

FARNSFIELD NEIGHBOURHOOD PLAN

CHARACTER APPRAISAL AND DESIGN

GUIDANCE



FARNSFIELD PARISH
COUNCIL

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1. Introduction

The National Planning Policy Framework requires that Neighbourhood Plans ensure that development is based on an understanding and evaluation of an area's defining characteristics and should help to establish a strong sense of place.

2. Policy Context

Section 7 of the NPPF highlights the importance of design in the planning process. It notes that:

*“Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”.
(Paragraph 56)*

In addition, it states that:

“It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.” (Paragraph 57)

With specific reference to Neighbourhood Plans, the Framework states:

“Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*
- *are visually attractive as a result of good architecture and appropriate landscaping. (Paragraph 59)*

Furthermore, the Framework recognises the importance of ensuring that planning policy has a vital role to play in the integration of development into existing communities, noting:

“Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.” (Paragraph 61)

3. Background

Farnsfield village has developed over time from a farming community with buildings and roads being constructed at different times with different styles, positions and characteristics. There is not one character to the village, different areas exhibit different characters and these are defined by a range of things including the road layout and widths, the size of properties, the building style/appearance, densities of properties, whether there are frontages onto roads, the size and type of any plants and trees and the closeness to open spaces and countryside, the topography and any landmark buildings and structures. Discussions with a number of residents in the village has helped to identify that there are 5 separate areas with different characteristics based broadly on the age of the housing.

The majority of buildings in the village were constructed as housing with few purpose built commercial/retail buildings. The Co-op is located in what was a former public house, the village centre on New Hill is located in an old brick building. The original building where the current village hall is standing, was used as a builders' merchants store, selling cement and bricks and was originally refurbished in around 1949.

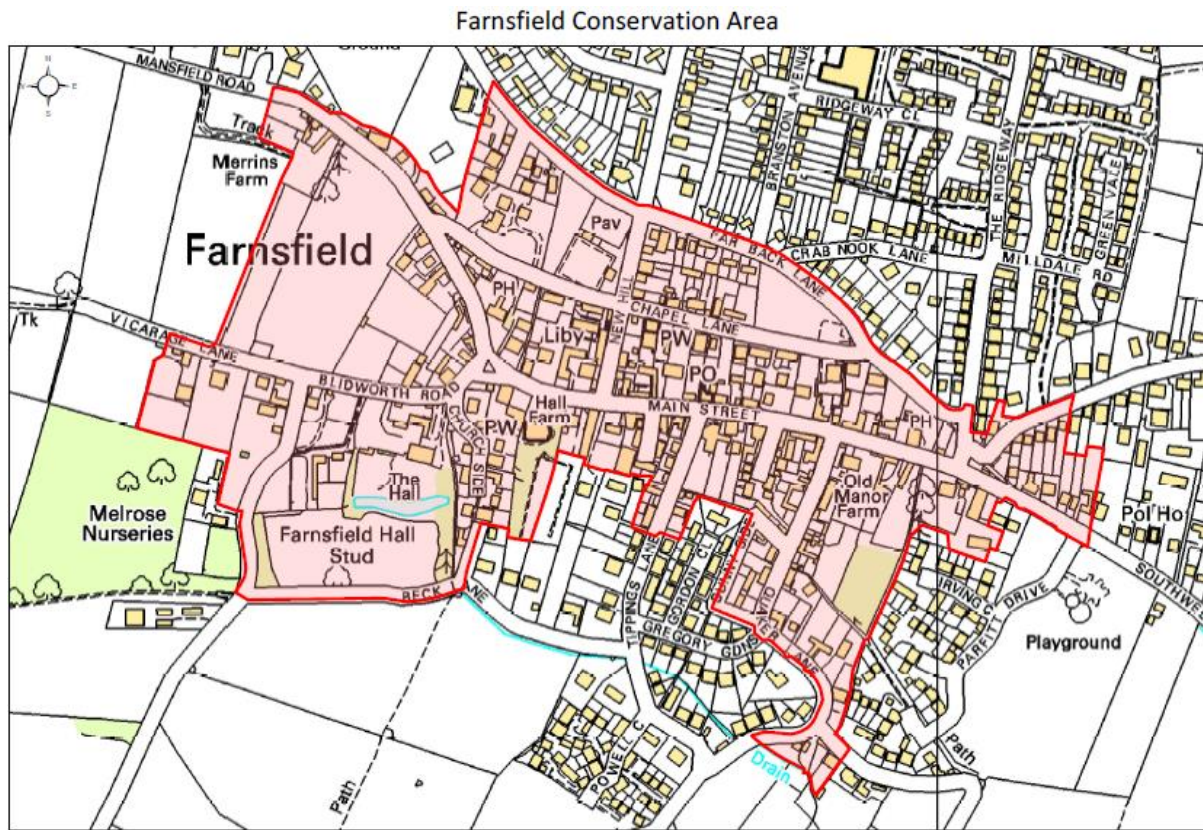
There are some old farms/farm buildings in the centre of the village which are no longer working farms. The retail shops are mostly in the village centre apart from the Pharmacy which is located on Station Lane. Apart from the shops there are a few buildings that are not used for housing, e.g. there is the BT Telephone Exchange on Chapel Lane; the Village Centre, owned by the Parish Council, part of which is leased to the County Council for use as a library and a Doctors' Surgery on Station Lane. Other non-commercial/non housing buildings such as the Tennis and Cricket and Bowls clubs' pavilions are relatively small and do not dominate the street scene. There are no industrial buildings such as factories or warehousing in the village. In terms of buildings Farnsfield is essentially characterised by different types of housing.

There are only 4 roads that lead in and out of Farnsfield: Mansfield Road which comes from the west and passes through the village centre to form Main Street, from where it continues eastwards to form Southwell Road leading into Southwell; Cockett Lane, going north towards Bilsthorpe; Blidworth Road, leading to Longlands Lane that heads in a south westerly direction towards Nottingham. The Mansfield /Southwell Road is the busiest route for traffic through the village and is narrow in places causing congestion along Main Street, a situation exacerbated by parked vehicles on either side of the road.

The topography of the village is mainly flat with slight inclines to the North up New Hill and Cockett Lane. The village is surrounded by fields and the land rises to the south to a Ridge beyond Greaves Lane some properties have views across open countryside and also to the south ridge.

4. Village Centre/Conservation Area

Most of the oldest buildings are in the centre of the village and this area is defined in the conservation area, which covers Main Street, Chapel Lane, New Hill, Quaker Lane, part of Far Back Lane, part of Tippings Lane.



Main Street is a mix of mostly older properties, some terraces, and some large Georgian properties and buildings that were farmhouses and farm out-buildings. Main Street is quite narrow in places and parked cars are a significant and permanent feature. A range of building materials are used, predominantly constructed of red brick with red pantiles; however, there are also a number of properties that have painted render or painted brick and some have slated roofs. Many properties have no frontages and with doors and windows abutting the pavement, whilst other properties have gardens at the front and low brick walls. Large brick chimney stacks with a number of flues are a significant feature of the roof lines.

Figure 1: Main Street



Figure 2: Main Street



Figure 3: Main Street



Quaker Lane – this is a very narrow roadway, along which at various points houses directly abut the roadside with no frontages and no footpath. In certain places, the presence of parked cars reduce the roadway to a single track. Here can be seen a range of dwellings, including older, cottage style properties, predominantly of red brick and pan tiled construction.

Figure 4: Quaker Lane



5. Alexander Road/Abbott Crescent

This area was a council housing estate built in the 1950s consisting of houses and bungalows. Alexander Road, consists mostly of semi-detached houses and some short terraces and bungalows. A narrow grass verge is a feature along part of the road. However at the cul-de-sac where the bungalows are there is no grass verge and there are few trees or tall shrubs. There are some hedges and fences at the front of the properties. The building materials are mainly red brick and tiled roofs.

Abbott Crescent - the street scene is that of a curving road consisting of semi-detached houses with front hedges being a dominant feature.

Figure 5: Alexander Road



Figure 6: Alexander Road



6. The Ridgeway/Milldale/Green Vale

This area was built in 1979-1983. The Ridgeway – the street scene is spacious with some properties having no defined and enclosing front boundaries, there are areas of open space/grass between houses and bungalows. Red brick and brown and green tiles make up the building materials, with some areas of walls clad in white painted timber or UPV or roof tiles hung on the walls. The backs of properties is where there are garages and this rear access is characterised by fencing, and has a more tightly packed feel with their being less space than the frontages. The area mostly comprises of detached houses, chalet bungalows and bungalows based on the Radburn layout, with pedestrian walkways.

Figure 7: The Ridgeway



Figure 8: The Ridgeway



7. Parfitt Drive/MurdochClose/ChurchSide/Powell Court

These 4 areas are similar of ages and styles built in the 1980s and 1990s in different parts of the village.

Parfitt Drive/Irving Close - this is made up of large houses with interesting detail to the front elevations, a number have separate double garages also with interesting detail. There are trees and shrubs in front gardens, attractive small brick pillars mark the footpath and driveway entrances to the properties. Parfitt Drive faces a large area of open space which has some specimen trees.

Figure 9: Parfitt Drive



Murdoch Close –Mostly Large Houses with some semi-mature trees and shrubs, open and spacious layout. The building materials are red brick with tiled roofs and brick chimney stacks.

Figure 10: Murdoch Close



8. St Michaels View, Cockett Lane

This is the newest development on a green field site which commenced in 2015. The area in part is bordered by open fields and the old railway line. It is a housing estate of 88 properties in the process of being built by Barratt Homes. Part of the street scene consists of large houses with little space between the properties, some houses are close to the roadway, any shrubs and trees planted are immature and do little to soften the large amount of brickwork that is evident. There are parts which are more open in appearance and face an area of open space at the centre of the site. Some properties are three storey with roof lights and dormers in the roof. The building materials are mostly redbrick with roofs made from flat tiles varying in colour some grey and some red, there are no chimney stacks or chimney pots. Some properties are part-rendered with brickwork features around the windows. Features in the roadways include herring bone design red block paving.

Figure 11: Yates Croft St Michaels View



Figure 12: St Michaels View



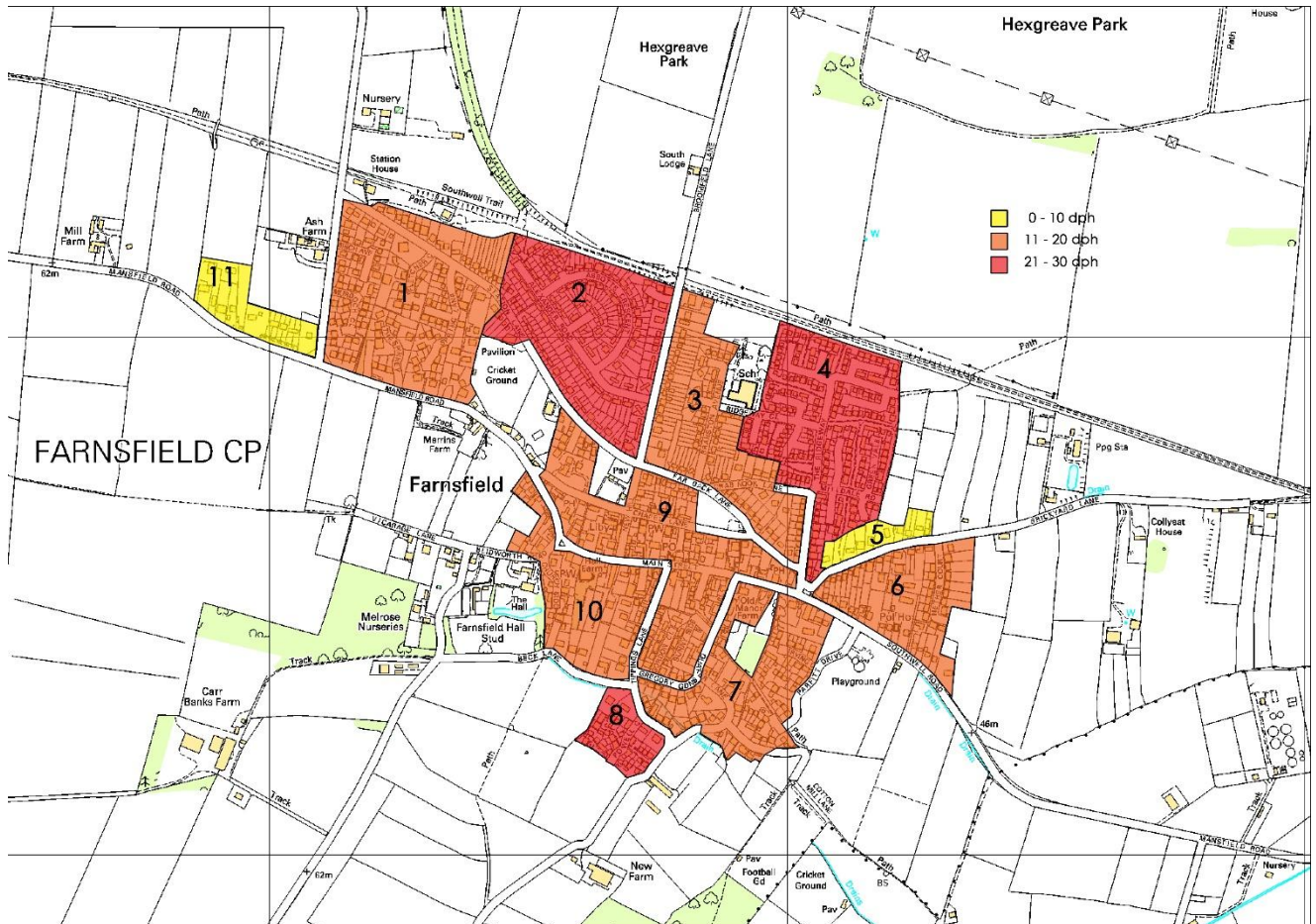
9. Other Housing Around The Village

Apart from the 5 distinctive areas defined above there are a lot of other parts of the village which are not characterised by one housing style, property age or layout and are either individually built properties or consist of small numbers of similar properties. These properties are of mixed ages, mixed sizes, mixed building styles, with different plot sizes and positioning and are in areas and on roads such as Mansfield Road, Cockett Lane, Station Lane, Southwell Road, Branston Avenue, Tippings Lane, Crabnook Lane, and Gregory Gardens. These houses and bungalows mostly on the fringe of the old village centre are a diverse range and it is this diversity and variety that adds interest to the street scene in these areas.

10. Density

The density of development varies across the village, ranging from 8-11 in areas around the edge of the village, to 21-27 in some of the more modern estates.

The following plan illustrates the approximate density of development across the village:



11. Conclusion

Farnsfield is not characterised by one type, style, size or age of buildings/housing. However housing (rather than commercial/retail) makes up the principle type of buildings in the village, with the predominant building materials being red brick with red, brown and green tiled roofs. There is a broad range of property types, bungalows, detached, semidetached and some terraced properties; there are few 3 storey houses. There is variety in the appearance of streets with some streets having properties with mature front gardens and others having no front gardens. The centre of the village, the heart of the conservation area, is the oldest part of Farnsfield through which runs the road that carries the most traffic and at certain points along Main Street is narrow, causing traffic congestion. Most of the roads in the village serve the housing areas and do not lead out of the village. Some properties on the outskirts of the village have views across fields and some have views towards the ridge running to the south of the village.

Appendix 1: Farnsfield Neighbourhood Plan Design Guidance

New developments should be in accordance with the following design guidance:

- Developments should demonstrate that they have considered the scale, form, materials, detailing and density of the Character Area in which they are located.
- Approaches which respond to these characteristics will be supported. Good design is of the utmost importance and applicants should clearly demonstrate how they have taken into consideration the design features of the Character Area in which they are located.
- Where development is located on the boundary between two Character Areas, the characteristics of both areas should be taken into account.
- Innovation and sustainability are to be encouraged within the Neighbourhood Plan area as long as the design approach is sympathetic to surrounding Character Area.

Summary of Character Area Priorities:

1. Village Centre/Conservation Area

- Development taking place within the Farnsfield Conservation Area should be informed by the appropriate Conservation Area Appraisal (current version adopted March 2000).

2. Alexander Road/Abbott Crescent

- Coherent estate character.
- Building materials are mainly red brick and tiled roofs.
- Mixture of single storey and two storey properties.
- Detached and semi-detached properties with front and rear gardens.
- Generous plots.
- Many boundaries defined with hedges.
- Parking generally within curtilage of properties.

3. The Ridgeway/Milldale/Green Vale

- Detached chalet style properties with front and rear gardens.
- Dormer windows.
- Predominantly 1/1.5/2 storey properties.
- Red brick and brown and green tiles frequently used on buildings along with white timber or hung tile detailing on facias.
- Many front gardens unenclosed creating an open feeling onto the street.
- Mature trees and planting throughout.
- Rear of properties include garages and characterised with fencing, tighter grain and less generous than frontages.
- Opportunities to improve Radburn layout which dominates some parts of this Character Area.

4. Parfitt Drive/Murdoch Close/Church Side/Powell Court

Parfitt Drive/Irving Close

- Some large houses with interesting detailing to front elevation.
- Red brick and roof tiles.
- Integral or on plot garaging.
- In some areas, strong boundary treatments between front of plots and the street (mix of approached including low brick wall, low fencing and hedging). Further away from the main routes, these boundaries are less well defined.

Murdoch Close

- Mostly Large Houses with some semi-mature trees and shrubs, open and spacious layout.
- Building materials are red brick with tiled roofs and brick chimney stacks.

5. St Michaels View, Cockett Lane

- Many larger houses with a frontage close to the roadway.
- It is hoped in time, trees and shrubs that have been planted will mature to soften and reduce the impact of the prominent brickwork.
- Good examples of areas which are more open in appearance and face an area of open space at the centre of the site.
- Characterised by materials including redbrick with roofs made from flat tiles varying in colour some grey and some red. Some properties are part-rendered with brickwork features around the windows. Features in the roadways include herring bone design red block paving.
- Missed opportunities to create character and detailing on these properties – for example there are no chimney stacks or chimney pots (which is regrettable).