

### Sturton Ward: North and South Wheatley, Sturton le Steeple and North Leverton with Habblesthorpe Design Code

July 2020

#### **Addendum:**

The Sturton Ward Neighbourhood Plan (Review) has been modified subsequent to the publication of this document, in accordance with the recommendations of the Independent Examiner. References to sites and designations in this document may, consequently, differ to those included in the final version of the Neighbourhood Plan, and some sites and designations no longer feature in the Neighbourhood Plan. In all instances, the content and naming conventions used in the Neighbourhood Plan take precedence.

**Bassetlaw District Council, October 2021** 

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### Introduction

### **1. Introduction**

AECOM has been commissioned to provide design support to Sturton Ward Neighbourhood Plan Steering Group through the Ministry of Housing, Communities and Local Government's (MHCLG) Neighbourhood Planning Programme, led by Locality.

This Design Code has been produced to inform new development proposed in the area. It presents a summary of the key characteristics of Sturton Ward which make it a special place to live and visit. This information has then been used to inform specific design guidelines to promote sustainable development.

The approach set out here is supported by the National Planning Policy Framework (NPPF) which encourages Local Authorities to consider using design codes and guidelines to help deliver high-quality outcomes for new development. It is important, however, that codes and guidance find the balance between promoting and reinforcing local distinctiveness whilst allowing for innovation and originality. The NPPF suggests that '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' (NPPF, 2018).

The NPPF also emphasises 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' (NPPF, 2018). It is, therefore, important that planning policies and decisions address the connection between people and places and how any new development responds to and integrates successfully with the natural, built and historic environment.

### 1.1. Objectives

The main objective of this document is to establish principles so that new development is designed and planned with reference to the existing character and context of Sturton Ward, within its revised Neighbourhood Plan. It sets out a series of design guidelines related to residential development.

The document initially provides context to the design guidelines, including strategic issues identified during consultations with the Sturton Ward Neighbourhood Plan Steering Group. The aspirations of the communities involved—although not strictly design issues—need to be considered in the context of any design proposal.

This report also includes a high-level consideration of constraints for housing allocation sites, along with indicative masterplans.

### 1.2. Process

The following steps were undertaken to produce this document:

- Initial meeting with members of the Sturton Ward Neighbourhood Plan Steering Group followed by a site visit;
- Two further site visits, partly accompanied by Group members, to develop character assessments, design analyses and review housing sites put forward for allocation;
- Preparation of design principles and guidelines to be used when assessing future developments;
- Draft report with design guidelines; and
- Final report.



### 2. Context

# 2.1. Location and area of study

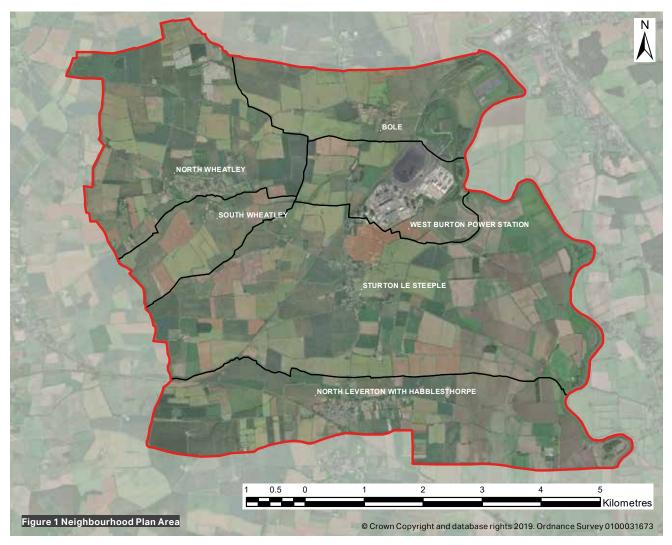
Sturton Ward is located in north Nottinghamshire, between 3km and 8km southwest of the town of Gainsborough (Figure 1). Covering an area of around 4,800 hectares (48 square kilometres), it comprises three parishes that represent the largest three settlements:

- North and South Wheatley (population of 489);
- Sturton le Steeple (486); and
- North Leverton with Habblesthorpe (1,047).

The Ward also includes the hamlets of Coates within North Leverton with Habblesthorpe parish; and Fenton, Littleborough and West Burton within Sturton le Steeple parish.

The civil parish and hamlet of Bole (population 247) in the northeast of the Ward is not assessed within this document.

Sturton Ward comprises small, nucleated villages, hamlets and isolated farmsteads set within undulating, largely open farmland that broadly dips eastwards towards the low-lying, drained Trent Washlands. The River Trent defines the eastern boundary of the Ward with the remainder of the boundary running through agricultural land. Farmland is characterised by large fields with hedges on high ground; smaller pastures around the villages; and open fields separated by drains within the Washlands.



Sturton le Steeple, Fenton and North Leverton originally developed in locations that were near to watercourses on the lower slopes of the clay-rich farmland (the area is known locally as 'The Clays') but also adjacent to the meadows, pastures and best soils for cultivation on the adjacent washlands.

North and South Wheatley, the northernmost of the three main villages, is located at a slightly higher elevation where the former wet-weather Roman Road between Lincoln and Doncaster crosses the more pronounced valley of Wheatley Beck. The hamlets of Coates and Littleborough lie further east, close to the River Trent in the otherwise undeveloped Washlands. The latter has historically been an important crossing point for the River Trent, dating back to Roman times when it was a significant fortified town known as 'Segelocum'.

Like North and South Wheatley, Sturton le Steeple is also located on the route of the Roman Road which runs northwest to southeast across Sturton Ward. This contrasts with the more characteristic pattern of eastwest or north-south routes that provide access between the villages and the surrounding farmland. North Leverton developed at a point where these routes intersect. The largely quiet, unclassified roads contribute to the rural character of the area which is relatively remote from major population centres. The only main road is the A620 which links the towns of Retford and Gainsborough, and skirts North Wheatley by way of a short section of dual carriageway bypass which was constructed in the 1930s.

Watercourses which drain the sloping agricultural land typically flow from west to east including Wheatley and Oswald Becks in the north, alongside unnamed becks in the south that form distinctive features running through the centre of Sturton le Steeple and North Leverton. The natural courses of these features are intercepted by the north-south Catchwater Drain which was completed in 1772 as part of measures to drain low ground between Laneham and West Burton. These works also included the creation of a flood bank along the River Trent and the construction of the Mother Drain which collected water from land closer to the Trent.

The River Trent is a significant landscape feature that has influenced historic development, trade and local architecture (e.g. through Dutch influences and features like tumbled brickwork). It is also a major barrier to eastwest movements with no crossing points along a 15km section between Gainsborough in the north and the A57 toll bridge at Dunham upstream. The former ferry at Littleborough, mid-way through this section, ceased operation in 1910. The sinuous course of the Trent has altered over time, most notably at West Burton where a tight meander known as 'Burton Round'—referenced in Shakespeare's Henry IV—was cut off when the River changed course at the end of the 18th century.

Dominating many—but not all—views within the Ward are the power stations at West Burton and Cottam, the latter located just outside the Ward boundary to the south. The cooling towers and associated high voltage transmission lines were first constructed in the 1950s, taking advantage of proximity to water from the Trent and both Yorkshire and Nottinghamshire coalfields. The coal-fired power station at Cottam closed in 2019 but both sites have gaspowered plants which will continue to produce energy through to the 2030s. The Retford to Gainsborough railway line, served by passenger trains from Sheffield to Lincoln, traverses the Ward from southwest to northeast, although there are no stations within the Ward itself. The former railway line, closed to through traffic in 1959, was reopened as a freight-only branch to Cottam power station.

An extensive network of public rights of way—including footpaths, bridleways and other routes with permissive access—links villages and farmsteads across the Ward, providing amenity value to both local residents and visitors. The waymarked Trent Valley Way, a long-distance walking trail between Nottingham and Gainsborough, runs through the three main villages. Locally-signposted cycle routes, including those marketed by the Trent Vale initiative, make use of rural lanes and off-road routes.

# **2.2. Landscape and townscape designations**

The Ward contains a single Conservation Area at Wheatley which was designated in 2010 and encompasses both the north and south parts of the village. No published appraisal exists but a Designation Statement, dated June 2010, provides a short description of key features. It notes that the special interest is derived from '...the historic layout, street pattern and architectural form; as well as the attractive green spaces, verges and hedges'.

Excluding Bole, the Ward includes a total of 60 listed buildings and four scheduled monuments. The following are Grade I listed and described by Historic England as being of 'exceptional interest':

- The ruins of the Church of St. Helen (also a scheduled monument), South Wheatley;
- The Church of St. Martin, North Leverton;
- The Church of St. Nicholas, Littleborough.

The following Grade II\* buildings are described by Historic England as 'more than special interest':

- The Church of St. Peter and St. Paul, Sturton le Steeple;
- The Church of St. Peter and St. Paul, North Wheatley;
- North Leverton Windmill.



The remainder (54) are Grade II listed buildings which are described by Historic England as being of 'special interest'. These are largely 17th to 19th century domestic or agricultural buildings, reflecting the historic development of the area.

Scheduled monuments include:

- The ruins of the Church of St. Helen in South Wheatley (also Grade I listed);
- The medieval settlement and open field system immediately southeast of Low Farm, Sturton le Steeple;
- The Roman town in Littleborough know as 'Segelocum' -(two designations).

Other than the North and South Wheatley Conservation Area, the Ward does not include any designated areas at local or national level on account of landscape quality or value (for example, registered parks and gardens; Areas of Outstanding Natural Beauty; National Parks; and Local Plan policy designations).

The Local Plan identifies a small number of Local Wildlife Sites, all of which are located outside settlement boundaries and generally include areas of grassland, ditches, woodland and green lanes.

Bassetlaw District Council has identified a number of buildings and structures as 'non-designated heritage assets'. It has also classified key man-made landscapes as 'unregistered parks and gardens'. These have a degree of heritage significance meriting consideration in planning decisions, but do not meet the criteria for designated heritage assets.

The large number of non-designated heritage assets in the Ward are largely 18th to 19th century brick and pantile buildings which reflect the dominant agricultural vernacular.

Two unregistered parks and gardens are situated within the Ward: Habblesthorpe churchyard and South Wheatley churchyard.

The Neighbourhood Plan identifies 'significant green gaps' which provide amenity, visual and landscape value. These are referenced in this report where appropriate.



The overgrown Habblesthorpe churchyard in North Leverton



# 2.3. Strategic issues / engagement

Members of the Sturton Ward Neighbourhood Plan Steering Group were invited to share their knowledge and experience of Sturton Ward during a site visit on 16th May 2019. This comprised an accompanied walkround of the three villages and the surrounding areas, followed by discussions at Sturton le Steeple village hall.

A second unaccompanied site visit was undertaken on 11th July 2019, followed by a short discussion with Steering Group members.

A third visit took place on 4th March 2020. This visit was partly accompanied by residents of North and South Wheatley and North Leverton with Habblesthorpe. Observations made from all three visits have been used to inform this Design Guide.

Several key considerations and strategic issues emerged from these consultations and helped to inform the preparation of this Design Guide. These issues represent the aspirations of the Sturton Ward Neighbourhood Plan Steering Group which can be achieved through design. These are summarised below:

- Although there are broad similarities between the villages within the Ward, the individual villages display different characters. Designs should reflect these specific qualities and each settlement's particular 'sense of place', rather than generic responses.
- Residents appreciate the character of the villages; for many, this is the reason that they live in and/or moved to the Ward. There is a desire to maintain this special character through a respect for the vernacular including materials, scale, height, density and relationship to the wider settlement.
- New development tends to be focused on large threeto-five bedroomed properties but there is strong local preference and requirement for smaller units.
- Many prospective development plots are small-scale. This can present a challenge in terms of delivering a range of property types within a single site.
- Development densities should be in line with those already present.
- Stronger, more locally-focused design guidance is needed to avoid low-quality buildings in generic styles.
- Open spaces are integral to the character of the villages and are attractive, valued and well-used.

These contribute to the quality of life and community cohesion within Sturton Ward.

- The close relationship between the villages and the wider rural landscape is appreciated, particularly when glimpsed from within the settlements.
- Consideration should be given to the needs of car ownership in rural areas, with some households requiring space for up to four vehicles.

### 2.4. Site allocation review

A number of sites were identified via AECOM's 'Site Options and Assessment' activity as being suitable and available for development. These sites have been reviewed by the Steering Group and a number have been taken forward as proposed allocations, in addition to other sites brought forwards via the Neighbourhood Plan consultation process.

A list of potential sites was circulated and agreed with the Steering Group. This report includes a high-level review of landscape and visual matters in order to guide decisionmaking and can be used as evidence to support site allocations in the Neighbourhood Plan. The findings are informed by the baseline character assessment and are provided in Section 5.

### **Character assessment**



### 3. Character assessment

### **3.1. Introduction**

This section outlines the broad physical, historical and contextual characteristics of settlement within Sturton Ward. Character assessment is used to describe and articulate what is special and distinctive about a place. It is used to identify recognisable patterns, elements or characteristics which make one place different from another. This report is focused primarily on the character of the three individual villages within which development is proposed. The features introduced in this section are later used to inform the design guidelines.

# **3.2. Existing character assessments and design guidance**

A number of published character assessments and management strategies have relevance to the Neighbourhood Plan Area.

### **3.2.1. National Character Areas** (NCA)

NCA are high-level strategic assessments which consider landscape character at a broad scale across England, with 159 areas described. The Plan area lies within NCA48: Trent and Belvoir Vales, published in 2013.

#### **3.2.2. Bassetlaw Landscape** Character Assessment

At a local level, the landscape has been subdivided into Regional Character Areas (RCA) and smaller divisions including Landscape Policy Zones (LPZ). The area west of the Mother Drain lies largely within the Mid-Nottinghamshire Farmlands LPZ, with land to the east lying largely within the Trent Washlands LPZ.

#### **3.2.3. Successful Places**

Bassetlaw adopted the 'Successful Places' residential design guide in December 2013, providing guidance on good design to support Local Plan policies.

### **3.3. Character assessment**

Three distinct character areas have been identified within Sturton Ward based on the settlement boundaries and immediate context of the three largest villages: North and South Wheatley, Sturton le Steeple and North Leverton with Habblesthorpe. The surrounding rural areas and isolated hamlets within the Neighbourhood Plan Area are covered by existing the Landscape Character Assessments referenced in Section 3.2 and are not considered in detail here.

The emphasis of this report is on good-quality development which reflects the subtle differences between the three settlements. For brevity, the villages haven't been subdivided into smaller character areas; rather, identifiable characteristics within particular areas of each village have been highlighted and described wherever appropriate.



### **3.3.1. North and South Wheatley character area**

Figure 2 shows the settlement pattern of North and South Wheatley, along with designations and heritage assets described over the following sections.

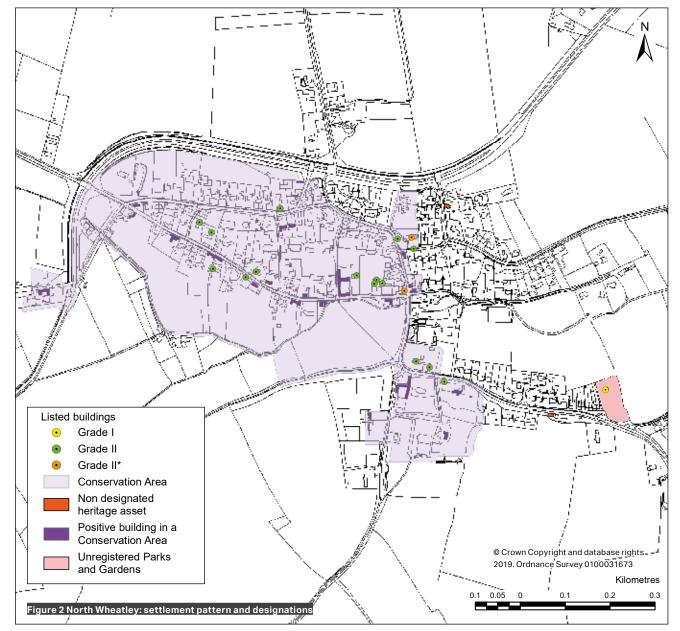
# Landscape/townscape structure or settlement pattern

Although the villages of North and South Wheatley are considered to be a single entity today, they were historically separate and each settlement had its own church. They were separated by Wheatley Beck. This has resulted in a settlement pattern which contrasts with the flat, linear villages that are more typical of The Clays area, including Sturton le Steeple and North Leverton with Habblesthorpe.

The two villages of North and South Wheatley developed as agricultural settlements either side of a crossing point on the former Lincoln to Doncaster Roman Road which traversed the boggy floodplain of Wheatley Beck, taking advantage of a sheltered bowl within the rich clay farmland. Although there has been some coalescence, the Beck still provides a distinctive green corridor which contributes to the rural character of the area.

North Wheatley—the larger of the two settlements—is centred on the junction immediately north of the Beck crossing, rising uphill from The Old Hall to the hilltop Church of St. Peter and St. Paul. Historic routes extended to the west along Low Street and the more elevated Top Street, the latter being the original Gainsborough Road before the bypass was built in the 1930s.

Cambs Lane, Stone Lane and Goachers Lane are narrow sloping links between the two main parallel streets, sunken into the soft clays. These quiet backwaters



contribute to the intimate character of scattered former agricultural buildings—dating back to the 17th century which dominate this area. The narrow Top and Low Pasture Lanes extend to the east, albeit with fewer historic buildings. Building curtilages within the village are largely derived from small-scale plots which would have included smallholdings and orchards. The village is historically associated with soft fruit growing.

The settlement pattern remained largely intact until World War II after which gradual infill took place, particularly along Top Pasture Lane and to the eastern edge of the village. This infill—which has historically included localised replacement of dwellings—continues today, such as around Eastfield. A single, more substantial development was the c.1980s cul-de-sac of Glebe Close, on a field west of The Vicarage. A small cluster of residential and agricultural buildings lies just north of the bypass on Wood Lane and is closely associated with fruit-growing.

South Wheatley is the smaller of the two settlements. The older buildings are concentrated close to the junction of Sturton Road and Muspit Lane, near the Beck crossing point. Sturton Road rises to the ruined 11th century Norman Church of St. Helen which, like the Church of St. Peter and St. Paul across the Beck, occupies an elevated position, albeit in this case on the periphery of the village. Between these two older landmarks is a ribbon of post-War residential housing including a small cul-de-sac known as 'The Meadows'.

Construction of the primary school, the village hall and facilities associated with the Recreation Ground has led to some erosion of the Beck corridor, but much of this remains undeveloped and maintains a level of separation between the two settlements.











#### Heritage assets

The distinctive historic character of North and South Wheatley is recognised through the Conservation Area designation which encompasses the western part of the larger North village and the historic centre of the smaller South village. It includes a number of listed buildings set within the network of often narrow lanes, either side of the open fields of Wheatley Beck. Both are shown on Figure 2. The majority of these buildings have agricultural origins, reflecting the close connection between the village and its rural setting.

The oldest buildings in the village are the two churches, both of which occupy high points on opposite sides of the valley and reflect the historic separation between the two settlements. The ruined Church of St. Helen in South Wheatley (Grade I listed and a scheduled monument) is the older of the two, with the remnant Norman chancel arch likely to date from the 11th century. The surviving tower was probably built in the 15th century. The parish was joined to North Wheatley in 1883 and much of the Church was demolished soon after. Recent restoration work by English Heritage has created an attractive setting for the ruins with pleasant views into the surrounding countryside.

The Grade II\* listed Church of St. Peter and St. Paul in North Wheatley has 15th century origins, although the commanding position is likely to have been the site of an earlier building. The impressive early 19th century Grade II listed stone boundary retaining walls add to the prominence of the Church, and provide an elevated setting for the Grade II listed War Memorial.

The oldest domestic buildings are located close to the Beck crossing point. A Grade II\* listed building—The Old Hall—and an adjoining farmhouse occupy key locations. Grade II listed buildings elsewhere in the village largely comprise 18th and 19th century agricultural buildings such as barns, farmhouses, pigeon cotes, stables and outbuildings such as those associated with The Manor, Corner Farm, Bar Gate Farm, West Moor Farm and Plum Tree Farm. The 19th century former Plough Inn on Top Street is now a residential property.

There are just three non-designated heritage assets in North and South Wheatley, possibly a reflection of the scope of the original Bassetlaw District Council survey in which buildings of note in the the Conservation Area are termed 'positive buildings'. The grounds of the Church of St. Helen are recorded by Bassetlaw District Council as being an undesignated park and garden.









# Green spaces, public realm and streetscape

A number of Strategic Green Gaps (SGG) and Local Green Spaces (LGS) have been identified by the Steering Group and are shown on Figure 3.

Most public green spaces in North and South Wheatley occupy the valley floor flood plain of Wheatley Beck which runs through the centre of the village. It hosts well-equipped formal facilities centred on the Recreation Ground which includes a cricket pitch; tennis courts within Wheatley Tennis Club; play equipment; and a bowling green next to the primary school. A semi-circle of formal green space—with mown grass, raised planters, seating and a wooden shelter—provides a focal point on Sturton Road. Public footpaths cross the valley, providing access to the facilities and offering easily-accessible rural views. The Beck itself provides visual interest including a distinctive cobbled floor—formerly a sheep dip—visible from Low Pasture Lane.

On the edge of South Wheatley, the well-maintained, recently-renovated churchyard around the ruined Church of St. Helen allows views across the surrounding countryside framed by mature trees. Trees also frame views from the churchyard of the Church of St. Peter and St. Paul in North Wheatley, albeit from the centre of the village. A small triangular area on Top Street was once North Wheatley's village green and the site of an annual Hiring Fair, as described on a nearby information board.

North Wheatley is notable for the level of tree cover within private gardens which partly relates to former agricultural plots and smallholdings as well as historic orchards. In combination with garden planting, these trees provide a pleasing and balanced composition with the scattered brick houses often softening the visual influence of more modern properties. The presence of trees is accentuated



by the sloping ground which rises to the mature specimens around the Church, The Vicarage and Fountain Lodge. Mature trees are also present around the older buildings in South Wheatley, including Corner Farm and the ruined Church, although the character of Sturton Road between the two is more open due in part to the relatively recent addition of housing.

Trees within the Conservation Area are subject to protection but Tree Protection Orders (TPOs) are also in existence for mature specimens in the oldest parts of the village.

#### Pattern and layout of buildings

The pattern and layout of buildings in North and South Wheatley exhibit similarities related to the age of their development, but the two differ in terms of scale and extent.

Low Street is the focus of older development in North Wheatley where the pattern is generally derived from the layout and historic curtilages of former 17th to 19th century detached farmhouses and converted barns. These often front the road and frequently retain a historic farmstead arrangement which includes courtyards and relatively large grassed or garden areas. Plots range in size and shape with dwellings to the south of Low Street often having long rear gardens which extend to Wheatley Beck and back onto open fields.

Outside these older areas—along Stone Lane, Top Street and to the east of the village along Top and Low Pasture Lanes—housing is largely post-War, resulting in a more regular pattern of detached houses in evenlysized plots which have often been derived from larger fields. There are exceptions, however, such as the larger plots associated with the former vicarage to the rear of the Church of St. Peter and St. Paul; the Plough Inn; and











the Old School House. Modern housing is generally set back from the road with well-maintained front gardens which make a positive contribution to village character. Properties along Low Pasture Lane, whilst of varied style, present a continuous frontage that faces the Beck and the Recreation Ground.

Single-storey Local Authority housing around a courtyard at Church Close represents a small-scale, balanced intervention in North Wheatley. The more recent Glebe Close development is of a large scale and offers a more orthodox, cul-de-sac layout with limited delineation of front gardens. This development is accommodated within former field boundaries resulting in limited wider visual impacts.

South Wheatley echoes the layout of North Wheatley but on a much smaller scale, with a relatively simple linear development that is anchored by the older former farm buildings to the west and the ruined Church of St. Helen to the east. Linking the two along Sturton Road is ribbon development of post-War detached and semi-detached houses and bungalows, in generally equal-sized plots set back from the road. There is only one cul-de-sac in South Wheatley (The Meadows).









#### **Views and landmarks**

The open corridor of the valley and rising slopes provide opportunities for attractive, changing views to and from the brick and pantiled village and the surrounding rural landscape. These contrast with the more intimate, smaller-scale qualities derived from the interaction of the streetscapes, buildings and trees within the village itself. The Village Design Statement highlights some of these views, as follows:

'The views on the village boundary from Muspitts Lane or Church Hill are breathtaking, and that from SS Peter and Paul at the top of Church Hill shows the opposite hills to perfection. Conversely, the views from the Playing fields, the Chapel field, or the Cow Field from St. Helen's, give a wonderful view and sense of the village diversity and character. Other much-valued views are those giving a break form housing into the surrounding fields and hills, typically those occuring in Low Street and Top Street'.

The combination of topography, built form and vegetation means that longer-distance views of the countryside are mainly glimpsed through gaps from the elevated Top Street and Middlefield Road in North Wheatley. Views to the north are largely screened, ensuring that the bypass has limited visual influence on the settlement.

Medium-range views are available along Wheatley Beck where the presence of actively-farmed fields provides a rural foreground to North Wheatley, particularly from the Chapel Field. The open rural views from Low Street between the Methodist Chapel and Longhythe contrast with the relatively confined streetscape along this route.

Expansive views are available from the ruined Church of St. Helen, including of the Church of St. Peter and St. Paul which is set within mature trees and visible across the valley; and framed vistas across the Trent Vale towards West Burton power station. Views to the east are most regularly enjoyed from the village hall, the primary school and the Recreation Ground.

Aside from the Churches of St. Helen and St. Peter and St. Paul, landmarks are more low-key with limited wider influence. These include the distinctive Methodist Chapel on Low Street; The Sun Inn pub as a gateway to the west; and The Old Hall at the main crossroads in North Wheatley.

To the south, the imposing pigeon cote near Corner Farm (Shepherd's Lodge) and the long wall of the Big Barn at



Views towards West Burton from the grounds of the Church of St. Helen



The Manor (now the Post Office)—within a setting of mature trees and fields—provide a distinctive set piece when approaching the village from the south. However, none of these buildings are prominent within views beyond the village confines.

# Building line and boundary treatment

The older, former agricultural buildings along Low Street and Church Hill often front directly onto the pavement, creating a more enclosed, intimate character where the built form is more dominant. However, even here, this is softened by the presence of private gardens with mature trees, views across the Beck, intermittent hedgerows and grassed verges.

Higher up the hill in North Wheatley and towards the east of the village, buildings are generally set back from the road with well-vegetated front gardens and hedges or brick walls to the highway.

A key characteristic of North Wheatley is the limited extent of footways. These are often to one side of the road only or are absent altogether, notably along Middlefield Road. The presence of mown grassed verges and banks in their place contributes to the village's rural character and forces a reduction in on-street parking. To the eastern edge of North Wheatley, high and often unmanaged hedges accentuate the settlement's rural character, such as along Top Pasture Lane. Footways are also absent from the narrow lanes between Low Street and Top Street.

Away from the older buildings in South Wheatley, building lines are dominated by post-War dwellings set in front gardens behind hedges. Again, there is a single footway with a grassed verge that reduces the influence of the broad, relatively straight carriageway of Sturton Road.







#### **Building heights and roofline**

Older properties in North and South Wheatley generally have gabled roofs, sometimes steeply pitching. However, roofs on older properties in the village are also sometimes hipped, as demonstrated at Bar Gate Farm and The Old Hall.

Farmhouses and domestic buildings are typically two storey, occasionally with garrets (e.g. Corner House) and lighted cellars on slopes (e.g. on the corner of Church Hill and Church Street). The pigeon cotes and barns in South Wheatley are noticeably taller than other buildings. Agricultural outbuildings, many of which have been converted to residential use, are generally single storey.

Post-War properties generally have a more even distribution of hipped and dormer roofs, with both twostorey properties and single-storey bungalows present. Roof pitches are generally shallower.

Recent development on Glebe Close adds single-storey garages into the mix. These typically adjoin houses and have gabled roofs, while houses on Church Street have flat-roofed garages. Dormers are rare, being generally limited to c.1960s housing on Eastfield. Some decorative front gables are present on recent dwellings on Low Pasture Lane.

Chimneys are a common feature located variously on gables, ridges and occasionally corners. They are mainly simple and without ornamentation. In general, older rooflines haven't been altered since construction, other than the inclusion of rooflights













Lilac Cottage: an 18th century two-storey cottage with simpl chimneys

#### Architecture

The historic architectural style in North Wheatley is the red brick and pantile vernacular of The Clays which has been reflected in some of the more recent development.

As with other villages in the Ward, buildings often display small-scale but locally-distinctive brick decoration. These include tumbled-in gable ends; coped gables with kneelers; dentillated or cogged eaves; and brick detailing above windows and doors. The Old Hall illustrates many of these details at their most ornate: Nikolaus Pevsner described it as 'wonderful decorative brickwork'. This brickwork includes prominent, half-circle mullioned lunettes alongside mullions, transoms, lonic pilasters and obelisks.

Ventilation gaps in the brickwork (breathers) of former barns are also distinctive. A prominent example can be found in South Wheatley on The Manor's Big Barn which now houses the Post Office. This building also exhibits distinctive round (oculus) windows with brick detailing. Another characteristic feature of the village is the notable presence of pigeon lofts, perches and dovecotes, with Pevsner noting that 'nearly every sizable farm has one as a separate building or above farm buildings'. The most prominent example of this is at Shepherd's Lodge on Sturton Road.

These brick details have been incorporated into some of the more recent dwellings, mainly through the addition of dentillated eaves which have become almost ubiquitous. Many post-War dwellings are roofed with grey or brown concrete tiles. Incongruous decorative hung (vertical) tilling is present on the post-War Top Street Flats. Windows in older buildings are often sliding Yorkshire sashes.

Generally, despite the variation in building styles and ages, the relatively consistent use of red brick creates a balanced, homogenous appearance. Isolated exceptions include timber weatherboarding (e.g. on the primary school, some bungalows and a single new-build on Low Pasture Lane) and a handful of rendered or whitewashed buildings, including the previously-referenced Plough Inn.













#### Land use, activity and parking

The two villages of North and South Wheatley were historically agricultural and dominated by farmsteads, particularly along Low Street. Today, they are almost wholly residential with many former farm buildings converted into habitable dwellings. Any agriculture that takes place is generally on a hobby or smallholding scale. The largest remaining working farm in the village itself is based at Sunny Mount on the southern edge of South Wheatley. Beyond the village boundary, north of the bypass, orchards reflect the area's fruit-growing heritage.

Other land uses are largely contained along Wheatley Beck between the two communities. These include North Wheatley CofE Primary School, the village hall, the bowls and tennis clubs and the Recreation Ground. A combined shop and Post Office is located in the Big Barn at The Manor on Sturton Road. Other key land uses are related to the church, with the Church of St. Peter and St. Paul to the north and the remains of the Church of St. Helen and its churchyard to the southeast. The one remaining pub in the village is The Sun Inn, on the western entrance to North Wheatley.

Activity is largely confined to the area around the village hall, the primary school—with associated parking problems at pick-up and drop-off times—and the Recreation Ground. Further activity revolves around The Sun Inn on the western edge of the village. The bypass means that through traffic is lim ited with access mainly required for village facilities, other settlements in the Ward and West Burton power station.

Development within the village generally provides offstreet parking for residents. Limited on-street parking opportunities afforded by the soft verges and the narrow width of many roads results in few parked cars on highways, enhancing the visual appeal of the village. Where cars are parked on roads (e.g. along Low Street), this creates limited space to pass.











#### Positive aspects of character

- Prominent, focal landmark buildings that lend architectural interest to the village, including the Church of St. Peter and St. Paul, the Methodist Chapel, The Old Hall, Corner Farm and its barns, and The Manor and its barns.
- The largely harmonious appearance of red pantile and brick buildings—despite individual variations and orientations—set within trees and rising up the slope towards the Church, particularly when viewed from fields to the south of the Beck.
- The broad green swathe of the original flood plain between North and South Wheatley, including Wheatley Beck and the unusual and distinctive historic sheep dip.
- Good examples of brick decoration that are a distinguishing feature of The Clays, exemplified by the frontage of The Old Hall.
- Views that connect the village to the farming hinterland including views over Chapel Field from Low Street and Sturton Road; views south from the Church of St. Peter and St. Paul; and views east from the Recreation Ground.
- The well-executed conversion of the Grade II listed Big Barn—part of The Manor—to a shop and a Post Office. This provides a valued resource and focus for activity in the village and the surrounding area.
- High-quality provision of local office accommodation at Corner Farm.
- Sensitive residential conversions of historic buildings, such as Gibbons Court, which retain features, elements and layouts that provide a strong

contribution to the agricultural and historic feel of the village.

- The remains of the Church of St. Helen, set within an attractive, recently-renovated and well-maintained churchyard with wide-ranging views of farmland framed by mature trees.
- The imposing retaining walls around the Church of St. Peter and St. Paul which accentuate the elevated location and provide views from the War Memorial.
- The historic interest and contribution to green space provided by the Hiring Triangle on Top Street.
- The widespread presence of mature trees throughout the village which contribute to its character. These have recently been complemented by the planting of 420 specimens opposite Top Street Flats.
- Grassed verges and banks which soften roads, dissuade car parking and provide linear green spaces.
- Boundary hedging to gardens, plots and field boundaries throughout the village, providing visual and biodiversity value.
- Sheltered, narrow lanes between Low Street and Top Street with steep grass banks which reflect historic rural context and offer intimate, small-scale qualities.
- The mirroring of the two churches on high points either side of the valley, reflecting the two formerly separate communities.



### Issues to be addressed in design guidelines

- The potential for tall, large and/or physically excessive or imposing buildings to disrupt the 'balance' derived from the interplay between built form, vegetation and the sloping and elevated topography.
- Consideration of how development should respect key views of landmark buildings in the village including the churches; the Methodist Chapel; The Old Hall; Corner Farm; and The Manor.
- New buildings should not distract from or dominate key views from the valley of the Beck, including footpaths across Chapel Field and the Recreation Ground.
- Developments that increase density on open plots or arise through demolition of existing single properties in large plots should be avoided, as these are contrary to the open village character. Development should comprise no more than a small number of buildings.
- Development should consider the risk of flooding from Wheatley Beck which freqently affects the primary school.
- Avoidance of cul de sacs which are not common within the village. Road layouts should emulate the existing pattern.
- The use of distinctive architectural features such as brick detailing should be used with care and proportion, to avoid pastiche or distracting, superfluous and unbalanced elements.
- Highlight the historic value of the former sheep dip in Wheatley Beck.











### **3.3.2. Sturton le Steeple character area**

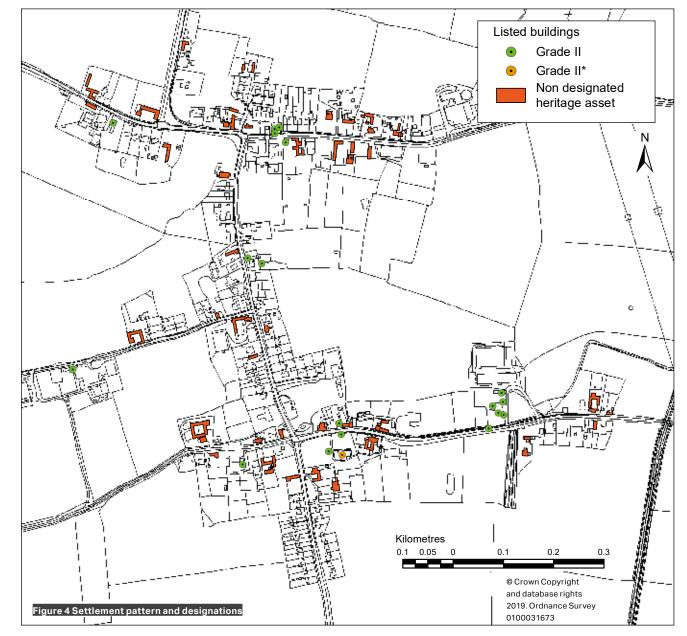
Figure 4 shows the settlement pattern of Sturton le Steeple, along with designations and heritage assets described over the following sections.

# Landscape/townscape structure or settlement pattern

The village of Sturton le Steeple is likely to have originated as a settlement on the Roman Road between Lincoln and Doncaster which crossed the River Trent at Littleborough and continued northwards to North and South Wheatley. Its location, where a stream flows from the rich agricultural claylands into the Washlands of the Trent, is similar to other villages along the western edge of the Trent Vale.

The agricultural settlement developed around two focal points: to the north around North Street (part of the former Roman Road); and to the south around the 12th century Church of St. Peter and St. Paul, on the former Retford to Littleborough road. Buildings were largely domestic dwellings and farmsteads with outbuildings, and were generally arranged in a linear fashion along eastwest or north-south oriented routes. Development was constrained by the Washlands to the east and the higher, more exposed claylands the west.

Between the late 19th century and the end of World War II, there was little addition to housing stock. After the War, the first new houses—built in the 1950s—were the dwellings on Leverton Road, to the southern edge of the village. This was followed by incremental infill, largely as ad-hoc or piecemeal development within existing ribbon development along established roads. This has continued up to the present day. Notable exceptions include short cul-de-sacs such as Brickings Way, Watkins Lane and



Crown Court. The latter was built on the former site of Crown Farm.

This has resulted in a rather linear, loose and open settlement pattern which is dominated by perpendicular ribbon developments, centred on the 'village green' and the Church of St. Peter and St. Paul.

The north-south Cross Street remains the main route through the village. This is a straight, relatively wide route which rises gently either side of a bridge across the stream, with a dog-leg at the northern end where routes to Gainsborough and North and South Wheatley diverge. Either side of this thoroughfare are contrasting quiet, narrow lanes—including Common Lane, Freemans Lane, Springs Lane and Church Street—which provide access to the surrounding farmland.

Based on historic mapping, the overall pattern of the village has changed little over time and there has been minimal development outside the historic confines. The main exceptions are post-War housing to the south and, at the time of writing, the construction of properties opposite the telephone exchange on Cross Street. The latter has partly infilled the remaining gap between the historic north and south foci of development.

Gateway features are generally low key and mainly comprise working or converted farm buildings, including the Appleyard Plant Hire premises to the north. Entrances to the village generally have an open character. The lack of deviation or change in width to the main roads at these locations also lessens the sense of reaching a major threshold. Attention is drawn instead by the prominent Church tower, particularly when viewed from the south. The addition of 'le Steeple' probably refers to the 12 pinnacles of the Church of St. Peter and St. Paul, in order to differentiate it from nearby Sturton by Stow in Lincolnshire.





The Church of St. Peter and St. Paul in Sturton le Steeple, viewed from the east

Also within the parish are two inhabited hamlets. Littleborough lies around 4km east of Sturton le Steeple at a former crossing point to the River Trent and the site of the Roman town of Segelocum. It now comprises only a handful of houses. Fenton is a scattered, open settlement around 1km to the south of Sturton le Steeple. There are around seven houses alongside large agricultural buildings. The former settlement of West Burton was largely deserted by the mid-19th century and is now dominated by the power station.

#### Heritage assets

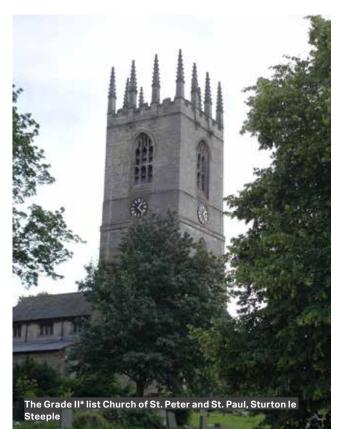
One Grade II\* and 21 Grade II listed assets lie within the parish of Sturton le Steeple.

The Grade II\* listed Church of St. Peter and St. Paul dates back to the 12th century but underwent major restoration in the 19th century and again following a fire in 1901. The 12 prominent 15th century crocketed pinnacles can be seen from miles around and are a distinctive local landmark. The spacious churchyard, which provides an attractive setting for the Church, includes a War Memorial and is partly bounded by a sandstone wall, both of which are Grade II listed.

Eight of the Grade II listed buildings comprise farmhouses and/or associated built elements, dating from the 18th and 19th centuries: Crow Tree Farm house; Mayflower House and outhouse; West End Farm house and washhouse; a pigeoncote and barn to the west of Church Hill Farm house; and Church Farm house. Key domestic listed buildings include Cross Street Cottage and outhouse, and Crown Cottage. The latter is adjacent to the 19th century Grade II Wesleyan Chapel. Together, they present a contrasting but balanced and attractive pair of buildings, and have listed railings and boundary features. Set slightly apart from the centre of the village, east of the Church of St. Peter and St. Paul on Low Holland Lane, is a group of six Grade II listed buildings. This group is centred around the Manor House which has 18th century origins. The house and former stables are largely screened by trees but the culvert and bridge (also listed) are adjacent to the Lane. Also dating back to the 18th century, at the northern entrance to the village, is the white-rendered Crow Tree Farm house which has a distinctive off-centre door and round-headed windows.

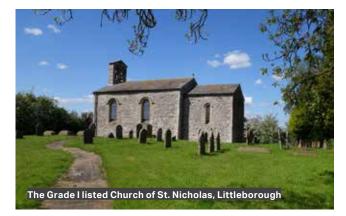
There are just under 50 non-designated heritage assets in Sturton le Steeple, mainly late 18th to 19th century domestic or agricultural buildings.

Outside Sturton le Steeple, Littleborough has two scheduled monuments relating to the Roman town of Segelocum, as well as a Grade I listed Norman church, dedicated to St. Nicholas, which is the oldest and smallest church in Nottinghamshire and one of the smallest in Britain. The Grade II listed 19th century Ferry House faces the river, a reminder of the site's importance as a historic crossing. The isolated, pentagonal Grade II listed tollhouse on the road to Sturton le Steeple is thought to be the only such example left in the county.





both Grade II listed



Within Fenton, there is a single Grade II listed building— Manor Farm House. It dates back to the 17th century and was associated with Fenton Hall or Manor House which was demolished around 1800.

The medieval settlement and open field system associated with the deserted village of West Burton is a scheduled monument.

Sturton le Steeple is noted as being influential in Christian history, particularly as the focus of the separatists who wanted to break away from the Church of England in the 17th century. It is mainly known as the birthplace of John Robinson, 'pastor of the Pilgrims', but also the martyr John Lassells and John Smyth, the founder of the English Baptists.

### Green spaces, public realm and streetscape

A number of Significant Green Gaps (SGG) and Local Green Spaces (LGS) have been identified by the Steering Group for inclusion in the Neighbourhood Plan and are shown on Figure 5.

The key public space and the central focus of the village is the expansive 'village green', an area of mainly sloping mown grass on the corner of Cross Street and Church Street. Separated from the former by a brick wall, it incorporates play equipment in a fenced-off area next to the road and a sports field with goal posts to the east. A stream with a pond runs along the southern boundary, opposite seating and tables adjacent to the Reindeer Inn pub. It is a popular space, overlooked on most sides and enjoys good views of the Church, although it is not a historic feature having been constructed on the site of old farm buildings. As such, parts of it have a functional quality, with open views towards West Burton power station to the north. The Church of St. Peter and St. Paul itself is set in a green space of a similar size but very contrasting character, and is dominated by a large number of mature trees. The churchyard extends behind Sturton le Steeple CofE School.

Aside from these two locations, public green space is limited to sections of mown grass verge, the most notable of which is on the corner of Station Road and Cross Street at the north end of the village. However, these verges soften the streetscape, particularly where complemented by hedges, some of which are relics of former field boundaries.





LGS1: Corner of Gainsborough Road and Station Road LGS2: Corner of Station Road and Cross Street

LGS1

LGS3: Recreation Ground

LGS4: Cemetery, Church of St. Peter and St. Paul

**SGG1**: Field and view southwest from Station Road and Cross Street corner

**SGG2**: Field and view south from Freeman's Lane to Springs Lane

**SGG3**: Fields separating Sturton and Low Holland, viewed north from Church Street

**SGG4**: Fields separating Sturton and Low Holland, viewed south from Church Street

SGG5: Historic space related to Church Hill Farm

SGG6: Field north of the Telephone Exchange, Cross Street



Mature trees are prominent in three main areas: the aforementioned churchyard which extends along Cross Street to form a 'threshold' close to the village green'; around Croft House on North Street; and an outlier cluster near Manor Farm. The trees provide a sense of enclosure and time-depth at these locations. Elsewhere, trees are more scattered and tend to be located along rear garden boundaries. This provides some screening from properties but can accentuate the open character of Cross Street, allowing views of the countryside and the nearby cooling towers.

#### Pattern and layout of buildings

Older 18th and 19th century buildings generally comprise detached farmhouses and associated outbuildings. They are sometimes centred around courtyards and are typically located away from Cross Street, on side routes leading to fields. Some of these buildings, like in North Leverton, have gable ends that abut the road. A good example of this is High Mount, a terrace converted from a former barn.

Plot sizes are generally smaller than in North and South Wheatley, with few long rear plots which are more prevalent in North Leverton. Historically, these long plots were present along the south side of Low Holland Lane but have since disappeared.

Domestic dwellings from around this time are mainly detached or in short terrace structures, having been converted from earlier agricultural buildings. Most face the road and are set in medium or small rectilinear plots.

Early post-War housing along Leverton Road to the southern edge of the village comprised a short ribbon development. This was followed by incremental infill, largely as ad-hoc or piecemeal development between existing houses which has continued until the present day.









Notable exceptions include short cul-de-sacs such as Brickings Way, Watkins Lane and Crown Court.

Despite the absence of change in the overall street layout of Sturton le Steeple, the modern infill has been of markedly contrasting build styles and typologies. This has resulted in a somewhat discordant appearance, particularly along Cross Street which is a mix of large detached properties; medium-scale semi-detached dwellings; and bungalows. However, there is some unity through plot sizes which are generally similar, and most dwellings are set back at the same distance from the road.

#### **Views and landmarks**

The distinctive tower of the Church of St. Peter and St. Paul, with its 12 steeples, is the primary landmark within the village. It is dominant in views from the central village green and when travelling south along Cross Street. Elsewhere, although the nave is often screened by trees, the tower is a key landmark within the open countryside, providing a counterbalance to the power stations. The village green also allows views to the northeast where the cooling towers of West Burton power station are visible.

Elsewhere within the village, views are generally restricted to along the length of Cross Street, although there are







some open views into farmland to the north near the telephone exchange. Rear garden vegetation tends to limit long-distance views, meaning that the most open views are experienced when entering or leaving the village. These views include the power station to the north and east, accentuated by the slight elevation of Station Road and Gainsborough Road.

Other views of value within the village include those along and from North Street, including of mature trees, open fields and the Church of St. Peter and St. Paul to the south.

# Building line and boundary treatment

Older, pre-War buildings are often close to the footway and have fronting or small front gardens which lead directly onto the verge. Occasionally, these abut the footway such as the converted barn at Hill Top Farm on Cross Street, or have longer gardens as at Holmfield Cottages. Former farmsteads are generally arranged as outbuildings around courtyards and have now been largely converted to residential dwellings. The varied arrangements of these historic buildings provides interest and time-depth. Most domestic buildings front the road, although a few are located at right angles to the highway, with gable ends parallel to the verge or footway.

In contrast, the post-War housing layout is more unified: front-facing and set back within gardens, incorporating access and parking. This ribbon development contrasts with the courtyard style of old farms; but even here, the building line often varies and accentuates the myriad of housing styles and boundary treatments. Exceptions to the linear grain include small estate developments such as Crown Court which has a suburban character; and the bungalows of Watkins Lane which are centred around a small courtyard.













Hedges are the dominant boundary treatments in Sturton le Steeple but these are discontinuous and vary greatly in height and character. Many are ornamental but others reflect former field boundaries with varied degrees of management. They are often interspersed with short sections of brick wall, usually dwarf features—but again of varied age and style. Short lengths of cast iron railings, such as those on the Wesleyan Chapel and Crown Cottage, provide interest. Timber post-and-rail fencing along North Street creates a more open, rural quality.

#### **Building heights and roofline**

Older buildings are generally two storey, sometimes with a garret or attic, where they can be noticeably taller. Outbuildings—mainly stables and barns—are mainly single storey.

Post-War development is predominantly two storey, interspersed with small groups of single-storey bungalows. The variety of building heights, combined with the range of building ages and styles, contributes to a high degree of diversity within the village. Exceptions include small discrete planned developments such as the semi-detached two-storey houses on Leverton Road, as you enter the village from the south; and the bungalows on Watkins Lane.

Roofs are predominantly gabled with infrequent hipped roofs, particularly on older buildings. West End Farm exhibits a mansard roof. A new build to the east of Cross Street incorporates a double gabled roof, reflecting some of the farmhouses in North Leverton. Pitches are steeper on some of the older farm buildings. Dormers are rare and are generally restricted to the c.1960s semi-detached properties at the northern and southern ends of Cross Street, as well as isolated examples such as on the hipped roof of Holmefield. Chimney stacks are usually located on













gable ends of older properties or along the ridge between properties to the short terraces.

Most farm buildings have now been converted to dwellings but the functional and utilitarian corrugated roofs of barns at Lane End Farm provide a visual link to agriculture.

Modern additions keep established roof heights but often differ from the roofline of the existing buildings.

#### Architecture

In common with the other villages in Sturton Ward, the older buildings of Sturton le Steeple have a simple and strong architectural style based on a small, well-defined palette of mixed red brick.

Red pantiles are preferred, although there appears to be greater use of grey slate (Welsh in older buildings) than in other villages in The Clays. Brick decoration is also typical of the area with tumbled gables, the ubiquitous dentillated/cogged and coped eaves, kneelers, rubbed brick and segmental heads to windows. Doors of the larger farmhouses include classical timber cases with hoods; and windows often include sliding Yorkshire sashes. Agricultural outbuildings often include breathers, sometimes in decorative patterns. More decoration is visible on larger domestic and religious buildings.

The greater proportion of post-War housing in Sturton le Steeple means that these traditional features are less apparent than in other nearby villages, particularly when viewed from the main north-south thoroughfare, Cross Street.

Although modern housing shows some continuity through the use of red brick, individual variations in detailing reflects an ad-hoc, plot-by-plot development pattern.











Variations in roof tiles are particularly apparent with both grey slate and concrete being used.

#### Land use, activity and parking

Sturton le Steeple is largely residential with most farm buildings having been converted to domestic use. The remaining working farms tend to lie on the periphery of the village. These include North Street Farm, West End Farm and Manor Farm. The notable exception is Lane End Farm on Freemans Lane where utilitarian barns and outbuildings provide a visual link to the agricultural context.

At the centre of the village, the Church of St. Peter and St. Paul, the Reindeer Inn pub, Sturton C of E Primary School and the village green form the most varied area of land use. In good weather, the pub and playground create a focus of activity that is often lacking in modern villages. Complementing this, the village hall on Brickings Way is a popular focus for community activities. The Post Office, one of the smallest in the country, is housed in a former telephone exchange on Cross Street.

Most houses have off-street parking. This means that roads are generally free of parked vehicles throughout the day. This, combined with the green verges of the smaller side lanes, helps maintain the rural character of the village. In contrast, the proximity of the Church, school and pub attract localised traffic and parking issues at certain times of day when Church Street can be very busy. The straight nature of Cross Street, with a steady stream of traffic, can encourage speeding.







## Positive aspects of character

- The 'village green', which—although a relatively recent feature—acts as a focal point for Sturton le Steeple, offering a safe space for play and activity close to the pub, primary school and Church, with good informal surveillance.
- The Church of St. Peter and St. Paul, its churchyard with mature trees and its distinctive '12 steeple tower' which create a prominent landmark that counterbalances the omnipresent cooling towers in rural views.
- The largely unchanged road pattern with limited development outside the original north-south and east-west routes.
- The stream and pond which provide visual and habitat interest and a centre point for the well-used village green.
- High provision of off-street parking which reduces the visual presence of cars on roads and removes street scene clutter (with the exception of Church Street).
- Groupings of mature trees which help balance the open character of parts of the village with the wider landscape, such as at Manor Farm and Croft House on North Street. These groupings create structure, interest and act as small-scale 'gateways' or thresholds.
- The simple and strong architectural styles of the older buildings which exhibit the limited but attractive palette of red brick and tile vernacular of The Clays, with low-key decoration.
- Groupings of farm buildings, many of which have been sensitively converted to dwellings, with the

juxtaposition of varied rooflines and former agricultural uses unified by a simple materials palette.

- The occasional but noteworthy presence of pre-War domestic housing with a variety of architectural styles, ranging from short terraces to grander double-fronted villas.
- The quiet 'backwater' quality of the lanes which lead from Cross Street into the surrounding countryside, including their value as recreational routes.

# Issues to be addressed in design guidelines

- Avoidance of any further erosion of character through the proliferation of varied styles, particularly along Cross Street. There is arguably a greater need to maintain the local material palette which has been diluted by inappropriate 1960s-80s 'anytown' styles which are particularly visible along this thoroughfare.
- The value of vegetation within plots and garden boundaries, such as hedgerows and trees. These often help to screen views of West Burton power station, create a sense of enclosure and provide valuable biodiversity.
- Protection of the gradual 'tailing off' of development along the narrow lanes which run perpendicular to Cross Street. This has a rural charm and allows views into the countryside.
- Green verges that contribute to the rural character of the side roads and soften the presence of the relatively wide carriageway along Cross Street.
- The importance of roadside hedgerows, particularly where they represent former field boundaries and

provide a visual link to the village's agricultural heritage.

- Scope for the overdevelopment of sites (e.g. where openness or mature trees are a key quality which may be under threat).
- The endurance of the linear settlement pattern which has remained largely unchanged over hundreds of years.
- The importance of views to the Church of St. Peter and St. Paul. New buildings should not distract or disrupt the setting of this key landmark.
- Potential for development to reflect short terraces as a means of introducing smaller, affordable housing to the village.



## **3.3.3. North Leverton with Habblesthorpe character area**

Figure 6 shows the settlement pattern of North Leverton with Habblesthorpe, along with designations and heritage assets described over the following sections.

# Landscape/townscape structure or settlement pattern

North Leverton and Habblesthorpe were formerly separate parishes, with the latter being the smaller of the two settlements, located further east towards the Trent. Habblesthorpe was annexed to North Leverton parish in 1884. For brevity, the village is referred to as North Leverton within this report.

The village developed parallel to 'The Beck' which formerly fed into the River Trent but was later diverted by the Catchment Drain during the late 18th century reclamation of the Trent Washlands. This has a resulted in a settlement of markedly linear character, much longer west to east (around 1.5km in total) than north to south, in part due to the merging of the two original parishes.

Proximity to 'The Beck' is likely to have informed early development. The village is centred on a crossroads between the north-south route which runs along the sheltered base of the gentle dip slope; and the east-west route between Retford, the rich agricultural claylands and the former crossing-point at Littleborough.

Both churches within the parish—the Church of St. Martin in North Leverton and the (now ruined) Church of St. Peter in Habblesthorpe—have 12th century, Norman origins. Both lie to the east of the crossroads. The resulting eastwest Main Street is, therefore, host to almost all of the older buildings within the village. The majority of older buildings to the south are of agricultural origin, mainly

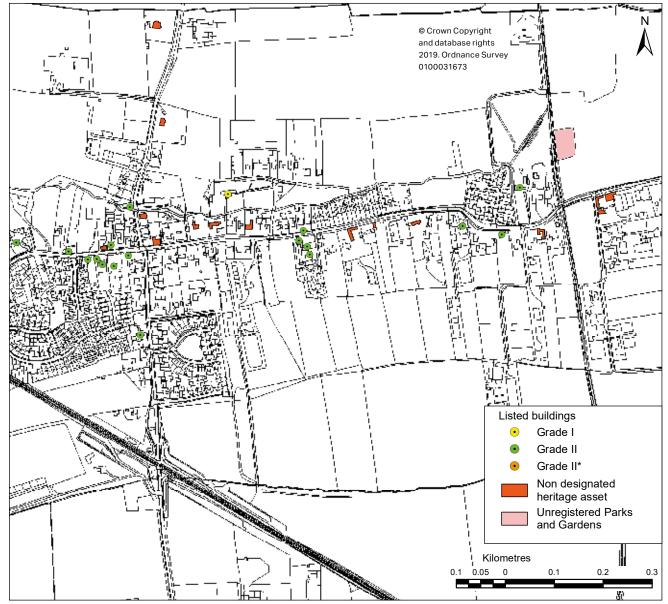


Figure 6 Settlement pattern and designatins, North Leverton with Habblesthorpe

from the late 18th to 19th century, and are characterised by long, narrow plots of land extending south from the main road. To the north, constrained by The Beck, older buildings are generally more domestic.

Aside from a small outlier of c.1930s housing north of the Church of St. Martin, this distinctively linear pattern was largely maintained until after the end of World War II when subsequent infill and more extensive housing developments led to expansion, particularly to the south and west. Post-War housing estates with cul-de-sacs and curving road alignments, disrupting and extending the traditional linear form, have resulted in a more suburban character towards the western edge of the village.

### Heritage assets

There is one Grade I, one Grade II\* and 18 Grade II listed assets in North Leverton.

The Grade I listed Norman Church of St. Martin is set back from Main Street and largely hidden by mature trees. The oldest features are the c.12th century south door, arch and ornamentation. Five windows with fine tracery date to the 14th century and the perpendicular limestone tower was constructed in the 15th century. Restoration of what had become a decaying building took place in the mid 19th century.

Located on rising, elevated farmland and commanding a panoramic view across the surrounding countryside, North Leverton Windmill is Grade II\* listed and c.200 years old. Operated by a charitable trust, it is a prominent local landmark which is open to the public at weekends. At its base, there is a Grade II listed single-storey 19th century cottage known as 'Windmill Cottage'.

The majority of the Grade II listed buildings are agricultural in origin and are located along the south side of Main Street. From west to east, these include The Toppings



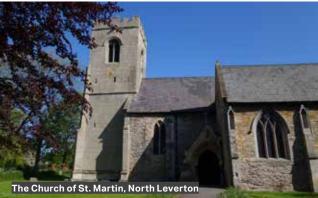






(now known as Rowan Tree Farm), Corner Farm, Yew Tree Farm house; and a farm associated with Habblesthorpe Manor. To the north of Main Street, there are two Grade II listed buildings: The Farm (west of the crossroads) and Prebendary Farm at the eastern edge of the village. These date from the 18th and 19th century and are associated with traditional features such as stables, barns and pigeon cotes.

Other Grade II listed buildings in the village have more domestic origins. The oldest of these, dating back to the 17th century, include Habblesthorpe Manor and







the imposing three-storey Ivy House. In contrast, the 19th century Gainsborough House and White Rose Cottage (designated as The Cottage) are located on the north side of Main Street. On the same side, the Manor House is unusual because it faces the road; other older dwellings are aligned so that gable ends abut Main Street. White Lodge, with exposed timbers, is an anomalous outlier, located on Southgore Lane to the south of the crossroads.

The are 14 non-designated heritage assets in North Leverton, mainly late 18th to 19th century domestic or agricultural buildings, alongside a small number of religious or educational buildings such as the Wesleyan Methodist Chapel and the Old School House. The abandoned churchyard of the former Church of St. Peter in Habblesthorpe is an undesignated park and garden.

# Green spaces, public realm and streetscape

A number of Significant green gaps (SGG) and Local Green Spaces (LGS) have been identified by the Steering Group for inclusion in the Neighbourhood Plan and are shown on Figure 7.

The key public open space in North Leverton is Blacksmith's Playing Field which lies to the west of the crossroads, on the north side of Main Street. It comprises a flat, open grassed area with a range of play equipment, a shelter and a multi-use games area. To the northeast corner, there is a sensory garden with raised timber beds and ornamental planting. The Playing Field is largely enclosed by vegetation and buildings.

A semi-circular area of mown grass and trees provide a focal feature for Hawthorne Close and Bramble Close in the south of the village, overlooked by houses that provide informal surveillance. Two smaller 'leftover' areas of mown grass are located off Manor Farm Rise and St. Martin's Road, bounded mainly by garden boundary fences and hedges.

Mature trees and areas of mown grass also provide an attractive setting for the Grade I listed Church of St. Martin, through which a path provides pedestrian access between Main Street and Fingle Street. Prominent trees also form a valuable green corridor along The Beck, providing rural context for properties along the northern side of Main Street. This green corridor limits views towards West Burton power station when in leaf. Elsewhere, large trees are generally concentrated to the rear of older properties in the village, particularly those along Main Street, including former farms. Large trees are also more prominent along the railway line.

A small tributary of 'The Beck' runs parallel to Main Street to the western edge of the village, offering visual interest and a narrow but valuable semi-public green corridor between the footway and private gardens. Mown grass provides another narrow buffer along Main Street in the east, contrasting with the juxtaposition of gable ends and walls that abut the footway immediately west of the crossroads.

The distinctive field pattern associated with former farms, particularly to the south of Main Street, is apparent through a greater density of hedgerows along the long, narrow former smallholding strips. These offer a smallscale, intimate and pastoral quality which contrasts with the open, expansive fields associated with intensive farming in the wider landscape. Sections of remnant hedgerow—particularly along the south side of Main Street—represent relics of the village's agricultural past, softening the presence of housing and providing visual and habitat interest. Sections of relic hedge also help to screen recent housing to the west side of Southgore Road.



Figure 7 Significant Green Gaps (SSG) and Local Green Spaces (LGS), North Leverton with Habblesthorpe

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## Pattern and layout of buildings

The older buildings along Main Street date from the 17th to 19th century and are frequently associated with outbuildings such as stables and barns. These clusters of buildings are often located on long, narrow plots which are oriented north-south, a feature that is common in North Leverton and reflects historic, smallholder farm activities close to the properties. It contrasts with the more 'courtyard' style of farmsteads in Sturton le Steeple.

The distinctive layout emphasises the linear character of the older parts of the village, although the combination of these plots and the conversion of former agricultural buildings into residential or commercial dwellings has resulted in some localised 'backland' development behind the main building line. A good example of this is the business park at Quantum Farm which is set back around 300m to 500m from Main Street.

More recent housing along Main Street to the east of the crossroads generally reflects the former field boundaries.







A local green space between Hawthorne Close and Bramble Close



An outlying c.1930s development on Fingle Street, north of the Church, retains a similar, smaller example of this linear field pattern. c.1950s Local Authority housing and an area of sheltered single-story bungalows at Habblesthorpe Close has infilled larger fields between The Beck, although these have not fundamentally changed the overall linear character of the settlement.

The conventional post-War layouts of curved and cul-desac roads are incongruous, with regularly-spaced semidetached housing infilling what were once medium-scale fields to the west and south of the crossroads. Recent infill around Ferns Meadow has obscured remnants of the narrow plots that once ran south from Manor Farm, whilst short sections of ribbon development have taken place along the north-south Sturton Road and Southgore Lane.

Aside from Quantum Farm Business Park, the settlement boundary is generally well-defined. Buildings outside the village core are limited and restricted to scattered detached properties such as The Old Vicarage on Sturton Road and the farmstead at West View. The collection of properties and outbuildings around Habblesthorpe Grange and Magpie Lane is slightly set apart from the village, separated by a field and the Catchment Drain. This results in a more dispersed character at the eastern entrance to the village via Northfield Road.

North Leverton Windmill lies in an isolated, elevated location around 600m west of the village boundary.

### **Views and landmarks**

Despite the agricultural context, a combination of lowlying topography and mature vegetation—particularly along 'The Beck' and the raised railway line—tends to limit views from within the village into the surrounding countryside. Where these are available, they are generally restricted to glimpses through undeveloped plots or between buildings. It is this screening that also limits views of West Burton power station and its transmission lines, meaning that these features have limited visual impact from inside the village boundary.

The most open aspects are available at the northern and eastern entrances to the village, adjacent to The Old Vicarage / West View and at the bridge over the Catchwater Drain respectively. Here, expansive panoramas across the Trent Vale—including views of Cottam and West Burton power stations—are available. Glimpsed views across fields to the north and west are also available from Mill Close to the west of the village. Views here contrast with the more enclosed nature of the village as a whole.

Views of value within the village are generally shortrange, comprising glimpses of the Church of St. Martin set within mature trees; the frontages of older historic properties in well-tended gardens; the tree-lined Beck; and the distinctive, sometimes imposing brick gable ends of former farm buildings rising above the footways and verges. The Royal Oak pub and the distinctive buildings associated with Corner House Farm are landmark features at the central crossroads.

Away from the village, North Leverton Windmill provides opportunities for long-distance, panoramic views across the Trent Vale towards the Lincolnshire Edge.

# Building line and boundary treatment

Building lines and the relationship with the street vary within the village.

Along the older section of Main Street, immediately west of the crossroads, the streetscape is at its most enclosed. Buildings sit directly against the footway and this











enclosure is emphasised by imposing gable ends which, in some cases, rise to three storeys or have ground floors above footway level. This is enhanced by sections of high brick wall between properties (up to around 2m).

At the crossroads itself, narrow enclosed footways on three sides accentuate the busy nature of this junction. However, this also provides a feeling of localised density at the centre of the village.

The distinctive gable-end arrangement continues to the east of the crossroads towards Habblesthorpe. However, enclosure is less apparent here due to a grass strip along the road edge; intermittent hedges and small fields between some properties; and the softening effect provided by large gardens and mature vegetation on the north side.

South of the crossroads, along the west side of Southgore Lane, a retained section of hedge helps to screen and soften modern housing and associated parking areas. Hedges have also been retained along Pipistrelle Close, providing an attractive boundary for this modern housing development.

Elsewhere in the village, 20th century housing generally displays the typical arrangements of front gardens, hedges, ornamental plantings and driveways. Black boundary railings provide continuity to new housing around Hawthorne Close. Some developments include separate garages to accommodate parking away from front gardens, such as at Habblesthorpe Close.











## **Building heights and roofline**

Buildings in North Leverton are generally two storey although there is a plethora of single-storey dwellings including bungalows, barn conversions and older cottages.

Notable exceptions to this include some of the historic properties along Main Street which have three storeys (e.g. The Toppings / Rowan Tree Farm) or garrets. These taller buildings have a distinctive presence in the heart of the village. Most of these dwellings also display a distinctive roofline that runs at right angles to Main Street, resulting in prominent gable ends abutting the road.

The majority of older properties have gable roofs, sometimes with a steep pitch. A small number—such as The Manor House, Ivy House, Leverton House, The Old School House and Sundial House—have hipped roofs. Other distinctive roofs are visible on the pigeon cote of Corner House Farm which is pyramidal-hipped; and on the former barn at Yew Tree Farm which is half-hipped. A double gable roof, reflecting a double depth plan, is also visible at Yew Tree Farm. Chimneys are usually located on gable ends and, less commonly, to the ridges.

Mid-20th century housing, such as the semi-detached and short terraced properties on Keeton Way, display hipped roofs whilst later examples have gable roofs. Dormers are rare but rooflights are often present on barn conversions.













## Architecture

Aside from the ashlar and rubble limestone of the Church of St.Martin, older buildings within North Leverton—as with the other villages in Sturton Ward—largely exhibit a vernacular of brick with simple but practical detailing and pantile roofs. This harmonious, uncomplicated style was informed by the availability of local clays for brick-making and the requirements of the agricultural economy within the Vale.

The simple detailing comprises 'tumbled-in' bricks to gable end walls; cogged and dentillated eaves; rubbed brick segmental heads above windows and doors; and occasional coped gables. Agricultural outbuildings including barns, dovecotes and pigeon cotes include features such as pigeonholes (sometimes tiered); ventilation gaps or breathers (sometimes in diamond shapes); and corn holes. Tiles are largely red pantile and, very occasionally, grey slate. Most brick buildings are unpainted although a small number are colour-washed (usually white). Windows often incorporate Yorkshire sashes. Other notable architecture features include the exposed timber frames of White Lodge on Southgore Lane and the arched windows and door heads of the small Wesleyan Chapel.

Post-War housing is generally of a more generic style with the broad use of red brick reflecting the older character of the dwellings. Detailing is more limited and less varied, with standard elements such as weatherboarding, flush windows, white and/or UPVC soffits, fascias and bargeboards. The main difference is the use of brown or grey concrete roof tiles, rather than red pantiles. More recent interventions—particularly when adjacent to older buildings—include decorative features such as cogged eaves and mixed red brick, rather than a single colour. Recent bungalows on Ferns Meadow incorporate garages within the front elevations.













# Land use, levels of activity and parking

North Leverton is primarily a residential village but retains a small number of services which are well-used by the local community. These services are generally focused around the crossroads and include a popular shop / Post Office; The Royal Oak pub; Leverton CofE Academy which is set within pleasant grounds; Crookes vehicle garage which occupies a prominent position on Main Street; and Salon Royal, a hair salon. Local interest is also provided by the 'Book Exchange' which is housed in a former telephone box. Further east, Quantum Farm Business Park is set within fields on the fringe of the village. As noted above, open spaces include the Blacksmith's Playing Field and churchgrounds.

Although most of the former farm buildings have been converted to residential use, some remain operational and help to maintain visible continuity with the settlement's past. Levlox Farm occupies a central location in the village, and its outbuildings and yards extend to the rear of more recent housing on Hawthorne Close to the south. Other working farms located on the edge of the village include Sturton Road Farm to the north and Habblesthorpe Grange to the east. Field House Farm, the farm at West View and Caddow Wood Farm lie beyond the village boundary. Activities at smaller farms often include sub-contracting agricultural services to much larger operations around the Trent Vale.

The Post Office / shop is a key focus for activity, although this requires short-term parking for service users which disrupts traffic along Main Street. Parking is also an issue for the doctor's surgery on Sturton Road where limited parking availability encourages on-road parking, leading to minor congestion and long-term damage to grass verges. Parking is also a notable issue outside the Methodist Chapel and Leverton CofE Academy / Crookes













Garage. Otherwise, off-street parking is provided for most houses, resulting in a less cluttered character away from these busy locations.

## Positive aspects of character

- The simple, mainly red brick and pantile vernacular architecture of most older buildings, many of which line the long east-west Main Street that links the formerly separate parishes.
- The architectural and visual interest, prominence and historical time-depth derived from the former 18th and 19th century farmhouses and outbuildings to the south of Main Street. These are typically orientated east-west, meaning gable ends—with no or few windows—face the road. The majority have been sensitivity converted to residential use.
- Older domestic buildings including colour-washed Georgian villas along the north side of Main Street, near the Church of St. Martin, which are set within mature trees and vegetation.
- Vernacular architecture, often with Dutch influences including tumbled-in, dentillated and cogged eaves; high ceiling heights; hipped roofs; stone gables; pantiles; and window light to garrets.
- Agricultural influences including traditional buildings such as barns, pigeon cotes and dovecotes, and features such as breather bricks.
- The innovative use of the former telephone box as a 'Book Exchange', highlighting community engagement.
- The well-used Blacksmith's Playing Field with its adjacent sensory garden, supported by active volunteers.

- The quiet charm, 14th century window tracery and Norman origins of the Church of St. Martin, set back from Main Street in a tranquil churchyard shaded by mature trees.
- The Beck and a smaller tributary which provide movement and interest when visible from bridges and alongside the footway. These features have resulted in a corridor of trees and vegetation along the northern edge of the village.
- Grass verges and remnants of hedges, particularly along long narrow field boundaries to the south of Main Street.
- Public footpaths which lead out from the village, allowing views across the wider countryside and the Trent Vale.
- The working North Leverton Windmill which is a distinctive local landmark with panoramic views.

# Issues to be addressed in design guidelines

- Respect for the grain of the village and former field boundaries. New development should reflect the village's distinctive linear form, rather than accentuating the presence of incongruous estate layouts which dominate the western edge of the village.
- The protection and enhancement of remaining field boundaries, particularly those which relate to the distinctive long narrow plots to the south of Main Street. These contribute to the rural qualities of the village.
- Problems arising from parking around the crossroads and the doctor's surgery which results in a cluttered

street scene, safety issues and damaged verges. These are compounded by three nearby bus stops.

- Avoid the loss of green verges which inform the rural character of key roads and soften the presence of the relatively wide carriageway along Keeton Way / Main Street.
- Careful consideration for the setting of key heritage assets and landmark buildings such as the Church, large domestic buildings and former farm houses.
- The detailing of boundary features at the crossroads, particularly near The Royal Oak's beer garden which is a focal point for the village. This occupies a prominent location in the village and is viewed by passing traffic when pausing at the junction.
- Scope to enhance and provide interpretation for the former church site in Habblesthorpe. This has recently been cleared of some vegetation.
- Rationalisation of modern highways signage around the crossroads. This is largely functional and detracts from the rural setting.
- Speeding vehicles along the long straight sections of Keeton Way / Main Street and Southgore Lane.





## 4. Design guidelines

## 4.1. Introduction

This section is divided into two parts. The first is a set of key elements to consider when assessing a design proposal. They are presented as general questions which should be addressed by developers and their design teams who should provide clarification and explanation as necessary. The second part is design guidance setting out the expectations of the Sturton Ward Neighbourhood Plan Steering Group.

It is important that full account is taken of the local context, and that any new development responds to and enhances 'sense of place' and meets the aspirations of people already living in Sturton Ward. The aim of this section is to produce a design code which helps to assess design quality and appropriateness in residential development proposals. Images have been used to reflect good examples of local architecture.

The code developed in this document focuses on residential development and considers the character of immediately neighbouring buildings and the townscape and landscape of the surrounding area. The local pattern of streets and spaces, building traditions, materials and the natural environment should all help to determine the character and identity of new development whilst recognising that new building technologies can deliver acceptable built forms and may sometimes be more relevant.

# **4.2. General design** considerations

This section sets out a series of general design principles followed by questions against which the development proposals should be evaluated.

As an initial appraisal, there should be evidence that development proposals have considered and applied the following general design principles:

- Harmonise with and enhance the existing settlement in terms of physical form, movement pattern and land use.
- Relate well to local topography and landscape features including prominent ridge lines and long-distance views.
- Reinforce or enhance the established character of streets, courtyards, lanes and other spaces.
- Integrate with existing paths, streets, circulation networks and patterns of activity.
- Provide adequate open space for the development in terms of both quantity and quality.
- Reflect, respect and reinforce local architecture and historic distinctiveness.
- Retain and incorporate important existing landscape and built form features into the development.

- Respect surrounding buildings in terms of scale, height, form and massing.
- Adopt contextually appropriate materials and details.
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features.
- Ensure all components (e.g. buildings, landscapes, access routes, parking and open space) are well related to each other and will provide a safe, attractive and cohesive environment.
- Make enough provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without having an adverse impact on the street scene, the local landscape or the amenities of neighbours.
- Sensitively and proactively integrate energy efficient technologies within the scheme at the start of the design process.

# 4.2.1. Key points to consider when assessing planning applications

The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development; the relevant ones, however, should provide an overall view about whether the design proposal has sufficiently considered the local context and provided an adequate design proposal.

Following these fundamental principles, there are a number of questions related to the design guidelines which should be used to evaluate the quality and appropriateness of development proposals.

## Landscape/townscape structure or settlement pattern

- What are the essential characteristics of the existing settlement and street pattern; are these reflected in the proposal?
- Does the proposal respect local landscape features including topography and hydrology?
- What are the important landscape or historic features within and surrounding the site? Have these features including existing trees—been considered in the proposal?
- If located in a Conservation Area, does the proposal respond to the characteristics of the Conservation Area?
- How does the proposal relate to its setting? Are there any important links—both physical and visual—which currently exist on and adjacent to the site?

- Does the proposal maintain or enhance the existing gaps between settlements?
- How will the new design or extension integrate with the existing street arrangement?
- Does it favour accessibility and connectivity over culde-sac models? If not, why not?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the new points of access and street layout consider all users of the development—including pedestrians, cyclists and those with disabilities?
- Do the points of access conform to the statutory technical requirements?

# Green spaces, public realm and street scape

- Does the new proposal respect or enhance the existing area or adversely change its character?
- Does the proposal maintain or enhance the existing landscape features, including trees on or adjacent to the site?
- How does the proposal affect the character of a rural or edge-of-settlement location?
- In rural and edge-of-settlement locations, does the development impact the tranquillity of the area and has this been fully considered?
- Has the impact on the landscape quality of the area been considered?
- Does the proposal positively contribute to the quality of the public realm and streetscape?

- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Have all aspects of security been fully considered and integrated into the design of the buildings and open spaces?

## Pattern and layout of buildings

- What is the pattern and layout of existing buildings and have these been respected in the proposal?
- Does the proposal maintain the character of existing building layouts and their relationship with the main roads through the settlement?
- If the design is within or adjacent to a heritage asset, have the elements which contribute to their significance been considered in the proposal? (Heritage assets include listed buildings, scheduled monuments and registered landscapes).
- Does the proposal affect or change the setting and significance of a heritage asset?

## **Views and landmarks**

 What are the existing key views and visual landmarks in the area and have these been retained and enhanced in the proposal?

- Where long-distance views exist, how are these respected in the design?
- Are new views and visual connections with the existing settlement and surrounding area incorporated into the proposal?
- Are new landmarks to be formed within the proposals?

# Building line and boundary treatment

- Does the proposal respect the existing building line and harmonise with adjacent properties?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

## **Building heights and roofline**

- Does the proposed development compromise the amenity of adjoining properties?
- Does the proposal overlook any adjacent properties or gardens?
- Has careful attention been paid to the height, form, massing and scale of new buildings? Is it appropriate to reflect the adjacent scale?

- If a proposal is an extension, is it subsidiary to the existing property so it does not compromise its character?

# Architectural details and materials

- Has the local architectural character and precedent been demonstrated in the proposals?
- If the proposal is a contemporary design, are the details and materials of a sufficiently high-enough quality; and do they relate specifically to the architectural characteristics and scale of the site?
- What are the distinctive materials in the area, if any?
   Do the proposed materials harmonise with the local vernacular?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?

## **Parking and utilities**

 Has adequate provision been made for car and cycle parking, both private and public?

- Do the proposed private car and cycle parking locations complement—or preferably enhance—the existing provision and introduce new approaches? If so, do these new approaches change the character of the street?
- Has adequate provision been made for bin storage including facilities for waste separation and recycling?
- Is the location of the bin storage facilities appropriate in relation to the travel distance from the collection vehicle?
- Has the impact of the design of bin storage facilities been considered, including the quality of materials and location on the whole development? Could additional measures be incorporated to help integrate facilities into the development?
- Has the location of utilities including appropriate maintenance access been integrated into the proposal?
- Is the use of energy-saving / efficient technologies encouraged and maximised? Are these technologies integrated into the proposal and not 'bolt on'?
- Has the lighting scheme been designed to avoid light pollution?

## 4.3. Design code

The guidance and codes in this section should be applied as a starting point to all new developments, regardless of where they are in the Ward. Design guidance and codes unique to each of the three villages are provided after the general design section. The codes should be applied as a starting point to all new development, regardless of where it is in the Neighbourhood Plan Area.

These high-level codes advocate character-led design which responds to and enhances the existing village character. Reference to context does not mean to copy or use pastiche solutions. It means taking inspiration and influence from surrounding precedent, forming a contemporary approach and design synthesis that is in harmony with the surroundings and the vernacular of The Clays.

# Landscape / townscape structure or settlement pattern

- Development should respond to the immediate context of the built environment with regard to building lines, frontages and distance from the road.
- New buildings should respect the organic pattern of settlement limits which are constrained by the flat, drained, former Washlands in the east and the exposed agricultural claylands to the west.
- Housing should avoid conflict with the natural alignment of becks, watercourses and associated floodplains. These features have been a key driver of historic growth patterns in the villages and are valued features.

- Layout and clustering should take precedent from the surrounding built form context (e.g. former agricultural buildings in courtyard arrangements or a strong influence of linear patterns).
- Building density, height, boundary design and road width should be designed at ratios which reflect the existing context.
- A strong visual relationship between new development and the existing street scene must be maintained and encouraged. Primary building elevations generally face the street but dwellings sited perpendicular to the street are a notable aspect of local character.
- Edges of settlements are particularly sensitive to development. New dwellings in these locations should engage with existing edges and building elevations, and should project an attractive and positive frontage. Edge of settlement development should relate to the surrounding landscape context, including historic field boundaries and hedgerows.
- Regular breaks in built form should be provided to increase visual permeability, opportunities for views and access via footpaths and public rights of way.
   Neighbourhood Plan Area landmark views should be incorporated into development to reinforce a sense of place.
- Historic gaps, particularly within ribbon development, should be maintained where they are of value in providing views into the wider countryside.
- Where possible, residential streets should either loop or connect through to other streets to improve connectivity, reduce reliance on cul-de-sacs and reflect existing linear settlement structure.





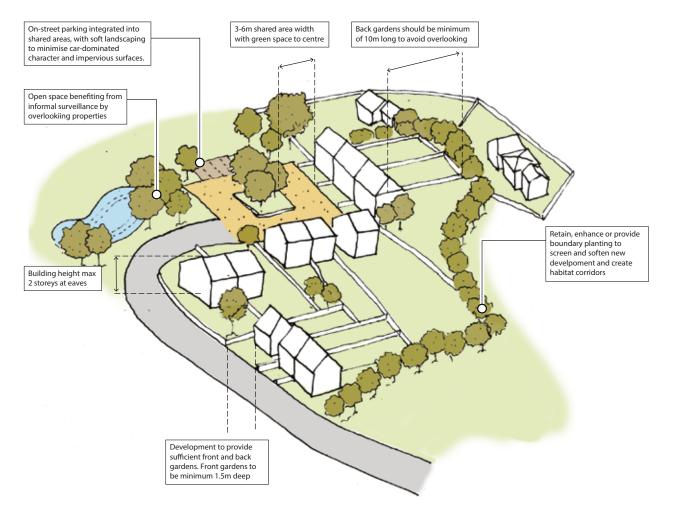


- Diversity of building types should reflect the surrounding streets. Where existing development varies, a variety of sympathetically-proposed development will be encouraged. Where sites are in proximity to streets with more uniform development, consistent building types with subtle variation will be favourable.
- Sufficient parking should be integrated into development where possible, either as an internal garage or included as part of a vegetated front garden to lessen the impact that parked cars have on settlement character.
- Permeable surfaces should be used for areas of hardstanding ground and access roads. Stone to unsurfaced roads and tracks should be appropriate for the area (e.g. not brightly-coloured limestone).
- Streets must incorporate the needs of pedestrians and cyclists and be considered as a 'social space' to be used by all, not just motor vehicles. Where grass verges are present, these should be retained as they contribute to rural character and encourage drivers to slow.
- Good practice guidance (e.g. Manual for Streets) advocates a combination of solutions that complement each other and enhance the design quality of development overall.

## **Street dimensions**

- Streets must meet the technical highways requirements at the same time as being considered a 'place' to be used by all, not just motor vehicles. It is essential that the design of new development should include streets and junctions which incorporate the needs of pedestrians, cyclists and, if applicable, public transport users.
- Within the settlement boundaries, streets should not be built to maximise vehicle speed or capacity. Streets

#### Figure 8 Illustrative plan for a small development highlighting Design Code elements where they relate to the pattern and layout of buildings



and junctions must be designed with the safety and accessibility of vulnerable groups such as children and wheelchair users in mind, and may introduce a range of traffic-calming measures.

- Most new streets should be linear with gentle meandering, providing interest and evolving views while helping with orientation. Routes should be laid out in a permeable pattern, allowing for multiple connections and choice of routes, particularly on foot. Any cul-de-sacs should be relatively short and provide onward pedestrian links.
- New roads into and within the larger allocation sites should have a strong residential character and provide direct access to residences from the secondary roads. They should be designed for low traffic volumes and low speed. Carriageways should accommodate two-way traffic and parking bays on both sides. They should also include green verges with small trees on one or both sides. Verges may alternate with parking to form inset parking bays. These roads should also accommodate footways with a minimum width of 2m on either side, and must be designed for cyclists to mix with motor vehicles. Traffic-calming features such as raised tables can be used to prevent speeding.
- 'Edge lanes' are low-speed and low-traffic roads with front houses and gardens on one side and green space on the other.

Figure 9. Section showing indicative dimensions for main routes into and within new development. In some places, trees or verges may be omitted from one or both sides 1. Shared carriageway (local access). Traffic-calming measures may be introduced at key locations

2. Green verge with small trees. The latter are optional but would be positive additions. Parking bays on both sides of the carriageway to alternate with trees to avoid impeding moving traffic or pedestrians 3. Footway

4. Residential frontage with boundary hedges and front gardens

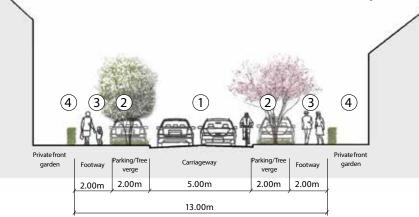
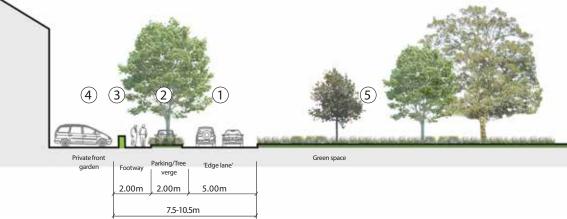


Figure 10. Section showing indicative dimensions for 'edge lanes'. The lane width may vary to discourage speeding or to provide space for parking 1. Shared lane (local access) - width to vary

2. Green verge with trees. The latter are optional but would be positive additions. Parking bays to be interspersed with trees to avoid impeding moving traffic or pedestrians

3. Footway

4. Residential frontage with boundary hedges and front gardens 5. Green space

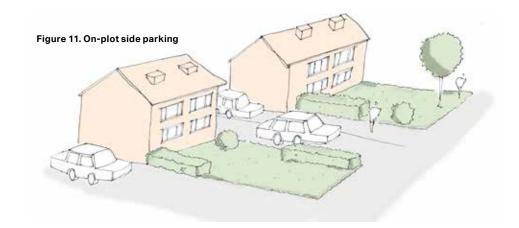


## **Car parking**

- Parking areas are a necessity of modern development. However, they should not to be unsightly.
- When placing parking at the front, the area should be designed to minimise visual impact and to blend with the existing streetscape and materials. The aim is to keep a sense of enclosure and to break the potential of a continuous area of car parking in front of the dwellings. This can be achieved by means of walls, hedging, planting and the use of quality paving materials.
- When needed, residential car parking can be a mix of on-plot side, front, garage and courtyard parking, and complemented by on-street parking.
- For family homes, cars should be placed at the side (preferably) or front of the property. For small pockets of housing, a rear parking courtyard is acceptable.
- Car parking design should be combined with landscaping to minimise the presence of vehicles.
- Parking areas and driveways should be designed to ameliorate impervious surfaces (for example, through the use of permeable paving).

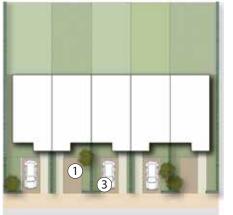
#### On-plot side or front parking

- On-plot parking can be visually attractive when it is combined with high-quality and well-designed soft landscaping. Front garden depth—from the pavement back—should be sufficient for a large family car.
- Boundary treatment is a key element to help avoid a car-dominated character. This can be achieved by



1. Front parking with part of the surface reserved for soft landscaping. Permeable pavement to be used whenever possible

 Side parking set back from the main building line. Permeable pavement to be used whenever possible
 Boundary hedges to screen vehicles and parking spaces



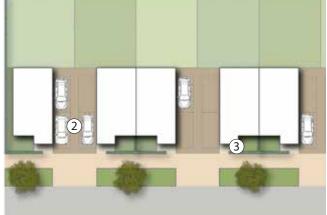


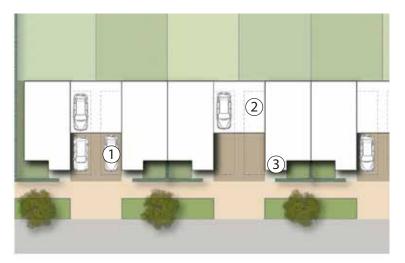
Figure 12. Illustrative diagram showing an indicative layout of on-plot front parking

Figure 13. Illustrative diagram showing an indicative layout of on-plot side parking

using elements such as hedges, trees, flower beds, low walls and high-quality paving materials between the private and public space.

#### **On-plot garages**

- Where provided, garages should be designed either as free-standing structures or as an additional form to the main building. In both situations, they should reflect the architectural style of the main building and visually be an integral part of it, rather than a mismatched unit.
- Often garages can be used as a design element to create a link between buildings, ensuring continuity of the building line. However, it should be considered that garages are not prominent elements and they should be designed accordingly.
- It should be noted that many garages are not used for storing vehicles and may not, therefore, be the best use of space. Garages should be large enough for a modern car to fit into and, if smaller, shouldn't count as a parking space. The suggested minimum size for a single garage is 3m wide x 6.1m long with a door width of 2.7m.
- Considerations should be given to the integration of bicycle parking and/or waste storage into garages.



1. Side parking set back from the main building line. Permeable pavement to be used wherever possible.

2. Garage structure set back from main building line. Height to be no higher than the main roofline.

3. Boundary hedges to screen vehicles and parking spaces.

## Figure 14. Illustrative diagram showing an indicative layout of on-plot side parking with garages

## Green spaces, public realm and streetscape

- Development adjoining public open spaces should enhance the character of the spaces by arranging main building facades and entrances so they are facing onto them. This helps to create a sense of place, improves natural surveillance and fosters social interaction.
- Open spaces should offer a variety of uses related to the surrounding activities and buildings. If space for play areas or equipment is available, ensure that they are not isolated by locating them within short walking distances of housing, and promote natural surveillance by having buildings overlooking them. This has been successfully demonstrated in the design of Sturton le Steeple village green.
- Ensure that appropriate long-term management and \_ maintenance of open spaces is agreed in advance of development starting. This may be through adoption by the Local Authority; planning conditions and commuted sums; or agreement with community groups.
- Materials used in the public realm should be selected \_ to complement the character of the building and street, keeping the number and type of materials to a minimum. Selected materials must be locally characteristic, durable and easy to maintain.
- Development should seek to avoid removal of trees or woodland in the first instance. If losses are unavoidable, trees or woodland must be replaced with new planting that meets or exceeds the spatial extent and quality that has been lost.

- Landscape schemes—promoting native species and the principle of 'right tree, right place'-should be designed and integrated into all development. This can help to reinforce rural character and smooth the transition between urban / rural areas, including former field boundaries. New planting should be accompanied by specifications which ensure good initial maintenance and establishment. Species should consider seasonal colour variation and biodiversity value (e.g. food sources for birds).
- Trees, hedgerows, shrubs and ornamental planting within private gardens can be some of the most valuable parts of green infrastructure in rural areas. Erosion and loss of these features should be avoided and there should be provision to increase and enhance linkages (e.g. through new native hedge planting).
- Where relevant and feasible, new development should allow for views of open countryside to reinforce a sense of place but, at the same time, avoid any impacts on key views.
- Public realm street furniture elements such as benches and bins should be designed as an integral part of the street scene, without introducing unnecessary clutter and compromising accessibility. Benches should be provided to take advantage of key views or places of interest.
- Where applicable, there should be a clear demonstration-through the submission of protection, management and planting plans-of how the existing tree stock, which is critical to the balance between built form and vegetation, can be maintained and enhanced. This should ensure longevity,







succession and mitigate against climate change and/ or biosecurity issues.

- Lighting should be given careful consideration to avoid light spill and the erosion of rural 'dark skies'.

## Pattern and layout of buildings

- Development densities should reflect contextual factors including the individual character of a plot; any previous built form on the site; location within the village; and the character of adjacent development.
- As a guidance, housing development on infill plots should not exceed a 1:3 ratio of building footprint to plot size.
- Proposed development should be sympathetic to the prevailing pattern in terms of building size, layout and building line. The orientation—whether the primary elevation should face the street or be perpendicular—should be informed by the nature of the plot and historical precedent which varies between and within villages.
- Building type, layout and density should reinforce the character and hierarchy of the street. Densities should be used to transition sensitively between more central areas and primary streets to edge-of-settlement and rural by-roads.
- Building plot levels should be interpreted and contoured in a manner that is sensitive to the natural site topography. Building heights should be maintained as a steady continuation of surrounding precedent to avoid overbearing or distracting forms.
- Settlement layout should be a key design driver for development masterplans and cul-de-sacs should be

avoided with the exception of small-scale courtyard developments.

- Development should aim to incorporate existing natural factors such as topography, level changes, existing green infrastructure and elements of historic built form including ruins.
- New development should respond to site-specific micro climates and sun paths, and use these as key design drivers to increase the environmental comfort for building users, both internally and externally. Correct building orientation can contribute to passively heating or cooling buildings and effectively reduce the heating and cooling requirement.

## Heritage assets

- Buildings that are adjacent to or within the setting of registered heritage assets (listed buildings or scheduled monuments) will require a careful and considered design approach. A similar approach should be taken for works that may impact on buildings which are not registered assets but have local value or contribute to the historic quality of a village.
- Even where new buildings are proposed at some distance from heritage assets, they should not adversely impact on long-distance views (e.g. to churches) that represent an important aspect of their setting.
- Where applicable, Conservation Area or heritage asset management plans should be reviewed and guidance integrated.





## **Views and landmarks**

- Key views to and from landmarks and focal points, which often contribute to the intrinsic qualities of a settlement, should not be adversely affected. Incongruous development can distract from or disrupt attractive views, including through the unbalancing of harmonious compositions.
- Development density should allow for an appropriate level of space between buildings in order to preserve views of the countryside setting where these are important. Density should also maintain the perceived openness of the settlement where this is a key quality.
- Trees, hedgerows and shrubs should be an integral part of the design strategy, and help to blend and embed development into its surroundings and provide privacy.
- Levels of natural / passive surveillance should be maintained or enhanced.

# Building line and boundary treatments

- The alignment and building lines of new and extended dwellings should reflect the immediate context.
   Generally, houses should be aligned so that main façades and entrances face the street, although in some cases a perpendicular arrangement may be appropriate. Subtle façade variations demonstrated through recesses or projections can increase the visual appeal but also maintain a degree of unity.
- Building line should be responsive to settlement topography. Sloping locations can accentuate unsympathetic relationships between buildings although balanced, subtle variations can be visually pleasing.

- Existing grass verges should be retained or introduced as new features if appropriate to the context. The introduction of hard features such as new footways should be avoided unless they make a positive contribution to connectivity or accessibility.
- Boundary treatments should help to reinforce unity and continuity, particularly where this has been eroded. Stone, brick wall or hedge boundaries should be of a scale and form that respects the context and reinforces settlement character. The quality of detailing to front walls and railings can be a significant contributor to the overall street scene.
- Incongruous features such as concrete coping and panel fencing should not be used on primary elevations. High and/or overbearing boundary treatments which interrupt or impair views into the street or natural surveillance should be avoided. New development should contribute to settlement, not be separated from it by large / high boundary treatments.
- Hedges formed of native species including beech and hornbeam, rather than conifers such as Leylandii in North Leverton, are preferred. These are visually more reflective of local field boundaries. Hedge laying can be used to increase the resilience and density of features.
- Building utilities, waste functionality and bicycle storage should be integrated into proposed development. Landscaping can also be used to minimise the visual impact of bins and recycling containers.
- Rear garden boundaries may contribute less to the street scene but they are a valued part of the wider network of vegetation within the villages. Hedges are preferred over fences, although attention should be given to future maintenance requirements and the potential for overshadowing neighbouring properties.





## **Building heights and roofline**

- Heights of new buildings should not exceed two storeys which (excluding any garrets and attics) is the maximum for residential properties within Sturton Ward.
- Gabled roofs, rather than hipped roofs, are preferred. The latter are not typical of the local area. The scale of the roof should always be in proportion to the dimensions of the building itself.
- Roof pitches should match existing / adjacent roof pitches, taking into account variation as a result of the materials used. The existing roofline of adjoining properties should be respected to create a consistent roofline and rhythm along the street.
- Roof heights and roof forms should allow for glimpses of long-distance views where appropriate.
- Flat-roofed dormer, mansard or bay windows should be avoided as these are not typical of the local area.
- The use of locally distinctive corbelling to eaves should be encouraged but consideration should be given to the style of the housing proposed. It should not be used slavishly (e.g. on modern bungalows).
- Gable and eave overhangs should be generous to give the building fabric maximum protection from the elements.
- Chimney type and height should be congruent with the typical chimney of surrounding developments.

# Building modifications, extension and plot infill

- Infill plot development should take particular precedent from neighbouring development architectural styles, detailings and proportions.
   Proposed development design and layout should respect the existing street scene and character of the settlement to avoid incongruous interventions.
- Extensions—including minor features such as cycle shelters or bin stores—should be proportionate in scale and with an appearance that matches the existing building.
- Extensions should respond to the layout and scale of plots and boundary lines, avoiding any unbalanced compositions—especially when viewed from the street.
- Flat roofs should be avoided for extensions and garages. Roof lights should be avoided on the street side, particularly in older buildings.
- Renewable technologies should be encouraged and integrated within new development. Retro fitting renewable technologies to heritage buildings should be done with great care to protect the character of the existing building.
- Replacement or new doors and external windows should be appropriate to the period and style of the property.
- The conversion of the Big Barn—belonging to The Manor in South Wheatley—to a Post Office and shop should be used an exemplar for the sustainable re-use of buildings. Such approaches can be extended to the smallest scale, as indicated by the 'Book Exchange'





at North Leverton and the Post Office at Sturton le Steeple.

## **Architectural details**

The simple but distinctive brick detailing on historic buildings in Sturton Ward has lent itself to replication on new buildings. Ordinarily, this should be encouraged but replication requires care so that it is not reduced to a lazy pastiche, resulting in superfluous features and dilution of the design's original significance. Poorly-designed and poorly-executed details using cheaper, low-quality materials can undermine efforts to create unity and harmony.

The following should not be read as a prescriptive list for inclusion within new development but as a series of elements that can help to underpin the special architectural character and quality of built form within Sturton Ward:

- Detailing of eaves including corbelling, dentillation and cogged brick. Similar small-scale decoration may apply to chimney stacks.
- Detailing to gables including coping and kneelers.
- Timber lintels and casements to main doors including hood moulds to older buildings.
- Tumbled in brick details to gable ends.
- Breathers to old barns, sometimes in decorative shapes such as diamonds. These should be retained but care should be avoided in new builds where there is no precedent or context.
- Small-scale decorative brick string courses.

- Segmental arches with rubbed bricks.
- Stone window cills and (less common) lintels.
- Window rhythm and window sizing in proportion to the building and generously sized.
- Yorkshire sash windows.

## **Materials**

- Red clay roof pantiles should be used in most instances as they are one of the main unifying elements of village character.
- Concrete and/or grey or brown tiles should be avoided.
- Slate tiles may be appropriate in certain locations, depending on immediate context and the proposed design.
- Red brick should be used, preferably mixed to provide subtle variation, matching existing historic elements in tone and texture.
- Use of varied brickwork bonds including Flemish, Flemish garden wall and variants of English garden wall that include four to six courses of stretchers for every header.
- Painted wooden door and windows frames in subtle colours.
- Darker, recessive colours to soffits, fascias and bargeboards.
- Weatherboarding should be avoided, although timber cladding may be appropriate on contemporary designs.







- Round stone or engineering brick as coping to boundary walls.
- Painting or the colour-washing of brickwork, where there is no historic precedent, should be avoided.
- Informal brick paving to garden and vehicle parking areas.
- Unsurfaced access tracks where vegetation can be allowed to establish.

It should be noted that these materials are not prescriptive and there is opportunity for innovative and creative material suggestions in new buildings, restorations and extensions which may complement what already exists. However, when buildings are designed, local heritage of building materials should be taken into consideration.

# 4.4. Specific design guidelines

# 4.4.1. North and South Wheatley character area: specific guidelines

- Development should not take place on the floodplain in order to maintain the historic separation, green spaces and open views between North and South Wheatley.
- Built form should, in general, reflect the characteristics of particular areas within the village such as the historic grain along Low Street or the larger plots along Top Street.
- Development should be encouraged to follow the established pattern of development in North Wheatley, for example by extending east along Top Pasture Lane.
- Wheatley Beck is intrinsic to the character of the area, including the historic sheep dip. Special consideration should be given to the treatment of frontages and streetscape where they coincide with the Beck.
- New housing should not result in the loss of the large, open garden areas that were once paddocks and smallholdings which surround some of the former farm houses along Low Street.
- Avoid the introduction of hard surfaces such as footways and over-wide vehicle entrances on routes that are characterised by grass verges.
- Intrusion of development into key views or vistas should be discouraged, particularly where these are of landmark buildings. These include:





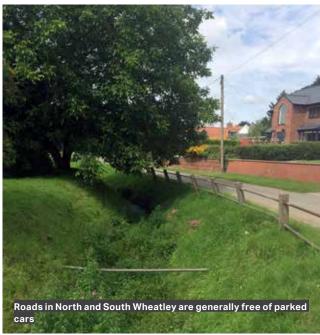




- The Church of St. Peter and St. Paul;
- The Methodist Chapel;
- The Old Hall;
- Corner Farm and its barns; and
- The Manor.
- New buildings should not distract from or dominate key views from the valley of Wheatley Beck, including footpaths across Chapel Field, the Recreation Ground and the ruined Church of St. Helen.
- Relic rural elements such as native hedgerows should be retained, particularly along Top and Low Pasture Lanes.
- Make particular efforts to avoid vegetation loss on sloping sites where trees and hedgerows help to balance built form and make a positive contribution to the character of the village.







# **4.4.2. Sturton le Steeple character area: specific guidelines**

- Development should not disrupt the linear settlement pattern that has changed very little over the years.
- New housing in vacant plots should be favoured over 'backland' development behind existing buildings and away from the existing road network.
- Development should avoid further erosion of character, particularly along Cross Street. The proliferation of varied styles means that there is more impetus to maintain the local material palette. This has been diluted by inappropriate 1960s-80s 'anytown' styles.
- New buildings should not distract from or disrupt the important and often long-distance views towards the Church of St. Peter and St. Paul.
- Prevent any loss of important vegetation within plot and garden boundaries such as hedgerows and trees. These often help to screen views towards West Burton power station and create a sense of enclosure, in addition to providing valuable biodiversity.
- Careful consideration should be given to the gradual 'tailing off' of development along narrow lanes which run perpendicular to Cross Street, so that the characteristic grain of development—as well as gaps that allow rural views—are retained.
- Avoid loss of green verges that inform the rural character of the side roads and soften the presence of the relatively wide carriageway along Cross Street.
- Retain hedgerows alongside the road where possible, particularly where they represent former field







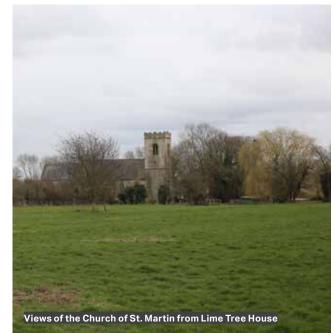
boundaries and a visual link to the village's agricultural past.

- Consider the inclusion of short terraces in appropriate locations. The conversion of former barns are a particular characteristic of Sturton le Steeple and could be a means of introducing smaller, affordable housing to the village.
- Consider how the 'gateways' to the village could be enhanced (e.g. through new tree planting). Any new development at these locations, as well as corner plots, should reflect the importance of such locations
- Explore opportunities to create interest and structure within the village green, such as through small-scale architectural detailing to walls and boundary features; new tree planting to provide shelter; and areas of wild flower meadow to offer visual and habitat interest.

### **4.4.3. North Leverton Character Area: specific guidelines**

- Particular attention should be given to the design of any new development on the distinctive linear plots and perpendicular building alignments east of the crossroads. 'Backland' development should only be undertaken where it is small-scale and does not disrupt the distinctive grain and field boundary pattern.
- Development should not impact on the valued green corridor of 'The Beck', including mature trees. These are particularly valuable where they contribute to the rural setting of the Church of St. Martin.
- Any larger-scale development should be focused around the existing post-War housing estates to the west and southwest of the village. The linear character to the east should be maintained.

- Developments should avoid cul-de-sacs or at least include overlooked pedestrian routes that provide walking access within the village. This permeability is currently absent between Southgore Lane and the Southfields Rise estate.
- Public realm improvements may be most desirable around the crossroads in order to provide a more uniform appearance and to rationalise clutter.
- Boundary vegetation should be retained and enhanced, particularly towards the edges of the village where it can help to screen views towards the power stations.
- Soft verges along Main Street, east of the crossroads, should be retained. The exception is where there is a risk of erosion from vehicles cutting corners or parking. Any new or enhanced vehicle access should not compromise these important features.
- Use of information boards to describe the architecture, heritage and history of the village should be more widely adopted, reflecting those used in Sturton le Steeple parish.





# Site allocations review.



## 5. Site allocations: high-level landscape and visual review

## **5.1. Introduction**

A number of sites were identified via AECOM's 'Site Options and Assessment' activity as being suitable and available for development. These sites have been reviewed by the Steering Group and a number have been taken forward as proposed allocations, in addition to other sites brought forwards via the Neighbourhood Plan consultation process.

A list of potential sites was circulated and agreed with the Steering Group. This section provides a high-level review of landscape and visual matters for each site. For each site, an indicative capacity for the number of dwellings is provided.

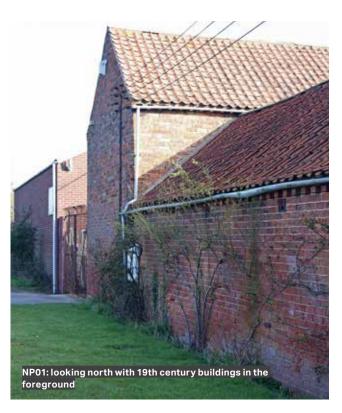
In combination with comments from the Steering Group, Bassetlaw District Council and Nottinghamshire County Council through previous consultations, these findings can help to guide decision-making and be used as evidence to support site allocations in the NDP.

## 5.2. Site reviews

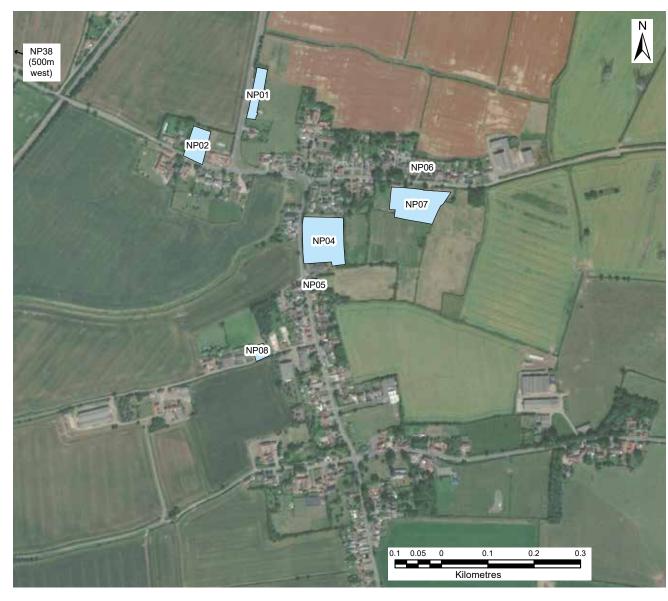
# 5.2.1. Site reviews: Sturton le Steeple

NP01: Gainsborough Road Farm and Appleyard Plant Hire	
Site description	19th century coach house and stables, red brick with pantile roof (Non-designated heritage asset) with associated c.40 year old steel/brick storage building. Area to north appears to be overgrown former 'long plot' associated with property which, although greenfield, arguably forms part of historic settlement.
Consultation comments	BDC Conservation: no concerns subject to historic buildings being retained/converted and any new development being appropriate to the setting.
Suitability	Suitable: sensitive conversion of existing historic buildings and small-scale road facing or courtyard arrangement to north.
Capacity	5

NP02: Land be Road	NP02: Land between Roses Farm and Four Paws, Station Road	
Site description	Small pastoral field surrounding by dense hedges facing Station Road. Represents gap between 19th century brick former farmhouses and barns/outhouses, partly eroded/infilled by more recent two-storey property immediately to west. Opposite Grade Il listed late 17th century Crow Trees Farm.	
Consultation comments	No significant concerns, including BDC Conservation.	







NP02: Land between Roses Farm and Four Paws, Station Road	
Suitability	Suitable: sensitive development with positive relationship to road, e.g. short terrace or courtyard reflecting barn/outhouse arrangement to adjacent Four Paws/Roses Farm.
Capacity	3

NP04: Land north of Telephone Exchange, Cross Street	
Site description	Small pastoral field surrounding by dense hedges to the east side of Cross Street, with modern housing (Crown Court) to the north of a large, recently constructed dwelling on the site of the former Telephone Exchange. Represents a gap within built form along Cross Street, although this has been eroded by the new housing opposite and views are limited by the hedge. A public footpath runs diagonally across the site.
Consultation comments	No significant concerns, including BDC Conservation.
Suitability	Suitable: small scale-development to southern part of site, allowing retention of the majority of the field to the north. Would require diversion of section of footpath but scope to incorporate area of new public open space.
Concolity	



Figure 15. Housing site allocations, Sturton le Steeple

NP05: Land north of The Barn, Cross Street (LAA238)	
Site description	Small grassed areas used as garden to adjacent (converted) Grade II listed barn/ stable at Cross Street Cottage (cottage is also listed). Offers glimpsed rural views from Cross Street, with small Post Office to north.
Consultation comments	No significant concerns, including BDC Conservation subject to suitable design for a single dwelling.
Suitability	Suitable: although loss of view will occur, this is small-scale plot within ribbon development with more open views available from footpath to north. Design should retain setting of barn.
Capacity	1



NP06: Outbuildings at Station View Farm	
Suitability	Suitable: assuming that this relates to retention/conversion of existing building only, Not suitable for new build due to limited space and impacts on relationship with North Street frontage/grain of settlement.

Capacity

2

NP07: Buildings and land at Croft House Farm, North Street	
Site description	Scattered, open arrangement of three agricultural late 18th/early 19th century brick and pantile outbuildings, including a former barn and threshing stable with diamond ventilators and catslide roof. All are non- designated heritage assets. Forms a balanced composition with mature trees framing views towards Sturton le Steeple church. Eastern edge of site comprises recent horse manège.

	towards Sturton le Steeple church. Eastern edge of site comprises recent horse manège, with small hedge-enclosed paddock to south.
Consultation comments	BDC Conservation: allocation not supported due to erosion of setting and harm to significance of heritage assets. However, retention and conversion of existing buildings would be supported.
Suitability	Suitable but only for appropriate conversion of existing buildings, with sensitive designs for external garden/parking spaces that retain/enhance trees, spaces and views. New development is not considered to be suitable, due to impacts on these important spatial characteristics which also impart attractive qualities to this end of North Street, including the 'tailing off' of development.
Capacity	4 (conversion only)

NP06: Outbuil	NP06: Outbuildings at Station View Farm	
Site description	18th/19th (?) century brick and pantile former agricultural outbuildings associated with former farmhouse; all are non-designated heritage assets. Outbuildings are set back from road with limited visibility from North Street.	
Consultation comments	BDC Conservation: no concerns subject retention and conversion of the historic buildings on site.	









NP08: Land ea	NP08: Land east of Woodcotes, Freemans Lane	
Site description	Part of pastoral field that extends to Freemans Lane, where it fronted by a hedgerow. Represents a gap between c.1960s/70s bungalows and two-storey detached property. Limited rural views, with varied domestic curtilage to east.	
Consultation comments	No significant concerns, other than NCC Highways noting that footway will require widening to 2m.	
Suitability	Suitable: logical infill with positive front to road between post-war plot development with limited impact on rural views.	
Capacity	2	



NP38: Land at	Little Wood House, Wheatley Road
Site description	Existing property within large, L-shaped plot, part of isolated ribbon of 7no. early/ mid 20th century dwellings to north side of road between Sturton le Steeple and South Wheatley. Mature trees and hedge to frontage, with lawn areas, outbuildings, boundary hedges and further vegetation to rear.
Consultation comments	NCC noted that site is separate from built form of village.
Suitability	Suitable: although separate from main part of village, development would not extend the existing ribbon of built form. Scope for road-facing properties to reflect existing layout, alongside discrete development of rear site which would be screened from view. All hedgerows and trees should be retained where possible.
Capacity	4

## 5.2.2. Site reviews: North and South Wheatley

**BDC7: Land south of The Sun Inn, Low Street** Note: BDC7 comprises a large site extending as far as the Mead Brook and was subject to a planning application for 24no. dwellings in 2016 that was subsequently withdrawn. The Steering Group wishes to propose a much smaller site along road frontage.

Site description	Part of a long pastoral field bounded by hedgerows with mature trees to the rear of The Sun Inn and fronting the former Retford Road. Adjacent to new-building property east of the Inn. Rural views from the lane towards Mead Brook, although in the context of the pub parking area and the commercial building on the former Council depot site.
Consultation comments	BDC Conservation raised concerns in relation to the full site boundary, with respect to impacts on the Conservation Area and farmsteads along Low Street, further to the east.
Suitability	Suitable, but only in relation to a small-scale development restricted to the frontage, where it would arguably continue the line of development west along Retford Road, in the context of the commercial property. Retention of a glimpsed rural view and mature trees would be preferable.
Capacity	3

NP11: Site north of Strawberry Fields, Wood Lane	
Site description	Modern steel/blockwork agricultural outbuildings with associated hardstanding areas at working fruit farm. Located to north of main village, beyond A620 bypass, on rural lane/farm access. Associated with a cluster of 3no. detached post-war properties set in orchards.
Consultation comments	NCC and BDC highlighted the separation from the built form of the village, although NCC Highways indicated up to 5no. dwellings acceptable.

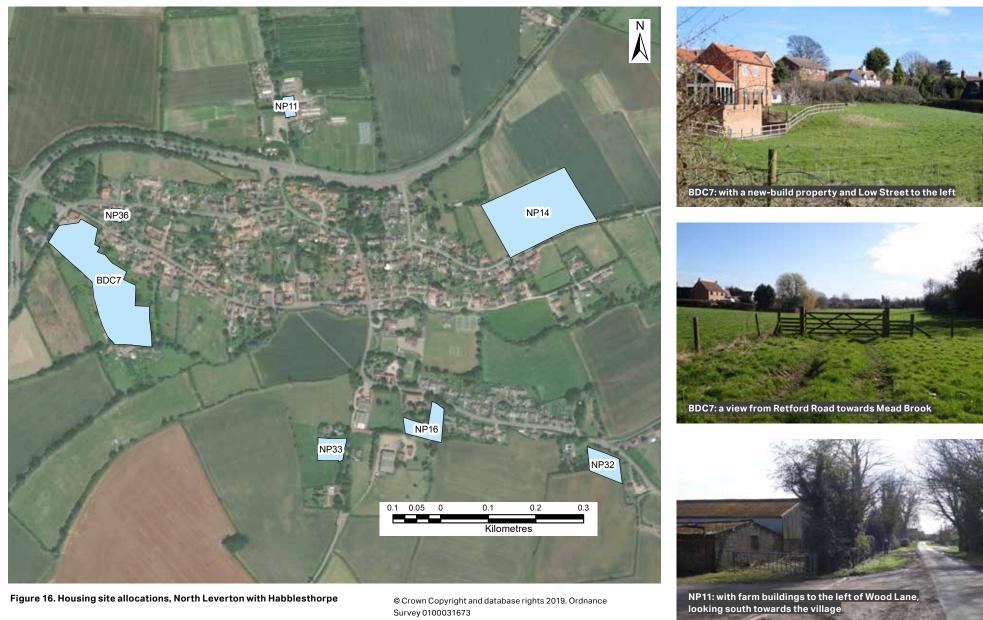


Figure 16. Housing site allocations, North Leverton with Habblesthorpe

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NP11: Site nor	th of Strawberry Fields, Wood Lane
Suitability	Suitable: although outside the historic settlement pattern and with access across the dual carriageway a potential issue, the existing properties and outbuildings are relatively well-established and set a degree of precedent for limited development. The existing site buildings are functional and have no aesthetic qualities, factors which are mainly derived from the wider orchard and history of fruit picking in the area. Mature trees should be retained.
Capacity	5
Site	Large agricultural field on the northeastern
description	edge of the village, with an open aspect, contrasting with the more enclosed character of Top Pasture Lane. Views are available from gaps in the hedge towards the A630 and properties at Eastfield. Development to the south side of the lane includes 19th century former farms as well as post-war detached properties. Development of 6no. dwellings is ongoing immediately to the west.
Consultation comments	No significant concerns, with NCC Highways noting that Top Pasture Lane would need to be widened to a road adoption standard.
Suitability	Suitable, but with an appropriate scale of development, e.g. as frontage to Top Pasture Lane or a sympathetic cul-de-sac or

Capacity

Approximately 8

NP16(LAA018): Land at The Manor, Sturton Road		
Site description	Large, sloping garden to side and rear of The Manor (a 'positive building' within the conservation area), beyond which is the Grade II listed Big Barn. The plot includes a number of mature trees subject to Tree Preservation Orders, which represent a prominent grouping visible when entering the village from Sturton le Steeple.	
Consultation comments	<ul> <li>Not supported by BDC Conservation due to location within curtilage of listed building and impacts on setting of Manor Farm. NCC raised issues of access from Sturton Road. However, BDC Conservation noted that concerns regarding application for a single dwelling (ref. 19/01540/FUL) had been addressed.</li> </ul>	
Suitability	Suitable, but for a single dwelling to be located in a balanced and sensitive manner with respect to both Manor Farm and mature trees within the site. Visibility of such an arrangement from the road would be limited and the pattern of built form would reflect the bungalows to the east and opposite.	
Capacity	1	
NP32: Land east of Tavistock House, Sturton Road		
Site description	Section of a large arable field with a hedgerow fronting Sturton Road. Represents a rural gap between two 1960s/70s detached properties in large grounds, with further dwelling opposite representing scattered plot development to the addee of Section Whetley.	

widened to a road adoption standard.		
Suitable, but with an appropriate scale of development, e.g. as frontage to Top Pasture Lane or a sympathetic cul-de-sac or courtyard development, reflecting the layout of that to the west. Development of the wider site beyond the eastern garden boundary of	Consultation	
Orchard Villa would be out of balance with the rural character of the lane and settlement form in this part of the village. There will be a loss of hedgerow and impacts on rural views, but the latter do not have particular or noteworthy	comments	
qualities.		

the edge of South Wheatley. Site is opposite
the edge of South Wheatley. Site is opposite the former St. Helen's Church, a Grade I listed
building and Scheduled Monument.

mments BDC Conservation raised issues in relation to views from and impacts on the setting of the church.

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NP32: Land ea	st of Tavistock House, Sturton Road
Suitability	Suitable for sensitive small-scale development. The site lies within the transition from built form to the wider countryside, although the field itself is ordinary and bounded by post-War properties that make a limited contribution to the special qualities of the village. The church offers open and framed views from that contribute to its setting, but these are predominantly towards North Wheatley and across the Vale. Although the site is also visible from the church, these are secondary views where the openness and rural qualities have been eroded by relatively recent development. This is a 'gateway' site into the village: development should present a coherent, high-quality frontage, preferably with retention of the grass verge and hedgerow where possible
Capacity	Maximum 4





NP33: Land south of Rectory Cottage, Muspit Lane	
Site description	Large curtilage to an existing detached dwelling noted as a 'positive building' in the conservation area, within which the site is located. The plot comprises a paddock with all-weather manège. A large hedge screens views from Muspit Lane.
Consultation comments	BDC noted that site is separate from built form of village.
Suitability	Suitable, although only for small-scale, development set away from the existing property that reflects the scattered nature of built form in this area, including the 20th century bungalow opposite. The hedge along the frontage should be retained to screen views. Although the settlement pattern is scattered, it is not considered that such a development at this location would have any impact on key views.
Capacity	1

Site description	A small plot in the Wheatley Conservation Area, occupied by an early 19th century coaching house and stable set within a yard and garden area. The site slopes to the south, with access off Top Street, where the immediate context is one of mainly post-War development in a variety of styles, including Top Flats to the west.
Consultation comments	BDC Conservation: no concerns subject retention and conversion of the historic buildings on site, with any new development being appropriate to the historic setting.
Suitability	Suitable: assuming that this relates to retention/conversion of the existing buildings, Limited scope for new build due to site layout, access and levels.
Capacity	3 (small-scale dwellings)

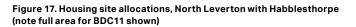
### 5.2.3. Site reviews: North Leverton with Habblesthorpe

BDC11 (LAA258): Land between Sturton Road and the Catchwater Drain Note: BDC11 comprises a large site extending across the northern edge of the village. The Steering Group have indicated that only the western part of the site should be considered.

Site description	The western part of BDC11 comprises a single flat, pastoral field bounded by dense hedges, one of which fronts Sturton Road. This represents a gap between the c.19th century West View farmstead and The Limes, an early 20th century villa, to the north and south respectively. The latter is a non-designated heritage asset. Glimpsed views of the church are available from Sturton Road.
Consultation comments	BDC Conservation raised concerns with respect to development of the western part of the site, due to impacts on St. Martin's Church. NCC Highways indicated that 5no. dwellings may be acceptable.
Suitability	Not suitable, due to the field making a positive contribution to the entrance to the village, representing a relatively long-standing rural gap between historic properties.
Capacity	None

BDC16: Land to the rear of Sunnycroft, Main Street		
Site description	A long, narrow plot typical of the settlement pattern to the south side of Main Street. It extends from the rear of a brick/pantile (?)18th century dwelling, currently operated as kennels. Visibility from the road is limited, although open views are available into the southern end of the plot from the adjacent public footpath.	
Consultation comments	BDC indicated that the full extent of the site may not be appropriate for development, given the prevailing character of the surrounding area.	





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BDC16: Land to the rear of Sunnycroft, Main Street		
Suitability	Suitable, but only for a limited footprint close to the existing property. Development extending along the plot would not be in keeping with the grain of built form along this side of Main Street, which has been eroded through recent 'backland' development.	
Capacity	1	

NP18: Land north of Mill Close, Manor Grove and Main Street	
Site description	A roughly triangular field with small-scale, modern agricultural buildings, including a short frontage to Main Street bounded by a hedge. The eastern boundary comprises a low hedge, dominated by the rear elevations of c.1960s bungalows on Mill Close. The railway line to the east runs along an embankment, limiting views into the site.
Consultation comments	No significant comments raised, other than the requirement to widen the footway to the frontage.
Suitability	Suitable, being a relatively self-enclosed parcel of land with limited influence on the wider landscape. The adjacent post-War housing and location away from the more historic village core results in a low sensitivity to development.
Capacity	15

NP19: Land north of Main Street including Gainsborough House		
Site description	A long, narrow plot that represents the garden to the Grade II listed, early 19th century brick and pantile two-storey house. The main elevation is at right angle to the road, typical of many older properties in the village. The hedge-lined garden includes mature trees and extends to the beck, with a boundary to the playing field to the east.	
Consultation comments	Impacts on the listed buildings were raised by BDC Conservation, alongside flood risk to the north and access into the site.	
Suitability	Suitable, but only on a very limited scale and with careful consideration to the layout of the listed building and the pattern of settlement in the wider village. The property makes a positive contribution to the streetscape and village character, including mature vegetation visible from the adjacent recreation ground.	
Capacity	1, carefully sited to the rear of the existing property.	

NP20: Sturton Road Farm, Sturton Road

Site description	The southern part of the site comprises hardstanding, used for vehicle storage by a haulage company at Sturton Farm, with a functional character including a large steel barn. To the north is a flat paddock used for grazing, with a dense hedgerow and mature trees along Sturton Road, opposite Lime Tree House, an early 20th century villa and non- designated heritage asset.	
Consultation comments	No significant comments raised, other than the requirement to widen the footway to the frontage.	
Suitability	Suitable. Development should retain mature trees and the hedgerow to the north, with scope for a courtyard style development to the rear of the farm.	
Capacity	15	

NP23: Buildings at Yew Tree Farm, Main Street		
Site description	A Grade II listed 18th century forming threshing barn, of red brick and pantile and large timber doors. The barn is currently used for storage.	
Consultation comments	BDC Conservation does not support the site as it would give a presumption in favour of conversion, without demonstrating how the barn could be converted whilst preserving its special interest.	



NP23: Buildings at Yew Tree Farm, Main Street		
Suitability	Suitable, but (aside from Listed Building Consent matters), with consideration for sensitive parking and provision of elements such as bin storage.	
Capacity	1	

NP25: Land east of Southgore Lane		
Site description	A medium-scale, flat pastoral field bounded by hedgerows and areas of wetland adjacent to the railway to the south. A public footpath runs along the northern edge of the field, parallel to recent housing to Pippistrelle Close. The character is rural, but views are enclosed and influenced by the adjacent modern dwellings.	
Consultation comments	No significant comments raised	
Suitability	Suitable, due to the enclosure by recent housing and the railway line; being situated away from the historic core of the village, but not detrimentally impacting on the overall grain or balance of development. The lack of wider views and frontage means that impacts on the rural context will be limited. Development may be better concentrated within the northern part of the field, close to existing built form. Hedges and the route of the footpath should be retained where possible, with scope for public open space within the remaining area to the south.	
Capacity	15	

NP30: Land including Janek, Fingle Street		
Site description	A long, narrow plot entirely within the curtilage of an existing bungalow within mainly c.1930s ribbon development along Fingle Street. The rear garden is bounded by dense hedgerows and includes mature planting.	
Consultation comments	Suitable for redevelopment of the existing property, not additional development.	
Suitability	Suitable only for redevelopment of the existing property. Although housing along the plots north of Fingle Street is mainly modern, the long plots are a reflection of the village character and 'backland' development would not be appropriate.	







NP30: Land including Janek, Fingle Street	
Capacity 1 (redevelopment of existing property or	

NP31: The Old Shop, south of Main Street		
Site description	A large, village-centre plot comprising a post-War bungalow set in mature garden with outbuildings. To the east is Revitt House, a c.19th century red brick building with the characteristic right-angled orientation away from the road.	
Consultation comments	No significant comments raised, other than the requirement to widen the footway to the frontage.	
Suitability	Suitable, given that the site is of a rather ordinary, domestic quality does not make a significant contribution to the townscape. Opportunities exist for a small-scale development that reflects the grain of built form along this side of Main Street, including the 'end-on' right-angled elevation.	
Capacity	3	

## **High-level site plans**

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PUBLIC FOOTPATH

## 6. High-level site plans

## 6.1. Approach to site plans

This chapter uses high-level concept plans to illustrate how the layout elements of the guidelines above might be applied to specific sites. The sites put forward by the Steering Group represent a combination of SHLAA allocated sites and important community-level sites, some of which have planning permissions.

The following sections outline the design considerations and drivers for each site. Highlevel concept plans have been prepared to illustrate masterplanning options for the following:

- NP04, Land north of the Telephone Exchange, Sturton le Steeple
- NP20, Sturton Road Farm, North Leverton
- NP25, Land east of Southgore Lane, North Leverton

The designs reflect community aspirations and good design practice but have not been subject to viability appraisals as part of this work.

The concept masterplans provide:

- Housing numbers and orientation/arrangement;
- Access / connectivity arrangements and opportunities;
- Site opportunities / constraints; and
- Basic green infrastructure and open space strategies.

### 6.1.1. NP04 Land north of the Telephone Exchange, Cross Street (Sturton le Steeple)

Development site area: 0.8 ha (total site)

Approximate units: 4

#### **Design considerations:**

- A Significant Green Gap, one of few remaining within ribbon development along Cross Street. Aspiration is to develop only the southern part of the site, to allow retention and enhancement of the gap.
- Public footpath across the site.
- Largely surrounded by hedgerows, including dense feature along Cross Street that screens views.
- Recently constructed dwelling to south, on site of Telephone Exchange.

### **Design drivers:**

- Retention of hedgerows where possible.
- Incorporation of footpath, minimising loss of amenity.
- Integration of the green space (with scope for public use) into the design, with positive frontage of housing facing the area.
- Rear gardens back onto existing dwelling boundary, avoiding poor-quality boundary features.



Figure 18. High-level site plan, NP04 (Sturton le Steeple)

### 6.1.2. NP20 Sturton Road Farm, Sturton Road (North Leverton)

Development site area: 1.3 ha

Approximate units: 15

Note: long-term vision for development of full site.

#### Design considerations:

- Hardstanding to the farm but agricultural field to the north, on the northern edge of the village at a 'gateway' location.
- Hedgerows around much of the site, with a number of mature trees.
- Opposite village surgery, which has problems with parking congestion.
- Limited views from wider countryside.

#### **Design drivers:**

- Retention of hedgerows and mature trees where possible.
- Long-term vision to relocate village shop from crossroads, which has limited parking.
- Scope to increase and enhance pedestrian links between housing, new community asset, surgery and school, including a new road crossing.
- Integration of a large green space, overlooked by new dwellings.
- Potential to include new pedestrian/cycle links to adjacent Ketlock Hill Lane, as part of wider footpath network.

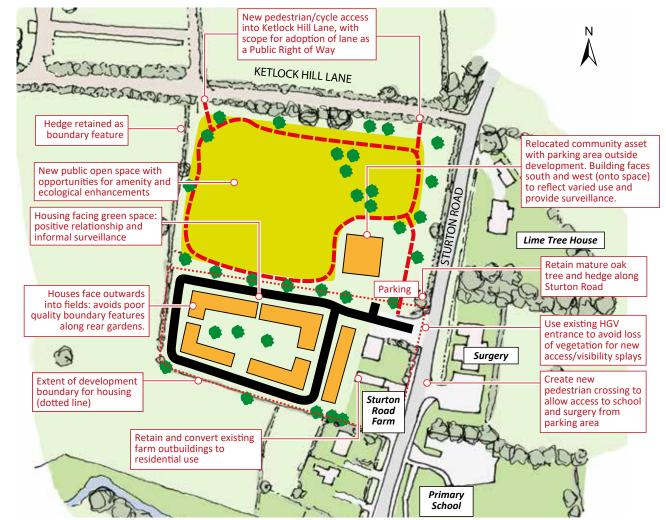


Figure 19. High-level site plan, NP04 (North Leverton)

## 6.1.3. NP25 Land east of Southgore Lane (North Leverton)

Development site area: 2.54 ha (total site)

Approximate units: 15

### **Design considerations:**

- Pastoral field to the southern edge of the village, surrounded mainly by hedgerows.
- Hedgerow to the north retained as part of recent Pippistrelle Close development.
- Well-used public footpath running along the northern boundary of the field.
- Limited views into the site from Southgore Lane.
- Area of woodland and wetland along the southern boundary, adjacent to the railway line.

### **Design drivers:**

- Development focused in the north, close to existing modern housing.
- Retention of hedgerows where possible.
- Incorporation of footpath as a 'green corridor' along then northern edge of site.
- Dwellings to face outwards, presenting a positive face and avoiding poor-quality rear boundary fences.
- Undeveloped area to the south has potential as a public open space, with possible access to the woodland and wetland.



Figure 20. High-level site plan, NP04 (North Leverton)

# Deliverability

Prepared for: Locality

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## 7. Deliverability

### 7.1. Delivery agents

The design guidelines will be a valuable tool for securing context-driven, high-quality development in Sturton Ward. They will be used in different ways by different actors in the planning and development process, as summarised in the table below:

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

## 7.2. Deliverability

The National Planning Policy Framework (paragraph 35) emphasises that a proportionate evidence base should inform plans. They should be based on a 'positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings' (see paragraph 15). Policies should be 'underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals' (paragraph 31). Crucially planning policies 'should not undermine the deliverability of the plan' (paragraph 34).

Neighbourhood Plans need to be in general conformity with the strategic policies in the corresponding Local Plan. Where new policy requirements are introduced (that carry costs to development) over and above the Local Plan and national standards, it is necessary to assess whether development will remain deliverable. The principles and guidance set out in this document and within the Neighbourhood Plan's policies are aligned with national policy and non-statutory best practice on design.

The values and costs of construction between new developments and within new developments will vary based on location, situation, product type, design (architecture, placemaking etc.) and finish; and the state of the market at the point of marketing the properties. The guidelines herein constitute place-making principles and guidance to help interpret and apply the statutory policies within the Neighbourhood Plan. Good design is not an additional cost to development and good place-making can result in uplifts in value.

## **Glossary of terms**

## 8. Glossary of terms

Apex the pointed top of a gable or pediment.

Arch a curved opening.

Arts and Crafts style of design focusing on craftsmanship, material quality, use of local material, often reviving vernacular or traditional forms.

Ashlar masonry of large blocks in regular courses worked to even faces and carefully squared edges.

Atrium an open roofed entrance hall or central court.

Balcony a projecting gallery or walkway.

Balustrade a parapet or stair rail composed of uprights supporting a coping or rail.

**Band Course** masonry band which encircles a building wholly or in part usually unmoulded.

**Bargeboard Boards** placed at the incline of a gable to hide the ends of the roof timbers, often decoratively treated.

Bay the vertical division of a building, often by widows or arches.

Beam a horizontal structural support.

Breather holes within brickwork, to allow ventilation and often in decorative patterns.

**Brutalist** architectural style appearing in the 1950s and 1960s featuring exposed concrete and emphasising bold structural forms.

Building Line the line formed by the frontages of buildings along a street.

Built form buildings and structures.

Buttress a mass of masonry built up against a wall to reinforce it.

Cantilever an overhanging projection with no support on its outside edge.

Casement window a window with hinged panes.

**Cement** a lime-based paste that binds together and sets hard; it is used in mortar.

Cladding an exterior covering.

Cogging a decorative course of bricks laid diagonally, often along eaves.

Column upright structural member, usually circular in section.

**Concrete** a mixture of cement and aggregate that dries very hard, used as a building material.

**Dentils/dentillation** alternating headers or blocks often along eaves, to give a 'toothed' appearance.

Eaves overhanging edge of a roof.

**Edge** the boundary between two areas, these can be natural topographical features or man-made features.

Enclosure the use of buildings and structures to create a sense of defined space.

Dormer window breaking above the eaves at wall head or set in the roof.

Dry Stone Walling masonry made without mortar.

Eaves the part of a roof that projects beyond the wall.

Edwardian pertaining to the reign of King Edward, 1901 – 1910 (or up to 1918).

**Elevation** any of the vertical faces of a building, inside or out.

Façade an exterior face of a building.

Fenestration the windows of a property.

Framing a structural skeleton in timber or metal.

**French Doors or Windows** full length casement windows opening like doors onto a balcony or terrace.

Gable the flat pointed end of a wall of a pitched roof.

Garret a room at the top of a house, just underneath the roof.

**Gateway** the design of a building, site or landscape to symbolise an entrance or arrival to a specific location.

Georgian English architectural style of c.1700-1840.

Gothic European architectural style of c.1150-1500.

Half-timbered having exposed timber framing.

Hipped Roof a roof that is pitched at the ends as well as the sides.

**Infill** material used to fill spaces between the components of a framework.

**Heads or headers** (to a window) an arch or line of bricks over an opening. Flared or segmental headers use rubbed bricks.

**Historic Environment Record** a record held by the local authority of known archaeological sites, historic buildings, and designed landscapes.

**Hood** mould an ornate projection over an opening such as a door.

**Jettying** building technique used in medieval timber framed buildings in which a upper floor projects beyond the dimensions of the floor below.

Kneeler stone brackets used at the corner of roofs.

Land Cover the surface cover of the land usually expressed in terms of vegetation cover or lack of it. Related to but not the same as land use.

**Landscape** an area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors.

**Landscape Character** a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.

Landscape Character Areas (LCAs) landscape character areas are unique areas which are the discrete geographical areas of a landscape type.

Land Use what land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.

Lintel the beam over an opening.

**Listed Building** a listed building is one that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. There are three categories of listed buildings in the United Kingdom:

- Grade I buildings, which are of exceptional interest and make up 2.5% of all listed buildings in the United Kingdom.
- Grade II\* buildings, which are particularly important buildings of more than special interest and make up 5.5% of all listed buildings in the United Kingdom.
- Grade II buildings, which are of special interest and make up 92% of all listed buildings in the United Kingdom.

**Mansard** four-pitch roof with a steep lower pitch and a shallower upper pitch on each side.

Masonry stone or brick construction.

Medieval the period in European history spanning c.1000-c.1500.

Modernist the architectural style current from c.1920 to the late 20th century.

Modillioned an ornate bracket underneath a cornice or eaves.

Mortar a paste made of lime or cement, used in between blocks or bricks.

Moulding a strip with a shaped or decorated surface.

Mullion upright member dividing the lights of a window.

Panelling a decorative wooden or plaster wall covering with areas defined by mouldings.

Parapet the edge of a wall, projecting above roof level.

**Pediment** classical form of corniced gable used at openings as well as a termination to roof structures.

Pigeoncote a structure to house pigeons or doves, usually on farms.

Pilaster a rectangular column, especially one projecting from a wall.

Pitch the slope of a roof.

Plinth the base course of a building, the projecting base of a wall.

**Pointing** the treatment with mortar of exposed joints in masonry or brickwork.

**Porch** a partially enclosed space in front of a door.

Post a vertical timber support.

**Quoins** stones larger than those of which a wall is composed, or better shaped, and forming the corners of walls or door and window openings.

Render smooth coating of cement over masonry.

**Reveal** the inward plane of a door or window opening between the edge of the external wall and the window or door frame.

**Rubbed bricks** soft bricks made from a fine, mixed clay and cut, carved or rubbed to shape, often for gauged brick arches or window headers.

Rubble masonry with irregularly shaped blocks.

Ridge the top edge of a roof.

Rural relating to, or characteristic of the countryside rather than the town.

**Rustication** treatment of masonry in which the joints are sunk, usually in a V (chamfered rustication) but sometimes square.

**Sash Window** a window with vertically (or occasionally horizontally) sliding wooden frames holding the glass panes.

Setting the context or environment in which something sits.

Soffit the underside of an architectural structure.

Storey a level or floor of a building.

String Course a raised horizontal moulding that visually divides storeys.

Surround a frame or an architrave.

Terrace a row of houses joined together.

**Time-depth** the appreciation that change and earlier landscapes exist in the present landscape.

**Tracery** thin, often delicate stone elements, such as those used between stained glass in church windows.

**Tranquillity** a state of calm and quietude associated with a peace, considered to be a significant asset of landscape.

Transom the strengthening crossbar, above a window or door.

Tread a horizontal part of a step.

**Tree Preservation Order (TPO)** a Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodland in the interests of amenity.

Tudor the period of English history from 1485 to 1603.

**Tumbled or tumbling-in** term used to describe course of brickwork laid at right angles to the slope of a gable and forming triangles by tapering into horizontal courses. This created a smooth base for the coping.

Turret a small tower, especially one starting above ground level.

Vernacular the way in which ordinary buildings were built in a place, making use of local styles, techniques and materials and responding to local economic and social conditions.

Victorian pertaining to the reign of Queen Victoria, 1837-1901.

Views can be seen from an observation point to an object (s) particularly a landscape or building.

Villa a country house or suburban house.

**Veranda** open shelter or gallery around a building with a lean-to roof carried on verticals of timber or iron.

**Weatherboarding** form of wall cladding composed of overlapping horizontal boards on a timber framework.

**Yorkshire sash** horizontally sliding windows, which have the advantage of being left slightly open even in poor weather, with being damaged or letting in rain. They have been in use since the 17th century and are not just restricted to Yorkshire.



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