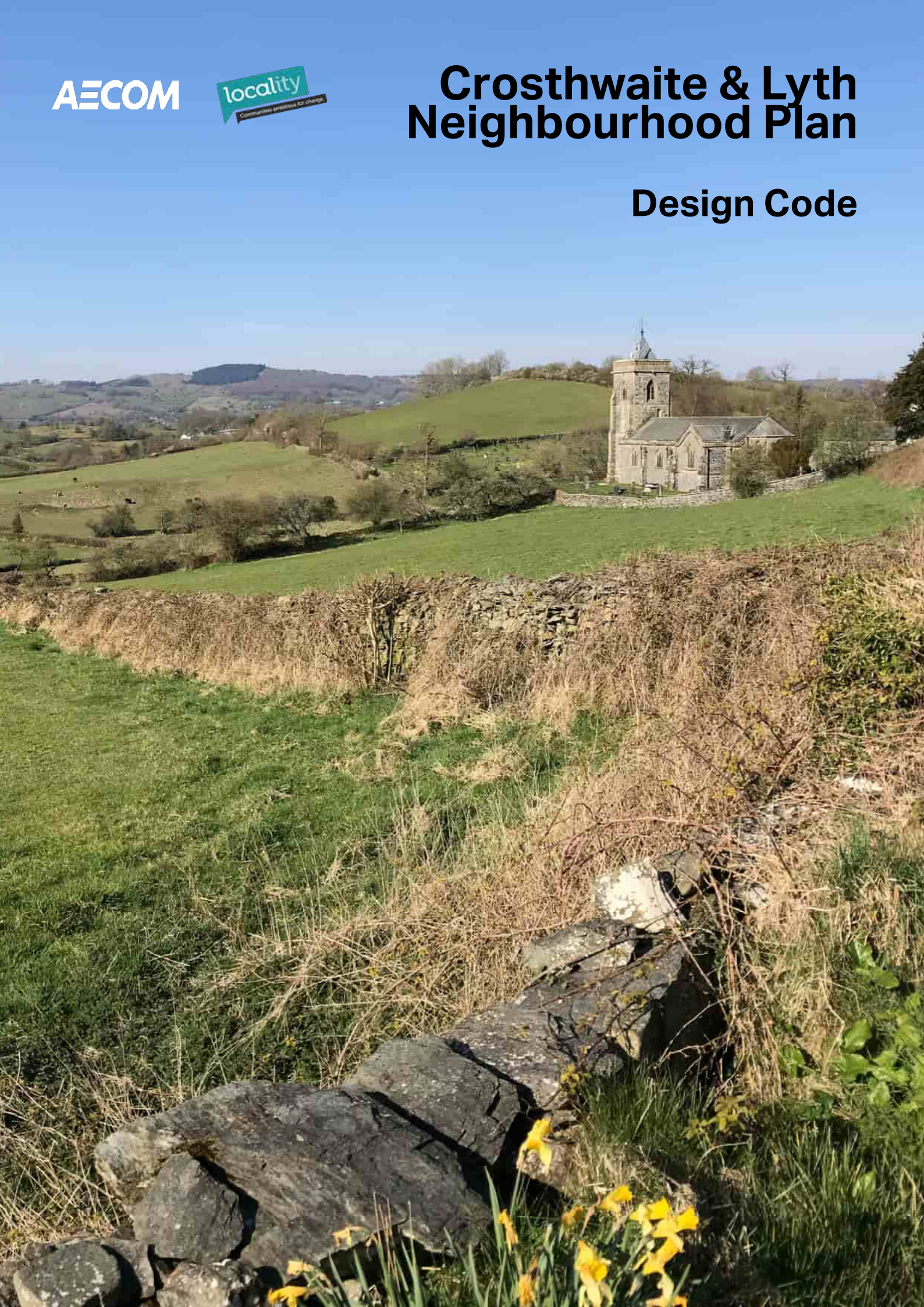
Crosthwaite & Lyth Neighbourhood Plan

Design Code



Quality information

Document name	Ref	Prepared for	Prepared by	Reviewed by
Crosthwaite and Lyth Design Code	DR-11266	Crosthwaite and Lyth Neighbourhood Plan Steering Group	Elliot Joddrell AECOM Lucy Sykes AECOM	Nick Beedie AECOM

Document History

Revision	Revision date	Details
Draft 01	06/07/2021	First draft document sent to steering group

Totter Bank road

Contents

View across the undulating landscape of the parish

Introduction

01

Introduction

Background

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

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 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.

Objective

The intention of this document is to provide guidance and design principles specific to the Neighbourhood Area, to guide new development proposals so that they preserve those characteristics which make Crosthwaite and Lyth unique. This design code identifies character areas and specific elements of the built environment that are typical of Crosthwaite and Lyth and provides guidance which aligns with the local and national policy context, whilst supporting the plans of the Parish Council.

Methodology

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

- In March 2021, Locality appointed AECOM's Design team to produce a Design Code for Crosthwaite & Lyth. AECOM representatives undertook an inception call with the Parish Council.
- On 8th April 2021, a Virtual Site Visit using Google Street View was undertaken with the Parish Council across the Crosthwaite and Lyth Neighbourhood Plan Area to help to define the brief;
- On 16th April 2021, representatives from AECOM undertook a site visit to the Neighbourhood Plan Area;
- AECOM developed an understanding of the design principles that are key to the setting of the Neighbourhood Plan Area and developed the Design Code document;
- On 6th July 2021, a First Draft of the Design Code was sent to the group for review; and
- After capturing the feedback from the draft report, AECOM prepared the Final Design Code.

Study Area

The Design Code is considered to be applicable across the entirety of the Crosthwaite and Lyth Neighbourhood Plan Area. Figure 1 indicates the boundary of this study area. It captures the entire parish of Crosthwaite and Lyth, which falls within the administrative area of Lake District National Park Authority (LDNPA).

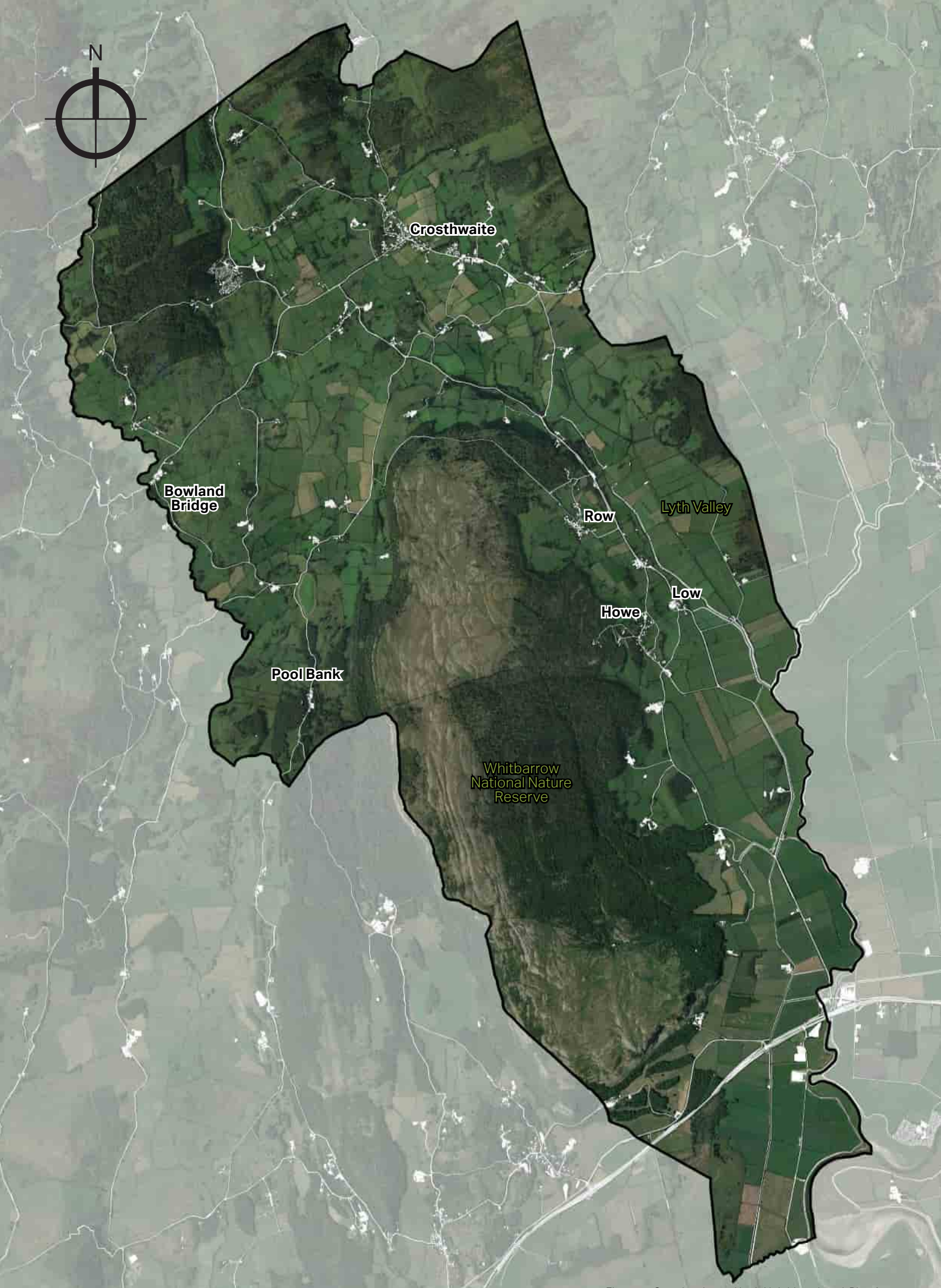


Figure 1: Crosthwaite and Lyth Neighbourhood Plan Area

Arndale Beck

Policy Context

02

Policy Context

National Planning Policy

National Planning Policy Framework (NPPF), 2019 Update

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 7 (Ensuring the vitality of town centres)
- Part 12 (Achieving well-designed places)
- Part 15 (Conserving and enhancing the natural environment)
- Part 16 (Conserving and enhancing the historic 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 is intended to be used by local authorities, applicants and local communities to establish the design expectations of the Government. 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 2020

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.

Local Planning Policy

Lake District National Park Local Plan 2020-2035 (2021)

The Local Plan 2020 to 2035 was adopted in May 2021 and sets out the strategy for all new development in the Lake District. It establishes what is considered to be sustainable and appropriate development. The Neighbourhood Plan Area falls within the Central and South East Distinctive Area as designated by the Local Plan. Crosthwaite is identified as a Village. There are no allocated sites within the Neighbourhood Plan Area.

The following policies are of relevance to this Design Code:

- **Policy 01 National and international significance of the Lake District**
- **Policy 02 Spatial Strategy.**
- **Policy 03 Development and Flooding**
- **Policy 04 Biodiversity and Geodiversity**
- **Policy 05 Protecting the Spectacular Landscape**
- **Policy 06 Design and Development**
- **Policy 07 Historic Environment**
- **Policy 13 Central and South East Distinctive Area**
- **Policy 18 Sustainable Tourism and Holiday Accommodation**
- **Policy 19 Agricultural and Land-Based Rural Business Diversification**
- **Policy 20 Renewable and Low Carbon Energy**
- **Policy 21 Sustainable Access and Travel**
- **Policy 23 Community Facilities and Local Green Space**

Supplementary Planning Documents (SPDs)

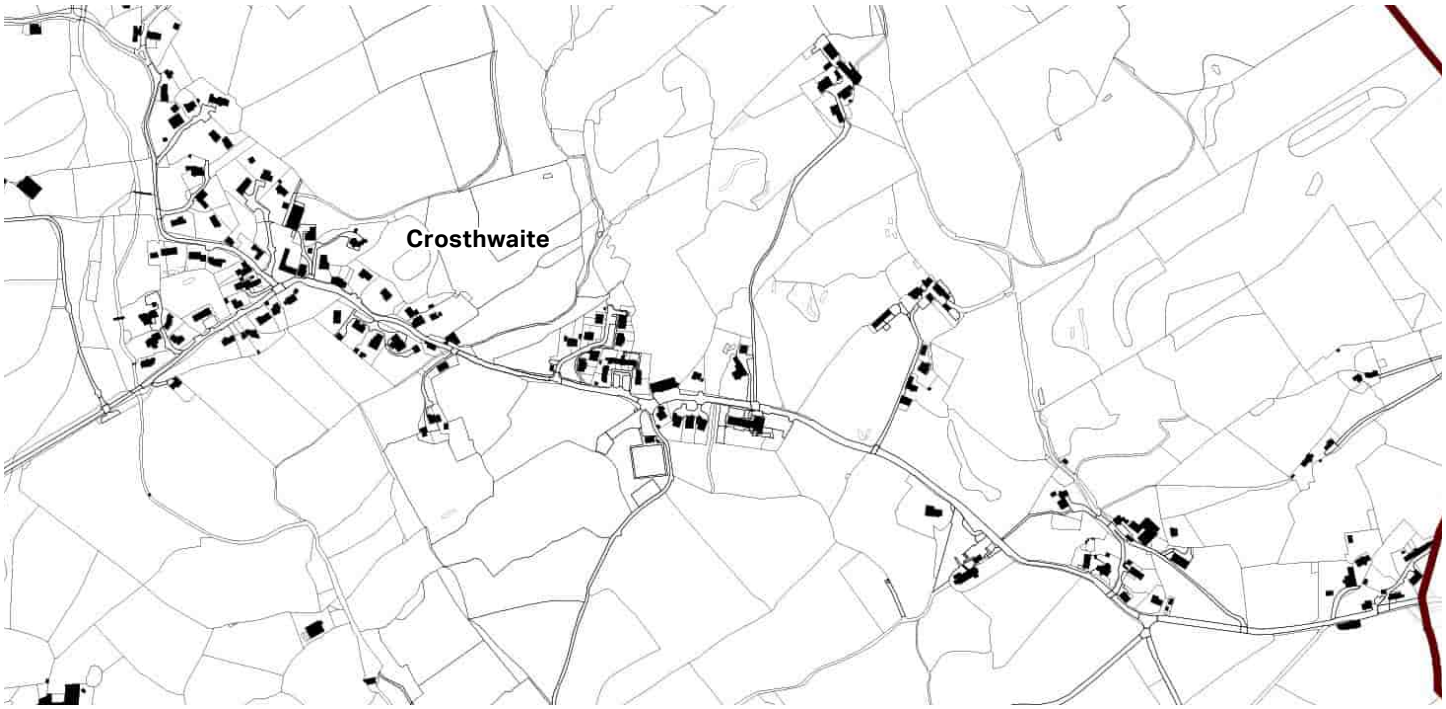
- Cumbria Development Design Guide
- Cumbria Landscape Assessment
- LDNP Landscape Character Assessment and Guidelines (Revised 2018)

One of the local Orchards

Place Assessment

03

Historic mapping of Crosthwaite from 1851

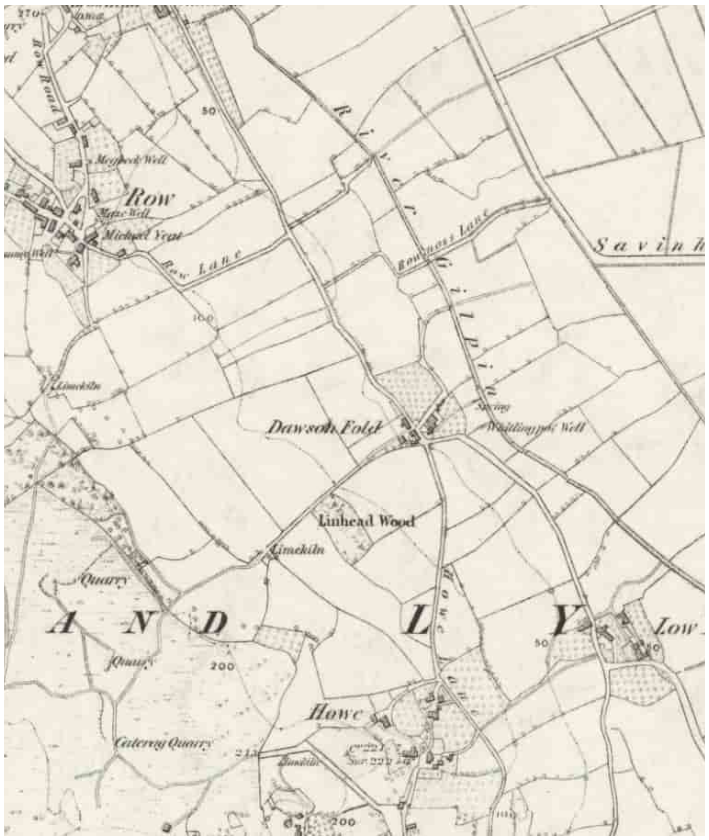


Present day mapping of Crosthwaite

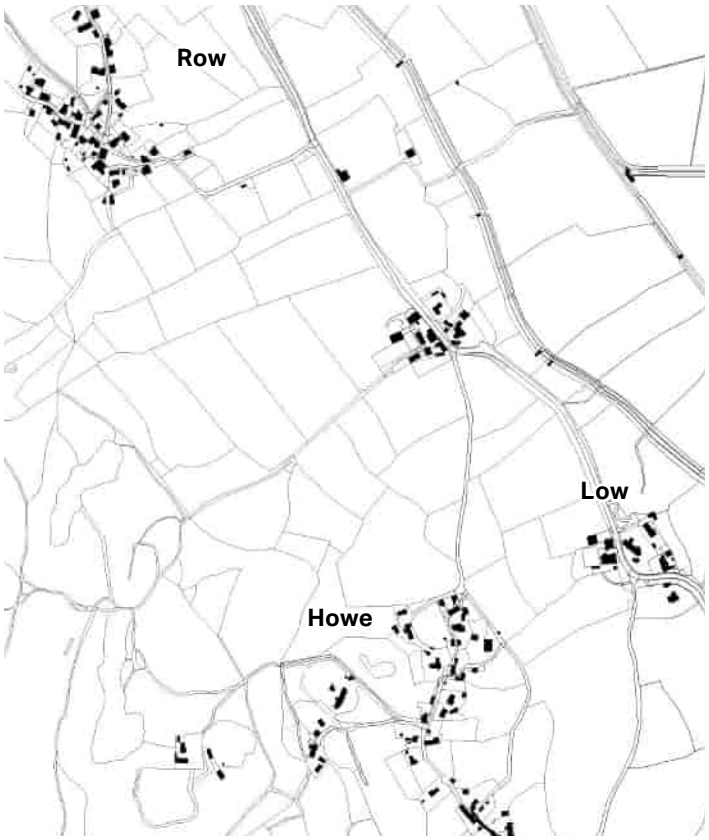
Evolution and Structure

Crosthwaite and Lyth is a rural, agricultural parish. It has a dispersed settlement pattern, served by a network of minor roads. There is a strong landscape pattern of dry stone walls, villages, hamlets and isolated farms and barns, largely built from limestone and slate. Orchards are scattered across the undulating landscape. Whitbarrow Scar is a key natural landmark which contributes to the attractive setting of the parish and as an introduction into the Lake District to those travelling from the south.

The parish has a small population, and limited growth has allowed a traditional character to be preserved. The arrangement of buildings has evolved in an organic and informal arrangement across the parish. There are a number of later phases of Crosthwaite's development where this hasn't been adhered to which has resulted in more formally arranged clusters of dwellings. These later additions to the village have also included pavements which has resulted in a more suburban character than the rest of the village.

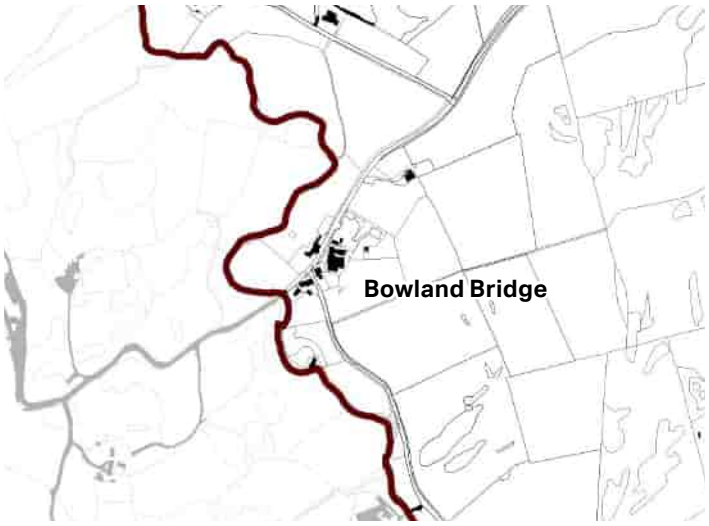


Historic mapping of Row, Howe and Low from 1851

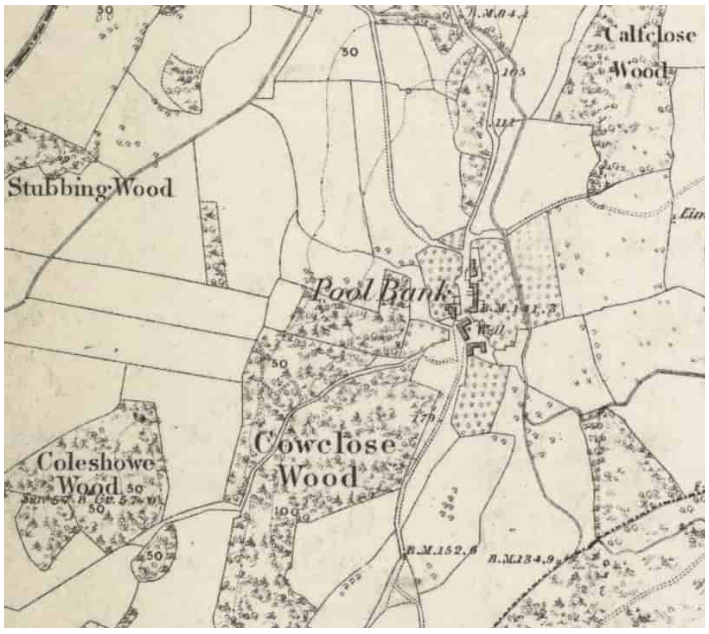


Present day mapping of Row, Howe and Low

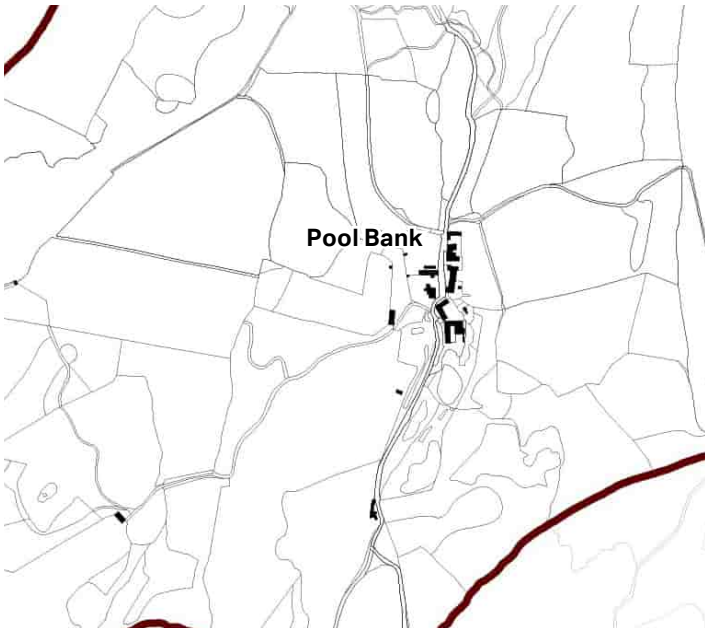
Historic mapping of Bowland Bridge from 1851



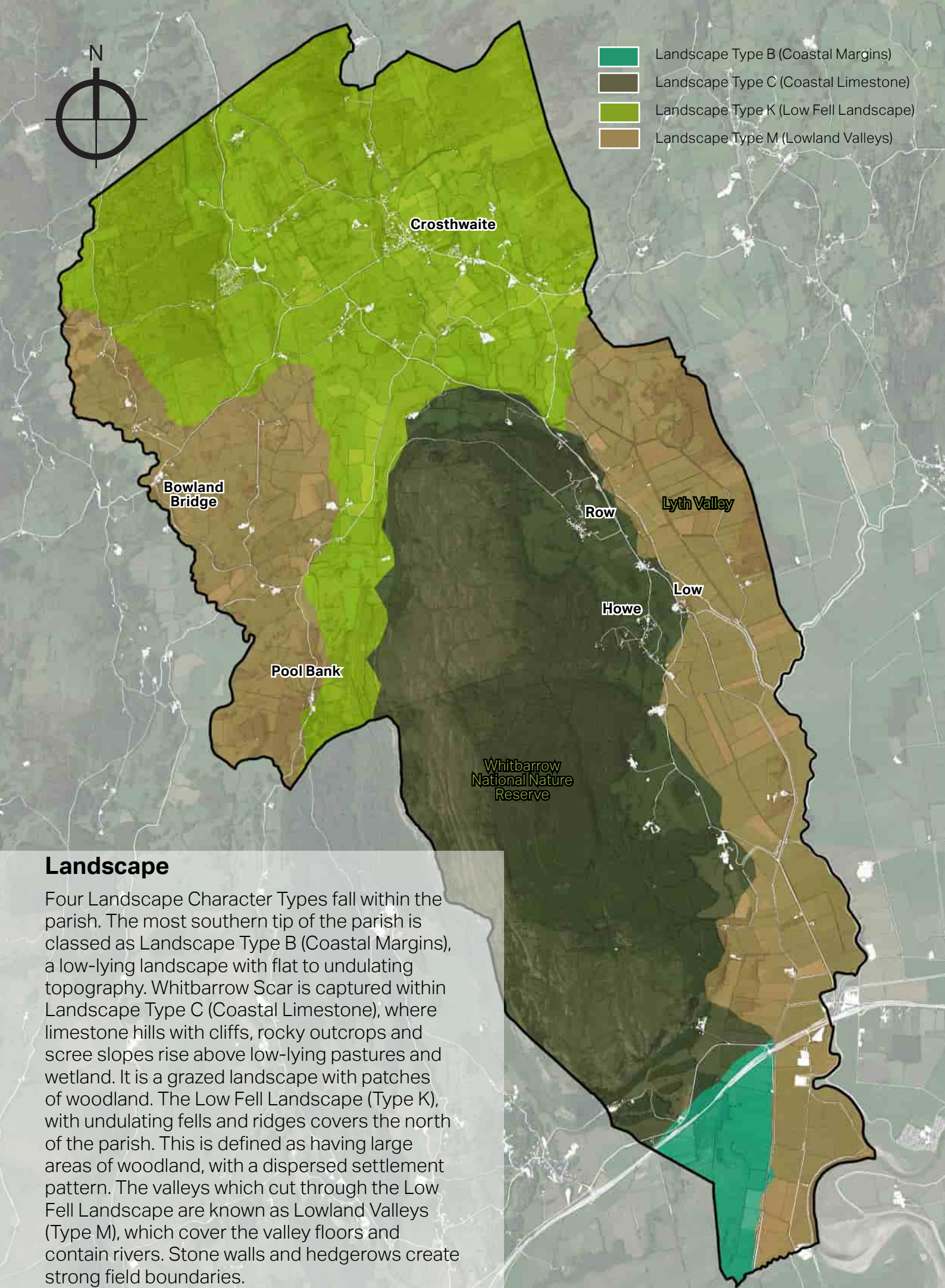
Present day mapping of Bowland Bridge



Historic mapping of Pool Bank from 1851



Present day mapping of Pool Bank



Landscape

Four Landscape Character Types fall within the parish. The most southern tip of the parish is classed as Landscape Type B (Coastal Margins), a low-lying landscape with flat to undulating topography. Whitbarrow Scar is captured within Landscape Type C (Coastal Limestone), where limestone hills with cliffs, rocky outcrops and scree slopes rise above low-lying pastures and wetland. It is a grazed landscape with patches of woodland. The Low Fell Landscape (Type K), with undulating fells and ridges covers the north of the parish. This is defined as having large areas of woodland, with a dispersed settlement pattern. The valleys which cut through the Low Fell Landscape are known as Lowland Valleys (Type M), which cover the valley floors and contain rivers. Stone walls and hedgerows create strong field boundaries.

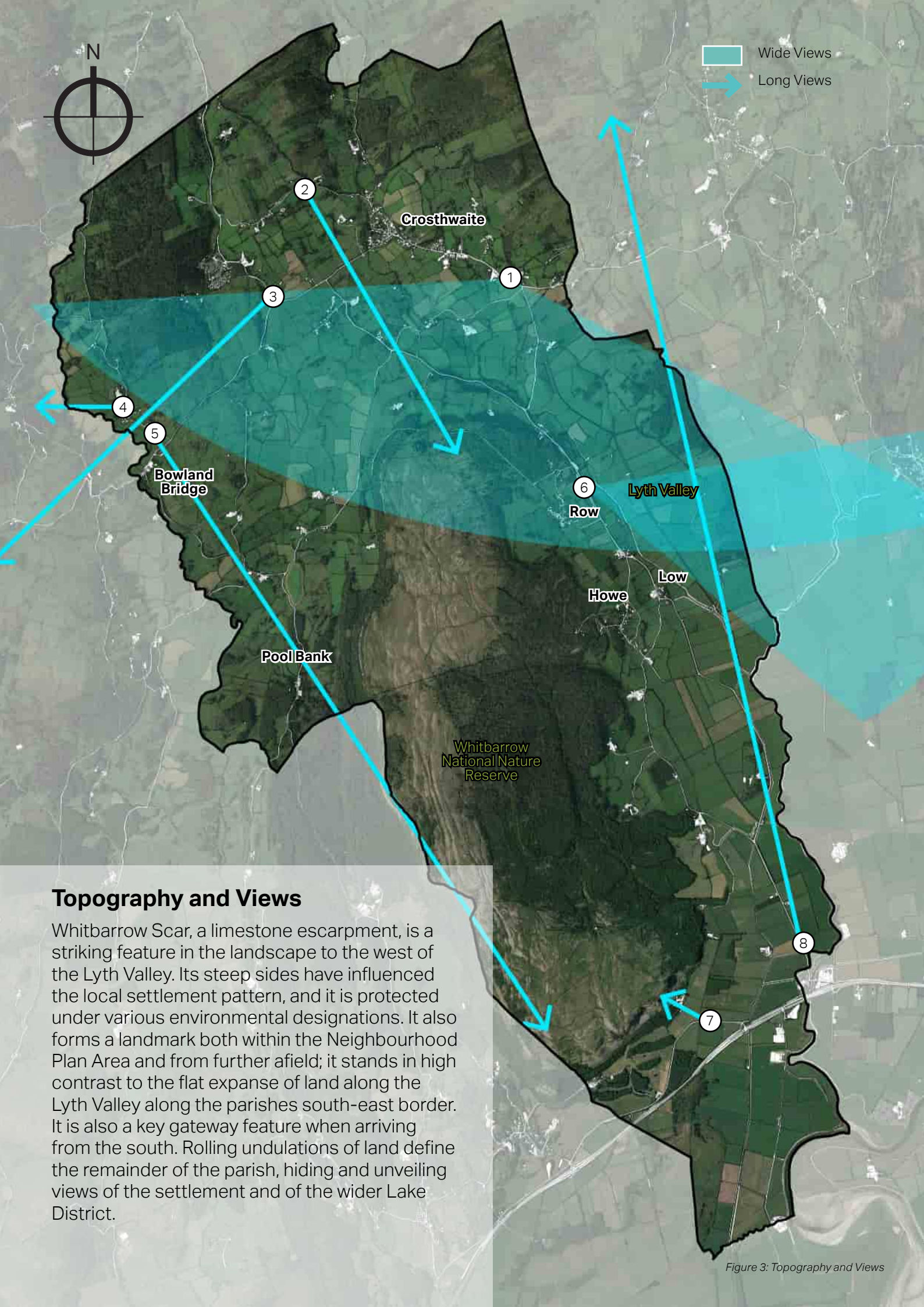
Figure 2: Landscape Designations

The fells of the Lake District are common in views

Views across the Lyth Valley (Landscape Type M)

Views towards the cliffs of Whitbarrow National Nature Reserve (Landscape Type C)

Dry stone walls are a typical feature of the surrounding landscape



Topography and Views

Whitbarrow Scar, a limestone escarpment, is a striking feature in the landscape to the west of the Lyth Valley. Its steep sides have influenced the local settlement pattern, and it is protected under various environmental designations. It also forms a landmark both within the Neighbourhood Plan Area and from further afield; it stands in high contrast to the flat expanse of land along the Lyth Valley along the parishes south-east border. It is also a key gateway feature when arriving from the south. Rolling undulations of land define the remainder of the parish, hiding and unveiling views of the settlement and of the wider Lake District.

Figure 3: Topography and Views

1. View south from Totter Bank

2. View south from Hubbersty Head

3. View south-west from the A5074

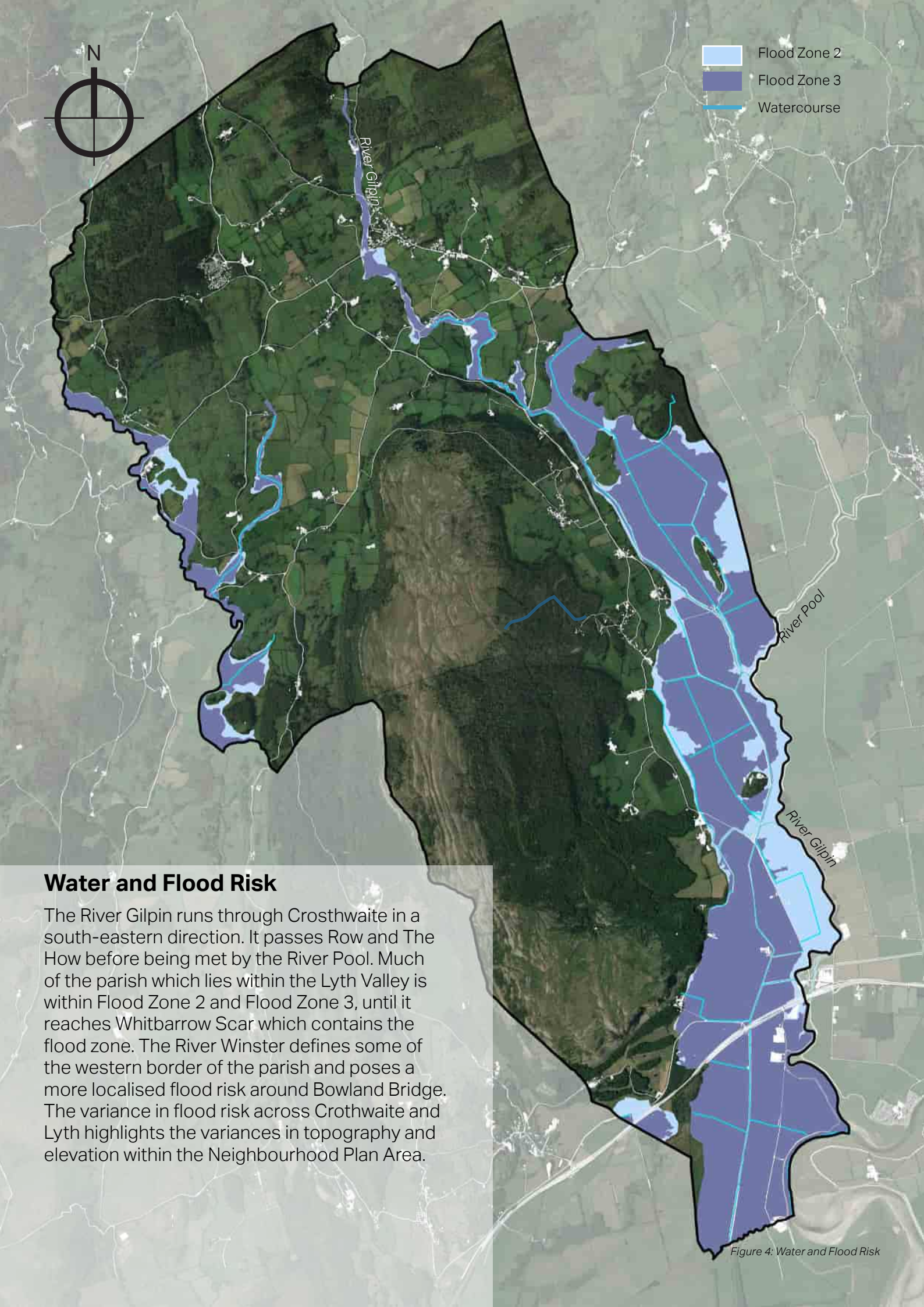
4. View west from Bowland Bridge

5. View south from Bowland Bridge

6. View east from the A5074

7. View of Whitbarrow Scar

8. View north from the A5074



Water and Flood Risk

The River Gilpin runs through Crosthwaite in a south-eastern direction. It passes Row and The How before being met by the River Pool. Much of the parish which lies within the Lyth Valley is within Flood Zone 2 and Flood Zone 3, until it reaches Whitbarrow Scar which contains the flood zone. The River Winster defines some of the western border of the parish and poses a more localised flood risk around Bowland Bridge. The variance in flood risk across Crothwaite and Lyth highlights the variances in topography and elevation within the Neighbourhood Plan Area.

Figure 4: Water and Flood Risk

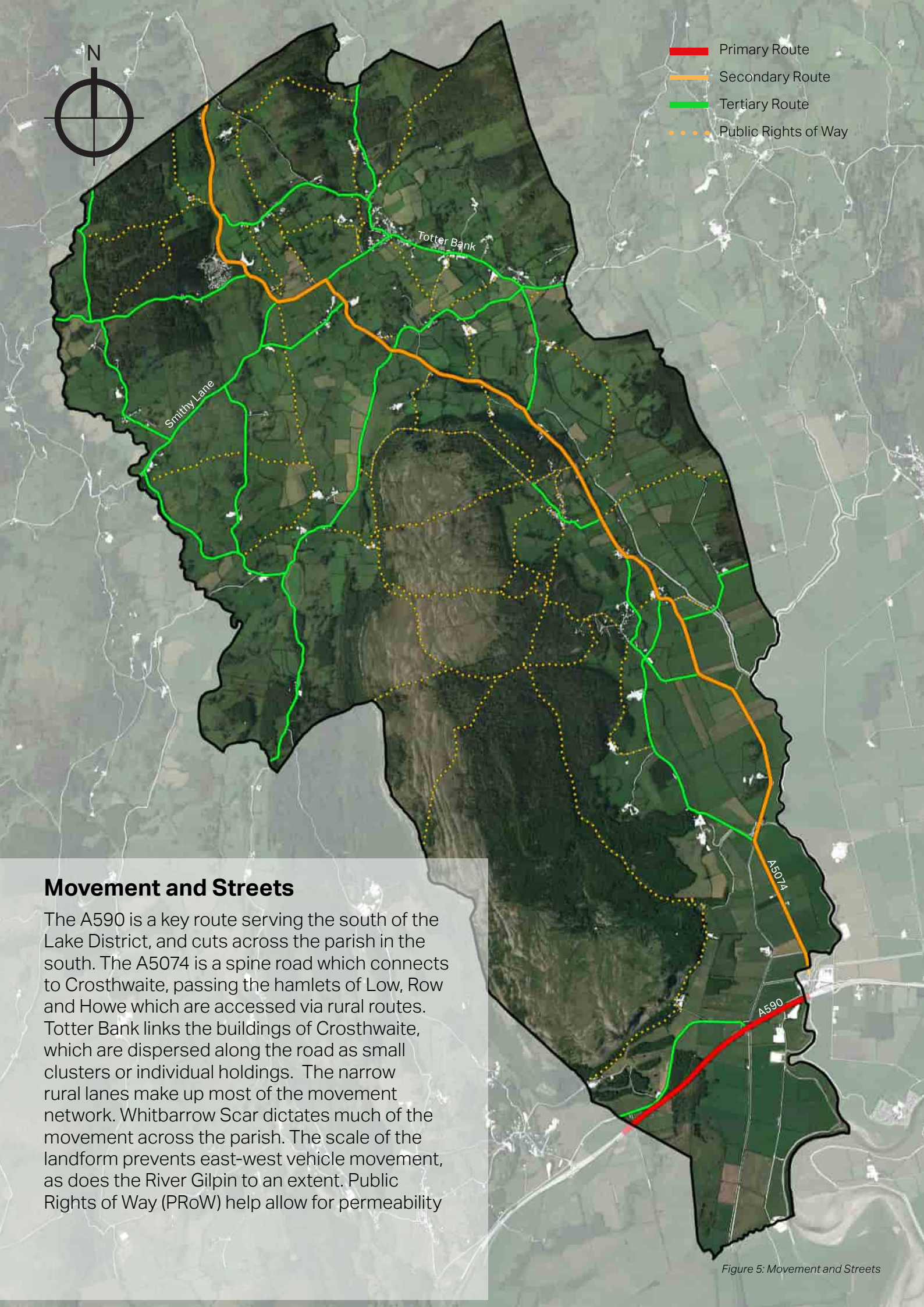
Main drain to the north of the A590

Bridge over Arndale Beck

Bridge over the River Winster, Bowland Bridge

Drainage ditch

Footbridge over the River Gilpin



Movement and Streets

The A590 is a key route serving the south of the Lake District, and cuts across the parish in the south. The A5074 is a spine road which connects to Crosthwaite, passing the hamlets of Low, Row and Howe which are accessed via rural routes. Totter Bank links the buildings of Crosthwaite, which are dispersed along the road as small clusters or individual holdings. The narrow rural lanes make up most of the movement network. Whitbarrow Scar dictates much of the movement across the parish. The scale of the landform prevents east-west vehicle movement, as does the River Gilpin to an extent. Public Rights of Way (PRoW) help allow for permeability

Figure 5: Movement and Streets

Narrow rural lanes make up most of the parish movement network

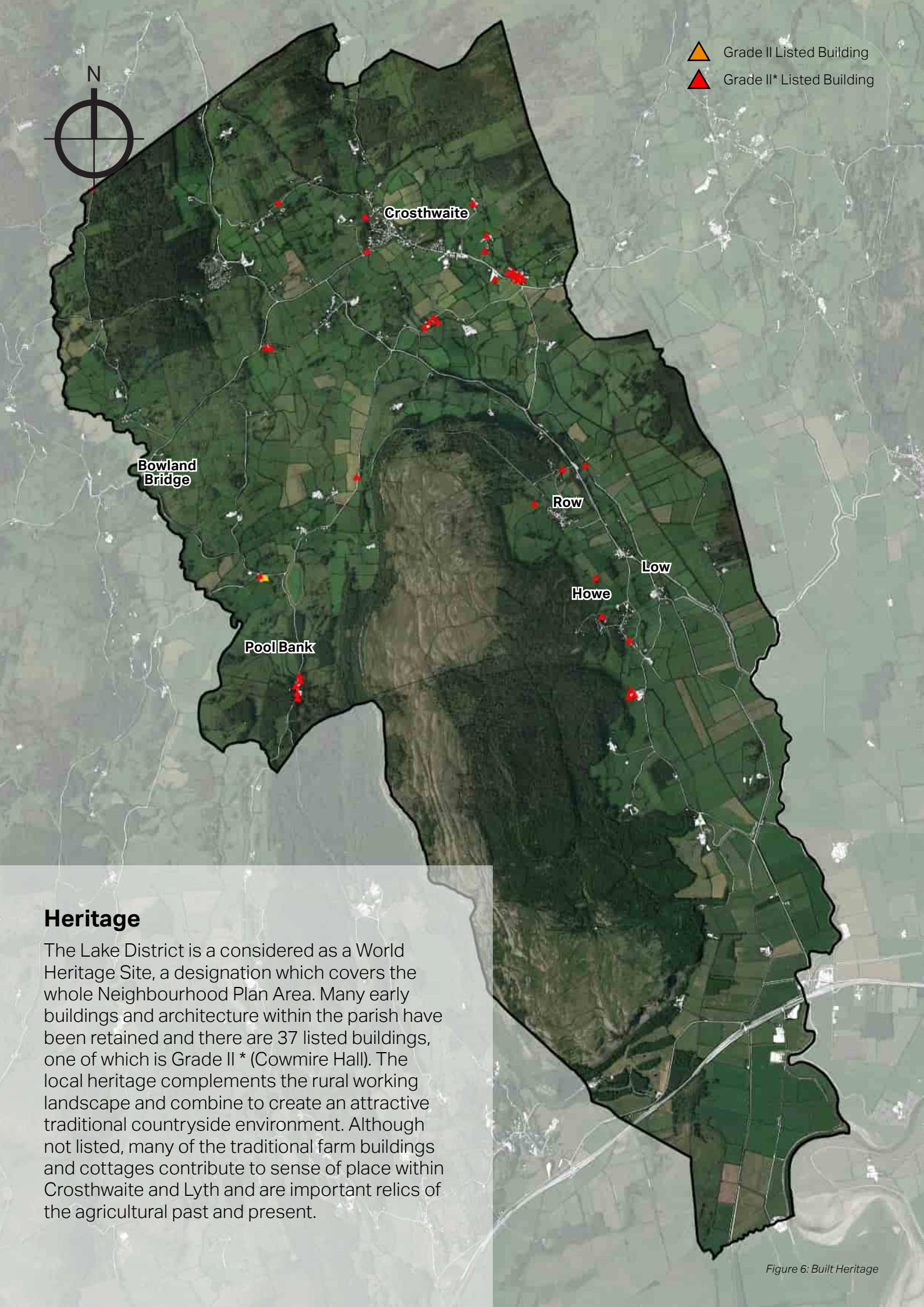
A PRoW over Whitbarrow Scar

The A5074, a secondary route, has a formal character

Totter Bank Road is the main route which serves Crosthwaite

PROW over a footbridge

Wayfinding signage is common along the street network



Heritage

The Lake District is a considered as a World Heritage Site, a designation which covers the whole Neighbourhood Plan Area. Many early buildings and architecture within the parish have been retained and there are 37 listed buildings, one of which is Grade II * (Cowmire Hall). The local heritage complements the rural working landscape and combine to create an attractive traditional countryside environment. Although not listed, many of the traditional farm buildings and cottages contribute to sense of place within Crosthwaite and Lyth and are important relics of the agricultural past and present.

Figure 6: Built Heritage

Grade II Listed Church of St Mary

Grade II Listed Crosthwaite House

Grade II Listed Pool Bank Farmhouse

Grade II Listed Draw Well Inman Howe

Grade II Listed Footbridge to the west of Dodds Howe

Grade II Listed Lime Kiln to the north of Fell Edge Wood

Grade II Listed Cowmire Hall*

Grade II Listed Barn to the north of Pool Bank Farmhouse

View along Row Lane

Local Vernacular

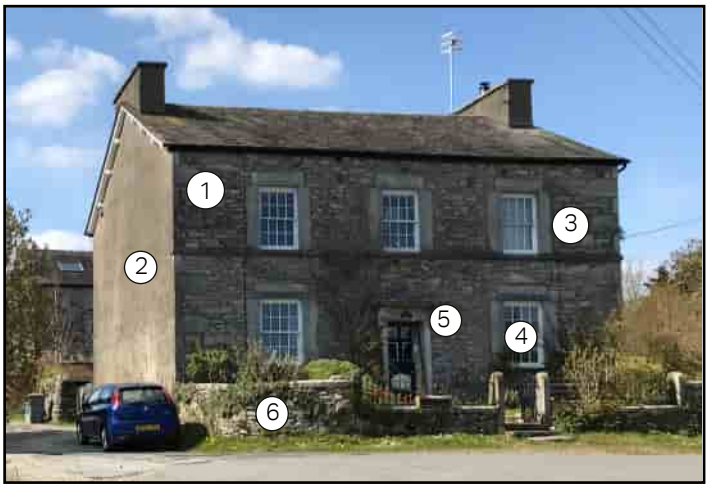
04

Photographic Observations

The following images show how the building and design characteristics work together to create a sense of place.

Rickettrae Lane

1. White rendered, detached dwelling.
2. Simple stone window headers and window sills, with the windows recessed into the walls. Sliding sash windows have been retained.
3. Close relationship to the street, with a small front area providing some set back.
4. A simple porch with a pitch roof covers the front door.
5. Traditional slate stone wall to the front and provides a boundary to the dwelling.
6. There are minimal gable end windows or openings.



Cottage on Row Lane

1. Two storey, detached cottage dwelling.
2. Exposed stone work to the front elevation, with rough-cast rendering on the gable end.
3. Large stone window surrounds and window headers.
4. Sliding sash windows with original window divisions.
5. Small porch overhand, which shelters a recessed door.
6. Stone wall boundary with gateposts bordering a landscaped garden.

A typical dwelling style

1. Two storey, white rendered dwelling.
2. Pitched roof porch with slate tiles.
3. Direct relationship to the street with a low stone frontage by the porch (with planting).
4. Simple timber eaves.
5. Simple window sills, with no window headers.

The Howe

1. Course stone rubble farmhouse building (previously with a barn) with slobbered mortar.

2. Slate roofing.

3. Window openings on the gable end of the building. The original window divisions have not been retained.

4. The building has irregular fenestrations which are followed closely by the road.

5.Simple lean-to extension on side of building.

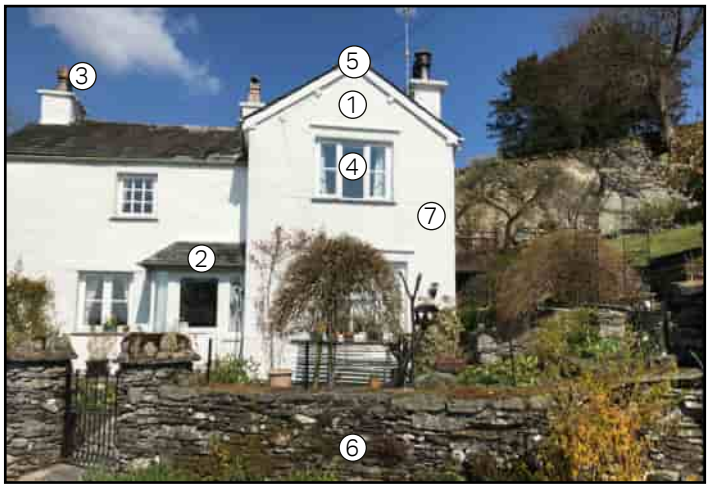
Totter Bank

1. Traditional course stone farmhouse with a high solid (wall) to void (window/ doors/ openings) ratio.

2. The roof is covered with slate laid in diminishing courses. The eaves is very simple.

3. The gable end fronts directly onto the slope of the street whilst a slate stone wall provides a boundary to the front elevation. The gable end has slightly protruding stone drip courses.

4. The large opening would have previously served as access for cattle or other livestock.



XX

1. White rendered, detached, two storey building.

2. A pitched slate roofed porch over the doorway.

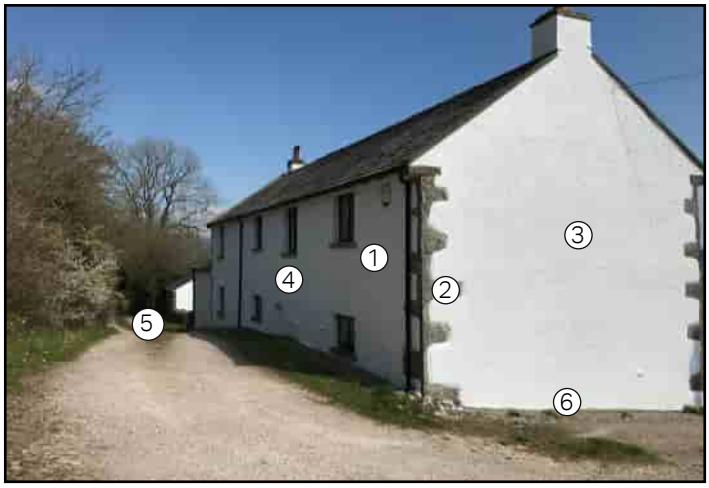
3. Slate roofing with 3 chimney stacks.

4. Casement windows, which may or may not have been replaced.

5. Simple white timber eaves.

6. Slate stone wall borders a landscaped front garden.

7. L-shaped plan with half gable projecting from front elevation.



The Howe

1. White rendered, two storey dwelling.

2. Exposed, rusticated stone quoin details.

3. High solid to void ratio, with no windows on the gable end.

4. Simple fenestration with no ornate detailing.

5. Building follows the slope of the land.

6. Building is set into the slope, with ground level just under ground floor.

XXX

1. Yellow painted rendering on a traditional two storey building.
2. Replacement of traditional windows with UPVC alternatives. Width of window framing is larger than that of the original windows.
3. A line of slate (known as a driptstone) identifies the doorway.
4. Slate roofing, laid in diminishing courses.
5. Slate stone wall defining plot boundary.

Along the A5074

1. Varying facade treatments, transitioning from white painted facade with full coverage, painted facade with exposure of stonework, to coarse stone with no facade treatment.
2. Pitched porch above the main doorway, with arched surrounds on other ground floor openings.
3. Black downpipes from simple eaves.
4. Small garden set back behind stone wall.

XXX

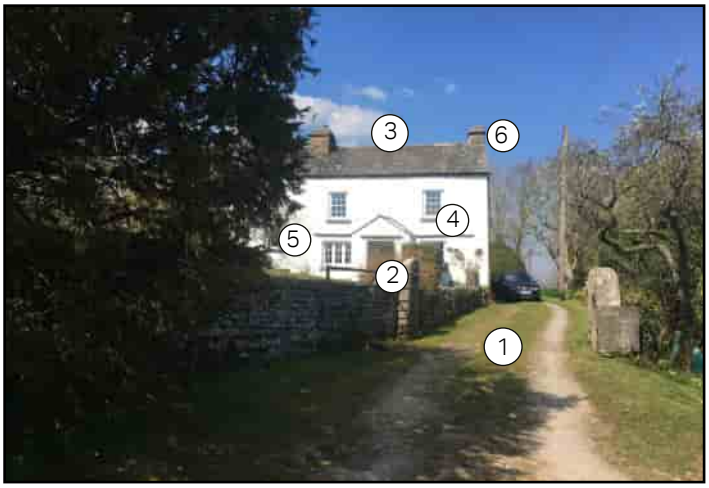
1. Course stone rubble 2 storey building.
2. A small hedgerow, amenity grassland and stones provide an attractive boundary.
3. Slightly ornate style to windows, with arched divisions. Stone window headers.
4. Climbing plants up the building facade help to provide texture and complement the stone.
5. Thin grass verge between lane and building.

Pool Bank

1. Varying scale of buildings within the hamlet, from two to three storeys.
2. Common application of white render, with exposed stone protruding on gable ends.
3. Timber windows and door. The colour of the timber is uncommon against the traditional vernacular.
4. Sloped porch overhand.
5. Open frontage with no boundary and stone chipping surfacing.

Pool Bank

1. A converted double barn building, of a large scale.
2. The traditional small window openings remain, whilst the barn opening has been reconfigured to a more contemporary design. The traditional character of the building largely remains.
3. Timber window and door detail is painted in a complementary colour to the white rendering.
4. Dripstones protrude from white painted render on the first floor.



Howe Farm

1. Building set back from the street and accessed by a private driveway.
2. Stone walls with stone gateposts.
3. Pitched roof with slate laid in diminishing courses.
4. White multi-paned sash windows with stone sills.
5. White painted render principle elevation with drip stones.
6. Short stone chimneys.

Byre Mount View

1. Two storey cottage, with rough-cast render on the gable end and exposed stone on front elevation.
2. Large stone quoins contribute to a rich building texture.
3. Large stone window headers and simple window sills of a complementary colour.
4. Dry stone boundary wall.

Terraced cottages at Gilpin Bridge

1. Cottages differentiated by coloured facade treatments.
2. Buildings located directly onto the street with no set back.
3. Original windows have been replaced with coloured UPVC alternatives.
4. Small hard-standing pavement.
5. Stone boundary wall.
6. Shallow pitched roof.

Summary of Local Vernacular

Pattern and Layout of Buildings	Informal, organic arrangement of buildings, which loosely follow the alignment of the road and contours of the landscape. There is not a particular nucleus to the parish, but rather the settlements exist as a series of small hamlets, with the exception of Crosthwaite, which is a loosely defined, linear settlement. Isolated cottages and farmhouses are dispersed across the landscape. Buildings are set at varying angles to the street, with irregular sized plots and gardens which further establish the dispersed character. Given the informal layout arrangement, the building lines are varied and there is an ad-hoc nature to building orientation.
Built Form	Buildings are typically traditional cottages, barns, outbuildings or farmhouses of a robust nature, with a high solid to void ratio. The cottages and farmhouses are generously sized, and exhibit individual forms in relation to their function and position upon the undulating landscape. Many traditional farmhouses have been converted to residential units. Whilst varying in scale, most buildings are 2-3 storeys in height. Some short terraced cottages are present, such as those at Gilpin Bridge. The buildings at Pool Bank are collectively of a larger scale than seen elsewhere in the parish. Instances of Georgian housing exist, such as at Cowmire Hall and Crosthwaite House. These are typically 3 storeys and have a different, albeit complementary, form to the cottages and traditional farmhouses, expressing a sense of grandeur.
Roof	Slate roofs are typically pitched and slope towards the road. Diminishing courses, where slate becomes smaller towards the pitch of the roof, are common. Chimneys are also common, positioned along the ridge line and at gable ends which provides texture and variation to the roofscape.
Boundary Treatment	Traditional limestone walls are common and are often complemented with landscaped gardens. Apart from the more isolated buildings, it is common for the buildings to have a close relationship with the road, either directly fronting the street or having a gable end which runs parallel to the street. As the road network has widened, the set back of some buildings has been further reduced. Stone walls and hedges provide clear field boundaries across the landscape, and there are very few instances where inappropriate boundary treatment has been adopted.

Car Parking	Parking has not been incorporated into the traditional design of the buildings and as such has been provided as a later addition. Given the dispersed nature of the settlements and the generous sized plots, car parking is almost comprehensively captured on-plot There is no formalised approach to the parking treatments. On-street parking is rare.
Materiality and Detailing	Limestone 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 which should not be underestimated in its contribution to local character. White (or light) render is commonly used on building façades and complements the stone well. Building fenestration is simple and robust, with very little protrusions. Porches and drip stones support the weathered functionality of the buildings. The windows and doors are often recessed into the building façade. Sandstone is sometimes used for quoins, window sills and headers, and some window surrounds, but often these features are foregone in favour of a more simplified style. 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.

A dwelling, set within attractive grounds

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. This guidance has been informed by spatial analysis, planning policy analysis, best-practice guidance and discussion with the Neighbourhood Group. Future development proposals in Crosthwaite and Lyth must be framed with reference to this design code.

- Overarching Codes
- Pattern and Layout of Buildings
- Built Form
- Building Design
- Materiality and Detailing
- Boundary Treatments
- Site Edges
- Movement Network
- Parking
- Drainage
- Views and Topography

Overarching Codes

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

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.

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.

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.

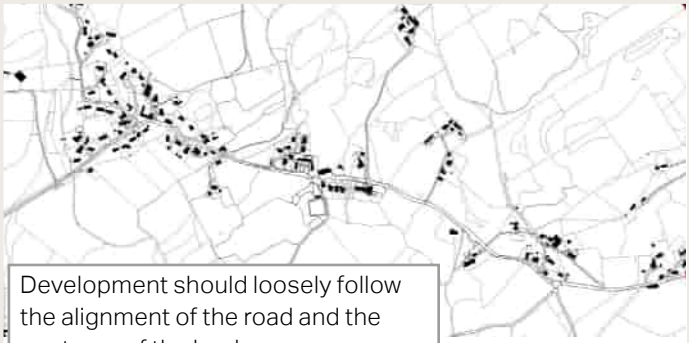
Process

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

Structure and Layout

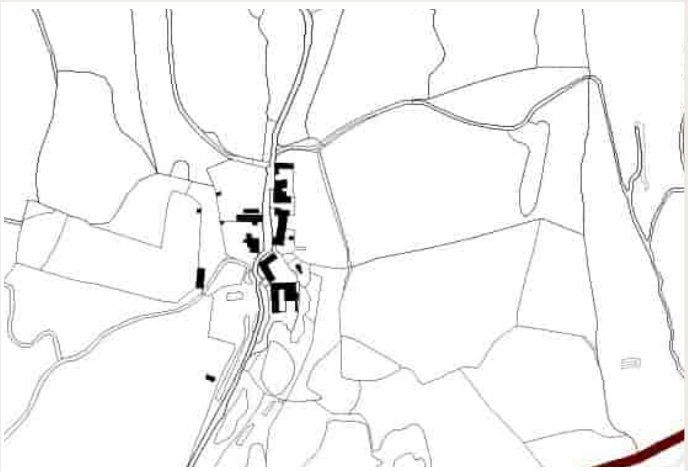
General Structure and Layout

- Development should uphold the informal, organic arrangement which currently exists in the Neighbourhood Plan Area. Growth must be delivered in a way which does not alter the balance between the hamlets of the area, but which supports the existing characters of these small, rural settlements.
- The dispersion and isolation of individual or small groups of cottages and farmhouses is also important to maintain; inappropriate crowding should be avoided.
- Development must loosely follow the alignment of the road and the contours of the landscape.
- Buildings should be orientated to have a positive relationship to the surrounding units, whilst also maintaining privacy between dwellings.
- Development on the settlement edges should be open, small scale, visually permeable, and unobtrusive in order to allow views out to the surrounding landscape. Developments should reflect the limited organic, ad-hoc growth of the area. Formal styles and arrangements would be out of keeping and should be avoided.
- Crosthwaite has a loose, linear arrangement. Any development must respect this linear identity and maintain gaps between buildings. It functions as the main service area for the village where most dwellings are located; foresight should be given to its potential expansion and how any proposals will have a cumulative effect on its settlement structure.
- Pool Bank has a close, intimate arrangement which is nestled into the landscape with. This should remain a compact area, and expansion should be limited.



Crosthwaite exhibits a loose, linear arrangement

Buildings closely follow the alignment of the road.



Pool Bank has a more compact arrangement

Pool Bank has an intimate nucleated arrangement

Built Form

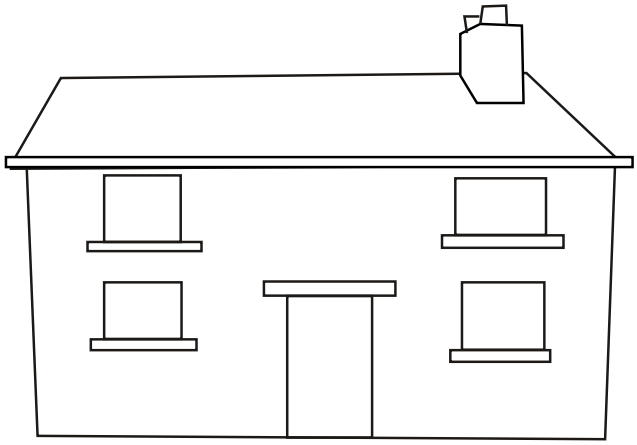
Built Form

- The traditional built form should be upheld within the Neighbourhood Plan Area. More contemporary interpretations are welcome so long as they harmonise and complements the principles of the traditional forms (see Heritage and Character).
- Significant increases in size or scale of existing properties should be avoided to help maintain the integrity of the existing mass of buildings.
- Part of the charm of the area is the slight variances between traditional buildings. The cottages and farmhouses work harmoniously together yet have differences in massing and form. This complementary arrangement should be adopted in new developments where a number of units are being developed.
- Development should respect existing building lines, plot widths and setbacks, which are often irregular rather than formally arranged.

Traditional Built Form

Traditional buildings typically include traditional cottages, barns, outbuildings or farmhouses of a robust nature. Development can respect the traditional built form by adhering to the following.

- Building heights are typically 2 storeys and should not exceed 3 storeys.
- Buildings should have a high solid to void ratio and a simple arrangement of openings.
- A stocky and robust mass- often with a wide façade and shallow depth.



A stocky and robust mass is reflective of the traditional built form.

Buildings should have a complementary size and scale to their neighbours.

Buildings relating to the traditional built form should have a high solid to void ratio.

Georgian Built Form

Some buildings of a Georgian Style do exist within the Neighbourhood Plan Area. Development can respect the Georgian built form by adhering to the following.

- Building height should not exceed 3 storeys
- A slightly larger and grander sense of scale is permissible to reflect the Georgian style of housing.

Building within the Surrounding Landscape

- Conversion of farm buildings should maintain a simple, functional form. A simple and robust building form with minimal design is encouraged.
- The relationship between associated agricultural buildings should remain balanced.

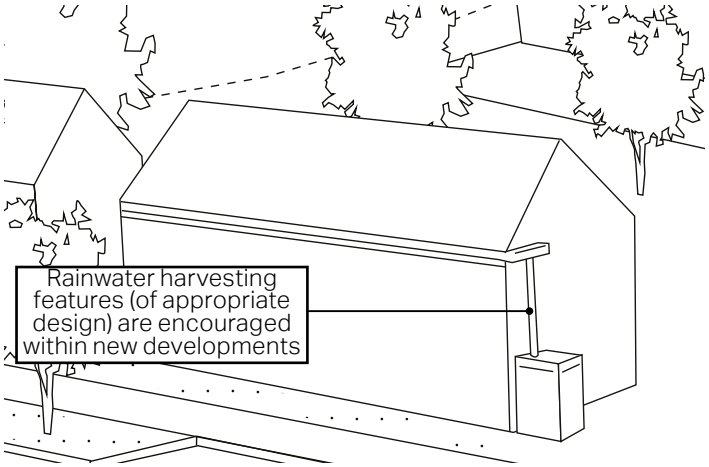
Georgian buildings are of a slightly grander scale than the traditional buildings.

An example of complementary built forms within the landscape

Farm buildings are common across the landscape

Building Design

- Residential development should seek to diversify the housing stock (type and tenure) within the Neighbourhood Plan Area 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.
- 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.



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Rainwater harvesting features can assimilate with the building

Solar panels are identified on more recent developments

Solar panels present within the Neighbourhood Plan Area

Materiality and Detailing

- Development proposals should demonstrate that the palette of materials has been selected based on an understanding of the surrounding built and natural environment of Crosthwaite and Lyth.
- 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.
- The use of limestone of similar geological composition and colour to the locally predominant material is encouraged. Natural materials such as stone, wood and slate, and an appreciation for the simplicity of style within the area, are welcomed to retain the traditional style in a more contemporary format.
- Render, either painted white or left in its natural colour. There is evidence of both roughly dashed and smoother stucco type finishes
- The use of colourwashes and masonry paints should avoid garish or synthetic colours; white or cream colours are preferred.
- The roofline can be exposed given the topographical position of buildings. As such, the material palette of the roofing materials should be limited- grey slate is most appropriate.
- Downpipes and guttering should be discreet, black and located close to the eaves of the building.
- Porches in general need to be slate roofed (gabled or lean to roof forms/open sided or enclosed walls).
- Seek to retain original door and window features, or replace with similar materiality in order to preserve building character. Replacement windows should be carefully considered. Thick timber or plastic frames are considered inappropriate. The scale of window and door opening should be retained, as should the relationship of solid and void.
- Development proposals should seek to balance elevations as per the Traditional and Georgian facades.

The rich materiality and detailing should be retained

Traditional stone features add character

Materiality used on agricultural buildings

The application of varying masonry paint over several building units

Boundary Treatments

- Traditional stone walls and hedges should be retained and reinforced as important field boundaries.
- Domestic boundaries should tie in with adjoining boundary lines, treatments and proportions.
- Brick is not a common walling material in the Neighbourhood Plan Area and should be avoided. Likewise, panel fencing should be avoided.
- Landscaped gardens are also common boundaries, and are encouraged as a soft edge to development parcels.
- Rocky outcrops are a common feature which should be responded to appropriately, in a way which works with (not against) their presence. These can be adopted as pleasant features of a plot, if responded to sensitively.

Traditional stone walls are a key feature of the landscape

Walls and hedges create a textured, attractive boundary line

A well maintained domestic boundary

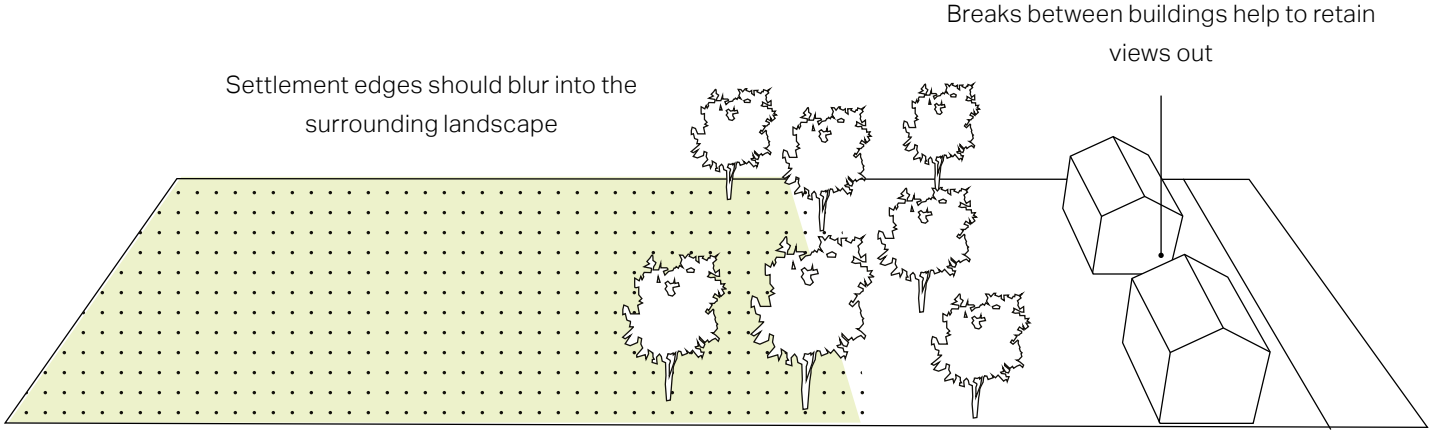
Complementing a rocky outcrop with a stone wall.

Site Edges

- Rear and side boundaries should be softened with vegetation to offer a smooth transition into the surrounding landscape of Crosthwaite and Lyth. Development edges should be designed to have a minimal impact on the open nature of the countryside. The retention of woodland patches is encouraged, and these should not be compromised or removed.
- Regular breaks in built form to increase visual permeability and opportunities for views are paramount.
- Rear view boundary treatments are important, and should 'fade out' to the landscape. The retention of trees and hedgerows is encouraged .
- Orientation and use of existing landscape features is preferred, however new shrub and tree planting can provide screening for privacy. Preference should be given to locally indigenous species and varieties of plants.

Soft boundaries create a smooth transition between countryside and garden

Vegetation supports views into the landscape



A landscaped edge should be vegetated and blur into the surrounding context

Movement Network

- 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).
- Any new highways should incorporate cyclists and permit them to travel with low risks, either through the adoption of low speeds or advisory cycle lanes. Connections to existing PROW and the wider green network are encouraged. Existing pedestrian links should be improved and extended where possible.

Entry onto Totter Bank road from the west, with arrival sign

Grass verges support Totter Bank road

View along the A5074

A footpath is not commonly present on carriageways in the study area

Primary Routes

- There are several key routes across the Neighbourhood Plan Area. These tend to be wider than the rural lanes and support higher vehicle speeds. This includes the A5074 Hyning Brow which has lane markings and is a high speed vehicle route.

Secondary Routes

- Totter Bank is the main route through Crosthwaite and has both a movement and placemaking function. It has some formalised road markings, and invites slower speeds than the Primary Routes. Arrival signs and roadside features are more prevalent. For a short section, there is a footpath alongside more recent development.

Rural lanes often have no formal markings

PROW should be appropriately signed, ideally using traditional materials

Rural lanes feel embedded in the landscape

- 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 and should be appropriate to the character of the area. In the case of the Neighbourhood Plan Area, traditional materials like wooden signs are appropriate especially for PrOW routes.

Rural lanes have a more intimate enclosure

Rural lanes with traditional wayfinding features

Rural Lanes

- Rural lanes permeate across the landscape, and act as key connectors across the Neighbourhood Plan Area. Despite their important movement function they create an intimate sense of place of moving around the settlement area and its periphery, into the countryside. High vehicle speeds, a lack of footways and the narrow nature of these roads can create quite an unsafe environment for pedestrians.
- Development should seek to maintain a close relationship to the narrow roads which helps to reinforce rural character and scale. It is important to adopt and maintain hedgerow and soft boundaries along the rural lanes. Breaks in hedgerow are discouraged. Rickettrae, Hubbersty Head and the road to Pool Bank should have their enclosure preserved.
- 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.

Parking

- Developments should ensure that parking provision aligns with the standards established in the Cumbria Development Design Guide (Appendix 1- Parking).
- 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.
- Given the generous size of many of the existing plots, car parking is almost comprehensively captured on plot in informal arrangements. Informal, on-plot parking is encouraged for new developments.
- On-plot parking in new developments shouldn't detract from the character of the street or the streetscene. Hedges, trees, planting, and high quality paving or landscaping help to reduce a car-dominated character and also identify separation between the private and public realm. It is important that, where adopted to the front of properties, appropriate boundary treatments are used to reduce visual impact on the street-scene.
- 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.
- 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% (as per the Cumbria Development Design Guide).
- Garages are not a traditional feature of the settlements. Where they are used, they should be designed to be consistent in architectural style and character of the house they serve; they should be set back from the street frontage with as little impression as possible.
- There is an opportunity to promote cycling across the Crosthwaite and Lyth by providing cycling parking within the public realm, or by some of the key trip attractors along Totter Bank.
- New housing development should provide adequate and secure covered storage for cycles and mobility scooters, with level access to the highway within the ownership boundary of each property. Secure and combined electric cycle, mobility scooter and electric vehicle recharging points are also encouraged where appropriate.

Natural material is preferred to tarmac driveways

Garages set back and masked by landscaping reduce the dominance of vehicles

A minimum driveway width of 3.2m is reccommended

Drainage

- Cumbria County Council is the Lead Local Flood Authority (LLFA) responsible for managing flooding within the Cumbria administrative area, including the Lake District. Sustainable drainage systems (SuDS) play an important role in the management of surface water run-off in new developments. They help to mitigate adverse effects of stormwater runoff and also provide opportunities for biodiversity enhancement. Cumbria Development Design Guide Chapter N Sustainable Drainage Systems (SuDS) and Appendix 6 SuDS Components help to establish standards for adopting SuDS within developments.
- SuDs should be integrated into developments to help address surface water run-off.
- 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 have careful consideration of its drainage impacts and the potential impact of surface water run-off.
- Development around the River Gilpin and within the flood risk areas is discouraged. Effort should be made to avoid development within the flood plain.

Permeable roadside treatments can help surface water run off

Grass verges to be retained. Development should not encroach on the flood plain.

Permeable driveway solutions are encouraged

The River Gilpin

Views and Topography

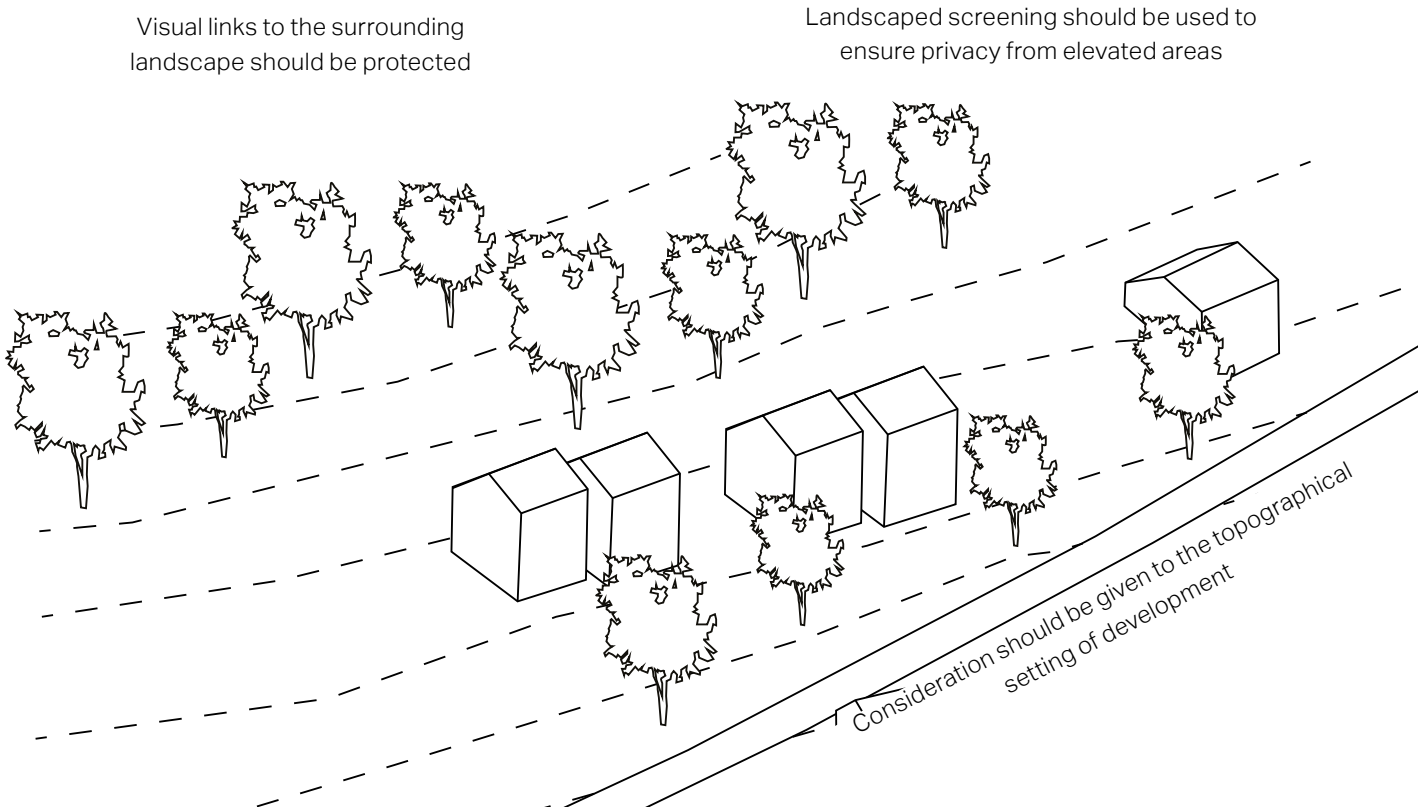
- Development should seek to maintain visual connections to the surrounding local landscape and long and wide views across the Lyth Valley. These views are integral to the setting, character and charm of Crosthwaite and Lyth; the importance of their maintenance cannot be overstated.
- Key views of settlement landmarks should be maintained, such as those towards Whitbarrow Scar, which dominates the form of the landscape. St Marys Church is another key landmark feature with a strong visual presence.
- Development should be aware of its position within the local topography. The area undulates greatly, and the height and massing of units should not work with this natural land formation. Development should nestle into the pockets of woodland and undulations; it should be sited in the shallow depressions and positioned to fit into the landform.
- Visual impact should be mitigated through the design of the site layout, built form and the landscape.
- Buildings should seek to adopt appropriate design solutions to address level changes. Buildings should not appear to be out of scale in comparison to their surroundings, but instead respond accordingly and with sensitivity to the changes of the site.
- Planted screening should be used to ensure privacy of units where other buildings might overlook, and also be used to create soft boundary edges.

Hidden and enclosed views add character and

Vegetation helps to frame views.

Whitbarrow Scar is a key feature of the landscape and the focus of many long views.

A low form of building helps to reduce visual impact.



The topography of the landscape is an important consideration with views.

Trees and vegetation provide scenic quality

St Marys Church is an attractive landmark, from which there are attractive views.

Long views over the attractive valley setting

Buildings appear unobtrusive in views.

Heritage and Character

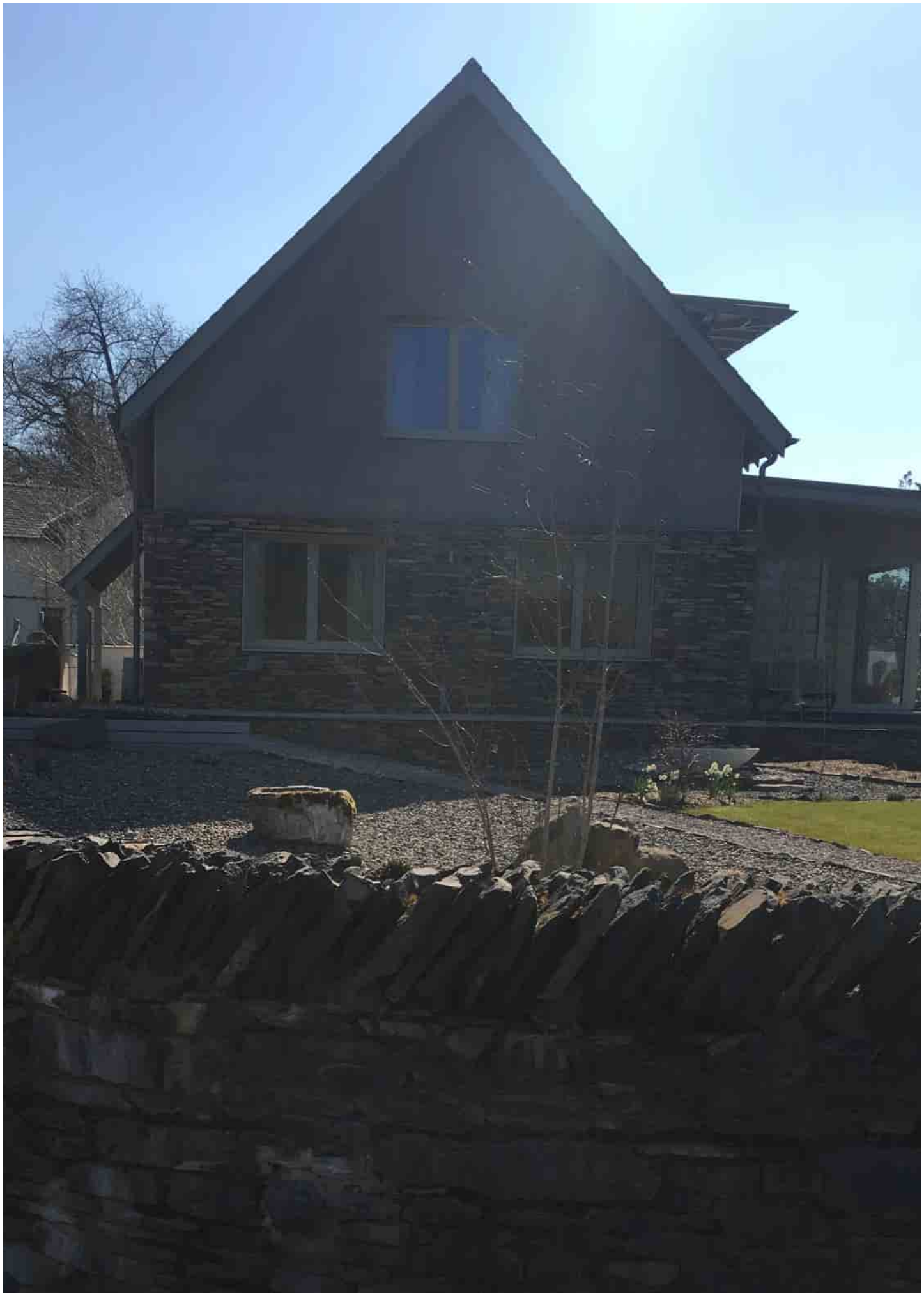
- Development should uphold the World Heritage Site Designation of the Lake District, and the entire Neighbourhood Plan Area.
- Development should seek to maintain the setting and context of the traditional units and allow sufficient space for their appreciation, given their contribution to the heritage setting.
- The rural context of the many listed buildings, and their relationship to the local landscape, must be upheld and maintained. This includes impact on the views from these heritage assets.
- Any conversions should respect and retain the character of the original building or structure, and those which they are nearby.

Contemporary interpretations of traditional style are evident

A sensitivity of material use can be achieved to support the traditional character

Use of slate and stone helps to assimilate recent development with older styles

An example of a more recent development



Traditional materials used in contemporary styles

A traditional building

Next Steps

06

Next Steps

This document provides design guidance in respect of future development in Crosthwaite and Lyth, based on a thorough analysis of the existing character of the Neighbourhood Area, informed by the Neighbourhood Plan Steering Group.

The design codes within this document give certainty to developers, as they clearly set out local aspirations in respect of what represents good, sustainable and appropriate design. It is expected that new development proposals will be framed with reference to these design codes, which explicitly build upon and complement the other design standards referenced in this document.

Using these codes, developers will be able to design a scheme that is reflective of community aspirations, and also offers guidance to good design and placemaking principles.

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 for a Healthy Life, a government endorsed industry standard for well-designed homes and neighbourhoods.

The Damson Orchards