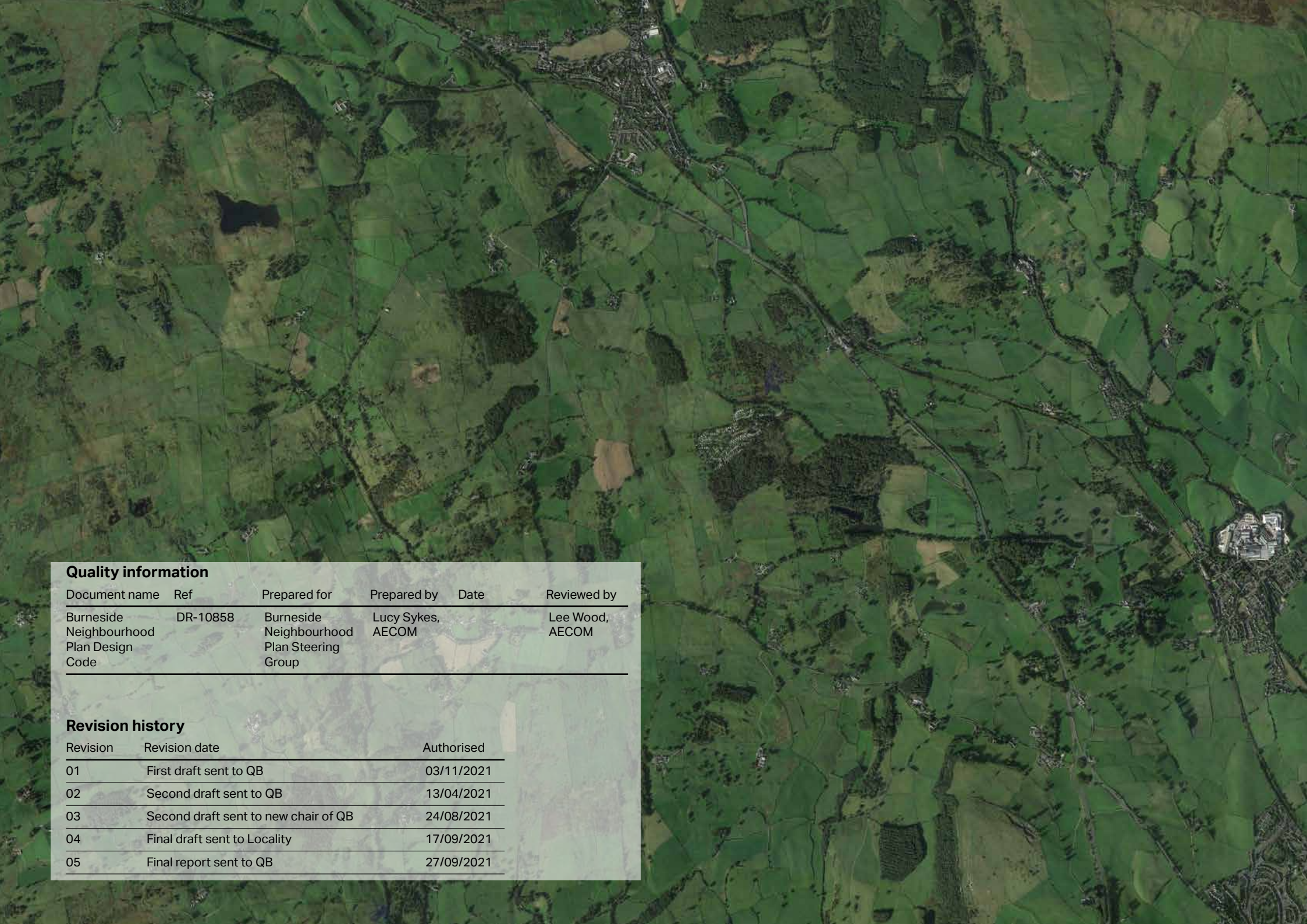
AECOM

Burneside Neighbourhood Plan

Design Code

Final Report

September 2021



Quality information

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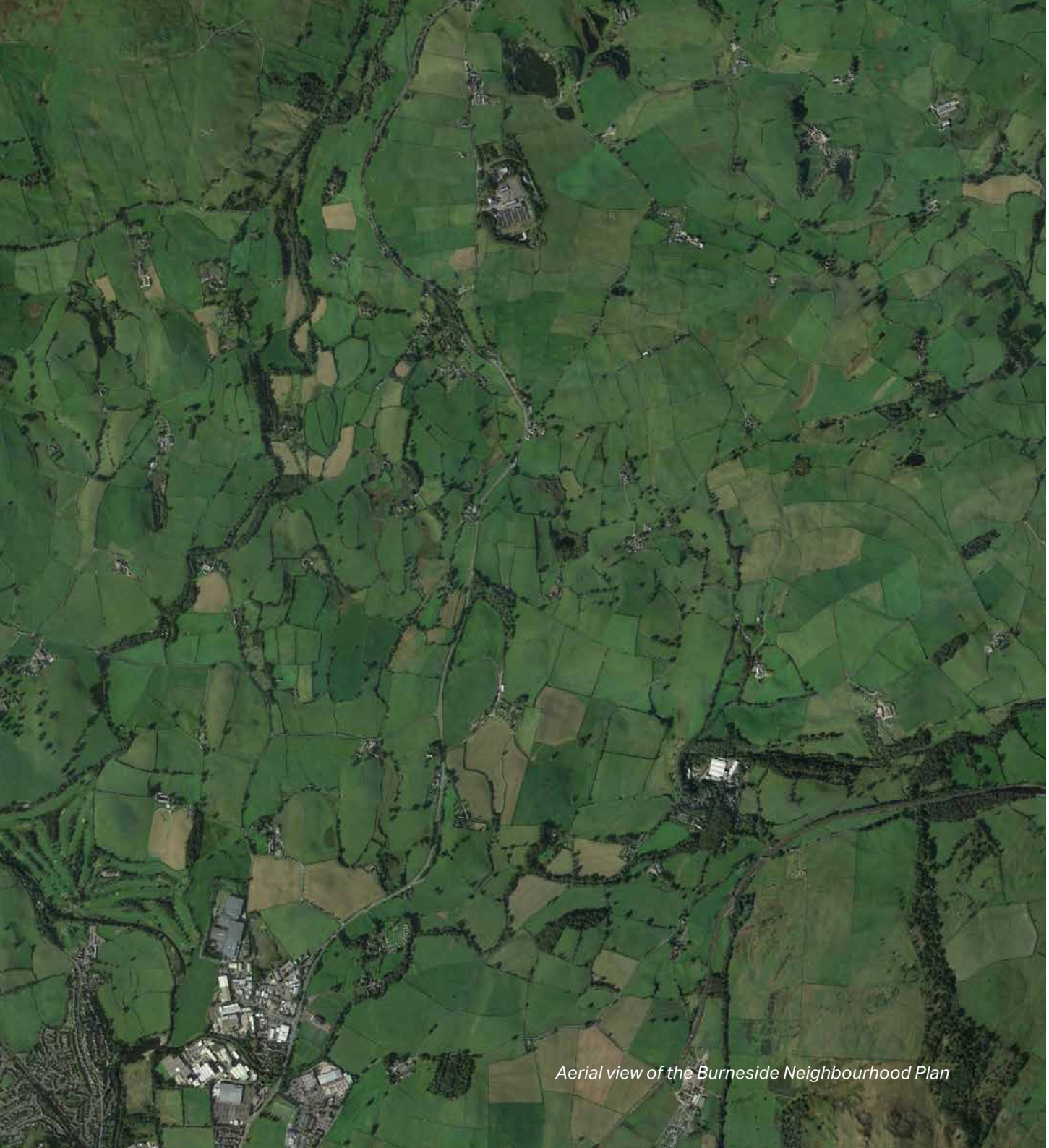

Aerial view of the Burneside Neighbourhood Plan

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Burneside Railway Station

Introduction

01

Introduction

Background

Burneside Parish Council is currently in the process of producing the Burneside Neighbourhood Plan, a document which will help to shape and to influence development within the parish.

Locality is the national membership network for community organisations that brings local people together to produce neighbourhood plans. Through the Locality framework, the Parish Council has approached AECOM to develop design guidance which can be applied across the Neighbourhood Plan area. This Design Code document will provide guidance and clear design principles for new development to adhere to, helping to protect and enhance the rich landscape character of the parish and its assets.

Purpose

The purpose of this Design Code report is to raise an appreciation of the character of the parish, with a focus on the Burneside settlement area, and to use this understanding to provide design guidance which will help to protect the parish identity as it grows in the future. It will identify the different character areas present, and provide a set of design codes and guidance which aligns to the local and national planning policy context, and the ambitions of the Parish Council.

Methodology

The process that was undertaken in order to produce this report was as follows:

- The Parish Council appointed AECOM's Design team to produce a Design Code report;
- AECOM representatives arranged an inception call with the Parish Council. A Virtual Site Visit was undertaken with the Parish Council in April 2020 across the Burneside Neighbourhood Plan Area to help to define the brief;
- AECOM developed an understanding of the design principles that are key to the setting of the Neighbourhood Plan Area. Representatives from AECOM and the Parish Council met on 16th October 2020 during a site visit to Burneside;
- In November 2020 the first draft Design Code report was sent to the group for review. A second draft was sent in April 2021 and again in August 2021; and
- After capturing the feedback from the draft reports, AECOM issued the final Design Code document.

Study Area

The Burneside Neighbourhood Plan Area falls within the administrative area of South Lakeland District Council and the Lake District National Park Authority. The designated Burneside Neighbourhood Area is expansive and includes both the Strickland Roger Civil Parish area and the Strickland Ketel Civil Parish Area.

Figure 1: Burneside Neighbourhood Plan Area (and Parish areas)

Planning Policy

02

View across the Burneside Bowling Green

Planning Policy Review

National Planning Policy

National Planning Policy Framework (NPPF) (2021)

The National Planning Policy Framework (NPPF) outlines the Government's overarching economic, environmental and social planning policies for England. The policies within this framework apply to the preparation of local and neighbourhood plans, and act as a framework against which decisions are made on planning applications.

The NPPF states that a key objective of the planning system is to contribute to the achievement of sustainable development, which will be achieved through three overarching objectives. One of these is an environmental objective, which seeks to contribute to protect and enhance the natural, built and historic environment. The parts of particular relevance to this Design Codes report are:

- Part 8 (Promoting healthy and safe communities)
- Part 9 (Promoting sustainable transport)
- Part 12 (Achieving well-designed places)
- Part 15 (Conserving and enhancing the natural environment)

National Design Guide 2019

The National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in principle and in practice. It supports the ambitions of the NPPF to utilise the planning and development process in the creation of high quality places. It identifies ten characteristics which underpin good design; Context, Identity, Built Form, Movement, Nature, Public Spaces, Uses, Homes and Buildings, Resources and Lifespan.

National Model Design Code 2021

The purpose of the National Model Design Code is to provide detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide, which reflects the government's priorities and provides a common overarching framework for design.

Building for a Healthy Life (2020)

Building for a Healthy Life (BHL) replaces the Building for Life 12 report as a design tool for developers within England. Twelve design principles are established to guide design within new and growing neighbourhoods.

Local Planning Policy

South Lakeland Local Plan

South Lakeland District Council is the Local Planning Authority for the areas of South Lakeland which fall outside of the Lake District National Park designation. The South Lakeland Local Plan comprises of the following documents. The Local Plan is currently undergoing a period of review, and some policies may be updated as part of this process:

- Core Strategy (2010)
- Land Allocations DPD (2013)
- Development Management Policies DPD (2019)

South Lakeland Local Plan Core Strategy (2010)

The Local Plan Core Strategy provides the strategic planning framework for the district outside of the national parks. It sets the long term vision, objectives and policies that guide development within the district Burneside is located within The East Local Development Framework Area. Burneside is defined as a Local Service Centre.

- Policy CS5 (The East) identifies a strategy to apply to the settlements within the eastern area of the district, including Burneside Parish Council. The ambitions for the east include the provision of affordable housing and maintaining and enhancing the natural, historic and other distinctive features which contribute to the character of the local landscape and settlements within this area.

South Lakeland Local Plan Land Allocations (2013)

The Land Allocations document allocates land in Burneside to be used for housing, employment and mixed-use, and formal outdoor sports facilities for the period to 2025. Various Sites are allocated within Burneside. These are discussed in more detail in Section 6 (Site Specific Codes).

- LA1.3 - Village Recreation (Willink) Field and Tennis Courts;
- LA1.3 - Land adjacent to Hall Park

South Lakeland Local Plan Development Management Policies Development Plan Document (DPD) (2019)

The Development Management Policies DPD supports the Core Strategy and the Land Allocations DPD to set out strategic policies for the South Lakeland area. The following policies are of relevance to the Burneside Design Code.

- Policy DM1 – General Requirements for all development
- Policy DM2- Achieving Sustainable High-Quality Design
- Policy DM3- Historic Environment
- Policy DM4- Green and Blue Infrastructure, Open Space, Trees and Landscaping
- Policy DM5 – Rights of Way and other routes providing pedestrian, cycle and equestrian access
- Policy DM6 – Flood Risk Management and Sustainable Drainage Systems
- Policy DM9 – Parking Provision, new and loss of car parks
- Policy DM11 – Accessible and Adaptable Homes
- Policy DM15 – Essential Dwellings for Workers in the Countryside
- Policy DM20 – Advertisements, Signs and Shopfronts
- Policy DM21 – Renewable and Low Carbon Energy Development
- Policy DM25 – Agricultural Buildings

Lake District National Park Local Plan Core Strategy including Proposals Map (2010)

Part of the Neighbourhood Plan Area falls within the boundary of the Lake District National Park. These areas are managed under the Lake District National Park Planning Authority and the Lake District National Park Local Plan. The following policies are of relevance to the Burneside Design Code.

- Policy CS01: National significance and distinctive nature of the Lake District
- Policy CS02: Achieving vibrant and sustainable settlements
- Policy CS03: Settlement form
- Policy CS07: Central and South East Distinctive Area
- Policy CS10: Achieving design excellence
- Policy CS11: Sustainable development principles
- Policy CS14: Sustainable transport solutions
- Policy CS15: Maximising energy efficiency
- Policy CS16: Generating renewable and low carbon energy
- Policy CS17: Development and flood risk
- Policy CS21: Open space and recreation
- Policy CS23: Farm diversification
- Policy CS25: Protecting the spectacular landscape

Supplementary Planning Documents (SPDs)

Several SPDs have informed the design guidance of this document. These are listed below:

- Cumbria Development Design Guide;
- Cumbria Landscape Assessment; and
- Lake District Landscape Character Assessment.

Burneside Hall

Place Assessment

03

Parish Overview

The River Kent runs through the centre of Burneside and is the natural boundary between the two parishes of Strickland Ketel and Strickland Roger. The combined area of these parishes forms the Neighbourhood Plan Area. Burneside is largely rural, and predominantly consists of undulating, open countryside. The boundary of the Lake District National Park overlaps with the Neighbourhood Plan Area in the north and in the east.

Burneside Road and Winter Road form the spine around which the dwellings of the Neighbourhood Plan Area are arranged.

Burneside settlement area captures the majority of built development within the Neighbourhood Plan Area. It is a nucleated village of approximately 3,000 people located to the north of Kendal. Bowston is a smaller village to the north of Burneside which is dotted along Winter Lane. Cowan Head is a hamlet and hosts a collection of residential apartments and cottages on the site of a former paper mill.

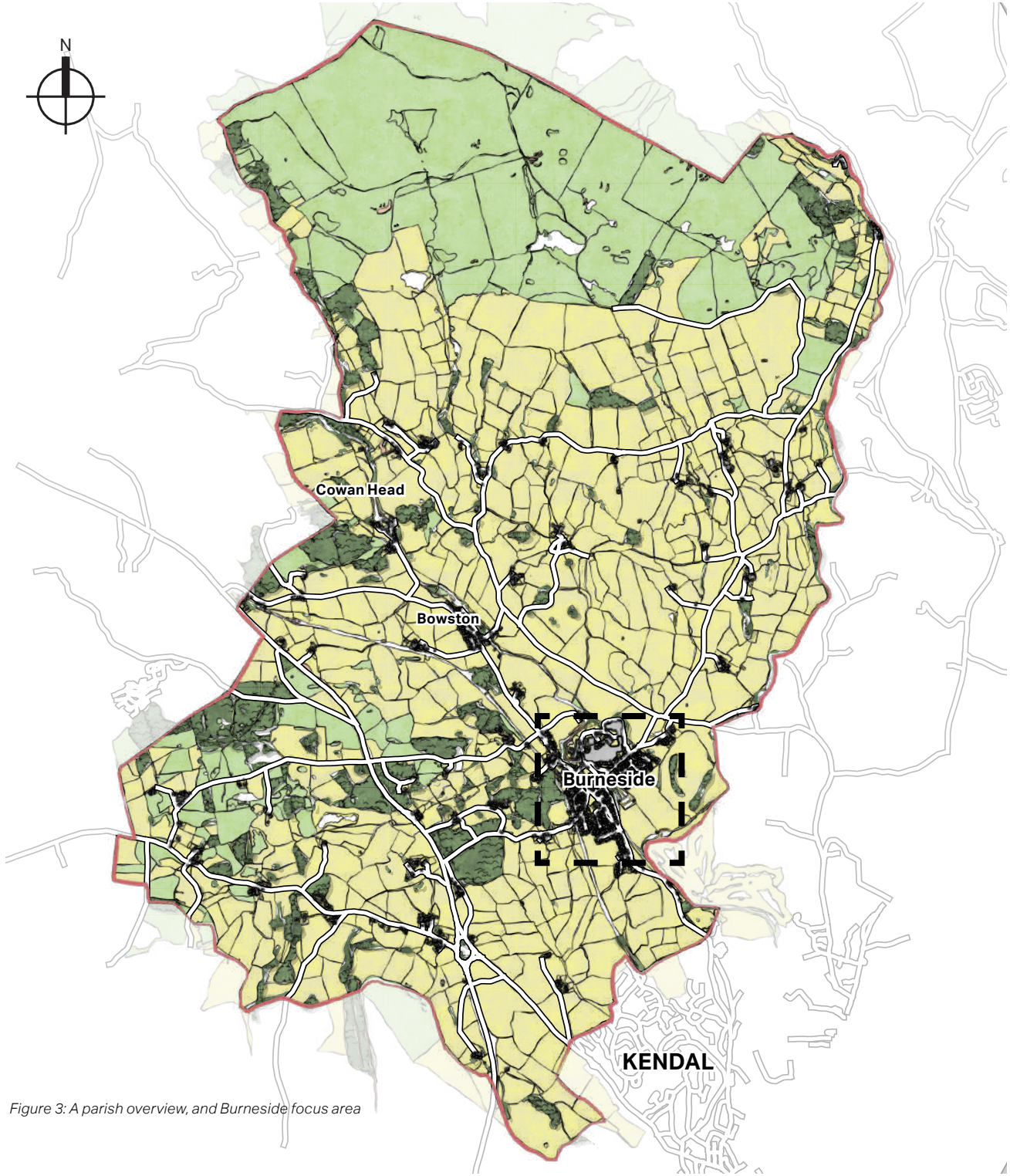


Figure 3: A parish overview, and Burneside focus area

The Study Area

Burneside, with the majority of the development found within the Neighbourhood Plan Area, has been identified as a focus area of this report. It is also the location of the allocated sites, and therefore likely to be subject to increased development pressures. Whilst there will be a focus on this study area for the purpose of analysis, the codes will be written with reference to the wider landscape and built environment so that it is applicable across the whole Neighbourhood Plan Area. This includes reference to Bowston and Cohen Head.

Figure 4: Burneside settlement area- the main focus of the Design Code document

Structure and Evolution

Burneside has an industrial history. Its location on the River Kent has been favourable for industrial activity, with the development of water-powered mills along the course of the river since the 13th Century. The Burneside Paper Mill is the most significant in the area, and has been occupied by James Cropper Plc since 1845. Traditionally many of the mill workers lived in Burneside village, and the development of the railway line in 1847 allowed the mill to grow and a key local employment site. James Cropper Plc remains a key land owner within Burneside, and the paper mill site is a dominating footprint within the village arrangement.

- In the 1862 historic maps the village comprises of a small number of dwellings, the church and associated parsonage, Anglers Inn and the Burneside Paper Mill. The village is serviced by a train station which opened in 1847. In the surrounding landscape there are large country homes and farms.

- In the 1899 historic mapping it can be seen that Burneside Mill has been extended, a school has been built, new housing is dotted around the village and along Hollins Road, and a goods shed and tramway adjacent to the railway providing direct access to Burneside Mill and another paper mill to the north at Cowen Head has been introduced.

- By 1920 a further extension of Burneside Mill was completed and new housing along New Street and Burneside Road was been introduced to the village.

There has been significant growth of the village in the post-war years, notably the development of Hall Park and Chapelfield estates. Despite its growth as a village for the employees of the paper mill, many of the mill workers no longer live within Burneside and instead commute in. A large portion of the land previously owned by James Cropper Plc has been sold to housing agencies, and there is a slightly above average concentration of social housing .

The railway line and River Kent have created linear boundaries which have helped to contain the settlement area. The result is a settlement which, although expanding, has remained quite nucleated and compact.

Key Points for the Design Code

By considering the historic fabric of Burneside, we can understand how the Neighbourhood Plan area has developed over time. Following years of relatively small scale growth, the traditional village layout has been subject to recent expansions. Whilst the extent of this expansion is currently contained and limited by linear features (such as the railway line and the River Kent), the Allocated Sites will push the Burneside settlement boundaries out and into the landscape. Effort needs to be taken to retain the nucleated village structure.

The Paper Mill has been integral to the evolution of the village, and accounts for a significant land holding. Its presence has guided the form and function of the village. This industrial heritage is special and should be preserved either in functionality or identity.

Figure 5: Burneside historic mapping, 1862

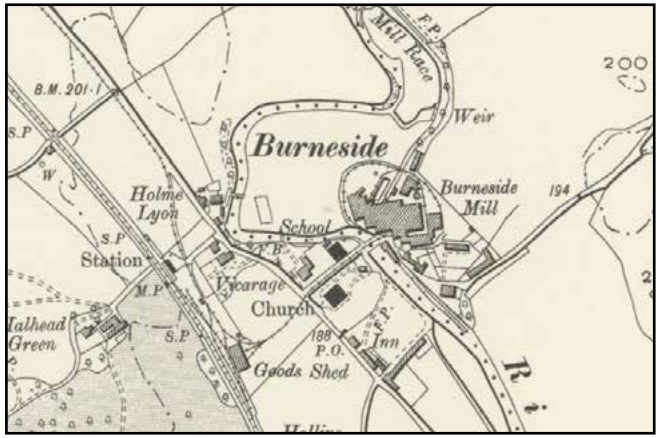


Figure 6: Burneside historic mapping, 1899

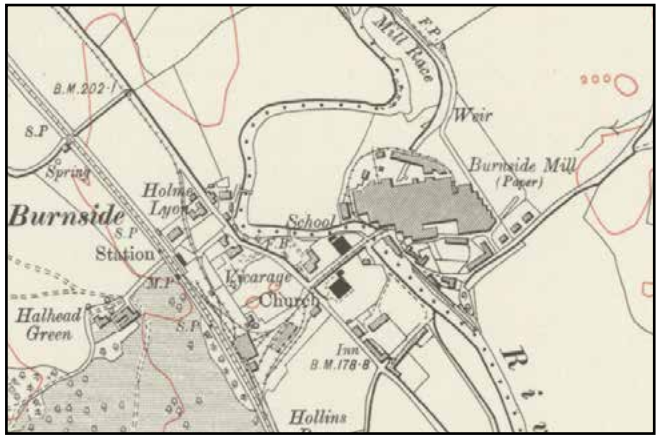


Figure 7: Burneside historic mapping, 1920

Flood Risk

Burneside is located on the confluence of two major rivers- the River Trent and the River Sprint. Both rivers drain the upland rural catchments, which renders Burneside highly prone to flooding. Due to its position within two floodplains, parts of Burneside lie within Flood Zone 3 (1% Annual Exceedance Probability or AEP) and are therefore at risk of fluvial flooding. Parts of the village also lie within Flood Zone 2 (0.1% Annual Exceedance Probability or AEP). The village is also at risk from other sources of flooding, including surface water.

There are a small number of formal raised flood defences within Burneside. A defence wall on the left river bank runs along Bridge Street between James Cropper Paper Mill and Ford Bridge. There is also a defence wall which runs around a terrace of properties on Steeles Row. These walls incorporate flap valves, which allow water gathered during flood events to drain once river levels fall.

Key Points for the Design Code

Flooding is a real threat in Burneside. Formal defences will need to be complemented with design which can help to alleviate flood risk through effective drainage and mitigated risk. This will be especially important on development sites which are within Flood Zone 2 and Flood Zone 3, but should also be considered across the Neighbourhood Plan area. Passive drainage solutions should be integral to the design of new development to help with village-wide drainage capabilities and to reduce surface water run-off.

Figure 8: Flood Risk within Burneside

Landscape Character

Burneside has a scenic setting and is surrounded by hilly open countryside with hedgerow field boundaries. Small areas of woodland are located to the west of the village, and individual trees are scattered across the landscape. Burneside sits on the River Kent, which is tree lined and runs from north to south. The River Kent converges with the River Sprint in the southern part of the village. Peaks of Potter Fell, Tuggleshaw and Ulgraves can be seen from the North of the village. There is a golf course to the south of the village, which provides an important green buffer between Kendal and Burneside.

The Burneside Neighbourhood Area falls within various Landscape Character Areas defined by Cumbria County Council (Cumbria Landscape Character Guidance and Toolkit) and the Lake District National Park (Landscape Character Assessment and Guidelines).

Within Cumbria County Council authority area.

- **7b Drumlin Fields-** the predominant land cover is pasture and improved grassland. Villages within the character area (like Burneside and Bowston) retain a strong historic structure and grain which responds to the shape of the landscape. Hedge and stone walls form strong boundaries, farms are often nestled in the valleys, and narrow lanes with tall hedges are common. Thick, well managed hedges and limestone walls help to separate fields with a distinctive patchwork appearance. Rivers and watercourses which intersect the drumlins reinforce a sense of tranquillity.

- **11a Foothills** –Pasture and meadows are separated by stone walls and hedges. Small woodlands are common on slopes and alongside the streams and rivers. Traditional farm buildings are limestone built and the field boundaries generally consist of dry stone walls.This is typically a small to medium enclosed landscape with open moorland in higher parts. There is a more intimate character at lower levels, with topography and woodland cover containing some views.

Within the Lake District National Park authority area.

- **Type K Low Fell**- A landscape of undulating fells and ridges which are dissected by streams and river valleys. A strong landscape pattern of dry-stone walls, with villages built from local limestone and slate. The settlement pattern is dispersed and served by a network of minor roads and tracks, and key landscaped elements include semi-natural woodland, heathland and hedges.

- **Type F Rugged/ Cragged Volcanic High Fell**- The largest landscape character type within the Lake District. A landscape of ridges with landform lowering towards the edges of the Lake District. Land cover is either bare rock, scree or low-growing vegetation, with low density grazing. There is little woodland cover.

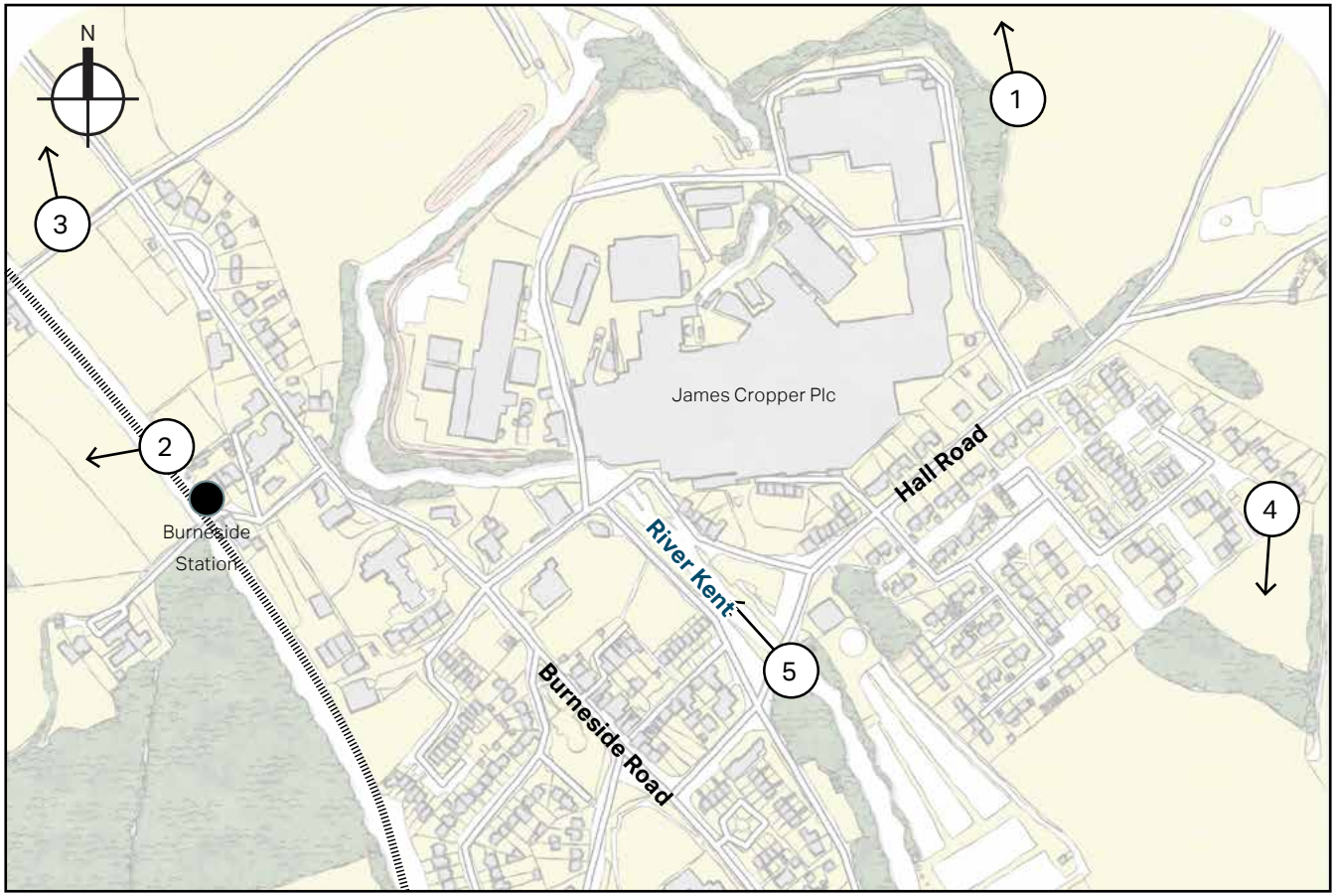


Figure 9: Scenic views within Burneside

Figure 10: Long views from the settlement edge, to the north east **(View 1)**

Figure 11: Views to the north **(View 2)**

Figure 12: Views across the railway line, to the west **(View 3)**

Key Points for the Design Code

The surrounding landscape is hugely important in defining the character of Burneside; it sets the scene for the settlement area and provides a rural 'sense of place'. There are a number of risks which are considered to affect the Landscape Character Areas which the Neighbourhood Plan Area falls within. The potential impacts on the landscape are listed as follows;

- Modern housing expansions have weakened the intimate relationship between the historic village structure and the landscape.
- The traditional village vernacular is sensitive to potential village expansion. Views into and out of the village could be compromised.
- Rural roads connect farmsteads and settlements but are sensitive the highways improvements.

Slight alteration to the structure, vernacular and appearance of the village will have a cumulative impact on the landscape; development needs to be considered holistically and the balance of the built and natural environment needs to be maintained.

Figure 13: View over the undulating landscape **(View 4)**

Figure 15: View along the River Kent **(View 5)**

Figure 14: Burneside Head

Key Open Spaces

A variety of formal open spaces are located around Burneside village, with them often occupying key positions within the village, either at gateway points or a central locations. They help to create breathing spaces within the village and are used for various functions. Open spaces strengthen the village association with the surrounding landscape and countryside and maintain the rurality of the settlement. Key open spaces include the following.

1. Ellergreen Park
2. Burneside Cricket and Sports Club
3. Tennis courts and Football Fields at Willinks Field
4. Football Fields
5. Childrens play area
6. Church cemetery
7. St Oswolds Primary School playing field (private)
8. Millennium Garden
9. Crescent shaped amenity green spaces
10. Bowling Club

Key Points for the Design Code

The open spaces provide a valuable recreational function for Burneside. Rather than marginal spaces, these areas often occupy key positions within the settlement along Burneside Road and at gateway points into the village which raises their prominence. Any open space should be protected and enhanced by development, and any opportunities to expand the offering should be taken.

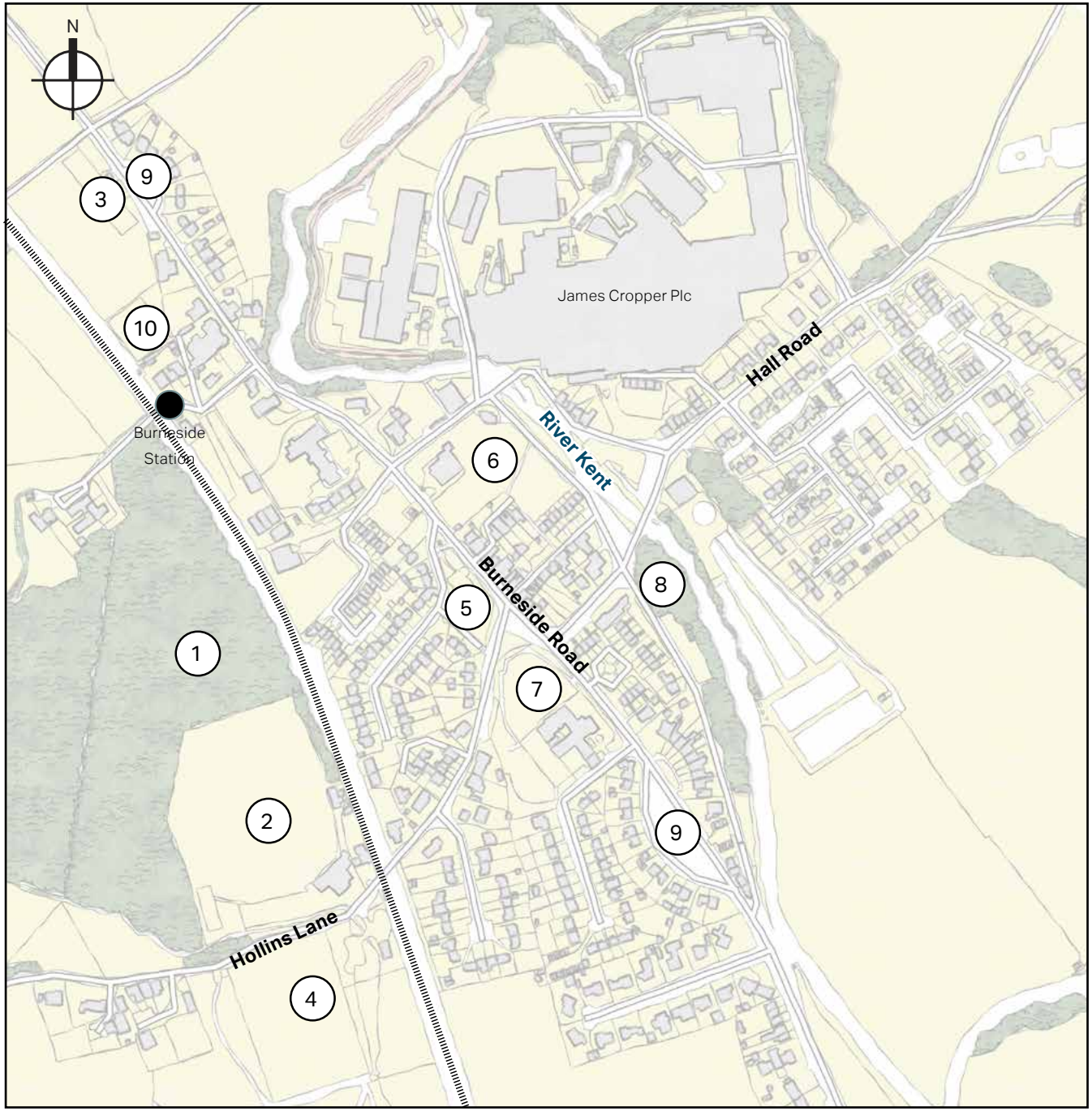


Figure 18: Key open spaces within Burneside

Figure 21: Views across Burneside Bowling Green

Figure 22: St Oswolds Primary School playing field

Figure 23: Burnside Cricket Club

Figure 20: The football pitch and tennis courts

Figure 19: Church cemetery

Figure 24: The Millenium Gardens

Movement

The vehicular movement network in Burneside can be in the following hierarchy. The below explains the character of each route type.

The A591/ A5284 (located to the west, and not shown in Figure 25) are key strategic routes through the Neighbourhood Area, and have an important role in external connections to the settlement.

Primary Routes are the main access routes within the Neighbourhood Plan Area. Burneside Road/ Winter Road is the key connection to Kendal, located a 5-minute drive to the south of Burneside. To the north, Winter Lane connects to the A591, providing connectivity to the Lake District.

Secondary Routes provide key connections between Primary Routes. Hollins Lane and Sharps Lane are Secondary Routes within Burneside. Hollins Lane is used as a key route for HGVs servicing the Paper Mill to access the A591, and is the most common way for road-users to approach Burneside. For its popularity and you would expect Hollins Lane to have the characteristics of a Primary Route, not a Secondary Route.

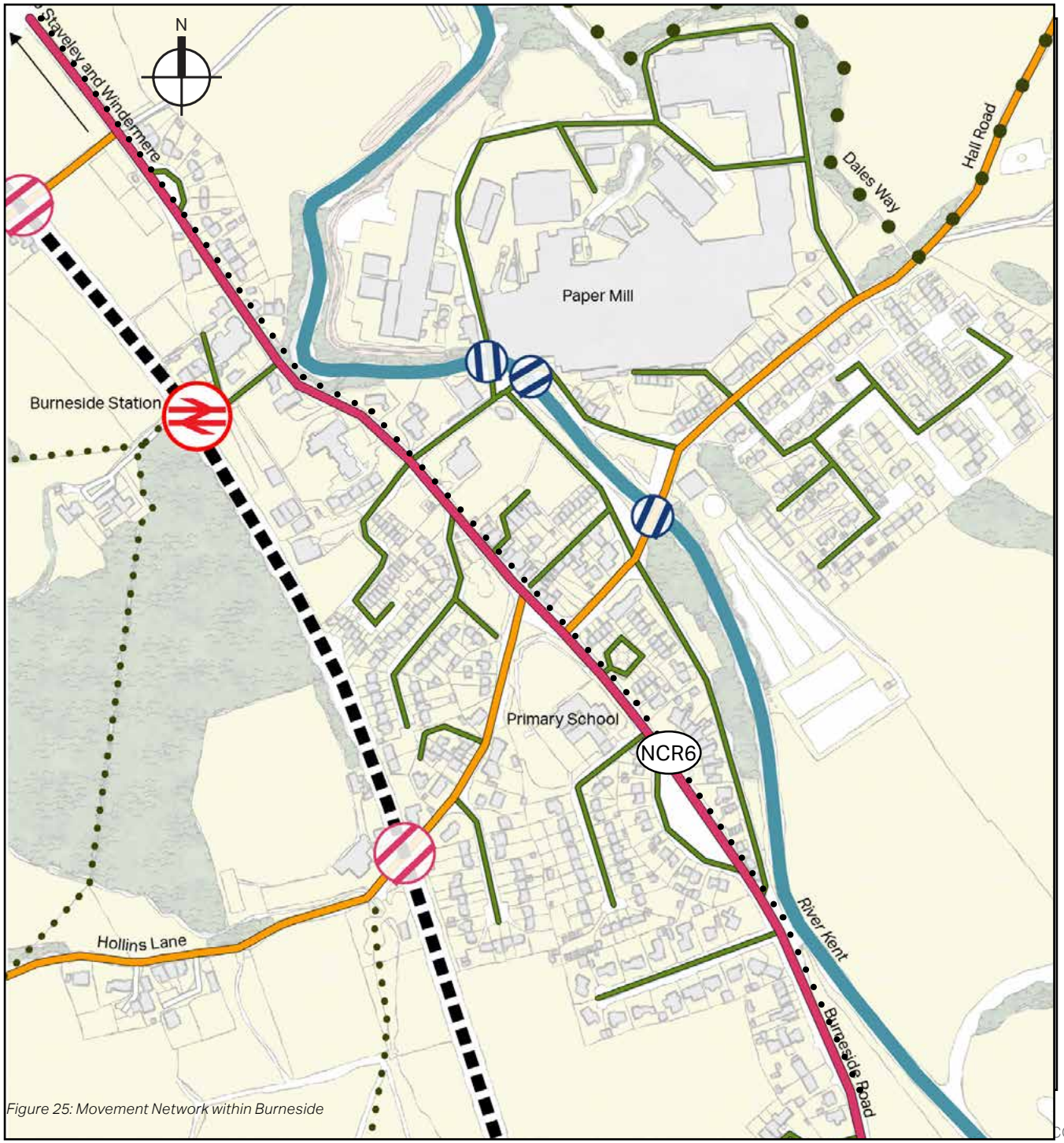


Figure 25: Movement Network within Burneside

Tertiary Streets account for routes which serve the residential estates and employment areas. They typically exhibit a cul-de-sac layout.

Rural Lanes: Rural lanes connect the settlement to the wider landscape and have a more intimate character.

Pedestrian and Cyclist Routes: A number of Public Rights of Way (PRoW's) allow pedestrian movement within the surrounding landscape. The Dales Way runs through the village and is a long-distance walking route (80 miles) from Ilkley, West Yorkshire to Bowness-on-Windermere. National Cycle Route 6 passes through the village and cyclist presence is high.

Burneside is also served by a train station with connections to Kendal and Windermere. A bus service also operates between Burneside and Kendal. Both rail and bus services are considered to be limited.

Key Points for the Design Code

Streets form the essential structure of the Neighbourhood Plan Area; whilst they are important for movement they also have a key role in placemaking and character.

Movement within Burneside is limited by the presence of the railway line and the River Kent, which act as a barrier to permeability. Bridges provide crossing points, however most of the settlement is served by Burneside Road with off-shooting cul-de-sacs. The result is a lack of permeability between parcels of development, and increasing pressure on junctions which interact with Burneside Road and potential conflict with its variety of users. The Paper Mill generates HGV movement which needs to be accounted for within the Neighbourhood Plan Area, especially along Hollins Lane.

Figure 26: Burneside Road (Primary Road)

Figure 28: Views south along the railway line

Figure 29: National Cycle Route 6 runs along Burneside Road

Figure 27: Sprint Holme (Residential Street)

Figure 30: Rural Lanes surround the settlement areas

Heritage

There are several Grade II listed buildings located within the Neighbourhood Plan Area, many of which are outlying farmsteads. Non-designated heritage assets include the current and former mill buildings and traditional dwellings. Whilst not listed, these buildings are important in setting the context of the village and contributing to the local vernacular. Listed buildings include:

- Grade II* listed Burneside Hall, a mainly 14th century large house to the east of Burneside Mill;
- Grade II listed Gatehouse to the south west of Burneside Hall and adjoining curtain wall;
- Grade II listed Hollins Farmhouse, a 17th century farmhouse situated on Hollins Lane; and
- Grade II listed Junction Cottages, a former tollhouse dating back to 1835 situated on Burneside Road.

Key Points for the Design Code

Preserving the setting and context of heritage assets, both listed and non-listed, is just as important as protecting the building or structure itself. These assets are integral to the history of the Burneside and should be considered with sensitivity. There should be an appreciation for the built heritage and the story this tells about the village.

Listed units located outside of the Burneside village itself should also be remembered. These are more isolated than those within the village and will have further reliance on their landscaped context and surroundings to establish their character.

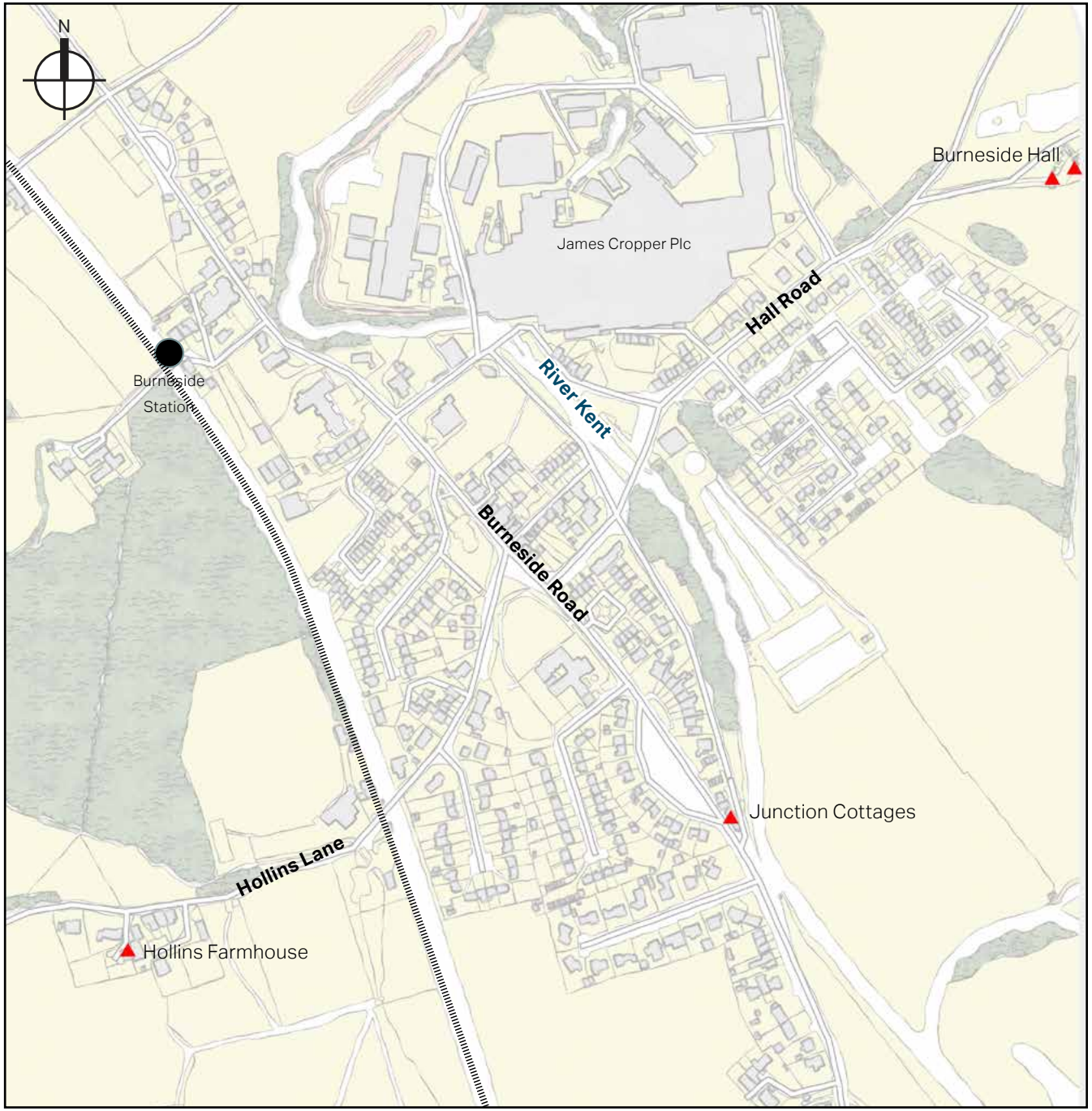


Figure 31: Heritage Assests within Burneside

Figure 32: Grade II listed Burneside Hall*

Figure 33: Grade II listed Junction Cottages

Figure 34: Grade II listed Hollins Farm

Stonework is a strong feature of the local vernacular

Local Vernacular

04

Local Vernacular

Understanding the existing local vernacular is important in order to generate design cues for future development. Within Burneside there is a mosaic of building styles which exist across the different development parcels of the village.

In the most part, these styles are complementary to each other and largely contribute to a semi-consistent appearance. There is, however, variance in the quality of the built form, with some development parcels being of a higher quality than others.

Traditional Building Character

The traditional village character has been retained in the older buildings within Burneside. These encompass a traditional Lake District style of gritstone buildings with slate roofs.

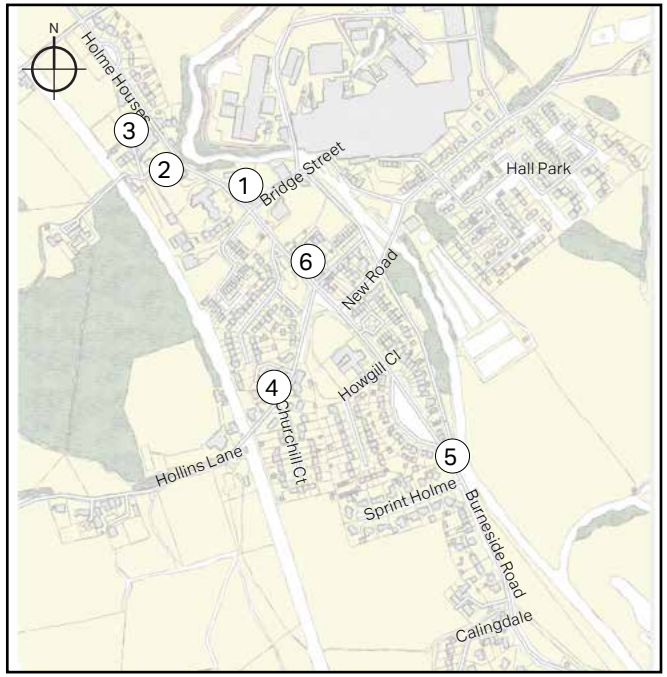


Figure 36: Location and photos of Traditional Buildings

Pattern and Layout of Buildings	Informal, organic arrangement of buildings which has traditionally focussed along Burneside Road and Hollins Lane. There is not particular nucleus to the village based on the traditional buildings. Irregular sized plots with irregularly shaped gardens dominate this character type. Buildings are set at varying angles to the road.
Built Form	Varying scales from smaller cottages to small and grand villas, all of a robust nature. The buildings are of an irregular height and size, and either detached or semi-detached, with some short terraces present. Some of the units have out-buildings. There is typically a high solid to void ratio. Given the informal layout arrangement the building lines are varied.
Roof	Slate roofs are typically pitched and slope towards the road. Some of the small and larger villas have front facing gables. Like the building line, the roofline is varied.
Boundary Treatment	Traditional limestone walls are common and are often complemented with landscaped gardens. As the road network has widened, some buildings are located directly onto the street with no set-back.
Car Parking	Parking has not been incorporated into the traditional design of the buildings and as such has been provided as a later addition. For the larger plots this has been captured on-plot or to the rear, although on-street parking is also common. There is no formalised approach to the parking treatments.
Materiality and Detailing	Stone is the predominant building material for buildings given its durability. It is a strong material and contributes to a robust and solid character. The weathered nature of the stone provides a rich texture. Sandstone (and red-coloured sandstone) is used for quoins, window cills and headers, and some window surrounds. These can be rusticated (rough) or ashlar (defined). The windows and doors are often recessed into the building façade. Many of the traditional window and door features have been replaced over time, and the traditional painted timber sash windows have been with UPVC pieces. Painted timber eaves are complemented with simple coloured downpipes.

Table 1: Characteristics of the Traditional Building Character

Positive Aspects of Traditional Building Character

The traditional building type has a number of positive character aspects which should be sustained, reinforced or enhanced. The overall aesthetic of the traditional buildings is one of a rich, textured, well-worn vernacular with materials which complement the rural nature of the local landscape. It is a style built for practicality and function. There is consistency and a complementary style across the traditional units which contribute to a strong built heritage within Burneside.

Main Issues of the Traditional Building Character

- Historic character has the potential to be undermined by unsympathetic design additions, such as UPVC windows and doors, poor quality painting and rendering over the stone work, and incongruous extensions or dormers.
- The lack of on-plot parking can cause problems to the streetscape in the form of congestion and cluttering.
- The setting and context of traditional dwellings could be undermined by the prevalence of more recent development which doesn't respect or respond well to the traditional character.
- Inappropriate boundary treatments can undermine the integrity of these dwellings. It is important that the boundaries complement the building.
- Whilst welcomed, contemporary additions such as solar panels can have a negative impact on the aesthetic of the traditional buildings.

Figure 37: Traditional Building along Burneside Road

Photograph 1: Bridge Street

- 2 storey dwellings.
- Varied depth of frontage line with building stepped back from the street.
- Gable roof form with gable end facing the street and dormer / half storey gables also facing the street.
- Slate roofs with chimney stacks that have traditional Westmorland round chimneys.
- Drystone front boundary wall.
- Building set back behind garden.
- Natural finish rendered gable end elevation combined with stone elevations.
- Quoined corner detailing.
- Parking provided off-street on a gated driveway.

Photograph 2: Burneside Road

- 2 storey building.
- Building frontage addresses car park rather than the street.
- Parking provided off street in landscaped car park.
- Stone building materials with slate roof tiles.
- Gable roof forms.

Photograph 3: Burneside Road- The Bryce Institute

- 2 storey buildings.
- Building frontage addresses the street with projecting gables.
- Building is set back from the street by tarmacked surface used for parking, or forecourt area.
- Low stone wall front boundary.
- Red sandstone used for fenestration surrounds, quoining corners, window cills and headers.
- Slate tile covered roofs with chimney stacks.

Photograph 4: Hollins Lane

- 2 storey terraced dwellings.
- Lots of texture on elevation with use of stone materials.
- Slate gable roof forms with front facing projecting gable ends at either end of the terrace.
- Quoined corner detailing.
- Low stone front boundary wall.
- Buildings set back behind front gardens.
- Parking provided to the rear of dwellings via an access lane at one end of the terrace.

Photograph 5: Junction Cottages, Burneside Road

- 2.5 storey terraced dwellings.
- Painted stone and rough cast rendered elevations.
- Slate gable roof forms with front projecting gable ends and side gables.
- Building sits at the back of the pavement with no boundary treatment.
- Buildings has no front gardens.
- Parking provided to the rear of dwellings via an access lane.

Photograph 6: Taylor's Houses and Jolly Anglers

- 2 storey terraced dwellings and public house.
- Lots of texture on elevation with use of stone materials and arched stonework.
- Slate gable roof forms.
- Quoin detailing with large corner stones.
- Buildings sit at the back of the pavement.
- Buildings have no front gardens.
- Parking provided on-street.
- Traditional white sash windows.

Estate Developments

Burneside has grown in post-war years, as estate development has expanded the settlement boundary and introduced a new building style into the village. These buildings have been delivered in a different context to the traditional forms; they have been delivered in styles which are representative of their era. Nuances in style and materiality exist between parcels of development; in some cases the style is complementary to the traditional building character and in other cases it is less so.

There are two main estate developments in Burneside; Hall Park and Chapel Fields. These have a mixture of private and rented accommodation.

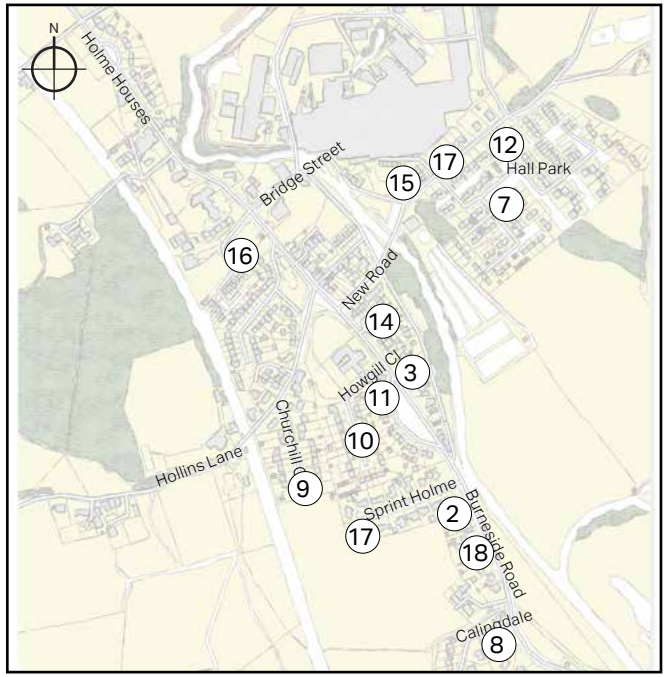


Figure 38: Location and photos of Estate Developments

Pattern and Layout of Buildings	Parcels are served by one access/ egress point in a cul-de-sac arrangement in most cases. Burneside Road serves as the primary road for the vast majority of these parcels. Properties tend to be set at right angles to the street in a formalised layout. Plots are regular sized and most accommodate both front and rear gardens of uniform sizes, creating a spacious character which is further complemented by amenity grassland or areas of open space. Density varies, from higher densities (St Oswalds Close), to lower densities (Sprint Holme). **Hall Park** is arranged in a Radburn estate layout, with front-facing units along pedestrian walkways and exposed rear gardens.
Built Form	Buildings are typically two-storeys and semi-detached or linked-terraces. Bungalows exist at Sprint Holme. There is a strong, formal building line within all parcels of development. Front porches of varying styles are common and punctuate the building line with regularity. Where necessary the buildings will respond to the undulations of the topography (at Carlingdale and Hall Park especially).
Roof	There is a formal roofline along most parcels. Pitched roofs are common with the slopes facing the streets. Some front facing gables exist. Slate is the dominant roofing material.
Boundary Treatment	There is stark irregularity of boundary treatments including roughcast walls, planting, hedgerow, landscaping, low stone walls and breezeblock. Panel fencing is also common. Some front gardens have no boundary in place, creating a spacious character. There is inconsistency in size and scale of these treatments and they often do not align with adjacent boundaries.
Car Parking	Most parking is captured on-plot, with parking to the front and side of properties. Garages are particularly common in Hall Park estate, and there are instances of courtyard parking at Charles Court. On-street parking also occurs.
Materiality and Detailing	Roughcast render and white render dominate. There are some instances of stone-work on gable ends or porches. Windows and doors are typically UPVC or painted. There is a lack of texture and detail in the materiality in comparison to the traditional building character. Downpipes and eaves vary in colour.

Table 2: Characteristics of Estate Developments

Positive Aspects of Estate Development Character

The post-war housing has allowed the village to significantly expand and accommodate more residents. Largely these parcels are a similar size and scale and are complementary to each other, whilst providing diversity of type and tenure within the village. Instances of stonework provide a complementary reference to the traditional units, and designs have allowed for parking to be captured on-plot in many cases.

Main Issues of Estate Development Character

- The majority of the other developments exist in a cul-de-sac arrangement. The result is separated parcels of inward looking development which have little interaction with adjacent parcels or dwellings. More could be done to bring cohesion or connectivity across these parcels.
- The inconsistencies in materiality and boundary treatments can undermine the sense of place along these estates and streets, and are not always complementary to the rural village setting.
- The piecemeal development of this housing mean there is not always a positive relationship between the different parcels of development and adjoining units. These ill-articulated arrangements create uncomfortable spaces.
- Further piecemeal development could erode the traditional, rural aesthetic of the village. There needs to be some level of consistency going forward.
- Some of the materiality used in these developments do not age well and suffer from weathering. There is considerable variance in quality of materiality used across the buildings.

Figure 39: An example of Estate Development at Hall Park

Photograph 7: Hall Park

- 2 storey terraced dwellings.
- Estate has a rigid layout with many parallel and perpendicular buildings and streets.
- Shared parking courts and landscaped areas.
- Pebbledash elevations with concrete roof tiled gable roofs.
- White uPVC windows.

Photograph 8: Calingdale

- 2 storey semi-detached dwellings.
- Buildings sat back from the street behind front gardens with low wooden fence.
- Parking provided off-street on driveways to the side of dwellings.
- Pebbledash building elevations with concrete roof tiles.

Photograph 9: Churchill Court

- 2 storey dwellings arranged in a rigid square layout along a cul-de-sac street.
- Buildings are set back behind front gardens with low fence, wall or hedge front boundaries.
- Buildings have either natural or white rendered elevations with slate covered gable roof forms.
- Parking is either provided on-street or on driveways to the front of the dwellings.

Photograph 10: Howgill Close

- 2 storey terraced dwellings arranged in a square layout along a cul-de-sac street.
- Pebbledash elevations with slate gable roofs and eaves lines parallel with the street.
- Buildings are set back from the street behind front gardens with hedgerow front boundaries.
- Parking is provided on street or on driveways where front boundaries have been removed to accommodate vehicles within the garden space.
- Blocks of parking garages are also provided in the end corners of the cul-de-sac.

Photograph 11: Howgill Houses

- 2 storey semi-detached dwellings.
- Buildings arranged in a crescent layout around a shared access lane.
- Crescent wrapped around a wide grass verge with planted trees.
- Parking provided on driveways to the side of dwellings.
- Buildings set back from access lane behind front gardens with hedgerow front boundaries.
- Natural render / pebbledash elevations with slate gable roofs.

Photograph 12: New Street

- 2 storey semi-detached dwellings
- Pebbledash elevations
- Concrete roof tiled gable roof forms
- Low stone front boundary wall
- Buildings set back behind front gardens
- Parking provided to the rear of dwellings within Hall Park housing estate

Photograph 13: Holme Houses

- 2 storey terraced dwellings.
- Rendered elevations in white, cream or natural finish.
- Gable roof forms covered with slate tiles. Eaves line of terrace runs parallel with the street.
- Front porch with slate gable roof.
- Buildings set back from the street behind front gardens with low hedge front boundaries.
- Parking provided on street – pavement is divided in two with half intended as parking lay-by.
- White uPVC windows.

Photograph 14: Charles Court

- 2 storey dwellings in short runs of 3 or 4.
- Buildings set back from street, arranged in a rigid layout around a parking courtyard.
- Buildings set back from the courtyard space behind front gardens.
- Buildings have white rendered elevations with slate hipped roofs.

Photograph 15: New Street

- 3 storey terraced dwellings.
- Rendered and painted front elevations with stone buildings either side.
- Slate gable roof forms with front facing projecting gable end on end dwelling.
- Low stone front boundary wall.
- Buildings set back behind short front gardens.
- Informal parking provided on street in front of dwellings.

Photograph 16: St Oswald's View

- 2 storey terraced dwellings.
- Rendered elevations.
- Concrete roof tiled gable roof form.
- No front boundary wall.
- Buildings set back behind front gardens and driveways.
- Parking provided to the front of dwellings on driveways.

Photograph 17: Sprint Holme

- 1 storey detached dwellings.
- Rendered elevations.
- Concrete roof tiled gable roof forms with front facing projecting gable ends.
- Low stone front boundary wall.
- Buildings set back behind front gardens.
- Parking providedon plot of dwellings on driveways with garages.
- Surrounding landscape visible through gaps in the dwellings.

Photograph 18: Burneside Road

- Single storey dwellings.
- Buildings set back from the street behind front gardens with low stone front boundary walls.
- Slate and concrete roof tiles on hipped roofs.
- Buildings are rendered.
- Off-street parking on driveways to the side of dwellings.

High Density Developments

There are examples of higher density buildings within the Neighbourhood Plan Area. Although less common, these are good examples of diversifying housing typologies.

Cowan Head

A residential development of sixty private apartments and cottages created on the site of a former paper mill in Cowan Head.

Gowan Lea

Gowan Lea is a retirement home which consists of 25 flats. It is located along Burneside Road.

Positive Aspects of High Density Developments

High density development types help to diversify the housing typology within Burneside. Both the examples discussed have been executed with a design which is sensitive to the Burneside vernacular and are good examples of contemporary solutions to achieving density.

Main Issues of High Density Developments

- Given the typical scale of these buildings, high density development which does not have appropriate regard to the built vernacular of Burneside could significantly undermine local character and have a negative impact on the local context.
- Car parking can dominate high density development. Designs need to effectively screen and embed parking so that it does not detract from the quality of the local environment or result in swathes of tarmac.

Figure 40: Cowan Head apartments

Pattern and Layout of Buildings	A collection of buildings within a contained site located alongside the River Kent. Sixty apartments and cottages have been developed. The apartments are arranged in high density blocks which are up to five storeys in height. A number of cottages exist around the apartment blocks.
Built Form and Materiality	The apartment blocks are varying heights and create an attractive informally arranged cluster of buildings. The cottages are built in a traditional style, whilst the flats are more contemporary. Slate pitched roofs with some front facing gables. Some of the apartment blocks have loft conversions as identified with velux windows. Consistently black window and door framing. Patio windows open up onto balconies. Large windows. White painted facades are most common but there is some prevalence of stone features on certain frontages, stairwells and balcony supports. Black framing is also used for balcony support.
Boundary Treatment and Car Parking	Gated complex, with a combination of stone walling and railing as boundary treatment Attractive landscaping around the apartment blocks. Parking solutions include a communal garage and some outdoor, on-plot parking.

Table 3: Characteristics of Cowan Head High Density Development

Pattern and Layout of Buildings	Two storey building with a separate set of one storey residential units.
Built Form and Materiality	Stone detailing on part of the building but largely white rendered. Stone window cills and headers, and white eaves.
Car Parking	Surface car park to the fore, with an open relationship to the streetscape.

Table 4: Characteristics of Gowan Lea High Density Development

Satellite Farmsteads

Outside of Burneside village, there is another common form of building type. These are the satellite farmsteads; isolated units of an agricultural nature and traditional character. These are traditional buildings which are located in areas of open or exposed land and confirm the rurality of Burneside with links to the working landscape.

Positive Aspects of Satellite Farmstead Character

The Satellite Farmsteads are a traditional collection of buildings which resonate with Burneside's agricultural heritage. They are important in maintaining a working landscape, and add to the tapestry of building types and employment within Burneside.

Main Issues of Satellite Farmstead Character

- The nature of these farmstead units means they are isolated within the landscape. Inappropriate scale, materiality or design has the potential to undermine the character of this landscape and views across the parish.

Figure 41: Satellite Farmstead within the Burneside landscape

Pattern and Layout of Buildings	Buildings, out-houses and barns are clustered together and typically accessed by long drives. The farmsteads are located out of the main settlement area, in the open countryside, and exist in a low density arrangement which dot the landscape.
Built Form and Materiality	A combination of built forms agglomerate on the farmsteads, including larger agricultural units, traditional buildings for residential use, and various out-buildings. Stone and slate is common whilst the industrial/ agricultural units are built from materials appropriate for their working.
Car Parking	Car parking is captured on plot given the large size of the plots and land which the farmstead is located.

Table 5: Characteristics of Satellite Farmsteads

Design Codes

05

The Design Codes

Based on the understanding gained in the previous sections, this section will identify design codes for future housing developments to adhere to. The following Design Codes are ascribed to the 10 characteristics that make up the National Design Guide (for making well-designed places);

- **Code 1 Overarching Codes**
- **Code 2 Character**
- **Code 3 Urban Growth and Settlement Pattern**
- **Code 4 Land Uses**
- **Code 5 Identity**
- **Code 6 Drainage**
- **Code 7 Landscape**
- **Code 8 Movement**
- **Code 9 Street Types**
- **Code 10 Parking**
- **Code 11 Layout and Built Form**
- **Code 12 Boundary Treatments**
- **Code 13 Building Design**
- **Code 14 Sustainable Building Design**

Code 1 Overarching Codes

The design codes establish some overarching consideration which will help to assess and review development plans.

Code 1a Community Consultation

- Consultation with the community and regular communication and liaison with the community groups must form a key part of the design process from inception to submission.

Code 1b Building for a Healthy Life

- Major development must provide a Building for a Healthy Life Assessment which can be updated through all stages of the planning and delivery of the project.

Code 1c National Design Guide

- Major development must provide a statement to show how each of the National Design Guide topics has been taken into account within the design process at each stage.

Code 1d Process

- This design code document is intended to provide high level strategic guidance for development. It is recommended that more detailed coding for sites (including those within this report) is developed and submitted as part of submitting a full planning application.

Code 2 Character

Code 2a Preserve and enhance character features

- Development must have a coherent identity and exhibit a sense of place which links back to its landscaped setting and local context.
- Any new development should be designed with consideration of the local Burneside material palette, which is outlined in more detail in Code 13 Building Design.

Code 2b Responding to character

- Designers must respond to the local character with one of the following three approaches, considered in the following order:
  - **Harmonise**- clearly responding to existing characteristics;
  - **Complement**- delivering something slightly different which adds to the overall character and quality in a way which us fitting and shares some similarities; and
  - **Contrast-** a high quality design which is different but which adds positively to the built-form and character. Something which will be considered a good precedent for future development.

Code 3 Urban Growth and Settlement Pattern

Code 3a Maintaining a compact village

- The nucleated arrangement of Burneside should be maintained. Ribbon development or that which inappropriately expands the settlement boundary is discouraged.
- The existing balance of development across Burneside, Bowston and Cowan Head should be maintained.
- It is especially important for development located on gateway sites into the settlement (e.g those on key locations which signify a transition into the settlement) to uphold a high quality, welcoming design standard and to create a positive impression upon entry to the village. These sites should have a well-considered orientation to the landscape and street network.

Code 3b Maintaining a clear boundary

- Whilst enhancing travel connections to Kendal are encouraged, the individual character of Burneside must be maintained. A clear boundary of open space (a green gap) should be maintained between Burneside village and Kendal to the south.

Figure 43: Burneside in relation to Kendal. The green gap should be maintained.

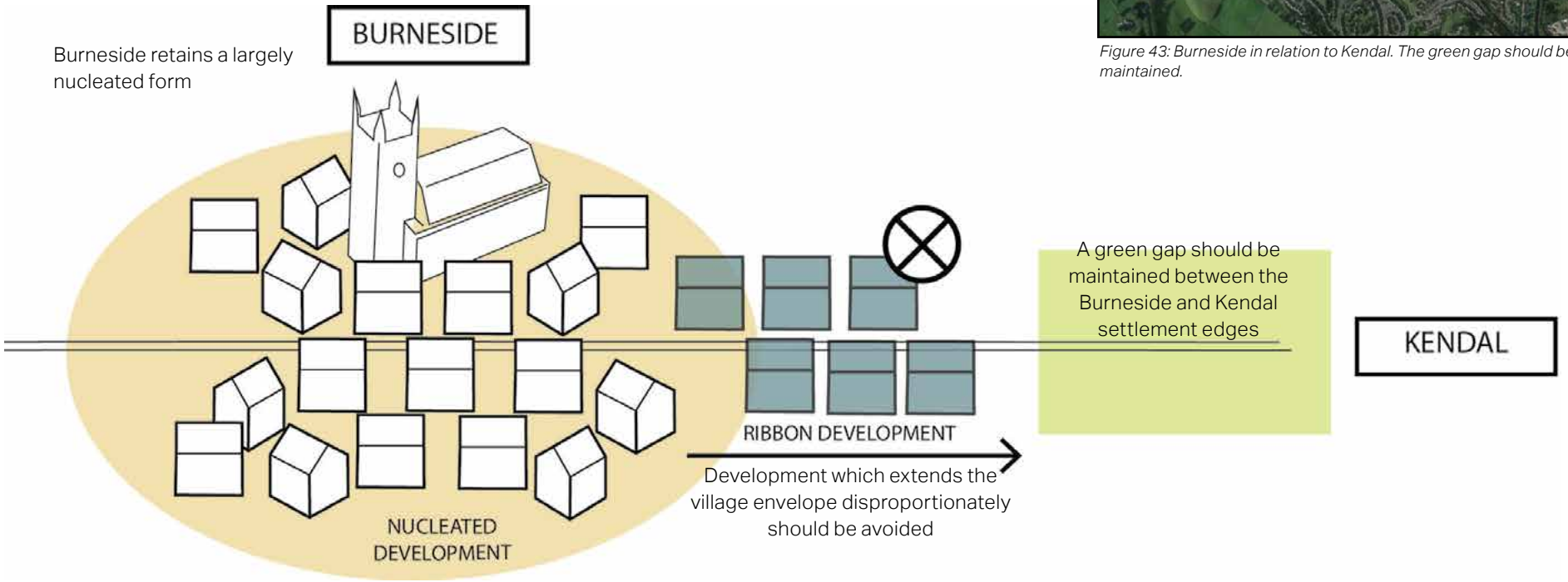


Figure 42: Urban Growth and Settlement Pattern

Code 4 Land Uses

Code 4a Land Uses and Facilities

- The creation, expansion and accessibility of community facilities, shops and services are supported. Housing development must respond to the existing facilities within the settlement and seek to deliver appropriate additional provision where necessary.
- Sports and community facilities should be enhanced and maintained. Development which results in the loss of these facilities must seek to replace them at appropriate alternative sites.
- The continued functioning of agricultural activities should be supported.

Code 4b Residential Development

- Residential development should seek to diversify the housing stock (type and tenure) within Burneside to attract a wider demographic into the community. Whilst contemporary interpretations of character are encouraged, design should remain complementary to the style which currently exists.
- A mix of tenures must be accommodated, with provision of affordable homes in line with policy requirement. This currently is 35% (Policy CS5 The East), with 55% of the affordable units to be socially rented (South Lakeland Local Plan).

Code 4c Public Spaces

- Within new developments opportunities for creating public spaces should be identified. The design of the public space between buildings should be given as much due consideration as the buildings themselves.
- Public spaces will be well-proportioned, have good built-enclosure and include a balance of hard and / or soft landscaping, street furniture, retained or new planting and be accessible to all users / ages.

Code 4d Burneside as a dynamic visitor location

- Efforts should be made to link Burneside with the Dales Way and NCR6. The development and enhancement of facilities and wayfinding features which strengthen the connections to these recreational routes are encouraged. Cycle parking facilities (Code 10d) are supported.
- The qualities which make Burneside special (its landscaped setting, industrial heritage and rural characteristics) should be protected and enhanced.
- Views and access to the River Kent should be enhanced.

Code 4e The Heart of the village

- The area around New Road and the River Kent should be strengthened as a centre within the village. The release of any sites within this area should be developed in a way which will help to strengthen the identity of this as a village core. The Millennium Green should be protected as an open green space.
- Public realm enhancements such as the introduction of high quality paving, traffic calming and street furniture within this area is encouraged as a way of bringing cohesion between the services in this area.

Figure 44: Community facilities should be maintained (or replaced)

Figure 45: Views and acess to the River Kent should be upheld or enhanced

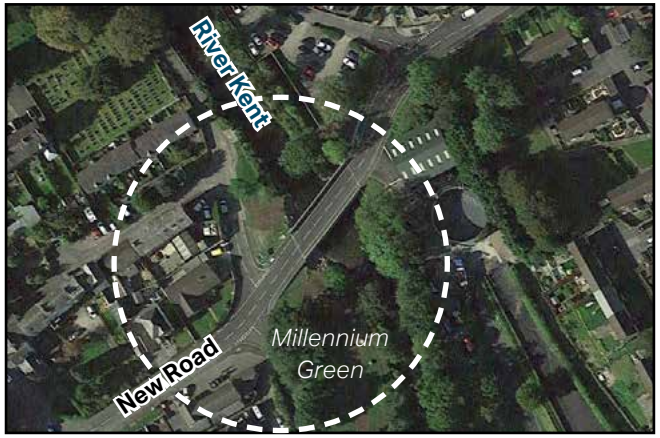


Figure 46: The Heart of the Village

Code 5 Identity

Code 5a Heritage

- Development should seek to maintain the setting and context of the traditional units and allow sufficient space for their appreciation.
- Heritage designations should be upheld and responded to positively.
- The rural context of the outlying listed buildings (outside of the Burneside settlement area) must be upheld and maintained.

Code 5b Industrial and Agricultural Identity

- There needs to be a holistic appreciation for the past, present and future of Burneside. The industrial and agricultural legacy holds a clear identity within the village and is integral to the evolution of the settlement. Traditional elements of these industries should be valued and protected.

Figure 50: Traditional dwellings help establish the context of the village.

Figure 47: The setting of Burneside Hall should be maintained

Figure 51: One of Burnesides listed buildings

Figure 48: The paper mill and its chimneys form an important industrial legacy

Figure 49: The millstone has been retained as an entrance feature to the paper mill

Code 5c Large Scale Developments

- Large buildings should be designed to be as inconspicuous as possible. They should have a low profile and a shallow pitched roof to reduce ridge height.
- Colours should reflect the traditional stone buildings, natural materials, or the surrounding landscape. Stone or timber features would complement the setting well. Metal sheeting does not always weather well; materials which weather more favourably are encouraged.
- Buildings should be durable and easy to repair.
- Vegetation screening helps to hide large developments from view.

Code 5d Satellite Farmsteads

- The provision of additional dwellings at satellite farmsteads is considered to be acceptable provided it respects its position within the open landscape. Sensitive conversion, which retains the original built form and character, is supported.
- Appropriate planting, where necessary, is encouraged as a way of helping to screen satellite farmstead development into the surrounding landscape.

Figure 53: Satellite Farmsteads are isolated by nature.

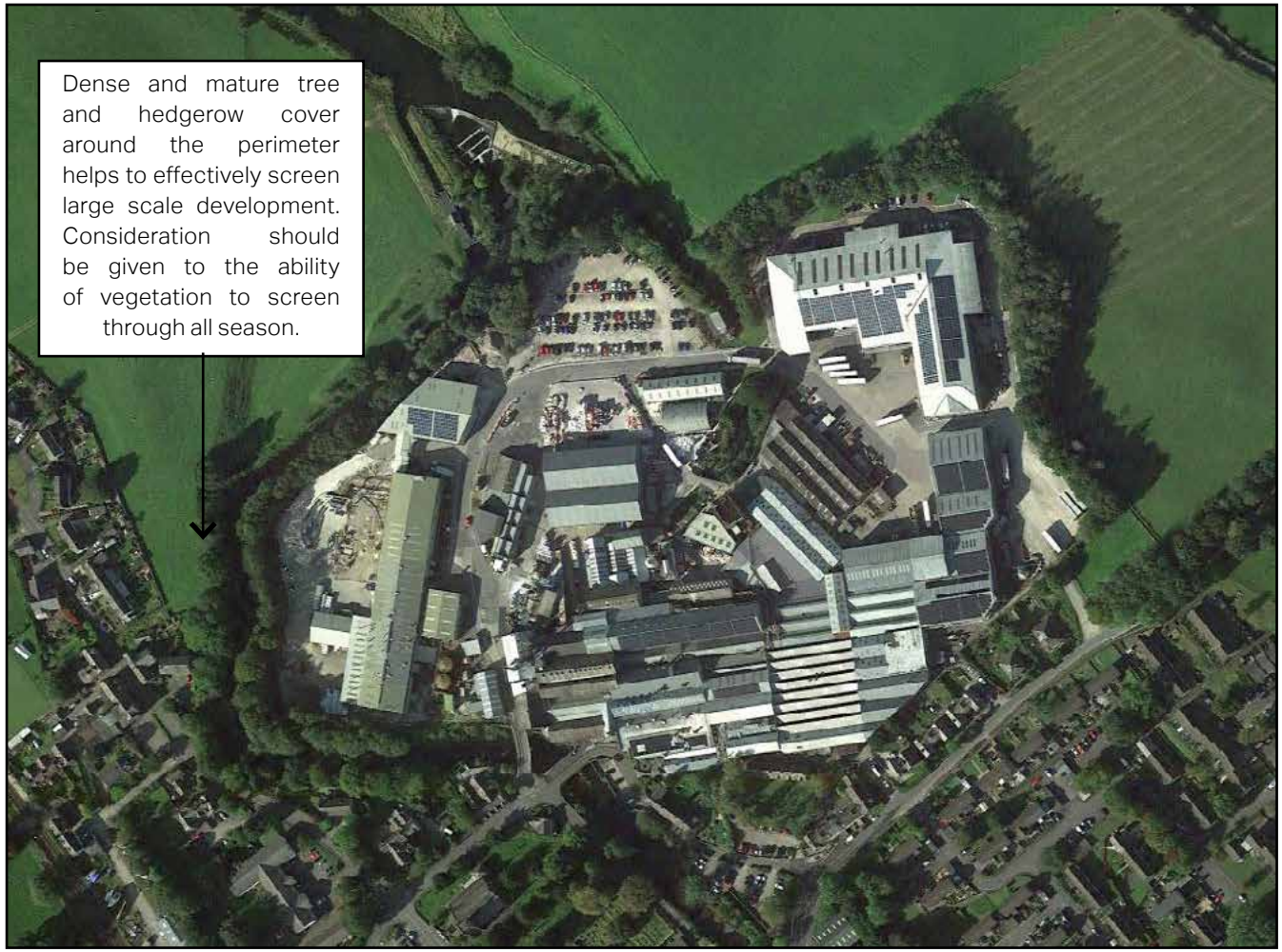


Figure 52: James Cropper Plc is effectively screened with planting and hedgerow, helping to settle the large employment site into its landscaped context

Code 6 Drainage

Code 6a Sustainable Drainage Solutions

- SuDs should be integrated into developments to help address surface water run-off.
- Drainage should be considered early in the development planning and design process, along with other key considerations.
- Existing watercourses, existing flows of surface water across the site, and existing drainage systems, must be taken into consideration and the drainage strategy should mimic natural drainage patterns as closely as possible.
- Adoption of permeable paving solutions instead of tarmac is encouraged.
- Development in elevated positions should be aware of surface water run-off.

Code 6b Flood Resilient Housing

- Development of sites within the flood risk areas is discouraged. Effort should be made to avoid development within the flood plain.
- Proposals should take a proactive approach to incorporating flood resilience into building design through internal layout.

Figure 54: Drainage features accommodated within traditional stone wall

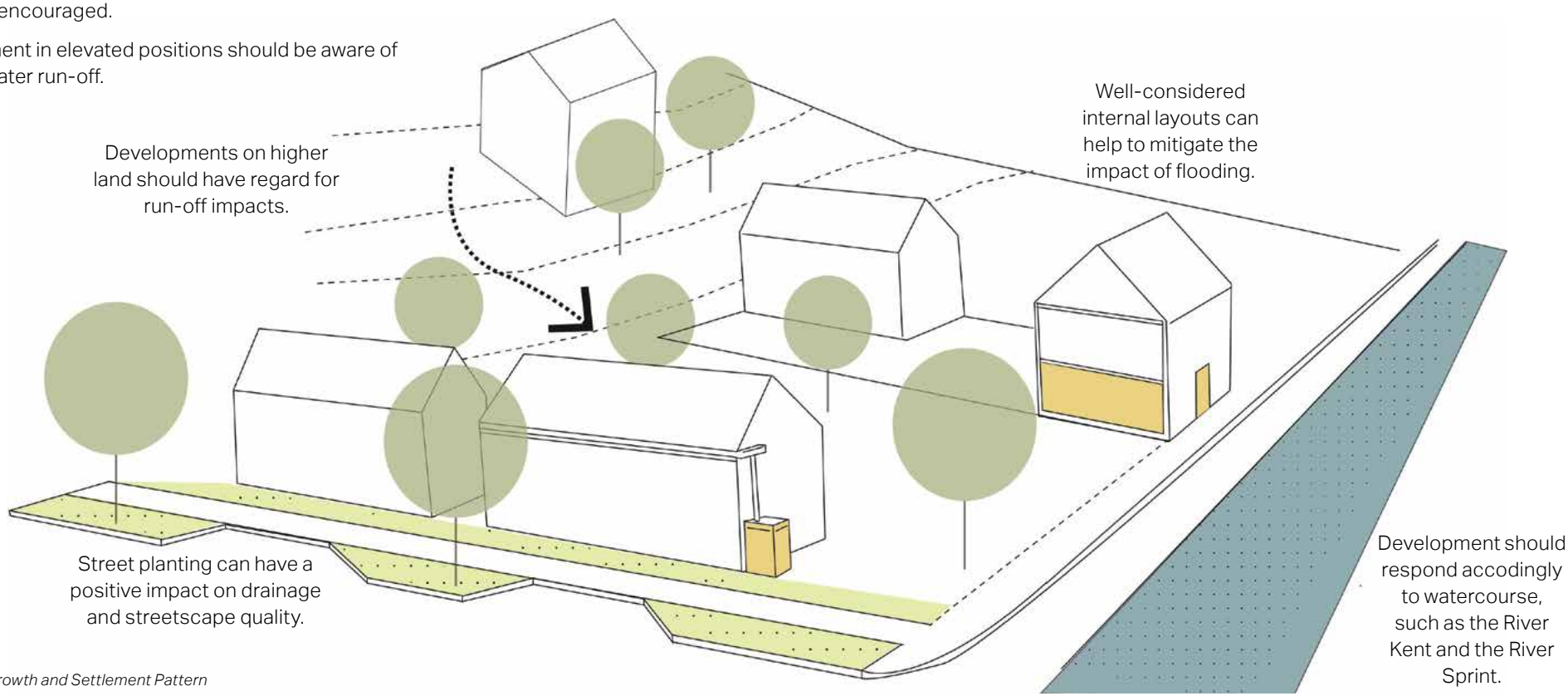


Figure 55: Urban Growth and Settlement Pattern

Code 7 Landscape

Code 7a Landscape character

- The patchwork field pattern of the surrounding landscape (Landscape Character Type 7b Drumlin Fields) must be responded to accordingly.
- Development should uphold the integrity of the Lake District National Park designation.
- Landscape features such as hedgerow and trees should be conserved as part of development proposals. When planting new features priority should be given to native species.
- A robust landscape structure should be outlined for all major development proposals.

Code 7b Topography

- Development must respond appropriately to the topography of the site. Appropriate solutions will maintain a scale which is in keeping with existing development.
- Screening should be used to ensure privacy of units where other buildings might overlook.
- Buildings should work with the undulations of the Burneside landscape and should not cause unnecessary interruption along the ridgelines.

Figure 57: Development should respond to undulations in landscape

Figure 58: A pleasant transition to the open countryside

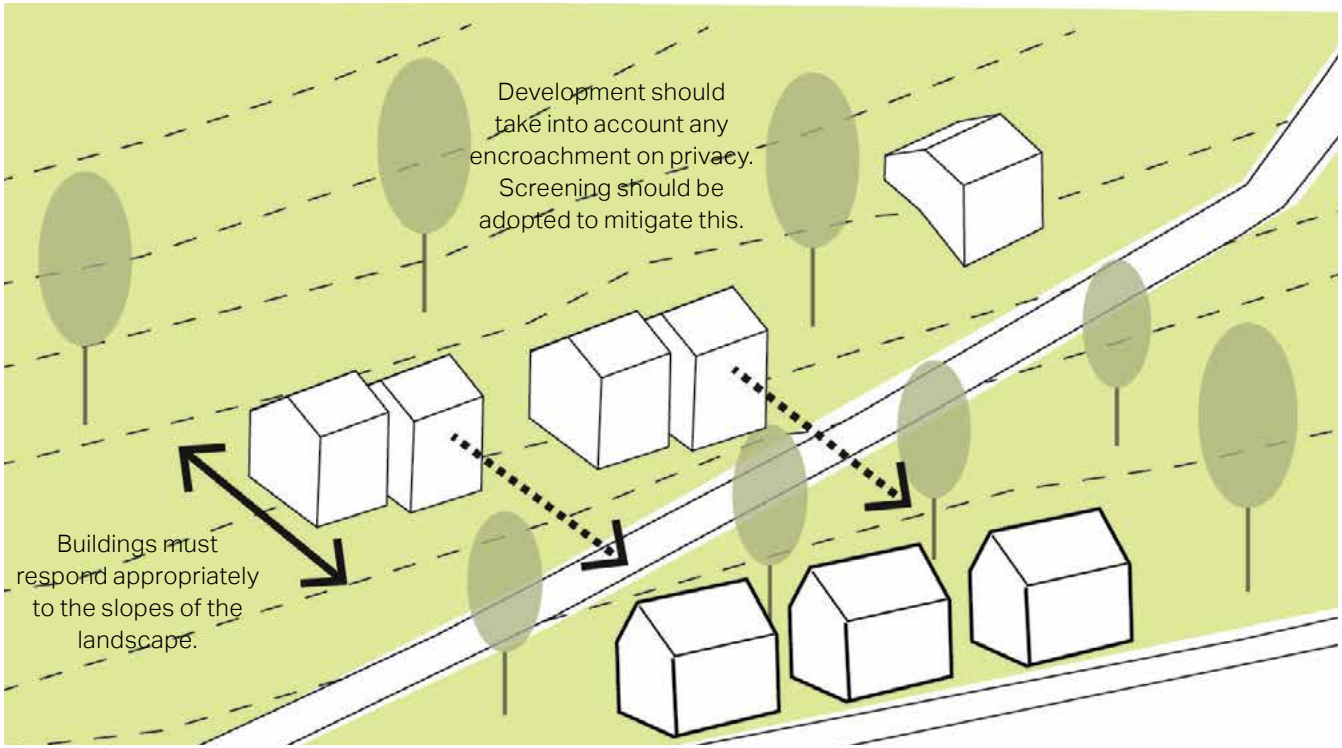


Figure 56: Responding to topography

Code 7c Site Edges

- Boundaries on the settlement edges should adopt appropriate screening. Planting can help to soften the edge in relation to the adjacent landscape and 'blur' into the surrounding landscape and open countryside.
- Development on the edge of settlements should adopt regular breaks in built-form to increase visual permeability and opportunities for views. The layout should relate to the surrounding landscaped context.
- Development along the railway line should adopt screening to ensure privacy and mitigate the visual appearance of any acoustic mitigation measures.

Code 7d Views

- Visual access to the landscape and along street corridors should be maintained to help orientation and access to open space.
- Views to the River Kent should be opened up and maintained.
- Visual corridors which provide views to the church, the village hall spire and traditional landmark buildings should be protected.
- Development should not inappropriately block views at the end of vistas.

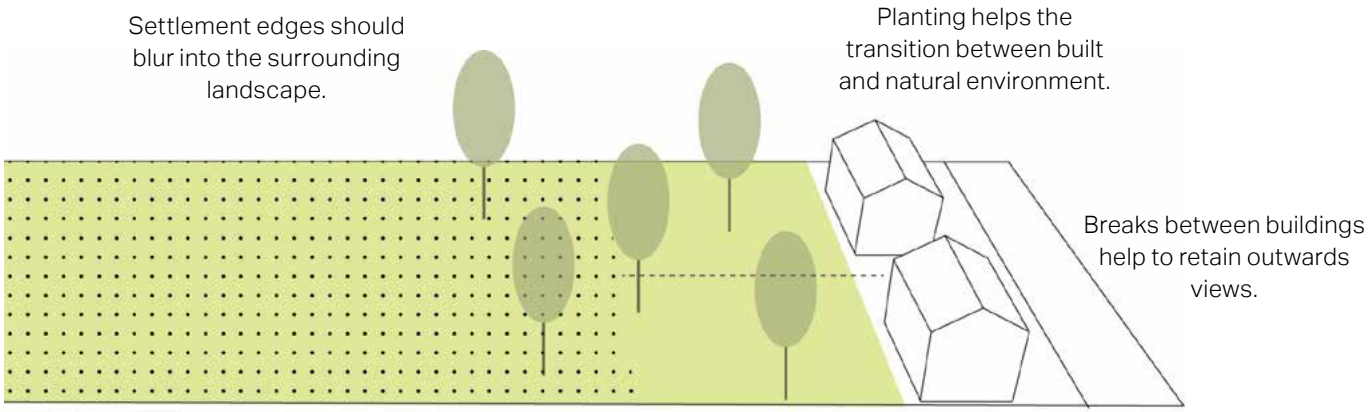


Figure 62: Site edges

Figure 59: Views of the village hall spire

Figure 60: Views between buildings to the surrounding landscape

Figure 61: Views along the River should be maintained

Code 8 Movement

Code 8a Safe Movement for All

- Any new highways should be designed to be safe for all movement and vehicle types. The typical width of vehicles and transport types common within Burneside are shown in Figure 62. These should be accounted for in the design of streets within the Neighbourhood Plan Area. There is a particular conflict between the abundance of cyclists and the abundance of HGV movement which needs appropriate regard.

Code 8b Permeability

- The ability of people to move through a development and connect with the existing road network is vital and should be a primary consideration in new layout designs **(Cumbria Development Design Guide).**
- Cul-de-sacs undermine attempts to develop a well-connected network of streets because they create a series of dead-ends which make it very difficult to achieve permeability. Existing and new layouts should be adapted to link to adjoining parcels, helping to keep reversing and manoeuvring to a minimum, reducing pressure on singular access points, and achieving permeability. The adoption of filtered neighbourhoods, where pedestrians and cyclists enjoy permeability, is encouraged but should be delivered with due regard to building privacy and security **(Secured By Design).**

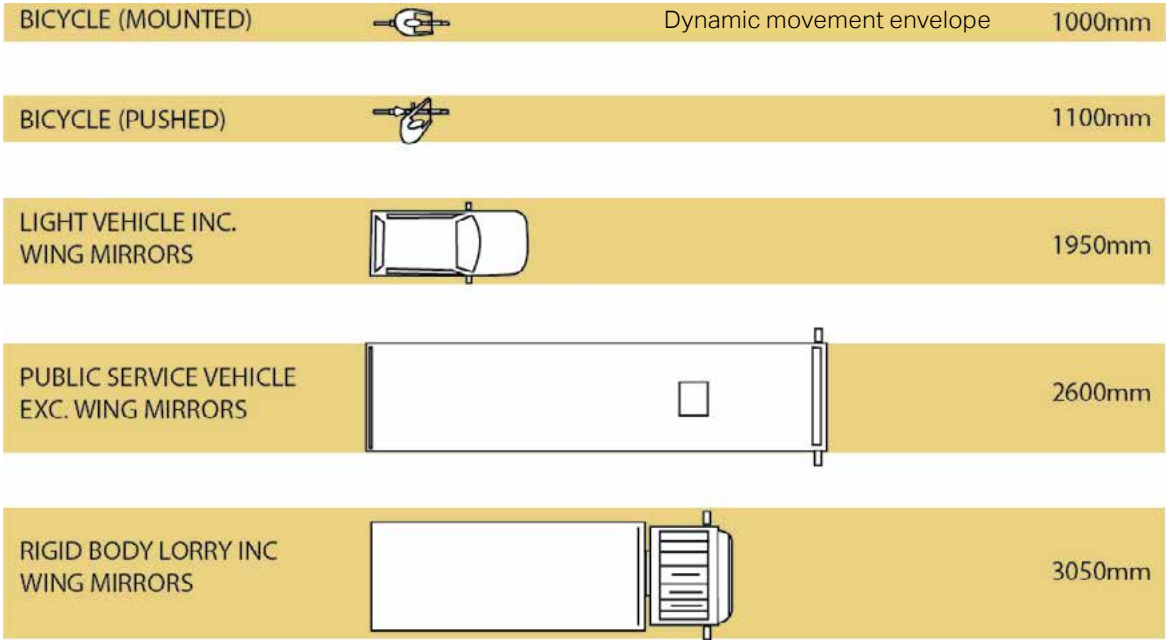
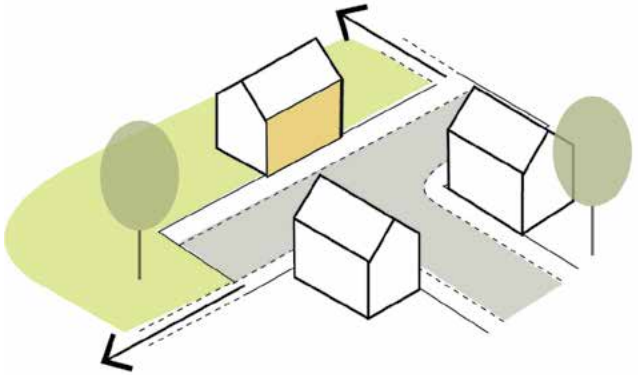
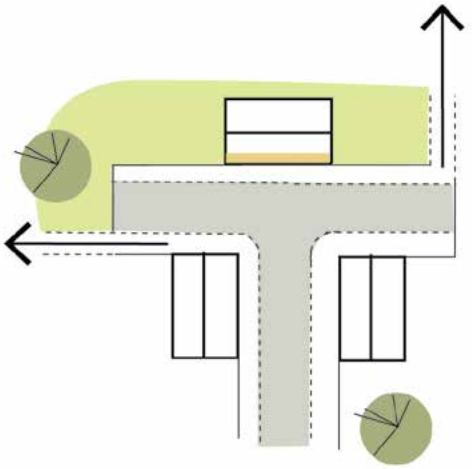


Figure 63: Typical movement widths

Pedestrian and cyclist connections to adjoining parcels of development is encouraged.





Cul-de-sacs are common within Burneside and limit permeability.

Figure 64: Creating cul-de-sac permeability

Code 8c Pedestrian and Cycle Connectivity

- 2m is the preferred minimum footpath width, increasing to 3m if a shared pedestrian/ cycle way. The recommended width for an off-carriageway cycle track is 3m. The absolute minimum width is 1.5m **(Cumbria Development Design Guide).**
- Any new highways should incorporate cyclists and permit them to travel with low risks.
- Improvements to footpaths and cycle routes in the area are encouraged. Increased connections to the Dales Way and National Cycle Route 6 are supported.
- The setting of PRoW which pass through the Neighbourhood Plan must be protected.

Code 8d Provision for HGVs

- The industrial activity of Burneside means HGVs have a strong presence within the village. These typically travel into the village from Hollins Lane. They need to be catered for within street design and clearly identified within highways signage so all users are aware of their presence.
- It is important to retain safe access to commercial and business sites for all road users. Developments should consider the movement patterns and requirements of HGVs within Burneside and adopt designs accordingly. Appropriate dimensions and materiality should be applied with other road users in mind.
- Junctions must be designed with safe visibility splays.

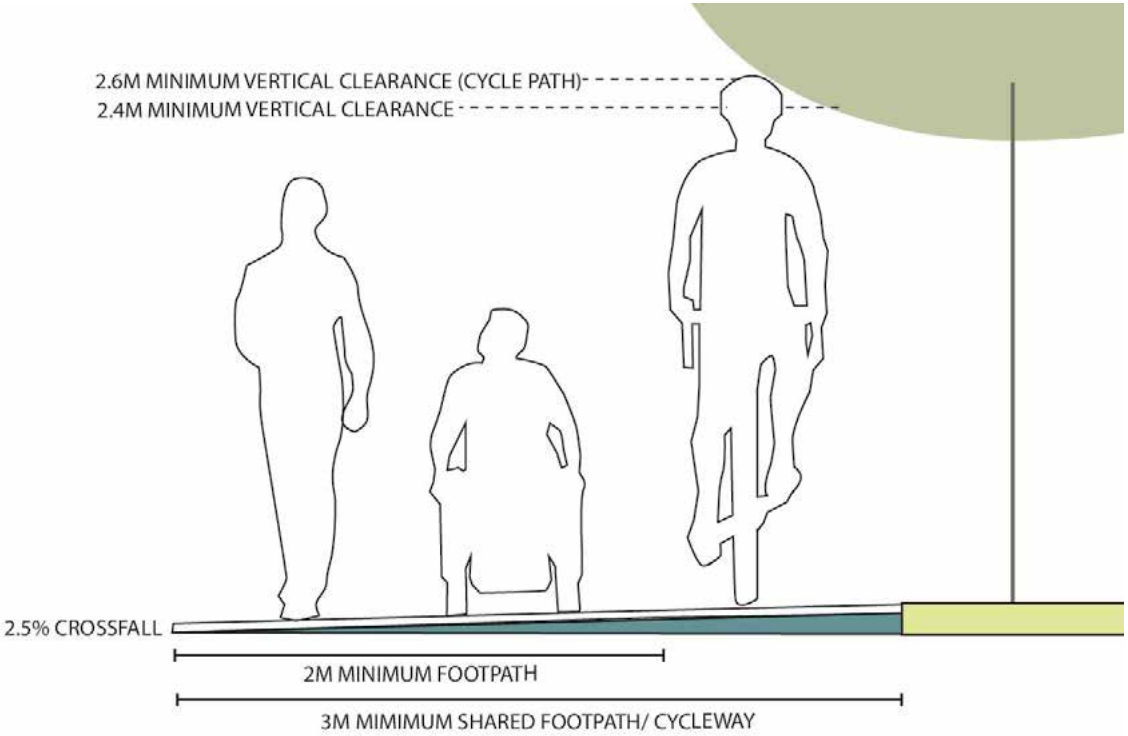


Figure 68: Horizontal and vertical clearances required

Figure 65: Inappropriately sized footpath

Figure 66: HGVs have a high presence within Burneside

Figure 67: HGV access must be clearlycommunicated

Code 9 Street Types

Cumbria County Council is the acting Highways Authority for the construction, maintenance and operation of all Adopted Highways. Street design should refer to statutory highways legislation, and also the **Cumbria Development Design Guide (2017) Part 1 (New Residential Development)**.

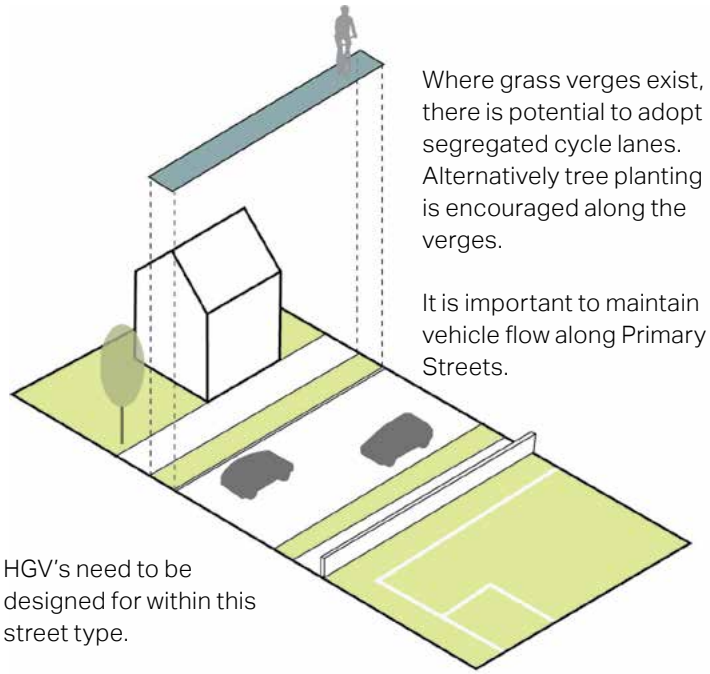


Figure 69: Primary street typology

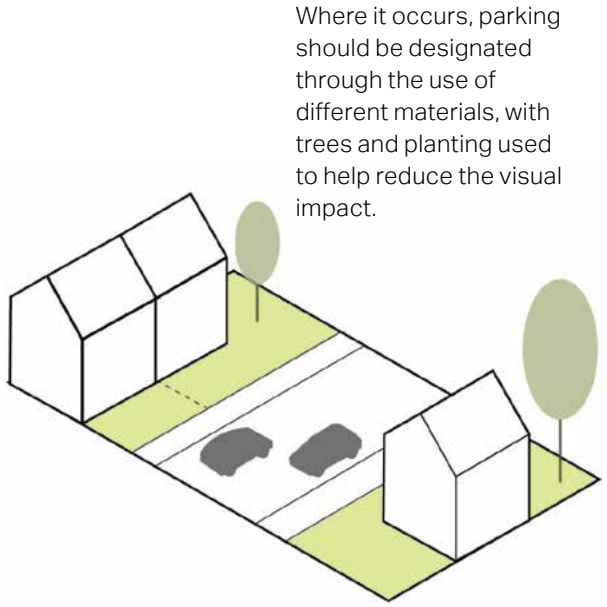


Figure 70: Secondary street typology

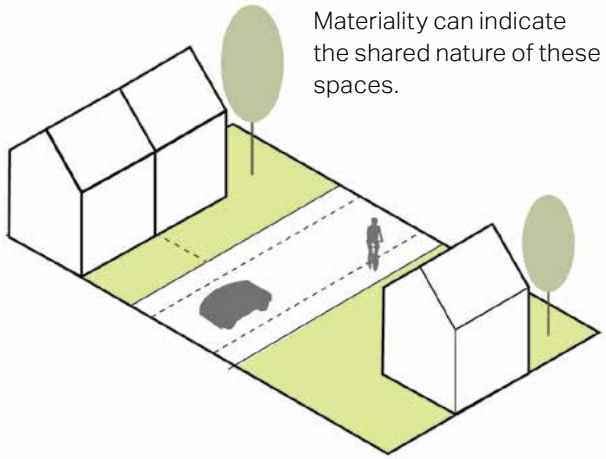


Figure 71: Residential street typology

Code 9a Primary Streets

- Primary streets should be designed to allow for safe pedestrian and cyclist movement.
- On-street parking should be avoided.
- Landscape buffers or grass verges (approximately 1.5m) are encouraged to help create a more pleasant environment. These spaces can be replaced with segregated cycle lanes where appropriate.

Code 9b Secondary Streets

- On-street parking should be limited.
- Carriageways should be designed to safely accommodate both vehicles and cyclists.
- Routes should emphasise the human scale and be designed for lower traffic volumes compared to primary routes.

Code 9c Residential Streets

- Streets are of an intimate scale and work well as informal, shared spaces, if local planning policy allows.
- There is opportunity to adopt pedestrian and cyclist priority in these streets.

Maintaining a natural, open or traditional border is encouraged.

Passing places are crucial for the functioning of rural lanes.

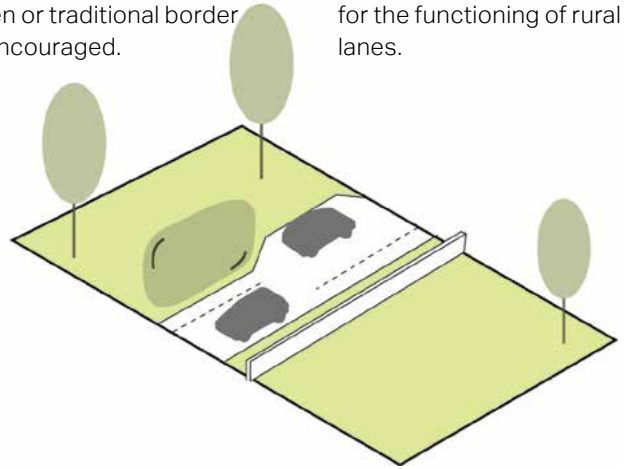


Figure 75: Rural lane typology

Code 9d Rural Lanes

- Should seek to adopt safe passing places for pedestrians and for larger vehicles/ increased traffic levels. Currently there is conflict between movement types along these roads.
- Rural lanes should reinforce rural character of Burneside. Hedgerow and traditional boundaries should be maintained.

Code 9e Signage and Wayfinding

- Signage is a common way of helping people to find their way to and around a place, and is particularly useful in supporting visitors. New signage design should be easy to read. Elements likes languages, fonts, text sizes, colours and symbols should be clear and concise, and avoid confusion.
- Signage can also help highlight existing and newly proposed footpaths and cycle lanes, encouraging people to use them more. Links to the Dales Way and NCR6 should be identified.
- Signage elements and techniques should be appropriate to the character of the area and be a nice fit to the existing architectural style and details.

Figure 72: Signage supports connectivity

Figure 74: Passing places are hugely important for Rural Lanes

Figure 73: Cyclists and pedestrians must be safely accommodated in all street types

Code 10 Parking

Code 10a Parking Facilities

As the village has evolved and car ownership increased over the decades, effective parking solutions have become more pertinent. Not all the traditional buildings have appropriate parking facilities. New development must ensure that parking solutions are effective and do not undermine the special qualities of Burneside.

- Developments should ensure that parking provision aligns with the standards established in the **Cumbria Development Design Guide (Appendix 1- Parking).**
- Development should provide appropriate types of parking required for the housing without compromising the character of streets.
- The Cumbria Development Design Guide encourages the adoption of a 2.6m by 5.0m parking bay to allow easier turn-in for vehicles using a narrower carriageway.

Code 10b On-Plot parking

- A minimum driveway width of 3.2m is recommended. The driveway should have a gradient of less than 10% for the first 6m behind the highway edge. The maximum permissible gradient is 12.5% (Cumbria Development Design Guide).
- Hard standing driveways must be constructed of porous material to minimise surface water run-off. It should have regard for the potential drainage impacts it may have.

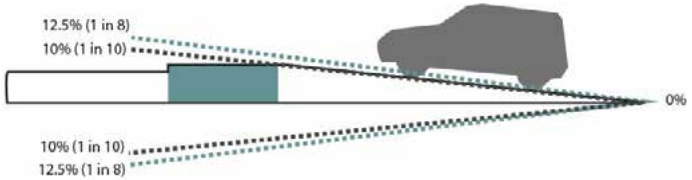


Figure 76: Appropriate on-plot parking gradients

If located to the side of the building, the driveway should be of sufficient length so that parked cars are set back from the building line.

Where on plot parking is provided to the front of dwellings, this should be screened by a landscaped or traditional boundary treatment and/ or front garden.

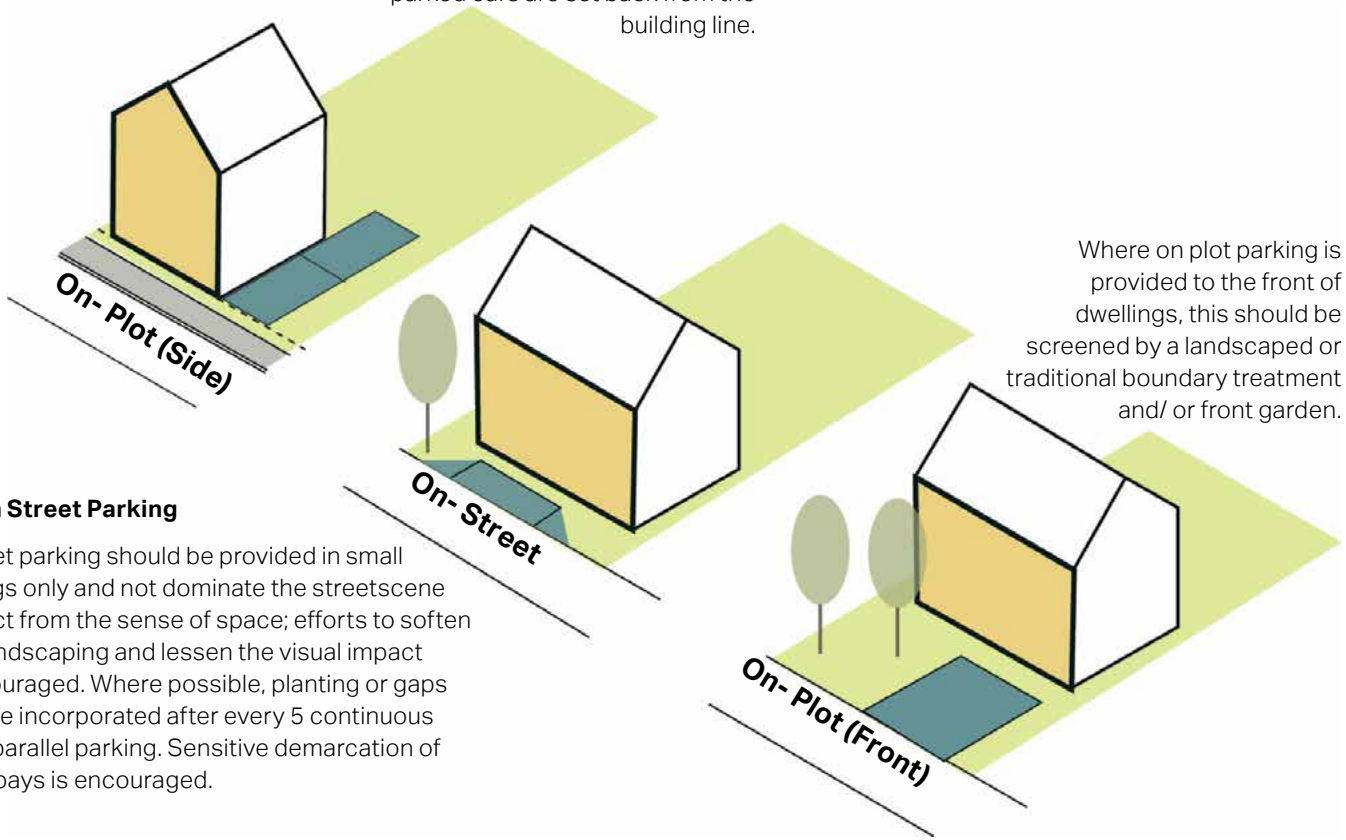


Figure 77: Common parking typologies

Code 10c On Street Parking

- On-street parking should be provided in small groupings only and not dominate the streetscene or detract from the sense of space; efforts to soften it with landscaping and lessen the visual impact are encouraged. Where possible, planting or gaps should be incorporated after every 5 continuous bays of parallel parking. Sensitive demarcation of parking bays is encouraged.

Code 10d Cycle Parking

- In order to encourage cycling as an active mode of transport, cycle storage should be considered alongside car parking. New housing development should provide adequate and secure covered storage for cycles within the ownership boundary of each property.
- There is an opportunity to promote cycling across the Burneside by providing cycling parking within the public realm.

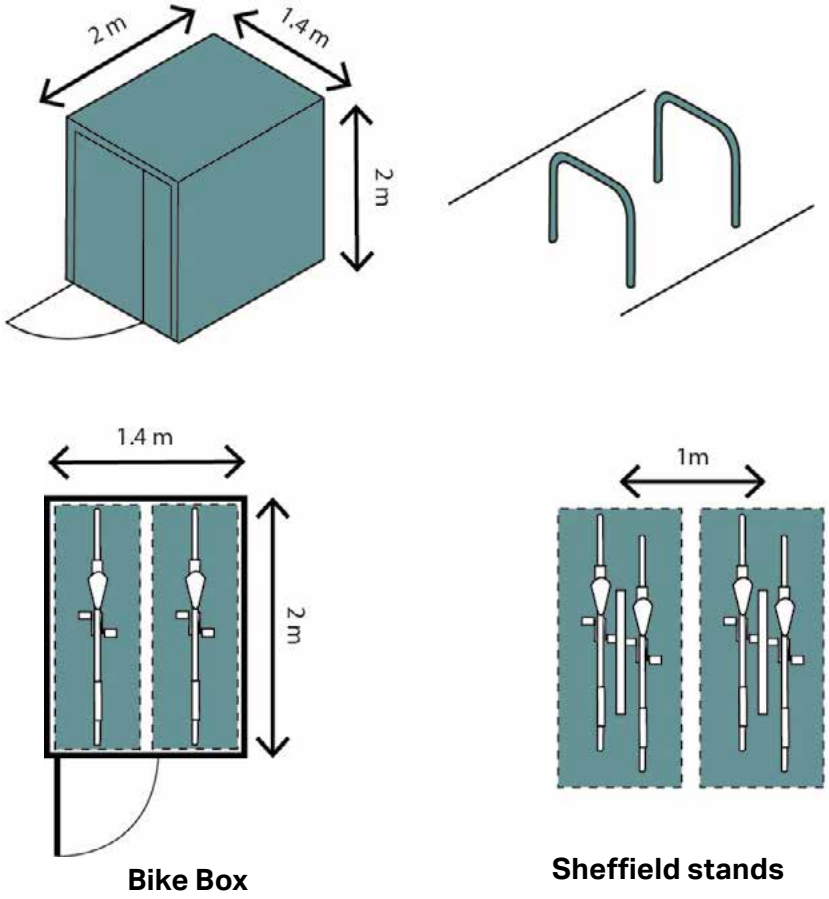


Figure 80: Suggested bicycle storage dimensions

Figure 78: Ways cycle parking can be incorporated

Figure 79: Residential bike parking can be an attractive addition

Code 11 Layout and Built Form

Code 11a Layout

- Well considered layouts should seek to increase permeability and connectivity across the village.
- Development must adopt a well- connected, permeable and legible block structure and seek to enhance pedestrian, cyclist and vehicle connections.
- New housing developments should ensure a layout and design that provides high standards of privacy and outlook for both existing and proposed residents.

Code 11b Articulating Space

- Buildings should have an appropriate relationship to nearby units. The distances in Figure 80 below are indicative of those which could be adopted to ensure privacy. This may not apply to traditional units, or higher density developments, however the principals of privacy should still be maintained. Developments on the edge of the settlement should generally adopt larger distances than those within the core.
- The existing issues of ill-articulated parcels of developments and individual buildings should be repaired and/ or redeveloped to create a safe and secure block which relates well to the streets.
- Key corners of the development parcel should be well articulated. Where more than one elevation of a building engages with the public realm the building should be designed to have an appropriate, active relationship.

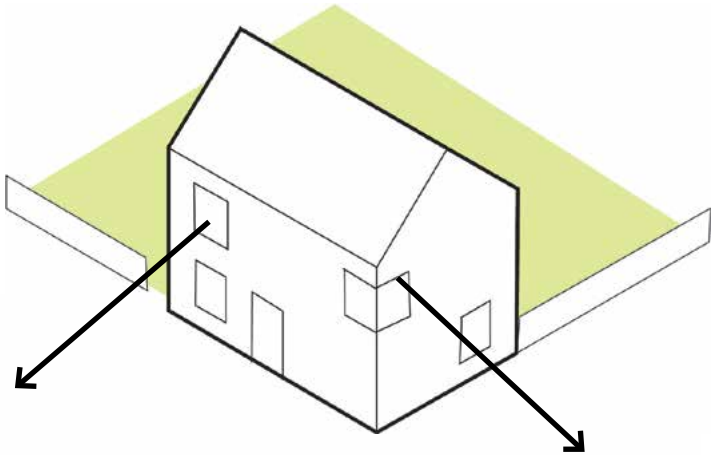


Figure 82: Active frontages have a positive relationship to the street

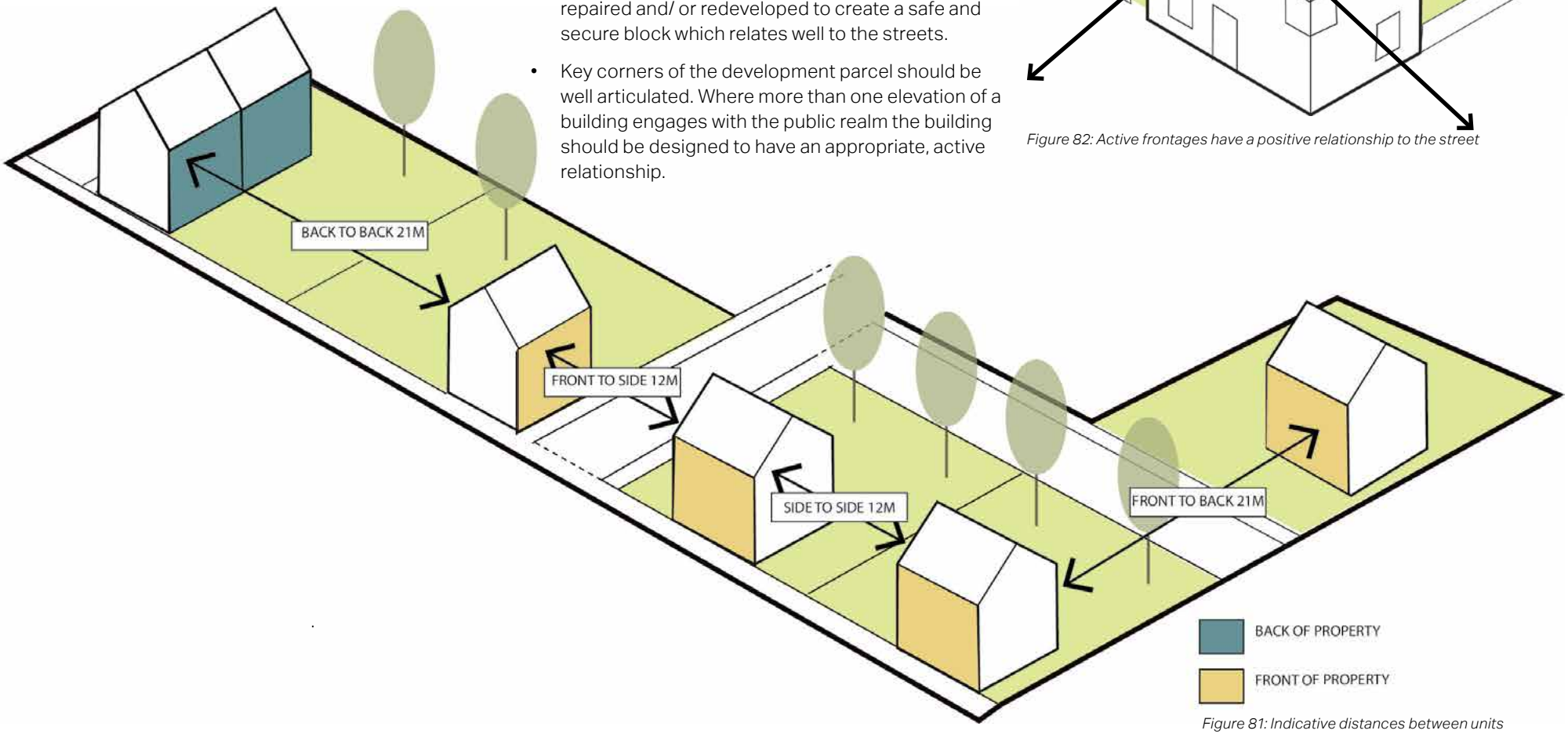


Figure 81: Indicative distances between units

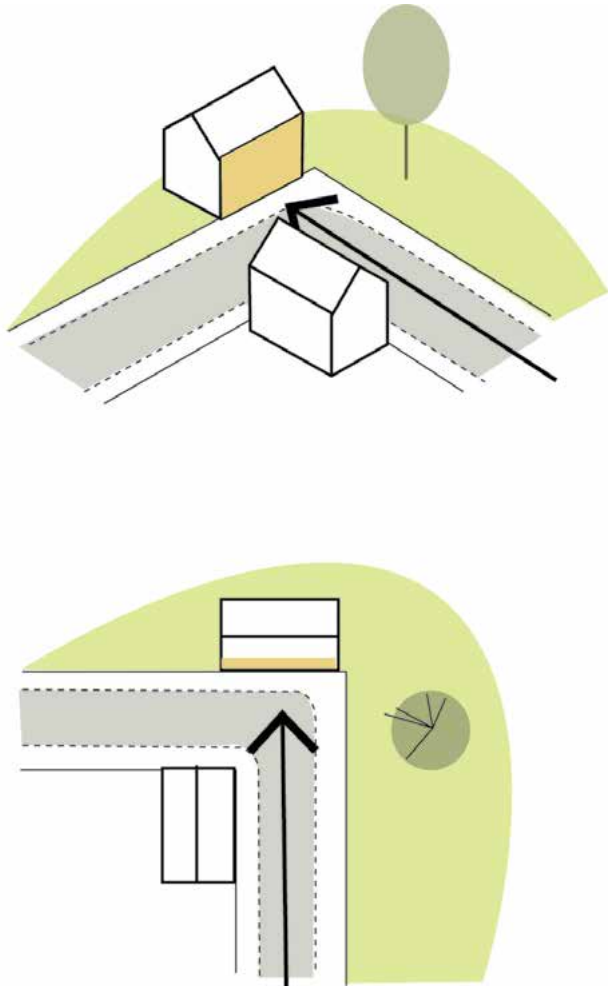


Figure 86: Terminating streets with focal points

- Buildings at the termination of a street should recognise their focal position and adopt a design of an appropriate nature. Cul-de sac developments should be appropriately framed. Onward pedestrian and cyclist permeability is encouraged.
- Building footprints must be residential in scale but varied in size to help create diverse new developments which serve a range of housing needs.

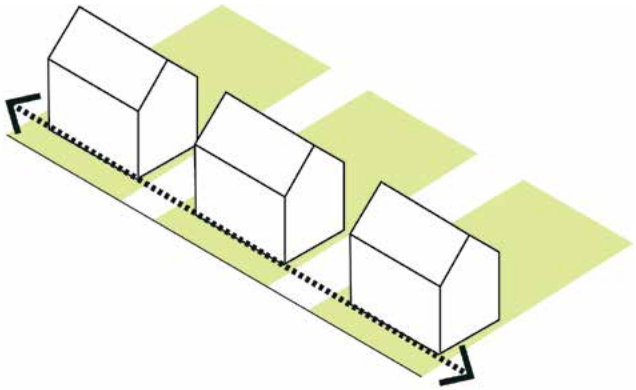


Figure 88: A formal building line

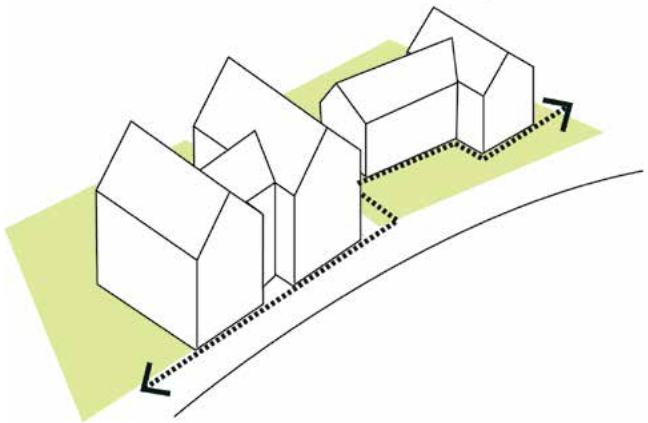


Figure 87: An irregular building line

- Building lines vary across Burneside. Traditional buildings exhibit a more irregular building line whilst the estate developments are more formal and consistent. To respect the existing context, both the building and the boundary feature should be consistent with neighbouring properties while enabling enough variations for visual interest.
- Buildings should front onto streets. The building line should have subtle variations in the form of recesses and protrusions but should generally form a unified whole.

Figure 83: Exposure of rear garden from the public realm reduces privacy

Figure 84: The arrangement between building and street is uncomfortable due to lack of overlooking.

Figure 85: A lack of screening reduces privacy. Breezeblocks are an unatractive boundary treatment

Code 12 Boundary Treatment

Code 12a Boundary Treatments

- Public/ private space must be well defined by built-form and appropriate boundary features. Plots and gardens should be secured.
- Traditional stone walls should be retained and reinforced.
- Boundary treatments should align to existing units and help to create strong frontages across various plots.
- Rear gardens should blur into the landscape where possible.
- Materials within and facing the public realm must be sufficiently robust and durable to give the impression of solidity. These must not degrade easily or weather unattractively. Breezeblock is not considered to be an appropriate boundary solution. Panel fencing along publicly visible boundaries should be avoided.

Figure 89: Glimpses through the trees create intrigue

Figure 90: Traditional stone walls with planting

Figure 91: The rich texture of well-considered boundary treatments

Figure 92: Timber fencing should not be publically visible

Figure 93: An example of a poorly weathered boundary

Figure 94: Breezeblocks do not age well and are considered inappropriate

Code 13 Building Design

Development proposals should demonstrate that the palette of materials has been selected based on an understanding of the surrounding built and natural environment of Burneside.

In new developments, locally sourced stones or materials which complement the existing vernacular would be the most appropriate. Particular attention should be given to texture of materials and how they weather over time.

This section includes examples of building materials and styles which contribute to the local vernacular of Burneside and which could be used to inform future development.

Code 13a Roof

- New roofs should complement the existing roofscape by respecting the traditional characteristics, such as chimneys and gables.
- The material palette of the roofing materials should be limited- grey slate is most appropriate.
- Dormers are not common to Burneside. Where adopted, they should be appropriately sized to the original building which they occupy.
- Pitched roofs are the most common roof typology and are encouraged.
- Downpipes and guttering should be discreet, black and located close to the eaves of the building.

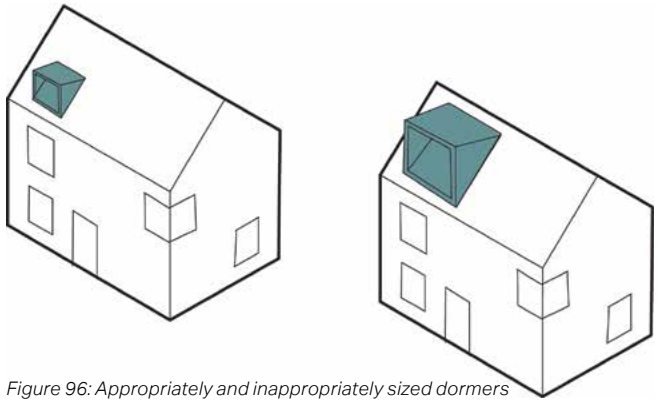


Figure 96: Appropriately and inappropriately sized dormers

Eaves should be simple colours and complement the building. Retaining timber eaves is encouraged.

Pitched roofs should remain the most common roofing type.

Pitches help to achieve rhythm between buildings.

Discreet downpipes.

Good rhythm helps to maintain an attractive roofline.

Rooflines should be complementary to the adjoining building.

Figure 95: Typical roof characteristics

Code 13b Materiality

Adoption of the following materials is encouraged within the design of new developments:

- Limestone buildings, or buildings with a white or roughcast render, are common across Burneside and create a consistency of character.
- Traditional buildings tend to have more texture and detail than the estate and more modern developments. Red sandstone is also used on traditional buildings.
- Stone feature walls and gable ends are used on some of the more modern developments.

Red sandstone.

Limestone.

White painted render.

Painted renders need to adopt sensitive colours to the area.

Stone feature wall.

Timber is uncommon but can be used in a complementary way, so long as it is treated to weather appropriately.

Slate used on a contemporary building.

Roughcast render.

Exposed breezeblock should be avoided.

Figure 97: Elements of building materiality within Burneside

Code 13c Doors, Windows and Detailing

- Timber painted sash windows and door frames are traditional features but many have been lost to UPVC replacements. Traditional materials are encouraged where possible. Alternatively UPVC replacements should seek to retain the traditional window sub-divisions and style.
- Front porches of varying styles are common.
- Sandstone or red-sandstone is often used for quoins, window cills, headers and surrounds.

Red sandstone window surrounds and window headers.

Retaining the original window sub-division is encouraged.

Inappropriate replacement windows should be avoided.

Stone quoins against a white painted facade.

Painting over traditional quoin features should be avoided.

Traditional stone quoins against limestone.

Pitched roof porch.

Stone porch with a pitched roof.

Stone porch with a hipped roof.

Figure 98: Doors, windows and detailing within Burneside

Code 13d Achieving Texture

- Its important to use materials, building detail and planting in a way which upholds the rich texture of Burneside. This texture contributes to the local character and helps to assimilate the built and natural environments. It is noticeable when buildings do not have enough consideration for this element of the design.

Figure 99: An array of texture

Figure 100: Blurring of natural materials

Figure 101: Careful consideration of materials and details

Figure 103: A lack of detailing and an uncharacteristic solid to void ratio for the area

Figure 102: A lack of texture creates a stark contrast with the natural

Code 14 Sustainable Building Design

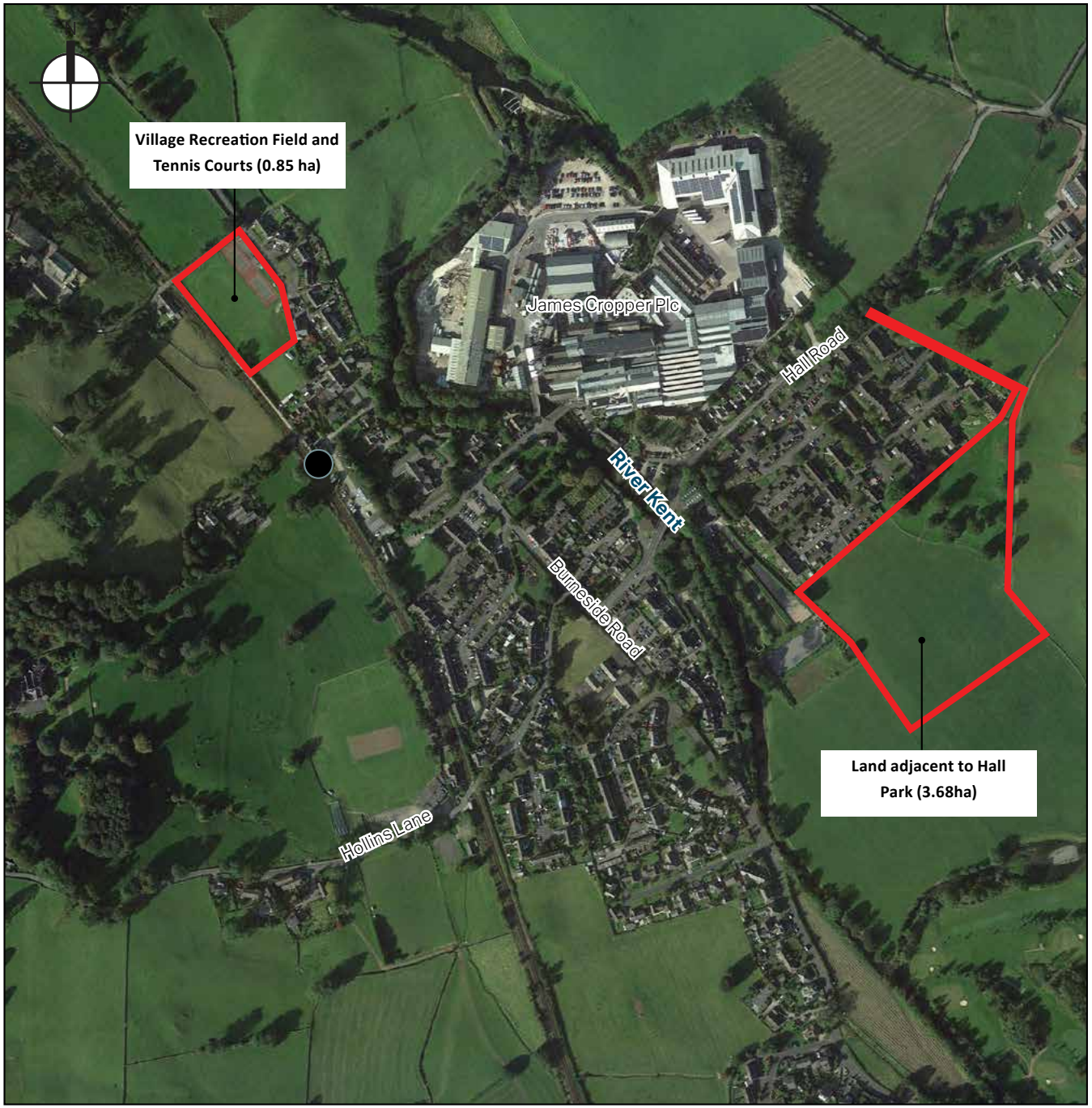
- Homes, buildings and plots should be adaptable to their users over time in terms of family size, health, mobility and changing lifestyles.
- Ensure design quality is not compromised through a pragmatic choice of materiality which will retain its quality and which is likely to remain affordable to maintain over time.
- Environmentally friendly and low-carbon solutions are encouraged.
- Solar panels are encouraged, but should be placed in discreet locations. Ideally this would be on the rear roof slope of the property and flush with the slope. Retro-fitting renewable technologies to heritage buildings should be done with care.
- New development is encouraged to adopt a 'fabric first' approach to reduce energy demand.
- Good design should provide sufficient refuse and recycling storage.
- Integration of sustainability should be considered at the design stage, with consideration of passive solar heating, cooling and energy efficient strategies.
- Designs should encourage local recycling, energy production and energy efficiency.
- Rainwater harvesting helps to capture and store rainwater, and also enables re-use of greywater. Efforts should be made to conceal the units, or install them with attractive materials, cladding and finishing's.

Figure 105: Solar panels can be adopted to look like original slate roofing

Figure 104: An attractive screen for recycling and refuge facilities

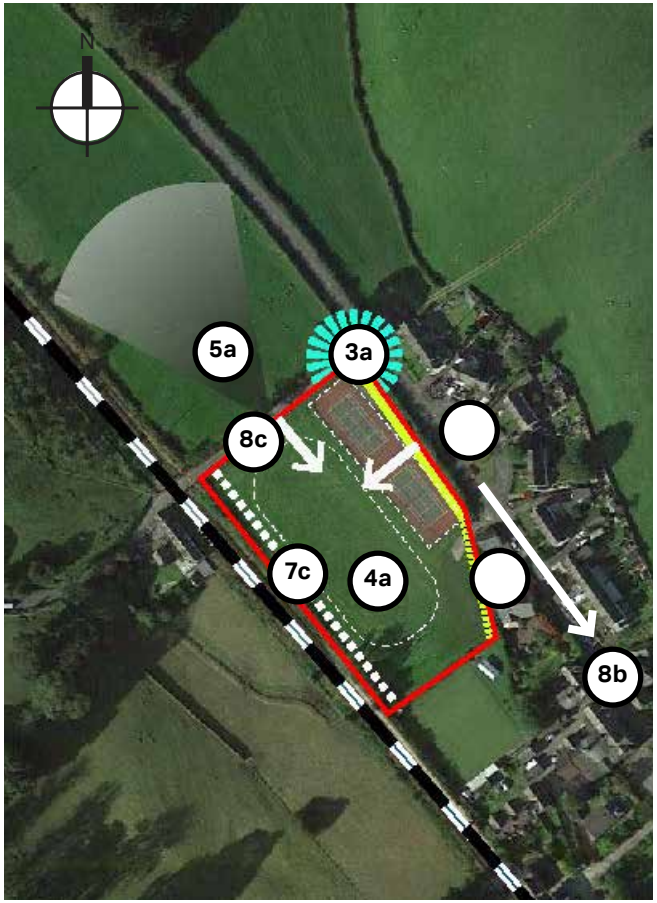
Site Specific Codes

06



Site Specific Coding

There are two sites allocated within the South Lakeland Local Plan Land Allocations (2013). Whilst all codes of this document should be considered, this section considers each of the sites and signposts particularly relevant codes to inform the sites development. This guidance is only intended for strategic purpose. Applications submitted in relation to the site are encouraged to propose detailed design coding for development to adhere to.



1 Code

Gateway into Burneside

Views out

Appropriate screening required

Privacy to be maintained

Pedestrian/ cyclist connectivity

Strong frontage

Railway line

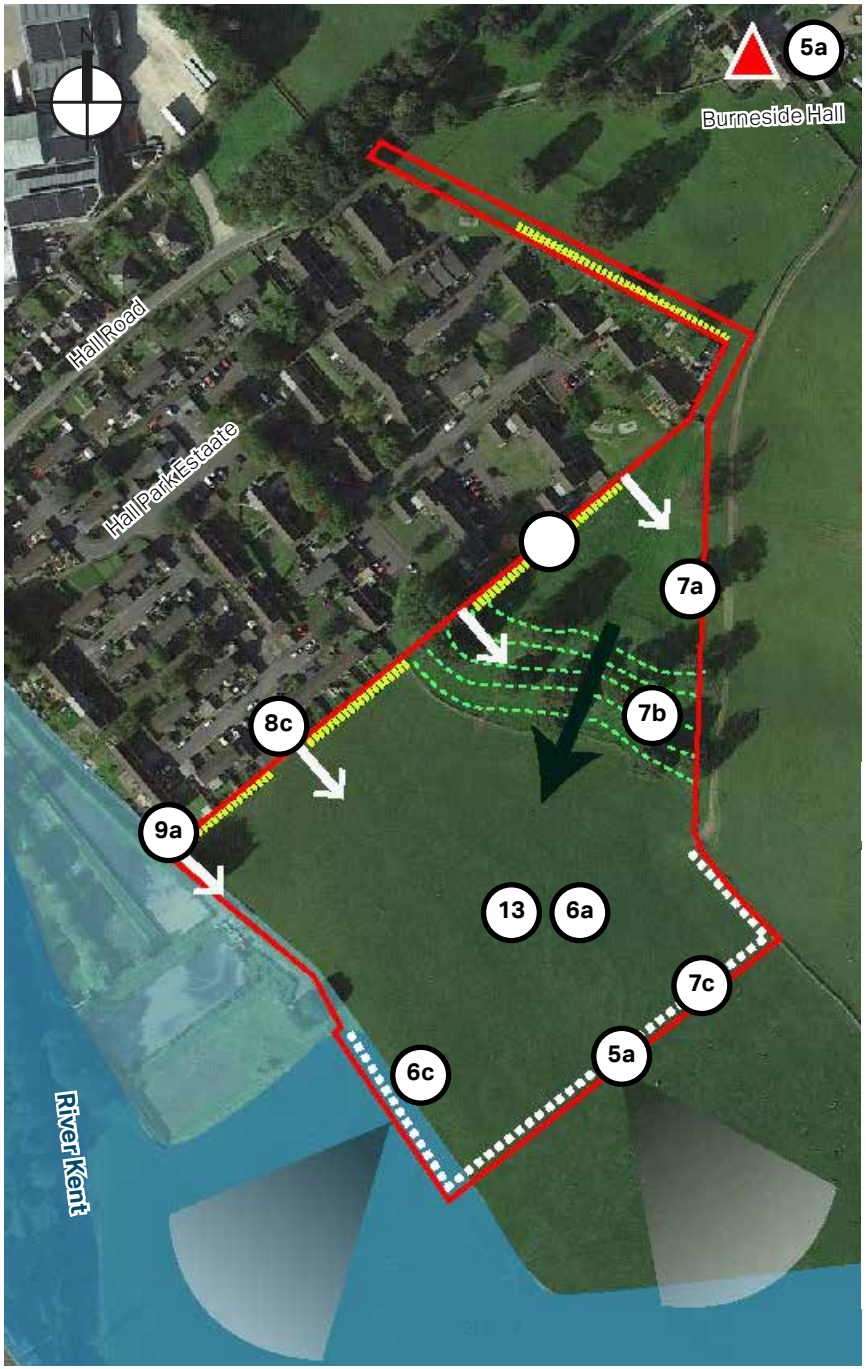
LA1.3 Village Recreation (Willink) Field and Tennis Courts (0.85ha)

- Code 3a. This is a key gateway in the north of the village. Design should be of a high standard and fitting for this gateway location.
- Code 4a. Replacement recreational facilities of an equivalent or better standard must be provided on an appropriate, alternative site.
- Code 7c. A positive relationship needs to be achieved with the railway line. Suitable visual and noise mitigation screening should be adopted, whilst maintaining green infrastructure. This edge should be strengthened as a wildlife and biodiversity corridor.
- Code 8b. A safe, clear pedestrian footpath into the village should be provided. This should be well lit.
- Code 8c. Appropriate pedestrian access into the site should be provided from Winter Lane or accompanying a new access point on Sharps Lane (should this be proposed)
- Code 11b. Development should adopt an active and well-considered frontage onto Winter Road.
- Code 11b. Privacy of the existing dwelling which sits adjacent to the site should be maintained.

Figure 106: View to the west across the site and tennis courts

Figure 107: View to the east across the site

Figure 108: View to the south across the site



Code

Listed Building

Views out

Appropriate screening required

Privacy to be maintained

Pedestrian/ cyclist connectivity

Land slope

Flood Zone 2/ Flood Zone 3

LA1.3 - Land adjacent to Hall Park (3.68ha)

- Code 5a Consideration should especially be given to how buildings impact views across the landscape at this location. Importantly, the setting of Burneside Hall should be protected from adverse impact.
- Code 6c. Development will not be permitted in those parts of the site that fall within Flood Risk Zones 2 and 3 unless the developer can demonstrate through an acceptable Flood Risk Assessment that it would not be at an unacceptable risk of flooding or increase flood risk elsewhere.
- Code 6a. Sustainable Drainage systems should be adopted across the site.
- Code 7a. Landscaping should have regard for the existing trees and vegetation on the lower slopes of Burneside Head. Where possible these should be retained.
- Code 7b. The undulations of land by Burneside Head should be responded to appropriately.
- Code 7c. The exposed site edges should assimilate with the surrounding landscape through appropriate screening, whilst maintaining and protecting views.
- Code 8c. Layout and arrangement of development should seek to create new pedestrian and cycle connections to Hall Park Estate.
- Code 9a. Pedestrian links to the village should be well lit, appropriately signed and accessible for all. If access is provided via Hall Park Road, there will be a need for existing footways to be extended to serve the site.
- Code 11b. Privacy of the existing dwelling which sits adjacent to the site should be maintained.
- Code 13a-13d. The materiality of development should complement that which currently exists within Burneside and seek to maintain an appropriate level of texture and high-quality design.

Figure 109: View from the north-east corner of the site, looking towards the south-west.

Next Steps

07

Undulations in the local landscape

Next Steps

This document has set out an evidence base for the Burneside Neighbourhood Plan and it is recommended that the codes are embedded within the forthcoming plan as policy.

Once the site selection and allocation process has, if necessary, been reviewed through a Site Assessment package that AECOM can offer, the NPSG may also want to consider developing a masterplan. This will capture and reflect local opinion on appropriate housing densities and layouts as well as provide more certainty for the preferred development sites within the Neighbourhood Plan Area.

As well as providing certainty to the local community, the design codes in this document should give more certainty to developers, as they will be able to design a scheme that is reflective of community aspirations, potentially speeding up the planning application process.

As well as using this document, future developers should also make sure that they have observed the guidance in the Ministry of Housing, Communities & Local Government's **National Design Guide.**

Developers should also note that housing developments of any size should strive to achieve carbon neutrality in line with the Government's forthcoming **Future Homes Standard.**

Further standards on residential developments should also be obtained from **Building fora Healthy Life**, a government-endorsed industry standard for well-designed homes and neighbourhoods.

The Millenium Gardens, by the River Kent