

Comments on the submission version of Neighbourhood Plan Appendix 8 – Grange-over-Sands
Design Guide

GENERAL

The design guide is overly prescriptive and depending on its interpretation could frustrate delivery of the development that otherwise accords with adopted Local Plan policies.

The design guide is largely focussed on the qualities of Grange historic core and should be amended to recognise the importance of responding positively to the character of the local context and that Kents Bank is a village in its own right. It should avoid the imposition of architectural styles but rather encourage good design and promote local distinctiveness in accordance with para 60 of NPPF:

60. Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

PART ONE – RESIDENTIAL AREAS

1.2 Relief and context:

*This description should include a statement that: **Kents Bank is a village in its own right. In the Victorian times, it comprised of a small collection of buildings including a hotel located next to the railway station which opened in 1857. The settlement experienced considerable growth in the 20th Century resulting in a degree of coalescence with Grange although it still retains some of its original identity.***

1.3 Character and landmarks:

This section should include some images of landmarks in Kents Bank.

1.4.3 Kents Bank and Cart Lane:

*The description should be amended as follows (**in bold**):*

Both areas have, at their historic core, a village character comprising narrow streets defined by domestic scale buildings. Open outlook becoming suburban, some large detached villas, open spaces important, tree lined avenue/boulevard approach to town centre along Kents Bank Road is very positive

DESIGN GUIDE PRINCIPLES

Justification of Design Principles:

*The justification should be amended to promote local distinctiveness as follows (**in bold**):*

2.1 Grange-over-Sands is a Victorian town with a distinct character, form and qualities. The design of new development should be within the context of the town's unique features and physiognomies, responding appropriately to its historic setting, **the local character of the area** and supporting the town's unmistakable sense of community. The design of any new development should **seek to reinforce local distinctiveness**, drawing upon, and inspired by, the **areas** distinctive assets.....

Therefore, it is vital that new development, particularly of new housing responds positively to the local context, safeguards and enhances the distinctive character, appearance and qualities of Grange-over-Sands **and its districts**, and that development is of a nature and scale appropriate to an historic town and its setting.

These Design Guide Principles are therefore intended to apply to all new development within Grange-over-Sands **having regard to the character of the area**.

1 Explanation of Design Principles

*The text should be amended as follows to help promote local distinctiveness and avoid stifling good design (**in bold**):*

3.2 Principle 2

Architectural appearance should be appropriate to the context and take account of the eclectic mix of form and style, **where relevant**

Add to text:

Where a more contemporary design approach is followed it is important that it responds positively to the setting and can be properly justified.

Details are of great importance too. The shape and design of windows and doorways **should, where appropriate**, reflect the styles used in **historic** buildings.

3.3 Principle 3

Materials within new development should complement the architectural character and townscape quality of **the area and help reinforce local distinctiveness**.

The following are predominant materials in the town and should be incorporated in the design of new buildings **where appropriate**:

3.4 Principle 4

Design of new buildings **within the town centre** should incorporate roofing materials and patterns that complement Grange-over-Sands historic core area. **Outside the town centre roofing materials and patterns should seek to reinforce local distinctiveness**.

3.5 Principle 5

The form and structure of new development should ensure that a sense of place is created, and which **responds positively to** its context, setting, local townscape and landscape character

3.6 Principle 6

Design of new buildings should interpret and enhance the character, appearance and identity of Grange-over-Sands **and its districts** through high quality tailored responses which are specific to the site

The rhythm of the buildings and houses in the town, in terms of continuity of frontages and at a more detailed level, the ratio of solid (wall) to void (windows and door), materials, predominance of pitched roofs and vertical emphasis to windows should be used to inform the way in which elevations are handled within new development **having due regard to the local context**. The above is not intended to invoke stylistic preferences, **but rather to promote local distinctiveness and encourage good design**

3.9 Principle 9

The visual impact of new development on the coast and countryside, and on views from the surrounding countryside, should be **enhanced or mitigated through careful design**

An assessment of views to and from the proposed development should be included in the Design and Access Statement. Visual impact should be enhanced **or mitigated** through the design of the site layout, buildings and landscape. The approach to **assessing** visual impact should be fully explained in the Design and Access Statement.

3.11 Principle 11

Design in the 'forgotten' elements **at an early stage in** the design process

3.12 Principle 12

The main town of Grange-over-Sands was designed before the car became the preferred mode of private transport and there were many comments about the lack of availability for car parking during the consultation process. In order to adapt to current preferences for travel yet provide safe and attractive streets, there is a preference for the use of small parking courts contained within perimeter blocks **where appropriate having regard to the character of the area and the type of development proposed.**

Courtyards/mews

There has been a general preference for the majority of car parking within new development to be accommodated within well designed small courtyards/mews **where appropriate.** These spaces can be appealing and have been shown to work well where:

Design Principles Kents Bank and Cart Lane

2. Architectural appearance should respond positively to the context and promote local distinctiveness.

4. The visual impact of new development on the countryside, and on views from the countryside, should be **enhanced or mitigated through careful design**

6. Pedestrian and cycle routes should **aim to** link together potential destinations, such as new housing, the town centre and schools **where practical**

9. Design in the 'forgotten' elements **at an early stage in** the design process

EXAMPLES OF ACCEPTABLE DESIGN WITHIN NEW DEVELOPMENTS

Add text to page 23:

The following examples do not seek to impose architectural styles or particular tastes and are not intended to stifle innovation, originality or initiative but rather to promote local distinctiveness and encourage good design.

An aerial photograph showing a road intersection. A red car is positioned at the intersection, and a blue car is positioned on the road to the right. The image is used to illustrate the concept of a road intersection.

