Lake District National Park Authority

Lake District Design Code
The Code

Adopted
March 2025

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Chapter 1
Introduction and Vision

What is the Lake District Design Code?

1.1 A design code sets out a number of specifications for new developments in a simple, concise and illustrated way that is specific to an area. The code will help deliver more beautiful and sustainable places that function well in terms of accessibility, energy efficiency, biodiversity and carbon neutrality, and provide guidance to homeowners, developers and the local community about what constitutes good design. You can use the design code to help design your development proposal by looking at the different sections of the Code. The Lake District Design Code supports the implementation of the Lake District Local Plan (Local Plan) Policy 05 Protecting the spectacular landscape, Policy 06 Design and Development and Policy 07 Historic Environment.

What is the purpose of the Design Code?

1.2 The Design Code provides clarity about what is meant by high quality locally distinctive design, in the context of Local Plan Policy 05 Protecting the Spectacular Landscape, Policy 06 Design and Development and Policy 07 Historic Environment.

1.3 The design of new development is more than how it looks: the size of buildings, and their materials, style and detailing. Design extends to how new development interacts with the landscape, nature, climate, hydrology and the historic environment, and how well it functions day to day: is it fit for purpose, well connected, safe, attractive and accessible? Will it reduce carbon emissions and adapt to a changing climate, while increasing biodiversity and access to nature?

1.4 The national and local planning policies that seek high quality design in new development mean 'design' in this broad sense rather than simply the appearance of new development. The National Design Guide identifies ten characteristics of good design.

The status of the Design Code

1.5 The Design Code is a Supplementary Planning Document (SPD) supporting the implementation of the Local Plan. This status means the code will be a material consideration in determining planning applications.

1.6 Detailed design codes have been developed specifically for the four most common types of planning application submitted to the Authority. These are small residential developments (up to 25 units), householder extensions, the conversion of existing buildings to residential use and shopfronts.

1.7 The vision for the Lake District Design Code is:

"Maintaining the strong tradition of buildings which respond to and are inspired by the internationally important landscape and historic environment of the Lake District; new development will enhance local distinctiveness, sense of place and respond to the climate emergency and biodiversity challenges of today."

How to use this Design Code

1.8 The Design Code covers the entire Lake District National Park and is applied to planning applications across the Lake District. Understanding context and character applies to all development proposals and is fundamental in ensuring new development is inspired by and contributes to local distinctiveness. It is also a useful reference point for development which falls under permitted development rights. Detailed design codes have been developed specifically for the four most common types of planning application submitted to the Authority. These are small residential developments (up to 25 units), householder extensions and the conversion of existing buildings to residential use and shopfronts.

Figure 1.1: The area covered by the Design Code

Lake District National Park boundary

Step 1: Choose the Type of Development

1.9 The code asks users to specify whether they want to:

- build one or more new houses;
- extend or alter an existing house / premises;
- convert an existing building to a house;
- replace or otherwise change a shopfront.

Step 2: Look at the checklist

1.10 Familiarise yourself with the checklist for your development type in order to understand the requirements for your development proposal.

Step 3: Understand the Context and Local Character

1.11 The content of this section is tailored to the type of development proposed and the validation requirements for that type of planning application.

1.12 All forms of development, need to be informed by a study of the site context and the historic environment, including any heritage assets. The scope and scale of the study should be proportionate to the type and scale of the proposed development. More about the context and character is available in the accompanying supporting information. The supporting information also signposts the code user to important information, including guidance and policy that is outside of the design code.

Step 4: Use the Detailed Design Code

1.13 The Design Code is structured so users are signposted to the sections of the code that apply to their proposed development. The code sets out *what* a design is to achieve and *how*. The code has been kept as brief as possible, so it reads as a clear set of requirements for new development to achieve.

Step 5: Complete the Checklist

1.14 The checklist is used to remind users of the code what aspects of design apply to their proposal. The same checklist will be used by the planning officer who assesses your application. The checklist is therefore a useful tool for applicants to make sure development proposals are compliant with our policies and this code.

Glossary

1.15 The glossary provides definitions and explanations of terms used in the Design Code.

Frequently Asked Questions

Will the code allow Innovative Design?

1.16 The natural environment and cultural values of the Lake District will continue to inspire innovation and creativity in the design of buildings and places. Designers will find new and original responses to the Lake District’s internationally significant landscape, and this is encouraged by

Local Plan Policy 06 Design and Development. The Design Code does not constrain or prevent the addition of further layers of interest and variety to the towns, villages and countryside of the Lake District. It requires all designers to understand the site and its context, including the historic environment. This should inspire innovative and creative architecture and landscape design, using natural local materials, to reflect local distinctiveness.

1.17 In most cases however, the aim of the designer is simply to ensure development is both functional and attractive, rather than innovative or cutting edge. These developments make up the majority of planning applications. The Design Code will ensure that the design of all new development reinforces the local character of the Lake District by providing a consistent method of assessing design quality.

Will my design be sustainable?

1.18 Developments that adopt the principles of this design code will be more sustainable. This design code explains how developments can incorporate energy efficiency measures, reuse building materials and improve biodiversity, to reduce carbon emissions and resource use. The scope and level of detail in the Design Code of has been informed by the National Design Guide and the National Model Design Code both of which provide a framework for creating healthy, safe, green environmentally responsive, sustainable and distinctive places.

How can I get help?

1.19 Planning advice can be found on the planning advice pages of the Lake District National Park Authority website. Additional Lake District National Park Authority Planning Guides provide guidance notes to help with your development proposal. The National Model Design Code reflects the government's priorities for good design and provides a common overarching framework for design. The National Design Guide (2019) also forms part of the government's planning guidance and illustrates how well-designed places can be achieved in practice.

Is good design affordable?

1.20 Good design does not have to cost more. The Design Code supports the economic viability of commissioning, purchasing and occupying new development by:

- Supporting environments that are more attractive, appealing, accessible and safe;
- Supporting development which reinforces the local distinctiveness of the Lake District;
- Advocating dwellings that are energy efficient and therefore cheaper to heat and light;
- Advising on how to reduce the resources used in construction such as energy and materials, through dwelling types, reusing building materials and minimising the extent of engineered street spaces;
- Advocating tried and tested building materials of known performance and durability;
- Providing more certainty about what will be acceptable, saving time and money;
- Sharing examples of good design in affordable housing schemes, and extensions;
- Supporting walking and cycling as viable alternatives to car use.

1.21 Each of these inherently increases the economic value of development. Rather than focusing on the very short-term costs of construction, the Design Code advocates a whole life cost of development being the key driver of design. The whole life cost of development encompasses its construction, occupation and adaptation for reuse (or demolition / disposal) of the development. The short-term construction costs ignore costs such as:

- Heating and lighting buildings that are poorly oriented to sunlight and/or have insufficient cooling;
- The heat lost through the additional external surfaces of detached dwellings;
- Replacing building components such as uPVC windows, gutters and cladding and fast-grown timber fences that inherently have a short lifespan;
- Retrofitting traffic calming and other safety measures to reduce vehicle speeds;
- Upgrading drainage capacity to cope with the increased runoff from hard surfaces and artificial lawns.

1.22 To give an example, imported slate may appear to offer an initial cost saving, but it is unlikely to last as long, may not weather in the same way as local slate and may result in more wastage when laying than local slate.

1.23 The whole life approach encourages a longer view to maximise energy efficiency, reduce carbon emissions long term and reduce resource use. A simple example would be using stone as a facing material: it has low embodied carbon and, if bedded in lime or earth, can be dismantled, cleaned and re-used or recycled in the future. This is preferable to zinc cladding, which is recyclable but has high embodied energy or uPVC cladding, which has high embodied energy and contains hazardous chemicals that must be dealt with at the end of its useful life. The whole life approach also supports the local circular economy, through adapting and reusing buildings and materials in the future.

1.24 The code also seeks to avoid the need for future costly, large scale, or emergency interventions by requiring each new development to play its part in supporting flood prevention though sustainable drainage, reducing energy consumption and achieving biodiversity net gain. These small incremental improvements are collectively far less costly to society than, for example, responding to repeat flooding or building more power plants.

Chapter 2
New Houses

This section of the code applies to new dwellings from a single new house up to 25 new dwellings. Developments of 25 or more dwellings will require a site-specific masterplan which addresses the National Model Design Code and the Lake District design code requirements and guidance.

Design information to submit with a planning application

2.1 The type and level of information to be submitted with a planning application depends on the nature and impacts of the application itself. The 'How to Apply' page of the our website provides guidance on what these different levels and types of information are, and when they are required.

2.2 All applicants should submit the Design Code checklist with the planning application.

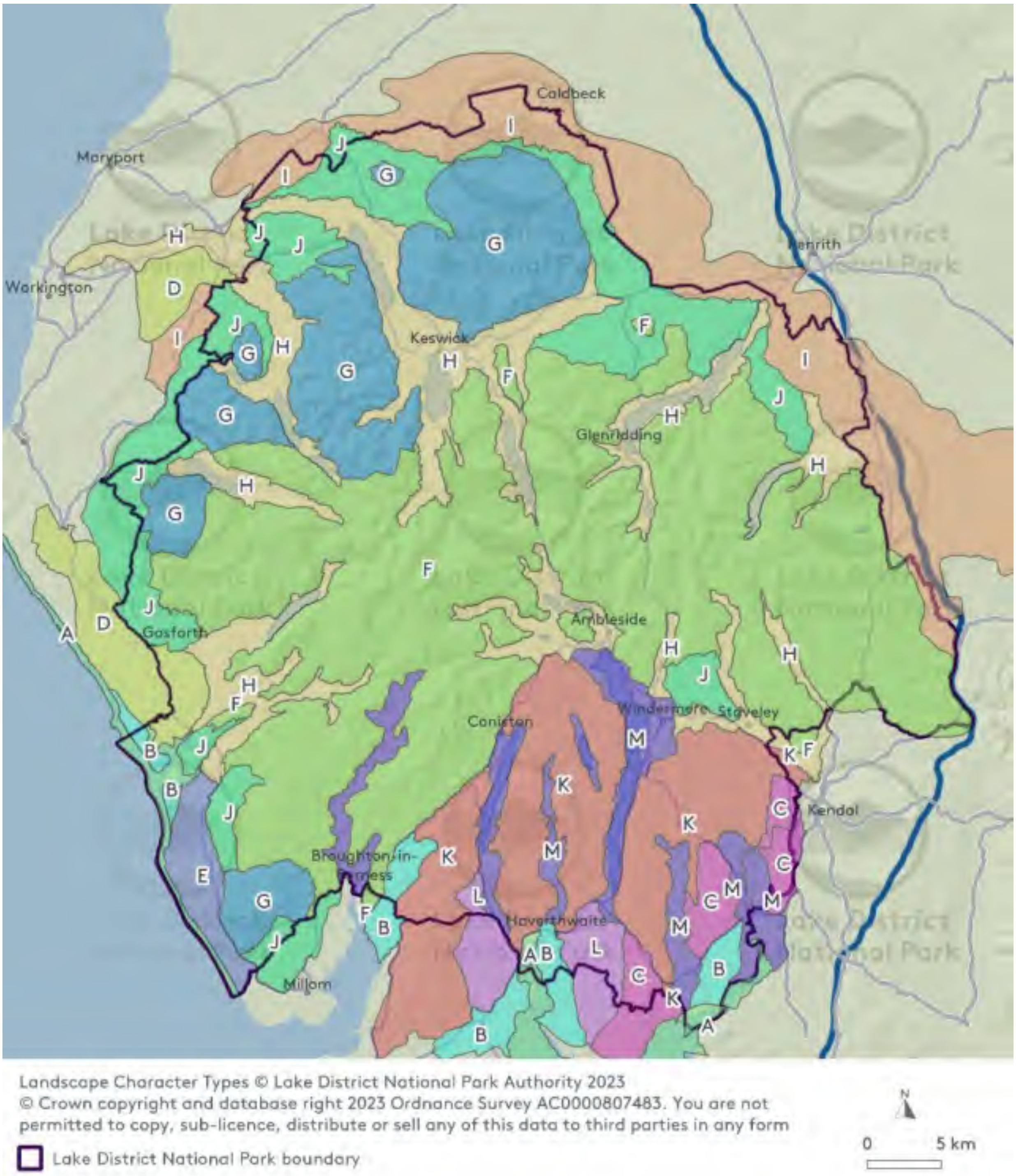
Understanding Context and Character

Character Types

2.3 Local character is derived from the interaction of many factors — built form, landscape, public spaces, history, nature, and cultural associations, and less tangible aspects like a sense of community. Understanding the physical, cultural and spiritual factors that shape place identity is a critical first step in the design of developments that preserve and enhance local character and make a positive contribution to placemaking.

Code

2.4 Heritage, design and access statements must refer to the Lake District National Park Landscape Character Assessment and identify the Landscape Character Type, Landscape Character Sub Type and Area of Distinctive Character in which the scheme is located. Once relevant character types and areas are determined, a review of the elements of character type can be carried out. The design of new development must be inspired by and respect landscape character as this will inform the location, layout and design of new development.



Lake District National Park boundary

Landscape Character Types Key

- A - Estuary and Marsh
- B - Coastal Margins
- C - Coastal Limestone
- D - Lowland
- E - Coastal Sandstone
- F - Rugged/Craggy Volcanic High Fell
- G - Rugged Angular Slate High Fell
- H - Upland Valley
- I - Upland Limestone Farmland
- J - High Fell Fringe
- K - Low Fell
- L - Low Fell Fringe
- M - Lowland Valley

Guidance

2.5 Use the Landscape Character Assessment to understand and inform your development proposal by considering:

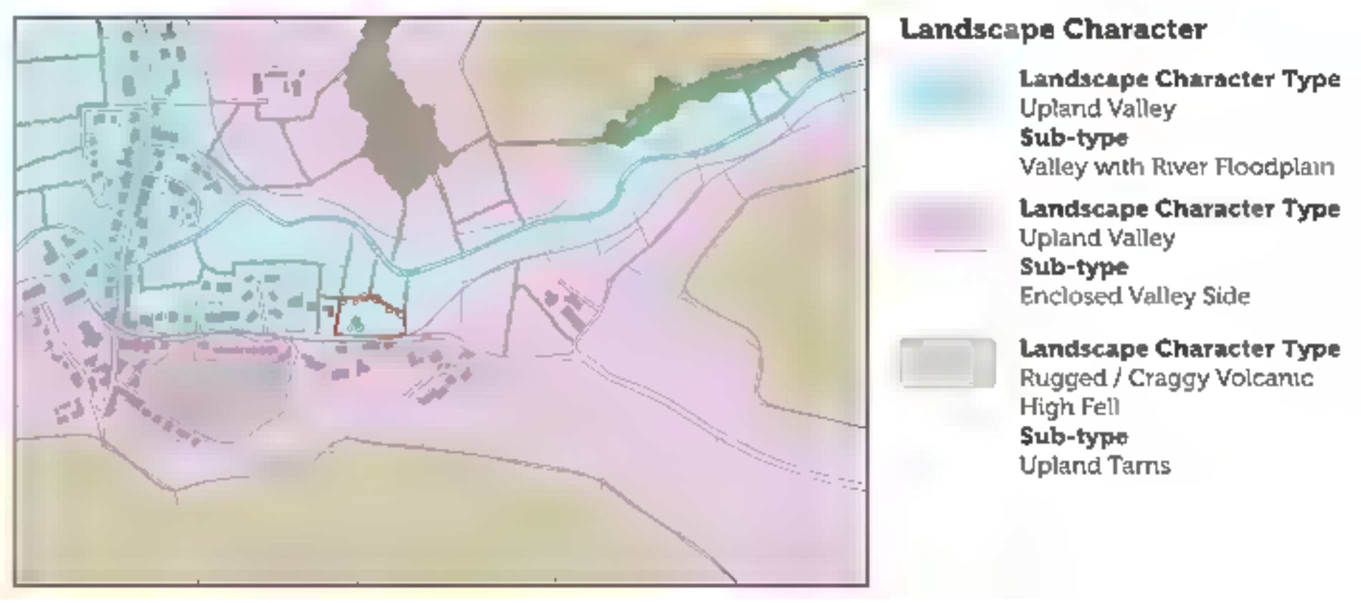
Landscape Character Type

- Definitive attributes;
- Physical character;
- Ecological character;
- Cultural and historical character;
- Development, settlement and building character;
- Current and future landscape changes and opportunities, particularly in relation to development;
- Guidelines for managing landscape change; and
- Landscape Character Sub Type (if applicable).

Area of Distinctive Character

- Distinctive characteristics;
- Local distinctiveness and sense of place;
- Landscape sensitivities;
- Forces for change; and
- Guidelines for managing landscape change.

2.6 The illustration below demonstrates how landscape character types may affect your development proposal:



Site Context and assessments

Designations

2.7 Applicants need to understand the purpose of designations and refer to relevant national and local policies to ensure developments protect the integrity of these sites.

Code
2.8 The heritage, design and access statement must identity whether the proposal falls within, or within the setting of, any other landscape, ecological, cultural and historic sites or designations.

Guidance

2.9 These designations can be seen on our website's interactive policies map. Applicants can also access interactive mapping through Defra's Magic website. It is good practice to include a Context Study and Site Assessment as part of the heritage, design and access statement. An example is provided in the site context illustration. The supporting information may help you prepare evidence to support the context study and site assessment.

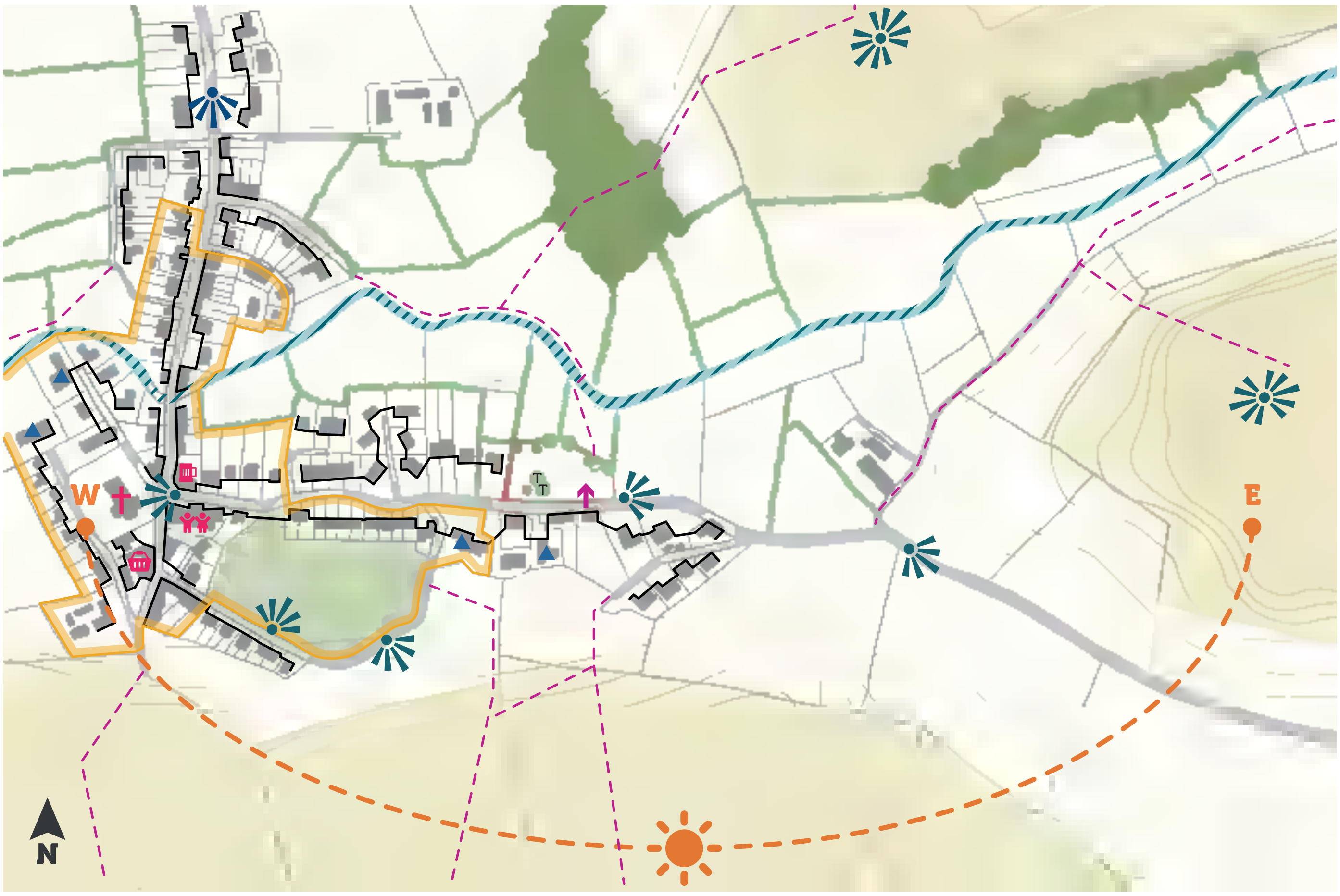
2.10 A Context Study and site assessment should include (as appropriate to the site and development):

Characteristic	Check
Context	
What is the Landscape Character Type / Area of Distinctive Character in which the scheme is located? (see C.1.i Character types, above)	
What is the topographical and geological character of the site and its surrounding area?	
What is the settlement character of the surrounding area? For example, rural, hamlet or rural village, large village, market town.	
What is the surrounding settlement pattern? For example, nucleated, linear (interrupted or continuous), dispersed or polyfocal.	
What are the characteristics of the local community? What are the local amenities and facilities, for example shops?	
How tranquil or busy is the place? Is it a focus for activity or an area of repose?	
How well-lit is the place? Does it have street lighting? What other forms of lighting are there? Is light pollution a problem?	
Movement	
What is the current network and hierarchy of streets surrounding the scheme and how do these influence the character of the site?	
What are the current public transport provisions within the surrounding area?	
What are the current walking and cycling provisions within the surrounding area?	
Nature	

What are the current landscape and natural features within the surrounding area? This can range from trees and hedges on neighbouring properties to green spaces, lakes, woodlands and high fells within the surrounding area.	
Are there any priority habitats and species (national or local) or designated ecological sites within the surrounding area?	
What is the current provision of open space within the area?	
What are the current water features within the surrounding area, including coastline, lakes, rivers, streams, ponds and other water features?	
What is the flood risk, including groundwater, fluvial, marine and surface water, of the surrounding area?	
What mitigation measures are being deployed to prevent and minimise the risk of flooding?	
Built Form	
What is the current density, urban grain and plot ratio of built form in the surrounding area? What building types are most common, for example detached, semi-detached, terraced etc.?	
How are boundaries treated within the surrounding area? For example, dry stone walls, hedges, fences etc. Are any of these boundary treatments unsuccessful?	
What are the current building lines of surrounding settlement? Are they uniform or staggered?	
Do building frontages define the building line or are front gardens present?	
What is the surrounding roofscape of surrounding settlement, including rooflines?	
What are typical building heights within the surrounding area?	
Identity	
Are there any notable local buildings or landmarks within the surrounding area?	
Are there any notable views or vistas within the surrounding area? Are there any notable views into and out of the site?	
What is the current visual amenity of the surrounding area, i.e., the views and surroundings which create the backdrop to the area?	
What is the local building vernacular?	
What architectural details are common within the area? What is the proportion of these features?	
What buildings materials are common, both for walls and roofs, within the surrounding area? Are there any local variations in colours, textures, shapes and patterns?	
Public Space	

What are the different streets and character types of streets within the surrounding area? For example, village lane, market town high street, alleyway, back street, cul-de-sac etc.	
What is the level of enclosure along surrounding streets?	
Are there opportunities for social interaction or meeting places nearby? For example, villages greens or town squares.	
Is there greenspace or greenery within the public realm? Does it have any value in terms of pollinators, wildlife, amenity or absorbing water or sound?	
Are street trees a common occurrence within the surrounding area? If so, what form and species exist?	
Use	
What is the current function of the site within the settlement or wider context? What are the current land uses both on and adjacent to the site?	
Other Considerations	
Access points – How do access points relate to surrounding movement patterns, including by foot, bike and vehicle? Are there any rights of way through the site?	
Landscape & ecology – Are there any existing natural features on site, for example trees, hedgerows, watercourses, ponds, other significant habitat? What is the boundary treatment of the site? How can these features be retained or enhanced? Are there any Tree Preservation Orders on site?	
Topography – How does topography influence the layout of the site, drainage and both inward and outward views?	
Drainage – How well does the site drain and can this provide an opportunity for SuDS and wildlife? Does the site adjoin a watercourse? Is the site prone to flooding?	
Existing structures – Are there any existing structures on the site and what is the historic value of these structures? Are there opportunities to retain these structures or re-purpose materials? If demolition is required what is the reason for this?	
Existing utilities – Are there existing utilities on site that will need to be considered in site layout?	
Ground conditions – What is the geology of the site and is it permeable? What were previous land uses on the site? Is there the potential for contaminated land? Is the site likely to be of archaeological interest?	
Noise & air quality – Is there the potential for noise and air pollution to affect future occupiers of the site?	
Orientation – How does the path of the sun affect conditions on site and outward views? What is the existing microclimate on the site? Is there an opportunity to accommodate solar panels on the site to generate renewable electricity?	

Site Context



Context Study

- Site of Special Scientific Interest
- Open Access Land
- Ancient Woodland
- Public open space
- Conservation Area
- Building line
- Public Right of Way
- Panoramic viewpoint
- Locally important view
- Primary school
- Church / landmark
- Shop / local centre
- Public house
- Listed Building

Site assessment

- Site boundary
- Tree Preservation Order
- Existing tree
- Existing pond
- Existing hedgerow
- Existing access
- Sun path

Examples of different character types and site context

The meeting of two landscape character types, 'Upland Valley' and 'Rugged / Craggy Volcanic High Fell', at Hartsop. Located within the Ullswater Valley, Hartsop is situated at the interface of three landscape character sub-types, 'Enclosed Valley Side', 'Valley with River Floodplain', and 'Valley with Lake'. Hartsop also falls within the 'Brother's Water and Hartsop' area of distinctive character.

The coastal village of Ravenglass is located within the 'High Fell Fringe' landscape character type. The village overlooks the 'Estuary and Marsh' landscape character type, which also falls under the 'Intertidal Flats' landscape character sub-type. The village also falls within the 'Ravenglass and Bootle' area of distinctive character.

Surrounding fells create a backdrop in views towards houses. The sheer scale of this topography offers a contrast to the scale of built form and creates an abundance of vertical elements in views, creating a sense of enclosure when experienced from the valley floor.

Out on the coastal plain, built form is located on flat and low-lying topography. Vast skies form a backdrop in views towards houses and contribute towards a great sense of openness.


Snow-topped fells create a distinctive backdrop to new development in Grasmere, which nestles into the surrounding landscape.


The elevated position of St Michael and All Angels Church creates a distinctive local landmark in views across the nucleated village of Hawkshead.


Existing public transport connections along the B5289 in Borrowdale.


Relationship of new and existing development with the River Kent in Staveley.


A varied and irregular building line, Hawkshead


Mature trees help to integrate the street with the surrounding landscape. Varied building lines, front gardens, boundary treatments, street form and green infrastructure help to create a more diverse and interesting streetscape.


A mixture of drystone walls, copses and hedgerows bound pastoral fields to the south of Coniston.

2.11 A townscape assessment can also help inform the site context. The numbers on the townscape assessment illustration correspond with the images below.

Townscape Assessment

1. The lane has soft verges and is well-enclosed by buildings and drystone walls. The siting of the buildings gives an informal character.

2. The land widens out and is enclosed by buildings set at different angles.

1. A street tree provides a landmark, and the street space continues to be well enclosed, reducing traffic speeds.

2. Boundaries and vegetation occupy the break in the building line.

3. The different building angles, heights, materials, orientations and designs of buildings give an organic character.

4. The tight enclosure of the lane naturally slows traffic speeds and makes the view more interesting.

5. The character changes to a more regular line of detached houses but the street retains stone boundaries and a soft verge.

6. The linear character of the space continues, and informal parking spaces provide flexibility.

7. Turning around and looking back, the street has changed to having a regular building line.

8. The house type changes to mainly semi-detached houses. The density has increased, but the lane still has a linear and informal character.

9. Passing the last house, the rural lane character immediately resumes.

Historic Assessment

Code

2.12 The applicant must consider how the proposal fits into the existing historic landscape setting. This will include not only consideration of visual intrusion and impacts but also any effects of contextual relationships, such as the link between a village and its medieval field system.

Guidance

2.13 The heritage, design and access statement should include a historic character assessment that clearly demonstrates how the proposal responds to the existing neighbourhood and wider natural and cultural landscape of the area. The degree of detail and complexity of this will be proportionate to the size of the development and sensitivity of the site.

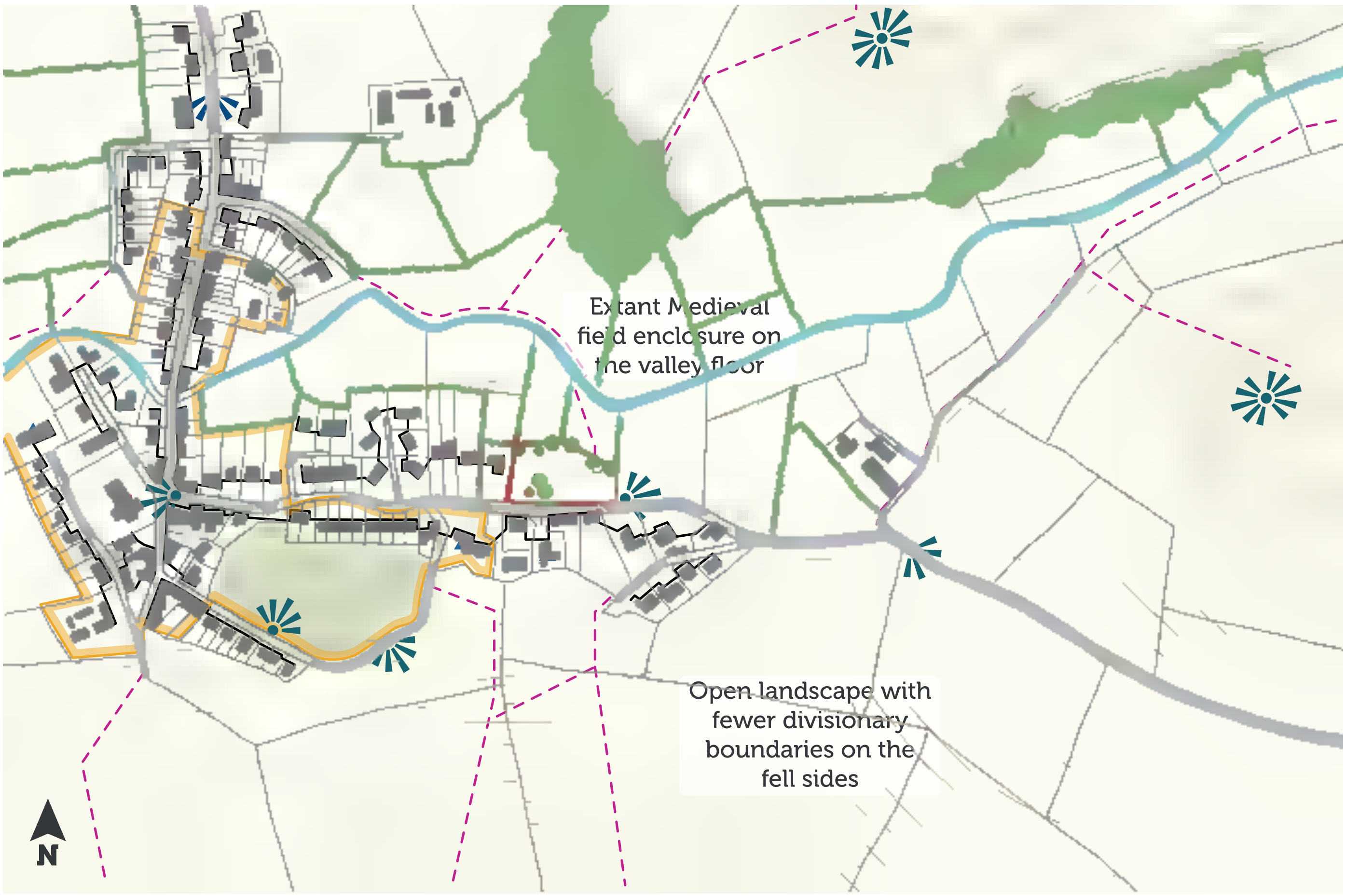
2.14 At the end of the process the applicant will be able to demonstrate how their proposal actively responds to the distinctive character and identity of an area and has been influenced by local building materials, scale and form, vernacular traditions and settlement pattern.

2.15 If the site is in an area covered by a Neighbourhood Plan or Conservation Area Management Plan in place, the proposed development should respond to any relevant design considerations provided in these documents. See Understanding Place: Historic Area Assessments (2017) for further guidance.

2.16 The example Historic Character Assessment illustration shows what a typical assessment would include:

- A discussion on location and landscape setting
- Historic layout and street pattern – how the area has changed over time based on historic map analysis
- Influence of local geology and topography e.g., agricultural practices, building material, settlement location
- How the settlement relates to the surrounding countryside e.g., fields, back plots, access routes
- Roads, railways and other communication routes
- Built form and changes in architectural style over time
- Existing and historic views and vistas, especially leading in or out of a settlement
- Building materials and detailing
- Open spaces, landscapes and trees
- Public realm areas – including street furniture, lighting, boundary walls
- Local landmarks
- Intangible elements which contribute to the areas ‘sense of place’ like a noisy marketplace or serene churchyard

Historic Assessment



Historic Assessment

Conservation Area
Building line
Public Right of Way
Church / landmark
Listed Building
Locally important view
Tree Preservation Order
Mature hedgerow
Dry stone wall

Heritage Assets

Code

2.17 New development must consider potential impacts on heritage assets (both designated and non-designated). This should be conducted early in the development process to inform overall design and identify possible constraints.

2.18 The heritage, design and access statement must clearly demonstrate an understanding of the significance and setting of any heritage assets affected by the proposal. Potential impacts (both direct and indirect) on that significance must be reviewed.

Guidance

2.19 The degree of detail and complexity of this assessment will depend on the size of the development and sensitivity of the site. However, it should be suitable to enable an informed planning decision and not be simply a list of sites and features.

2.20 The assessment should include:

- Designated heritage assets: Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Parks and Gardens, etc. (details can be found on the National Heritage List for England, the Local Plan interactive map and the World Heritage Site website);
- Non-designated heritage assets – properties on the local list, archaeological sites, boundaries, historic street furniture, milestones, etc. (details can be found on the Historic Environment Record (HER));
- The potential for any heritage assets not yet recorded, included below ground archaeology;
- Discussion on how the development will affect the setting of a heritage asset must be included. This goes beyond a consideration of purely visual impacts to look at how change effects the way an asset is understood and experienced e.g., impact of increased traffic on the peace and quiet of a churchyard, or the design of a farm conversion on the agricultural identity of a farmstead or hamlet.

2.21 See our guidance on Heritage Assessment and Information Requirements (2018) and Historic England's Statements of Heritage Significance guidance for further information.

Built Form

Density

Guidance

2.22 The illustration can be used to guide the built form of houses to ensure appropriate density and efficient use of land.

Efficient use of land

1 New housing developments should make efficient use of available land by:

- 1a Reducing the space reserved for road vehicles (highways, drives, parking) to a safe minimum.
- 1b Increasing density of homes around shops, services and public transport nodes.
- Making best use of space above shops and other commercial premises.

2 The densities should be adjusted in order to:

- 2a Maintain the character of the area .
- 2b Re-use existing buildings
- 2c Increase distances between buildings due to the sloping topography of the site.
- 2d Retain or strengthen the presence of trees, hedges or other important planting.
- 2e Retain or create amenity or open space that improves the overall quality of the design.
- Provide SUDS or other flood prevention / attenuation measures.
- Provide solar gain.

3 The context and character of the site must inform whether new buildings join, and the design of joined dwellings. For example, in response to composed or uniform terraces, or irregular organically developed terraces, detached or semi-detached villas or farmsteads. These can be divided to form smaller dwellings.

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- Provide SUDS or other flood prevention / attenuation measures
- Provide solar gain

Efficient Land Use

2.25 The prevailing density and character of the site should be identified through the site context assessment and used to inform the design of new development.

2.26 The context assessment should inform the density of a proposed development. However, higher densities will be considered where:

- There is good access to local shops and services
- There is good public transport and active travel infrastructure
- It enables the delivery of non-market housing such as affordable or social housing.
- It enables the sustainable re-use of historic buildings and site layouts.

Whether Buildings Join

2.27 The context and character of the site must inform whether new buildings join, and the form and design of joined dwellings. For example, in response to composed or uniform terraces, or irregular organically developed terraces, detached or semi-detached villas or farmsteads. These can be divided to form smaller dwellings.

2.28 In terms of embodied energy, the joining of dwellings or buildings uses fewer resources in terms of structures, walling and facing materials. Terraced dwellings use less embodied energy to build than semi-detached houses of the same size, and semi-detached houses require fewer resources to build than detached house of the same size. The dwelling types that are more efficient in terms of their embodied energy and the efficiency of construction also make efficient use of land as required by Policy 02 Spatial Strategy. Consequently, joining houses in rows or clusters is encouraged as it is more resource and land efficient. Joining buildings also reflects the vernacular of the Lake District: neighbouring houses often share load-bearing walls, as do houses and their outbuildings and farmhouses and farm buildings.

The compactness of Lake District villages and hamlets is often a key part of their character. Hawkshead.

The close grouping of houses and terraces allows for the provision of a meaningful area of amenity landscaping. Hawksgarth, Hawkshead.

Buildings can join on one or more sides to create enclosed spaces such as this small square. Hawkshead.

Some parishes are characterised by dispersed built forms. Borrowdale.

Detached houses with generous soft landscaping to all sides is a characteristic of the few suburbs in the Lake District. Windermere.

High density can look calm if space is given to gardens and soft landscaping rather than cars. Hawksgarth, Hawkshead.

In this development, two apartments have been disguised as a small, detached cottage. Hawkshead.

Buildings can join to differing degrees and be set at different orientations rather than have basic plan forms. Hawkshead.

By joining up the houses in short terraces and semi-detached pairs, this development avoids sprawling and so sits better in the landscape.

The terrace on the right is a single build but slight variations in the building line give an organic rather than an urban character.

Building Types and Forms

Code

2.29 Applicants must identify the urban grain of the area surrounding their site.

Guidance

2.30 Urban grain is the street pattern, block size and building pattern in a settlement.

2.31 The grain of an area will vary depending on the type of settlement, location within the settlement and historic origins. Traditional street patterns should be maintained and reinforced by new development.

2.32 New development should 'knit into' the existing urban grain by respecting its character. Specifically:

- Finer urban grains of smaller building footprints and higher densities should be reserved for infill development within town centres and villages with existing fine grain.

- Looser urban grains with larger gaps between dwellings should be used in suburban and settlement edge locations.
- Scattered urban grains should be used where large plots and relaxed patterns persist.

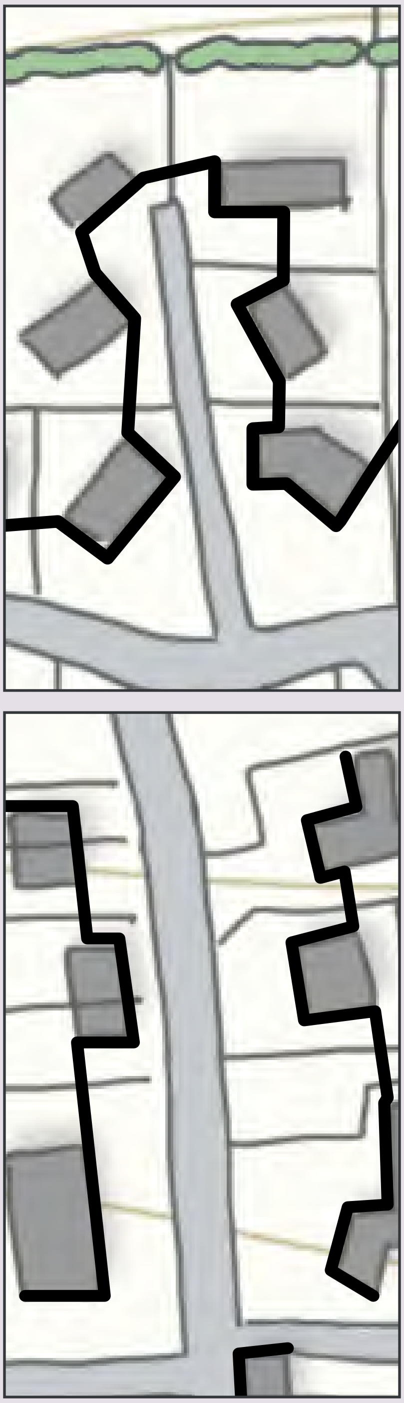
2.33 Exceptions: Coarser grains with larger plots and large footprint dwellings will not deliver in terms of housing numbers and will not provide the same variety and visual interest that a larger number of smaller buildings (a finer grain) will create. Some looser grain suburban characteristics, such as winding cul-de-sacs, will erode the distinctive grain of urban and rural areas.

2.34 Where possible, new development should repair the prevailing urban grain where it has been lost, for example by filling in gap sites or replacing out of scale buildings and plots with finer grain development.

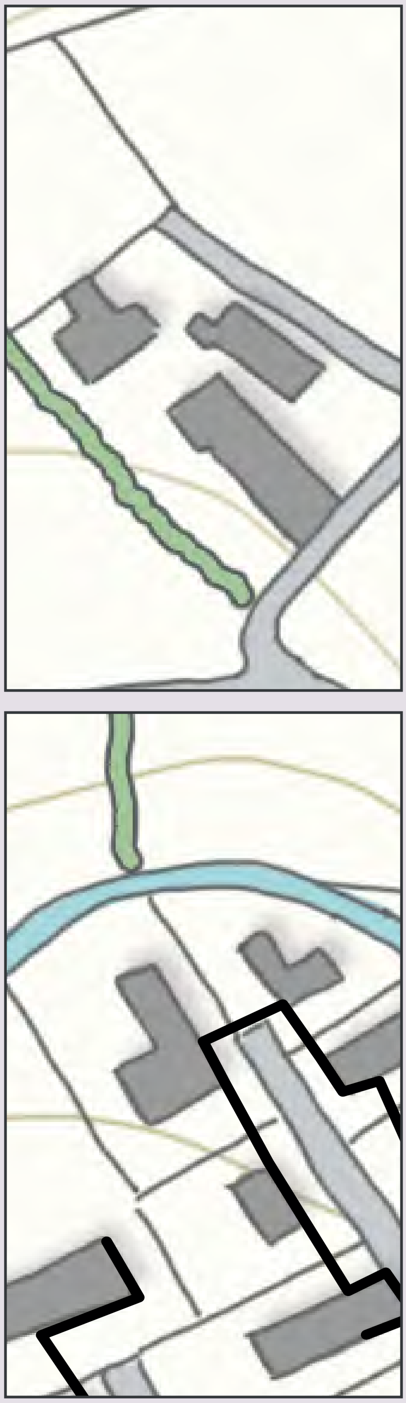
2.35 Additional guidance about identifying building types and forms can be found in the National Design Guide. Building for a Healthy Life provides guidance on how to apply best practice when designing various urban grains.

Built form: Grain

1 **Finer** urban grains



2 **Looser** urban grains



3 **Scattered** urban grains

- Applicants must identify the urban grain of the area surrounding their site.

- Urban grain is the street pattern, block size and building pattern in a settlement. The grain of an area will vary depending on the type of settlement, location within the settlement and historic origins. Traditional street patterns should be maintained and reinforced by new development.

- New development should 'knit into' the existing urban grain by respecting its character. Specifically:

  1. Finer urban grains of smaller building footprints and higher densities should generally be reserved for infill development within town centres and villages with existing fine grain.
  2. Looser urban grains with larger gaps between dwellings should be used in suburban and settlement edge locations.
  3. Scattered urban grains should be used where large plots and relaxed patterns persist.

- Where possible, new development is to repair the prevailing urban grain where it has been lost, for example by filling in gap sites or replacing out of scale buildings and plots with finer grain development.

- Additional guidance about identifying building types and forms can be found in the National Design Guide. Building for a Healthy Life provides guidance on how to apply best practice when designing various urban grains.


Farmsteads are a key landscape feature of the National Park. This example is a lowland farm near Staveley.


The closeness of farmstead buildings contrasts with the openness of the countryside.


Suburban areas tend to have a uniform grain and consistent building types. Keswick.


Terraced streets also have a uniform grain: long terraces composed of small units. Keswick.


Terraced streets are a classic example of houses forming blocks. Keswick.


The different house types all face the street, creating a ‘block’. Hawkshead.

In places where entire streets are planned, houses present active frontages to the street while private rear gardens are hidden. Coniston

Houses and flats new and old, all built on a consistent grain. Staveley

Active Frontage

Code

2.36 To achieve the safety and security benefits of active frontages new development must incorporate: windows to principal rooms such as living rooms or bedrooms or secondary rooms such as kitchens, studies or home offices facing the street and the principal approach to the building. Main entrances to buildings that face the street or principal approach.

Accessibility

Code

2.37 Applications for new dwellings, including conversions and adaptations, must demonstrate that the practical guidance in Part M Volume 1 of the Building Regulations has informed the design.

Housing for All

Guidance

2.38 Where there is a mix of housing ownership and tenures in a development, there should be no visual distinction between the tenures by virtue of their appearance or location on the site.

Mix of uses

Guidance

2.39 In mixed use developments, the function and use of each element should be clear from its design, including which areas are public and private.

Building Line

Code

2.40 Based on the site context and historic environment assessments:

- New development should reinforce the level of enclosure along the existing space or street.

- The set-back distance(s) of new development must respond positively to the uniformity or variance of the building line that it forms part of.
- New development must reinforce the prevailing degree to which plot widths are occupied by buildings in the site's context.

2.41 Where new set-back zones are created, these must consist of front gardens and vegetation that can help to soften new development, as opposed to hard landscaping or spaces for car parking.

Guidance

2.42 Unless the established character of set back zones is open plan (i.e., lacking front boundaries) set back zones should be enclosed by low boundary features no more than one metre in height. The sensitive integration of cycle parking and bin storage can also positively contribute towards the character of the set back zone.

2.43 Exceptions can be applied to deviate from the common building line and level of enclosure where there is good reason to align with best practice design, for example:

- Where a mature tree interrupts the existing building line;
- Where a new public space is created;
- Where emphasis of marker buildings is desired at key intersections and gateways;
- Where the setting of a listed or locally important building should be preserved; or
- Where a key view is to be framed and celebrated.

Any infill development along high streets or main streets where plot widths are fully occupied with buildings with a uniform set-back must mimic the existing building line and mix of active frontages.

Towards the settlement edge, building lines become more organic and set-back increases, therefore, new development can explore more varied responses to building lines. However, the reasoning for deviations and the function of the subsequent spaces must be clearly defined.

This strong building line has a little variation. It provides a decisive edge to the streetscene. Hawkshead

Buildings and hedges create parallel edges to the street. Ambleside.

Within historic cores where irregular geometric building lines prevail with staggered set-back, new development should mirror the pattern and knit into the common building line.

On both sides of this street, irregular building lines are formed by the different set backs and angles of the buildings. Hawkshead.


Within rural situations, fragmented and diverse building lines are common. New development should contribute towards this diverse character and the intimate spaces which a staggered building line can create.


Close building lines can slow traffic and create attractive vistas. Rosthwaite.


A staggered building line gives an informal character to the street. Glenridding.


The setback distances vary, but this street nonetheless has strong building lines. Glenridding.


Mature rows of hedgerow trees and street trees help to soften settlement edges in both proximity and distant views.


When streets and rooflines follow topography, it can help to integrate development into the surrounding landscape. Dry stone walls and front gardens can also help to soften the settlement edge whilst giving it rural characteristics.


A variety of dry stone walling, hedges, and some post and wire fencing can create an attractive settlement edge with rural characteristics. This is particularly successful when accompanied with green front gardens.


Post and wire fences, although rural in nature, can produce abrupt settlement edges when not accompanied with ample greenery. Dry stone walls or hedges would be preferable boundary treatments.

Height of buildings

Code

2.44 The height of new buildings must be informed by the context assessment and historic environment assessment, which will identify the prevailing building height(s) and the variety of building heights in the site's context.

Guidance

2.45 In determining the height of new development based upon the site's context:

- Particular attention must be paid to eaves heights, as well as overall building heights, of the site's context.
- Features such as the chimneys, aerials or masts must not be factored into the assessment of building height.
- The uniformity or variety of building heights should inform the height of new or extended buildings.
- Atypical landmark buildings such as church towers or hotels should be excluded from the assessment.
- Particular attention should be paid to whether existing buildings are built into the hillside or otherwise respond to the topography.

2.46 Acceptable exceptions to the prevailing building height of the site will include circumstances where:

- Particular dwelling types are required, such as bungalows.
- There are landscape or townscape benefits in providing an assertive settlement edge or waterside frontage.

Framing the view and building design

1 The height of new buildings must be informed by the context assessment and historic environment assessment, which will identify the prevailing building height(s) and the variety of building heights in the site's context.

2 In determining the height of new development based upon the site's context

- 2a Particular attention must be paid to eaves heights, as well as overall building heights, of the site's context.
- 2b Features such as the chimneys, aerials or masts must not be factored into the assessment of building height.
- 2c The uniformity or variety of building heights should inform the height of new or extended buildings.
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3 Acceptable exceptions to the prevailing building height of the site will include circumstances where:

- 3a Particular dwelling types are required, such as bungalows.
- There are landscape or townscape benefits in providing an assertive settlement edge or waterside frontage.

The buildings are all 2 or 2.5 storeys in height, but the differences in height and roof form create visual interest. Ambleside.

This broad and tall building is built into the hillside, disguising its scale except from the street. Ambleside.

Low-lying buildings are less dominant, allowing the landscape and tree canopies to dominate. Windermere.

Particular attention should be paid to the overall and eaves heights of new buildings in areas of distinctive landscape character.

Identity

Local character and settlement pattern

Code

2.47 The applicant must demonstrate and clearly articulate how the proposed development respects or enhances local character and distinctiveness. This must be informed by an understanding of the site context, including any historic character assessment required to support the application.

Guidance

2.48 Local character is derived from the interaction of many factors — built form, landscape, public spaces, history, nature, and cultural associations, as well as less tangible aspects like a sense of community.

2.49 Development should respond to and complement existing patterns of settlement type and layout (see Supporting Information for Information on Lake District settlement forms). In most cases these elements have developed over centuries and are an important part of the historic character of a place. The reasons for any deviation away from the existing historic pattern should be explained, together with active measures towards good placemaking.

Design of Buildings

Building type, form and detailing

Code
2.50 The type, form and composition of new buildings must be rooted in local character. The design of developments must reflect the local vernacular architecture and traditions. Vernacular design is architecture based on local materials and traditions (where buildings were designed to meet functional needs).

Guidance

2.51 Vernacular architecture varies across the Lake District in response to changes in the underlying geology, that influences not only the choice of local building material, but also built forms and methods of construction.

2.52 Information on common vernacular forms, and their distribution across the Lake District, can be found in the Supporting Information. Each settlement has a distinct architectural tradition depending on several factors, but common characteristics are:

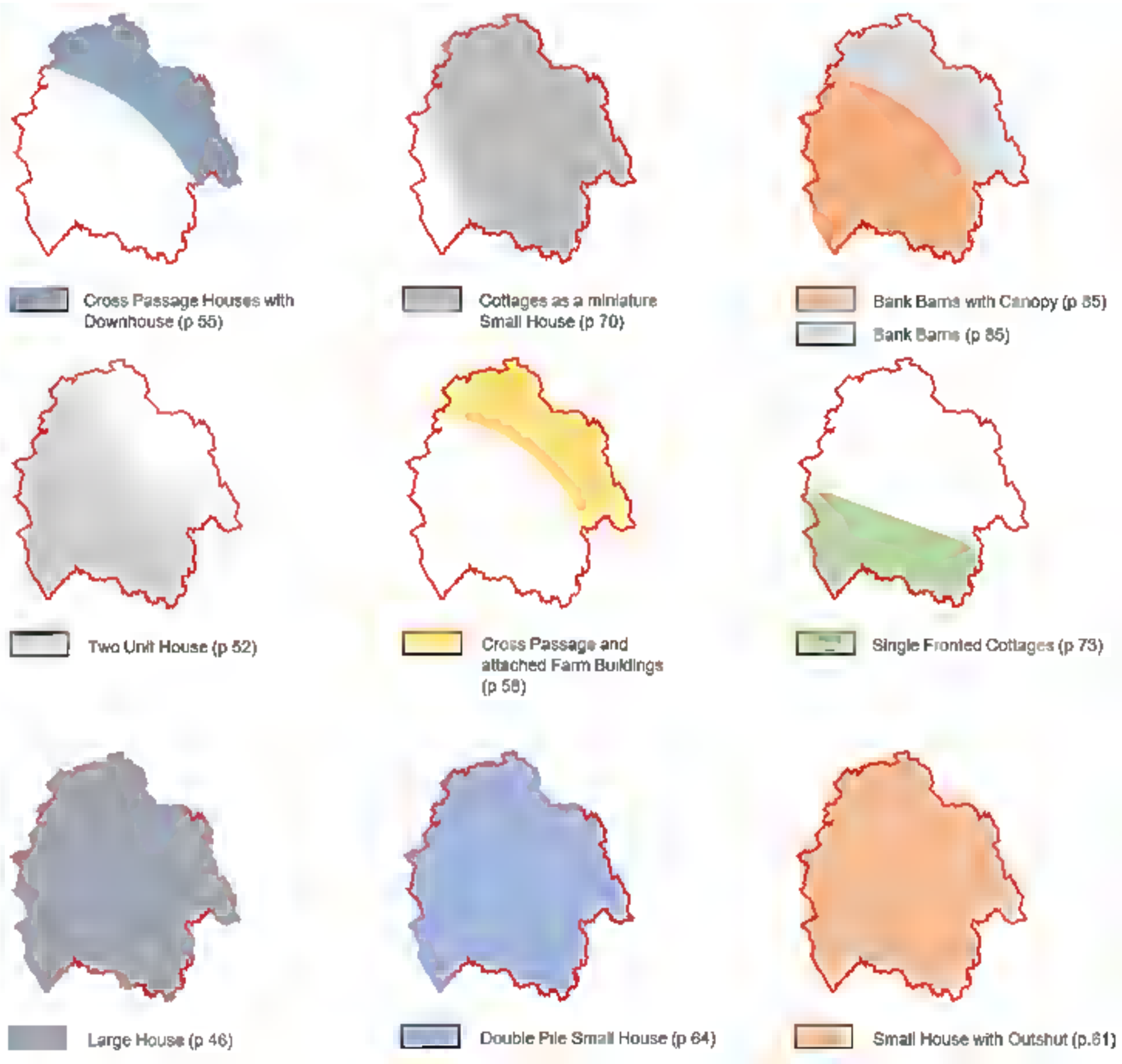
- Buildings sit low in the landscape. Generally, they are one or two storeys high in a rural setting, extending to three storeys in towns.
- Constructed of local building material, which means that buildings harmonise with the surrounding landscape.
- Slatestone is dominant across much of the Lake District and is associated with the characteristic ‘drystone’ appearance of many local buildings.
- Slatestone is frequently left exposed.
- Rough-cast render (often painted white or cream) is also common, especially in areas of Carboniferous limestone.
- Traditional slate roofs are ubiquitous across the Lake District and are a significant part of the character of the region. These tend to be low pitched with either equal or asymmetric eaves. The latter is often associated with a cat-slide roof over an ‘outshut’ (or lean-to). Traditionally, the slates become smaller closer to the ridge, laid in diminishing courses.
- Window locations are dictated by internal layout and not necessarily symmetrical. Windows are generally small with deep reveals and stone mullions. Sash windows are common in properties from the late-18th century onwards and these are well-recessed into the walls.

- The nature of the local walling stone means openings in walls are well-spaced and kept to a necessary minimum. As a result, building elevations are dominated by the stone rather than glazing or large openings, except where the building function required large openings, such as farm buildings or boathouses.
- Dormers are rare, except in towns.
- Chimneys are a prominent feature. Gable end-stacks are characteristic of early buildings.
- Water-tabling – a line of projecting slates to deflect water – is a typical Lake District feature.
- Door designs vary considerably but generally feature a prominent lintel and stone jambs. Porches or a door canopy are common, intended to offer protection to visitors from the elements.
- Buildings are orientated to reflect the constraints of the landscape and direction of prevailing weather patterns. This varies considerably from valley to valley.

2.53 Although these features are common there are many variations according to location and designs need to respond appropriately to the specific traditions of the area. This is not intended to stifle contemporary design or encourage pastiche, but simply show how a design has been inspired by local character.

2.54 In areas where there is a wider variety of architectural styles, particularly those areas of 19th and early 20th century expansion around the edges of towns, design cues should still be taken from the prevailing architectural forms of the area. However, detailing should be consistent with architectural style, and mixing features within a building should be avoided. In all cases, design must be informed by analysis of context and local character.

Distribution of traditional building types across the Lake District



Adapted from R.W. Brunskill: Vernacular Architecture of the Lake Counties (1974)

- The type, form and composition of new buildings must be rooted in local character. Where development sits within the historic core of a settlement, design must reflect the local vernacular tradition (where buildings were designed to meet functional needs). This varies across the National Park in response to changes in the underlying geology, that influences not only the choice of local building material, but built forms and methods of construction.

- Information on common vernacular forms, and their distribution across the National Park, can be found in the Supporting Information. This is not intended to stifle contemporary design or encourage pastiche, but simply show how a design has been inspired by local character.

- In areas where there is a wider variety of architectural styles, particularly those areas of 19th and early 20th century expansion around the edges of towns, design cues should still be taken from the prevailing architectural forms of the area, although there is potentially far more flexibility in design. However, detailing should be consistent with architectural style, and mixing features within a building should be avoided. In all cases, design must be informed by analysis of context and local character.

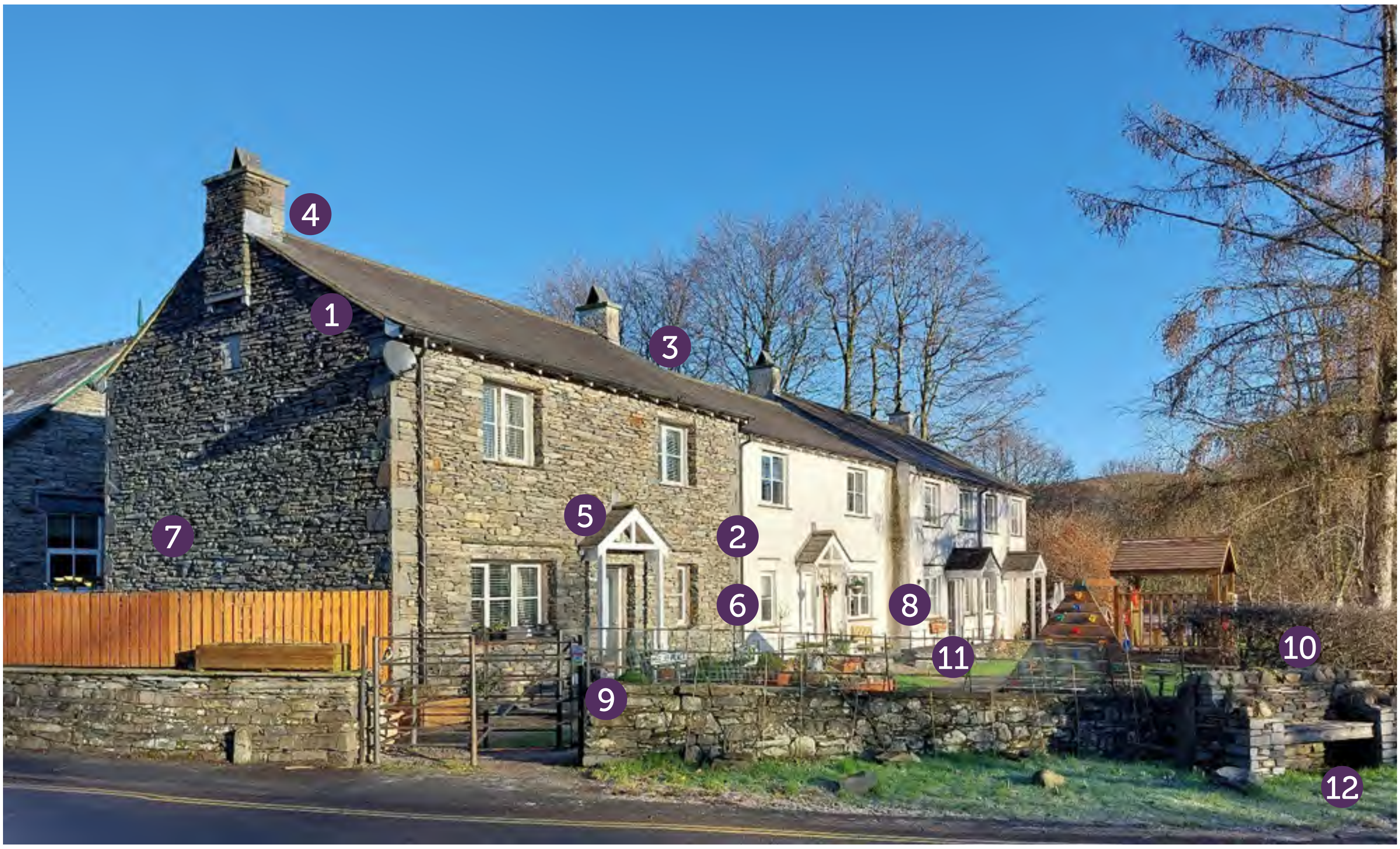
Design of buildings and sites - Broadgate Orchard, Grasmere

1. Houses joined for efficient land, energy efficiency and to reflect local tradition of terraces.
2. Carriageway kept to a minimum, detailed simply and in keeping with rural settlement
3. Drives are a minimal size.
4. Different housing types and sizes within the same scheme.
5. Traditional Westmorland slate roofing in diminishing courses
6. Traditional Westmorland green slatestone walls and good quality detailing
7. Traditional drystone walls as the outer boundaries to the street
8. Active frontages and good passive surveillance.
9. Discrete lighting to the street.
10. Local details: simple gable forms
11. Local details: over hanging roofs.
12. Local details: largely blank gables.
13. Local details: buildings stepping with the topography.
14. Local details: chimneys enhancing the skyline and roofscape.
15. Local details: sheltered doorways.
16. Buildings spaced and roofs angled for solar power. Photovoltaic panels sited for purpose but to minimise visual impact, placed symmetrically and integrated with roof slope.
17. Large window to principal rooms for solar gain.

Design of buildings and sites - Broadgate Orchard, Grasmere

1. Retention of traditional stone boundary wall as rear garden boundary.
2. Use of native species hedge to enclose private rear gardens.
3. Passive surveillance of the street from upper windows.
4. Interesting variety of building forms and orientations.

Design of buildings and sites - Heelis Place, Hawkshead



1. Traditional gabled forms with overhanging roofs.
2. Houses joined for efficient use of land, energy efficiency and to reflect local tradition of terraces.
3. Slight variations in building line and eaves height to give an organic character, add rhythm and emphasise individual houses.
4. Chimneys to enhance the skyline and respect local character.
5. Sheltered doorways with porches that announce the principal entrance to each house.
6. Active frontage with good overlooking of street and gardens.
7. Use of local materials: Cumbrian blue grey slate, slatestone and roughcast render.
8. Attention to the scale, density and form of buildings within the site's context.
9. Retention of rail-topped stone boundary wall and use of a simple gate detail. Clear edge between the public highway and the private path and gardens.
10. Retention of hedge boundary and mature trees along garden edge.
11. Communal open plan garden allows space for play equipment, greater ease of maintenance and greater flexibility than individual smaller plots.
12. Incorporation of informal meeting space on the roadside.

Design of buildings and sites - Rig Beck, Newlands

1. House is built into the hillside in a manner that is reminiscent of a bank barn
2. A simple main roof plan
3. Circular slatestone chimneys
4. Westmorland slate roof in diminishing courses, but laid on a sweeping roof form
5. Oversailing roof with projecting eaves
6. Hung slate and coursed slatestone walling with timber cladding providing a contemporary addition
7. Vertical window proportions within simply detailed reveals
8. Siting of gardens means that some elevations join straight onto fields
9. Formal driveway (behind wall) has a minimal impact on the wider landscape
10. Integration of new walling with existing drystone walls

Design of buildings and sites - Kiln Orchard, Borrowdale

1. Traditional gabled forms
2. Houses joined for efficient use of land, energy efficiency and to reflect local tradition of terraces
3. Slight variations in building line and eaves height to give an organic character and emphasise individual houses.
4. Chimneys to enhance the skyline and respect local character.
5. Porches that announce the entrance to each house and also have built-in storage to the side
6. Traditional local slate, slatestone and roughcast render.
7. Small semi-private spaces in front of each house
8. Informal communal driveway with a single, simple entrance from the lane.
9. Retention of stone wall with fencing to improve visibility splays for drivers.
10. Retention of mature trees and shrubs provide screening for the private space, but also maintains the rural character of the lane.

Design of buildings and sites - Kiln Orchard, Borrowdale (rear)

1. Variations in setback and eaves height break the terrace down to reflect the grain of the settlement, and provide rhythm and visual interest.
2. Large south-facing windows to upper floor
3. High stone boundary retained and repurposed as the boundary to the back gardens.
4. Building materials harmonise with those of the context.
5. The orientation and grain of the new houses forms an attractive group with neighbouring buildings

Design of buildings and sites - New houses, Gosforth

1. Contemporary design built as a traditional terrace of three houses.
2. Large windows on southern elevation and smaller windows to north promote passive solar gain and reduce heat loss
3. Local slate roof, and roughcast render finish references the locality, with timber cladding a contemporary addition
4. Simple main roof plan with chimneys adding interest to the skyline. Gabled roof forms and overhanging roofs.
5. Articulation of the building line and changes in materials identify the individual dwellings.
6. The private south side is an active frontage through its windows and patio doors, while the north side is active due to the front doors being located here. Functional porches announce the entrance to each house.
7. Private raised patios for each dwelling, with less formal gardens beyond.
8. Simple communal parking area is more sympathetic to local character than driveways and garages.

Design of buildings and sites - Main Street, Hawkshead

1. A good balance of providing a street frontage that suits the traditional character of the village, whilst accommodating space for cars and bins to the rear.
2. Traditional gabled forms.
3. Traditional cottage grain and terrace
4. Chimneys and pots that add interest to the skyline
5. Use of local slate and render
6. Traditional low boundary walls of slatestone provide a clear edge between public and private space
7. Variations has been used in the style and size of window openings and porches to add interest to the street frontage

Roof Pitches

Code
2.55 The pitch or angle of a roof has a large impact on how a building looks and fits in with its surroundings. The roof pitches of new development must respond positively to its townscape context, for example, by matching neighbouring buildings. Where slates are used roof pitches must not be lower than 22.5º. If the slates are laid shallower than this, rain will run off more slowly and can find its way under and between slates.

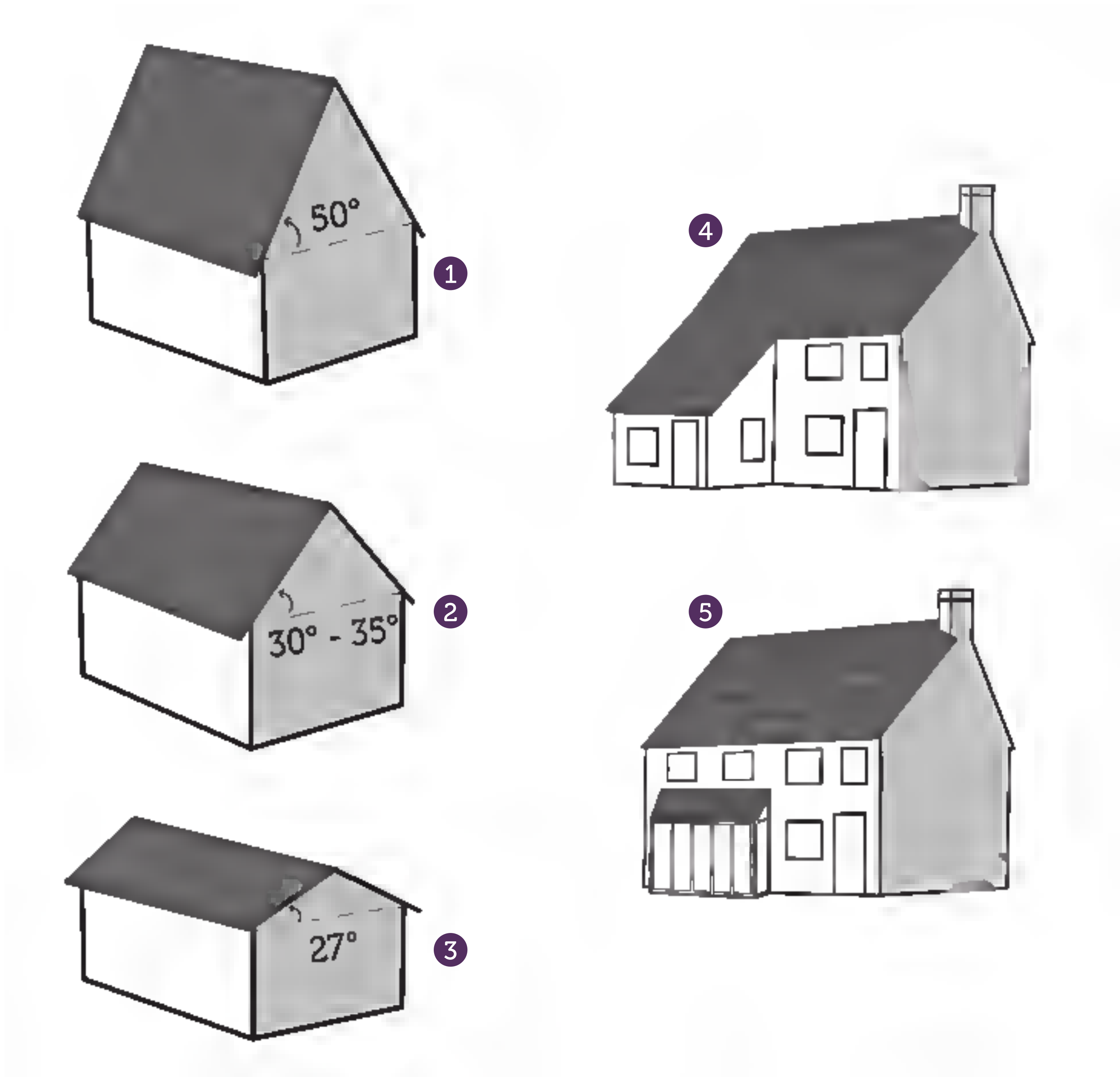
Guidance

1) Roof pitches should not exceed 50º. Steeper roof pitches are rare and tend to be limited to Victorian buildings and chalet-style dwellings.
2) The typical roof pitch used in traditional buildings in the Lake District is 30º to 35º and will therefore be appropriate in most circumstances.
3) Roof pitches should not be shallower than 27º. Shallow roof pitches are rare in the Lake District, and shallow roofs are therefore unlikely to reflect or contribute to local character.

2.56 The roof pitches of projections, particularly catslide roofs that are often found in the Lake District, should match or be similar to the roof pitch of the main roof of the house.

4) The roof pitch of the catslide roof can either continue the slope of the main roof or be slightly shallower (e.g., by 5º) to slow runoff and increase headroom under the catslide roof.
5) Lean-to extensions should generally have the same or a similar roof pitch to the main roof of the house.

Roof pitches



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Windows and Doors

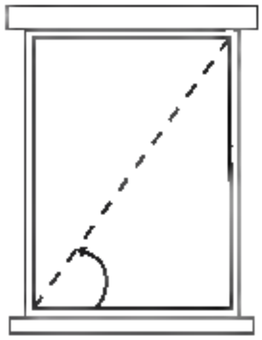
Code

2.57 The ratio of the height to width of a window sets the shape and proportion of window openings. New development must incorporate window proportions that show a positive response to their context, by reflecting the proportions of the existing building.

Guidance

Window proportions

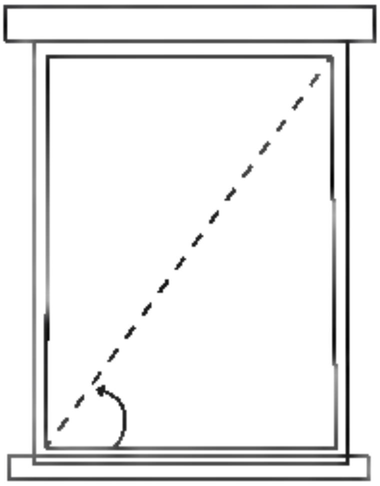
New Windows

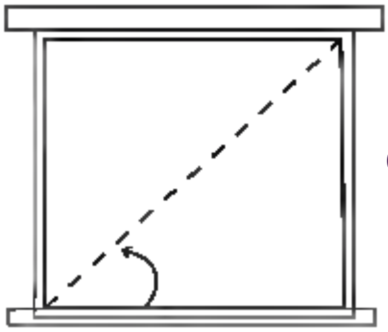


2

Existing Window

1





3

4

5

In this illustration:

1 The proportion of an existing window opening is taller than it is wide, giving the window opening a vertical emphasis. In most cases, traditional window openings are noticeably taller than they are wide as this works best with sliding sash windows or windows hinged on the side that swing open.

2 This proposed new window opening is smaller than the existing window, but it has the same proportion (i.e., ratio of height to width) as the existing window, and so provides a positive response.

3 The proposed new window has a proportion that is noticeably squashed, and squat compared to the existing window. This is not a positive response to the existing window proportion.

The number of windows and the spacing of windows on an elevation has a big impact on how a building looks. Most houses in the Lake District have a rhythm of evenly spaced window openings that give elevations a pleasing and balanced appearance, as shown in the illustration.

4 The right-hand part of the elevation looks noticeably 'busier' than the rest of the house due to the number of small windows squashed into this part of the building. It detracts from the character of the whole elevation.

5 All parts of the building have a similar layout of windows giving a harmonious appearance.

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5) All parts of the building have a similar layout of windows giving a harmonious appearance.

2.60 Windows and doors often make the most difference to the finished appearance of a new building, extension or conversion, and are manufactured in a range of materials. The most common are wood, uPVC and powder coated aluminum.

2.61 Wooden window frames and doors will normally represent the most appropriate and sustainable option. They can be designed in ways to respect the character of any building and can be painted and repainted in any colour without replacement. If looked after and properly maintained, they will last for many years. They can be constructed to be as secure and weather-proof as uPVC windows.

2.62 UPVC and composite windows and doors come in a limited range of colours and designs. Storm casement uPVC windows (where the opening pane overlaps the frame) are the cheapest and most common window frame in use but they result in the least satisfactory appearance on Lake District houses. Because they are not symmetrical, they cannot replicate the appearance of a traditional casement window or a later sliding sash window which are normally symmetrical in appearance.

2.63 The use of standard uPVC storm casement windows is only likely to be acceptable in a limited range of circumstances where their use has no overall impact on the character of the building or the wider area.

2.64 Significant advancements have been made in UPVC windows. Both convincing high quality sliding sash windows and flush fitting casement uPVC windows (where the opening part of the window sits flush within the frame) which replicate traditional window types are now available. These will be considered on a case-by-case basis but will nearly always represent a more appropriate option than a uPVC storm casement window.

2.65 Powder coated aluminium frames come in a large range of colours. They are also thinner than uPVC windows so have a wider range of uses. They are often used successfully on contemporary buildings.

2.66 The colour of windows and doors is an important part of the appearance of a building.

2.67 Darker colours are more appropriate for barn conversions rather than hew housing schemes because it is often necessary to reduce the impact of new windows and doors as far as possible, to avoid compromising the agricultural character of the building.

2.68 Anthracite Grey (dark grey) is currently a very popular choice. This colour tends to work well on contemporary rendered buildings, providing a contrasting colour with lighter rendered walls. However, it provides no contrast with buildings which have darker walls or stone walls.

2.69 Whites and off-whites which provide a strong contrast with local stone walls are normally the most appropriate choice but a range of colours including light greys, greens and blues will complement the subtle colours found in local slate and stone.

2.70 Where planning permission is not required for the replacement of windows and doors, we strongly advise that existing traditional or original windows are retained and refurbished where possible but that any replacement considers the appropriateness of the design, materials and colour to the character of the building and the area and also takes into account longevity, value for money and carbon footprint.

Windows are often referred to as “the eyes” of a building because they make such an impact on its character and appearance.

Good quality timber can provide both long-lasting frames and delicate details like these thin glazing bars.

Internal shutters were the traditional means of controlling heat levels and providing security.

Modern style 'tilt and turn' casements and anthracite grey finish give an anonymous character to window openings.

A well-made traditional door can last indefinitely if maintained.

uPVC and composite doors have limited scope for repair or upgrade and must therefore be replaced as soon as they fail or look tired and old. This is a much less sustainable option.

Windows and Glazing: Light Spill and Glare

Code

2.71 The distribution, size and design of window openings, glazed doorways or other glazed apertures in new houses must:

- Avoid light spill into the night skies. This is intrusive to both the landscape and the dark skies.
- Prevent any large areas of glazing from being highly reflective and causing glint and glare in low-level sunlight. This can be particularly visually intrusive on settlement edges and on buildings in open rural contexts that can be seen over longer distances.

Guidance

2.72 The darkness of the night skies is a key characteristic of the Lake District that reflects its rural character. The skies achieving complete darkness is also of ecological importance.

2.73 The unwanted impacts of light spill and highly reflective glazing can be avoided via the following measures:

- Recessing glazing within the wall as far as is practical.
- Using features of the building, like projecting eaves or hoods directly over windows to cast additional shadow onto the glazing.
- Using anti-reflective glazing. This is particularly effective where the aim is to make large areas of glass frameless, minimal or ‘invisible’.
- Using the thinner varieties of double or triple glazing that have narrower air gaps between the inner and outer panes. Standard double glazing with a 24mm air gap has a noticeably stronger reflectivity than glazing with a 12mm air gap. The thinnest glazing units use an argon-filled or vacuum-sealed gap, which conduct less heat than air and so are narrower than air-filled glazing units.
- On larger openings, using chunky and strongly projecting frames that break up the plane of glass and provide shadow.
- Where they form a coherent part of the overall building design, external shutters are a form of heat control that also assists with light spill and glare. On winter nights they keep heat and light inside when closed, but on hot and sunny days they keep intense sunlight and heat from reaching the glass when closed.
- On less conspicuous or private garden elevations, fixed or temporary canopies and awnings or permanent veranda-style structures can provide shade to windows or large glazed openings and avoid glare.

Building Materials

Code

2.74 The colour and textures of materials in new development must harmonise with the local character and landscape, although this does not prevent the use of both to add focus and interest to the streetscape where justified.

2.75 Stone used for the walls of buildings must match the type, appearance and method of laying that is most prevalent in the area. Only where it is not possible to obtain stone which is typical of the area will alternatives be considered.

2.76 Roofing materials must be Westmorland green slate or blue grey slate laid in a traditional pattern of diminishing courses (where larger slates at the eaves gradually recede to the smallest slates at the ridge) and random widths.

2.77 Alternative roof coverings to local slate will only be considered in the following circumstances:

- Where a roof is not open to public views and the building has limited landscape, historical and architectural significance.
- Where the alternative roof covering is used sparingly as part of a cohesive design.
- Where the context of the site and landscape character means that its use would not compromise sense of place.
- In parts of Keswick where there is historical precedent for the use of Welsh slate and where its use would reinforce the importance of local character and sense of place.

Guidance

2.78 National policy and the Local Plan support development that reinforces local distinctiveness, character and sense of place.

2.79 One of the most important ways of establishing a sense of place in the built environment is through the use of materials, most importantly through roof and wall materials. These should be complimented with an approach to windows, doors, landscaping and boundaries which reflect the quality of the landscape and the importance of the built environment.

2.80 Unlike other areas of the country where building materials are often imported or manufactured, the appearance of buildings in the Lake District is a direct product of the geology beneath them.

2.81 Whether it's distinctively pink Eskdale granite or it's the greens and greys of Honister stone in the centre of Keswick, when planning a design for new house in the Lake District, looking at the roofs and walls of your neighbours is often all that is necessary to help inform what the most appropriate approach should be.

Roofing Materials

2.82 Most locally distinctive of all are the local slate roofs of the Lake District that can be seen covering the majority of buildings in the area and which make a significant contribution to sense of place, particularly when seen from above. Local slate has a thick gauge, rough hewn surface and distinctive pattern which all contribute to an appearance that is as locally distinctive when first laid as it is decades later.

2.83 The use of Westmorland green slate or blue grey slate will be informed by the immediate context of the site. Often, either option will be acceptable.

2.84 Imported slate is not an acceptable alternative to local slate. This is because it is likely to retain a smooth and uniform colour and texture which means it does not weather in the same way as local slates. As they are normally made to standard sizes and to a thinner gauge, they cannot replicate the variety found in a local slate roof and cannot replicate its appearance.

2.85 Where planning permission is not required for replacement or repair of an existing roof, we strongly discourage the use of imported slate because the incremental effect of changes which do not require planning permission is the erosion of local distinctiveness, character and sense of place.

2.86 If there are valid reasons to consider roof coverings other than local slate, alternative locally produced roofing materials are likely to be more appropriate than imported slate, when considered in terms of its appearance, longevity, value for money and carbon footprint.

Local blue grey slate is traditionally laid in courses that increase in size towards the eaves. Image: Burlington Slate Ltd

Blue grey slate is one of the local naturally occurring building materials of the Lake District. Ravenglass. Image: Burlington Slate Ltd

The difference between local blue grey slate (left) and imported Spanish (right) slate is visible. Image: Burlington Slate Ltd

Hawkshead has a highly harmonious appearance due to the consistent use of local blue grey slate roofing. Image: Burlington Slate Ltd

Local to the Lake District, this green-grey slate has a distinctive colour, and is laid in diminishing courses. Image: Burlington Slate Ltd

The local green slate is traditionally laid in diminishing courses. In this example the ridge tiles are stone.

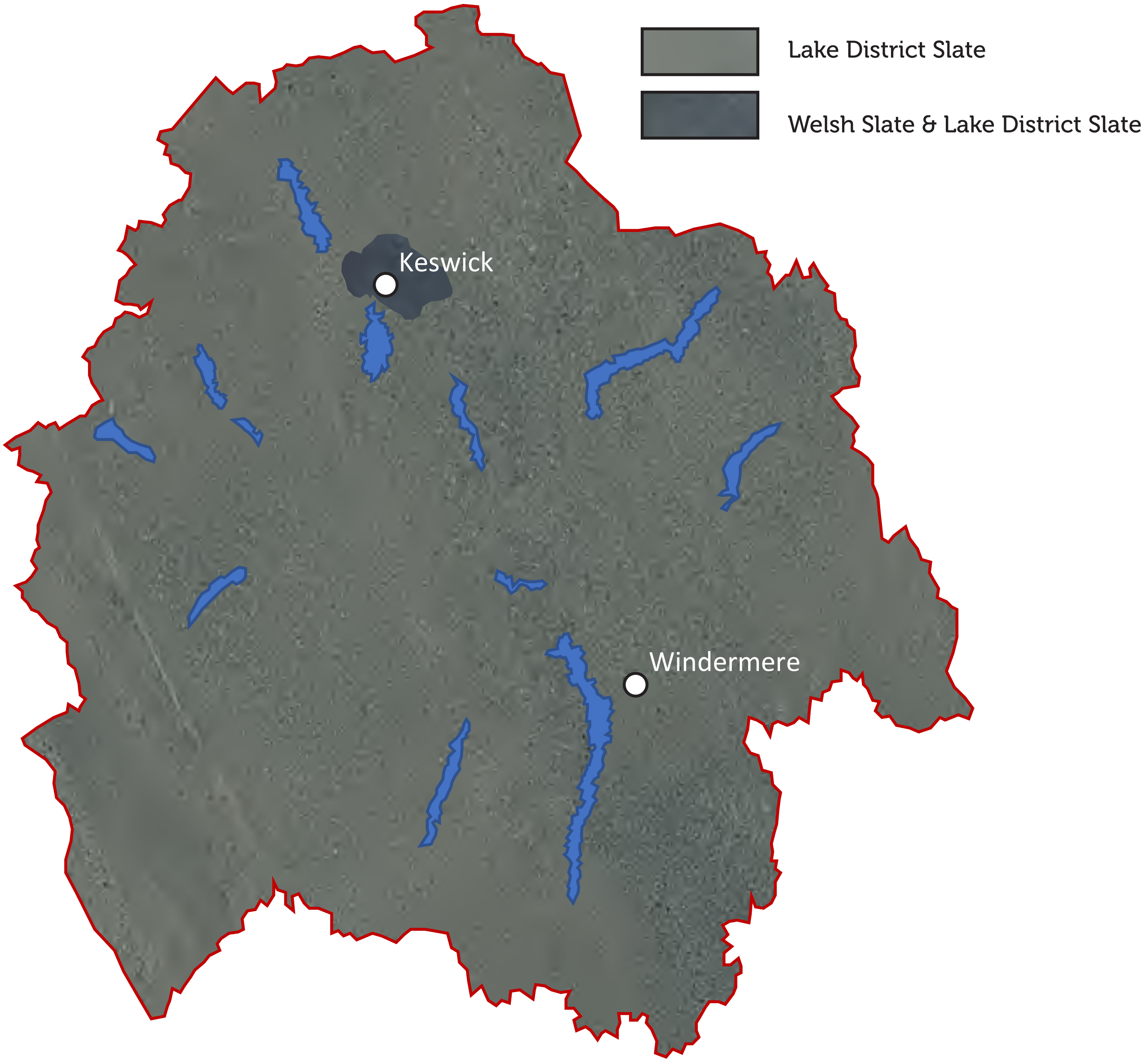
Green slate continues to be quarried locally, so it can continue to give new development a local character and it weathers beautifully.

The roof in front has replacement Brazilian slates while the one in the background is local green slate. The difference in coursing and texture is clear. Image: Burlington Slate Ltd

In some parts of the Lake District, as here in Hawkshead, slate is hung on walls for protection from prevailing winds.

Welsh slate is rare in the Lake District. This Welsh slate roof has a purple heathery colour and a noticeably flatter plane, as these slates are thinner than Lake District slates.

Where different roofing slates are traditionally used in the Lake District



Adapted from R.W. Brunskill: Vernacular Architecture of the Lake Counties (1974)

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Walling Materials

Guidance

2.87 The walls of a building can often be as important to local distinctiveness, character and sense of place as its roof, especially within a dense town context or a tightly knit farm group when seen from road level. Wall finishes are functional, decorative and often both.

2.88 Local walling materials vary more obviously across the Lake District than roofing slate. Stone is less easy to transport and therefore historically, the easiest stone to build a house or barn from was the closest available. Walls were often built upon boulders or bedrock, with stone quarried from the nearest rock face or gathered from the land or nearby streams. Most buildings constructed in this way using 'found' rubble stone would historically have been externally finished with a lime render and limewashed.

2.89 Because it is a by-product of slate manufacture, slate stone remains the most common walling material for buildings in the Lake District, with limestone, granite and red sandstone used in outlying areas.

2.90 Roughcast render or 'wet-dash', or modern products which replicate its appearance, is the other most common walling finish. Roughcast render is used throughout the Lake District and its use as a wall finish is likely to be appropriate on a range of buildings, particularly where it is not possible to obtain stone to match nearby buildings.

Locally quarried green stone walling combined with red sandstone that may well have been quarried at or near St Bees, Cumbria.

The local blue grey slate stone has a distinctive appearance and is still quarried in Cumbria.

Local blue grey slate stone is a by-product of the local roof slate industry and is used for walling.

Here the boundary wall incorporates boulders of the local blue-grey stone, giving a particularly rural character.

Note the different sizes and shapes of local stone used for the walling of the building, the building corners and the boundary wall.

The distinctive green-grey-brown local stone is used for walling across much of the Lake District. Image: Burlington Slate Ltd

Grey limestone is a material quarried around the southern fringes of the Lake District and used for walls and buildings. Image: Burlington Slate Ltd

The classic hierarchy of materials: a limewashed and render farmhouse, a bare stone barn and the hardest to course stones used for the boundary wall.

Local stone was often traditionally covered with layers of limewash, as this decaying historic example shows.

If left to weather, the local stone beneath the render becomes exposed.

Limewash was often brightly or strongly coloured as in this recently restored example.

Another lime-based material, roughcast render, was used to cover stone and give a neater looking elevation.

It is called 'roughcast' because pebbles are mixed in with the lime to give a larger surface area for water to evaporate from in wet conditions.

Roughcast render is found across the Lake District.

The combination of roughcast render, local slate and local stone boundary walls gives buildings a distinctly local character. Image: Burlington Slate Ltd

Roughcast render is usually covered by a number of coats of limewash. Here is its bare appearance.

Render finishes were reserved for the higher status buildings, such as this farmhouse, while barns and outbuildings were usually left as bare stone. Borrowdale

Farm buildings often have a 'rougher' appearance than houses due to the bare stone. Here the external staircase is barely visible against the stonework. Hawkshead

In the 18th century, polite architecture without render covering the stone would have been unthinkable. Hawkshead.

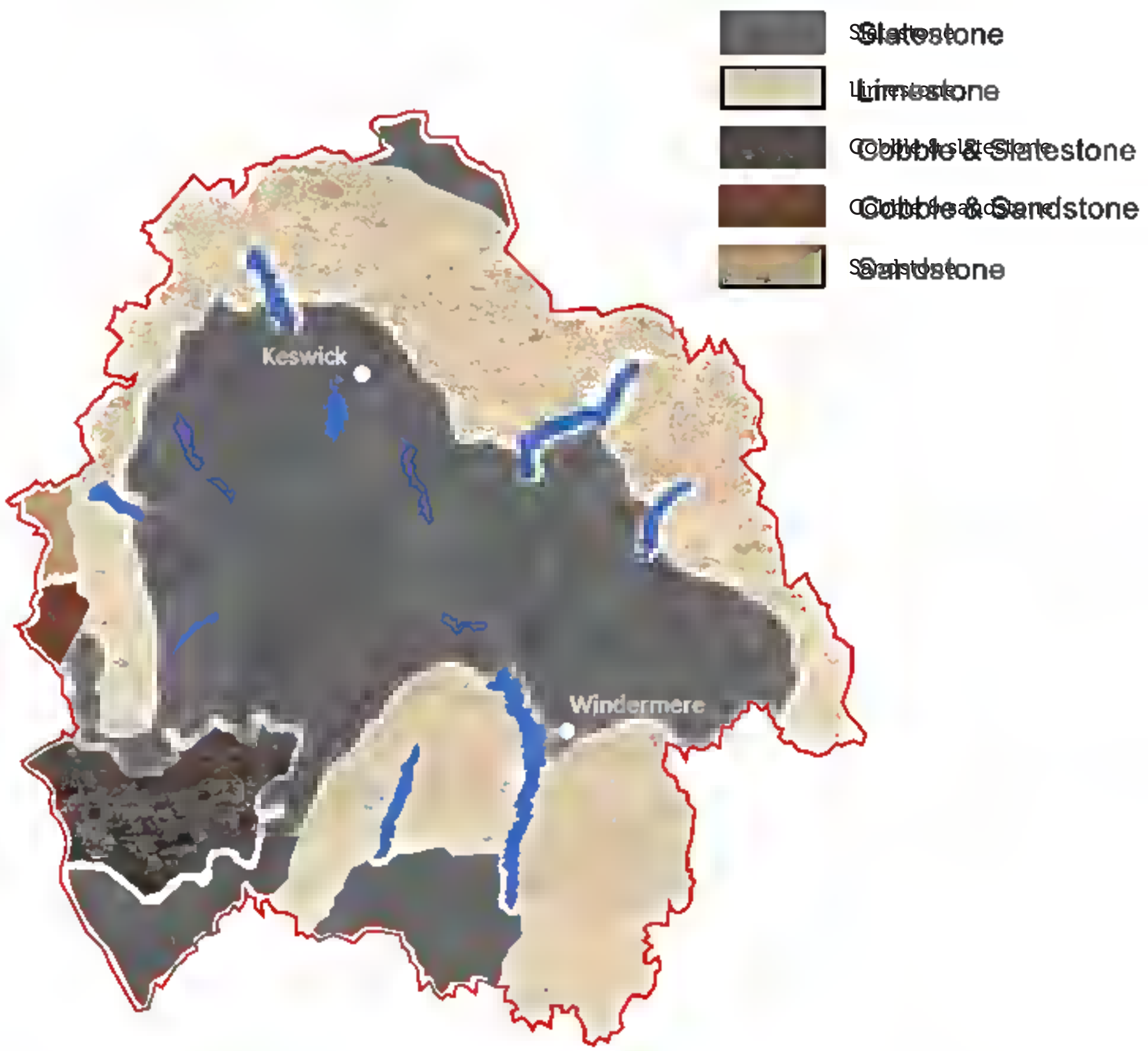
An uncommon example of a converted barn with limewash over the stonework. The shapes of the different materials can still be seen through the coating.

An example of a farm where the farmhouse is limewashed whereas the farm buildings are left as bare stone.

Here the farmhouse has a smooth render with lines struck into it to give the appearance of regular stone blocks. The adjacent barn has been left as bare sandstone (stained by a broken downpipe).

Lake District green slate was used in the mid-20th century to give modern buildings like this former bank a distinctive local character.

Where different walling materials are traditionally used in the Lake District



Adapted from R.W. Brunskill: Vernacular Architecture of the Lake Counties (1974)

- The walls of a building can often be as important to local distinctiveness, character and sense of place as its roof, especially within a dense town context or a tightly knit farm group when seen from road level. Wall finishes are functional, decorative and often both.

- Local walling materials vary more obviously across the Lake District than roofing slate. Stone is less easy to transport and therefore historically, the easiest stone to build a house or barn from was the closest available. Walls were often built upon boulders or bedrock, with stone quarried from the nearest rock face or gathered from the land or nearby streams. Most buildings constructed in this way using 'found' rubble stone would historically have been externally finished with a lime render and limewashed.

- Because it is a by-product of slate manufacture, slate stone remains the most common walling material for buildings in the Lake District, with limestone, granite and red sandstone used in outlying areas.

- Roughcast render or 'wet-dash', or modern products which replicate its appearance, is the other most common walling finish. Roughcast render is used throughout the Lake District and its use as a wall finish is likely to be appropriate on a range of buildings, particularly where it is not possible to obtain stone to match nearby buildings.

Alternative materials for roofs and walls

2.91 It will be necessary to demonstrate that the use of materials other than local slate, stone and roughcast render is appropriate.

2.92 Metal wall cladding (including zinc, copper, lead, stainless steel and aluminium) and timber wall cladding or composite cladding products which mimic the appearance of timber are only likely to be acceptable where used sparingly as part of a cohesive design solution and where the context of the site and character of the landscape means that its use would not compromise sense of place.

2.93 Large areas of glazing do not reinforce local distinctiveness or sense of place. Large areas of glazing can also result in light pollution which both national policy and the Local Plan seek to avoid. In sensitive landscape locations the extensive use of glazing is unlikely to be acceptable.

Landscaping, gates, fences and walls

Code
2.94 Hard and soft landscaping and boundary features including gates fences and walls must respect landscape character and sense of place and must be included in all proposals where wider landscaping, new or altered accesses or new or altered boundaries are proposed.

Guidance

2.95 With a large or prominent development in a sensitive area, the way the development interacts with the landscape beyond its boundaries can be equally as important as the appearance of the building itself. The entrance and boundary walls are the place where private space meets public and where the influence of your development on the landscape can be felt most.

2.96 Stone boundary walls are normally the most appropriate option. Stone used should reflect existing stone walls in the area in terms of type of stone and method of laying. Dressed stone is not normally used for boundary walls. Other boundary types such as native hedge planting will be considered where this is consistent with the other boundaries in the area.

2.97 Large entrances will rarely be appropriate in the context of small-scale vernacular buildings and in sensitive rural landscape locations.

2.98 Hard landscaping should be kept to a minimum and must take cues from the surrounding area, subject to associated constraints such as drainage and durability. The choice of surface must harmonise with local character particularly in terms of colour.

River cobbles are a colourful and attractive alternative to paving stones in hard landscaping. Hawkshead.

Cobbles lend a rural character to paved areas.

Cobbles harmonise visually with quarried stone.

In some parts of the Lake District there are distinctive local boundary traditions, such as this stone slab boundary at Hawkshead.

Hedges provide a consistent boundary feature along this lane in Windermere. A mixed native species hedge would provide more biodiversity benefit than laurel.

Often all a boundary feature needs to be is sufficiently robust and to clearly mark a boundary. This informal timber fence does exactly that with minimal fuss.

Here at Grasmere the old stone field boundary has been kept and a native species hedge added to provide privacy for these rear gardens.

Here at Hawkshead, the private gardens to these houses are well-screened by a thick native species hedge – even in winter.

This low wall of Lake District stone is a characterful feature.

Drystone walls of different heights have been used to enclose different types of spaces. Rosthwaite.

In rural areas where stone walling is the norm, timber fences can look out of place.

High, solid gates and fences detract from the character of streets due to how defensive they look.

Materials and colour can have a big impact on the appearance of boundary features. Here, this fence has given a suburban character that contrasts with the traditional field boundaries in the background.

High fences usually give a poor edge to settlements and developments. They create an unattractive 'blind' edge that can become disjointed as fences are altered, replaced or painted different colours by their owners.

A large, formal-style gateway such as this looks out of place in the landscape due to its suburban character. In this case, the use of imported brick and standard off-the-shelf steelwork exacerbates its visual impact.

Sustainable Design, embodied energy and construction

Code

2.99 For the most efficient use of resources, such as building materials, energy and water over the lifetime of a building the following steps must be taken (listed with highest priorities first):

- Repair, re-purpose and re-use existing buildings, structures, boundary features and infrastructure (such as roadways, drainage, earthworks) in order to capture their embodied carbon.
- Re-use, strengthen or introduce landscape features that will improve the building's energy efficiency by changing its microclimate. Examples include tree lines or hedgerows that provide shelter from the prevailing wind, planting that will provide shade and reduce overheating, building into the hillside for greater thermal efficiency, or green roofs that are less heat absorbent than roofs faced with minerals or metal.
- Use locally-sourced and non-toxic building materials that have low embodied carbon and can be recycled or or-purposed at the end of the building's life. With this in mind the whole life costs of obtaining, maintaining, replacing and disposing of materials must be considered.
- A 'whole house' approach to energy efficiency that considers levels of insulation, the orientation of rooms and openings, airtightness, natural ventilation and achieving comfortable conditions in periods of warmer and drier weather.
- Design in anticipation of future adaptation, alteration or disassembly considering how current and future occupiers' needs may change, for example due to old age, disability or a growing family.
- Include on-site renewable energy generation that can easily be altered or upgraded. Renewable energy generation options (most favoured to least favoured) include:
  - Photovoltaic panels – for both electricity generation and water heating
  - Air source heat pumps
  - Ground source heat pumps
  - Micro-hydro power (where possible)
  - Biomass
- Anticipate the need for external hard and soft landscaping, roofing, rainwater goods etc. to be resilient for more extreme weather events (rainfall, winds) and a warmer climate with warmer and drier spells.

Guidance

2.100 Local Plan Policy 20, renewable and low carbon energy, supports development that increases the proportion of energy generated by renewable and low carbon sources and encourages energy provision from local scale generation.

2.101 To minimise the carbon generated through construction and development, new development should:

- Re-use, adapt and upgrade existing building materials, especially materials that contribute to local distinctiveness such as locally quarried stone and slate.
- Use locally sourced and/or low carbon building materials such as:

  - Sustainably sourced timber
  - Locally quarried building stone and aggregate
  - Locally quarried slate
  - Natural lime for mortars, renders and limewashes
- Minimise the use of building materials that require large amounts of energy and resources to produce and/or cannot be readily recycled:
  - Concrete and cement, including in render and other finishes.
  - uPVC, aluminium and steel-framed glazing, windows and doors (aluminium is preferred to uPVC).
  - Avoid synthetic materials such as artificial roof tiles or cladding.

2.102 To promote a circular economy and reduce the emissions associated with the end-of-life use stage, building methods and materials that can be disassembled and recycled should be prioritised. The Whole Life Carbon Assessment for the Built Environment provides additional guidance about whole life carbon assessments.

Embodied energy: The carbon footprint of building materials

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  - Avoid synthetic materials such as artificial roof tiles or cladding.

Embodied Energy: Form Factor

Energy Hierarchy

Guidance

2.103 A Life Cycle Assessment (LCA) should be completed at the design stage to identify improvements to the design with regard to embodied energy and carbon footprint of the proposal.

2.104 Building design should follow the LETI (London Energy Transformation Initiative) Climate Emergency Design Guide[1], with specific reference to the small-scale residential architype guidance. The following targets should be set – alongside other guidance on heating and hot water and demand response:

- Energy Use Intensity target of 35 kWh/m2/year excluding renewable energy contribution
- Space heating demand target of 15 kWh/m2/year
- Embodied carbon target of <500 kgCO2/m2

Energy Efficiency

Guidance

2.105 In order to maximise solar gain without leading to overheating, the proportion of each dwelling elevation that is to be glazed should fit into the following ranges:

- North 10-15%
- East 10-15%
- South 20-25%
- West 10-15%

2.106 Where glazing is expansive to encourage solar gain, the design should incorporate measures to prevent overheating, such as recessing glazing, incorporating natural ventilation, projecting eaves, canopies or similar to provide summer shading. These measures should also reduce the glare and light pollution that such openings may emit.

2.107 Designs should strike a balance between reducing glazing on northerly facing elevations to reduce heat loss while ensuring that sufficient daylight reaches the main rooms of the house for the health of the occupiers. Designers can consider the daylight factor and how to allow daylight into rooms, for example through sunpipes, rooflights, glazing that is not conventional windows such as high windows above eye level (clerestories), angling the plaster around window openings to increase daylighting, or the internal layout of spaces.

2.108 Tree planting and other soft landscaping features should be used to provide shading and wind buffering to avoid excess cooling/heating of building interiors.

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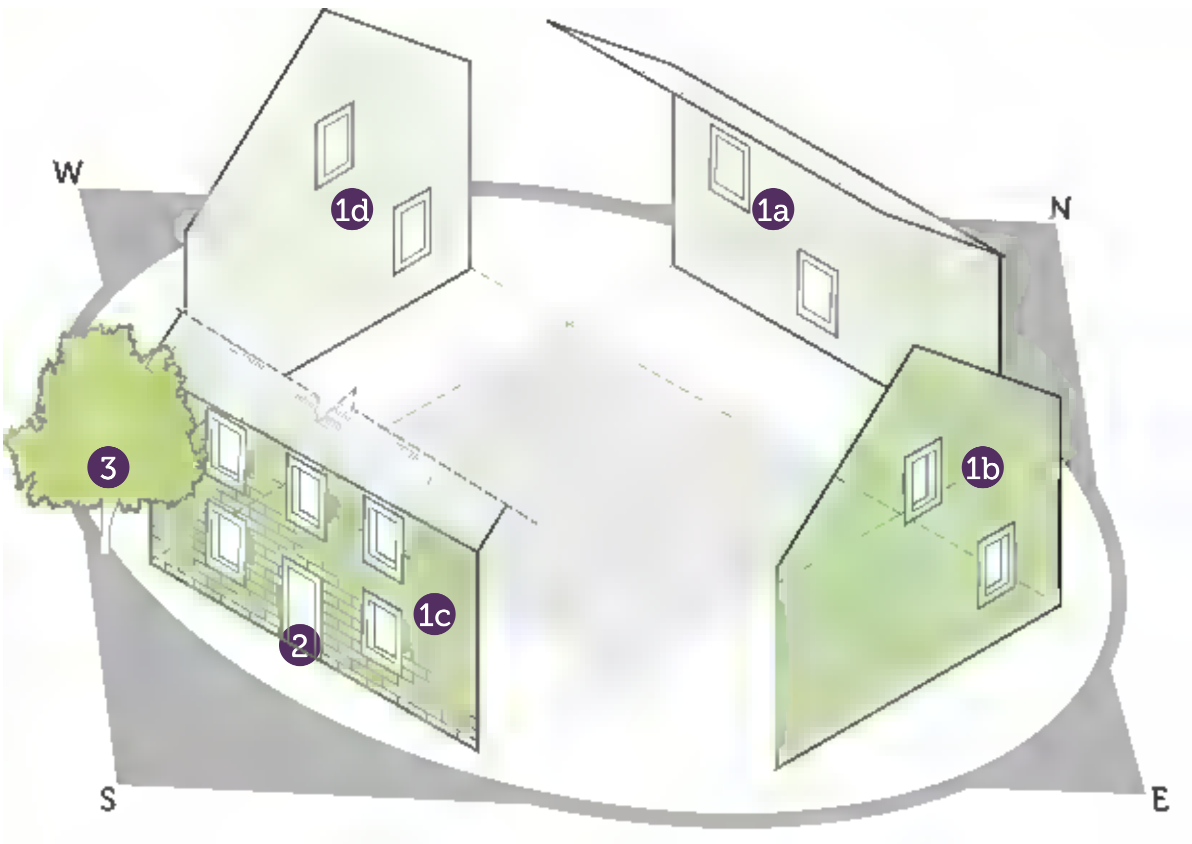
[1] The LETI Guidance has set the national benchmark and is current best practice. There is no local or county guidance for Cumbria.

Energy efficiency: Solar orientation



1 In order to maximise solar gain without leading to overheating, the proportion of each dwelling that is to be glazed should fit into the following ranges:

- 1a North: 10 to 15%
- 1b East: 10 to 15%
- 1c South: 20 to 25%
- 1d West: 10 to 15%

2 Where glazing is expansive to encourage solar gain, the design should incorporate measures to prevent overheating, such as recessing glazing, incorporating natural ventilation, projecting eaves, canopies or similar to provide summer shading. These measures should also reduce the glare and light pollution that such openings may emit.

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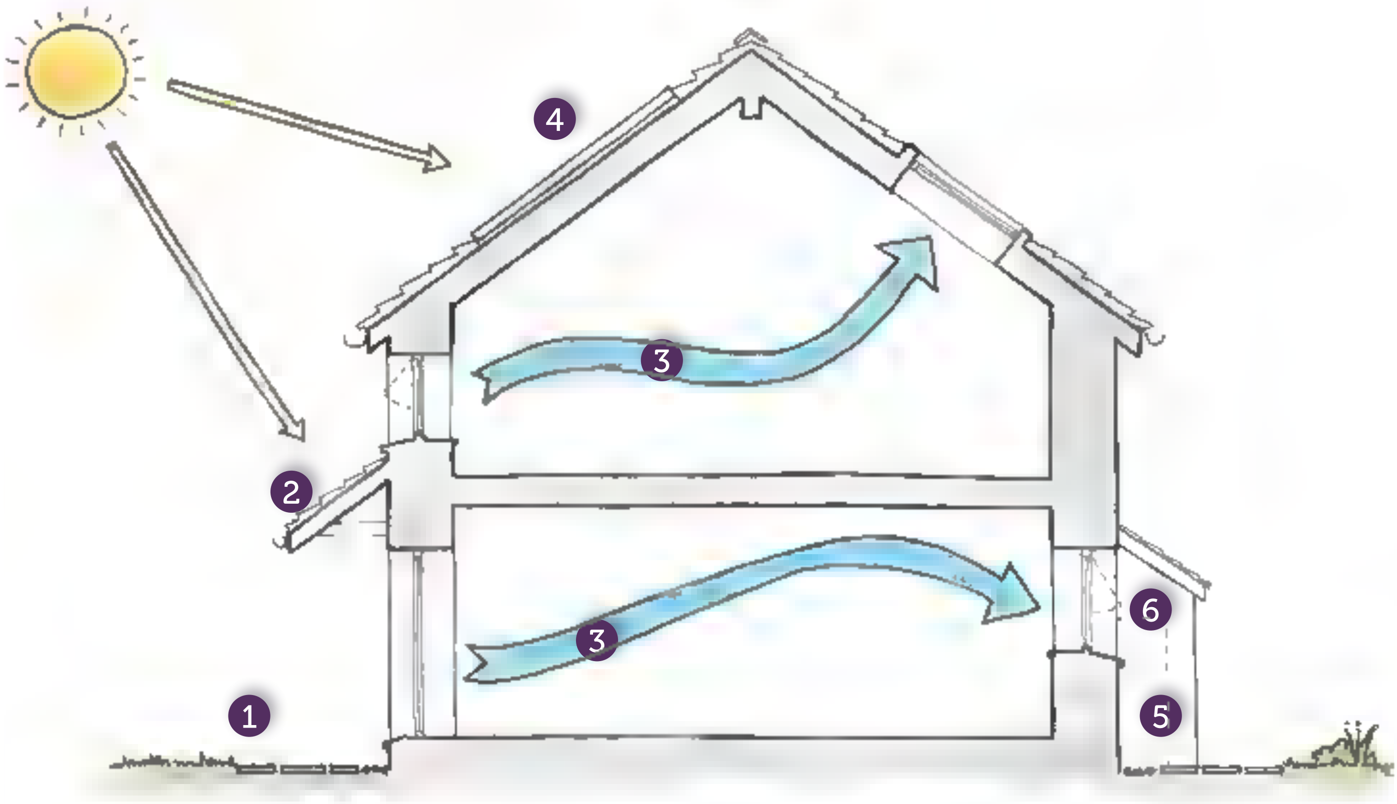
Sustainable design



John Coward Architects Ltd

1. Soft and permeable landscaping for free draining.

2. Solar shading on south elevation.

3. Natural cross ventilation.

4. Inset solar PV or solar thermal panels.

5. Air source heat pump.

6. Screening to air source heat pump.

- A Life Cycle Assessment (LCA) should be completed at the design stage to identify improvements to the design with regard to embodied energy and carbon footprint of the proposal.

- Building design should follow the LETI (London Energy Transformation Initiative) Climate Emergency Design Guide , with specific reference to the small-scale residential architype guidance. The following targets should be set – alongside other guidance on heating and hot water and demand response:
  - Energy Use Intensity target of 35 kWh/m2/year excluding renewable energy contribution
  - Space heating demand target of 15 kWh/m2/year
  - Embodied carbon target of <500 kgCO2/m2

Renewable Energy Generation and Low Carbon Technologies

Guidance

2.109 Renewable energy measures that are sensitive to the local area and character should be incorporated into all types of development.

Solar

2.110 Solar photovoltaics (PV) produce electricity from the light of the sun. Solar PV should be used across the National Park, but care must be taken to select solar PV with the least visual impact.

2.111 Solar thermal panels collect heat from the sun to heat hot water. They work best alongside existing water heating systems which can help top up the heating system in winter months when solar energy is less abundant. Solar thermal should be used across the National Park, but care must be taken to select solar thermal with the least visual impact.

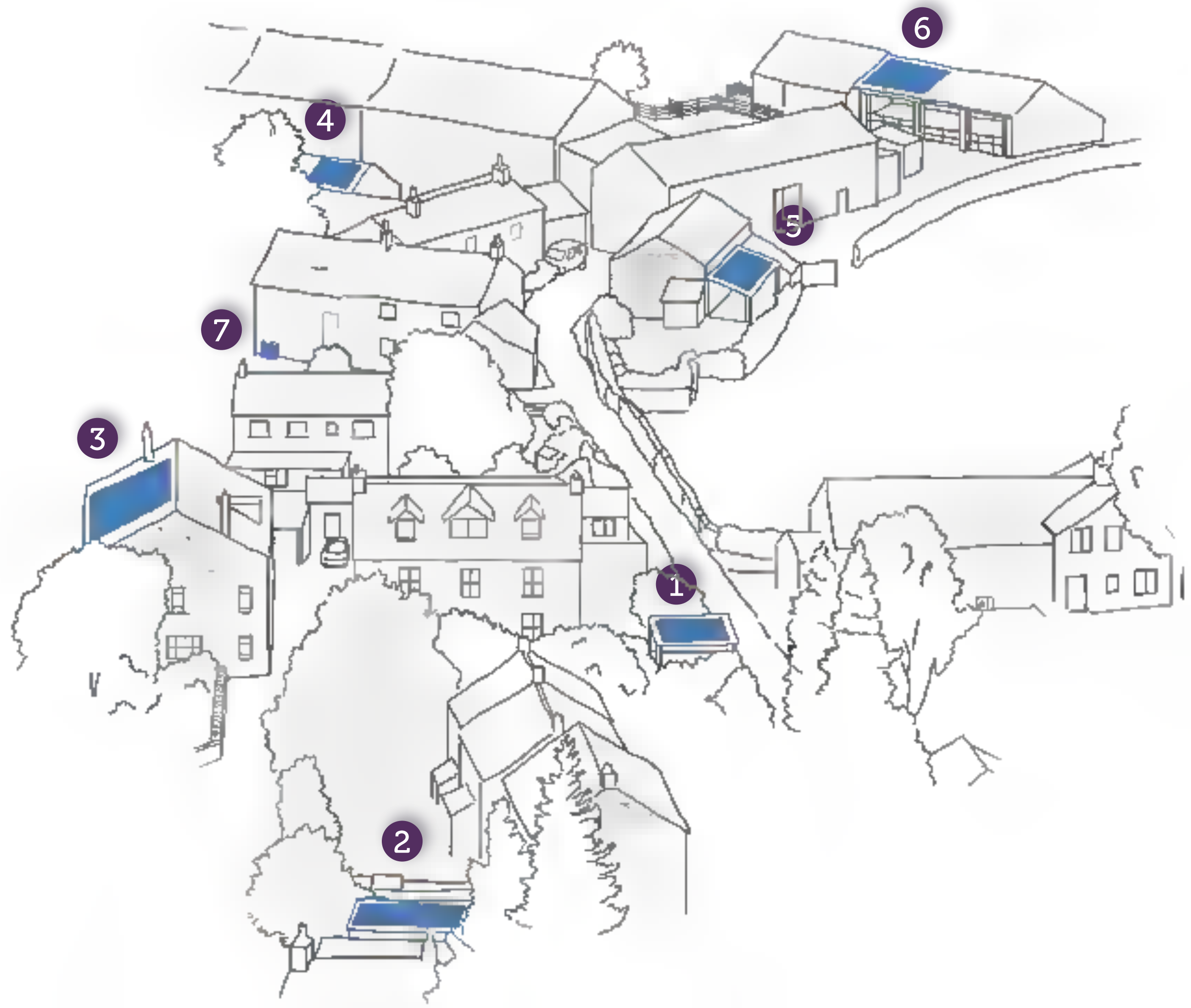
2.112 To minimise the impact of a solar system on the character of settlements and buildings these factors should be considered:

- **Colour** – the colour and finish of solar panels should be chosen to blend with the roof it is mounted on and any surrounding buildings.
- **Framing** – panels without frames, or black framed panels, should be used where framed panels would detract from the building.
- **Symmetry** – panels should be laid in a symmetrical pattern. Aerials and flues should be moved to facilitate a symmetrical solar installation.
- **Size** – panels should cover the entire roof of a building. If the roof is not symmetrical, don’t visually overload the roof – if you can’t achieve a clean edge install fewer panels.
- **In-roof or on roof** – where possible in-roof panels should be installed. Where on-roof panels are used, the distance between the panel mounting system and the roof should be minimised.
- **Visibility** – the location of a solar system can impact on the roofscape of settlements. Panels should not be installed on the main elevation of a building. The main elevation is the face or faces of a building seen from the direction from which it is most commonly viewed.

Traditional roofscape in Ambleside requires careful consideration to integrate panels without harming the character.

Traditional roofscape in Hawkshead, requires careful consideration to integrate panels without harming the character.

Renewable Energy Placement



1. Panels installed on the rear lean-to of a building reduce visual impact on the traditional building and surrounding roofscape.
2. This solar array is well proportioned on the roof and is well disguised by neighbouring buildings.
3. Sitting panels on an extension or attached barn leaves the main part of the building unaltered.
4. It may be possible to locate solar panels on the flat roof on an angled frame.
5. On flat roofs, panels can be mounted at low pitch angles reducing the visibility of the panels from ground level.
6. If a roof slope is the only viable location for a solar array, panels should be installed on the rear elevation of the building.
7. Heat pumps should be installed on the rear or side elevation of a building. Screening can help reduce the visual impact of heat pumps.

2.113 The following examples should be considered when siting renewable energy technologies:

1. Panels installed on the rear lean-to of a building reduce visual impact on the traditional building and surrounding roofscape.
2. This solar array is well proportioned on the roof and is well disguised by neighbouring buildings.
3. Sitting panels on an extension or attached barn leaves the main part of the building unaltered.
4. It may be possible to locate solar panels on the flat roof on an angled frame.
5. On flat roofs, panels can be mounted at low pitch angles reducing the visibility of the panels from ground level.
6. If a roof slope is the only viable location for a solar array, panels should be installed on the rear elevation of the building.
7. Heat pumps should be installed on the rear or side elevation of a building. Screening can help reduce the visual impact of heat pumps.

Biomass

2.114 Biomass is mainly the use of logs, wood chips, wood waste or pellets to create electricity and heat. Biomass should be considered as a source of renewable energy generation when designing new developments. Small-scale domestic uses are likely to constitute permitted development, although permission may be required for larger schemes in community or commercial buildings. Biomass fuel from a sustainable local source will be encouraged.

Heat Pumps

2.115 All new build homes should include ground or air source heat pumps. Heat pumps are well suited to new build developments and can also be suitable in traditional buildings.

2.116 Ground source heat pumps use pipes that are buried underground to extract heat from the ground.

2.117 Air source heat pumps transfer heat from the outside air into a building to provide electric heating to generate hot water and heating. An air source pump unit will need to be fitted to a wall or placed on the ground, with plenty of airflow around it.

Central placement from the top, bottom, right and left hand edges of the roof makes this thermal water PV panel look less like clutter and means the slate covering still dominates.

Roof-mounted panels such as these involve the least disturbance to the fabric of the roof and so are preferred for traditional buildings with slate roof coverings.


New homes with symmetrically placed in-roof solar panels.

Homes and Buildings

Space Standards

Code

2.118 The design of all new dwellings must comply with the Nationally Described Space Standards (2015), measurements in square metres:

Number of bedrooms	Number of bed spaces (persons)	1 Storey dwellings	2 Storey dwellings	3 Storey dwellings	Built-in storage
1b	1p	39(37)*			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Nature

Network of Spaces

Code

2.119 Existing green and blue features, including hedgerows, trees, watercourses and ponds must be retained and incorporated into designs, unless the proposal can demonstrate net benefits to green infrastructure.

2.120 All development must reinforce the green infrastructure network both within and surrounding the site.

Guidance

2.121 In the same way that the network of roads connects destinations reached primarily by vehicle, active travel should be promoted by supporting and expanding the network or routes and spaces (green infrastructure) used by pedestrians and cyclists. Development of all scales and type should contribute to the green infrastructure network.

2.122 Further information and guidance can be found in the Standards Framework for Building with Nature.

2.123 Private gardens should utilise mature shrub and tree species to create visual interest, year-round structure and wildlife refuge.

2.124 Native species, ideally of local provenance, will be favoured over non-native species due to their role in reinforcing the Lake District's unique landscape character and providing for local wildlife.

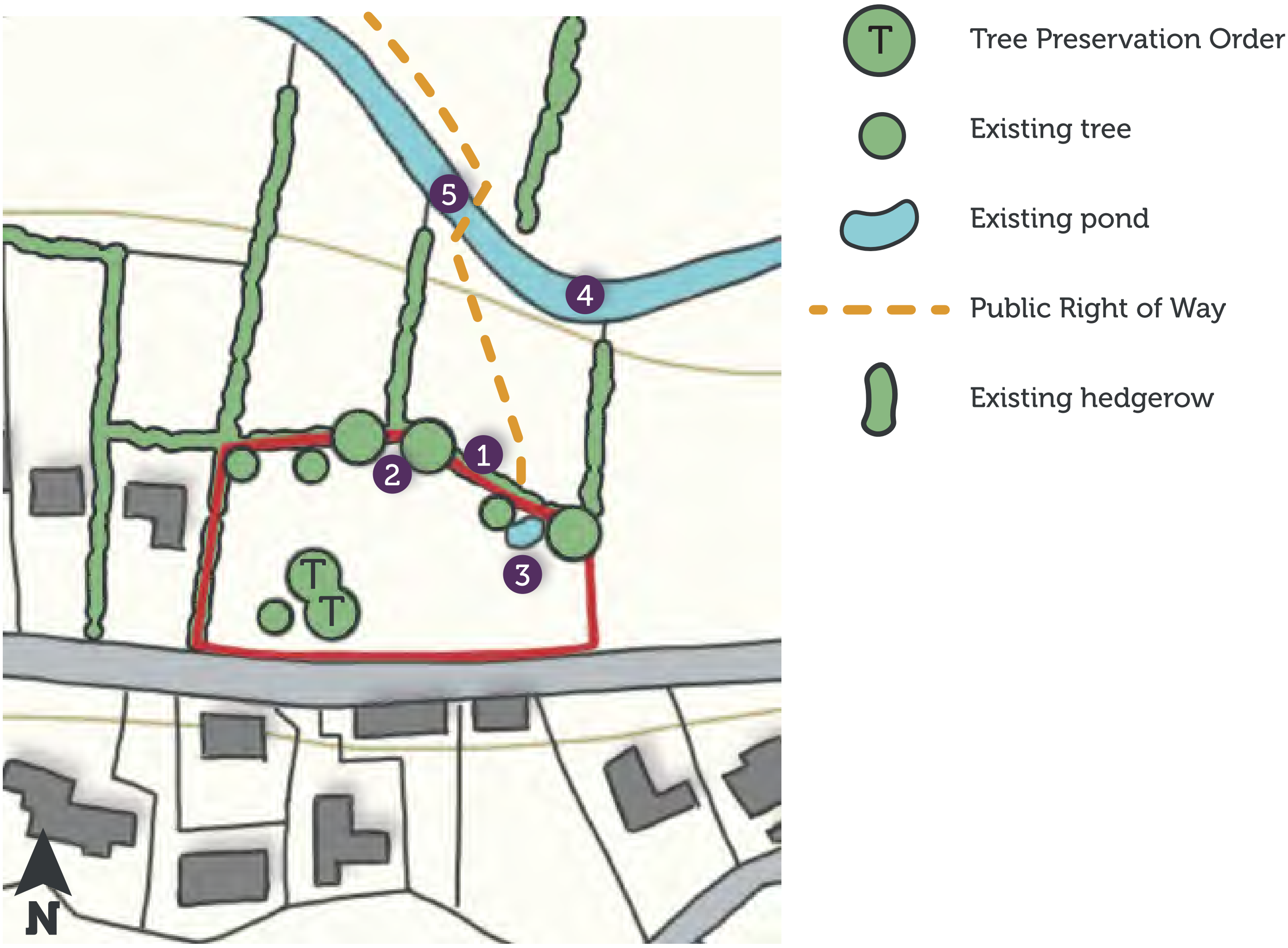
2.125 Where boundary features are required to plots and/or sites, use boundary features such as:

- Dry stone walls and retaining walls
- Hedges and hedgerows
- Coppicing
- Metal railings

2.126 When planning, designing and implementing green infrastructure, the Natural England Green Infrastructure Framework[2] should be consulted, particularly the Green Infrastructure Planning and Design Guide[3].

[2] https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Home.aspx
[3] https://designatedsites.naturalengland.org.uk/GreenInfrastructure/downloads/Design%20Guide%20-%20Green%20Infrastructure%20Framework.pdf

Incorporating existing green and blue infrastructure into development



- Existing green and blue features, including hedgerows, trees, watercourses and ponds must be retained and incorporated into designs, unless the proposal can demonstrate net benefits to green infrastructure.
All development must reinforce the green infrastructure network both within and surrounding the site.

Examples of green and blue features which must be retained include:

1. Hedgerows
2. Trees / mature shrubs
3. Ponds
4. Watercourses / ditches
5. Public footpaths and links such as river crossings


Rural areas – this accounts for the vast proportion of the Lake District and includes areas of agricultural land, woodland, moorland, fells, lakes and coastline.


Natural spaces – these often-forgotten green corridors help to bring wildlife into the heart of more towns, for example via railways, rivers, roadside verges, woodland shelter belts and other transitory land.


Parks & formal green spaces – many of the Lake District's towns and larger villages have parks or other formal public green spaces such as playing fields.


Semi-public spaces – institutions such as schools and churches will often sit within green space. A number of the Lake's District's designed landscapes are also semi-public as they sit behind a pay barrier.

Squares, village greens & pocket parks – smaller areas of green space which serve the neighbourhood level and can be used for informal recreation, socialising and play.

Streets – streets often host green features such as street trees, SuDS, raised planters and hanging baskets which bring the multiple benefits of green infrastructure into the heart of the built environment.

Community gardens, allotments & food growing – these can include formal allotments plots, small community growing spaces or community orchards.

Private gardens – these contribute significantly towards biodiversity within built up areas.

Green walls & green roofs – suitable for more urban locations, these provide opportunities for greening the street scene.

Gardens

Guidance

2.127 Generally, each dwelling should be provided with private outside space. However, a larger shared space may have greater amenity, play, biodiversity, landscape, and townscape benefits, than smaller enclosed pockets.


Retained drystone walls and the siting of the garage (to left) ensure private, enclosed rear gardens. Borrowdale.


This garden retains a field character through the retention of drystone walls and the design of gates. Borrowdale.


Rather than each house having a front plot, a single shared garden gives a more open outlook and enables use of the space for play. Hawkshead.

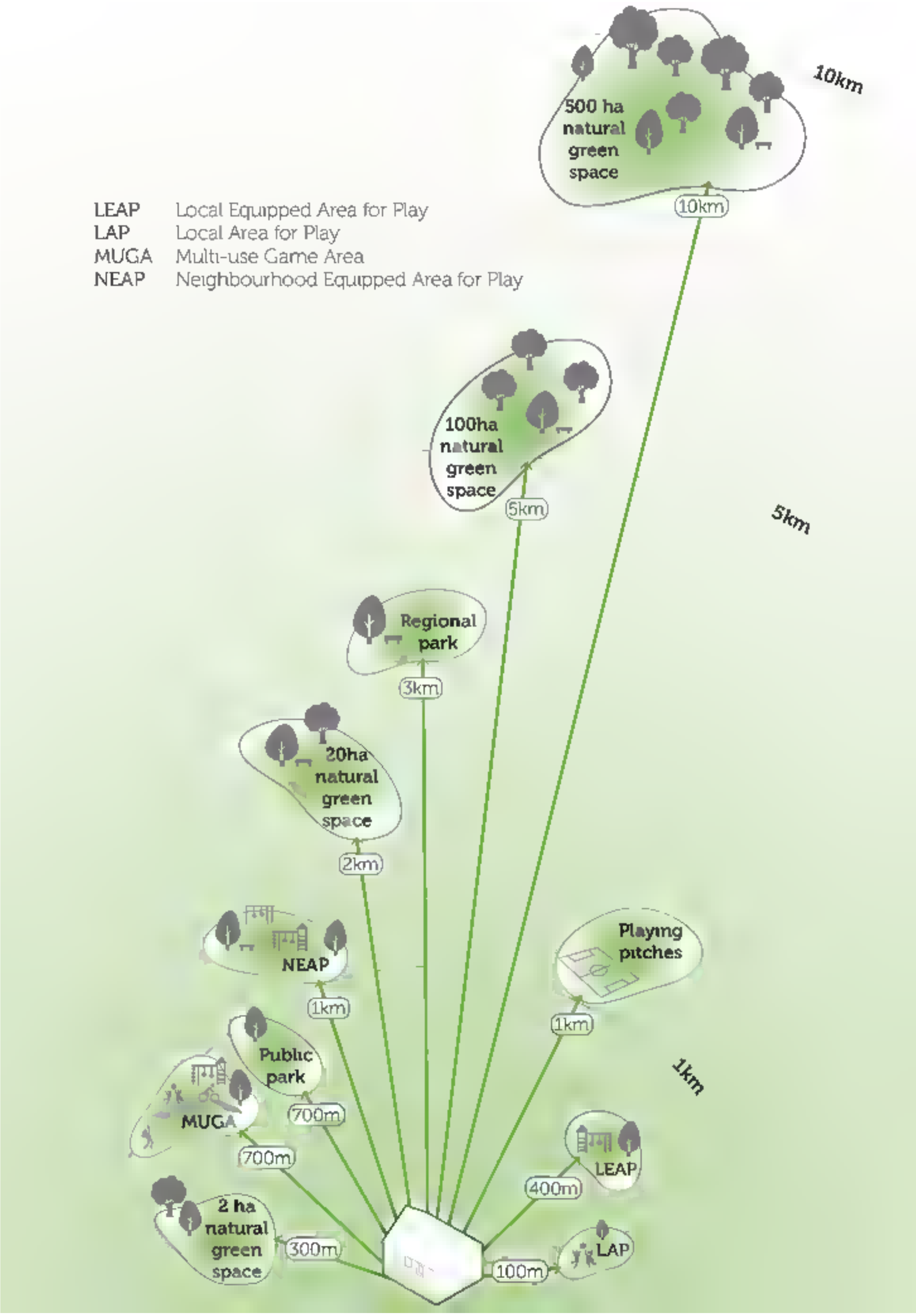
Open Space Provision

Guidance

2.128 The size and function of this new Amenity Local Green Space should be informed on a case-by-case basis using the national standards set out below. Where possible, new development and new Amenity Local Green Space should contribute towards helping communities meet these standards.

Open spaces hierarchy

LEAP Local Equipped Area for Play
LAP Local Area for Play
MUGA Multi-use Game Area
NEAP Neighbourhood Equipped Area for Play



- The size and function of this new Amenity Local Green Space should be informed on a case-by-case basis using the national standards set out below. Where possible, new development and new Amenity Local Green Space should contribute towards helping communities meet these standards.

Natural England's Accessible Natural Green Space Standards (ANGSt)	
Doorstep Standard	0.5ha within 200m
Local Standard	2ha within 300m
Neighbourhood Standard	10ha within 1km
Wider Neighbourhood Standard	20ha within 2km
District Standard	100ha within 5km
Sub-Regional Standard	500ha within 10km

Open Space Design

2.129 The following checklist should be used to ensure new open spaces are designed effectively:

Design consideration	Check?
Does the new open space look to the character of its surrounding area for cues on design?	
Has the new open space been designed with consideration for existing and future local need?	
Is the new open space accessible and overlooked by surrounding properties?	
Are the new open space's access points convenient and relate to desire lines?	
Is the new open space centrally located within the new development to form a focal point?	
Does the new open space contribute positively to the sense of place of the development and surrounding area?	
Is the new open space multifunctional and provide benefits relating to biodiversity, sustainable drainage and plant life that will absorb carbon?	
Does the new open space contribute towards the free movement of wildlife by acting as a stepping stone or linking feature with surrounding habitat?	
Does the new open space provide opportunities for play and social interactions where possible?	
Has the new open space been designed to ensure onerous maintenance regimes are kept to a minimum?	
Does the open space have physical boundaries and if so, are these needed?	
Is sufficient lighting provided for the context of the open space without causing light spillage to surrounding properties and/or the sky?	
Do the design and soft landscaping reduce the impacts of noise and sound travelling? Hard surfaces and structures will encourage noise to travel whereas soft planting, trees and hedges will absorb sound.	
Are new surfaces, materials, boundaries and street furniture high quality, robust, and use naturalistic and locally distinctive materials where possible?	
Has there been an effort to include new tree and vegetation species that as a priority are native?	
Are the selected plant species of high wildlife value (such as pollinator-friendly plants) and are the species non-invasive?	
Are new play spaces, including equipped play, visually attractive? Do they make use of natural features, such as rocks, trees, topography and water, and utilise natural materials, such as timber and stone?	
Does the new open space appeal to people of all ages, including forgotten demographics such as teenage girls and those with dementia.	

Does the new open space provide opportunity for community growing?	
Has the open space been designed in accordance with the principles of making space for water?	
Has the open space been informed by a full assessment of any site constraints and flood risk?	

2.130 Native tree and planting species of local provenance should be prioritised within new open space. Tree species should have regard to the ground conditions of the site, the landscape or townscape character of the site, the tree's resilience to future climate change and the tree's function: is it for amenity or for play? Designers are encouraged to utilise the palette of tree species provided within the **Street Trees** section to guide the appropriate selection and siting of various native species. Designers are also recommended to use the Tree Species Selection for Green Infrastructure Guide for additional information on which species thrive where.

Well-designed natural play features can be engaging for all ages, including adults.

The use of natural materials, particularly wood, helps to blend the play space in with its surroundings. Weaving features through the tree line can also help to integrate the space.

Play equipment can be as simple as felled tree trunks and stumps. If sourced locally, it can be an extremely sustainable option.

Water, Flood Risk and Sustainable Drainage Systems (SuDS)

Sustainable Drainage Systems (SuDS)

Code

2.131 SuDS must be considered in the early stages of design and, where possible, incorporated within highways and open space design. Multifunctional SuDS that also allow for biodiversity and recreation will be favoured.

2.132 All new development must integrate Sustainable Drainage Systems (SuDS) that achieve greenfield run-off rates. This must be demonstrated through a site-specific drainage strategy.

2.133 In all development situations, the SuDS Management Train must be applied, as illustrated below. Surface water that is captured and managed above-ground on site for non-potable uses, such as irrigation, will always be favoured.

2.134 Where surface water is discharged into a watercourse, surface water sewer or drain or combined sewer (respectively options 4, 5 or 6 below) it must first pass through an attenuation measure as outlined in option 3, below.

Sustainable Drainage

1. Rainwater used as a resource, for example rainwater harvesting, blue roofs for irrigation.
2. Rainwater infiltration to ground at or close to source.
3. Rainwater attenuation in green infrastructure features in the wider site for gradual release, for example rain gardens and swales.
4. Rainwater discharged to watercourse, unless not appropriate.
5. Controlled rainwater discharge to a surface water sewer or drain.
6. Controlled rainwater discharge to a combined sewer.

2.135 The form, function and design of SuDS will vary on a site-by-site basis depending on topography, ground conditions, permeability, contamination potential, adjacent watercourses and the sensitivity of groundwater receptors.

2.136 Where sites have been previously developed, the potential for 'de-paving' redundant or unnecessary sealed surfaces and replacing this with SuDS should be explored.

2.137 The design of new SuDS must carefully, yet imaginatively, respond to local character and the setting of the scheme:

- For developments located within towns and village cores, more formal and manicured SuDS, such as constructed rain gardens, rills and swales, may be appropriate and provide a valuable contribution towards enhancing the character of the development.
- For developments located within the rural fringes, more naturalistic SuDS, including soft-sided swales, vegetated ditches, attenuation ponds and wetlands will be more appropriate.

2.138 The creative use of permeable paving and gullies that respond to their context is encouraged.

2.139 Planting choice within SuDS must provide for biodiversity and pollinators. Trees and larger specimens are encouraged where appropriate to context. The use of native plant and tree species is required.

2.140 SuDS should contribute to amenity and biodiversity. For these reasons 'pipe to basin' SuDS where runoff is channelled into an underground tank must only be used as a last resort to manage water runoff from a site.

2.141 The longevity of SuDS and their ongoing maintenance must be secured for the lifetime of the development. Consideration should be given to futureproofing SuDS by ensuring their capacity built today can accommodate the likely heavier rainfall events of the future. The likely long-term flood risk for a particular address can be found on the government's website.

2.142 Applicants should refer to the SuDS Manual for detailed guidance on the correct application of SuDS in their scheme, including calculating and using greenfield run-off rates.

Water Efficiency

Guidance

2.143 Rainwater harvesting systems should be installed in all new housing developments. This will ease the pressure on the local water supply during drought periods. All new developments should incorporate water butts.

2.144 Water efficiency measures should be fitted to new houses so that a water consumption standard of 110 litres per person per day can be achieved.

2.145 Where there is new or redesigned greenspace, species diversity and planting resilient tree and plant species based on the projected changes in climate in the area will ensure the development is resilient to the potential climate risks facing the Lake District. Forest Research's ESC4 tool should be used when deciding on the appropriate tree species composition for planting.

Flood Risk

Guidance

2.146 Design of new housing must reduce flood risk at every opportunity as required by the Local Plan. However, if a risk still exists, flood avoidance measures should be demonstrated. These can include:

- Locating buildings on the lowest risk parts of the site;
- Raising floor levels above predicted flood levels;
- Recessing external doors and windows at ground floor so that flood barriers can be slotted into place in advance of potential floods,
- Incorporating SuDS that anticipate the heavier rainfall and greater surface water runoff levels of the future, and
- Using upper storeys of buildings for habitable space, saving ground floors for less vulnerable uses, such as garages, that are designed in line with the Code of practice for property flood resilience to ensure quick recoveries if flooding occurs.
- A consideration of the likely long-term flood risk of the site. This can be found for specific addresses on the government's website

Example of a vegetated swale with soft sides and native species. These types of naturalistic SuDS can be appropriate in rural or settlement edge locations.

Existing features such as streams and ditches can be incorporated within the SuDS network to help support surface water management in a sustainable manner which is sensitive to the character of its surroundings.

Example of how an artificially constructed wetland can be both naturalistic in character and serve local biodiversity.

Example of constructed rain gardens with ornamental species which are more suited to town centres.

Example of constructed rain garden with ornamental species which are more suited to town centres. Credit: India Hobson

Houses near water

Code

2.147 New housing development that is adjacent to water must respond sensitively to the ecological, recreational and visual amenity of the asset, as well as have consideration for the flood risk it can pose, and the potential for contaminated run-off. Within the Lake District, water can include lakes, rivers, streams, ponds, wetlands, estuaries and the sea.

2.148 Particular design considerations must be given to housing schemes that are located on lake shores due to the prominence of their position in views from the lake and from other shores.

2.149 Primary frontages must be delivered on both the road-facing and lake-facing sides of the building to preserve visual amenity from both aspects.

Guidance

2.150 Where detached dwellings sit within large plots along lake shores, gaps between adjoining properties should be retained to allow for glimpsed views of the lake and opposite shores.

2.151 New or upgraded boat houses should match the scale of existing or surrounding boat houses. The use of traditional local building materials is encouraged, as is the sensitive contemporary interpretation of these building styles.

2.152 Existing trees and mature vegetation must be retained on sites unless for exceptional reasons. New tree planting is encouraged to soften views of new built form and to help integrate it into the wider landscape.

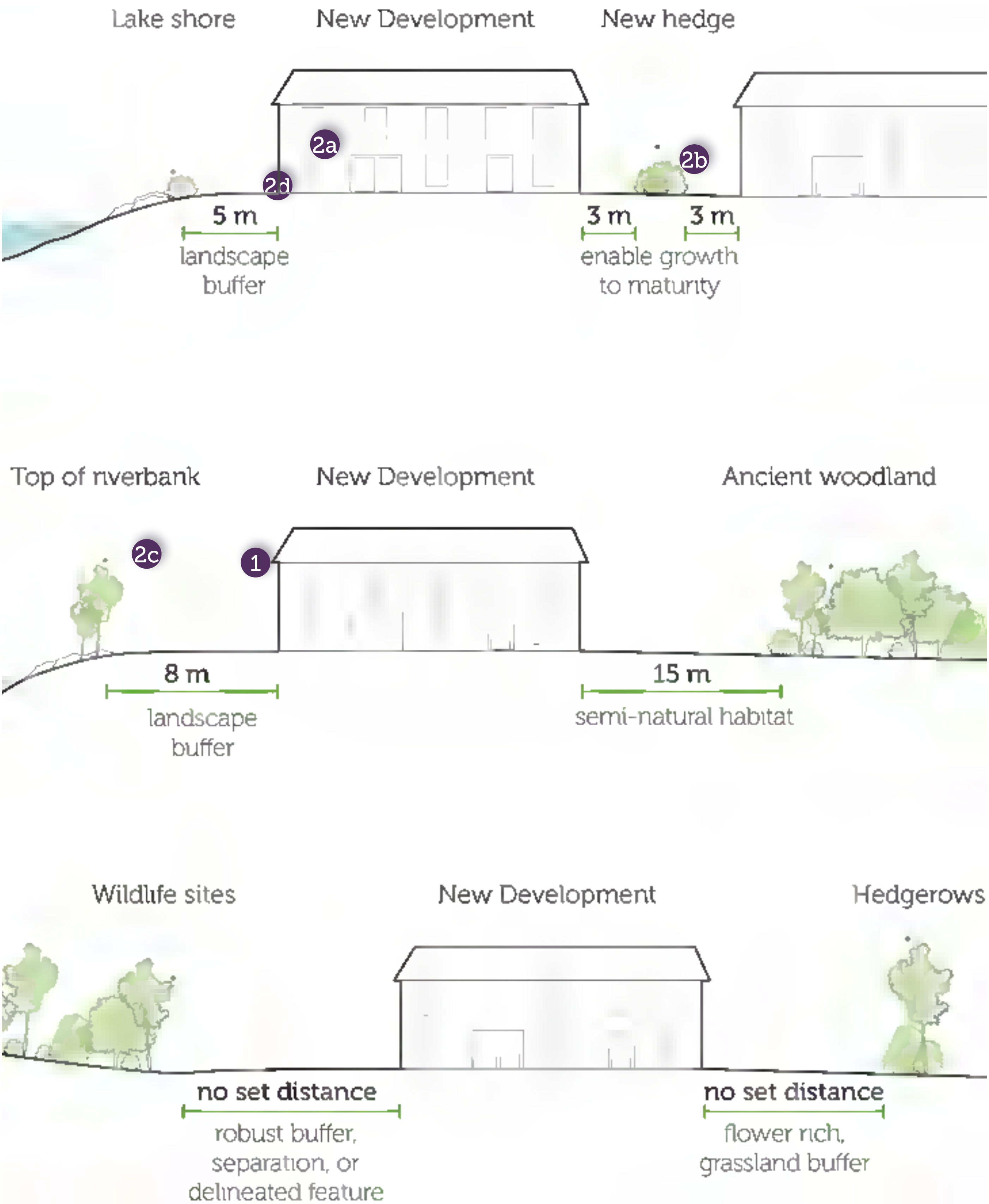
2.153 Dwellings along lake shores should retain expanses of open gardens and lawn adjacent to the water. Built form up to and on the water's edge should be limited to boat houses.

2.154 The following considerations should be used to ensure new development that is located adjacent to water is designed sensitively:

Design consideration	Check?
Has a sufficient buffer zone been left between new built form and the waterbody to allow for management (normally 5m+ or 8m+ in the case of Main Rivers)?	
Has a sufficient buffer zone been left between built form and the waterbody to allow space for wildlife? For lake shores the buffer should be at least 5m.	
Has sufficient space been left to allow for future flood defences, if appropriate?	
Has flood risk, including fluvial, marine, surface water and ground water, been considered within the siting and design of the development?	
Has the SuDS Management Train (see above) been applied for managing surface water?	
Does the site already include a SuDS? Can this be upgraded and increased in capacity of needed?	
Is there potential for multi-functional SuDS that manage surface water, provide habitats and amenity?	
Have opportunities to naturalise banks or enhance riparian edges for habitat been explored?	
Has the habitat and biodiversity potential of the waterbody been enhanced through the scheme?	
Where schemes adjoin watercourses, has effort been made to create walking and cycling routes alongside their course, where appropriate?	
Is there passive surveillance of the waterbody from neighbouring properties?	
Does the waterbody form a focal point within new green space?	
Does the waterbody contribute positively towards the character of the scheme?	
Could the scheme have an adverse impact on water quality within the waterbody?	
Have opportunities to enhance water quality through the scheme been explored?	

Here at Staveley, riparian vegetation along the River Kent has been retained adjacent to new development. This not only supports the local and strategic nature network, but helps to soften views towards new built form and provide privacy for occupiers.

Nature and habitat buffer distances



1 New housing development that is adjacent to water must respond sensitively to the ecological, recreational and visual amenity of the asset, as well as have consideration for the flood risk it can pose, and the potential for contaminated run-off. Within the Lake District, water can include lakes, rivers, streams, ponds, wetlands, estuaries and the sea.

2 Particular design considerations must be given to housing schemes that are located on lake shores due to the prominence of their position in views from the lake and from other shores.

- 2a Primary frontages must be delivered on both the road-facing and lake-facing sides of the building to preserve visual amenity from both aspects.
- 2b Where detached dwellings sit within large plots along lake shores, gaps between adjoining properties should be retained to allow for glimpsed views of the lake and opposite shores.
- New or upgraded boat houses should match the scale of existing or surrounding boat houses. The use of traditional local building materials is encouraged, as is the sensitive contemporary interpretation of these building styles.
- 2c Existing trees and mature vegetation must be retained on sites unless for exceptional reasons. New tree planting is encouraged to soften views of new built form and to help integrate it into the wider landscape.
- 2d Dwellings along lake shores should retain expanses of open gardens and lawn adjacent to the water. Built form up to and on the water's edge should be limited to boat houses.

All schemes must check their requirement for nutrient neutrality validation before submitting a planning application. Information regarding catchment areas subject to nutrient neutrality measures, information requirements, and types of development that are exempt can be found on the LDNPA website.

Biodiversity and Net Gain

Biodiversity

Guidance

2.155 Ecological surveys and assessment should be undertaken prior to site design, so that the presence of sensitive sites, habitats and species informs the site layout or masterplanning stage. Early consideration of ecological constraints and opportunities help to underpin accurate design, budget and programme planning.

2.156 Development should contribute to nature recovery through the creation of more areas of wildlife-rich habitat in bigger patches, of better quality, that are more joined-up (see Cumbria Local Nature Recovery Strategy (LNRS)).

Biodiversity Net Gain

Guidance

2.157 All development must refer to the Biodiversity SPD. New housing developments will need to follow the mitigation hierarchy to help avoid biodiversity losses and secure gains.

2.158 Natural environment enhancements can be delivered by:

- Including standing and fallen dead wood, scrub and a range of vegetation conditions from patches of open ground to dense vegetation
- Planting locally-appropriate tree species, shrubs, climbers and ground plants. Cumbria PLAN BEE for pollinators, wildlife friendly planting lists are available from a range of recognised bodies including the RHS, Cumbria Wildlife Trust, RSPB and Bug life.
- Retaining trees and hedgerows and creating an adequate root protection zone to ensure their longevity.
- Integrating roost and next boxes into all types of development including extensions and alterations. These should be sited at the appropriate height and aspect, and be connected to a habitat which allows the target species to successfully establish in. Nest boxes must comply with the relevant British Standard: BS 42021:2022. Swift bricks integrated into the walls are preferable to external boxes as they are a permanent feature of the building, require no maintenance, can be aesthetically integrated with the design and materials of the building, and have better temperature regulation with future climate change in mind.
- Incorporating ponds and other water features within gardens.
- Avoiding the use of hard boundaries around private spaces, unless it is traditional stone walls, and instead retain, restore, and expand on existing hedgerows to provide habitat connectivity across the site to allow for species movement. New hedge planting should be set back approximately 3m from the boundary to allow space for growth. Non-native hedge species must be avoided.
- Avoiding both external and internal light spill from artificial lighting. General guidance provided by the Cumbria Good Lighting Technical Advisory Note and the Bat Conservation Trust addresses parameters including light levels, direction, duration, and reflective glare.

2.159 Habitat retained, enhanced, or created must be managed to ensure this establishes as intended and is maintained in the long term. Habitat delivered as BNG has a minimum management legacy of 30 years.

2.160 Development must avoid impacts on designated sites and irreplaceable habitat as defined by the National Planning Policy Framework (NPPF) including:

- ancient woodland,
- ancient and veteran trees,
- ancient grasslands (unimproved and some semi-improved species-rich grasslands)
- blanket bog,
- limestone pavement,
- sand dunes,
- salt marsh and
- lowland fen.

2.161 Impacts in this context include direct impacts (e.g., loss or severance of habitats to development) or indirect impacts (e.g., increased footfall resulting in deterioration of habitats or disturbance of species or increased surface water runoff).

2.162 A minimum 15m aspiring to a 30m buffer of semi-natural habitats should be applied between development and ancient woodland. These are mapped in the Local Nature Recovery basemap. Where assessment shows other impacts are likely to extend beyond 15m, the development is likely to need a larger buffer zone. Determination and creation of buffer zones should follow Natural England and Forestry Commission Guidance: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions.

2.163 Developments should retain or create an appropriate buffer distance from the top of the bank of watercourses (to be determined by the ecological assessment). The buffer zone should contain natural and semi-natural habitats, such as trees, wetland, scrub or grassland, which can protect water quality, stabilise banks and provide biodiversity value. Recreational access within this zone should be sensitively designed to avoid risk of habitat degradation or species disturbance during and post construction.

Code
2.164 Artificial grass must not be used as it has no ecological value and introduces ecological harms by removing grass habitat and introducing an impermeable plastic surface.

Swift Bricks with caller. Where Swift bricks are installed a significant distance from the next-nearest Swift colony a simple call system can be used to attract birds to the nest. Image: Laurence Poulter.

S Model Swift Brick. A simple and low cost, long-term remedy for the loss of traditional nest sites is to incorporate S-bricks into new developments. Image: Kendal Swifts.

Swift nesting site. Swifts choose nest sites behind small entrance holes. Swift bricks replicate these entrances to keep out larger predators. Image: Keswick Swifts

Habitat stepping stones should be provided across built up areas to create opportunities for wildlife movement between core habitat areas, such as ancient woodland.

Veteran trees support a large number of native bird and invertebrate species. Like all trees, their presence should be noted from the outset of the design process and should be celebrated and incorporated into green space design within new development.

Situated on a tributary of the Aira Beck, Dowthwaite Farmhouse overlooks a mosaic of wet grassland, sedges and pollarded willow.

Mature trees, hedges and shrubs provide an important refuge for wildlife within settlements, particularly within private gardens.

Tussocky swards can provide important refuge for invertebrates, particularly overwintering species such as beetles and spiders. This in turn supports small mammals and birds.

Dry stone walls provide varied microclimates and shelter for invertebrates, reptiles and small mammals. They can even be used as nesting sites for birds. Old dry stone walls are of particular importance due to their moss and lichen assemblages.

Mature vegetation not only effectively screens and integrates infrastructure into the landscape, but also creates movement corridors for wildlife.

Undisturbed areas are essential for thriving wildlife, particularly in locations which are popular for recreation.

Street Trees

Code

2.165 All new streets must be tree-lined, as set out within Paragraph 131 of the NPPF.

2.166 Native tree species of local provenance must be prioritised. However, species choice will also reflect the site's constraints, the function the tree will play within the streetscape, and future climatic pressures expected due to climate change.

2.167 New street trees must be positioned with sufficient space to allow for full maturity without causing obstructions to access, junction sightlines, lighting and infrastructure.

2.168 The positioning of services and street trees must be coordinated at the outset of designs to ensure future interferences are avoided.

2.169 Landscaping proposals, including proposals for tree-lined streets and new green spaces, must be integrated with the strategy for sustainable surface water management. Landscaping proposals must evaluate and identify opportunities for sustainable surface water management.

Guidance

2.170 Street trees should be planted in association with kerbside rain gardens or other SuDS measures to minimise water runoff. In instances where street trees are being placed within paved surfaces, developers will need to have regard for best practice in relation to the use of tree pits, guards and grates. The Urban Tree Manual provides best practice guidance on the installation and maintenance of street trees. The maintenance of new streets trees, including watering and staking, will be secured for at least three years following planting to ensure successful establishment.

2.171 Designers should use the Tree Species Selection for Green Infrastructure Guide for specifying species. The street tree selection palette of native tree species should also be used to inform planting schemes. However, a creative response to each site's location and landscape character is encouraged. A diversity of street trees is encouraged to perform a variety of functions and deliver multifunctional benefits. This also enhances provisions for biodiversity and biosecurity resilience.

2.172 Developers and applicants should refer to the Standard Conditions for Works Adjacent to Pipelines and consult with United Utilities when delivering landscaping proposals.

This 1970s housing development has retained much older trees that dominate the skyline and form an entrance feature to the estate. Keswick.

This housing development of the early 2000s has retained one end of a distinctive mature tree line at the edge of Hawkshead.

This cul de sac in Windermere is dominated by retained mature trees that provide an attractive outlook for the houses.

An appropriate species in the correct amount of space will grow into a key feature of the street scene.

The variety of tree species gives this street an appearance that changes with the seasons.

Sited at the peripheries of gardens, the scattered trees in front of and behind these houses are key features of this suburban townscape.


In intimate and enclosed hard spaces, a single specimen tree can add a welcome splash of greenery that softens the space.


Trees, hedges and shrubs can provide the dual role of screening private gardens from view while also supporting wildlife.


Where garden sizes cannot accommodate large mature trees, communal spaces and the public realm can offer an alternative location.


Here the houses and access have been planned around the central open space and trees so that the trees offer amenity to every house.

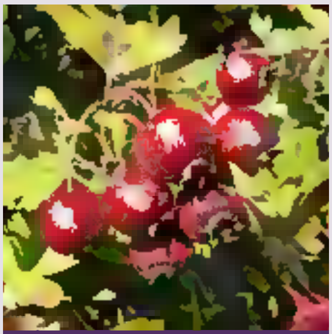
In a village street the irregular spacing and occurrence of trees can reinforce the organic and informal character of the place.

Tree lines can form highly attractive edges to settlements of any size.

Street tree selection (also applicable to landscaping and private gardens)

Small-medium species suitable for avenues

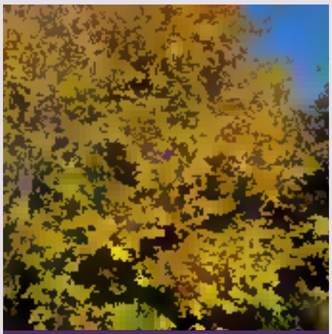
Crataegus laevigata
(Woodland hawthorn)
A small tree with attractive pink and white flowers and clusters of red fruits.



Crataegus monogyna
(Common hawthorn)
Better suited to soft verges or tree trenches. Flowers and berries provide excellent biodiversity interest.

Malus sylvestris
(European crabapple)
A small tree better suited to soft verges. Attractive white flowers and fruit provide an ornamental specimen, however, fruit litter should be a consideration.

Medium-large species suitable for avenues and tree-lined streets

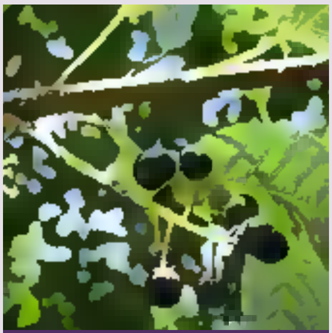


Acer campestre
(Field Maple)
Suitable for paved situations and can thrive in sunny or shaded locations.

Betula pendula
(Silver Birch)
Suitable for paved situations when established correctly with tree pits. Would thrive in soft verges or tree trenches.

Betula nigra
(River Birch)
Suitable for wet areas, including SuDS. Thrives best in soft verges or tree trenches.

Prunus avium
(Wild cherry)
A medium-sized tree best suited for soft verges. Their flowers and fruits provide both visual and biodiversity interest.



Prunus padus
(Bird cherry)
A medium-sized tree common in the north of England. Their fruits and flowers provide both visual and biodiversity interest.

Sorbus aria
(Whitebeam)
A suitable for paved areas, this slow-growing and drought tolerant species has attractive leaves and ornamental white flowers.

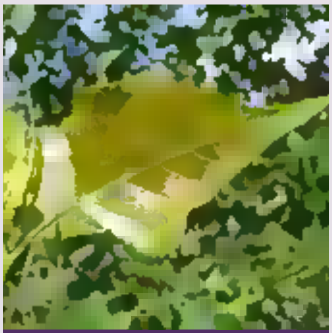
Sorbus aucuparia
(Rowan)
A medium-sized tree with ornamental flowers and berries. Berries may become a nuisance when dropped, however, they are usually eaten before this is an issue.

Ulmus 'Columnella'
(Elm)
An upright and columnar species that is resistant to Dutch Elm disease and does well in paved situations.

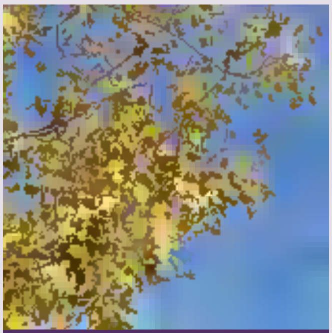
Large species suitable for gateways and nodes

Alnus glutinosa
(Common Alder)
Suitable for wet areas, including SuDS and very wind tolerant.

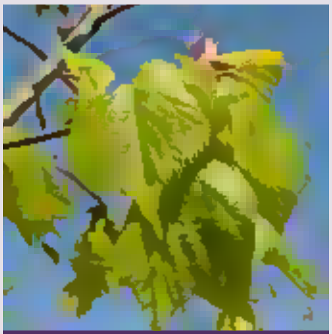
Carpinus betulus
(Hornbeam)
Suitable for paved areas when established correctly with tree pits.



Populus nigra
(Black poplar)
Large specimen and fast growing specimen. One of Britain's rarest trees.



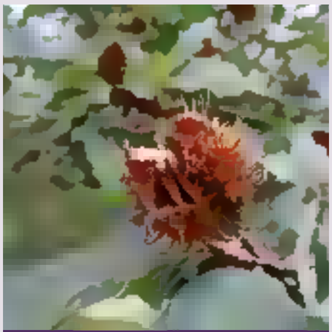
Populus tremula
(Aspen)
A fast growing and slender tree with vibrant yellow autumn colours.



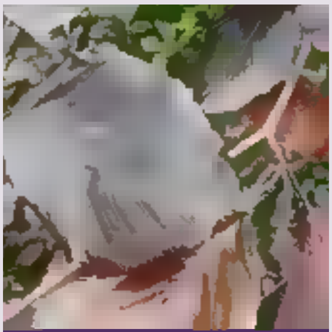
Tilia cordata
(Small-leaved lime)
Larger specimens that can be suitable for wide avenues. Crowns broaden with age.

Very large species suitable for focal points

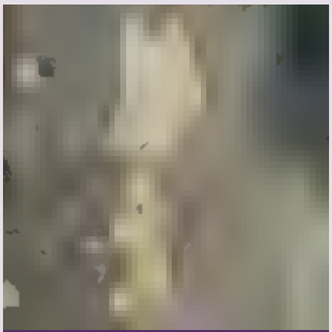
Cedrus libani
(Cedar)
Huge specimens when mature that provide year-round interest.



Fagus sylvatica
(Common Beech)
Huge domed crowns which are great for wildlife. Often hold their leaves into the winter months.

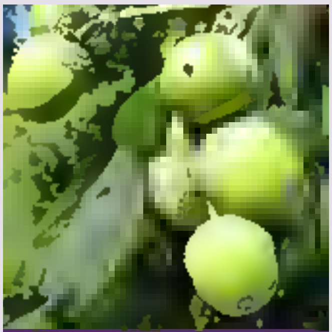


Fagus sylvatica **f. purpurea**
(Copper Beech)
Similar to the common beech but deep purple leaves provide unique interest.



Platanus x hispanica
(London Plane)
Huge trees that are suitable within more urban locations.

Quercus petraea
(Sessile Oak)
Very large specimens suitable for paved areas.



Quercus robur
(English oak)
Avery large and broad specimen that requires a lot of space.

Tilia platyphyllos
(Large-leaved lime)
A very large and broad specimen that requires plenty of space.

Street Design

Code

2.173 All new housing development must contribute towards the creation of active frontages and natural surveillance of the street. All streets must be:

- designed with all eventual users in mind.
- tree-lined and incorporate space for biodiversity and other green infrastructure, such as SuDS.
- prioritising the safe and efficient movement of pedestrians and cyclists.
- permeable, particularly for pedestrians and cyclists.
- reducing the reliance on cars and ensuring that parked vehicles do not dominate the street scene.
- welcoming and encourage social interaction, including space for informal seating and gathering.
- appropriately lit depending on their location within a settlement and with regard to the impacts lighting has on wildlife.
- legible and easy to navigate for all users. Creative use of specimen trees and public art should be explored for enhancing legibility, particularly for those with cognitive impairments.
- free of unnecessary signage and line work that can contribute towards overly urbanised characters. For example, carefully designed narrowing of streets can be used to deter on street parking and therefore remove the need for yellow lines.
- use minimal street furniture. All new street furniture must be coordinated and appropriate to the Lake District context, utilising robust, natural and green materials where possible.
- sufficiently large to achieve their intended function, including serving suitable car parking and allowing for access by services and emergency vehicles.
- the minimum required carriageway width whilst maximising spaces of pedestrians, cyclists and green infrastructure.

Street Hierarchy

Code

2.174 All new streets must be allocated to a typology in the street hierarchy, as set out in the photos and their captions.

2.175 All developments must contribute towards the successful design and function of streets.

Guidance

2.176 A clear street hierarchy helps to create navigable and character-led settlements.

2.177 Where new streets are not created, schemes should be aware of the street typology they adjoin. This will ensure the appropriate design of the street frontage in terms of intended character, scale and function.

2.178 All new housing development should respond to the fundamental character of the street in which they are located and the position it occupies within the street hierarchy.

Primary Street: Arterial roads (or 'A' roads) which connect the Lake District's major towns.

High Street: Can be a Primary or Secondary Road and is a focus for retail and other services.

Secondary Street: Mainly carries local traffic and often hosts facilities such as schools.

Local Street: Residential streets that have reduced speeds and prioritise active travel and social interactions.

Lanes: Generally single carriageway widths with regular passing places. These exhibit a distinctly rural character.

Tertiary Street: Used for accessing small groups of homes, commonly cul-de-sacs, or for servicing at the rear of properties.

Surface Street: Streets where there is no distinction between space for vehicles and space for pedestrians / cyclists.

Shared Private Access & Courtyards: Serving small groups of dwellings (up to 5), these are generally not adopted roads.

2.179 When designing new streets, applicants must refer to relevant guidance and best practice, including Manual for Streets, Manual for Streets 2, Inclusive Mobility and Streets for All.

2.180 Development that is subject to this code will not be creating new Primary or Secondary Streets or High Streets. However, any new development that adjoins these streets must be aware of how to appropriately respond to and make connections with these public spaces. The following guidance for local streets should be considered when designing housing developments:

Residential Street

- Road markings and signage are kept to a minimum.
- Houses front onto the street and should take their main access from it.
- Streets are designed to encourage low speeds through the use of informal traffic calming such as raised tables and kerb build outs, as well as green infrastructure including tree pits and SuDS.
- Streets are designed to allow for informal surveillance of the street.
- Streets include some provisions for on street parking, utilising tree planting and green infrastructure for informally defining spaces.
- Streets include opportunities for social interactions, including seating and informal rest areas.
- Where new houses occupy a corner plot, active frontages are delivered on both sides of the street. Blank facades must be avoided.
- Where present within local architectural styles, bay windows, oriel windows and porches can be used to animate the street frontage and create a more welcoming street scene.
- Set back zones, no matter the size, must be green and contribute towards the sustainable drainage of water.
- The use of pedestrian gates that align with front doors is highly encouraged, where front gardens are present.
- Where nearby houses traditionally front directly onto the footway, it may be appropriate to reflect this arrangement within new development. However, the integration of some 'defensible' green space should be considered.
- Where nearby houses traditionally front onto the carriageway at an assortment of angles, it may be appropriate to reflect this arrangement within new development. However, best practice must be adhered to, for example avoiding blank facades.
- New housing developments avoid overly urbanised gates and boundary treatments. Soft boundaries, such as hedges, and dry-stone walls will be favoured.
- Cul-de-sacs should only be used where through streets are not possible. They should ideally serve a small number of houses.
- Vehicular turning heads should not be overly engineered and be as small as possible, whilst providing sufficient turning space for emergency vehicles, refuse lorries and deliveries.
- The use of turning loops incorporated with green space should be explored as alternatives to 'lollipop' or 'T' turning heads.
- Unnecessary kerbing, particularly of soft verges, should be avoided, whilst ensuring new green infrastructure is protected from vehicle encroachment.

This cul de sac is not over-engineered: rather than be designed for the very rare occasions when two large vehicles have to go past one another, the road is designed for its very low level of day-to-day use.

Pedestrians, car parking and through traffic are all accommodated in this narrow tertiary street that was laid out long before the private car existed.

With good visibility and soft verges, this attractive lane functions perfectly well without road markings, kerbs and piped drainage.

A narrow carriageway, a single pavement and off-street parking mean this tertiary street has a fairly informal character.

Good levels of passive surveillance and a clear edge between public and private space at this small estate in Coniston.

This cul de sac is almost like a shared driveway giving access to parking spaces more or less on the level with the highest bungalows.

Mews

- Short rows of mews can be appropriate where densities are high in the historic core and where short terraces of houses are common featured.
- Mews offer opportunities for shared spaces. Therefore, domination by car parking needs to be avoided. Careful spacing and siting of trees and street furniture should be used to demarcate where is appropriate for car parking and where is not.
- Typically, mews do not exhibit any set back, however, encouraging the greening of the street through raised beds and planters outside houses can help to blend the interface between public and private.
- Electric Vehicle (EV) charging should be incorporated into the side of buildings adjacent to designated parking spaces.
- Mews streets are a form of shared space and therefore should follow best practice guidance for designing inclusive streets, including the Department of Transport's guidance, Inclusive Mobility: A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure.

Shared Street

- Shared streets can be an excellent placemaking tool for creating characterful, sociable and attractive streets. However, careful and attentive design must be applied to ensure these streets are navigable and inclusive for all, including those with visual or cognitive impairments.
- The justification for including shared surfaces within a development must be robust and all concerns relating to impaired users addressed through strong design choices.
- Surface treatments relate to the street's surrounding urban, suburban or rural character.
- Shared streets utilise a varied palette of textures and colours to demarcate carriageway space to ensure navigability for those with dementia or visual impairments.
- Shared streets incorporate 'comfort space' into their designs which discourages vehicular access and therefore allows pedestrians to choose whether to mix with traffic or not.
- Vehicle speeds are reduced prior to entering the shared space.
- Streets include appropriate tree planting and green infrastructure to alter driver behaviours and speeds without the need for signage or engineering.

- Space should be created for some car movement and occasional on street parking.
- Careful spacing and siting of trees, SuDS and street furniture should be used to demarcate where is appropriate for car parking and where is not.
- Opportunities for seating, informal green space and rest areas can be incorporated into street design.
- Electric Vehicle (EV) charging must be incorporated into the street scene.
- Shared streets will need to ensure they align with the Department of Transport's guidance, Inclusive Mobility: A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure, as well as Chapter 7 in Manual for Streets and section 2.9 in Manual for Streets 2.

Courtyards and Shared Driveways

- All courtyards and shared driveways are overlooked by surrounding properties.
- Main accesses to properties should stem from the courtyard or shared driveway.
- Painted line markings are avoided. Variations in materials, metal studs and setts should be utilised to define parking spaces.
- Where appropriate, parking spaces should be unallocated to particular properties to help create greater capacity. Where allocations are deemed to be necessary, painted numbering must not be used. The use of small, numbered plaques or signs can be explored.
- Electric Vehicle (EV) parking must be incorporated into new courtyards and shared driveways.
- Opportunities to include incidental green and play spaces should be explored within new courtyards and shared driveways, including community gardens and growing spaces. Siting of this should be away from overly shaded areas.
- Designs of courtyards and shared driveways should be conscious that these public spaces are generally not adopted and therefore ongoing maintenance will need to be provided for by residents.

Secured by Design

Guidance

2.181 The design of spaces, highways and routes must enable different highway users, such as pedestrians, cyclists and motorists to be able to see each other, offering passive surveillance of these highways and routes. This includes landscaping and how green landscaping, and trees will grow and impact visibility over time. Where possible, the ground levels and topography of the site should be exploited to promote passive surveillance and overlooking of streets and public spaces.

2.182 Existing rights of way should also be incorporated into new development in a manner that promotes overlooking and passive surveillance.

2.183 Where there is street lighting in a settlement, routes and spaces must be well lit to improve safety and reduce fear of crime at night. The light sources and structures must be designed into the street or spaces in a non-intrusive way, and to avoid light pollution and protect the Lake District’s dark skies. Lighting, where required, must be designed to appropriate levels to provide the right level of light, at the right time, in the right place. Further guidance can be found in the ILP Guidance Notes.

2.184 The layout of new housing development should avoid siting private rear gardens or other highly enclosed spaces (such as service yards) directly adjoining the highway or public realm. This runs counter to the principle of passive surveillance, exposes private spaces to potential trespass, and creates uninviting streets.

2.185 Shared driveways should include features such as gateway indicators, low boundary features or changes in landscaping or surfacing materials that subtly indicate the change from public space to shared private space.

2.186 Developers should consult with the Police Crime Prevention Officer for site specific design advice prior to application stage.

Active frontages at ground and upper floors. Hawkshead.

Passive surveillance and a clear edge to the private garden. Askham.

Passive surveillance from houses looking along and down the lane. Clear edges to gardens.

The public space of the street is well overlooked by the houses along it, reducing the fear of crime.

Here, private rear gardens adjoin the main road the effect of this making the street feel isolated is lessened by the number of first floor windows that provide passive surveillance. Grasmere.

A modest railing and gate are all that is needed to create defensible, semi-private space. Broughton.

Rather than being a physical or barrier to people seeing into or getting onto private land, many boundary features are symbolic and mark the threshold between public and private space.

Here at Pooley Bridge the side elevation of this house has a combination of a low wall and boulders and shrubs to mark where public space ends and private space begins.

The combination of front doors and windows gives this row of houses an active frontage.

Although narrow and winding, this tight space is not intimidating due to the number of houses that have active frontages overlooking it.

Here the high fence provides security and privacy for the rear garden, but the street is not overlooked in any way, making it less attractive.

Here a change in paving material from the bitmac of the public highway to the block paving of the shared private drive provide a subtle indication of where the privately-owned space begins.

Meeting Places

2.187 Streets and public meeting places, no matter the scale, play an important role in enabling social interactions and enhancing a place's sense of community.

Code

2.188 All development of 5 dwellings or more must provide a formal or informal meeting place at a focal point within the scheme.

2.189 New meeting places must be multi-generational in their designs, for example, including large stone boulders for children to climb on, informal tree stump seats for young adults to meet at, and formal seating for guardians to supervise children and older generations to converse.

2.190 Meeting places must occupy a focal point within any new development to ensure good natural surveillance and use by residents.

2.191 Where possible, the scale of new meeting spaces is sufficient for hosting small-scale community events.

2.192 New development adjoining an existing meeting space, must provide an active frontage with good natural surveillance.

2.193 New development must not obstruct or screen important views and vistas that are afforded from the meeting place.

Staveley: a small semi-formal meeting place and stopping point.

Elterwater: the village green as a meeting place, complete with seating, street furniture and bus stop.

Hawkshead: the former market place has street furniture and seating pushed out to its periphery, but is the kind of space that can be used for occasional formal events or activities.

Movement

Guidance

2.194 Cumbria Development Design Guide sets out the local-level principal source of guidance on the design of highways, including footways and cycleways, in the Lake District. It was most recently updated in January 2023. The Cumbria Development Design Guide and its appendices contain many specific aspects of highway design and connecting places. This Design Code has re-iterated some of the key areas of this guidance that relates to the types of development covered by this Design Code.

Street Network

Guidance

2.195 Smaller schemes or infill sites (fewer than 5 houses) should:

- Connect with the wider street network and existing access points;
- Understand and incorporate natural movement and desire lines;
- Deliver convenient walking and cycling access through the site that is equally, if not more direct than driving;
- Connect with and enhance access to any existing public rights of way or cycle routes;
- Offer direct and safe connections to existing streets, amenities and destinations;
- Where possible, enhance connections through existing development and minimise the use of cul-de-sacs; and
- Ensure passive surveillance by surrounding properties.

2.196 Schemes of 5 dwellings or more should:

- Connect with the wider street network and existing access points, ideally linking at either end to other streets.
- Understand and respond to natural desire lines.
- Deliver walking and cycling routes that are equally, if not more, direct than driving.
- Connect with and enhance access to any existing footpaths or cycle routes.
- Provide variety and choice, both in terms of routes and modes of travel.
- Offer direct and safe connections to existing streets, amenities and destinations.
- Avoid unnecessary cul-de-sacs, these should only be found at the tertiary level of street type.
- Ensure passive surveillance by surrounding properties.
- Have more than one pedestrian / cyclist access point, and where possible have more than one vehicular access point.

2.197 Applicants should look to Chapter 4 in Manual for Streets and Building a Healthy Life for more detail on how to achieve connected and permeable streets.

2.198 This Code outlines slightly different guidance for housing developments of more than five units and fewer than five units. For more than five units the following illustration shows what schemes can achieve.

Development of more than 5 houses

Schemes of 5 dwellings or more should:

1. Connect with the wider street network and existing access points, ideally linking at either end to other streets.
2. Understand and respond to natural desire lines.
3. Deliver walking and cycling routes that are equally, if not more, direct than driving.
4. Connect with and enhance access to any existing footpaths or cycle routes.
5. Provide variety and choice, both in terms of routes and modes of travel.
6. Offer direct and safe connections to existing streets, amenities and destinations.
7. Avoid unnecessary cul-de-sacs, these should only be found at the tertiary level of street type.
8. Ensure passive surveillance by surrounding properties.
9. Have more than one pedestrian / cyclist access point, and where possible have more than one vehicular access point.

2.199 New streets need to take cues from how topography is addressed on streets within the surrounding area to ensure the scheme integrates with the existing settlement. Where open and attractive views are afforded from a development site, the sloping topography can be used to celebrate those views.

2.200 Streets are useful tools for framing views and, similarly, their orientation should take cues from the surrounding area.

Framing the view and street design

1. Streets are useful tools for framing views and, similarly, their orientation is to take cues from the surrounding area.

2. Private gardens should utilise mature shrub and tree species to create visual interest, year-round structure and wildlife refuge.

3. Native species, ideally of local provenance, will be favoured over non-native species due to their role in reinforcing the Lake District's unique landscape character and providing for local wildlife (see Street Trees section for examples of suitable species).

4. Where boundary features are required to plots and/or sites, the following types of boundary features are to be used:
   - 4a Drystone walls and retaining walls
   - 4b Hedges and hedgerows
   - Coppicing
   - Metal railings


Buildings stepping down hillsides is a common feature of the Lake District. Threlkeld


Stepped buildings reinforce the grain of buildings and add visual interest. Threlkeld.


Stepped buildings often mean communal car parking is a better solution than each house having a driveway. Threlkeld


Where there is a lack of level ground, buildings were often built along the contour. Coniston.


Here at Askham, the elevated highway in front of the buildings is for access, while the through road is in the middle of the green.


Building approximately along the contour here at Threlkeld has created a decisive edge to the village.

Part of Coniston's character are the terraces set at different heights but built generally along the contours.

Building along the contour along the top of the site has allowed for a gentler slope for the highway and more on-street parking. Hawkshead.

The view of the hillside is an attractive terminal feature of this suburban street. Ambleside.

The wooded foreground and mountainous backdrop connect this street to nature and the landscape. Keswick.

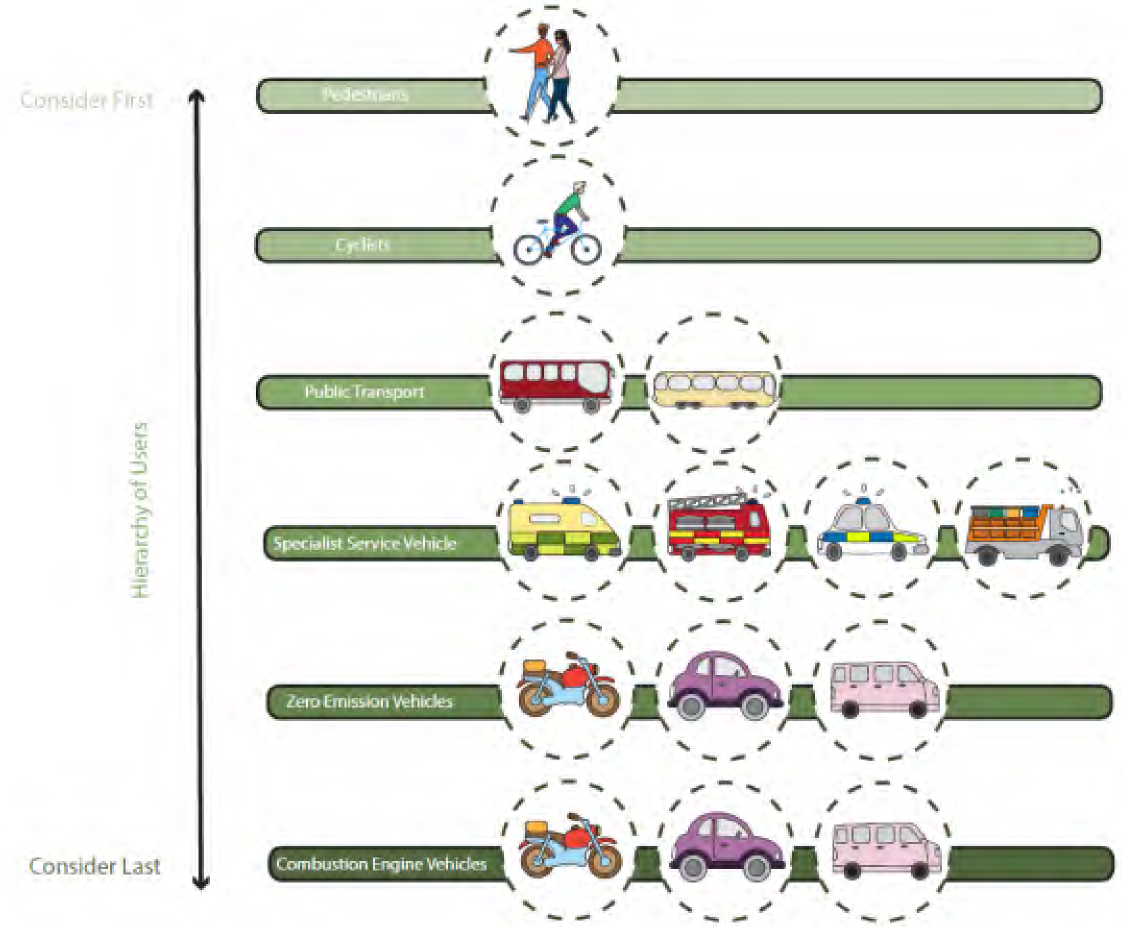
This street has both a building and the spectacular backdrop of the fells forming the terminal feature of the vista. Keswick.

On a smaller scale, the wind of the road between the built forms offers a glimpse of a distant hillside. Borrowdale.

Walking & Cycling

Code

2.201 Proposals must adhere to the following street user hierarchy, and refer to Chapter 3 in Manual for Streets when applying it:



Street User Hierarchy

Guidance

2.202 To promote active forms of travel, new development should:

- Open up desire lines and create more direct and convenient routes for those travelling by foot, mobility aid or bike;
- Create good sightlines and a sense of natural surveillance for users;
- Link with existing pedestrian and cycle crossings;
- Ensure appropriate space is given to those walking or cycling (at least two abreast), without needing to unduly navigate parked cars or street furniture; and

- Ensure pedestrian and cycle infrastructure is pleasant to use.
- Incorporate active design principles in Sport England's Active Design guidance.

2.203 All developments of 5 – 25 dwellings are also encouraged to deliver:

- Off-road alternatives for those travelling by foot or bike; and
- Landmark features, such as trees or public art, that help users navigate the hierarchy of movement.

2.204 Where sites adjoin or host a public right of way, it must be respected or incorporated as part of the scheme's design.

Accessibility, walking and cycling

To achieve accessibility, development must:

1. Avoid unnecessary barriers to movement for those with impaired mobility.
   - 1a Avoid steep hills and ensure routes follow contours. If this contradicts desire lines, provide a choice of accessible and energetic routes.
   - 1b Reduce the use of steps where possible.
   - 1c Avoid unnecessary kerbs.

2. Ensure sufficient space is maintained for those who do not travel just by foot, including pushchairs, wheelchairs and mobility scooters, as well as bicycles.
   - 2a Deter vehicles from parking on footways or cycle paths.
   - 2b Ensure street furniture and trees do not impede easy movement of those with impaired mobility.
   - Where streets are not shared, ensure at least 1.2m of pavement is provided (more detail on the composition of different street typologies to be provided in the Public Space section).

The built environment should make walking whether on foot, with a pram, sticks or wheelchair, an easy and attractive option.

The Lake District's network of footpaths and public rights of way provides additional means of supporting active travel.

As a green and active form of travel, new development should make cycling safe and convenient.

Junctions & Crossings

Code

2.205 The design of junctions must reflect the typology of streets they are meeting. In all cases, they must prioritise pedestrians and cyclists. They must also contribute positively towards changes in drivers' behaviour when transferring from one road typology to another, without the need for excessive signage.

2.206 Junctions must avoid overly engineered features or overly wide radii that contribute towards a vehicle-dominated character, particularly within rural locations.

2.207 Roundabouts or mini-roundabouts will not be accepted unless in exceptional circumstances.

2.208 All new development must contribute towards enhancing pedestrian crossing experiences if they transcend a desire line, for example, providing dropped kerbs or raised tables at all junctions with appropriate tactile paving.

2.209 Junctions and private driveways must avoid overly engineered features or overly wide radii that contribute towards a highways-dominated character, particularly within rural locations.

2.210 Private driveways must meet the back of the footway at a right angle.

Guidance

2.211 Roads should meet as close to a right angle as possible.

2.212 Where appropriate, the additional space created by the use of tighter radii can be used to deliver green gateways into new streets or development.

A junction with an overly-wide radius which gives more space to vehicles and increases travelling distances for pedestrians where they are in a more vulnerable position on the carriageway, or creates a greater shift in the desire line.

A junction with a tighter radius which leads to only a slight shift in the pedestrian desire line, as well as reducing the dominance of the highway. This can provide more space for repairing the urban grain of the street or creating a new green space/gateway.

2.213 If a new development of 5 dwellings or more adjoins a primary street or high street **and** relates to a natural desire line for pedestrians and cyclists, a formal crossing should be implemented. The type of crossing will depend on the context of the setting, i.e., town centre or rural fringes, and the safety considerations relating to road speeds.

2.214 Where new developments of 5 to 25 dwellings adjoin secondary streets or local streets **and** relate to a natural desire line for pedestrians and cyclists, the need or benefit of implementing a formal or informal crossing should be assessed. In some cases, traffic calming measures to slow vehicle speeds can be a suitable alternative to a crossing.

2.215 Over-engineering, signage and line markings should be kept to a minimum, whilst ensuring crossings are safe and tactile for all users.

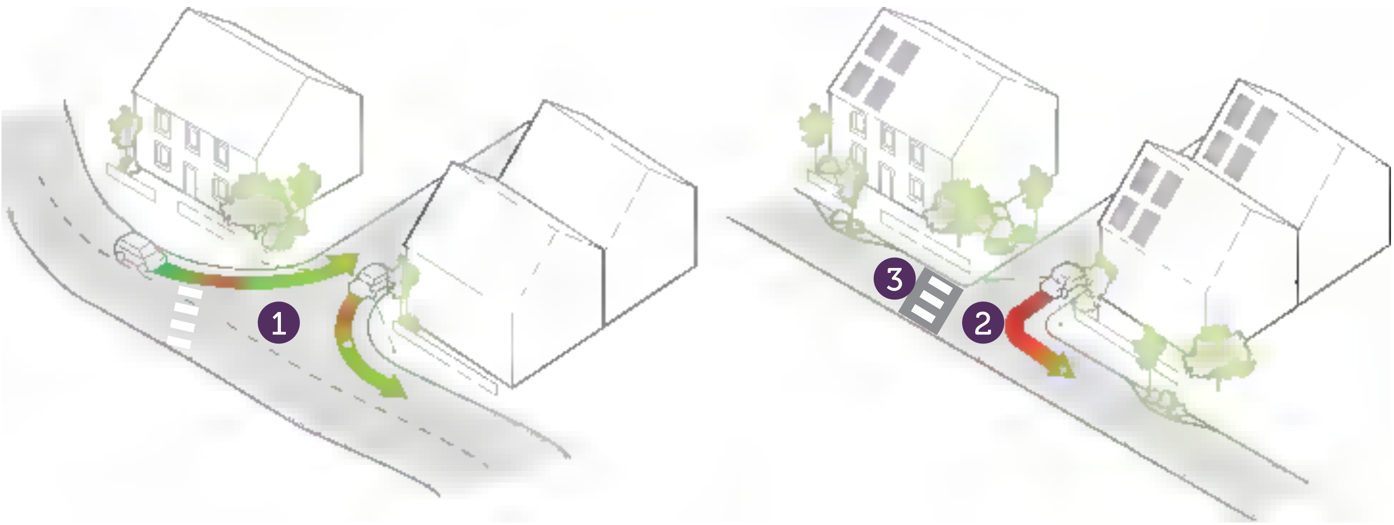
2.216 Signalised crossings will only be used when other highway design measures provide an insufficient level of safety.

2.217 When designing new crossings, the following guidance and regulations will need to be adhered to:

1. The Cumbria Development Design Guide;
2. Manual for Streets, in particular Section 6.3;

3. Manual for Streets 2, in particular Section 9.3;
4. The Assessment of Pedestrian Crossings, Local Transport Note 1/95;
5. The Design of Pedestrian Crossings, Local Transport Note 2/95; and
6. The Zebra, Pelican and Puffin Pedestrian Crossings Regulations and General Directions, 1997.

Junctions and crossings



The design of junctions must reflect the typology of streets they are meeting. In all cases, they must prioritise pedestrians and cyclists. They must also contribute positively towards changes in drivers' behaviour when transferring from one road typology to another, without the need for excessive signage.

1. Junctions must avoid overly engineered features or overly wide radii that contribute towards a vehicle-dominated character, particularly within rural locations.

2. Roundabouts or mini-roundabouts will not be accepted unless in exceptional circumstances.

3. All new development must contribute towards enhancing pedestrian crossing experiences if they transcend a desire line, for example, providing dropped kerbs or raised tables at all junctions with appropriate tactile paving.

- Junctions and private driveways must avoid overly engineered features or overly wide radii that contribute towards a highways-dominated character, particularly within rural locations.

- Private driveways must meet the back of the footway at a right angle.

Inclusive Streets

Guidance

2.218 Principles of inclusive design must apply to all street types and public spaces in new housing developments. To achieve accessibility, new housing development should:

- Avoid unnecessary barriers to movement for those with impaired mobility.
- Avoid steep hills and ensure routes follow contours. If this contradicts desire lines, provide a choice of accessible and energetic routes.
- Reduce the use of steps.
- Avoid unnecessary kerbs.
- Ensure sufficient space is maintained for those who do not travel just by foot, including pushchairs, wheelchairs and mobility scooters, as well as bicycles.
- Where streets are not shared, ensure at least 1.2m of pavement is provided.
- Deter vehicles from parking on footways or cycle paths.
- Ensure street furniture and trees do not impede easy movement of those with impaired mobility.
- Create spaces that are navigable and safe for those with visual impairments by using tactile materials as opposed to line markings, and providing sufficient street lighting.
- Provide features within shared surface schemes to ensure they are safe and navigable for those with visual impairments.
- Utilise contrasting colours and textures to demarcate carriageways.
- Locate street furniture, lighting and street trees to distinguish between vehicle and pedestrian space, without creating clutter or barriers to movement.
- Create dementia-friendly environments[4].
- Provide direct and safe walking routes to shops or other local facilities.
- Offer opportunities for social interactions on the street, for example doorstep green spaces and seating areas.
- Ensure clear sightlines are provided.
- Introduce signage and landmarks where feasible, such as public art and mature trees, at decision points.
- Offer opportunities for rest and social interactions.
- Offer opportunities for doorstep play and natural surveillance from surrounding properties.
- Create places that are welcoming and contribute towards a perception of safety.
- Ensure natural surveillance is provided along all streets.
- Ensure all streets are appropriately lit and do not create dark corners.

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[4] https://www.rtpi.org.uk/media/6374/dementiatownplanningpracticeadvice2020.pdf

- Avoid dead ends.
- Provide direct links with pedestrian crossings.

2.219 All new streets and public spaces will need to adhere to the Department of Transport's guidance on Inclusive Mobility: A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure.


3a
3c
4
2a
2b
6b
1a
2b
3b
5

1 Create spaces that are navigable and safe for those with visual impairments.

- 1a Utilise tactile materials as opposed to line markings.
- 1b Provide sufficient street lighting.

2 Provide features within shared surface schemes to ensure they are safe and navigable for those with visual impairments.

- 2a Utilise contrasting colours and textures to demarcate carriageways.
- 2b Locate street furniture, lighting and street trees to distinguish between vehicle and pedestrian space, without creating clutter or barriers to movement.

3 Create dementia-friendly environments.

- 3a Provide direct and safe walking routes to shops or other local facilities.
- 3b Offer opportunities for social interactions on the street, for example doorstep green spaces and seating areas.
- 3c Introduce signage and landmarks where feasible, such as public art and mature trees, at decision points.
- Ensure clear sightlines are provided.

4 Offer opportunities for rest and social interactions.

5 Offer opportunities for doorstep play and natural surveillance from surrounding properties.

6 Create places that are welcoming and contribute towards a perception of safety.

- 6a Ensure natural surveillance is provided along all streets.
- 6b Ensure all streets are appropriately lit and do not create dark corners.
- Avoid dead ends where possible.
- Provide direct links with pedestrian crossings.

Inclusive streets and street design

To promote active forms of travel, new development should:

1. Open up desire lines and create more direct and convenient routes for those travelling by foot, mobility aid or bike.

2. Create good sightlines and a sense of natural surveillance for users.

3. Ensure appropriate space is given to those walking or cycling (at least two abreast), without needing to unduly navigate parked cars or street furniture

4. Create an attractive and green experience for users.

- Link with existing pedestrian and cycle crossings.

Kerb-less spaces provide fewer obstacles for people with mobility impairments and have a more informal character.

Step-free changes between different areas of public realm improve accessibility for all pedestrians.

A simple change in material and provision of a cobble ‘rumble strip’ provides a clear change from carriageway to shared space.

The same principle has been applied here, but to distinguish private drives from the public road.

Where kerbs are removed, other street furniture, such as these planters, can be used to deter car parking.

Where there are kerbs, dropped kerbs and raised crossings can provide convenient pedestrian crossings that are as level as possible.

Textured paving and setted junctions make all road users aware of this crossing.

Blister paving, dropped kerbs and a minimisation of clutter minimises obstacles to pedestrians.

Car Parking

Code

2.220 Car parking spaces must be within 50m of the dwellings they serve. Accessible, adaptable and wheelchair user dwellings should have at least one in-curtilage parking space.

2.221 The siting of car parking spaces serving dwellings must be:

- To the sides of dwellings as the first instance
- If not, as on-street parking, especially if parked cars help to calm car speeds.
- If not, in front of dwellings
- If not, in communal parking areas serving more than one dwelling.

2.222 Parking spaces covered by roofed structures or car ports or within garages must be to the sides of dwellings. These covered parking areas should have at least 2.6m headroom.

2.223 Communal parking areas serving more than one house must:

- Be well overlooked by the dwellings they serve.
- Provide convenient access to the dwellings they serve.
- Improve amenity by enabling more of the site to be used for green open space, tree cover, space for play or gardens than otherwise.
- Have suitable hard or soft landscaped immediate surroundings. Communal parking must not detract from the townscape or landscape quality of its surroundings, especially in smaller settlements and adjoining countryside.

2.224 Where the above criteria are met, communal car parking must be prioritised over providing dispersed car parking.

Guidance

2.225 New development should make suitable provision for electric vehicle charging points, including providing charging points for in-curtilage parking spaces, and charging points in new areas of on street or communal parking.

2.226 The character of the Lake District’s landscape and townscape makes surface car parking out of keeping in most locations. Where car parking is required, the following options should be considered ahead of surface car parking:

- Parking provided under shelters or structures or integrated in buildings.
- Dispersed rather than concentrated areas of car parking.
- Informal spaces that can be used for parking.
- Screening surface car parks from the wider landscape with building, boundary features or landscaping.

Car parking

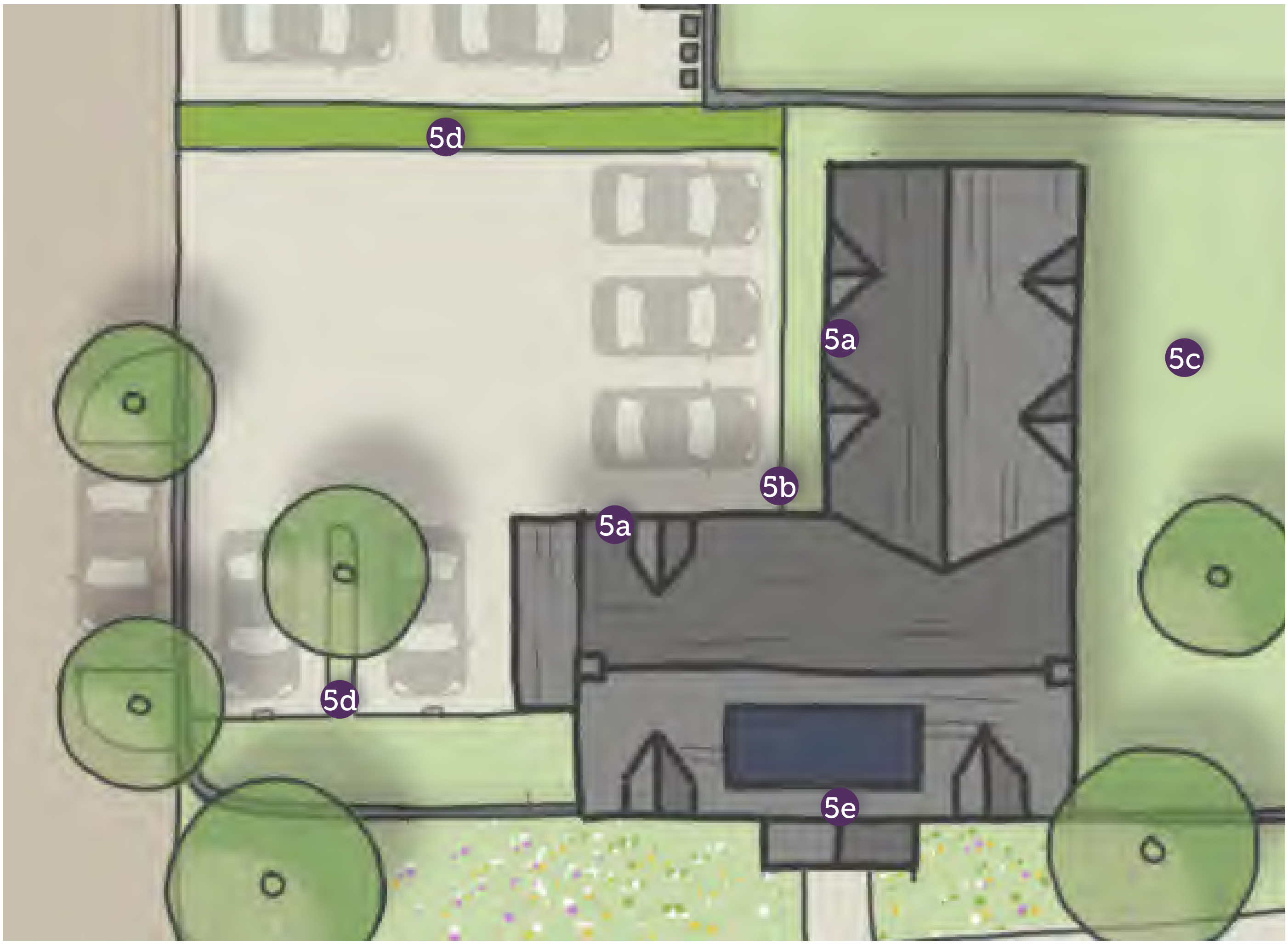
1. Car parking spaces must be within 50m of the dwellings they serve. Accessible, adaptable and wheelchair user dwellings should have at least one in-curtilage parking space.

2. The siting of car parking spaces serving dwellings must be:
   - 2a To the sides of dwellings as the first resort.
   - 2b If not, as on-street parking, especially if parked cars help to calm car speeds.
   - 2c If not, in front of dwellings.
   - 2d If not, in communal parking areas serving more than one dwelling.

3. Parking spaces covered by roofed structures or car ports or within garages must be to the sides of dwellings. These covered parking areas should have at least 2.6m headroom.

4. New development should make suitable provision for electric vehicle charging points, including providing charging points for in-curtilage parking spaces, and charging points in new areas of on street or communal parking.

Communal car parking



5 Communal parking areas serving more than one house must:

- 5a Be well overlooked by the dwellings they serve
- 5b Provide convenient access to the dwellings they serve
- 5c Improve amenity by enabling more of the site to be used for green open space, tree cover, space for play or gardens than otherwise
- 5d Have suitable hard or soft landscaped immediate surroundings. Communal parking must not detract from the townscape or landscape quality of its surroundings, especially in smaller settlements and adjoining countryside.

Where the above criteria are met, communal car parking must be prioritised over providing dispersed car parking.

Drives between houses and side car ports avoids cluttering the street – and blocking views – with parked cars. Pooley Bridge.

Here, spaces to the sides of houses are complemented by informal on street parking. Staveley.

Rather than each house having a drive or having one large car park, here spaces are dispersed, but close to the houses. Threlkeld.

In this rural context simple informal laybys provide convenient parking. Borrowdale.

A line of parking spaces along the top and informal on street parking along the street provides options for residents and visitors. Hawkshead.

In villages, a simple, informal space for cars to pull in is a better alternative to private driveways, which can look suburban and out of place.

A combination of driveways between houses and an informal space for parking means the street space is not over-engineered in this rural location. Rosthwaite.

A small, well-screened courtyard provides off-street parking for these four houses, with additional on street spaces. Hawkshead.

At this small scheme an informal communal drive for four houses is well screened and has a single access. Rosthwaite.

In this farmstead setting, the farmyard has been repurposed as a shared parking area, with little change to the site's overall character. Borrowdale.

In this large car park, landscaping and retained mature trees soften the visual impact of the car park. Glenridding.

The shared drive and car park for these four bungalows is made less prominent through the site's topography and vegetation. Windermere.

Cycle Parking

Code
2.227 Cycle storage must be discreetly sited and designed to avoid clutter.

Guidance

- In built bike racks should be delivered within any building which has garages / car ports.
- Storage needs to be secure with access for residents only. Well located (close to the building entrance) and covered.

- Storage that is internal or integral to the building is recommended as a means of reducing clutter and making cycle travel more convenient.
- Cycle racks and stands allow both the frame and one wheel to be secured.

Subservient outbuildings can offer flexible space to store bikes, bins, and garden furniture and equipment. Hawkshead.

This simple lean-to could be used to store bikes and suits the vernacular character of the house. Rosthwaite.

Here the double-doored storage space has been integrated into the house design. Pooley Bridge.

Here the storage space has been conveniently integrated into the porch. Pooley Bridge.

Services & Utilities

Code

2.228 Refuse storage will be carefully integrated into all new development to ensure its easy use, whilst also reducing its impact on the street scene

2.229 All bin stores must accommodate the bins, bags and/or boxes supplied by the local authority.

Guidance

2.230 Covered bin stores which utilise green technology, for example green roofs and walls could be explored, as well as stores made of natural and context-appropriate materials, such as timber, slate and stone.

Bin storage

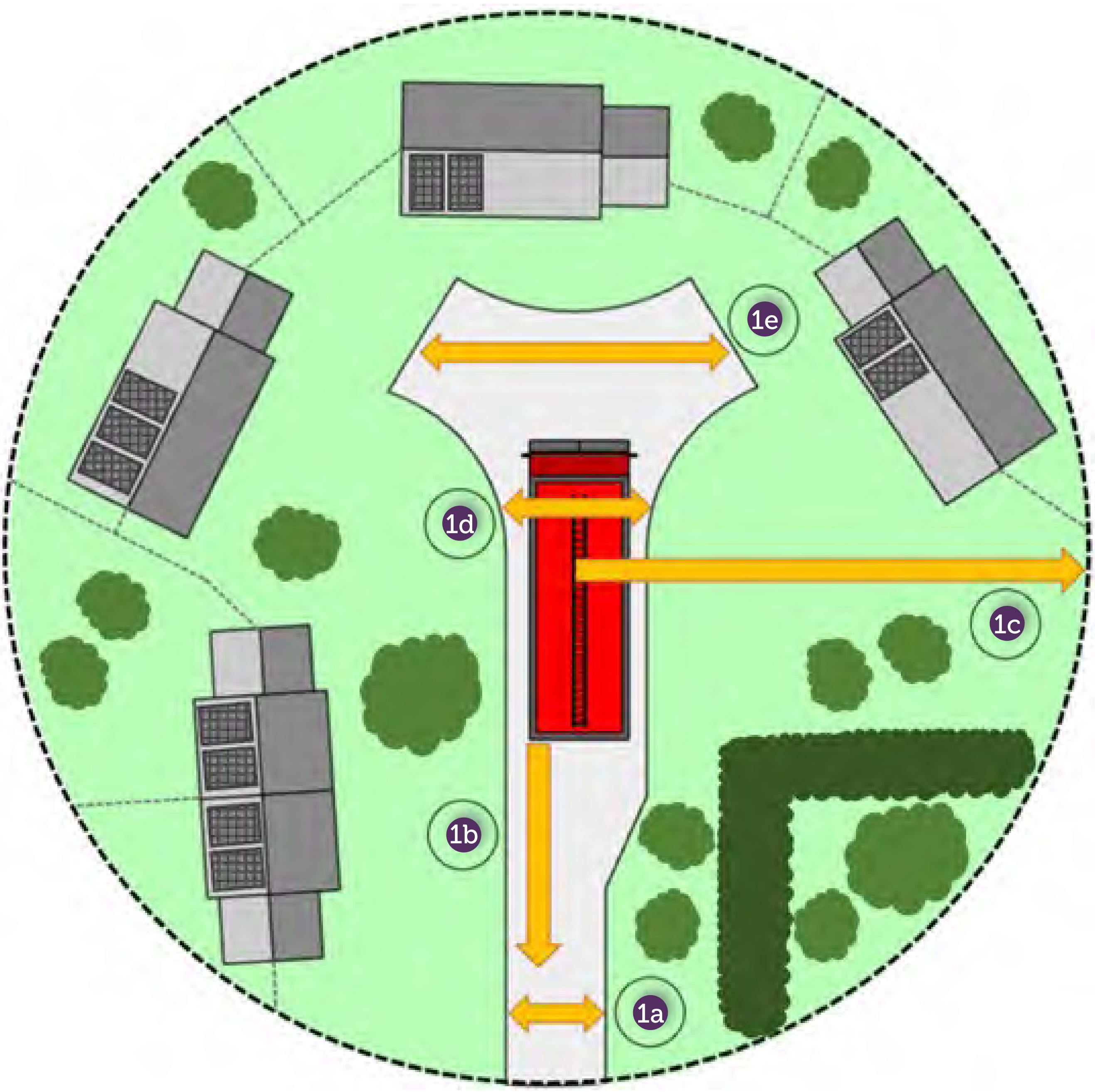
1. Refuse storage is to be carefully integrated into all new development to ensure its easy use, whilst also reducing its impact on the street scene.

2. All bin stores are to accommodate the bins, bags and/or boxes supplied by the local authority.

3. Covered bin stores which utilise green technology, for example green roofs and walls could be explored, as well as stores made of natural and context-appropriate materials, such as timber, slate and stone.

- The cabinets and boxes for gas meters and other utilities should be conveniently but discretely located so that they do not clutter elevations.

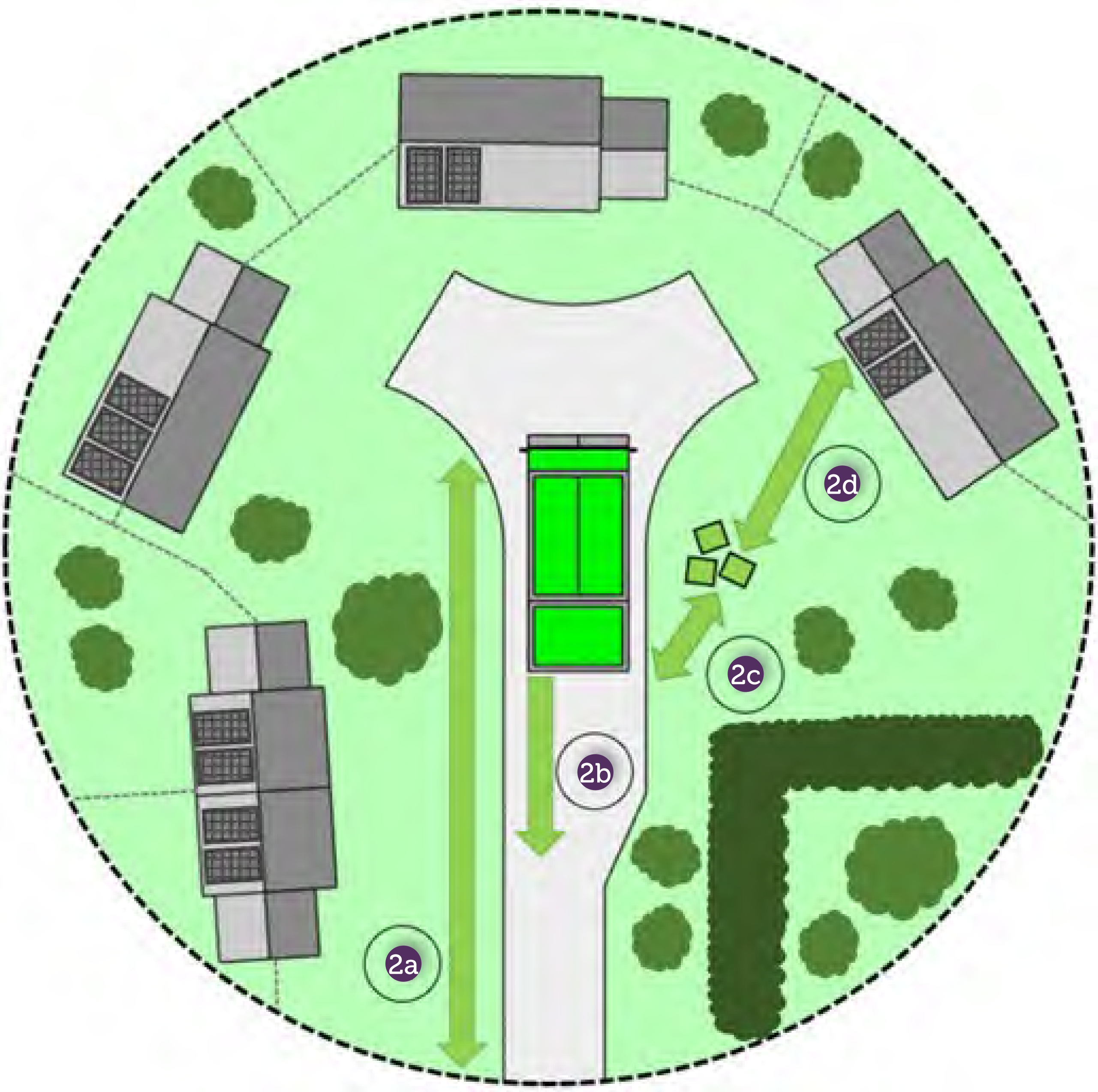
Servicing: Emergency vehicles



1 The access requirements of emergency vehicles are as follows:

- 1a The distance between kerbs must be at least 2.75m to ensure there is sufficient space for the vehicle to drive.
- 1b The maximum safe distance a vehicle can reverse is 20m.
- 1c All houses must be within 45m of where the vehicle is able to operate.
- 1d The distance between kerbs must be at least 3.7m to ensure there is sufficient space for the vehicle to stop and operate.
- 1e Vehicles require at least 20m of clear space for turning.

Servicing: Bin collection



2 The access requirements of refuse vehicles are as follows:

- 2a A turning area should be provided if it is a terminating street over 45m in length.
- 2b The maximum safe distance a vehicle can reverse is 12m.
- 2c Two wheeled bins must be at most 15m away from where the vehicle can stop to empty them.
- 2d Residents should move their bin a maximum of 30m to the collection point.

Where space is limited, a simple bin store can look far tidier than leaving them in the open.

The little compartments on either side of this double porch provide a handy bin store.

The same principle is used here, with black doors for the bins, and red doors for the houses.

Simple storage structures can accommodate other clutter in addition to bins.

The niches in these porches have been used for storing recycling among other things.

Here the bin stores for a few houses are together in a single collection point.

Chapter 3
House Extensions and Alterations

This section of the code relates to house extensions and other development within the curtilage of a house

Understanding Context and Character

Design information to submit with a planning application

3.1 The type and level of information to be submitted with a planning application depends on the nature and impacts of the application itself. The 'How to Apply' page of the our website provides guidance on what these different levels and types of information are, and when they are required.

3.2 Householder applications (extensions etc.) outside Conservation Areas and not involving Listed Buildings do not need to include further design information.

Heritage Assets

Code

3.3 The impact of the proposal on heritage assets must be considered at the start of the design process because it determines whether you need to submit a Heritage, Design and Access Statement as part of your planning application.

3.4 The assessment must include:

- Designated heritage assets: scheduled monuments, listed buildings, conservation areas, registered parks and gardens (details of these different assets and their locations can be found on the National Heritage List for England, the Local Plan interactive map and the World Heritage Site website),
- Non-designated heritage assets – buildings on the local list, archaeological sites, boundaries, historic street furniture, milestones, etc. (details can be found on the Historic Environment Record (HER) or the Neighbourhood Plan where these exist)
- The potential for any heritage assets not yet recorded, included below ground archaeology.

If your assessment does not identify any heritage assets on the site and the proposal would not affect a nearby heritage assets, you do not need to submit a Design, Heritage and Access Statement. If this is the case, we recommend that you consider the rest of this section to ensure design responds to its context before moving on to the rest of the code.

If your assessment identifies at least one heritage asset that would be affected by your proposal, you will need to submit a Heritage, Design and Access Statement and follow the rest of the code in this section before moving on the rest of the code.

3.5 Where a heritage, design and access statement is required, this must clearly demonstrate an understanding of the significance and setting of any heritage assets affected by the proposal. Potential impacts (both direct and indirect) on that significance must be reviewed. Harm to heritage assets must be avoided, where this is not possible a clear and convincing justification will be required.

3.6 In the case of an extension or conversion to a listed building, historic farmstead or non-designated building in a conservation area, the applicant must provide a detailed in-depth analysis of the significance and setting of the heritage asset(s) affected. This is likely to require either a fabric appraisal or analytical historic building survey, depending on the nature of the proposal.

3.7 The applicant must demonstrate how the design responds sensitively to heritage significance, including the use of building material, construction techniques, design cues and landscaping.

Guidance

3.8 The degree of detail and complexity of this assessment will depend on the size of the development and sensitivity of the site. However, it should be suitable to enable an informed planning decision and not be simply a list of sites and features.

3.9 Discussion on how the development will affect the setting of a heritage asset will need to be included. This goes beyond a consideration of purely visual impacts to look at how change effects the way an asset is understood and experienced e.g., impact of increased traffic on the peace and quiet of a churchyard, or the design of a farm conversion on the agricultural identity of a farmstead or hamlet.

3.10 See our guidance on Heritage Assessment and Information Requirements (2018) for further information.

3.11 The applicant is required to pay particular attention to how changes to the setting of any heritage asset(s) could impact significance. Note that levels of public accessibility have no bearing on the extent of setting.

Site Context and Assessment

Designations

Code
3.12 Heritage, design and access statements must identity whether the proposal falls within, or within the setting of, any landscape, ecological, sites or designations.

Guidance

3.13 These sites and designations can be seen on our website’s interactive policies map. Applicants can also access interactive mapping through Defra's Magic website. It is good practice to include a Context Study and Site Assessment as part of the heritage, design and access statement. The supporting information may help you prepare evidence to support the context study and site assessment. A Context Study should include (as appropriate to the site and development):

Characteristic	Check
Context	
What is the settlement character of the surrounding area? For example, rural, hamlet or rural village, large village, market town.	
How well-lit is the place? Does it have street lighting? What other forms of lighting are there? Is light pollution a problem?	
Nature	
What are the current landscape and natural features within the surrounding area? This can range from trees and hedges on neighbouring properties to green spaces, lakes, woodlands and high fells within the surrounding area.	
Are there any priority habitats and species (national or local) or designated ecological sites within the surrounding area?	
Built Form	
What is the current density, urban grain and plot ratio of built form in the surrounding area? What building types are most common, for example detached, semi-detached, terraced etc.?	
How are boundaries treated within the surrounding area? For example, dry stone walls, hedges, fences etc. Are any of these boundary treatments unsuccessful?	
What are the current building lines of surrounding settlement? Are they uniform or staggered?	
Do building frontages define the building line or are front gardens present?	
What is the roofscape of the surrounding settlement, including rooflines?	
What are typical building heights within the surrounding area?	
Identity	
Are there any notable views or vistas within the surrounding area? Are there any notable views into and out of the site?	
What is the current visual amenity of the surrounding area, i.e., the views and surroundings which create the backdrop to the area?	
What is the local building vernacular?	
What architectural details are common within the area? What is the proportion of these features?	
What buildings materials are common, both for walls and roofs, within the surrounding area? Are there any local variations in colours, textures, shapes and patterns?	
Other Considerations	
Access points – How do access points relate to surrounding movement patterns, including by foot, bike and vehicle? Are there any rights of way through the site?	

Landscape & ecology – Are there any existing natural features on site, for example trees, hedgerows, watercourses, ponds, other significant habitat? What is the boundary treatment of the site? How can these features be retained or enhanced? Are there any Tree Preservation Orders on site?	
Topography – How does topography influence the layout of the site, drainage and both inward and outward views?	
Drainage – How well does the site drain and can this provide an opportunity for SuDS and wildlife? Does the site adjoin a watercourse? Is the site prone to flooding?	
Existing structures – Are there any existing structures on the site and what is the historic value of these structures? Are there opportunities to retain these structures or re-purpose materials? If demolition is required what is the reason for this?	
Existing utilities – Are there existing utilities on site that will need to be considered in site layout?	
Ground conditions – What is the geology of the site and is it permeable? What were previous land uses on the site? Is there the potential for contaminated land? Is the site likely to be of archaeological interest?	
Noise & air quality – Is there the potential for noise and air pollution to affect future occupiers of the site?	
Orientation – How does the path of the sun affect conditions on site and outward views? What is the existing microclimate on the site? Is there an opportunity to accommodate solar panels on the site to generate renewable electricity?	

Identity

Local Character

Code
3.14 The applicant must demonstrate and clearly articulate how the proposed development respects or enhances local character and distinctiveness. This must be informed by an understanding of the site context, including any historic character assessment required to support the application.

Guidance

3.15 Local character is derived from the interaction of many factors — built form, landscape, public spaces, history, nature, and cultural associations, as well as less tangible aspects like a sense of community.

3.16 On a local level, understanding the physical, cultural and spiritual factors that shape place identity is a critical first step in the design of extensions and alterations that preserve and enhance local character and make a positive contribution to placemaking.

3.17 Extensions and alterations to buildings should respond to and complement existing patterns of settlement type and layout (see Supporting Information for information on Lake District settlement forms). In most cases these elements have developed over centuries and are an important part of the historic character of a place. The reasons for any deviation away from the existing historic pattern should be explained, together with active measures towards good placemaking.

Design of Buildings

Building type, form and detailing

Code

3.18 The type, form and composition of extensions and alterations must be rooted in local character. The design of these must reflect the local vernacular tradition (where buildings were designed to meet functional needs). This varies across the Lake District in response to changes in the underlying geology, that influences not only the choice of local building material, but also built forms and methods of construction.

Guidance

3.19 Information on common vernacular forms, and their distribution across the Lake District, can be found in the Supporting Information. Each settlement has a distinct architectural tradition depending on several factors, but common characteristics are:

- Buildings sit low in the landscape. Generally, they are one or two storeys high in a rural setting, extending to three storeys in towns.
- Constructed of local building material, which means that buildings harmonise with the surrounding landscape
- Slatestone is dominant across much of the Lake District and is associated with the characteristic ‘drystone’ appearance of many local buildings
- Slatestone is frequently left exposed.
- Rough-cast render (often painted white or cream) is also common, especially in areas of Carboniferous limestone.
- Traditional slate roofs are ubiquitous across the Lake District and are a significant part of the character of the region. These tend to be low pitched with either equal or asymmetric eaves. The latter is often associated with a cat-slide roof over an ‘outshut’ (or lean-to). Traditionally, the slates become smaller closer to the ridge, laid in diminishing courses.
- Window locations are dictated by internal layout and not necessarily symmetrical. Windows are generally small with deep reveals and stone mullions. Sash windows are common in properties from the late-18th century onwards and these are well-recessed into the walls.
- The nature of the local walling stone means openings in walls are well-spaced and kept to a necessary minimum. As a result, building elevations are dominated by the stone rather than glazing or large openings, except where the building function required large openings, such as farm buildings or boathouses.
- Dormers are rare, except in towns.
- Chimneys are a prominent feature. Gable end-stacks are characteristic of early buildings.
- Water-tabling – a line of projecting slates to deflect water – is a typical Lake District feature.
- Door designs vary considerably but generally feature a prominent lintel and stone jambs. Porches or a door canopy are common, intended to offer protection to visitors from the elements.

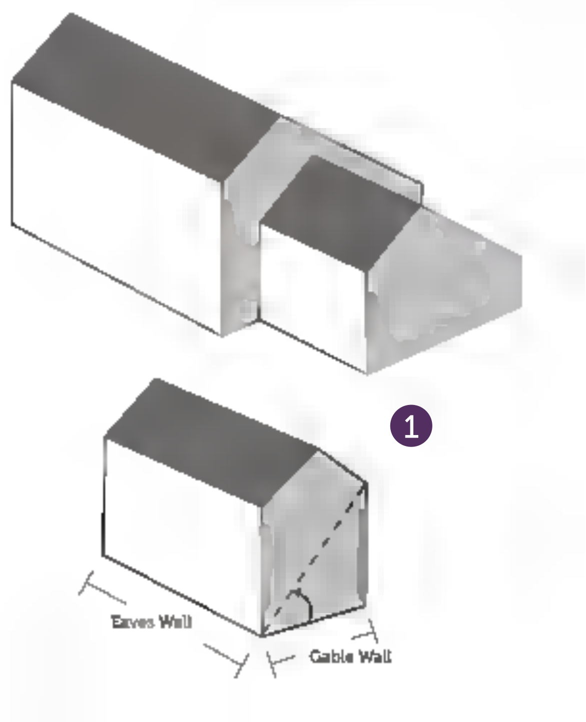
- Buildings are orientated to reflect the constraints of the landscape and direction of prevailing weather patterns. This varies considerably from valley to valley.

3.20 Although these features are common there are many variations according to location and designs need to respond appropriately to the specific traditions of the area. This is not intended to stifle contemporary design or encourage pastiche, but simply show how a design has been inspired by local character.

3.21 In areas where there is a wider variety of architectural styles, particularly those areas of 19th and early 20th century expansion around the edges of towns, design cues should still be taken from the prevailing architectural forms of the area. However, detailing should be consistent with architectural style, and mixing features within a building should be avoided. In all cases, design must be informed by analysis of context and local character.

Extensions: Principles of form

1



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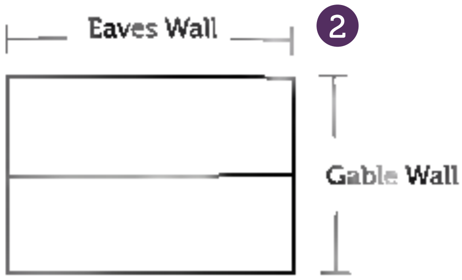

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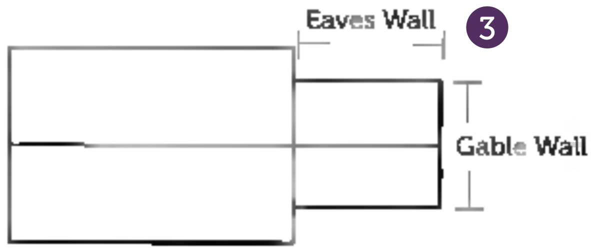

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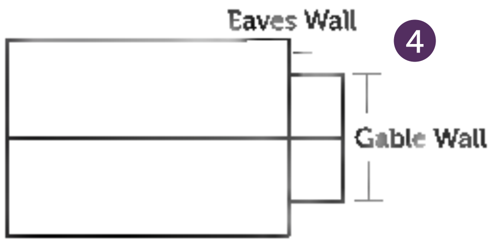

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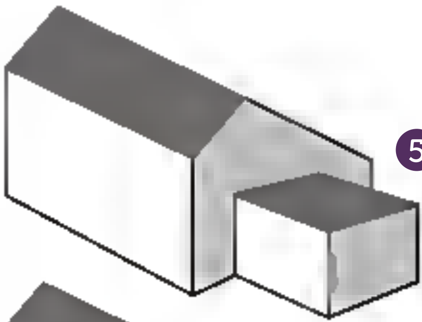

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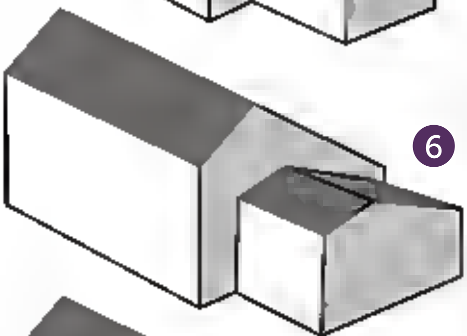

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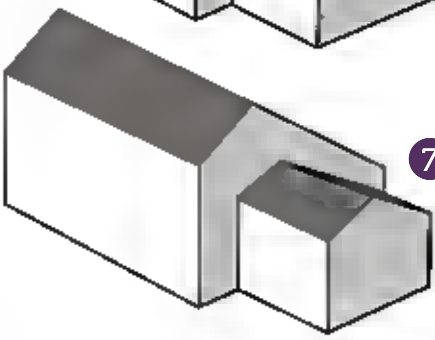

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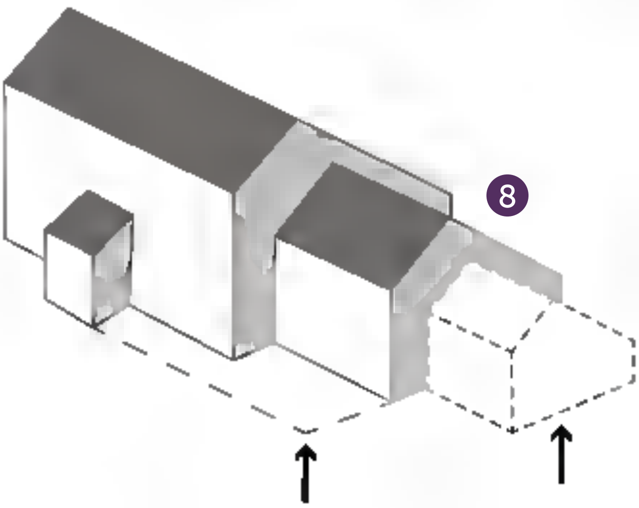

The form (shape) of a new extension must be similar to or otherwise respect the form of the existing house.

1 The principle of form applies to:

- Plan form (the outline of the building on the ground): the ratio of the length of the eaves wall to the width of the gable wall.
- The proportion of gable walls: the ratio of how tall a gable wall is to how wide it is.
- The shape of extensions: does the general shape of the extension match or respect the shape of the existing house?
- It is not necessary for an extension to exactly match the plan form, gable proportion and shape of the existing house, but in most cases, at least one of these should be observed to achieve visual harmony between the extension and the existing building. With any extension or alteration, it is important that the original house and its extent can still be 'read', and any extensions are legible. This is usually achieved by making extensions subservient (e.g., lower in height or smaller in plan) than the existing house.

These examples provide different scenarios of achieving the principles of form:

2 The ratio of the length of the eaves wall to the width of the gable wall is the starting point for understanding the proportion of the plan form of the existing house.

3 The extension has the same ratio in plan form as the existing house and has the same or a similar gable proportion and shape.

4 The proportions in plan form of this narrow extension are very different in plan form to the existing house, but the size and set back of the extension mean it is subservient to the main house. The gable shape and proportion of the extension would match or be similar to that of the existing house, so there would be harmony between the existing and new.

5 The flat roofed extension is a noticeably different shape to the existing house. The plan form of the extension has a squarer proportion to the existing house. However, the width and height of the front elevation of the extension are in proportion with the width and height of the front elevation of the house. There is a visual relationship between the two. This is helped by the extension being set back and subservient in size to the existing house. Flat roofed extensions can be appropriate where it is important to keep the overall height and mass of an extension to a minimum.

6 The extension matches the general proportion of the existing house in plan form and the proportions of its front elevation. The shape of the gable, however, is slightly different because the roof pitches are shallower. Given the difference in height between the two, the shallower roof pitch of the extension does not look out of place.

7 The extension matches the general proportion of the existing house's plan form and the proportions of its front elevation. The main difference is it has a symmetrical gable whereas the main house has an asymmetrical gable due to the longer roof pitch at the back. The matching proportions and subservience of the extension mean the different gable shape does not look out of place.

8 Extensions added on to existing extensions are rarely successful additions because they can look overly fussy and change the overall character of the house. Similarly, extensions that wrap around corner or are built out to the furthest extremities of the house's plan will generally look out of place next to the original house.

Extensions: Key Principles: Form and Shape

Code

3.22 The form (shape) of a new extension must be similar to or otherwise respect the form of the existing house.

1) The principle of form applies to:

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Guidance

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3.24 These examples provide different scenarios of achieving the principles of form:

2) The ratio of the length of the eaves wall to the width of the gable wall is the starting point for understanding the proportion of the plan form of the existing house.
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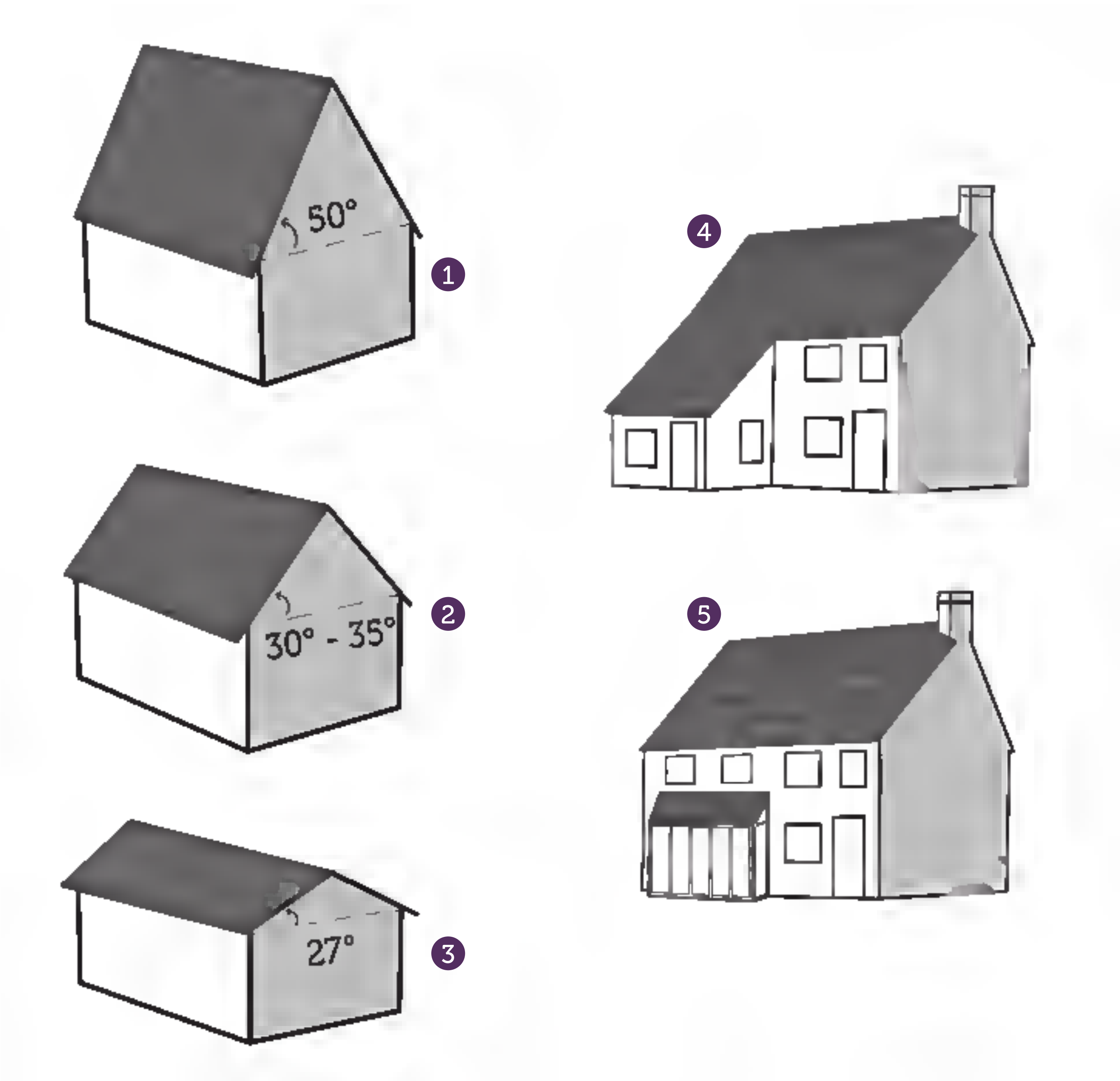
Roof pitches



The pitch or angle of a roof has a large impact on how a building looks and fits in with its surroundings. The roof pitches of new development must respond positively to its townscape context, for example, by matching neighbouring buildings. Where slates are used roof pitches must not be lower than 22.5º. If the slates are laid shallower than this, rain will run off more slowly and can find its way under and between slates.

1. Roof pitches should generally not exceed 50º.Steeper roof pitches are rare and tend to be limited to Victorian buildings and chalet-style dwellings.
2. The typical roof pitch used in traditional buildings in the Lake District is 30º to 35º and will therefore be appropriate in most circumstances.
3. Roof pitches should not be shallower than 27º. Shallow roof pitches are rare in the Lake District, and shallow roofs are therefore unlikely to reflect or contribute to local character.

- The roof pitches of extensions, particularly catslide roofs that are often found in the Lake District, should match or be similar to the roof pitch of the main roof of the house.

4. The roof pitch of the catslide roof can either continue the slope of the main roof or be slightly shallower (e.g., by 5º) to slow runoff and increase headroom under the catslide roof.
5. Lean-to extensions should generally have the same or a similar roof pitch to the main roof of the house.

Roof Pitch

Code

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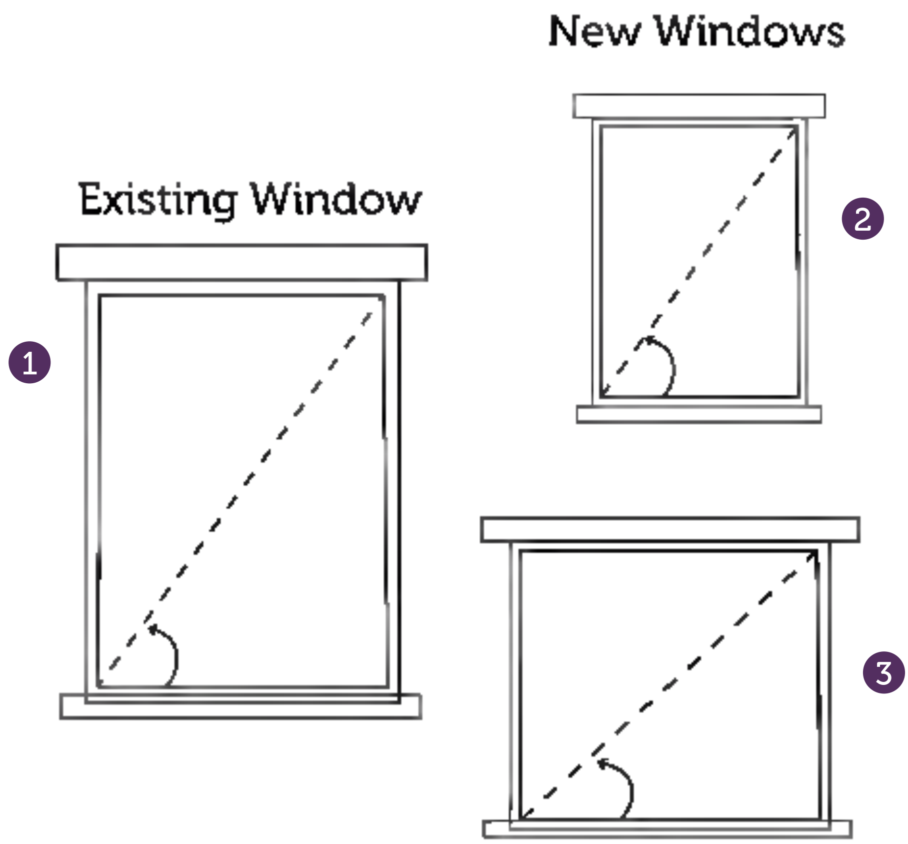
Windows and Doors

Code
3.27 The ratio of the height to width of a window sets the shape and proportion of window openings. New development, including extensions, must incorporate window proportions that show a positive response to their context, by reflecting the proportions of the existing building.

Guidance

Window proportions



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5

In this illustration:

1 The proportion of an existing window opening is taller than it is wide, giving the window opening a vertical emphasis. In most cases, traditional window openings are noticeably taller than they are wide as this works best with sliding sash windows or windows hinged on the side that swing open.

2 This proposed new window opening is smaller than the existing window, but it has the same proportion (i.e., ratio of height to width) as the existing window, and so provides a positive response.

3 The proposed new window has a proportion that is noticeably squashed, and squat compared to the existing window. This is not a positive response to the existing window proportion.

The number of windows and the spacing of windows on an elevation has a big impact on how a building looks. Most houses in the Lake District have a rhythm of evenly spaced window openings that give elevations a pleasing and balanced appearance, as shown in the illustration.

4 The right-hand part of the elevation looks noticeably 'busier' than the rest of the house due to the number of small windows squashed into this part of the building. It detracts from the character of the whole elevation.

5 All parts of the building have a similar layout of windows giving a harmonious appearance.

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5) All parts of the building have a similar layout of windows giving a harmonious appearance.

3.30 Windows and doors often make the most difference to the finished appearance of a new building, extension or conversion and are manufactured in a range of materials. The most common are wood, uPVC and powder coated aluminium.

3.31 Wooden window frames and doors will normally represent the most appropriate and sustainable option. They can be designed in ways to respect the character of any building and can be painted and repainted in any colour without replacement. If looked after and properly maintained, they will last for many years. They can be constructed to be as secure and weather-proof as uPVC windows.

3.32 UPVC and composite windows and doors come in a limited range of colours and designs. Storm casement uPVC windows (where the opening pane overlaps the frame) are the cheapest and most common window frame in use but they result in the least satisfactory appearance on houses in the Lake District. Because they are not symmetrical, they cannot replicate the appearance of a traditional casement window or a later sliding sash window which are normally symmetrical in appearance. Combined with their thick frames they are rarely an appropriate choice for a building of traditional character or one which contributes to the wider character of the area.

3.33 The use of standard uPVC storm casement windows are only likely to be acceptable in a limited range of circumstances where their use has no overall impact on the character of the building or the wider area.

3.34 Significant advancements have been made in uPVC windows. Both convincing high quality sliding sash windows and flush fitting casement uPVC windows (where the opening part of the window sits flush within the frame) which replicate traditional window types are now available. These will be considered on a case-by-case basis but will nearly always represent a more appropriate option than a uPVC storm casement window.

3.35 Powder coated aluminium frames come in a large range of colours. They are also thinner than uPVC windows so have a wider range of uses. They are often used successfully on contemporary buildings.

3.36 The colour of windows and doors is an important part of the appearance of a building.

3.37 Darker colours are more appropriate for barn conversions rather than hew housing schemes because it is often necessary to reduce the impact of new windows and doors as far as possible, to avoid compromising the agricultural character of the building.

3.38 Anthracite Grey (dark grey) is currently a very popular choice. This colour tends to work well on contemporary rendered buildings, providing a contrasting colour with lighter rendered walls. However, it provides no contrast with buildings which have darker walls or stone walls.

3.39 Whites and off-whites which provide a strong contrast with local stone walls are normally the most appropriate choice but a range of colours including light greys, greens and blues will complement the subtle colours found in local slate and stone.

3.40 Where planning permission is not required for the replacement of windows and doors, we strongly advise that existing traditional or original windows are retained and refurbished where possible but that any replacement considers the appropriateness of the design, materials and colour to the character of the building and the area and also takes into account longevity, value for money and carbon footprint.

Windows are often referred to as “the eyes” of a building because they make such an impact on its character and appearance.

Good quality timber can provide both long-lasting frames and delicate details like these thin glazing bars.

Internal shutters were the traditional means of controlling heat levels and providing security.

Modern style 'tilt and turn' casements and anthracite grey finish give an anonymous, even commercial character to window openings.

A well-made traditional door can last indefinitely if maintained.

uPVC and composite doors have limited scope for repair or upgrade and must therefore be replaced as soon as they fail or look tired and old. This is a much less sustainable option.

Windows and Glazing: Light Spill and Glare

Code

3.41 The distribution, size and design of window openings, glazed doorways or other glazed apertures in extensions and alterations must:

3.42 Avoid light spill into the night skies. This is intrusive to both the landscape and the dark skies.

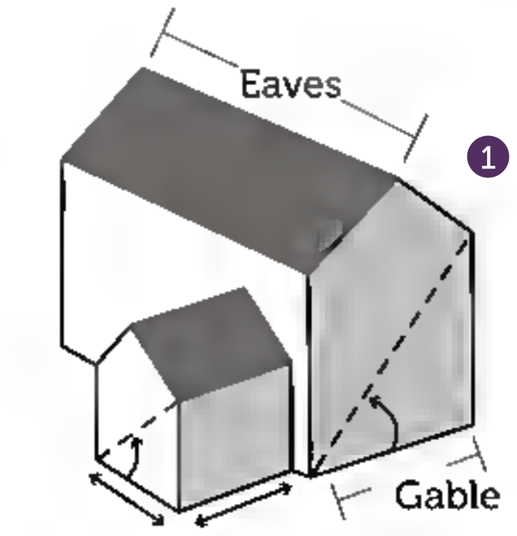
3.43 Prevent any large areas of glazing from being highly reflective and glint and glare in low-level sunlight. This can be particularly visually intrusive on settlement edges and on buildings in open rural contexts that can be seen over longer distances.

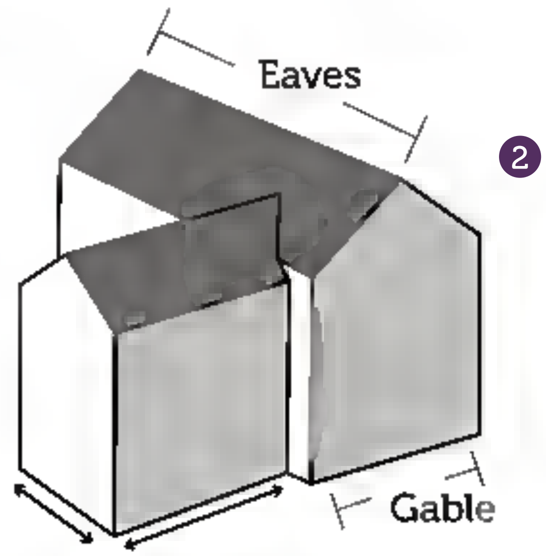
Guidance

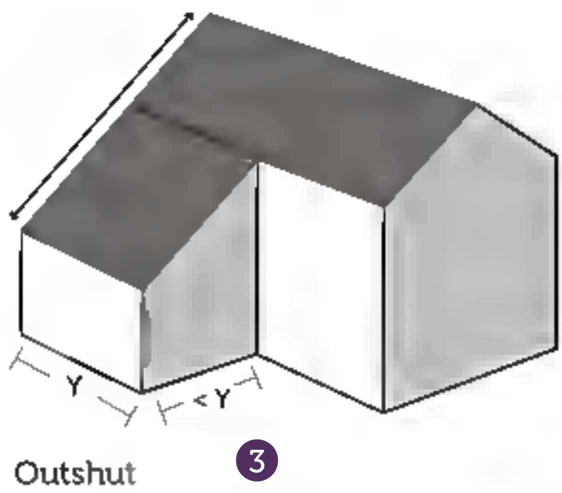
3.44 The darkness of the night skies is a key characteristic of the Lake District that reflects its rural character. The skies achieving complete darkness is also of ecological importance. The unwanted impacts of light spill and highly reflective glazing can be avoided via the following measures:

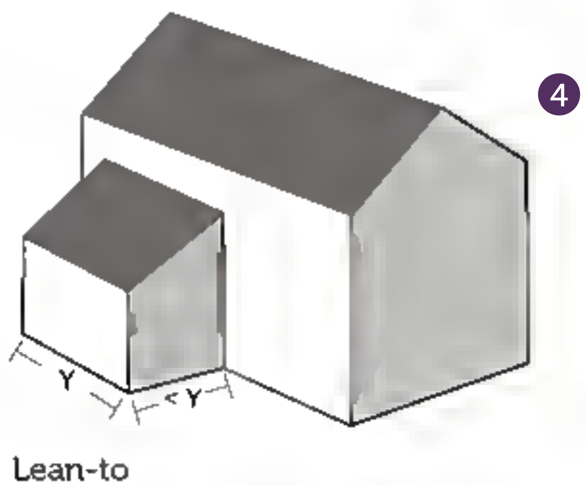
- Recessing glazing within the wall as far as is practical.
- Using features of the building, like projecting eaves or hoods directly over windows to cast additional shadow onto the glazing.
- Using anti-reflective glazing. This is particularly effective where the aim is to make large areas of glass frameless, minimal or ‘invisible’.
- Using the thinner varieties of double or triple glazing that have narrower air gaps between the inner and outer panes. Standard double glazing with a 24mm air gap has a noticeably stronger reflectivity than glazing with a 12mm air gap. The thinnest glazing units use an argon-filled or vacuum-sealed gap, which conduct less heat than air and so are narrower than air-filled glazing units.
- On larger openings, using chunky and strongly projecting frames that break up the plane of glass and provide shadow.
- Where they form a coherent part of the overall building design, external shutters are a form of heat control that also assists with light spill and glare. On winter nights they keep heat and light inside when closed, but on hot and sunny days they keep intense sunlight and heat from reaching the glass when closed.
- On less conspicuous or private garden elevations, fixed or temporary canopies and awnings or permanent veranda-style structures can provide shade to windows or large glazed openings and avoid glare.

Rear extensions









Rear extensions must show subservience to the existing house in terms of their height, footprint and location.

They should respond positively to the proportions and form of the existing house.

1 The proportion of the gable of the single storey extension matches the proportion of the gable of the existing house. It is also set slightly back from the gable wall.

2 This two-storey extension has a similar shape, but differently proportioned gable compared to the existing house. It achieves subservience by having slightly lower ridge and eaves heights and being set back from the gable wall.

3 This catslide-roofed extension matches the slope of the existing roof and, like the existing house, is wider than it is deep. The result is visual harmony even though the two are differently shaped.

4 This lean-to extension has a slightly shallower roof pitch to the existing house, but it is noticeably wider than it is deep, like the existing house, The extension is also set back from the gable. The factors that result in subservience make the shallower roof less noticeable.

Rear Extensions

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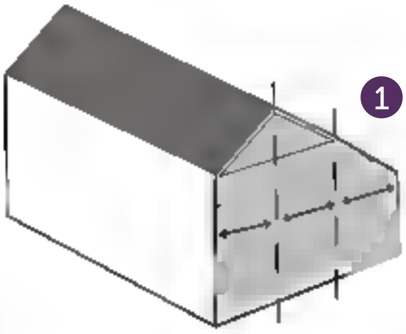
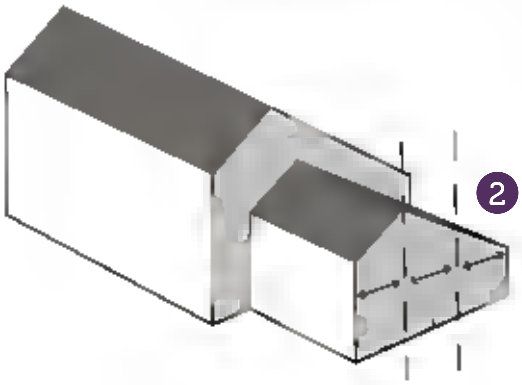
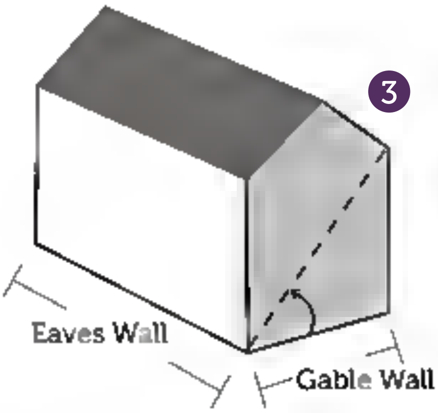
Side extensions

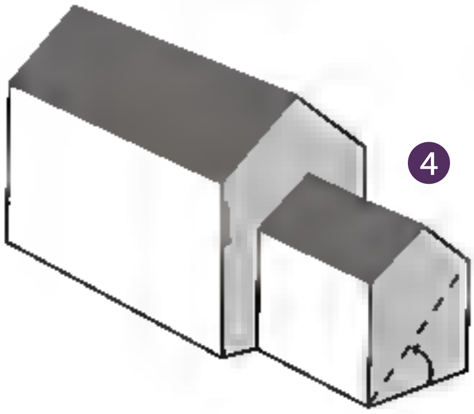
Asymmetrical gable

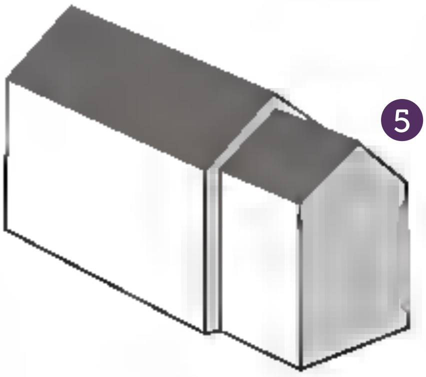


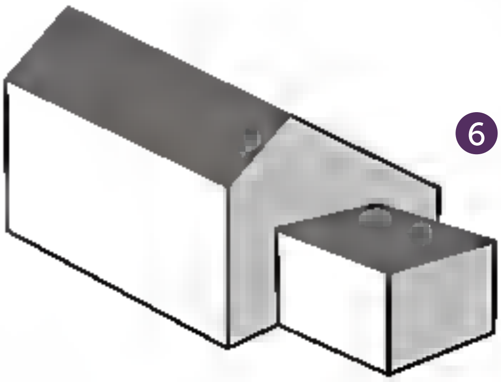


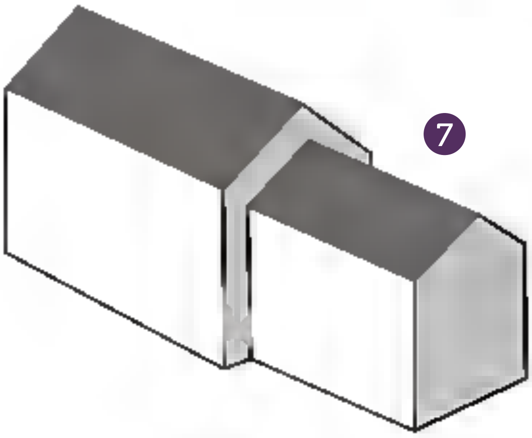
Symmetrical gable











The Lake District has a strong tradition of houses with asymmetrical gables, where one side of the roof extends much lower than the other. It was the simplest and most economical way of providing more floorspace on the ground floor. This tradition is still relevant today, as we look to have more living space, open plan kitchens, WCs and utility rooms on the ground floor.

1. The traditional proportion of an asymmetrical gable in the Lake District is to divide the gable into thirds: the first third is the distance measured horizontally between the front elevation and the ridge of the roof. The second third is the mirror image of the first third, which results in a symmetrical gable shape. The final third is the horizontal width of the lower part of the roof. This way the width of the lower part of the roof is always half the width of the gable of the main roof of the house.
2. In this example the extension is lower and has a smaller footprint, but the proportions of the gable are the same as the existing house.

Like the rest of the country, standard symmetrical gables, where the eaves height on the front and rear elevation are the same, are also common. For extensions to houses with symmetrical gables the following applies:

3. The starting point should be the vertical proportions of the gable shape and the ratio of the length of the eaves wall to the depth of the gable wall. These set the overall proportions of the existing house.
4. The extension matches the proportion and shape of the gable of the existing house and therefore complements the design of the existing house.
5. This two-storey extension achieves the same balance of the gable proportions but maintains subservience to the existing house by being slightly lower and slight set back.
6. This flat roofed extension is of a noticeably different shape, but it is strongly subservient to the existing house due to its lower height and smaller mass. The setback also reinforces the subservience of the extension to the existing house. The plan and vertical proportions of the extension respect those of the existing house.
7. This two-storey extension is large, but does not visually compete or dominate the existing house because it is lower in height, slightly set back and respects the proportions of the existing house.

Side Extensions

Guidance

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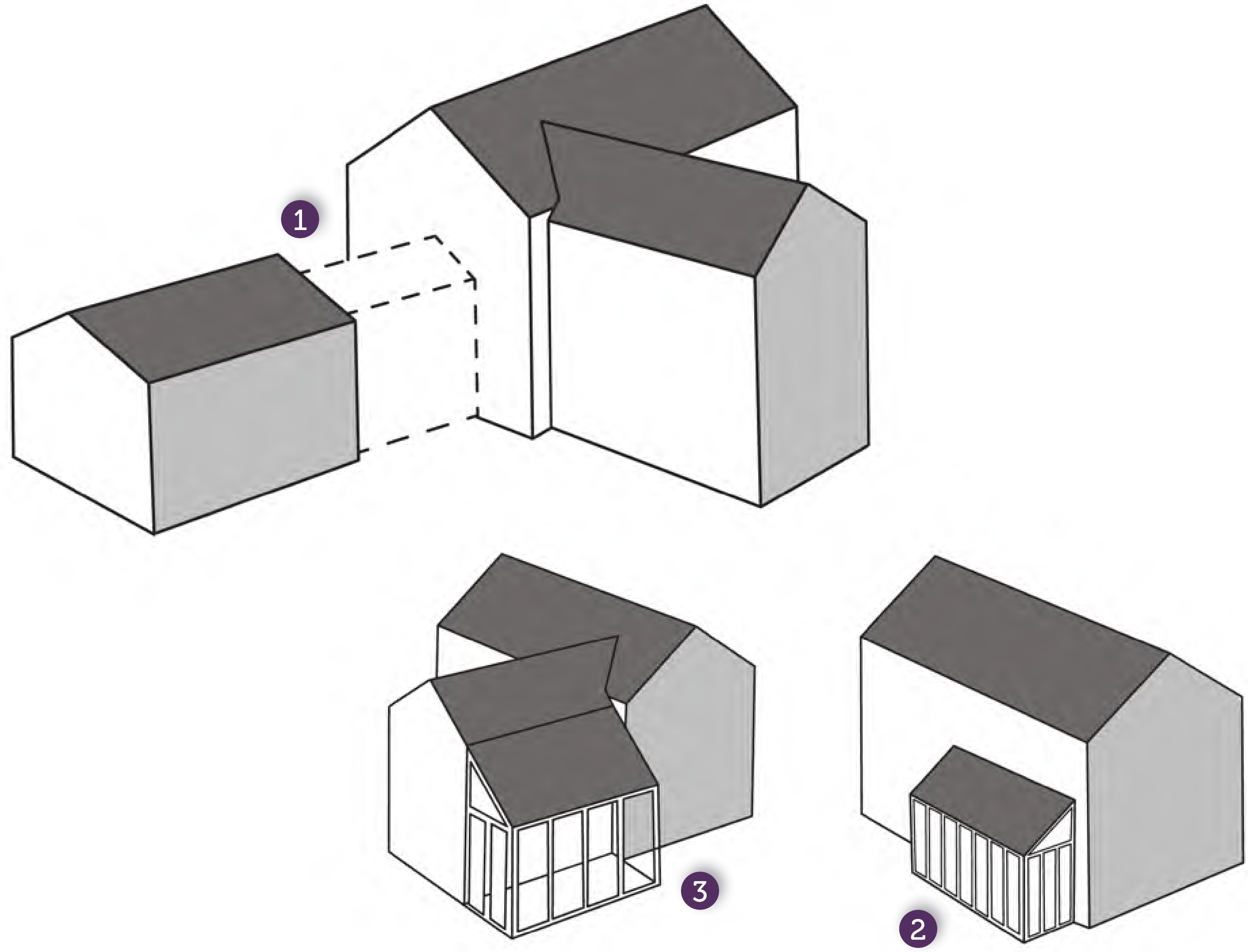
Sunrooms and link extensions



1. Link extensions can be a way of joining two buildings together. It is important for the link to have a much small footprint and height than the buildings that it connects.

2. Sunrooms or conservatories should have simple built forms that reflect the forms and roof pitches of the existing house.

3. The vertical proportions of the glazing, floor-to-eaves glazing and use of simple forms makes sunrooms and conservatories look more minimal and simpler, and therefore more subservient to the house.

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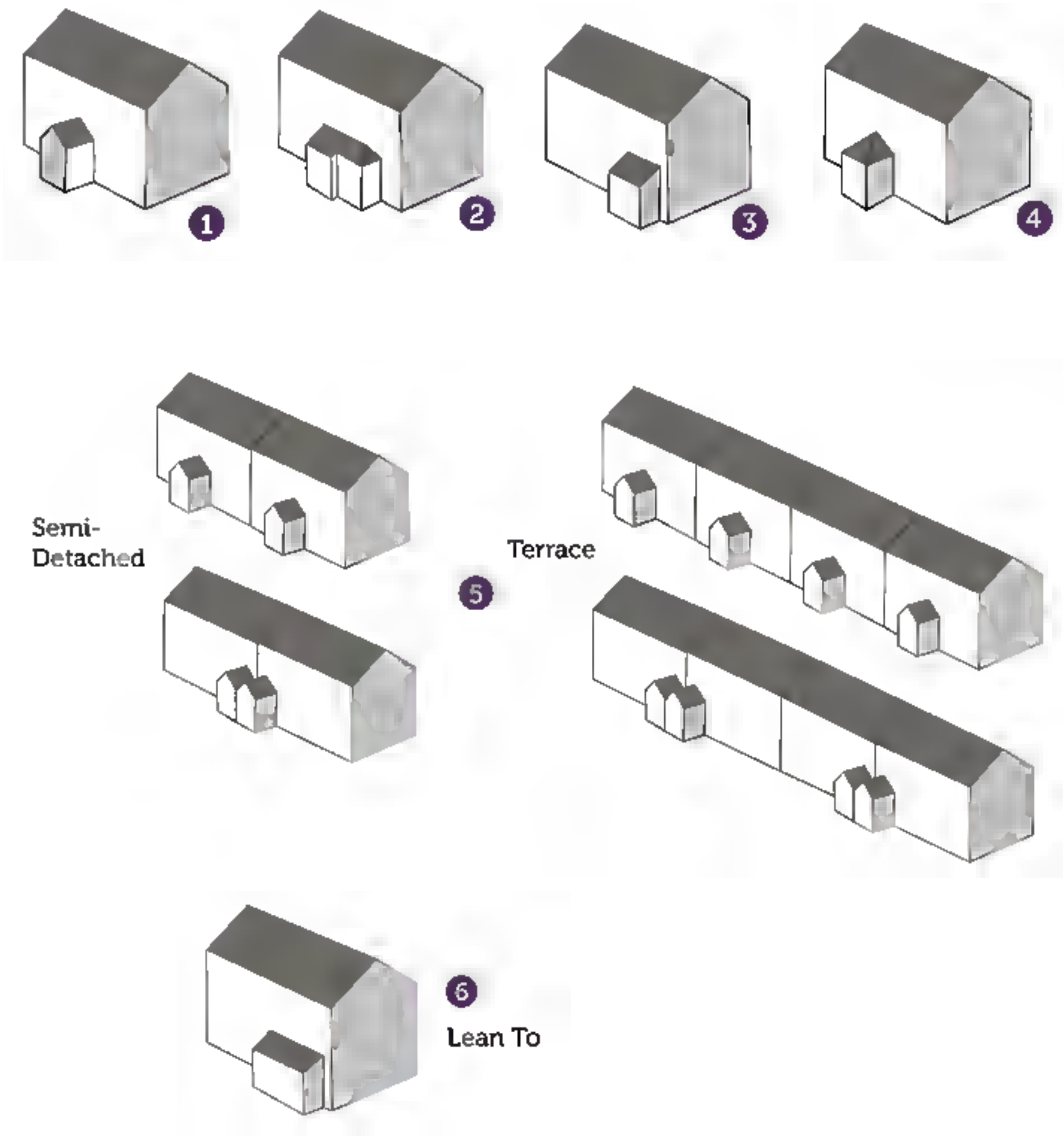
Porches



Sheltering front doors from the wind and rain has been a longstanding tradition in the Lake District. The design of new porches should respect the character of the dwelling that it is attached to and the wider street.

1. A simple gabled porch looks traditional and complements the shape and form of the house.
2. Porches that are fussy in their appearance due to a complex footprint or roof shape can often look out of place against a house that has an otherwise simple footprint and form.
3. The lean-to porch is another traditional option and lends itself to the door being on the side or front.
4. Hipped roof porches can look out of place in a townscape where most buildings are gabled, but the hipped roof is a good way of making the porch more subservient to the house.
5. In semi-detached houses and terraces the location, size, shape and proportions of new porches must relate to the wider group. It is usually important to maintain symmetry or a regular rhythm of identical or highly similar porches.
6. Larger porches can double as useful storage for bins or bikes or EV chargers or garden tools. If designed in this way, porches can reduce the amount of clutter around the outside of the house.

Porches

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Building Materials

Code

3.53 The colour and textures of materials in extensions and alterations must harmonise with local character and landscape, although this does not prevent the use of both to add focus and interest to the streetscape where justified.

3.54 Stone used for the walls of buildings must match the type, appearance and method of laying that is most prevalent in the area. Only where it is not possible to obtain stone which is typical of the area will alternatives be considered.

3.55 Roofing materials must be Westmorland green slate or blue grey slate laid in a traditional pattern of diminishing courses (where larger slates at the eaves gradually recede to the smallest slates at the ridge) and random widths.

3.56 Alternative roof coverings to local slate will only be considered in the following circumstances:

- Where a roof is not open to public views and the building has limited landscape, historical and architectural significance.
- Where the alternative roof covering is used sparingly as part of a cohesive design.
- Where the context of the site and landscape character means that its use would not compromise sense of place.
- In parts of Keswick where there is historical precedent for the use of Welsh slate and where its use would reinforce the importance of local character and sense of place.

Guidance

3.57 National policy and the Local Plan support development that reinforces local distinctiveness, character and sense of place.

3.58 One of the most important ways of establishing a sense of place in the built environment is through the use of materials, most importantly through roof and wall materials. These should be complemented with an approach to windows, doors, landscaping and boundaries which reflect the quality and character of the landscape and the importance of the built environment.

3.59 Unlike other areas of the country where building materials are often imported or manufactured, the appearance of buildings in the Lake District is a direct product of the geology beneath them.

3.60 Whether it is distinctively pink Eskdale granite or the greens and greys of Honister stone in the centre of Keswick, when planning a design for an extension in the Lake District, looking at the roofs and walls of your neighbours is often all that is necessary to help inform what the most appropriate approach should be.

Roofing Materials

Guidance

3.61 Most locally distinctive of all are the local slate roofs of the Lake District that can be seen covering the majority of buildings in the area and which make a significant contribution to sense of place, particularly when seen from above. Local slate has a thick gauge, rough hewn surface and distinctive pattern which all contribute to an appearance that is as locally distinctive when first laid as it is decades later.

3.62 The use of Westmorland green slate or blue grey slate will be informed by the immediate context of the site. Often, either option will be acceptable.

3.63 Imported slate is not an acceptable alternative to local slate. This is because it is likely to retain a smooth and uniform colour and texture which means it does not weather in the same way as local slates. As they are normally made to standard sizes and to a thinner gauge, they cannot replicate the variety found in a local slate roof and cannot replicate its appearance.

3.64 Where planning permission is not required for replacement or repair of an existing roof, we strongly discourage the use of imported slate because the incremental effect of changes which do not require planning permission is the erosion of local distinctiveness, character and sense of place.

3.65 If there are valid reasons to consider roof coverings other than local slate, alternative locally produced roofing materials are likely to be more appropriate than imported slate, when considered in terms of its appearance, longevity, value for money and carbon footprint.


Local blue grey slate is traditionally laid in courses that increase in size towards the eaves. Image: Burlington Slate Ltd


Blue grey slate is one of the local naturally occurring building materials of the Lake District. Ravenglass. Image: Burlington Slate Ltd


The difference between local blue grey slate (left) and imported Spanish (right) slate is visible. Image: Burlington Slate Ltd


Hawkshead has a highly harmonious appearance due to the consistent use of local blue grey slate roofing. Image: Burlington Slate Ltd

Local to the Lake District, this green-grey slate has a distinctive colour, and is laid in diminishing courses. Image: Burlington Slate Ltd

The local green slate is traditionally laid in diminishing courses. In this example the ridge tiles are stone.

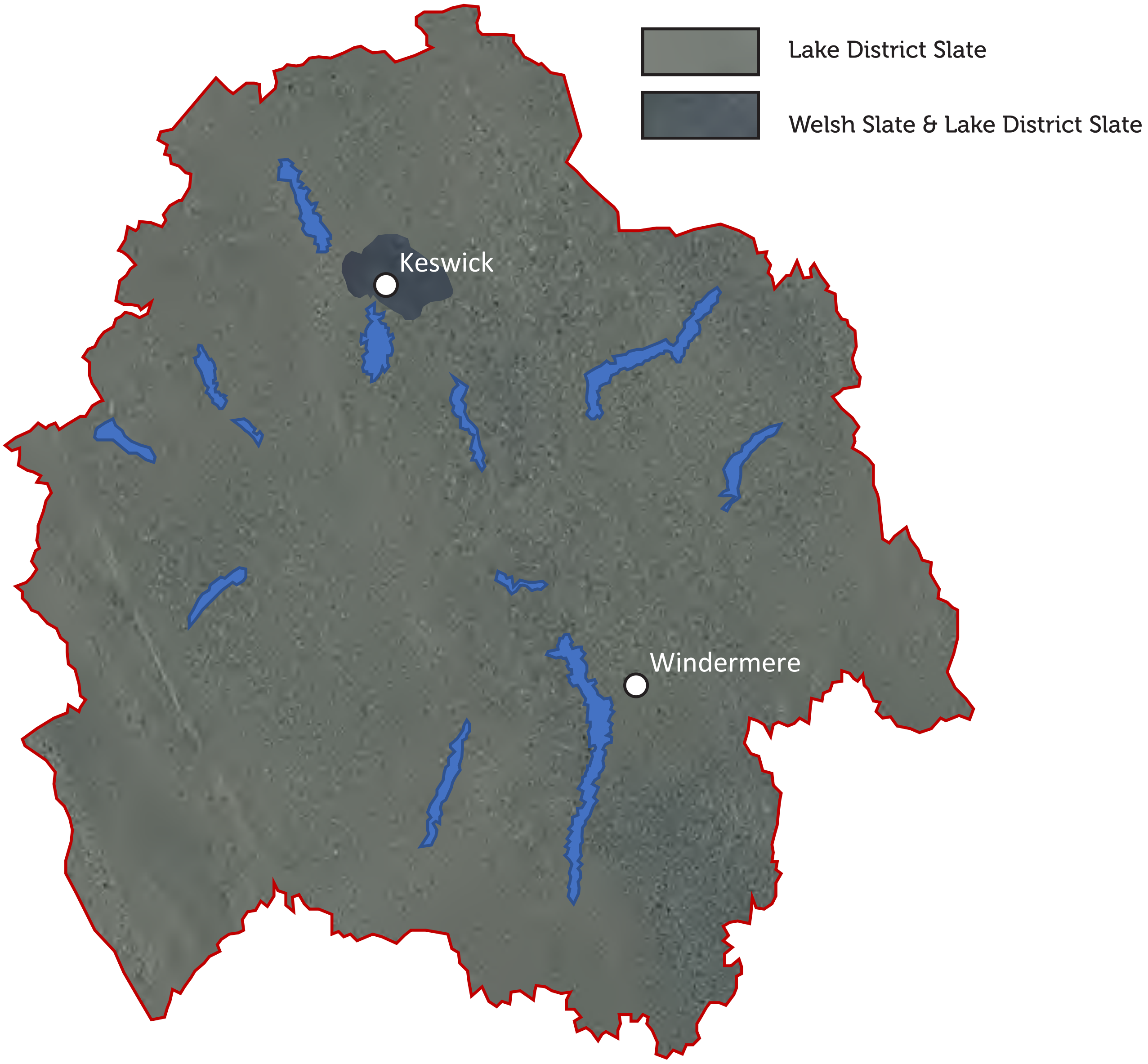
Green slate continues to be quarried locally, so it can continue to give new development a local character and it weathers beautifully.

The roof in front has replacement Brazilian slates while the one in the background is local green slate. The difference in coursing and texture is clear. Image: Burlington Slate Ltd

In some parts of the Lake District, as here in Hawkshead, slate is hung on walls for protection from prevailing winds.

Welsh slate is rare in the Lake District. This Welsh slate roof has a purple heathery colour and a noticeably flatter plane, as these slates are thinner than Lake District slates.

Where different roofing slates are traditionally used in the Lake District



Adapted from R.W. Brunskill: Vernacular Architecture of the Lake Counties (1974)

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Walling Materials

Guidance

3.66 The walls of a building can often be as important to local distinctiveness, character and sense of place as its roof, especially within a dense town context or a tightly knit farm group when seen from road level. Wall finishes are functional, decorative and often both.

3.67 Local walling materials vary more obviously across the Lake District than roofing slate. Stone is less easy to transport and therefore historically, the easiest stone to build a house or barn from was the closest available. Walls were often built upon boulders or bedrock, with stone quarried from the nearest rock face or gathered from the land or nearby streams. Most buildings constructed in this way using ‘found’ rubble stone would historically have been externally finished with a lime render and limewashed.

3.68 Because it is a by-product of slate manufacture, slate stone remains the most common walling material for buildings in the Lake District, with limestone, granite and red sandstone used in outlying areas.

3.69 Roughcast render or ‘wet-dash’, or modern products which replicate its appearance, is the other most common walling finish. Roughcast render is used throughout the Lake District and its use as a wall finish is likely to be appropriate on a range of buildings, particularly where it is not possible to obtain stone to match nearby buildings.

3.70 Agricultural buildings, with the exception of farmhouses, were generally not traditionally rendered in the Lake District. This made a clear distinction between domestic and functional space. Unless evidence can be demonstrated on the building itself or through research, former agricultural buildings must not be rendered.


Locally quarried green stone walling combined with red sandstone that may well have been quarried at or near St Bees, Cumbria.


The local blue grey slate stone has a distinctive appearance and is still quarried in Cumbria.


Local blue grey slate stone is a by-product of the local roof slate industry and is used for walling.


Here the boundary wall incorporates boulders of the local blue-grey stone, giving a particularly rural character.

Note the different sizes and shapes of local stone used for the walling of the building, the building corners and the boundary wall.

The distinctive green-grey-brown local stone is used for walling across much of the Lake District. Image: Burlington Slate Ltd

Grey limestone is a material quarried around the southern fringes of the Lake District and used for walls and buildings. Image: Burlington Slate Ltd

The classic hierarchy of materials: a limewashed and render farmhouse, a bare stone barn and the hardest to course stones used for the boundary wall.

Local stone was often traditionally covered with layers of limewash, as this decaying historic example shows.

If left to weather, the local stone beneath the render becomes exposed.

Limewash was often brightly or strongly coloured as in this recently restored example.

Another lime-based material, roughcast render, was used to cover stone and give a neater looking elevation.


It is called ‘roughcast’ because pebbles are mixed in with the lime to give a larger surface area for water to evaporate from in wet conditions.


Roughcast render is found across the Lake District.

The combination of roughcast render, local slate and local stone boundary walls gives buildings a distinctly local character. Image: Burlington Slate Ltd

Roughcast render is usually covered by a number of coats of limewash. Here is its bare appearance.

Render finishes were reserved for the higher status buildings, such as this farmhouse, while barns and outbuildings were usually left as bare stone. Borrowdale

Farm buildings often have a 'rougher' appearance than houses due to the bare stone. Here the external staircase is barely visible against the stonework. Hawkshead

In the 18th century, polite architecture without render covering the stone would have been unthinkable. Hawkshead.

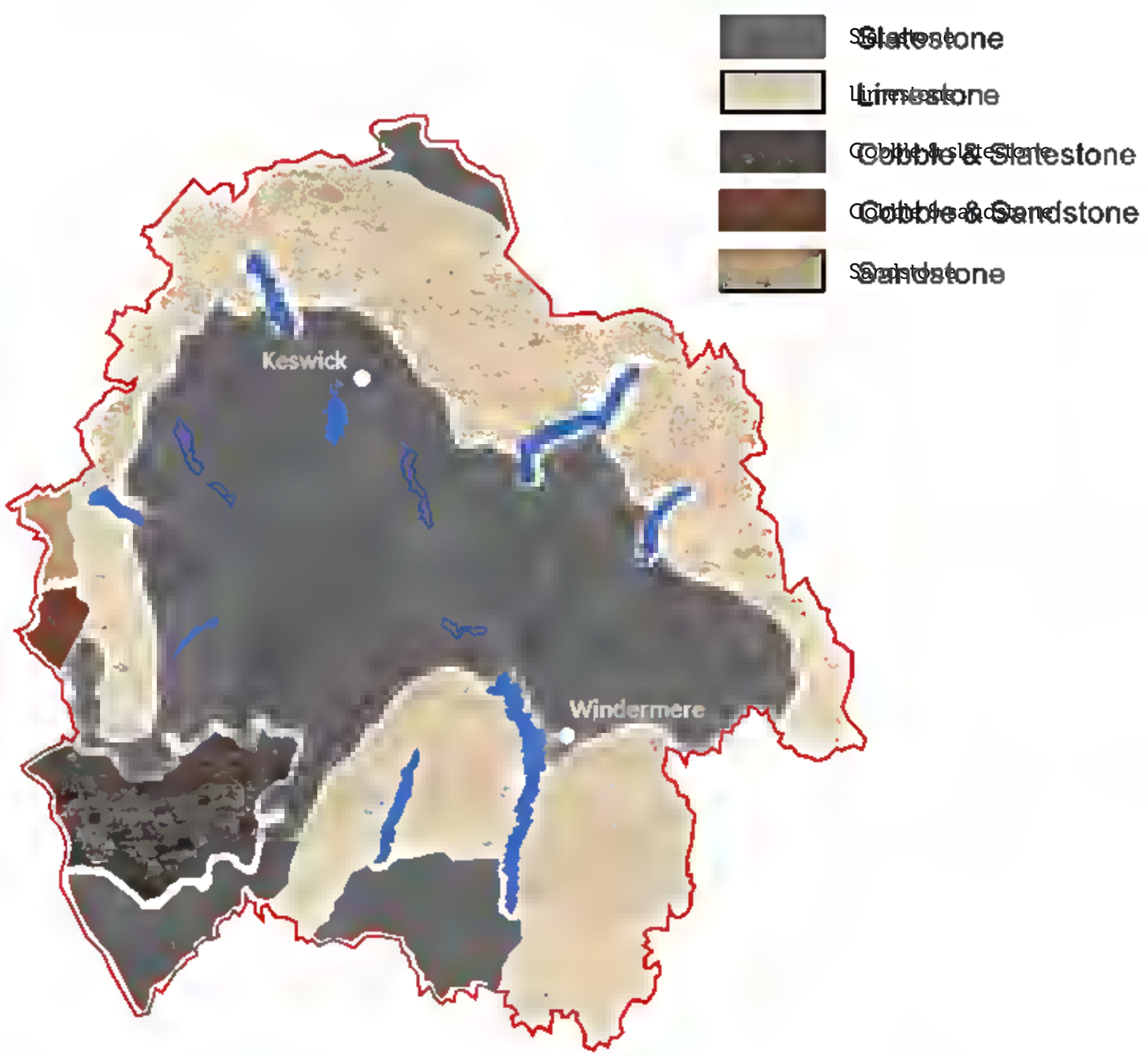
An uncommon example of a converted barn with limewash over the stonework. The shapes of the different materials can still be seen through the coating.

An example of a farm where the farmhouse is limewashed whereas the farm buildings are left as bare stone.

Here the farmhouse has a smooth render with lines struck into it to give the appearance of regular stone blocks. The adjacent barn has been left as bare sandstone (stained by a broken downpipe).


Lake District green slate was used in the mid-20th century to give modern buildings like this former bank a distinctive local character.

Where different walling materials are traditionally used in the Lake District



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Alternative materials for roofs and walls

Guidance

3.71 It will be necessary to demonstrate that the use of materials other than local slate, stone and roughcast render is appropriate.

3.72 Metal wall cladding (including zinc, copper, lead, stainless steel and aluminium) and timber wall cladding or composite cladding products which mimic the appearance of timber are only likely to be acceptable where used sparingly as part of a cohesive design solution and where the context of the site and character of the landscape means that its use would not compromise sense of place.

3.73 Large areas of glazing do not reinforce local distinctiveness or sense of place. Large areas of glazing can also result in light pollution which both national policy and the Local Plan seek to avoid. In sensitive landscape locations the extensive use of glazing is unlikely to be acceptable.

Landscaping, gates, fences and walls

Code
3.74 Hard and soft landscaping and boundary features including gates fences and walls must respect landscape character and sense of place and must be included in all proposals where wider landscaping, new or altered accesses or new or altered boundaries are proposed.

Guidance

3.75 With a large or prominent development, including extensions and alterations to buildings in a sensitive area, the way the development interacts with the landscape beyond its boundaries can be equally as important as the appearance of the building itself. The entrance and boundary walls is the place where private space meets public and where the influence of your development on the landscape and can be felt most.

3.76 Stone boundary walls will normally be the most appropriate option. Stone used should reflect existing stone walls in the area in terms of type of stone and method of laying. Dressed stone is not normally used for boundary walls. Other boundary types such as native hedge planting will be considered where this is consistent with the other boundaries in the area.

3.77 Large entrances will rarely be appropriate in the context of small-scale vernacular buildings and in sensitive rural landscape locations.

3.78 Hard landscaping should be kept to a minimum and must take cues from the surrounding area, subject to associated constraints such as drainage and durability. The choice of surface must harmonise with local character particularly in terms of colour.

River cobbles are a colourful and attractive alternative to paving stones in hard landscaping. Hawkshead.

Cobbles lend a rural character to paved areas.

Cobbles harmonise visually with quarried stone.

In some parts of the Lake District there are distinctive local boundary traditions, such as this stone slab boundary at Hawkshead.

Hedges provide a consistent boundary feature along this lane in Windermere. A mixed native species hedge would provide more biodiversity benefit than laurel.

Often all a boundary feature needs to be is sufficiently robust and to clearly mark a boundary. This informal timber fence does exactly that with minimal fuss.

Here at Grasmere the old stone field boundary has been kept and a native species hedge added to provide privacy for these rear gardens.

Here at Hawkshead, the private gardens to these houses are well-screened by a thick native species hedge – even in winter.

This low wall of Lake District stone is a characterful feature.

Drystone walls of different heights have been used to enclose different types of spaces. Rosthwaite.


In rural areas where stone walling is the norm, timber fences can look out of place.


High, solid gates and fences detract from the character of streets due to how defensive they look.


Materials and colour can have a big impact on the appearance of boundary features. Here, this fence has given a suburban character that contrasts with the traditional field boundaries in the background.


High fences usually give a poor edge to settlements and developments. They create an unattractive 'blind' edge that can become disjointed as fences are altered, replaced or painted different colours by their owners.


A large, formal-style gateway such as this looks out of place in the landscape due to its suburban character. In this case, the use of imported brick and standard off-the-shelf steelwork exacerbates its visual impact.

Extensions to traditional buildings

Code

3.79 In the case of an extension or conversion to a historic farmstead, or non-designated building in a conservation area or listed building, the applicant must demonstrate that the proposal respects the character and appearance of the building and does not harm its significance or setting. Impact on surrounding heritage assets will also need to be considered (see 'Heritage Assets')

Guidance

3.80 In cases where the structural condition of a building is in question, a full structural survey by a qualified architect or structural engineer will be required prior to application.

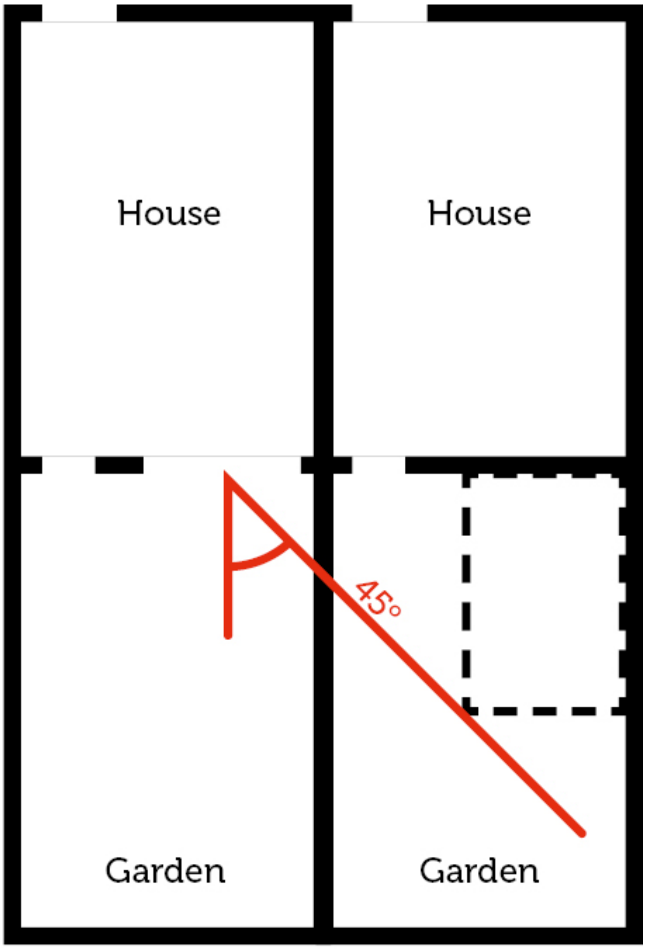
Light, Aspect and Privacy

Guidance

3.81 Dwellings should be laid out so that reasonable levels of daylight and privacy are provided to windows,gardens and amenity spaces. New extensions should not exceed a line taken at 45 degrees from the centre of the nearest ground floor window of a habitable room in an adjoining property. The guideline can be assessed on both plan and elevation (see illustration).

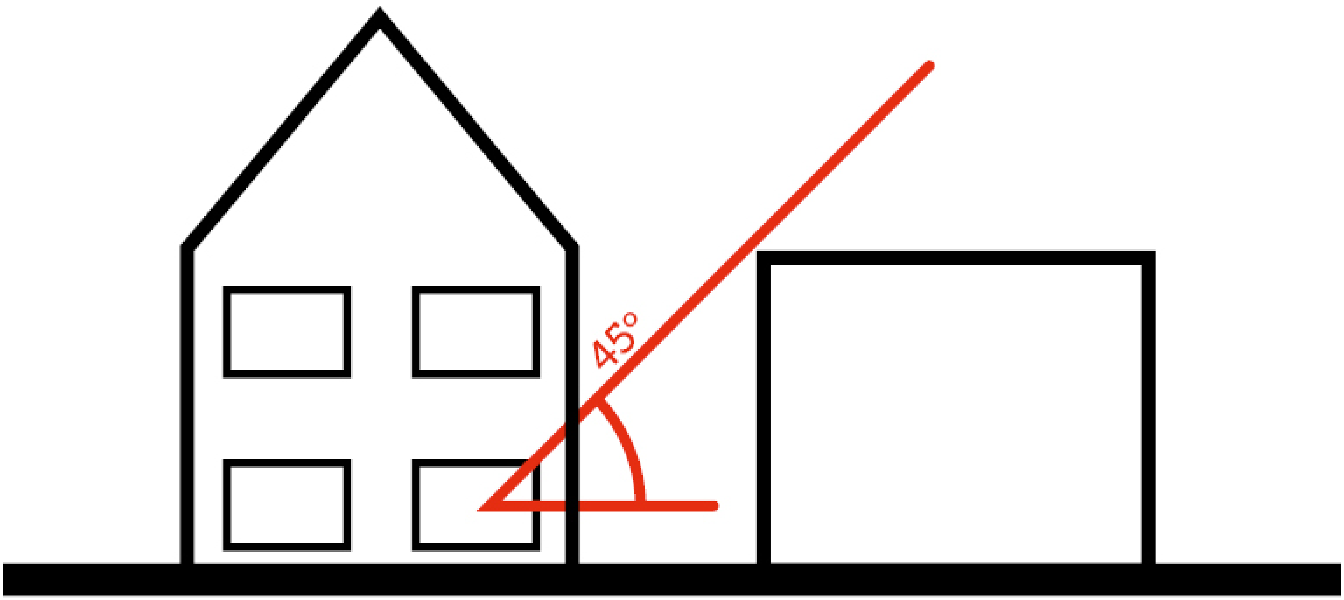
Light, aspect and privacy

45º Rule



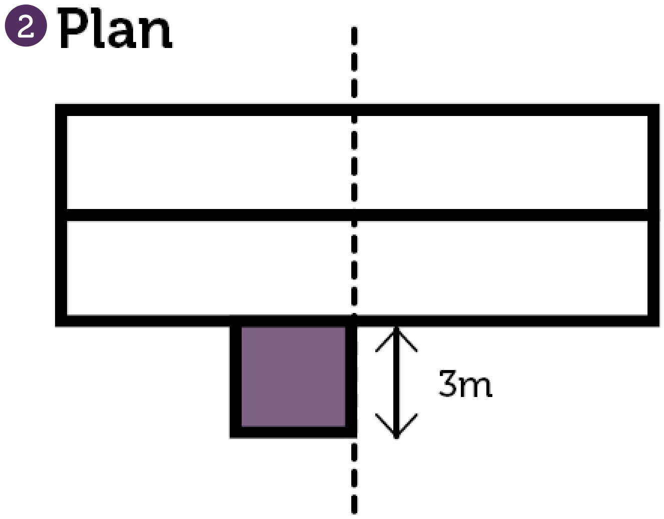
1

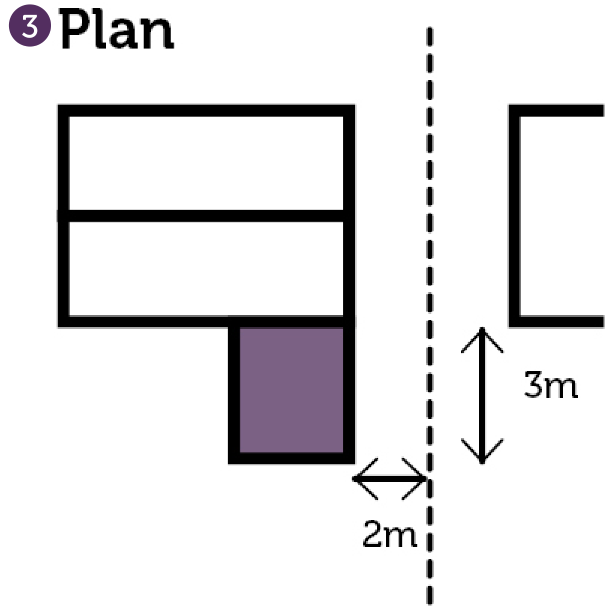
45° line drawn from centre of neighbour's window

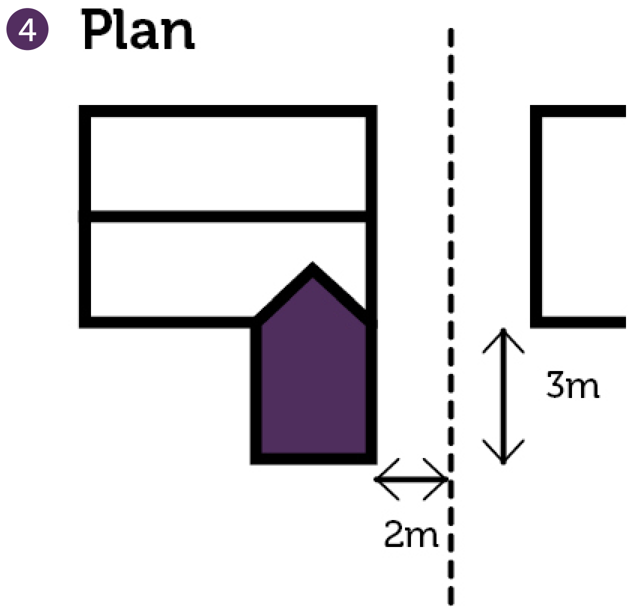


Elevation

Separation Distances







Light and Privacy:

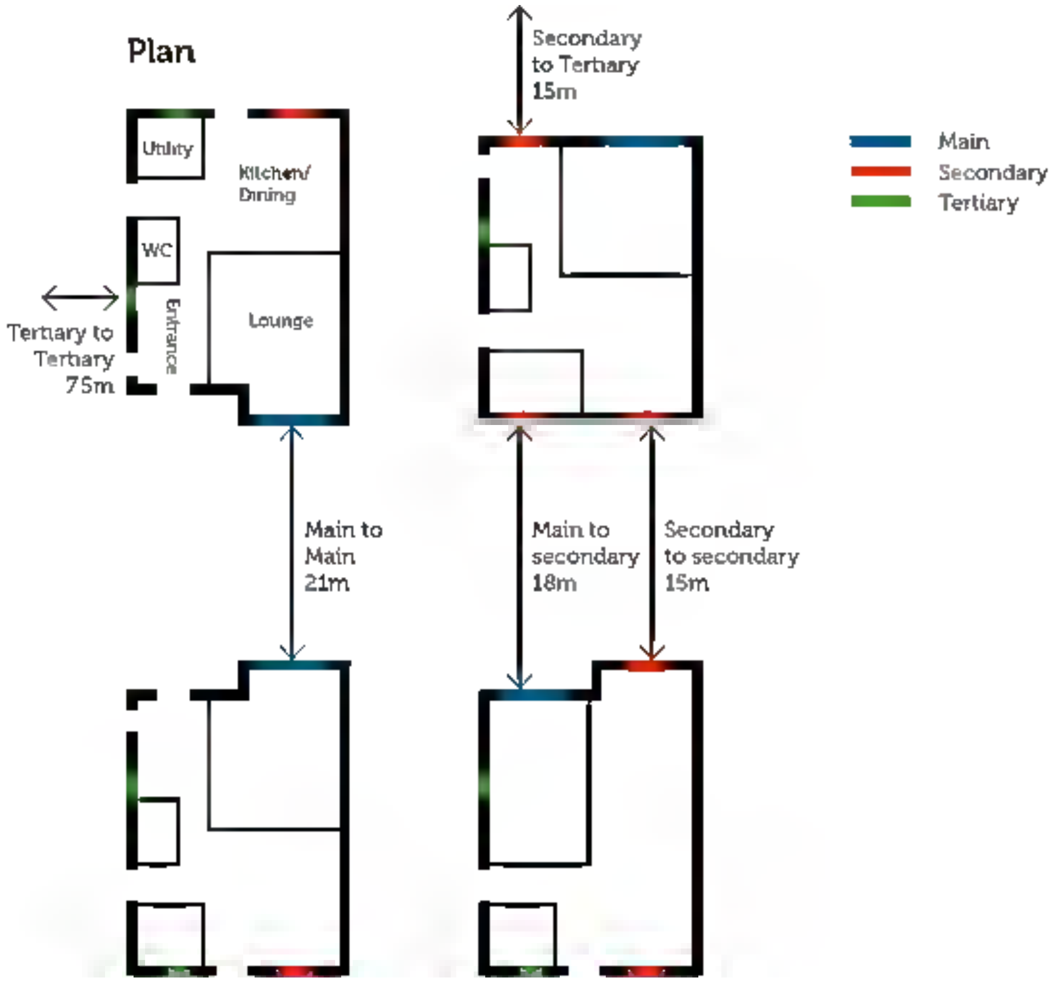
1. An extension or new building should not exceed a line taken at 45 degrees from the centre of the nearest ground floor window of a habitable room in an adjoining property. The guideline can be assessed on both plan and elevation.

2. Single storey extensions for either a terrace or semi-detached house: 3m maximum rear extension.

3. Single storey extensions: there should be a 2m distance from the neighbouring fence and 3m maximum for a rear extension.

4. Two storey extension: there should be a 2m distance from the neighbouring fence and 3m maximum for a rear extension.

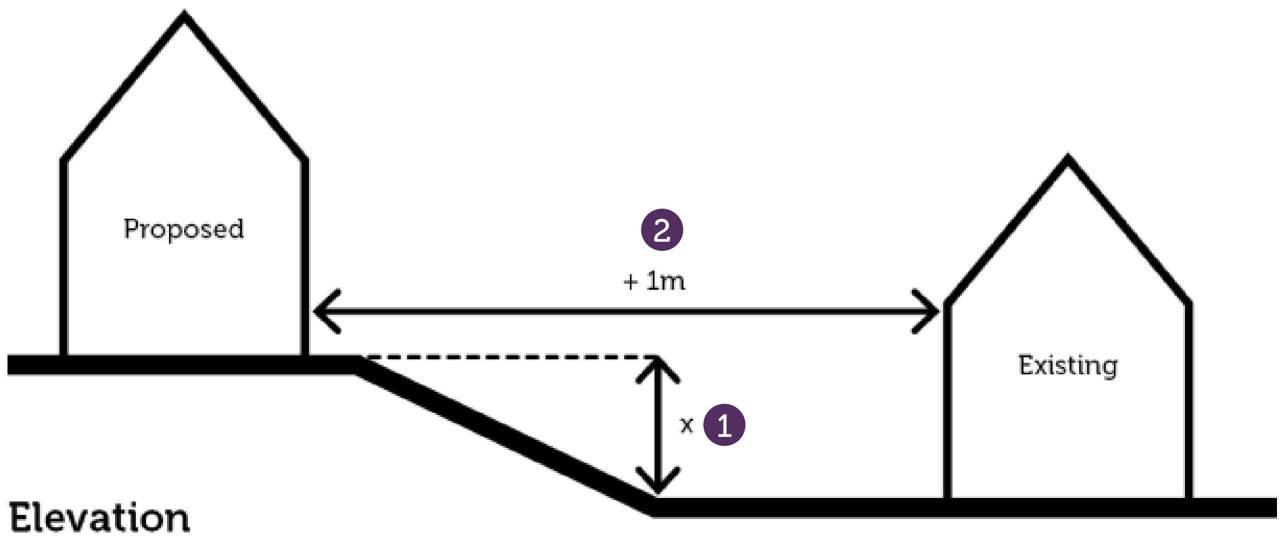
Light, aspect and privacy continued

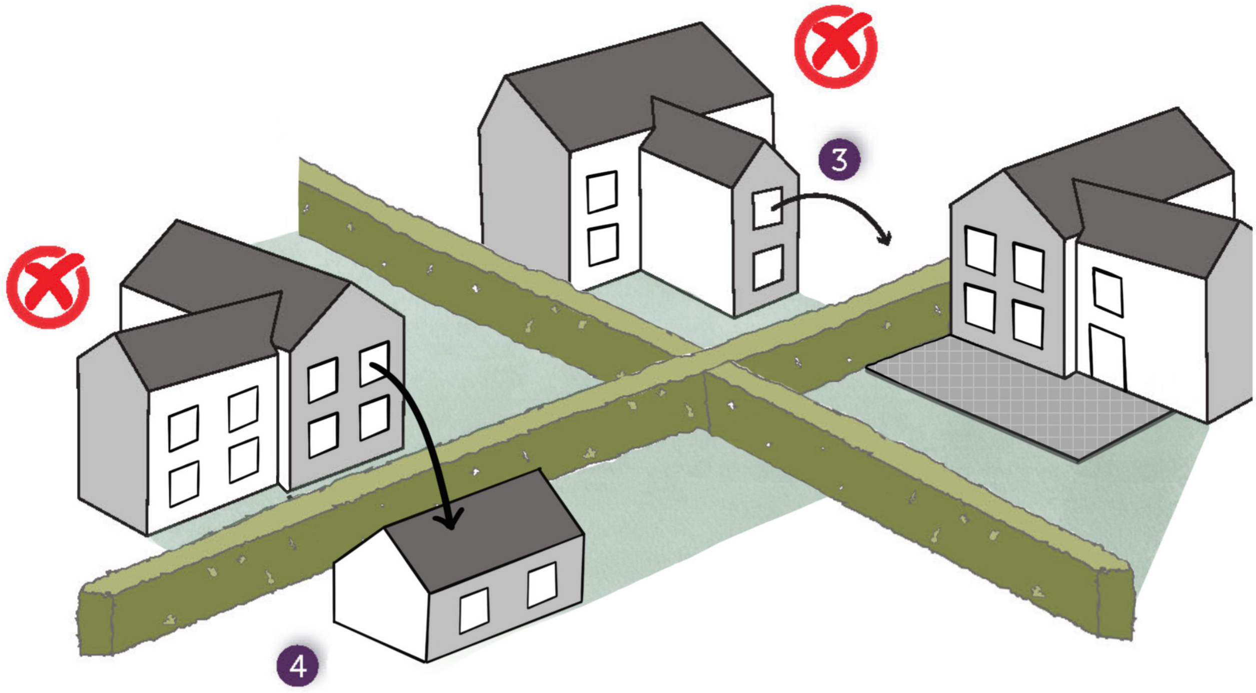


Window Distances

	Types of Rooms
Main:	Lounge, Dining Room or Kitchen
Secondary:	Bedrooms, Study
Tertiary:	Bathrooms or Utility Rooms

Building Distances for Level Changes





Light and Privacy continued:

1. As a guide: for each metre of height difference between the two buildings, there should be an extra metre added to the horizontal distance between the extension and the neighbouring house.
2. The recommended distance plus ‘X’.
3. The extension is overlooking on the neighbouring property.
4. The extension is overbearing on the neighbouring property.

Sustainable Design, embodied energy and construction

Code

3.82 For the most efficient use of resources, such as building materials, energy and water over the lifetime of a building the following steps must be taken (listed with highest priorities first):

- Repair, re-purpose and re-use existing buildings, structures, boundary features and infrastructure (such as roadways, drainage, earthworks) in order to capture their embodied carbon.
- Re-use, strengthen or introduce landscape features that will improve the building's energy efficiency by changing its microclimate. Examples include tree lines or hedgerows that provide shelter from the prevailing wind, planting that will provide shade and reduce overheating, building into the hillside for greater thermal efficiency, or green roofs that are less heat absorbent than roofs faced with minerals or metal.
- Use locally-sourced and non-toxic building materials that have low embodied carbon and can be recycled or or-purposed at the end of the building's life. With this in mind the whole life costs of obtaining, maintaining, replacing and disposing of materials must be considered.
- A 'whole house' approach to energy efficiency that considers levels of insulation, the orientation of rooms and openings, airtightness, natural ventilation and achieving comfortable conditions in periods of warmer and drier weather.
- Design in anticipation of future adaptation, alteration or disassembly considering how current and future occupiers' needs may change, for example due to old age, disability or a growing family.
- Include on-site renewable energy generation that can easily be altered or upgraded. Renewable energy generation options (most favoured to least favoured) include:
  - Photovoltaic panels – for both electricity generation and water heating
  - Air source heat pumps
  - Ground source heat pumps
  - Micro-hydro power (where possible)
  - Biomass
- Anticipate the need for external hard and soft landscaping, roofing, rainwater goods etc. to be resilient for more extreme weather events (rainfall, winds) and a warmer climate with warmer and drier spells.

Guidance

3.83 Local Plan Policy 20, renewable and low carbon energy, supports development that increases the proportion of energy generated by renewable and low carbon sources and encourages energy provision from local scale generation.

3.84 To minimise the carbon generated through construction and development, new development should:

- Re-use and adapt existing building materials, especially materials that contribute to local distinctiveness such as locally quarried stone and slate.
- Use locally sourced and/or low carbon building materials such as:

- Sustainably sourced timber
- Locally quarried building stone and aggregate
- Locally quarried slate
- Natural lime for mortars, renders and limewashes.

■ Minimise the use of building materials that require large amounts of energy and resources to produce and/or cannot be readily recycled:

- Concrete and cement, including in render and other finishes.
- uPVC, aluminium and steel-framed glazing, windows and doors (aluminium is preferred to uPVC).
- Avoid synthetic materials such as artificial roof tiles or cladding.

3.85 To promote a circular economy and reduce the emissions associated with the end-of-life use stage, building methods and materials that can be dissembled and recycled should be prioritised. The Whole Life Carbon Assessment for the Built Environment provides additional guidance about whole life carbon assessments.

Embodied energy: The carbon footprint of building materials

To minimise the carbon generated through construction and development, new development should:

- Re-use, adapt and upgrade existing building materials, especially materials that contribute to local distinctiveness such as locally quarried stone and slate.

- Use locally sourced and/or low carbon building materials such as:
  - Sustainably sourced timber.
  - Locally quarried building stone and aggregate.
  - Locally quarried slate.
  - Natural lime for mortars, renders, and limewashes.

- Minimise the use of building materials that require large amounts of energy and resources to produce and/or cannot be readily recycled:
  - Concrete and cement, including in render and other finishes.
  - uPVC, aluminium and steel-framed glazing, windows and doors (aluminium is preferred to uPVC).
  - Avoid synthetic materials such as artificial roof tiles or cladding.

Energy Hierarchy

Guidance

3.86 A Life Cycle Assessment (LCA) should be completed at the design stage to identify improvements to the design with regard to embodied energy and carbon footprint of the proposal.

Energy Efficiency

Guidance

3.87 In order to maximise solar gain without leading to overheating the proportion of each elevation that is to be glazed should fit into the following ranges:

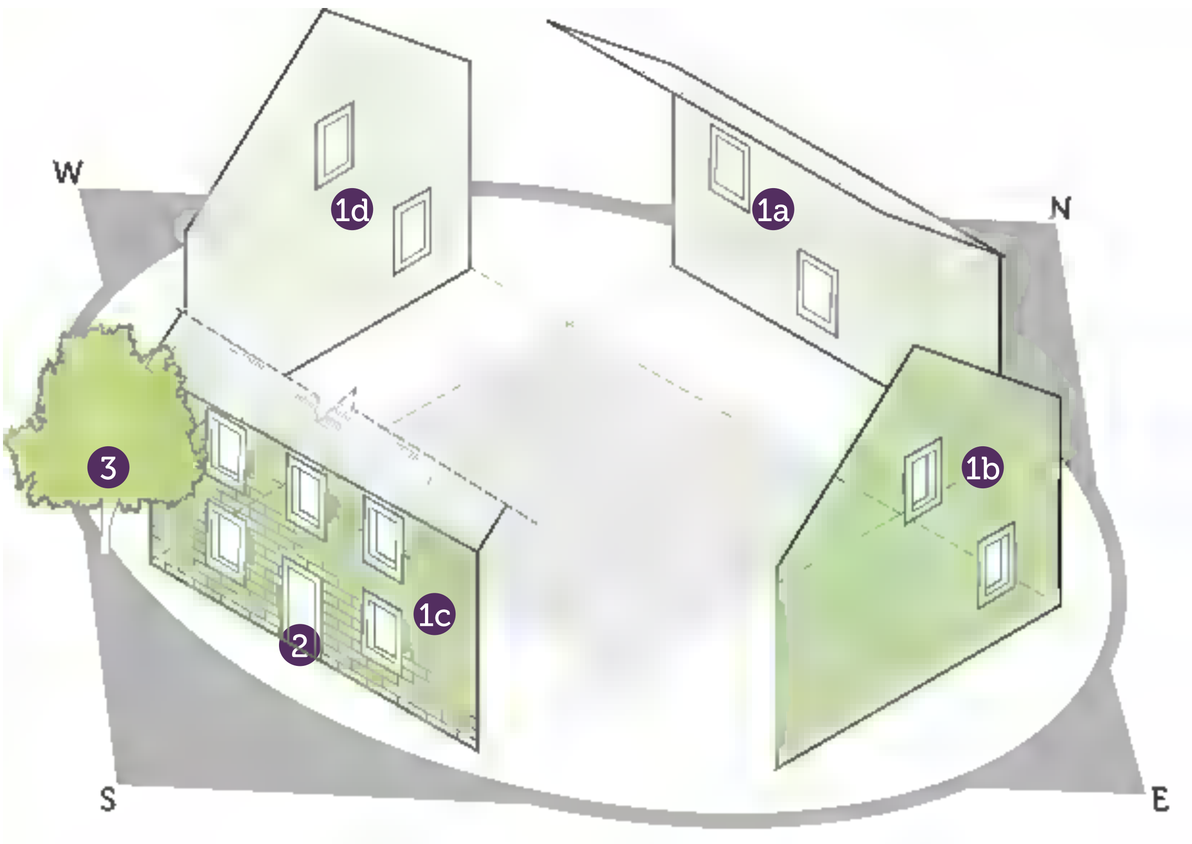
- North 10-15%
- East 10-15%
- South 20-25%
- West 10-15%

3.88 Where glazing is expansive to encourage solar gain, the design should incorporate measures to prevent overheating, such as recessing glazing, incorporating natural ventilation, projecting eaves, canopies or similar to provide summer shading. These measures should also reduce the glare and light pollution that such openings may emit.

3.89 Designs must strike a balance between reducing glazing on northerly facing elevation to reduce heat loss while ensuring that sufficient daylight reaches the main rooms of the house for the health of the occupiers. Designers can consider the daylight factor and how to allow daylight into rooms, for example through sunpipes, rooflights, glazing that is not conventional windows high windows above eye level (clerestories), angling the plasterwork around windows to increase daylighting or the internal layout of spaces.

3.90 Gable walls traditionally lack window openings or have minimal window openings in order to keep the heat in.

Energy efficiency: Solar orientation



1 In order to maximise solar gain without leading to overheating, the proportion of each dwelling that is to be glazed should fit into the following ranges:

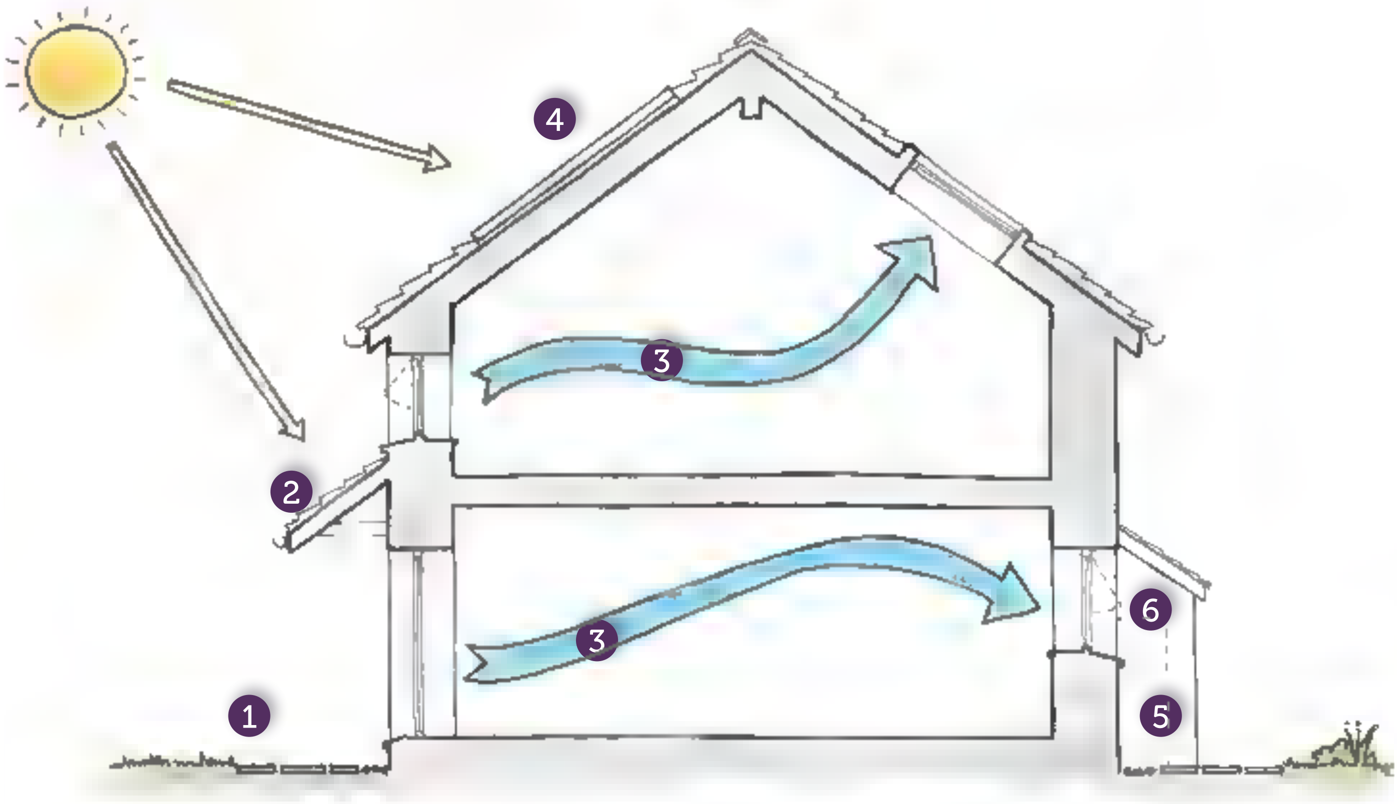
- 1a North: 10 to 15%
- 1b East: 10 to 15%
- 1c South: 20 to 25%
- 1d West: 10 to 15%

2 Where glazing is expansive to encourage solar gain, the design should incorporate measures to prevent overheating, such as recessing glazing, incorporating natural ventilation, projecting eaves, canopies or similar to provide summer shading. These measures should also reduce the glare and light pollution that such openings may emit.

Designs should strike a balance between reducing glazing on northerly facing elevations to reduce heat loss while ensuring that sufficient daylight reaches the main rooms of the house for the health of the occupiers. Designers can consider the daylight factor and how to allow daylight into rooms, for example through sunpipes, rooflights, glazing that is not conventional windows such as high windows above eye level (clerestories), angling the plaster around window openings to increase daylighting, or the internal layout of spaces.

3 Tree planting and other soft landscaping features should be used to provide shading and wind buffering to avoid excess cooling or heating of building interiors.

Sustainable design



John Coward Architects Ltd

1. Soft and permeable landscaping for free draining.

2. Solar shading on south elevation.

3. Natural cross ventilation.

4. Inset solar PV or solar thermal panels.

5. Air source heat pump.

6. Screening to air source heat pump.

- A Life Cycle Assessment (LCA) should be completed at the design stage to identify improvements to the design with regard to embodied energy and carbon footprint of the proposal.

- Building design should follow the LETI (London Energy Transformation Initiative) Climate Emergency Design Guide , with specific reference to the small-scale residential architype guidance. The following targets should be set – alongside other guidance on heating and hot water and demand response:
  - Energy Use Intensity target of 35 kWh/m2/year excluding renewable energy contribution
  - Space heating demand target of 15 kWh/m2/year
  - Embodied carbon target of <500 kgCO2/m2

Renewable Energy Generation and Low Carbon Technologies

Guidance

3.91 Renewable energy measures that are sensitive to the local area and character should be incorporated into all types of development, including extensions and alterations to buildings.

Solar

3.92 Solar photovoltaics (PV) produce electricity from the light of the sun. Solar PV should be used across the National Park, but care must be taken to select solar PV with the least visual impact.

3.93 Solar thermal panels collect heat from the sun to heat hot water. They work best alongside existing water heating systems which can help top up the heating system in winter months when solar energy is less abundant. Solar thermal should be used across the National Park, but care must be taken to select solar thermal with the least visual impact.

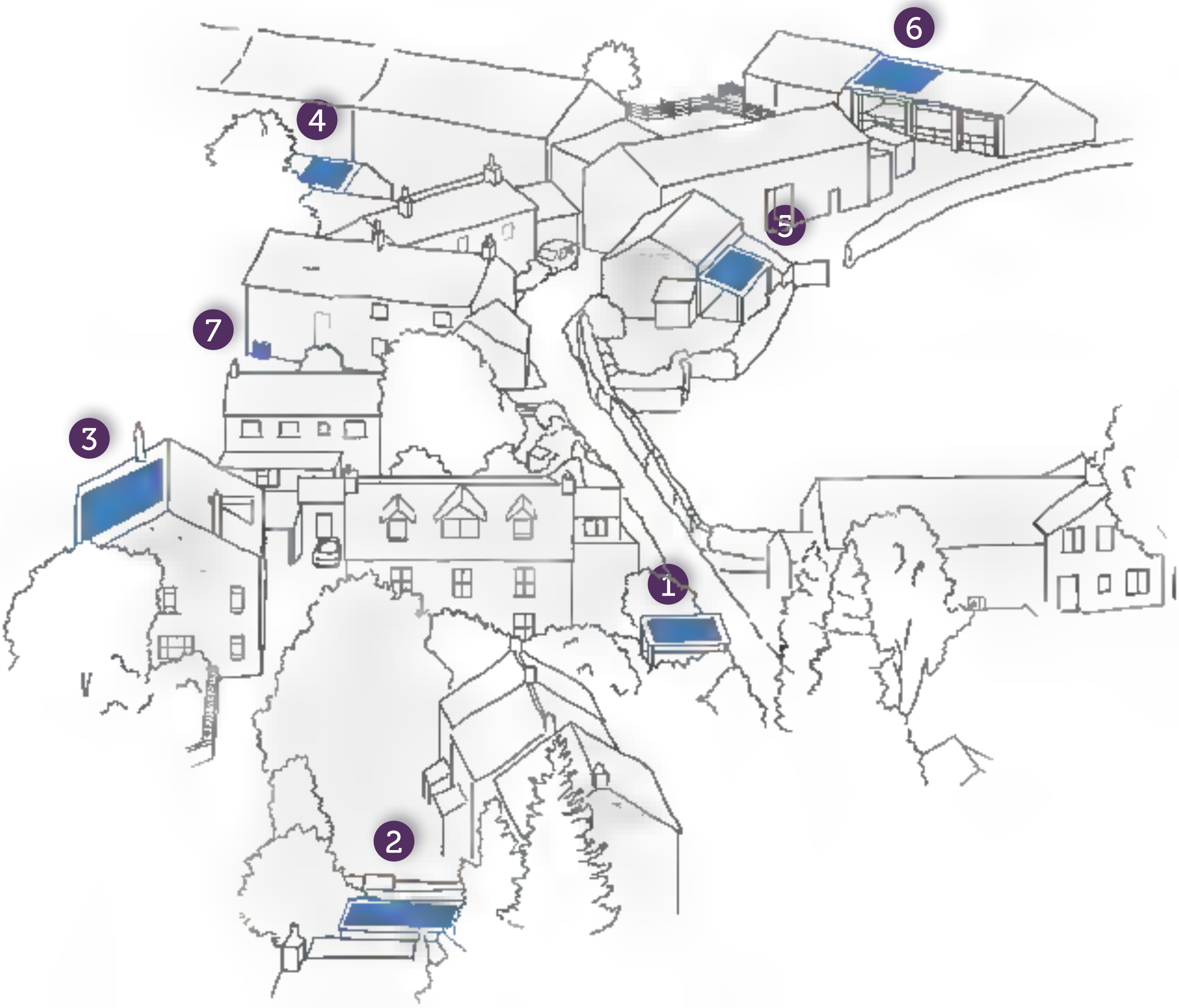
3.94 To minimise the impact of a solar systems on the character of settlements and buildings these factors should be considered:

- **Colour** – the colour and finish of solar panels should be chosen to blend with the roof it is mounted on and any surrounding buildings.
- **Framing** – panels without frames, or black framed panels, should be used where framed panels would detract from the building.
- **Symmetry** – panels should be laid in a symmetrical pattern. Aerials and flues should be moved to facilitate a symmetrical solar installation.
- **Size** – panels should cover the entire roof of a building. If the roof is not symmetrical, don't visually overload the roof – if you can't achieve a clean edge install fewer panels.
- **In-roof or on roof** – where possible in-roof panels should be installed. Where on-roof panels are used, the distance between the panel mounting system and the roof should be minimised.
- **Visibility** – the location of a solar system can impact on the roofscape of settlements. Panels should not be installed on the main elevation of a building. The main elevation is the face or faces of a building seen from the direction from which it is most commonly viewed.

Traditional roofscape in Ambleside requires careful consideration to integrate panels without harming the character.

Traditional roofscape in Hawkshead, requires careful consideration to integrate panels without harming the character.

Renewable Energy Placement



1. Panels installed on the rear lean-to of a building reduce visual impact on the traditional building and surrounding roofscape.
2. This solar array is well proportioned on the roof and is well disguised by neighbouring buildings.
3. Sitting panels on an extension or attached barn leaves the main part of the building unaltered.
4. It may be possible to locate solar panels on the flat roof on an angled frame.
5. On flat roofs, panels can be mounted at low pitch angles reducing the visibility of the panels from ground level.
6. If a roof slope is the only viable location for a solar array, panels should be installed on the rear elevation of the building.
7. Heat pumps should be installed on the rear or side elevation of a building. Screening can help reduce the visual impact of heat pumps.

3.95 The following examples should be considered when siting renewable energy technologies:

1. Panels installed on the rear lean-to of a building reduce visual impact on the traditional building and surrounding roofscape.
2. This solar array is well proportioned on the roof and is well disguised by neighbouring buildings.
3. Sitting panels on an extension or attached barn leaves the main part of the building unaltered.
4. It may be possible to locate solar panels on the flat roof on an angled frame.
5. On flat roofs panels can be mounted at low pitch angles reducing the visibility of the panels from ground level.
6. If a roof slope is the only viable location for a solar array, panels should be installed on the rear elevation of the building.
7. Heat pumps should be installed on the rear or side elevation of a building. Screening can help reduce the visual impact of heat pumps.

Biomass

3.96 Biomass is mainly the use of logs, wood chips, wood waste or pellets to create electricity and heat. Biomass should be considered as a source of renewable energy generation when designing new developments. Small-scale domestic uses are likely to constitute permitted development, although permission may be required for larger schemes in community or commercial buildings. Biomass fuel from a sustainable local source will be encouraged.

Heat Pumps

3.97 All new build homes should include ground or air source heat pumps. Heat pumps are well suited to new build developments and can also be suitable in traditional buildings.

3.98 Ground source heat pumps use pipes that are buried underground to extract heat from the ground.

3.99 Air source heat pumps transfer heat from the outside air into a building to provide electric heating to generate hot water and heating. An air source pump unit will need to be fitted to a wall or placed on the ground, with plenty of airflow around it.

Central placement from the top, bottom, right and left-hand edges of the roof makes this thermal water PV panel look less like clutter and means the slate covering still dominates.

Roof-mounted panels such as these involve the least disturbance to the fabric of the roof and so are preferred for traditional buildings with slate roof coverings.

Nature

Network of Spaces

Code

3.100 Existing green and blue features, including hedgerows, trees, watercourses and ponds must be retained and incorporated into designs, unless to the proposal can demonstrate net benefits to green infrastructure.

Water and Sustainable Drainage Systems (SuDS)

Sustainable Drainage Systems (SuDS)

Code

3.101 SuDS must be considered in the early stages of design and, where possible, incorporated within highway and open space design. Multifunctional SuDS that also allow for biodiversity and recreation will be favoured.

3.102 All new development must integrate Sustainable Drainage Systems (SuDS) that achieve greenfield run-off rates.

3.103 In all development situations, the SuDS Management Train must be applied, as illustrated below. Surface water that is captured and managed above-ground on site for non-potable uses, such as irrigation, will always be favoured.

3.104 Where surface water is discharged into a watercourse, surface water sewer or drain or combined sewer (respectively options 4, 5 or 6 below) it must first pass through an attenuation measure as outlined in option 3, below.

Applicants should refer to the SuDS Manual for detailed guidance on the correct application of SuDS in their scheme, including calculating and using greenfield run-off rates.

Sustainable Drainage

1. Rainwater used as a resource, for example rainwater harvesting, blue roofs for irrigation.
2. Rainwater infiltration to ground at or close to source.
3. Rainwater attenuation in green infrastructure features in the wider site for gradual release, for example rain gardens and swales.
4. Rainwater discharged to watercourse, unless not appropriate.
5. Controlled rainwater discharge to a surface water sewer or drain.
6. Controlled rainwater discharge to a combined sewer.

Water Efficiency

Guidance

3.105 Rainwater harvesting systems should be installed in all new developments, including extensions and alterations. This will ease the pressure on the local water supply during drought periods.

3.106 Where there is new or redesigned greenspace, new development must achieve species diversity and planting resilient tree and plant species based on the projected changes in climate in the area, ensuring the development is resilient to the potential climate risks facing the Lake District. Forest Research's ESC4 tool should be used when deciding on the appropriate tree species composition for planting.

Example of constructed rain garden with ornamental species which are more suited to town centres. Credit: India Hobson.

Example of constructed rain gardens with ornamental species which are more suited to town centres.

Houses near water

Code

3.107 Extensions and alterations to buildings adjacent to water must respond sensitively to the ecological, recreational and visual amenity of the asset, as well as have consideration for the flood risk it can pose, and the potential for contaminated run-off. Within the Lake District, water can include lakes, rivers, streams, ponds, wetlands, estuaries and the sea.

3.108 Particular design considerations must be given to extensions and alterations of buildings that are located on lake shores due to the prominence of their position in views from the lake and from other shores.

3.109 Primary frontages must be delivered on both the road-facing and lake-facing sides of the building to preserve visual amenity from both aspects.

Guidance

- Where detached dwellings sit within large plots along lake shores, gaps between adjoining properties should be retained to allow for glimpsed views of the lake and opposite shores.
- Upgraded boat houses should match the scale of existing or surrounding boat houses. The use of traditional local building materials is encouraged, as is the sensitive contemporary interpretation of these building styles.

- Existing trees and mature vegetation must be retained on sites unless for exceptional reasons. New tree planting is encouraged to soften views of new built form and to help integrate it into the wider landscape.

3.110 Dwellings along lake shores should retain expanses of open gardens and lawn adjacent to the water. Built form up to and on the water's edge should be limited to boat houses.

3.111 The following checklist must be used to ensure new development that is located adjacent to water is designed sensitively:

Design consideration	Check
Has a sufficient buffer zone been left between new built form and the waterbody to allow for management (normally 5m+ or 8m+ in the case of Main Rivers)?	
Has a sufficient buffer zone been left between built form and the waterbody to allow space for wildlife? For lake shores the buffer should be at least 5m.	
Has sufficient space been left to allow for future flood defences, if appropriate?	
Has flood risk, including fluvial, marine, surface water and ground water, been considered within the siting and design of the development?	
Could the extension have an adverse impact on water quality within the waterbody?	


Here at Staveley, riparian vegetation along the River Kent has been retained adjacent to new development. This not only supports the local and strategic nature network, but helps to soften views towards new built form and provide privacy for occupiers.

Biodiversity Net Gain

Guidance

3.112 All development must refer to the Biodiversity SPD. Householder developments, including extensions and alterations are not required to achieve BNG requirements, however development proposals are expected to demonstrate an overall positive impact on the natural environment.

3.113 Natural environment enhancements can be delivered by:

- including standing and fallen dead wood, scrub and a range of vegetation conditions from patches of open ground to dense vegetation
- planting locally-appropriate tree species, shrubs, climbers and ground plants. Cumbria PLAN BEE for pollinators, wildlife-friendly planting lists are available from a range of recognised bodies including the RHS, Cumbria Wildlife Trust, RSPB and Bug life.
- Retaining trees and hedgerows and creating an adequate root protection zone to ensure their longevity.
- integrating roost and next boxes into all types of development including extensions and alterations. These should be sited at the appropriate height and aspect, and be connected to habitat which allows the target species to successfully establish in. Nest boxes must comply with the relevant British Standard: BS 42021:2022. Swift bricks integrated into the walls are preferable to external boxes as they are a permanent feature of the building, require no maintenance, can be aesthetically integrated with the design and materials of the building, and have better temperature regulation with future climate change in mind.
- Incorporating ponds and other water features within gardens.
- Avoiding the use of hard boundaries around private spaces, unless it is traditional stone walls, and instead retain, restore, and expand on existing hedgerows to provide habitat connectivity across the site to allow for species movement. New hedge planting should be set back approximately 3m from the boundary to allow space for growth. Non-native hedge species must be avoided.
- Avoiding both external and internal light spill from artificial lighting. General guidance provided by the Cumbria Good Lighting Technical Advisory Note and the Bat Conservation Trust addresses parameters including light levels, direction, duration and reflective glare.

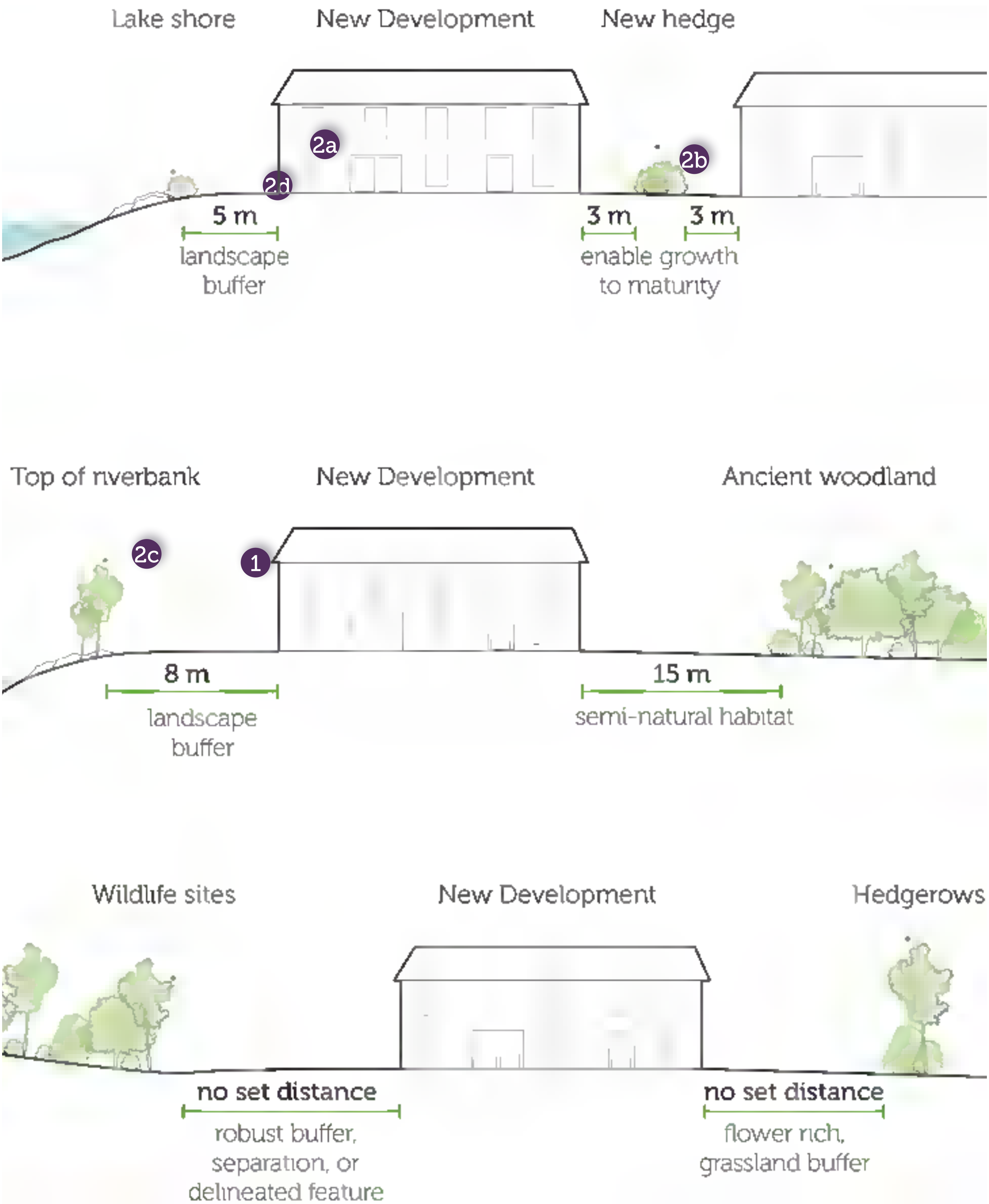
Code

3.114 Artificial grass must not be used as it has no ecological value and introduces ecological harms by removing grass habitat and introducing and impermeable plastic surface.

3.115 A minimum 30m buffer of semi-natural habitats should be applied between development and ancient woodland. These are mapped in the Local Nature Recovery basemap. Where assessment shows other impacts are likely to extend beyond 15m, the development is likely to need a larger buffer zone. Determination and creation of buffer zones should follow Natural England and Forestry Commission Guidance: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions.

3.116 Developments should retain or create an appropriate buffer distance from the top of the bank of watercourses (to be determined by the ecological assessment). The buffer zone should contain natural and semi-natural habitats, such as trees, wetland, scrub or grassland, which can protect water quality, stabilise banks and provide biodiversity value. Recreational access within this zone should be sensitively designed to avoid risk of habitat degradation or species disturbance during and post construction.

Nature and habitat buffer distances



1 New housing development that is adjacent to water must respond sensitively to the ecological, recreational and visual amenity of the asset, as well as have consideration for the flood risk it can pose, and the potential for contaminated run-off. Within the Lake District, water can include lakes, rivers, streams, ponds, wetlands, estuaries and the sea.

2 Particular design considerations must be given to housing schemes that are located on lake shores due to the prominence of their position in views from the lake and from other shores.

- 2a Primary frontages must be delivered on both the road-facing and lake-facing sides of the building to preserve visual amenity from both aspects.
- 2b Where detached dwellings sit within large plots along lake shores, gaps between adjoining properties should be retained to allow for glimpsed views of the lake and opposite shores.
- New or upgraded boat houses should match the scale of existing or surrounding boat houses. The use of traditional local building materials is encouraged, as is the sensitive contemporary interpretation of these building styles.
- 2c Existing trees and mature vegetation must be retained on sites unless for exceptional reasons. New tree planting is encouraged to soften views of new built form and to help integrate it into the wider landscape.
- 2d Dwellings along lake shores should retain expanses of open gardens and lawn adjacent to the water. Built form up to and on the water's edge should be limited to boat houses.

- All schemes must check their requirement for nutrient neutrality validation before submitting a planning application. Information regarding catchment areas subject to nutrient neutrality measures, information requirements, and types of development that are exempt can be found on the LDNPA website.


Habitat stepping stones should be provided across built up areas to create opportunities for wildlife movement between core habitat areas, such as ancient woodland.


Veteran trees support a large number of native bird and invertebrate species. Like all trees, their presence should be noted from the outset of the design process and should be celebrated and incorporated into green space design within new development.


Situated on a tributary of the Aira Beck, Dowthwaite Farmhouse overlooks a mosaic of wet grassland, sedges and pollarded willow.


Mature trees, hedges and shrubs provide an important refuge for wildlife within settlements, particularly within private gardens.


Tussocky swards can provide important refuge for invertebrates, particularly overwintering species such as beetles and spiders. This in turn supports small mammals and birds.


Dry stone walls provide varied microclimates and shelter for invertebrates, reptiles and small mammals. They can even be used as nesting sites for birds. Old dry stone walls are of particular importance due to their moss and lichen assemblages.


Mature vegetation not only effectively screens and integrates infrastructure into the landscape, but also creates movement corridors for wildlife.


Undisturbed areas are essential for thriving wildlife, particularly in locations which are popular for recreation.

Chapter 4
Conversions

This section of the code covers the conversion of existing buildings to residential use

Understanding Context and Character

Design information to submit with a planning application

4.1 The type and level of information to be submitted with a planning application depends on the nature and impacts of the application itself. The 'How to Apply' page of the our website provides guidance on what these different levels and types of information are, and when they are required.

4.2 Householder applications (extensions etc.) outside Conservation Areas and not involving Listed Buildings do not need to include further design information.

Heritage Assets

Code

4.3 The impact of the proposal on heritage assets must be considered at the start of the design process because it determines whether you need to submit a Heritage, Design and Access Statement as part of your planning application.

4.4 The assessment must include:

- Designated heritage assets: scheduled monuments, listed buildings, conservation areas, registered parks and gardens (details of these different assets and their locations can be found on the National Heritage List for England, the Local Plan interactive map and the World Heritage Site website),
- Non-designated heritage assets – buildings on the local list, archaeological sites, boundaries, historic street furniture, milestones, etc. (details can be found on the Historic Environment Record (HER) or the Neighbourhood Plan where these exist)
- The potential for any heritage assets not yet recorded, included below ground archaeology

If your assessment does not identify any heritage assets on the site and the proposal would not affect a nearby heritage assets, you do not need to submit a Design, Heritage and Access Statement. If this is the case, we recommend that you consider the rest of this section to ensure design responds to its context before moving on to the rest of the code.

If your assessment identifies at least one heritage asset that would be affected by your proposal, you will need to submit a Heritage, Design And Access Statement and follow the rest of the code in this section before moving on the rest of the code.

4.5 Where a heritage, design and access statement is required, this must clearly demonstrate an understanding of the significance and setting of any heritage assets affected by the proposal. Potential impacts (both direct and indirect) on that significance must be reviewed. Harm to heritage assets must be avoided, where this is not possible a clear and convincing justification will be required.

4.6 In the case of an extension or conversion to a historic farmstead or non-designated building in a conservation area, or listed building, the applicant must provide a detailed analysis of the significance and setting of the heritage asset(s) affected. This is likely to require either a fabric appraisal or analytical historic building survey, depending on the nature of the proposal.

4.7 The applicant must demonstrate how the design responds sensitively to heritage significance, including the use of building material, construction techniques, design cues and landscaping.

Guidance

4.8 The degree of detail and complexity of this assessment will depend on the size of the development and sensitivity of the site. However, it should be suitable to enable an informed planning decision and not be simply a list of sites and features.

4.9 Discussion on how the development will affect the setting of a heritage asset must be included. This goes beyond a consideration of purely visual impacts to look at how change effects the way an asset is understood and experienced e.g., impact of increased traffic on the peace and quiet of a churchyard, or the design of a farm conversion on the agricultural identity of a farmstead or hamlet.

4.10 See our guidance on Heritage Assessment and Information Requirements (2018) and Historic England's Statements of Heritage Significance guidance for further information.

4.11 The applicant is required to pay particular attention to how changes to the setting of any heritage asset(s) could impact significance. Note that levels of public accessibility has no bearing on the extent of setting.

Site Context and Assessment

Designations

4.12 Applicants need to understand the purpose of designations and refer to relevant national and local policies to ensure their scheme protects the integrity of these sites.

Code

4.13 Heritage, design and access statement must identity whether the proposal falls within, or within the setting of, any landscape, ecological, sites or designations.

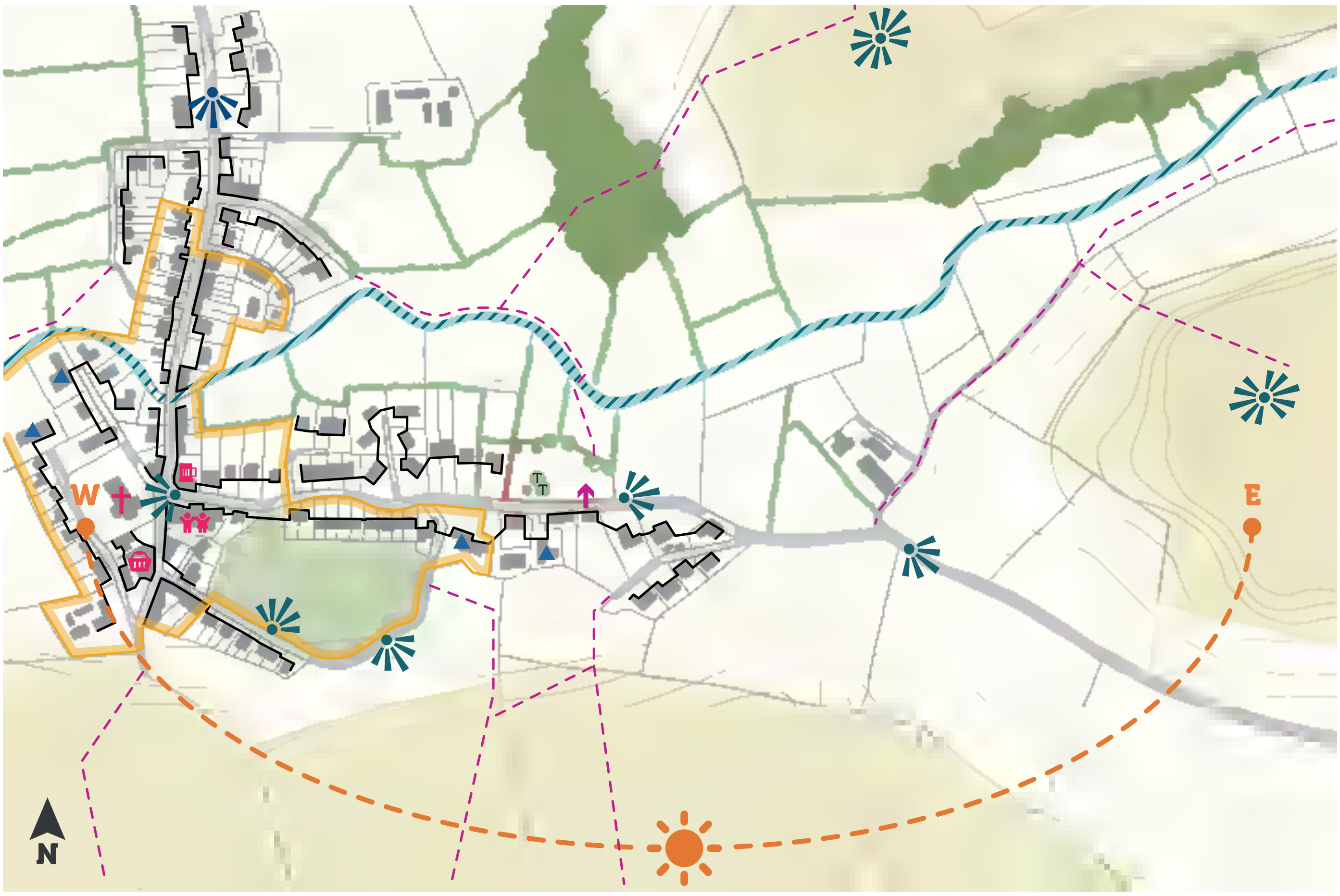
Guidance

4.14 These sites and designations can be seen on our website's interactive policies map. Applicants can also access interactive mapping through Defra's Magic website. It is good practice to include a Context Study and Site Assessment as part of the heritage, design and access statement. The supporting information may help you prepare evidence to support the context study and site assessment. A Context Study and site assessment should include (as appropriate to the site and development):

Characteristic	Check
Context	
What is the settlement character of the surrounding area? For example, rural, hamlet or rural village, large village, market town.	
How tranquil or busy is the place? Is it a focus for activity or an area of repose?	
How well lit is the place? Does it have street lighting? What other forms of lighting are there? Is light pollution a problem?	
Nature	
What are the current landscape and natural features within the surrounding area? This can range from trees and hedges on neighbouring properties to green spaces, lakes, woodlands and high fells within the surrounding area.	
Are there any priority habitats and species (national or local) or designated ecological sites within the surrounding area?	
What are the current water features within the surrounding area, including coastline, lakes, rivers, streams, ponds and other water features?	
Identity	
What is the local building vernacular?	
What architectural details are common within the area? What is the proportion of these features?	
What buildings materials are common, both for walls and roofs, within the surrounding area? Are there any local variations in colours, textures, shapes and patterns?	
Use	
What is the current function of the site within the settlement or wider context? What are the current land uses both on and adjacent to the site?	
Other Considerations	
Access points – How do access points relate to surrounding movement patterns, including by foot, bike and vehicle? Are there any rights of way through the site?	
Landscape & ecology – Are there any existing natural features on site, for example trees, hedgerows, watercourses, ponds, other significant habitat? What is the boundary treatment of the site? How can these features be retained or enhanced? Are there any Tree Preservation Orders on site?	
Topography – How does topography influence the layout of the site, drainage and both inward and outward views?	
Drainage – How well does the site drain and can this provide an opportunity for SuDS and wildlife? Does the site adjoin a watercourse? Is the site prone to flooding?	
Existing structures – Are there any existing structures on the site and what is the historic value of these structures? Are there opportunities to retain these structures or re-purpose materials? If demolition is required what is the reason for this?	

Existing utilities – Are there existing utilities on site that will need to be considered in site layout?	
Ground conditions – What is the geology of the site and is it permeable? What were previous land uses on the site? Is there the potential for contaminated land? Is the site likely to be of archaeological interest?	
Noise & air quality – Is there the potential for noise and air pollution to affect future occupiers of the site?	
Orientation – How does the path of the sun affect conditions on site and outward views? What is the existing microclimate on the site? Is there an opportunity to accommodate solar panels on the site to generate renewable electricity?	

Site Context



Context Study

- Site of Special Scientific Interest
- Open Access Land
- Ancient Woodland
- Public open space
- Conservation Area
- Building line
- Public Right of Way
- Panoramic viewpoint
- Locally important view
- Primary school
- Church / landmark
- Shop / local centre
- Public house
- Listed Building

Site assessment

- Site boundary
- Tree Preservation Order
- Existing tree
- Existing pond
- Existing hedgerow
- Existing access
- Sun path

The meeting of two landscape character types, 'Upland Valley' and 'Rugged / Craggy Volcanic High Fell', at Hartsop. Located within the Ullswater Valley, Hartsop is situated at the interface of three landscape character sub-types, 'Enclosed Valley Side', 'Valley with River Floodplain', and 'Valley with Lake'. Hartsop also falls within the 'Brother's Water and Hartsop' area of distinctive character.

The coastal village of Ravenglass is located within the 'High Fell Fringe' landscape character type. The village overlooks the 'Estuary and Marsh' landscape character type, which also falls under the 'Intertidal Flats' landscape character sub-type. The village also falls within the 'Ravenglass and Bootle' area of distinctive character.

Identity

Conversions of traditional buildings

Code

4.15 In the case of an extension or conversion to a historic farmstead, non-designated building in a conservation area, or listed building, the applicant must demonstrate that the proposal respects the character and appearance of the building and does not harm its significance or setting. Impact on surrounding heritage assets will also need to be considered (see ‘Heritage Assets’)

4.16 In cases where the structural condition of a building is in question, a full structural survey by a qualified architect or structural engineer will be required prior to application.

4.17 The original function of farm, industrial and other traditional buildings must be legible when converted.

4.18 When converting a traditional building, the fundamental plan and massing must be maintained, and insertion of new openings, or blocking of existing features, must be kept to a minimum. Where changes are proposed, these must be accompanied by a clear statement of need and assessment of impact on significance.

Guidance

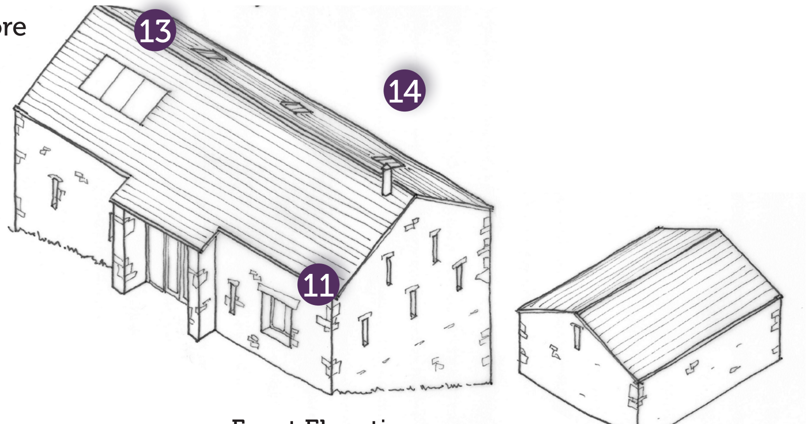
4.19 Checklist for conversions of agricultural, industrial and other traditional buildings for residential use

- Is the building structurally sound?
- Is it a designated heritage asset?
- Is it a non-designated heritage asset?
- Is there a clear understanding of significance and setting?

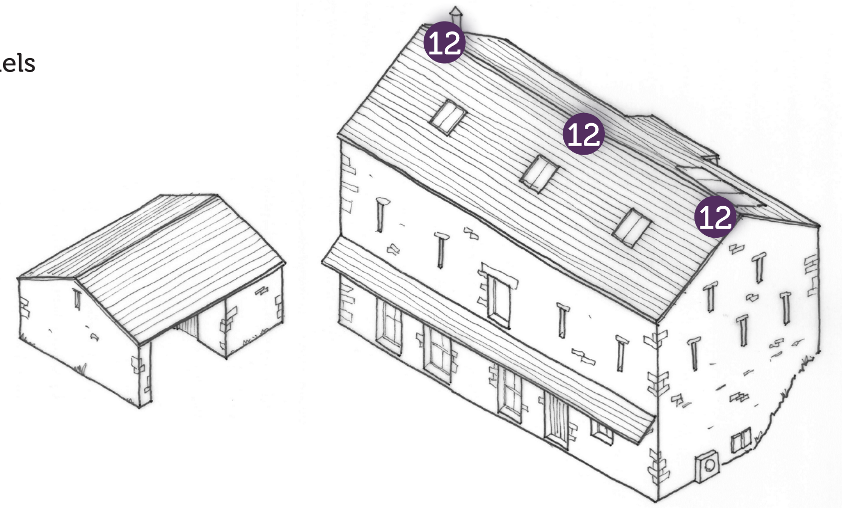
- How can the internal space be configured with minimal impact on external appearance?
- Has the plan and massing of the building remained substantially unaltered?
- Have existing openings been retained? If not, what is the justification for change?
- Has the roof pitch and configuration remained the same? If not, what is the justification for the change?
- Does the proposal use local building materials?
- Do the proposed changes to the interior and exterior preserve the historic character and significance of the building?
- Has the layout and groupings of buildings on the overall site remained fundamentally unaltered?
- Could there be any impact on below ground archaeology (insertion of services etc.)?

Example of a Traditional Bank Barn Conversion

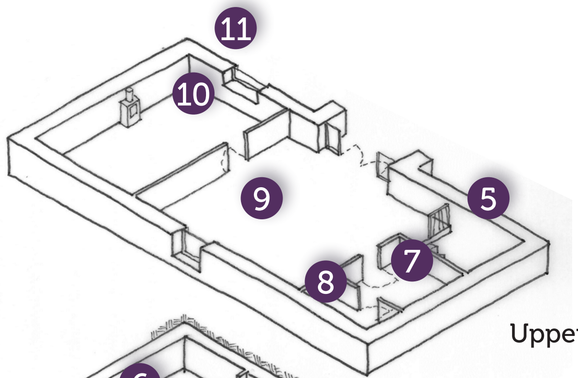
1. Bike and garden store
2. Carport / external covered wood store
3. Bathroom
4. Hall
5. Stairs
6. Bedroom
7. Utility
8. WC
9. Kitchen / dining / family room
10. Living room
11. New opening
12. Flush flashed roof lights
13. Inset solar PV or solar thermal panels
14. Dark grey / black finish metal flue



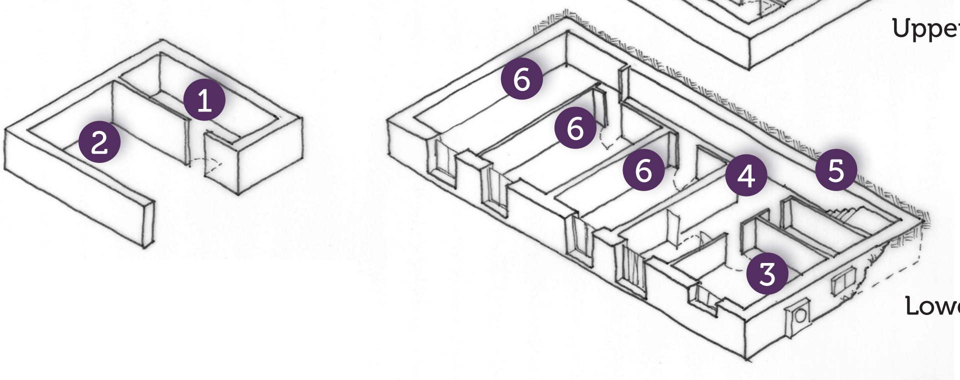
Front Elevation



Back Elevation



Upper ground floor



Lower ground floor

John Coward Architects Ltd
Based upon illustration in R.W. Brunskill: Vernacular Architecture of the Lake Counties (1974)

- In the case of an extension or conversion to a historic farmstead, non-designated building in a conservation area, or listed building, the applicant must demonstrate that the proposal respects the character and appearance of the building and does not harm its significance or setting. Impact on surrounding heritage assets will also need to be considered (see 'Heritage Assets')

- In cases where the structural condition of a building is in question, a full structural survey by a qualified architect or structural engineer will be required prior to application.

- The original function of farm, industrial and other traditional buildings must be legible when converted.

- When converting a traditional building, the fundamental plan and massing must be maintained, and insertion of new openings, or blocking of existing features, must be kept to a minimum. Where changes are proposed, these must be accompanied by a clear statement of need and assessment of impact on significance.

Checklist for conversions of agricultural, industrial and other traditional buildings for residential use

- [ ] Is the building structurally sound?
- [ ] Is it a designated heritage asset?
- [ ] Is it a non-designated heritage asset?
- [ ] Is there a clear understanding of significance and setting?
- [ ] How can the internal space be configured with minimal impact on external appearance?
- [ ] Has the plan and massing of the building remained substantially unaltered?
- [ ] Have existing openings been retained? If not, what is the justification for change?
- [ ] Has the roof pitch and configuration remained the same? If not, what is the justification for the change?
- [ ] Does the proposal use local building materials?
- [ ] Do the proposed changes to the interior and exterior preserve the historic character and significance of the building?
- [ ] Has the layout and groupings of buildings on the overall site remained fundamentally unaltered?

Local Character

Code
4.20 The applicant must demonstrate and clearly articulate how the proposed development respects or enhances local character and distinctiveness. This must be informed by an understanding of the site context, including any historic character assessment required to support the application.

Guidance

4.21 On a local level, understanding the physical, cultural and spiritual factors that shape place identity is a critical first step in the design of conversions that preserve and enhance local character and make a positive contribution to placemaking.

Design of Buildings

Building type, form and detailing

Code
4.22 The type, form and composition of conversions must be rooted in local character. The design of conversions must reflect the local vernacular architecture and traditions. Vernacular design is architecture based on local materials and traditions (where buildings were designed to meet functional needs). Vernacular architecture varies across the Lake District in response to changes in the underlying geology, that influences not only the choice of local building material, but also built forms and methods of construction.

Guidance

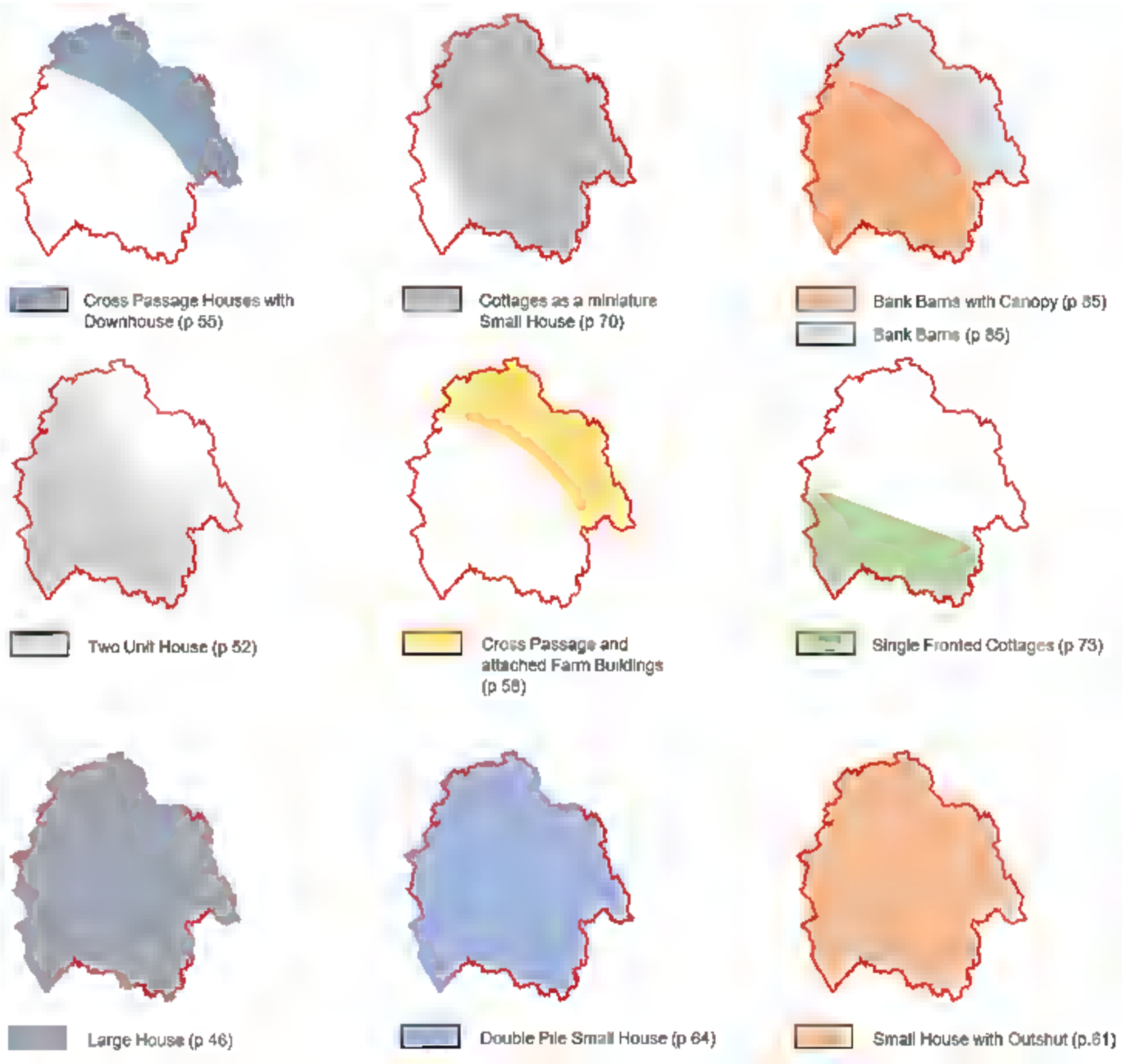
4.23 Information on common vernacular forms, and their distribution across the Lake District, can be found in the Supporting Information. Each settlement has a distinct architectural tradition depending on several factors, but common characteristics are:

- Buildings sit low in the landscape. Generally, they are one or two storeys high in a rural setting, extending to three storeys in towns.
- Constructed of local building material, which means that buildings harmonise with the surrounding landscape
- Slatestone is dominant across much of the Lake District and is associated with the characteristic ‘drystone’ appearance of many local buildings
- Slatestone is frequently left exposed.
- Rough-cast render (often painted white or cream) is also common, especially in areas of Carboniferous limestone.
- Traditional slate roofs are ubiquitous across the Lake District and are a significant part of the character of the region. These tend to be low pitched with either equal or asymmetric eaves. The latter is often associated with a cat-slide roof over an ‘outshut’ (or lean-to). Traditionally, the slates become smaller closer to the ridge, laid in diminishing courses.
- Window locations are dictated by internal layout and not necessarily symmetrical. Windows are generally small with deep reveals and stone mullions. Sash windows are common in properties from the late-18th century onwards and these are well-recessed into the walls.

- The nature of the local walling stone means openings in walls are well-spaced and kept to a necessary minimum. As a result, building elevations are dominated by the stone rather than glazing or large openings, except where the building function required large openings, such as farm buildings or boathouses.
- Dormers are rare, except in towns.
- Chimneys are a prominent feature. Gable end-stacks are characteristic of early buildings.
- Water-tabling – a line of projecting slates to deflect water – is a typical Lake District feature.
- Door designs vary considerably but generally feature a prominent lintel and stone jambs. Porches or a door canopy are common, intended to offer protection to visitors from the elements.
- Buildings are orientated to reflect the constraints of the landscape and direction of prevailing weather patterns. This varies considerably from valley to valley.

4.24 Although these features are common there are many variations according to location and designs need to respond appropriately to the specific traditions of the area. This is not intended to stifle contemporary design or encourage pastiche, but simply show how a design has been inspired by local character.

Distribution of traditional building types across the Lake District



Adapted from R.W. Brunskill: Vernacular Architecture of the Lake Counties (1974)

- The type, form and composition of new buildings must be rooted in local character. Where development sits within the historic core of a settlement, design must reflect the local vernacular tradition (where buildings were designed to meet functional needs). This varies across the National Park in response to changes in the underlying geology, that influences not only the choice of local building material, but built forms and methods of construction.

- Information on common vernacular forms, and their distribution across the National Park, can be found in the Supporting Information. This is not intended to stifle contemporary design or encourage pastiche, but simply show how a design has been inspired by local character.

- In areas where there is a wider variety of architectural styles, particularly those areas of 19th and early 20th century expansion around the edges of towns, design cues should still be taken from the prevailing architectural forms of the area, although there is potentially far more flexibility in design. However, detailing should be consistent with architectural style, and mixing features within a building should be avoided. In all cases, design must be informed by analysis of context and local character.

4.25 In areas where there is a wider variety of architectural styles, particularly those areas of 19th and early 20th century expansion around the edges of towns, design cues should still be taken from the prevailing architectural forms of the area. However, detailing should be consistent with architectural style, and mixing features within a building should be avoided. In all cases, design must be informed by analysis of context and local character.

Windows and Doors

Guidance

4.26 Windows and doors often make the most difference to the finished appearance of conversion and are manufactured in a range of materials. The most common are wood, uPVC and powder coated aluminum.

4.27 Wooden window frames and doors will normally represent the most appropriate and sustainable option. They can be designed in ways to respect the character of any building and can be painted and repainted in any colour without replacement. If looked after and properly maintained, they will last for many years. They can be constructed to be as secure and weather-proof as uPVC windows.

4.28 UPVC and composite windows and doors come in a limited range of colours and designs. Storm casement uPVC windows (where the opening pane overlaps the frame) are the cheapest and most common window frame in use but they result in the least satisfactory appearance on houses in the Lake District. Because they are not symmetrical, they cannot replicate the appearance of a traditional casement window or a later sliding sash window which are normally symmetrical in appearance. Combined with their thick frames they are rarely an appropriate choice for a building of traditional character or one which contributes to the wider character of the area.

4.29 The use of standard uPVC storm casement windows is only likely to be acceptable in a limited range of circumstances where their use has no overall impact on the character of the building or the wider area.

4.30 Significant advancements have been made in UPVC windows. Both convincing high quality sliding sash windows and flush fitting casement uPVC windows (where the opening part of the window sits flush within the frame) which replicate traditional window types are now available. These will be considered on a case-by-case basis but will nearly always represent a more appropriate option than a uPVC storm casement window.

4.31 Powder coated aluminium frames come in a large range of colours. They are also thinner than uPVC windows so have a wider range of uses. They are often used successfully on contemporary buildings.

4.32 In some conversions, factory finished Accoya windows will not be appropriate.

4.33 The colour of windows and doors is an important part of the appearance of a building.

4.34 Darker colours are more appropriate for barn conversions rather than hew housing schemes because it is often necessary to reduce the impact of new windows and doors as far as possible, to avoid compromising the agricultural character of the building.

4.35 Anthracite Grey (dark grey) is currently a very popular choice. This colour tends to work well on contemporary rendered buildings, providing a contrasting colour with lighter rendered walls. However, it provides no contrast with buildings which have darker walls or stone walls.

4.36 Whites and off-whites which provide a strong contrast with local stone walls are normally the most appropriate choice but a range of colours including light greys, greens and blues will complement the subtle colours found in local slate and stone.

4.37 Where planning permission is not required for the replacement of windows and doors, we strongly advise that existing traditional or original windows are retained and refurbished where possible but that any replacement considers the appropriateness of the design, materials and colour to the character of the building and the area and also takes into account longevity, value for money and carbon footprint.

Windows are often referred to as "the eyes" of a building because they make such an impact on its character and appearance.

Good quality timber can provide both long-lasting frames and delicate details like these thin glazing bars.

Internal shutters were the traditional means of controlling heat levels and providing security.

Modern style ‘tilt and turn’ casements and anthracite grey finish give an anonymous, even commercial character to window openings.

A well-made traditional door can last indefinitely if maintained.

uPVC and composite doors have limited scope for repair or upgrade and must therefore be replaced as soon as they fail or look tired and old. This is a much less sustainable option.

Windows and Glazing: Light Spill and Glare

Code

4.38 The distribution, size and design of window openings, glazed doorways or other glazed apertures in conversions must:

- Avoid light spill into the night skies. This is intrusive to both the landscape and the dark skies.
- Prevent any large areas of glazing from being highly reflective and glint and glare in low-level sunlight. This can be particularly visually intrusive on settlement edges and on buildings in open rural contexts that can be seen over longer distances.

Guidance:

4.39 The darkness of the night skies is a key characteristic of the Lake District that reflects its rural character. The skies achieving complete darkness is also of ecological importance. The unwanted impacts of light spill and highly reflective glazing can be avoided via the following measures:

- Recessing glazing within the wall as far as is practical.
- Using features of the building, if present, like projecting eaves or hoods directly over windows to cast additional shadow onto the glazing.
- Using anti-reflective glazing. This is particularly effective where the aim is to make large areas of glass frameless, minimal or ‘invisible’.
- Using the thinner varieties of double or triple glazing that have narrower air gaps between the inner and outer panes. Standard double glazing with a 24mm air gap has a noticeably stronger reflectivity than glazing with a 12mm air gap. The thinnest glazing units use an argon-filled or vacuum-sealed gap, which conduct less heat than air and so are narrower than air-filled glazing units.
- On larger openings, using chunky and strongly projecting frames that break up the plane of glass and provide shadow.
- Where they form a coherent part of the overall building design, external shutters are a form of heat control that also assists with light spill and glare. On winter nights they keep heat and light inside when closed, but on hot and sunny days they keep intense sunlight and heat from reaching the glass when closed.

Building Materials

Code

4.40 The colour and textures of materials in conversions must harmonise with local character and landscape, although this does not prevent the use of both to add focus and interest to the streetscape where justified.

4.41 Stone used for the walls of buildings must match the type, appearance and method of laying that is most prevalent in the area.

4.42 Only where it is not possible to obtain stone which is typical of the area will alternatives be considered.

4.43 Roofing materials must be Westmorland green slate or blue grey slate laid in a traditional pattern of diminishing courses (where larger slates at the eaves gradually recede to the smallest slates at the ridge) and random widths.

4.44 Alternative roof coverings to local slate will only be considered in the following circumstances:

- Where a roof is not open to public views and the building has limited landscape, historical and architectural significance.
- Where the alternative roof covering is used sparingly as part of a cohesive design.
- Where the context of the site and landscape character means that its use would not compromise sense of place.
- In parts of Keswick where there is historical precedent for the use of Welsh slate and where its use would reinforce the importance of local character and sense of place.

Guidance

4.45 National policy and the Local Plan support development that reinforces local distinctiveness, character and sense of place.

4.46 One of the most important ways of establishing a sense of place in the built environment is through the use of materials, most importantly through roof and wall materials. These should be complimented with an approach to windows, doors, landscaping and boundaries which reflect the quality of the landscape and the importance of the built environment.

4.47 Unlike other areas of the country where building materials are often imported or manufactured, the appearance of buildings in the Lake District is a direct product of the geology beneath them.

4.48 Whether it’s distinctively pink Eskdale granite or it’s the greens and greys of Honister stone in the centre of Keswick, when planning a design for a conversion in the Lake District, looking at the roofs and walls of your neighbours is often all that is necessary to help inform what the most appropriate approach should be.

Roofing Materials

Guidance

4.49 Most locally distinctive of all are the local slate roofs of the Lake District that can be seen covering the majority of buildings in the area and which make a significant contribution to sense of place, particularly when seen from above. Local slate has a thick gauge, rough hewn surface and distinctive pattern which all contribute to an appearance that is as locally distinctive when first laid as it is decades later.

4.50 The use of Westmorland green slate or blue grey slate will be informed by the immediate context of the site. Often, either option will be acceptable.

4.51 Imported slate is not an acceptable alternative to local slate. This is because it is likely to retain a smooth and uniform colour and texture which means it does not weather in the same way as local slates. As they are normally made to standard sizes and to a thinner gauge, they cannot replicate the variety found in a local slate roof and cannot replicate its appearance.

4.52 Where planning permission is not required for replacement or repair of an existing roof, we strongly discourage the use of imported slate because the incremental effect of changes which do not require planning permission is the erosion of local distinctiveness, character and sense of place.

4.53 If there are valid reasons to consider roof coverings other than local slate, alternative locally produced roofing materials are likely to be more appropriate than imported slate, when considered in terms of its appearance, longevity, value for money and carbon footprint.


Local blue grey slate is traditionally laid in courses that increase in size towards the eaves. Image: Burlington Slate Ltd


Blue grey slate is one of the local naturally occurring building materials of the Lake District. Ravenglass. Image: Burlington Slate Ltd


The difference between local blue grey slate (left) and imported Spanish (right) slate is visible. Image: Burlington Slate Ltd


Hawkshead has a highly harmonious appearance due to the consistent use of local blue grey slate roofing. Image: Burlington Slate Ltd

Local to the Lake District, this green-grey slate has a distinctive colour, and is laid in diminishing courses. Image: Burlington Slate Ltd

The local green slate is traditionally laid in diminishing courses. In this example the ridge tiles are stone.

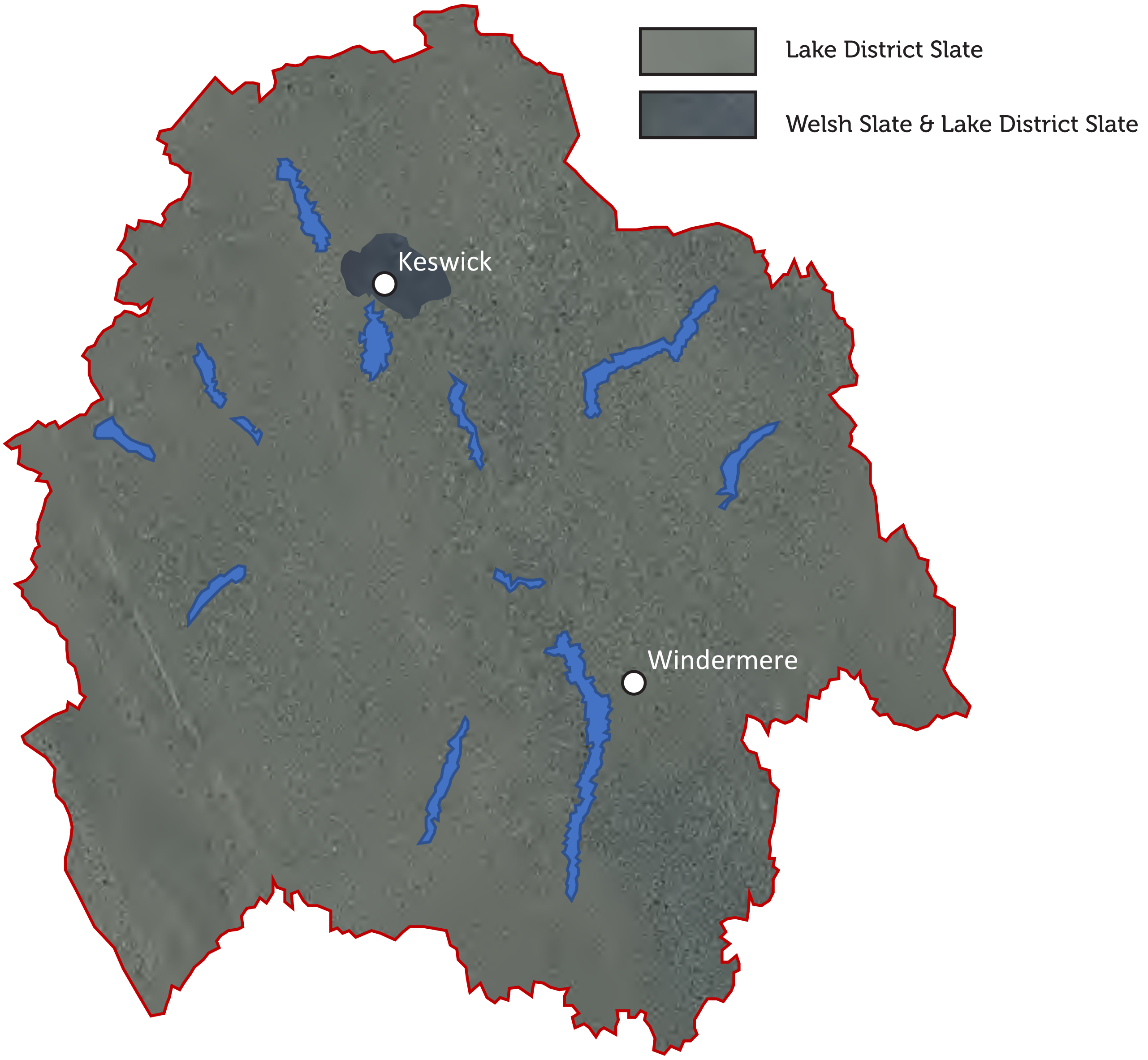
Green slate continues to be quarried locally, so it can continue to give new development a local character and it weathers beautifully.

The roof in front has replacement Brazilian slates while the one in the background is local green slate. The difference in coursing and texture is clear. Image: Burlington Slate Ltd

In some parts of the Lake District, as here in Hawkshead, slate is hung on walls for protection from prevailing winds.

Welsh slate is rare in the Lake District. This Welsh slate roof has a purple heathery colour and a noticeably flatter plane, as these slates are thinner than Lake District slates.

Where different roofing slates are traditionally used in the Lake District



Adapted from R.W. Brunskill: Vernacular Architecture of the Lake Counties (1974)

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Walling Materials

Guidance

4.54 The walls of a building can often be as important to local distinctiveness, character and sense of place as its roof, especially within a dense town context or a tightly knit farm group when seen from road level. Wall finishes are functional, decorative and often both.

4.55 Local walling materials vary more obviously across the Lake District than roofing slate. Stone is less easy to transport and therefore historically, the easiest stone to build a house or barn from was the closest available. Walls were often built upon boulders or bedrock, with stone quarried from the nearest rock face or gathered from the land or nearby streams. Most buildings constructed in this way using ‘found’ rubble stone would historically have been externally finished with a lime render and limewashed.

4.56 Because it is a by-product of slate manufacture, slate stone remains the most common walling material for buildings in the Lake District, with limestone, granite and red sandstone used in outlying areas.

4.57 Roughcast render or ‘wet-dash’, or modern products which replicate its appearance, is the other most common walling finish. Roughcast render is used throughout the Lake District and its use as a wall finish is likely to be appropriate on a range of buildings, particularly where it is not possible to obtain stone to match nearby buildings.

4.58 Agricultural buildings, with the exception of farmhouses, were generally not traditionally rendered in the Lake District. This made a clear distinction between domestic and functional space. Unless evidence can be demonstrated on the building itself or through research, former agricultural buildings must not be rendered.

Locally quarried green stone walling combined with red sandstone that may well have been quarried at or near St Bees, Cumbria.

The local blue grey slate stone has a distinctive appearance and is still quarried in Cumbria.

Local blue grey slate stone is a by-product of the local roof slate industry and is used for walling.

Here the boundary wall incorporates boulders of the local blue-grey stone, giving a particularly rural character.


Note the different sizes and shapes of local stone used for the walling of the building, the building corners and the boundary wall.


The distinctive green-grey-brown local stone is used for walling across much of the Lake District. Image: Burlington Slate Ltd


Grey limestone is a material quarried around the southern fringes of the Lake District and used for walls and buildings. Image: Burlington Slate Ltd


The classic hierarchy of materials: a limewashed and render farmhouse, a bare stone barn and the hardest to course stones used for the boundary wall.


Local stone was often traditionally covered with layers of limewash, as this decaying historic example shows.


If left to weather, the local stone beneath the render becomes exposed.


Limewash was often brightly or strongly coloured as in this recently restored example.


Another lime-based material, roughcast render, was used to cover stone and give a neater looking elevation.


It is called 'roughcast' because pebbles are mixed in with the lime to give a larger surface area for water to evaporate from in wet conditions.


Roughcast render is found across the Lake District.

The combination of roughcast render, local slate and local stone boundary walls gives buildings a distinctly local character. Image: Burlington Slate Ltd

Roughcast render is usually covered by a number of coats of limewash. Here is its bare appearance.

Render finishes were reserved for the higher status buildings, such as this farmhouse, while barns and outbuildings were usually left as bare stone. Borrowdale

Farm buildings often have a ‘rougher’ appearance than houses due to the bare stone. Here the external staircase is barely visible against the stonework. Hawkshead

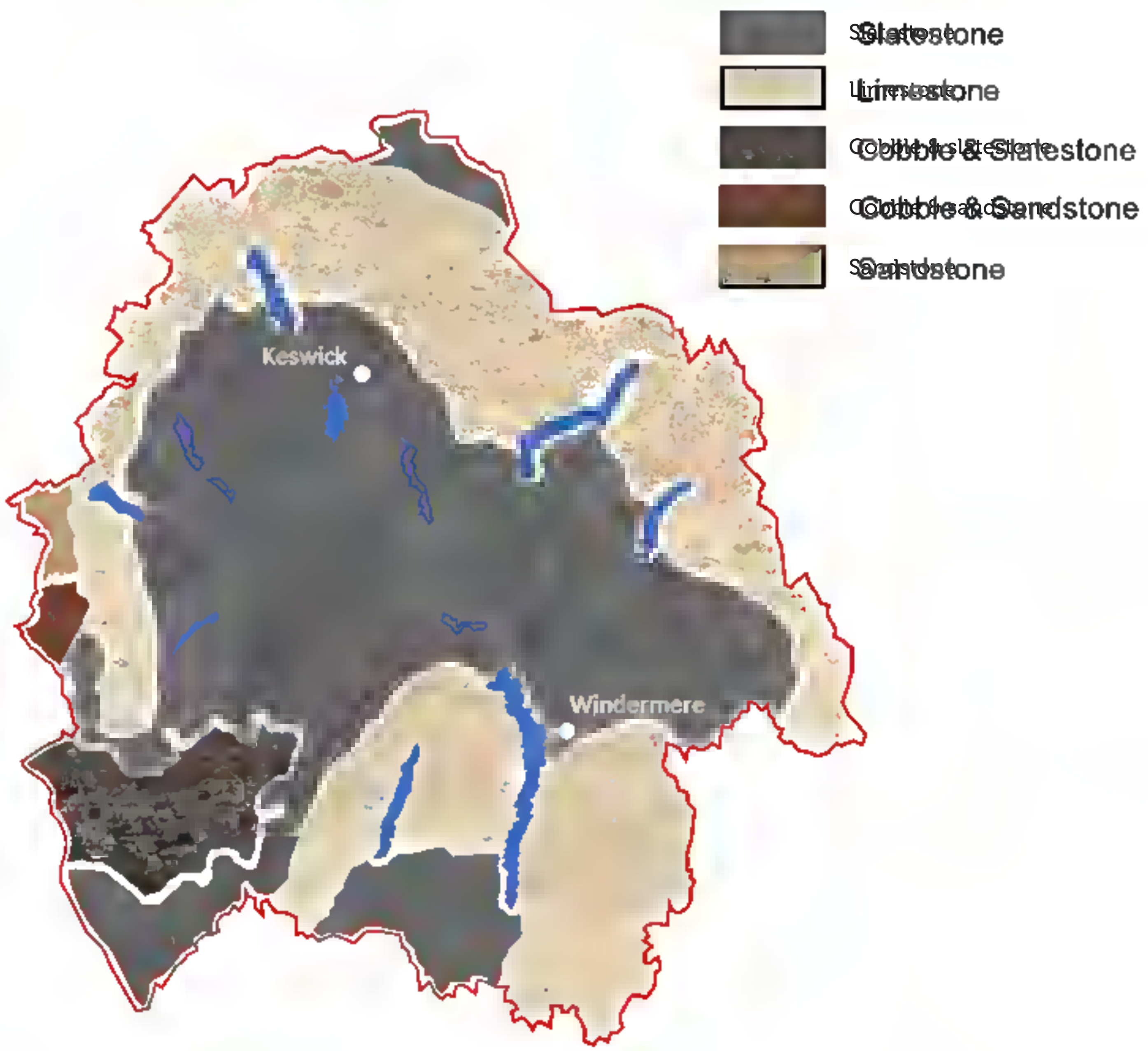
In the 18th century, polite architecture without render covering the stone would have been unthinkable. Hawkshead.

An uncommon example of a converted barn with limewash over the stonework. The shapes of the different materials can still be seen through the coating.

An example of a farm where the farmhouse is limewashed whereas the farm buildings are left as bare stone.

Here the farmhouse has a smooth render with lines struck into it to give the appearance of regular stone blocks. The adjacent barn has been left as bare sandstone (stained by a broken downpipe).

Where different walling materials are traditionally used in the Lake District



Adapted from R.W. Brunskill: Vernacular Architecture of the Lake Counties (1974)

- The walls of a building can often be as important to local distinctiveness, character and sense of place as its roof, especially within a dense town context or a tightly knit farm group when seen from road level. Wall finishes are functional, decorative and often both.

- Local walling materials vary more obviously across the Lake District than roofing slate. Stone is less easy to transport and therefore historically, the easiest stone to build a house or barn from was the closest available. Walls were often built upon boulders or bedrock, with stone quarried from the nearest rock face or gathered from the land or nearby streams. Most buildings constructed in this way using 'found' rubble stone would historically have been externally finished with a lime render and limewashed.

- Because it is a by-product of slate manufacture, slate stone remains the most common walling material for buildings in the Lake District, with limestone, granite and red sandstone used in outlying areas.

- Roughcast render or 'wet-dash', or modern products which replicate its appearance, is the other most common walling finish. Roughcast render is used throughout the Lake District and its use as a wall finish is likely to be appropriate on a range of buildings, particularly where it is not possible to obtain stone to match nearby buildings.

Alternative materials for roofs and walls

Guidance

4.59 It will be necessary to demonstrate that the use of materials other than local slate, stone and roughcast render is appropriate.

4.60 Metal wall cladding (including zinc, copper, lead, stainless steel and aluminium) and timber wall cladding or composite cladding products which mimic the appearance of timber are only likely to be acceptable where used sparingly as part of a cohesive design solution and where the context of the site and character of the landscape means that its use would not compromise sense of place.

4.61 Large areas of glazing do not reinforce local distinctiveness or sense of place. Large areas of glazing can also result in light pollution which both national policy and the Local Plan seek to avoid. In sensitive landscape locations the extensive use of glazing is unlikely to be acceptable.

Landscaping, gates, fences and walls

Code

4.62 Hard and soft landscaping and boundary features including gates fences and walls must respect landscape character and sense of place and must be included in all proposals where wider landscaping, new or altered accesses or new or altered boundaries are proposed.

Guidance

4.63 With a large or prominent development, including conversions to buildings in a sensitive area, the way the development interacts with the landscape beyond its boundaries can be equally as important as the appearance of the building itself. The entrance and boundary walls is the place where private space meets public and where the influence of your development on the landscape and can be felt most.

4.64 Stone boundary walls will normally be the most appropriate option. Stone used should reflect existing stone walls in the area in terms of type of stone and method of laying. Dressed stone is not normally used for boundary walls. Other boundary types such as native hedge planting will be considered where this is consistent with the other boundaries in the area.

4.65 Large entrances will rarely be appropriate in the context of small-scale vernacular buildings and in sensitive rural landscape locations.

4.66 Hard landscaping should be kept to a minimum and must take cues from the surrounding area, subject to associated constraints such as drainage and durability. The choice of surface must harmonise with local character particularly in terms of colour.

Cobbles lend a rural character to paved areas.

Often all a boundary feature needs to be is sufficiently robust and to clearly mark a boundary. This informal timber fence does exactly that with minimal fuss.

Hedges provide a consistent boundary feature along this lane in Windermere. A mixed native species hedge would provide more biodiversity benefit than laurel.

In some parts of the Lake District there are distinctive local boundary traditions, such as this stone slab boundary at Hawkshead.


Here at Grasmere the old stone field boundary has been kept and a native species hedge added to provide privacy for these rear gardens.


Here at Hawkshead, the private gardens to these houses are well-screened by a thick native species hedge – even in winter.


This low wall of Lake District stone is a characterful feature.

Drystone walls of different heights have been used to enclose different types of spaces. Rosthwaite.


In rural areas where stone walling is the norm, timber fences can look out of place.


High, solid gates and fences detract from the character of streets due to how defensive they look.

Materials and colour can have a big impact on the appearance of boundary features. Here, this fence has given a suburban character that contrasts with the traditional field boundaries in the background.

High fences usually give a poor edge to settlements and developments. They create an unattractive 'blind' edge that can become disjointed as fences are altered, replaced or painted different colours by their owners.

A large, formal-style gateway such as this looks out of place in the landscape due to its suburban character. In this case, the use of imported brick and standard off-the-shelf steelwork exacerbates its visual impact.

Sustainable Design, embodied energy and construction

Code

4.67 For the most efficient use of resources, such as building materials, energy and water over the lifetime of a building the following steps must be taken (listed with highest priorities first):

- Repair, re-purpose and re-use existing buildings, structures, boundary features and infrastructure (such as roadways, drainage, earthworks) in order to capture their embodied carbon.
- Re-use, strengthen or introduce landscape features that will improve the building's energy efficiency by changing its microclimate. Examples include tree lines or hedgerows that provide shelter from the prevailing wind, planting that will provide shade and reduce overheating,

building into the hillside for greater thermal efficiency, or green roofs that are less heat absorbent than roofs faced with minerals or metal.

- Use locally-sourced and non-toxic building materials that have low embodied carbon and can be recycled or or-purposed at the end of the building's life. With this in mind the whole life costs of obtaining, maintaining, replacing and disposing of materials must be considered.
- A 'whole house' approach to energy efficiency that considers levels of insulation, the orientation of rooms and openings, airtightness, natural ventilation and achieving comfortable conditions in periods of warmer and drier weather.
- Design in anticipation of future adaptation, alteration or disassembly considering how current and future occupiers' needs may change, for example due to old age, disability or a growing family.

Guidance:

4.68 Local Plan Policy 20, renewable and low carbon energy, supports development that increases the proportion of energy generated by renewable and low carbon sources and encourages energy provision from local scale generation. For conversions of existing buildings consideration will be given to the character and historic significance of the building.

4.69 Conversions should include on-site renewable energy generation that can easily be altered or upgraded. Renewable energy generation options (most favoured to least favoured) include:

- Photovoltaic panels – for both electricity generation and water heating
- Air source heat pumps
- Ground source heat pumps
- Micro-hydro power (where possible)
- Biomass

4.70 To minimise the carbon generated through construction and development, new development should:

- Re-use and adapt existing building materials, especially materials that contribute to local distinctiveness such as locally quarried stone and slate.
- Use locally sourced and/or low carbon building materials such as:
- Sustainably sourced timber
- Locally quarried building stone and aggregate
- Locally quarried slate
- Natural lime for mortars, renders and limewashes
- Minimise the use of building materials that require large amounts of energy and resources to produce and/or cannot be readily recycled:
- Concrete and cement, including in render and other finishes.
- uPVC, aluminium and steel-framed glazing, windows and doors (aluminium is preferred to uPVC).
- Avoid synthetic materials such as artificial roof tiles or cladding.

- Anticipate the need for external hard and soft landscaping, roofing, rainwater goods etc. to be resilient for more extreme weather events (rainfall, winds) and a warmer climate with warmer and drier spells.

4.71 To promote a circular economy and reduce the emissions associated with the end-of-life use stage, building methods and materials that can be dissembled and recycled should be prioritised. The Whole Life Carbon Assessment for the Built Environment provides additional guidance about whole life carbon assessments.

Embodied energy: The carbon footprint of building materials

To minimise the carbon generated through construction and development, new development should:

- Re-use, adapt and upgrade existing building materials, especially materials that contribute to local distinctiveness such as locally quarried stone and slate.

- Use locally sourced and/or low carbon building materials such as:
  - Sustainably sourced timber.
  - Locally quarried building stone and aggregate.
  - Locally quarried slate.
  - Natural lime for mortars, renders, and limewashes.

- Minimise the use of building materials that require large amounts of energy and resources to produce and/or cannot be readily recycled:
  - Concrete and cement, including in render and other finishes.
  - uPVC, aluminium and steel-framed glazing, windows and doors (aluminium is preferred to uPVC).
  - Avoid synthetic materials such as artificial roof tiles or cladding.

Energy Hierarchy

Guidance

4.72 A Life Cycle Assessment (LCA) should be completed at the design stage to identify improvements to the design with regard to embodied energy and carbon footprint of the proposal.

Energy Efficiency

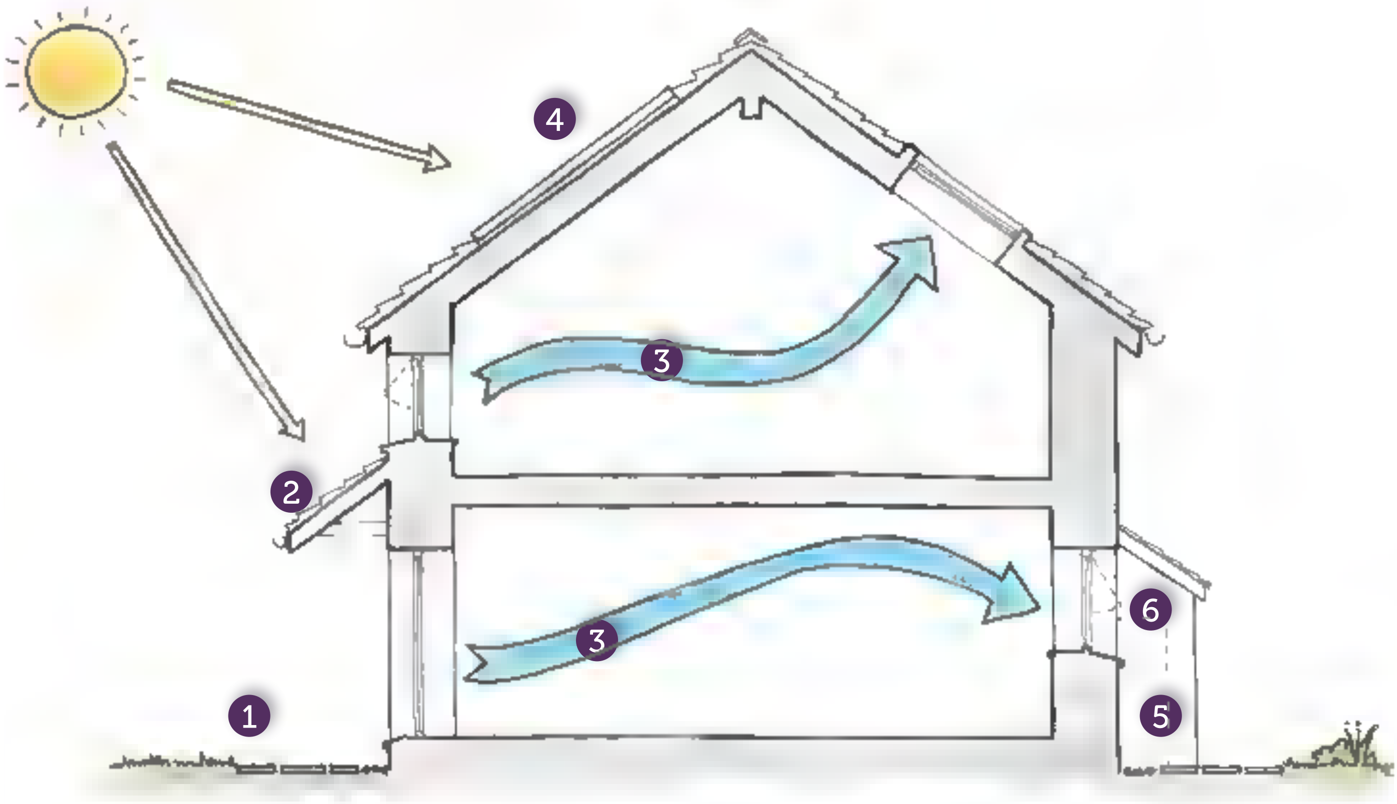
Guidance

4.73 Glazing designs should incorporate measures to prevent overheating. These measures should also reduce the glare and light pollution that such openings may emit.

4.74 Tree planting and other soft landscaping features should be used to provide shading and wind buffering to avoid excess cooling/heating of building interiors.

4.75 Water efficiency measures should be fitted to new dwellings so that a water consumption standard of 110 litres per person per day can be achieved.

Sustainable design



John Coward Architects Ltd

1 Soft and permeable landscaping for free draining.

2 Solar shading on south elevation.

3 Natural cross ventilation.

4 Inset solar PV or solar thermal panels.

5 Air source heat pump.

6 Screening to air source heat pump.

- A Life Cycle Assessment (LCA) should be completed at the design stage to identify improvements to the design with regard to embodied energy and carbon footprint of the proposal.

- Building design should follow the LETI (London Energy Transformation Initiative) Climate Emergency Design Guide , with specific reference to the small-scale residential architype guidance. The following targets should be set – alongside other guidance on heating and hot water and demand response:
  - Energy Use Intensity target of 35 kWh/m2/year excluding renewable energy contribution
  - Space heating demand target of 15 kWh/m2/year
  - Embodied carbon target of <500 kgCO2/m2

Renewable Energy Generation and Low Carbon Technologies

Guidance

4.76 Renewable energy measures that are sensitive to the local area and character of buildings should be incorporated into all types of development. For conversions of existing buildings consideration will be given to the character and historic significance of the building.

Solar

4.77 Solar photovoltaics (PV) produce electricity from the light of the sun. Solar PV should be used across the National Park, but care must be taken to select solar PV with the least visual impact.

4.78 Solar thermal panels collect heat from the sun to heat hot water. They work best alongside existing water heating systems which can help top up the heating system in winter months when solar energy is less abundant. Solar thermal should be used across the National Park, but care must be taken to select solar thermal with the least visual impact.

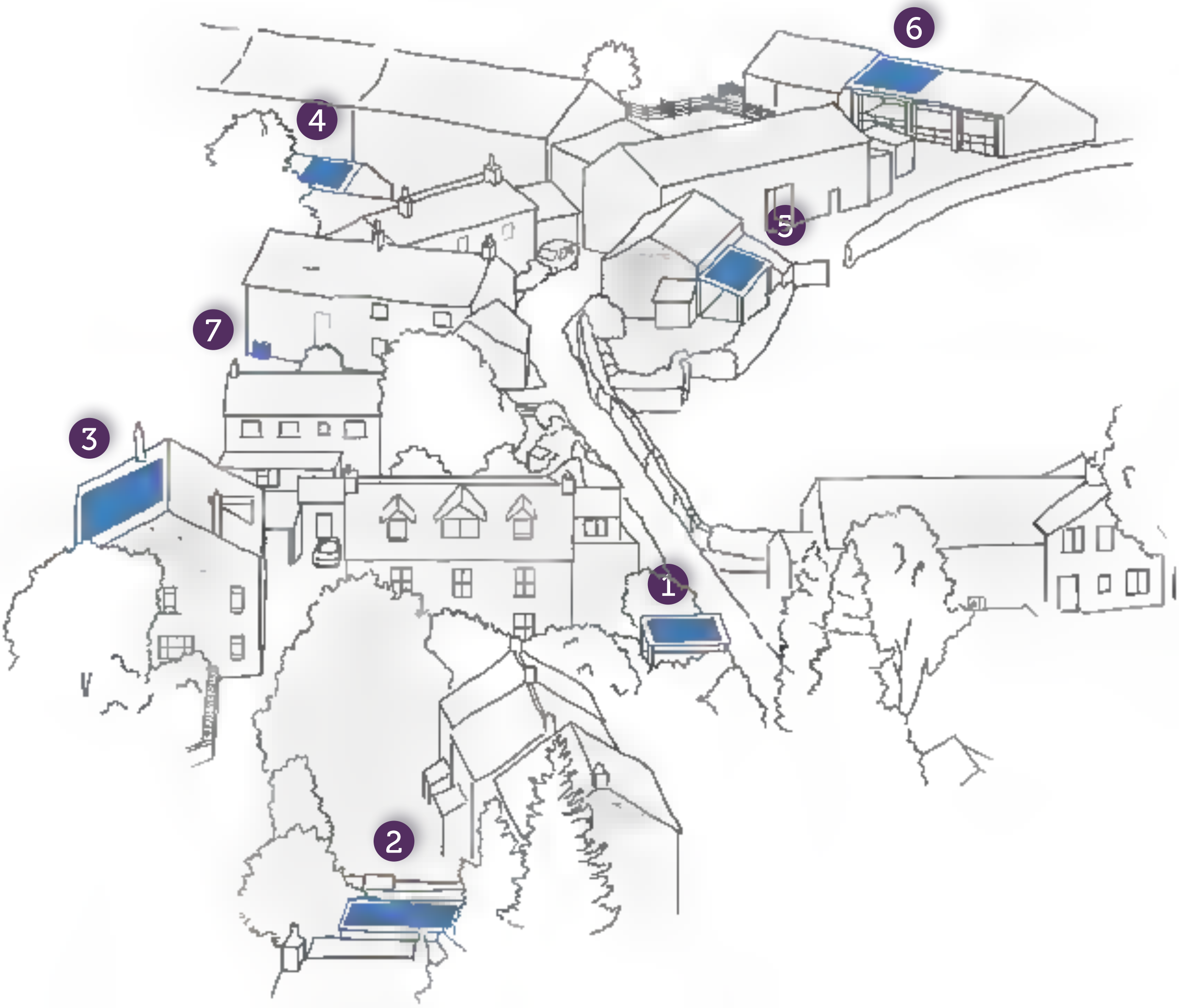
4.79 To minimise the impact of a solar systems on the character of settlements and buildings these factors should be considered:

- **Colour** – the colour and finish of solar panels should be chosen to blend with the roof it is mounted on and any surrounding buildings.
- **Framing** – panels without frames, or black framed panels, should be used where framed panels would detract from the building.
- **Symmetry** – panels should be laid in a symmetrical pattern. Aerials and flues should be moved to facilitate a symmetrical solar installation.
- **Size** – panels should cover the entire roof of a building. If the roof is not symmetrical, don’t visually overload the roof – if you can’t achieve a clean edge install fewer panels.
- **In-roof or on roof** – where possible in-roof panels should be installed. Where on-roof panels are used, the distance between the panel mounting system and the roof should be minimised.
- **Visibility** – the location of a solar system can impact on the roofscape of settlements. Panels should not be installed on the main elevation of a building. The main elevation is the face or faces of a building seen from the direction from which it is most commonly viewed.


Traditional roofscape in Ambleside requires careful consideration to integrate panels without harming the character.


Traditional roofscape in Hawkshead, requires careful consideration to integrate panels without harming the character.

Renewable Energy Placement



1. Panels installed on the rear lean-to of a building reduce visual impact on the traditional building and surrounding roofscape.
2. This solar array is well proportioned on the roof and is well disguised by neighbouring buildings.
3. Sitting panels on an extension or attached barn leaves the main part of the building unaltered.
4. It may be possible to locate solar panels on the flat roof on an angled frame.
5. On flat roofs, panels can be mounted at low pitch angles reducing the visibility of the panels from ground level.
6. If a roof slope is the only viable location for a solar array, panels should be installed on the rear elevation of the building.
7. Heat pumps should be installed on the rear or side elevation of a building. Screening can help reduce the visual impact of heat pumps.

4.80 The following examples should be considered when siting renewable energy technologies:

1. Panels installed on the rear lean-to of a building reduce visual impact on the traditional building and surrounding roofscape.
2. This solar array is well proportioned on the roof and is well disguised by neighbouring buildings.
3. Sitting panels on an extension or attached barn leaves the main part of the building unaltered.
4. It may be possible to locate solar panels on the flat roof on an angled frame.
5. On flat roofs panels can be mounted at low pitch angles reducing the visibility of the panels from ground level.
6. If a roof slope is the only viable location for a solar array, panels should be installed on the rear elevation of the building.

4.81 Heat pumps should be installed on the rear or side elevation of a building. Screening can help reduce the visual impact of heat pumps.

Biomass

4.82 Biomass is mainly the use of logs, wood chips, wood waste or pellets to create electricity and heat. Biomass should be considered as a source of renewable energy generation when designing new developments. Small-scale domestic uses are likely to constitute permitted development, although permission may be required for larger schemes in community or commercial buildings. Biomass fuel from a sustainable local source will be encouraged.

Heat Pumps

4.83 All conversions should include ground or air source heat pumps. Heat pumps are well suited to new build developments and can also be suitable in traditional buildings.

4.84 Ground source heat pumps use pipes that are buried underground to extract heat from the ground.

4.85 Air source heat pumps transfer heat from the outside air into a building to provide electric heating to generate hot water and heating. An air source pump unit will need to be fitted to a wall or placed on the ground, with plenty of airflow around it.

Central placement from the top, bottom, right and left hand edges of the roof makes this thermal water PV panel look less like clutter and means the slate covering still dominates.

Roof-mounted panels such as these involve the least disturbance to the fabric of the roof and so are preferred for traditional buildings with slate roof coverings.

Nature

Network of Spaces

Code

4.86 Existing green and blue features, including hedgerows, trees, watercourses and ponds must be retained and incorporated into designs, unless to the proposal can demonstrate net benefits to green infrastructure.

4.87 All development must reinforce the green infrastructure network both within and surrounding the site.

Guidance

4.88 Private gardens should utilise mature shrub and tree species to create visual interest, year-round structure and wildlife refuge.

4.89 Native species, ideally of local provenance, will be favoured over non-native species due to their role in reinforcing the Lake District's unique landscape character and providing for local wildlife.

4.90 Where boundary features are required to plots and/or sites, use boundary features such as:

- Dry stone walls and retaining walls
- Hedges and hedgerows
- Coppicing
- Metal railings

Green walls & green roofs – suitable for more urban locations, these provide opportunities for greening the street scene.

Private gardens – these contribute significantly towards biodiversity within built up areas.

Water and Sustainable Drainage Systems (SuDS)

Water Efficiency

4.91 Rainwater harvesting systems should be installed in all conversions. This will ease the pressure on the local water supply during drought periods. All conversions should incorporate water butts.

Sustainable Drainage Systems (SuDS)

4.92 All conversions must integrate Sustainable Drainage Systems (SuDS) that achieve greenfield run-off rates. This must be demonstrated through a site-specific drainage strategy.

4.93 In all development situations, the SuDS Management Train must be applied, as illustrated below. Surface water that is captured and managed above-ground on site for non-potable uses, such as irrigation, will always be favoured.

4.94 Where surface water is discharged into a watercourse, surface water sewer or drain or combined sewer (respectively options 4, 5 or 6 below) it must first pass through an attenuation measure as outlined in option 3, below.

Sustainable Drainage

1. Rainwater used as a resource, for example rainwater harvesting, blue roofs for irrigation.

2. Rainwater infiltration to ground at or close to source.

3. Rainwater attenuation in green infrastructure features in the wider site for gradual release, for example rain gardens and swales.

4. Rainwater discharged to watercourse, unless not appropriate.

5. Controlled rainwater discharge to a surface water sewer or drain.

6. Controlled rainwater discharge to a combined sewer.

4.95 SuDS must be considered in the early stages of design and, where possible, incorporated within the design. Multifunctional SuDS that also allow for biodiversity and recreation will be favoured.

4.96 The form, function and design of SuDS will vary on a site-by-site basis depending on topography, ground conditions, permeability, contamination potential, adjacent watercourses and the sensitivity of groundwater receptors.

4.97 Where sites have been previously developed, the potential for 'replacing redundant or paved or sealed surfaces and replacing this with SuDS should be explored.

4.98 The design of new SuDS must carefully, yet imaginatively, respond to local character and the setting of the scheme.

- For developments located within towns and village cores, more formal and manicured SuDS, such as constructed rain gardens, rills and swales, may be appropriate and provide a valuable contribution towards enhancing the character of the development.
- For developments located within the rural fringes, more naturalistic SuDS, including soft-sided swales, vegetated ditches, attenuation ponds and wetlands will be more appropriate.

4.99 The creative use of permeable paving and gullies that respond to their context is encouraged.

4.100 Planting choice within SuDS must consider how biodiversity and pollinators can best be provided for. The incorporation of trees and larger specimens is encouraged. The use of native plant and tree species is required.

4.101 SuDS should contribute to amenity and biodiversity. For these reasons 'pipe to basin' SuDS where runoff is channelled into an underground tank must only be used as a last resort to manage water runoff from a site.

4.102 The longevity of SuDS and their ongoing maintenance must be secured for the lifetime of the development. Consideration should be given to futureproofing SuDS by ensuring their capacity built today can accommodate the likely heavier rainfall events of the future. The likely long-term flood risk for a particular address can be found on the government's website.

4.103 Applicants should refer to the SuDS Manual for detailed guidance on the correct application of SuDS in their scheme, including calculating and using greenfield run-off rates.

Example of constructed rain garden with ornamental species which are more suited to town centres. Credit: India Hobson

Example of constructed rain gardens with ornamental species which are more suited to town centres.

Houses near water

Code

4.104 Conversions adjacent to water must respond sensitively to the ecological, recreational and visual amenity of the asset, as well as have consideration for the flood risk it can pose, and the potential for contaminated run-off. Within the Lake District, water can include lakes, rivers, streams, ponds, wetlands, estuaries and the sea.

4.105 Particular design considerations must be given to conversions that are located on lake shores due to the prominence of their position in views from the lake and from other shores.

4.106 Primary frontages must be delivered on both the road-facing sides of the building to preserve visual amenity from both aspects.

Guidance

- Where conversions sit within large plots along lake shores, gaps between adjoining properties should be retained to allow for glimpsed views of the lake and opposite shores.
- Existing trees and mature vegetation must be retained on sites unless for exceptional reasons. New tree planting is encouraged to soften views of new built form and to help integrate it into the wider landscape.

4.107 Conversions along lake shores should retain expanses of open gardens and lawn adjacent to the water. Built form up to and on the water's edge should be limited to boat houses.

4.108 The following checklist must be used to ensure new development that is located adjacent to water is designed sensitively:

Design consideration	Check?
Has a sufficient buffer zone been left between new built form and the waterbody to allow for management (normally 5m+ or 8m+ in the case of Main Rivers)?	
Has a sufficient buffer zone been left between built form and the waterbody to allow space for wildlife? For lake shores the buffer should be at least 5m.	
Has sufficient space been left to allow for future flood defences, if appropriate?	
Has flood risk, including fluvial, marine, surface water and ground water, been considered within the siting and design of the development?	
Has the SuDS Management Train (see above) been applied for managing surface water?	
Does the site already include a SuDS? Can this be upgraded and increased in capacity of needed?	
Is there potential for multi-functional SuDS that manage surface water, provide habitats and amenity?	
Have opportunities to naturalise banks or enhance riparian edges for habitat been explored?	
Has the habitat and biodiversity potential of the waterbody been enhanced through the scheme?	

Where schemes adjoin watercourses, has effort been made to create walking and cycling routes alongside their course, where appropriate?	
Is there passive surveillance of the waterbody from neighbouring properties?	
Does the waterbody form a focal point within new green space?	
Does the waterbody contribute positively towards the character of the scheme?	
Could the conversion have an adverse impact on water quality within the waterbody?	
Have opportunities to enhance water quality through the scheme been explored?	

Here at Staveley, riparian vegetation along the River Kent has been retained adjacent to new development. This not only supports the local and strategic nature network, but helps to soften views towards new built form and provide privacy for occupiers.

Biodiversity Net Gain

Code

4.109 All development must refer to the Biodiversity SPD.

Guidance

4.110 Conversions are expected to demonstrate an overall positive impact on the natural environment. Development should contribute to nature recovery through the creation of more areas of wildlife-rich habitat in bigger patches, of better quality, that are more joined-up (see Cumbria Local Nature Recovery Strategy (LNRS)).

4.111 The priority is to retain and enhance existing habitat features of local biodiversity importance (see LNRS), for example, species-rich grasslands – both hay meadows and pasture in the low-lying valleys and lower slopes or provision of a number of Swift bricks, in all cases but especially where there is a Swift colony in the vicinity.

4.112 Any loss of habitat should be reinstated, for example reinstating hedgerows around the boundary or, where this is not possible, compensated. A qualified ecologist will make locally appropriate recommendations for biodiversity enhancements as part of the ecological assessment process.

4.113 BNG, and more general ecological enhancements delivered as part of development, should be locally appropriate and contribute to the Nature Recovery Network. As part of this network, BNG or general enhancements contribute to the reinstatement, restoration or reintroduction of local conservation priority species (as part of the emerging LNRS, an updated list of Priority Cumbria Species will be developed). The Building with Nature standards or emerging tools such as the Environmental Benefits for Nature Tool or the NATURE Tool can be used to find locally-appropriate restoration planting schemes

4.114 Development must avoid potential impact on protected species. Where this is not possible, the Natural England licensing requirements apply (determined in the ecological assessment in light of the unavoidable impacts at the application site).

4.115 Natural environment enhancements can be delivered by:

- including standing and fallen dead wood, scrub and a range of vegetation conditions from patches of open ground to dense vegetation
- planting locally-appropriate tree species, shrubs, climbers and ground plants. Cumbria PLAN BEE for pollinators, wildlife-friendly planting lists are available from a range of recognised bodies including the RHS, Cumbria Wildlife Trust, RSPB and Bug life.
- Retaining trees and hedgerows and creating an adequate root protection zone to ensure their longevity.
- integrating roost and next boxes into all types of development including extensions and alterations. These should be sited at the appropriate height and aspect, and be connected to habitat which allows the target species to successfully establish in. Nest boxes must comply with the relevant British Standard: BS 42021:2022. Swift bricks integrated into the walls are preferable to external boxes as they are a permanent feature of the building, require no maintenance, can be aesthetically integrated with the design and materials of the building, and have better temperature regulation with future climate change in mind.
- Incorporating ponds and other water features within gardens.
- Avoiding the use of hard boundaries around private spaces, unless it is traditional stone walls, and instead retain, restore, and expand on existing hedgerows to provide habitat connectivity across the site to allow for species movement. New hedge planting should be set back approximately 3m from the boundary to allow space for growth. Non-native hedge species must be avoided.
- Avoiding both external and internal light spill from artificial lighting. General guidance provided by the Cumbria Good Lighting Technical Advisory Note and the Bat Conservation Trust addresses parameters including light levels, direction, duration and reflective glare.

Code
4.116 Artificial grass must not be used as it has no ecological value and introduces ecological harms by removing grass habitat and introducing and impermeable plastic surface.


Habitat stepping stones should be provided across built up areas to create opportunities for wildlife movement between core habitat areas, such as ancient woodland.


Veteran trees support a large number of native bird and invertebrate species. Like all trees, their presence should be noted from the outset of the design process and should be celebrated and incorporated into green space design within new development.


Situated on a tributary of the Aira Beck, Dowthwaite Farmhouse overlooks a mosaic of wet grassland, sedges and pollarded willow.


Mature trees, hedges and shrubs provide an important refuge for wildlife within settlements, particularly within private gardens.

Tussocky swards can provide important refuge for invertebrates, particularly overwintering species such as beetles and spiders. This in turn supports small mammals and birds.

Dry stone walls provide varied microclimates and shelter for invertebrates, reptiles and small mammals. They can even be used as nesting sites for birds. Old dry stone walls are of particular importance due to their moss and lichen assemblages.

Mature vegetation not only effectively screens and integrates infrastructure into the landscape, but also creates movement corridors for wildlife.

Undisturbed areas are essential for thriving wildlife, particularly in locations which are popular for recreation.

Chapter 5
Shopfronts

This section of the code covers new and replacement shopfronts and alterations to shopfronts

Understanding Context and Character

Design information to submit with a planning application

5.1 The type and level of information to be submitted with a planning application depends on the nature and impacts of the application itself. The 'How to Apply' page of the our website provides guidance on what these different levels and types of information are, and when they are required.

Heritage Assets

Code

5.2 The impact of the proposal on heritage assets must be considered at the start of the design process because it determines whether you need to submit a Heritage, Design and Access Statement as part of your planning application.

5.3 The assessment must include:

- Designated heritage assets: scheduled monuments, listed Buildings, conservation areas, registered parks and gardens (details of these different assets and their locations can be found on the National Heritage List for England, the Local Plan interactive map and the World Heritage Site website),
- Non-designated heritage assets – buildings on the local list, archaeological sites, boundaries, historic street furniture, milestones, etc. (details can be found on the Historic Environment Record (HER) or the Neighbourhood Plan where these exist)
- The potential for any heritage assets not yet recorded, included below ground archaeology.

If your assessment does not identify any heritage assets on the site and the proposal would not affect a nearby heritage assets, you do not need to submit a Design, Heritage and Access Statement. If this is the case, we recommend that you consider the rest of this section to ensure design responds to its context before moving on to the rest of the code.

If your assessment identifies at least one heritage asset that would be affected by your proposal, you will need to submit a Heritage, Design And Access Statement and follow the rest of the code in this section before moving on the rest of the code.

5.4 Where a heritage, design and access statement is required, this must clearly demonstrate an understanding of the significance and setting of any heritage assets affected by the proposal. Harm to heritage assets must be avoided, where this is not possible a clear and convincing justification will be required.

5.5 The applicant must demonstrate how the design responds sensitively to heritage significance, including the use of building material, construction techniques, design cues and landscaping.

Guidance

5.6 The degree of detail and complexity of this assessment will depend on the size of the development and sensitivity of the site. However, it should be suitable to enable an informed planning decision and not be simply a list of sites and features.

5.7 Discussion on how the development will affect the setting of a heritage asset must be included. This goes beyond a consideration of purely visual impacts to look at how change effects the way an asset is understood and experienced e.g., impact of increased traffic on the peace and quiet of a churchyard.

5.8 See our guidance on Heritage Assessment and Information Requirements (2018) and Historic England's Statements of Heritage Significance guidance for further information.

5.9 The applicant must demonstrate how the design responds sensitively to heritage significance, including the use of building material, construction techniques, design cues and landscaping.

5.10 The applicant is required to pay particular attention to how changes to the setting of any heritage asset(s) could impact significance. Note that levels of public accessibility has no bearing on the extent of setting.

Site Assessment

5.11 All heritage, design and access statements should include a site assessment to further consider the physical constraints and opportunities of their site. A site assessment should include (where applicable):

Consideration	Check
Existing structures – What is the historic value of any of the buildings on the site or in its vicinity? Are there opportunities to retain historic shopfront features, details and materials? Do any neighbouring buildings provide an inspiration of the new shopfront design?	
Existing access – is the interior floor level of the shop much higher than the pavement below? Is there scope for creating a level or sloped access into the shop? Is the existing access in the best place?	
Existing utilities – Are there existing utilities on site that will need to be considered in the shopfront design (e.g., where the gas supply and meter are located)?	
Orientation – How does the path of the sun affect conditions on site and outward views? What is the existing microclimate on the site? Would awnings be needed to reduce glare and heat gain in summer?	

This shopfront in Windermere is very well proportioned. The tall window extends almost up to the internal ceiling height, and the fascia sits nicely within the upper limit provided by the cornice and first floor window and the top of the shop window frame below.

This traditional building has lower ceiling heights and a limited width for each shop window, but each window has strongly vertical proportions due to the shapes of the panes of the glass, the narrow pilasters, and the shallow fascia and stallriser. Bowness.

Here, good use is made of Lakeland stone in the shopfront. The window frames are graceful and slender, but the fascia and its cornice are like a thick girder, seemingly carrying the weight of the wall above. Ambleside.

This shopfront is unusual because it is mostly made of cast iron rather than timber, but the same principles of proportion have been applied to its design. Keswick.

This modern shopfront is minimal in style but has the essential components of a shopfront and makes an important local reference through the use of local stone cladding. The doorway has been sited to provide as level access as possible. Ambleside.

The materials and assertive design of this shopfront harmonises with the architecture and materials of the upper storeys, and the neighbours to either side in this parade. Windermere.

Historic Assessment

Code

5.12 The applicant must consider how the proposal fits into the existing historic townscape setting. This will include not only consideration of visual impacts but also any effects of contextual relationships, such as the character of the wider street or square.

Guidance

5.13 For developments requiring a heritage, design and access statement, this should include a historic character assessment that clearly demonstrates how the proposal responds to the existing neighbourhood and wider natural and cultural landscape of the area. The degree of detail and complexity of this will be proportionate to the size of the development and sensitivity of the site.

5.14 At the end of the process the applicant will be able to demonstrate how their proposal actively responds to the distinctive character and identity of an area and has been influenced by local building materials, scale and form, shopfront design traditions and settlement pattern.

5.15 If the site is in an area covered by a Neighbourhood Plan or Conservation Area Management Plan in place, the proposed development should respond to any relevant design considerations provided in these documents. See Understanding Place: Historic Area Assessments (2017) for further guidance.

5.16 A typical assessment will include:

- Historic layout and street pattern – how the area has changed over time based on historic map analysis
- Influence of local geology and topography e.g., building material, settlement location
- Built form and changes in architectural style over time
- Existing and historic views and vistas, especially leading in or out of a settlement
- Building materials and detailing
- Public realm areas – including street furniture, lighting, boundary walls
- Local landmarks
- Intangible elements which contribute to the areas 'sense of place' like a noisy marketplace or serene churchyard

Shopfronts: Active Frontage

Code

5.17 The shopfront, signage and principal entrance must all be on the same elevation.

5.18 Signage must not be on elevations other than the shopfront elevation.

5.19 Signage must not be higher up the building that the shopfront.

5.20 The shopfront must not extend higher than the underside of the windowsills of the storey above, or, if in a single storey building, it must sit below the eaves or parapet level.

5.21 The design of the shopfront must provide clear upper and lower limits to the size of signs. This can be achieved through projections such as a cornice and architrave or by having a fascia panel with defined edges.

5.22 There must be a clear upper edge of the shopfront that projects outwards and shelters the signage and openings below.

5.23 There must be features that provide definitive left- and right-hand edges to the shopfront that define its extent. These features can be pilasters and/or returning the ends of the shopfront into the wall.

5.24 Measuring the height of the shopfront from the pavement level outside to the top edge of the shopfront:

- The area above the shop window frame up to the top of the shopfront that includes the fascia sign should be no more than 20% of the total height of the shopfront.
- The shop windows must be at least 60% of the total height of the shopfront.
- The stallriser (the area between the shop windowsill and pavement) must be no more than 20% of the total height of the shopfront.

5.25 Each principal shop windowpane must be at least 30% taller than it is wide to give vertical proportions. Therefore, broad expanses of glass will be divided up by vertical mullions.

5.26 Shop doorway must be set back from the pavement and the space within the recess used for a ramp or steps to address any difference between the internal floor level and the pavement outside.

5.27 Hanging signs must line through with the fascia of the shopfront, leave at least 2.4m clearance below and project no more than 0.75m forward of the shopfront.

5.28 Where awnings or shutters are proposed the design must specify the make and model and incorporate the specific dimensions of these in the overall shopfront design. Awnings must leave at least 2.4m clearance below the lowest edge of the awning.

5.29 The shopfront frames and signs must be made from the following range of materials:

- Timber (painted or stained)
- Powder coated aluminium
- Powder coated steel
- Ashlar stone, tooled stone or polished stone cladding
- Terracotta or faience
- Pigmented structural glass or frameless glazing systems

5.30 Shopfront glazing must avoid the need for window frames and mullions to be thick and bulky.

Guidance

5.31 Where smaller lights are incorporated above the principal shop window panes, the height of this upper glazing should be 10 to 20% of the height of the principal window pane below.

5.32 Looking at the shopfront from the pavement, the feature of the shopfront that should be set furthest back is:

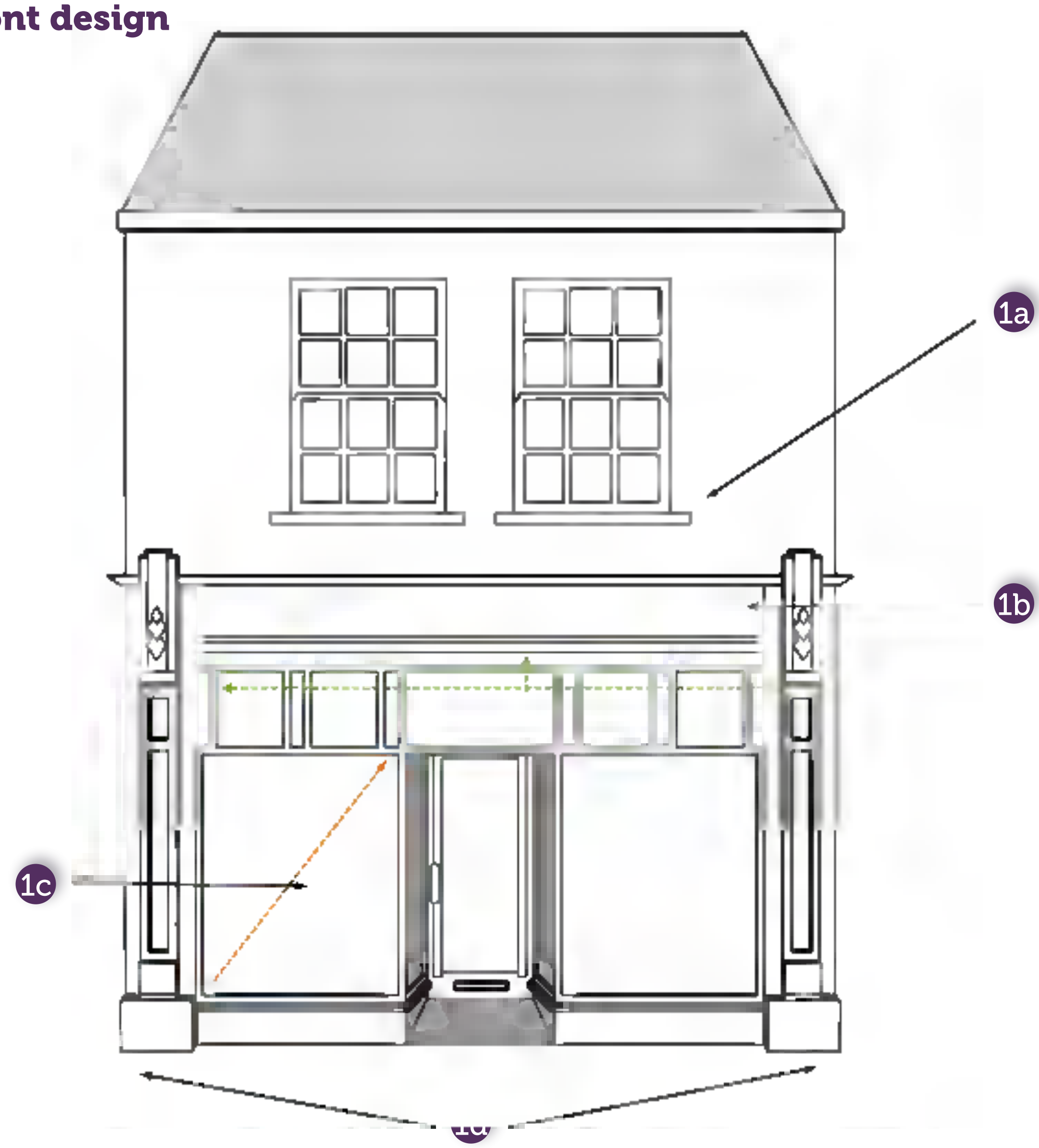
- The door, then
- The windowpanes of the shopfront, then
- The window frames of the shopfront, then
- The face of the stallriser, then
- The shop windowsill(s), then
- The fascia sign and any boxes to house awnings or shutters, then
- The pilasters (if present), and then
- The cornice or overall ‘roof’ of the shopfront. This will shelter and throw rainwater away from every part of the shopfront below.

5.33 Shopfront security measures should be designed to retain views into the shop when closed through:

- Robust locks
- Toughened glass
- Reinforced stallrisers
- Grilles or shutters that can be removed and stored during business hours
- Internal grilles or rollershutters that permit visibility into the shop

- External rollershutters where the shutter housing and runners are concealed from view and the shutters themselves mean it is possible to still see into the shop

Shopfront design



1a The shopfront must not extend higher than the underside of the windowsills of the storey above, or, if in a single storey building, it must sit below the eaves or parapet level.

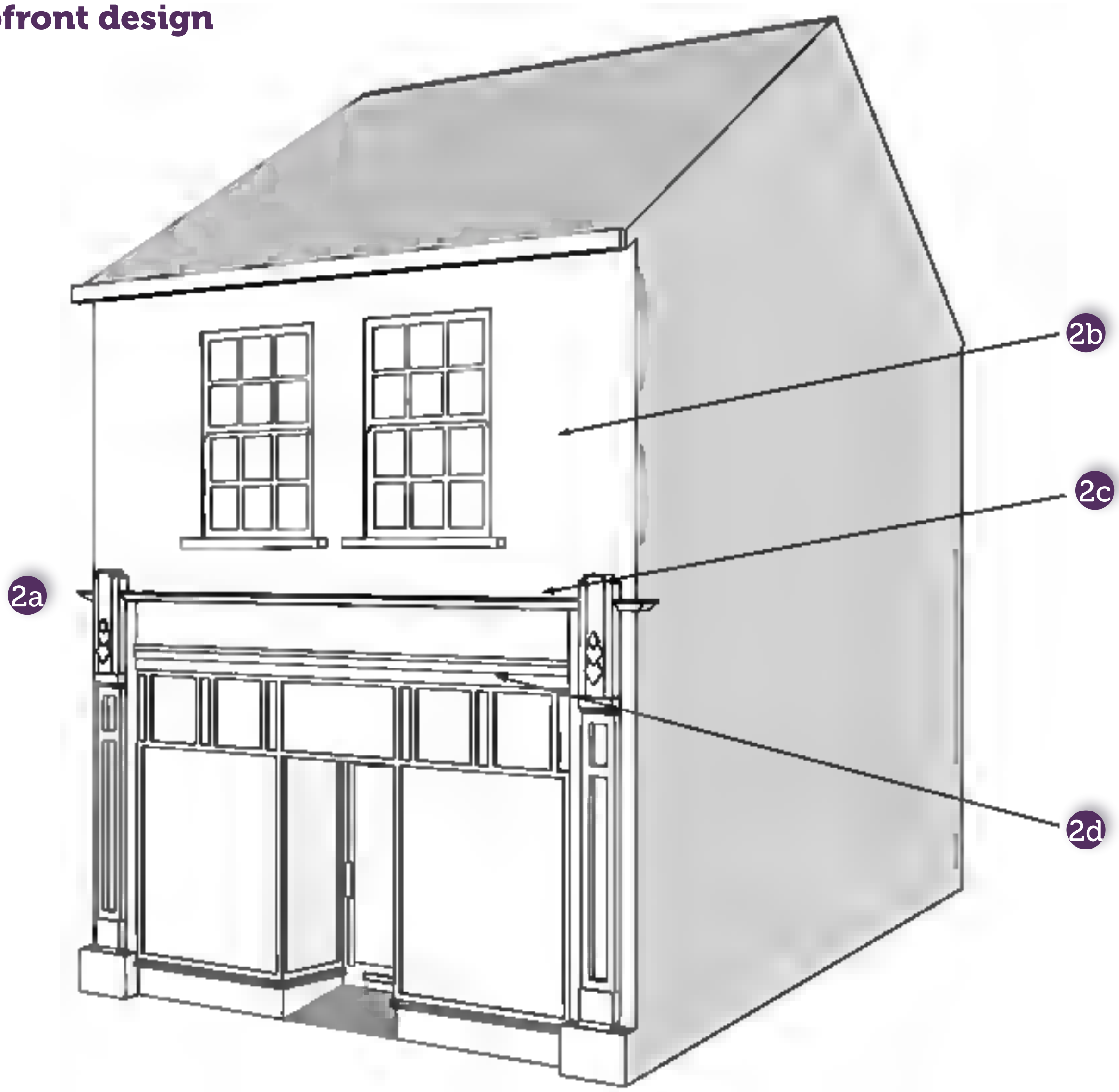
1b The design of the shopfront must provide clear upper and lower limits to the size of signs. This can be achieved through projections such as a cornice and architrave or by having a fascia panel with defined edges.

1c Each principal shop windowpane must be at least 30% taller than it is wide to give vertical proportions. Therefore, broad expanses of glass will be divided up by vertical mullions.

1d There must be features that provide definitive left- and right-hand edges to the shopfront that define its extent. These features can be pilasters and/or returning the ends of the shopfront into the wall.

- The shopfront, signage and principle entrance must all be on the same elevation. Signage must not be higher up the building than the shopfront and signage must not be on elevations other than the shopfront elevation.

Shopfront design



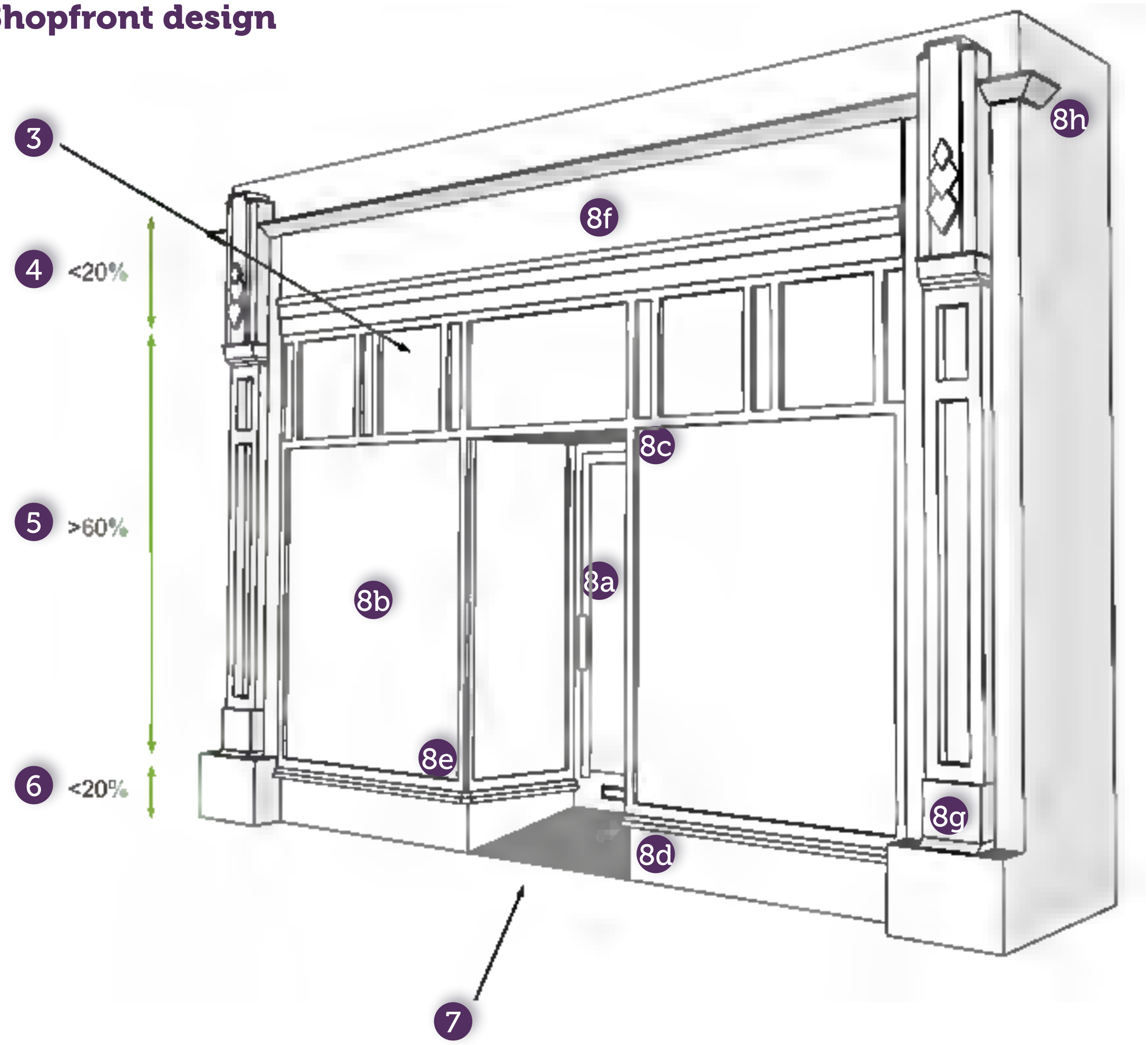
2a Hanging signs must line through with the fascia of the shopfront, leave at least 2.4m clearance below and project no more than 0.75m forward of the shopfront.

2b The shopfront, signage and principal entrance must all be on the same elevation.

2c There must be a clear upper edge of the shopfront that projects outwards and shelters the signage and openings below.

2d Where awnings or shutters are proposed, the design must specify the make and model and incorporate the specific dimensions of these in the overall shopfront design. Awnings must leave at least 2.4m clearance below the lowest edge of the awning.

Shopfront design



3 Where smaller lights are incorporated above the principal shop window panes, the height of this upper glazing should be 10 to 20% of the height of the principal window pane below.

4 The area above the shop window frame up to the top of the shopfront that includes the fascia sign should be no more than 20% of the total height of the shopfront.

5 The shop windows must be at least 60% of the total height of the shopfront.

6 The stallriser (the area between the shop windowsill and pavement) must be no more than 20% of the total height of the shopfront.

7 The shop doorway must be set back from the pavement and the space within the recess used for a ramp or steps to address any difference between the internal floor level and the pavement outside.

8 Looking at the shopfront from the pavement, the features of the shopfront that should be set furthest back are:

- 8a The door, then
- 8b The windowpanes of the shopfront, then
- 8c The window frames of the shopfront, then
- 8d The face of the stallriser, then
- 8e The shop windowsill(s), then
- 8f The fascia sign and any boxes to house awnings or shutters, then
- 8g The pilasters (if present), and then
- 8h The cornice or overall 'roof' of the shopfront. This will shelter and throw rainwater away from every part of the shopfront below.

Sustainable Design, Embodied Energy and Construction

Guidance

5.34 To minimise the carbon generated through construction and development, new development should:

- Re-use and adapt existing building materials, especially materials that contribute to local distinctiveness such as locally quarried stone and slate.
- Use locally sourced and/or low carbon building materials such as:
  - Sustainably sourced timber
  - Locally quarried building stone
  - Locally quarried slate
  - Natural lime for mortars, renders and limewashes
- Minimise the use of building materials that require large amounts of energy and resources to produce and/or cannot be readily recycled:
  - Concrete and cement, including in render and other finishes.
  - uPVC, aluminium and steel-framed glazing, windows and doors (aluminium is preferred to uPVC).
  - Avoid synthetic materials such as artificial roof tiles or cladding.

5.35 To promote a circular economy and reduce the emissions associated with the end-of-life use stage, building methods and materials that can be dissembled and recycled should be prioritised.

Embodied energy: The carbon footprint of building materials

To minimise the carbon generated through construction and development, new development should:

- Re-use, adapt and upgrade existing building materials, especially materials that contribute to local distinctiveness such as locally quarried stone and slate.

- Use locally sourced and/or low carbon building materials such as:
  - Sustainably sourced timber.
  - Locally quarried building stone and aggregate.
  - Locally quarried slate.
  - Natural lime for mortars, renders, and limewashes.

- Minimise the use of building materials that require large amounts of energy and resources to produce and/or cannot be readily recycled:
  - Concrete and cement, including in render and other finishes.
  - uPVC, aluminium and steel-framed glazing, windows and doors (aluminium is preferred to uPVC).
  - Avoid synthetic materials such as artificial roof tiles or cladding.