Broughton-in-Amounderness

Design Code

February 2024

Delivering a better world

Quality information

Prepared by	Checked by	Approved by
Joe Greenhalgh	**Nick Beedie**	**Nick Beedie**
Urban Designer	Associate Director	Associate Director

Revision History

Issue no.	Issue date	Details	Issued by	Position	Comments received	Approved by	Position
1	09.10.2023	Partial draft (s1-2	Joe Greenhalgh	Urban Designer	14.09.2023	Pat Hastings	Parish Council Chair
2	10.11.2023	Partial draft (s1-3)	Nick Beedie	Associate Director	06.12.2023	Pat Hastings	Parish Council Chair
3	03.01.2024	Full draft (s1-4)	Joe Greenhalgh	Urban Designer	10.01.2023	Pat Hastings	Parish Council Chair
4	13.02.2024	Full draft	Joe Greenhalgh	Urban Designer			

Contents

Introduction

01

1. Introduction

This chapter outlines the aims and role of this design code report, as well as its planning policy and location context.

The Broughton-in-Amounderness Neighbourhood Plan Group (BNPG) were allocated AECOM's support by Locality to establish a design guide with a number of design codes to influence the character and design of new development within the Neighbourhood Area.

The design guidance aims to ensure development of all kinds is sensitive and appropriate to the rural village context, particularly building scale, form and appearance.

The codes in this document will cover a range of topics, mostly relating to the design of future housing within the area. Other areas addressed by the design codes include the design of community buildings, connectivity, settlement edge development, masterplan design and infill development. These topics have been identified by both consultants and members of the BNPG.

This design code document covers the whole plan area. The guidance and design codes are underpinned by a baseline assessment of the built character across the Neighbourhood Area's built areas as well as its landscape character.

1.1 Aims

- Provide an evidence base and support the neighbourhood plan on design related issues;
- Provide analysis to understand the features and identity of the place;
- Assess the character and context for the neighbourhood area; and
- Set out design codes that will inform the design policies within the neighbourhood plan.

1.2 Objectives

The main objectives are as follows:

- Ensure that future development (both major and infill development) coheres with and enhances the unique character of the area;
- Characterisation work is required across the whole area to support and protect green gaps between Broughton and surrounding settlements. The group wish to outline areas to protect these green gaps;
- Provide design guidance and clarity for developers on existing schemes and for speculative development;
- Produce guidance that will shape the design of homes coming forward through outline applications but they do not require site specific codes; and
- Design codes to influence the character and design of new development across the neighbourhood area, as well as within each identified character area.

1.3 Neighbourhood Area

Broughton is located approximately 6.5km north of Preston city centre. At the time of the 2021 Census, Broughton had a population of 2,647. The Neighbourhood Area is defined by the parish boundary and is bound in the west by the West Coast Mainline railway and in the south by Fulwood town. In the north and east the boundary cuts through open countryside and runs along Dean Brook and Blundel Brook.

The area is primarily accessed by Garstang Road, which runs north-south and links Lancaster 29 km and Garstang 12km north to Preston 6.5km south of the area. The recently completed Broughton Bypass provides a key north-south link through the Neighbourhood Area, alleviating traffic along the Garstang Road. Secondary roads include sections of D'Urton Lane, Haighton Green Lane and Eastway to the south. The A6 links to the M55 in the south and forms a key gateway into the area. The M55 provides links to Blackpool 25 km to the west and connects to the M6 which lies 1.4km east of Broughton village centre. The B5269 (Woodplumpton Lane/Whittingham Lane) is the primary east-west road through the area, historically linking Ribchester to the east and Fleetwood to the west.

The Neighbourhood Area encompasses where the B5269 (Whittingham Lane crosses the A6 (Garstang Road). The busy intersection forms a key nodal point within the area and is known as Broughton crossroads.

There are a number of streams and brooks running through the area and a series of Public Rights of Way (PRoW) through the open countryside. A section of the Guild Wheel cycle route runs along the eastern side of the A6 (Garstang Road) and along D'Urton Lane providing a link to the northern outskirts of Preston. The Guild Wheel opened in 2012 as a designated route for cyclists and pedestrians and encircles the city of Preston.

F.1 **Figure 01:** Map showing the extent of the Neighbourhood Area

1.4 Vision

Design Codes should be based on a vision and the Neighbourhood Plan sets out a clear vision for the three constituent parts of the Neighbourhood Area; Broughton Parish Village, Broughton Parish South and Broughton Parish East.

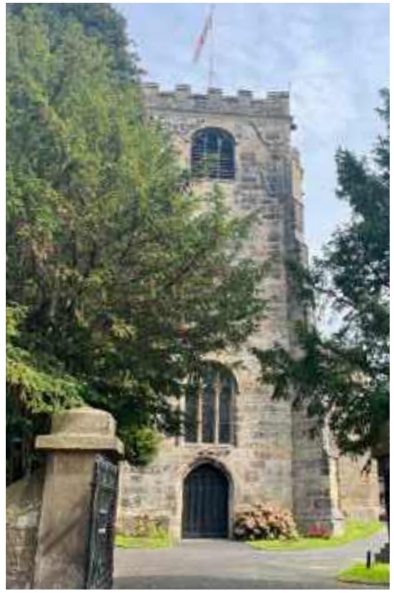
A. A revitalised Broughton Village that:

- Has retained its rural setting, and distinct physical identity from Preston Urban Area through stringent control of development within Open Countryside areas, and maintenance of extensive areas of separation between it and Preston Urban Area to the south.
- Has grown, in the main, organically, through small scale development catering for local needs and carefully controlled to that appropriate to the scale and character of the village, excluding large scale estate housing.
- Has become a much more strongly identified and cohesive local community, with improved local services, environment and community facilities making the centre of the village an attractive and relaxing destination and meeting place not only for local residents but for a wider catchment drawn by its character and charm.
- Has an attractive pedestrian/cyclist friendly public realm, offering good air quality, that, along with the provision of enhanced refreshment opportunities, has further increased the popularity of the Guild Wheel and local footpath network.
- Takes pride in the quality of its natural and built environment, exercising careful control over the quality of new development and in the way it manages its public realm and green infrastructure.
- Celebrates and showcases its history and heritage.
- Has seen existing local businesses thrive - attracting custom through the quality of their offer and the improvements in access, parking and environmental quality delivered post bypass.

B. Broughton Parish South - A thriving and attractive residential community to the South of the M55 forming an extension to Preston's Urban Area, looking in part towards Broughton Village for school, church, community, and leisure/recreation including the Guild Wheel but also boasting its own local shopping and health facilities, food and drink offer and enhanced cricket club facilities.

C. Broughton Parish East – Remaining a characterful and historic area of quiet country lanes, and open countryside within which development has been tightly restricted to that supporting farming, and rural diversification. The historical significance of St Marys, Fernyhalgh & Ladyewell and Shrine will have been further recognised, conserved and enhanced attracting increased but well managed visitor numbers.

Quality housing



Place

Public realm

Community

Heritage

Connectivity

1.5 Who should use the guide

The Design Code should be a valuable tool in securing context driven, high-quality development in the Neighbourhood Area. It will be used in different ways by different actors in the planning and development process, as summarised in the table.

A valuable way the guidance and codes can be used is as part of a process of co-design and involvement that further understands, and takes account of, local preferences and expectations of design quality. In this way they can usefully facilitate conversations on key issues, helping to align expectations and achieve an informed and balanced approach. A Design Code alone will not automatically secure optimum design outcomes but should help to prevent many of the worst. They can also help to raise standards and overall design quality.

Potential users	How they will use the design guidelines
Applicants, developers, & landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The Design Guidelines should be discussed with applicants during any pre-application discussions.
Parish Council or Neighbourhood Plan steering group	As a guide when commenting on planning applications, ensuring that the Design Guidelines are complied with.
Community groups & Local Residents	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

Table 01: Potential users

1.6 Planning policy and design guidance

There are several national and local planning policy and guidance documents that have been referred to in the development of this design guide and the codes featured in it. This section highlights recent government initiatives such as the National Design Guide and Homes England adoption of Building For a Healthy Life.

1.6.1 National Planning Policy & Guidance (revised December 2023)

The National Planning Policy Framework (NPPF) outlines the Government's overarching economic, environmental and social planning policies for England. The policies within the NPPF apply to the preparation of Local and Neighbourhood Plan areas, and act as a framework against which decisions are made on planning applications. The parts of the NPPF which are of particular relevance to this Design Code are:

Part 12. Achieving well designed and beautiful places (Paragraph 132) states that, 'Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers'.

Paragraph 133: 'Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.'

Paragraph 135: Planning policies and decisions should ensure that developments:

(a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

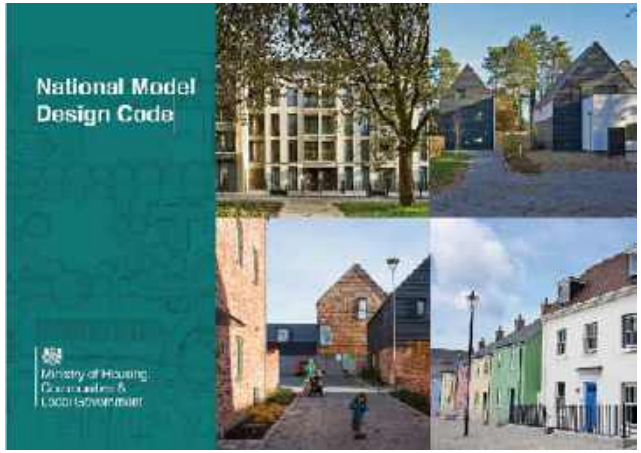
(b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

(c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

(d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

(e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

(f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.



2021 - National Model Design Code
DLUHC

This report provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on 10 characteristics of good design set out in the National Design Guide:

Context, Identity, Built Form, Movement, Nature, Public Spaces, Uses, Homes & Buildings, Resources and Lifespan.

This guide should be used as an overarching reference for new development where topics are not covered in local guidance.

2020 - Building for a Healthy Life

Building for a Healthy Life (BHL) is the new name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The new name reflects the key role that the built environment has in promoting wellbeing.

The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed schemes, as well as useful prompts and questions for planning applicants to consider during the different stages of the design process.

1.6.2 National Design Guide (2019) & National Model Design Code (2021)

These companion documents set out characteristics of well-designed places. They support the ambitions of the NPPF to utilise the planning and development process in the creation of high-quality places. The National Design Guide states that 'specific, detailed and measurable criteria for good design are most appropriately set at the local level'. The guides are expected to be used by local authorities, applicants and local communities to establish further design codes (such as this) and guides that can deliver this in line with local preferences.

1.6.3 Local Planning Policy & Guidance

Central Lancashire Core Strategy (adopted July 2012)- is the strategic document of the plan and covers all three Central Lancashire authority areas – Preston City, South Ribble Borough and Chorley.

- It sets the overall strategic vision for the area, including issues such as setting housing requirements and principles for infrastructure.
- Each Central Lancashire authority worked in partnership to produce a separate Local Plan, adopted in July 2015. The Local Plans set out development management policies, and allocate or protect land for specific uses, such as housing, employment or greenspace.
- A new Local Plan for the 3 authorities of Chorley, Preston and South Ribble is being prepared to cover the period to 2038.

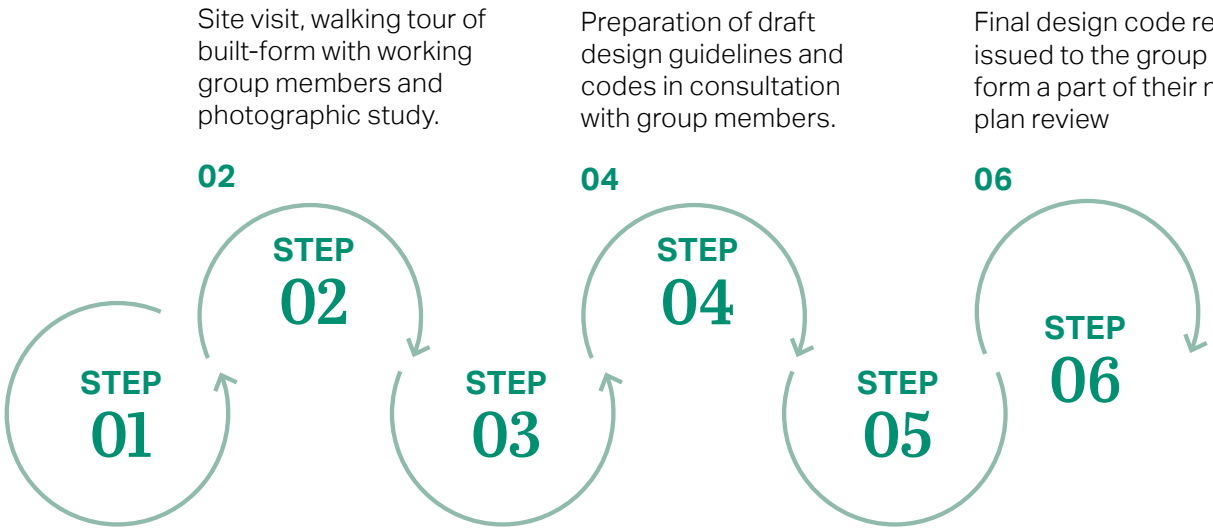
Local Planning Policy & Guidance	Date
Preston Local Plan 2012-2026	July 2012
Broughton-in-Amounderness Neighbourhood Plan	August 2018
Residential Extensions and Alterations	April 2013

Table 02: Local Planning Policy & Guidance

1.7 Site visits and engagement

A meeting at Broughton's Toll Bar Cottage Cafe took place on 08-09-23 between consultants and the Broughton-in-Amounderness Parish Clerk. After an introductory meeting setting out objectives, a tour of the Neighbourhood Area's key sites and recent developments was conducted. This activity allowed consultants to appraise local character and the built features informing its sense of place. The exercise provided valuable insight into the area's pertinent design issues and opportunities, as well the overall context for which the evidence-base of the Neighbourhood Plan will reflect.

Figure 02: The initial meeting between consultants and the Parish Clerk Grade II Listed building now host to the Toll Bar Cottage Cafe



01

Inception meeting between AECOM and Neighbourhood Plan steering group members.

02

Site visit, walking tour of built-form with working group members and photographic study.

03

Urban design and local character analysis based on site visit, photographic analysis and further desktop analysis.

04

Preparation of draft design guidelines and codes in consultation with group members.

05

Draft design codes report reviewed by Neighbourhood Plan steering group and Locality.

06

Final design code report issued to the group to form a part of their made plan review

Neighbourhood context

02

2. Neighbourhood context

This chapter outlines the planning context and neighbourhood character features of the Neighbourhood Area.

2.1 Location and settlement pattern

There are 3 distinct areas to the Neighbourhood Area, these are defined by environment, history & other factors. They are; Broughton Parish Village (north), Broughton Parish South (part of NW Preston development area) and Broughton Parish East (rural).

2.1.1 Broughton Parish Village

Broughton Parish Village is focused along two key routes – Woodplumpton Lane / Whittingham Lane (east-west) and Garstang Road (north-south)

- The bulk of the village housing and development is aligned in a broadly east-west band, either side of Woodplumpton Lane and north of Whittingham Lane.
- The centre of the village extends from the cross-roads of these two routes.
- A bypass to the village centre has been built to remove traffic from the centre, and a package of public realm improvements delivered to improve the centre for walking and cycling, and to improve the setting to village life.
- A secondary area of development of larger facilities and institutions is accessed from the Garstang Road, generally set back within woodland and a lower density campus setting. This area is distinct in character from the 'main village' but is none-the-less part of the village.

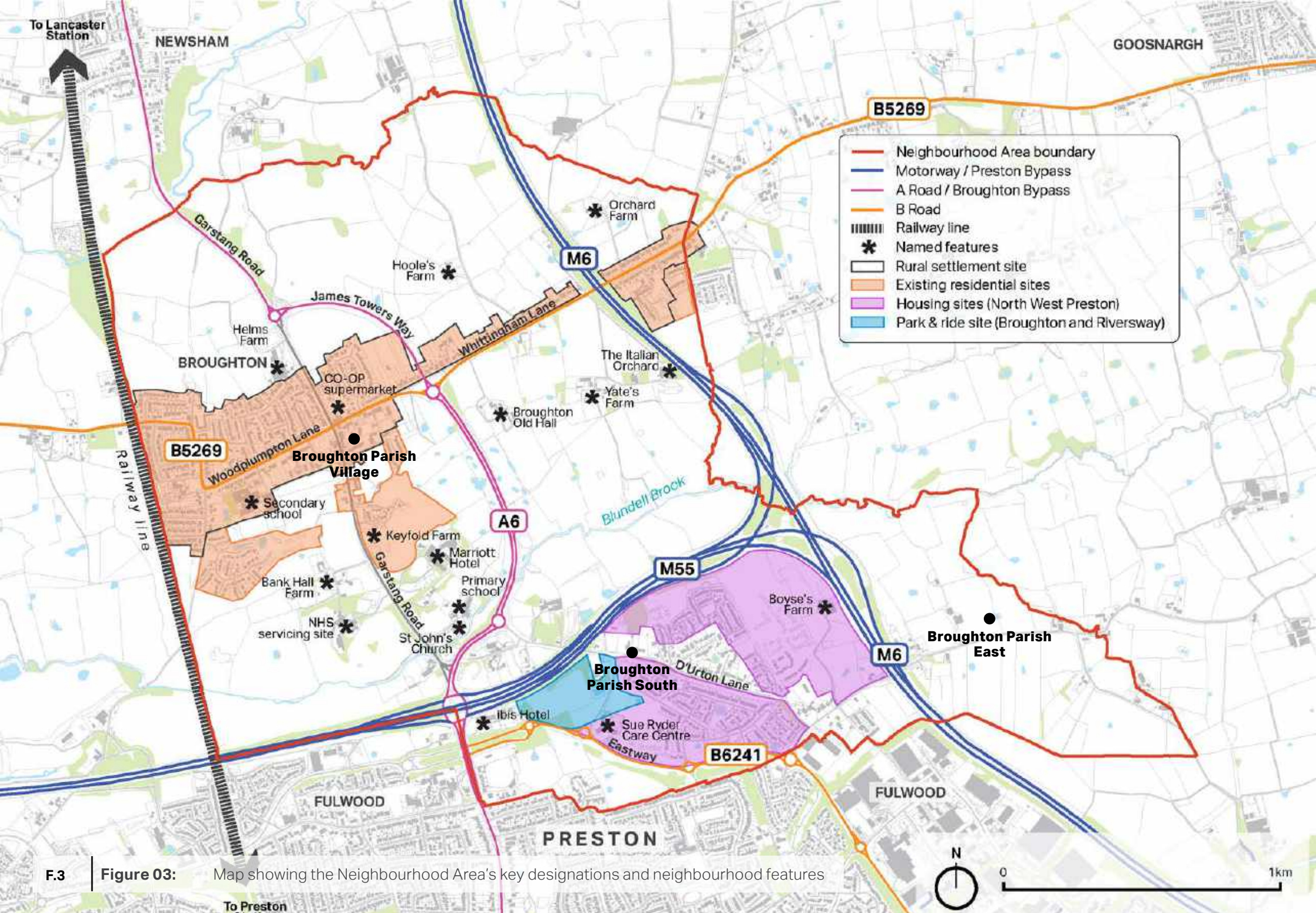
2.1.2 Broughton Parish South

This area lies south of Blundell Brook (and latterly the motorway) and is focused on D'Urton Lane. Here the land rises fairly steeply away from the brook

- Development has occurred either side of the 1930's housing on D'Urton Lane, which retains its low-key rural charm with no through-traffic.
- This area is part of the wider NW Preston Masterplan area (12,000 homes) and will deliver significant housing growth itself to meet Preston's housing need.
- Development consists of large scale housing development from several developers and is suburban in nature, varying in quality between developments.
- Durton Lane links the areas back towards the village centre, via Garstang Way and significant investment in pedestrian and cycle infrastructure helps this.

2.1.3 Broughton Parish East

Broughton Parish East is the area east of the M6 motorway and is a small, fully rural area, with Haighton Green Lane leading east to the neighbouring parish of Haighton.



F.3 | **Figure 03:** Map showing the Neighbourhood Area's key designations and neighbourhood features

2.2 Landscape

2.2.1 Topography and flood risk

The Neighbourhood Area is gently undulating, with the land gently rising inbetween the two brooks, Barton Brook and Blundell Brook. Broughton village lies between the two Brooked with the main body of residential development sitting on this elevated land.

Blundell Brook forms a natural division to the Broughton Parish South area. However the motorway has become the dominant dividing feature in the landscape. The land rises steadily from the Brook up D'Urton Lane where the other main housing area is.

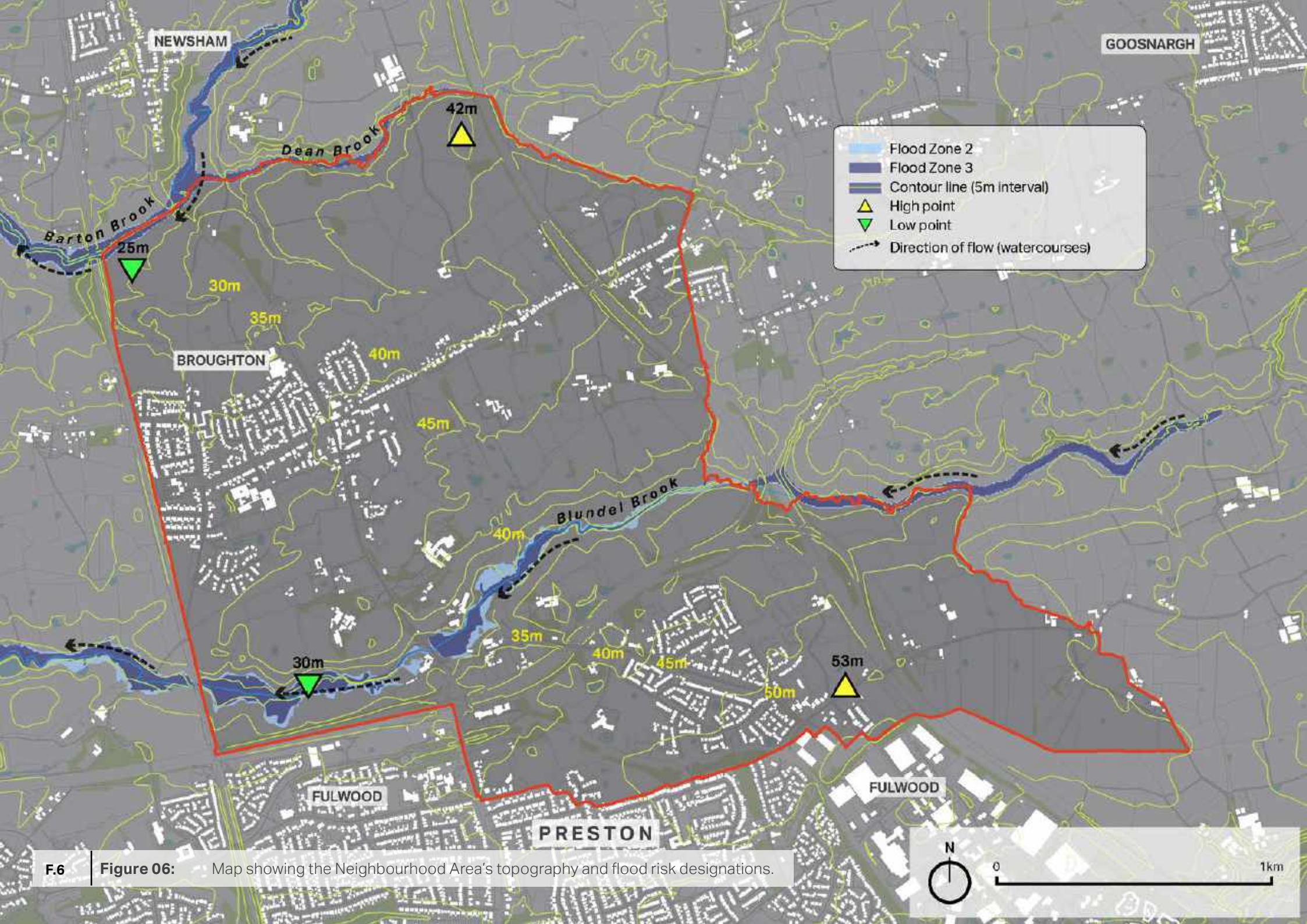
Issues: Flood risk from rivers and sea generally occurs following the course of the two brooks. This has caused issues around the bridge on Garstang Road for surrounding houses and at the adjacent graveyard.

There is also flood risk from surface water which occurs in dispersed locations across Broughton Parish Village, typically being seen on areas of hardstanding such as streets (including Woodplumpton Lane, Sandygate Lane, Garstang Road) and within lanes and housing estates (such as at the end of Stanley Croft and on Greensway).

Several recent developments include large Sustainable Urban Drainage Systems (SUDS) such as the SUDS pond on Fieldbrook Avenue and Harriet Way.

Figure 04: Fildbrook Avenue SUDS pond

Figure 05: Low-lying landform of Broughton High School's playing fields



F.6 | **Figure 06:** Map showing the Neighbourhood Area's topography and flood risk designations.

2.2.2 Landscape character areas

There are several distinct existing landscape types across the Neighbourhood Area and these are outlined on the adjacent map.

There are village housing areas, which principally consist of Broughton Parish Village and new developments underway along its southern edge, and the expansion of the village in Broughton Parish South, focused around D'Urton Lane.

There is then a distinct cluster of campus and institutional style development set within a wooded and rural landscape, accessed along Garstang Road formerly occupied by the Broughton House and Broughton Park estates, and including St. John's Church and nearby farmsteads.

The remainder of the Neighbourhood Area consists of four areas of rural countryside, with scattered farmsteads and hamlets dotted within an agricultural landscape.

Figure 07: The B5269 bisects the Village area (see adjacent plan) with development permeating from it

Figure 08: Story Homes new build housing estate fronting Eastway in the D'Urton Lane expansion area

F.7

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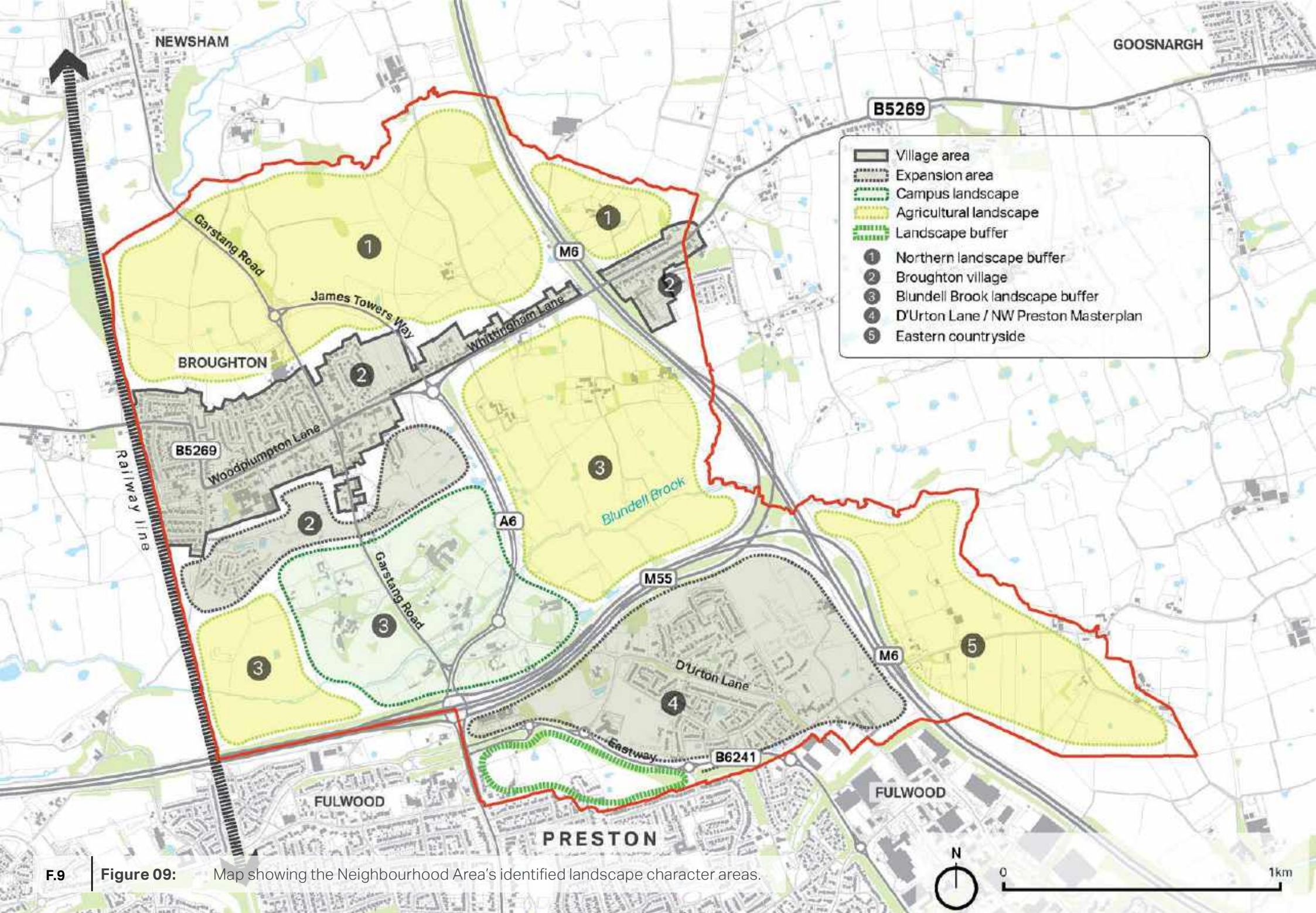


F.9 | **Figure 09:** Map showing the Neighbourhood Area's identified landscape character areas.

2.3 Connectivity and route structure

Broughton Parish Village has a simple structure based on the historic radial routes of Garstang Road and Whittingham Lane. The recent A6 bypass has relieved traffic to the village centre and allowed it to regain some of its village identity, improving the pedestrian and cycle experience greatly through provision of attractive hard landscape and planting.

D'Urton Lane is a key radial route within Broughton Parish South that branches off from Garstang Road. This tree-lined lane has retained its low-key rural charm and although it does not have separate footways it is well used by cyclists and pedestrians as it does not carry through traffic.

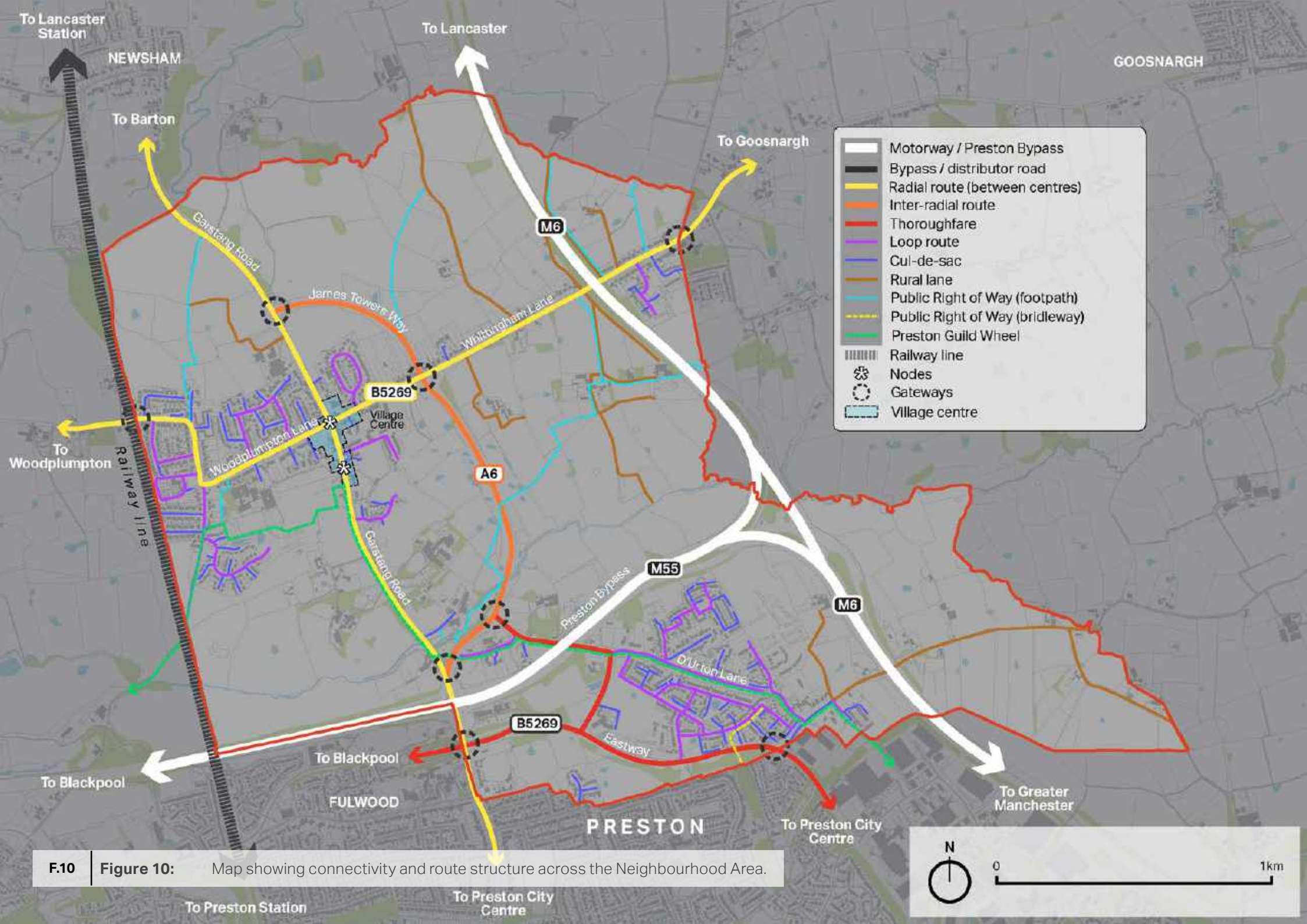
There are several key Public rights of Way and pedestrian access that link the village to neighbouring farmsteads & developments. These allow connections from:

- Sandygate Lane south-west towards Preston Grasshoppers RFC
- from Garstang Lane to D'Urton Lane and onwards from D'Urton Lane to the North Preston employment area (via new traffic junctions)
- From St. John's church to the east of Whittingham Lane
- From Newsham Hall Lane north towards Barton (via Garstang Road)

These links are vital for both local recreation and providing access to places throughout the village without the need to drive, encouraging active travel and aiding those without cars.

Issues:

- Due to the incremental piecemeal development of Broughton Parish Village there are rarely pedestrian and cycle connections between neighbouring housing developments.
- The motorways form significant barriers within the Neighbourhood Area between north and south, and east and west.
- Surfacing and drainage of key routes and public rights of way can help to encourage active travel.



F.10 | **Figure 10:** Map showing connectivity and route structure across the Neighbourhood Area.

2.4 Land use, open space and community facilities

Most of the 'developed' Neighbourhood Area consists of housing developments of varying ages, as highlighted on the adjacent map, some of it currently under construction.

The area has two schools – Broughton High School and the Church of England Primary, adjacent to St. John's Church. There is a park and playground located within Broughton Village centre, and a Crown Green Bowls Club off Whittingham Lane.

The village centre of Broughton has a variety of local shops and services within the A1-A4 use category including various Retail, Financial and Professional Services, Café/Restaurant and a Public House.

On Northway, off Woodplumpton Lane, is a small development of four shops including a cleaning firm, a hairdressers, a specialist running shoes shop and a dentist.

The NHS services occupies Broughton House and likewise the Marriot Hotel, Broughton Park. A Sue Ryder Care Centre is located adjacent to Eastway.

Figure 11: Broughton-in-Amounderness Church of England Pimary School

Figure 12: Broughton Park and Playground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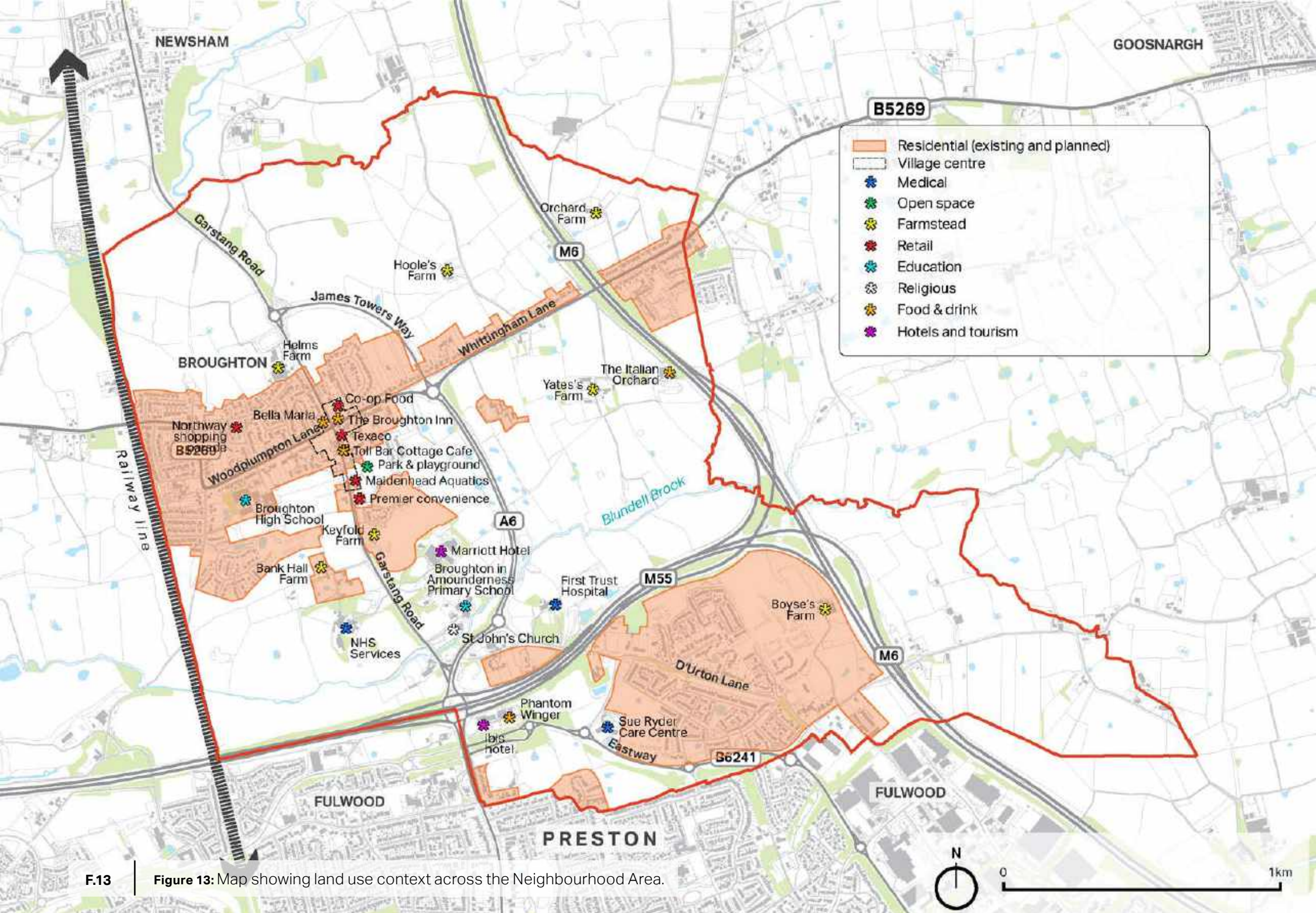
F.12



F.13 **Figure 13:** Map showing land use context across the Neighbourhood Area.

2.5 Built form and layout

The Neighbourhood Area is host to an array of architectural styles. The typical character and design features of each era are illustrated on the adjacent graphic (Figure 18), highlighting how successive era's of development have altered the area's character and contributed to Broughton's settlement growth.

As Broughton has grown over the centuries, the typical density and layout of development has also changed. As well as age, the location and building use of development affects density and layout. This is illustrated on Figure 19 where three samples have been taken from each of the Neighbourhood Area's key developed areas, including Broughton Village, Garstang Road's campus developments and the areas surrounding D'Urton Lane.

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Figure 14: Examples of development from different eras

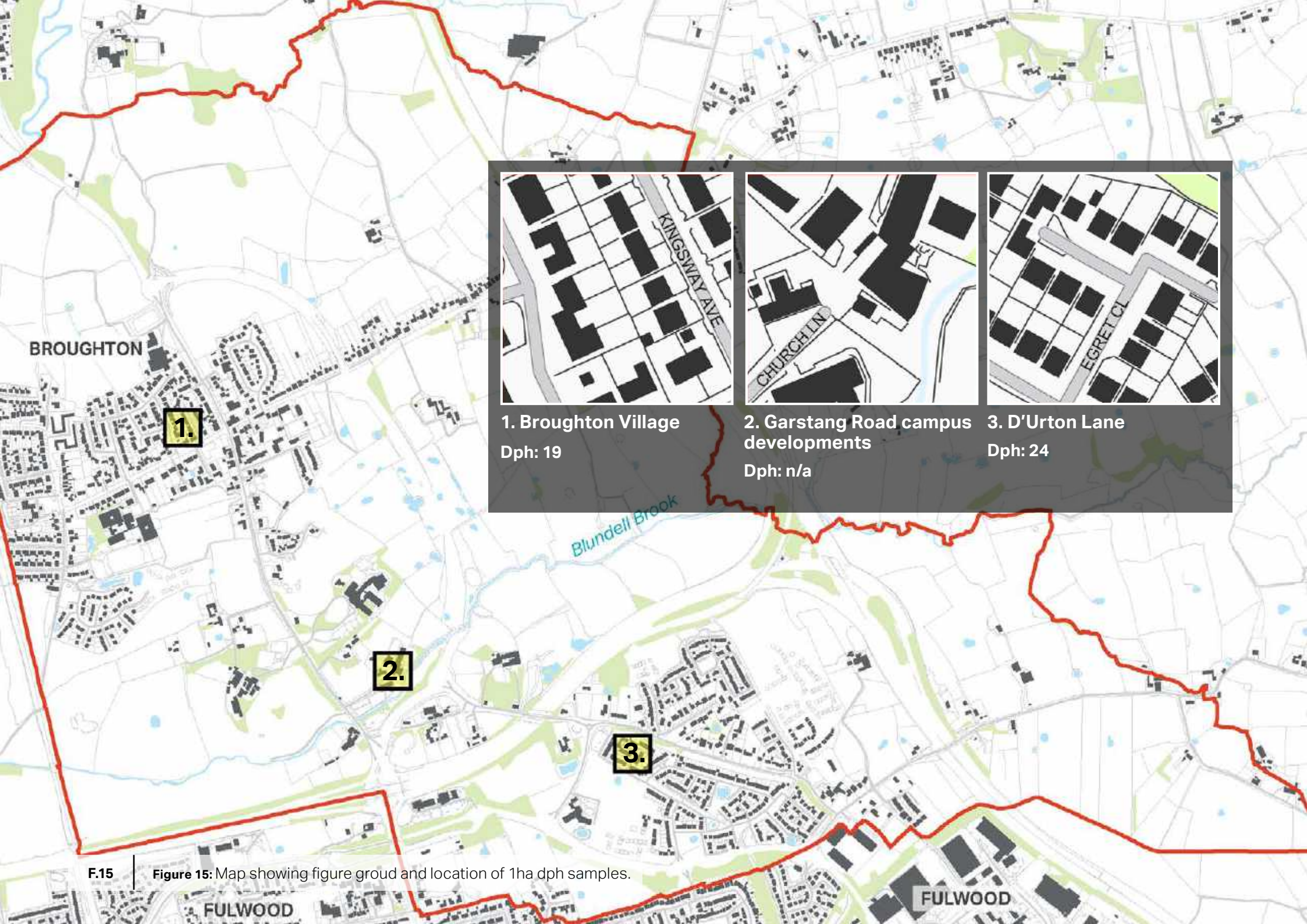

Figure 15: Map showing figure groud and location of 1ha dph samples.

2.6 Character and heritage

The Neighbourhood Area is host to an array of heritage assets that form the history and overall character of Broughton village and its surrounding landscape. There are 12 Listed buildings (11 x Grade II Listed and 1 x Grade II* Listed) distributed across the Neighbourhood Area, with the highest concentration found around St John's Church. St John's is the Parish Church serving the historic ecclesiastical parish and is Grade II* Listed.

As well as national listings there are 30 Locally Listed buildings and structures which have been identified by Lancashire local authorities in partnership with Lancashire County Council. A majority of the Locally Listed buildings are located in Broughton village centre, particularly along Garstang Road. Some local listings include Broughton Police Station, Broughton Park (Marriott Hotel), several farm buildings and multiple historic cottages in Broughton Village centre.

GRADE	NATIONAL HERITAGE LISTINGS
Grade II Listed	Milestone on west side of road circa 50m north of Helms Farm
	The Stone House
	Pinfold in corner of field to south of 442, Garstang Road
	Bank Hall and Bank Hall Farmhouse
	Broughton-in-Amounderness War Memorial
	Broughton Church of England Primary School
	Village stocks south of outer side of gateway into churchyard of St John's Church
	Sundial circa 5m south of St John's Church
	Mounting block situated to the south side of Church Cottage Museum
	Church Cottage Museum
	Daniels Farmhouse
Grade II* Listed	Parish Church of St John the Baptist

Figure 16: Locally Listed Arkwrights Cottages fronting Garstang Road in Broughton's village centre

Figure 17: Grade II Listed village stocks at gateway to St John's Churchyard, Church Lane


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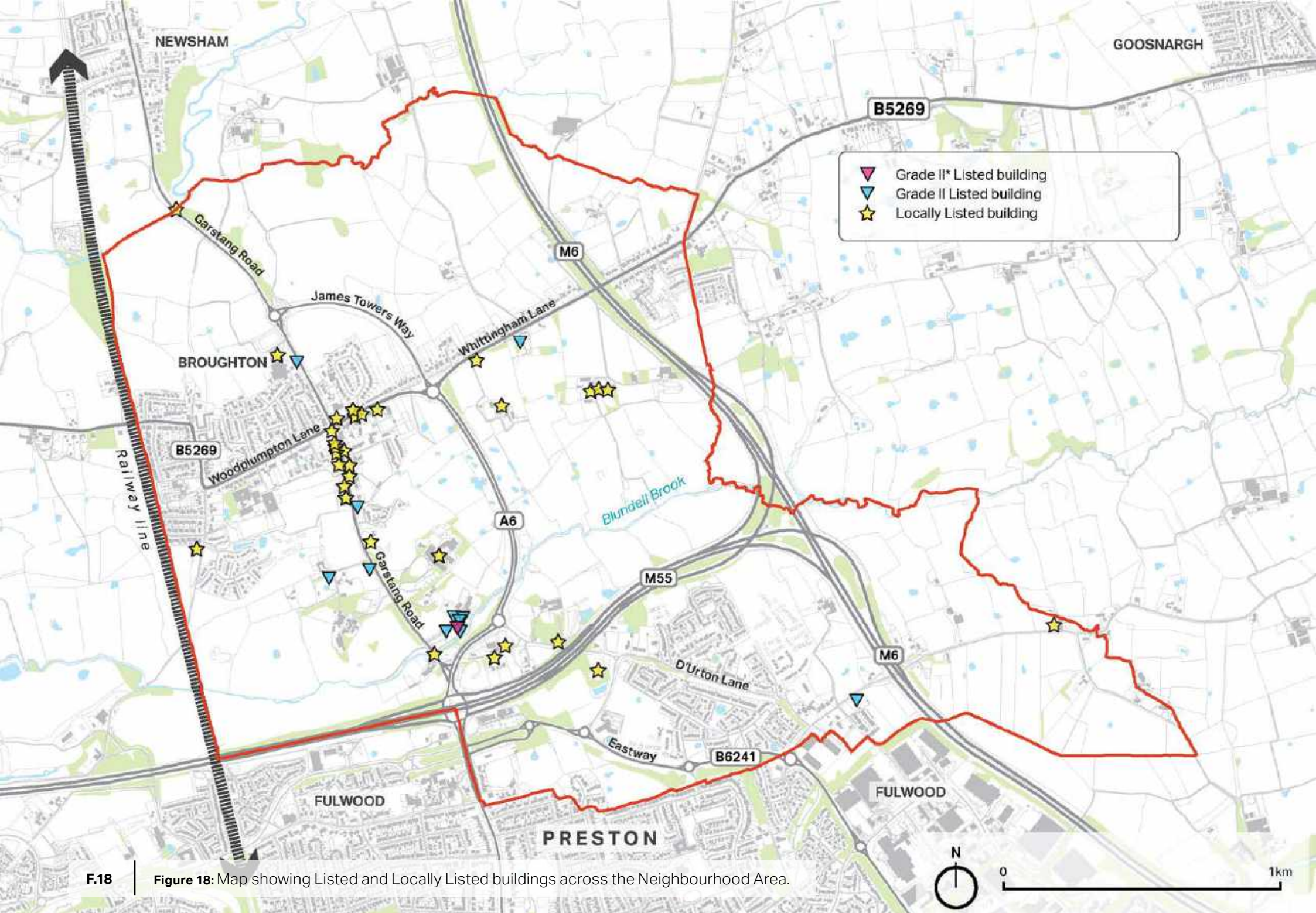


Figure 18: Map showing Listed and Locally Listed buildings across the Neighbourhood Area.


F.19


F.20


F.22


F.21

Figure 19: Locally Listed Broughton Park which now accommodates a Marriott Hotel

Figure 20: Locally Listed Brooklands Cottage on D'Urton Lane

Figure 21: Locally Listed The Cottages (Queen Anne Cottages adjoined) on Garstang Road

Figure 22: Locally Listed Broughton Police Station on Garstang Road

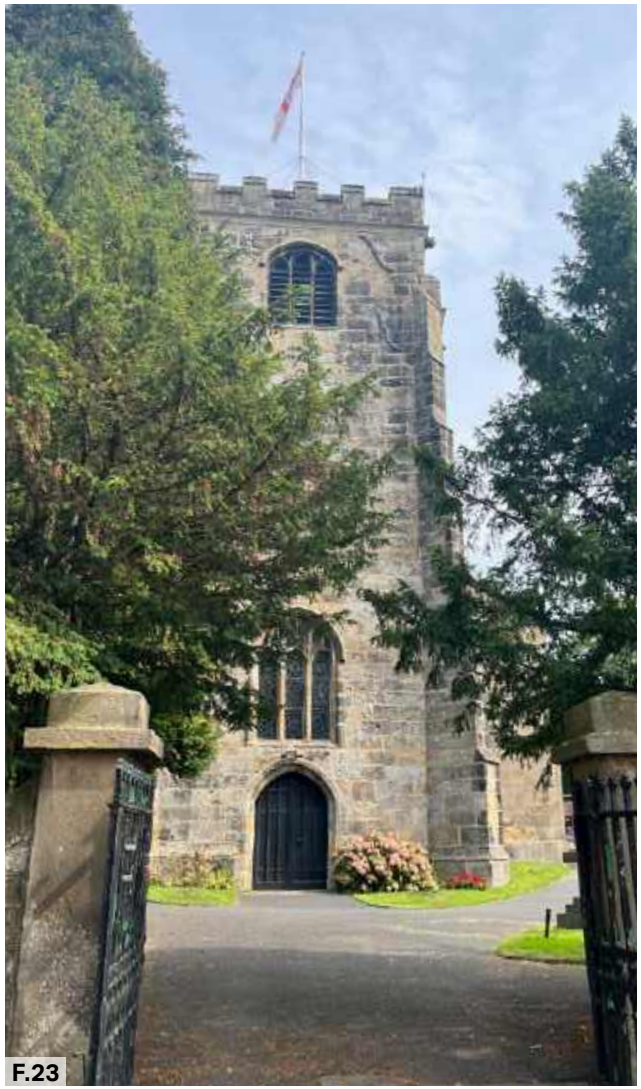


Figure 23: Grade II* Listed Parish Church of St John the Baptist

Figure 24: Grade II Listed pinfold fronting Garstang Road

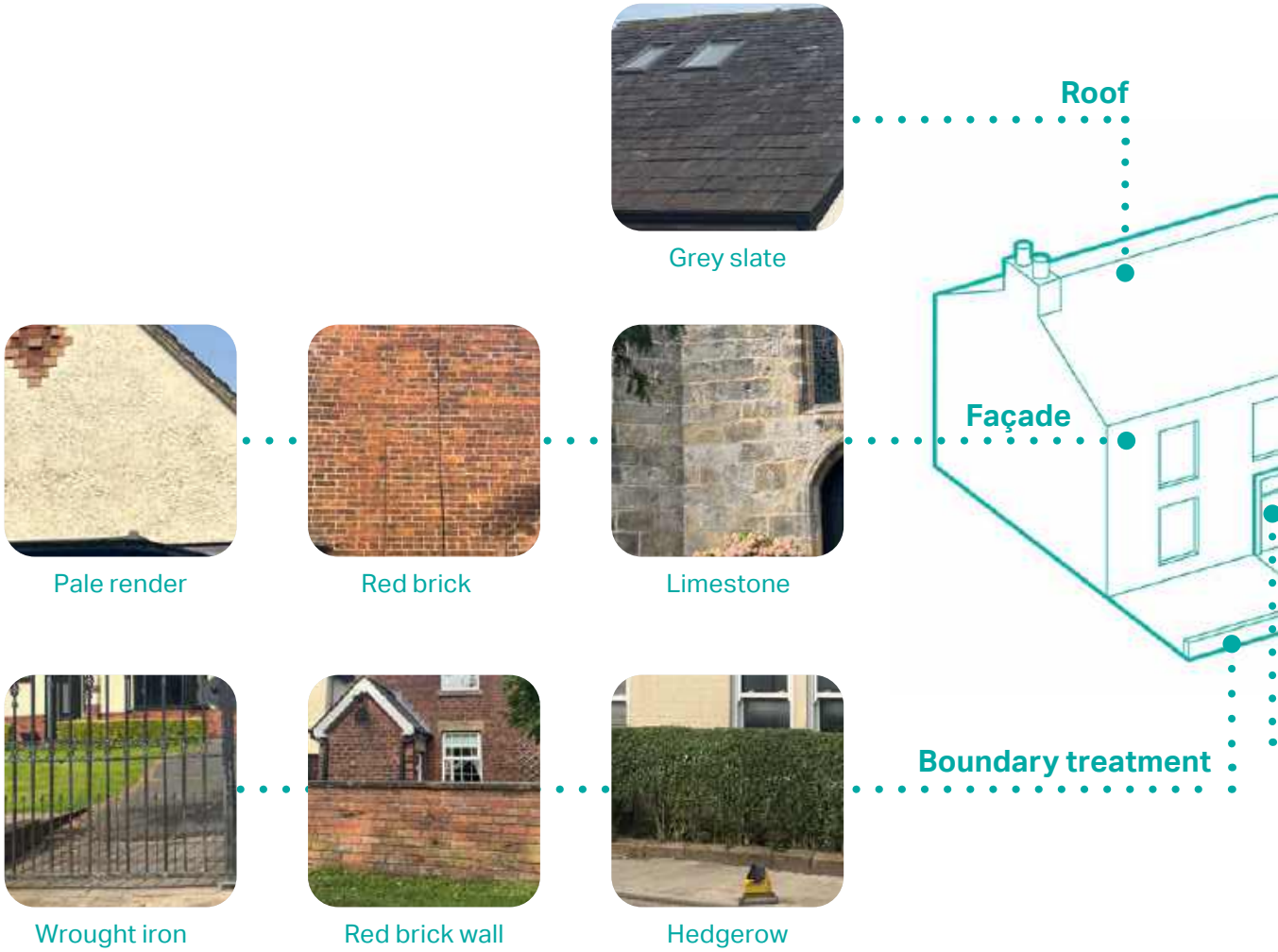
Figure 25: Grade II Listed Bank Hall and Bank Hall Farmhouse off Garstang Road

Figure 26: Grade II Listed Church Cottage Museum at the bottom of Church Lane

2.7 Features of the local vernacular

The following images are exemplar characteristics from the Neighbourhood Area's historic built form. These features represents the local vernacular of the area, rooted in the historic origins, geology, growth and overall architectural development of the Broughton-in-Amounderness Parish. Each feature has been taken from a variety of historic buildings from across the Neighbourhood Area, spanning several historic architectural periods.

This provides a visual glossary of architectural details for roof, doorway, window, facade and boundary treatment design (incl. materials and detailing). For identity and place driven design, future proposals should reference and/or emulate such features. During the design stage of development, chosen elements should also be contextual and sensitive to their setting as well as suiting to the use, form, and function of the building.



(Double pa

Façade detailing

Stone quoining

Date stones

Dentil course line

Windows

Stone mullion

Panelled window

Sash window

Bay window

Doorways

Door surround

Porch canopy

Curved door surround

Timber panelled door

2.9 Character areas

A primary purpose of this document is to help generate sensitive and characterful design responses across Broughton Village, its surrounding areas and landscape setting. The adjacent map illustrates the Neighbourhood Area's character areas identified by this study based on an analysis of land use, landscape, infrastructure, heritage, and their overall built character.

This character analysis helps understand the detailed pattern of settlement growth that underpins the variety of character features across the settlement area. This analysis has been cross-checked on site as part of this study with walking tours and photographic studies, guided by local residents.

Each character area, and neighbouring sites may require subtly different design detail responses regarding infill sites, regeneration or growth that will be in keeping with the established local character, which may itself be more consistent or highly varied.

1 Broughton Village

The primary settlement and focus of the Neighbourhood Area, and where the area's key routes and movement corridors intersect. The village is where the greatest variety and density of housing is located, as well as key community assets are distributed.

2 Garstang Road campus developments

Separated from Broughton Village and instead extending from the north west suburbs of Preston to the south. This character area is undergoing large-scale construction due to its designation for new housing as part of the North West Preston Masterplan.

3 D'Urton Lane

Separated from Broughton Village and instead extending from the north west suburbs of Preston to the south. This character area is undergoing large-scale construction due to its designation for new housing as part of the North West Preston Masterplan.

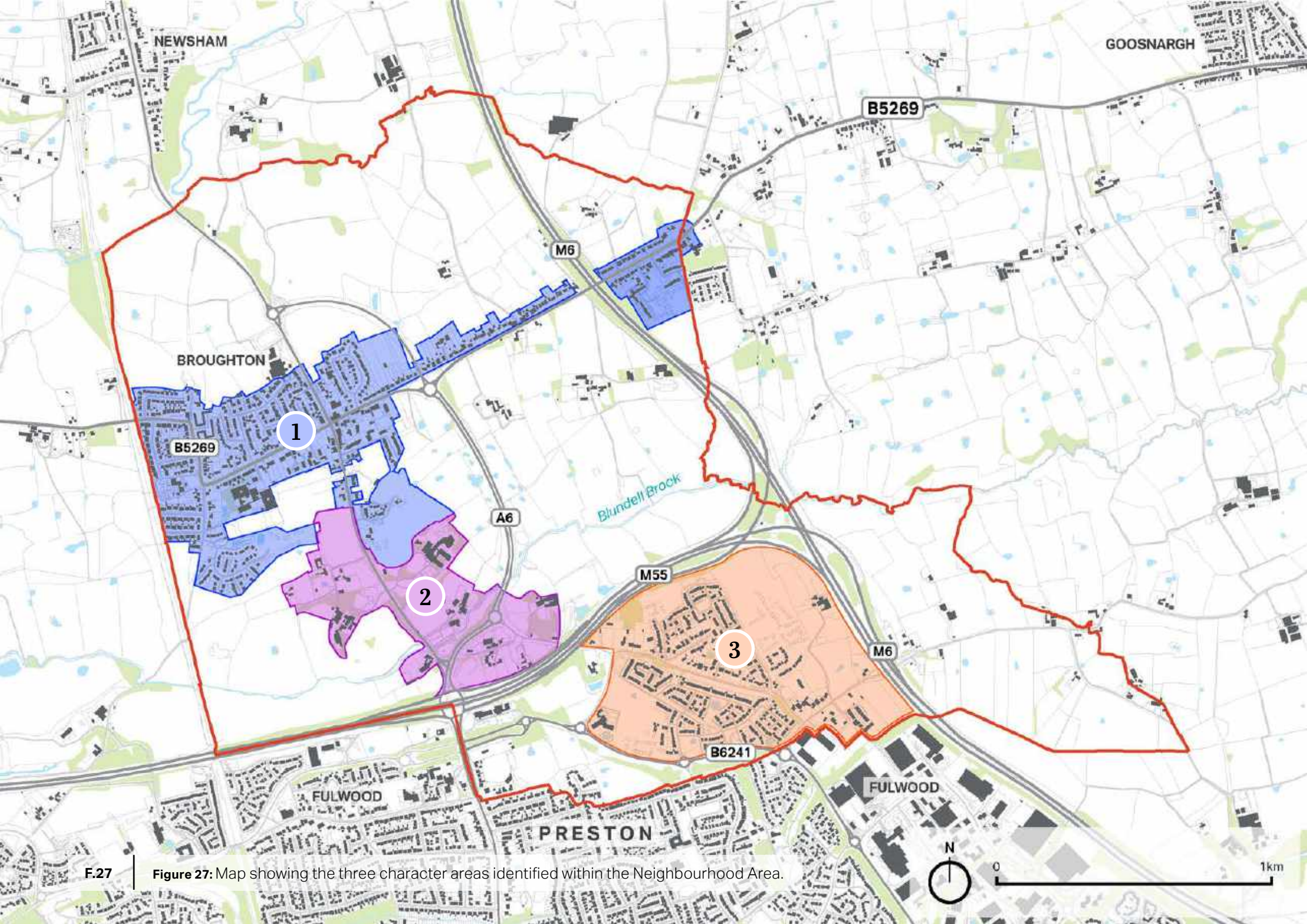


Figure 27: Map showing the three character areas identified within the Neighbourhood Area.

1 Character Area 1: Broughton Village

2.10.5 Broughton Village

This character area encompasses Broughton Village's built area, extending along either side of the B5269 which runs through the village. The village thins along Whittingham Lane where development becomes only one plot deep, before deepening beyond the M6 where there are several developments under construction. The area subsequently follows a linear form along the route with the village centre extending along Garstang Road and at the Broughton crossroads. Several eateries and retail premises are distributed along this stretch of the village including Co-op Food and The Broughton Inn public house.

Residential development makes up a majority of the area's land mass, with architectural styles ranging from Victorian in the village centre to 21st century development at the settlement's outer edges. Most development includes mid to late 20th century housing estates as well as the more recent 21st century estates extending along the village's southern edge.

Key characteristics:

- Linear village with development radiating from the B5269 running through it
- Encompasses the built area of Broughton village
- Neighbourhood Area's primary residential area
- Strong relationship with landscape due to being enveloped by open countryside and having linear form
- Mix of building styles due to successive eras of suburban development
- Village commercial/retail centre stretches along Garstang Road and centres around the Whittingham Lane and Garstang Road junction
- Multiple urban extensions extending the village's built envelope along the southern edge

F.28

Figure 28: Italian restaurant and commercial premises fronting Whittingham Lane

F.29

Figure 29: Broughton Village's main intersection between the B5269 and Garstang Road

Factors	Appearance characteristics
Building types	Predominantly a mix of detached, semi-detached and bungalow housing, with the exception of isolated pockets of apartment and terraced development.
Building scale	Houses generally quite large (i.e. detached executive-style homes), particularly within the area's premium residential developments of which there are several having recently completed and under construction.
Materials	Mix of red brick and limestone facades with the occasional pale (white/cream) rendered facade. Roof materials are predominantly grey imitation/natural slate.
Boundaries	Typically red brick walls and hedgerow with the exception of terraced development in the village centre which directly front the pavement.
Roofscape	Mix of side gable-end roofs with the exception of occasional front-end gables / projecting gables and hipped roofs.
Public realm	High quality paving and pedestrian crossings in the village centre along Garstang Road as well as at the Whittingham Lane-Garstang Road intersection (i.e. The Broughton Inn area). Mix of paving and highway materials used to differentiate uses/areas as well as widened pavements and narrowed highways.

Figure 30: Widened pavements and pedestrian crossings outside the Broughton Inn public house

Figure 31: Historic terraces fronting Garstang Road in Broughton village centre

F.30

F.31

2 Garstang Road campus developments

2.10.6 Garstang Road campus developments

This area centres around Garstang Road, a historic radial route connecting Broughton to Preston in the south. Mature tree canopies line the route contributing to its green and rural character due to the sparse distribution and plot sizes within the area. The area is host to a mix of uses with residential being secondary to commercial.

The area is also home to historic areas including the former Broughton Park estate (now the Marriott Hotel), as well as the St John's Church area where a cluster of Grade II Listed buildings are located.

Each campus / cluster of buildings are setback far from Garstang Road, with mature trees, hedgerow and green spaces creating substantial setbacks between building frontages and the road. Each campus or area is accessed from Garstang Road and are often marked by signage and/or landscaped gateways, clearly identifying the entry points for those accessing any of the areas/campuses.

Key characteristics:

- Collection of commercial campuses and a religious estate (St John's Church area) accessed from Garstang Road
- Multiple heritage assets/areas including Broughton Park estate, St John's Church area and the Broughton War Memorial
- Mix of building uses including commercial, leisure, medical, agricultural, and religious as well as some aresidential
- Strong landscape character due to rural setting of campuses
- Development disguised by large mature trees and dense landscaping along Garstang Road
- Large plots with significant landscaped setbacks from Garstang Road
- Each campus/area has a distinct access from Garstang Road often signposted with signage and landscaping

Figure 32: Broughton Park estate - now home to the Marriott Hotel set within landscaped gardens

Figure 33: Gateway entrace from Garstang Road leading down a long driveway to the Marriott Hotel

Factors	Appearance characteristics
Building types	Mix of historic, religious (St John's Church area) and 20th to 21st century campuses. Some building types include church, school buildings, former country house (Broughton Park) estate.
Building scale	Large building footprints due to scale of businesses (i.e. hotel, private hospital, NHS campus, school) operating from the area.
Materials	An overall mix of materials and subsequent character. For example, St John's Church area is predominantly limestone with the exception of the timber thatch cottage. The Marriott Hotel is red brick and grey slate and the NHS centre is a mix of red brick with metal roofing.
Boundaries	Campuses are set behind dense tree cover and hedgerow with often large landscaped setbacks surrounding the buildings within. Marriott and NHS campuses have distinct gateways to their sites with signage and landscaping clearly stating campus access points.
Roofscape	No uniformity in roof type or material due to variety of building styles and ages of development.
Public realm	Paving along Garstang Road and the Broughton War Memorial which has seating and widened paving surrounding it.

Figure 34: Access road (Church Lane) to the historic St John's Church area

Figure 35: First Trust private Hospital campus accessed from the beginning of D'Urton Lane

F.34

F.35

3 D'Urton Lane

2.10.7 D'Urton Lane

This character area centres around the historic route of D'Urton Lane. The lane has a rural character due to its lack of formal paving and its mature hedgerow and tree canopy boundaries. Historically a through-route, it is now a cul-de-sac having been blocked off from the east to vehicles. The area is bounded by the Neighbourhood Area's primary movement corridors including the M55, M6 and B6241 (Eastway).

The area encompasses the North West Preston Masterplan area where there are multiple large-scale residential developments recently completing and under construction, filling a majority of the area's existing open spaces. New build development subsequently makes up a majority of the area's land mass, with detached housing being the primary house type. A Sue Ryder Neurological Care Centre is also located in the area, fronting onto Metricourt Road to the south.

Key characteristics:

- Predominantly large detached housing, particularly along D'Urton Lane where residential plots are very large
- Most historic housing (20th century) fronting northern edge of D'Urton Lane and along Highrigg Drive
- Centred around D'Urton Lane, the area's most historic route
- D'Urton Lane has a green character with mature trees and hedgerow lining either side of the lane
- Detached from Broughton Village's built area via open green space and the M55
- Largely residential area with collection of masterplans recently completed and under construction (encompasses North West Preston Masterplan area)


F.36

Figure 36: D'Urton Lane - rural character with mature tree canopies, hedgerow and lack of pavement


F.37

Figure 37: Large gated detached houses fronting northern edge of D'Urton Lane

Factors	Appearance characteristics
Building types	Primarily detached homes with the exception of of some short-run terraced and semi-detached housing to the north of D'Urton Lane.
Building scale	Large executive-style homes within the North West Preston Masterplan areas. Northern frontage of D'Urton Lane host to very large residential plots with substantial detached dwellings.
Materials	Mix of red brick and limestone facades with the occasional pale (white/cream) rendered facade. Roof materials are predominantly grey imitation/natural slate.
Boundaries	Mature hedgerow and fenced/gated accesses to D'Urton Lane's large homes. New build development to the north and south of D'Urton Lane mostly lack boundaries with the exception of some hedgerow and planting separating plots. Occasional red brick walls and widespread use of closed-board fencing used within the North West Preston Masterplan developments.
Roofscape	Mix of side gable-end roofs with the exception of occasional front-end gables and projecting gables.
Public realm	No pavement along D'Urton Lane owing its rural character. Development elsewhere typically has pavements with the large-scale masterplans to the south of D'Urton Lane having grass verges and amenity spaces including children's playgrounds.

Figure 38: Pheasant Avenue - new build development to the north of D'Urton Lane

Figure 39: Harrier Way - new build development to the south of D'Urton Lane


F.38


F.39

2.8 Lessons from recent development

The Neighbourhood Area has seen the local population grow from 1,731 in 2011 to 2,467 by 2021 (Census data). This is primarily attributed to the volume of residential development in the area which has seen some 245 dwellings built in the last three years, and with a further 578 currently under construction.

2.8.1 Residential

Much of the area's recent development has been focused within the North West Preston Masterplan designation in the south east of the Neighbourhood Area, as well as along the southern edge of the B5269. Each of the developments mapped on the adjacent page have been visited by AECOM consultants during the site visit to Broughton. The following pages include an appraisal of both the good and bad design features from a selection of the developments.

2.8.2 Type and tenure

Most recent developments include large detached market housing. Broughton's population requires bungalows and apartments to accomadate those wanting to downsize, as well as a first-time buyers. There is also a lack of rental properties across Broughton.

2.8.3 Public realm

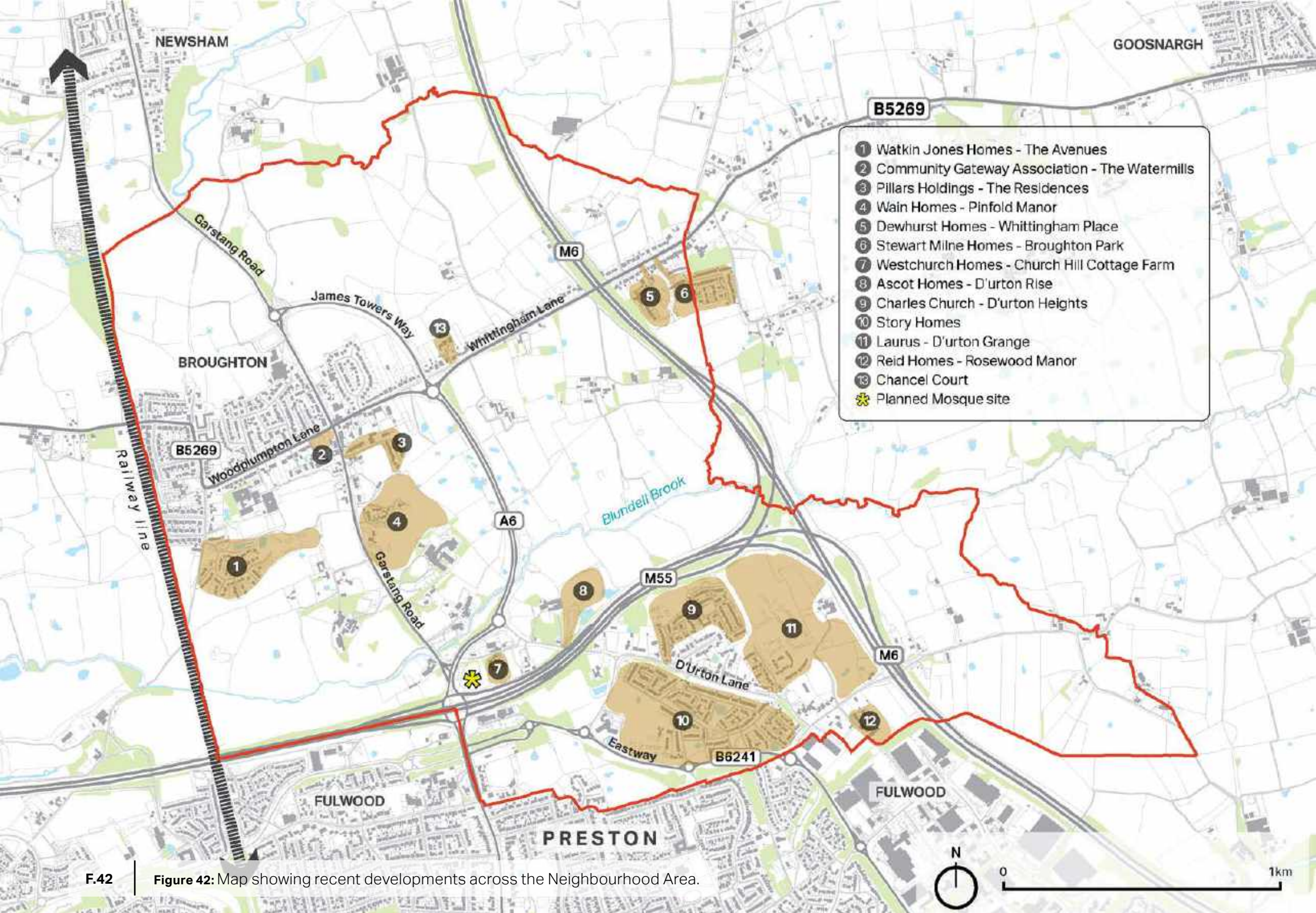
Part of the planning consent for the Broughton Bypass included conditions for the development of improved cycling, walking and public space along Garstang Road. This has included the widening of pavements, multiple controlled crossings and a separate footway and cycle track along Garstang Road and at the crossroads.

2.8.4 Infrastructure

Broughton's infrastructure has not grown in line with its residential and population growth. Future development must include appropriate amenities/facilities to accommodate the village's expansion.

Figure 40: Community Gateway Association - The Watermills development

Figure 41: Public realm improvements along Garstang Road including widened pavements and cycleways



F.42

Figure 42: Map showing recent developments across the Neighbourhood Area.

2.8.5 Evaluating the design of recent development

The following graphics illustrate an evaluation of some of the Neighbourhood Area's recent developments, including a selection taken from the XXX identified on the previous page's plan. While some developments as a whole are of a higher quality than others, both good and poor design features can be found within the same development.

The following evaluation should help planning applicants during the design process. Future proposals should take inspiration from the good design highlighted while aiming to avoid the poor design. More so than recent design precedents, applicants should also seek inspiration from the area's heritage and character features contributing to Broughton's sense of place.

Good design

Poor design

Heron Drive

- Solar panels sensitively integrated within roof elevation
- Imitation sash windows
- Referencing local materials (i.e. Limestone and grey slate) and architectural detailing (window cils and headers, finials, timeber porch etc.)
- Strong mix of building types giving streetscape a cohesive and interesting character

- Front-of-plot parking detracting from building frontages

Farm Meadow Drive

- Solar panels sensitively integrated within roof elevation
- Attractive and simple colourway - use of red brick and black timber-effect detailing on fenestration (windows and doors)
- Iron railing and landscaped boundary treatments
- Side-of-dwelling driveways minimising visual of vehicles along streetscapes

- Building styles very similar - largely uniform dwellings make for an uninteresting streetscape

Parkside Drive

- Mix of building styles due to varied use of facade treatments (limestone, render and red brick)
- Referencing local materials (i.e. pale render, red brick, limestone and grey slate) and architectural detailing (limestone window surrounds and limestone quoining)

- Weak boundary treatments - lack of separation between plots and between public and private spaces
- Compact layout with little space between dwellings, as well as small back gardens
- Front-of-plot parking detracting from building frontages

Garstang Road

- Higher-density accomadation appropiate for the village centre with heights ranging between 2.5 and 3 storeys
- Attractive and simple colourway - use of red brick and black timber-effect detailing on projecting gables
- Large windows and balconies providing natural survaillance onto adjacent public realm / village centre

- Simplistic facade - lacks architectural detailing around windows
- Lacks any form of boundary treatment or landscaping between frontage and pavement

Whitehall Drive

- Mix of building types including bungalows, detached dwellings, townhouses and apartments
- Good window detailing (i.e. oriel window and limestoen cils)

- Front-of-plot parking detracting from building frontages
- Poor boundary treatments due to lack of, or due to use of closed-board fencing
- Unusual placement of windows and facade design, unlike anything else in the village
- Size and scale of development not sensitive to position on edge of village

Design Codes

03

3. Design Codes

This chapter presents a series of design codes that are specifically relevant to Broughton and the key local issues identified by the neighbourhood group, and analysis of recent developments set out in the previous section.

Each code presents a series of local best practice which has taken inspiration from Broughton's traditional building stock and local vernacular.

3.1 Introduction

This section provides design codes and guidance on the design of development, setting out expectations that relevant planning applications in the Neighbourhood area will be expected to address.

The guidelines developed in this section focus on Broughton's residential suburban areas, as well on the best practice taken from its most recent developments. New housing development should not be viewed in isolation and mixed-uses are encouraged generally, particularly in Broughton village centre and along Garstang Road. The design and layout of development must respond to the context of the character area it falls within, as well as the wider urban pattern and landscape context outlined in this document.

The design codes and guidance set out in this section will provide that context and direction in relation to infill and edge of settlement development sites in particular. It will also provide detailed guidance on topics of local concern such as town centre vitality, large-scale development, heritage, and sustainable design.

Based on the analysis earlier in the report, this section will identify design codes for future developments to adhere to. The following design codes have been created to apply to the whole Neighbourhood area:

Topic	Subtopics
Code A. **Character and identity**	• Materials • Colour scheme • Boundary treatments • Architectural detailing • Door and window treatments
Code B. **Housing mix and types of homes**	• Varied streetscapes • Mix of housing types • Integrating affordable and market housing
Code C. **Size, scale and layout**	• Building height • Back gardens • Spacing between buildings • Density
Code D. **Sustainability and green infrastructure**	• Street trees • Landscape • Multifunctional green space • Integration of sustainable techologies

F.43

Figure 43: Design Code topics and subtopics

3.2 Character and identity

TOPICS

- Materials
- Colour scheme
- Boundary treatments
- Architectural detailing
- Door and window treatments

AIM

For development to acurately reflect Broughton's rural character and heritage, through the use of context driven and place-specific character features.

ISSUES

- Lack of richness in architectural detailing in development across the Neighbourhood Area.
- Some developments lacking a sense of identity that accurately reflects history and local vernacular of Broughton.
- Lack of place-specific boundary treatments, window and door treatments and materials

Materials

Code A1 - Facade materials: The following materials must be used for facade treatment proposals, and can generally be used in any mix or match combination (i.e. red brick with pale render or pale render with timber paneling).

Primary / secondary facade materials

Limestone

Red brick

Pale render

Secondary facade materials

Rosemary tile

Timber

Slate tile

Code A2 - Facade combinations and colour scheme: No more than 3 of the above materials must be used within facades. Primary facade materials must cover most (or all) of the buildings elevations whereas secondary facade materials must only be used on 1 or 2 elevations or for the elevation detail of gable-ends and dormer windows.

Simple and attractive use of red brick with limestone detailing and pale render on a small section of the facade.

Attractive combination of pale render on the gable-end along with red brick on the remaining three elevations.

Materials used are not local to the area, nor have they been used in an attractive or cohesive combination.

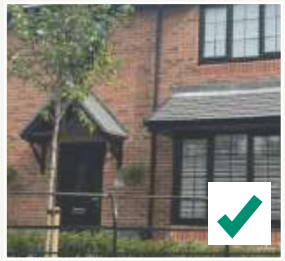
Code A3 - Roof materials: Roofs of individual buildings must be cohesive, with the exception of contemporary extensions which use materials and designs that are intentionally different and contrasting to the original building. The following roof materials must be used:

Roof materials

Grey slate

Rosemary tile

Code A4 - Colour and tone: The colour and tone of all materials must be subtle and realistic, as well as sensitively configured/combined in producing contextual colour palettes. Bright colours/tones and unusual colour palettes must be avoided, to mitigate the visual impact of development. This is particularly important in sensitive or prominent areas such as sites adjacent historic buildings and the open landscape.



Dark yet muted door and window treatment

Range of muted pale render treatments

Overly bright and non-local tone of brick

Code A5 - Imitation (man-made) and natural materials: Proposals must use natural material options wherever possible. Where not feasible, imitation materials can be used as long as they are high-quality and realistically reflect the properties (i.e. tone, texture and composition) and sustainability of the real thing.

Code A6 - Facade retro-fitting: The renewal or updating of existing facades is encouraged, particularly where the facade is of poor quality and exhibiting outdated or unattractive features. The rendering and/or cladding of existing homes is an increasingly popular method of achieving a contemporary styled home.

Updated facade (left) and original 1970s facade (right)

Updated facade with render, timber cladding and new windows

Code A7 - Modern high-quality design: While Broughton has a local vernacular represented by its heritage assets and traditional buildings, there are times where modern interpretations or new designs might be acceptable. Such designs should be of a high-quality, which can include:

- High levels of sustainability
- Using quality and durable materials, including the use of contemporary construction methods and materials
- Innovative architectural styles that positively contributes to the villagescape's architectural mix
- Architectural style reflecting the popular styles and trends of the 21st century / decade

Boundary treatments

Traditional boundary treatments usually reflect the primary material of the main dwelling and subsequently reinforce local character.

Code A8 - Primary boundary types: Masonry boundaries (i.e. red brick and limestone) must be made from the primary material used in the building facade. In the case of rendered facades, a masonry boundary could be either limestone or red brick, or indeed itself rendered to match the facade. Every building with a setback must have one the following boundary treatment types:

Low red brick wall

Low limestone wall

Low rendered wall

Secondary boundary types: Secondary boundary types can be used in isolation, but should primarily be used as secondary features within boundaries. The following boundary treatments should be used alongside primary boundary types. This creates attractive and varied boundary treatments, particularly along building frontages. The following secondary boundary types should be used:

Wrought iron

Hedgerow

Local best practice:

Red brick wall and wall posts with hedgerow to soften the wall's hard interface and rigidity

Red brick wall and wall posts with decorative wrought iron detail and planting beyond

White rendered wall and wall posts with metal fence detailing

Red brick wall and wall posts with grass buffer and hedging to define boundary between private front garden and public realm

Code A9 - Close-board fencing: Basic close-board fencing must be avoided on public realm facing boundaries as they detract from local character. If used, it must be used in conjunction with masonry walls. It is also less robust than masonry, metal or landscape boundaries due to the frequent maintenance wood fencing requires.

Close-board fencing should be avoided along frontages

Close-board fences are encouraged for rear boundaries

Code A10 - Retaining existing boundaries: Where strong existing boundary treatments exist, proposals must retain and/or incorporate as much of the boundary as possible in the proposed development. Strong existing boundary treatments include:

- Existing hedgerow and planting (including trees)
- Red brick walls
- Limestone walls

Code A11 - Bin and bike storage: Improper bin and cycle storage can contribute to street cluttering, degrading streetscapes and buliding frontages. Proposals must include space to store bins/cycle such as alleyways or by incorporating them into boundary treatments.

Local best practice:

Hedgerow planting providing separation between each residential plot

Historic red brick wall and wall posts with stone capping retained

Historic drystone walling should be retained due to its reflection of Broughton's rural identity

Limestone walls, mature hedgerow and mature trees creating a strong and attractive street boundary

Facade detailing

Code A12 - Architectural facade details: Proposals must include facade detailing to produce interesting and attractive frontages. The following features are found within Broughton's historic buildings and contribute to its character and identity. Proposals must emulate or reference local facade details such as those shown below:

Masonry quoins

Masonry course line

Date stone

Door surround

Window header

Doorway canopy

Name stone

Window cil

Dentil brick line

Local examples:

Stone window surrounds, date stone and stone quoining

Stone window surrounds and grey and rosemary tile gable detail

Stone window headers, window cils and quoining

Red brick window headers and brick course lines

Roof detailing

Code A13 - Architectural roof details: Proposals must include roof detailing to produce interesting and attractive roofscapes. The following features adorn Broughton's historic buildings and contribute to the area's villagescape. Proposals must emulate or reference place-specific roof detailing such as those shown below:

Decorative bargeboard

Chimney

Projecting gables

Timber bargeboard

Clay ridge tiles

Finial

Hip roof

Front gable roof

Side gable

Local best practice:

Mix of front and side gable with finial detailing on dormer windows and roof

Hip roof with projecting gable to the front elevation creating variety

Projecting gables creating interest and variation in the building frontage

Box gable with clay ridge tiles, timber bargeboard and timber corbel

Window treatments

Code A14 - Window types: Windows add character and interest to building facades, as well as providing natural survaillance onto adjacent public spaces. Proposals must emulate or reference local window treatments such as those shown below:

Oriel window

Pointed arch window

Paned casement

Dormer window

Bay window

Paned sash window

Code A15 - Window colours: Window frames must be subtle or muted colours (i.e. white, black, grey, pastels) to avoid standing out within facades. The use of anthracite, grey and black window frames are encouraged as an increasingly popular characteristic of 21st century homes, as well as those wanting to update the facades of existing homes.

Local best practice:

Oriel window with imitation paned sash windows

Bay paned window with dark window frame

Anthracite framed windows with stone headers, cils and mullions

Imitation paned sash windows with dormer windows projecting from roof

Door treatments

Code A16 - Door materials: Doors add character and interest to building facades and are often one of the key design features of a buildings frontage. Doors should be made of natural materials where possible, but high-quality and sustainable materials that mimic the real thing (i.e. Pvc 'timber') are also encouraged.

Code A17 - Door detailing: In creating attractive and obvious access points to buildings, doorways should include a selection of the following door details:

- Fanlights (above window) or side windows
- Integrated windows
- Brick/stone/timber surround or header
- Timber porch canopies
- Panelled door detailing

Some traditional door treatments from Broughton's historic buildings include:




Local best practice:

Timber panelled door with matching door surround with timber detailing

Timber door with timber and grey slate projecting porch canopy

Imitation timber door with timber and grey slate projecting porch canopy

Centrally located doorway with side windows and brick/stone surround

3.3 Housing mix and types of homes

TOPICS

- Varied streetscapes
- Mix of housing types
- Affordable housing / starter homes / homes for the elderly
- Integrating affordable and market housing

AIM

To create varied and interesting streetscapes with a housing mix that reflects the needs of the neighbourhood area's population.

ISSUES

- 'Cookie cutter' developments where every home looks identical, producing homogenous and uninteresting streetscapes
- Undersupply of housing targeted towards those in need of starter homes, affordable housing and homes for the elderely
- Oversupply of large 4+ bed detached dwellings

Code B1 - Variety in form: Developments of more than one dwelling must produce a variety of form while ensuring a cohesive design/style is achieved. The style of each dwelling within a development must however remain cohesive, using the same architectural style, colour palette and quality of materials. This can include using a variation of the following features:

- Using alternate facade materials on different elevations (See Code A1)
- Using a combination of hip roofs and gable-end roofs
- Projecting gables
- Positioning doorways in alternate positions within the building frontage
- Variations of facade and roof detailing features (See Code A12 and Code A13)
- + or - 1m variance in the building line

Local best practice:

Varied facade treatments across buildings within same development, creating an interesting streetscape

Varied facade and roof treatments creating a cohesive yet interesting streetscape

Code B2 - Variety in housing type: There is currently an over supply of large detached dwellings, specifically within Broughton's new build developments. To meet local need, developments must include housing types and tenures for a range of underrepresented demographics such as first-time buyers, the elderly, and those requiring affordable/social rental housing. This can include the following housing types:

- 1-2 bedroom apartments
- 1-2 bedroom bungalows
- 2-3 bedroom houses
- Sheltered living accommodation (over 55s)

NOTE: As well as the need for smaller dwellings, some larger dwellings are required to address the needs and housing culture of several demographics within Broughton.

Code B3 - Mixed communities: In achieving mixed, sustainable and inclusive neighbourhoods, developments proposing market, affordable and rental housing must ensure they are sensitively integrated with one another. The tenure or affordability of different housing should not be apparent in their relative design, ensuring both market and affordable dwellings are equally well-designed.

Code B4 - Partitioning affordable housing: Proposals can integrate affordable housing types with marketing housing by partitioning similar sized buildings into smaller housing types. For example, a 4 bed detached market house can have the same appearance as a similarly designed building that is instead partitioned into smaller house types (i.e. 2 x 2 bedroom apartments).

Local best practice:

1-2 bed apartments for the elderly, as well as first-time buyers and those seeking affordable housing options

Small 1-2 bedroom bungalows for the elderly

1-2 bedroom apartments targeted towards the over 55s

Starter homes for first-time buyers and young families

3.4 Size, scale and layout

TOPICS

- Building height
- Back gardens
- Spacing between buildings
- Density

AIM

Ensuring development reflects Broughton's rural and village character through the size, scale and layout of its built form.

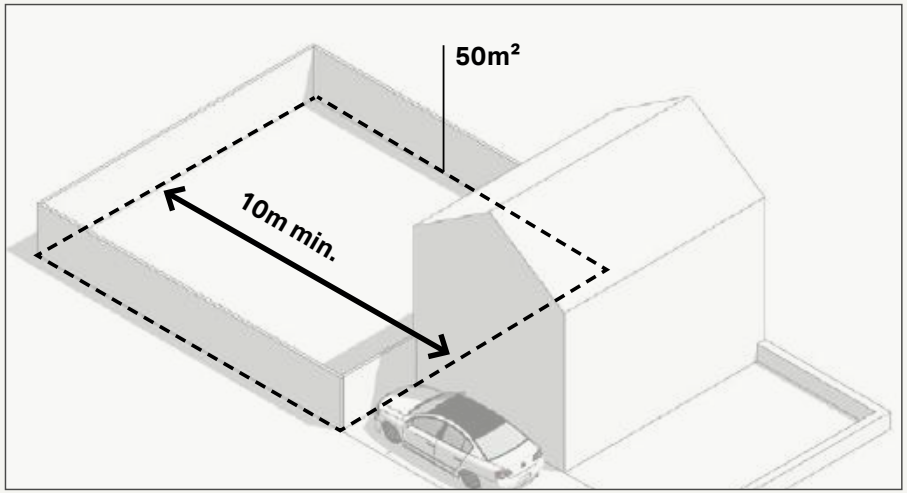
ISSUES

- Spacing between buildings in some new developments is cramped, sometimes uniformly so regardless of dwelling size and type
- Small back gardens in some new developments
- Building heights and/or density of development that is not suited to the location within the village (i.e. village centre, village fringe and outlying areas)

Code C1 - Proportional back gardens: The size and amenity of back gardens must reflect the type and size of the house, as well as the overall size of the plot and building within it:

- Proportional to house type - For example, a large detached house geared aimed at family living requires a larger garden than a 2-bedroom bungalow targeted towards the elderly, as the latter would typically require less recreational space and a low maintenance garden.
- Proportional to plot and building - As well as being proportional to the type of house, back gardens must be proportional to the plot and overall size of the building within it.

Code C2 - Back garden sizes: In general, for family housing, back gardens should have a minimum depth of 10m and provide a minimum area of 50m² of usable amenity space. For large properties and communal gardens this minimum requirement must be proportionally greater. North facing back gardens should exceed 10m in length to ensure sunlight is maximised.

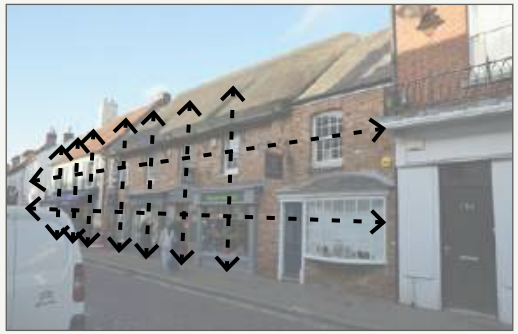


Code C3 - Back garden shapes: Designers should try to create as far as possible usable rectangular garden shapes. Odd-shaped or overly long narrow gardens should be avoided as they minimise the recreational potential and value of the land.

Code C4 - Provision of communal gardens: Houses and/or buildings of multiple occupation (as per Policy HS7 of the Preston Local Plan) must provide an adequate amount of garden/outdoor amenity space to meet the needs of residents.

Code C5 - Building proportions: The relationships between the building and its elements can provide visual interest and enhance the local character. Some guidelines for future development are:

- The proportions should be dictated by and respond to the type of activity proposed as well as the composition of the existing streetscape;
- The front elevation of the buildings must be arranged in an orderly way to avoid creating cluttered facades; and
- Features such as windows, doors and solid walls should create vertical and horizontal rhythms along the façade providing variety.



Local best practice:

Adequately sizes and rectangular shaped gardens

Not rectangular, but providing more than adequate amenity space

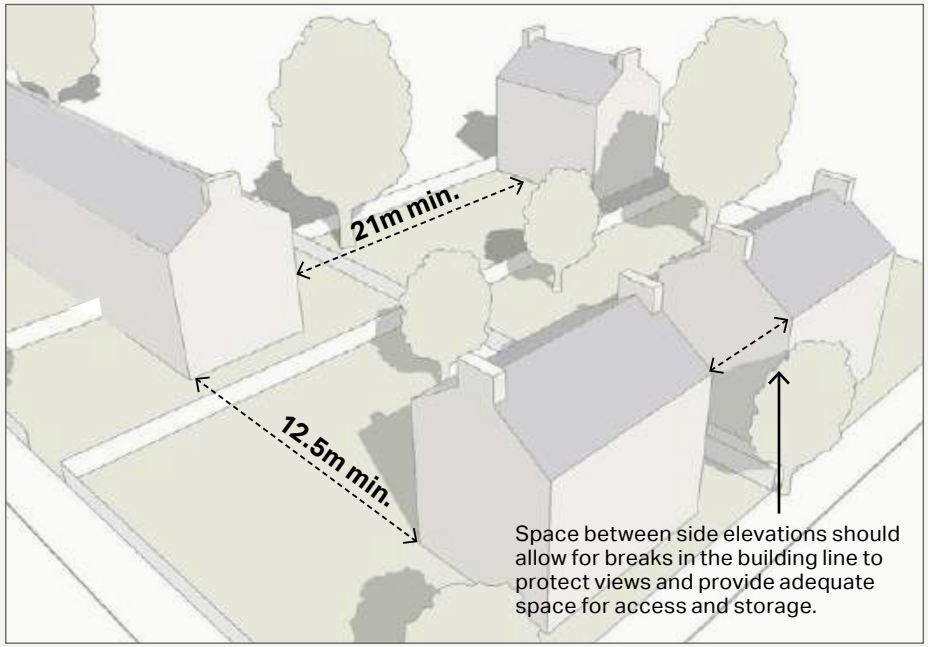
Local poor practice:

Small garden in relation to size of plot and dwelling

Irregular shaped garden

Code C6 - Privacy and space between dwellings: To avoid overlooking of habitable rooms and gardens, a minimum distance of 12.5m should be achieved between a habitable room window and and the side of an adjacent dwelling. A minimum separation distance of 21m should be achieved between facing windowed rear elevations.

Planted privacy strips can be used to reduce overlooking Where dwellings with facing elevations are positioned on different levels, the above separation distances should be increased by 2m for every 1m difference in level. Where there is a level difference and distances are increased, the lower dwelling should have the longer garden to compensate for any slopes or retaining structures.



Local best practice:

Well spaced out dwellings on Redwing Drive

Back-to-back distances ranging between 22-30 metres

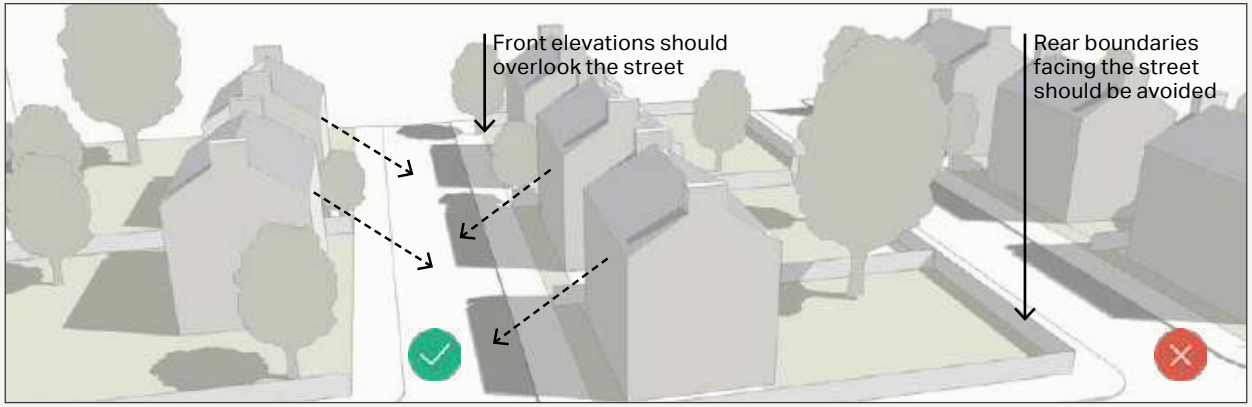
Local poor practice:

Dwellings along Parkside Drive packed too closely together

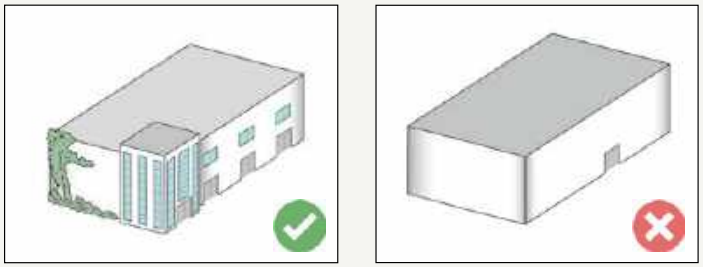
Back-to-back distances ranging between 16-18 metres

Code C7 - Frontages and natural Surveillance: In order to provide a sense of security and natural surveillance, the windowed front elevation of a dwelling should face the street where this is in keeping with local character.

There are some examples within the parish of rear boundaries facing the street. Where possible this should be avoided as this has a negative impact on the character of a street and reduces levels of security and natural surveillance. Rear boundaries should back on to other rear boundaries or provide a soft transition in to the natural environment such as at the settlement edge.



Code C8 - Commercial frontages: Particular care should be taken with 'big box' structures which typically have limited active frontages. The use of windows, materials and architectural detailing can be used to add interest to what might otherwise be large, blank façades, and locate entrances, glass façades, cafeterias, offices or signage along the street frontage. Any windows should face the street and public areas.



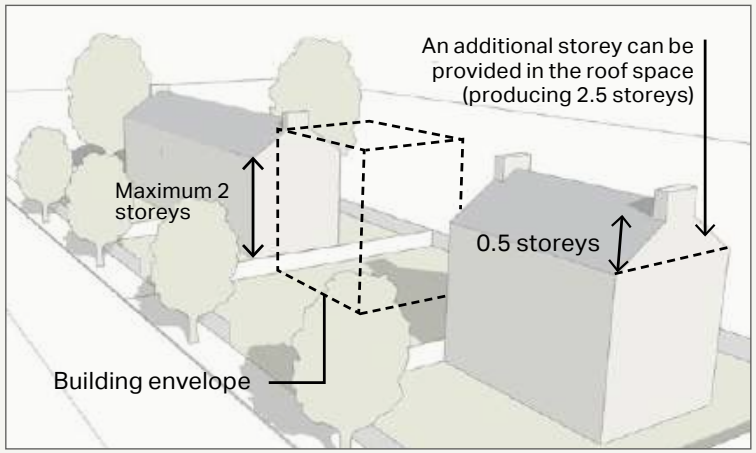
Local best practice:

Continuous roofline and front elevations facing the street, providing natural survaillance as well as an attractive streetscape.

Continuous roofline and front elevations facing the street, providing natural survaillance as well as an attractive streetscape.

Code C9 - Maximum building height: Future development should generally adhere to a maximum height of two storeys. It is acceptable for a dwelling to provide an additional storey (producing 2.5 storeys) within the roof space and use sky lights and/or gable end windows. Taller dwellings may be appropriate where the landscape allows for developments of this scale and important views are not lost as a result.

The scale of future development should generally be informed by adjacent dwellings, but this only applies where surrounding dwellings are of a sensible height (ie. no higher than 2.5 storeys). Neighbouring properties should be used to create a building envelope for future developments to adhere to.



The height of non-residential community or commercial buildings must be considerate to the domestic scale of neighbouring buildings and not be overbearing on existing residential streets and properties.

Code C10 - Scale and massing: Building scale and massing should be in keeping with the prevailing development pattern and not be overbearing on existing properties or deprive them of light, including over-looking or over-shading of both windows and amenity space.

Note: This will vary depending on the character area as buildings within the Garstang Road Campus Developments character area for example, are of a much larger scale (mostly leisure / commercial building use) than the prevailing scale (mostly residential building use) of those in the other character areas.

Local best practice:

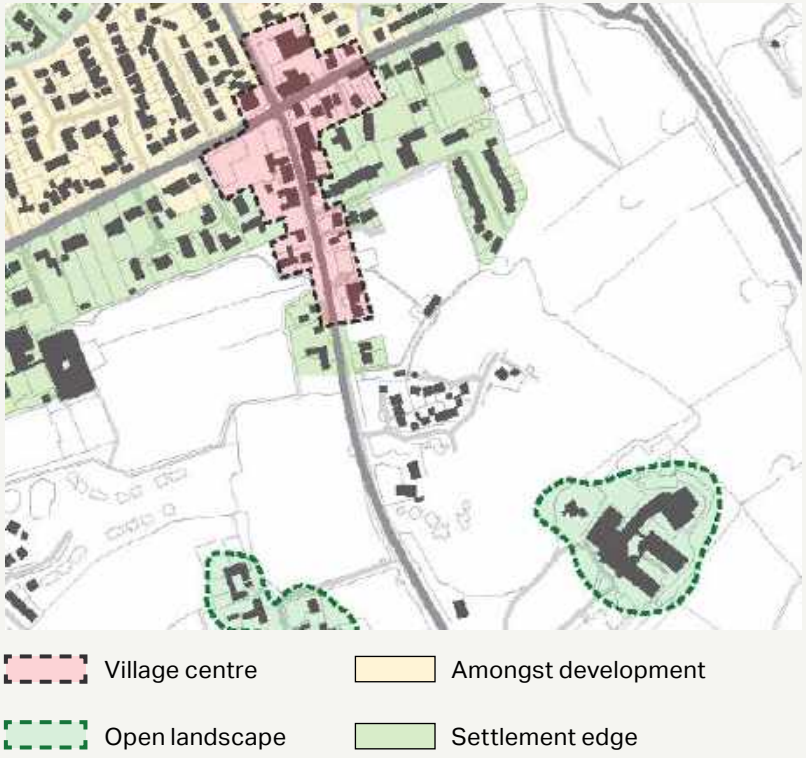
3-storey development in village centre is permissable due to higher density of development and proximity to local shops and services

1.5 storey dwelling with habitable roofspace

2.5 storey dwelling with habitable roofspace

Code C11 - Building height reflecting location: What is considered a sensible height for a building is also dependent on the location of the site within Broughton. There are generally four site contexts across Broughton that will appropriate building heights are informed by:

- Sites within the designated village centre boundary
- Sites surrounded by development on all sides
- Sites within 2 plots deep of the surrounding landscape
- Sites surrounded by landscape on all sides



Local best practice:

Parkstone Road - building heights varying between 1 and 1.5 storeys at the settlement edge of Broughton. Plots on the outer edge are well screened by mature planting bounding the adjacent fields as well as on-plot garden planting.

Broughton Village Centre - buildings height varying between 2 and 3 storeys.

1. Village centre - Sites located within Broughton's village centre boundary are suitable for building heights of up to 3 storeys. Settlement centres can achieve higher densities due to the value and limited supply of land within these areas.
2. Amongst development - These sites are surrounded by existing development, within typical residential housing estates that make up a majority of Broughton's built area. As mentioned in the previous code building heights in this area should be informed by the height of surrounding development (typically 1.5-2.5 storeys).
3. Settlement edge - Sites that have at least one side abutting the open landscape or sites within the outer 1-2 plots of a settlement should achieve storeys of no more than 1.5. They should also include appropriate levels of natural screening on the edge adjacent the landscape edge.
4. Open landscape - Sites abutted by landscape on all 4 sides should achieve storeys of no more than 1.5. They should also include appropriate levels of natural screening (i.e. trees and hedgerow) to mitigate its visual impact on the surrounding landscape character.

Code C12 - On-street parking: On-street parking is the only parking option for several dwellings within the Neighbourhood area. In order to reduce the visual impact of parked cars, on-street parking should be avoided in future development. Where on street parking is essential it should be broken up by landscaping and tree planting.

Code C13 - Front of dwelling driveway parking: Parking provided on driveways directly in front of dwellings should be restricted due to the visual impact that cars have on the street. Therefore, a maximum of 2 dwellings in a row will be permitted to provide parking in this way on main streets. On shorter, lower order streets within developments a shared surface street that is holistically designed as a parking court with landscaping could be acceptable.

Parking areas should be a minimum depth of 6m to allow movement around parked vehicles and also be well screened with hedgerows when providing parking space to the front of a dwelling.

Local best practice:

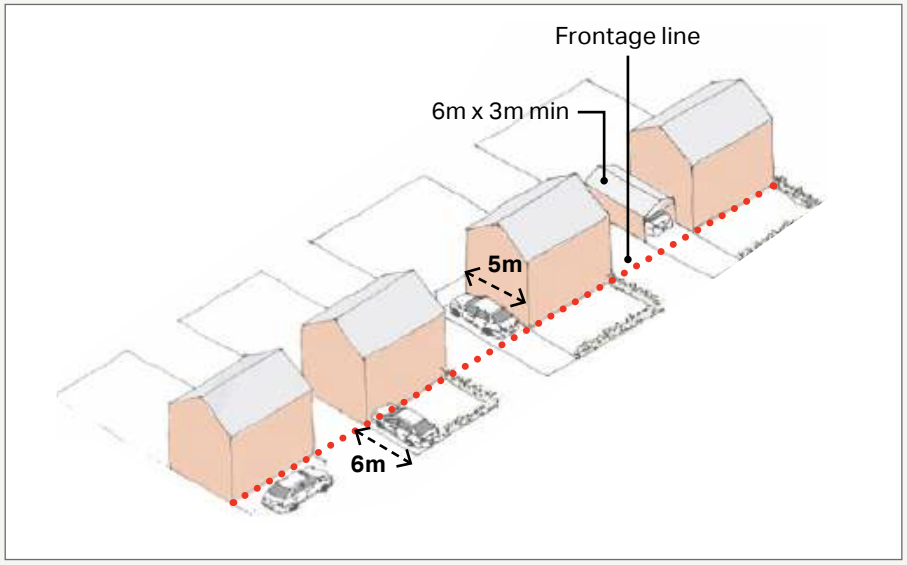
Side-of-dwelling parking mitigates reduces the visual impact of cars on building frontages

Code C14 - Side of dwelling driveway parking: Parking being provided on a driveway to the side of a dwelling should be of sufficient length (5m minimum) so that a car can park behind the frontage line of the dwelling.

This will reduce the visual impact that cars will have on the street scene. When parking is provided to the side of a dwelling a minimum front garden depth of 3m should be provided.

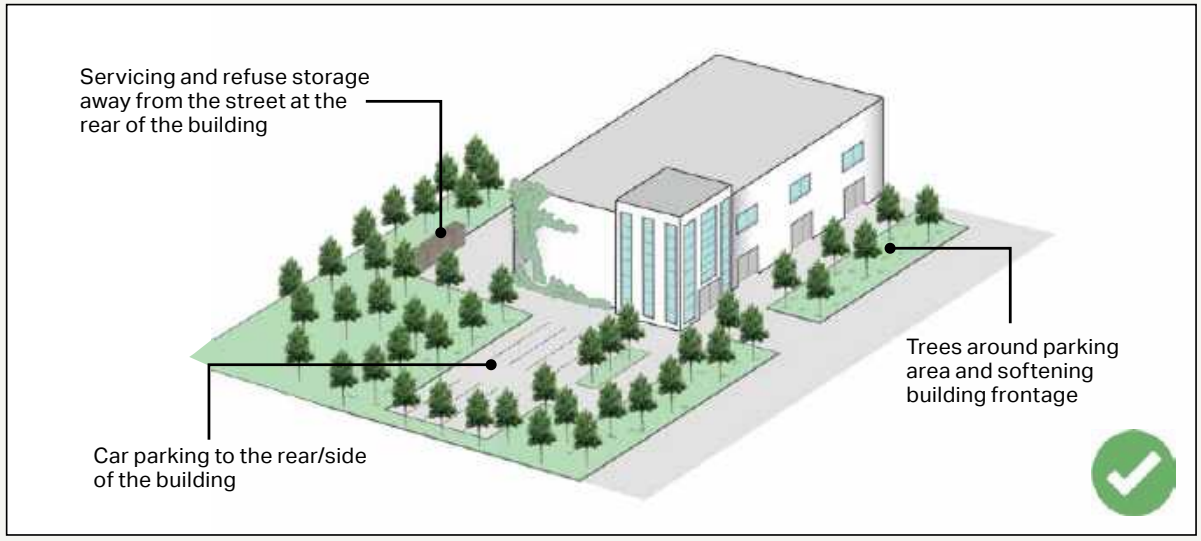
Code C15 - Garage parking: Parking being provided in a garage to the side of a dwelling should be set back from the frontage line of the dwelling to reduce the visual impact of cars on the street.

Garages should also provide sufficient room for cars to park inside them as well as provide some room for storage. The minimum internal dimensions of a garage should therefore be 6m x 3m.



Code C16 - Parking and servicing layout for non-residential buildings: Non-residential buildings requiring parking and servicing, particularly those located within the Garstang Road Campus Development character area, should adhere to the following:

- Locate landscaped parking and servicing areas to the rear or side where possible to avoid these areas dominating the street scene and/or the plot. Trees should be incorporated into parking areas.
- Within employment and commercial areas, areas of communal parking are encouraged to meet the demand from users of a number of buildings. Car parks should be designed with pedestrians and cyclists in mind, with clear, direct and safe routes separating them from vehicles and external lighting.
- Charging points for electric cars should be provided.
- Trees in parking areas will need high quality underground provision for roots to grow in order for them to survive and flourish.



Local best practice:

Preston Marriott Hotel - mature tree canopies heavily screening the large buildings found within the hotel campus

Brainkind Neurological Care Centre - car parking and servicing to the rear and attractive landscaped frontage

3.5 Sustainability and green infrastructure

TOPICS

- **Street trees**
- **Multifunctional green spaces**
- **Integration of sustainable technologies (i.e. EV charging, solar, heat pumps etc.)**

AIM

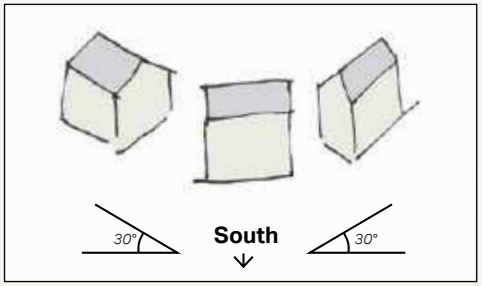
To provide high-quality, multifunctional green assets as well as embedding and integrating sustainable technologies into existing and new developments.

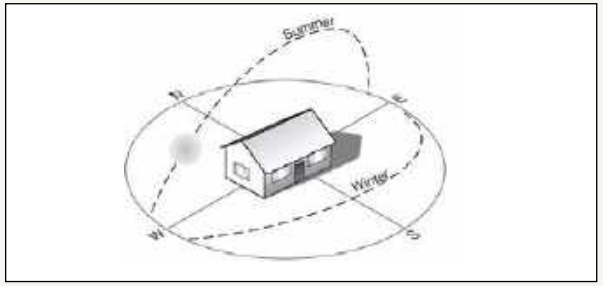
ISSUES

- Application of some sustainable technologies impacting the appearance of dwellings
- Lack of sustainable features or alternative energy sources within new development
- Retaining existing landscape features

Code D1 - Building orientation for passive solar gain and PV solar energy: The orientation of main building facades and roofscapes should address passive solar design principles to allow for efficient solar energy harvesting. This must of course be balanced with other siting needs and ability for buildings to knit into the village fabric to create a characterful pattern of streets and spaces. This will include using the following approaches:

- Ideally, one of the main glazed elevations of new dwellings should be oriented within 30° of south.
- Roof planes (long-axis) should be oriented within 30° of south to optimise the direction.
- Roof pitches should be angled at between 35 – 45° to optimise the solar angle.
- Street alignment can play a big part in determining plot and building alignment, longer east-west oriented streets naturally leads on to optimising main glazed elevations and roof alignments.





Note: Too much solar gain can be an issue for some building types with glazing and curtain walling, particularly for offices and schools. For example, highly glazed buildings are vulnerable to heat gain and it is necessary to moderate this. Residents need the benefit of natural ventilation and light to maintain comfortable working environments.

Code D2 – Multi-functional green infrastructure: Green infrastructure and open spaces are important within new development as they provide great benefits for active health and recreation, mental health and wellbeing and essential eco-system services such as drainage and shading that moderate and mitigate the effects of climate change.

The following approaches are key to design of green infrastructure within new development:

- Biodiversity - protect valuable natural assets within the neighbourhood area, halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people.
- Recreation - include natural play areas, trim-trails, sports pitches / courts, paths and cycle routes that can improve active infrastructure to create usable, healthy outdoor spaces.
- SuDS & swales - All development should incorporate sustainable drainage systems (ponds, swales and permeable hard landscape) to manage flooding, provide habitats for wildlife, filter pollutants and provide cooling effects.
- Tree planting - include compatible deciduous species around new and existing residential areas to provide shade in the summer but not block daylight in the winter. This will also help manage flood risk and provide habitat. Tree planting /and other types of planting help to manage heat stress. Green roofs and walls provide similar benefits whilst providing additional habitats.
- Integrate green assets, spaces and features into connected, multi-functional green networks that deliver multiple benefits. For example, line paths and streets that with trees, and includes Suds and swales, link them to green spaces and link these on the countryside. These become networks that support biodiversity and habitat connectivity at different scales, provide eco-system services (drainage, flood storage, shade) and they are often the most popular walking, promote active travel.

Local best practice:

Swale SUDS - providing flood mitigation, accessible green space and acting as natural buffer within a large housing estate

Drainage pond SUDS - providing landmark space, flood mitigation and an attractive natural feature of the housing estate

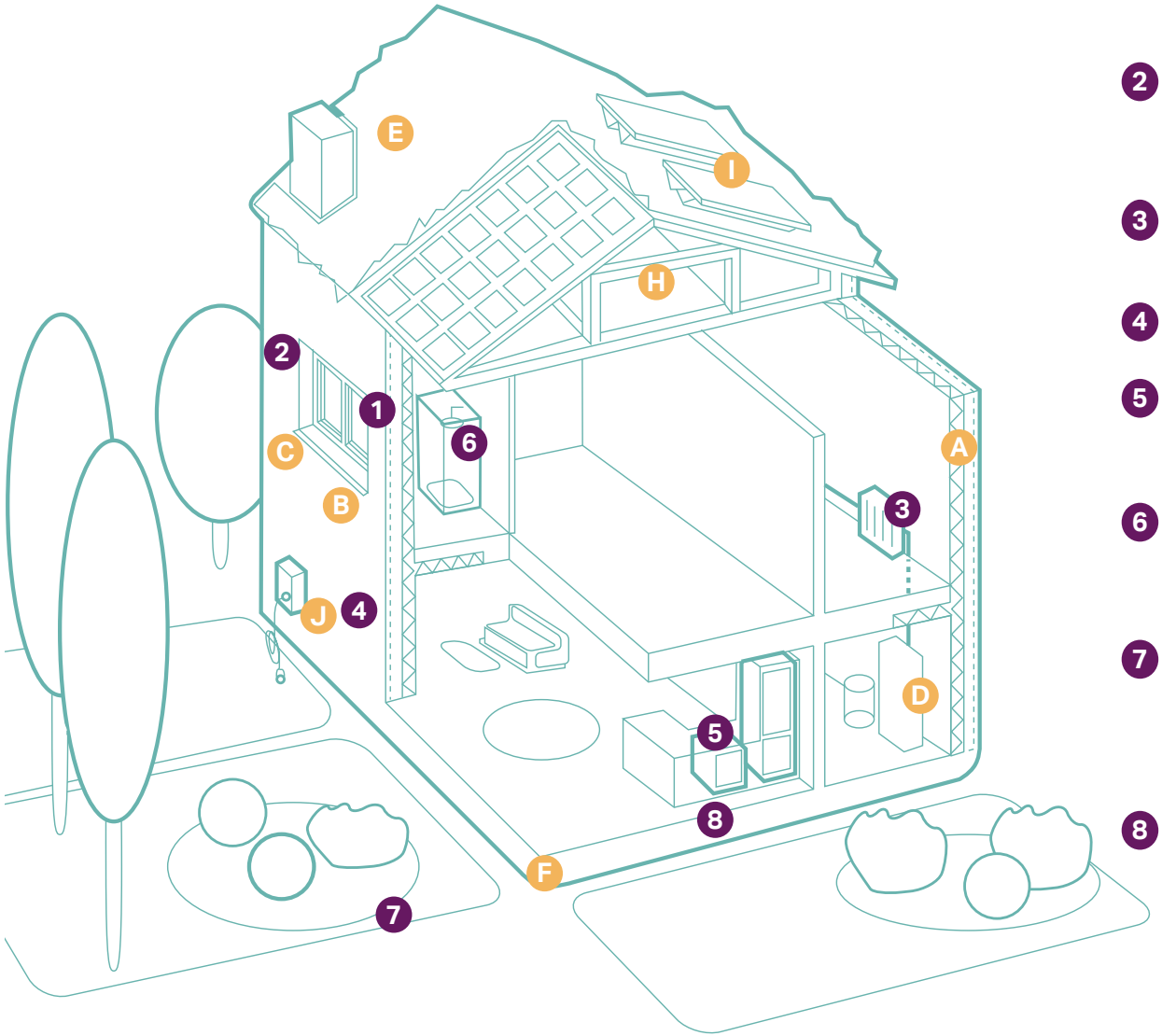
Code D3 - Integration of sustainable technologies: Climate change has created the imperative to decrease our carbon footprint to net-zero by providing innovative solutions to transportation (electrification) and the energy use of buildings. Sustainable design incorporates innovative practices at all scales of design to achieve less impactful development 'carbon footprints', whilst future proofing homes, settlements and natural environments from climate change. For all building stock to be carbon neutral by 2050, all new development need to be carbon neutral from now on so that they do not need costly retrofitting. It is paramount that new development addresses the Government's emerging Future Homes Standard to achieve this.

The following measures are important considerations for new development:

- On-plot renewables - maximise on-site renewable energy generation (solar, ground source, air source and wind driven), and on-site water reuse and management.
- Sensitively integrate heat pumps and other sustainable technologies into building and plot design.
- Passive design measures - Reducing energy demand further by employing passive design principles for homes is desirable and can make development more acceptable to the community (window orientation, solar gain, solar shading, increased insulation, ventilation with heat-recovery).
- Reducing use of imported natural resources whilst increasing utilisation of local resources and sustainable natural resources can help to achieve this.
- Provide electric vehicle charging points in new homes and maximise access to public transport.
- Incorporate domestic batteries (to store excess electricity) or other energy storage to enable intermittent renewable electricity supply (e.g. from solar panels) to be stored to match demand and maximise renewable energy potential. Grid balancing and managing periods when it is cold, not sunny and not windy is going to be a big challenge of the 2030s and something new homes should be adapted for.

Local best practice:

South facing PV solar panels on several recent development across Broughton



Existing homes

1. **Insulation** in lofts and walls (cavity and solid)
2. **Double or triple glazing with shading** (e.g. tinted window film, blinds, curtains and trees outside)
3. **Low- carbon heating** with heat pumps or connections to district heat network
4. **Draught proofing** of floors, walls, windows and doors
5. **Highly energy-efficient appliances** (e.g. A++ and A+++ rating)
6. **Highly waste- efficient devices** with low-flow showers and taps, insulated tanks and hot water thermostats
7. **Green space (e.g. gardens and trees)** to help reduce the risks and impacts of flooding and overheating
8. **Flood resilience and resistance** with removable air back covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors

Additional measures in new build homes

- A **High levels of airtightness**
- B **More fresh air** with mechanical ventilation and heat recovery, and passive cooling
- C **Triple glazed windows and external shading** especially on south and west faces
- D **Low-carbon heating**
- E **Water management and cooling** more ambitious water efficiency standards, green roofs and reflective walls
- F **Flood resilience and resistance** e.g. raised electrical, concrete floors and greening your garden
- H **Construction and site planning** timber frames, sustainable transport options (such as cycling)
- I **Solar panels**
- J **Electric car charging point**

Checklist

04

4. Checklist

This section sets out a general list of design considerations by topic for use as a quick reference guide

1

General design considerations for new development:

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Positively integrate energy efficient technologies;
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

2

Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

3 (continues)

Local green spaces, views & character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? I.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?

3

Local green spaces, views & character:

- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

4

Gateway and access features:

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

5 (continues)

Buildings layout and grouping:

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the villagescape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?

5

Buildings layout and grouping:

- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

6

Building line and boundary treatment:

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

7

Building heights and roof-line:

- What are the characteristics of the roof-line?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

8

Household extensions:

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in-situ to reduce waste and embodied carbon?

9

Building materials & surface treatment:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Does the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?

9

Building materials & surface treatment:

- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

10

Car parking:

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a bio-diverse roof in its design?

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