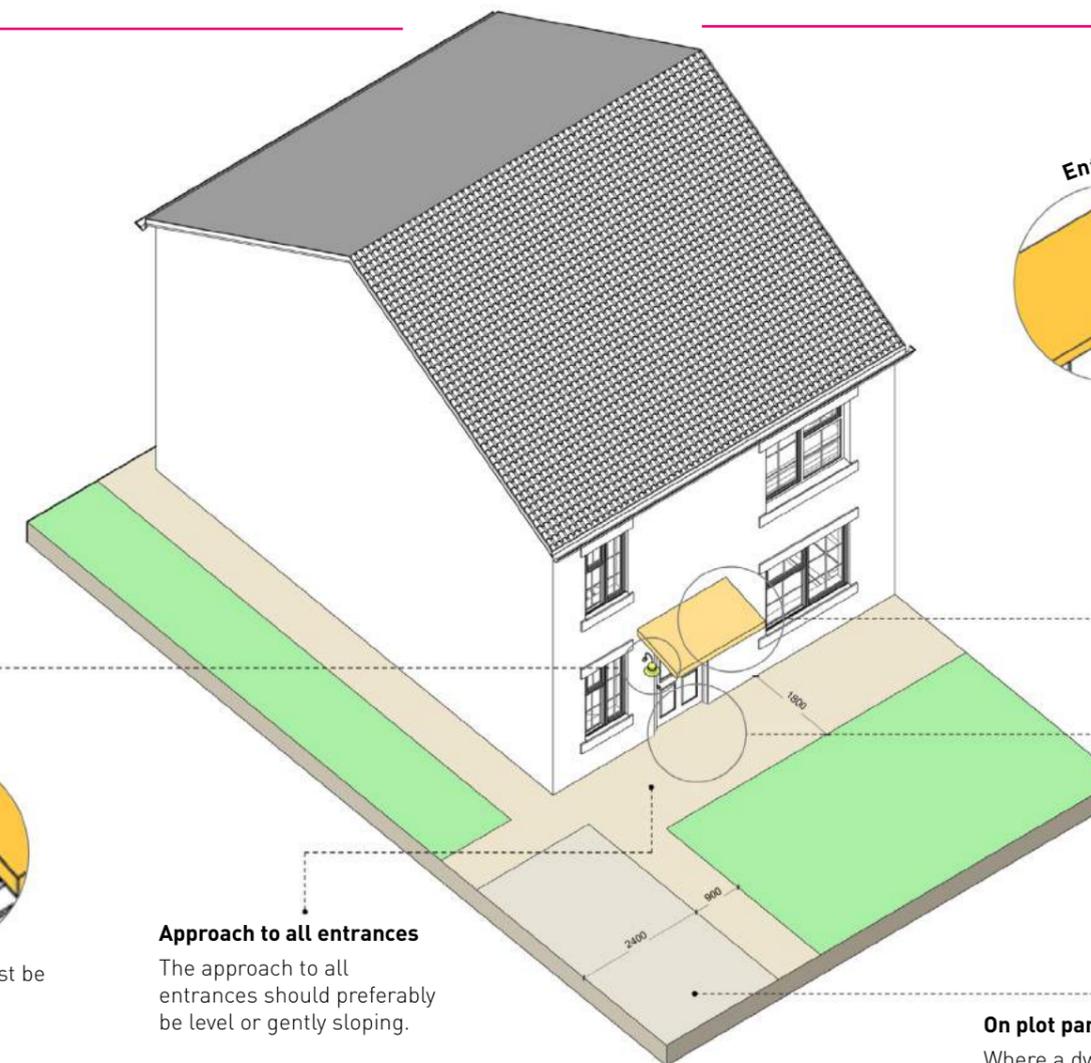
Location of service controls should be within a height band of 450mm to 1200mm from the floor level and at least 300mm away from any internal room corner.



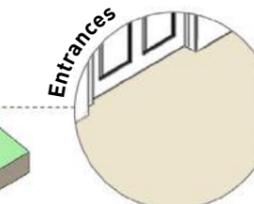
A suitable identified space for a through the floor lift from the entrance level to a storey containing a main bedroom and bathroom is required. The minimum space allocated should be 1000mm x 1500mm.



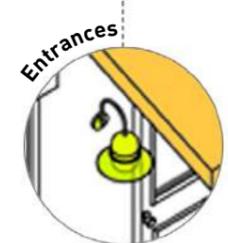
An accessible bathroom should be provided on the same storey as a main bedroom.



All main entrances should be covered to provide weather protection for those unlocking or waiting at the door.



All entrances must have level access over the threshold (max 15mm up-stand) and have clear opening widths of 800mm.



All entrances must be illuminated

Approach to all entrances

The approach to all entrances should preferably be level or gently sloping.

On plot parking

Where a dwelling has car parking within its individual plot boundary at least one space length should be capable of enlargement to achieve a minimum width of 3300mm.

SHOP FRONTS

Improvement of the shopping provision and environment has been identified as a priority for Wickersley.

The character and quality of Wickersley's current retail premises are becoming compromised due to unsympathetic signage, alterations, materials and colours.

This guidance will set out some key principles and requirements, the objective of which is to improve the landscape of Wickersley's commercial area through the long term implementation of a shopfront guide.

KEY PRINCIPLES

- A coordinated approach to shop front design across Wickersley will enhance the appearance of the built environment and help to provide an effective marketing tool for promoting the wider area to visitors and investors alike.
- Traditional shop front elements and features should be retained, refurbished or re-introduced where appropriate.
- New shop fronts should be of a high quality and use appropriate materials and signage.
- All premises should be accessible physically and visually to all users.



One example of a traditional shopfront layout



One example of a modern shopfront layout

CONSTRUCTION FORM AND MATERIALS

Do:

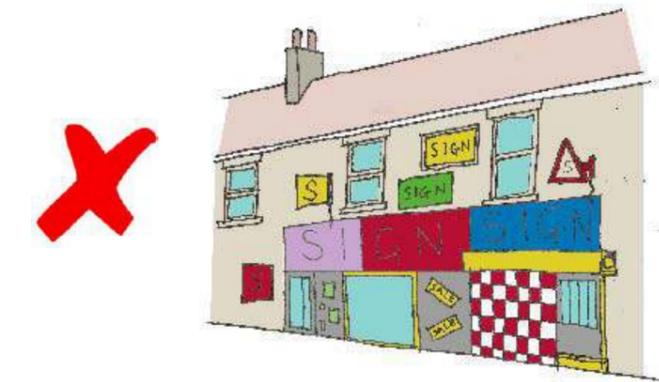
- Retain, and restore if necessary, the framework and features of historic shopfronts where they still exist. New shopfronts can be incorporated within this framework.
- Ensure designs are in keeping with the surrounding scale and relate to the composition of the building above.
- Ensure that fixtures above the shopfront be respectful to the history of the building with traditional details, colours and materials retained. Tidy up cables and untidy finishes of upper storeys.
- Choose materials that are durable and easy to maintain.

Avoid:

- Natural or anodised aluminium which weathers badly.
- Fussy detailing that is difficult to clean and maintain.
- Shopfronts that combine two or more shop units that disrupt the vertical emphasis of traditional streets. Retain or introduce an intervening pilaster and break the fascia to ensure the shopfront relates to the surrounding buildings.
- Using too many materials.
- Unnecessary steps and obstructions into a shop.
- Where steps are unavoidable consider a non-slip ramp with a maximum gradient of 1:12.



Well designed shop fronts and signage



Badly designed shop fronts and signage

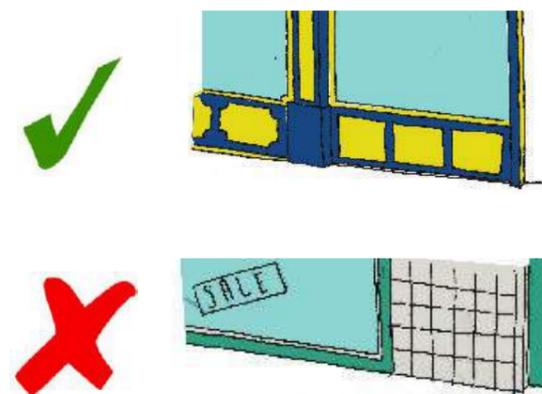
STALLRISERS

Do:

- Retain stallrisers and keep to existing height for traditional shopfronts.
- Make efforts to align stallriser depths with neighbouring shopfronts.
- Keep stallrisers below or level with the base of pilasters, if approximate 450mm in height. There may be cases where the stallriser could be higher, so seek advice first.
- Construct using substantial materials that are compatible with the shopfront frame and upper building.

Avoid:

- Fussy detailing that is difficult to clean and maintain.



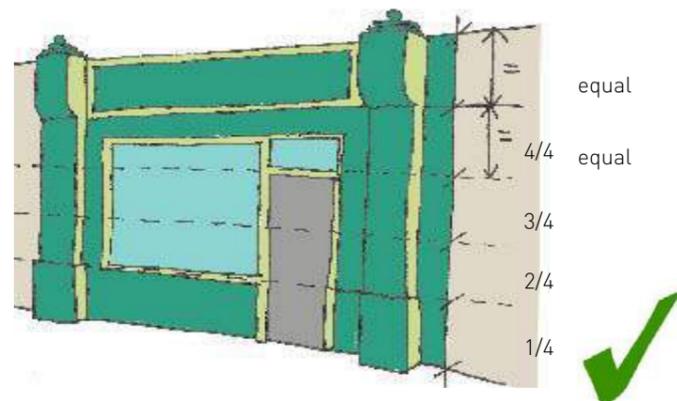
SIGNAGE

Do:

- Ensure that any fascia or projecting signs are located within the traditional fascia level and are appropriately illuminated. The depth of the fascia should not exceed one quarter of the height from the pavement to the underside of the fascia.
- Make sure that the text takes up a maximum of 60% of the fascia.
- Carefully detail cornices to give protection and depth to the shopfront.

Avoid:

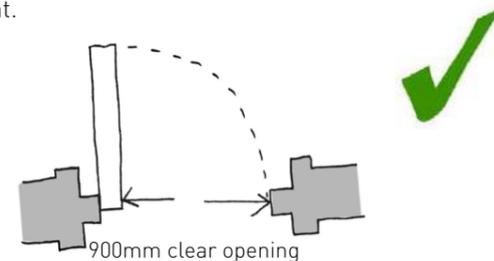
- Putting signage, stickers and posters directly onto glazing and permanent posters in the shop-front.
- Signage above fascia level



ACCESS

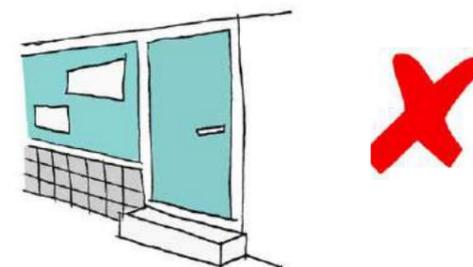
Do:

- Meet all the requirements of the Equality Act to allow accessible entrance to all customers.
- Emphasise the location of shop entrances through the use of contrasting colours and textures between pavement, entrance and the rest of the shop front.



Avoid:

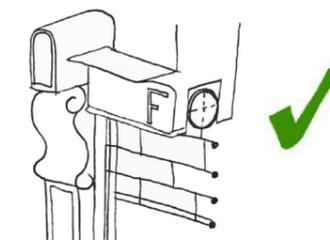
- Doors that are difficult to identify by partially sighted people- plate glass doors may confuse the partially sighted.
- Heavy manual doors.
- Unlit external entrance recesses.
- Unnecessary steps and obstructions into a shop.



SECURITY AND SHUTTERS

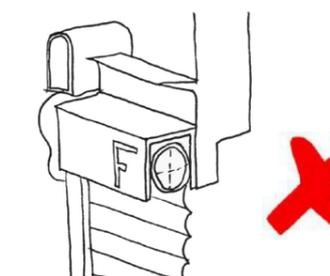
Do:

- Utilise security glass in place of shutters where possible.
- Consider a lattice grill or rollershutter located behind glazing with concealed housing.
- Consider a combination of internal grilles / shutters behind glazing and external grilles / shutters across recessed areas.



Avoid:

- Solid external shutters stuck onto the front of existing fascias.



WICKERSLEY HOUSING CHARACTER AREAS

APPENDICES

Character Area Overview

Character Area Checklist

Appendix A: Wickersley West

Appendix B: Listerdale

Appendix C: Northfield

Appendix D: Churchfield

Appendix E: Old Village

Appendix F: Wickersley East

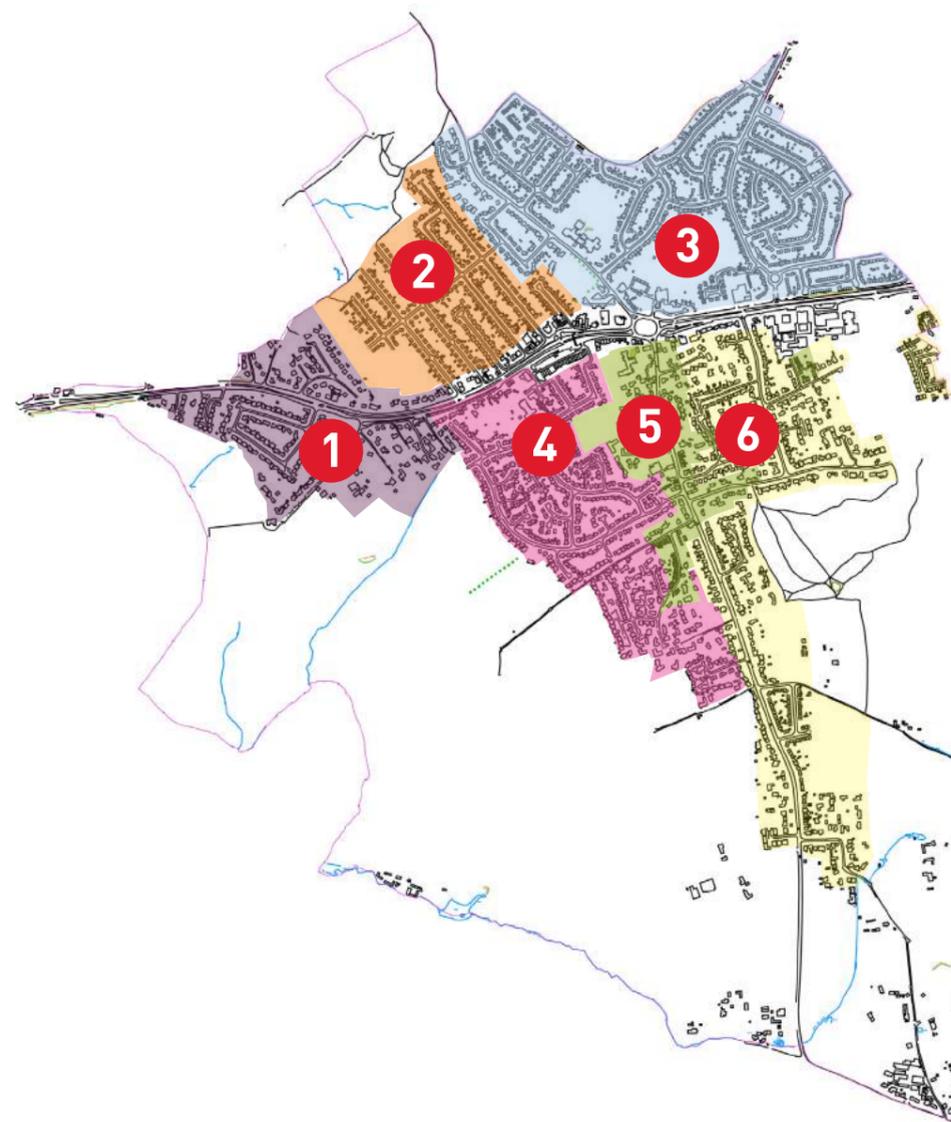
HOUSING CHARACTER AREAS

A number of character areas within Wickersley have been defined using English Heritage guidance provided in 'Understanding Place: Historic Area Assessments: Principles and Practice' (2010), although the boundaries have been adjusted to fit with existing conservation area or neighbourhood boundaries where practical.

Each character area has been defined according to its predominant physical characteristics: topography, urban structure, scale and massing, building ages and material palette.

The boundaries are an attempt to define where these physical characteristics notably change, although there will be design influences within neighbouring areas. Therefore adjoining character should be considered in any response to context.

A fuller assessment of each character area is included in the appendix.



Housing character areas overview:

- 1** Larger detached properties either side of Bawtry Road. Mixture of traditional and modern developments. Properties are of consistent scale with most properties being 2 storeys with some 1.5 storey buildings in places. Plot sizes are greater than average with properties sitting in generous amounts of land. Architectural detailing varies throughout but there are pockets of mock Tudor design with white render and black painted timber to the north.
- 2** Almost exclusively semi-detached properties mainly built around the 1920s to early 1930s. Formal grid layout used throughout and consistent scale and massing of two storeys throughout. Predominantly red brick with elements of white or cream render. Each property on the Listerdale estate has a unique brick and rendered pattern.
- 3** Predominately semi-detached properties built in an organic layout around the park and school. Majority of housing built from 1958, beginning at the eastern edge of the area by Bramley and joining up with the Listerdale estate by 1970. Mainly stone and brick buildings of two storeys.
- 4** A mixture of materials, scales and building types ranging from bungalows to large detached properties. Borders the conservation area to the east and countryside to the south and west. Comprising several different developments with no consistent use of materials, or architectural styles between each one. Development started in late 1960s, with the majority dating from the 1970s and 1980s. It also contains more recent replacement development, such as Willow Tree Way.
- 5** Includes the conservation area, featuring many stone buildings built at a higher density than other character areas and in an informal, ad-hoc fashion. Contains listed buildings and other historic and heritage assets. Over time development that is not in keeping with the conservation area has diluted the coherence and quality of the area. Also contains houses off Lings Lane.
- 6** Eastern edge of Wickersley, defined by relationship with green spaces and woodland. Mixture of property types including semi-detached and detached, and in places larger flats/apartments. Materials and architectural styles vary throughout, reflecting the variety of ages of property.

CHARACTER ASSESSMENT CHECKLIST

LAYOUT - URBAN STRUCTURE AND GRAIN	
PLOT WIDTH	Typical width of each plot (side boundary to side boundary).
BUILDING LINE	Defining line of front of main building.
BUILD UP OF BUILDING LINE	Percentage of plot width built up (ignoring side extensions). Relationship between buildings and spaces.
SET BACK FROM STREET	Widths of verge, pavement and the distance from the front boundary to building.
BUILDING ALIGNMENTS	Patterns in building alignments, e.g if parallel to street, clustered, mews etc
PARKING	Parking arrangements (garage, on street etc)
LANDSCAPE	
SETTING	Setting of development (woodlands edge, green belt, adjacent housing developments)
OPEN SPACES	Key open spaces within the area and their use (play area, woodland, sports fields etc)
LANDSCAPE FEATURES	Trees, avenues, hedges, green features etc.

SCALE	
MASSING	Volume (depth and heights) of buildings in relation to other buildings, streets and spaces.
KEY DIMENSIONS	Human scale:- eaves height, ridge height, roof pitch, depth of plan, window and door dimensions.
STREET WIDTHS	Street widths from boundary to opposite boundary.
APPEARANCE - DETAILS & MATERIALS	
KEY FEATURES	Rhythm of façades, repetition of elements and patterns in such elements as bays, dormers, repeated gables and chimneys. Rhythm and pattern on the skyline through roof shapes and articulation. Style of windows, doors, porches etc.
DETAILS	Craftsmanship, building techniques, façade treatment (proportion and pattern of elements).
MATERIALS	Texture, colour, pattern, durability/quality.
BOUNDARIES	Description of types incl. heights, construction, materials, hedges etc.

CHARACTER AREA DESIGN CODES

1 WICKERSLEY WEST

NEW DWELLINGS IN THIS CHARACTER AREA SHOULD:

- Be made from materials that respond to its immediate context. To the north of Bawtry Road this could be reddish brown brick or pale render. To the south of Bawtry road this could be red or buff brick or white render
- Sit in well proportioned grounds with soft landscaping and have strong relationship with green and open spaces
- Be either 1, 1.5 or 2 storeys depending on the immediate context and height of neighbouring properties
- Generally be detached and generously proportioned
- Be set back in line with its neighbours and respect the existing building line

2 LISTERDALE

NEW DWELLINGS IN THIS CHARACTER AREA SHOULD:

- Be made from red brick with cream or light mustard coloured elements of render
- Be 2 storeys high to respond to the surrounding built environment
- Respect the existing building line and grid layout including treatment of corner plots
- Include hipped roofs with terracotta tiles
- Reference the proportions and rhythm of windows and doors including front box bay windows
- Include driveways to the side of properties with garages to the rear

3 NORTHFIELD

NEW DWELLINGS IN THIS CHARACTER AREA SHOULD:

- Respond to predominant house types in the area which is semi-detached with some examples of detached 1.5 storey properties
- Be made from reddish brown brick to respond to the surrounding context. Wooden siding/panelling between ground and first floor windows is a common feature on principal elevations.
- Be 2 storeys high to respond to the surrounding built environment. 1.5 storeys may also be acceptable depending on the neighbouring properties.
- Include driveways and garages to the side and rear of the property

4 CHURCHFIELD

NEW DWELLINGS IN THIS CHARACTER AREA SHOULD:

- Ensure scale, massing and building heights respond to the neighbouring properties. Building heights are predominantly 2 storeys with some areas containing bungalows of 1 and 1.5 storeys
- Include materials that respond to its immediate context and not introduce new materials which will further dilute local character. Building materials are predominantly buff stone but there are some areas with red brick
- Forge a strong relationship with green and open spaces to the west including views and vistas, and connectivity and access
- Respond to existing roof forms which are mainly pitched roof with open-ended gables. There are some examples of dormers and mansard roofs

5 OLD VILLAGE

NEW DWELLINGS IN THIS CHARACTER AREA SHOULD:

- Be designed in accordance with the principles set out in the Wickersley Conservation Area Assessment
- Be made from local stone
- Be 2 storeys high
- Retain existing stone walls or include new boundary treatments that reflect the existing ones
- Avoid the use of UPVC and opt for timber window frames and doors
- Retain existing mature vegetation
- Respond to existing building lines, plot layout and orientation
- Preserve and enhance the integrity and character of the Conservation Area

6 WICKERSLEY EAST

NEW DWELLINGS IN THIS CHARACTER AREA SHOULD:

- Respond to the prevailing layout and orientation which is linear development
- Be predominantly 2 storeys. There are some clusters of 1 and 1.5 storey bungalows
- Respond to existing materials which are mainly red brick. There are some examples of stone which are either traditional housing stock or contemporary reinterpretations. Render is found in some places but is usually contained to plinths or single elevations
- Use clustering of building types if more than one house type is to be built. This is to ensure it reflects the existing vernacular of clustered house types
- Create strong and positive relationships with green and open spaces

CHARACTER AREA DESIGN CODES

APPENDIX A: WICKERSLEY WEST CHARACTER AREA

CONTEXT

This character area is situated to the west of Wickersley, straddling Bawtry Road (the A631) which runs through the middle of the site. The area can be subdivided into north and south, to reflect the differing architectural styles and development dates of the housing on either side of Bawtry Road.

The area is at the western fringes of Wickersley, and is bounded by open fields to the south and deciduous woodland of Brecks Plantation to the north. These are both areas of greenbelt. Outside of the plan area to the north west is the Brecks housing development, constructed in the 1930s. A small parcel of open space at the eastern edge separates the area from character area 02.

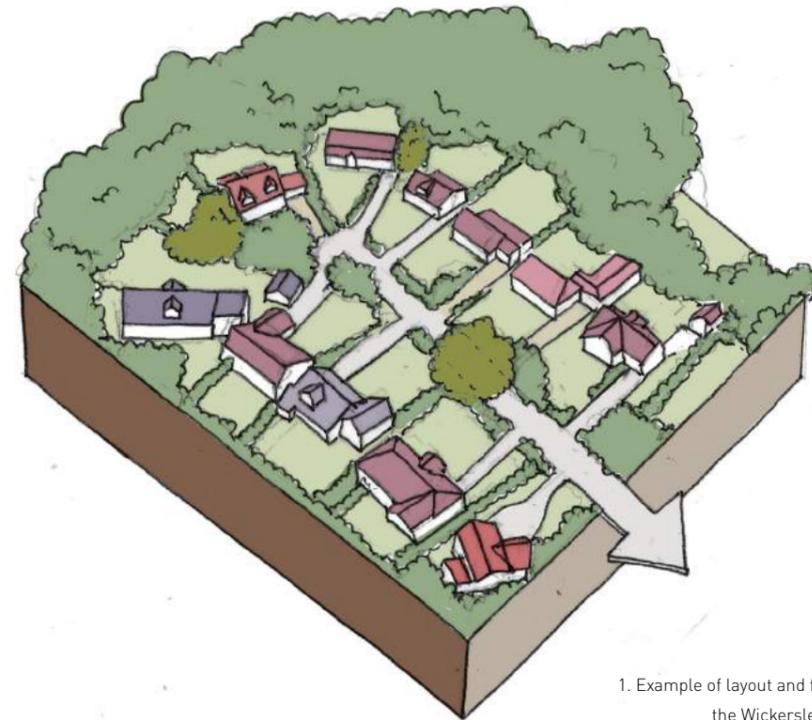
Topographically the land is gently undulating.

DEVELOPMENT HISTORY

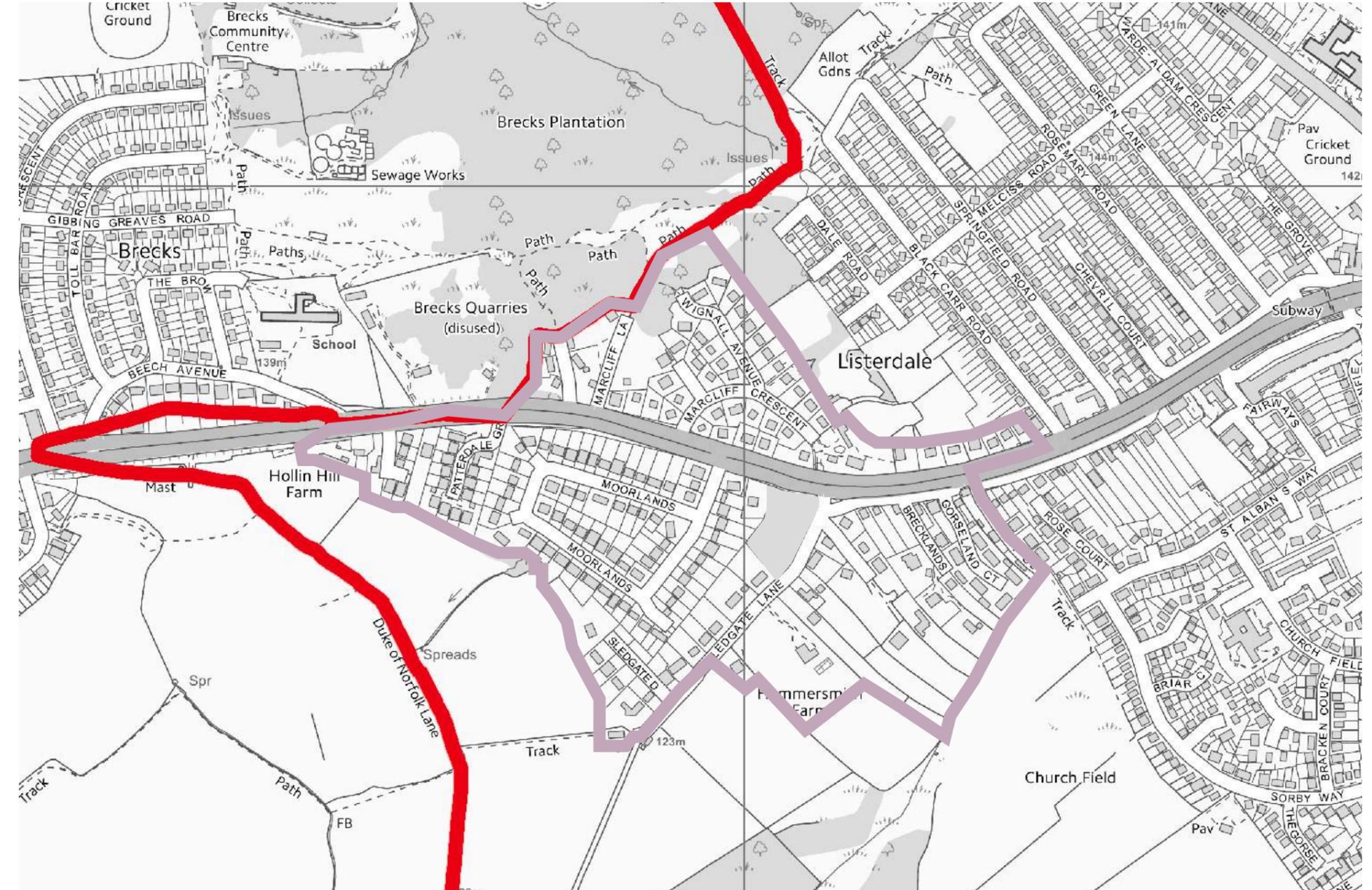
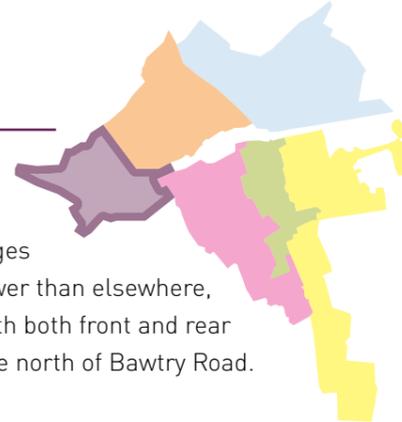
The housing to the north of Bawtry road (Marcliffe Crescent, Marcliffe Close and Wignall Avenue) was built first, dating from the early 1930s. To the south of Bawtry Road, a ribbon of housing along the north side of Sledgate Lane was also built at this time. The next major development occurred during the late 1950s/early 1960s, when more housing was built to the south of Bawtry Road (Moorlands). In 2012 two small developments (Patterdale Grove and Wickersley Court) were built to the west of the Moorlands.

DENSITY AND LAYOUT

As is typical for the development on the fringes of a settlement the density of this area is lower than elsewhere, with houses having generous sized plots, with both front and rear gardens. These are particularly generous the north of Bawtry Road.



1. Example of layout and form of the Wickersley West Character Area (North)



LAYOUT - URBAN STRUCTURE AND GRAIN

PLOT WIDTH

Plot widths are typically between 19m and 25m north of Bawtry Road and 14m and 20m to the south of Bawtry Road. The newer developments of Patterdale Grove and Wickersley Court reflect this and have plot widths of around 15m.

BUILDING LINE

The curved roads and cul-de-sac layout to the north of Bawtry Road creates a fragmented building lines as dwellings are orientated to address the road. The building line is more consistent south of Bawtry Road where the roads are straighter, however there is a slight staggering of the building line between properties.

BUILD UP OF BUILDING LINE

Generous plots north of Bawtry Road result in large gaps in the building line. This is maintained by garages being set far back from the building line. South of Bawtry Road, where garages tend to be integrated, the building line is tighter.

SETBACK

Set backs are varied and generous, particularly north of Bawtry Road, where they typically measure between 12-17m. The majority of houses south of Bawtry Road have smaller but still generous set backs of around 9-10m, although this increases to 15m + for some of the larger plots. The more recent developments of Patterdale Grove and Wickersley Court have the smallest set backs, which can be below 5m in places.

BUILDING ALIGNMENTS

Dwellings are orientated to the face the street.

PARKING

To the north of Bawtry Road, garages are generally located to the side of properties in single storey pitched buildings set back behind the building line. These are built to match the construction of the house.

South of Bawtry Road garages tend to be incorporated into the properties themselves to reflect the narrower plots. These are therefore more prominent as they are typically not set back.



LANDSCAPE

SETTING

Wickersley West is nearly surrounded by undeveloped land on all sides, except where the area joins the 'Churchfield' area.

The north of the area is bounded by woodland, whilst there are open fields (green belt) to the south. There is currently a small buffer of undeveloped Wickersley West and the Listerdale estate.

OPEN SPACES

There are no significant open spaces with this area, excluding private gardens. An open space on the corner of Sledgate Lane and Bawtry road was development for housing (Listerdale Court) in 2018.

LANDSCAPE FEATURES

The area to the north of Bawtry Road has a number of a large, mature trees, both within front gardens and the wide grass verges outside the property boundaries, indicative of the woodland to the north. Boundary hedges and front garden shrub planting create an enclosed, leafy and verdant character.

South of Bawtry Road there are a number of smaller street trees, leading to the area feeling more open. There is some front garden planting however these tend to be areas of lawn with smaller shrubs. Grass verges outside of property boundaries are smaller.



SCALE

MASSING

The Wickersley West character area contains some of the most diverse styles of housing, reflecting the fact properties were built by different developers and owners to their own tastes.

The majority of houses are bungalows, however these are intermixed with two storey dwellings, which are more plentiful to the south of Bawtry Road.

KEY DIMENSIONS

Properties tend to have quite a wide plan along the street frontage, reflective of the generous plot sizes. The bungalows have low ridges and eaves height - with the eaves often beginning just above the windows. Roofs vary significantly throughout the area. Where roofs are pitched the slope varies from house to house, and hipped roofs are often round adjacent to pitches.

STREET WIDTHS

The area is dissected by Bawtry Road, which as an A road, is the widest road that goes through Bawtry and acts as a significant barrier to pedestrian travel north/south. Street widths in the housing areas north and south of Bawtry Rd are about 11m, however wide grass verges replace pavements to the North of Bawtry Road. As there is no through traffic the roads are quiet.



APPEARANCE - DETAILS & MATERIALS

KEY FEATURES

The area lacks a typical building form that epitomises the character of the area, with houses of diverse styles next to each other.

The 1930s houses to the north of Bawtry Rd roofs generally have open gabled roofs, often with dormer windows.

DETAILS

Windows are generally white sash or casement style, with some grey, brown and black. These are mainly now pvc but although some good wooden examples still exist. Some properties ground floor bay windows. Houses with pitched roofs often have dormer windows. Doors are usually grey, white, black or brown, with a mixture of pvc and wood.

MATERIALS

Houses to the north of Bawtry Road are mainly either pale render or reddish-brown brick. There are also examples of mock tudor half timber work, and some stone cladding. Roofs are generally red pantiles or flat red terracotta, with some grey. To the south properties are predominately red or buff coloured brick. Roofs are grey or red pantiles.

BOUNDARIES

Boundaries to the north of Bawtry Road are generally soft - either hedgerows, trees or shrub planting, however there are also examples of low walls or wooden fencing. South of Bawtry Road, boundaries tend to be harder, with a greater amount of low stone or brick walls. These can be combined with hedging or shrub planting.



APPENDIX B: LISTERDALE ESTATE CHARACTER AREA

CONTEXT

The Listerdale character area is situated to the north west of Wickersley, and lies to the north of Bawtry Road (A631). It is bounded to the west by the Wickersley West character area, to the east by the Northfield character area, to the north by deciduous woodland, and to the south by Bawtry Road. A small parcel of open space and woodland currently forms a buffer between this area of housing and that to the west.

DEVELOPMENT HISTORY

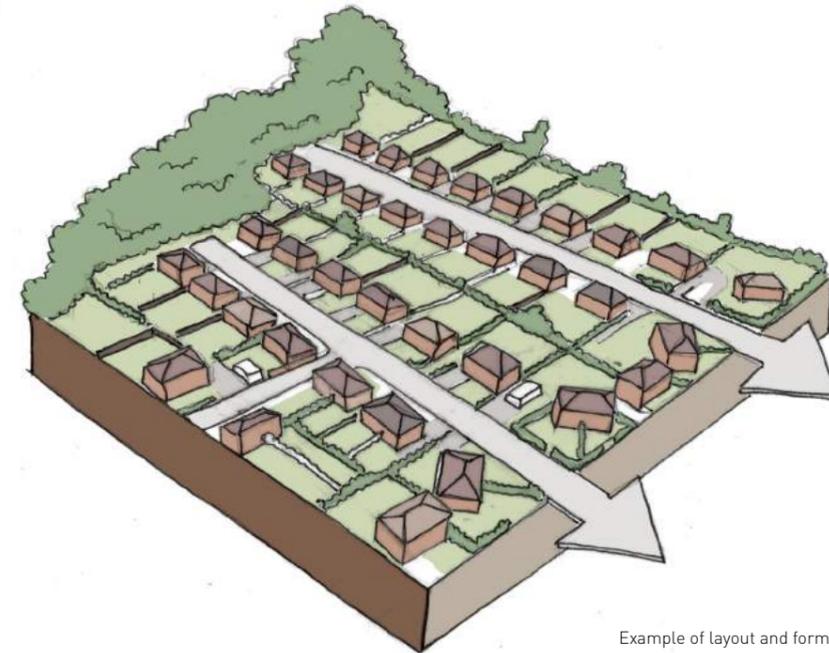
The majority of housing was built in the in the 1920s and early 1930s by Joe Lister, who had 650 semi-detached and 40 detached houses constructed. Most of the area therefore consists of coherent groups of houses with similar features, with uniformity between building style and materials. Joe Lister also built the Brecks development to the west of Wickersley, which match this character area in terms of style, albeit on crescents as opposed to straight roads.

Green lane was extended in the late 1960s and so unlike the other roads ends in a cul-de-sac. Chevril Court was built 1970s when saw mill demolished, but mirrors the existing form and rhythm of pairs of semi-detached houses.

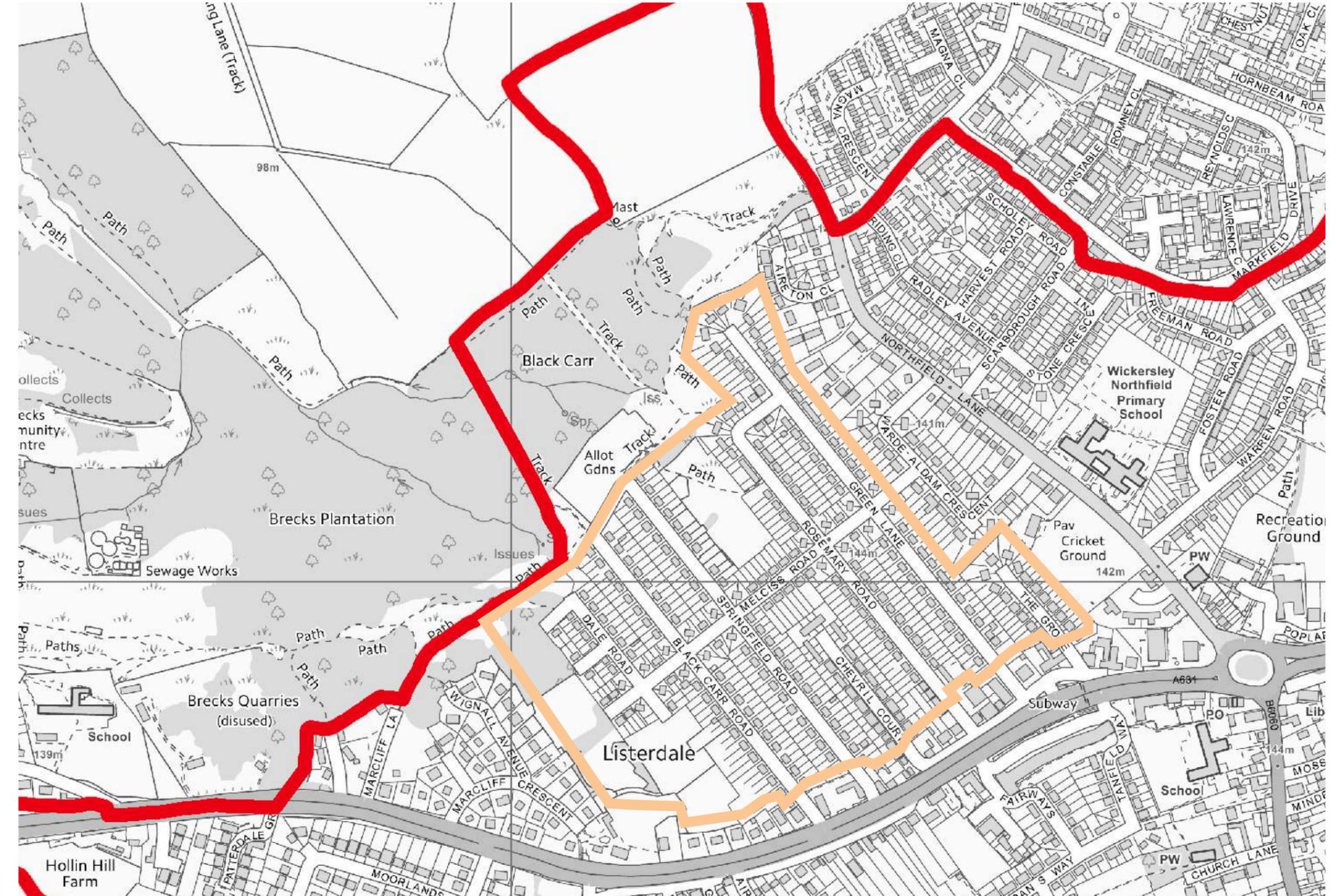
The Grove, whilst not part of Listerdale estate, was built around the same time and is similar in terms of style, scale, massing and materials.

DENSITY AND LAYOUT

This area is built to a strict and largely symmetrical grid layout, with a number of roads running north west from Bawtry Road, and dissected by Melciss Road. The density is higher than that of the houses in West Wickersley, with the houses sitting in smaller plots. At the crossroads with Melciss Road, the corner houses are angled by 45° to face the crossroad.



Example of layout and form of the Listerdale Character Area



LAYOUT - URBAN STRUCTURE AND GRAIN

PLOT WIDTH

Plot widths are typically 9.2 - 9.5m on the vertical roads (Dale Rd, Black Carr Rd, Springfield Rd, Rosemary Rd, Green Lane). Plot widths on Melciss Road are slightly narrower at around 7.8m - 8.3m, whilst the corner angled plots benefit from wider frontages but narrower rear gardens.

BUILDING LINE

There is a very uniform building line, reflecting the grid layout, with the dwellings on each street all built to the same building line.

BUILD UP OF BUILDING LINE

This is regular throughout the area.

SETBACK

The house setback is very uniform through the Listerdale character area at about 6.5m. The exception to this is the 1960s houses to the end of Rosemary Road and Green Lane, which have more generous setbacks, reaching a maximum of 15m in the cul-de-sac termination of Green Lane.

PARKING

The majority of properties have single storey detached garages to the side of the property, set well back from the building line. The side access to these also acts as off road parking whilst still allow the small front gardens to remain unpaved. This also reduces the need for on street parking.

BUILDING ALIGNMENTS

Buildings are aligned to face the street. At the corners of the vertical roads and Melciss Road, houses are turned by 45 degrees so that they do not turn away from either street. Green Lane, The Grove, and Chevril Court end in cul-de-sac arrangements.



LANDSCAPE

LANDSCAPE SETTING

This area is bounded to the north by woodland. The straight alignment of the streets means that views of woodland is created and framed by the end of many of the streets. The topography allows trees to be viewed behind houses even when the streets end in cul-de-sacs.

OPEN SPACES

There is a designated open space between Springfield Road and Rosemary Road, which can be accessed via Rosemary Road. This also can provide access to the area of woodland to the north. Open currently creates a buffer between this area of housing and those to the West (in character area 01)

LANDSCAPE FEATURES

The area lacks street trees (with the exception of the Grove). Many of the front gardens have low boundary hedges, however planting in front gardens is limited due to their limited size.



SCALE

MASSING

Massing of properties is very consistent. All properties are two storey dwellings, arranged in mirrored pairs of semi-detached houses. The steeply hipped roofs helps to reduce the scale of property.

KEY DIMENSIONS

The majority of houses within the Listerdale character area are still owned and maintained by the company set up by Joe Lister, and so have remained largely unaltered, and so retain the dimensions to which they were built. The low roof height also means none of the properties have dormer windows.

The ground floor box bay windows look large on the facade of the properties, whilst the brick banding, small areas of render on the the first floor, and low relative eaves height minimises the scale of the first floor. Small chimneys to the rear slope of the roof are barely visible from the street.

STREET WIDTH

Street widths are uniform throughout the area. There are no grass verges on the vertical streets and the front garden boundaries abut onto the pavement. The street width from boundary to boundary is about 8.5-8.6m on the vertical streets. Melciss Road is slightly wider, having small grass verges, leading a street width of around 10m.



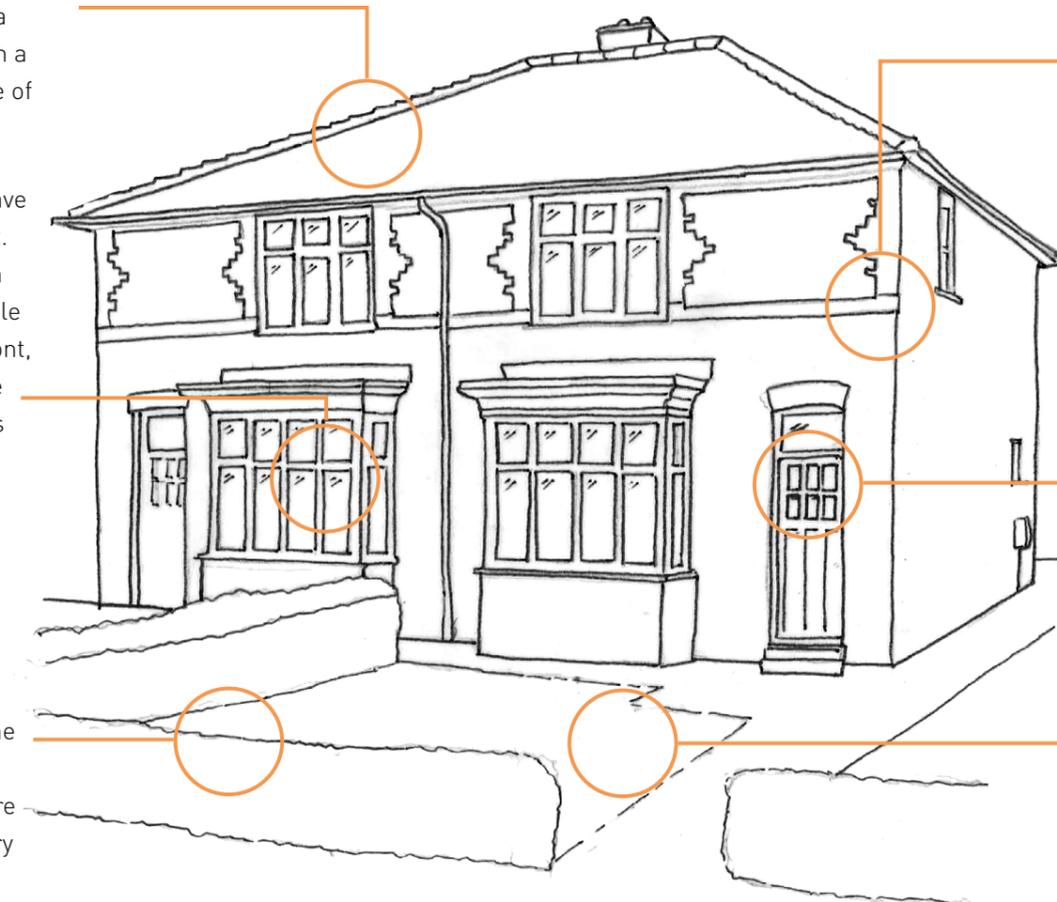
APPEARANCE - DETAILS & MATERIALS

KEY FEATURES, DETAILS, MATERIALS, BOUNDARIES

The pairs of semi detached houses are mirrored across a central line of symmetry, with a central chimney at the centre of the steeply hipped roof.

The original 1930s houses have a box bay window to the front. The later houses to the north of Rosemary Road have double height bay windows to the front, whilst the later houses to the north of Green lane lack bays altogether.

There are a mix of boundary treatments to the front of properties, including clipped hedges, low brick or stone walls, picket and solid fencing, railings or open to the pavement. The character of the area is diluted where there are a large variety of boundary treatments along the street.



Every pair of semi-detached on the Listerdale estate has a unique brick and render patter.

Properties have decorative brick bands and areas of render to at the first floor to break up the facade. Some of these are brick initials.

Door detail is very simple, and the properties lack any door surrounds or porches. Doorways are topped with a very shallow arch of vertical brickwork of the same type as the rest of the property.

Front gardens are quite small, however still provide space for a lawn or planting. Some of these have been paved, or used to provide extra parking space.

APPENDIX C: NORTHFIELD CHARACTER AREA

CONTEXT

The Northfield character area is situated to the north of Wickersley. It is bounded to the west by the Listerdale character area, to the north and east by the residential areas of Flanderwell and Bramley, and to the south by Bawtry Road.

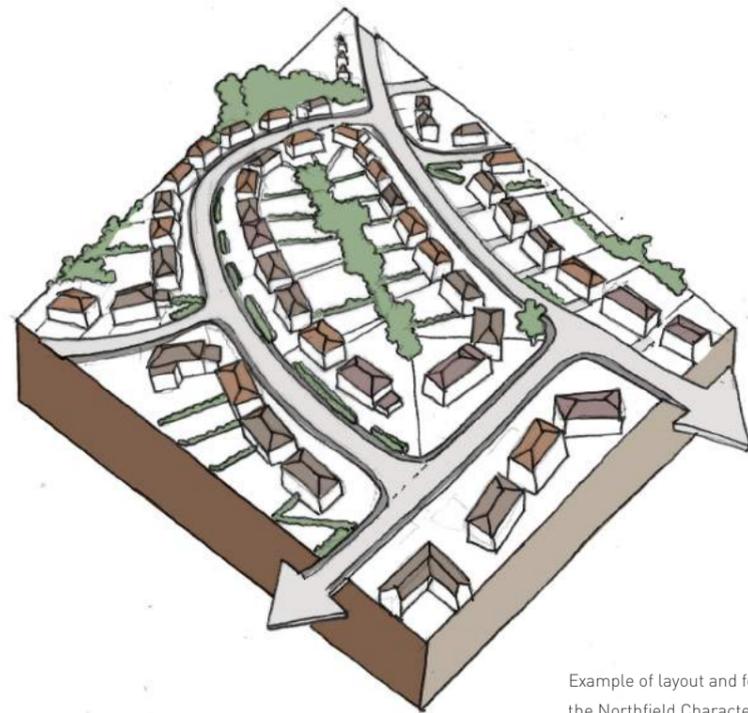
DEVELOPMENT HISTORY

Majority of housing built from 1958, beginning at the eastern edge of the area by Bramley and joining up with the Listerdale estate by 1970. The area contains Wickersley Park, around which the housing was built, as well as Wickersley Northfield Primary School, built in 1967 to serve the increasing population. An area of housing to the northern end of Northfield Lane, and to the north of Radley Avenue and Scholey Road followed in the mid to late 1970s.

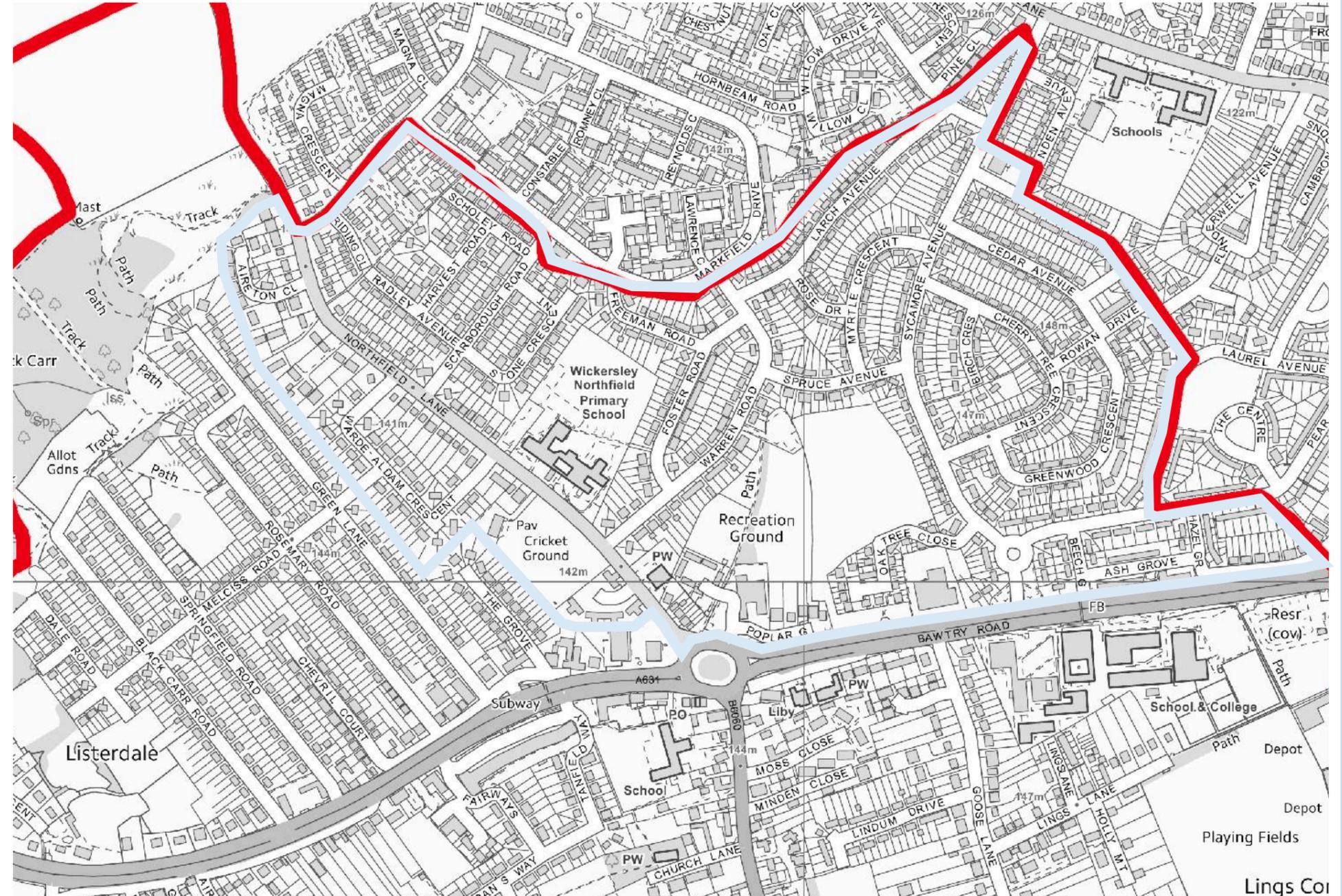
Some land at the southern end of Wickersley Park was developed for housing more recently. Northfields Court was built in the early 1990s, whilst Oaktree Close was built as affordable housing in the early 2000s. Willow Court, south of the cricket ground, was built in the mid 1990s. These are distinct from the rest of the area in terms of materials and housing typology.

DENSITY AND LAYOUT

The earliest phase of housing in this area (east of Wickersley Park) is arranged around a series of crescent roads. A few pedestrian cut-throughs improve connectivity, however this remains low. Housing to the west of Wickersley Park relates more to the layout of the Listerdale area, with a series of straight roads, albeit at a different alignment. The mid to late 1970s housing to the north west is higher density.



Example of layout and form of the Northfield Character Area



LAYOUT - URBAN STRUCTURE AND GRAIN

PLOT WIDTH

Plot widths are generally consistent throughout the character area, of between 8.5-9.5m

BUILDING LINE

This is generally consistent throughout the area, with a regular rhythm of built form and consistent gaps between the pairs of semi-detached houses. The building line closely follows that of the neighbouring Listerdale Estate.

BUILD UP OF BUILDING LINE

As above.

SETBACK

The setback is largest for properties fronting Northfield Lane, at around 9m. Setbacks within the rest of the area are between 5m-9m. These vary from street to street, but are generally consistent along each street. There are however some instances of noticeable variation along a single street (e.g Birch Crescent)

PARKING

Driveways are generally located to the side of properties with garages set back to the rear of the property. There are some examples of properties which have had extensions build with garaging to the ground floor.

The newer developments of Willow Court, Oaktree Close and Northfield Court have front parking courts.

BUILDING ALIGNMENTS

Properties to the west of the area reflect the alignments of the neighbouring Listerdale estate, with corner properties on Warde-Aldman Crescent and Northfield Lane being angled 45 degrees. This corner alignment can also be found further east, but more sporadically.



LANDSCAPE

LANDSCAPE SETTING

With the exception of Aireton Close to the north, the area is entirely bounded by neighbouring housing areas. The layout means views and connections to the wider landscape are limited, however there is footpath access off Northfield Lane to the woodland to the north west.

OPEN SPACES

There are three main open spaces within the character area. The largest open space is Wickersley Park, around which the housing was laid. Wickertsey Park contains a playground, open space, and small pockets of woodland. An area of open space to the south of Oaktree Close was leftover from Wickersley Park when the close was built.

The grounds of Wickersley Northfield Primary School, built in 1967 to serve the increasing population.

Wickersley Cricket Ground, which moved to the west side of Northfield Lane in 1935.

LANDSCAPE FEATURES

There are few mature trees within the area. Small front gardens and narrower road widths preclude the ability for street trees or large mature planting.



SCALE

MASSING

Massing of properties is largely consistent. Properties are mainly two storey dwellings, arranged in pairs of semi-detached houses. Extensions and alterations have changed the massing for a number of properties, mainly by side extensions (either flat roofed or with extended hipped or gable roofs).

KEY DIMENSIONS

Key dimensions are similar to properties of the adjacent Listerdale Estate, with similar ridge and eaves heights. These are also largely consistent throughout the area.

A number of properties have wide windows at both ground and first floor.

STREET WIDTH

The widest road is Northfield Lane, at the west of area, at around 13-14m between opposite property boundaries. The secondary roads and streets are narrower at between 8.5-10m wide.

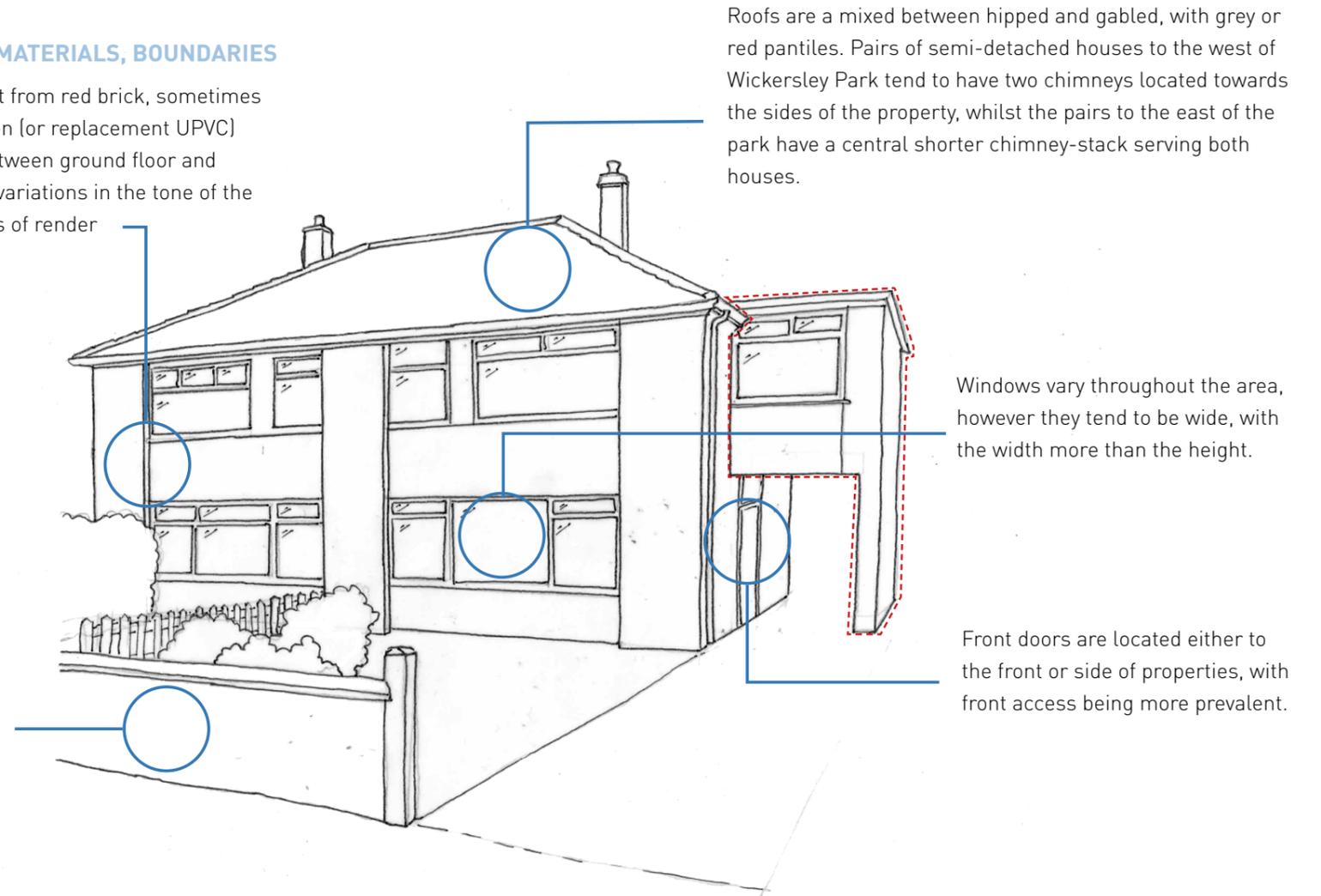


APPEARANCE - DETAILS & MATERIALS

KEY FEATURES, DETAILS, MATERIALS, BOUNDARIES

The majority of housing is built from red brick, sometimes broken up with areas of wooden (or replacement UPVC) siding/cladding or shingles between ground floor and first floor windows. There are variations in the tone of the brickwork, and a few examples of render and stone cladding.

Boundary treatments have been changed over time to reflect homeowners personal preference, and the area now contains a diverse range, including hedges, fencing, and low stone and brick walls (or a combination thereof).



Roofs are a mixed between hipped and gabled, with grey or red pantiles. Pairs of semi-detached houses to the west of Wickersley Park tend to have two chimneys located towards the sides of the property, whilst the pairs to the east of the park have a central shorter chimney-stack serving both houses.

Windows vary throughout the area, however they tend to be wide, with the width more than the height.

Front doors are located either to the front or side of properties, with front access being more prevalent.

APPENDIX D: CHURCHFIELD CHARACTER AREA

CONTEXT

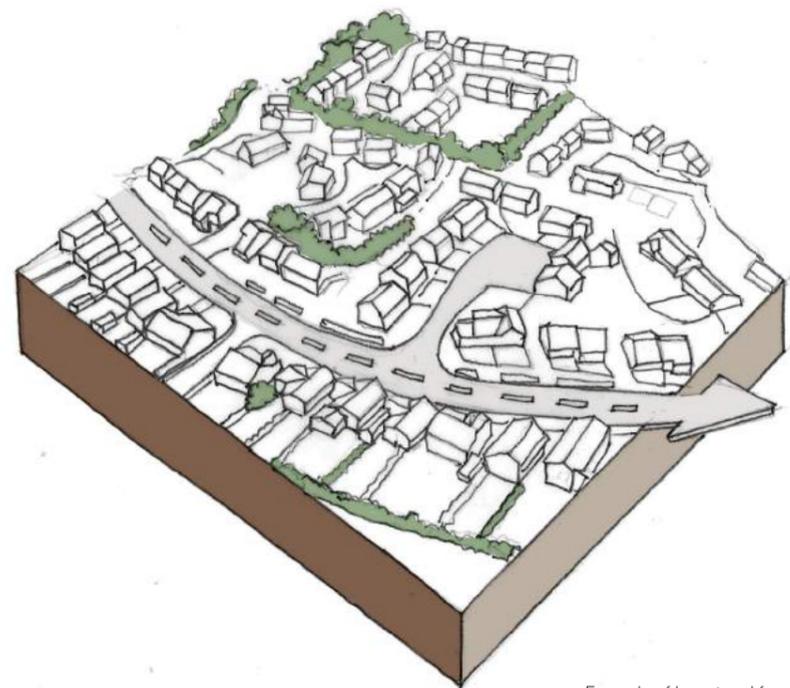
The Church Field character area is situated to the west of Wickersley. It is bounded to the west and south by open farmland, most of which is designated as green belt, and to the east by old village, which forms the historic core of Wickersley. The north of the area is bounded by Bawtry Road.

DEVELOPMENT HISTORY

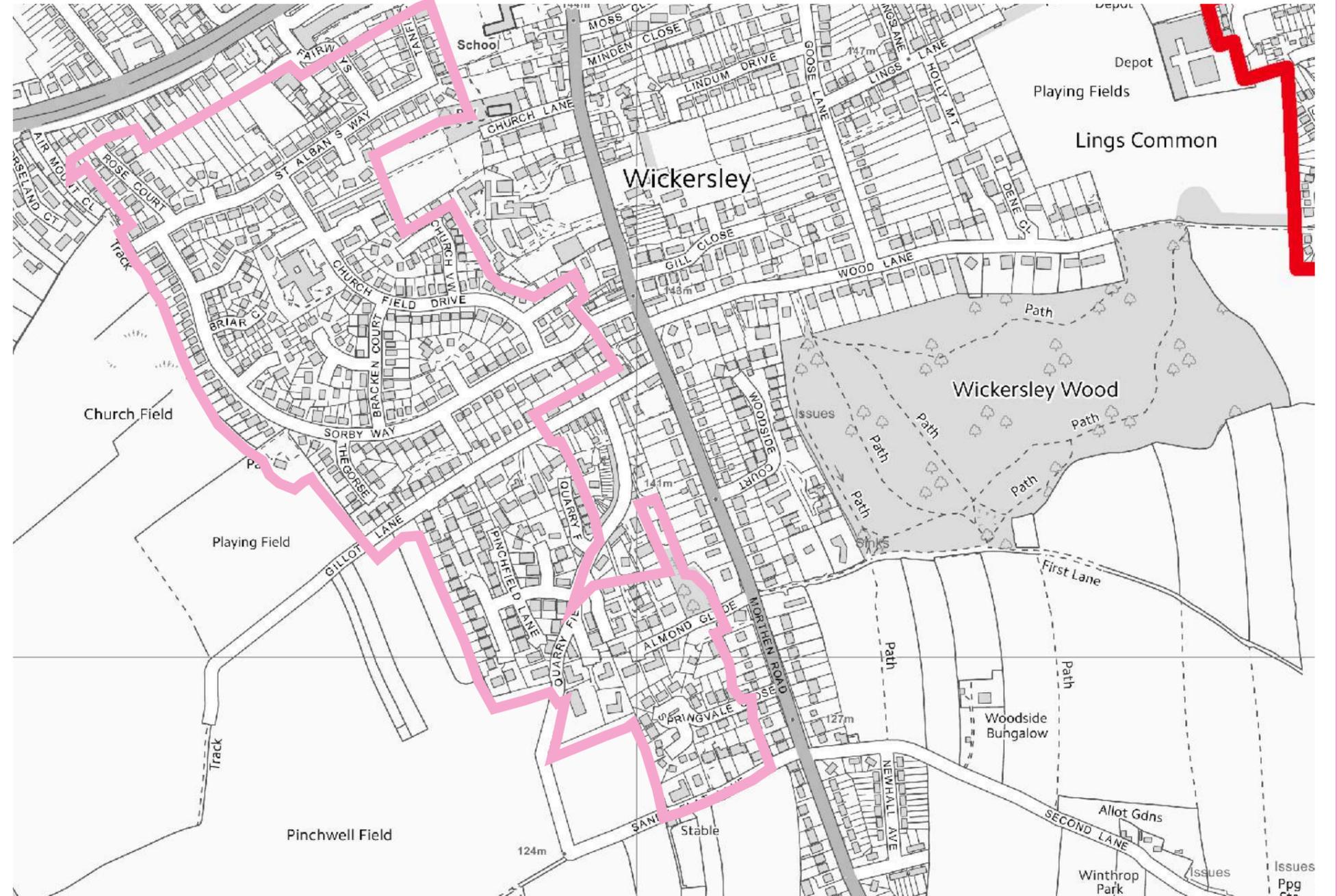
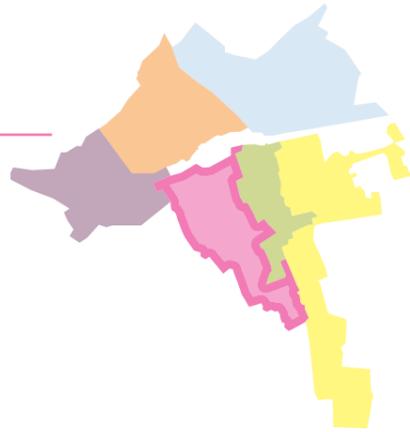
Springvale Close was the first housing within this area to be built, to the north of Sandy Flat Lane, and was constructed in the late 1960s. The rest of the development was built from the late 1970s through the 1980s, starting at the north with the construction of St Albans Way, until it met Springvale Close to the south. Twenty-six homes were constructed in 2013 on the site of the Churchfields residential care facility.

DENSITY AND LAYOUT

The majority of housing was built as part new 1970s housing developments, typically comprising of a series of cul-de-sacs, leading to a relatively low density. The layout leads to a lack of connectivity through the area, although there are a few of pedestrian cut-throughs (off Yates Close, between Bracken Court and Archery Close, and links between Sorby Way and Gillot Lane)



Example of layout and form of the Churchfield Character Area



LAYOUT - URBAN STRUCTURE AND GRAIN

PLOT WIDTH

Plots widths vary across the area, reflecting the mix of two storey dwellings and bungalows, and the cul-de-sac arrangements of many of the properties.

BUILDING LINE

The building line is quite varied throughout the area, resulting from the curved road layout and desire to maintain a similar setback between adjacent houses.

BUILD UP OF BUILDING LINE

There are examples on corners or cul-de-sacs where the build up of the building line varies to meet the spatial requirements of the plot to achieve appropriate densities. Elsewhere the build up is generally consistent. The newer housing on Willow Tree Way has a tighter build up of the building line, reflecting the higher density.

SETBACK

As above. On crescent roads neighbouring properties are staggered to maintain similar setbacks. Setbacks in cul-de-sacs and corners vary.

PARKING

The majority of properties in this area have garages. These are a combination of single storey detached garages to the side and rear of the property, and integrated garages. St Albans Ct has a large front parking court,

BUILDING ALIGNMENTS

This varies throughout the area. Some properties are aligned so that the roof ridge is aligned parallel to the street, whilst others have their gable end facing the street.



LANDSCAPE

LANDSCAPE SETTING

The area is adjacent to green belt to the west, however the flat topography means views are largely limited to properties that back onto it. The exception to this is to the very south of the area, which has open views from Sandy Flat Lane to the open countryside to the east and south.

OPEN SPACES

The area lacks any public open green space within the housing area, however the Bob Mason recreation ground is directly adjacent to the west. A wooded parcel of land 'Quarry Field' is situated to the north of Almond Glade on the site of an old quarry. The trees are covered by a Tree Preservation Order.

LANDSCAPE FEATURES

The majority of the housing area lacks mature trees, there being no street trees. Some front gardens have small variety trees. The most notable tree in the area is the large willow on the corner of Churchfield Drive and Willow Tree Way.



SCALE

MASSING

There are a mix of single storey, 1.5 and 2 storey properties within the area, with opposite sides of some roads sometimes containing different housing types. Front or side extensions, single or double gables, and dormer windows result in the area containing dwellings with composite massing.

KEY DIMENSIONS

Roofs tend to be pitched, with the eaves height close above the tops of windows. This is true of both single storey and 2 storey properties. Windows are generally wide, with their width greater than their height.



STREET WIDTH

Sorby Way and Churchfield Drive are the primary roads in the area, at 11m from boundary to opposite boundary. This can increase to 15m in certain places along Sorby Way where there are wide grass verges at junctions.

Secondary roads and cul-de-sacs off these are slightly narrower, typically at around 9-10m.

APPEARANCE - DETAILS & MATERIALS

KEY FEATURES

Roofs are predominately pitched, with open ended gables.

DETAILS

MATERIALS

The external façades of most properties within the area are a buff coloured stone, however the size, hue and mixture varies across the area.

Roofs are predominately hues of reddish brown to grey, constructed of pantiles. Notable variations occur around Pinchfield and Pinchwell, where roofs are flat grey tile, and Willow Tree Way, with terracotta pantiles. Willow Tree Way is also notable for being constructed from red brick.

BOUNDARIES

Boundaries tend to be open to road to the front, with clipped hedges or fences separating neighbouring properties. Some properties have low stone walls, matching the material of the house. Fencing or railings to the front of properties are rare.



APPENDIX E: OLD VILLAGE CHARACTER AREA

CONTEXT

The historic core character area is situated at the centre of Wickersley. It is bounded to the north by Bawtry Road, to the south and west by the 1980s residential area of Church Field, and to the east by 'Wickersley East' character area. Its boundaries are largely defined by the edges of the conservation area, but have been amendment in places to reflect the housing typologies, (for example the inclusion of houses of Lings Lane).

DEVELOPMENT HISTORY

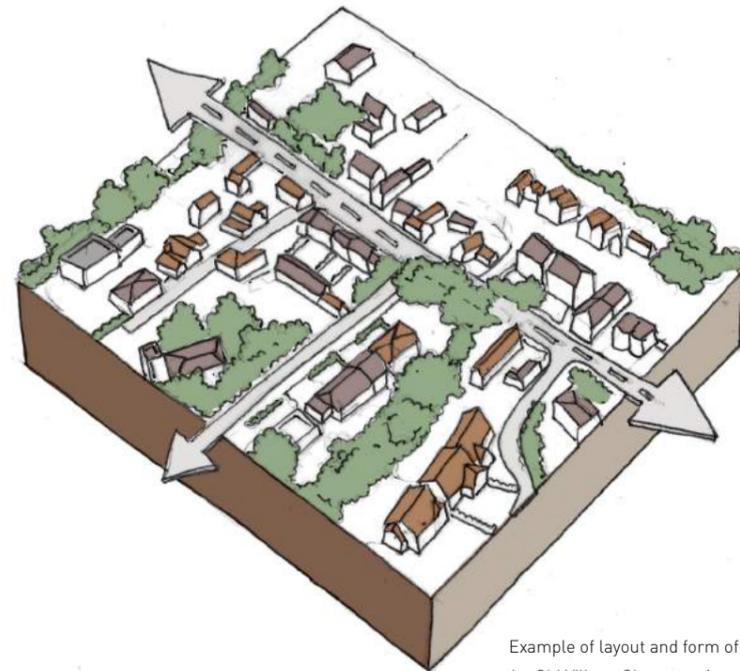
This character area forms the oldest part of Wickersley and contains the oldest extant buildings. The village of Wickersley grew up organically on either side of the northern part of what is now Mothern Road, creating a largely linear settlement, although The church of St Albans dates from the 15th Century.

There has been some recent infill back-land gated developments. Aldman Chase was constructed in 2007 on land to the rear of properties on Church Lane. Mothern Gardens (opposite) followed shortly after.

A terrace of housing was built off Lings Lane in the 1850s, known as 'Lings Houses'. Despite being outside of the linear development along Mothern Road, the houses match those in age and materials and so have been included within this character area.

DENSITY AND LAYOUT

This area has clusters of higher density housing, separated by houses in larger grounds or plots. The layout is varied, comprising of houses strung along Mothern Rd, as well as along a number of side streets.



Example of layout and form of the Old Village Character Area



LAYOUT - URBAN STRUCTURE AND GRAIN

PLOT WIDTH

The plot widths within the Old Village vary significantly, reflecting the gradual historic development of the village core.

BUILDING LINE

There is a wide variation in the building line in this area. Some houses are side on the street, and abut directly to the pavement. Other houses are set quite far back from the pavement with generous front gardens.

BUILD UP OF BUILDING LINE

As above, this differs throughout the area, from rows of terraced housing to detached properties in large grounds.

SETBACK

Properties facing Morthen Rd tend to be set back from the road, however this distance varies, with larger properties often being set back further. A number of properties along Morthen Rd are aligned 90 degrees to the road, with their side elevation immediately abutting the pavement with no set back.

PARKING

The older properties lack purpose built garages. On plot parking is generally located to the front of properties. The small plot size of the terraces off Lings Lane and down Quarry Field Lane necessitate on-street parking.



LANDSCAPE

LANDSCAPE SETTING

As the historic core of the village, the area is surrounded by more recent development on all sides. There are therefore few views to the open countryside beyond.

OPEN SPACES

The largest public open space is an area to the west of St Albans Church, which is used as the graveyard. The area also contains the grounds of St Alban's Primary School, and the lawn of Wickersley Bowling Club. There are wide planted or grass verges at the junctions of Sorby Way and Wood Lane with Morthen Road.

Some areas of open space have been used for infill development within the last 15 years.

LANDSCAPE FEATURES

There are a number of large mature trees in the area, particularly along Morthen Road Church Lane. Combined with boundary hedges and These help create a leafy feel to the area despite its tight urban grain.



SCALE

MASSING

There is a mixture of building types and masses, including terraced properties, larger detached and semi-detached houses. The majority of these are 2 storey properties. Extensions and alterations to properties over time has resulted in dwellings having composite massing, whereby additional elements such as extensions, dormers or porches have altered the original form and massing of the building.

KEY DIMENSIONS

STREET WIDTHS

Morthen Road (B6060) is the primary road through this area, measuring about 12m across from boundary to opposite boundary. The secondary streets off Morthen Road are narrower, and vary in width from 5m (Minden Close) to 10.3m (Sorby Way).



APPEARANCE - DETAILS & MATERIALS

KEY FEATURES, DETAILS, MATERIALS, BOUNDARIES

A large number of properties in this area have chimneys, often located at the gable ends. These are often red brick rather than the sandstone of the dwelling.

Many of the properties have larger quoin stones. Some properties have decorative stone corbels.

Ashlar sandstone has been used traditionally throughout the area, both for properties and boundary walls.

Natural windows and doors should be used in conservation area. Many examples of UPVC which has eroded the quality of the conservation area over time



Roofs tend to be pitched, in either grey welsh slate or red tile. Most older properties lack fascias. Recent developments of Aldman Chase and Morthen Gardens have terracotta pantile roofs.

The majority of properties with the area contain traditional stone walls. Historically there were several quarries within Wickersley that provided the raw material for houses and their boundaries. Stone walls are a distinctive characteristic that contributes to the character and appearance of the area. These should be retained where possible and new developments reference this.

APPENDIX F: WICKERSLEY EAST CHARACTER AREA

CONTEXT

This area covers development outside of the old village to the south and east of Morthen Road. It is defined by relationship with green spaces and woodland. There is a mixture of property types including semi-detached and detached, and in places larger flats/ apartments. Materials and architectural styles vary throughout.

DEVELOPMENT HISTORY

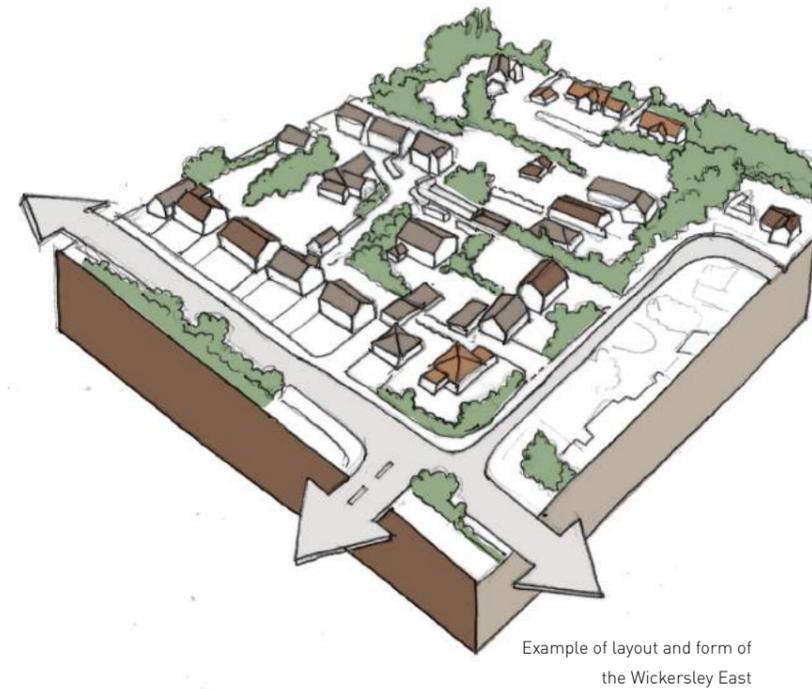
The early phase of development within this area to be constructed were those on the west side of Morthen Road, where the housing had reached its current extent on this side by 1929, and on either side of the southern end of Goose Lane, which were also constructed by this time. Goose Lane is a generally low density suburban area which contains a wide variety of housing. The area is defined by larger gardens and greenery, however some backland development has occurred.

The infilling of the land between Morthen Road and Goose Lane began in the late 1960s, with the construction of Moss Close and Lindum Drive. Gill Street followed in the 1980s.

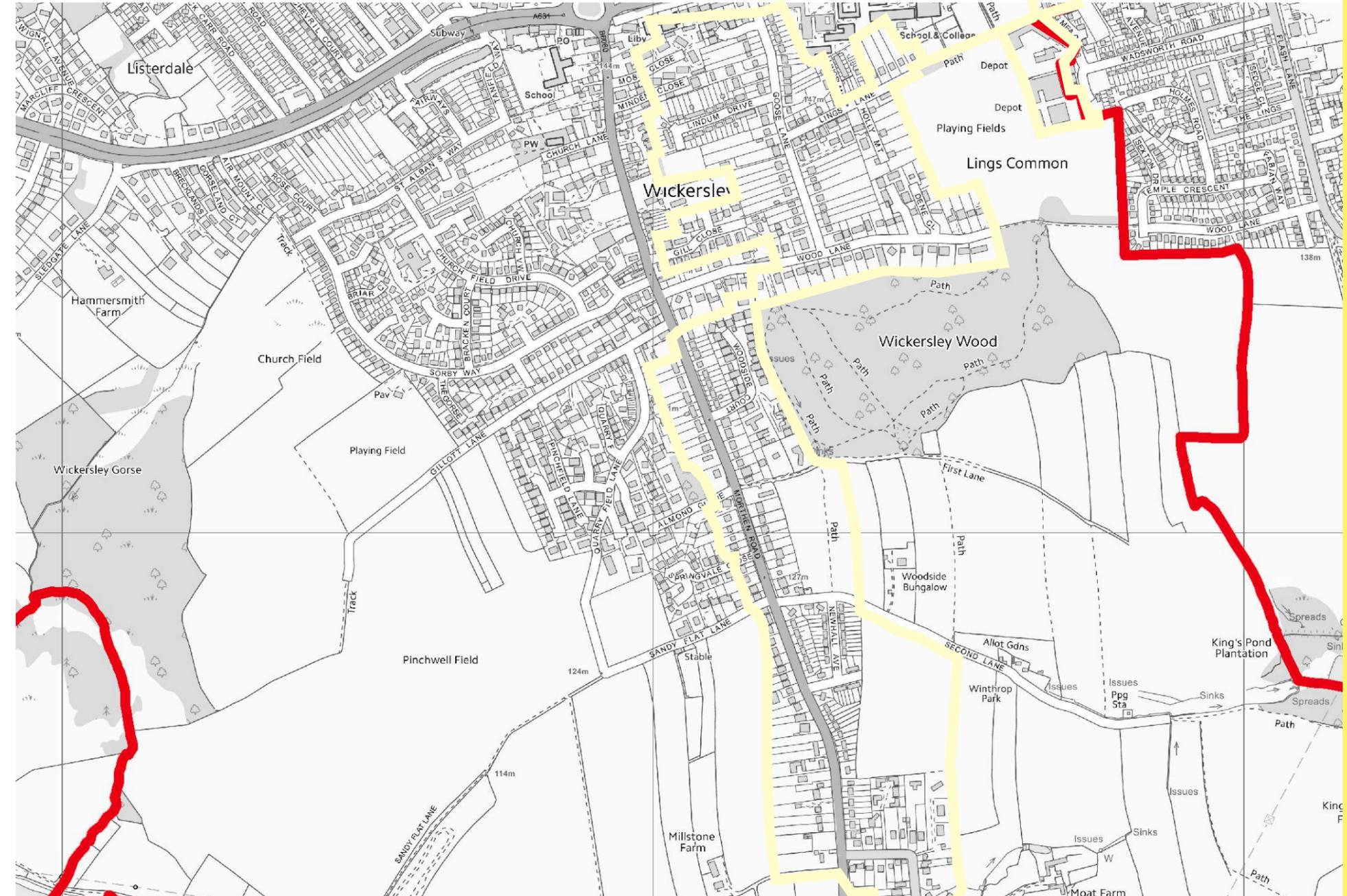
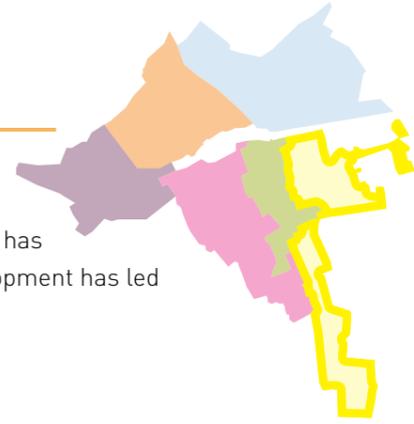
This area contains the largest recent development, with planning granted for the erection of 108 houses to the south of Second Lane in 2018. Other recent developments include Morthen View at the southern end of Wickersley. Housing site allocation H61 is situated within this area.

DENSITY AND LAYOUT

The majority of development within the area has a linear layout. Infill and replacement development has led to an increased density.



Example of layout and form of the Wickersley East



LAYOUT - URBAN STRUCTURE AND GRAIN

PLOT WIDTH

Plot widths vary throughout the character area depending on house type. A typical plot width on a semi-detached property is around 7m. Some of the larger detached properties range from 17m to 25m.

BUILDING LINE

Most dwellings within the area keep to the building line of neighbouring properties, although there may be slight variations

BUILD UP OF BUILDING LINE

SETBACK

Setbacks vary throughout the area, although remain largely consistent between neighbouring properties on a street. The main exception to this is towards the south of Morthen Road, where properties on the western side have increasing set backs the further south they are.

PARKING

Most properties within the area have purpose built garages to provide on plot parking. There are examples of both integrated garages to the front of the properties or detached garages to the side and rear.

BUILDING ALIGNMENTS



LANDSCAPE

LANDSCAPE SETTING

The area is adjacent to some key open spaces. Wickersley Wood is bounded by the area to the north and east, whilst Lings Common (green belt) to the north acts as a buffer between Wickersley and Bramley to the east. (A small area of new housing can be found to the east of Lings Common which whilst technically within the Wickersley parish boundary, relates more to Bramley).

OPEN SPACES

The boundary has been drawn to include open land to the north of second lane, which is allocated for housing. The area lacks any other notable areas of open space within its boundary, however is adjacent to some key spaces (as above). Infill development around Goose Lane to the north of the area has resulted in the loss of some open space.

LANDSCAPE FEATURES

Woodside Court is notable for the number of large mature trees that front the properties. These are protected by Tree Preservation Orders. There are a number of mature trees along Morthen Road behind boundary walls or within grass verges.



SCALE

MASSING

Massing varies throughout the character area depending on house type and the time of their construction. Most properties, including large detached and regular semi-detached, are 2 storeys with some examples of bungalows which are either 1 or 1.5 storeys. These house types tend to be clustered throughout the character area bringing some degree of consistency and coherence to the streetscape although some infill plots and house extensions have diluted this consistency.

KEY DIMENSIONS

The variety of building types results in the area lacking a distinctive and coherent set of key dimensions. There are clusters of buildings built in similar styles which possess coherent key dimensions such as large bay windows and front porches but adjacent or sometimes neighbouring properties built at a different time or in a different style to not follow these dimensions.

STREET WIDTH

Mothern Road is the primary road through the area, with a width of around 14m-15m across opposite property boundaries. This width, combined with larger setbacks along the southern end of Mothern Road creates a more open feel than in the historic core to the north. Secondary street widths are generally consistent throughout the character area ranging from 8m without grass verges to around 12m with verges.



APPEARANCE - DETAILS & MATERIALS

KEY FEATURES

DETAILS

There is a real mixture of architectural styles and detailing throughout, with some areas of consistency. Roof styles include hipped, pitched and gabled, some properties include dormers.

MATERIALS

Materials are predominantly red brick, there are some examples of stone properties which either form the more traditional housing stock or are contemporary reinterpretations. There are some examples of white or neutral tones of render, these are usually contained to plinths or single elevations but there are several examples of properties that are wholly rendered dotted throughout the character area.

BOUNDARIES

Boundary treatments are diverse throughout the whole character area but are generally clustered giving some level of coherence in areas depending on date of construction and house type. These include traditional stone walls, hedges, walls with fence, and walls with hedges. Some boundary treatments have been changed over time to reflect homeowners personal preference.



REFERENCES & LINKS

Below are links to other useful resources and material cited throughout this document

RMBC Householder Design Guide

<https://moderngov.rotherham.gov.uk/mgConvert2PDF.aspx?ID=122441>

South Yorkshire Residential Design Guide

https://archive.rotherham.gov.uk/downloads/file/968/south_yorkshire_residential_design_guide

National Design Guide

<https://www.gov.uk/government/publications/national-design-guide>

Building Better Building Beautiful

<https://www.gov.uk/government/groups/building-better-building-beautiful-commission>

RMBC Parking Standards

<https://moderngov.rotherham.gov.uk/documents/s42601/Item%20%20-%20Appendix%202009%20park%20stands%20.pdf>

Rotherham Biodiversity Action Plan

<https://www.rotherham.gov.uk/downloads/download/79/evidence-base-downloads>

Yorkshire & Humber Green Infrastructure evidence base

<https://www.rotherham.gov.uk/downloads/file/687/yorkshire-humber-green-infrastructure-mapping-project>

Landscape Character Assessment

<https://www.rotherham.gov.uk/downloads/file/663/landscape-character-assessment-capacity-study-2010->

Green Space Strategy

<https://rotherham.gov.uk/downloads/file/673/rotherham-green-space-strategy-2010->

