Westmorland and Furness Design Code: Brownfield Homes – Small

Contents

Design Code for Brownfield Homes – Small (less than 10 homes)

This section of the Design Code provides detailed code for residential development on brownfield sites of less than 10 homes.

The design code supports legacy local plan policies and national planning policy.

The design code supports the implementation of design policies in the three legacy Local Plans, in particular Barrow DS5, Eden DEV5 and South Lakeland CS1.1 & DM2. It also supports all other policies that relate to design in the legacy local plans, made neighbourhood plans (NP/NDP), and other development plan documents including:

- *Allithwaite and Cartmel NDP AC1
- *Grange-over-Sands NP10
- Haversham & Hincaster NP HH1
- **Lazonby NP D2 & D3
- Penrith NP 1
- Upper Eden NDP2 & 4
- Arnside & Silverdale National Landscape (AONB) DPD AS08

*Has a supporting Design Code or ** Design Guide.

Code is indicated by highlight boxes.

The text outside of the highlight boxes is supporting guidance.

After each code are the policy reference numbers of the relevant legacy local plan policies that the code supports. For policies in plain text, the code is a requirement. For policies in *italics* the code is guidance.

This design code also supports the policies, guidance and codes of made Neighbourhood Plans. The policy links between the code and Neighbourhood Plans are set out in the supporting document ‘Neighbourhood Plan Policy Review’.

For other development types return to the home page.

1. Context

Introduction

1.1 The 'What makes Westmorland and Furness' section of this design code and the district's 'Key Aspects of Place' show how the district is a rich mosaic of different landscapes, localities, places, and settlements.

1.2 The design of new homes must respond positively to the character of the district and locality if it is to be valued now and in the future. The starting point with any proposal for new homes is to fully consider the three steps to understanding context: surroundings, the site itself, and the historic environment.

Surroundings

- This is the local area surrounding a site - comprising the spaces, buildings, townscape, landscape, views and features that are specific to the surroundings of the application site. The extent of the surroundings depends on how large the site is and where it sits in the townscape and landscape. This will vary on a case-by-case basis, depending on how far-reaching the potential interactions between the proposed development and the nearby townscape and landscape may be. The design quality of the surroundings will vary. Where the surroundings or aspects of the surroundings exhibit poor design quality or lack local distinctiveness, these should not be replicated or incorporated into the design of new development. The applicant must build up their own understanding of the surroundings with the help of this design code.

Site Analysis

- The character of the site itself must also be analysed. For example, the site analysis might identify steep slopes or limited access points as constraints, whereas views out, existing buildings and materials to re-use, mature specimen trees, or good existing boundary features and existing or potential pedestrian links may be identified as opportunities. The applicant must build up their own understanding of the site with the help of this design code.

Historic Assessment

- The historic environment encompasses everything from below ground remains, earthworks, settlement patterns and routes to buildings and structures. A heritage assessment considers all aspects of the historic environment whether they are designated or not.

1.3 Context is not a fixed distance from the site nor is context made up of an identical set of factors that apply everywhere. Topography and landform, water movement, views, sounds, activities, and communities are all important to context, but there may be other factors that are specific to the site and its surroundings. These factors can be both tangible and intangible, old or new, permanent or

temporary. The checklist with this design code captures a range of factors that make up the context of sites in the district.

The Three Steps to Context

Step 1: Surroundings

CODE BHS 1.1 Surroundings: New housing developments must respond to the character of the surrounding area and wider setting, to reflect local distinctiveness by complementing and enhancing the existing built and natural environment. This must be clearly demonstrated in a Design and Access Statement showing an understanding of the existing townscape and landscape.

(Barrow: DS5, *DS2, DS6, GI1, N1*; Eden: DEV5, ENV2, ENV3, LS1; South Lakeland: AS01, AS02, CS1.1, DM1, *AS08, CS8.10, DM2*)

1.4 To fully understand the surroundings of a proposal site, a context study should be conducted. Analysis should provide a comprehensive understanding of the townscape and wider landscape and should inform how the proposed development can integrate into its context (this is wider than a Landscape Visual Impact Assessment).

1.5 The level of detail of contextual analysis should correspond to the scale and impact of the proposed development. Applicants must include an appraisal of the local context, addressing townscape and landscape setting, views, and vistas, activity and tranquillity. Nearby sources or potential sources of noise or air pollution should also be identified. This should guide the integration of the development within its townscape and landscape setting, focusing on careful siting, design, and impact mitigation.

1.6 In some cases, the context of a brownfield site may be weak or incoherent in character. Rather than providing a basis for development that is a like for like reaction of the context, the study may be used to justify a design approach which responds to the positive aspects of the context, and creates a new identity and character through the design of the new development.

1.7 Including a contextual analysis and site study in the Design and Access Statement is recommended to demonstrate how proposals consider the broader townscape and landscape. Pay particular attention to how the development will maintain or enhance its surroundings, ensuring a harmonious transition at the boundaries. This transition should reflect local character and materials, enhance the sense of place and respond positively to site opportunities. Careful consideration must be given to the potential impact that proposals may have on existing amenity levels of surrounding uses, for example impact on residential privacy and security.

1.8 The findings of the contextual analysis and site study must be included in the Design and Access Statement to demonstrate how proposals consider the broader landscape.

1.9 This design code includes a checklist to help you assess the site's surroundings. Further information is also available in the **Summary Character Appraisal** and **Baseline**. The Cumbria Landscape Character Guidance and Toolkit provides useful contextual information on landscape setting.

The street space is straight and linear with regularly spaced street trees. The corner buildings are noticeably taller and larger in footprint than the buildings behind. Building either face directly onto the pavement or are set behind small walled front gardens. Barrow.

Terraces are common, but the buildings within them have different heights and widths. Parking is informal and in front of the houses. The intimate built form and closeness of the buildings at the entrance to the street give it an enclosed courtyard feel. Kirkby Lonsdale.

Step 2: Site Analysis

CODE BHS 1.2 Site Analysis: All proposals must include a site analysis to evaluate the constraints and opportunities of the specific site in the Design and Access Statement. This assessment must consider how the site's characteristics influence the proposed development, ensuring sensitivity to local context.

(Barrow: DS5, H7, N1, *GI1*; Eden: DEV5, ENV1, ENV2, ENV3, ENV10, RUR3; South Lakeland: AS02, CS1.1, DM1, DM3, *AS08, CS8.6, CS8.10*, *DM2*)

1.10 This study should analyse the site's aspect and microclimate to inform optimal siting and orientation, evaluate available access points and routes, including rights of way, to enhance connectivity, and work with the site's topography, water movement, and ground conditions for effective drainage and land use.

1.11 The study should assess existing structures and services to promote cohesive integration, understand the impacts of air quality, lighting levels, odour and noise to mitigate disturbances and the uses of adjoining land and sites for future occupants, and retain, protect and enhance key landscape and ecological features such as trees, hedgerows and boundary walls. Site analysis should establish the ambient noise environment, and this must be considered to determine the layout and design of development as well as measures that may be required to reduce impact of noise sources. National standards on noise and vibration must be adhered to and advice sought from relevant experts.

1.12 Land Contamination and/or potential contaminative uses may also be a factor to consider. For further guidance on how to consider potential contamination visit the website.

1.13 The study must assess and respond to the existing hydrological characteristics of a site to ensure a flood resilient design is achieved and water / flooding is not deflected or constricted. The hydrological assessment of the site must consider site topography, naturally occurring flow paths, ephemeral watercourses and any low-lying areas where water naturally accumulates. Resultant layouts must take account of such circumstances.

1.14 The early consideration of drainage which is integrated with site design is essential. Drainage is a key determinant of site design and should be factored into the initial assessment and design to ensure that the most sustainable approaches are adopted and the highest priority in the surface water hierarchy is achieved. Failure to adequately consider drainage can result in substantial changes to layout and proposed dwelling numbers being required to provide suitable drainage.

1.15 Existing utility infrastructure can be a key determinant of site design. It is important for water and wastewater assets to be fully considered in development proposals at an early stage. United Utilities and Northumbrian Water will not permit development over or in close proximity to water and wastewater assets. Changes in ground level in the vicinity of water and wastewater assets or changes to the public

sewer, including diversion, would need prior agreement with the relevant utility provider. Such proposals may not be acceptable as they can:

- affect the structural integrity of an asset;
- adversely affect the hydraulic performance of an asset; and/or
- increase / displace flood risk.

1.16 Water and wastewater assets will need to be afforded access for maintenance, repair and replacement and be fully considered in the design and masterplanning process for a site. This should include careful consideration of landscaping proposals in the vicinity of assets, any changes in levels, any access / roads and any services that are proposed within the easement area, including services that are proposed to cross the assets.

1.17 Groundwater Source Protection Zones exist around Barrow and Penrith to protect groundwater from pollution. Groundwater source protection zones can be a key determinant of site design. Applicants should refer to the Environment Agency's Approach to Groundwater Protection guidance. Where the groundwater source protection zone relates to an asset owned by United Utilities or Northumbrian Water, applicants / site designers will need to engage with United Utilities or Northumbrian Water at the earliest opportunity.

1.18 This structured approach will facilitate a design that is not only visually appealing but also sustainable and contextually relevant.

1.19 **This design code includes a checklist to help you assess the site**. Further information is also available in the **Summary Character Appraisal** and **Baseline**.

CODE BHS 1.3 Setting: Applicants must identify whether their proposal falls within or affects the setting of any landscape, ecological, cultural, and historic sites or designations.

(Barrow: DS5, HE2, N1, N3; Eden: ENV1, ENV3, ENV10, *DEV5, ENV2*; South Lakeland: AS01, DM1, *CS8.6*)

1.20 Designations are specific areas recognised for their importance due to environmental, cultural, or historical significance. Statutory designations are recognised and protected by law, such as the Lake District World Heritage Site, Listed Buildings, Scheduled Monuments, Conservation Areas and Sites of Special Scientific Interest (SSSIs). Non-statutory designations are also important for local planning, such as locally listed buildings or areas identified for their ecological value such as Local Nature Reserves.

1.21 Where development falls within or is adjacent to the setting of a National Park (the Lake District or Yorkshire Dales) or National Landscape (Arnside & Silverdale or the North Pennines), the relevant Management Plan gives a greater depth of

information about the unique character of that area. This should be used to understand the Special Landscape Qualities that have led to the designation, and how these can be protected and retained.

1.22 Details of sites and designations can be seen on our website's interactive policies map. Applicants can also access interactive mapping through Defra's Magic website or the Planning.gov website.

1.23 Understanding the purpose of these designations is crucial for ensuring that proposed developments align with relevant national and local policies. This not only helps to protect the integrity of these sites but also supports sustainable development practices. Applicants are encouraged to familiarise themselves with the implications of these designations, and to refer to the Nature Section of this Design Code for further guidance on compliance and best practices.

Step 3: Historic Assessment

CODE BHS 1.4 Historic Assessment: New development must demonstrate how the proposal responds to the existing historic landscape and cultural context, incorporating a detailed assessment of the heritage and design elements.

The applicant must demonstrate how the proposal makes a positive response to the existing historic landscape and townscape context.

New development must consider potential impacts on heritage assets (both designated and non-designated) and avoid harm to the significance of heritage assets and their settings.

(Barrow: DS5, HE2, HE3, HE4, H7, N1, *DS2*; Eden: DEV5, ENV3, ENV10, *ENV2*; South Lakeland: AS08, CS1.1, DM1, DM3, *AS07, CS8.2, CS8.6, DM2*)

1.24 A Heritage Statement must be produced where required to ensure comprehensive evaluation of the proposal's impact on heritage assets and the surrounding historic and natural environment. The degree of detail and complexity will be proportionate to the nature of the development, the heritage asset(s) it affects and the nature of how it affects them.

1.25 The Heritage Statement must clearly demonstrate an understanding of the significance and setting of any heritage assets affected by the proposal. Potential impacts (both direct and indirect) on that significance must then be reviewed and levels of potential harm evaluated. Historic England's Good Practice Advice in Planning Note 3, The Setting of Heritage Assets provides advice on understanding setting and its contribution to heritage significance. Historic England Advice Note 12: Statements of Heritage Significance sets out what to include in a Heritage Statement.

1.26 The degree of detail and complexity of this assessment will depend on the size of the development and the nature of the heritage asset. Some heritage assets have an important relationship with their setting or other nearby assets or features of the townscape or landscape. For example, the Heritage Statement will include not

only consideration of visual links and relationships but also any effects on contextual relationships, such as the link between a village and its medieval field system or a landmark and views of it.

1.27 The Heritage Statement should support the design approach used in the application and enable an informed planning decision to be made. It should not be simply a list of sites and features.

1.28 The assessment must include consideration of:

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

1.29 The Cumbria Historic Landscape Characterisation Database has identified 53 historic landscape character areas and provides details of historical background, historic settlement type and vernacular buildings. Developments should respond to the details corresponding to the Historic Landscape Character Assessment for their location.

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

1.31 This design code includes a checklist to help you prepare a heritage statement. Further information is also available in the **Summary Character Appraisal** and **Baseline**.

Understanding conservation areas and historic town centre can give insight into the prevailing or traditional densities of homes, streets and public spaces, the enclosure of streets, materials and built forms. Alston.

Grange-over-Sands expanded in the 19th century as a seaside resort. This led to impressive villas and boarding houses being built for holidaymakers, giving it a genteel and largely Victorian townscape.

2. Climate

Introduction

2.1 Good design conserves natural resources including land, water, energy and materials. This requirement is growing in importance in the face of a climate and ecological emergency.

2.2 New development must respond with designs that consider both the need to reduce carbon emissions (mitigation) and be resilient to the changing climate (adaptation) whilst remaining efficient in their use of natural resources.

2.3 Sustainable design sits across many other themes of good design and those in this design code. It is not a separate entity. A sustainable neighbourhood is one where a compact and walkable layout, with a mix of uses and facilities, reduces demand for energy and simultaneously supports health and wellbeing and amenity. It uses land efficiently and so supports adaptation by supporting the potential for local carbon sequestration and nature recovery, minimising flood risk and the potential impact of flooding, and reducing overheating and air pollution.

Using sustainable building materials

CODE BHS 2.1 Sustainable Materials: Development must consider the use of sustainable construction materials and methods.

In order to minimise the embodied carbon profile of new development, applicants are to prioritise:

a) the repair, re-purpose and re-use of existing buildings, structures, boundary features and infrastructure (such as roadways, drainage, earthworks) to capture their embodied carbon,

b) the re-use of materials,

c) new materials being sustainable and locally-sourced, and;

d) building structures which are adaptable and resilient to future climate changes.

e) the whole life costs of obtaining, maintaining, replacing and disposing of materials must be considered.

f) locally sourced and non-toxic building materials that have low embodied carbon and can be disassembled for re-use, or alternatively re-purposed or recycled.

g) future adaptation, alteration or disassembly considering how current and future occupiers' needs may change, for example due to old age, disability or a growing family.

h) on-site renewable energy generation that can easily be altered or upgraded.

i) the need for external hard and soft landscaping, roofing, and rainwater goods to be resilient for more extreme weather events (rainfall, winds) and a warmer climate with more hot and dry spells.

(Barrow: C5, DS5, H7, *HC1*; Eden: DEV5, RUR3*;* South Lakeland: CS1.1, CS8.7, *CS8.6*)

2.4 The proportion of carbon generated by new development through energy use is declining as decarbonisation of the energy grid continues apace and on-site renewable energy generation becomes more widespread. As such, addressing embodied carbon emissions – those emissions contained in the materials used in construction and the construction process itself – is becoming increasingly important and a greater component of the decarbonisation challenge in the built environment.

2.5 Embodied carbon in materials represent not just the emissions released during the processing or production of the material but through its full lifecycle including extraction, manufacturing, transport, construction, and disposal. Concrete, steel, and insulation are all examples of materials that contribute to embodied carbon emissions.

2.6 Therefore, while common building materials like concrete, artificial tiles, artificial stone, uPVC and aluminium all typically contain high embodied carbon (as well as involving high energy use in production, water intensive manufacture, or containing toxic chemicals), the way in which materials are procured or used may also increase their embodied carbon profile. Materials that are shipped long distances to their destination will have high embodied carbon. Procuring local materials is therefore encouraged.

2.7 Materials that are likely to be replaced soon given their short lifespans and those that do not allow for lifespan-enhancing maintenance or repair may also be considered to have high embodied carbon (given the need to secure more of the material than would otherwise be needed were it more durable). For instance, the increasing use of prefabricated material, uPVC windows, gutters and fasciae, whilst requiring less maintenance, requires more frequent replacement and therefore higher material and carbon consumption during the lifespan of homes. However, aluminium, despite traditionally causing significant carbon emissions during manufacturing, can have a lower whole life carbon impact when carefully procured from manufacturers utilising low carbon, renewable energy and recycled material; and where optimum use of its durability is made by employing efficient and sensitive design.

2.8 Therefore, to minimise carbon generated through construction and development, new development should:

- Re-use, adapt and upgrade existing building materials, especially materials that contribute to local distinctiveness such as locally quarried stone and slate.
- Use locally sourced and/or low carbon building materials:
  - Sustainably sourced timber
  - Locally quarried building stone and aggregate
  - Locally quarried slate
  - Natural lime for mortars, renders and limewashes

- Minimise the use of building materials that require large amounts of energy and resources to produce and/or cannot be readily recycled:
    - Concrete and cement, including in render and other finishes.
    - uPVC, aluminium and steel-framed glazing, windows and doors (aluminium is preferred to uPVC for its durability).
    - Avoid synthetic materials such as artificial / plastic roof tiles or cladding.
- Minimise the use of prefabricated building materials that can generally not be repaired and have a fixed lifespan, requiring more material to be brought in for replacement.
- Prioritise building methods and materials that can be disassembled and recycled. Building methods should also minimise land disruption and preserve the natural landscape. Development that involves extensive levelling, moving or re-grading of land is inherently more carbon intensive during construction, and often creates landforms that are not reflective of the character of the wider landscape and landforms. Examples include the creation of large plateaus of land with steep embankments or tall and/or highly engineered retaining walls.
- Design to minimise energy intensive maintenance requirements over the lifetime of the development.
- Design buildings to be adaptable to different uses without requiring demolition.
- Design short-life systems and materials –for example mechanical and electrical installations – to be replaceable without requiring substantial alterations to long-life building elements, such as structure and external envelope.
- Design buildings with fixtures that promote water efficiency. As well as saving water, it helps to reduce the overall carbon footprint of our water supply infrastructure and system.

Redundant historic buildings, such as this one in Ulverston, contain a lot of embodied carbon that should be re-used as much as possible through the re-use, adaptation or conversion of the building.

Natural slate and timber have lower embodied energy and can be re-used or recycled. Greystoke.

Conversion and adaptation are the lowest carbon solutions. This former industrial building in Kendal is now homes. This makes use of the embodied carbon of the existing building and structure. It could be adapted and re-used in a different way in the future.

The exterior of this new house is entirely made of materials that are energy intensive (artificial stone sills and lintels and synthetic / cement render) or have short lifespans and will go to landfill (uPVC rainwater goods, fasciae and windows). Penrith.

Working With Water, Sustainable Drainage Systems (SuDS) & Flooding

2.9 The character of Westmorland and Furness has been influenced by its relationship with water, either coastal or inland, upland or lowland. Today flood risk and the impacts of climate change are significant issues in the district, with flood prevention infrastructure added or in progress along many of the district's main rivers and their tributaries. All development will have an impact on water cycles and movement, in some form. Good design will work with water, by enhancing the value of water bodies as a blue infrastructure asset and will integrate water as a feature of the development proposals.

CODE BHS 2.2 Flood Risk: All development must contribute towards a reduction in flood risk and the potential impacts of flooding by:

a) avoiding built development and land raising in areas at risk of flooding from all sources;

b) addressing all flood risks, including but not limited to river (fluvial), coastal, surface water and groundwater flooding;

c) addressing the potential impacts of flooding and integrate SuDS, permeable surfaces, and other water management solutions to mitigate these risks; and

d) incorporating flood resilience measures.

(Barrow: C1, C3a, H7, BP5; Eden: DEV2; South Lakeland: CS1.1, CS8.8, DM1, DM6, *CS8.5*; National Standard for Sustainable Drainage Systems)

Surface Water Discharge Hierarchy

2.10 SuDS shall allow surface water to be discharged according to the following hierarchy. Proposals are to employ lower priorities only where the first and preceding priorities cannot be implemented. In each case, clear justification must be provided to explain why each non-implemented priority cannot be implemented.

- Priority 1: Collection for non-potable use.
- Priority 2: Infiltration of direct runoff into the ground where feasible.
- Priority 3: Discharge to an above ground surface water body (e.g., basin or watercourse).
- Priority 4: Discharge to a surface water sewer or another piped surface water drainage system.
- Priority 5: As a last resort, discharge to a public combined sewer.

2.11 Some areas may be at a higher risk of flooding than others, due to their geography, and this will also need to be factored into design proposals.

CODE BHS 2.3 Sustainable Drainage: All development must integrate Sustainable Drainage Systems of an appropriate form and scale that:

a) manages runoff and actively contributes to local biodiversity. This includes the incorporation of complex, multi-tiered habitats such as wetland mosaics, bio-retention areas, and other natural features that provide habitat diversity and support ecological networks;

b) integrates with the context of the surrounding landscape and townscape; and

c) does not cause any adverse impacts on the quality of the receiving water body.

(Barrow: C1, C3a, DS5, DS6, H7, *DS2*; Eden: DEV2; South Lakeland: CS1.1, CS8.8, DM1, DM6, *AS12*; National Standard for Sustainable Drainage Systems)

2.12 The government's SuDS manual and the National standards for sustainable drainage systems (SuDS) are key references for the specification of any SuDS system.

2.13 Development proposals must clearly outline how Sustainable Drainage Systems (SuDS), and flood resilience measures are integrated. SuDS must be considered holistically and integrated with the provision and design of the development's green infrastructure and biodiversity net gain, as the three are frequently interlinked and therefore require an integrated approach. Detailed plans should show how these measures mitigate flooding risks, incorporating SuDS, permeable surfaces, and other water management solutions. Submissions must include schematics of water flow, stormwater management, and exceedance routes, and comply with local planning and environmental regulations. Additionally, effective maintenance and management strategies must be established.

2.14 Where possible, the opportunity should be taken to enhance watercourses, wetland features and SuDS components for both flood risk and nature. Examples of such enhancements include de-culverting of watercourses and increasing the capacity of wetlands or SuDS components.

2.15 Consideration should be given to the climate change resilience of SuDS to ensure that the SuDS continues to effectively serve its purposes despite climate change impacts. Similarly, clear and enforceable maintenance and management

arrangements should be put in place to ensure SuDS function as intended into the long-term.

Integration of Sustainable Drainage Systems

2.16 SuDS are designed to manage surface water runoff as close as possible to where it falls, by using a combination of nature-based and engineered solutions. They should mimic natural drainage, providing benefits for water quantity, quality, amenity, and biodiversity. Multi-function SuDS that manage rainwater and runoff and provide amenity, ecological and microclimate benefits are to be prioritised over the traditional underground piping and storage of runoff and rainwater. This approach is required by the National Standard for SuDS. The Development Design Guide provides further guidance on the design, construction and maintenance requirements of SuDS.

2.17 SuDS are a system that is built up of smaller or larger components that are designed into development to contribute to the overall goal of managing runoff and reducing flood risk. There is therefore not a one size fits all approach. Instead, there is a large range of options that can be used in different combinations depending on the development, the site and its context. Examples of SuDS components include:

- non-potable re-use;
- rainwater harvesting, including water butts;
- green roofs;
- permeable surfacing;
- infiltration;
- swales;
- channels and rills;
- filter drains;
- filter strips;
- bio retention areas;
- rain gardens;
- inlets and outlets;
- detention basins;
- infiltration basins;
- ponds; and wetlands.

2.18 The design of SuDS will vary according to site specific topography, ground conditions and development proposals. However, the following principles apply to all SuDS design. Three key principles for SuDS and flood prevention in all sites are:

- grading land leading to doorways so that stormwater and runoff flow away from the doorway;
- allowing safe overland routes for stormwater and runoff to flow; and
- ensuring new sewage and wastewater systems drain downward rather than upward to mains sewers to prevent potential sewer surcharge.

2.19 SuDS should manage overall water runoff speed and volume through the following:

- Prevention: reducing the amount of surface water runoff by minimising impermeable surfaces and increasing interception and infiltration.
- Source Control: managing water as close as possible to where it falls, rather than diverting it.
- Site Control: Managing water at a site or local level, such as through detention basins or swales & rain gardens.
- Regional Control: Apply broader measures, such as wetlands, to manage runoff at a regional scale.

Here in Kirkby Lonsdale, runoff can pass though the dropped kerbs and into a landscaped drainage swale. The swale doubles as amenity landscaping for the houses opposite.

A planted verge offers amenity to the street, as well as providing a destination for runoff from the hard surfaces. Burton-on-Kendal.

SuDS can be designed-in to new places or retrofitted into existing places. This rain garden in Barrow town centre is a destination for run-off from pavements and buildings, intercepting and slowing the flow of surface water.

The buildings and highways encourage run-off of rainfall and surface water, but this garden slows it and intercepts it. The garden therefore helps to manage water on the site as well as offer amenity and a better microclimate to the flats. Barrow.

Sustainability & Climate Resilience in Streets and Public Spaces

2.20 Streets and public space play a critical role in addressing climate change challenges. It is becoming increasingly vital to address future climate issues when designing today. Effective climate resilience planning is crucial as it mitigates flooding risks and other climate-related impacts such as the urban heat island effect, ensuring the public realm remains functional and comfortable under various weather conditions. Incorporating permeable surfaces and Sustainable Drainage Systems (SuDS) into the design of walkways and public squares improves water absorption and management, thereby reducing flood risks and enhancing groundwater recharge. Additionally, the strategic use of appropriately selected species and scales of street trees, along with well-designed tree pits, ensures the successful growth and longevity of mature trees in the public realm. The use of locally sourced materials can aid environmental sustainability efforts and should be incorporated where possible.

CODE BHS 2.4 Resilient Public Spaces: Public realm and amenity space must be designed with climate resilience at its core, ensuring long-term sustainability and adaptability to changing climate conditions. Schemes should focus on reducing the impact of urban heat island effect, managing stormwater effectively, and enhancing the natural environment. This holistic approach ensures that public spaces are robust, functional, and aesthetically pleasing while contributing to the overall resilience of the urban and community spaces.

(Barrow: C5, DS5, DS6; Eden: DEV5; South Lakeland: CS1.1, DM1, *DM2, DM4;* National Standard for Sustainable Drainage Systems)

2.21 Proposals must detail how they have integrated climate resilience features such as SuDS, permeable surfaces and shading in to schemes. Explanations must outline how these features contribute to managing the local microclimate and water runoff, also ensuring compliance with local and national environmental policies and regulations. Where local materials and suppliers are specified, this should be highlighted within the proposal.

Orientation of new buildings to maximise solar gain

CODE BHS 2.5 Passive Solar Gain: All proposals must be designed such that building form and layout are optimised to maximise daylight and passive solar gains for internal spaces.

This should be part of a ‘whole house’ approach to energy efficiency that considers levels of insulation, the orientation of rooms and openings, airtightness, natural ventilation and achieving comfortable conditions in periods of warmer and drier weather.

As part of such designs, building forms should ensure that public open spaces are not overshadowed while providing shading where appropriate to reduce the urban heat island effect and sheltering streets and public spaces from wind and wind tunnel effects. Similarly, the design is to avoid glint and glare from light reflecting off glazing.

(Barrow: C5, DS5, H7; Eden: DEV5; South Lakeland: CS1.1, CS8.7, *DM2*)

Energy Efficiency, Renewable Energy Generation and Low Carbon Technologies

CODE BHS 2.6 Energy Efficiency: Proposals must clearly show how the design of building(s) have maximised the efficient use of materials, their layout and orientation to be as energy efficient as possible.

The most appropriate renewable energy technology for the site and surrounding area must be used, having due regard to the physical nature of the development such as aspect, building height and visual amenity.

(Barrow: C5, DS5, *BP2, BP5, H7*; Eden: DEV5; South Lakeland: CS1.1, CS8.7, *DM2*)

2.22 Where possible, all development must incorporate renewable energy measures that are sensitive to the local area and character. Renewable energy generation installed must be able to be altered or upgraded rather than simply replaced at the end of its lifespan. Renewable energy generation options include:

- Solar panels – for both electricity generation (photovoltaic or PV) and water heating (solar thermal).
- Air source heat pumps.
- Ground source heat pumps.
- Micro-hydro power (where possible).
- Biomass.

Solar

- Solar photovoltaics (PV) produce electricity from the light of the sun. Solar PV should be used across Westmorland and Furness, but care must be taken to select solar PV with the least visual impact.
- Solar thermal panels collect heat from the sun to heat hot water. They work best alongside existing water heating systems which can help top up the heating system in winter months when solar energy is less abundant. Solar thermal should be used across Westmorland and Furness, but care must be taken to select solar thermal with the least visual impact.
- To minimise the impact of a solar system on the character of settlements and buildings the factors below should be considered:
    - Colour – matching or aligning the colour and finish of roof tiles and solar panels should be aimed for so that panels are blended with the roof they are mounted on and any surrounding buildings.
    - Framing – similarly, the design and colour of panel frames has an impact on their appearance. Where possible, panels without frames,

black framed panels, or frames matching the colour of the panels or roof should be specified, to reduce the visual impact of the frames.

- Size – The more panels installed, the better the investment in solar installation is for residents. However, at least a strip of roof should be visible on all sides of the panel array. If the roof is not symmetrical, don't visually overload the roof – if you can't achieve a clean rectangle/square edge for the array, install fewer panels.
- In-roof or on roof – where possible in-roof panels should be installed, particularly in new build in conservation areas and other sensitive locations. Where on-roof panels are used, the distance between the panel mounting system and the roof should be minimised. Where solar thermal panels, which are thicker and harder to visually merge with the roof, are used, close-coupled systems must be avoided, particularly in sensitive areas.
- Visibility – the location of a solar system can impact on the roofscape of settlements. Less prominent roof slopes should be identified for solar panels, such as garden-facing roof slopes or secondary roofs and garage/outbuilding roofs. Freestanding arrays should be considered where there is space available and a sensitive roofscape. In conservation areas, panels should not be installed on the main elevation of a building. The main elevation is the face or faces of a building seen from the direction from which it is most commonly viewed. Where it is installed on the main elevation, layouts should consider their visual appearance.
- Embedded panels - new development should deliver in-roof panels wherever possible.

These solar water heaters sit neatly and unobtrusively on these roofs in Kirkby Lonsdale.

Heat Pumps

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

2.24 Ground source heat pumps use pipes that are buried underground to extract heat from the ground. Residential amenity should be carefully considered in determining siting of air and ground source heat pumps. Noise assessments may be required.

2.25 Air source heat pumps transfer heat from the outside into a building to provide electric heating to generate hot water and heating. An air source heat pump (ASHP) unit will need to be fitted to a wall or flat roof or placed on the ground, with plenty of airflow around it. ASHPs should be positioned to not be visible from the front of the house, and should otherwise avoid prominent positions, away from neighbouring properties.

2.26 Solar panels with storage batteries can power the ASHP instead of power from the National Grid. These two forms of renewable energy are often installed together, as the panels can power the home and heat pump.

Biomass

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

2.28 Residential amenity should be carefully considered in determining siting of biomass boilers. Noise assessments may be required.

2.29 Biomass fuel must be obtained from a sustainable and, ideally, local source. Energy generation via biomass procured from an unsustainable source can have very high carbon emissions and must be avoided.

Climate: What we don't want to see

- New development with a large carbon footprint due to the materials, components and building techniques it uses, and missed opportunities to reuse buildings, structures, infrastructure or materials where feasible.
- Proposals that add to the carbon footprint of development by extensively levelling out and regrading slopes.
- Building components such as windows, doors, soffits, renders and rainwater goods that have short lifespans and create a short cycle or renewal and replacement.
- Homes that have a high carbon footprint to occupy due to a lack of built-in efficiencies such as passive solar gain and natural ventilation or require additional heating or cooling.

- New development that takes no measures to manage runoff and reduce flood risk.
- Development which fails to provide a holistic and adequately coordinated system for runoff management. For example, gullies and tank systems do not provide the multifunctional benefits of SuDS, such as enhancing habitats and biodiversity. In addition, below-ground systems will require consideration at the design stage of how they will be protected from construction impacts.
- A tokenistic approach to SuDS (e.g. a large pond) rather than development incorporating a range of SuDS measures as part of a holistic system.
- SuDS measures that offer neither habitat value nor amenity value or perform poorly as either.
- Renewable energy generation serving energy inefficient buildings.
- Renewable energy generation that is not responsive to place or its character.

3. Nature

Green and Blue Infrastructure (GBI) Networks

3.1 Green Infrastructure (GI) is a network of green spaces that foster connections between people, wildlife, and nature. This includes trees, parks, gardens, allotments, road verges, and other green elements. Blue Infrastructure (BI) refers to water-related elements such as rivers, streams, canals, ponds, lakes, and wetlands. Together, Green and Blue Infrastructure form a strategic network that provides multiple benefits, including climate resilience, biodiversity enhancement, and recreational opportunities. Green and Blue Infrastructure also provide opportunities for play, recreation, exercise and providing places for people to meet and spend time in outdoor spaces.

CODE BHS 3.1 Green and Blue Infrastructure: New development must adopt a landscape-first approach to green and blue infrastructure by:

a) retaining and incorporating existing Green and Blue Infrastructure assets into the layout and design;

b) where possible, integrating new and existing Green and Blue Infrastructure on the site with the Green and Blue Infrastructure network in the wider surroundings of the site; and

c) where possible, using several different types of interlinked Green and Blue Infrastructure so that the network is multifunctional.

(Barrow: BP13, DS5, GI3, GI4, GI5, *DS2, GI1, GI2, GI6, GI7;* Eden: ENV4; South Lakeland: CS1.1, DM4, LA1.10, *CS8.1, CS8.4, DM*5)

Appleby's riverside is a classic example of Green and Blue Infrastructure that new development in the vicinity should seek to provide convenient and safe access to as part of the Green and Blue Infrastructure strategy.

Designing Green and Blue Infrastructure

3.2 When incorporating Green and Blue Infrastructure into proposals, there are numerous opportunities to enhance the ecology and character of a site. These elements include, but are not limited to:

- Sustainable Drainage Systems (SuDS): Incorporate SuDS to manage stormwater and enhance water quality.
- Rain Gardens and Swales: As specific types of SuDS, rain gardens and swales to manage surface water and support local flora and fauna.
- Blue Spaces and Waterbodies: Such as wetland and other large waterbodies like ponds, lakes and reservoirs, plus springs, streams, rivers and estuaries and tidal flats.
- Green and Blue Roofs/ Walls: Utilise green and blue roofs and walls to improve building insulation, reduce runoff, and enhance biodiversity.
- Species Features: Include features such as bird boxes, bat roosts, swift bricks and hedgehog highways to support local wildlife.
- Whether to individual gardens, communal gardens or groups of dwellings or at the edges of a housing development, soft boundaries such as hedgerows, planted buffers, species-rich margins can be used to provide additional biodiversity benefits.
- Verges: Where possible, verges should be created and managed as semi-natural grassland, sown with a native species mix suitable for the underlying soil type. Verges should receive limited cuts a year to allow wildflowers to set seed with arisings and invasive species removed.
- Tree Integration: Ensure new trees are well-integrated into hard and soft landscapes and provide shading and aesthetic benefits.
- Allotments and orchards: Support local food production by incorporating allotments, orchards, and community gardens into new developments. Encourage varied scales of community growing facilities to promote sustainability and community engagement.
- Private and communal domestic gardens: Design gardens to include diverse planting schemes, support local biodiversity, and contribute to the overall green infrastructure network. Instead of turf or artificial grass, consider elements such as native plant species, wildlife-friendly features, and permeable surfaces. Communal gardens in particular provide greater potential for Green and Blue Infrastructure such as allotments, orchards, or simply more space for trees to grow and mature, or for people to stop and enjoy. Large spaces and structure planting also provide more opportunity for Green and Blue Infrastructure within the site to integrate with the character of the wider landscape.
- Green and Blue Infrastructure in the public realm: Enhance the public realm with woodlands, grasslands, scrub, and hedgerows. Ensure these spaces are well-maintained and accessible, contributing to ecological connectivity and providing recreational and aesthetic benefits for the community.

- Consideration of the existing pedestrian network and rights of way. If the site contains, adjoins or is near to an existing route that connects people with green spaces, nature or the countryside, the development should respond to this by connecting to or integrating the route into its layout or making its access easy via a combination layout and signage.

3.3 These components which may be integrated into proposals to enhance and strengthen the overall network of green and blue infrastructure. It is important that the links and flows between these features are considered, and that they are not standalone items. Natural England's Green Infrastructure Planning and Design Guide gives more detail on these 'building blocks' of Green and Blue Infrastructure, and on how to plan and design good Green and Blue Infrastructure more generally.

Maintenance and Management of Green and Blue Infrastructure

3.4 The Council will use planning conditions or obligations to secure the maintenance and management of new Green and Blue Infrastructure features throughout the development's lifetime. Green and Blue Infrastructure elements should therefore be designed to be easily maintainable and continue to provide their intended benefits. Nationally, there is an increasing emphasis on the importance of local food production through community growing facilities such as allotments and orchards. New development should seek to increase opportunities for community growing where possible, at a variety of scales.

Integration and Connectivity of Green Spaces

3.5 The Cumbria Local Nature Recovery Strategy identifies that extending and enhancing the Green and Blue Infrastructure network will support nature recovery by improving habitats and the linkages between them, in addition to improving the connectivity between places for people. The Barrow Borough Draft Green Infrastructure Strategy outlines five key Green Infrastructure Typologies in settlements that can be applied across Westmorland and Furness as a whole. These typologies may help applicants to understand how they can contribute to the green infrastructure network across their site:

- Green Wedges – which act as buffers between settlements, neighbourhoods, land uses (such as between homes and industry or major infrastructure) or developments.
- Green Spaces – open amenity space, particularly in larger settlements.
- Green Corridors – multifunctional linear features within developments, may include water movement.
- Green Routes – including access routes for people to move through or between developments.
- Green Links – strategic or local connections, such as wildlife corridors or hedgerow lines.

3.6 These typologies offer valuable insights into how Green and Blue Infrastructure can be incorporated into site design. Crucially, ensuring connectivity

between these elements within the site, across adjacent areas, and extending to neighbouring sites is essential. This connectivity enables the movement of plants and animals, reinforcing the network's overall effectiveness and ecological function.

3.7 A clear understanding of the site and its setting (gained through site analysis as described in the Context section) will help ensure that new green infrastructure is appropriately designed and integrated and serves a clear function. Existing green and blue infrastructure elements should be identified and retained. This will then inform the type and location of Green and Blue Infrastructure enhancements which should be integrated into design proposals to strengthen the overall network. New Green and Blue Infrastructure must serve clear functions in the context of both the new development and the wider Green and Blue Infrastructure network.

3.8 The existing site may include important habitat that is specific to brownfield land: Open Mosaic Habitat on Previously Developed Land. If lost as part of redevelopment, compensation will be required through the provision of new or enhanced habitats.

This small piece of green infrastructure near Kendal town centre provides a shortcut between streets, access to houses, visual amenity and space for informal play, and is a component of the site's SuDS, absorbing runoff and draining it away from buildings. A more species rich planting scheme could enhance its ecological value.

Traditional townscapes, such as this one in Kendal also incorporate green infrastructure. This small break in the built form contains a handful of trees that have had the space to grow to maturity with large canopies. As well as their nature value the trees and green space provides a focal point, amenity and a strongly green character.

Incorporating Nature into the Open Spaces

3.9 Green Open space and recreational facilities are beneficial to physical and mental wellbeing, and a crucial component of a thriving community. Such spaces should offer benefits for biodiversity, nature conservation, recreation, climate resilience, and community health. The size and quantity of open space provision should be in accordance with local planning policy and national guidance.

CODE BHS 3.2 Open Space: The public realm within new housing development must incorporate nature through the strategic retention and planting of trees, native species, and nature-rich landscapes, proportionate to the scale and context of the development, and deliver good quality open space.

(Barrow: BP13, DS5, GI3, GI4, N4, *GI1*; Eden: DEV5, ENV1, ENV4, *ENV2*; South Lakeland: DM1, *AS04, CS8.1, CS8.4, DM2, DM4*)

Key Considerations for Integrating Nature:

- Nature-Rich Townscapes: Design public spaces with diverse planting schemes, including trees, wildflower meadows, and wetland areas. This supports local wildlife and enhances biodiversity. Native tree and scrub species of UK provenance are preferable. Grassland species of local provenance are preferable. Invasive non-native species must be avoided, as their introduction, even within manicured landscaping, can pose ecological risk.
- Natural watercourses: Where applicable, natural watercourses should be addressed by proposals to reduce flood risk through de-culverting and re-naturalisation of watercourses.

- SuDS: Incorporate green roofs, living walls, and rain gardens to manage stormwater and improve air quality.
- Accessibility: Ensure that green spaces, countryside, wildlife corridors and Green and Blue Infrastructure are accessible and inclusive, with well-designed pathways and entrances.
- Integration of nature and Green and Blue Infrastructure: the provision or enhancement of green and blue infrastructure should support local nature recovery by improving habitats and the links between them.
- Providing compensatory habitats or habitat enhancement to compensate for the loss of any existing Open Mosaic Habitat on Previously Developed Land.
- Wildlife Connectivity: Maintain wildlife corridors and green links to allow safe species movement across the landscape.
- On settlement edges, new planting schemes should provide a suitable ecological ‘stepping stone’ to the adjacent countryside by using only locally native species of local provenance.
- Long-term Benefits: ensure there is appropriate space around new trees, hedges and structure planting to grow to maturity without unduly harming daylighting of buildings and highway safety. This ensures the ecological, microclimate and streetscene impacts of structure planting are maximised.
- Community Engagement: Create spaces that encourage interaction with nature, such as community gardens and natural play areas.
- Maintenance: Plan for the long-term upkeep of natural features to ensure continued ecological and aesthetic benefits.
- Boundaries: Ensure boundaries are suitable for their intended use and setting, while maintaining connectivity for wildlife.
- Recreation and Nature Appreciation: Diverse recreational activities can coexist with natural elements, such as nature trails, seating, educational signage about local wildlife, and nature-themed play areas. This can include areas where human activity is limited to reduce disturbance, while still allowing people to appreciate nature from a distance.
- Lighting: Use considerate lighting to enhance safety and usability without disturbing local fauna. Detailed guidance and specifications for minimising the impacts of lighting on nature can be found in the Good Lighting Technical Advice Note: Designing Out Light Pollution in Cumbria, the Yorkshire Dales National Park and the Arnside and Silverdale AONB. See also the Institute of Lighting Professionals guidance regarding impact on bats and nocturnal wildlife GN08 Bats and Artificial Lighting.
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1. Vista towards trees outside of the site 'borrows' greenery and links the development to its wider context.
2. The informal design of the street prioritises no one user group, and make parking spaces informal in appearance.
3. Street trees soften the space and provide amenity.
4. Boundary walls define public and private spaces.
5. A building that breaks forward of the building line creates a 'pinch point' in the street and adds visual interest.
6. Active frontages with porches to emphasise and shelter doorways.
7. A clear hierarchy of materials is used: one for the plinth, another for walling, and a third as an accent.
8. A mix of housing types - apartments and terraced dwellings - within larger buildings to reflect the urban grain.

Access to Nature for All

- No one should live more than 300m from their nearest area of natural greenspace of at least 2 hectares.
- At least one 20-hectare site should be within 2km of every home.
- There should be one 100-hectare site within 5km of every home.

3.10 These standards should guide the planning and design of new developments and public open spaces to ensure accessibility to green areas for all residents.

These standards are based upon Natural England's Accessible Natural Green Space Standards (ANGSt). This is to ensure that people can reap the benefits of accessing a mix of open green space and help retain the naturalness of these spaces. These standards should be used as a guide when planning and designing for new developments and new public open spaces.

CODE BHS 3.3 Inclusive Access: All new development must enhance or maintain safe, direct, and inclusive access to nature through public realm, open space, or other connections to natural environments. There will be a presumption of public access into and through developed sites unless there is an overriding justification for the prevention of access.

(Barrow: DS5, I4, *GI1, HC4*; Eden: DEV5, ENV4; South Lakeland: AS05, DM1, DM4, *DM2, DM5*)

Proposals should integrate nature into the public realm by:

- creating diverse, native plantings and green infrastructure features.
- ensuring public spaces are accessible, with clear pathways and safe entrances, and support wildlife connectivity.
- including plans for ongoing maintenance and demonstrate how they will enhance both ecological value and community use.
- adhering to accessibility standards for green spaces as set within current and future Local Plan Policy.
- ensuring proximity to natural areas for all residents.
- avoiding the loss of existing open spaces by providing suitable compensatory measures if needed.

Green and Blue Infrastructure and Access to Nature: What we don't want to see

- Green and Blue Infrastructure and nature opportunities identified in the site and context assessment not being taken forward into the design of development.
- Green and Blue Infrastructure, nature networks or natural areas destroyed, harmed, degraded or exposed to additional risk of deterioration by new development. For example, the location of new housing should not result in a significant increase in recreational disturbance to statutorily and non-statutorily designated sites for nature conservation, including ancient woodland.
- Green and Blue Infrastructure and nature networks truncated or diminished by new development.
- Opportunities to extend, enhance or strengthen Green and Blue Infrastructure and nature networks being missed by this topic not being addressed early in the design process.
- New homes not having adequate access to Green and Blue Infrastructure and nature.

- New development not incorporating a suitably diverse range of measures to improve Green and Blue Infrastructure and access to nature.

Biodiversity

Conservation and enhancement of priority habitats and species

CODE BHS 3.4 Biodiversity Protection: All proposals must identify and consider priority habitats and species, designated sites, protected species and irreplaceable habitats within the site and its immediate surroundings. Where such habitats and species are identified:

a) the proposal must include measures to conserve these habitats and species, such as minimising habitat disruption, incorporating buffer zones, and preserving key ecological features.

b) the proposal must enhance these habitats, for example, by restoring degraded areas, expanding existing habitats, or creating new habitat features that contribute to the ecological network. Where measures to conserve and enhance cannot be achieved then mitigation and lastly compensation may be considered appropriate.

(Barrow: DS5, N3, N4, BP13, *DS2, BP2;* Eden: DEV5, ENV1; South Lakeland: CS1.1, DM1, AS04, *CS8.1, CS8.4, DM2, DM4*)

3.11 The Cumbria Local Nature Recovery Strategy (LNRS) will map out and list priority habitats and species that need protection and enhancement within the county. This includes habitats and species that are of national importance, as well as those that are locally significant. The Arnside & Silverdale National Landscape has a Nature Recovery Plan and the North Pennines National Landscape's Management Plan includes a section on nature recovery. These resources will be useful references for sites in or affecting the National Landscapes.

3.12 The Cumbria Local Habitat Map is a tool to identify and prioritise these habitats.

3.13 The Cumbria LNRS includes a Statement of Biodiversity Priorities that is supported by a Priorities and Measure Matrix. It also includes a Shortlist of the LNRS species that will be updated regularly. All three of these resources can be found on this page of the LNRS.

3.14 All new development should align with the objectives outlined in the Cumbria Local Nature Recovery Strategy (LNRS). This includes incorporating design elements that support the restoration, enhancement, and connectivity of habitats and features which help to support populations of priority species, as identified in the LNRS.

3.15 Proposals should include features that contribute to the local ecological network as described in the LNRS. This may involve the creation or enhancement of

habitats, green corridors, or other natural features that help achieve the goals of the LNRS.

3.16 Developers should use the Cumbria Statement of Biodiversity Priorities to access up-to-date information.

3.17 Opportunities should be taken to incorporate biodiversity into the fabric of new buildings and structures for example through:

- Living roofs and/or walls. These promote biodiversity, minimise water run-off, improve building insulation, reduce cooling costs in summer and can improve the appearance of an area. Such schemes are unlikely to be appropriate for traditional or Listed Buildings.
- Swift or universal nest bricks, at least one brick per dwelling averaged across the development, to be integrated into all new developments that require planning permission.
- Bat access tiles for roofs, bat bricks and other bat roosting provisions. The total number of integrated bat roosting provisions installed/created in new developments should equate to 50% of the number of new dwellings.
- All habitat for bats and hole-nesting birds should be integrated into the buildings. The distribution and location of bricks must be determined by the target species. For example, swift bricks should be incorporated into the buildings' structure in accordance with British Standard BS 42021:2022. Such bricks are best clustered (as swifts like to nest colonially), at a height of at least 5m, and with at least 5m clearance in front and at least one metre between bricks. All bird bricks should be sited with the hole facing between north and east. Bat bricks should be sited on the south, south-east and south-west elevations but sheltered from strong winds at an elevation of at least 4m above the ground. All bat and bird bricks should be located away from artificial lighting and where possible siting above windows or doors avoided. All bat and bird features should be placed where there is unimpeded access for the target species. Features should only be installed in suitable locations which may mean that some buildings have more than one feature whilst others have none.
- If works could impact priority habitat, potential bat roosting features or potential bird nesting features (e.g. creation of new gardens, roofing, replacement or windows or works to external walls), an ecological consultant should undertake a suitable ecological assessment to be submitted with the planning application. The aim should be to retain any priority habitat, potential bat roosting features or potential bird nesting features identified by the assessment.

3.18 These built-in measures will have longer useful lifespans than measures such as boxes fixed to walls or trees. Care should also be taken with the placement of biodiversity measures in terms of orientation, height from the ground and proximity to human activity.

3.19 Given the importance of water quality and ecological buffers, consider aligning buffer sizes with the specific requirements of the habitats in the Cumbria Habitat Basemap and Habitat Networks Map. Consider increasing buffer sizes for particularly sensitive sites, such as SSSIs, County Wildlife Sites and local Nature Reserves, based on impact risk zones and local habitat characteristics.

Biodiversity Net Gain

CODE BHS 3.5 Biodiversity Net Gain: All new developments must achieve Biodiversity Net Gain (BNG) in line with current national policies and any local standards, unless exempt. This must be calculated using the statutory metric and demonstrated through detailed ecological assessments submitted with the planning application, as per BNG regulations.

BNG must not only focus on the quantity of habitat created or enhanced but also on the quality and ecological value.

To achieve BNG, development must:

a) Include a range of habitats that are appropriate to the local context, ensuring that they reflect the natural character and biodiversity priorities of the area.

b) Design new or enhanced habitats to be part of a coherent ecological network. This involves connecting new habitats to existing green infrastructure, wildlife corridors, or natural habitats to ensure they contribute meaningfully to local biodiversity and resilience.

(Barrow: , *DS2, N3;* Eden: DEV5, ENV1; South Lakeland: CS1.1, DM1, CS8.4, *DM4;* National Biodiversity Net Gain Policy 2023 onwards)

3.20 The government's national BNG requirements and guidance are in this online collection of documents.

3.21 Westmorland and Furness Council has also published this guidance for delivering the national BNG requirements.

3.22 BNG proposals should maximise the potential of a site in terms of providing benefits to as wide a range of habitats and species as possible. Support will also be given to proposals that incorporate innovative habitat creation and enhancement schemes that prioritise locally distinctive habitats and are implemented using native species of local provenance. In considering BNG requirements, interventions should be ecologically coherent and appropriate within the location and context of the site.

3.23 Proposed habitat creation should be based on suitable conditions being present or that can be created, e.g. soil chemistry and drainage. Remediation works required prior to creation of target habitat must be considered where necessary in all proposals.

Biodiversity and BNG: What we don't want to see:

- Development that destroys, harms, undermines or places additional risks on priority habitats, priority species' features which help to support populations of priority species, or the local ecological network identified in the LNRS.
- Development that misses opportunities to extend or improve habitats or improve connectivity between habitats and support conservation intentions for priority species and habitats when considering BNG interventions and designing in nature.
- Development that does not achieve biodiversity net gain in line with national requirements and local policy.
- BNG having a narrow focus on the habitats and species that will benefit.
- Development within habitat buffer distances or otherwise being too close to sensitive sites and/or habitats and species.
- Habitat enhancement and/or creation that is inappropriate to the landscape, flora or soils of its proposed location or that will not achieve its target due to other limiting factors such as the size of the proposed habitat parcel.

This small pocket park is about the size of a building plot in central Barrow. This small space packs in mature trees, a new tree and low-level planting. This space offers biodiversity, amenity, a social space and SuDS, while the tree line echoes the building lone along the pavement edge.

Trees, Hedgerows and Planting

Existing Trees, Woodlands & Hedgerows

CODE BHS 3.6 Existing Trees, Woodlands, and Hedgerows: Development proposals must:

a) retain and protect existing trees and hedgerows and, where removal is unavoidable, compensatory planting and replacement of trees must be provided at an appropriate ratio; and

b) include a variety of native tree and scrub species of UK provenance and grassland species of local provenance in new planting to enhance biodiversity and contribute to the overall green infrastructure network. In considering the location of buildings or planting of trees, full account should be taken of the recommendations in British Standard BS5837 or any subsequent updates to the standard.

(Barrow: DS5, N4, *DS6, GI6;* Eden: DEV5, ENV4, *ENV2*; South Lakeland: AS02, CS1.1, *AS04, AS08, CS8.1, CS8.2, DM2, DM4*)

3.24 Developers should integrate street trees and planting design to enhance urban environments and support ecological functions where appropriate:

- Prioritise the use of native species of UK provenance for street trees and plantings to benefit local ecosystems and ensure compatibility with local conditions.
- Consider a ‘quality over quantity’ approach: one mature tree or fewer trees with space to grow and mature will be of more ecological and townscape value than a dense cluster of saplings.
- Design tree pits to support healthy tree growth and prevent infrastructure conflicts.
- Incorporate pollinator-friendly plants and wildflower areas to boost biodiversity and create attractive green spaces.
- Ensure that all planting schemes are well-maintained and harmoniously integrated into the urban fabric.
- Retain and protect existing trees and hedgerows where possible and provide compensatory planting as needed.

3.25 Red squirrels are found in scattered locations across Westmorland and Furness. Outside of the National Parks they are found in areas including the countryside around Cartmel, Ulverston, Burneside, Burton-in-Kendal, Tebay, Shap Wells, Hardendale and Alston. The red squirrel stronghold areas in Westmorland and Furness, outside of the National Parks, are the Eden Valley and areas around Penrith, particularly to the north-east of Penrith around Greystoke. The ecological information supplied as part of the application documents should also be used to assess whether planting of tree species beneficial to red squirrel is appropriate. Tree species which are suitable for planting in areas which support red squirrel are blackthorn, hazel, bird cherry, crab apple, Scots pine, holly, wild cherry, yew, hawthorn, small-leaved lime and alder. Note that oak, beech, chestnut, sycamore and walnut should be avoided in red squirrel areas as these benefit grey squirrels. Whilst hazel will also benefit grey squirrels it is a very important food source for red squirrel and shouldn't be avoided. If you have red squirrels in your garden, you can find further information here on how to garden for red squirrels www.redsquirrels.info/wp-content/uploads/2018/04/Red-Squirrels-In-My-Garden (note the document is being currently revised).

3.26 Existing countryside hedgerows should be retained through the careful design of new housing, so the hedgerows continue to benefit from protection under the Hedgerow Regulations 1997. Section 106 agreements may be attached to planning permissions to ensure hedgerows are retained.

3.27 The Council is currently working on a Guidance Document for Native Planting. For further guidance on what preferred species to use please liaise with the Council's highways, waste and environment services. See also the Council's site for Climate change and natural environment.

Street Trees

CODE BHS 3.7 Street Trees: All street tree planting schemes must prioritise native species of high ecological value appropriate to local context, and ensure:

a) integration with the surrounding below-ground infrastructure, and above-ground structure such as overhead wires and streetlighting;

b) there is adequate space for future canopy growth in relation to buildings, structures and highways; and

c) street tree species are likely to be resilient to climate change as per the local climate change projections.

(Barrow: DS6, *DS2, GI1*; Eden: DEV5, ENV4, *ENV2*; South Lakeland: CS1.1, *AS02, AS04, AS08, DM2, DM4;* National Planning Policy Framework, Chapter 15)

- Strategic Tree Planting: Enhance urban environments with trees along streets to provide shade, reduce air pollution, and improve appearance and character. Native species are preferred for their ecological benefits and compatibility with local conditions, particularly near watercourses or natural habitats. Ornamental species may be used as accent trees in urban or peri-urban areas to add visual interest.
- Designing Tree Pits: Ensure that tree pits accommodate the growth of street trees and minimise infrastructure conflicts. Consider factors such as soil quality, root space, and access for maintenance. Consider also the role that tree pits can play in the overall site's SuDS.
- Species Choice: Select tree species that are suited to the local climate and soil conditions and projected climate change. Use native species to enhance biodiversity and support local ecosystems.
- Street scene contribution: Consider how the siting of trees as structure planting can enhance the street scene, vistas and skyline of the development as trees grow to maturity.

In an urban environment with very few green or soft surfaces, street trees and shrubs can offer substantial amenity and microclimate benefits. Barrow.

Even in winter, trees with sufficient space to grow to maturity and have large canopies soften spaces and add accents to the skyline. They connect the centre of town to the suburbs and countryside beyond. Ulverston.

Here the strip of pavement space for the treeline is shared with signage, traffic signals and street furniture, leaving a clear, unobstructed and shaded space for walkers and wheelers. Barrow.

Pairs of trees with shaped canopies soften the street scene and improve the microclimate and biodiversity. In this example the regular spacing of the pairs forms a rhythm that complements the rhythms of the side streets and building plots. Barrow.

Planting Design

3.28 Landscape planting schemes to the public realm and gardens that promote biodiversity are separate to the creation or enhancement of habitats. While landscape planting can support biodiversity, it is different to creating or enhancing habitats. Also, landscape or garden planting is likely to be cyclically changed, which means it does not tend to provide long-term habitats.

3.29 When designing planting schemes, include pollinator-friendly species and wildflowers to enhance local biodiversity and create attractive, nature-rich spaces. Planting should consider climate change projections to ensure that schemes are resilient and deliver their intended benefits long-term.

- Pollinator-Friendly Species: Incorporate plants that support pollinators and provide diverse habitats. For example, single-flowered species are more accessible to pollinators than species with double flowers. A palette of plants which support wildlife is available for reference within the GB non-native species secretariat guide to Gardening without harmful invasive plants.
- Wildflower Areas: Designate areas for wildflowers to enhance local biodiversity and create attractive, nature-rich spaces
- Consider the scope for planting on balconies, terraces and as green walls or other locations where flats are proposed.
- Consider space for composting or providing compost bins as a source of organic material for planted areas.

Gardens planted with a variety of plants rather than being turfed offer greater amenity, food for pollinators, and makes the changes in level along the street more attractive. Kirkby Lonsdale.

Greenery and higher density housing can go hand in hand. Here at Ulverston there is a combination of street trees, planters, climbing plants and potted plants that enhance the character of the street. There is a clear strip of pavement for walkers and wheelers, but also a message that this street is cared for by its residents.

Street Trees, Trees, Hedgerows and Planting: what we don't want to see

- The loss of existing trees, hedgerows and planting that are important as habitats or as important landscape or townscape features.
- Design that destroys or degrades rather than maintains or enhances important trees, hedgerows or vegetation.
- A tokenistic approach to trees and hedgerows and planting (e.g. retaining one landmark tree or mature hedgerow) rather than making existing assets a holistic aspect of the site's design.
- Landscaping that has large expanses of hard landscaping, creating a harsher microclimate, and missing opportunities to integrate street trees and planting.
- New trees, hedgerows and planting that do not adequately compensate for existing trees, hedgerows and vegetation that will be lost due to the development.
- The use of invasive non-native plant species as identified in government guidance on invasive non-native alien plant species or in Schedule 9 of the Wildlife and Countryside Act 1981, as amended.
- The use of non-native plant species which might pose future ecological threat as identified in the GB non-native species secretariat report on Horizon scanning for invasive non-native plants.

- New planting that is of low or lesser habitat value.
- New planting that is not resilient to the current and anticipated impacts of climate change.
- New planting that is not an integral part of SuDS.
- New planting where there is insufficient space for trees and hedges to grow to maturity.
- Quantity over quality: for example, fewer trees that are able to mature and offer meaningful habitats and townscape markers will be preferable to many trees of limited habitat or townscape value.
- Street trees planted where this would be out of step with the context.
- Expanses of lawn over landscaping and planting that can offer greater SuDS capacity, climate change resilience and habitats.
- Artificial grass, as this offers no ecological benefits and inhibits natural moisture movement.
- New planting that is impractical to maintain.

4. Movement

Introduction

4.1 Streets and routes play three key roles:

- connecting people and places,
- influencing how a place functions, and
- influencing the character of places.

4.2 Streets and routes are shared by us all. Their design is therefore of high importance.

Development Design Guide

4.3 This design code supports the policies of the district's Local Plans and the Development Design Guide. Applicants should refer to the Design Guide alongside this design code. Note the Design Guide is currently being updated and consulted on; for further details see the Design Guide website.

CODE BHS 4.1a Street Design: Street and movement designs must prioritise sustainable and healthy modes of travel such as walking, wheeling, cycling and public transport over private vehicles

(Barrow: DS5, I4, *DS2, HC1, HC4*; Eden: DEV3, DEV5, HS2; South Lakeland: CS1.1, CS6.4, CS10.2, DM1, DM13, DM14, *AS08, AS10, CS8.10, DM2, DM5*)

4.4 This can be achieved by:

- Designing networks that are safe, convenient and attractive for the pedestrian, wheeler and cyclist.
- Incorporating traffic calming measures like raised crossings, changes in materials or layout, textured pavements, and narrow roads to enhance safety and attentiveness.
- Adopting home zone (also known as woonerf) designs that slow traffic and put highway users on a more equal level.
- Considering the quickest and most convenient connections between homes, schools, shops, services, facilities and public transport. Access between homes and destinations should be intuitive and straightforward.
- Ensuring places and destinations have an adequate level of safe and convenient cycle parking, including parking and charging points for e-bikes.

This raised crossing with ‘rumble’ setts to either side provides a more level crossing for pedestrians and wheelers, slows down vehicles turning into the side streets, and helps to address the priority between motorists and other road users. It forms a coherent and attractive feature in the wider public realm which uses traditional and modern materials Dalton.

To support cycling, destinations need cycle parking, as shown at this public realm scheme in Barrow.

CODE BHS 4.1b Street Design: Street and movement designs must cater to all users, regardless of age, mobility, or gender, ensuring that all potential users can easily access public transport, buildings, and open spaces; and

(Barrow: DS5, I4, *DS2, HC1, HC4*; Eden: DEV3, DEV5, HS2; South Lakeland: CS1.1, CS6.4, CS10.2, DM1, DM13, DM14, *, CS8.10, DM2, DM5, AS08*)

4.5 This can be achieved by:

- Providing suitably wide pavements and shared spaces.
- Minimising level changes and steps, and incorporating stopping points along longer routes e.g. with seating.
- Highway design that avoids or discourages pavement parking or driveways crossing pavements.
- Designing in measures that reduce vehicle speeds, especially at crossings and junctions.
- Ensuring routes are convenient, attractive and safe, including being suitably lit and ensuring routes are well overlooked by other road users and buildings.

The district has a rich variety of what would today be classed as ‘local’ or ‘tertiary’ streets. Circulation for people and vehicles is mixed with private spaces, but the overall effect made by the building layout is that this is a space for dwelling rather than passing through at speed.

A street in a small brownfield site in a densely built area might simply be a shared circulation space. Alston.

The district's market towns have a shared tradition of yards that link two larger streets but have a much more intimate character due to their widths and degree of overlooking by homes. Other than providing a shortcut for pedestrians, they have a sense of privacy and community. Kendal.

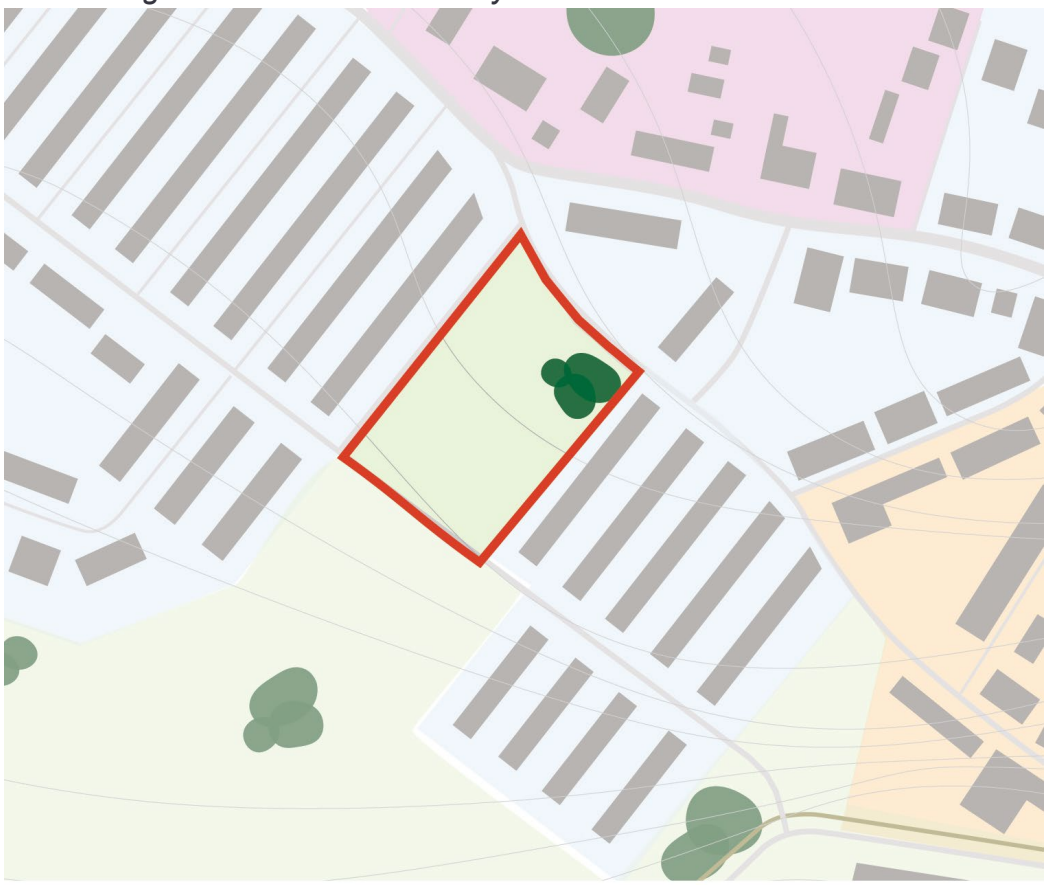
CODE BHS 4.1c Street Design: Street and movement designs must ensure a permeable and well-connected street network for all users with clear and logical through-routes that are easy to navigate. There will be a presumption of public access into and through developed sites unless there is an overriding justification for the prevention of access.

(Barrow: DS5, I4, *DS2, HC1, HC4*; Eden: DEV3, DEV5, HS2; South Lakeland: CS1.1, CS6.4, CS10.2, DM1, DM13, DM14, *CS8.10, DM2, DM5, AS08*)

4.6 This can be achieved by:

- Avoiding cul-de-sacs, dead ends and space given over to vehicle turning heads by making streets interconnect. This is particularly important for refuse collection and emergency service vehicles, which are best served by through streets rather than long cul-de-sacs or developments with only one way in and out by road. Cul-de-sacs will generally only be appropriate at the most local level to open up small sites where through-streets are not possible.
- Ensuring off-road pedestrian and cycle routes are not concealed from view by high fences or otherwise in blind spots from the surrounding buildings and highway network. Routes that do not feel safe will be less used. The only instances where isolated off-road routes would be appropriate are active travel routes within green corridors or in the countryside.
- Providing on-street active travel routes as alternatives to off-road active travel routes and considering re-routing existing active travel routes if the new development can make routes more convenient and safer.
- Wayfinding and directional signage, including prominent buildings or public art as townscape markers and historic features of the site, with interpretation.
- Ensuring there are views out of the development into the wider townscape or landscape to aid navigation.

An existing small brownfield site layout which shows its context



Industrial areas
Town/Village centre
Residential areas
Agricultural and green space
Primary road
Path network
Trees
Site boundary

A proposed small brownfield site layout which responds to its context

The proposed site plan responds to the site and its context in the following ways:

- Responds to local street pattern but adapts it to provide gardens, car parking and different house types.
- Compact, linear built forms reflect context, using a combination of terraces semi-detached and detached houses.
- Active frontages facing outward to adjacent road and terraced street.
- Through road as a shared space, complemented by a courtyard serving several houses.
- Introduction of more greenery for biodiversity, SuDS, improved microclimate and amenity.

4.7 For further guidance, including technical information on highway visibility, the design of junctions, carriageway design, cycleway design, speed management and lighting, please refer to Chapters A to F and L and Appendix 4 of the Development Design Guide.

Street Network and Character: What we don't want to see

- Layouts that prioritise the movement of motor vehicles and discourage all other forms of transport.
- Layouts that discourage active travel by making non-car routes indirect, inconvenient or unattractive to walkers, wheelers and cyclists. Especially where routes link homes to schools, services, facilities, public transport and shops.
- Development that is not well-integrated with existing routes, rights of way, green infrastructure and desire lines.
- Highway layouts that do not consider future development or extension of the settlement by not providing clear opportunities for route and highways linking with adjacent development sites or potential development sites.
- Road layouts and junctions that promote driving at high speed due to their design (e.g. wide roads, gentle bends, wide junctions with generous corner radii, lack of traffic calming).
- Over-engineered streets resulting in visual clutter and loss of rural character, e.g. 'mini pavements' for services and unnecessary kerbs.
- Layouts that incorporate carriageways and pavements where shared spaces would be safe.
- Crossings, dropped kerbs and spaces that are inconvenient to wheelers.
- Streets that promote pavement parking or parked cars obstructing the pavement.

4.8 Additional guidance and technical information relating to the above can be found in the Development Design Guide.

Lighting & Safety

4.9 Well-designed and appropriately-lit public and amenity spaces not only enhance the sense of safety but can also reduce both crime and the fear of crime over time. Integrating active ground floors and accessible building entrances helps create a cohesive and connected environment, facilitating movement between spaces. The public realm should be designed to be overlooked by buildings, with excellent permeability between streets and diverse modes of movement throughout.

4.10 Effective lighting is crucial as it contributes significantly to people's sense of safety and shapes the overall perception of security in a neighbourhood. It is essential to choose lighting that is both functional and appropriate for maintaining the public realm, considering long-term management and potential adoption by the local authority.

CODE BHS 4.2 Lighting: Lighting in the public realm must be designed to ensure safety, visibility, and inclusiveness for all users whilst avoiding adverse impacts on biodiversity and residential amenity.

Effective lighting strategies should enhance natural surveillance and illuminate all areas sufficiently to discourage secluded zones where crime could occur. The integration of lighting should focus on crime prevention and mitigating the fear of crime, making the public spaces feel secure and always welcoming.

(Barrow: C7, DS5, I4, *DS2, HC5*; Eden: DEV5, ENV9; South Lakeland: DM1, *AS08, DM2,* Development Design Guide; *Good Lighting Technical Advice Note: Designing Out Light Pollution in Cumbria, the Yorkshire Dales National Park and the Arnside and Silverdale AONB*)

4.11 Proposals must include a detailed lighting scheme that specifies the location and characteristics of all fixtures. The lighting design should integrate seamlessly with the overall design strategy, enhancing the usability and aesthetics of public spaces. It must be carefully designed to minimise the impact on biodiversity.

4.12 For further guidance on safety and security refer to National Model Design Code and Secured by Design initiative.

CODE BHS 4.3 Light Pollution: Lighting in streets, the public realm and buildings must preserve dark skies and minimise or avoid light pollution.

(Barrow: C7, DS5, H7, *DS2, HC5*; Eden: DEV5, ENV3, ENV9; South Lakeland: AS01, AS02, DM7, *DM2; Good Lighting Technical Advice Note*)

4.13 According to the CPRE Night Blight 2026, Westmorland & Furness has very high coverage of the darkest skies in the UK. Lighting designs should respect Dark Sky guidelines to minimise light pollution. A range of lighting options, including ground-focused downlighting and dotted lighting along cycle paths, can improve safety and add visual appeal while being environmentally friendly by minimising light spill and reducing light pollution.

4.14 Compliance with both local and national regulations is essential, as is consideration of the Dark Skies initiative to reduce light pollution. Proposals should be informed by the useful best practice advice and detailed technical guidance within the Good Lighting Technical Advice Note: Designing Out Light Pollution in Cumbria, the Yorkshire Dales National Park and the Arnside and Silverdale AONB.

4.15 The design of both internal and external lighting must have no or low impact on bats and nocturnal wildlife in accordance with the Institution of Lighting Professionals guidance GN08 Bats and Artificial Lighting.

Lighting: what we don't want to see

- Light which is directed upwards.

- Light pollution that is either a nuisance to others or undermines the district's dark skies.
- Light pollution that impacts protected species, especially where bat roosts are present on or in the vicinity of the site.
- Artificial lighting directed at waterbodies, hedgerows, woodland or lines of trees.

Car Parking

4.16 Most households who occupy new homes own at least one car and therefore thought must be given to how and where cars are parked. Consideration must also be given to the needs of people with disabilities, visitor parking, and Electric Vehicle (EV) charging.

4.17 Chapter J of the Development Design Guide is a key reference, as this sets out important guidance and technical requirements for the design of new car parking in new residential developments. Appendix 1 of the same guide is also a key reference that sets out the numbers of parking spaces required for new homes and other building and land uses.

4.18 This section of the design code therefore concerns **how** car parking is to be designed into places and meets the needs of different people.

CODE BHS 4.4 Car Parking: Car parking provision must align with the Development Design Guide and successfully integrate car parking provision into the design of attractive, distinctive and well-functioning places.

(Barrow: DS5, H7, I6, *HC4*; Eden: DEV5; South Lakeland: CS1.1, CS10.2, DM1, *CS8.10, DM9*)

4.19 Considerations during the design process for parking:

General

- Consider the minimum requirements established by Chapter J and Appendix 1 of the Development Design Guide for car parking in housing developments.
- In areas well-served by public transport, with strong walking and cycling links to local destinations, consider reducing car parking provision to enhance the overall design of the development by providing more space for other road users, buildings or spaces. Utilise Public Transport Accessibility Levels and/or isochrone analyses for walking and cycling to identify where reduced parking might be suitable.
- Consider whether the site should accommodate spaces for car sharing schemes.

Street Scene

- Promote clear lines of vision along streets and from the front windows of houses by placing parking spaces to the side or rear of houses and having

meaningful gaps between areas of on-street parking or parking in front of buildings. In-curtilage parking spaces directly in front of windows and doors should be avoided. Spaces directly in front of windows and doors should be avoided.

- Incorporate a variety of parking solutions, such as on-plot parking, on-street parking, and shared parking areas, to create places with different streets and spaces where cars do not dominate the street scene, townscape or landscape.
- Make parking an integral feature of the building line and level of enclosure of the street. Parking spaces between neighbouring buildings can ensure gaps between buildings are wide, while having parking in the street or behind homes can allow for terraces or continuous built forms.
- Implement effective physical barriers along the kerb, such as planting beds, Sustainable Drainage Systems (SuDS) features, bollards, or street trees, to prevent parking on pavements.
- Design streets to naturally discourage unplanned on-street parking and support this with clearly enforced parking restrictions.
- Street trees should be thoughtfully placed on median strips, verges, between parking bays, or on sufficiently wide pavements, ensuring they do not obstruct infrastructure.

Function

- Consider the width of parking spaces: is there sufficient space for vehicle doors to fully open? Is there room for small children, the elderly or disabled to be assisted getting into and out of vehicles? Are meter boxes, downpipes or similar going to impinge this space?
- Consider the views out of homes, especially given van and motorhome ownership is increasingly common. Windows should not be obstructed by vehicles parked within the curtilage, nor should the outlooks of principal rooms be expanses of parking.

Appearance and Layout

- Consider the use of ‘informal’ spaces for parking cars rather than having formal driveways or marked out parking spaces. These work well in most contexts because they look less like empty parking spaces when empty.
- Consider the use of small, secure, well-overlooked courtyard parking where the individual spaces for each home are close to the home itself.
- The design of courtyard and other communal parking should avoid layouts with large uninterrupted expanses of parking and hard surfaces. This provides a poor outlook to dwellings and creates a harsher microclimate in hot weather.
- Ensure that garages, whether integrated or detached, are not in front of the front elevation of the homes, to prevent garages from dominating the streetscape.

- Ensure the design and siting of garages and car ports to reinforce the built form and character of a place rather than diluting it.

This small courtyard of parking is picked out in a different surfacing material. It keeps the adjacent street free of parked cars and pavement parking. Grange-over-Sands.

In the same development as the photo above, a concealed courtyard is another means of keeping the street free of parked cars. This in turn enables the street to be more traditional in its width and proportions. Grange-over-Sands.

Although this development predates cars, the simplicity of the shared surface and informal provision of parking makes the space very uncluttered. Kendal.

No driveways or parked cars in sight, as they are all in a rear courtyard behind the private rear gardens of these houses. This allows for a much more meaningful connection between the houses and the landscaping. Kirkby Lonsdale.

Simple is often better than complicated. Rather than being a mix of highway, parking spaces, drives, verges, pavements, gulleys and kerbs this space is simply cobbled with one highway surface in bitmac. It can be used for parking or be closed to vehicles for events or activities. This level of flexibility of use would not exist if it were treated as a standard highway. It is also visually easier on the eye by not being a mix of materials, surface levels, street furniture and demarcations. Kirkoswald.

4.20 Electric vehicle charging points should be suitably designed into schemes.

4.21 The Council's Electric Vehicle Strategy sets out the strategy and practical steps for increasing the provision of EV charging in the district. Electric vehicle (EV) charging provision should be:

- Convenient for the occupiers of dwellings to use and for servicing and replacement.
- Be discretely located rather than be an afterthought that clutters elevations, especially given they are a source of light pollution.
- Be provided for allocated spaces that are not in the curtilage of the home in a manner that does not clutter the street and avoids the running of cables over pavements and carriageways.

Car Parking: What we don't want to see

- Streets that are dominated by parked cars.
- Views from principal rooms and homes that are dominated by parked cars.
- Windows obscured by parked cars, vans or motorhomes parked within the curtilage.
- A lack of variety in parking design across an entire site or street.

- Pavement parking and antisocial parking.
- Parking spaces that are too small to properly function by having insufficient space for car vehicle doors to be fully swung open, or for the very young, elderly or disabled to be helped into and out of vehicles.
- Streets dominated by garages that break forward of the building line.
- Garages that dominate the front elevations of homes.
- Landscaping and trees that are relegated to the margins of parking spaces.
- EV points that clutter building elevations.
- EV charger cables that clutter pavements or streets.

Adaptability of Streets and Public Spaces for Public Adoption

4.22 Designs should anticipate adoption by local authorities, selecting plants and materials that are low maintenance and compatible with municipal practices, ensuring the spaces are manageable and sustainable.

4.23 Effective coordination with the community and specialists like landscape architects, civil engineers, urban designers, historic environment specialists and traffic and active travel specialists is essential to integrate all public realm elements seamlessly. Designs should aim for adoption by the local authority by choosing durable, low-maintenance materials and landscaping compatible with local practices, considering the interface between streetscape and public realm carefully.

4.24 Proposals for new or altered streets or public realm must include detailed plans that demonstrate adherence to the key indicators of quality public realm as outlined in the design code.

4.25 Aside from demonstrating these, plans must detail specifications for durable and appropriate material palettes for both hard and soft landscaping, street furniture, and appropriate and strategic signage. Additionally, developers must highlight how the proposed public spaces are designed for easy adoption by the local authority, ensuring sustainability and manageability.

4.26 All submissions must align with local standards and planning policies and should reference relevant sections of the design code to confirm compliance with established guidelines and expectations. Where relevant, public realm proposals should clearly show how they are compliant when requiring local authority adoption, showing how specific design standards such as specifications, strategies, dimensions, layout, and the use of appropriate materials have been met.

4.27 The Development Design Guide sets out requirements for public realm and landscaping to be adopted by the local authority.

5. Built Form

Introduction

5.1 Built Form describes the relationship or pattern of buildings and open spaces in settlements. The National Design Guide defines Built Form as the "three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces. It is the interrelationship between all these elements that creates an attractive place to live, work and visit, rather than their individual characteristics. Together they provide the framework for the character and sense of place of the built environment."

5.2 An area's built form therefore concerns elements such as the urban grain, buildings' shape and massing, scale, density, building line, height and other ways in which the layout and shape of the built environment can influence a place's character.

Building Types and Forms

CODE BHS 5.1 Urban Grain: Applicants must identify the urban grain of the area surrounding their site as a key part in understanding the surrounding context and ensure the design of new development makes a positive response to 'knit into' the urban grain of the surroundings or settlement by respecting its character.

(Barrow: DS5, H7, *H9*; Eden: DEV5, ENV3, HS2,LS1, *ENV2*; South Lakeland: , CS1.1, CS6.4, CS6.6, DM1, DM13, DM14, AS01, AS08, *DM2*)

National Design Guide; Building for a Healthy Life

5.3 The **urban grain** is the pattern, arrangement and scale of buildings, streets and plots within a place or area. Understanding the urban grain is essential for ensuring that new development knits into the surrounding environment, respecting the established rhythm, scale, and density of the area. This assessment should inform the design approach, guiding decisions on building types and forms to create a cohesive and contextually appropriate development.

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

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

5.5 The siting, form, scale and appearance of outbuildings can also have a noticeable impact on the character and appearance of streets and housing developments. Outbuildings include bin stores, cycle stores, garages, car ports, garden sheds and other garden buildings. Thought should be given to the design and siting of these, creating variety where necessary, especially across larger sites. For example, they could be part of the main structure of the house or detached. They can look rural, urban or suburban depending on materials and design. They can be prominent or discreet, grouped or dispersed or sited on or away from the edges of the plot or site. The latter is especially important to consider where the site adjoins the open countryside.

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

In this row in Ulverston, the grain is the width of each house or building. The grain varies from being quite narrow house widths on the left to wider buildings and plots to the right. There is therefore a different rhythm plot width, building shapes, openings, elevation layout and chimney positions across the row.

A uniform grain in this recent development in Temple Sowerby. Each semi-detached house is the same width, with an even amount of space between each pair. This uniformity of grain is reinforced by the repeated rhythm of paired porches, and window and door openings.

In this long terrace in Barrow, the design of the right-hand pair of houses is repeated seven more times across the row. This gives a uniform rhythm of chimneys, gables, windows, bay windows and porches, with interest added by the row gradually stepping down the slope.

Although this building is one large block of apartments, it mimics the grain of Kendal town centre by looking like a row of five different buildings, with changes in height, setback, roof shape, facing materials, window proportion and window layout. At a glance it looks like a traditional terrace made up of different buildings.

Blocks

5.7 Blocks describe how buildings line up alongside the street, the distance(s) buildings are set back form the street and the spacing between neighbouring and facing buildings.

5.8 Blocks are the fundamental units of urban grain. They are composed of one or more buildings and the surrounding spaces such as streets, gardens and courtyards,

may vary in size and form, from large single-use developments to smaller, mixed-use arrangements. The design of blocks significantly influences the pattern, scale, rhythm and permeability of built-up areas.

5.9 The design of blocks should reinforce the local character and identity of the area, contributing to a distinctive and memorable urban environment. Blocks must integrate with the surrounding urban grain and reflect its scale, density and layout.

- Blocks should enhance the unique qualities of the neighbourhood, whether through preserving historic patterns or introducing innovative designs that respect the existing context.
- Blocks must be designed to balance public and private spaces, ensuring that both are functional, accessible and contribute to the overall quality of the place. Public and private spaces should be clearly defined, with buildings fronting onto streets to promote natural surveillance and create a sense of enclosure. Private spaces, such as gardens and courtyards, should offer privacy and tranquillity while contributing to the green infrastructure of the development.
- Blocks should be designed to promote pedestrian movement and reduce car dependency, with a focus on walkability and ease of access to amenities, green spaces and public transport.
- Blocks should incorporate flexibility to accommodate a range of uses and adapt to future needs. Mixed-use blocks can integrate residential, commercial and community spaces.
- Blocks should be designed to optimise energy efficiency, natural lighting and ventilation. The orientation of buildings and the arrangement of open spaces should be considered to enhance environmental performance.
- Where it reflects local building patterns and local character, blocks must be oriented to provide, assertive settlement edges, frame or open up waterside frontages or highlight other landscape features. In cases where an abrupt edge is considered, it should only be applied where it reflects the local character or complements the surrounding environment.

The historic core of Barrow is largely made up of urban blocks that give it a consistent and distinctive character. In this photo the block runs parallel to both streets, with only slight changes in building line. This provides a strong and hard edge to the street.

These houses in Armathwaite effectively form a block. The houses' front elevation and gardens face both streets, with private rear garden spaces to the rear. It is very similar to the example above but using separate detached buildings rather than one large building.

Building Line

CODE BHS 5.2 Building Line: Informed by site context assessments, new development must respond positively to the uniformity or variance of the building line that they form part of. New development must reinforce the degree to which plot widths are occupied by buildings in the surrounding context.

(Barrow: DS5, H7, *H9*; Eden: DEV5, HS2, LS1; South Lakeland: CS1.1, CS6.4, CS6.6, DM1, DM13, DM14, AS01, AS08, *CS8.10, DM2*)

5.10 The building line is the space or setback between the buildings and the street. It contributes to the character of the area by making spaces feel 'open' due to the building lines on both sides of a street being set back some distance from the street. Building lines can make streets feel enclosed by building lines following or being very close to the street edge.

5.11 The urban grain should be assessed to determine appropriate building lines that enhance the character, appearance and functionality of the streetscape. Building lines should complement and enhance the existing built-up area, reinforcing the area's sense of place.

- The building line should respond to the surrounding urban context and the character of the street.
- Uniform setbacks should be avoided and variety sought on larger sites
- Set back distances not dictated by parking dimensions or other standard requirements alone
- A varied setback can create a more dynamic street space that better responds to the context. Variations in the building line can break up the monotony of the streetscape and create a more engaging and visually interesting urban environment. For example, by staggering building fronts, incorporating

recessed or projecting elements and varying setback depths can help to create a diverse streetscape.

- These variations should be utilised to frame or reveal important landscape views, adding layers of visual interest and creating dynamic street spaces that connect residents and visitors to the surrounding environment.
- Varied building setbacks can be used to strategically manage the enclosure of street spaces, enhancing the pedestrian experience and the overall public realm. By mixing open and enclosed areas along the street can create a richer and more engaging pedestrian environment.
- While flexibility in setbacks can be advantageous on larger sites, on smaller sites, uniform setbacks can contribute to a sense of place, making the environment more welcoming and visually coherent.

5.12 Building lines should be coordinated with the hierarchy of spaces in a development, and landscaping elements to create a balanced and appealing streetscape that integrates the built environment with natural features. Building lines should align with trees, hedges, public spaces and views out of the development or townscape to soften the street scene and create a human-scale and pedestrian-friendly streetscape. Deviations from the common building line and level of enclosure may be worthwhile where key features of the built or natural environment can be amplified, protected or their amenity enhanced, for example:

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

A staggered building line that sweeps around the corner in stages before breaking forward at the far right. This irregular building line helps to break up the mass of a large apartment block in Kendal.

The building lines here in Kendal emphasise and reinforce the shape of the street even though some of the buildings are set back. There is still a consistent height that provides a sense of enclosure to the street. The building also creates intrigue: what is around the bend in the street?

An irregular pair of building lines in Burton-in-Kendal that add interest to the street. Buildings step forward and backward from the street, while other buildings are oriented, so they splay slightly from the line of the street. This gives the village core an organic character.

Further up the same street, buildings are possibly oriented for sunlight rather than to face the street, so the building line is a jagged sawtooth-like line with a splayed space between each building and the carriageway. in Burton-in-Kendal.

Height

CODE BHS 5.3 Building Height: The height of new buildings must be informed by the context assessment and any historic environment assessment which will identify prevailing building height(s) and the variety of building heights in the site's context.

(Barrow: DS5, H7; Eden: DEV5, HS2, LS1; South Lakeland: CS1.1, CS6.4, DM1, DM13, DM14, AS01, AS08, *DM2, DM3*)

5.13 Building heights must be informed by an assessment of the surrounding area, ensuring that new developments reflect the existing variety of heights to better integrate with their surroundings and contribute to the overall character and appeal of the area.

5.14 Uniform heights can result in monotonous developments, particularly in an area with landscapes and places as diverse as Westmorland and Furness. The building height should be adapted to site-specific conditions to encourage variety and maintain the character of the area.

- Building heights should respond to the hierarchy of streets and spaces in a proposal. For example, a main street or larger or wider space is generally the appropriate location for taller buildings to help enclose these larger spaces. Similarly changes in building heights may help the transition between the existing townscape and landscape context into the heart of the site.
- Variations in both eaves heights and overall building heights will help break up the uniformity of the streetscape, contributing to a richer urban fabric. Staggered rooflines can be introduced to create visual interest and diversity.
- Building heights should respond to the natural topography of the site. On sloped or uneven terrain, buildings should be designed with stepped or terraced forms that enhance overall visual appeal and better integrate with the landscape.
- Varied building heights can provide distinct landscape or townscape advantages, such as enhancing the visual impact of a settlement edge or creating a more diverse waterside frontage.
- In some instances, lower building height or varied building heights will be sought where this maintains views out from the site to the surrounding landscape or seascape.
- Drawings showing the elevations of streets or groups of homes should be used to show visual harmony between neighbouring buildings or dwellings rather than incongruity.

Uniform roof heights in Kendal but made more lively by the vertical accents of the chimneys and the slightly taller corner buildings containing shops. Views of the wooded backdrop and castle provide added interest.

The River Kent forms a wide linear space through Kendal. The tall buildings facing it help to enclose the broad space and provide strong edges to it. The orientation of windows to the river, whether for offices, homes or worship, provide passive solar gain.

Here, there is a composition of different heights, The central pairs of tall gable-fronted houses are book-ended by two lower broader houses that continue the sweeping building line. Kendal.

The changes in building height, but also the proportions of features and sloping landform give this street scene plenty of vertical accents. Grange-over-Sands.

Density

CODE BHS 5.4 Development Density: Higher densities will be sought in more accessible locations. Variations in density will be supported on larger sites to create a hierarchy of streets and spaces, to respond to constraints or to make use of specific opportunities presented by the site.

Higher densities are sought where this will support integration with the site's surroundings and context areas. New housing must aim to 'knit into' the existing urban grain by respecting its density and how this influences the character of streets and spaces.

(Barrow: DS5, H7, *H9, BP2*; Eden: DEV5, HS2, LS1; South Lakeland: CS1.1, CS6.4, CS6.6, DM1, DM13, DM14, AS01, AS08, *DM2*)

5.15 Applicants must conduct a comprehensive analysis of the site and its context. From this analysis, densities should respond to the specific characteristics of the site's context to ensure that developments are well-integrated into their surroundings and enhance the unique identity of each location.

5.16 However, to support a range of social, economic and environmental outcomes, applicants must be able to show that they have achieved an efficient use of land and achieved suitably high densities, particularly in more urban areas, whilst in alignment with the surrounding context – for example by minimising space for vehicles, and increasing density around shops, services and public transport nodes.

5.17 In rural locations and settlement edge locations, density will be a key factor in how successfully new development integrates with its context. In these locations the response to character and context will often take precedence over considerations of density.

Density and placemaking:

- Applicants should consider diversifying dwelling types and sizes to meet minimum density requirements. Uniform approaches, where every home includes a private garden and in-curtilage parking, can restrict design potential. By integrating well-designed communal spaces and shared parking solutions, more creative layout options can be explored, enhancing new development and the surrounding environment.
- Varying density across housing sites can allow for a more contextually appropriate and interesting place, support the provision of a mix of homes whilst still achieving appropriate densities and the efficient use of land. By varying densities based on the unique attributes of each site, new development can be better integrated with their surroundings, creating cohesive and vibrant places.
- Variation should also extend to housing types and sizes. This can support the provision of housing that is better integrated with their surroundings whilst also securing high densities on site. Flats and houses, mixed together with larger

properties, can support the creation of more sustainable local communities and the delivery of higher densities.

- Variation should also extend to the delivery of similar housing types. More options are available for mixed density and alternative layouts where homes do not all conform to the same designs and provisions. Parking, garages, private gardens and communal open spaces may all be delivered in non-uniform ways to support visual amenity, character and allow for a mix of densities and higher densities.
- Strategic density allocation: Density should be increased where it is supported by proximity to amenities, public transport and services. It may be reduced in areas where lower densities are necessary to preserve local character or natural features.
- Integration of natural and built features: Density should be adjusted to accommodate and emphasise important existing natural elements such as trees, waterways, slopes and views out of the development, ensuring their preservation and integration into the design.
- Mixed-use development: In areas with higher density, residential uses above commercial premises should be encouraged to foster a lively mixed-use environment.

A combination of density and variety of street spaces and building and house types give Kendal a lively and interesting townscape. If homes have good access to quality green spaces and green infrastructure, this level of density becomes attractive and liveable.

CODE BHS 5.5 Housing Suitability: In rural areas, or sites outside of settlement boundaries (and/or in Eden's Smaller Villages and Hamlets) housing must be of a scale and style appropriate to its immediate surroundings and the function of the settlement or area.

In Eden, the resultant dwellings must not contain more than 150m^2 gross internal floorspace.

(Barrow: DS5, H9; Eden: DEV5, HS2, LS1; South Lakeland: CS6.6, *AS01, DM13*).

Contextually tailoring density:

- Preserve the local character: densities should reflect the surrounding built environment, natural features and topography to maintain the distinctive character of the area.
- Enhance the identity of a community: densities should strengthen the sense of place, making new developments resonate with the local history, culture and visual aesthetics.
- Promote design diversity: a standardised approach to densities should be avoided to encourage spatial and architectural diversity and more characterful places.

Achieving density and character on small brownfield sites

1. Building lines and layout follow the settlement pattern and create human scale, intimate streets
2. Layout creates interesting townscape and vistas, enhanced by street trees
3. Forms and masses of the homes reference the vernacular cottages and houses locally
4. Shared surface street for all with informal spaces for vehicle parking. Curtilage boundaries indicated in the paving to provide space for maintenance and outdoor plants
5. Openings recessed in the elevation and following the traditional ratio of solid-to-void (see Section 6.3). Active frontages to the streets
6. Use of locally distinctive materials – slate roofs and roughcast render walls.
7. Rain garden for intercepting highway runoff and softening the street scene
8. Boundary features define public and private spaces

Built Form: What we don't want to see:

- An approach to built form, grain building height, density, set back distances, building lines and the spacing of buildings that is not informed by the site and context assessments.
- Development that lacks a clear hierarchy of built forms, densities and building heights.
- Development that does not have landmarks or townscape markers or has poorly design gateways and edges.

- Development that is monotonous because it is uniform or has very limited variation in is grain, height, density, form, setback distances, building lines, built forms and spacing of buildings.
- Development that repeats or extends poor or inappropriate aspects of the existing context's component of built form.
- Changes in building height that are jarring or incongruous and exaggerate differences in height. For example, a three-storey townhouse close to a bungalow may appear jarring, and this could be exaggerated further by changes in ground level.
- Built form that dilutes rather than reinforces the local character

Accessibility

CODE BHS 5.6 Accessibility: Applicants must show how proposed new homes comply with the optional Building Regulation (BR) requirement M4(2) in the proportion required by the relevant local legacy plan.

South Lakeland: all new housing must comply with BR M4(2) and in some cases M4(3) (exemptions may be considered where evidence is robustly demonstrated in line with circumstances set out in policy) (Accessible and adaptable dwellings).

Eden: 20% of new housing on sites of 10 or more new homes must comply with BR M4(2).

Barrow: all new housing must achieve BR M4(1).

(Barrow: DS5, *HC4, H12*; Eden: DEV5, HS5, LS1; South Lakeland: DM11, *DM2*)

5.18 New homes must be accessible, both within the home and in public spaces, communal areas and pedestrian routes, ensuring that the entire environment is inclusive and navigable for all.

- New homes should be designed to accommodate the needs of all residents and visitors, particularly the elderly and those with disabilities.
- Homes should be future-proof and therefore designed with adaptability in mind. Flexibility in design will allow for seamless transitions as residents' needs change, reducing the need for costly renovations or relocations and supporting independent living.
- Developers are encouraged to integrate a mix of housing types, which includes retirement accommodation and residential care homes, into wider residential projects, creating mixed-use neighbourhoods that cater to a range of age groups and accessibility needs.

Light, Aspect, Privacy

5.19 The home environment plays a pivotal role in shaping the health and wellbeing of individuals and communities. A well-designed home not only provides shelter but also supports the physical, mental and emotional health of its occupants. It also supports residents to live sustainably and avoid using unnecessary energy to provide heating and cooling.

5.20 Ensuring that homes are designed with health and wellbeing in mind is crucial for creating environments where residents can thrive. New development can improve or hinder the character of surrounding spaces and their lighting and ambience. New development design must incorporate the consideration of others around it and ensure that excessive lighting of the surroundings is avoided.

5.21 This approach is key to building resilient and vibrant communities where people can lead healthy, fulfilling lives.

5.22 Applicants should demonstrate what measures have been taken to enhance the health and wellbeing of residents in new developments.

- New dwellings should be oriented and designed to maximise opportunities for natural light and ventilation to enhance the quality of life for residents. Strategically placed windows and well-considered room layouts will help to ensure that spaces receive ample daylight.
- The design of dwellings should favour dual aspect layouts which allow for better light distribution and cross-ventilation. This approach enhances the living conditions and comfort within the home and avoids the need for artificial climate control systems. Single aspect, north facing dwellings should be avoided because of their poor natural lighting and limited sunlight exposure.
- The internal layout of homes should minimise noise transmission between rooms, with bedrooms and private living areas placed away from noise sources like roads or communal spaces.
- New developments must be carefully designed to ensure they do not negatively impact neighbouring properties. Maintaining adequate separation distances between buildings is essential for preserving privacy and avoiding overshadowing. These distances should be determined by the local context to ensure that new developments integrate seamlessly with their surroundings, and they should follow the Building Research Establishment (BRE)'s Site layout for daylight and sunlight guidance to provide a high-quality living environment.
- Thoughtful design strategies should be employed to mitigate adverse impacts on daylight, views and privacy to reduce overlooking of private amenity space and enhance the overall living environment. For example, consider using staggered building lines, screening elements and taking care over strategic window placement.

- In new buildings, energy-efficient glazing should be used to maximise light penetration while maintaining thermal efficiency and reducing the need for artificial lighting.

Security

CODE BHS 5.7 Security and Safety: Applicants must ensure that public and communal spaces, buildings, streets and paths are directly overlooked through natural surveillance and ensure there is clear and obvious demarcation between public and private spaces utilising appropriate physical boundary treatments or landscaping elements. Buildings should directly address streets and routes by avoiding presentation of blank frontages or gables.

(Barrow: DS5, I4, *DS2, HC5, BP2*; Eden: DEV5; South Lakeland: CS10.2, DM1, DM5, *DM2*)

5.23 Design must ensure that people feel safe both inside their homes and in the surrounding areas. A careful design should consider how each home interacts with its neighbours through a strategic layout, effective boundary treatments, natural surveillance and well-planned parking to create a secure and welcoming environment. Developments should also be designed to promote social interaction among residents as this can lead to a stronger sense of community and foster wellbeing and security. More guidance can be found in the national 'Secured by Design' guides.

- The design of buildings should enable passive surveillance from the front of the plot and the street. This means windows and main entrances should face public areas to enable residents to overlook their surroundings.
- Trees, shrubs and other planting should be selected and maintained to ensure they do not obstruct sightlines.
- Main entrances should face the street to maximise visibility and discourage hidden areas. Focal lighting should emphasise these areas to make them clearly visible and welcoming.
- A clearly defined defensible space or a front garden should be introduced in order to separate public and private areas. This will not only enhance security but will also encourage community interaction by providing spaces where residents can engage with one another while maintaining a clear boundary between public and private space. Such spaces can be achieved through low boundary walls, landscape features or even a change in pavement types.
- Private gardens or other highly enclosed spaces should be located at the rear of properties. Fences can be used in order to maintain a sense of privacy, and they should be constructed using robust materials. These spaces should not be located adjacent to highways or public spaces to avoid undermining the principles of passive surveillance.
- Leftover or residual spaces between houses that lack clear purpose or visibility should be avoided. Careful planning is essential to ensure all parts of

the development are purposeful, visible and contribute to the safety and attractiveness of the community.
- Secure car and bike parking should be provided in locations that are visible from within the home.
- Developments should include appropriate and non-obstructive lighting to enhance security, while avoiding light pollution. Lighting should cover streets, pathways and key areas without creating shadows or glare, ensuring that residents feel safe moving around the development at all times.

Accessibility, Light, Aspect, Privacy and Security: What we don't want to see

- Development that does not feel safe or encourages the fear of crime.
- Public spaces, streets and routes that are poorly overlooked by buildings or other people.
- Developments that do not consider the access needs of all of their users and potential users.
- Private gardens that are overlooked by buildings or public spaces and gardens that border public spaces.
- 'Left over' or non-defensible spaces that can attract antisocial behaviour
- Buildings that turn their backs on streets, spaces and routes.
- Concealed entrances to buildings.
- Homes that are not oriented and laid out to achieve the benefits of passive solar gain and natural ventilation.
- Homes that are not designed with adaptability or extension in mind.

6. Identity

Building type, form and detailing

CODE BHS 6.1 Contextual Design: Applicants must demonstrate how the analysis of the site and its context have informed the design of the proposal. Design must be locally distinctive and rooted in place.

'Design' here is all-encompassing and includes street and building layout, the hierarchy of spaces, streets and buildings, landscape and townscape response, building form, building design and materials.

(Barrow: DS5, H7; Eden: DEV5, ENV2, ENV3, HS2; South Lakeland: CS1.1, CS6.4, DM1, DM13, DM14, AS01, AS02, AS08, *CS8.10, DM2*)

6.1 The built form should reflect the established local character and identity of the site and its context. The site, context and heritage assessments at the start of this code are a crucial step in achieving this.

6.2 Applicants should interpret the proportions, materials, and detailing characteristic of the local vernacular architecture as they emerge from these assessments. Different areas will require different approaches:

- In areas where the local character is defined by regularity and symmetry, such as in traditional Georgian or Victorian settings, designs should echo these patterns through the arrangement of buildings, their form and their features, such as windows and doors.
- In more informal settings, such as rural areas, a varied composition can create visual interest while still respecting the overall character of the place.
- Where the character of the area is weak or lacks coherence, new development can be innovative, and give the site a contemporary character of its own.

6.3 For example, there is a wide variety of terraced housing in Westmorland and Furness:

A long or short row of identical or similar houses built for industrial workers. Low Hesket.

A row of tightly packed buildings of different ages, materials proportions and styles on the narrow building plots lining a marketplace or commercial street. Alston.

A row of attached buildings in Dalton that has developed or changed over a long time, and contain a mix of building sizes, heights, styles, set back distances, materials, forms, uses and proportions.

A grand row or crescent of large houses built to a planned layout. Barrow.

A short row of houses built for social tenants to pattern book designs. Low Hesket.

6.4 Each of these terraces have distinctly different appearances, character and features. The only common features are that all buildings are attached to one another and have a compact footprint. It is these variations in nuances and details that form an area's identity and distinctness and should be identified in the site, context and heritage analysis.

6.5 Establishing a new identity and character may be appropriate in areas where the existing character is less satisfactory. This may be where the area lacks distinctiveness, negatively impacts aesthetics, reduces living standards or performs poorly in terms of sustainability or how people use it. In such cases, new design should be innovative yet sensitive to the broader context, contributing to a distinctive sense of place while responding to the scale, massing and rhythm of the surrounding built environment or the character of the landscape.

6.6 To create a stronger sense of place, proposals incorporate landmarks, focal points and a hierarchy or spaces, streets and buildings in their designs. These can be further reinforced by variety in building height, material use or architectural details that help distinguish different parts of developments and enhance wayfinding. Public spaces, key buildings and community hubs should be strategically placed to serve as recognisable points of interest, fostering identity and connection while promoting ease of navigation throughout the neighbourhood.

Spatial Character in Historic Places

CODE BHS 6.2 Historic Spatial Character: Development proposals must respond to the historic spatial character of the site to achieve a layout that reflects the special character of the area. This should include considering the level of enclosure within the streetscape, the variety in size, massing and use in historic spaces and the treatment of pavements and landscaping. Whilst there is a need to meet modern transport and accommodation needs, developments should not significantly alter the historic spatial character of a settlement to meet these needs.

(Barrow: DS4, DS5, HE4, *BP4*; Eden: DEV5, ENV10, HS2; South Lakeland: CS6.4, DM1, DM3, DM13, DM14, AS07*, CS8.6, CS8.10, AS08*)

6.7 Many of the district's characterful and historic places developed in the era before reliance on cars and motor vehicles. Therefore, the impact of the movement and parking of cars in new developments should be considered in relation to the historic context and setting. Successful new housing schemes are often not dominated by vehicles, and driveways and garages can be discrete to housing. The more that parking spaces are integrated as informal components of the design of streets, the more chance there is for design to have a similar spatial character and sense of enclosure and variety of spaces as historic places do. This may be supported by the move to electric powered vehicles, where cars can be parked and charged at discreet charging stations away from the front of houses. In addition, how hard and soft landscaping are handled - verges, hedges, paving, kerbs, pavements - can play a significant part in maintaining a local and/or rural identity in a new development.

How contemporary development can have a traditional spatial character

1. Locating parking between and behind houses creates a more intimate scale street which feels well-enclosed and overlooked, like a traditional town or village street.
2. The houses are detached, but the linking walls with garage create the illusion of traditional terraces and a higher density of buildings, as found in a traditional town or village street locally.
3. The ratio of solid-to-void (see Section 6.3) on elevations, differing materials and varied window shapes is a modern interpretation of the variety found along traditional rows of houses.
4. The use of three different materials and textures and two render colours in a logical way provides both a hierarchy of materials and accents of colour.
5. The simple, shared roadway is reminiscent of a village street. There is also a ‘small and frequent’ approach to soft landscaping and rain gardens.
6. The taller house at the end of the vista adds interest to the street. It is a wayfinding landmark that forms a fork in the block and street and creates intrigue about what is around the corners.

The layout of buildings and the way they enclose streets makes a large contribution to the character of the district's traditional urban areas. Alston.

The spaces and buildings here in Kirkby Lonsdale have an urban character, but the sliver of a view out to the countryside along a narrow street creates an important visual link between the town and its rural surroundings.

Elevation composition and articulation

6.8 The design of building elevations is fundamental to the definition of the character, identity and overall appearance of buildings. It should respect and reflect the established local character or, where appropriate, establish a coherent new identity that complements and harmonises with the surrounding context.

- The design of building elevations should avoid flat, monotonous facades by incorporating elements that add depth, interest and a human scale to the streetscape. This can be achieved through the strategic use of projections and recesses, which create shadows and a more dynamic appearance. Such elements can be door entrances or deep reveals to windows, and they should come from a thorough understanding of the local identity.
- The orientation of the main façade should be optimised to enhance environmental performance through daylighting and ventilation, and to respond to the topography of the site and the landscape views. In Westmorland and Furness, south-facing elevations are ideal for capturing sunlight, especially for primary living spaces, reducing the need for artificial lighting and heating during colder months.
- Special attention should be given to buildings located on street corners, as they are highly visible and can serve as focal points. Corner buildings should have dual frontages that address both streets, with design elements that help to visually anchor the corner.

The strongly recessed windows and doors add interest to this elevation and give the walls a sturdy appearance. In this case the additional depth appears to be the result of adding external insulation to the houses. Low Hesket.

A range of projecting and recessed features – both large and small – add interest and character to these new houses in Lindal-in-Furness

The way buildings relate to the street

6.9 The relationship between buildings and the street is a crucial aspect of urban design that significantly impacts the character, safety and appearance of neighbourhoods. The design of street frontages and boundary treatments should contribute to a cohesive streetscape that reflects local character, enhances the public realm and fosters a sense of community.

- Street frontages should be designed to achieve a harmonious and visually appealing streetscape. Within existing streetscapes, such as at site edges, the design should be consistent with the established approach in the area. New development should establish a consistent design language, using common architectural elements and relating to the local identity.
- The relationship between buildings and the street must be defined by appropriate setbacks and building lines that contribute to a cohesive and well-structured streetscape. These setbacks should not be simply determined by vehicular access or parking spaces, but by a thorough consideration of the whole streetscape.
- Ground floors should be designed with a high level of detail and articulation, including features such as porches or canopies, to enrich the streetscape and provide spaces for social interaction.
- Where buildings face the street, the placement and design of doors should encourage interaction with the street and contribute to a lively, pedestrian-friendly environment.

- Boundary treatments must reflect the local character and contribute positively to the street, using materials and designs that enhance the public realm. The height of these elements should balance privacy with natural surveillance, with front boundaries generally being lower to maintain a connection between the home and the street. Integrating landscaping elements can soften the transition between public and private spaces and add to the green character of the area.

Houses overlooking the street and set back behind enclosed front gardens. The gardens provide a buffer between the public highway and the interiors of the houses, and the boundary walls a clear edge between public and private space. Users of the street benefit from the sense of being overlooked by people in the houses. Dalton.

A composed street frontage and doorways and windows facing directly onto the street. Appleby.

The use of boundary walls that double as retaining walls in this sloping site in Grange-over-Sands give the occupants of the houses greater privacy, yet the street is also well-overlooked by people in the houses. The driveways are also lower than the gardens, helping to screen them and parked cars. The line of the boundary walls echoes the building line of the houses themselves.

Roof

6.10 The roof design has a significant impact on how a building integrates with its surroundings. Roofs play a crucial role in defining the character and identity of places. In some of the district's settlements and landscapes, the views over the rooftops and roofscape can be important aspects of their character and distinctiveness.

- The detailing of the roof should reflect the traditional and vernacular styles characteristic of Westmorland and Furness, including the use of appropriate and durable materials, detailing and, in some cases, decoration.
- Roof pitches in new development should respond positively to the local context to ensure that they harmonise with the surrounding townscape and landscape. Typically, roofs are simple in design, with most being pitched and featuring equal eaves. Roof pitches should range between 30º to 45º, which aligns with traditional buildings and is appropriate in most circumstances. Additionally, roof pitches should not be lower than 27º, as shallower roofs are uncommon in districts with slate or stone slate roofs and are unlikely to contribute positively to local character.

- Flat roofs can be appropriate if part of a cohesive design. However, large expanses of flat roof should be avoided, especially around coastal areas, as they are an ideal location for seagull colonies. Such colonies can be a source of nuisance, and can affect the condition and performance of the flat roof and its drainage.
- Roof pitch and orientation should be designed to facilitate the integration of solar panels. The placement and integration of solar panels should be seamless and should complement the building's aesthetics and not disrupt the architectural harmony or the visual appeal of the surrounding landscape.
- Chimneys are a significant feature in the traditional architecture of Westmorland and Furness, contributing to the area's distinct character. They are important elements that add interest to the roofscape and skyline. When included in new buildings, chimneys should be proportionate to the building's size and style, and respectful of the local character.
- Rather than simply provide a vertical accent to the roofscape, a chimney could serve a ‘modern’ purpose, such as providing ventilation to the house, concealing the flues of wood burners, or be locations for bird or bat boxes.

The building ages, types, windows and walling material, and colours all vary along this row, but the roofs are all slate, gabled and vary only slightly in their pitch. The roofs and accents provided by the chimneys help to unify the row. It also shows how tried and tested methods and forms of building persisted even as fashions changed. Ulverston town centre.

Gabled forms coupled with changes in building height and orientation creates townscape that is 'variations on a theme' as seen here in Alston. The effect is enhanced by a minority of stone slates, and slight changes in pitch.

Windows and doors

6.11 Windows are sometimes referred to as 'the eyes of a building'. They should contribute positively to the character of buildings in Westmorland and Furness by respecting traditional design and proportions and, at the same time, meeting contemporary needs for light, ventilation and energy efficiency.

- The proportions and placement of windows should respect the character of the area. Traditionally, windows have a vertical emphasis, with height greater than width. New developments should reflect this proportion, particularly in areas with a strong historical character.
- The overall ratio of 'solid-to-void', or wall-to-openings, is an important characteristic of buildings. Few openings and/or small openings can give an elevation a very 'solid' appearance due to the amount of blank wall, while many large openings can give an elevation an 'open' appearance because it is dominated by 'voids'. It is important to consider the balance of solid-to-void across and elevation and how consistent it is. Consideration should also be given to each elevation. For example, gables rarely have many or any openings, while southerly facing elevations may have more and larger openings to capture more daylight.
- Modern windows should include double or triple glazing to improve thermal performance while ensuring the frames and proportions are consistent with the traditional character of the area.
- The orientation and design of windows, doors and other openings should allow an adequate amount of natural light into the building while avoiding excessive solar gain to prevent overheating in warmer months (see code on orientation for solar gain in the Resources section).
- The use of features such as deep window reveals or overhangs can reduce unwanted solar heat gain in warmer months while still allowing natural light

and passive solar heating in colder months. They are also effective for reducing rain entering into walls, windows, doors and footings.

- The use of internal or external blinds or sunbreaks, and blinds to roof windows can prevent light spill at night but also manage the heating and lighting of rooms by solar gain. External shading is far more effective at controlling internal room temperatures than internal blinds.
- Walling materials have a big influence over the number, sizes and layout of windows. For example, slatestone and rubble (whether limestone or sandstone) is a difficult material to build with, especially for angles, edges and corners, and spanning openings. These walling materials are therefore often used in combination with other types of stone to provide angles, reveals, sills and lintels to openings. In the case of barn and cart entrances, timber beams were used. This gives these types of building a distinctive character.
- New windows should take into consideration the need for ventilation. Openings should be designed to encourage natural ventilation while preventing noise transmission.

This attractive terrace has a long roof, long eaves and long elevation, but the strong horizontal lines are balanced by vertical features both large and small: the chimneys, tall window openings, doorways, door jambs, mullions and downpipes. The extra vertical emphasis of the windows in particular helps to balance out the broadness of the elevation. Greystoke.

Materials

6.12 The identity of Westmorland and Furness is closely tied to the natural materials historically used in its buildings and landscape. These materials, such as local stone and slate, reflect the area's distinctive geology and have been integral to maintaining architectural harmony with the surrounding environment. The choice of materials used in new buildings plays a crucial role in maintaining the district's distinctiveness and fostering a sense of place. Westmorland and Furness was

historically and, in a few cases is still, a place where stone was quarried, and bricks were made from local clay. As a historic producer and exporter of building materials, it should be expected to see these in new development as a response to place. Building stone and slate continue to be quarried in and around Westmorland and Furness. A directory of active UK quarries listed by stone type and indicating which supply building stone is in the MineralsUK Directory of Mines and Quarries 2020.

6.13 New development should reflect the local identity and character by prioritising the use of materials that are either locally quarried and produced or reclaimed. Materials should harmonise with the landscape, reinforce the area's distinctiveness and support sustainability goals by reducing the carbon footprint of transporting materials. The use of locally sourced modern materials also supports the local and circular economy.

A small sample of the wide variety of building stone found across the district. Clockwise from top left: Barrow, Alston, Dufton, Ivegill, Appleby, Ulverston and Kirkby Lonsdale..

Walling

6.14 New development, particularly where there is an effect on conservation areas or other heritage assets, should use walling materials that are consistent with the historic character of the surroundings.

6.15 Walling materials should reflect the local character which, depending on the area, is characterised by the use of stone or bricks. When specifying these materials, the applicants must research the local character to identify the type and colour of stone or colour of bricks prevalent in the specific location. In locations with historically rendered buildings, a traditional roughcast render or lime render finished in traditional colours should be used.

6.16 In larger developments, the use of different materials to highlight different buildings can create interest, as long as it is based on the analysis and interpretation of the local character.

6.17 Modern cladding materials such as timber or composite panels can be used in contemporary buildings but must harmonise with the surrounding environment.

The six examples above are from different towns and villages in Westmorland and Furness: Ulverston, Kirkby Lonsdale, Langwathby, Grange-over-Sands and two examples in Dalton: painted and natural.

Roofing

6.18 New development should use roofing materials that respect local character and, when possible, are quarried locally or in the UK, rather than imported from overseas. There are historically two local types of slate, both of which are still actively quarried today: Cumbrian blue/grey slate and Westmorland green slate. These are preferred materials for roofing in the district, given their local source and tradition of use, even in the decades after the arrival of the railway allowed the import of materials from elsewhere in Britain.

6.19 Across the district, but especially in conservation areas and historic places, roofing materials should follow the local identity, with an emphasis on using slate or stone typical of the area. Applicants must study the local vernacular to determine the appropriate type of slate or stone for the specific location. These materials should be installed using traditional methods, such as laying in diminishing courses, with larger slates at the eaves and smaller ones near the ridge.

6.20 The use of building materials such as interlocking concrete tiles, plastic, composite or artificial tiles, which are limited to a single size, should be minimised. These materials lack the variation and character found in local buildings.

6.21 In contemporary buildings, modern roofing materials like metal sheeting are acceptable if integrated sensitively into the environment. Roofing materials should visually blend with and complement the surrounding landscape.

6.22 Flat roofs can work well in modern designs or alongside pitched roofs if paired with appropriate eaves or parapet details, ensuring proper local integration and functionality.

6.23 Textures should complement the traditional palette, avoiding overly reflective, smooth, artificial, synthetic or bold surfaces that detract from the natural or built environment.

Landscaping, gates, fences and walls

6.24 Boundary treatments must enhance the sense of place by taking cues from the established local character.

6.25 A hierarchy of boundary features and types should be used in order to avoid development looking monotonous or to have high close-boarded fences or fence panels in prominent locations. For example:

- Native hedges or dry stone or coursed stone walls to outer and the more prominent boundaries of developments or houses
- Low walls or hedges to front gardens and between front gardens
- Fences or non-native hedges between neighbouring rear gardens

6.26 Particularly in rural settings, dry stone walls and hedgerows are the most common types of boundary treatments and must be retained. They integrate seamlessly with the landscape, and they are therefore the preferred option. These traditional boundaries also provide an important contribution to biodiversity.

6.27 Dry stone walls should be built using locally sourced stone, with attention to matching the size, placement, and texture of existing boundary walls. For hedgerows, native plant species should be selected to align with the surrounding flora.

6.28 Hard landscaping should be minimal and carefully designed to harmonize with the local context, particularly regarding colour and texture, ensuring a cohesive relationship with both the natural and built environment. Permeable surfacing should be used in hard landscaping to reduce water runoff.

Alternative Materials

6.29 The use of alternative materials may be considered where they contribute positively to the townscape, enhance the area's distinctiveness or provide clear sustainability benefits without compromising historic character. Such materials could include timber cladding, recycled sheet metals, modern composite materials or eco-friendly alternatives.

6.30 In historic places there may be merit in using modern materials alongside traditional material, or in an ancillary manner to traditional materials to ensure visual harmony with the traditional townscape or landscape. In some cases, modern materials may be more appropriate. For example, an informal timber garage / store building can often be more subservient and less suburban-looking than a masonry-built garage and store.

6.31 Alternative materials should be locally sourced as this will not only contribute to reducing the environmental impacts of construction, but it will also strengthen the local economy and create a natural progression of the district's identity in a manner that is respectful towards its environment and heritage.

- Locally sourced materials: Traditional buildings in Westmorland and Furness are shaped by the use of local stone and slate, achieving their character based on the specific geographical area where they were built. In the same way, new development should prioritise the use of locally sourced materials. This will continue the district's tradition of using local resources to define its architectural identity.
- Sustainable practices: Embracing sustainable materials helps ensure a resilient future for Westmorland and Furness.
- Alternatives like timber, reclaimed materials or modern eco-friendly options will have a reduced environmental impact.
- The focus is not solely on the modernity of these materials but rather on their sustainable qualities, such as reducing carbon footprint or increasing energy efficiency.
- Traditional materials like slate, stone, brick, and timber can last for centuries with proper maintenance, unlike uPVC or aluminium.
- Minimise the use of materials like concrete, uPVC, and artificial stone due to their high energy consumption, water usage, and environmental impact.
- Building components that are not easily maintained and have short lifespans foster a 'remove and replace' culture. They only look appealing when new, promoting unsustainable practices in the long term.
- Complementing the landscape: Alternative materials should be chosen to blend seamlessly with the built environment and the natural landscape and to complement the traditional materials. This ensures that new developments enhance, rather than disrupt, the setting. Colours, textures and finishes should mirror the tones and patterns of the surrounding environment, in line with the historical use of local stone and slate.
- A Continuation of identity: Rather than creating a completely new identity, the use of alternative materials should represent a natural evolution of Westmorland and Furness's architectural heritage. These materials should serve as a continuation of the district's legacy, respecting the past while embracing modern, sustainable innovation.

Bare stone, natural colour render and painted render side by side, giving a variety of textures along with the variations in the designs of the houses and cottages. Langwathby.

Views into and out of development

CODE BHS 6.3 Views: Development must incorporate, create or enhance important vistas or viewpoints and sightlines, either entirely within, or from new development.

(Barrow: DS5, H7, N1; Eden: DEV5, ENC3, ENV10, *ENV2*; South Lakeland: CS1.1, DM1, DM3, *CS8.2,* AS02, *CS8.10, DM2*)

6.32 Proposals should detail how existing and new shared viewpoints or vistas have been considered, particularly in relation to the landscape, coast, important historic features or where culturally important. The retention and enhancement of existing important viewpoints, vistas, and sightlines should be clearly demonstrated.

CODE BHS 6.4 Edges and Transitions: Development at settlement edges must ensure a sympathetic transition between built-up areas and the countryside, while avoiding disruption to the local topography and character. Housing form should reflect the local vernacular, including the choice of local materials and the scale of dwellings.

(Barrow: DS5, H7, N1; Eden: DEV5, ENV2, ENV3, ; South Lakeland: CS1.1, DM1, DM13, AS01, AS02, AS08, *CS8.2, CS8.10, DM2*)

6.33 The type, form and composition of new development must be rooted in local character. This varies across Westmorland and Furness in response to changes in the underlying geology and the historical development of settlements which in turn has influenced not only the choice of local building material but also built forms and methods of construction. Important features – such as historic buildings, ecological designations, trees, hedges and landforms – and the connections or views between

them, contribute to character and should be protected and celebrated in new developments.

6.34 A detailed analysis of local characteristics and variations across Westmorland and Furness is available in the accompanying Summary Character Appraisal and Baseline documents. The Context section of the Design code provides further guidance on understanding the site and wider surroundings.

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

CODE BHS 6.5 Housing Design: Development proposals must respect the context and prevailing scale of existing traditional buildings. New housing must reflect existing and prevailing local housing types such as cottages, terraces and detached houses. Developments of apartments or smaller dwellings can also be designed to reflect traditional dwellings, adapted to accommodate a number of apartments or houses while having the appearance of a single larger home.

(Barrow: DS5, H7; Eden: DEV5, HS2, *HS4;* South Lakeland: CS1.1, CS6.4, DM1, DM13, DM14, AS01, AS08, *CS8.10, DM2 AS02*,)

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

CODE BHS 6.6 Historic Design: Where development impacts a conservation area or the historic core of a settlement, design must reflect the local vernacular tradition (where buildings were designed to meet functional needs) or otherwise show a clear response to local context. There are many variations according to location and the applicant must demonstrate that their designs respond appropriately to the specific traditions of the area.

(Barrow: DS4, DS5, HE4, *H8, BP4;* Eden: ENV10, HS2, LS1; South Lakeland: CS1.1, CS6.4, DM1, DM3, DM13, DM14, AS07, AS08, *CS8.2, CS8.10, DM2, AS02*)

6.37 Information on common vernacular forms, and their distribution across Westmorland and Furness, can be found in the Summary Character Appraisal and Baseline. Each settlement has a distinct architectural tradition, but there are common characteristics across the district. In areas where there is a wider variety of architectural styles, particularly those areas of 19th and early 20th century expansion around the edges of towns, design cues should still be taken from the prevailing architectural forms of the area.

6.38 As a general rule of thumb, the more rural a site is, the greater the influence of vernacular architecture on the design of buildings should be. This is especially so in the height, form, massing and materials of buildings, which help to integrate rural buildings into the landscape.

6.39 In built up areas, vernacular buildings are often outnumbered by buildings whose design reflects national or international styles and trends and movements in design. In these cases, vernacular architecture and architecture of its time both have their place, but a reference to the locality in building design can maintain or strengthen an area's character, rather than dilute it.

CODE BHS 6.7 Compatible Building Materials: The colour and textures of new development must harmonise with local character and landscape. Choices of building materials must reflect the quality and character of the built environment and landscape.

(Barrow: DS5, DS6; Eden: DEV5, ENV3, ENV10, HS2, *ENV2;* South Lakeland: CS1.1, DM1, AS01, *CS8.2, CS8.10, DM2, DM3, AS07, AS08)*

6.40 One of the most important ways of establishing a sense of place in the built environment is through the use of materials. Within Westmorland and Furness, the appearance of buildings is largely a direct product of the geology beneath them and locally prevalent building materials. However, in some areas building materials have been imported or manufactured, changing the appearance and character of buildings. Development should respond to and complement existing local character and the surrounding landscape. Where possible, original fabric should be retained or reused, and new materials and work should complement the historic fabric.

Historically it was common to use pigment or render to give buildings a 'neat' and 'clean' appearance like the building in the middle. As good stone became more common and affordable, local stone was left exposed like the red building on the right. We now commonly see buildings like the one on the left that were once rendered, being exposed. If local stone is less commonly available, texture and colour become increasingly important to new development. Kirkoswald.

The contrasts in colour and texture can be a source of interest and delight. Kirkoswald.

Key points on building identity

6.41 The following text is an overview of the key characteristics of the historic built environment across Westmorland and Furness. More detailed and area specific information is available in accompanying Summary Character Appraisal and Baseline.

Scale

- Buildings traditionally sit low in the landscape. Generally, they are one or two storeys high in a rural setting, with three storeys or more common in the centres of towns.

Form

- Roofs are generally simple in design, with central ridges, and eaves at equal height. The traditional use of slate and stone slate means roofs are rarely shallower than 25º
- Dormer windows are rare
- Chimneys are a prominent feature
- It is common to see additions or outbuildings as smaller ‘lean-tos’ built against a house or building.

Details

- Window locations are usually dictated by internal layout and the building’s original use and are not necessarily symmetrical.
- Older window openings are generally small with deep reveals and stone mullions. Sash windows are common in buildings from the late-17th century onwards.

- The need to protect people, interiors and building fabric from wind and rain means roofs traditionally overhang the eaves or have stone tabling over gables, windows and doors are well recessed into the depth of walls, and doorways are often sheltered from prevailing winds. Other features like copingstones and window sills project out from the wall in order to help rainwater run off the building rather than run down it.
- Buildings often have a very ‘solid’ appearance due to there being a much higher ratio of wall to openings on each elevation regardless of material used. This is especially true in traditional rubble and slatestone buildings: these materials are difficult to build with and need either additional large pieces of stone or timber beams to span openings. Exceptions to this ‘solid’ appearance are often in structures attached to the main part of a house, such as bow or bay windows, sunrooms or conservatories.
- Openings are typically on the ‘long’ elevations of buildings, with gables usually lacking any openings.
- Openings are generally noticeably taller than they are wide, giving a vertical proportion to openings. Individual panes of glass usually have a vertical proportion, even those in openings that are wider than they are tall.

Materials

- The colour palette of Westmorland and Furness is relatively varied and largely determined by the use of local building materials. Different types and colours of stone, such as red and pink sandstone or grey limestone, are distinctive to particular areas.
- There is generally a hierarchy of materials, with the best materials and finishes used on the front and prominent elevations of buildings, and lower status materials used on the backs and less prominent parts of buildings, and in less important buildings.
- Stone has historically been quarried across Westmorland and Furness and has been used in the construction of the district’s traditional buildings. Timber-framing is much less commonly found in Westmorland and Furness than other parts of England due to availability of good and affordable building stone.
- Brick is not a traditional building material in the area, with the exception of Barrow which was a brickmaking centre, and brick was sometimes used in Eden.
- • Cumbrian blue/grey slate and Westmorland green slate have been the main roofing materials used throughout the district in recent centuries, with stone slate (made from limestone or sandstone) used in some areas. Rough-cast render or lime wash is typically used to seal rubble-built walls and give rubble walls a smoother appearance. This was traditionally painted cream or grey, but more recently various coloured facades have been used.
- The district's towns and villages often use a range of building materials that harmonise with one another. The larger the housing development proposed is,

the greater the need to use different materials and different combinations of materials to add variation in character to buildings, streets and spaces.

Identity: What we don't want to see

- Development that ignores the findings of the site, context and heritage assessments.
- Development where the building materials, forms, grouping, elevations, details and response to topography collectively do not feel rooted in the locality or respond to the place.
- The use of high close boarded fences in prominent locations alongside highways and active travel routes, and along its outer edges, especially where the boundary adjoins the settlement edge, countryside or public open spaces.
- Mock-historic buildings or mock-historic details rather than a modern interpretation of the place
- Artificial or short lifespan building materials and components
- The tokenistic use of stone or slate, especially if it is reconstituted or not local in its origin
- Proposals that attempt to give buildings identity without also designing identity into the streets, spaces and overall design of the development.
- Proposals that do not respond to the climate of Westmorland and Furness such as recessing windows and doors, roof overhangs or projecting eaves, having projecting copings, tabling or windowsills, or achieving a suitable ratio of solid-to-void in elevations.