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**i. Introduction**

ij01 This document, in the form of a Strategic Design Statement, is intended to guide development within the Whalley Hayes area of Macclesfield Town Centre, in the context of the proposed Local Development Order (LDO).

ij02 This statement responds to the local design constraints and context of its location, the requirements of the Cheshire East Council’s (CEC’s) Residential Design Guide and the commitment within that document to deliver high quality design, whilst ensuring a developments sustainability; in terms of location, construction, energy use, life cycle and maintenance.

**LDO CONTEXT**

ij03 Cheshire East Council proposes to adopt two LDOs within Macclesfield Town Centre. This, Whalley Hayes LDO and a second for Northside, both locations are illustrated in Figure i:01. The LDO’s are intended to support the regeneration of the town centre in these key locations.

ij04 Further details of the LDO approach and proposed planning conditions are set out in the accompanying Statement of Reasons (September 2018).

ij05 Town centres across the United Kingdom have experienced a decline in footfall over the last 5 to 10 years, initially caused by the move of larger national retailers to out of town locations and then, more recently exacerbated by the dramatic rise of online retailing.

ij06 Town centres have been slow to adapt, and now need to look at reinventing themselves, as not just a provider of retail goods, but more as a destination in themselves, providing the visitor with an experience, as opposed to just a place to shop.

ij07 A key piece of work, promoting this step change in approach came out of the Portas Review, which stated that:

“Our High Streets can be lively, dynamic, exciting and social places that give a sense of belonging and trust to a community.”

ij08 Macclesfield Town Centre, through support by local organisations is reinventing itself; as a destination and the heart of the local community. The monthly Treacle Market is one example of how the town has created a regular, destination event which attracts a large number of visitors into the town centre and showcases local businesses, produce and community activities.

ij09 However, it is acknowledged that the size of the retail centre of the town will need to contract, the quality and size of the retail spaces need to be fit for purpose and that other uses; such as restaurants, cafés, bars and town centre residential living will need to be developed to ensure a vibrant centre is retained and that the town centre continues as a vibrant, family orientated destination into the evenings.

Cheshire East Council acknowledges the above need and intends to manage this change of direction on the town centre fringes through the adoption of the above LDO’s.

**THE LDO SITE**

ij10 The Whalley Hayes LDO is illustrated in Figure i:01 and lies to the western edge of the town centre and on the northern side of the main shopping street of Chestergate. This part of Chestergate and the streets to the north are an area of transition between traditional local high street retailers, public houses, commercial office spaces and established residential areas.

ij11 There are no major retail anchors in this part of town and the shops attract footfall by their specialist offer and the variety and mix of other uses which are intermingled with them, primarily along Chestergate.

ij12 Retail uses off Chestergate, are very much focused on either specialist, value retail or charity shops. The areas subject to this LDO can physically be seen to be vacant, in decline or struggling to meet the needs of tenants.

ij13 The LDO therefore proposes to focus the retail or other commercial uses primarily onto Chestergate, whilst bringing more town centre residential living into the areas around Westminster Road, King Edward Street, King Edward Road and Little Street.

ij14 The LDO will have a lifespan of 5 years (from the date of adoption) and this will allow for each of the sites to come forward in a phased approach over this time period.

**USING THE CEC RESIDENTIAL DESIGN GUIDE**

ij15 The CEC Residential Design Guide (adopted 2nd May 2017) deals with the need to deliver new homes in Cheshire East whilst ensuring they are well-designed and set into contextually and environmentally responsive townscape, villagescapes and landscapes.

The guide is split into two volumes:

1: Setting the Scene of Cheshire East
2: Residential Design - Creating Quality

The following paragraphs describe in brief the structure and content of the Design Guide.

ij16 Volume 1: Setting the Scene

This provides an overview on the policy context at both a national and local level, referencing the National Planning Policy Framework, the current saved policies of the three local plans from the previous Borough Councils and the relevant emerging policies from the new Local Plan.

ij17 Volume 2: Creating Quality

Volume 2 provides guidance on holistic issues relating to the wider context in which the site sits and how the site should be assessed to ensure that it takes full advantage of its connections, views, topography, site features, habitats and surrounding land uses etc. The guidance also defines overarching principles of Urban Design and working with the grain of the existing settlement and site features to create a layout, building forms, massing, materials, fenestration, streetscapes and landscape that are responsive to the setting and context.
The guidance considers additional layers of detail, specifically around streets, movement, public realm, public art, landscape strategies, green and blue infrastructure networks, passive and active sustainable design and the power of design to improve the quality of life (including health and wellbeing) of communities and individuals.

In summary this guide provides the process and structure for each and every residential development coming forward in Cheshire East. If this guidance is followed and developers engage proactively with the Local Planning Authority then a collaborative design process will ensure the Borough delivers its aspiration for high quality, well designed residential development. The guidance has been followed in developing this Design Statement.
ii. Town & Local Context & Character

LOCAL CHARACTER
The CEC Residential Design Guide - Silk, Cotton & Market Towns

ii|01 Macclesfield lies in the north eastern corner of the ‘Silk, Cotton and Market Towns’ character area, according to the CEC Residential Design Guide (Volume 1), as illustrated in Figure ii:01.

ii|02 The following paragraphs are extracts from the Design Guide relating to the typical character traits of this area.

ii|03 Brick and render are the traditional choice for external walls with localised areas of stone closer to the Gritstone Edge character area. Timber is used selectively for decoration, for example in the form of bargeboards and gable decoration. Stone often appears on higher status buildings for bays, window detailing or horizontal courses. Workers cottages and terraces are generally treated more simply. Slate is the predominant material for roofing but with some buildings using stone flags.

ii|04 Typical boundary treatments include brick wall, railings and hedging. Examples of rubble stone walling can also be seen particularly in Macclesfield.

ii|05 Traditional detailing varies depending on the housing typology. Terraced housing is simply detailed with common features including wedge lintels, tall vertical windows, chimneys and arched or rectangular fanlights. Typical embellishments on this standard design palette include string courses in brick or stone, dentilled brickwork to corbals, eaves brackets and bay windows.

ii|06 Larger detached and semi-detached properties are typically characterised by more ornate detailing including moulded stonework, decorative brickwork, porches and mock Tudor effect to gables.

ii|07 The typical design cues of the Silk, Cotton and Market towns character area have been highlighted in the panel to the right.

Town Character

ii|08 Macclesfield is a large compact radial settlement, astride the valley slopes of the River Bollin. It is a medieval market town, once surrounded by town walls, ramparts and a fortified manor. The fortifications were destroyed in the civil war by the parliamentarians after they displaced the Royalists.

ii|09 During the 19th Century Macclesfield was the biggest producer of finished silk in the country and a number of the tall mills still stand today in and around the town centre, many converted to offices and apartments.

ii|10 This mill town heritage can be seen in the typical mill workers terraced housing, as well in the more unique vernacular three storey weavers cottages which jostle amongst the more generic two storey terraces.

ii|11 Primarily the residential neighbourhoods within and on the edge of the town centre are composed of these higher density terraced residential blocks, generally located by the pink over-wash in Figure ii:06, the strong urban grain, illustrated in Figure ii:07 and the high density of homes, as illustrated in Figure ii:08.

Silk, Cotton & Market Town Design Cues:
• All archetypes are represented within the character area.
• Georgian town houses sit on outer fringes of settlement centres.
• Residential properties step and flow with the gently rolling topography.
• Town centres are surrounded by a fine grain of lanes with residential properties immediately adjacent to or located upon the main streets.
• Streets and lanes are well overlooked and enclosed.
• Garden Suburb style housing areas have matured into pleasant neighbourhoods.
• Less terraced housing found in smaller settlements.
• Storey heights vary from one to three storeys typically and the massing varies greatly depending on historical period, status of building and topography.
• Features include single and full height bay windows, ridge detailing and prominent chimney stacks. Higher status properties set back behind small front gardens.
• Brick and whitewashed brick dominates, with localised areas of stone closer to the Gritstone Edge character area.
• Landmark and header buildings found within and around the settlements.
• Landscape setting, views and footpaths out to countryside important in all settlements.
Macclesfield Design Cues:

- Tudor, Georgian, Victorian and Edwardian architecture are all found through the town.
- Mill workers terraces dominate the town centre fringes.
- Georgian town houses overlook Park Lane.
- The terraces and weavers cottage step up along the streets which flow with the rolling topography.
- Strong well enclosed street pattern.
- Town centre is surrounded by rows of terraces, beyond which is a mix of 20th Century housing suburbs and estates.
- Victorian, Edwardian and 20th Century suburbs enclose much of the towns outer fringes.

The town centre of Macclesfield has three identifiable zones, as illustrated in Figure ii:06 above.

The town heart is retail-led and focused on the vibrant primary shopping areas located along Chestergate, Mill Street, Castle Street and around Market Square. In addition to the retail uses there are a mix of pubs, restaurants, commercial office buildings, civic and community facilities, as well as some residential accommodation.

The second zone has been termed here as ‘mixed-use town centre hinterland’. No one use dominates, but retail is primarily speciality or value retail, a greater proportion of commercial office space, some light industrial uses and much more residential property creates a diverse mix in this location.

The third and final zone are the residential-led neighbourhoods. As described previously these areas are primarily made up of high density mill workers and weavers cottages, interspersed with former mills (some converted to apartments, others to light industrial or office spaces), local convenience stores, newsagents, takeaways, churches, pubs and primary schools. These high density

Figure ii:09 - Imagery
uses, stepping as they do up and down the topography of the town
create a strong rooftops over which key landmarks dominate the
town and create an interesting skyline. The key landmarks in and
around the town are illustrated in Figure ii:06.

**Site Specific Character - Whalley Hayes**

ii|18 Figure ii:09 illustrates the diversity of building styles in and around
the town centre.

ii|19 Whalley Hayes straddles the town heart and mixed use hinterland
zones of the town centre, as described above and illustrated in
Figure ii:06 above. This area is very much a transition from retail-
led shopping areas to residential. Much of the retail is value based
and secondary in nature to that within the heart of the town, Site
G occupies prime frontage onto Chestergate, which is one of the
main arteries into the town centre.

ii|20 The site is part of the strong Georgian grid of the town, but has
been broken up and dissected by the construction of Churchill
Way, which in part defines the boundary between the primary and
secondary retail areas of the town centre.

ii|21 Whalley Hayes contains a number of former Silk Mills fronting the
southern side of King Edward Street including the Grade II listed
Little Street Mill (2 to 3 storeys in height) and Chiltern House (4
storeys in height).

ii|22 Whilst many of the Georgian blocks have strong frontages onto
Chestergate the rear of the blocks fronting King Edward Street
consist of open bitmac surfaces, used for car sales, car valeting,
garages and parking, weakening the townscape in these locations.

ii|23 Views and vistas to surrounding landmarks can be had from the
neighbourhood including a strong framed vista along Little Street/
King Edward Road, north to the main Kings School building, via the
schools main gateway.

ii|24 The former Drill Hall tower is a dominant feature of this part of
the town centre and is a strong skyline feature from the junction
of Westminster Street/King Edward Street. Other elements which
provide key reference points in the townscape include Roe House
and the Georgian building diatomically opposite it on Chestergate,
and the new Chamber of Commerce building on the corner of
Churchill Way and King Edward Street.

ii|25 The architecture is varied in terms of era's with what appear to be
low Tudor buildings fronting parts of Chestergate, as highlighted
in the Heritage Impact Assessment, Georgian, Victorian, Edwardian
and a range of 20th Century archetypes all represented in and
around the neighbourhood.

ii|26 In addition to the varied era’s of architectural form within the
neighbourhood, the single storey Stanley’s Almshouses and the
gatehouse to the King’s School represent additional ‘gems’ within
the townscape. Both have a similar style and form, being of stone construction, with high pitched roofs and tall octagonal
chimneys.

ii|27 The northern fringe of the neighbourhood is particular green
with the sports pitches and tree fringes to the Kings School along
Cumberland Street and the planting on the peripheries of the
Whalley Hayes Car Park. Neither have any public recreational value,
but provide a green backdrop and visual amenity to the higher
density and less green town core to the south east.

ii|28 As would be expected with such a wider range of archetypes and
layers of development, the detailing and materials used is very
varied with traditional brick and some stone buildings presented
with a mix of welsh blue slate and stone flag roofs on various
buildings. Stone plinths/pediments, string courses, cills, lintels and
jambs with decorative portico’s and entrance details are common,
along with the use of quions on the buildings fronting Chestergate,
whereas the buildings behind this main route are much simpler
in form and style, being of the typical mill vernacular as described
earlier in this chapter.

ii|29 As with Northside, Whalley Hayes has a great variety of architectural
eras represented and illustrates the layers of history over the period
of the neighbourhoods establishment. The development and
regeneration of the LDO sites is just the latest period of development
in the neighbourhoods evolution and should respect the setting
and context, but be forward thinking in the design of the proposals.

**HERITAGE**

**Heritage Impact Assessment (HIA)**

ii|30 A Heritage Impact Assessment has been undertaken as part of
this project to in order to understand the significance of the
heritage assets in this part of the town and what, if any impact the
development of the LDO sites will have on those assets.

ii|31 The assessment is a two-way process, feeding into the constraints
and opportunities analysis at an early stage to ensure the proposals
take account of the heritage assets wherever possible and mitigate
any potential impacts if identified through good design.

ii|32 The HIA which supports this design statement is available to read
as part of the package of supporting documents for this LDO. The
summary conclusions are included below and taken account of in
the development of the proposals.
Almshouses gateway arch, steeply pitched roofs and tall chimneys create strong feature architecture on corner of King Edward Road and Cumberland Street.

Four storey Silk Mills (converted to apartments/offices) create strong feature on curve of King Edward Street.

Pair of semi’s surrounded by void space, which is used as parking/car sales area.

Junction, strongly enclosed on three sides, announces arrival into town centre from west.

Strong facade to the ‘Picturedrome’ former cinema.

Strong corners on both sides of Chestergate.

Serious water damage to facade of empty buildings.

Interesting archway through building fronting street.

Little Street an interesting & hidden piece of streetscape.

Building & planting bring little activity to streetscape at important junction.

Interesting vista through building fronting street.

Local Development Order (LDO) Boundary
Strong Historic Urban Grain
Poor or Blank Facades to Existing Buildings
Voids within urban block structure
Local Landmark Elements
Views & Vistas
Conservation Area Boundary
Areas of Archeological Potential
Listed Buildings

Figure ii:11 - Constraints & Opportunities
Summary of Findings

The proposals as illustrated in the following chapter (Chapter iii) range in terms of their impact on the adjoining heritage assets, depending, in part on their location to those assets and the proposals for each of the sites. Balance needs to be achieved between regenerating these sites in a viable way, against the impact on the heritage of the area. If nothing happens, then the current LDO sites will only decay further and have more of a harmful impact on the adjoining assets.

The impact ranges from a ‘Very Slight Adverse Impact’ through to a large beneficial impact on the heritage assets in the area. Whilst the parameters do not provide detailed designs for the sites they provide overarching principles and approached to detailed design which are expected to be followed by the final developers.

These key approaches to mitigating, reducing and/or removing the potential harmful impact of development at the detailed design stage are set-out below:

- Scale and materials used in new buildings should be appropriate for their setting and serve to provide unity and cohesion of development across the LDO.
- The height of new buildings should be such that the long and short range views to and from the heritage assets are maintained or enhanced.
- Harmonious integration of new development with heritage assets can be achieved by respecting and replicating where necessary, the historic grain of the urban landscape (streetscape/townscape).
- Appropriate use of hard and soft landscaping and traditional surface materials will help to integrate new development into the setting of heritage assets.

The parcels which constitute the Whalley Hayes LDO do not include any listed buildings, but their redevelopment could potentially affect the Macclesfield Town Centre Conservation Area and the setting of some listed buildings, as the parcels and the surrounding public realm make a substantial contribution to the views to/from these designated heritage assets and their setting. Some features of the sites currently detract from the views and setting of the assets i.e. the current dilapidated state of the Olde Kings Head building (in Parcel G) and grounds on the setting and views to the Grade II* Listed Charles Roe House opposite.

Through careful management of the design, materials and scale of the redevelopments and appropriate public realm works, in accordance with the design parameters in the LDO, the impact on the setting of the heritage assets will be a Neutral Impact (at worst) or a Large Beneficial Impact (at best).

APPRECIATION OF PLACE

Turning Constraints into Opportunities

Figure ii:11 illustrates the immediate context of the sites within the wider Neighbourhood. The illustration also sets-out the constraints and opportunities of the sites in relation to on-site features and the sites relationships to the adjoining properties and streets on which they are located.

Whalley Hayes straddles the town heart and mixed use hinterland zones of the town centre, as described above. This area is very much a transition from retail-led shopping areas to residential. The site is part of the strong Georgian grid of the town, but has been broken up and dissected by the construction of Churchill Way, which in part defines the boundary between the primary and secondary retail areas of the town centre.

This dissection of the Georgian blocks has meant that some of the development blocks within the LDO boundary have been broken apart and narrowed (Sites F & G) which makes them more difficult to redevelop following a best practice urban design approach and will require a more creative, one-off solution to redevelopment.

Block E currently comprises of a row of single storey retail units fronting King Edward Road with a 2 storey unit on the southern boundary fronting King Edward Street. The single storey element is of poor quality and does little to contribute to the setting of the adjoining almshouses.

In some locations the urban blocks are ‘damaged’ or incomplete, in part through the creation of Churchill Way and/or the clearance of sites in the past making way for parking areas or forecourt space for car sales.

As described previously and illustrated in Figure ii:11 there are a number of landmarks within and around the sites. In particular care must be taken not to detract from the Little Street vista north to the gates and main buildings of the King’s School. In addition the setting of Roe House must be enhanced by the redevelopment of Site G (the Olde Kings Head) opposite.

Finally there are a number of listed buildings which immediately adjoin or overlook the LDO sites and their form and detailing shall be used to guide our approach to the development of the parameters for the LDO, in line with the guidance provided in the HIA.

The above equally applies for the buildings which are set within Site G. These building are not listed and are in somewhat dilapidated state and may be beyond restoration, but their form and character contributes to the wider townscape. However, if they can be retained they should be incorporated wherever possible into the proposals and their setting enhanced, especially Little Street, to ensure they become part of the wider development and a positive asset for the town. If they cannot be retained then new buildings should be constructed on their character, form and massing and follow the principles set-out above to ensure they contribute to the historic environment in which they will sit.

As illustrated in ii:06, the junction with Churchill Way, Cumberland Street and Hibel Road has been identified as a secondary gateway into the core of the town centre and the development of Sites E and F must take this into consideration.

Sites G and H lie within the town centre Conservation Area and must take their location into consideration as they move forward. In terms of tree cover, especially in Site G, the Tree and Conservation Officers have confirmed that they are comfortable with the removal of trees from this site, as long as a high quality public realm scheme is proposed, which includes the use of street trees etc. In addition Site G also lies within an Area of Archaeological Potential, therefore as any proposals move forward within the site an archaeological Method Statement will be required to be approved incorporating a watching brief by an archaeologist prior to any demolition, excavation or construction works taking place.

This appreciation of the town, the neighbourhood and the sites context and features will be key to the development of the proposals for the site and has strongly influenced the following chapter.
iii. Vision & Opportunities

VISION

iii|01 A number of the sites which make up the Whalley Hayes LDO have been a visual blight on the wider town centre and it approaches for a good many years. Their redevelopment will bring this strategic town centre location back into productive use and link the western end of Chestergate back into the town centre and aid in improved footfall to the retail and leisure uses on this side of town.

iii|02 The Vision set out below for Whalley Hayes therefore springs out of the above appreciation of place, analysis of the site constraints and opportunities, described in the previous chapter:

"Whalley Hayes is an integral part of Macclesfield Town Centre. The redevelopment of these sites will reunite the heritage assets of this part of the town visually and physically back into the heart.

Redevelopment shall not only regenerate the sites, but offer alternative productive uses in the form of modern retail and leisure spaces, as well as opportunities for town centre living, set into a quality public realm environment.

The design of the proposals will create quality additions to the townscape of Macclesfield, whilst respecting the heritage of the existing listed buildings, the wider built form and Conservation Area, of which many of the sites lie within.

The design of the proposals will respect their historical setting, reflecting the block sizes, massing, storey heights, buildings lines, fenestration, materials and detailing of the existing surrounding built form, whilst also looking to create distinctive buildings which will become landmarks in themselves within the townscape and streetscape of Macclesfield.

A new area of public realm on Chestergate shall emerge from the proposals, which will provide space in which people can interact, as well as create a setting for the Listed Roe House and be part of the redevelopment of the ‘Three Pigeons’ site.

The delivery of Whalley Hayes LDO shall be a catalyst for the improvement of the western areas of the town and provide benefits to the surrounding areas which are not part of the designation."

iii|03 The translation of this vision into a set of parameters or guiding principles for the development of the sites is set-out below.

SETTING THE PARAMETERS

Design Parameters

iii|04 Out of the site constraints from the previous chapter, spring the development parameters. Due to the intricate and complex nature of town centres the parameters have drilled down into a storey by storey or floor by floor analysis of the opportunities for the regeneration of this part of the town centre, Figures iii:01 to iii:04 illustrates the storey parameters for Whalley Hayes.

Location & Orientation

iii|05 All of the buildings illustrated in the parameters figures have been located to complete the existing development blocks, providing active frontages and surveillance out onto the streets and public realm. The proposed buildings respect existing building lines and reinforce the urban grain of this part of the town centre.

iii|06 Where existing buildings border the sites their setting have been considered. If habitable rooms could be affected by the development then the proposed built form has been set back or the massing lowered to ensure overlooking or issues regard the right to light have been considered.

iii|07 Specific issues with regard to orientation on a site by site basis are set out below.

iii|08 Site E - two and a half storey town houses that front King Edward Road have been set as far back as possible so that the Alms Houses are not hidden or dominated by the new built form.

iii|09 Car ports are accesses to the rear of the properties so they don’t dominate the public realm and streetscape, but in doing so a 6 metre deep manoeuvring space is required and so the building depth is key to being able to locate the built form as indicated.

iii|10 The parking court is accessed via the southern boundary of Parcel E on King Edward Street and the access way is proposed to sit under a first floor studio apartment to ensure strong enclosure to the streets, screen the car parking and aid in the definition of public and private space.

iii|11 Site F - a remnant triangle of a former Georgian block left over when Churchill Way was constructed. The built form here needs to have strong elevational detailing to all sides, as the building is in a prominent location. The building will need to address Churchill Way and King Edward Street, and also work well with the Alms Houses on Cumberland Street/King Edward Road.

iii|12 Site G - is the most prominent development parcel in this LDO. Redevelopment of this site shall require new development to use the existing frontage building lines of the current built form. New built elements i.e. those fronting Churchill Way shall sit at the back of pavement to reflect the character of the wider area.

iii|13 Due to the location of Roe House and the listed buildings on Little Street, careful consideration of the building lines and the location and form of the public realm will need to be taken into account. A new square is proposed opposite Roe House on the south eastern corner of the site.

iii|14 Site H - an ‘L’ shaped three storey town house and apartment building is proposed to complete the Georgian block in this location. The current single storey mix of sheds and prefab buildings which supported the use of the site as car sales plots would be removed and replaced with a landscaped shared space parking court. The creation of this court will enable better views to and from the listed mill currently lost behind the single storey clutter.

As with Site E the accessway would be developed as an archway access with a studio apartment at first floor, providing additional enclosure to the street and defining the public realm from private spaces.

iii|15 Site I - consists of two parcels of land to the west of Westminster Street and King Edward Street.

The western most parcel which adjoins a former mill is proposed to accommodate a pair of semi detached Weavers Cottage style properties with a car port at ground floor, fronting the street. The car ports at 3.3 metres wide, combined with a set-back of circa 1.5 metres from back of footpath will provide off street parking, whilst also ensuring manoeuvring vehicles will be able to see pedestrians on the footpath along with vehicles on the road.

iii|16 Site J - the external frontages are set to respond to the new public realm arena. The new square is proposed opposite Roe House on the south eastern corner of the site.

iii|17 Site K - has three parcels of land with the southern boundary to Parcel G being the parish boundary. The site will require careful consideration of the building lines and the location and form of the public realm.

iii|18 The parcel on the corner of Westminster Street and King Edward Street is located to back of footpath and is ‘L’ shaped in form to wrap around the corner and create strong enclosure of the streets. The car park is access via an archway off Westminster Street with apartments above.

Scale & Mass

iii|19 Scale and massing are set out on a site by site basis below.
Strong 3 storey corners created to either side of Westminster Street.

Parking court set behind buildings. 100% parking for apartments.

Parking court set behind buildings. 160% parking for townhouses.

Parking court set behind building. 100% parking for apartments.

Parking court set behind buildings. 100% parking for townhouses.

New retail unit on ground floor of apartment building set back from Chestergate to create square and setting for Roe House.

Parking court set behind buildings. 100% parking for apartments.

Parking court set behind buildings. 100% parking for townhouses.

Parking court set behind building. 100% parking for apartments.

Parking court set behind buildings. 100% parking for apartments.

Parking court set behind buildings. 100% parking for apartments.

Pair of three storey semi's with car ports fronting King Edward Street.

Pair of three storey semi's with car ports accessed from parking court.
Figure iii.02 - First Floor Parameters

Key

- Local Development Order (LDO) Boundary
- Existing Built Form
- Paths & Shared Space
- Accessways
- Parking Bays
- Illustrative Trees
- Private Amenity Space
- Public Amenity Space

- Building Above
- 1 Bed Apartments (65m² minimum)
- 2 Bed Apartments (65m² minimum)
- 3 Bed Apartments (80m² minimum)
- 2 Bed Homes (68m²)
- 3 Bed Homes (72-85m²)
- 4 Bed Homes (85-115m²)
- Commercial Units (Footprint Measure on Plan)

- Apartments at 1st floor with undercroft parking below.
- Apartments at 1st floor with undercroft access below.
- Apartments at 1st floor with undercroft access below.
- 2.5 storey Weavers style townhouses with car port below.
- Apartments at 1st floor with undercroft parking below.
- Apartments at 1st floor with undercroft parking below.
- Parking court set behind building. 100% parking for residential units.

Parking Bays

- Car port below.

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0m 5m 10m 20m 30m

3 storey Weavers style semi's with car port below.
**Access, Movement & Parking**

**Site E** - consists of a, two and a half storey town house row which fronts King Edward Road before returning back onto King Edward Street, as illustrated in Figures iii:01 to iii:06 - Parameters Plans & Massing Models.

The built form must not exceed these heights as the relationship with the adjoining Alms Houses to the north must be considered.

The returning wing of row on King Edward Street sits above the access way into the parking court and consists of only one upper storey over the access which is best illustrated in ii:05.

Site F - as stated previously is a triangular shaped site and so needs to create and strong three dimensional element in the streetscape in itself.

As illustrated, the building steps from two storeys in the north providing a none-overbearing relationship with the Alms Houses to three storeys on the corner of King Edward Street and Churchill Way, creating a strong landmark element on this corner.

Site G - currently consists of two storey built form on the northern and western edges, fronting King Edward Street and Little Street with 3 storey built form fronting Chestergate to the south. The eastern periphery fronting Churchill Way is open, save for existing hoardings.

The current massing and storey heights should be respected in any future redevelopment proposals, with new development on the eastern boundary rising to three storeys.

Site H - consists of three storey town houses and apartments fronting King Edward Street and Westminster Road completing the block. The parking court access way sits below a single apartment creating a two storey element in this location.

The form and massing in this location relates well to the general scale of built form in this location.

Site I - the western most parcel of Site I which adjoins a four storey mill is proposed to accommodate a pair of three storey semi detached units.

The larger eastern parcel will consist of a three storey apartment building wrapping around the corner of King Edward Street and Westminster Street.

Access, movement & parking are set out on a site by site basis below.

Site E - all units on this site shall have parking provided within a dedicated parking court to the rear of the properties, accessed as mentioned previously, via an archway off King Edward Street. The town houses have integral car ports at ground floor level, with the studio apartment having parking spaces in the rear court. A 6 metre access way is provided in the court to enable manoeuvring of domestic vehicles. Parking is provided at 100% with one additional visitor space.

All units will have their front doors onto the footpaths adjoining the streets to add surveillance and activity to the public realm.

Site F - will have its parking accessed off King Edward Road. Parking will be off street, but in dedicated and controlled parking bays incorporated into the public realm of the site. Parking provides a 100% allocation.

In addition marked, unallocated parking bays on King Edward Road have been illustrated in the proposals as part of environmental improvements to the streetscape in this location, between sites E and F providing visitor parking for the two sites and for the Alms Houses. The creation of a shared space street in this location will provide a setting between the sites, the Alms Houses and the vista to the Kings School Remembrance Arch and school buildings, linking and uniting the proposals with the existing built form.

The apartment building shall be accessed via a circulation core from both King Edward Road and Churchill Way and provides direct access to all floors.

Site G - is accessed by vehicles via Little Street, which is one way. The access will be right-in and right-out, with residents of the development provided with 100% dedicated parking in the central court. The two retail/leisure units indicated will have no on-site parking and servicing will need to be from the front, as is the traditional approach with town centre locations.

The town house units on Little Street and King Edwards Street frontages will have front door access directly to the pavement with the apartments access via central cores linked to entrances on principle frontages and back into the parking court.

The retail/leisure units will have their main entrances fronting Chestergate and it is anticipated that the eastern unit will have full height active glazing on both the Churchill Way and Chestergate frontages. The unit on Chestergate, replacing the former public house is expected to have a similar fenestration to the existing built form.

Site H - front doors to all town house units shall be provided onto the footpaths along King Edward Street and Westminster Street. The 3 bed corner apartments shall have a shared access onto Westminster Street with a secondary access into the parking court. The circulation core will provide access to all three floors of the units.

The parking court is accessed via Westminster Street as highlighted earlier. As some of the units illustrated are 4 bed town houses it would be proposed that these units have 200% allocated parking with the smaller apartments having 100% allocated parking.

**Use Mix & Quantum's of Development**

Site E - will consist of a row of five, three bed, 2.5 storey townhouses (circa 100m²), a corner turning four bed townhouse (circa 148m²) and one, 1 bed studio apartment sitting over the accessway of around 45m² in size.

Site F - will consist of 1 and 2 bed apartments over 2 to 3 floors.

There will be four, 1 bed units (circa 45m²) and nine, 2 bed units (circa 65m²).

Site G - is a complete development block with a range and mix of uses included in it.

Two commercial units are proposed at ground floor on the Chestergate/Churchill Way frontages. The units are intended to be used for either as retail spaces or as pub/restaurants. One unit has a gross floor area of 168m² with the other at 214m².

In addition to the commercial uses a range of apartments are proposed over two floors above the commercial elements and will consist of three, 1 bed units (circa 45m²), sixteen, 2 bed units (circa 65m²) and two, 3 bed apartments (circa 100m²).

The northern and eastern units which complete this block are enclosed by a mix of townhouses and semi's. These include two, 2 bed, 2 storey townhouses with integral car ports (circa 68m²), one three bed unit which runs over a pedestrian access way (circa 85m²), a 3 bed, 2 storey corner turner (circa 100m²) and two, 3 bed semi detached units, fronting Little Street (circa 77m²).

Site H - again consists of a mix of apartments and townhouses with three, 3 bed (circa 100m²) apartments on the corner, five, 4 bed, 3 storey townhouses (circa 110m²) and one, 3 bed apartment sitting over the accessway of around 130m² in size.

Site I - consists of two separate development parcels.

The larger parcel contains five, 1 bed units (circa 45m²), thirteen, 2 bed units (circa 65m²) and two, 3 bed apartments (circa 100m²).

The smaller parcel contain two, 3 bed, 3 storey semi detached townhouses with around 110m² floorspace.
2.5 storey Weavers style townhouses with carport below.

2 storey element ties into existing massing of adjoing houses.

Apartment building steps down from 3 to 2 storey's.

Pedestrian access way through arch reflects original building.

2 storey element at end of townhouse row.

Figure iii.03 - Second Floor Parameters
Two and a half storey town houses.

Three storey semi-detached houses.

Building Above

Local Development Order (LDO) Boundary

Individual Land Ownership within LDO Boundary

Existing Built Form

Paths & Shared Space

Accessways

Parking Bays

Illustrative Trees

Private Amenity Space

Public Amenity Space

Three storey semi-detached houses.

Figure iii:04 - Third Floor Parameters

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Scale 1:500 (@A3)
**Materials & Appearance**

It is proposed to use a mix of traditional and contemporary materials in the development of the built form for the various sites. All roofs should be of a muted slate blue/grey colour, but suitable materials could include blue slate, recycled rubber slates, standing seam metal alloy roofs or indeed flat roof systems in appropriate locations. If photovoltaic or solar water heating systems are to be installed, then they will need to be integral to the roof and not retro-fit style systems.

The same can be said for all machinery and plant required for apartments or commercial uses, such equipment will need to be designed into the building fabric and not placed in full view on roof tops or externally at ground floor.

Walling materials can be drawn from a wide range, including traditional Cheshire Brick and Kerridge Gritstone, along with more contemporary products such as rainscreen curtain walling (in suitable colours, sympathetic to the local context), structural glazing and timber cladding (used in moderation).

External hard landscape materials should be sourced from the approved range, as set-out in the Cheshire East Residential Design Guide for the Silk, Cotton and Market Towns Character Area. Due to the high density nature of the town centre, areas of public realm and landscape are somewhat limited, beyond that of the streets themselves. However, that makes it even more important that the streets, pavements and areas of public realm are of a high quality and offer good levels of visual amenity, grounding the built form into the streetscape.

Key locations of public realm in Whalley Hayes includes the proposed new square in front of Roe House, which would form part of Chestergate in this location and the shared space created on King Edward Road outside the Alms Houses.

The public realm needs to be simply designed, with robust natural paving materials, reflecting the Listed Building and Conservation Area status of the locality. Benches should be installed to provide the opportunity to enjoy the townscape, with other street furniture such as lighting, litter bins and bollards to be of a style to suite the context.

The use of trees is promoted in the public realm to enhance the streetscape, offer shade and aid in the reduction of airborne pollutants. Care will be needed to ensure pavements, utilities and structures are not damaged by their roots.

The use of shrub planting in the public realm will need to be carefully considered in terms of species and intended maintenance regimes as untended, overgrown and litter strewn planting beds would have a negative impact on the town centre.

Semi-private and private spaces will be created to the interior of the development blocks. Whilst car parking will need to be accommodated, the design of such spaces should be led by the ideal of creating areas of shared space courtyards and communal spaces, rather than just accommodating parking. The users and indeed visitors to such areas should be provided with a feeling that the spaces are of an aesthetic quality and have a dual use as a communal space, as well as secure car park.

Trees, shrub planting and lawns should all be considered in the development of the designs of these communal spaces.

**Public Realm & Landscape**

Due to the high density nature of the town centre, areas of public realm and landscape are somewhat limited, beyond that of the streets themselves. However, that makes it even more important that the streets, pavements and areas of public realm are of a high quality and offer good levels of visual amenity, grounding the built form into the streetscape.

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Trees, shrub planting and lawns should all be considered in the development of the designs of these communal spaces.

**Flexibility & Adaptability**

As stated in the introduction town centres are undergoing a state of change at present. The changes are fast moving and hard to predict and therefore new built form should be designed to be as adaptable as possible, both in terms of use and form.

All buildings on key frontages should have ground floor with floor to ceiling heights of circa 3 metres to accommodate both residential and/or commercial uses.

Roof spaces in residential dwellings should be structurally designed to be able to accommodate adaptation to habitable rooms, where rights to light and overshadowing is not an issue.

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*Figure ii:06 - Massing Parameters, view looking south west from Hibet Road*
**Sustainability**

Sustainability in terms of design and construction means designing in flexibility for changes of use, lifestyle and demography. This means designing for energy and resource efficiency, creating flexibility in the use of buildings, public spaces and service infrastructure and introducing new approaches to transportation, traffic management and parking.

**Passive Sustainable Design**

**Mix of Uses** - These sites are supported by a good mix of uses, either in the surrounding area or on site and are more sustainable than standalone housing developments with poor access to such facilities.

**Layout & Orientation** - Ensuring good levels of daylight into a development reduces the need for artificial light with passive solar gain reducing the need for space heating and increasing duration that areas of public realm can be used through the day.

The key to optimising the solar potential of a site is to orientate buildings broadly south which then creates a street pattern running east to west. There is flexibility however with the ability to move 30 degrees away from due south. In addition the front of houses on one side of the street may take best advantage of solar potential with the rear of properties taking advantage on the opposite side of the street.

Strict adherence to the above would result in a wide spacing of buildings lower densities and weakening street enclosure and so a balance needs to be struck.

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**Figure ii:07 - Massing Parameters, view looking south east from Cumberland Street**
Trees & Shade - The need to provide shade in the public realm becomes more important as global temperatures increase, to ensure that spaces are still usable in the height of summer by all members of the community in terms of age and mobility.

Trees offer the opportunity to shade users, shelter them from wind and rain and provide an aesthetic quality to urban spaces. In addition, trees absorb carbon dioxide and capture particulates in terms of pollution and dust, aiding in reducing levels of asthma and other breathing related illnesses.

Active Sustainable Design, Construction & Occupation

Building upon the passive environmental design discussed previously, the design, construction and use of buildings and spaces further contributes to delivering sustainability within new development. These aspects of active design are addressed in turn.

Measures of Sustainability - The Infrastructure Act has now come into force with changes to both the Building and Planning Acts. This will mean that energy efficiency is now dealt with through the updated Part L of the Building Regulations and not the Code for Sustainable Homes which has been cancelled.

Passivhaus - is an energy performance standard and can be applied both to housing and non-housing development. A Passivhaus is a building, for which thermal comfort can be achieved solely by post-heating or post-cooling of the fresh air mass, which is required to achieve sufficient indoor air quality conditions – without the need for additional recirculation of air. This passive approach to the building design means that minimal additional heating is required to maintain the comfort and usability of the home, substantially reducing carbon emissions and running costs.

Thermal Efficiency and Energy Reduction - Once passive elements have been considered, building design should focus upon a fabric first approach to maximising the energy efficiency of the development. This is based on the premise that reduced resource demand will lead to more sustainable living and a smaller carbon footprint for new development.

Managing energy usage through construction is a key principle of sustainable design and construction. Enhanced thermal performance and energy management makes homes more energy efficient, improves their comfort, reduces running costs, and reduces the carbon footprint. For developers it makes them more saleable and this will become more important in the future as energy prices rise.

Key issues to consider are:

Step 1 Thermal Performance
- Orientation and detailed design of buildings and spaces to harness passive opportunities
- Enhanced air-tightness to reduce heat loss and improve comfort
- Enhanced thermal insulation to substantially improve the SAP rating, using ‘green’ insulation
- Windows and doors that minimise heat loss

Step 2 Energy Management
- Use of sun tubes, fenestration and orientation to maximise natural light and reduce heat loss
- More efficient electrical appliances and lighting (including solar

Figure iii:08: Artists Impression from Cumberland Street south along King Edward Road
lighting for outdoor areas)

- More efficient conventional boilers and electric heating systems (such as some of the recent storage heater systems)
- Designing for future climate change and increased temperatures – use of thermal mass, solar shading, natural and mechanical ventilation, inclusion of water and greenery within designs (urban cooling)
- Smart metering – by 2020 these will be rolled out across the country

It should be stressed however, that statutory minima in respect to thermal efficiency will be delivered through the updated Building Regulations.

Renewable Energy - There are various renewable or low carbon energy scenarios for different scales of development. However, this should be based upon a genuine and comprehensive assessment of what is appropriate for a particular development. In other words, it should form part of the overall sustainability strategy and not be viewed in isolation. Renewable energy may not indeed be necessary or even viable if a successful passive design and/or fabric first approach is adopted.

Consequently, it is not appropriate to discuss all potential scenarios within this guide but to stress the importance of, and to advocate a genuine approach to, developing an inclusive sustainability strategy alongside and as part of the design process, rather than seeing this as an afterthought or separate consideration.

Some of the principal renewable technologies and approaches are listed below below:
- De-centralised or District Heating
- Combined Heat and Power
- Solar thermal and pv on southern roof slopes
- Biomass serving individual building or communal CHP schemes, particularly for rural locations
- Anaerobic digestion
- Community hydro power schemes
- Heat pumps, particularly in off grid locations
- Deep geothermal (particularly the western part of the Borough)

Water Management - Increasingly water will become a scarce and more valuable resource, particularly in higher density urban areas with a high demand, in respect to building design the following principles should be considered:

Step 1 Reducing Consumption
- Low flow fittings with aerators to showers and taps
- Inclusion of water efficient appliances
- Dual flush and limited volume toilet cisterns
- Landscape schemes incorporating drought tolerant species

Step 2 Recycling water (harvesting)
- Collection for watering of plants and car washing
- Natural irrigation designed into landscape
- Re-using waste water (grey water) for irrigation, toilet flushing etc.
iii|86 **Materials and Construction** - The sustainability of materials used in the construction of housing will be important to the overall sustainability of the development. This should have regard to the local context as outlined previously. Materials selection should also take account of embodied energy (method of manufacture, source, transportation and recycled content) as well as their thermal/engineering properties.

iii|87 Ideally materials should be locally sourced where possible, helping to tie the development into the local vernacular and should be sustainably produced and designed to be recyclable. Where possible, materials should also be from recycled sources. Materials should also be specified from the BRE Green Guide and suppliers should supply EMS certification and/or Chain of Custody certificates.

iii|88 Modern methods of construction (MMC) and other technological advances can help to reduce construction time, reduce waste and increase quality standards, thus making development more cost effective to developers and resulting in a more consistent end product. However, the designer should also not lose sight of the overarching design objectives for the scheme.

iii|89 **Whole Life Costs** - This should be built into the design process from the outset to ensure that short termism doesn’t undermine the design quality or long term sustainability of new development. This is especially important in the context of the public realm, including street design. Well sourced and specified natural materials often work out as cost effectively on a whole life basis when compared against less suitable, man-made materials. This needs to be a factor in deciding on designs for public space and potentially buildings.

iii|90 **Information and Communication Technology** - Information and communication technology (ICT) is moving at a rapid pace and is changing the way we live our lives. It has the capacity to enrich but also to undermine quality of life and communities.

iii|91 Within Cheshire East, all new development will be required by planning condition to ‘accommodate information and digital communications (ICT) networks as an integral part of all appropriate new developments.’ In short, to provide for integral high speed broadband rather than it being left for householders to retrofit.

iii|92 Alongside the connection to ICT, providing housing that enables a dedicated home working/study area within the design will enable the opportunity for more people to work from home. This has benefits in making neighbourhoods more active, promotes efficiency, helps reduce traffic congestion and contributes to people being able to achieve a better and more flexible work/life balance; all ingredients toward a more cohesive and healthy community.
Waste and Recycling - New development must be designed to enable residents to more effectively minimise and recycle locally. Adequate provision needs to be made for waste and recycling storage both inside and outside the home, whilst layouts need to enable collection. This needs to cater for the present system of waste management but also be flexible enough to allow for changes in the future.

Sustainable Living

The way in which people live in their homes has influence upon overall sustainability. Whilst it is inappropriate to dictate lifestyles, providing people with the opportunity to live and behave in a certain way and explaining the implications can reinforce the measures included as a design response, further reinforcing sustainability. Conversely, inappropriate lifestyles can undermine the sustainability of new development. Resident information packs are a simple way of providing information to residents on sustainable lifestyles.

Adapting to Climate Change

There are a number of ways in which design can help build resilience to the predicted changes in climate. More extreme weather events are anticipated in future, such as higher levels of rainfall in single events and flash flooding. SuDS are one way that the effects of flood events can be better managed, but, on plot solutions could also be employed, including specifying oversized guttering to capture more run-off and other forms of rainwater harvesting.

Building design itself may need to be adapted to withstand more extreme weather and higher summer temperatures, both from a structural perspective, but also for the comfort of the occupants, as discussed earlier in this section.

The inclusion of more landscape/bluescape within development, the design of spaces and landscape, the inclusion of more trees and shading and designing for tolerance to more extreme weather patterns should all form part of the approach to designing for climate change.

PRECEDENT & ILLUSTRATING THE OPPORTUNITIES

Delivery in Practice

A series of images are illustrated in the Precedent and Materiality Swatches 001 to 005 in this chapter.

These swatches illustrate various aspects of each site which are described in the accompanying text. It is intended that the imagery provides a 'feel' as to what is to be achieved in the detailed design of these sites. The images should not be taken and prescriptive, interpretation and creativity is to be left to the individual designer to come up with scheme which will sit well in its context and deliver the requirements as set out in these parameters.

Swatch 001 - relates directly to Site E and the form of the two and a half storey townhouses in that location. It is envisaged that the dwellings will be faced in Kerridge Gritstone to match the adjoining Almshouses.

Fenestration should be well detailed with windows and doors set back into the façade to ensure shadowing is created at all openings/reveals.

Dormer windows in the slate covered acutely angled pitched roof (to match pitch of Almshouses) should be of a form and style to reflect the adjoining vernacular.

Swatch 002 - relates to Site F. It is envisaged that these apartments will have a contemporary feel, with the external walls being constructed of either Cheshire Brick and/or terracotta rain screen which could have some timber elements to it to offer additional variation to the elevations.

Fenestration should be well detailed with windows and doors set back into the façade to ensure shadowing is created at all openings/reveals.

To ensure the final building does not dominate the existing built form in the locality the apartment building shall step down from three storeys on the corner to two storeys.

Swatch 003 - relates to Site G, the most complex development parcel within the LDO. It consists of a full development block including retail/restaurant uses at ground floor with apartments above and some standalone townhouses to the north and west.

It is envisaged that whilst the materiality/colour palette of the built form would need to utilise the local vernacular, in order to be sympathetic to the adjoining listed buildings and Conservation Area, modern forms of the materials could be utilised to add the areas layers of architectural history.

Little Street is a unique and hidden gem, which adjoins the site and Mews style townhouses of a form and scale, sympathetic to the scale of the street and existing residential properties will need to be developed in this location. The image top left has a similar character and form to that envisaged.
Swatch 004 - relates to Site H and consists of an ‘L’ shaped block of apartments and townhouses.

It is envisaged that whilst the materiality/colour palette of the built form would need to utilise the local vernacular, in order to be sympathetic to the adjoining listed buildings and Conservation Area, modern forms of the materials could be utilised to add the areas layers of architectural history.

Fenestration should be well detailed with windows and doors set back into the façade to ensure shadowing is created at all openings/reveals.

Swatch 005 - relates to Site I and consists of an ‘L’ shaped block of apartments and a pair of semi-detached townhouses.

As with Site G it is envisaged that the materiality/colour palette of the built form would need to utilise the local vernacular, in order to be sympathetic to the adjoining mill buildings, modern forms of the materials could be utilised to add the areas layers of architectural history.

A mill style form and repeating fenestration is envisaged for the apartments, with the semi-detached dwellings taking on a Weavers cottage style massing, fenestration and form.
iv. CEC Residential Design Guide Checklist Review

INTRODUCTION & USE


iv|02 The design guide and its contents speaks for itself, however this checklist has been developed to be used on a project by project basis, alongside the guide, to assist officers, members, developers, their designers and indeed any other parties in undertaking design assessments of proposed developments in accordance with the guidance.

iv|03 The guidance and the checklist is a tool to assess the quality of the application in design terms. It is therefore about the quality of the approach to design; use of context and site features, the process of design evolution; as technical information is received, through discussions with the council and in response to issues from the local community and the quality of the final submission in terms of content and the design of the final proposals.

iv|04 Underpinning the assessment checklist is Building for Life 12 (BfL12), a government endorsed industry standard for well-designed homes and neighbourhoods. Local communities, local authorities and developers are encouraged to use it to guide discussions about creating good places to live, which are contextually responsive and sustainably located.

iv|05 BfL12 was redesigned in 2012 to reflect the National Planning Policy Framework (NPPF) and the government’s commitment to build more and better homes. In particular, it promotes the participation of local communities in the place-making process and helps to identify how development can be shaped to accommodate both new and existing communities.

iv|06 The questions are therefore designed to help structure discussions between local communities, LPAs, developers and other stakeholders.

iv|07 BfL12 is used by Cheshire East Council (CEC) as part of its design tool kit, in collaboration with design teams to assess the design quality of proposals that are evolving through the design process. The checklists located at the end of each chapter of Volume 2 of the guide and culminate in the relevant BfL12 questions, in essence the preceding questions in each chapter checklist, aid and inform the user as to how the BfL12 questions should be answered.

iv|08 The checklists are there to assist a design dialogue and to act as prompts through the design process. Their purpose is to also enable an assessment of the acceptability of proposals.

iv|09 New developments may not be able to achieve positive outcomes for all the criteria. However, designers are encouraged to minimise the number that cannot be adequately addressed.

iv|10 Certain of the criteria are deemed essential to delivering a high-quality scheme and they are marked as ‘M’ within the tick box. If a scheme does not perform well in relation to any of those essential criteria then it should be re-designed.

iv|11 Once the local, more detailed, checklist has been completed it should enable the user to determine whether red, amber or green should be assigned to the Building for Life 12 criteria set out at the bottom of each page.

iv|12 For more information on BfL12 and the Design Guide checklists refer to Volume 1, Introduction, Paragraphs 11 to 14 and Chapter iii, Paragraphs iii|13 to iii|28 and Volume 2, Introduction.

iv|13 In terms of BfL12, Cheshire East will therefore expect schemes to achieve as many greens as possible as a material consideration in determining the quality of proposals. If 9 greens or more are achieved, this would mean that they would also be eligible for ‘Built for LifeTM’ accreditation. ‘Built for LifeTM’ is a quality mark available immediately after planning approval and offers developers the opportunity to promote the quality of their sites. Cheshire East aspires to have the quality mark on all residential developments in the Borough in the future.

SUMMARY ASSESSMENT

iv|14 The following pages contain the summary assessment, drawn from the checklists which are included at the end of this chapter.

iv|15 This assessment has been used informally during the design process to inform issues which require addressing as part of the iterative process of design.

Building for Life 12 – Assessment of Proposals

Integrating into the Neighbourhood

<table>
<thead>
<tr>
<th>No</th>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Connections: Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?</td>
<td>The proposals for Whalley Hayes work with the existing grain of the area in the form of the Georgian grid. The building lines of the proposed development parcels accord with the wider building lines and thus integrate with the character of existing development in the area. Where a building line is stepped back it is to create an area of public realm enclosed by the surrounding built form. The form and massing of the proposed developments respect the relationship with existing properties and take account of the location of habitable rooms, rights to light and ensure the scheme is not overbearing with its neighbours. No new connections are made as there is a very permeable grid already and so the proposals reinforce the current connections and improve surveillance and activity within them.</td>
</tr>
<tr>
<td>2</td>
<td>Facilities and services: Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs and cafes?</td>
<td>The development is a town centre site and is within a short walk (5 minutes) of all town centre facilities, including shops, schools, employment opportunities, parks, pubs and cafes/ restaurants.</td>
</tr>
<tr>
<td>3</td>
<td>Public transport: Does the scheme have good access to public transport to help reduce car dependency?</td>
<td>The sites are located only within the town centre and within a 5 minute walk of existing shops and jobs, but also on main roads with direct access to bus stops. The train station is also not too far away and can be reached in 10 minutes on foot or via local bus services.</td>
</tr>
<tr>
<td>4</td>
<td>Meeting local housing requirements: Does the development have mix of housing types and tenures that suit local requirements?</td>
<td>The choice and mix of housing is flexible enough to include one bed apartments up to 4 bed family homes. A proportion of the housing will be affordable, as agreed with the LPA, as outlined in other supporting documents which are part of this LDO.</td>
</tr>
</tbody>
</table>
Creating a Place

5 Character: Does the scheme create a place with a locally inspired or otherwise distinctive character?

It is expected that the character is based on that of the local vernacular in terms of materiality and form. However use of contemporary materials and detailing would also be appropriate to add to the layers of history in the locality, as well as responding to the views and vistas. A combination of both approaches would create a unique sense of place without detracting from the overall urban form.

6 Working with the site and its context: Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and micro climates?

The proposals works with the existing urban grain of the neighbourhood. The sites are very urban in form with little soft landscape within the streetscape. Additional planting is proposed both in the public realm and private courts to add to the ‘greenness’ of the neighbourhood. The sites are in or adjacent to the Conservation Area and adjoin Listed Buildings and so all the proposals must be sympathetic to the setting of the Listed Buildings and character of the area. Spaces within the Public Realm have been created on the northern side of streets where possible to take advantage of the southern aspect. 

7 Creating well defined streets and spaces: Are buildings designed and positioned with landscape to define and enhance streets and spaces and are buildings designed to turn street corners well?

As stated previously the proposals work within the current Georgian grid and utilise the existing street pattern. Built form sits at the back of the footpaths providing strong enclosure of the streets. The public realm is currently very hard and urban and the proposals include improvements to the public realm to enhance the hard landscape and add tree and shrub planting in key locations to create a softer and greener feel to the streetscape in key locations. The built form responds to the streets and turns corners with all façades activated by windows and entrances.

8 Easy to find your way around: Is the scheme designed to make it easy to find your way around?

The current Georgian grid is very permeable at present. The addition of new architectural forms within the streetscape will aid the neighbourhoods legibility and thus ensure visitors can find their way around this part of the town more easily.

Street & Home

9 Streets for all: Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

The street forms are primarily traditional and well connected. The proposals intend to retain the permeability, whilst also ensuring greater surveillance of the streets through overlooking of the streetscape from habitable rooms. In additional shared spaces and areas of public realm will be created for the enjoyment of the local community and town centre users, which will encourage their use as social spaces.

10 Car parking: Is residents and visitor parking sufficient and well integrated so that it does not dominate the street?

Whilst this is a town centre location and arguments could be made that reduced parking standards could be applied, the proposed developments achieve at least 100% parking per unit and in some locations offer up to 150% parking. This level of parking in such a location exceeds what would normally be expected and addresses the concerns of councillors and existing residents over the issues of additional vehicles parked in the streets adjoining the development parcels.

11 Public and private spaces: Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

The layout demonstrates a strong sense of enclosure around the defined route network. Routes are clearly defined by the building lines offering good surveillance. The definition of public and private spaces is delivered through the use of urban blocks, the use of corner turning archetypes, as well as the use of boundary treatments such as walls, railings and gates. Access into the interior of development blocks, their parking courts and amenity areas are via gated access ways which clearly indicate the separation between public and private spaces. In addition the amenity spaces are as well overlooked, as is the public realm, providing additional security in the form of passive surveillance.

12 External storage and amenity space: Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

At this stage the parameters plans do not indicate the location of bike, waste or recycling receptacle storage. However the subject is dealt with under sustainability in the previous chapter and the Cheshire East Residential Design Guide (Volume 2) deals with all forms of additional storage in some detail. The guidance will need to be complied with and therefore suitable facilities for secure bike storage, as well as waste and recycling bin storage must be developed as part of the site by site proposals.
Assessment Checklist

i. Working with the Grain of the Place Checklist:

Does the Design and Access Statement demonstrate a thorough understanding of context?

- Does the T&D S & A demonstrate an understanding of the relationship of the site to the surrounding settlement?
- Does the design address local housing requirements in terms of mix and tenure enabling a broad-based community?
- Are the proposals open and outward-looking in terms of layout, orientation and the design of access points into and through the development?
- Does the design properly consider provisions for cyclists, including parking/storage in the public realm and within homes?
- Does the view created between the development and the surrounding countryside be successfully detailed in terms of landscape, development and skyline?
- Has the layout been created to allow for connections out into the surrounding area, even if they cannot be delivered at the present time?
- Has the street hierarchy been created so they can be used as social spaces, i.e. for play and conversation?
- Is there a clear definition between private and public spaces and are public spaces well overlooked by surrounding properties?
- Have the streets been designed so they can be used as social spaces, i.e. for play and conversation?
- Do the proposals integrate green and blue infrastructure networks into the layout which connect out to the wider area?
- Has the development address local housing needs in terms of mix and tenure enabling a broad-based community?
- Has a strong Vision been created for the proposals and does the design address all the aims and aspirations of that Vision?
- Has the interface between the development and rural fringe been successfully detailed in terms of landscape, development and skyline?
- Does the design properly consider provisions for cyclists, including parking/storage in the public realm and within homes?
- Does the development properly consider provisions for cyclists, including parking/storage in the public realm and within homes?
- Are there any issues identified and any issues identified?
- Does the D & A demonstrate an iterative and evolving design as the proposals have developed through site analysis and any issues identified?
- Has a strong Vision been created for the proposals and does the design address all the aims and aspirations of that Vision?
- Has the visual and physical relationship between the site and surrounding settlement/countryside been thoroughly explored and any issues identified?
- Has the development addressed the relationship of the site to the surrounding settlement:
- Does the design properly consider provisions for cyclists, including parking/storage in the public realm and within homes?
- Does the D & A demonstrate a thorough understanding of context?
- Has a strong Vision been created for the proposals and does the design address all the aims and aspirations of that Vision?
- Has the visual and physical relationship between the site and surrounding settlement/countryside been thoroughly explored and any issues identified:
- Has the interface between the development and rural fringe been successfully detailed in terms of landscape, development and skyline:
- Does the D & A demonstrate a thorough understanding of context?
- Has a strong Vision been created for the proposals and does the design address all the aims and aspirations of that Vision:
- Has the visual and physical relationship between the site and surrounding settlement/countryside been thoroughly explored and any issues identified:
- Has the development addressed the relationship of the site to the surrounding settlement:
- Does the design properly consider provisions for cyclists, including parking/storage in the public realm and within homes?
- Does the development properly consider provisions for cyclists, including parking/storage in the public realm and within homes?
Assessment Checklist
iv. Green Infrastructure & Landscape Design Checklist:

Does the Landscape Strategy demonstrate a thorough understanding of its context?

- Has the landscape character been taken into account?
- Has a full evaluation of existing landscape features been done, e.g., physical & ecological, their sensitivity, protection, and enhancement as appropriate?
- Has the landscape design consideration been respected, e.g., public rights of way, SSSI, TPOs?
- Do the hard materials chosen reflect the vernacular identified in part 8? If not what is the justification for the proposed materials?
- Are the planting species appropriate to the character area, the street hierarchy and the scale of space available?
- Is the quality of all materials proposed appropriate in relation to the design intent and setting?
- Have LANDSCAPE-3 guidelines been provided where appropriate?
- Have the proposals have a green and blue infrastructure network integrated into the layout which connects out to the wider green infrastructure?
- Has there been an adequate provision for maintenance and management of the scheme following completion?

Does the development address BL12?

Q1 Character
Q2 Working with the site and its context
Q7 Creating well defined streets and spaces
Q11 Public and private spaces

Assessment Checklist
v. Sustainable Design Checklist:

Has a sustainable design strategy been set out in the D&As or separately?

- Is the site well connected to adjacent existing settlement and facilities which can support growth?
- Is the site of a size that it requires on-site facilities and is a greater use of open space to ensure its sustainability?
- Is the site well connected to encourage walking, cycling and use of public transport facilities?
- Does the development deliver passive aspects of sustainability?
- Does the orientation of the layout exploit passive solar gain, utilising topography and existing features to minimise energy usage?
- Does the landscape proposals include for the use of trees and planting to offer shade and cooling of the public realm, open spaces and play areas?
- Does the design properly consider provision for cyclists, including storage in the public realm and within homes?
- Has Quality of Life been properly addressed in the proposals?

Assessment Checklist
vi. Quality of Life Checklist:

Has Quality of Life been properly addressed in the proposals?

- Has a good quality design been produced as set out in previous chapters of the guidance?
- Do the proposals offer opportunities for active recreational activities, formal or informal?
- Will the development have a strong identity, thus ensuring residents have a sense of belonging?
- Has the proposals developed a strong green infrastructure network, and if so, is there a good mix of recreational areas included within it?
- Have open spaces been developed within the public realm to allow residents to meet casually and aid the development of community cohesion?
- Will the development of the site contribute to the local economy in terms of jobs created and support for existing businesses?
- Does the internal layout of proposed homes comply with the Technical Housing Standards - Nationally Described Space Standard, providing appropriate ‘family’ space and storage?
- Does the development benefit from good access locally and regionally to creative and cultural facilities and events?
- Do the proposals actively promote sustainable living to potential residents?
- Do the Rapid Impact Assessment demonstrate there are no detrimental health effects by developing the site?

CONCLUSIONS

iv|16 The Parameters for the Whalley Hayes LDO currently achieve 12 green traffic lights under the Building for Life 12 assessment criteria and the Cheshire East Council Residential Design Guide (CEC RDG) check lists.

iv|17 A number of questions from the CEC RDG are ‘not applicable’ due to the brown field and urban nature of the development sites and these have been marked accordingly.

iv|18 There has been a thorough appreciation of the sites contextual relationship to the wider neighbourhood and town centre, as well as a full understanding of the immediate constraints with neighbours who overlook the site.

iv|19 The proposals have evolved thorough engagement with stakeholders including the local community and the final proposals address their concerns.

iv|20 Whilst the final form, materials and detailing of the proposals will emerge from individual developers the precedent imagery and materials palettes provide an indication of how the developments are expected to look at completion and this information has been used currently to aid in scoring the proposals.

iv|21 It is expected that detailed proposals coming forward for the individual sites will be accompanied by a full assessment in line with the CEC Residential Design Guide and Building for Life 12 and that similar scores will be achieved.

iv|20 The Cheshire East Borough Design Guide A Supplementary Planning Document