



APPENDIX 1 LANGOLD DESIGN CODES

For sites at northern end of Langold village
(15/01605/OUT and 17/01462/OUT)

May 2019

Prepared on behalf of Hodsock Parish Council and in
support of the Hodsock Neighbourhood Plan

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Joint Ventures
Architecture + Design

CARROLL PLANNING + DESIGN
NEIGHBOURHOOD PLANNING - DESIGN - COMMUNITY ENGAGEMENT

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Firbeck Colliery

1. INTRODUCTION

1.1. INTRODUCTION

The National Planning Policy Framework (NPPF) recognises the value and importance of good design in the built environment, stating that:

‘The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this’.

The NPPF also emphasises the key role neighbourhood planning can have in achieving high quality places and the importance of understanding local character and context to inform clear design visions and expectations, stating that:

‘Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development’.

Responding positively to the pro-design stance of the NPPF, this Design Code, prepared by Joint Ventures Architecture & Design and Carroll Planning + Design (the ‘Design Team’) on behalf of Hodsock Parish Council, provides a series of illustrated design requirements, developed in collaboration with the local community, that provide specific, detailed parameters for the physical development of two sites located at the northern end of the village of Langold, both of which currently benefit from outline planning permission (15/01605/OUT and 17/01462/OUT).

The site-specific and bespoke design recommendations set out within this Design Code are the result of in-depth discussions and collaboration with the local community as well as a combination of desktop research on and on-site analysis work. They represent the aspirations and expectations of the residents of Langold, but importantly, also respond to the physical constraints and challenges posed by each site.

The Design Code will be used by the Parish Council to inform and underpin policy contained within the Hodsock Neighbourhood Plan. Once the Neighbourhood Plan has been ‘made’, the Design Code, via Neighbourhood Plan policy, will help to ensure that any subsequent reserved matters applications or alternative future development proposals for these two sites are of high quality design and are functional, attractive, locally distinctive and responsive to the local context.

This Design Code includes the following:

- An overview of Langold’s historic development, and a analysis of the current day village character and site contexts.
- An analysis of the two existing outline planning permissions.
- A series of design recommendations and principles to inform future detailed design and layout proposals for the two development sites.
- An illustrative vision demonstrating how the design recommendations and principles could be interpreted into a high quality residential development that is well connected, attractive and locally distinct.



Map showing the location of Langold within the county of Nottinghamshire



Aerial view of the Chestnut Road site 1:5000 @ A3



Children's swimming pool in 1950s

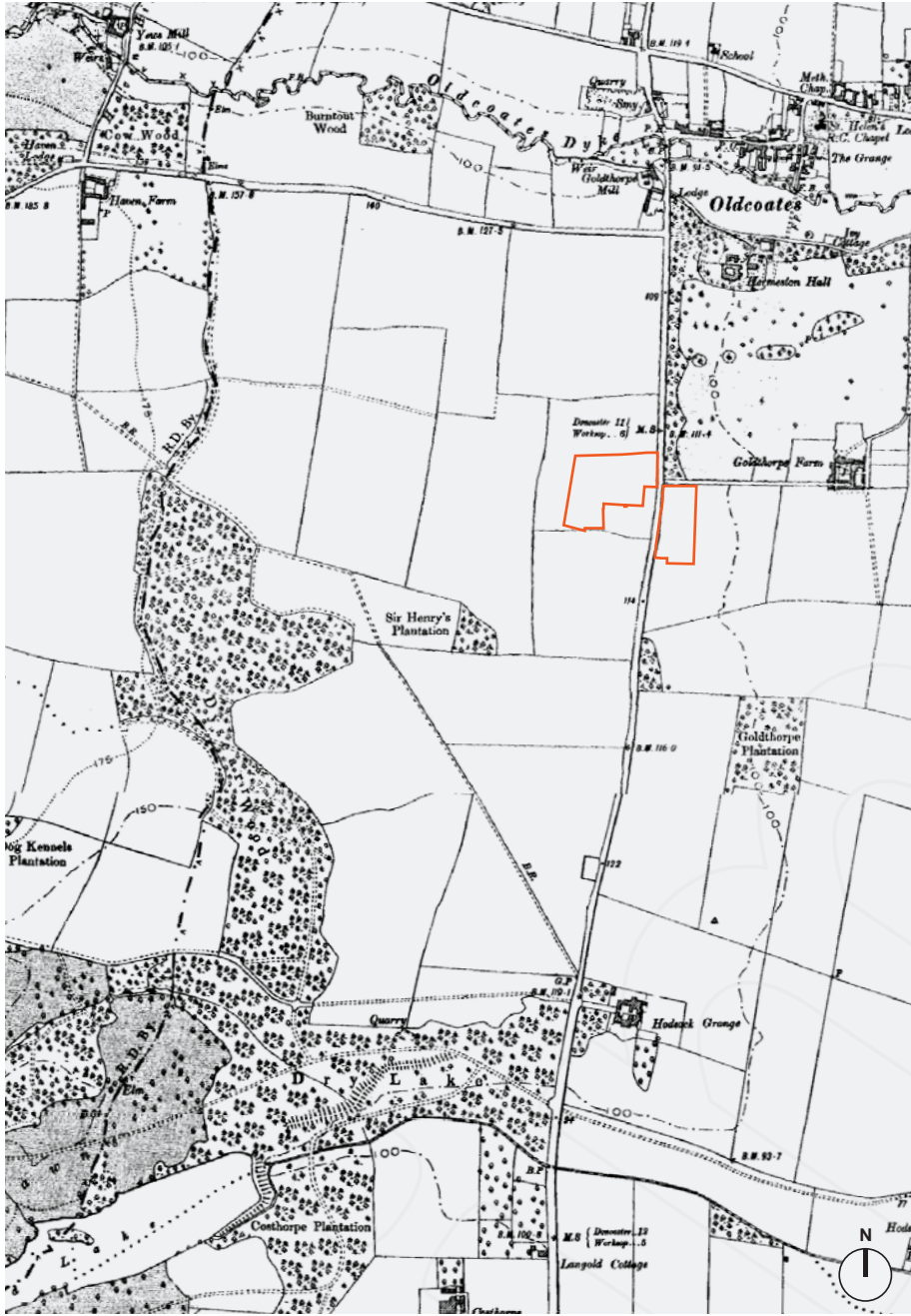
2. LANGOLD VILLAGE CHARACTER

2.1. HISTORIC DEVELOPMENT

Overview

Until the 20th century, Langold consisted of farmland and parkland in the estates of Firbeck and Hodsock, however, there are references to settlement in this geographical area from the 13th century. Langold was built between 1923 and 1927 to provide housing for the miners of Firbeck Colliery.

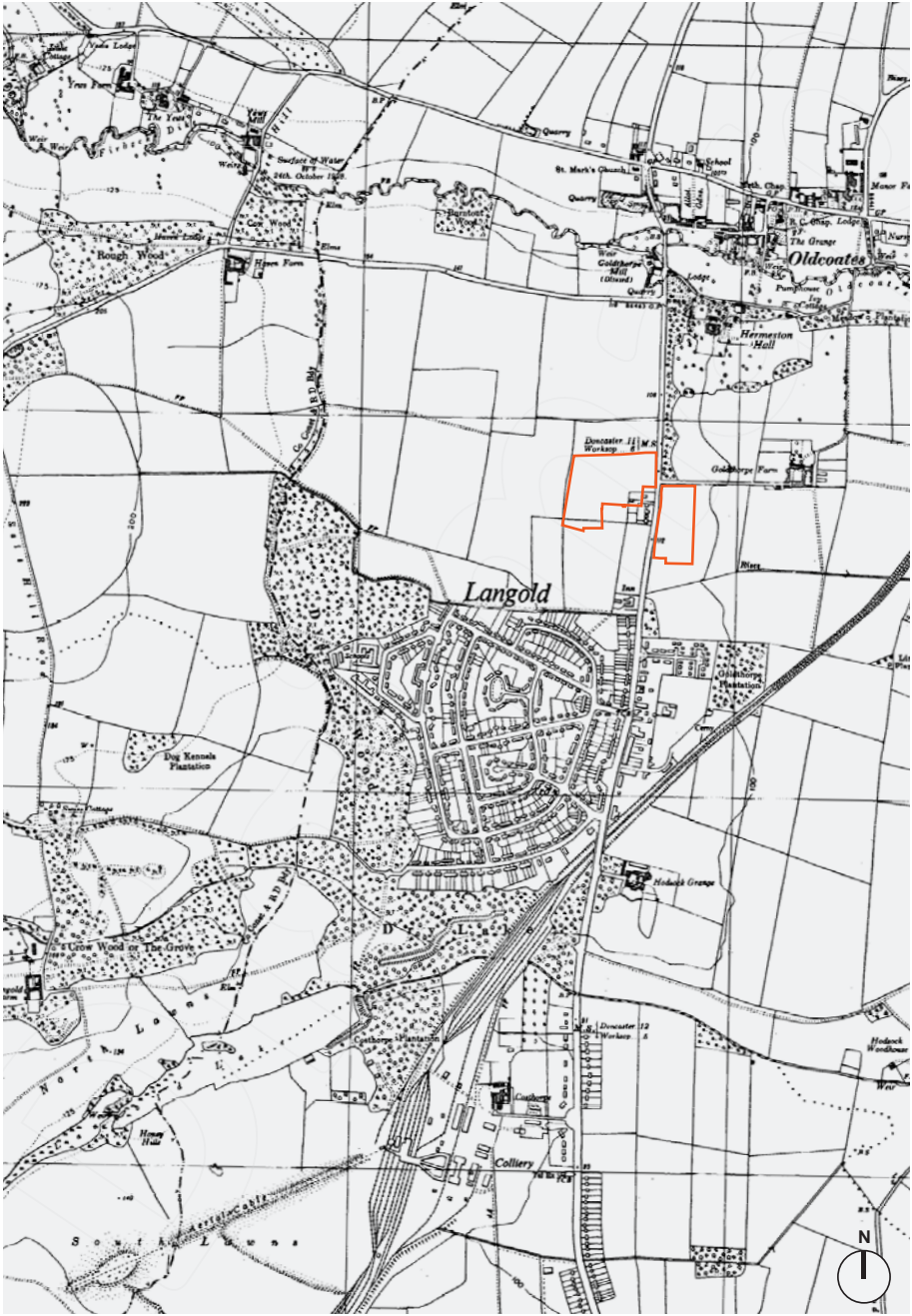
The historic maps on the right give an overview of the historic growth of the village of Langold which developed along Doncaster Road.



1900s

In the 18th century, the land of Langold consisted of Hodsock Priory and estate with its farm. It belonged to the Gally Knight family who created a series of lakes and ponds in Langold Park with the intention to build a mansion. By the 1880s, the land had been passed on to Sir Thomas Wollaston White.

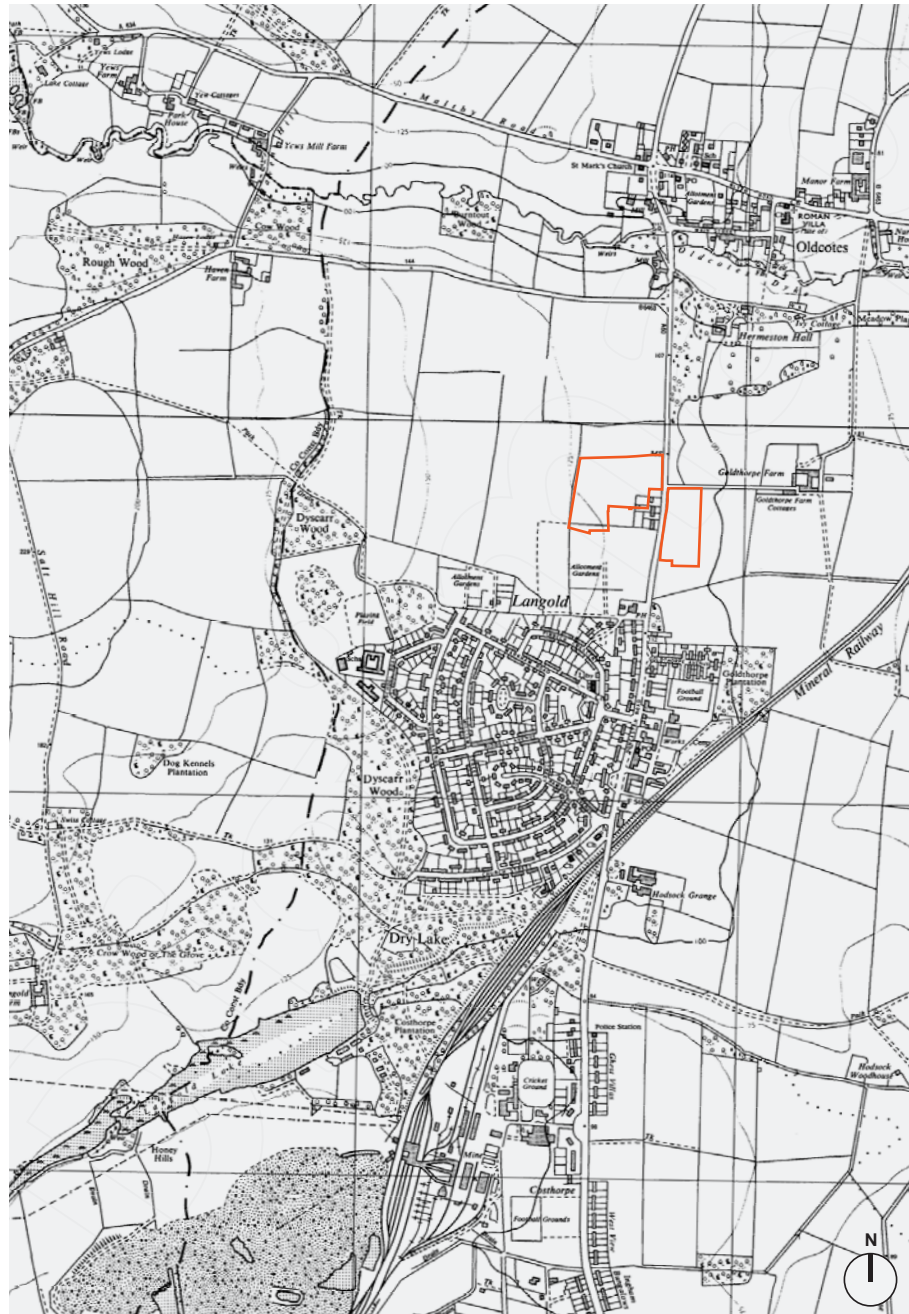
Whilst no developments took place in the 1900s, the Langold estate was passed to Sir Archibald Wollaston White of Wallingwells in 1907. At this time, the estate consisted of a farm and a hall, situated close to the Worksop to Tickhill turnpike road.



1920s

After the opening of Firbeck colliery in 1923, a whole new village was created for the miners who worked at the pit. Over a period of less than five years, a complete village of 850 houses, six shops and a school was built. At the height of construction more than 100 houses were being completed each week.

In 1924, access to the colliery site was provided by around 5 miles of temporary railway track, laid to connect to the main railway network which served Harworth Colliery. It was upgraded to permanent track in 1927.



1960s

Firbeck colliery continued to produce coal until the 1960s and closed at the end of 1968. In the 1970s, an industrial estate developed further south from the old coal mining site and provided work for the local people.

Dyscarr Close with twelve semi-detached single story houses were constructed to the north of the 1920s development.



1980s

After the closure of Firbeck colliery, the area was taken over by the local authority. By 1980s, the railway line had been dismantled and mining equipment removed to make way for recreational facilities such as children's playground and an open air swimming pool.



Firbeck colliery



Doncaster Road in the 1950s



The open air swimming pool at Langold Country Park in the 1950s

2.2. LANGOLD TODAY

Overview

The village of Langold is located in Bassetlaw, north Nottinghamshire and is approximately 30 miles north of Nottingham and 5 miles north of Worksop, the largest town in the Bassetlaw District.

Village facilities and services

Within the centre of Langold lies a parade of shops and services that provide a variety of retail and daily functions. This includes grocery stores, fast food outlets, butchers, cafes, pharmacy, dentist and restaurants and, together with a range of shops, the village centre attracts a significant footfall from outside of the village.

A few facilities such as the Lakeside surgery, St Luke's Church and the village hall are located off the main road and sit within the residential area to the west. The village school is located in the west and is adjacent to Dyscarr Wood.

Now Church which is based on Doncaster Road provides many services for the area. In addition to religious activities, they run Children's and Youth Clubs and a lunch club for elderly residents.

The village also provides a wide range of recreational activities such as football pitches and allotments at Harrison Drive and skate park, football pitches, cricket grounds, splash pool and fishing locations in the area in and around the Langold Country Park.

Langold's community

Langold is a community of approximately 2,500 residents, many of which are engaged in a variety of local community events and initiatives.

Now Church host regular community events run by the community group 'Loving Langold' which encourage families and individuals to love their area. Bassetlaw District Council also encourages community involvement within Langold Country Park and stages a variety of activities throughout the year from bulb planting and litter picking to assisting with events in the park.



Diagram showing uses in Langold 1:5,000 @ A3

KEY			
	Residential	1	Langold Dyscarr Community School
	Retail	2	Sure Start Day Care Centre
	Food & drink	3	Village Hall
	Community	4	Church Now
	Educational	5	Hilltop Working Men's Club
	Religious	6	Lakeside surgery
	Agricultural	7	Church of St Luke's
	Light industrial	8	Hodsock Grange farm
	Disused		



Church of St Luke's



Hodsock Grange farm



Hilltop Working Men's Club



The playground at Langold Country Park

Transport

Public transport is available along Doncaster Road, connecting the village with the towns of Doncaster to the north and Workpop to the south. Buses 21 and 22 operated by Stagecoach run regularly throughout the week. However, there is no direct bus route to Sheffield and residents have to travel via Workpop.

The majority of working people travel less than 1.5 miles to work. Yet 70% of Langold’s residents travel by car.

Langold is also in close proximity to the villages of Oldcotes and Costhorpe both of which can be reached by foot in approximately 20 minutes. However, Doncaster Road is host to constant flows of fast moving traffic and therefore is not the most inviting or safe environment for pedestrians.

There are no national or local cycling network in the locality.

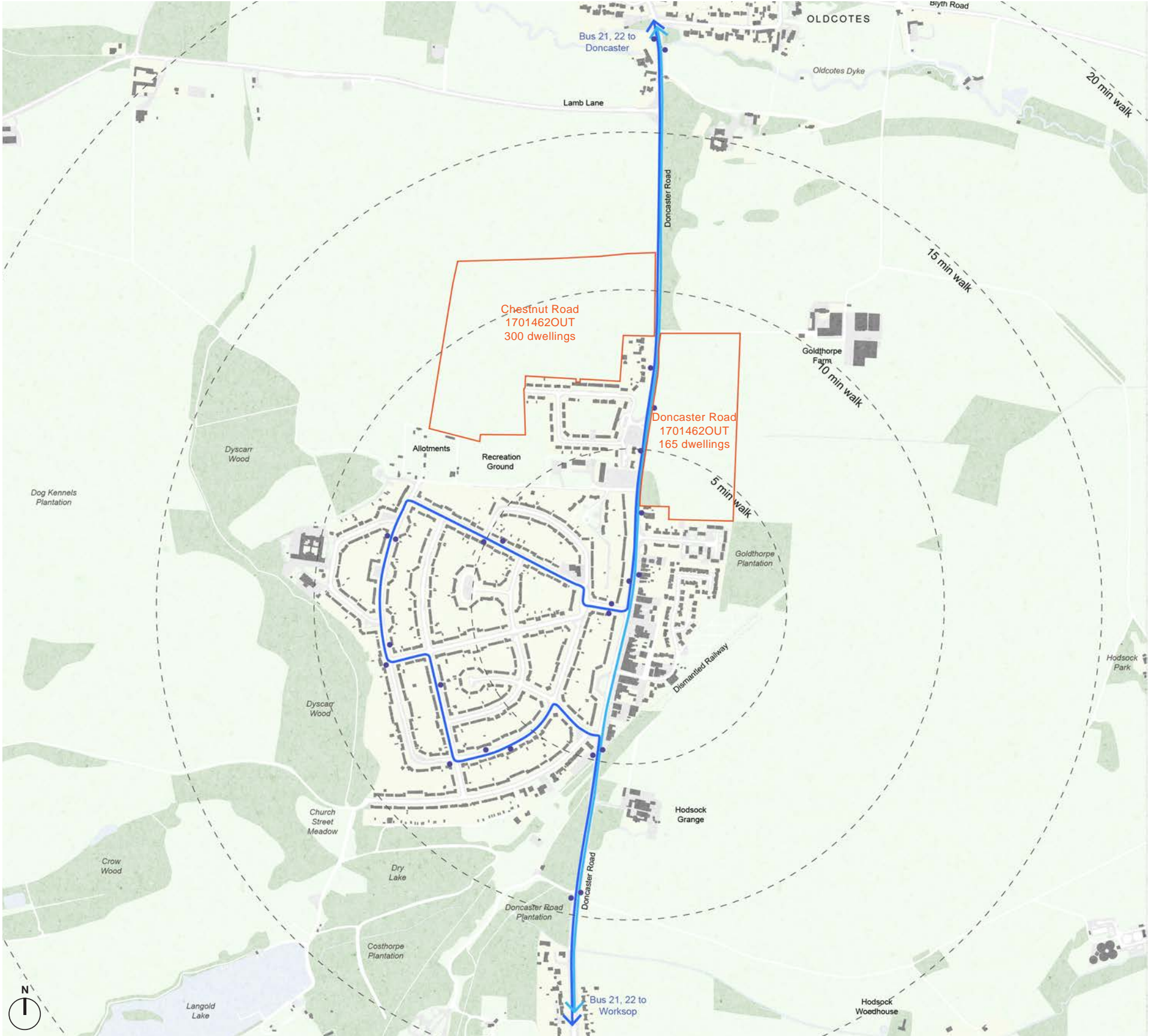
KEY

Bus 21

Bus 22

Indicative walking distance

Bus stops



Map of Langold showing transport links 1:10,000 @ A3

2.3. ARCHITECTURAL CHARACTER

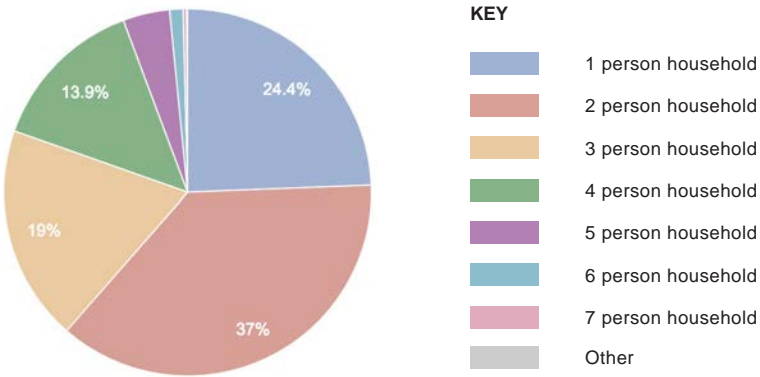
Overview

Langold is essentially a purpose-built, planned settlement, constructed over a brief period of time, and as a consequence, displays particularly uniform and coherent development patterns and layout principles. Architecturally, however, there are a variety of building typologies and differing architectural expressions to be found across the village, with an obvious effort having been made to create a townscape that is of a unified character but also offers up distinctive moments.

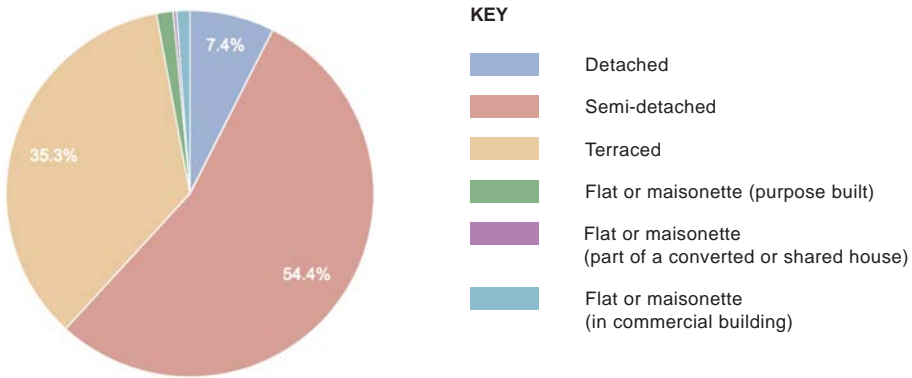
Majority of the residential dwellings are semi-detached and terraced with predominantly 2 bedroom homes.

The next pages describe the townscape and architectural character in further detail.

Household Size



Household Type



Historic environment

Langold contains few designated heritage assets. It is not the focus of a conservation area, and is host to only five listed buildings (all Grade II listed):

- Goldthorpe Farm farmhouse.
- Barn at Goldthorpe Farm farmhouse.
- Langold War Memorial.
- Hodsock Grange Farmhouse, link walls and outbuildings.
- Enclosure and outbuildings to farmyard at Hodsock Grange.

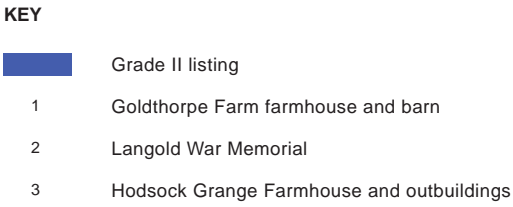
Both farm buildings date from the late 18th century, while the war memorial was erected in 1949.



Hodsock Grange



Map of Langold showing listed buildings, 1:10,000 @ A3

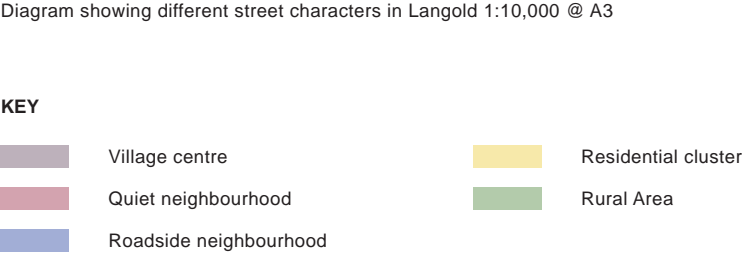
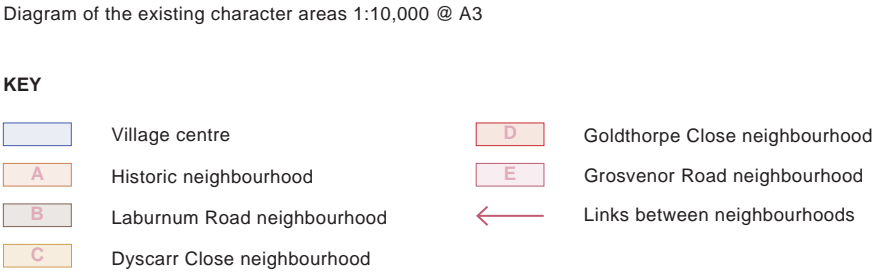
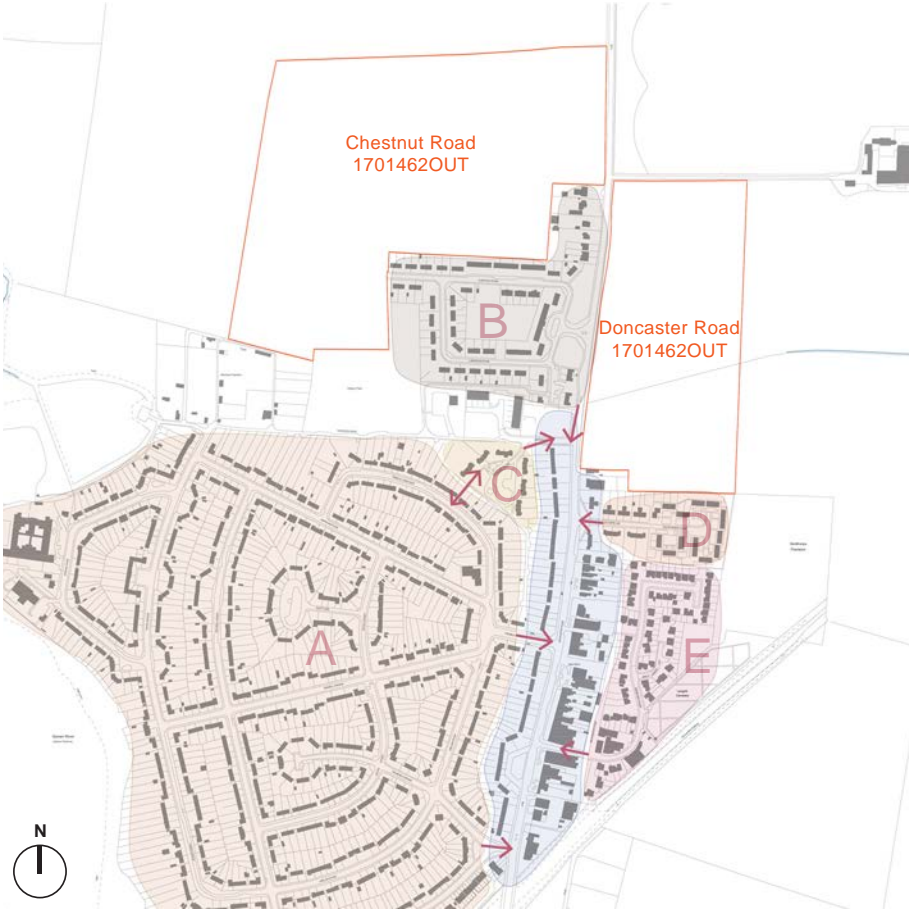


Townscape and urban setting

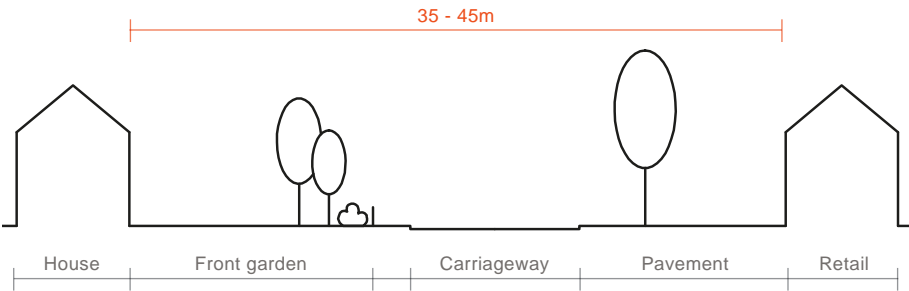
The Village of Langold branches off Doncaster Road as a series of different residential neighbourhoods with their own specific street network, dwelling types and setting within the landscape. Strong, consistent building lines are the norm throughout these residential streets, whilst plot sizes are in the majority of cases equally consistent and typically long and narrow, with each individual property benefiting from its own private gardens.

The diagram below shows the existing residential neighbourhoods, all of which are connected to the Doncaster Road (the village centre). The historic neighbourhood which was built in the 1920s is the most connected due to its size while all other developments are much more disconnected from each other. The smaller clusters of housing are accessed via a single road.

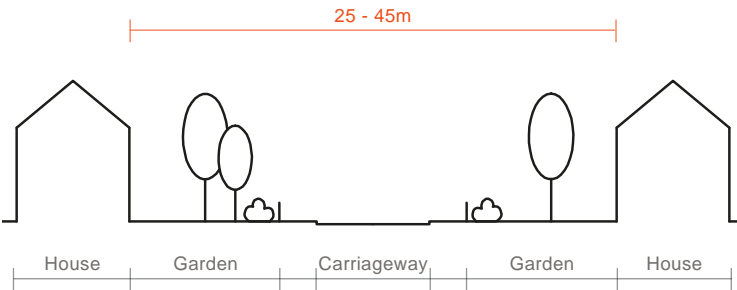
The coloured plan diagram and sectional drawings describe the differing street types in terms of their relative widths of front garden, pavement and street.



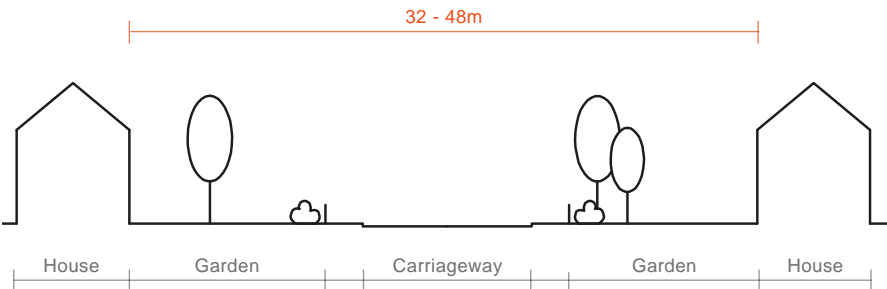
Type A - Village centre



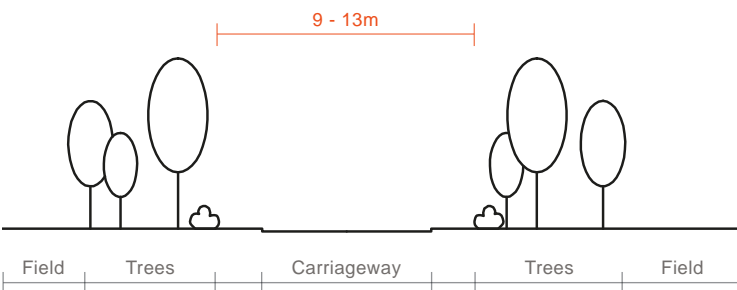
Type B - Quiet neighbourhood and residential clusters



Type C - Roadside neighbourhood



Type D - Rural



Visual amenity and social spaces

While Langold is surrounded by plenty of natural landscape, the village also offers places of visual amenity.

The widened pavements with large trees and street furniture at road junctions are the most distinct public realm areas in the village. Local residents use these spaces to rest or meet.

A few clusters of housing also benefit from shared green spaces which are looked onto by the surrounding windows and provide children with informal play areas.



Diagram showing types of streets in Langold 1:10,000 @ A3

- KEY**
- Visual amenity / widened public realm encouraging the opportunity to rest and socialise
 - Shared residential amenity



Landscaped area at Laburnum Road



Widened public realm with planting encourages socialising between residents



Green space at the back of houses on Chestnut and Laburnum Roads

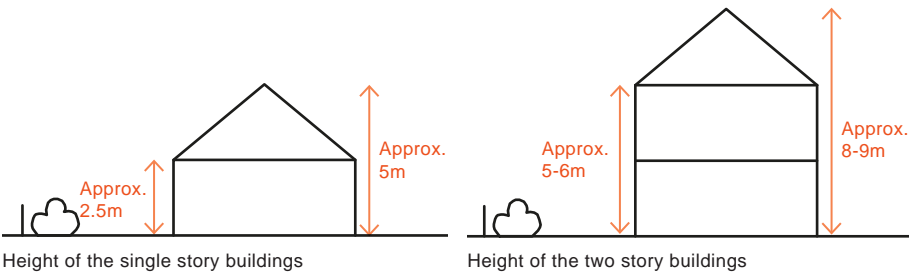
Building scale and form

The majority of the residential dwellings are 1-2 storeys brick buildings that have pitched roofs with open gables or hipped roofs. Although the height and form is relatively similar, there is a lot of subtle variety throughout the village. A clear sense of rhythm and symmetry in building elevations is achieved by regular fenestration arrangements and the positioning of entrances.



Diagram showing building heights in Langold 1:10,000 @ A3

- KEY
- 1 story
 - 2 storeys



2 story houses with simple hipped roofs



Single story houses at Goldthorpe Close

Architectural variety

The architecture is very similar throughout the village, nevertheless it presents a lot of variety in terms of roof form, materials, window and door openings as well as architectural detail. This creates a lot of richness and gives Langold its character.

Entrances & front doors

The entrances into residential buildings range from simple flat or pitched canopies to open and closed porches, some of which appear to have been added in the last 20-30 years. Many houses have no canopies at all and present themselves modestly to the street.

Roofs

Red clay tile roofing dominates the roofscape of Langold as it is the primary material used throughout the village and adds positively to the architectural character.

Materials

Buildings are finished in a variety of materials but are generally limited to a palette of reddish and buff bricks, painted render and pebble dash.



Church Street

Chimneys

There is a strong presence of brick chimney stacks on many dwellings, which contribute towards a distinct, rhythmic roofscape along the residential streets.

Residential windows

Majority of window openings are proportionally wider than they are tall, but some variations can also be found around the village.

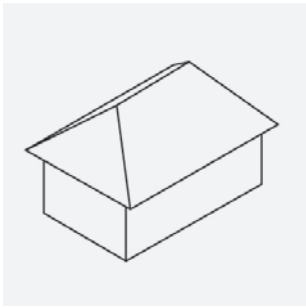
Windows are occasionally vertically proportioned or smaller in size. Bay windows occur in places and give the buildings an informal character.

Architectural details

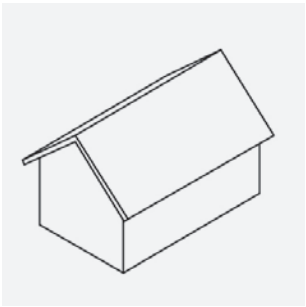
Change in materials, texture or colour is used to add richness to the façades. Differentiation between ground and upper floors is the most common architectural expression.

Roof types

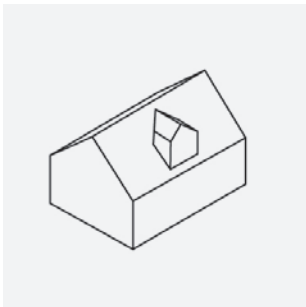
The hipped roofs are the most commonly used roof types throughout the village and often in combination with open gable roofs. Although dormers and flat roofs are not very common, they can be found along Doncaster Road in the village centre.



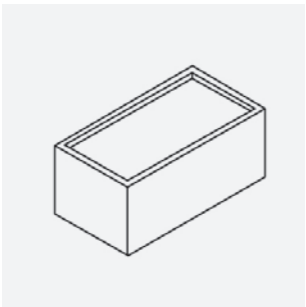
Hipped roof



Open gable roof



Dormer roof



Flat roof with parapet

Chimneys

Architecturally the chimneys are simple, built in brick and used throughout the village with little variation. The chimneys break down the scale of longer buildings into single houses and, when used on the gable ends, are given more importance in the design of the facade.

Where chimneys appear along neighbouring stretches of properties, they create distinct and rhythmic roof profiles that complement the uniform building patterns.



Typical chimney



Gable end chimney



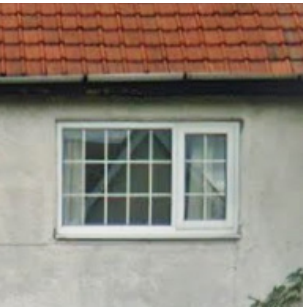
Hipped roof chimney

Residential window types

Although there is a great variety of window types, most residences no longer possess their original fenestration, with many introducing uPVC windows instead. This results in a somewhat disparate mix of frames and glazing types, many of which are unsympathetic to the original host buildings and architecture.



Horizontal window with 4:9 ratio



Horizontal window with 4:6 ratio



Horizontal window with 4:6 ratio



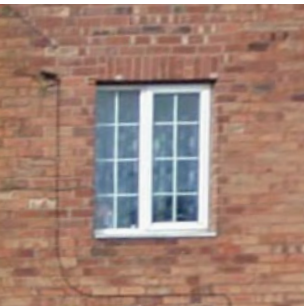
Horizontal window with 4:5 ratio



Horizontal bay window



Vertical bay window



Vertical window with 11:8 ratio

Material palette

What might appear to be a very simple material palette, is actually varied in terms of colour and texture. Soft red and brown tones are the most commonly found in building designs.



Dark red brick



Soft red brick



Medium brown brick



Light brown brick



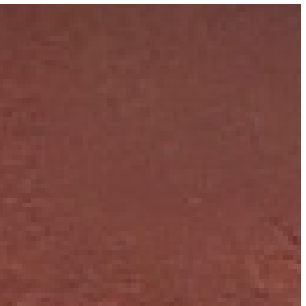
Pink pebble dash



Cream pebble dash



Painted render ranging from white to cream colour



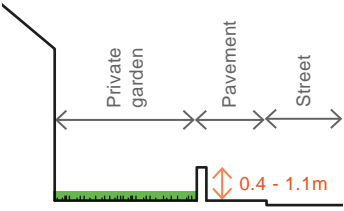
Painted render matching the colour of the brickwork

Boundaries

The most common street edge condition is a low red brick garden wall with houses set in a generous front garden (type A). A hedge behind the low wall is often used to increase the privacy but is rarely higher than 1.5m (type B).

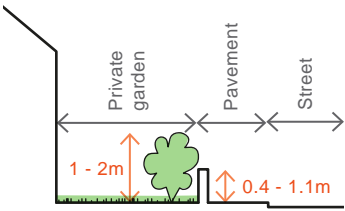
In cul-de-sac conditions, there is no garden wall dividing the soft landscaping from the hard landscaping, giving an impression of a shared open space (type C and D).

Type A



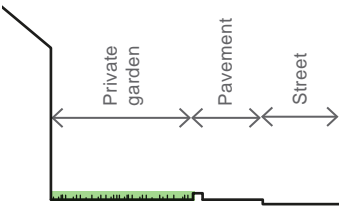
Front garden with a lawn and low brick boundary wall at White Avenue

Type B



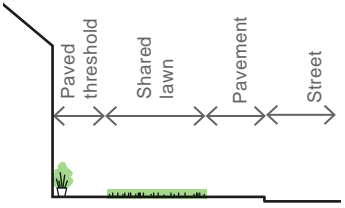
Low brick wall with a hedge forms the boundary on White Avenue

Type C



Front gardens with no boundary walls at Laburnum Road

Type D



Small paved threshold space with plant pots and flower beds and generous shared lawns in the front at Goldthorpe Close

Views

Three types of townscape views have been identified - distant views, meandering views and glimpses. The distant views are most common on Doncaster Road while meandering views are more common in the residential neighbourhoods. Meandering views are much more intimate as they reveal the townscape ahead with every step.

The glimpses are quick views over to the fields and woodlands behind the village as seen between the semi-detached houses along the edge of the village.



Diagram showing types of views in Langold 1:10,000 @ A3

- KEY
- ← Distant views
 - ← Meandering views
 - ← Glimpses



Distant view on Doncaster Road



Meandering view at the gently curved Mellish Road



A glimpse to Dyscarr Wood between semi-detached houses on White Avenue

2.4. LANDSCAPE CHARACTER

Overview

Langold is famous for its beautiful Lake and Country Park. Langold Lake Country Park covers approximately 300 acres and features woodland, two large lakes, wildlife meadows, walkways and a variety of recreational areas. The park is popular with children, dogs, fishermen and bird watchers alike.

Dyscarr Wood is a Sites of Special Scientific Interest (SSSI) and the park itself is a Nature Reserve. The lake, which was originally built by the Gally Knight family, is a popular sight for residents of all three villages of Langold, Oldcotes and Costhorpe and those in the county.

KEY

Langold Country Park boundary

Country tracks

Map of Langold showing natural environments, 1:10,000 @ A3



Langold Lake



Skate Park at Langold Country Park



The hedge and trees along Doncaster Road



Map of Langold showing topography and flood zones, 1:20,000 @ A3

Topography

Langold is set in a fairly flat landscape, with the elevation raising towards the west and dropping towards east. Langold Lake is located in the south of the village and is set within the Langold Country Park. Oldcotes Dyke in the north and the stream from the Country Park both flow east towards Blyth and are tributaries of the River Ryton.

Flood zones

The village of Langold lies entirely within fluvial flood zone 1, representing less than a 1 in 1,000 annual probability of river or sea flooding, as indicated in the adjacent map.

KEY	
	Contours with 5m vertical intervals
	Flood zone 2
	Flood zone 3



Aerial view of the development sites, 1:7,500 @ A3

Trees and hedges

The aerial view above shows that Langold is a green village with trees and hedges aligning not only the fields and country roads but also residential and street boundaries. Trees and hedges contribute to the landscape character of Langold and therefore the soft boundary conditions should be retained and added to where possible.



Doncaster Road in 1950s

3. DEVELOPMENT SITE ANALYSIS

3.1. CHESTNUT ROAD SITE - 15/01605/OUT

Overview

The site is situated to the west of the Doncaster Road and comprises approximately 14 hectares of land which is currently in agricultural use.

The area adjoins to the south the residential development at Laburnum Road, playing fields and allotment gardens. To the east of the Doncaster Road lies the other development site with planning application 17/01462/OUT. To the north the site adjoins land used for agriculture.



Aerial view of Chesnut Road site 1:5000 @ A3

Site appraisal

The site is generally flat with a hedgerow separating it from the Doncaster Road. Another hedge is located in the middle of the site and partially along the northern boundary.

Chestnut Roads ends abruptly on the south-east boundary and provides an opportunity for a vehicular link to the site.



View of the site looking west from the end of Chesnut Road

Outline Planning Permission details

The site was granted outline planning permission (15/01605/OUT) for residential development in March 2017. No quantum of development was specified in the development description but the associated Committee Report acknowledges that 'at a density of 33 dwellings per hectare the site can deliver in the region of 300 residential units, public open space, drainage attenuation and landscaping.'

All matters were reserved aside from access, which has been agreed. The primary vehicular access will be taken from a new priority 'T' junction onto Doncaster Road (A60). A secondary access providing emergency access only is proposed via Chestnut Road to the south of the site (A60) with a right turn lane to facilitate traffic movements into and out of the site.

A review of the outline application material, including associated consultation responses and Committee Report revealed a number design and layout considerations raised by the Local Planning Authority when considering the original application:

- The Bassetlaw Parks Development Officer highlighted that there is a known deficit of playing fields in the area, and confirmed that the Council's preference would be to ensure that as part of the housing development, that there is land set aside for the extension of the existing. The Council preference is enough land to allow for a new pitch to be delivered (dimensions 112m by 76m). There are also known car parking issues within the area and any parking provision to the north of the existing playing field would also be welcomed. The general location of the open space in the indicative scheme would be supported.
- In relation to residential amenity, the Committee Report acknowledges that adequate separation distances from existing properties can be achieved to avoid any adverse impact on neighbouring properties, in terms of overlooking, loss of privacy or domination. The detailed design proposals will need to ensure that such separation is achieved.
- As regards Ecological Impact, the Committee Report highlights that the application site is located to the north east of Dyscarr Wood, which is a SSSI, and at its closest is approximately 66m from the application site. The Committee Report recognises the important role that the proposed landscaping along the southern and western boundaries and the existing allotments, as shown on the illustrative masterplan, would have in providing a buffer between the site and the Dyscarr SSSI. The detailed design proposals will need to ensure that such a buffer is carried through into the final scheme.

Commentary on previous proposals

Cul-de-sac condition

Many cul-de-sac conditions have been proposed on this site and no description has been given about the spatial character of these spaces.

Future growth of Langold

The future growth of Langold beyond the site's boundaries appear ill-considered.

Views

It appears that townscape and landscape views from and within the site and to the neighbouring areas could be further explored and offer a unique character and setting to the new and wider neighbourhood.

Public & social spaces

The masterplan provides some shared areas that have potential to become both intimate and welcoming social spaces. However, there is no clarity on what defines these feature clusters and how they benefit the wider community. Their location, orientation and size appear to lack clarity.

Connectivity & community

The proposal is designed as a gated community and makes no connections to the surrounding residential neighbourhood to the south.



Masterplan produced as part of the outline planning permission for a residential development with a planning reference 1501605OUT

Landscape

While some landscaping such as a woodland and water features have been included in the masterplan, there is no further description of the landscape character within the overall street scene and public clusters.

Access & Hierarchy of streets

The access point does not present a clear residential entry point and appears somewhat arbitrary within the landscape. As a result this confuses the type of street which do not seem to have a defined hierarchy. The masterplan requires a rational for landscape and public realm in order to help with way-finding and create a sense of place.

Buildings

The masterplan gives no description of density, building scale, types or character.

Parking

No on-street or visitor parking provided with the exception of a few spaces for the playing fields.

Recreational uses

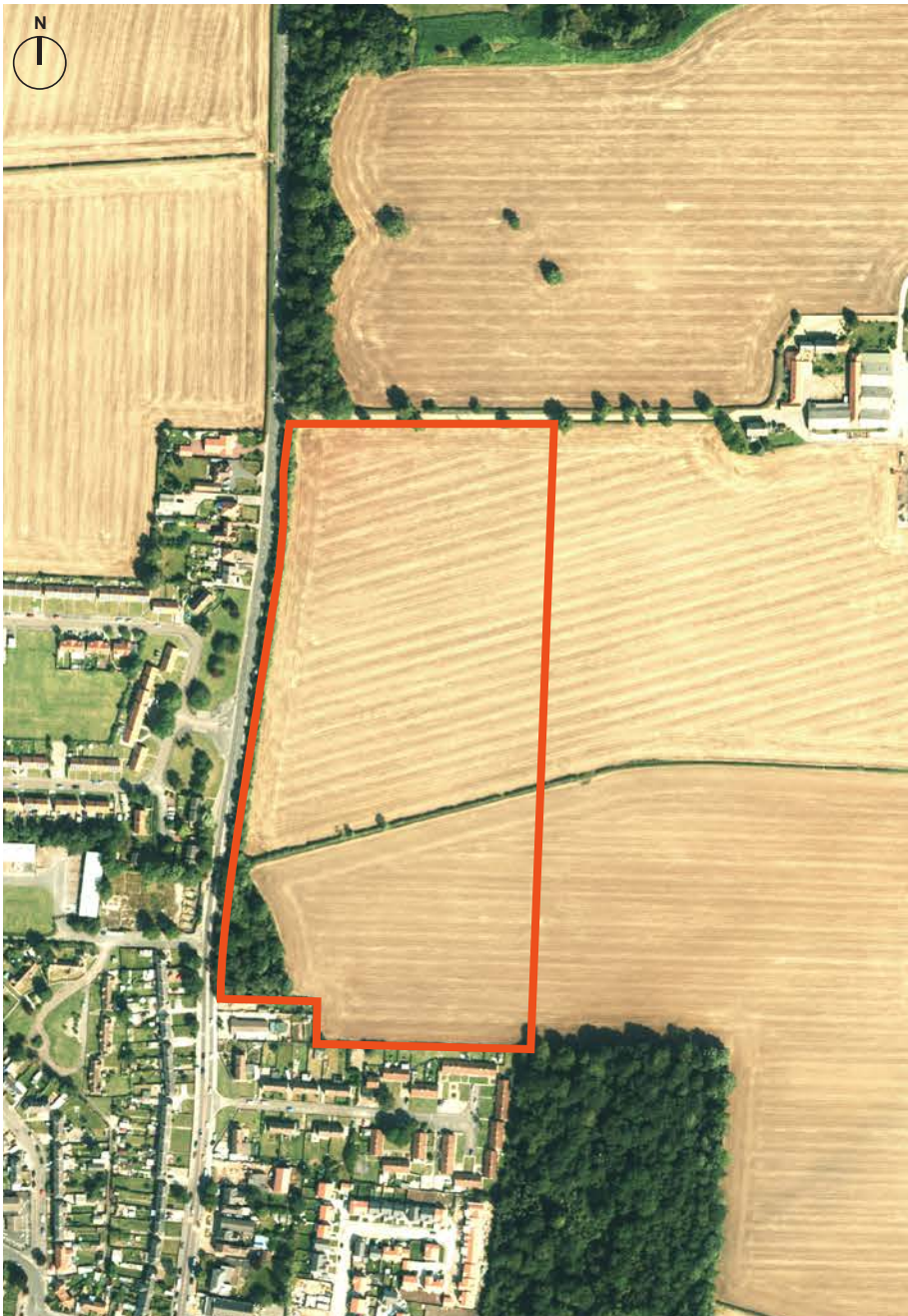
The proposal incorporates an extension towards the playing fields which can benefit a wider community and context of the village. However, the masterplan doesn't take the opportunity to make this area into a place where residents from various neighbourhoods can come together.

3.2. DONCASTER ROAD SITE - 17/01462/OUT

Overview

The site lies to the east of the Doncaster Road and comprises approximately 7.56 hectares of land which is currently in agricultural use.

The area adjoins to the south the residential development of Goldthorpe Avenue, to the west of the Doncaster Road lies residential development at Harrison Drive and Laburnam Road and frontage development. To the north the site adjoins the access to Goldthorpe Farm.



Aerial view of Doncaster Road site 1:5000 @ A3

Site appraisal

The site is generally flat, a line of trees immediately adjoins the Doncaster Road for the whole length of the site. A group of trees and shrubs are located in the south west corner of the site north of Goldthorpe Avenue. An established hedge line crosses the site from west to east.

Outline Planning Permission details

On 19TH September 2018 outline planning permission was granted for up to 165 dwellings. All matters are reserved aside from vehicular access, which has been agreed, with a new 'T' junction onto Doncaster Road (A60) with a right turn lane that will facilitate traffic movements into and out of the site.

A review of the outline application material, including associated consultation responses and Committee Report revealed a number design and layout considerations raised by the Local Planning Authority when considering the original application:

- The Bassetlaw Conservation Officer provided the following useful comments on the design and layout of the buildings:
 - 'The siting, scale and design of buildings on the site must have regard to the historic setting of the Grade II listed Goldthorpe Farm and barns. The access track to the farm lies on the northern boundary of the site'.
 - 'Good quality roof materials, use of chimney stacks, use of facing materials that reflect the local vernacular and well-proportioned buildings (e.g. buildings of one and two storeys, rather than three storeys, which would be out of character) will be particularly important here to help ensure the impact on setting is kept to a minimum'.
 - Development should be 'set well back from the northern boundary (perhaps behind a buffer area), with boundary treatments on this side also being of a more rural nature (e.g. hedges and trees, rather than closed board fencing)'.

The Bassetlaw Tree Officer welcomed the retention of trees along the boundary of the site, along with the hedge through the centre of the site is welcomed and supported the proposed new planting on the northern and eastern edges.

Other design and layout issues raised in the Committee Report include a need to achieve adequate separation distances from existing properties in order to avoid overlooking, loss of privacy or domination, and a recognition of the potential to improve biodiversity through landscaping along the boundaries of the site and areas of open land within the final scheme.



View of the site looking south from Doncaster Road

Commentary on previous proposals

Relationship with Doncaster Road

The existing trees and shrubs have been proposed to be retained to create a buffer between the new houses and Doncaster Road. However, the spatial configuration of this boundary is not clearly defined. It is not clear from the plan whether the houses are accessed from Doncaster Road or the new road on the north side.

Access

The proposal is designed as a gated community with just a sole point of access from Doncaster Road. The Access point is seemingly arbitrary facing an empty area rather than stitching into the existing street network.

Hierarchy of streets

The meandering street pattern appears to be arbitrary and it is hard to appreciate the street network. The hierarchy of streets is not well defined. While the green route is a positive contribution to the site, it lacks definition and a sense of place.

Community

The architectural aspirations and character of the new neighbourhood is unclear and gives no explanation about how it stitches in with the rest of Langold's community.



Masterplan produced as part of the outline planning permission for a residential development with a planning reference 1701462OUT

Northern boundary

Consideration has been made to softening the northern boundary which is adjacent to the access road into the Grade II listed Goldthorpe Farm. However, this could be further improved.

Buildings

Although the boundaries of housing clusters are more clear for this site than the Chestnut Road, the masterplan gives no description of building scale, types or character.

The park

The masterplan takes a sensitive approach to the existing hedge by proposing its retention. In addition, the area to the north from the hedge is proposed to be a park which could be a positive contribution to the wider community of Langold.

Parking

No provision of on-street or visitor parking appears to have been provided.

Future growth of Langold

The future growth of Langold beyond the site's boundaries appears ill-considered.



View of Doncaster Road when arriving in Langold from the north

4. DESIGN CODES

4.1. CHARACTER AREAS

Overview

The analysis and research of the village of Langold identified a disconnect between the existing neighbourhoods. As shown in the diagrammatic plan on the right, the existing neighbourhoods are detached from each other with an exception of the Village Centre which all neighbourhoods adjoin. Despite this, the 'island condition' gives each area a different character and locals appear to identify with these character areas.

The proposal places high emphasis on making connections between the existing and new neighbourhoods through the creation of new public routes, public green spaces or shared semi-private amenity spaces. The new neighbourhoods also link back to the Village Centre on Doncaster Road at 2-3 places rather than just one, increasing permeability around the village.

As the proposed character areas diagram suggests, the new developments take on some of the key characteristics identified in the research of Langold, resulting in neighbourhoods that are similar and sensitive to its context.

Streets have a clear and logical hierarchy, and housing is angled in a uniform and orderly, reflecting the planned character of the original village.

Access points have been defined where they also stitch into existing streets to provide a coherent overall street network.



Diagram of the existing character areas 1:10,000 @ A3

- KEY
- Village centre
 - A Historic neighbourhood
 - B Laburnum Road neighbourhood
 - C Dyscarr Close neighbourhood
 - D Goldthorpe Close neighbourhood
 - E Grosvenor Road neighbourhood
 - Links between neighbourhoods



Diagram of the proposed character areas 1:10,000 @ A3

- KEY
- Village centre
 - A Historic neighbourhood
 - B Laburnum Road neighbourhood
 - C Dyscarr Close neighbourhood
 - D Goldthorpe Close neighbourhood
 - E Grosvenor Road neighbourhood
 - F Chestnut Road neighbourhood (new neighbourhood)
 - G Doncaster Road neighbourhood (new neighbourhood)
 - Links between neighbourhoods
 - Proposed links between neighbourhoods
 - Potential link

4.2. PROPOSED URBAN STRATEGIES

Overview

A series of proposed place-making principles are set out on the following pages to define the urban strategies in relation to the built form, public realm and landscape character.

Site constraints

As previously mentioned, the existing site constraints have been considered in the development of the design codes, some of which are seen as opportunities rather than obstacles. For example, the tree lined boundary along the Doncaster Road provides a buffer from the noisy A60 and the ditch with a hedge provides a setting for a new park.



Diagram of the site constraints 1:10,000 @ A3

- KEY
- Busy road

Hedge and trees

No access/blank boundary

Noise and pollution

Ditch/hedge

Sensitive boundary

Links and desire lines

The new desire lines aim to make connections between the new and the existing neighbourhoods and also considered future growth of Langold. Routes with dead ends have been avoided in order to increase permeability. The primary routes take on the gently sweeping geometry of the existing streets while secondary routes more direct links between them. In creating better connected, more legible developments, the proposed diagrammatic layouts deviate from the access points agreed in the outline e planning permissions.



Diagram of the proposed links and desire lines 1:10,000 @ A3

- KEY
- Primary links

Opportunity for primary links

Secondary links

Opportunity for future links

Building zones

The links and desire lines create building zones that are large enough to accommodate houses with front and back gardens.



Diagram of the proposed building zones 1:10,000 @ A3

- KEY
- Building zones

Green spaces

A range of green spaces are created within the larger building zones and provide the residents with leisure spaces and visual amenity. Public parks and gardens make connections between different streets while privately shared gardens bring together the residents from both existing and new houses surrounding these garden.



Diagram of the proposed green spaces 1:10,000 @ A3

- KEY
- | | |
|------------------------|--------------------------|
| Enlarged playing field | Public gardens |
| Public wilderness park | Privately shared gardens |

Street types

The new routes are given a hierarchy which contributes to the character of each street. The green routes are the primary village streets and serve as a spine for each neighbourhood. The long streets such as the green routes and neighbourhood streets are linked by smaller and more intimate connecting streets



Diagram of the proposed street types 1:10,000 @ A3

- KEY
- | | | |
|-----------------------|--------------------|------------------------|
| Green routes | Boundary streets | Links via green spaces |
| Neighbourhood streets | Connecting streets | Green spaces |

Rest and meeting spaces

A series of spaces for rest and opportunity to socialise are proposed at the junctions of the proposed desire lines. Similar to what was identified in the historical character area (A) in Langold, the public realm in these places is widened to provide area for street furniture, soft landscaping and trees.



Diagram of the proposed rest and meeting spaces 1:10,000 @ A3

- KEY
- | | |
|-------------------------|----------------------------|
| Green spaces | Links through green spaces |
| Rest and meeting spaces | |

Building heights

In keeping with the existing building heights of the village, the majority of the proposed buildings are 2 storeys in height. The height is increased up to 3 stories along the Doncaster Road and at the junctions identified for rest and socialising. Where the context is sensitive in terms of orientation, adjoining position or views, the building height is further reduced to 1 story.



Diagram of the proposed building heights and types 1:10,000 @ A3

- KEY
- | | |
|-------------|-------------|
| 1-2 stories | 2-3 stories |
| 2 stories | 3 stories |

Building uses

The buildings along the Doncaster Road have the opportunity to have large family houses and some occasional other use on the ground floor of some buildings, and villa type houses set in a garden similarly to the existing houses along this road. Elderly homes are proposed on the Doncaster Road site and large family houses are surrounding the green spaces on the Chestnut Road site.



Diagram of the proposed uses 1:10,000 @ A3

- KEY
- | | | |
|-----------------------------------|--|----------------|
| Semi-detached / terraced houses | Large family houses | Elderly houses |
| Villa type houses set in a garden | Large family houses, Opportunity for other use on the ground floor of occasional buildings | |

Public and privately shared gardens

The public gardens are accessed both from the street and the rear gardens of the surrounding houses and provide both a landscaped area as a visual amenity, rest space and informal play for children. The privately shared gardens are only accessed through the rear gardens of the surrounding properties and are shared between residents from both existing and new houses.



Diagram of the proposed privately shared and semi-public green spaces 1:10,000 @ A3

- KEY
- | | |
|------------------------------|------------------------------------|
| Semi-public green space | Shared access |
| Privately shared green space | Access from residential properties |

4.3. STREETSCAPE

Overview

The hierarchy of streets is carefully designed to create difference in character and establish a sense of place. This is achieved using the parameters of street and pavement width, building height, roof form, defensible space, landscape and architectural expression.

The following five types of streetscape are described in the next few pages, using a range of diagrams and precedents:

- The Village Road;
- Green routes;
- Neighbourhood streets;
- Boundary streets ;
- Connecting streets.

KEY

The Village Road

Green routes

Neighbourhood streets

Boundary streets

Connecting streets



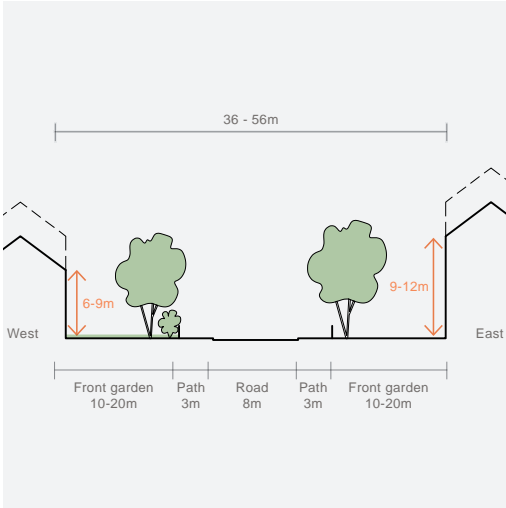
Diagram of the proposed types of streetscape 1:5,000 @ A3

The Village Road

Characterised by buildings with a taller ground floor as set along the main Village Road. Some occasional other uses could be introduced on ground floor. Buildings to have flat roof line. The Village Road is generous in width due to the deep gardens and lined with a variety of trees and tall shrubs.

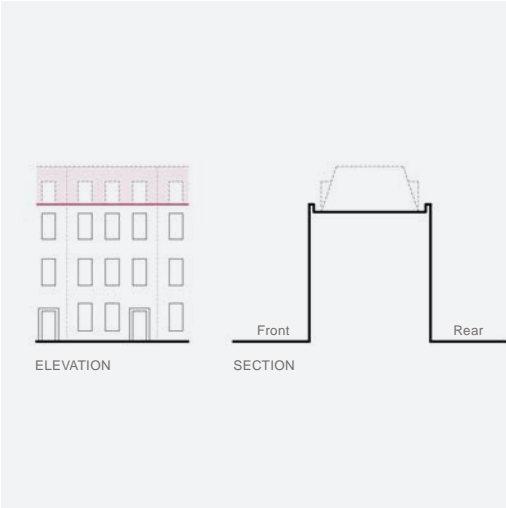
Height & width

Building height to vary between max.9m on the west side and max.12m on the east side. Street width between 36-56m.



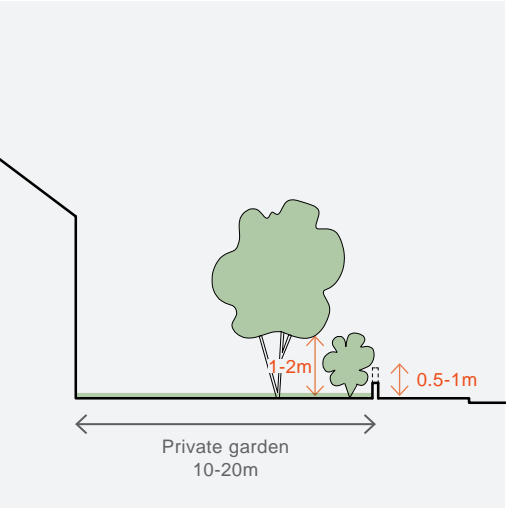
Roof form

Flat or set back mansard with dormer windows. Parapet line to be visually expressed.



Defensible space

Generous front gardens 10-20m in depth, separated from the road by a max.1m high wall and a 1-2m high hedge.



Landscape

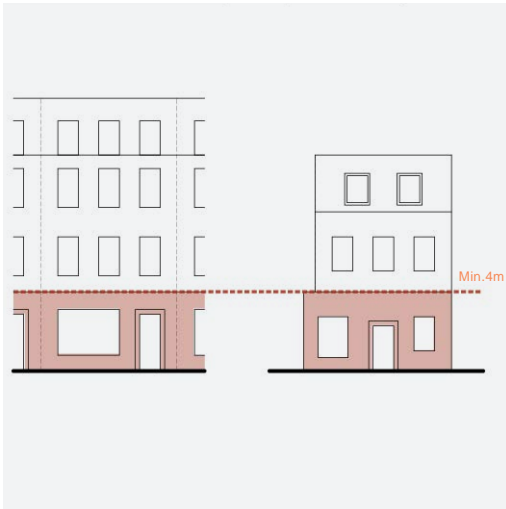
Lined with a variety of trees and shrubs in keeping with the existing street condition, softening the boundary between rural and urban.



Architectural expression

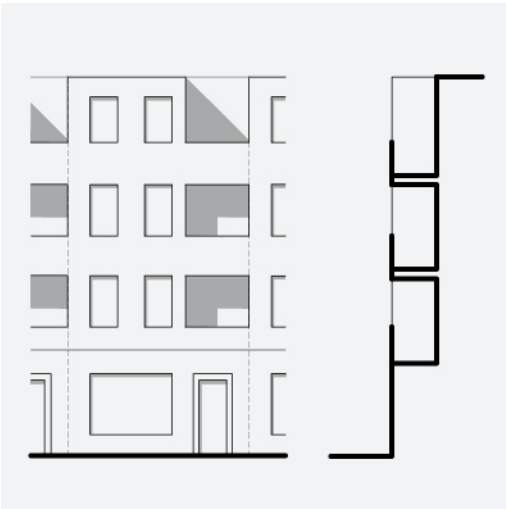
Horizontal datum

Ground floor to be min.4m in height and expressed with a horizontal datum line. Signage and awnings to be set under the datum line.



Recessed terraces and balconies

Use of recessed terraces and balconies for private amenity space in units above ground level.

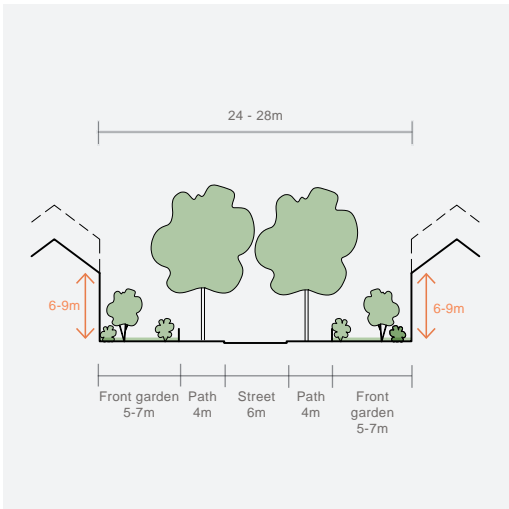


Green Routes

The most prominent streets within the new developments. They are formal in character and lined with equally spaced large trees which are the focus on the street. The pavements are wide and the front gardens are layered with hedges, shrubs and smaller trees.

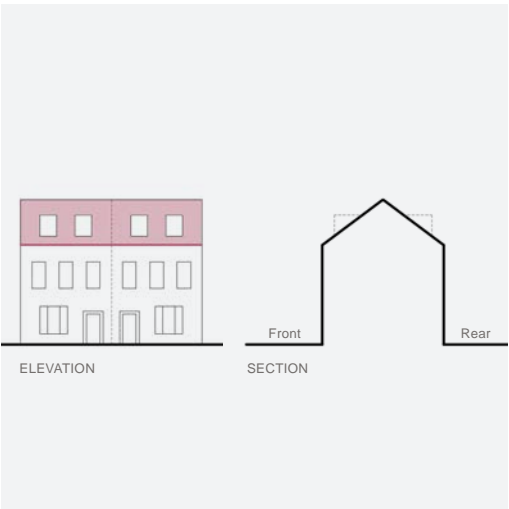
Height & width

Height of the buildings to range between 6-9m. Street width between 24-28m, depending on the size of the front gardens.



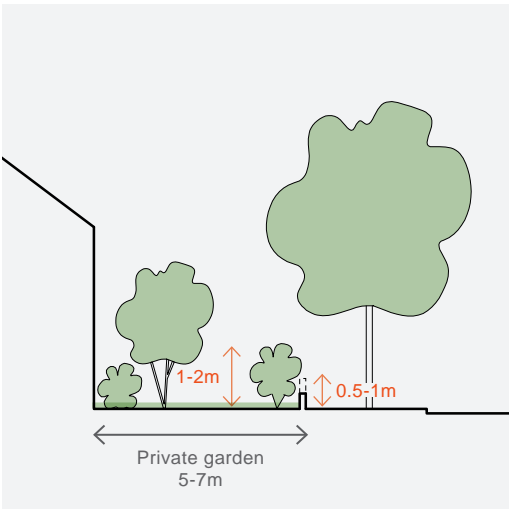
Roof form

Gable roofs with street facing eaves. Dormer windows could be used to both front and rear.



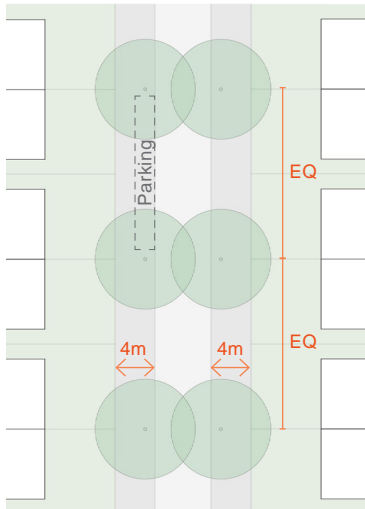
Defensible space

Front gardens 5-7m in depth layered with planting and trees. Separated from the street by a max.1m high wall and a 1-2m high hedge.



Landscape

Pavements min.4m in width and lined with large equally spaced trees. Potential for visitor parking to be located between the trees.

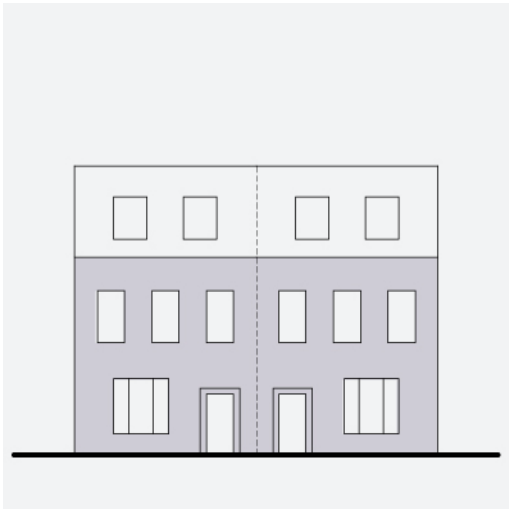


Formal facade arrangement
Reference image: Houses in Molenplein, Tony Fretton Architects

Architectural expression

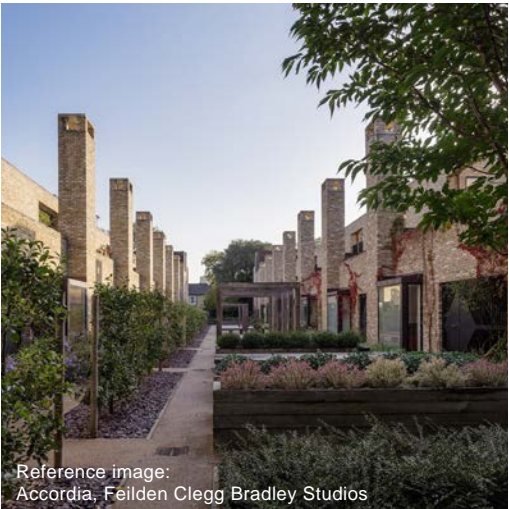
Formal façades

Semi-detached houses to have a symmetrical and regular arrangement of openings.



Chimneys

Use chimneys to enhance the rhythm and verticality of the facade in order to make this visible from distance.



Reference image:
Accordia, Feilden Clegg Bradley Studios

Materiality

Use buff and light bricks to enhance the greenery of the trees and gardens.



Rest and meeting spaces

Widened pavement all around to provide space for street furniture, planting and trees. Buildings to be taller or architecturally distinct from the rest of the street.



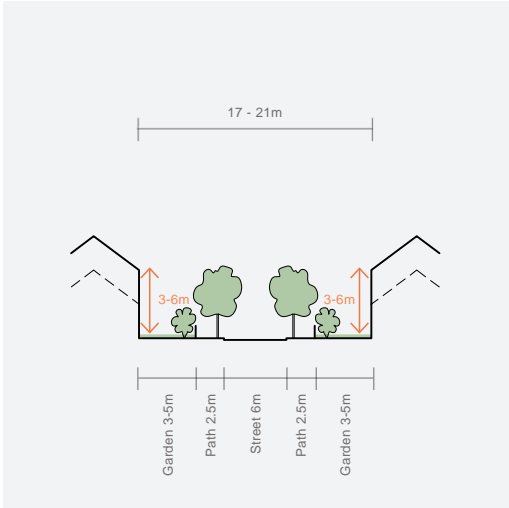
Reference image:
Dujardin Mews, Karakusevic Carson Architects

Neighbourhood Streets

The neighbourhood streets are informal in character which is expressed through a varied and playful facade composition, a widened material palette and irregular arrangement of trees.

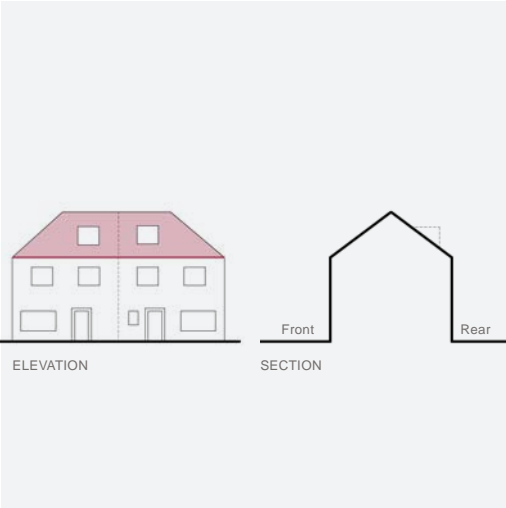
Height & width

Height of the buildings to range between 3-6m. Street width between 17-21m, depending on the size of the front gardens.



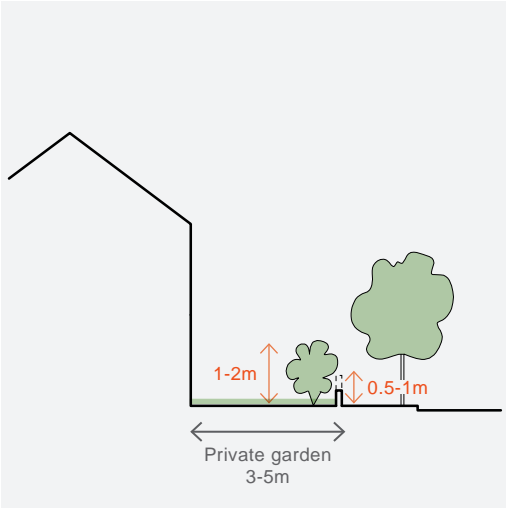
Roof form

Hipped roofs with a potential to have dormers.



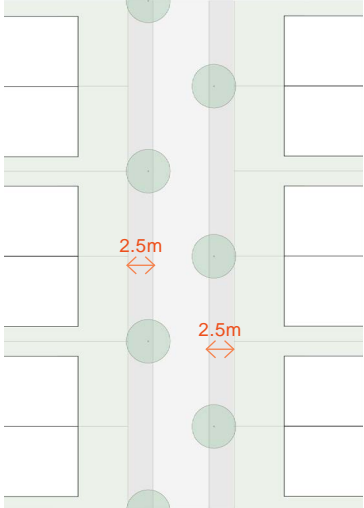
Defensible space

Front gardens 3-5m in depth, separated from the street by a max.1m high wall and a 1-2m high hedge.



Landscape

Pavements min.2.5m in width and lined with small trees in an informal arrangement.



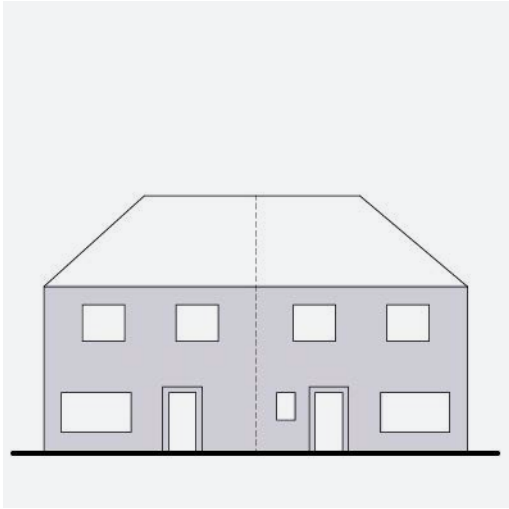
Informal facade arrangement
Reference image: St Chads, Bell Phillips Architects



Varied tonal palette
Reference image: St Chads, Bell Phillips Architects

Architectural expression

Informal façade arrangement
Composition of openings should be playful and varied.

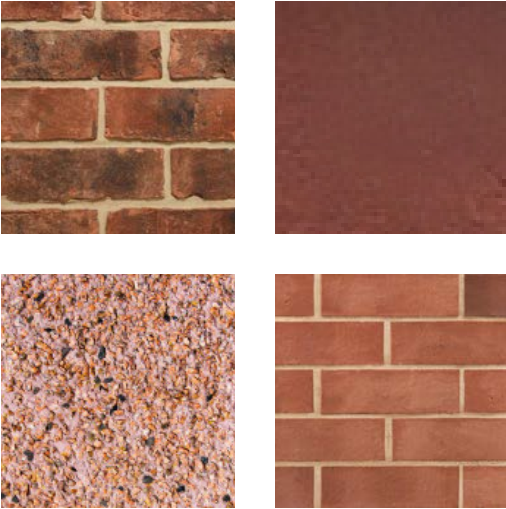


Entrances
Enhance the entrances through the use of solid canopies and porches.



Reference image:
Housing in Aldershot, Sergison Bates Architects

Materiality
Variety of natural materials within the tone range of the red brick.



Rest and meeting spaces

Widened pavement all around to provide space for street furniture, planting and trees. Buildings to be taller or architecturally distinct from the rest of the street.



Reference image:
Dujardin Mews, Karakusevic Carson Architects



Dormer windows
Reference image: Grover Close, Henley Halebrown Rorrison

Boundary Streets

Characterised by the single sided development that looks over the fields to the north and west. Low boundary condition and dormer windows emphasise the long views over the landscape.

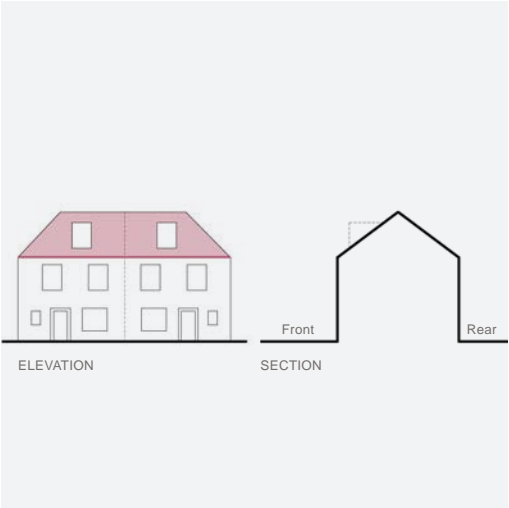
Height & width

Height of the buildings to range between 3-6m. Street width between 14-17m, depending on the size of the front gardens.



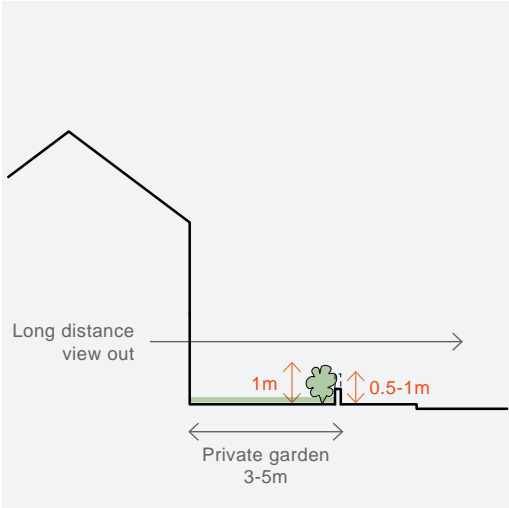
Roof form

Hipped roofs with dormer windows providing long distance views looking over the landscape.



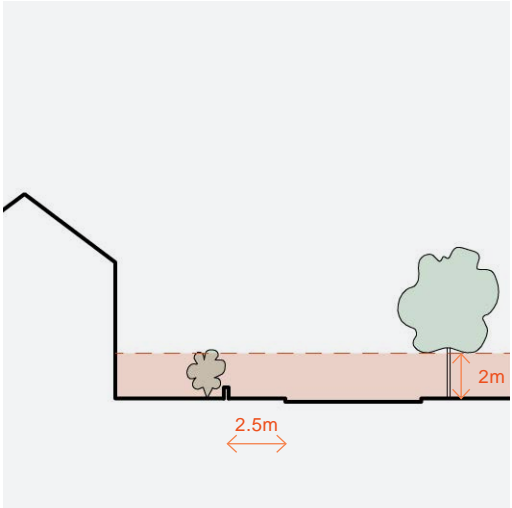
Defensible space

Front gardens 3-5m in depth. Separated from the street by a max.1m high wall and a low hedge, allowing long distance views from the ground floor.



Landscape

Pavements min.2.5m in width. Open side of the street to be lined with trees with a canopy 2m above the pavement surface.



Dormer windows
Reference image: Grover Close, Henley Halebrown Rorrison



Chimneys break down the scale of the building into individual houses
Reference image: Wildernesse Mews, Morris+Co

Architectural expression

Windows

Openings to have generous proportions, enhancing the views over to the landscape.



Reference image:
Housing in Aldershot, Sergison Bates Architects

Chimneys

Use chimneys to create a rhythm in the street elevation and increase the verticality.



Reference image:
Craddock Cottages, Stephen Taylor Architects

Materiality

Use red brick to give the village a clear identity upon the arrival from the north.



Rest and meeting spaces

Widened pavement all around to provide space for street furniture, planting and trees. Buildings to be taller or architecturally distinct from the rest of the street.



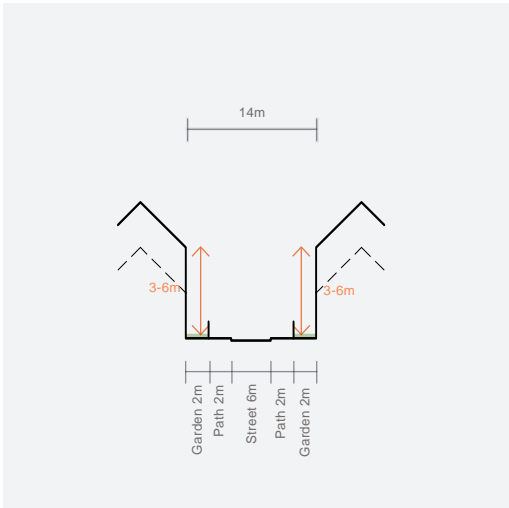
Reference image:
Dujardin Mews, Karakusevic Carson Architects

Connecting Streets

Informal, almost mews-like in character, the connecting streets have simple and modest terraces with small front gardens and interesting roof form.

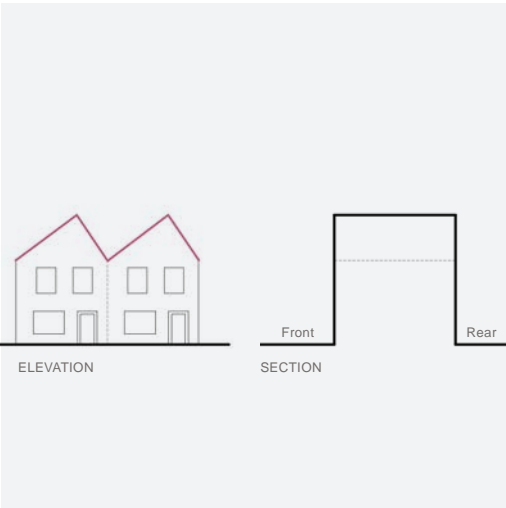
Height & width

Height of the buildings to range between 3-6m. Street width of 14m.



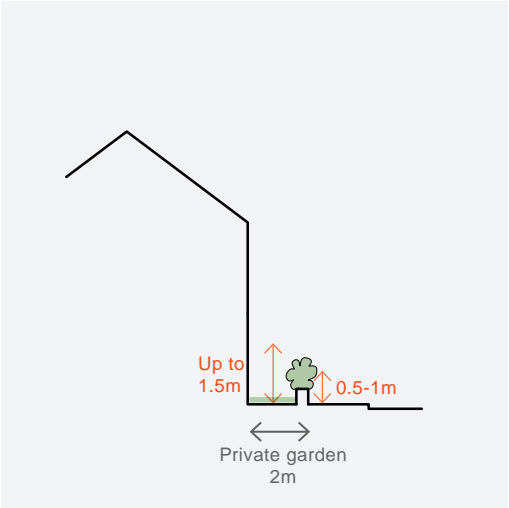
Roof form

Use simple zigzag roofs to create special moments in the otherwise modest streets.



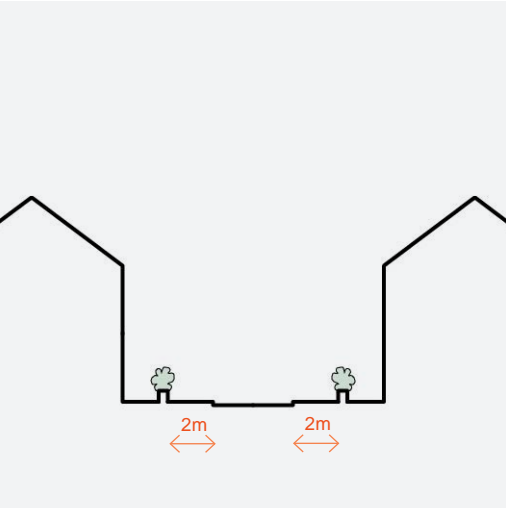
Defensible space

Front gardens 2m in depth. Separated from the street by a max.1m high wall with planters for flowers built in the wall.



Landscape

Pavements min.2m in width. Planters are built in the boundary walls to provide greenery and privacy.



Street facing gables
Reference image: Dujardin Mews, Karakusevic Carson Architects

Architectural expression

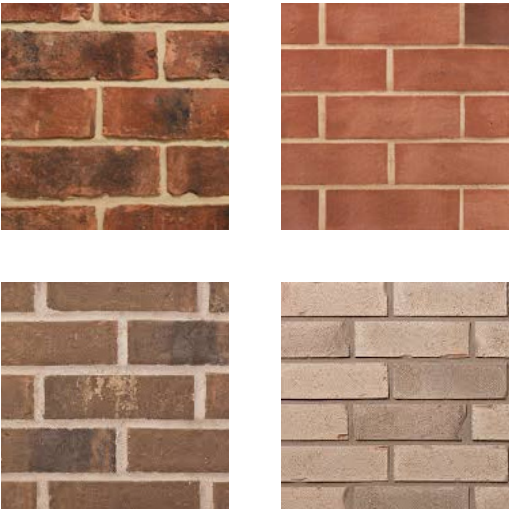
Informal façade arrangement
Composition of openings should be playful and varied.



Entrances
Entrances to be recessed, creating depth in the façade.



Materiality
Use brick only.



4.4. LANDSCAPE

Overview

The landscape types are carefully designed to create a variety of green spaces within the new development site and also support the existing community. The conditions of planting, furniture and play space have been used to create strong sense of place and variety in character.

The following four types of green spaces are described in the next few pages and illustrated with precedents:

- Doncaster wilderness park;
- Public green space;
- Privately shared gardens;
- Playing fields.

KEY

Doncaster wilderness park

Public garden

Privately shared garden

Playing fields



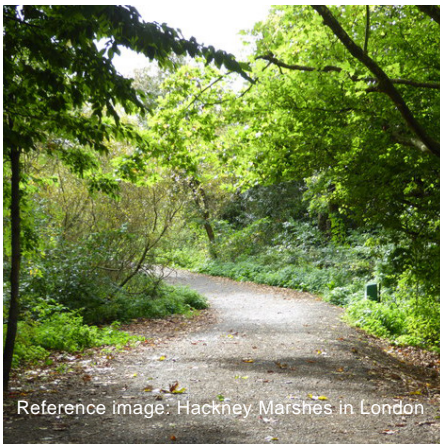
Diagram of the proposed types of landscape 5,000 @ A3

Doncaster wilderness park

The park aligns the existing hedge and the stream and connects the new neighbourhood with Doncaster Road.

Planting

Water loving plants and features forming an informal wilderness with a sense of discovery.



Furniture

Timber benches with and without tables for test and picnics.



Play space

Nature play spaces with old wood and branches, embodying the essence of the discovery.



Public green space

These gardens are shared between the residents of the community and offer a place for rest, leisure and visual amenity.

Planting

Fruit trees and fruit shrubs. Plants should be bee friendly, such as lavender and wild flowers.



Furniture

Timber benches with and without tables for test and picnics.



Play space

Dedicated play areas constructed of natural materials such as old wood and branches.



Privately shared gardens

These informal gardens are shared between the residents surrounding it and are accessed via private gardens.

Planting

Fruit trees and fruit shrubs. Plants should be bee friendly. Opportunity for a resident led community garden.



Furniture

Informal and resident led furniture.



Play space

Informal play and recreation for the children living adjacent to the privately shared garden.



Playing fields

Existing playing fields are extended to provide more recreation activities and connect neighbourhoods.

Planting

Lawn with some shrubs and trees along the boundary.





View of the road leading to Goldthorpe Farm overlooking Doncaster Road site on the right hand side

5. ILLUSTRATIVE VISION FOR DEVELOPMENT SITES

5.1. CHESTNUT ROAD SITE - 15/01605/OUT

Overview

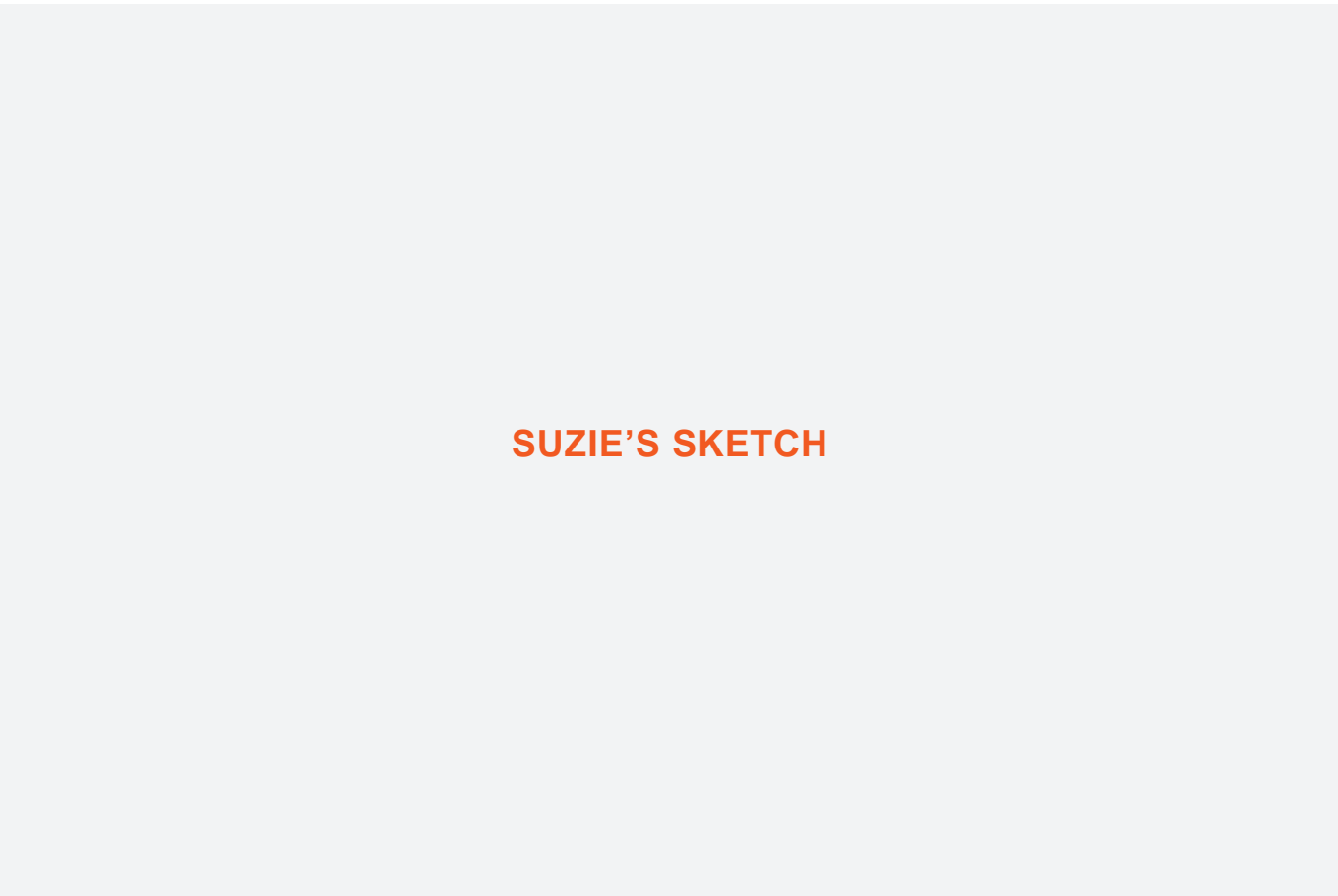
The plan and perspective images on the right hand side describe the illustrative vision for the Chestnut Road site and give an example of how the design codes could be used to create a successful masterplan and positive contribution not only to the development site but also the wider context of Langold.

The following points describe some of the key areas in detail:

1. The Green Route - A generous neighbourhood street lined with large trees and takes the residents from Doncaster Road to the extended playing fields.
2. Neighbourhood street - A street lined with small trees with pavement widening at three junction allowing the residents to rest and interact with each other.
3. Boundary street - A street connecting the allotments with Doncaster Road and providing long views towards the landscape in the west and north. The boundary of the site is softened with small trees.
4. Chestnut Road is extended into the development site in order to increase the connectivity between the neighbourhoods.
5. Small park.
6. Privately shared garden between all adjoining properties - Accessed via a gated path on the south and north. All properties adjoining this garden can also access it directly for the rear gardens. It is envisioned this garden would provide a play space for the children living locally.
7. Privately shared garden between all adjoining properties, including the existing houses towards the south. This space has a potential to provide a generous play space for the children and serve as a social space for the surrounding houses.
8. Extended playing fields.
9. Places for rest and social interaction - These are located at junctions where local residents are most likely to meet. They are marked with street furniture, large trees, planting and enclosed by architecturally distinct buildings.
10. Buildings are set back to mark the location of a rest space and also to add variety to street scape.
11. Boundary along the Doncaster Road to be soften with trees and hedges in order to provide privacy for the villa type houses and deal with noise and pollution.
12. The Green Route meets Doncaster Road at the junction of the road leading to the Goldthorpe Farm.

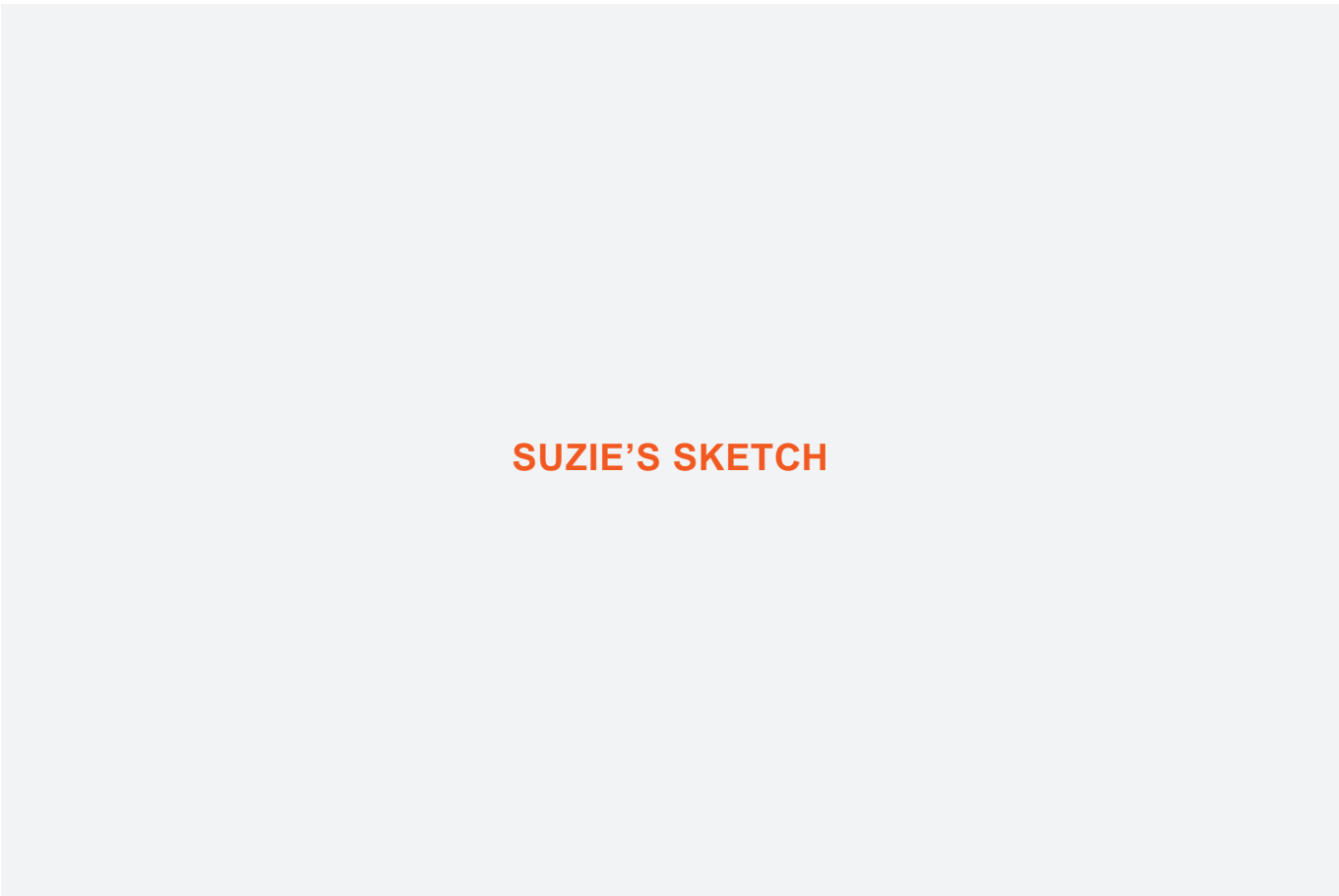


Illustrative vision for Chestnut Road site, 1:2,500 @ A3



SUZIE'S SKETCH

XXXXXX



SUZIE'S SKETCH

XXXXXX

5.2. DONCASTER ROAD SITE - 17/01462/OUT

Overview

The plan and perspective images on the right hand side describe the illustrative vision for the Doncaster Road site and give an example of how the design codes could be used to create a successful masterplan and positive contribution not only to the development site but also the wider context of Langold.

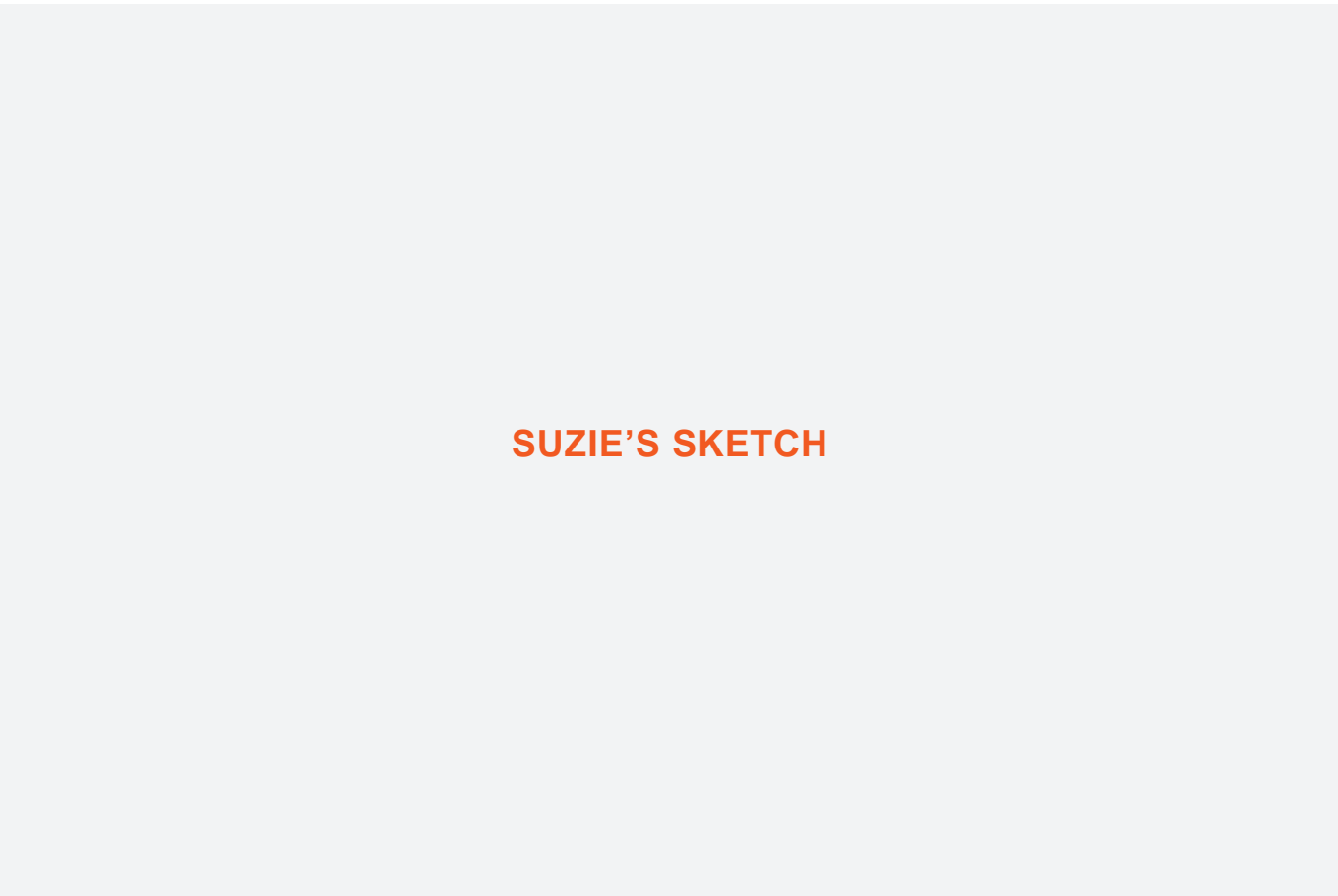
Similarly to the Chestnut Road site, the illustrative vision for this site takes advantage of some of the existing features such as the ditch with a hedge and the tree lined street edge along the west boundary.

The following points describe some of the key areas in detail:

1. The Green Route - A generous neighbourhood street lined with large trees and takes the residents from Doncaster Road to the extended playing fields.
2. Neighbourhood streets are lined with small trees and connect the new neighbourhood with Doncaster Road at three points. Chestnut Road is extended into the development site in order to increase the connectivity between the neighbourhoods.
3. The new entrance into the site aligns with Harrison Drive, strengthening the connectivity to other neighbourhoods.
4. Doncaster Park sits along the existing ditch and hedge which is to be retained. It connects the new Green Route with Doncaster Road.
5. Privately shared gardens between all adjoining properties, including the existing houses towards the south. This space has a potential to provide a calm space for the residents to meet and rest.
6. Existing trees along Doncaster Road to be retained in order to provide privacy, deal with noise and pollution.
7. Places for rest and social interaction - These are located at junctions where local residents are most likely to meet. They are marked with street furniture, large trees, planting and enclosed by architecturally distinct buildings. The buildings are set back to mark the location of a rest space and add the variety to the street scape.
8. Corner buildings adjoining the entrance into the park has a potential to accommodate retail or food&drink uses, marking the entrance into the park.

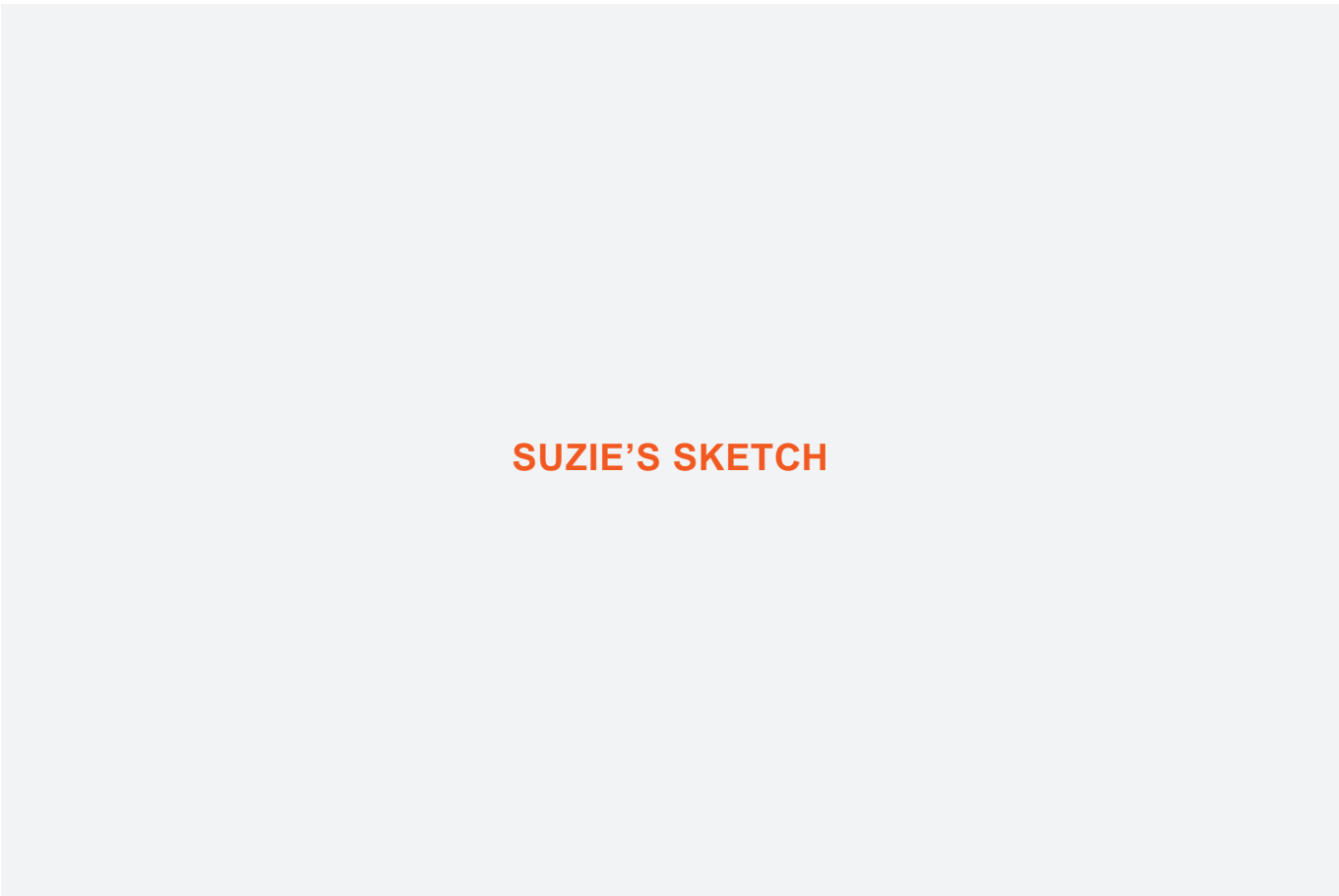


Illustrative vision for Doncaster Road site, 1:2,500 @ A3



SUZIE'S SKETCH

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SUZIE'S SKETCH

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