

B PRESENTATION OF DESIGN WORKSHOP FOR MEMBERS HELD IN MARCH 2020

The following pages depict the presentation which was presented to Members of North Kesteven District Council on 10th March 2020 in Washingborough Hall Hotel.

Lincoln South East Quadrant (SEQ)

Purpose of today's workshop: to introduce CSA and those who will be involved in the project, and to have an open discussion on the SEQ masterplan and subsequent Design Codes.

The CSA team:

- **Clive Self** – Managing Director of CSA. Chartered Landscape Architect and Urban Designer.
- **Rob Rasberry** – Urban Design Team Leader at CSA.
- **Ryan Conlon** – Urban Designer.




CSA Environmental




CSA – A multi-disciplinary environmental planning practice. We work throughout the country on a wide range of projects that range from inner city redevelopments to major new developments on green field sites. We typically take schemes from promotion through to implementation.

Services include:

- Landscape Architecture
- Landscape Planning
 - Urban Design
 - Ecology
- Heritage & Archaeology
 - Arboriculture












CSA Environmental

Examples of our work

Handley Chase, Sleaford - Design Codes and Masterplanning









CSA Environmental

Examples of our work

West Lane, Ripon – Vistas/View corridors









CSA Environmental

Examples of our work



Etlington, Stratford-upon-Avon – Architectural detailing/entrance to village



Structure of the day

- 1. Capturing the local vernacular** – discuss the materials, architectural detailing, building form and scale and means of enclosure found within nearby settlements and how to reflect them within the Design Codes.
(45 minute workshop followed by a 15 minute summary)
- 2. Character Areas** – discuss the different Character Areas which have been highlighted on the existing Concept Plan and discuss what can be done to ensure a robust design strategy is delivered.
(90 minute workshop, including discussions throughout)
- Lunch – 30 minutes**
- 3. Design Principles** – present and discuss the fundamental design principles which will underpin the Design Codes.
(60 minute workshop, including discussions throughout)
- 4. Street Hierarchy** – discuss the different street typologies that should be provided within the SEQ.
(60 minute workshop, including discussions)
- 5. Summary of findings and next steps**
(30 minute discussions)


1. Capturing the local vernacular



Facing materials:

- Limestone used for feature buildings.
- Red brick used as the predominant facing material.
- Occasional use of coloured render.

Detailing:

- Red brick sills and heads to contrast with stonework.
- White/cream render sills used on red brick buildings to contrast.




1. Capturing the local vernacular

Fenestration:

- Sash windows with horizontal bars a common characteristic.
- Generally white frames, PVC on more modern properties.
- Bay windows found on properties in the city centre, also exhibiting horizontal bars across windows.





1. Capturing the local vernacular

Roofscape:

- Red and grey pantiles and plain tiles.
- Combined use of pitched and gable roofs.
- Dormer roofs used.
- Chimneys used to add interest to the roofscape.



1. Capturing the local vernacular

Means of enclosure:

- Limestone walls with red pantiles.
- Domestic native vegetation and hedging, such as yew trees and beech trees.





1. Capturing the local vernacular

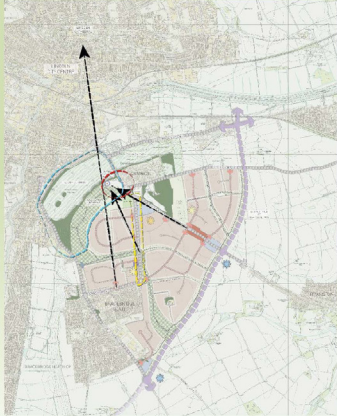
Scale:

- Typically 2 to 2 ½ storey with occasional use of 3 and 3 ½ storeys to frame key spaces and entrances.
- Variation in storey heights also used to articulate streetscape and aid legibility.
- Limited use of single storey dwellings, but may be appropriate to provide an inclusive range of dwellings.



2. Potential Character Areas



Character Area 1 – Bomber Command Node.

Character Area 2 – Interface with South Common.

Character Area 3 – Cathedral Vistas and Open Spaces.

Character Area 4 – Canwick Avenue.



2. Potential Character Areas

Character Area 1 – Bomber Command Node.

Opportunity: To enhance the approach to Bomber Command and make it an integral part of the development.

Suggested Approach: Work with the City Council to plant new hedgerow and avenue of trees alongside the allotments to frame approach to Bomber Command. Create strong pedestrian and cycle links within the development to it.











2. Potential Character Areas

Character Area 2 – Interface with South Common.

Opportunity: To create a strong frontage which overlooks the South Common and highlights the sensitivity of the area.

Suggested Approach: Reflect the local vernacular of Lincoln and the surrounding towns/villages to create a coherent character overlooking South Common. Where appropriate, a continuous built form with largely concealed parking should be applied to ensure a positive and attractive settlement edge. Max building height of 2 ½ storeys.

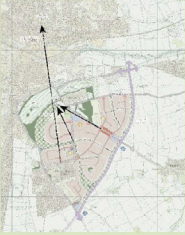






2. Potential Character Areas

Character Area 3 – Cathedral Vistas and Open Spaces.

Opportunity: To celebrate and frame views towards the Cathedral, Castle and Bomber Command.

Suggested Approach: Create inclusive areas of public open space e.g. passive seating areas, children's play, walking/cycling routes. Limit impact of parking and vehicular movement. Consistency in boundary treatment of properties to subtly frame views i.e. low stone walls.






2. Potential Character Areas

Character Area 4 – Canwick Avenue.

Opportunity: To retain the rural setting of Canwick Avenue.

Suggested Approach: Ensure that the developed edge is set back from Canwick Avenue to retain it within a landscaped corridor.




3. Design Principles

Healthy Living

In line with Policy LP30, Healthy Living will be a key driver in the preparation of the Design Codes to ensure that active and sustainable modes of transport are promoted. Creation of inclusive public open spaces, incidental areas of play and linear open spaces linked to the external Public Rights of Way network.





3. Design Principles

Respecting and Enhancing Green Infrastructure

The existing vegetation currently consists of a network of agriculturally managed hedgerows with limited tree cover and limited species diversity. Where possible and appropriate, these hedgerows should be retained in the public realm, and should inform green links to facilitate the movement of wildlife. Development of the SEQ presents opportunity to significantly enhance existing landscape features.



4. Street Hierarchy



Secondary Streets

The Secondary Streets will form the main local transport routes and should exhibit a slightly less formal character to that of the Primary Street.



4. Street Hierarchy



Lanes, Mews and Private Drives

The Lanes, Mews and Private Drives should be designed to be of shared use to create attractive and safe residential environments where traffic movements are relatively low.



