

AECOM

HEMSWELL VILLAGE

Design Principles

for Hemswell Neighbourhood Steering Group

April 2019



Quality information

Document name	Ref	Prepared for	Prepared by	Date	Reviewed by
Hemswell Village Design Principles	60538603 DR-01629	Hemswell Neighbourhood Plan Steering Group	Ilja Anosovs, AECOM	24/10/18	Wei Deng, AECOM

Revision history

Revision	Revision date	Details	Authorised	Name	Position
Rev 1	25/02/19	Amends	BM	Becky Mather	Regional Director
Rev 2	15/03/19	Amends	BM	Becky Mather	Regional Director
Rev 3	01/04/19	Amends	BM	Becky Mather	Regional Director

Limitations

This document has been prepared by AECOM Limited ("AECOM") in accordance with its contract with Locality (the "Client") and in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. AECOM shall have no liability to any third party that makes use of or relies upon this document.

This document is intended to aid the preparation of the Neighbourhood Plan, and can be used to guide decision making and as evidence to support Plan policies, if the Qualifying Body (QB) so chooses. It is not a neighbourhood plan policy document. It was developed by AECOM based on the evidence and data reasonably available at the time of assessment and therefore has the potential to become superseded by more recent information. The QB is not bound to accept its conclusions. If landowners or any other party can demonstrate that any of the evidence presented herein is inaccurate or out of date, such evidence can be presented to the QB at the consultation stage. Where evidence from elsewhere conflicts with this report, the QB should decide what policy position to take in the Neighbourhood Plan and that judgement should be documented so that it can be defended at the Examination stage.

Copyright

© This Report is the copyright of AECOM Limited ("AECOM") Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.



01

Introduction



This section provides the context and general information to introduce the project and its location.

Introduction

Background

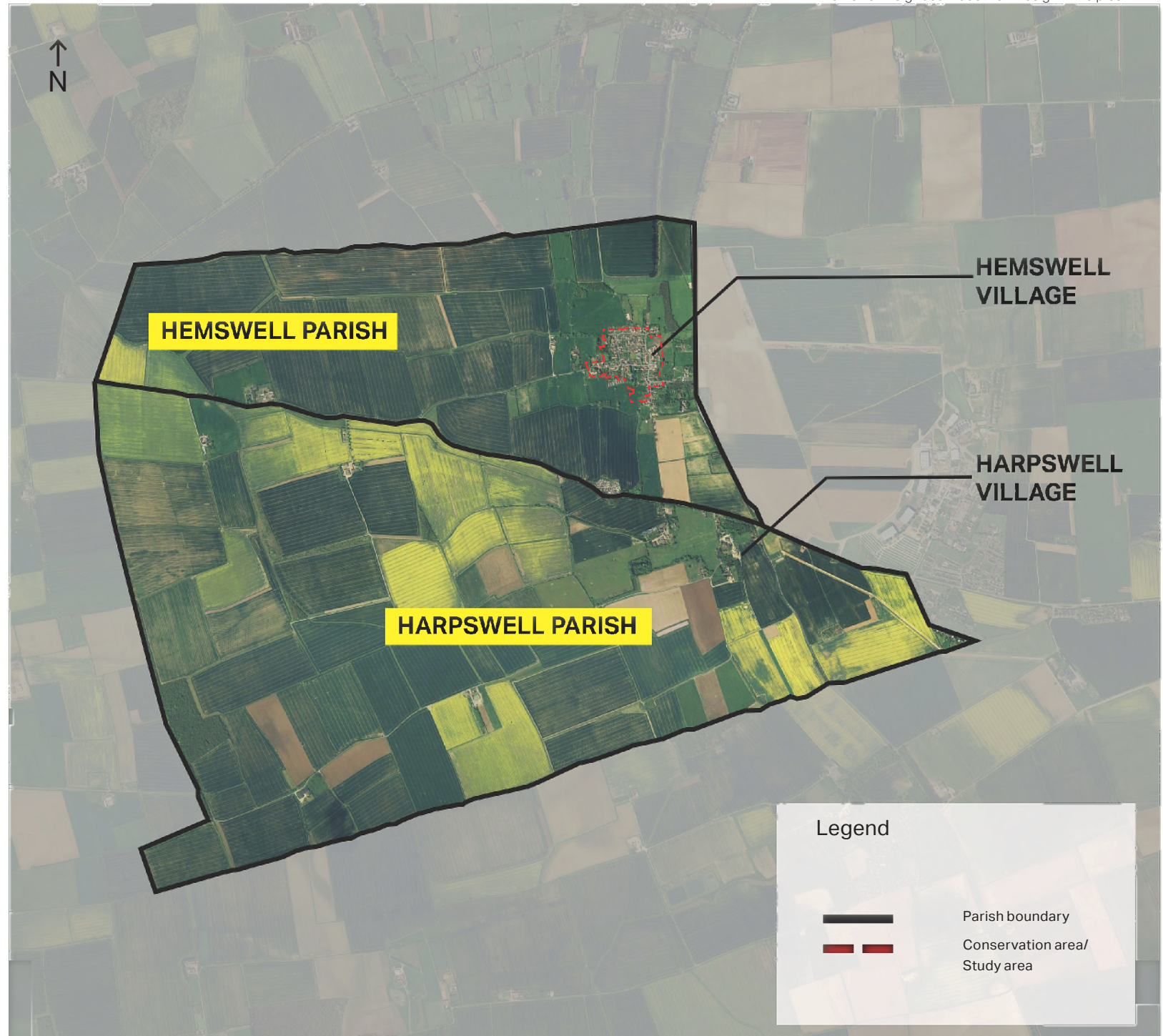
Locality is a national membership network for community organisations which empowers communities to lead and influence decision-making in their area.

Local communities can use neighbourhood planning as a means of changing their neighbourhoods for the better. Through Locality's support programme the village of Hemswell's Neighbourhood Plan Steering Group (HNPSG) have appointed AECOM to undertake a number of studies which will underpin their emerging Neighbourhood Plan. In June 2018 a Site Assessment Report was produced, which identified appropriate sites for housing to be allocated within the Neighbourhood Plan. This Design Principles Report will follow on from these findings to help HNPSG develop a set of Design Principles for future housing sites within the Neighbourhood Plan Area.

Purpose

The purpose of this report is to gain a more in depth understanding of Hemswell village in order to create design guidance to influence new housing development coming forward throughout the duration of the plan period. Design principles have been developed as a result of this gained understanding, to guide future housing developments.

The design principles suggested within this document are based on a desktop study of local planning policy context, a site survey and workshops undertaken with the HNPSG.



The wider Neighbourhood Plan Area consists of Hemswell and Harpswell civil parishes. It is located in the West Lindsey district of Lincolnshire. At the initial inception meeting with the HNPSG it was agreed that the focus of this study will be on Hemswell Village as only it has a target for growth under the Central Lincolnshire Local Plan (2017). Harpswell will be considered, but only under the Settlement Wide Design Principles in Section 03. The Conservation Area has been chosen to define the study area boundary.

Fig.1.1 Hemswell Parish, Harpswell Parish and Study Area boundaries

Method and process

The processes undertaken in order to produce these Design Principles were as follows:

- AECOM representatives attended an inception meeting with the HNPSG to undertake a site walkover in Hemswell. This enabled a definitive brief to be determined for this Design Principles report.
- AECOM produced a draft Design Principles report.
- An engagement workshop was held in Hemswell to allow the local community to influence the report and comments to be fed into the final document.

The following methodology was applied for the production of this report.

A desktop study captured the main constraints and physical features taken from the Local Authority database, and policy map, along with additional information sourced from MagicMap. The Hemswell Character Assessment, Conservation Area Assessment and Neighbourhood Plan Site Assessment also provided some key information which has been considered throughout this report. The desk based study was followed by a site visit in order to obtain the key spatial elements of the neighbourhood area. This report also takes into account previous examples of best practise and engagement with the steering group.

Engagement

During the preparation of the design principles document, two neighbourhood plan steering group engagement events were held. These workshops gave the members the opportunity to ascertain, share and debate key opportunities and constraints. These events helped to confirm an understanding of the key issues and also helped begin to shape the content of the design principles.

The first event was held on the 3rd of September 2018 and was attended by Hemswell Neighbourhood Plan Steering Group and the AECOM project team. The event took the form of an interactive workshop, which provided steering group members with the opportunity to discuss the scope and provide ideas and suggestion for the potential approach to the production of the design principles document.

The second event held on the 1st November 2018 was attended by members of the wider steering group. The draft document was reviewed and feedback on the material was discussed and appropriate changes agreed.

Document structure

This document is broken down in to 5 sections.

1. The introduction to this document.
2. A review of relevant planning policy that sets the Neighbourhood Plan in the context of National and Local policy.
3. Settlement Wide Design Principles. These are settlement wide principles to direct the placement and context of any new development in the existing village and wider area.
4. Placemaking Design Principles. These are specific principles used to define the appearance and character of any new development in the village.
5. This section will provide a summary of the findings and provide in indication of the next steps.



A draft report review with the HNPSG on 24/10/2018.



A draft report review with the HNPSG on 24/10/2018.



02

**Planning Policy and
Evidence Review**



This section provides a summary of
the relevant planning policies based on
National and Local planning policy

POLICY DOCUMENTS

Hemswell lies within the administrative area of West Lindsey District Council. Any future development within the area must comply with national and local planning policy. This section provides the planning policy context that any proposed development within the Neighbourhood Area should comply with. The following documents included in this section are:

- National Planning Policy Framework, 2018;
- Central Lincolnshire Local Plan, 2017;
- West Lindsey Landscape Character Assessment, 1999;
- Central Lincolnshire Settlement Hierarchy and Growth Distribution Study, 2016;
- Lincolnshire Historic Landscape Characterisation (HLC), 2011;
- Central Lincolnshire Strategic Housing and Economic Land Availability Assessment (SHELAA) Update July 2015;
- Hemswell Site Assessment, 2018;
- Hemswell and Harpswell Character Assessment, 2018.

National Planning Policy

National Planning Policy Framework (NPPF) (2018)

This is the first revision of the National Planning Policy Framework since 2012. The revised National Planning Policy Framework will be a vital tool in ensuring that we get planning for the right homes built in the right places

of the right quality at the same time as protecting our environment.

The relevant paragraphs are:

- *Delivering a sufficient supply of homes*
- *Building a strong, competitive economy*
- *Promoting healthy and safe communities*
- *Promoting sustainable transport*
- *Making effective use of land*
- *Achieving well designed places*
- *Conserving and enhancing the natural environment*
- *Conserving and enhancing the historic environment*

The NPPF should ensure the high quality of future developments and that they blend into the fabric of the existing village facilitating local distinctiveness and 'sense of place'. New development within the neighbourhood area should be respectful of its character and setting and at the same time adapt cohesively to future changes.

Local Planning Policy

The Central Lincolnshire Local Plan (2017)

The Local Plan for Central Lincolnshire contains planning policies and allocations for the growth and regeneration of Central Lincolnshire over the next 20 years. The 2017 Local Plan sets out a range of development policies in Central Lincolnshire. Those of relevance to development to Hemswell and Harpswell include:

- *Policy LP2: The Spatial Strategy and Settlement Hierarchy*
- *Policy LP4: Growth in Villages*
- *Policy LP5: Delivering Prosperity and Jobs*

- *Policy LP17: Landscape, Townscape and Views: "Seeks to protect and enhance the intrinsic character and setting, create and protect views and consider The Lincolnshire Wolds, Lincoln's historic skyline and Areas of Great Landscape Value (AGLV)."*
- *Policy LP23: Local Green Space*
- *Policy LP25: The Historic Environment*
- *Policy LP26: Design and Amenity: "All development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all."*
- *Policy LP55: Development in the Countryside*

The Local Plan recognises Hemswell as a small village, establishing the total level of growth of 15%. It also limits the development to around 4 dwellings per site or 0.1 hectares per site for employment uses. However it gives power to the adopted neighbourhood plan to establish its bespoke level of growth and development requirements.

West Lindsey Landscape Character Assessment (1999)

The document provides a study of the geological, cultural and habitat features in West Lindsey as well as guidelines for landscape management and accommodating new development. It also describes the characteristics of Lincoln Cliff and its landscape sensitivity.

The assessment gives a good description of the landscape of the Cliff surrounding the village. It is suggested in this assessment that the landscape characteristics, such as mature trees, hedgerows and limestone houses should be retained and protected. It also recognises that there may be scope for development but this should be carefully sited and designed to complement the existing buildings.

Central Lincolnshire Settlement Hierarchy and Growth Distribution Study (2016)

This document defines the settlement hierarchy for Central Lincolnshire and explains how growth levels have been set for settlements in the Central Lincolnshire Local Plan. It identifies Hemswell as a small village with 50 or more dwellings and shows growth level as 15 new homes in a 20 year period. It limits the development to the growth level set in the policy LP4 of the Local Plan.

Lincolnshire Historic Landscape Characterisation (HLC) (2011)

This document categorises and characterises the landscape of the County with reference to its development over time and talks specifically about the study area under The Northern Cliff area.

The document describes the rural villages setting, their small size, linear arrangement and movement connections as well as the traditional character of the villages in the Cliff area. This provides a good understanding of Hemswell's character and nature, such as a mix of historic buildings with modern infill developments built of local stone, with clay tile roofs, linear, yet irregular roads and the rural landscape. This gives background to settlement wide design principles.

Central Lincolnshire Strategic Housing and Economic Land Availability Assessment (SHELAA) (Update July 2015).

This is a technical document that informed the Local Plan preparation, and helped to identify potential site allocations required to meet future housing and employment need within Central Lincolnshire. All sites with an estimated capacity of 25 dwellings or more or over 0.5ha for employment sites are listed.

None of the proposed sites in Hemswell are large enough to be assessed in SHELAA. This suggests a modest scale of potential development.

Other Documents

Hemswell Site Assessment (2018)

In May 2018, AECOM undertook the 'Hemswell Site Assessment' for this Neighbourhood Plan. This report considered a range of sites based on whether they were suitable, available and achievable for development within the neighbourhood area. The following conclusions were made:

- The site assessment determined that three of fourteen sites (highlighted green in Fig. 2.1) would be potentially appropriate for allocation for housing in the Neighbourhood Plan.
- Five sites (highlighted yellow) were considered potentially suitable for residential development, if the site constraints could be resolved or mitigated.
- Six sites (highlighted red in) were not considered suitable to be allocated for residential development in the Neighbourhood Plan.

Hemswell and Harpswell Character Assessment (2018)

This document commissioned from Carroll Planning+Design for the Neighbourhood Plan, provides a detailed character assessment of Hemswell and Harpswell including a study of the landscape setting, designated and non-designated heritage assets, as well as village structures and land uses.

The character description for Hemswell talks about a distinct positive character defined by the landscape features, such as 'The Cliff' as well as traditional local stone constructions, subdivision of residential plots and low density.

The introduction of new, higher density residential development clusters into Hemswell village could erode the existing village layout and development patterns.

Summary

This policy review allows us to build up an understanding of Hemswell's position in the national and local planning policy and suggests potential requirements for future development. The CLLP identifies a growth target of 18 dwellings over the plan period (20 years), with a limit of 4 dwellings per site.

Three sites are considered suitable for development within Hemswell which would cater for future growth in line with policy. An understanding of initial physical context, setting and the character of the village can be gained from these documents and help set out a series of design principles required to ensure that future development is sensitively designed in respect of the existing setting, character and morphology of the village.

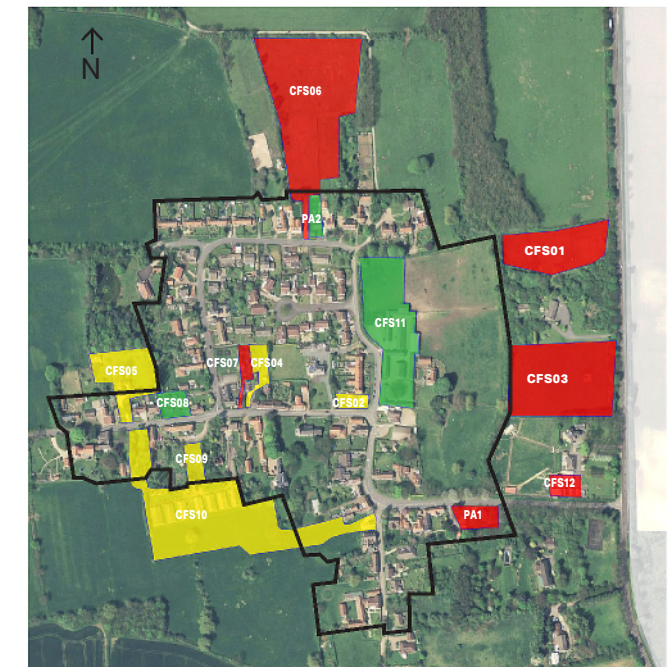
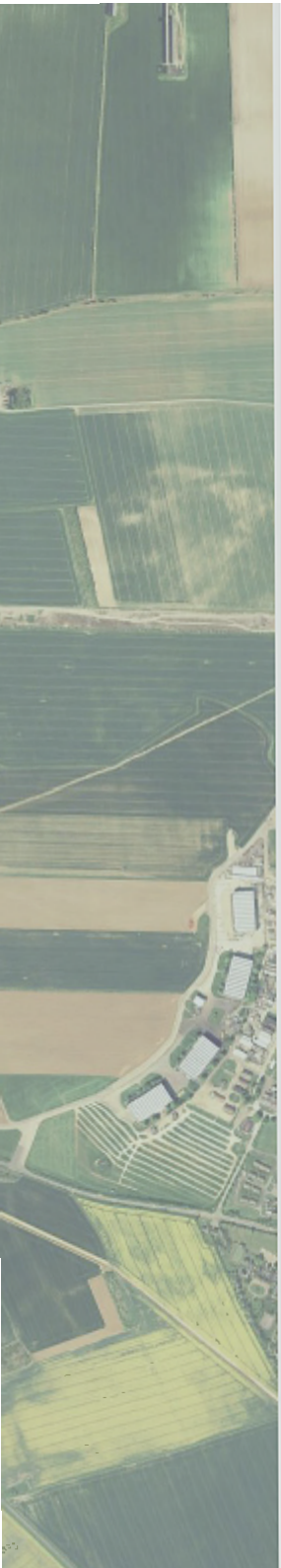


Fig. 2.1. NP Site assessment diagram from Hemswell Site Assessment (AECOM, 2018). Suitable sites are highlighted green, potentially suitable - yellow and unsuitable - red.



03

Settlement Wide Design Principles



This section provides a series of settlement wide design principles.

Setting and Surroundings

Hemswell

Defining the boundaries

Hemswell has well defined physical boundaries, which clearly separate development from the open countryside. However, there are no designated village boundaries. For the purposes of this document the adopted conservation area boundary is used to define Hemswell village as this wraps around the key physical features. This section will be looking at a wider context and setting of the village as well as environmental designations. Historic designations can be found in 'Historic Assets' on page 30.

GENERAL DESIGN PRINCIPLE

Any new development within the Hemswell area should consider, respect and protect the surroundings and where possible positively contribute to the character, environment and appearance of Hemswell village. Particular attention should be paid to respecting the Great Landscape Value area and wider open countryside.

Context

The wider Hemswell Parish area covers approximately 30 ha and includes the study area focus for this report. The majority of the Parish is open countryside, which accommodates a number of development clusters such as Hemswell itself, Harpswell Hill Park and a number of stand-alone buildings.

This document should be read in conjunction with Hemswell and Harpswell Character Assessment (Carroll Planning+Design, 2018) as a part of the Neighbourhood Plan evidence base which suggests that Hemswell has a very strong character defined by a mixture of lower density historic, local stone buildings and modern infill developments. More details can be found in the Planning Policy and Evidence Review section.

Whilst Hemswell does not lie within Green Belt land, it is surrounded by open countryside. The importance and unique character of this landscape setting is recognised within the West Lindsey Character Assessment being designated as an 'Area of Great Landscape Value'. This designation, which covers a large swath of the Hemswell and Harpswell Parishes, is designed to protect important views both towards, from and across the Cliff, which will be discussed further in the following sections.

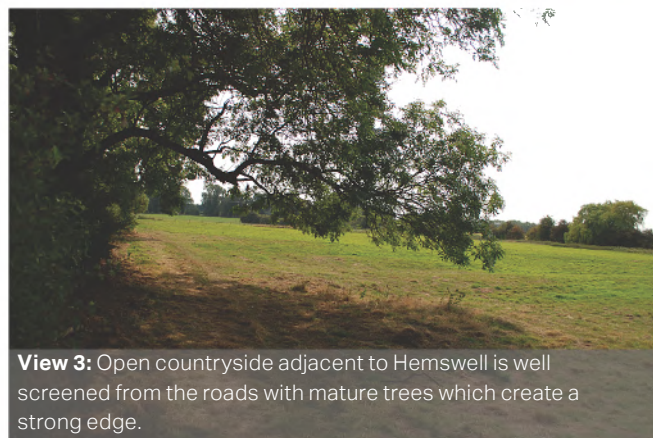
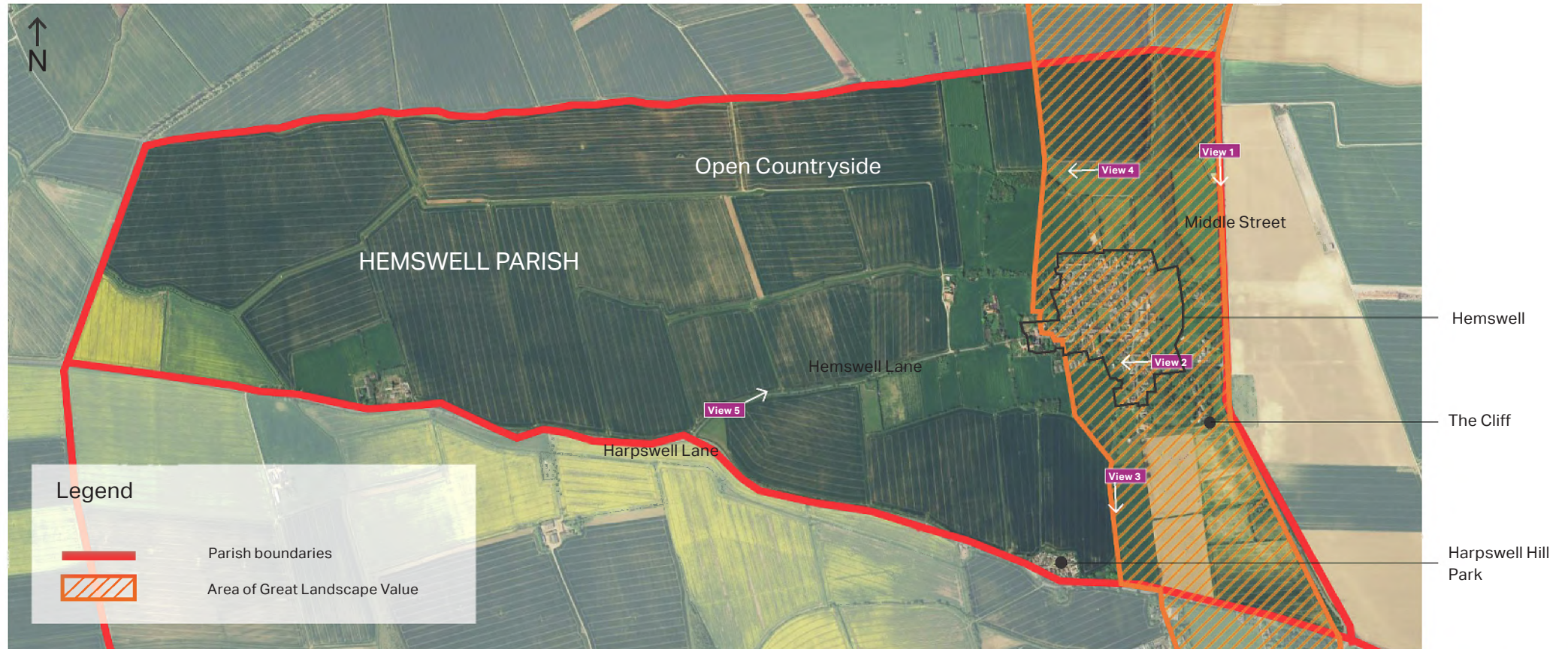


View 1: The edges of the village are well defined. Mature trees form a strong green screen to the open countryside.



View 2: The sweeping road along Bunkers Hill and mature vegetation on both sides help in creating the unique and rich character of Hemswell. Buildings are large but well-articulated and close together in the village. The wide roads and mature trees soften the development.

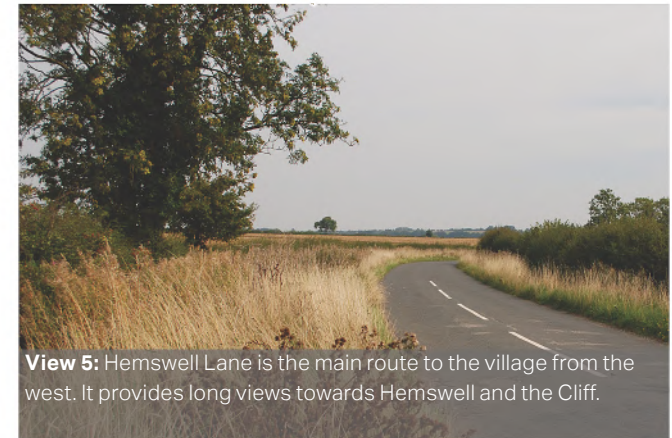
Fig.3.1 Hemswell Parish Setting and Surroundings



View 3: Open countryside adjacent to Hemswell is well screened from the roads with mature trees which create a strong edge.



View 4: Public Rights of Way to the north of Hemswell are within an open countryside which provides long views in all directions creating a high quality setting.



View 5: Hemswell Lane is the main route to the village from the west. It provides long views towards Hemswell and the Cliff.

Setting and Surroundings

Harpswell

Whilst the focus of this document is on Hemswell village because of the close proximity and good connectivity, it is important to provide a good level of understanding of the setting and context of the adjoining Harpswell Parish area to the south.

Central Lincolnshire Settlement Hierarchy and Growth Distribution Study (2016) classifies Harpswell Parish as open countryside. Whilst there is development within the parish area, the extent of the built-up area is less than in Hemswell Parish accommodating no more than 15 dwellings in total. The Parish predominately consists of agricultural fields and clusters of mature woodlands. A number of traditional residential properties can be found in the east of the Parish, as well as some individual farms dotted across the area.

The Area of Great Landscape Value runs along the eastern boundary of both parishes, north to south along the Cliff which is elevated in comparison to its surroundings and has distinct views in all directions.

GENERAL DESIGN PRINCIPLE

Any new development should consider, respect, and protect the surroundings and where possible, positively contribute to the character, environment and appearance of the open countryside. Any development on Lincoln Cliff should be resisted.



View 6: Common Lane in Harpswell is well defined by hedgerows and houses creating a more serene and charming rural village character.



View 7: Framed view towards the Cliff and the village core, which act as a centrepiece and focal point.

Fig. 3.2 Harpswell Parish Setting and Surroundings



View 8: A long view to open countryside which determines the rural character of Harpswell and its setting.



View 9: A long view to open countryside which determines rural character of Harpswell and its setting.



View 10: This mature woodland in Harpswell Parish is a distinct landscape feature and important environmental designation.

Topography and Watercourses

The area to the west of the village study area is generally flat. However, the landscape character of both Hemswell and Harpswell Parishes is most influenced by the Lincoln Cliff which forms a pronounced slope in the east of the parishes, and creates a distinct landscape setting.

The ridgeline is approximately 65m above the sea level and Middle Street runs along the top of this, forming a strong edge to the village of Hemswell. The change of level is significant on the western facing slope, whereas the eastern facing slope more gradually descends outwards to the east of the parish towards the countryside.

There are no major watercourses running through the village study area. However, the presence of numerous

natural springs is noted in various parts of the Parish and a large, water-filled moat in Harpswell.

The Environmental Agency defines areas with higher potential flood risk as Flood Zone 3 - land assessed as having a 1 in 100 or greater probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) and not developable using traditional methods of construction. There are no Flood Zone areas identified in the study area.

Development was historically established along Lincoln Cliff to benefit from the springs formed by this area's unique geology, therefore the history, evolution and its current character, is intrinsically linked to its landscape setting and relationship with the limestone escarpment. The importance and unique character of this landscape setting is recognised by the 'Area of Great Landscape Value' designation that covers large areas of both Hemswell and Harpswell, and is designed to protect important views towards, from and across the Cliff.

GENERAL DESIGN PRINCIPLE

No development should be proposed on Lincoln Cliff. New development should not affect the existing water courses to minimise the potential environmental impact. Topography should also be considered and respected with new development not changing or altering the landscaping of the area.

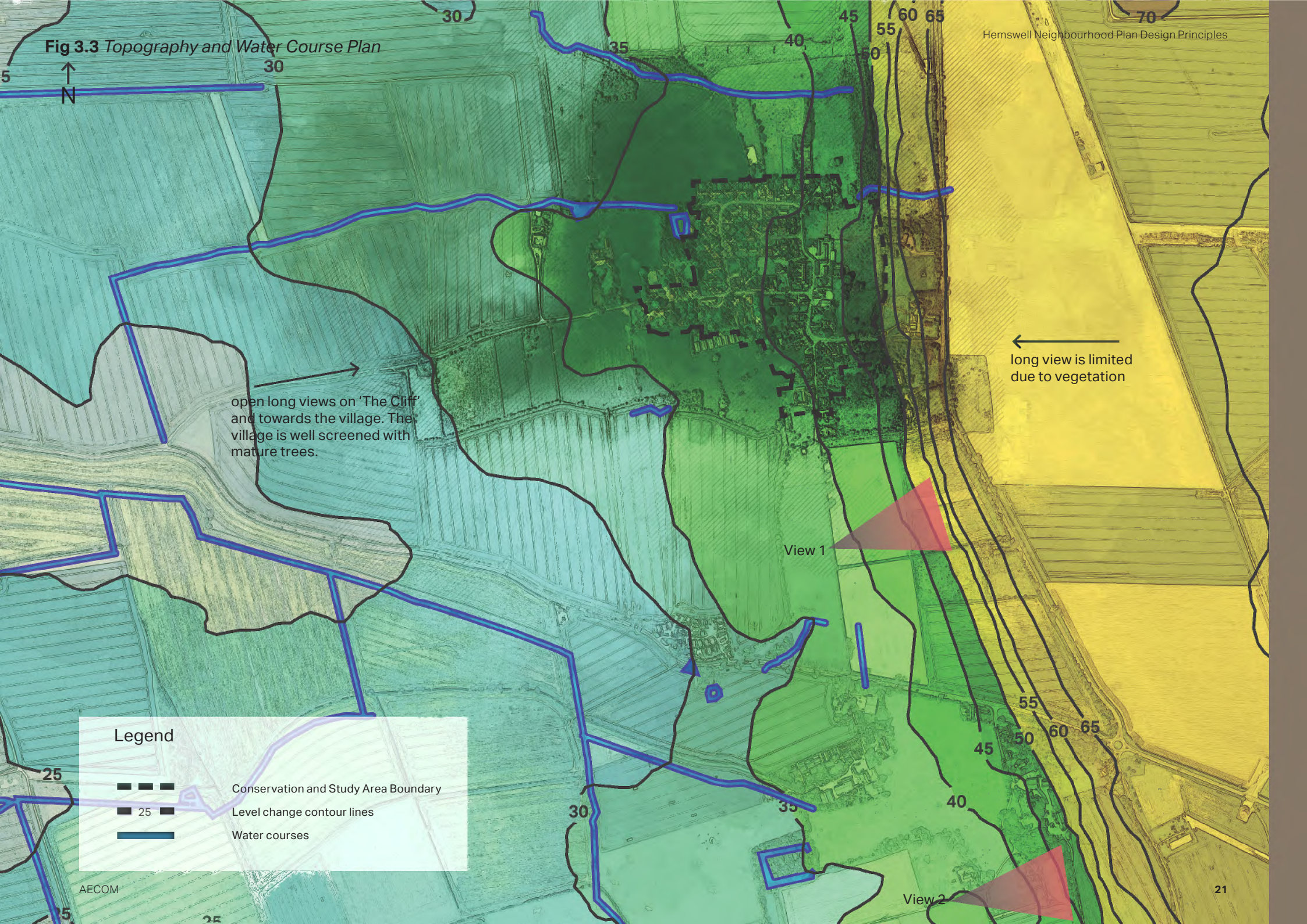


View 1: A view of Lincoln Cliff from Hemswell, which raises up from the flat landscape of the Till Vale to form a unique landscape feature which extends north-south and forms a unique characteristic of the village.



View 2: A view on Lincoln Cliff from Harpswell Parish. Due to the openness of the landscape The Cliff is particularly visible from the flat landscape and creates a unique landscape feature in Harpswell.

Fig 3.3 Topography and Water Course Plan



open long views on 'The Cliff' and towards the village. The village is well screened with mature trees.

← long view is limited due to vegetation

View 1

View 2

Legend

- Conservation and Study Area Boundary
- 25 --- Level change contour lines
- Water courses

Movement Network

Middle Street (B1398) and Harpswell Lane (A631) are the major vehicular links and primary connectors within the surrounding settlements. Bunkers Hill, Weldon Rd, Church Street and Hemswell Lane form secondary connectors running through the Parish.

Maypole Street, Brook Street and Dawnhill Lane act as a circulatory route within the village and provide access to all parts of the village.

St. Helens Way, the western part of Brook Street and the southern part of Weldon Road are roads characterised as either mews or cul-de-sacs.

There is a footpath on the north-western edge of Hemswell Parish and a number of Public Rights of Way (PROW) in the northern, north-eastern and southern parts of Hemswell Parish which provide links to the open countryside and the wider area. Hemswell is well connected with Harpswell via vehicular network and PROW network.

Hemswell has a clear road hierarchy which creates a uniform and well-connected vehicular and non-vehicular movement network. This is achieved with a simple road network within the village from which secondary connector routes and footpaths radiate facilitating movement east, south and west, creating a highly legible environment.

GENERAL DESIGN PRINCIPLE

New development should retain and provide a clear hierarchy of road network.

Existing PROW should be retained and enhanced. Developers may apply for the PROW diversion if the benefit of the diversion to the wider public is demonstrated.

New development should positively contribute to the existing movement network carefully controlling any additional traffic not causing congestion or blocking any of the roads.



Middle St (B1398) is one of the primary connectors linking Hemswell with the surrounding settlement and national motorways. It provides the main access into the village.



Harpswell Ln (A631) is another primary connector, which links Hemswell with other 'A roads' and larger regional towns and motorways. It provides additional access into the village connecting west along Hemswell Lane.



Hemswell Parish has a series of public footpaths which create a highly walkable environment allowing pedestrian access to the open countryside. This is a view on a Public Right of Way (PROW Hems 15/2) route to the north of Hemswell.

Fig. 3.4 Movement Network



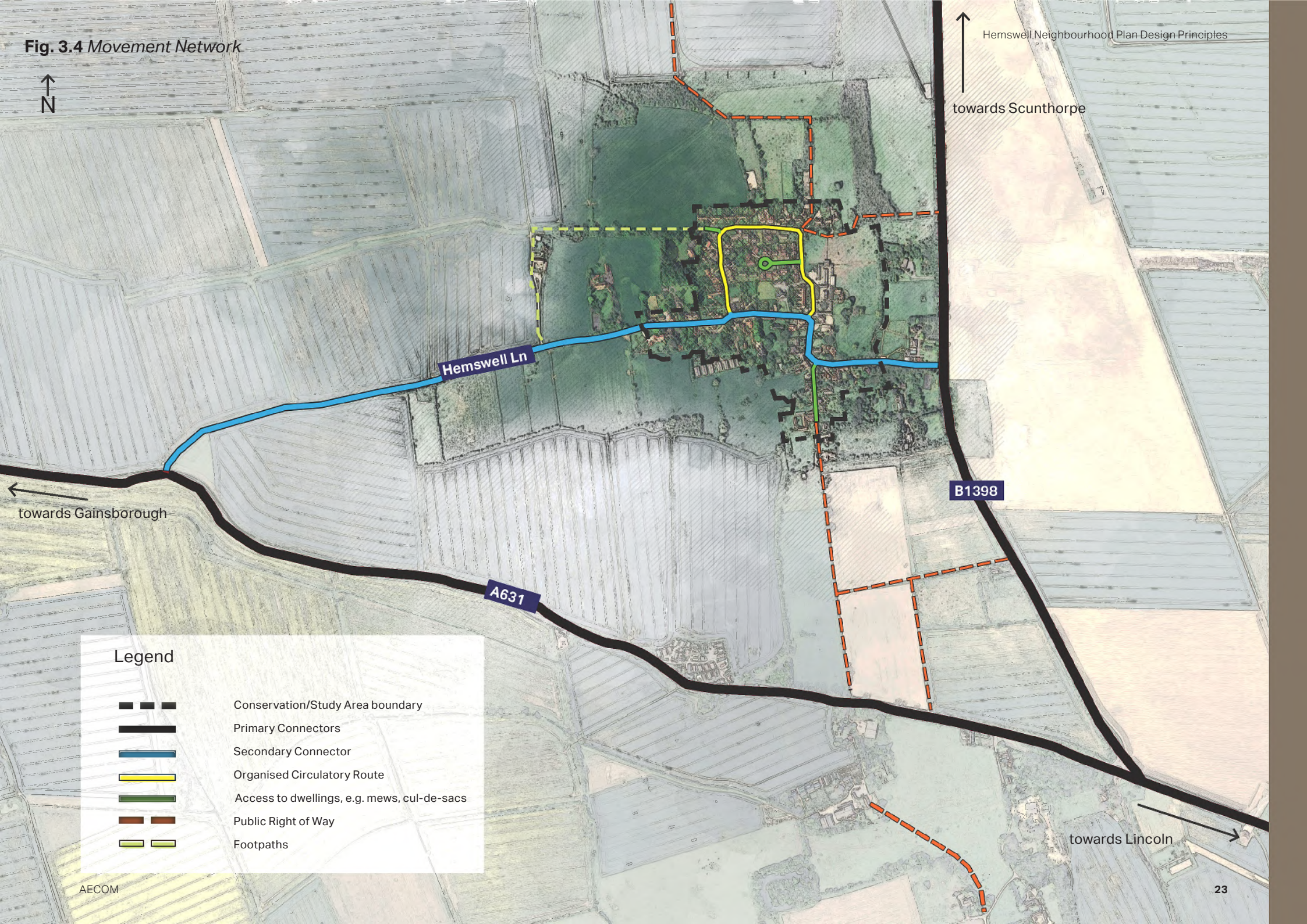
towards Scunthorpe

towards Gainsborough

towards Lincoln

Legend

- Conservation/Study Area boundary
- Primary Connectors
- Secondary Connector
- Organised Circulatory Route
- Access to dwellings, e.g. mews, cul-de-sacs
- Public Right of Way
- Footpaths



Movement Network

Legibility

A permeable and legible movement network is a large part of attractive places to live. This can be achieved with a well-connected movement network and series of elements within the environment that can be used for navigation around the area. These can be called nodes (strategic points for orientation like squares and junctions) and landmarks (easily identifiable physical objects in the landscape).

Hemswell Village has 6 clear 'nodes' that allow easy navigation. They are located on the crossroads and junctions of the main roads creating an easy to use road network:

- 1) Bunkers Hill and Weldon Rd junction act as the eastern gateway to the village.
- 2) The junction of Weldon Road and Dawnhill Lane, has a clearly defined road hierarchy. The deflection of the road marks the change from Weldon Road to Church Street.
- 3) The junction of Church Street and Maypole Street is an important node within the village which also acts as a landmark accommodating Hemswell's Maypole. It is an important navigational node connecting different areas of the village.

- 4) North-west of Brook Street separates a designated road from non-designated paths. It is an access point for a number of properties, and leads to a lane and footpath, which have a distinctively different character.
- 5) Brook Street and Southfield Lane junction provides access to the open countryside to the north and north-west, being linked to two PROWs.
- 6) The southern end of Weldon Road is a gateway to the countryside and to the village. It is well defined by a tall mature tree which acts as a focal point

GENERAL DESIGN PRINCIPLE

New development should provide a well-connected and permeable network throughout the village. It should allow users to understand the hierarchy of the streets and to easily navigate them. The movement networks should be safe and legible to pedestrians, cyclists and drivers. Nodes, landmarks and focal points should help navigating around the village.



The Maypole acts as a perfect landmark, node and focal point in the village.



Landmark All Saints Church.



A large mature tree on Weldon Rd. which acts as a local landmark.



Fig.4.1 Legibility plan

AECOM

Movement Network

Public Rights of Way & Footpaths

In accordance with the Hemswell Site Assessment (2018), page 13, there are no footpaths that could be affected by proposed development. Public Rights of Way (PROW) are designated footpaths, which form a part of wider pedestrian movement network. Hemswell Parish has a number of such routes which form a distinct walkable and accessible network linking it with Harpswell, Willoughton, the wider countryside and other Lincolnshire settlements.

1. **PROW Hems 15/2** links Hemswell village with agricultural fields to the north and provides connection with Willoughton. It is well defined with

GENERAL DESIGN PRINCIPLE

PROW are protected by law. Any new development should play a positive contribution to the walkability of Hemswell, respecting the PROWs and enhancing the footpaths where possible. Developers may apply for a PROW diversion if the benefit of the diversion to the wider public can be demonstrated. Non-designated footpaths are important for the character and overall walkability of Hemswell. Hence any development of them should be resisted. Any new development within a setting of a footpath, should positively contribute to the character and state of the footpath, respecting its location, use and appearance.

boundary treatments and natural features. Access is gained via a residential development and clear definition of public and private spaces.

2. **PROW Hems 19/1** is a distinct footpath linking the village with Harpswell and the wider area. The footpath is not well enclosed which creates a sense of openness. The fence and gates at the access point create a barrier that separates the fields from the village. However, access for pedestrians is provided.
3. **PROW Hems 787/2** is located within open countryside and the area of Great Landscape Value. It provides access to Middle Street. (B1398) and to the wider area. It does not have good enclosure and on elevated ground affords good views over the wider area.
4. **PROW Hems 16/1** is a well-defined footpath providing access to Hemswell from Middle Street. The (B1398) links the village with the area of Great Landscape Value. Mature woodlands to the north create a natural boundary whilst residential development forms a gateway into Hemswell.

As part of a wider non-vehicular movement network Hemswell has a distinct non designated footpath to the west. It connects Hemswell with Hemswell Lane. It also contributes to the character of that part of Hemswell being heavily used by the residents and creates a pleasant environment within the countryside.

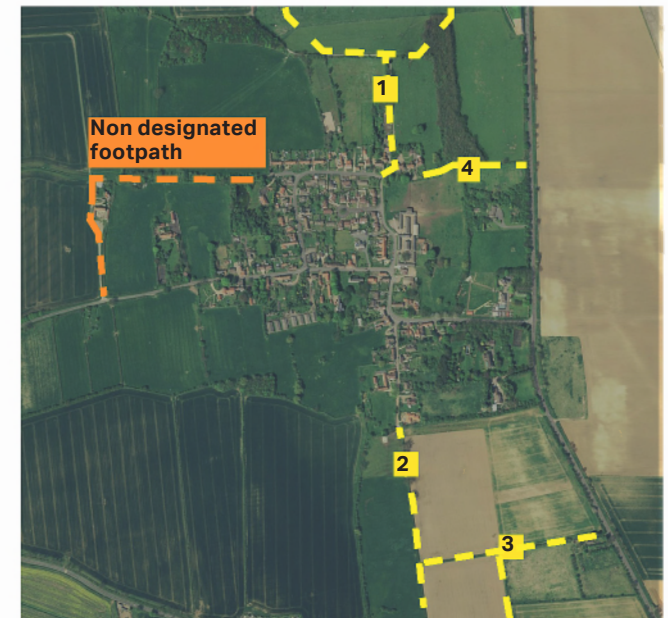


Fig. 4.1. Location of Public Rights of Way



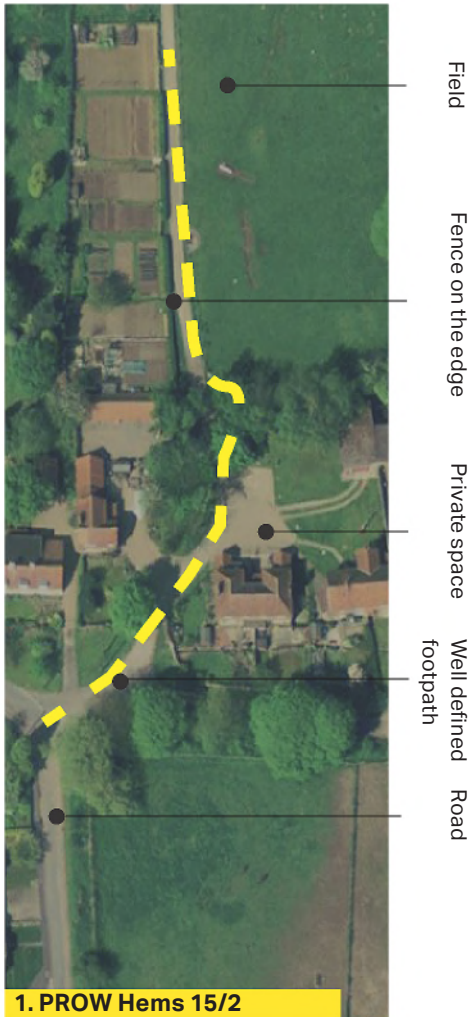
View on a Public Right of Way: Hems 19/1



View on a Public Right of Way: Hems 15/2



View on a non designated foot path



1. PROW Hems 15/2



2. PROW Hems 19/1



3. PROW Hems 787/2



4. PROW Hems 16/1

Village Structure

Grain and Density

Hemswell is a traditional Lincolnshire village with typical low residential density of circa 25 dwellings per hectare (dph). The SHELAA sets out a density of 30 dph for sites in Hemswell and the same density figure was used for the Site Assessment. It is noted that the figure is higher than the typical density within the village.

Typical to the countryside character, Hemswell is predominantly determined by detached properties with a few semi-detached and terraced properties.

Due to Hemswell's unique topography and associated structural landscape elements the settlement has evolved with an organic grid-like structure (see Fig. 3.5).

This has been influenced by the topography of The Cliff, which has strong north-south contour lines which development has respected. The historic field patterns, including a brook and other watercourses clearly legible in the landscape have acted to define an east-west alignment.

Part of this organic growth is the position of individual dwellings on a plot by plot basis. Whilst they generally respect the alignment set up by the topography etc they are located at a range of setbacks from the streets which brings with it a variety of character driven by enclosure and the articulation of buildings.

GENERAL DESIGN PRINCIPLE

New development should retain Hemswell's unique layout formed with an east to west and north to south orientation and irregular positioning within a plot. It also should ensure that the existing typology pattern and density be retained. Any new development should reflect and contribute to the existing character adopting adjacencies within the Local Plan and contribute to the existing sense of Hemswell.

A



An example of east to west and north to south orientation in the eastern part of Hemswell

B



An example of east to west and north to south orientation in the central part of Hemswell

C




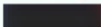



An example of north to south orientation in the southern part of Hemswell

Fig. 3.5 Village Grain Plan



Legend

-  Conservation and Study Area Boundary
-  Examples of the Grid Layout
-  Road Network
-  Buildings
-  East to West and North to South Reference Lines

Historic Assets

Hemswell contains a number of designated and non-designated historic assets which create a well-established traditional character. Hemswell's unique character is as a result of the distinct landscape setting on the Lincoln Cliff edge, and the existence of a large number of historic stone houses. The village was designated as a conservation area under the *Hemswell Conservation Area Appraisal* in 1985.

The illustration to the right shows there are a number of listed buildings that fall within the neighbourhood area:

- 6 are Grade II listed buildings including Manor Farmhouse, 5 Church Street, 10-16 Church Street, Maypole, Old Post Office, 16 and 20 Weldon Road;
- All Saints Church is Grade II* listed building.

GENERAL DESIGN PRINCIPLE

New development should avoid potential harm to buildings of architectural or historic interest. New development located within a close proximity to a listed building should respect its character, setting and local identity. New development should reflect and consider the local architectural and landscape character of Hemswell.

Furthermore, Hemswell also has numerous buildings of positive character and non-designated heritage assets, which are described in the Hemswell Character Assessment document (2018).

There is one Historic Scheduled Monument in Harpswell, a post-medieval house and gardens overlying medieval settlement remains immediately south of Hall Farm. Harpswell also accommodates a Grade I listed St Chad's Church which is located just 1.5 miles to the south of Hemswell.



Grade II listed building in Hemswell

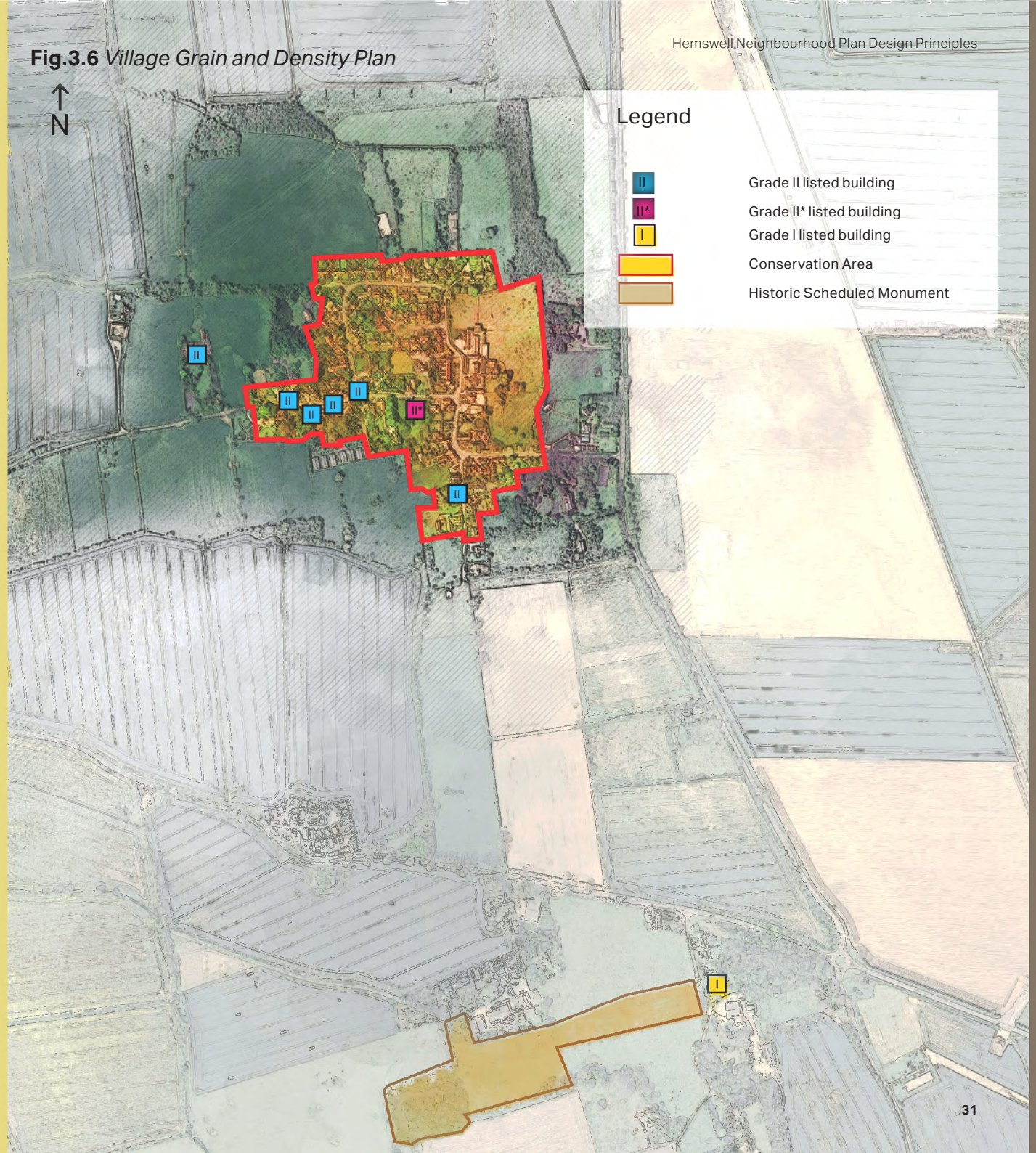


Grade II listed All Saints Church in Hemswell.*








Grade II listed Maypole in Hemswell.

Fig.3.6 Village Grain and Density Plan



Legend

-  Grade II listed building
-  Grade II* listed building
-  Grade I listed building
-  Conservation Area
-  Historic Scheduled Monument



Grade I listed St. Chad's Church in Harpswell.



Traditional detached house in Harpswell



A view on an open countryside and historic scheduled monument in Harpswell



04

Placemaking Design Principles



Movement Network

Streetscene

A well-designed street hierarchy and streetscape is a key element of successful places. Apart from movement and navigation which is discussed on page 22, Hemswell has a distinct streetscape, which traces back to the village origins. The streetscapes can be split into four main categories in line with the movement network on pages 22-23:

- Primary connectors;
- Secondary connectors;
- Organised circulatory routes,
- Mews, cul-de-sacs and access to dwellings.

PLACEMAKING DESIGN PRINCIPLE

The streetscape within new development should be designed in line with the existing types. Development should be well connected and permeable, providing priority to pedestrians and creating pleasant environments. Variations of enclosure and openness, height to width ratios, vegetation and boundary use should correspond with existing typology.

It is noted that from the Hemswell Site Assessment on page 13 that three sites recommended for development (CFS08, CFS11 and PA2) are located on a secondary connector (Church Street) and organised circulatory routes: Dawnhill Lane, Brook Street, Maypole Street.



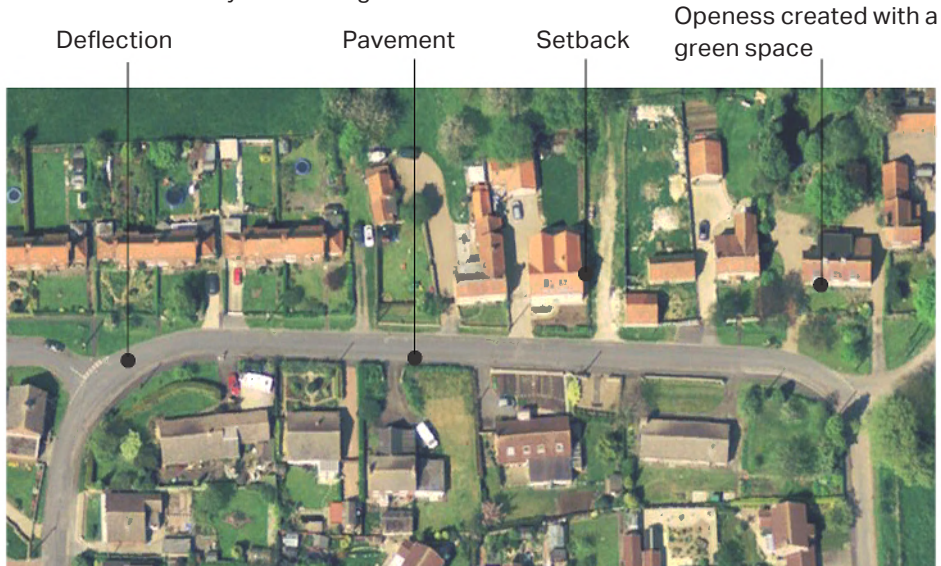
Church Street is an example of a secondary connector. It is wide and straight enough to accommodate vehicular movement and allow easy navigation through the village. At the same time existence of pavements, different boundary treatments and variations of openness and enclosure create an interesting and pleasant pedestrian environment. Stone walls maintain and define the street edges.



Brook Street is an organised circulatory route which forms a typical residential streetscape. Hedgerows act as boundary treatments separating public and private spaces. The building line on a circulatory route is generally uniform providing smaller height to width ratios in comparison to other streetscapes in the village. Numerous deflections of the street reduce transport activity which allows pedestrian links with PROWs and other footpaths.



Primary connector: The streetscene varies from open to enclosed, defined in part by tall mature trees on both sides which screen development from the road. The street is dominated by vehicles with minimal development due to its role in the movement hierarchy and setting.



Organised Circulatory Route: Is a streetscape with a narrower carriageway but with wider building to building distance. Numerous deflections provide traffic calming, creating a much more residential character that improves walkability in the area. Development here is of the highest density in the village.



Secondary connector: A generally straight, well defined double lane approx. 5.5 metre wide single carriage with pavement on one side. Walls, narrow setbacks and fences create enclosure and space in the centre of Hemswell defining the street. Setbacks may vary from none to substantial. Strong edge is well maintained.



Mews, cul-de-sacs and access to dwellings arrangement: Have the narrowest carriageways only providing access to individual properties and having no through movement. This reduces vehicular movement and creates highly walkable streetscapes. There are a minimal amount of boundary treatments and the large setbacks create openness.

Built Form Architectural Style

Architectural style is one of the main features that define character and appearance, as well as reflecting the history of a place. Architecturally, Hemswell can be divided into three main eras:

- medieval-19th Century,
- 20th Century development, and
- 21st Century onwards development.

Hemswell dates back to medieval times which is reflected in its historic appearance. The extent of traditional characteristics allows the area to be designated as a Conservation Area. Its historic buildings date back to the 18th and 19th century. There are a number of listed buildings such as the Grade II* All Saints Church and Grade II listed Old Post Office etc. A number of infill developments from mid-20th century and modern dwellings, which are dotted around the village, somewhat dilute the traditional appearance of Hemswell.

PLACEMAKING DESIGN PRINCIPLE

New development should respect and enhance the character of the village with preference given to a more traditional architectural style. The new development should be of a high quality design which compliments the traditional architecture.



Historic Grade II listed All Saints Church on Church St.*



Traditional workers cottages on Church St.



Traditional house on Church St.

Medieval-19th Century,

The majority of houses within the area originate from circa 18th-19th Century with some buildings tracing back to the medieval times. This is reflected in the village's character and appearance.

With the exception of All Saints Church, the majority of the historic buildings are currently being used as residential dwellings. However, some buildings still fulfil their original use, such as farms and houses.

All listed buildings and buildings of interest within the area are from this style. The building types differ from detached, to semi-detached and terraced houses and cottages.

Common characteristics of this style are the use of local stone as a building material and red/brown/grey pantiles as roofing material. Roofs are pitched with gable ends facing the sides and often have chimneys on a ridge. Most of the buildings have 1 to 2 storeys with many properties being 1.5 storied and have high solid-to-void ratios and uniform arrangement of windows in a building (fenestration). Details include wooden lintels, brick ridge stacks, and X-shaped wall anchors which help in creating the unique and rich character of Hemswell.

20th Century Development

During this period a number of changes to the architectural style of the village took place, the first of which was a development of four semi detached Local Authority houses on the north-western side of Brook Street, which was the first 'planned development' and the first change to the traditional character of the village. Following that, another Local Authority housing development (in the form of a row of terraces) was developed on Dawnhill Lane. In addition, a number of single dwellings were erected alongside an incremental development on the southern side of Brook Street.

Common characteristics are red and yellow brick, two storey houses with red interlocking pantiles for the roofing. Roofs are arranged in a pitched manner with gable ends. Fenestration is uniform. Whilst many properties have porches, bay windows are not typical.



Semi-detached houses from the mid 20th Century on Brook St.



A row of terraced houses from the mid 20th Century on Dawnhill Lane.

21st Century onwards Development

The St. Helen's Way development is the most significant development in Hemswell, which has changed the layout and character of the village over the past two centuries. The development is made up of a number of detached houses in a cul-de-sac layout. The area has also seen a number of single residential dwellings being developed more recently.

Architecturally, new developments are not uniform and have diluted the traditional character of the village as most of those developments do not reflect the local character and area's history. Building materials vary from brick to render and whilst the building heights are in keeping with existing, development does not reflect the traditional character of the village. On some buildings, fenestration and building line are not uniform creating a diluted sense of place.



Detached property on Maypole Street.



Properties on Dawnhill Lane.

Built Form Scale

Scale is also an important feature of the morphology of Hemswell. Scale does not only reflect the architectural style and detailing, but also helps define legibility and the walkability of the place.

This section looks at Hemswell's scale from the perspective of height and typology of the place as well as studying the roofscape and skyline. This will highlight the main patterns of the development within the village.

PLACEMAKING DESIGN PRINCIPLE

New development should be in keeping with the existing height and typology of Hemswell. It should not exceed 2 stories in height and the traditional varied and interesting roofscape should be retained. Rooflines should be designed to compliment the existing patterns and character, achieving a strong "sense of place"



Height and Typology

The village is made up of a unique mixed typology and building heights, which respond to the exclusive topography and morphology determined by the Cliff. Whilst there are a number of two storey and single storey structures, which are quite typical to traditional villages, the presence of one and half storey cottages also make a valuable contribution to the unique and strong character of Hemswell.

Buildings vary from single storey bungalows to two storey rows of houses and semi-detached and detached dwellings. The plot sizes and set-backs also differ accross the village. Whilst some properties sit on larger plots, others benefit from fairly modest rear gardens.





Roofscape

Hemswell's roofscape consists of double pitched roofs and gable ends of predominately two storey structures. There is a clear presence of chimneys, typically on the older properties. Rooflines in Hemswell can be split into three types:

- a) Roofline is shaped by articulation in individual buildings. Changes in levels, detailing gable ends to pitched roofs and varied placement of the buildings create a varied, complex and unique roofline in Hemswell.
- b) An interesting roofscape is achieved with a contrast of openness to buildings which are arranged in fairly uniform building lines. Clear gable ends and chimneys create more complex streetscenes.
- c) Identical houses closely positioned in a close proximity to each other, coupled with limited building articulation and minimal amount of detail, create a fairly ordinary roofline. This roofline type should be considered last for any new development.

Built Form Materials

In a similar way to architectural style, building detailing is an essential feature in forming the character of a place. Details fall into a number of categories such as: elevation materials, roof material, windows and doors.

Hemswell's design is not uniform due to the extensive heritage and history of development, discussed within the previous section. This section looks at the overall palette of materials used in construction, including materials and shapes as well as window and door design.

PLACEMAKING DESIGN PRINCIPLE

New development should be of a high quality design incorporating detailing which is consistent and complimentary with the existing examples. This should protect the heritage assets and improve the diluted character of Hemswell. Elevations of non-typical house types with unusual architectural features is not deemed appropriate. It is encouraged to propose structural materials, windows, doors, and roofs which are appropriate to the traditional context of the village.

Elevations

There are three main types of materials present in Hemswell such as traditional local limestone, red brick and render.

Traditional coursed rubble local stone as well as red/brown brick are the most common building materials, seen all across the village. Red brick is also regularly used on traditional buildings to complement primary walling materials, and is commonly utilised for chimney stacks, quoins, and window sills and heads.

Whilst render of various lighter colours is much rarer, there are still numerous precedents of its use. There are also examples of

less preferred materials such as plastic panels and various types of stones (limestone, sandstone etc.) and tiles, which dilute the traditional sense of the village as they are not in keeping with the character of the area.



An example of a local limestone rubble walling



Red brick house in Hemswell



Lilac Cottage's white render



Roofs

Roofs are predominately covered with red interlocking pantiles and constructed in a double pitched manner with gable ends. Whilst there are some modern examples present such as metal sheet roofing and roofs with solar panels and photovoltaic elements, they are not typical for the existing character of Hemswell and the use of pantiles is encouraged.

Windows

Window design varies significantly across the village. Timber fenestration is present across the majority of older dwellings (though in some cases they are replaced with modern uPVC alternatives). Casement and horizontal sliding sash windows are typical of many of these historic dwellings, and these often comprise multiple smaller panes divided by glazing bars.

Most of more modern properties have white uPVC substitutes. Some of the windows lack detailing or more complex, traditional opening mechanisms which dilute the historic appearance of the village. Therefore, examples which have traditional detailing like glazing bars, sash etc. are seen as of a more high quality which will have a positive contribution to the street scene of the village and are encouraged in any new developments.



Doors

Most of the doors in Hemswell are modern or modern replacements of the original. The door design however is in general retained traditional, with the differing shapes and sizes. The materials used also differ from plastic, to metal and wood, which is acceptable as long as they are in keeping with the property architecture and the overall traditional setting. In a similar way this relates to the canopies and porches, which in general are appropriate to the village.



Boundary Treatments

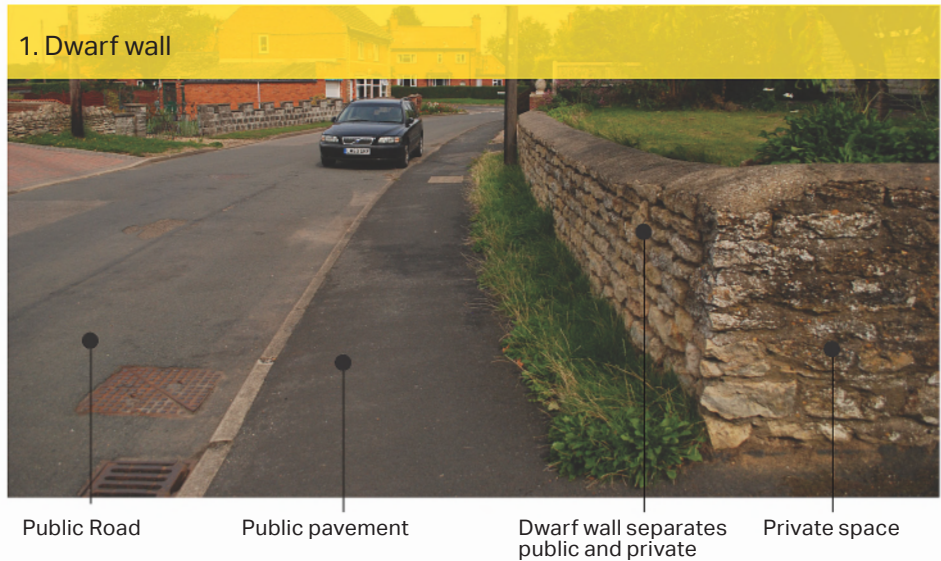
Definition of the boundaries is important to successful placemaking. Hemswell is a typical local village which has varied spatial arrangement types with some areas being open and some enclosed.

Examples of boundary treatments are shown on the images to the right. Some properties have strong definition of their private space with the help of tall and solid boundary treatments, whilst others form open spaces with unclear definition of private space. These are important features which define the character of the area as a whole, creating a liveable and diverse environment.

PLACEMAKING DESIGN PRINCIPLE

New development should ensure that private and public spaces are clearly defined. Spatial arrangements may differ but should be in keeping with the character of the surroundings.

Public spaces, where possible, should be well overlooked and edged by active frontages such as doors, large windows, front gardens etc



Examples of dwarf walls can be found across the village. They act as a perfect boundary treatment and definition of public and private spaces. In these cases setback and change of level creates even stronger definition.



Buildings which sit without setbacks completely remove the possibility of accessing private spaces. Doors and windows create more activity to the frontage.

2. Small fencing



Timber fence separates public and private Small garden setback Public path

Small fences also distinguish between public and private spaces. In conjunction with setbacks they can be ideal when defining front gardens.

3. Hedgerow



Public path Pavement Hedgerow Garden set back Private space back

Hedgerows act as clear boundary treatments which separates public and private space and at the same time are visually more natural and subtle.

5. Small set-back



Carriageway Kerb acts as a definition of public and private spaces Private space

Small setbacks and fences are evident all across Hemswell. They do define public and private spaces without creating blank inactive frontages. In this case no pavement is adjacent to the property which reduces the walkability of the road.

6. Long set-back



Carriageway Large garden Setback Kerb acts as a definition of public and private spaces Private space

Long setbacks do not provide clear definition of what is public/private. They do however create a sense of openness and can be used in case larger height to width ratios are needed to be achieved.

05

Summary and Next Steps

