

GRAPPENHALL
& THELWALL

NEIGHBOURHOOD
PLAN

What are the Possibilities for us?



"shaping a creative vision for our town"

We are a small but passionate group of Warrington residents -

- Supporting early stage collaboration between decision makers and residents in shaping our local environment*
- Promoting plans that protect our local countryside & enhance green spaces*
- Proposing ideas for new developments that have character and a real sense of place*
- Encouraging developers to see beauty as a priority.*



What makes
somewhere a great
place to live?

Nearly everyone wants to live in communities that are

- *beautiful*
- *healthy*
- *green*
- *characterful, with a distinct identity and sense of place*
- *safe*

with

- *A mixed demographic*
- *local amenities within walking distance*
- *good transport links*



What we actually get



South Warrington - recent & current housing developments overview



*Bland
Generic
Lacking in character
Identikit
"Boxes"
Too much tarmac
Little or no social infrastructure
Not "landscape led"*

Warrington - the systemic issue

- Dominated by volume developers who use off the shelf housing design

- No real masterplanners who have genuinely considered the character of the local area

- Tend not to use architects

- Lack of community input FROM THE OUTSET

-

- No real obligation to provide social infrastructure and beautiful shared public spaces

- Lack of "teeth" in being able to prevent these sorts of developments once the planning application process starts

New Development is not always bad!

*In fact, there are some excellent new
developments around...*

Welborne by Ben Pentreath, Architect and Masterplanner - INSPIRATIONAL GARDEN CITY



Welborne is a major new settlement that started first phase construction last year in Hampshire, using the design philosophy of the Garden City Movement, the masterplanners, architects and landscape architects worked alongside the visionary landowner, Buckland to develop a ground breaking on this long-term, legacy project.

Welborne by Ben Pentreath

Key Features

- *Landscape led planning*
- *Significant architectural variety and a strongly developed overall sense of place and harmony*
- *Beautiful architectural styles popular with the public*
- *Street Trees*
- *Safe Cycle paths adjacent to the pavement & separated from the road*
- *Grass verges for additional green space*
- *Attractive shops and other social infrastructure included in the masterplan*
- *Distinctive public and shared spaces*



Architectural detailing!



Characterful shops and cafes!



Mix of housing types

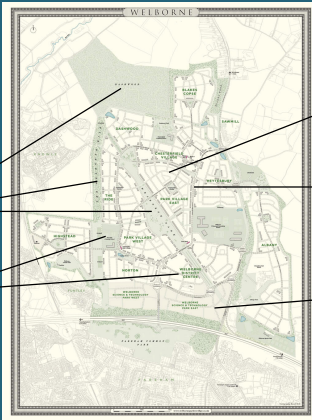


The Masterplan

Separate and distinctive neighbourhoods

Multiple public green spaces

Local amenities



Coherent street patterns

Linking paths

Local employment

What are "Garden City Principles"?

A Garden City is a holistically planned new settlement which enhances the natural environment and offers high-quality affordable housing and locally accessible work in beautiful, healthy and sociable communities.

- *Landscape led planning that protects and enhances valued green space, generous, well connected public parks, tree lined streets, grass verges, open vistas to the most attractive natural landscape*
 - *A mix of housing types and tenures, including affordable homes*
- *Beautifully designed housing that reflects the character of the surrounding area - that people want to care for*
 - *Distinctive neighbourhoods with their own character*
- *Cultural, recreational, health, educational and shopping facilities within walking distance of the residential areas*
 - *Green framework of pedestrian / cyclist friendly streets that encourage active travel*
 - *Employment opportunities within walking distance*
 - *Good transport systems*



Key Objectives for the Welborne development

Developing the street network and movement patterns, working with a landscape architect to create a powerful landscape-led framework to the town.

designing and writing the architectural and materials code for the entire settlement.

The plans create a place of significant architectural variety and a strongly developed overall sense of place and harmony.

There is a huge concentration on proper delivery of commercial and mixed use development, and affordable housing.

[Link to Welborne development "Vision Document" here](#)



Faversham by Ben Pentreath



Village centre



gentle density



FAVERSHAM by Ben Pentreath - IN TUNE WITH LOCAL LANDSCAPE

Faversham masterplan philosophy was set around soil, water and local patterns of human relationship with the land. A network of avenues, orchards, allotments, meadows and wooded rides will link the built form together in a beautiful, gently-gridded plan of tree-lined streets. At the heart of the development is a large public urban square that contains the Cricket Club.

They spent time and great care studying local patterns of development in Faversham and Swale, to inform their approach not only to local patterns of landscape development but also to buildings and materials.

The masterplan allows for a rich mix of houses, commercial buildings, shops, cafes, schools and a significant proportion of affordable housing provision. All buildings have been designed with best practice sustainable performance in mind, both in terms of building fabric, energy use, storage and generation, water consumption and treatment of sewage using highly innovative systems.



The Wintles - Living Village Trust - Old meets new



THEIR VISION

They wanted to build a contemporary village with a very human feel to it.

A highly sustainable development

Public consultation an input from the outset

Shared spaces to meet, such as allotments and public green space

They bought the land in 1998 partly as a reaction to the planning application for a run-of-the-mill estate on the site that was being considered at the time.

The structure for the design brief was provided by Christopher Alexander's 'A Pattern Language'. Soon they had their own design office, were managing the development and build processes directly.

People have been living on phases one and two for over ten years and love it. They are now working with several development partners to build more places that have the same sense of place and conviviality as The Wintles.



Poundbury - Adam Architecture



Poundbury - the Masterplan

History: The Masterplan

In 1987 the local planning authority, West Dorset District Council, selected Duchy of Cornwall land to the west of Dorchester for future expansion of the town. His Majesty King Charles, as Duke of Cornwall, The Prince of Wales – who re-examined many of the precepts of urban and rural planning in his book 'A Vision of Britain' – took the opportunity to work with the council to create a model urban extension to this ancient market town.

In 1988, he appointed the well-known architect and urban planner, Leon Krier, to work on an overall concept for 400 acres of land of what would become Poundbury. Krier's challenge was to create an autonomous new extension to the town within the context of traditional Dorset architecture, using the urban design principles described in 'A Vision of Britain'.

Other architects and masterplanners have also been involved with the development at Poundbury



In 1989, the Poundbury Masterplan was exhibited in Dorchester at a Planning Weekend attended by The Duke of Cornwall. Local residents and interested parties were invited to share their opinions and the feedback was reflected in the scheme designs before planning consent was sought.

The resulting Masterplan divided Poundbury into four distinctive quarters, with the design being implemented by specifically selected architects. The overriding principles have been maintained throughout the scheme, whilst reflecting the evolving requirements of urban planning and design.

Construction commenced in October 1993. Design of the final section, the North West Quadrant, is being prepared with construction anticipated to be completed by c.2027. Poundbury will have increased the population of Dorchester by about one quarter, with an eventual community of approximately 5,900 people.

- Pedestrian priority streets
- Street trees
- Range of architectural styles and materials



Upper Tuesley - HTA Architects and...Barratt!



*-Greenbelt
development
-Design focuses on
natural materials*



Upper Tuesley - HTA Architects and Barratt

The development of 108 is set on part of the former site of Milford Hospital, within the Surrey Hills Area of Outstanding Natural Beauty. The design focuses on respecting and enhancing this rural setting while bringing brownfield land back into use. Their approach was to do design a wide variety of house types within a language of barns and farmsteads, with innovative approaches to delivery including custom build houses.

The site layout is organised into two parts. The eastern half adjacent to the retained hospital featuring formal groupings of flats, short terraces and semi-detached homes while the area to the west which fronts on to open countryside arranged in informal clusters of detached homes. The intention is that these informal clusters echo the historic and organic growth of farm buildings around a central yard - examples of which exist immediately to the north and east of the site. Running between these two characters is a central spine of open space which ensures all homes enjoy a sense of their rural setting with the benefit of connection to the public footpaths that lead into Milford with its facilities and train station providing further connection.



The development offers a wide range of housing types and sizes, from 1 bed flats to 5 bed houses, and a mix of tenures with a third of the homes either affordable rent or shared ownership.

All homes are designed to Lifetime Homes and offer more generous space standards than typically found in modern housing.

They have been designed to reduce their footprint to limit the impact on the land and maximise the open spaces on the site.

To allow this all homes are spread over three floors with master bedrooms generally given vaulted ceilings on the top floor and first floor living rooms used to exploit the views into the surrounding countryside.

*What do these
development have in
common?*

- *Masterplanning with a specific vision*
- *Landscape led planning*
- *...DESIGN CODES*

What are Design Codes?

Faversham - Design Codes

Material

The Faversham villas have walls from a single height to three or the middle part of the main story, through the window and roof lines, and are finished with a range of materials and finishes.

Architectural

The villas are a mix of styles, from the Georgian to the Victorian, and the architectural details are varied. The villas are a mix of styles, from the Georgian to the Victorian, and the architectural details are varied. The villas are a mix of styles, from the Georgian to the Victorian, and the architectural details are varied.

Colour

The villas are a mix of styles, from the Georgian to the Victorian, and the architectural details are varied. The villas are a mix of styles, from the Georgian to the Victorian, and the architectural details are varied.

Roof

The villas are a mix of styles, from the Georgian to the Victorian, and the architectural details are varied. The villas are a mix of styles, from the Georgian to the Victorian, and the architectural details are varied.

Windows

The villas are a mix of styles, from the Georgian to the Victorian, and the architectural details are varied. The villas are a mix of styles, from the Georgian to the Victorian, and the architectural details are varied.

Doors

The villas are a mix of styles, from the Georgian to the Victorian, and the architectural details are varied. The villas are a mix of styles, from the Georgian to the Victorian, and the architectural details are varied.



Material

The villas are a mix of styles, from the Georgian to the Victorian, and the architectural details are varied. The villas are a mix of styles, from the Georgian to the Victorian, and the architectural details are varied.

Architectural

The villas are a mix of styles, from the Georgian to the Victorian, and the architectural details are varied. The villas are a mix of styles, from the Georgian to the Victorian, and the architectural details are varied.

Colour

The villas are a mix of styles, from the Georgian to the Victorian, and the architectural details are varied. The villas are a mix of styles, from the Georgian to the Victorian, and the architectural details are varied.

Roof

The villas are a mix of styles, from the Georgian to the Victorian, and the architectural details are varied. The villas are a mix of styles, from the Georgian to the Victorian, and the architectural details are varied.

Windows

The villas are a mix of styles, from the Georgian to the Victorian, and the architectural details are varied. The villas are a mix of styles, from the Georgian to the Victorian, and the architectural details are varied.

Doors

The villas are a mix of styles, from the Georgian to the Victorian, and the architectural details are varied. The villas are a mix of styles, from the Georgian to the Victorian, and the architectural details are varied.



Materials & Architectural Details

2.01 MATERIALS

The most important material issues in Faversham houses are the materials used for the walls, floors, roofs and doors. The materials used are generally of high quality and are chosen to match the style of the house.

While some houses have simple doors, others have more decorative doors. The doors are generally of high quality and are chosen to match the style of the house.

Even the simplest houses have decorative doors, but these typically have a simple design and are made of wood.



- 1. Wood and brickwork with a simple design
- 2. Wood and brickwork with a simple design
- 3. Wood and brickwork with a simple design
- 4. Wood and brickwork with a simple design
- 5. Wood and brickwork with a simple design
- 6. Wood and brickwork with a simple design
- 7. Wood and brickwork with a simple design
- 8. Wood and brickwork with a simple design
- 9. Wood and brickwork with a simple design
- 10. Wood and brickwork with a simple design
- 11. Wood and brickwork with a simple design
- 12. Wood and brickwork with a simple design



IMAGE OF NEW HOUSING IN RURAL IRELAND

The appearance of Dublin houses is relatively regular in comparison with other European cities and towns. This is due to the fact that the houses are built on a grid system and the houses are built on a grid system. The houses are built on a grid system and the houses are built on a grid system.

IMAGE OF NEW HOUSING IN RURAL IRELAND

The appearance of Dublin houses is relatively regular in comparison with other European cities and towns. This is due to the fact that the houses are built on a grid system and the houses are built on a grid system.

IMAGE OF NEW HOUSING IN RURAL IRELAND

The appearance of Dublin houses is relatively regular in comparison with other European cities and towns. This is due to the fact that the houses are built on a grid system and the houses are built on a grid system.

IMAGE OF NEW HOUSING IN RURAL IRELAND

The appearance of Dublin houses is relatively regular in comparison with other European cities and towns. This is due to the fact that the houses are built on a grid system and the houses are built on a grid system.

IMAGE OF NEW HOUSING IN RURAL IRELAND

The appearance of Dublin houses is relatively regular in comparison with other European cities and towns. This is due to the fact that the houses are built on a grid system and the houses are built on a grid system.

IMAGE OF NEW HOUSING IN RURAL IRELAND

The appearance of Dublin houses is relatively regular in comparison with other European cities and towns. This is due to the fact that the houses are built on a grid system and the houses are built on a grid system.

IMAGE OF NEW HOUSING IN RURAL IRELAND

The appearance of Dublin houses is relatively regular in comparison with other European cities and towns. This is due to the fact that the houses are built on a grid system and the houses are built on a grid system.

IMAGE OF NEW HOUSING IN RURAL IRELAND

The appearance of Dublin houses is relatively regular in comparison with other European cities and towns. This is due to the fact that the houses are built on a grid system and the houses are built on a grid system.



Figure 1.1: Site plan of a residential development.

Legend:
 - Proposed New Housing
 - Existing Housing
 - Green Space
 - Street

Links to example developments' Design Codes

Welborne by Ben Pentreath Design Codes
Faversham by Ben Pentreath Design Codes
Upper Tuesley by HTA Architects and Barratt



What might Design Codes for Grappenhall & Thelwall look Like?

- Local character
- Local Architecture
- Design details
- Materials - buildings, roads, street furniture etc
- Public green space
- Street trees
- Protection of valued natural assets



Grappenhall & Thelwall Village Design Statement

grappenhall & thelwall



Brickwork
architectural features and detailing should be regarded as an integral part of any masonry design

23

grappenhall & thelwall



Architectural Metalwork features and details can provide an effective adornment to any property or the adjacent space

31

grappenhall & thelwall



Street Furniture provides an immediate visual impact especially to visitors and should reflect the character and history of the villages

39



WE ASK WARRINGTON COUNCIL TO:

LOOK TO OTHER NATIONAL DESIGN CODES THAT HAVE BEEN IMPLEMENTED AND ARE WORKING FOR INSPIRATION.

CHOOSE ARCHITECTS THAT WILL CONSIDER EVERY ASPECT OF WHAT A WELL DESIGN DEVELOPMENT CAN BE.

CONSIGN BAD DESIGN TO THE PAST AND PUT BEAUTY, COMMUNITY AND LANDSCAPE HIGHER UP THE AGENDA.

BE BRAVE.

WE ASK YOU TO:

SHARE YOUR THOUGHTS ON DESIGN & PLACE MAKING

ENCOURAGE OTHERS TO HAVE A SAY AND KNOW THAT COLLECTIVELY AS RESIDENTS WE HAVE A VOICE THAT CAN BE HEARD.



ourgreenwarrington.com