



# Grange-over-Sands Design Guide

Neighbourhood Plan Appendix 7

This Design Guide supports the information and adopted guidance as laid out in the adopted SLDC Grange-Over-Sands Conservation Area Character Appraisal (CACA) (2006). The CACA is a detailed 54-page document that seeks to define what is special about the designated area’s character and appearance. Developers wishing to put forward planning proposals are expected to use this guide in conjunction with the CACA for greater detail and guidance regarding technical evidence in support of the Local Plan.

<b>Contents</b>	<b>Page number</b>
<b><i>Part One Residential Areas</i></b>	<b>4</b>
Quality design in Grange over Sands	5
<b><i>Design guide principles</i></b>	<b>11</b>
Justification of design principles	12
Explanation of design principles	12
Principle 1	12
Principle 2	13
Principle 3	13
Principle 4	14
Principle 5	15
Principle 6	15
Principle 7	15
Principle 8	16
Principle 9	16
Principle 10	17
Principle 11	17
Principle 12	17
Principle 13	18
<b><i>Character Areas</i></b>	<b>19</b>
Main Street and Lower Town	19
Town Centre & Kents Bank Rd	20
Kents Bank & Cart Lane	21
Eden Mount, Paradise & Blawith Hills	22
<b><i>Acceptable design examples</i></b>	<b>24</b>
Category 1-Bungalows	25
Category 2-Terraced Houses	26
Category 3-Semi-detached Houses	27
Category 4-Town Houses	28
Category 5-Detached Houses	29
<b><i>Part Two Shop Front Design</i></b>	<b>30</b>
Shop Fronts	30
Introduction	31
Design Guidance	32
General Principles	33
Materials/Layout/Design	34
Security	35

# Part One

## Residential Areas

# 1 Quality design in Grange-over-Sands

The purpose of this document is to provide design guidance to owners, developers and anyone who is involved in the planning, design and development of sites which fall within the Neighbourhood Plan Area. They also clarify some of the policies and guidance contained in the South Lakeland District Council (SLDC) Core Strategy and other related strategic documents which apply to design and development in Grange-over-Sands. Together with the SLDC policies, this guide is intended to provide a framework for development which complements and enhances the character and qualities of Grange-over-Sands and encourages good design. It is not intended to stifle innovation or to be restrictive, but to help guide the design process.

## 1.1 Design Quality

Grange-over-Sands is a distinctive town with an attractive environment and many positive and memorable features. At the same time, it has a number of less positive and rather dysfunctional characteristics. This section identifies the physical aspects of the town and establishes some directions for maintaining and enhancing the best of Grange-over-Sands Neighbourhood Plan Area, while ameliorating some of its less attractive features.

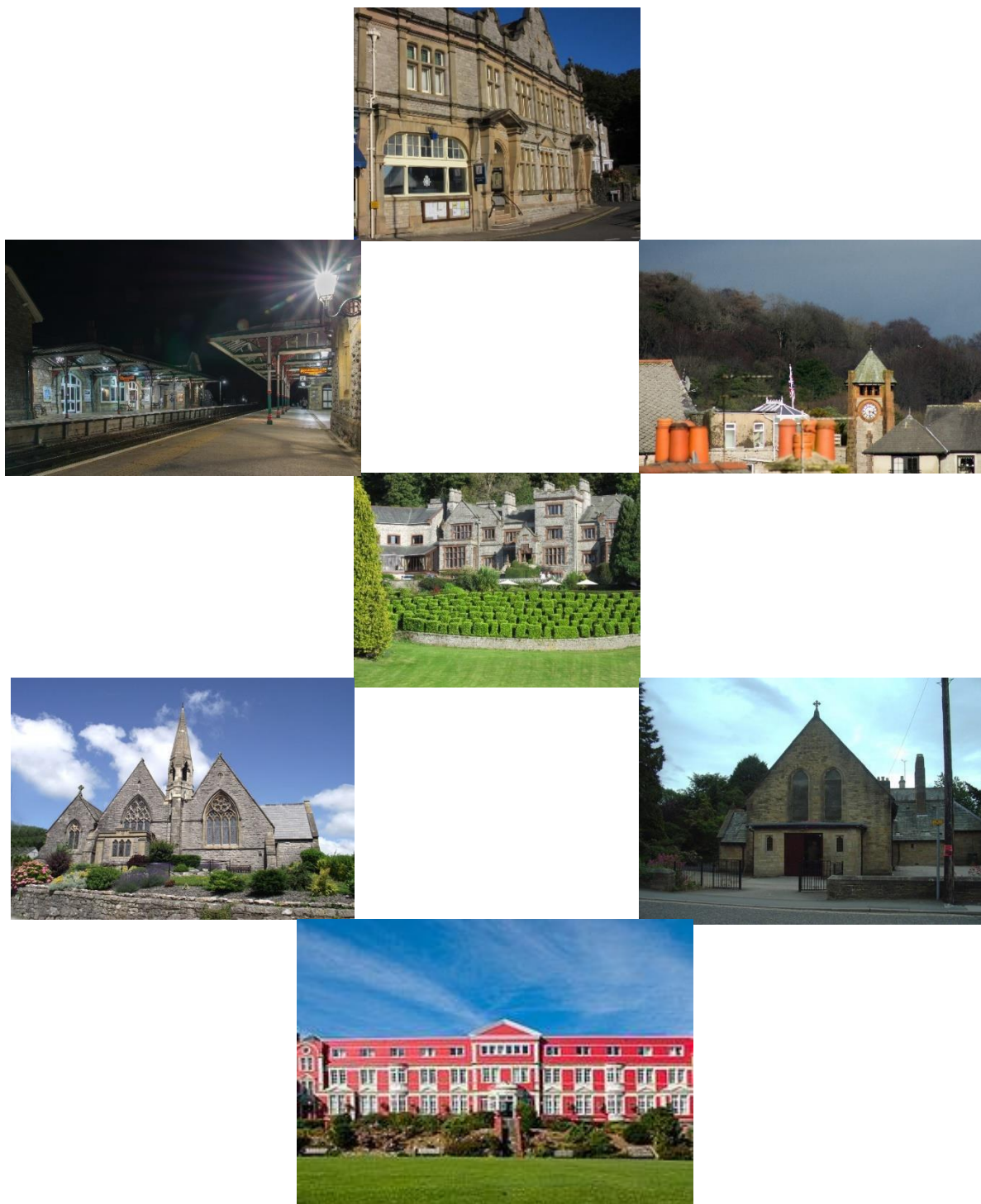
## 1.2 Relief and context

Grange-over-Sands is located on the eastern edge of the Cartmel peninsula at the point where the River Kent merges with Morecambe Bay sitting on a narrow strip of land between the marshy, coastal edge and the high wooded hills of Hampsfell, Grange Fell and Eggerslack. The underlying topography of the town results in dramatic views over Morecambe Bay, a townscape marked in places by severe level changes and steeply sloping streets and lanes. Grange Parish lies on a complex geological composition of limestone rock which has a significant effect on the area through its appearance as outcrops and pavements, its use in buildings and stone walls, and its contribution to flooding problems. The limestone is unpredictable in its stability and capacity to absorb or control rainwater. Allied to this, the coastal railway embankment constrains all drainage to the sea, and the historic street pattern carries rainwater downhill directly to the town centre. There are longstanding flooding “hotspots” in business and residential areas throughout the lower-lying coastal strip.

### 1.3 Character and landmarks:

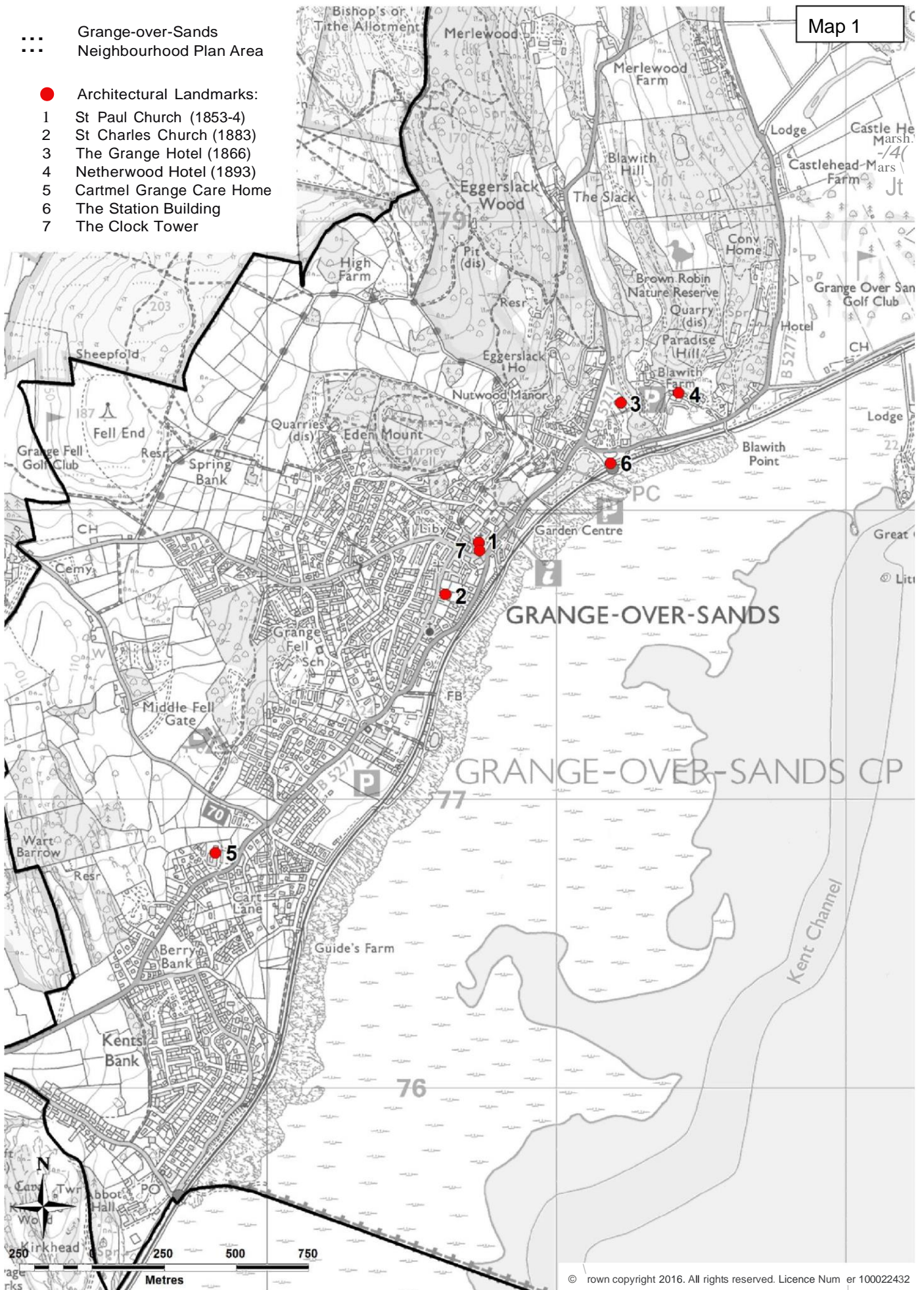
One of Grange-over-Sands most reassuring qualities is its sense of community and it is the quality of architecture and townscape that provides its character and form.

There are a number of architectural landmarks in Grange-over-Sands all contributing to its historic form and heritage which have considerable significance in the streetscape. Some examples of these architectural landmarks are shown on Map 1.



--- Grange-over-Sands  
--- Neighbourhood Plan Area

- Architectural Landmarks:
- 1 St Paul Church (1853-4)
- 2 St Charles Church (1883)
- 3 The Grange Hotel (1866)
- 4 Netherwood Hotel (1893)
- 5 Cartmel Grange Care Home
- 6 The Station Building
- 7 The Clock Tower



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## 1.4 Character Areas

There are five-character areas around Grange-over-Sands identified in the Conservation Area Character Appraisal<sup>1</sup>, identified on **Map 2**. These are:

1. **Main Street and the Lower Town**

An important gateway to the town and a hub for visitors, compact and fine-grained with a dramatic backdrop, sheltered and enclosed, the Station and Yewbarrow Terrace are landmarks as are the ornamental gardens, very green “treed” environment.

2. **Town Centre**

An area of long linear streets, diverse townscape and buildings, permeable, outward looking with stunning views over Morecambe Bay and Upper Level Promenade.

3. **Kents Bank and Cart Lane**

Open outlook becoming suburban, some large, detached villas, open spaces important, tree lined avenue/boulevard approach to town centre along Kents Bank Road is very positive.

4. **Eden Mount, Paradise and Blawith Hills**

Small village-like centres and small-scale enclosed roads, heavily wooded areas defining dramatic vistas, designed landscapes around large houses, mature landscape, striking changes in level.

5. **The Promenade**

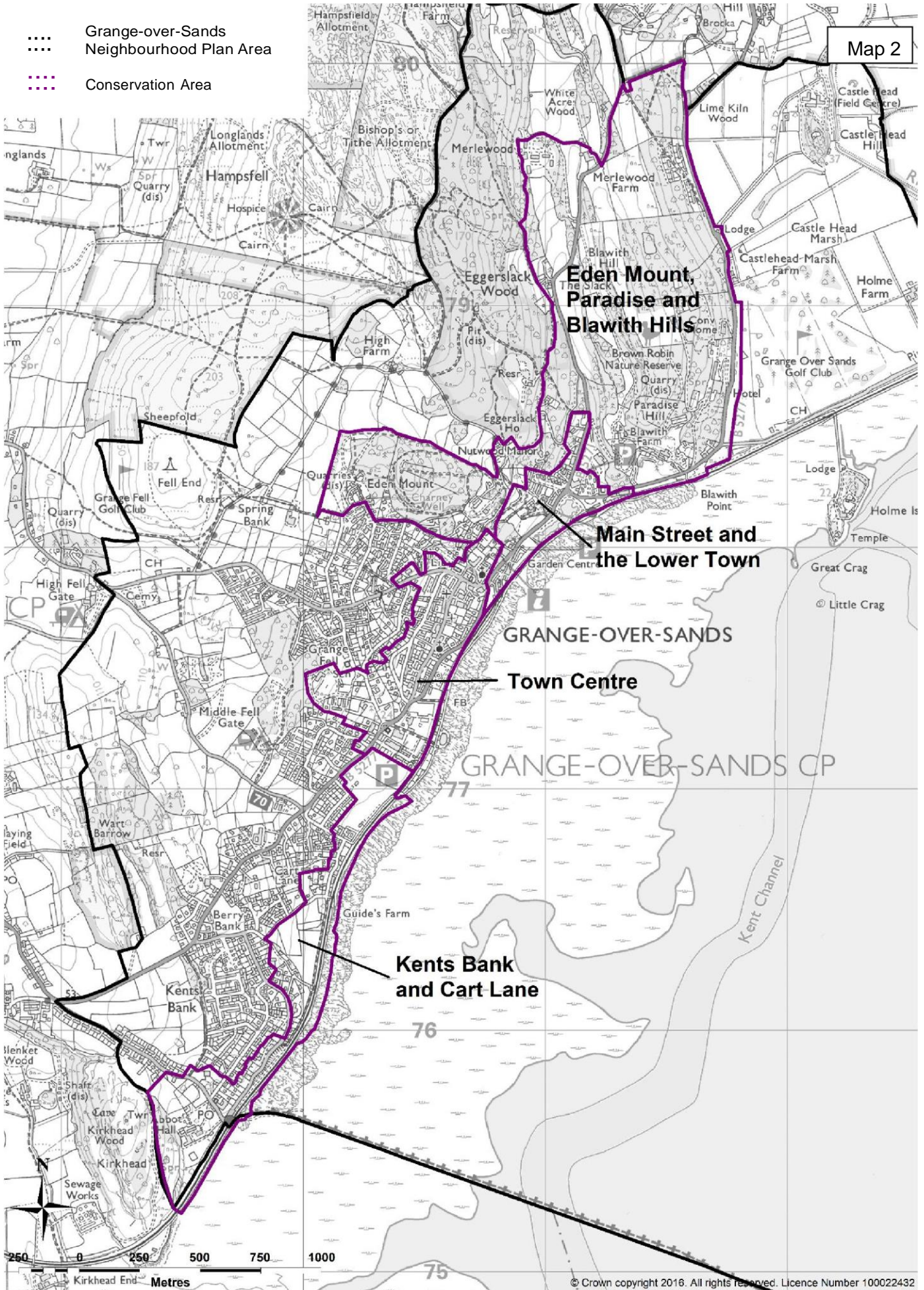
For the purpose of this Design Guide, the Promenade is not included as it is not considered a development area.

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<sup>1</sup> Character Appraisal Grange-over-Sands Conservation Area, August 2006



- ..... Grange-over-Sands
- ..... Neighbourhood Plan Area
- ..... Conservation Area



## 1.5 Design issues

Through a number of consultation events during the process of developing a Neighbourhood Plan a number of issues were highlighted in relation to residential design:

- There was great concern expressed about unsympathetic patterns and location of recent development, i.e. new housing estates that add little or nothing to the character of the town and the surrounding area
- There were strong feelings that new development should be integrated within the town and community, that it should be a coherent addition supporting the town centre rather than further piecemeal type development with no links to the key service areas
- There were strong feelings that new development should be complementary to the town in character, form and quality, that it should aspire to the same design and construction quality as found in the historic core area.
- There was great concern about the impact new development might have on much-valued views of Morecambe Bay and the surrounding hills
- There was great concern that any new development should respect the landscape and setting of the town as well as the distinctive and characteristic ornamental planting
- There was concern that new pedestrian and cycle routes should not repeat the mistakes of the past – that they should feel safe and welcoming and they should support the town centre and/or connect destinations
- There was some concern that the density of some recent housing development was too high, though this may be attributable to the layout and scale of buildings rather than the density itself
- There was great concern that new developments might exacerbate local flooding problems, as many allocated sites are near or uphill of known problems areas. There was a strong wish to see drainage designs for new developments being based on a very thorough and informed assessment of local hydrological conditions, and also forming a key part of the site design from the earliest stages of the planning process.

# Design Guide Principles



## 2 Justification of Design Principles

2.1 Grange-over-Sands is a Victorian town with distinct character, form and quality. The design of new development should be within the context of the town's unique features and characteristics, responding appropriately to its historic setting and supporting the town's evident sense of community. The design of any new development should therefore be complementary to the town, drawing upon, and inspired by, the town's individual assets:

- Its topography and surrounding hills
- Morecambe Bay with its distinctive biodiversity and ecology
- Patterns of development that have been influenced by the topography and the Bay to provide an exceptional outline
- The historic buildings within the town's core area and public spaces
- Views of the Bay and town itself

Therefore, it is vital that new development, particularly of new housing, safeguards and enhances the distinctive character, appearance and qualities of Grange-over-Sands and that development is of a nature and scale appropriate to an historic town and its setting.

These Design Guide Principles are therefore intended to apply to all new development within Grange-over-Sands.

## 3 Explanation of Design Principles

### 3.1 Principle 1

Development should make a positive contribution towards the distinctive character and form of the town as a whole and relate well to its site and its surroundings. Proposals should seek to preserve and enhance the character and appearance of the conservation area, where relevant.

Grange-over-Sands has a distinctive character and identity, based on its unique assets and areas of special interest. These assets are important to local people. Development should contribute to the character and form of Grange-over-Sands as a whole, incorporating design principles that reflect the historic core of the town, the most successful and cherished part of the town. This principle does not seek to impose a particular architectural style, instead it aims to ensure that new development relates to the specific local context, character and form of Grange-over-Sands. Different areas within the town have different characteristics. Some of these characteristics enhance the area and some might be said to detract from it, therefore, development proposals should respond to the unique character of the site and its surroundings, maintaining or enhancing its strengths, and seeking to address its weaknesses.

## 3.2 Principle 2

Architectural appearance should be appropriate to the context and take account of the eclectic mix of form and style.

Grange-over-Sands historic character is rich and varied, particularly reflecting the incremental development of the area. The quality of design should, therefore, ensure that new buildings contribute positively to the historic character and form of the town. When a traditional design is followed, it should aim to be appropriately proportioned and detailed. The design approach should use historically-compatible materials so that it does not result in a debased version of an historic style, which would undermine the overall historic character and form of the town.

The proportions of buildings are also important. The older buildings in the town and surrounding villages, which are important in the conservation area, all 'fit' into their setting. They do not dominate. Although some of the larger Victorian and Edwardian houses have three stories, these buildings were originally set in grounds in proportion to the dwelling and so do not dominate the street scene. Details are of great importance too. The shape and design of windows and doorways need to reflect the styles used in these historic buildings. They often are quite deep set into walls - designed to give protection from the weather.

There are 52 listed buildings within the parish of Grange-over-Sands. Any development proposal that may affect a listed building or its setting should preserve the special architectural or historic interest of the building and its setting embodied within Grange-over-Sands.

### 3.3 Principle 3

Materials within new development should complement the architectural character and townscape quality of its immediate context.

There is a preference for the design of new buildings to use natural and indigenous materials which have a natural coherence with the buildings in Grange-over-Sands. Materials should be selected with care to ensure they are of the type that will blend into their surroundings more with age and weathering. Grange-over-Sands' much appreciated architectural tradition achieves a rich variation through a limited palette of materials. New development should incorporate the same approach.

The following are predominant materials in the town and should be incorporated in the design of new buildings:

- local building stone, where possible sourced from local quarries
- local slate
- render, either painted white or left its natural colour. There is evidence of both rough and smooth finishes within the historic core of the town and the application of each should be considered as specific to the nature and character of each structure,
- Porches in general need to be slate roofed
- Brick – there are brick buildings interspersed within the core of the town, therefore limited use of red brick will be acceptable within new development(s).

### 3.4 Principle 4

Design of new buildings should incorporate roofing materials and patterns that complement their immediate context.

Where older houses in the town are clustered together it can be seen that they are rarely identical, but vary in size, proportions and detail, which reflects the way the town has grown over years and the changing fashions for style and materials. They have come together organically as the area has developed and needs have changed. An approach to roofing materials should be included and illustrated within any Design and Access Statement. Natural slate is typical of roofs in the town and contributes greatly to its character. Thus, there is a preference for natural slate to be incorporated within new developments.

Alternatives which might be considered include:

- Artificial stone, only if this has a similar colour, texture, variety of unit sizes and diminishing coursing per local stone tile roofs
- Natural clay tiles
- Lead and zinc (only allowed in exceptional situations for shallow pitched roofs which may be incorporated within an overall design methodology).



### 3.5 Principle 5

The form and structure of new development should ensure that a sense of place is created, which respects its context, setting, local townscape and landscape character.

A recurring theme throughout the consultation process is that recent developments in Grange-over-Sands have not been good enough in the layouts or streetscapes they present. The consensus opinion is that they detract from the character, form and quality of the town rather than enhance or complement it. Improving the design character, form and raising the quality of any new development and ensuring it reflects the rich tradition and variety of the town was seen as very important.

Therefore, with any new development in Grange-over-Sands conservation area, consideration should be given to the composition of frontages, building types and sizes and landscaping to ensure the street frontage is harmonious, as opposed to a random collection of urban components that do not relate to each other.

The form of new development should consider the opportunity to accommodate economic as well as residential activity, providing the opportunity for mixed development.

### 3.6 Principle 6

Design of new buildings should interpret and enhance the character, appearance and identity of Grange-over-Sands through high quality tailored responses which are specific to the site.

One of the town's defining characteristics and most loved features is the diversity of architecture across a range of sizes of buildings within the town. However, within this eclectic mix there are common themes ensuring a natural coherence. Therefore, there is scope for variation in architectural style as there is precedent for this within the town, and individual architectural expression is expected and encouraged, subject to the proviso that the design of buildings and spaces is harmonious and contributes to a cohesive local identity.

The rhythm of the buildings and houses in the town in terms of continuity of frontages and, at a more detailed level, the ratio of solid (wall) to void (windows and door), materials, predominance of pitched roofs and vertical emphasis to windows should be used to inform the way in which elevations are handled within new development. The above is not intended to invoke stylistic preferences, merely to ensure that the design of new buildings is consistent with the quality of form and character in the best of Grange-over-Sands

### 3.7 Principle 7

The scale and massing of all new buildings should be informed by and sensitive to local topography and landscape character, townscape and the wider setting of the development within the town.

The outline of the town and views into and out from it rely upon sensitively scaled buildings. Proposed building heights should be guided by building scale, form and grain existing already within the town. The scale and massing of buildings should also be informed by the nature of the street or development site position they occupy. As a general rule, new buildings should not exceed 3 storeys, though a 3 ½ or 4 storey building might be acceptable in exceptional circumstances, e.g. as a focal point or landmark building punctuating a new neighbourhood centre.



### 3.8 Principle 8

Development proposals, particularly when sited on the edge of Grange-over-Sands, should maintain visual connections with the surrounding countryside and where possible the Bay.

Where possible, open views towards the countryside, or across open spaces, should be maintained from key existing routes within the town and new development sites. For example, a view along an existing street can be maintained by continuing a new street along the same alignment. Views along streets and/or open spaces to the surrounding countryside should be created within new developments where there are opportunities to do so. Both panoramas and even glimpses of the Bay through gaps between buildings are defining features of Grange-over-Sands and should be incorporated in any design approach to new development.

It is particularly necessary to have regard to the Neighbourhood Plan Policy 6 Conserving Gateway Views which highlights certain views of particular importance.

### 3.9 Principle 9

The visual impact of new development on the coast and countryside, and on views from the surrounding countryside should be enhancing and contribute to the overall character of the area.

As elsewhere in Grange-over-Sands, where town, coast and countryside are intrinsically linked, developers proposing to build in proximity to the coastal area or the surrounding countryside should recognise the unique character and setting the location provides and address this positively through the inclusion of appropriate landscaping treatments and respect for the local topography.

An assessment of views, to and from, the proposed development should be included in the Design and Access Statement. Visual impact should be enhanced or adequately mitigated through the design of the site layout, buildings and landscape. The approach to enhancing visual impact should be fully explained in the Design and Access Statement.

It is particularly necessary to have regard to the Neighbourhood Plan Policy 6 Conserving Gateway Views which highlights certain views of particular importance.



### 3.10 Principle 10

Within new development proposals, where possible, opportunities for creating public space(s) should be identified

As evidenced throughout Grange-over-Sands, public spaces play a vital role in the social life of the town. The design of spaces between buildings should be given the same care as that given to the buildings. The provision of public space should therefore be integral to the overall design concept, exploring the opportunity to create a well-defined space. In many of the town's public spaces monuments provide a focal point and it is advised that a similar approach should be taken to integrate such a feature in the design of any new public space(s), especially within new developments.

### 3.11 Principle 11

Design in the 'forgotten' elements from the start of the design process

The following items should be considered early in the design process and integrated into the overall scheme:

- Bin stores and recycling facilities
- Cycle stores
- Meter boxes
- Lighting
- Flues and ventilation ducts
- Gutters and pipes
- Satellite dishes and telephone lines.
- Bin stores and recycling facilities should be designed to screen bins from the public view, whilst being easily accessible for residents.
- Meter boxes: consider a tailored approach that fits in with the materials used for the remainder of the building. Position them to be unobtrusive or incorporate 'smart meters'.
- Position flues and ventilation ducts to be as unobtrusive as possible. Use good quality grilles that fit in with the approach to materials for the building as a whole.
- Guttering and rainwater down pipes should be shown on application drawings (elevations) to ensure they fit into the overall design approach to the building and minimise their visual impact.

These items are all too easily forgotten until the end of the design process. By considering them early, it will be possible to design them in at the beginning of the process in a way that doesn't appear an afterthought.

### 3.12 Principle 12

Design car parking so that it fits in with the character of the proposed development

The main town of Grange-over-Sands was designed before the car became the preferred mode of private transport and there were many comments about the lack of availability for car parking during the consultation process. In order to adapt to current preferences for travel yet provide safe and attractive streets, there is a preference for the use of small parking courts contained within perimeter blocks. These spaces can be provided in a variety of ways

A range of car parking options for new development a number of options were therefore considered by the NP Steering Group in light of the community consultations:

- Courtyard/mews
- On-street in discreet bays
- In-curtilage
- Garages

#### **Courtyards/mews**

There has been a general preference for the majority of car parking within new development to be accommodated within well designed small courtyards/mews. These spaces can be appealing and have been shown to work well where:

- They are not just car parks, but places which have multi uses with parking in them
- They are overlooked by adjoining houses, or by buildings entered from the parking area such as flats/workspace over garages

- They normally include, at most, 10 parking spaces – if there are more spaces, the courtyard layout should be broken up so it doesn't resemble a car park
- There are at least 2 vehicular access points and additional pedestrian access.

### **On-street**

It is acknowledged that the provision of on-street parking keeps the space active, helps with reducing traffic speeds and is consistent with local aspirations for the inclusion of shared surfaces within new residential development, however it should not detract from the sense of place of new developments. Visitor parking for cars, small vans and motorcycles should generally use shared public on-street parking.

### **In-curtilage**

On plot car parking, will be considered acceptable however it should not detract from the sense of place of a new development. For in curtilage parking, the following principles should be incorporated and where possible a mix of approaches should be used to provide variety, avoid dominance and reflect the differing types and styles of the houses within each development:

- Garages should be designed to be consistent in architectural style and character of the house they serve
- Garages should be set back from the street frontage
- Parking should be tucked discreetly between houses (rather than in front) so that it does not dominate the street scene and
- Where parking is located in front of houses, design of the street and the landscaping to minimise their visual impact, e.g. incorporate planting between front gardens.

## **3.13 Principle 13**

Outdoor garden amenity space or a shared amenity area where possible and practicable, should be provided for all new dwellings, including Extra Care housing.

The amount of land used for garden or amenity space should be commensurate with the size and type of dwelling and the character of the area and should be of appropriate quality having regard to topography, shadowing (from buildings and landscape features) and privacy.

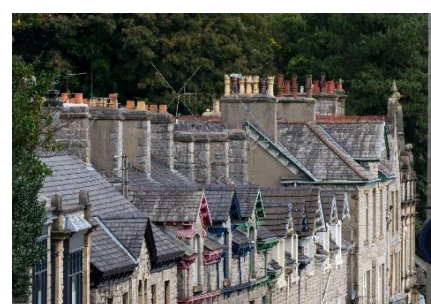
## 4 Main Street and Lower Town

### 4.1 Overview

Main St, which sits on slightly higher ground provides the main element through this area. At its southern end this street is relatively narrow and tightly flanked by relatively tall stone and rendered buildings with mostly continuous frontages before it bears sharply to the west on reaching the higher and flatter ground of the town centre. Two short, narrow cul-de-sac lanes, Morecambe Bank and Bailey Lane, drop down the slope and give access to the promenade and to a short, canted row of terraced houses. The grain of the town here is quite fine and close knit with buildings butting up against the street or rear footway edge. The 'T' Junction with Windermere Road and Lindale Road is faced by a former garage, which is identified as the site of a new supermarket, behind which is a modern cul-de-sac housing development of form and appearance which does not fit with its surroundings. Windermere Road is lined on the west side only by small-scale terraces and cottages.

Main Street is a broadly linear road defined by mostly tall, almost continuous building frontages, especially on the west side, which form a noticeably dominant aspect to the street. In addition, the junction with The Esplanade offers a vista back along the narrow curving street with its regular rows of tall buildings and intricate roof-scape. Buildings here generally have flat, relatively plain, unadorned front walls but richer roofs with gables, dormers, tall chimneys and bold eaves/verge detailing.

There are a significant number of well-designed traditional buildings in this character zone, which contribute positively to the special architectural or historic interest of the area.



#### Design Principles Main Street / Lower Town

1. Development should make a positive contribution towards the distinctive character and form of the area as a whole and relate well to its site and its surroundings
2. Building style should be appropriate to the context
3. Developers should demonstrate through a Design and Access Statement, if required, and accompanying documents how any proposed development complements and enhances the character, form and qualities of this area of Grange-over-Sands. The Statement and accompanying drawings should provide sufficient detail for proposals to be properly understood
4. Materials within new development should complement the architectural character and townscape quality of the historic core of Grange-over-Sands
5. Design of new buildings should incorporate roofing materials and patterns that complement Grange-over-Sands' historic core area
6. Design car parking so that it fits in with the character of the proposed development
7. Design in the 'forgotten' elements from the start of the design process.

## 5 Town Centre and Kents Bank Road

### 5.1 Overview

This area consists of three principal streets, arranged broadly parallel to each other in a roughly north to south orientation, set out along level contours but at varying heights on the hill slope. Kents Bank Road is the main commercial and retail street in the upper part of the town, while The Esplanade and its continuation, Park Road, provide the main vehicular route through this area towards Kents Bank and Flookburgh to the west. Properties on this road have elevated sea views.

Building density is moderately fine grained in the more commercial parts at the north ends of Kents Bank Road and Fernleigh Roads, with smaller plots and a tighter packing together of buildings. Two smaller but distinctive areas – Graythwaite Manor and Berners Close - are distinguished by having large formal houses set within their own spacious grounds.



#### Design Principles Town Centre

1. The form and structure of new development should ensure that a sense of place is created, demonstrating the highest standards of urban design which respect its context, setting, local townscape and landscape character
2. Use continuous frontages as far as possible, by adhering to any common building line
3. Design of new buildings should draw from and enhance the character, form and identity of Grange-over-Sands through high quality tailored responses which are specific to the site
4. Materials within new development should complement the architectural character and townscape quality of the historic core of Grange-over-Sands
5. Design of new buildings should incorporate roofing materials and patterns that complement Grange-over-Sands historic core area
6. Design of new buildings should draw from the existing colour palette to ensure a natural coherence with surrounding buildings
7. The scale and massing of all new buildings should be informed by and be sensitive to local topography and landscape character, adjoining townscape and the wider setting of the development within the town
8. A private outdoor garden amenity space or a shared amenity area should be provided for all new dwellings, including Extra Care housing
9. Design car parking so that it fits in with the character of the proposed development
10. Design in the 'forgotten' elements from the start of the design process.

## 6 Kents Bank and Cart Lane

### 6.1 Overview

The central parts of these two areas both have a very definite village character about them. Each area is focused on a tightly knit centre where small 2 and 2 ½ storey buildings define generally short, irregular and narrow streets, and where significant individual or groups of trees are a noteworthy feature of the neighbourhood.

The nature of the landform means that permeability is restricted to a number of narrow historic lanes that drop down from the B5277. The earliest parts of these two zones are located adjacent to the coast at the ends of historically important lanes that were created to allow access down to the bay for cross sands journeys into north Lancaster. These compact centres share a very attractive village-like character, although both parts have been subsequently enveloped by extensive mid-late C20th suburban development.

Cart Lane is a moderately long, slightly sinuous but entirely level street set close to and parallel to the bay's edge, with houses arranged principally along its inland side and a strong sense of village character as houses on Cart Lane are arranged in an irregular fashion – some set right up against the pavement, some behind shallow setbacks and others behind rather deeper front gardens.

Kents Bank is centred on the lower part of Kirkhead Road. The form, scale and alignment of the buildings along the southwest side, helps to establish a street of very memorable character, which broadens appreciably in front of the railway station, and which is considerably enhanced by the presence of the many mature trees.



#### Design Principles Kents Bank and Cart Lane

1. Development should make a positive contribution towards the distinctive character and form of the area as a whole and relate well to its site and its surroundings
2. Building style should be appropriate to the context and take account of the eclectic mix of form and style
3. Where views of the surrounding countryside and the Bay are in existence the proposals should seek to maintain these wherever possible
4. The visual impact of new development on the countryside, and on views from the countryside, should be enhancing
5. Streets within new developments should be designed as pleasant places to be, recognising that they can be social spaces as well as channels for movement
6. Pedestrian and cycle routes should link together potential destinations, such as new housing, the town centre and schools
7. Within new residential development proposals, opportunities for creating public space(s) should be identified
8. The scale and massing of all new buildings should be informed by and sensitive to local topography and landscape character, adjoining townscape and the wider setting of the development within the town
9. Design in the 'forgotten' elements from the start of the design process
10. Design car parking so that it fits in with the character of the proposed development
11. A private outdoor garden amenity space or a shared amenity area should be provided for all new dwellings, including Extra Care housing.

## 7 Eden Mount, Paradise and Blawith Hills

### 7.1 Overview

This character zone is one of the least developed parts of the conservation area and is powerfully influenced by very dominant natural and topographical elements. Roads and buildings are sited in response to this topography which means that views outwards across the town towards the wide-open expanse of the bay are strategically of great importance. There are many listed and unlisted buildings within this character zone that make a positive contribution to the special architectural or historic interest of the conservation area. This area is characterised by buildings in snecked limestone, rubble limestone, weathered limestone and red sandstone, varying pitches to the rooflines, mostly of local slate.

In this area, the topography has influenced the way that access roads, narrow tracks and lanes, and public footpaths have been designed. While there are no really major through-routes other than the secondary road out towards Lindale over the higher ground of Blawith Hill to the north, new roads were inserted along the lines of contour to allow access to plots that were able to take advantage of views and panoramas across the bay. The density of such development is generally broad and open with many houses being set within quite generous grounds. Windermere Road forms a significant axis outward to the north, initially lined by small scale cottages and terraces on the west side, and then routed through a distinctly wooded, rolling countryside in which a number of large, detached residences are set within private grounds, which are serviced by estate cottages and outbuildings.



#### Design Principles Eden Mount, Paradise and Blawith Hills

1. Development should make a positive contribution towards the distinctive character and form of the area as a whole and relate well to its site and its surroundings
2. Building style should be appropriate to the context
3. Development proposals should maintain visual connections with the surrounding countryside and fit into the general topography
4. The visual impact of new development on the countryside, and on views from the countryside, should be enhancing
5. Materials within any new development should complement the architectural character and quality of the area in particular the use of limestone and local slate to fit with the existing buildings will be expected
6. The visual impact of new development on the coast and the countryside, and on views from the surrounding countryside, should be enhancing
7. Within new residential development proposals opportunities for creating public space(s) should be identified
8. The scale and massing of all new buildings should be informed by and sensitive to local topography and landscape character, townscape and the wider setting of the development within the plan area
9. Design in the 'forgotten' elements from the start of the design process
10. Design car parking so that it fits in with the character of the proposed development
11. A private outdoor garden amenity space or a shared amenity area should be provided for all new dwellings, including Extra Care housing.

# Examples of acceptable design within new developments\*

\*not all examples are from Grange-over-Sands town

# Category 1

## Bungalows



During the consultation process the bungalow in the photo above was chosen by the community as incorporating an interesting modern design with character, using materials that are appropriate to the area.



# Category 2

## Terraced Houses



The top-rated terrace house design during the consultation process includes a variety of local materials; the proportions are good and fit well with other nearby buildings. Additionally, the frontages are stepped rather than being in a long line.

# Category 3

## Semi-detached



The consultation process identified the semi-detached houses in the above photograph as an acceptable design model. The deep window embrasures and doorways reflect the styles of old Lakeland cottages. The locally sourced materials are frequently used in local vernacular architecture. The proportions fit in well with nearby buildings.

# Category 4

## Town Houses



Community preference identified this as an appropriate design for a town house as there is a good use of local materials giving texture to the final building. There is an interesting variety of faces to the elevation. The dormer windows reflect similar ones found on old cottages in the area.

# Category 5

## Detached Houses



The consultation process led to the choice of this design as it is not too dominant and relates well to its setting, it has also used local materials and has good proportions.

## Part 2

# Shop Fronts in Grange-over-Sands



# 1 Introduction

## 1.1 Introduction

Grange-over-Sands Town Centre is the main shopping area for the Parish as a whole. With a Victorian heritage, the town centre has an individual character that is very important to the overall attractiveness and quality of Grange-over-Sands. The design of shopfronts within the centre has a significant bearing on this character and quality. This Neighbourhood Plan therefore seeks to protect good shopfronts and improve others through guidance that is specific to Grange-over-Sands. In addition to shops in the town centre, there are shops within other parts of the town and this guidance also applies to these shops as well.

This appendix draws together draft design guidance prepared by South Lakeland District Council in its “Design Sheets”<sup>2</sup>, (Shopfronts and Signs guidance) as well as the issues identified by the Neighbourhood Plan Group in producing this Neighbourhood Plan. In addition, the adopted Grange-Over-Sands Conservation Area Character Appraisal<sup>3</sup> has been used to inform both the process and the guide itself. This reference document defines what is special about the designated area’s character and appearance and provides guidance on appropriate design in support of the Local Plan.

The Town Council is keen to ensure that any development which involves a shop frontage is compatible with its surroundings, its host building and has a positive impact on its local surroundings. Planning Permission, Advertising Consent or Listed Building Consent may be required for any works or alterations which materially affect the external appearance of a shop front. These works may include but are not restricted to:

- external security shutters and grilles
- removal of architectural features such as pilasters

- new entrances
- replacing the whole shop front or frame; and new fascias
- some signs (including illuminated and non-illuminated) may also require advertisement consent
- addition or removal of permanent awnings and canopies

This guide does not seek to replace but supplement the policies within the South Lakeland District Council Local Plan in relation to these issues, and guidance should be sought.

## 1.2 Shop frontage design issues

The design issues that tend to undermine the quality and character of shop fronts in Grange-over-Sands include:

- where architectural features such as pilasters and stall risers are removed, the shop front can become a bland expanse of glass with none of the interesting features of traditional shop fronts.
- new shop fronts which do not consider the design of the building in which they are located resulting in a disagreeable heterogeneous mix of style and design.
- this guidance supports **Policy 9** in the main body of the Neighbourhood Plan by clearly setting out what is and is not acceptable within Grange-over-Sands.

<sup>2</sup> <https://www.southlakeland.gov.uk/planning-and-building/conservation/policy-and-guidance/>

<sup>3</sup>

## Design Guidance

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This section sets out guidance in relation to the following topics:

- materials
- doorways
- windows
- architecture
- security
- signs and advertising

## 2 General Principles:

2.1 Traditional forms of shop fronts will commonly be found on listed buildings or in or nearby to the Conservation Areas and these require sensitive treatment when alterations are being considered.

2.2 As general guidance, any proposed alteration to a frontage should respect the character of the area and should follow existing architectural uniformity and show how it would preserve or enhance the area, especially when it is located in the Conservation Area. In a listed building, when any change will need Listed Building Consent, it will be required to show how the proposal would preserve the building's special interest. Buildings which have existing traditional, classical or historic frames or frontages should be repaired rather than replaced in the first instance as these buildings add variety and interest to shopping centres. When repairing any frames or frontages the materials and colours, especially when painting timber, should match as closely as possible the existing building or should aim to compliment

rather than compete with buildings which surround the shop front.

2.3 Modern frontages should be compatible with their surroundings. Where corporate signage or branding is being used, these should be flexible and responsive to the street scene to ensure that they remain in keeping.

2.4 Shop fronts should not try to dominate the architecture of the main building. Where two buildings have been internally linked to provide a single shop unit, their shopfront should avoid appearing as a single unit. Instead, they should utilise features which break up the display window in order to complement and reinforce the individual architectural merits of each building. Using elements such as stall-risers and pilasters in an appropriate manner can add interest and create visual framing to a shop front; however, these should be used in a considered way ensuring that they reflect and respect the surrounding street scene, using materials and proportions which are appropriate to the rest of the building.





### 3 Materials / Layout / Design

#### 3.1 Doorways

Doorways provide a focal point to a shop. These should preferably be recessed or framed as this gives protection from weathering as well as relief along a frontage line. The position of the door should be in keeping with the overall symmetry of the elevation. The style and materials used should harmonise and reflect the rest of the shop front.

Doorways and access points should be compliant with requirements for access by disabled people in line with current legislation.



#### 3.2 Windows

Careful consideration should be given to the proportions and detailing of the shop window, as this has an immediate impact on the street scene. Wherever possible, existing original windows should be retained and repaired. New windows should reflect the scale of the rest of the building. This can be enhanced by providing or retaining pilasters at the sides of windows. Large expanses of glazing should be avoided.

In Conservation Areas and on listed buildings, changes to window arrangements should be done in a considered way to prevent creating a frontage which is incompatible with its surroundings or disrupts the special historic

character of a building. Design aspects such as the size of windows, their placement, material, finish and proportions should be carefully considered.



#### 3.3 Illuminated Advertisements/ Signs:

In general, the District and Town Councils will carefully consider any illuminated adverts to ensure that they are appropriate to the locality and do not adversely affect public safety, or in the case of listed buildings, cause harm to its special architectural interest.

When considering an illuminated advert, it is important to take into account the characteristics of a locality where an illuminated advert is proposed. In shopping areas where there are examples of existing illuminated and non-illuminated adverts, proposed displays should take into account the established street scene and provide a display which complements this. Illuminated adverts should avoid excessive levels of illumination or halo-illumination.

Advertisement displays on flank walls of buildings, particularly when a building is a corner plot, should consider carefully the impact that this will have on the surrounding locality as they can appear overly prominent, especially if a display projects at right angles to a building.

## 4 Security

4.1 For insurance purposes and for security and safety, the Town Council recognises that business property owners (including shops) may wish to install security products to protect properties. However, the need to protect business properties should not jeopardise the character and appearance of the surrounding street scene. Indeed, excessive levels of security have an adverse effect on the vibrancy of a street scene as they become deadened by unsympathetic security features that also can lead to an increased fear of the perception of crime.

There is a variety of business property security products available and some of these may not require planning permission; these include:

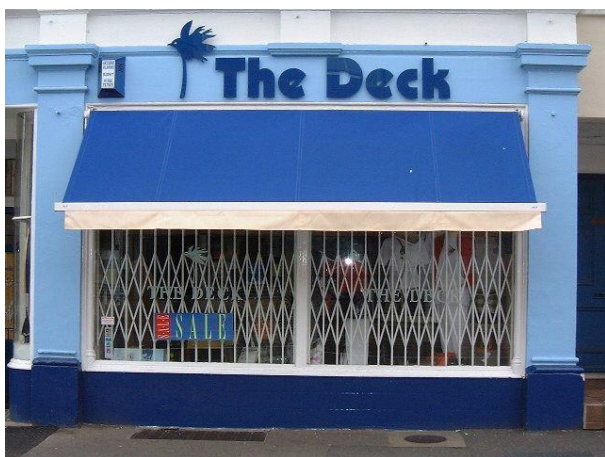
**4.2 Internal Shutters:** These come in a variety of designs and can be an effective

way to secure a shop whilst preserving the character and appearance of the street scene.

**4.3 Removable Shutters:** These are shutters that can temporarily be locked into position and then removed when no longer necessary. It is important that when using temporary shutters, to ensure that they are removed and do not become a permanent feature on a building as they may then require planning permission.

These shutters maintain an open frontage on a building and provide an adequate level of security for shops. In Conservation Areas, careful consideration should be given to colour and finishing materials of such shutters to ensure that they blend into the street scene.

The examples given below are not from Grange-over-Sands



acceptable shutter grilles



Certain security shutter products allow a mix of different styles, for example solid shutters over doorways and scissor grille shutters over windows. Where these are proposed, their merits will be assessed on an individual basis taking into account

the character and appearance of the street scene and the mixture of product styles proposed. However, where mixed shutters incorporate excessive amounts of solid finishes this will not be acceptable