GRANTHAM TOWNSCAPE ASSESSMENT
Harlaxton Road – one of the principal approaches to the town centre
<table>
<thead>
<tr>
<th>CONTENTS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Executive Summary</td>
<td></td>
</tr>
<tr>
<td>1.0 Background</td>
<td>5</td>
</tr>
<tr>
<td>2.0 Introduction</td>
<td>6</td>
</tr>
<tr>
<td>3.0 Methodology</td>
<td>10</td>
</tr>
<tr>
<td>4.0 Historical background/baseline</td>
<td>23</td>
</tr>
<tr>
<td>5.0 Local craft skills</td>
<td>32</td>
</tr>
<tr>
<td>6.0 Granthamian Culture</td>
<td>34</td>
</tr>
<tr>
<td>7.0 Public and Urban Art in Grantham; Historic and the future</td>
<td>38</td>
</tr>
<tr>
<td>8.0 Character areas</td>
<td>46</td>
</tr>
<tr>
<td>9.0 Conclusions and recommendations</td>
<td>310</td>
</tr>
<tr>
<td>Appendices</td>
<td></td>
</tr>
<tr>
<td>A. Historic Maps</td>
<td>314</td>
</tr>
<tr>
<td>B. Summary of public consultation</td>
<td>321</td>
</tr>
<tr>
<td>C. Potential list of buildings of special local interest (within the Grantham study area)</td>
<td>323</td>
</tr>
<tr>
<td>D. Checklist for development assessment (development control)</td>
<td>327</td>
</tr>
<tr>
<td>E. Baseline information for Canal Basin site</td>
<td>328</td>
</tr>
<tr>
<td>F. Descriptions of Townscape Types (TCTs)</td>
<td>335</td>
</tr>
<tr>
<td>G. Names of character areas and sub-areas within the Grantham Study Area</td>
<td>339</td>
</tr>
</tbody>
</table>
The Grantham Townscape Assessment is part of a wider suite of documents which comprise the Grantham Urban Design Framework (GUDF). The assessment was tasked with establishing a baseline for analysis of the townscape character of the town and a study area which included the villages of Barrowby, Great Gonerby and Manthorpe. The area also included open countryside which contained the areas known as the Northwest and Southern Quadrants which have been identified for potential mixed use development in relation to Grantham as a Growth Point or sub-regional centre.

Within the framework of existing policy in relation to the adopted Core Strategy for South Kesteven District Council, the Grantham Townscape Assessment seeks to provide detailed analysis of the character of the town and provide guidance on potential development and possible enhancements within the town. The guidance is intended to start the process of knitting the town centre back together and getting it to work as a more coherent and proactive good place to be. The Grantham Townscape Assessment has identified and defined in detail 17 character areas (see Appendix G for summary of character areas and sub-areas for reference). 16 of these are what could be considered urban in form and a single character area defines and evaluates the open spaces to the edges of the town included in the study area. These areas have in most cases been further divided into sub-areas to provide some of the finer grain analysis and important but often subtle changes to the way a place functions and is locally defined.

The character areas are broken down into a series of maps and headings which are intended to quickly and simply define the character of any given area or sub-area. The analysis and degree of interpretation is maintained throughout so that like can be compared with like between character areas or sub-areas. This will enable decisions to be made about what is expendable, what is non-negotiable and where the threshold for new development lies, particularly in relation to the heritage assets of Grantham.

The history of Grantham is summarized within the Townscape Assessment, in addition to the local craft skills, focusing particularly on the strong manufacturing legacy of the 19th century. Granthamian Culture is defined and put into the context of how this has shaped the town seen today. The assessment also looks carefully at the embedded urban art within the town and suggests ways in which this might be capitalized upon in considering new development.

Colour, the identification of and specification of, with the potential for harmonious development using colour through materials within character areas to accentuate the character of parts of the town is a key theme within the character area assessments. The assessment also considers how colour in design might be used to define and reinforce the identity of new places within the town (The Canal Basin for example) and beyond the town (to the Southern Quadrant).

The sensitivity of the character of quarters of the town and their potential to be enhanced, is usually but not wholly related to the degree to which heritage assets remain intact. Part of the urban fabric is provided in the summary sections and townscape analysis (in the form of maps) of each character area including a section entitled Limits for Growth and in the Conclusions and Recommendations.

The Spire of the church of St Wulfram, Grantham
1.1 Forum Heritage Services, Context^4D and Eaton Waygood Associates have been commissioned by the South Kesteven District Council to undertake a comprehensive Townscape Assessment of Grantham and outlying villages as defined by the study area boundary (Fig. 1.01). This document is intended to assist the District Council through the process of delivering a sustainable Area Action Plan for the town and assist in the production of an Urban Design Framework which will help shape future development and regeneration of the town.

Figure 1.01 The study area (figure ground)
Grantham Growth status

2.1 In 2006 Grantham was designated as a Growth Point. Through central government funding and regional partnerships, this has created the opportunity for the town to realise its full potential as a sub-regional centre. There is capacity within the town to deliver against Government Growth Point targets subject to the necessary key infrastructure being put in place. The population of Grantham in 2007 was approximately 41,000. This could rise by as much as 20% (8,400) by 2016 and by 47% (19,300) up to 2026 with the delivery of housing growth particularly in the defined urban extensions; Northwest and Southern Quadrants.

2.2 There are a series of strategic sites within the study area which are the subject of development briefs and ongoing work as part of Grantham Growth. A Site Development Brief for Station Approach and an appraisal document for the Canal Basin site have recently been produced (2010). There are draft development briefs for Greyfriars and Wharf Place. The ‘Poplar Farm’ phase of the Northwest Quadrant urban extension has received planning approval subject to section 106 approval (February 2011). There have also been a number of documents (including an outline planning application which was refused by the Council in January 2011) produced by the owners or agents of interested parties for areas of land to include land to the west of Manthorpe Village. The Southern Quadrant has also been the subject of detailed pre-application discussions with landowners and interested parties.

Figure 2.01 and 2.02; Poor design and lack of local distinctiveness are issues identified by previous studies of Grantham.
2.3 A series of reports, in particular the Report on Grantham Visioning Workshop (ATLAS, July 2008) and the Grantham Town Centre Draft Masterplan (Gillespies, August 2007), highlighted a series of issues which Grantham faces. These were summarized as:

- Lack of identity
- Lack of niche marketing
- Under-use of heritage assets
- Poor legibility within the town
- Poor new design

2.4 Five themes have emerged from this work and they form the underlying vision for the town’s future direction. They can be summarized as follows:

- To create a local distinctiveness and sense of place
- To maximise economic and social benefits for local people
- Create a safe, distinctive, green and pedestrian-friendly environment
- Develop & integrate town centre attractions and the retail offer
- Provide an accessible town centre to accommodate a large number of different and diverse users

2.5 South Kesteven District Council are pursuing the five themes in their work on the Grantham Area Action Plan. Key to the delivery of the plan is an effective framework for masterplanning the urban design aspects of delivery of a much expanded and regenerated Grantham. A number of urban design issues have been identified within the town. They are summarized as follows:

- Poor arrival points and gateways
- Coarse grain of recent development (within the last 10 years)
- Poor connectivity between key locations
- Poor frontages and lack of enclosure
- Over dominance of traffic
- Lack of good quality public realm

2.6 The GUDF seeks to bring together the ideas and themes of the strategy and visioning documents which have been produced whilst considering the town in its wider environmental and socio-economic context, translating the aspirations of these documents into a more clearly defined, tangible and accessible framework. It will provide a practical spatial structure and clear strategic guidance to address the key fundamental urban design issues facing the town and help shape and define future development of the town.

2.7 The intention is that the Grantham Urban Design Framework should draw together all the separately identified growth areas with any additional development land parcels identified during the analysis/evaluation stages of both the GUDF and the Area Action Plan; and appraise both the proposed development and the existing environment at the holistic level of the town and its wider setting.

Townscape Character Assessment

2.8 Within the GUDF, the Townscape Character Assessment is a key component (along with other components, such as the Movement Strategy which will make up the GUDF – see Fig. 2.03). The Townscape Character Assessment has five key components:

- Provide an understanding of the origins and historic evolution of the town
- Develop a Granthamian identity in terms of people and places and craft skills that have shaped the town and contributed to its ‘sense of place’ and local distinctiveness
- Develop an understanding of the well-defined materials palette including the historic, existing and proposed use of colour.
- Identify and promote embedded public art in the town
- Define areas of distinct character – reinforced by architectural period, use of materials and former and present uses and use patterns
Figure 2.03; The Townscape Character Assessment forms part of the Urban Design Framework
2.9 These components are intended to provide the evidence base to enable the key objective of providing key principles and interventions which will help achieve the overall objectives and form the basis for the preparation of guidance for areas of change and future development in a form consistent with that required for a Supplementary Planning Document (The Grantham Urban Design Framework).

Existing documentation

2.10 The following is a list of documents which have preceded and informed the work undertaken on the Townscape Character Assessment:

- Report on Grantham Visioning Workshop (ATLAS, July 2008)
- Grantham Town Centre Draft Masterplan (Gillespies, August 2007)
- Grantham Town Centre Issues & Development Option (Gillespies, August 2007)
- East Midlands Regional Landscape Character Assessment
- East Midlands Regional Plan (Spatial Strategy)
- Lincolnshire Streetscape Design Manual
- South Kesteven Local Plan – saved policies
- South Kesteven Local Development Framework & Core Strategy
- Grantham Station Approach Development Brief SPG (2010)
- Greyfriars/Wharf Place Development Brief – draft (GVA Grimley)
- Canal Basin Vision & Appraisal (Eko-Gen, April 2009)
- Grantham Conservation Area Appraisal (SKDC, June 2009)
- South Kesteven Landscape Character Assessment January 2007
- ‘South Kesteven Green Infrastructure Strategy’ (Sheils Flynn, April 2009)
- A Study of Open Space, Sport and Recreation in South Kesteven Final Report
- Grantham Transport Study
- Lincolnshire 2nd Local Transport Plan
- The Development Guide on Transport and New Development Issues in Lincolnshire
- The Lincolnshire Network Management Plan
- Grantham Shopfronts Design Guide (March 1997)
- Belton House and Park Setting Study
- SKDC and National Trust (January 2010) Atkins

Figure 2.04; Examples of documents that have informed the Townscape Character Assessment
3.0 METHODOLOGY

Introduction

3.1 The Townscape Character Assessment is in two parts. The first part (chapters 1.0 to 7.0) sets the context of the town regionally in terms of its historic evolution and identifies important people, craft skills and industries which have helped define and shape the town. There is also a section on embedded urban art evolved from much of the local skills, crafts and social history and associations with the town which form an underlying framework for much of the more subtle features and characteristics of the town. The second part (chapters 8.0 and 9.0) builds upon this baseline of information and uses urban characterisation to define and suggest ways of reinforcing local distinctiveness within quarters of the town. This assessment builds upon the work being undertaken nationally on urban characterisation. The following is an introduction to the methodology which has provided the framework for this assessment.

Urban characterisation

3.2 The purpose of undertaking characterisation is to provide a sensible overview of the resource. This invariably involves bringing together different strands of work and knowledge to provide a cohesive, robust and useable definition of an area’s townscape character. This is embedded into the present spatial planning system which promotes the concept of the area action plan and undertaking the necessary work to establish the baseline from which informed decisions can be made. Planning Policy Statement 1 states: ‘Planning authorities should prepare robust policies on design and access. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its present defining characteristics’.

3.3 The Townscape Character Assessment places the heritage assets of Grantham as central to its future. This is in accordance with the key themes of the visioning work undertaken in the town. The assessment has adopted a broad definition of heritage and has used maps and text to assess the historic importance of the area and its surviving qualitative and aesthetic qualities which are broadly termed townscape.

Heritage assets

3.4 With specific regard to the heritage values and assets of the town, the concept of ‘Informed Conservation’ is especially relevant to the future development of the Grantham. All decisions regarding heritage assets should be made from an informed position of understanding. The Townscape Character Assessment provides a background to how the town has evolved and where important elements of this evolution survive these are identified. This may be buildings, spaces, patterns of streets or material use or re-use and often will be a combination of these elements. Only once this understanding is put into the context of a building or space can sensible decisions be taken about the future of the historic resource and its place in present day Grantham.

Townscape types

3.5 The Grantham Townscape Character Assessment was a combination of field survey, map regression and desk-based assessment of existing documents and databases (such as the Statutory List of Buildings of Special Architectural or Historic Interest). It comprised three principal tasks:

• An appraisal of the urban areas
• Mapping of Townscape Character Types (TCTs)
• An assessment of the character of the townscape and identification of Townscape Character Areas (TCA)
Historical Appraisal

3.6 The historic evolution of the town has been produced to establish the morphological background of the area and to describe the sequence of development of the urban areas. It is summarized on a timeline which forms the introduction to this section. This section is not intended to be a detailed definitive history of the town but aims to identify and understand the origins and key phases and drivers of the development and expansion of the urban area.

The principal sources for this section were:
- Historic Environment Record
- Extensive Urban Survey report
- Victoria County History
- Historic map sources
- Local history publications and reports

Mapping of Townscape Character Types

3.7 Within an urban area there will be groups of buildings or areas that will share similar qualities through factors such as their form, date of development, materials or use. In total, a possible 12 Townscape Character Types (TCT) were identified and mapped across the urban areas. For definitions of the Townscape Types identified, please see Appendix F.

3.8 Modern OS Mastermap provided the base-line mapping and compared against the four epochs of historic OS 6" (1:10560) mapping dating from 1870 to c.1940 to identify areas of development in accordance with the TCTs. The TCTs were then mapped in GIS. Generally the scale of data capture was in the region of 1:2500 – 1:3000. To enable the production of an illustration of the various phases of development, each TCT was also assigned a phase code ranging from Medieval to Post WWII.

3.9 It should be noted that this was not a building-by-building assessment but an attempt to capture the broad character of the built environment across the urban area. Therefore, there will invariably be buildings of an earlier or later date in some TCTs where the majority of buildings fall into the TCT classification. However, where there are areas of development markedly different in character from the surrounding, for example flat blocks within areas of traditional residential housing, the flats were identified as a separate TCT.

3.10 The 12 TCTs identified and their characteristics are described in Appendix F together with details of the Phases assigned to the various periods of development. This data is represented as a mosaic of TCTs across the study area (Fig. 3.03) and formed the evidence base for the development (along with field study and documentary evidence) for the development of character areas.

Criteria for character areas

3.11 The Grantham Townscape Character Assessment study area is large and diverse in character. To make sensible conclusions about the character of any given part of the study area it is essential to break this area down into character areas and define and provide a clear understanding of the elements which make up the character of that given area.

3.12 It should be noted that whilst 16 urban character areas and one landscape character area (with various sub-areas) have been identified, the transition between areas is also important and in decision making regard must be had to the...
Figure 3.03: Modern Grantham shown as a series of tiles representing townscape types. These help inform the development of character areas and sub-areas.
Figure 3.04 Character areas within the study area

CHARACTER AREAS
1 Historic Core
2 Northern Suburbs
3 Southern Suburbs
4 Riverside & Stonebridge
5 Canal Wharf and Meltings
6 Residential Suburbs (North)
7 Residential Suburbs (North-East)
8 Residential Suburbs (South-East)
9 Residential Suburbs (South-West)
10 Residential Suburbs (West)
11 Barrowby Village & Environs
12 Great Gonerby Village & Environs
13 Manthorpe Estate Village
14 Military Barracks
15 Beacon Lane Environs
16 Industrial Estates
cohesion of the whole area. This is particularly relevant when considering the height of buildings in relation to their wider context; where will they be seen in views and what impact will they have on adjacent areas or further afield (for example in relation to the Grade I listed spire of the church of St Wulfram). The marked boundary on the map is not intended as a solid barrier but as an indication of where a transition is taking place. In almost all cases connectivity between areas (and sub-areas) will be encouraged and should be pursued through development opportunities. The character of an area will be inextricably linked to its neighbours, visually and often as part of a continuation of a routeway – a road or footpath. Please note that views, in particular from just outside the study area towards and across the town, form an important part of the setting of the town and the heritage assets within the town and outlying villages as well as beyond the study area to the north which abuts the Grade I listed Belton House.

3.13 Within each character area, some further subdivision has in some cases been defined. These sub-areas within character areas are intended to define mostly subtle variations in density, period of building or in some cases more strongly defining characteristics such as use (for example Grantham hospital, or the sports stadium, within their suburban settings). These areas function as part of their wider contexts but are not either sufficiently large or diverse to warrant a separate character area within the objectives of this Townscape Character Assessment.

3.14 The character areas have been defined so that sensible and understandable conclusions and guidance can be provided under the following headings:

- Summary
- Context (including topography and views)
- Key characteristics
- Grain/density/plot coverage
- Scale
- Uses
- Building types
- Architectural qualities
- Heritage Assets (including designations)
- Materials and colour palette
- Colour palette
- Public realm
- Connectivity
- Open space
- Biodiversity
- Condition
- Ownership
- Negative qualities of the area
- Key Design Principles (general)
- Intervention – including identification of potential sites for change
- Limits to growth
- Add Recommended colour palette

3.15 Character areas need to be robust enough to withstand close scrutiny but at the same time be workable and sensible. In some cases the character areas may not exactly fit with current aspirations but this should in no way be a hindrance to the management of change and in all cases it is hoped that this better understanding of the area will lead to better development control decisions and the
consolidation and focusing of corporate priorities.

3.16 The following provides an indication of the information found within each character area analysis and how this is intended to inform change.

Summary

3.17 Each character area has a short series of paragraphs which are intended to provide a clear and concise assessment of the townscape significance of the character area and define the essential characteristics of that part of the town study area. There is also a single photograph which attempts to capture the essential overriding qualities of that part of the town.

Context (including topography and views)

3.18 A location map is provided which puts the character area in the context of the town study area.

3.19 The text provides details of the landform, orientation and topography, edges, relationship to other character areas relationship to water courses where important and key historic influences where relevant. This section also includes a summary of the key local views and their general subject and characteristics.

3.20 Views are identified on the Townscape Map provided for each character area. Key local views are identified in the text. Their character is defined; are they a fixed view to a static object from one location, are they deflected views, terminated views, glimpsed views or open vistas taking in a sequence of buildings and spaces or do they contrast with the enclosure of the adjacent space creating incident and dynamic townscape. In each case the reason for the view is given, usually the subject; for example, (from the Town Centre Character Area description - CA01) ‘Within the character area, there are often glimpsed views of the spire of the church of St Wulfram and to a lesser extent to the tower of the church of St John.’ Landmarks are identified on the Townscape Map.

3.21 Strategic views; those views considered to be of very high significance in terms of the towns heritage assets and the wider context of the town (its landscape setting) are identified in Fig.3.08. These views are coded and also shown on the Townscape Maps for individual character areas where these views originate or travel across the character area.

Grain/density/plot coverage

3.22 The text provides an overview of the morphology/street pattern (historic, modern, narrow/broad), plots, plot grain (fine/medium/coarse) and coverage, building lines, density and enclosure. Lack of enclosure is generally identified on the Townscape Map but also mentioned in the text where this is a particular issue.

3.23 The density is measured as low, medium or high (see Fig. 3.09), or on some occasions where there is variation across an area low-medium or medium-high. These are intentionally broad as density in itself is often a misleading figure and used too often in a far too prescriptive way. Low density approximates to between 1 and 29 dwellings per hectare. Anything less than 10 dwellings would be considered a very low density. Medium density approximates to between 30 to 50 dwellings per hectare. High density would be anything above 51 dwellings per hectare.

3.24 A figure ground is provided for each character area to gain a sense of plot size, distribution and relationship to open space, road, lane and footpath widths.
Figure 3.08; The map shows strategic views into and out of the study area and perceived ridgelines which are important to the setting of heritage assets within the town.
LOW DENSITY
No of houses: approximates to between 1 and 29 dwellings per hectare. Anything less than 10 dwellings would be considered a very low density.
Type (example): Large, detached often with driveway, with landscaped gardens and mature trees
Examples: Barrowby Road (CA10d), Welby Gardens (CA02c), Manthorpe Road (CA06a)

MEDIUM DENSITY
No of houses: approximates to between 30 to 50 dwellings per hectare.
Type (example): Mix of semi-detached and detached houses, with small front gardens and sometimes large garden to the rear – often long and narrow
Examples: Cliff Road (CA06d), New Beacon Road (CA07b) and Bridge End Grove (CA08c)

HIGH DENSITY
No of houses: would be anything above 51 dwellings per hectare
Type (example): Terraced housing, often with no front garden, access to rear via alleys and small narrow rear gardens (sometimes with a back lane)
Examples: New Street (CA02b), College Street (CA03b) and Norton Street (CA03d)
Scale
3.25 The text provides details of the size, bulk and massing of built form. The number of storeys, height of eaves and ridges or height of parapets (equivalent storey height) and orientation of ridges is given. Any features which affect the scale of built form is identified, for example uses such as industrial processes or factories.

Uses
3.26 The type and range of uses and how the mix affects the vitality/vibrancy and also the sense of activity is identified.

Building types
3.27 The text identifies the broad building types to be found in the area. The are housing – townhouse, flats above shops, flat blocks, retirement flats, Industrial – purpose built or converted small/medium/large units. Purpose built commercial - small/medium/large floorplate shops, retrofitted shops to earlier buildings, conversions.

Architectural qualities
3.28 The text highlights prevalent building periods. It also provides comment on the dominant articulation, rhythm, treatment of frontages (bays, set backs, windows, doors, entrances, colonnades, balconies), formality or informality and other features (such as the lighting of a building or structure)
3.29 This section will also highlight individual buildings where these are considered exemplars or their detailing or composition merit additional explanation. For example in parts of the town centre and the outlying villages – Barrowby, Great Gonerby and Manthorpe. 
3.30 Buildings which are identified for their positive contribution are identified on the townscape maps. In some instances this will be for their architectural quality. Where this is the case they are usually mentioned in the text.
3.31 Positive frontages are identified on the townscape maps and these will often reflect in part their architectural quality. By default, poor frontages identified on the townscape maps can refer to their poor architectural design in combination with the materials used.
Heritage assets (including designations)

3.32 The text highlights whether buildings or structures are statutory listed, or of local architectural or historic importance. It also comments on features, quality and condition of particular buildings where appropriate.

3.33 Heritage assets (as per advice provided by para HE2.3 of Planning Policy Statement 5: Planning for the Historic Environment – PPS5) are also defined on the Townscape Map. This includes statutory listed buildings.

3.34 An overview of heritage assets is provided in Fig. 3.13. This in particular gives an idea of the relationship of the designated conservation areas of the town compared with the character areas. This map also includes statutory listed buildings by Grade (I, II* and II).

Materials

3.35 The text identifies the predominant types of material and distinguishes where necessary between traditional and modern. The colour, textures, patterning, building techniques, locally distinctive building methods and/or materials are specifically mentioned where they are felt to contribute to the character of the area (although they may not be dominant).

3.36 The townscape map identifies poor frontages and these may in part be a result of poor use of materials. This should be read in conjunction with architectural qualities and condition.

Colour palette

3.37 Site research identified the key colours within each character area. These were recorded as NCS notations and from these colour palettes were developed for each character area. These palettes are set out within the colour and materials section of each character area description. The palettes must be read horizontally with swatches set out under specific headings:

3.38 Integration colours – these colours reflect the dominant colours of the character area. They are set out as a group of three colours arranged in the main from light to dark, though in some instances in order of percentage shift in hue. As the palette develops to the right of these colours the central integration colour (which can be regarded as a mid tone between the others) is used to generate the remaining colours in the palette. The origination of integration colours is noted alongside the palette in a vertical column, typically they list brick, stone, render, slate etc. Landscape in this list refers to vegetation in the form of grass, shrubs and trees.

3.39 Greys and neutrals – these colours are either neutral having no hue or else they contain up to 2% chromaticness i.e. a tint of the predominant colour within a grey base. These colours are particularly useful in linking dissimilar materials or colours together. Their layout on the page mirrors that of the integration colours for direct comparison between colours.

3.40 Complementary colours – this colour is the complementary colour of the mid placed integration colour. It occupies the diametrically opposite position in the colour space to the integration colour and can be used to bring out the positive chromatic qualities of the integration colour for emphasis of a particular feature.

The colours associated with these elements are not developed further as it is assumed that a landscape design will form a part of any development proposal according to principles not solely connected to colour.

3.39 Greys and neutrals - these colours are either neutral having no hue or else they contain up to 2% chromaticness i.e. a tint of the predominant colour within a grey base. These colours are particularly useful in linking dissimilar materials or colours together. Their layout on the page mirrors that of the integration colours for direct comparison between colours.

3.40 Complementary colours - this colour is the complementary colour of the mid placed integration colour. It occupies the diametrically opposite position in the colour space to the integration colour and can be used to bring out the positive chromatic qualities of the integration colour for emphasis of a particular feature.
Figure 3.13; Map showing the buildings on the Statutory List (listed buildings) and conservation areas within the study area and English Heritage Registered Parks and Gardens to the edges and in the vicinity of the study area.
3.41 Harmonising colours - these colours occupy the same relative position in the colour space as the integration colour but in the two remaining quadrants of the colour circle the complementary colour occupies the final quadrant. This means that these colours are all perfectly balanced having the same degree of blackness, chromaticness and whiteness but differing in hue. Harmonising colours are useful in allowing a balanced palette involving colours from all parts of the colour space and therefore allowing diversity of colour choice. In reality many of these colours are not generally applied to the context of the external built environment. Therefore, for the purposes of this document, many of the harmonising colours have reduced chromaticness and increased whiteness moving them back towards the greys for greater applicability.

3.42 Accent and articulation colours - these colours are frequently used in architectural situations to highlight details such as fenestration, door openings, recessed panels of masonry etc. The hue of these colours is identical to the integration colour but the level of chromaticness is varied, either increased or decreased. With relatively dark integration colours, it is decreased and with light integration colours it is increased to maximise the contrast. These colours help to articulate the façades of buildings and accent particular features.

Public realm

3.43 This section provides a general overview on the quality and definition of the public realm and identifies inappropriate or missing features, such as street trees.

Connectivity

3.44 Is the character area well connected or isolated? What is the nature of the key linkages? Are they safe or transitional? Are they busy?

3.45 Access to the character area or sub-area is summarized in general terms; excellent, good, reasonable or poor. This is measured against vehicle users and pedestrian access. Connectivity is summarized in terms of both the vehicle user (where useful) and pedestrian. The presence of public rights of way is noted, major footpath networks, the quality and legibility of areas and the ability to get across the character area or sub-area and into and out of the area is summarized also, mostly in general terms; excellent, good, reasonable or poor.

Open space

3.46 The presence and extent (rough size) of parks and gardens, both public and private, is identified. Domestic gardens, front and back, are described particularly where boundaries and trees within private spaces make a significant contribution to the public realm.

Biodiversity

3.47 The importance of mainly greenspaces, boundaries and waterways are described in terms of their potential for sustaining wildlife. The presence of green corridors is identified.

3.48 Within this section trees, hedges and street greenery, not only in public places but on private land as well, are described. Important single trees and groups are identified and described where appropriate. Their broad species/type (broad leaf, specimen, conifer, ornamental) is described when this is considered character defining.

Condition

3.49 The quality and condition of both the historic and/or townscape assets are assessed on a street level survey basis.

3.50 The townscape map identifies poor frontages and this could include those in poor repair. Similarly an area could be considered to be in a poor condition if it has a high degree of missing or dead frontages (also identified on the Townscape Maps).
Ownership

3.51 The potential ownership or ownership pattern is identified. This is not definitive but indicative, for example private or social landlords.

Negative qualities of the area

3.52 Elements that detract from the character of the area and could be considered intrusive are summarised. They will often be followed by suggested interventions to remedy, remove or mitigate these issues.

Key design principles

3.53 Strategic issues relating to the sensitivity of the area in relation to potential development. These may in some cases be relatively minor issues but have the potential to be highly significant to the medium/long term future of the values, assets and attributes of the character area in question. They are intentionally broad and general as specific issues are dealt with in the intervention section.

Intervention – including identification of potential sites for change

3.54 General suggestions for improvement are bullet pointed. These are intentionally broad but provide some indication of the corporate aims identified in other District Council documents and also provide possible solutions to problems/issues highlighted in the previous sections.

3.55 Specific areas for intervention are identified and suggested approaches to change are included. These reflect the principles set out in the Key design principles section and are intended as indicative but instructive and constructive.

Recommended colour palette

3.56 Under this section a colour swatch of recommended colours is included within each character area. There should be a strong presumption in favour of building these colours into new developments – in the use of cladding or paintwork to joinery or the choice of brick and tile types and colours.

Limits to growth

3.57 A short section on the limits to growth in townscape terms is included within each character area. These generally identify what the key issues may be when considering development within or adjacent to the character area. In some cases there are recommendations based on the townscape analysis undertaken.

Figure 3.15; Fieldwork to ascertain the existing and recommended colour palettes