



# Eglingham Parish Design Code

June 2020

**AECOM**

**Quality information**

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# 01

**Introduction**

# 1. Introduction

## 1.1. Introduction

Through the Ministry of Housing, Communities and Local Government (MHCLG) Neighbourhood Planning Programme led by Locality, AECOM has been commissioned to provide consultancy support to Eglington Neighbourhood Plan Steering Group, referred to hereafter as the 'Steering Group'.

The Steering Group is making good progress in the production of its Neighbourhood Plan and has requested technical advice in respect of design guidance to inform future developments within the area.

## 1.2. Objective

The main objective of this report is to develop design guidance, in the form of a design code, for the Neighbourhood Plan. This is intended to be used by applicants to inform and influence the design of future proposed developments within the area so that they provide a 'good fit' with the Neighbourhood Plan Area.

This document provides design codes to inform all scales of development, including; working with the site character and its context, street scene and public open space, urban structure, built form and sustainable development features.

## 1.3. Process

Following an inception meeting and a site visit with members of the Steering Group, AECOM carried out a high-level assessment of the Neighbourhood Plan Area including the settlements of Eglington, South Charlton, North Charlton and West Ditchburn. The neighbouring settlement of Chatton was also visited as it has an example of high quality local development. The following steps were agreed with the Steering Group to produce this report:

- Urban design analysis;
- Preparation of design codes to be used to inform the design of future developments in Eglington Neighbourhood Plan Area;
- Draft report with design codes and case study; and
- Issue final report.



Figure 1: South Charlton streetscape



02

Context

## 2. Context

### 2.1. Background

#### 2.1.1. Area of Study

The study area for this Design Code covers Eglingham Parish, which is located within the Longhoughton Ward in North Northumberland.

The Neighbourhood Plan Area designation was approved by Northumberland County Council in May 2019.

The Parish is a predominantly rural area with two small villages, Eglingham and South Charlton, as well as several other smaller settlements and farms. The number of residents is approximately 385, living in 161 households<sup>1</sup>.

Eglingham Parish is located approximately 7 miles north of the larger town of Alnwick and 10 miles south of Wooler. The Parish is located within an area of high scenic value between the Northumberland National Park, approximately 7 miles to the west, and the Northumberland Coast Area of Outstanding Natural Beauty (AONB) to the east. To the south, part of Hulne Park, part of the Alnwick Castle Registered Park and Garden<sup>2</sup> and a Local Wildlife and Geological Site fall within the Parish boundary.

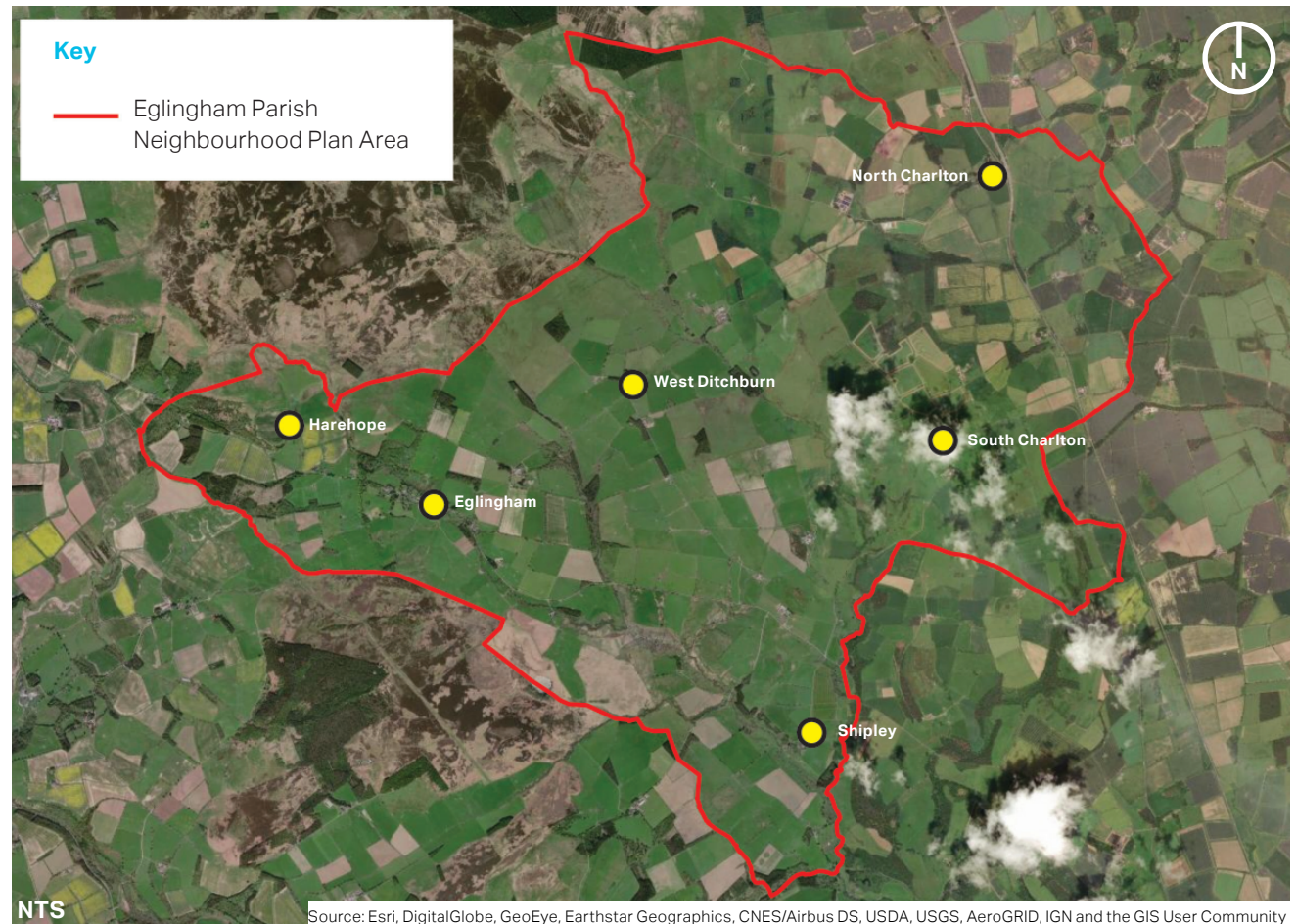


Figure 2: Study Area

1. Eglingham Parish Council, 2020 - <http://www.eglingham.info/geography>

2. Alnwick Castle Registered Park and Garden - <https://historicengland.org.uk/listing/the-list/list-entry/1001041>

## 2.2. Planning Policy and Design Guidance

### Planning Policy

Neighbourhood planning was introduced in England under the Localism Act in 2011, to give communities greater powers in shaping the development of their local areas.

Eglingham Neighbourhood Plan is one of many being produced by parish councils within the Northumberland County Council boundary. Eglingham Parish was designated as a Neighbourhood Plan Area in May 2019. Neighbourhood plans sit within a wider planning context and must follow policy set out within national and local plans, the relevant Local Plan for Eglingham will be the emerging Northumberland Local Plan, which may or may not be adopted before the adoption of Eglingham Neighbourhood Plan.

Northumberland County Council is a Unitary Planning Authority, subsuming the former constituent District and Borough Councils. The Northumberland Local Plan is currently awaiting Phase 2 examination hearings having completed its Phase 1 hearings, following which Main Modifications are being consulted upon. Meantime, the Northumberland Consolidated Planning Policy Framework comprises the Local Development Plan. This plan includes some 'saved policies' from the previous County Council and District/Borough Councils.

Within the National Planning Policy Framework<sup>3</sup> (NPPF) it is stated that Neighbourhood Plans should include design led policies. Paragraph 125 states that; *“Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood Plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.”*

This design code aims to provide an analysis of the special characteristics of Eglingham Parish and practical design approaches to show how future development can preserve and enhance local distinctiveness.

If the Neighbourhood Plan is approved, future development within the Neighbourhood Plan Area will be assessed against the policies it sets out. This Design Code will be used to inform the emerging Neighbourhood Plan.

### Design Guidance

In addition to the wider policy context, design guidance can provide additional detailed and technical advice at both the local and national level. Within the Eglingham Neighbourhood Plan Area several local studies exist for the Conservation Area, built-form, landscape character and the natural environment.

Development proposals should, where relevant, and in addition to other published technical guidance and adopted policy documents, consult the following

<sup>3</sup> Ministry of Housing, Communities & Local Government (2019) National Planning Policy Framework.

identified studies for further guidance and information. Note that some of these documents are not part of current planning policy but may offer useful guidance.

### Local Guidance

Alnwick District Council, 2006, Eglingham Conservation Area Character Appraisal

Land Use Consultants for Northumberland County Council, 2010, Northumberland Landscape Character Assessment

Alnwick District Council Alnwick, 2010, Landscape Character Assessment Supplementary Planning Document

Alnwick District Council, 2007, The Conversion of Rural Buildings - Design Guidance

Alnwick Civil Society for Alnwick District Council, 1997, Design Guide for Stonework Repairs

### National Guidance

Ministry of Housing, Communities and Local Government, 2019, National Design Guide

Design Council, 2015, Building for Life 12

Historic England, 2017, Adapting Traditional Farm Buildings

In addition to those mentioned above the emerging Northumberland Local Plan may also include design guidance, which should be reviewed as it becomes available.



## 2.3. Designations and Street Layout

### 2.3.1. Eglingham

Eglingham is the largest settlement within the Neighbourhood Plan Area and is located along a historic route between Alnwick and Wooler. The village follows a linear or ribbon pattern along the B6346, with an off-shoot of newer properties along The Terrace.

Eglingham Hall and its grounds form the western approach to Eglingham. The Hall, itself is in plain view on the approach to the village from the south. To the east, the approach from Alnwick follows the Eglingham Burn until the road narrows at the bridge.

The village includes a number of listed buildings and scheduled monuments, and is covered by a conservation area designation as indicated in Figure 3. Further information on the character of Eglingham is provided within 'Eglingham - Conservation Area Character Appraisal'<sup>4</sup>. Other village facilities include the Tankerville Arms pub, the Village Hall, the Church of St Maurice and several areas of Protected Open Space.

The core of the village sits below higher ground to both the north and south but access to the surrounding landscape on both sides is available and enjoyed by residents and visitors via numerous public footpaths, bridleways and 'free access'. The surrounding landscapes and outward views define the village setting and are very important to the village's character and amenity.

4. Alnwick District Council (2006) Eglingham Conservation Area Character Appraisal. AECOM

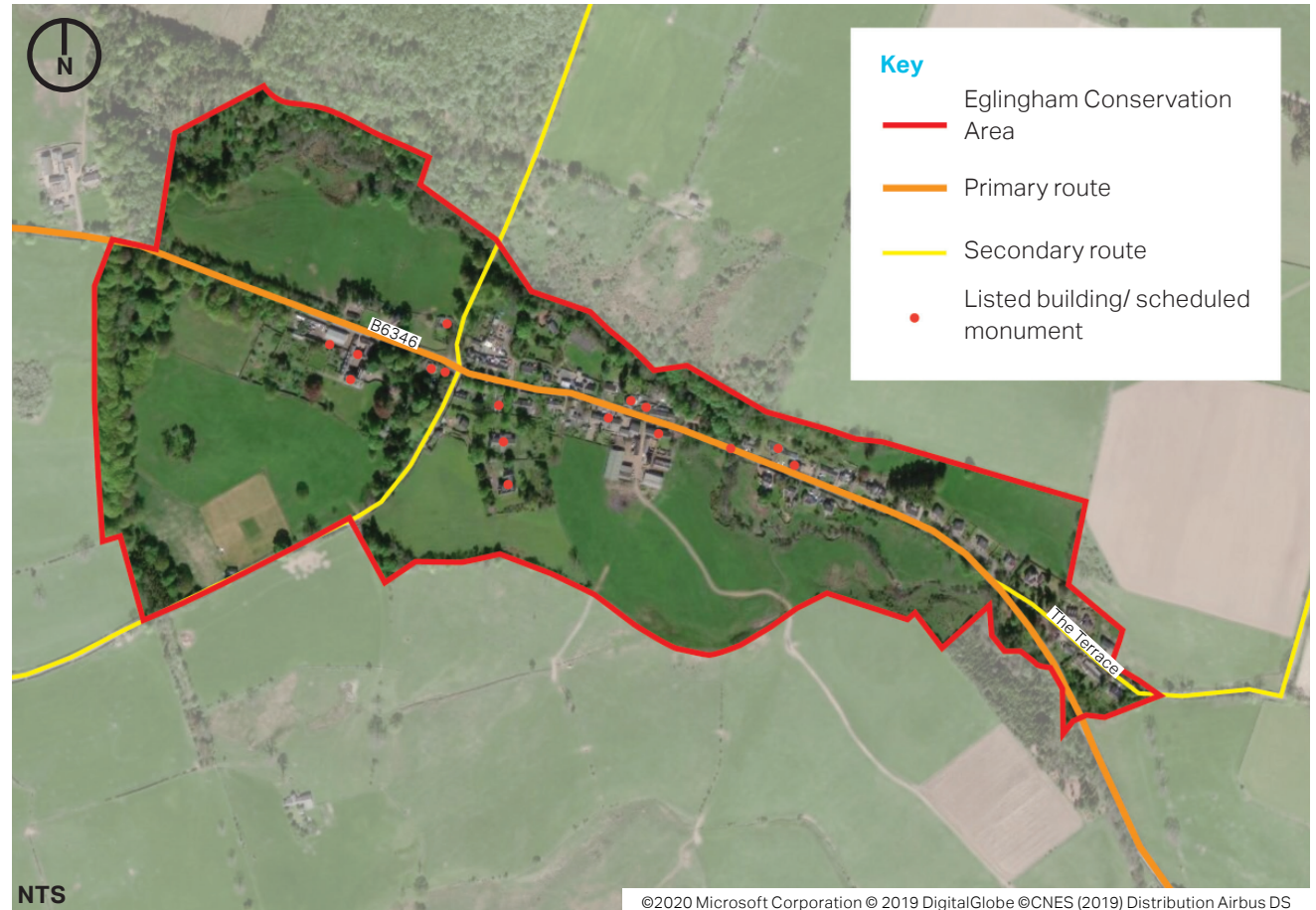


Figure 3: Plan of Eglingham

Settlement Boundaries are likely to be proposed as part of the emerging Neighbourhood Plan.

## 2.3.2. South Charlton

South Charlton is a small village located to the east of the Neighbourhood Plan Area. The village is clustered around St. James Church, which forms a focal point. The historic core of the village stretches along the B6347 and newer development extends to the north along Brockley Hall, Taylors Field and Ditchburn Road.

The settlement is largely composed of residential properties, with the exception of the Church and the former South Charlton School, now the Village Hall, which is used for community events. Grovewood House is located within the former vicarage next to the Church. A small number of the buildings are listed, including the Church and Grovewood House. The Churchyard and South Charlton Community Garden provide areas of Protected Open Space.

The village is located on (locally) low lying land which gently rises to a ridge which forms the western boundary and is enclosed by hill ranges which are the focus of outward views to the north, west and south. To the east there are important views to the Northumberland Coast AONB and Dunstanburgh Castle. Warkworth Castle is also visible to the south-east. The most proximate turbines of the Middlemoor Wind Farm make some encroachment on the views from the village.

A potential future development site is located on greenfield land at the eastern gateway to the village, as shown in Figure 4 opposite.



**Figure 4: Plan of South Charlton**

\* A planning application has been submitted and is awaiting a decision, at the time of publication

### 2.3.3. North Charlton

North Charlton is a hamlet, located close to the eastern edge of the Neighbourhood Plan Area and accessed via the A1.

The hamlet includes a farm, a former farmstead converted to residential accommodation, detached properties and terraces, which stretch along the unnamed road. Properties are either in residential use or used for holiday lets.

The surrounding fields are designated as a scheduled monument as they include the sunken remains of a former medieval village and its open field system<sup>5</sup>.

The wider setting is comprised of farmland which is part of North Charlton Farm to the west of the A1 and is bordered by Tynely Farm to the east of the A1.

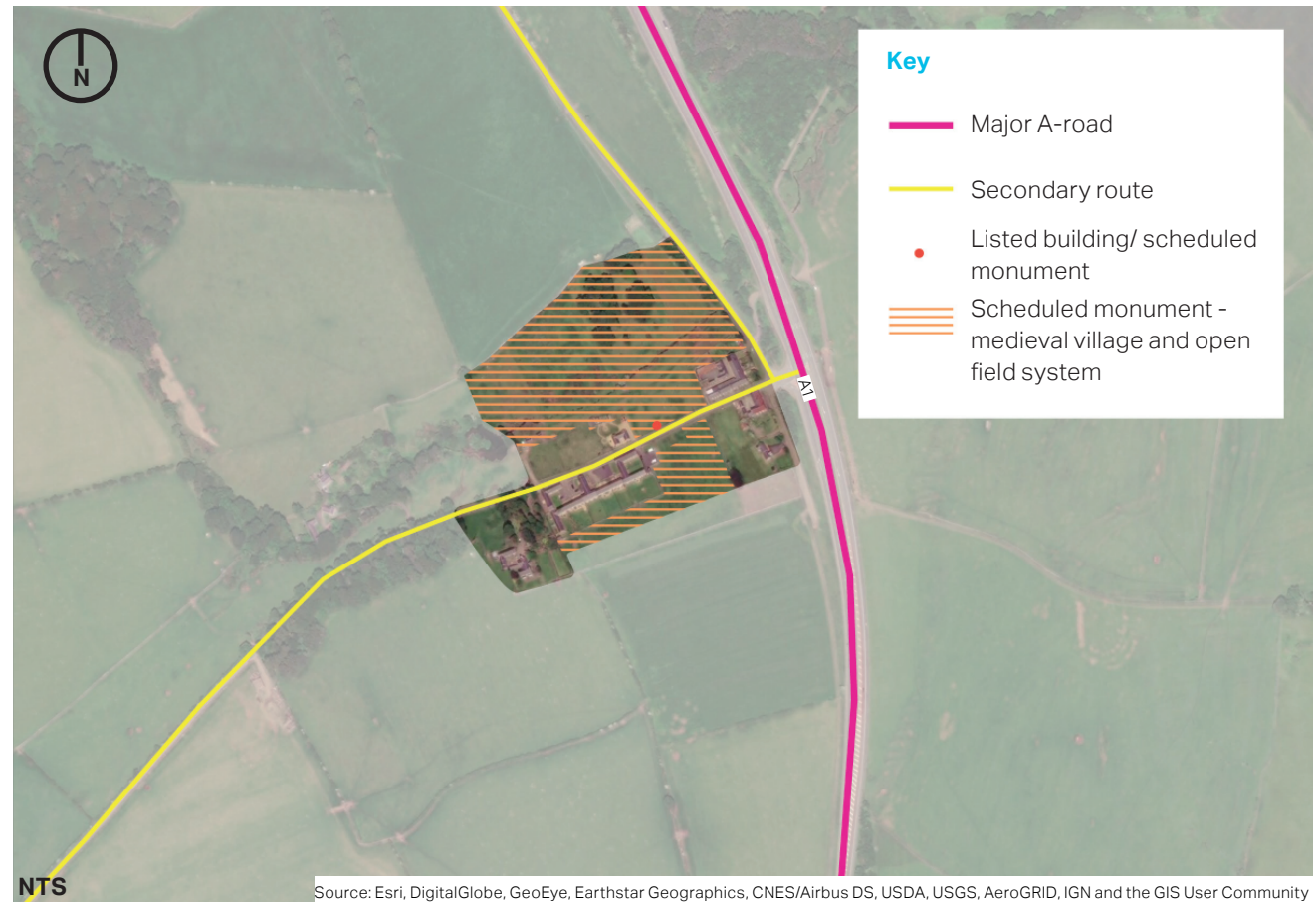


Figure 5: Plan of North Charlton

5. Heritage England, 1999, North Charlton medieval village and open field system, Listing - 1018348

## 2.4. Strategic Issues and Public Consultation

The Steering Group have carried out a number of consultation events since the Neighbourhood Plan Area was designated by Northumberland County Council in May 2019.

In summary, consultation in relation to this report has included:

Initial, yet detailed, consultation took place in September and October 2019, with all known addresses within the Parish invited to take part.

The following question was posed: *“Proposed Design Code (particularly for residential development - see the Background Information document) Q 2) Do you agree or disagree that a design code would be helpful in achieving some or all of the objectives set out in the Background Information document? N.B. it is proposed that a single design code will be prepared but may highlight specific requirements for individual settlements. There will be later opportunities to comment on the details of the code.”*

The Parish Council received some 103 responses, of which, some 81% supported the principle of a design code.

Several key considerations and strategic issues emerged from the consultation and meeting with the Steering Group, which have informed the preparation of the Design Code and are summarised below:

Maintaining the existing village and hamlet settlement patterns;

Ensuring new development is of a similar scale to the existing built form;

Maintaining the physical and perceptual connections to the surrounding landscape;

Retaining key views to and from landmarks and the countryside;

Ensuring new development is responsive to the existing architectural styles and materials;

Encouraging innovation regarding ecological and sustainable design; and

Retaining existing protected open spaces.



Figure 6: View from Crag Hill, South Charlton



Figure 7: St. James Church, South Charlton

## 2.5. Summary of Landscape Character

**The following summary has been provided in conjunction with Alison Farmer Associates to align with their evaluation of the Parish's landscapes on behalf of Eglington Parish Council.**

The following provides a high-level overview of the landscape character of the Eglington Neighbourhood Plan Area. Relevant published Landscape Character Assessments include:

National Character Area 2 Northumberland Sandstone Hills;

Alnwick Landscape Character Assessment - Supplementary Planning Document, 2010, Northumberland County Council; and

Northumberland Landscape Character Assessment (Parts A and B) ('NLCA'), 2010, prepared by Land Use Consultants for Northumberland County Council.

These documents and any current consideration of landscape character assessment must take note of the UK's obligations under the European Landscape Convention 2000 ('the Florence Convention')<sup>6</sup> as expanded upon in Natural England's 'An Approach to Landscape Character Assessment October 2014 Christine Tudor, Natural England' ('the NE 2014 guidance')<sup>7</sup>.

<sup>6</sup> Article 1 defines landscape as '...an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.

<sup>7</sup> The principal objective of the process of Landscape Character Assessment should involve an understanding of how the landscape is perceived and experienced by people.

It is to be noted that landscape character assessment is an essentially descriptive rather than a judgemental exercise with the study of landscape sensitivity, including landscape 'value', comprising a different process.

Subject to updating, as necessary, in accordance with the NE 2014 guidance, the above-listed documents set out the variation in landscape character across Eglington Parish and its wider setting. They offer guidance in relation to land management and development. The latter assessment, the NLCA (which is the most recent and comprehensive of the assessments), divides the Parish of Eglington into 8 different character areas. Four are core areas of the Parish and four form peripheral areas which extend beyond. These character areas are illustrated on Figure 8 and include:

### Core Areas

- 10a Rosebrough Moor
- 8c Charlton Ridge
- 6a Whittingham Vale
- 8b Kyloe and Chillingham Hills

### Peripheral Areas

- 3c Rock
- 7a Hulne Park
- 8d Beanley Moor
- 12a Breamish Vale

The character of the landscape varies across the Parish. Open and expansive moorland in the north (Rosebrough Moor) dips gently towards the coast in the east (Rock). Valley landscapes, associated with Eglington Burn (Whittingham Vale and Hulne Park) and Breamish River (Breamish Vale), and rolling and undulating hills are found through the centre of the Parish. This rolling landform is part of a wider chain of Northumberland sandstone hills with distinct western scarp faces (Kyloe and Chillingham Hills and Beanley Moor) and which also form rising land above Hulne Park and Eglington Burn (Charlton Ridge).

The village of Eglington sits at a junction of landscapes, framed by rising land to the north (Kyloe and Chillingham Hills) and to the south (Beanley Moor), with land falling northwest into the Breamish Vale, and to the southeast into the Eglington Burn (a tributary to the Aln). Eglington village therefore lies close to the watershed between the Breamish and Aln river catchments, the Parish comprising land in both.

The other principal settlement within the Parish, the village of South Charlton, does not sit within a river valley but in the middle of the Charlton Ridge. Its setting comprises steeply rising ground to the north from which there are striking views across to the coast (Dunstanbrough Castle); south east towards Warkworth and Coquet Island; and, north west towards the Cheviots. There are also views across to Hulne Park and west up the Aln valley. The rolling hills seen clearly from the road into the village from the west are unusual and attractive. The A1 lies to the east.

Drawn from Part A of the NCLA, a summary description of each of the character areas within the Parish is provided in Appendix A to this Design Code.

In the past the whole of the Parish straddled two Areas of High Landscape Value as identified, respectively, in the former Alnwick and Berwick District Local Plans. Consistent with the then prevailing practice, these local landscape designations were dropped from planning policy in 2010 in favour of a landscape character-based approach. However, as part of the Northumberland Landscape Character Assessment 2010 - Part D, a desk-top-only study was undertaken which identified parts of the Parish as scoring highly in relation to valued characteristics<sup>8</sup>. Consistent with the change in national policy and applying both the Florence Convention and the NE 2014 guidance (as well as Natural England's 'An approach to landscape sensitivity assessment – to inform spatial planning and land management – June 2019'), a comprehensive study of landscape value for land between the Northumberland National Park and A1 (including Eglington Parish) is currently being undertaken. This will provide a detailed, evidence-based and authoritative understanding of the value and sensitivity of landscapes within and surrounding the Parish.

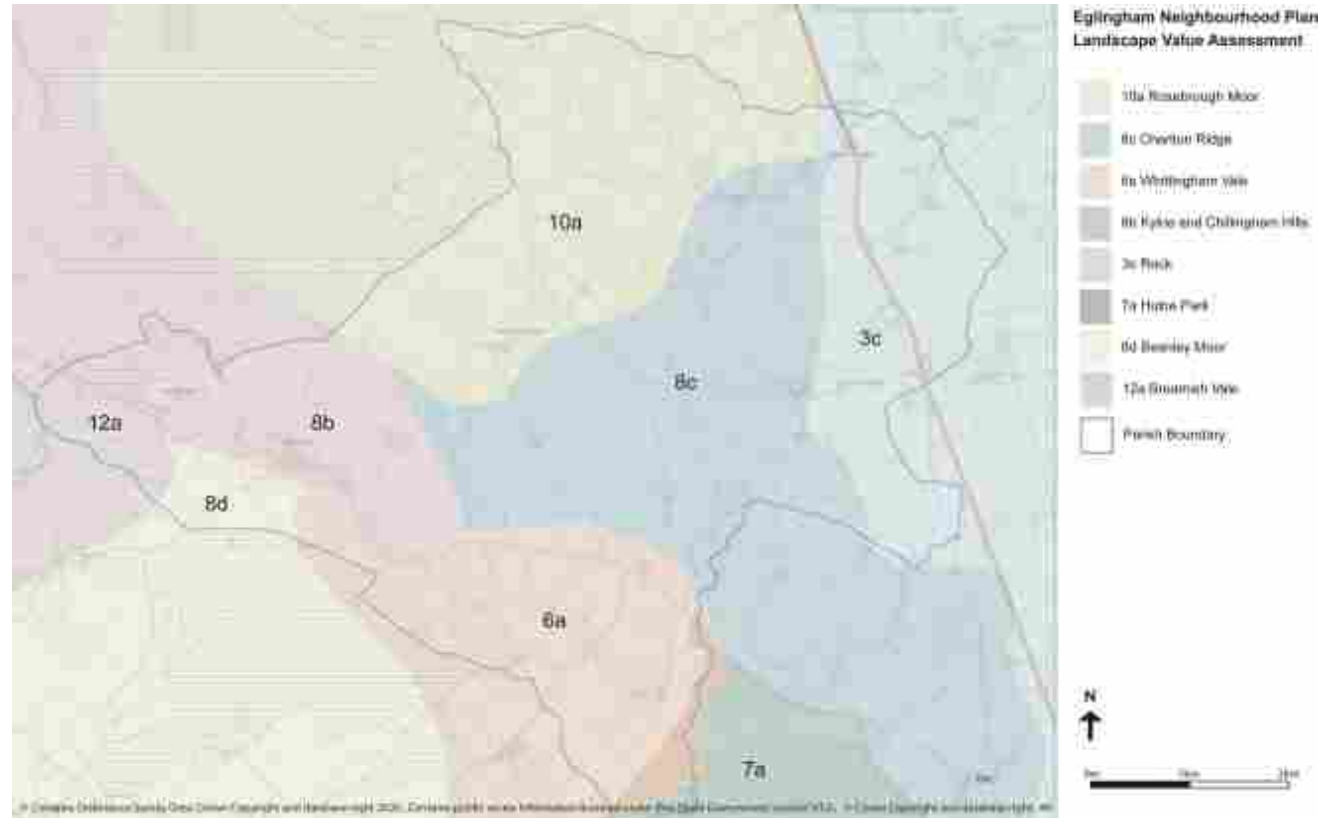


Figure 8: Landscape Value Plan provided by Alison Farmer Associates

<sup>8</sup> As recorded since 2012 under the guidance of which the C A was compiled effectively discourages the use of local landscape designations in England, there is little guidance available on the subject. But since 2012, the NPPF, replacing PPS7, has encouraged policy-makers and policies to (paragraph 170 of the latest edition of the NPPF – February 2019) protect and enhance valued landscapes.



03

Design Questions

## 3. Design Questions

This section provides a set of general questions, which should be considered as a first step when assessing a design proposal. As the design codes cannot cover all design eventualities, these questions have been prepared based on established good practice, to provide a logical approach to evaluating the design of development proposals.

The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. It is up to the Parish Council to decide the ones that are relevant to each specific case.

### 3.1. General Questions to Ask and Issues to Consider When Presented with a Development Proposal

As a first step there are a number of ideas or principles that should be present in the proposals. The proposals or design should:

- a) Integrate with existing paths, streets, circulation networks and patterns of activity;
- b) Reinforce or enhance the established village character of streets, greens, and other spaces;
- c) Respect the rural character of views and gaps;
- d) Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- e) Relate well to local topography and landscape features, including prominent ridge lines and long distance views;
- f) Reflect, respect, and reinforce local architecture and historic distinctiveness;
- g) Retain and incorporate important existing features into the development;
- h) Respect surrounding buildings in terms of scale, height, form and massing;
- i) Adopt contextually appropriate materials and details;
- j) Provide adequate open space for the development in terms of both quantity and quality;
- k) Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- l) Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- m) Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours; and
- n) Positively integrate energy efficient technologies.

The following provides a series of questions which build on these ideas and principles in relation to a number of design aspects and considerations.

#### 3.1.1. Street Grid and Layout

Does it favour accessibility and connectivity over cul-de-sac models? If not, why?

Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists, and those with disabilities?

What are the essential characteristics of the existing street pattern? Are these reflected in the proposal?

How will the new design or extension integrate with the existing street arrangement?

Are the new points of access appropriate in terms of patterns of movement?

Do the points of access conform to the statutory technical requirements?

Does the street layout and design conform to good-practice principles (for example, 'Manual for the Streets' produced by the Ministry of Housing, Communities & Local Government).

#### 3.1.2. Local Green Spaces, Views and Character

What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?



Does the proposal maintain or enhance any identified views or views in general?

How does the proposal affect the trees on or adjacent to the site?

Has the proposal been considered in its widest context?

Has the impact on the landscape quality of the area been taken into account?

In rural locations, has the impact of the development on the tranquillity of the area been fully considered?

How does the proposal affect the character of a rural location?

How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?

Can any new views be created?

Is there adequate amenity space for the development?

Does the new development respect and enhance existing amenity space?

Have opportunities for enhancing existing amenity spaces been explored?

Will any communal amenity spaces be created? If so, how will this be used by the new owners and how will it be managed?

### 3.1.3. Gateway and Access Features

What is the arrival point, how is it designed?

Does the proposal maintain or enhance the character of existing gateways into settlements?

Does the proposal affect or change the setting of designations including; Eglington Conservation Area, listed buildings or scheduled monuments?

Is the landscaping to be hard or soft?

### 3.1.4. Buildings Layout and Grouping

What are the typical groupings of buildings?

How have the existing groupings been reflected in the proposal?

Are proposed groups of buildings offering variety and texture to the townscape?

What effect would the proposal have on the streetscape?

Does the proposal maintain the character of the settlement pattern and dwelling clusters?

Does the proposal overlook any adjacent properties or gardens? How is this mitigated?

### 3.1.5. Building Line and Boundary Treatment

What are the characteristics of the building line?

How has the building line been respected in the proposals?

Have the appropriateness of the boundary treatments been considered in the context of the site?

### 3.1.6. Building Heights and Roofline

What are the characteristics of the roofline?

Have the proposals paid careful attention to height, form, massing, and scale?

If a higher than average building is proposed, what would be the reason for making the development higher?

### 3.1.7. Household Extensions

Does the proposed design respect the character of the area and the immediate neighbourhood, or does it have an adverse impact on neighbouring properties in relation to privacy, overbearing, or overshadowing impact?

Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?

Do the proposed materials match those of the existing dwelling?

In case of side extension, does it retain important gaps within the street scene and avoid a 'terracing effect'?

Are there any proposed dormer roof extensions set within the roof slope?

Does the proposed extension respond to the existing pattern of window and door openings?

Is the side extension setback from the front of the house?

### 3.1.8. Building Materials and Surface Treatment

What is the distinctive material in the area, if any?

Does the proposed material harmonise with the local material?

Does the proposal use high quality materials?

Have the details of the windows, doors, eaves, and roof been addressed in the context of the overall design?

Do the new proposed materials respect or enhance the existing area or adversely change its character?

### 3.1.9. Car Parking Solutions

What parking solutions have been considered?

Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?

Has planting been considered to soften the presence of cars?

Does the proposed car parking compromise the amenity of adjoining properties?

### 3.1.10. Architectural Details and Contemporary Design

If the proposal is within a conservation area, how are the characteristics reflected in the design?

Does the proposal harmonise with the adjacent properties? This means that it follows the height, massing, and general proportions of adjacent buildings and how it takes cues from materials and other physical characteristics.

Does the proposal maintain or enhance the existing landscape features?

Has the local architectural character and precedent been demonstrated in the proposals?

If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?



04

Design Codes

## 4. Design Codes

### 4.1. Working with the Site Character and its Context

New development should show an understanding of its context and positively contribute to the character of its surroundings. An understanding of context includes 'responding positively to the features of the site itself and the surrounding context beyond the site boundary'<sup>9</sup>.

#### 4.1.1. EG.CC.01 Retaining Existing Landscape Features

Existing landscape features, for example, notable or distinctive landform, watercourses, hedgerows, woodland and trees, should be retained where feasible and used to inform the layout and character of new development, including buildings, streets and public open space. Retaining in-keeping landscape features helps to maintain the existing landscape character, refer to page 13 for a summary of this.

Key features in the Parish typically include stone wall field boundaries, trees, hedgerows and watercourses.

Where new development is proposed, there should be no net loss of trees and at least two trees shall be planted for each tree lost.

New development should ensure trees and planting have sufficient space. Buildings should be laid out in such a way that there is sufficient room for proposed and/or retained trees, providing the opportunity for

trees to mature and grow to their full size and maximise canopy growth.

New development proposals should identify locally native tree and shrub species which are appropriate for the rural location and vary species to encourage diversity, to ensure longevity and to provide resilience of green infrastructure within new development to pests and disease.

Where trees are removed, replacements trees should be the same species or grow to a similar mature size and habit. Standard or feathered tree sizes will be most appropriate to replace lost specimen trees and transplant trees more suitable for larger areas of woodland or shrub. The inclusion of feathered trees within larger areas of planting should be considered where the woodland is intended to provide screening or visual containment.

Planting within new development should consider the maintenance regime as well as the different conditions of leaf and canopy throughout the seasons.

The above advice should be proportional to the scale of the proposed development.



**Figure 9: Views to notable landform/ landmarks could be used to inform the layout of new developments**



**Figure 10: Ridge and furrow landform is a feature of land surrounding South Charlton**

<sup>9</sup> National Design Guide, 2019, Ministry of Housing, Communities & Local Government

### 4.1.2. EG.CC.02 Green and Blue Infrastructure (Habitat and Biodiversity)

New development should seek to integrate with, join-up and enhance existing green/ blue infrastructure networks adjacent to and within site boundaries and aim to strengthen biodiversity and the natural environment.

The locations and typology of new green/ blue infrastructure delivered as part of new development should be used to strengthen and draw on the rural character of the setting through the settlement, for example, at the rural edge, and within new public space and street frontages.

Existing habitats and biodiversity corridors should be protected and enhanced.

New development proposals should aim for the creation of new habitats and wildlife corridors; e.g. by aligning back and front gardens.

Gardens and boundary treatments should be designed to allow the movement of wildlife and provide habitat for locally important species.



Figure 11: Plan of green and blue infrastructure in Eglingham

#### Key

- Woodland/ plantation
- Watercourse
- Pond
- Mature trees









Figure 12: Plan of green and blue infrastructure in South Charlton



Figure 13: Plan of green and blue infrastructure in North Charlton

Key

- |  |  |
|--|--|
|  Woodland/ plantation |  Watercourse  |
|  Moorland scrub       |  Pond         |
|  Bog                  |  Mature trees |

### 4.1.3. EG.CC.03 Views

New development should reinforce key views outwards towards the rural surroundings of Eglingham Parish.

Inward views, including elevated long distance views from public rights of way from the surrounding hills and at settlement gateways should be protected.

Consideration should be given to maintaining existing slot views and ensure that gaps are created within new development to maintain the strong visual connection between settlements and the countryside.

New development should recognise and, where feasible, incorporate opportunities for views from new public space and streets to existing landmarks, for example, to St. James Church in South Charlton and within Eglingham to St. Maurice Church, Eglingham Hall and to the surrounding hills.



Figure 14: Slot or gap views between properties in Eglingham



Figure 15: Plan of views in Eglingham



Figure 16: Plan of views in South Charlton

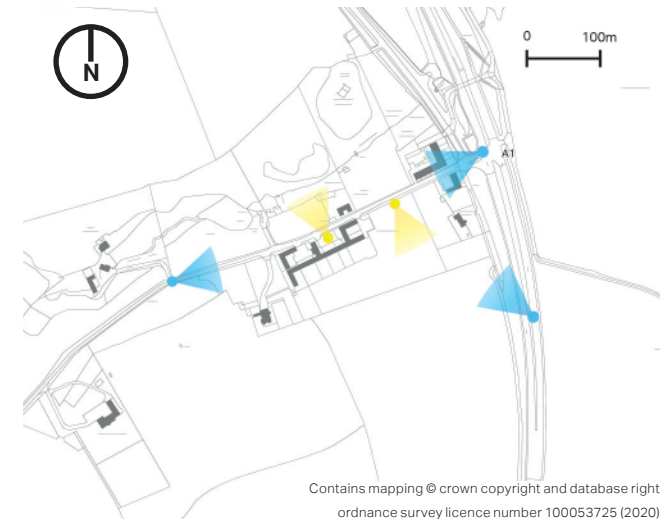


Figure 17: Plan of views in North Charlton

#### 4.1.4. EG.CC.04 Gateways and Rural Edge

New development should be sited carefully to fit within the existing settlement pattern and orientation of buildings. For example, this tends to be street facing linear development in Eglingham and cluster development in South Charlton.

The edges of new development should respond positively to the existing settlement by ensuring that new development is facing towards existing frontages and is of a similar scale/ height, as shown in Figure 19.

Where new developments extend settlement approaches they should retain the existing scale and character of current gateways. For example, in Eglingham, development should retain existing tree



Figure 18: Gateway to Eglingham, with built development setback from the road corridor.

lines where feasible and be setback from the road corridor.

Where proposed new development would define the new edge to the settlement (that is to say, where it would extend the 'leading edge' of a settlement and/ or be located at the gateway/ entry to the settlement) it must demonstrate, through good urban design principles, that it responds to local landscape character and enhances the rural setting to existing settlements.

Backland development to the rear of existing properties should be avoided where this is not a feature of the existing settlement pattern.

New settlement boundaries should retain existing landscape features, for example, stone boundary walls and distinctive coping stones, hedgerows and/or trees, and new property curtilage should be large enough to accommodate vegetated boundaries, to help to integrate development within the rural surroundings. See Codes EG.CC.01/02 for more information on green infrastructure.

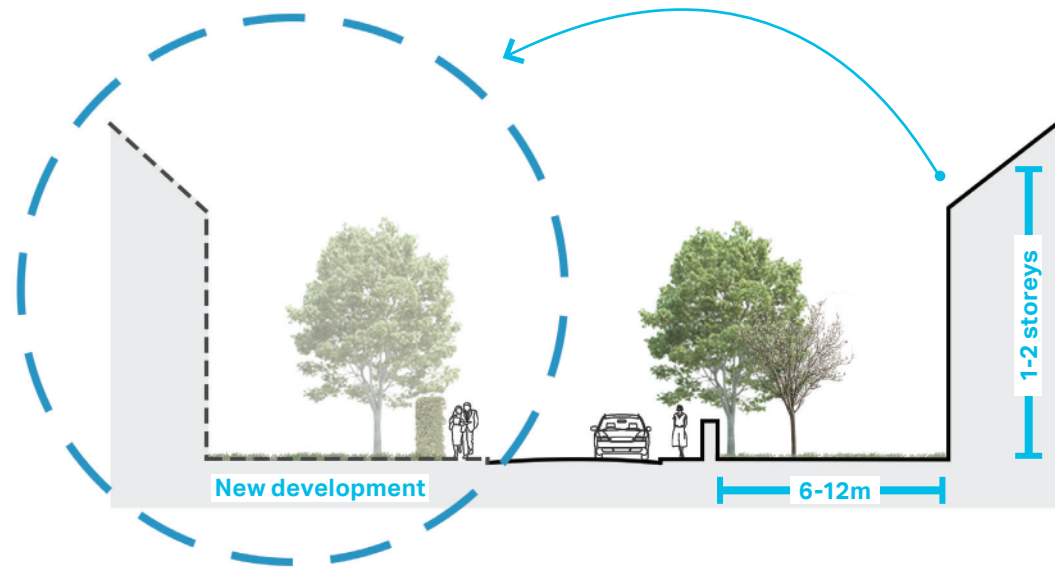


Figure 19: New development at gateways should follow the scale and setback of adjacent development.



## 4.2. Street Scene and Public Open Space

Streets are the places where people walk, meet, and interact; they should be considered as places in their own right and are often the most enduring features of our built environment.

Within Eglington Parish streets have a distinctly rural character and settlements are typically arranged around one primary route passing through. It is therefore highly unlikely that development will result in any new primary routes, however, development may join on to existing primary routes and result in modifications in this sense. The following provides general guidance for all new routes, more specific guidance on primary, secondary and tertiary routes follows. Figures 3, 4 and 5, in Section 2.3, show the existing types of routes.

### General Guidance

Whilst streets must meet technical highways requirements, they should not be built to maximise vehicle speed or capacity. Aim to create spaces that incorporate integrated and subtle methods of traffic calming such as: narrowing down the carriageway, use of planting and build-outs to incorporate street trees, use of clearly defined on-street parking areas, change of colour/ materials, use of shared surfaces and varying the alignment of the vehicular route and use of tight junction radii.

Streets must incorporate opportunities for landscaping, green infrastructure, and sustainable drainage.

New streets should tend to be linear with gentle meandering, providing interest and evolving views while helping with orientation.

The incorporation of cul-de-sacs may be suitable for cluster developments which join on to existing primary and secondary routes. Any cul-de-sacs should be kept relatively short and include pedestrian connections.

When designing turning areas at the end of roads, think of imaginative solutions that move away from formulaic responses (e.g. hammerheads at the end of a road). For example, a small local square or front court could provide the turning space for refuse vehicles and HGVs whilst also creating an interesting enclosed space.

The distribution of land uses should respect the general character of the area and street network, and take into account the degree of isolation, lack of light pollution, and levels of tranquillity. Pedestrian access to properties should be from the street where possible.

Filtered permeability, where cars are unable to pass but pedestrians and cyclists are, may be suitable in some locations.

Unnecessary signage should be avoided on all types of routes, to reduce streets appearing cluttered.



Figure 20: Primary route B6346 in Eglington

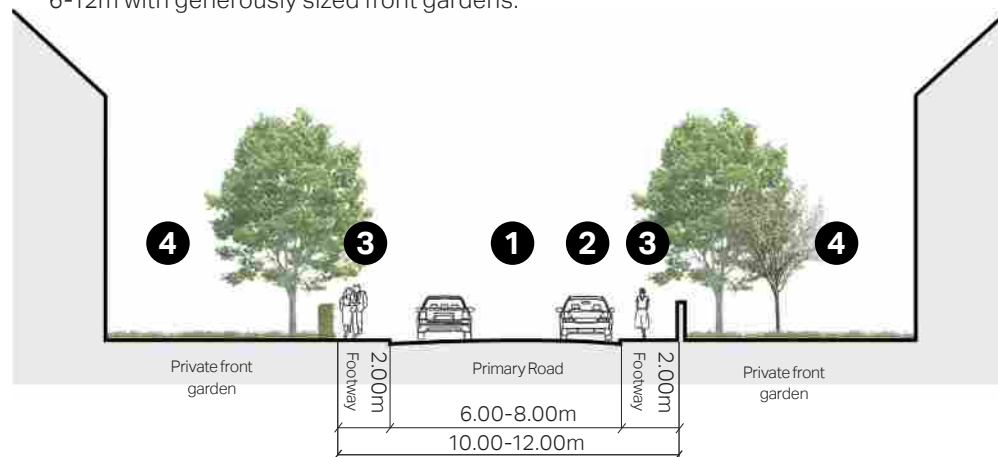


Figure 21: Roads outside of settlements tend to be rural with no markings and reduced widths

### 4.2.1. EG.SS.01 Primary Routes

Settlements within the Parish are structured along primary routes which form the village spines and provide the main access. They are also used for utility and emergency vehicles, as well as buses, where applicable. Future development is highly unlikely to result in any new primary routes and change will be focused on modifications to existing primary routes where development is located adjacent. Thus, new development should maintain the existing character of primary routes.

The setback of new buildings should respect the existing building line, which is typically a setback of 6-12m with generously sized front gardens.



**Figure 22: Section showing indicative dimensions for primary routes (road width may vary to provide space for parking)**

1. Primary road for two way traffic
2. Space for street parking
3. Footways to either side of the road
4. Residential frontage with boundary hedges or stone walls and front gardens

Buildings should be orientated to have frontages facing on to primary routes so that they are outward facing.

Stone wall boundaries with distinctive coping stones are often found along primary routes and contribute to the streetscape. These features should be continued where there is new development along primary routes.

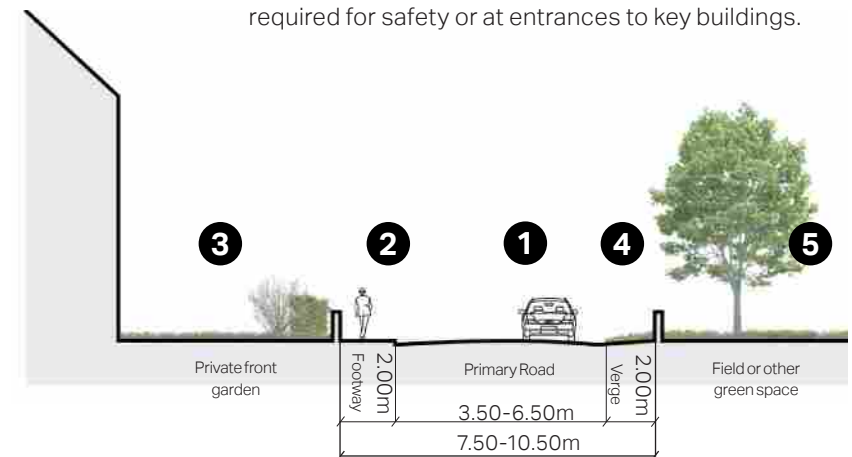
Carriageways must accommodate two-way traffic and provision for cyclists and pedestrians, with the exception of traffic calming areas. They may also include green verges with or without street trees on one or both sides.

The quality of the public realm must be of a high standard and consistent throughout the whole primary route, for example, through the planting of trees and/or green verges along the road.

Front gardens are key to the vegetated character of primary routes and well vegetated front gardens should be provided within new development. See Code EG.US.06 Private Gardens.

Street clutter such as cables and signage should be minimised and services located underground where possible.

Street lighting should be limited to key areas where required for safety or at entrances to key buildings.



**Figure 23: Section showing indicative dimensions for primary routes at rural edge (road width may vary to provide space for parking)**

1. Primary road located to the rural edge of settlement
2. Pedestrian footway
3. Residential frontage with boundary hedges or stone walls and front gardens
4. Grass verges and field boundaries
5. Adjacent green space or fields

## 4.2.2. EG.SS.02 Secondary Rural Routes

Secondary routes provide access between primary roads and clusters of dwellings in settlements or are longer access routes connecting smaller settlements, farmsteads and estates. They are rural and narrow in character with two-way traffic. Typically, footpaths are not provided. They must be designed for lower traffic volumes compared to primary roads, despite often being national speed limit outside of settlements.

Secondary routes must accommodate carriageways wide enough for two-way traffic and grass verges should be provided to both sides of the carriageway for the passing of larger vehicles.

Lay-bys should be provided at key locations or attractive viewpoints to provide informal parking and stopping places.



Figure 24: Example of secondary route in Eglingham, road to Beanley

Field boundaries to either side of the carriageway should be retained or reinstated and may include stone walls or hedgerows/tree belts. Improvements could include the planting of trees within hedgerows or verges.

Within settlements they may also accommodate parallel street parking and tree verges on one or both sides. On-street parking may consist of either marked bays or spaces inset into green verges.

Carriageways must be designed to be shared between motor vehicles and cyclists. Within settlements, vertical traffic calming features such as raised tables may be introduced at key locations, such as junctions and pedestrian crossings.



Figure 25: Tree lined secondary route, North Charlton



Figure 26: Wide verges and mature trees, South Charlton

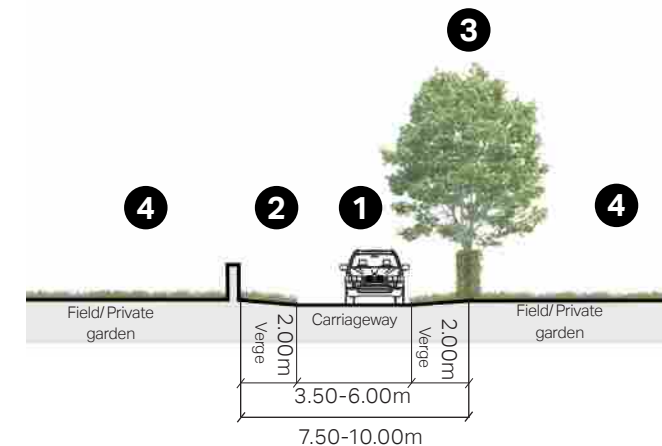


Figure 27: Section showing indicative dimensions for secondary rural route (carriageway width may vary)

1. Secondary road
2. Grass verge and stone wall boundary
3. Grass verge with hedgerow and trees along field boundary
4. Adjacent fields or private gardens

### 4.2.3. EG.SS.03 Tertiary Routes, Lanes and Private Drives

Where settlements are not located along primary routes they tend to be in the form of cluster development, some of which were former farmsteads, organised around the main farmhouse. Roads within these cluster developments are laid out in the form of cul-de-sacs, lanes or private driveways. Lanes and private drives are the access-only types of streets that usually serve a small number of houses.

Lanes and private drives have a strong residential character and provide direct access to residences. They should be designed for low traffic volumes and low speed.



Figure 28: Example of cul-de-sac lane at Taylors Field, South Charlton

#### Lanes and Cul-de-sac Lanes

Carriageways typically consist of a single lane of traffic in either direction and must be minimum 5m wide and serve all types of transport modes, including walking and cycling, and allow enough space for parking manoeuvres.

Opportunities to include green infrastructure, for example, hedges, and/or private gardens to soften the edges, must be incorporated.

Traffic calming features such as raised tables can be used to prevent speeding, particularly at entrances to these streets.

Allocated off road space should be provided for parking so that this does not conflict with movement and turning of other vehicles.

Shared space or home zone<sup>10</sup> streets may be suitable within cluster developments.

Home zones may include lane widths which vary to discourage speeding and introduce a more informal and intimate character. Low upstand kerbs, variations in paving materials and textures can be used instead of high upstand kerbs or road markings.

10. Home Zone - A street or group of streets designed primarily to meet the needs of pedestrians, cyclists, children and residents, and where motor traffic is limited.

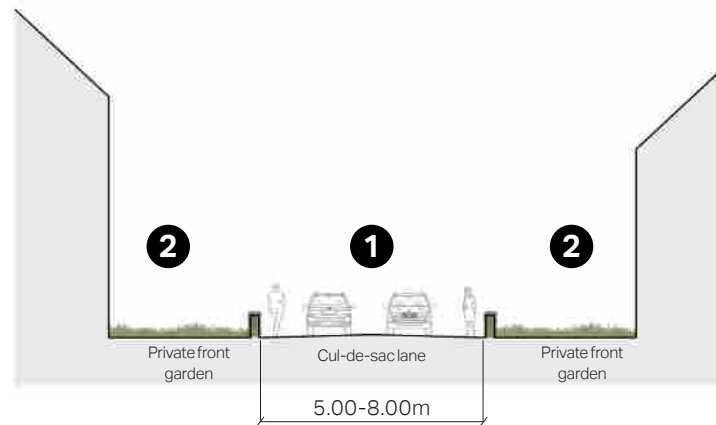


Figure 29: Section showing indicative dimensions for shared space and cul-de-sac lanes

1. Shared lane (local vehicle access, cyclists and pedestrians) widths may vary to provide parking
2. Residential frontage with front hedges/ walls and gardens

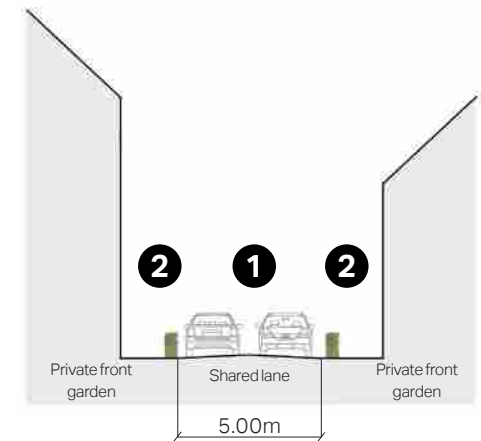


Figure 30: Section showing indicative dimensions for lanes and private drives

1. Shared lane (local vehicle access, cyclists, and pedestrians)
2. Residential frontage with front hedges/ walls and gardens

## 4.2.4. EG.SS.04 Footpaths and Pedestrian Connectivity

Pedestrian connectivity through the Eglingham Parish settlements includes both on and off-road routes and also provides access to the surrounding countryside.

New developments should consider connectivity to existing public rights of way as shown on Figure 31, 32 and 33, and the creation of new public rights of way, where they would integrate with and benefit the existing movement patterns.

Footpaths should be provided along the frontages of houses to join with the existing movement patterns along primary routes. (See Code EG.SS.01)

New development should have a connected street layout. This connected pattern creates a 'walkable neighbourhood'; a place where streets are connected and routes link meaningful places together.

The use of a connected pattern also helps the accessibility of service and emergency vehicles; this enables a smoother operation, improved services and faster response times.

The Police Secured by Design guidelines<sup>11</sup> warn against the "security of development being compromised by excessive permeability, for instance by allowing the criminal legitimate access to the rear or side boundaries of dwellings, or by providing too many or unnecessary segregated footpaths".



**Figure 31: Plan of public rights of way in Eglingham**

### Key

----- Public right of way

11. [https://www.securedbydesign.com/guidance/design\\_guides](https://www.securedbydesign.com/guidance/design_guides)



**Figure 32: Plan of public rights of way in South Charlton**



**Figure 33: Plan of public rights of way in North Charlton**

**Key**

----- Public right of way

## 4.2.5. EG.SS.05 Vehicle Parking

Parking areas are a necessity of modern development. Parking provision should be appreciated as integral to the exercise of creating distinctive places through good urban design.

When needed, residential car parking can be a mix of on-plot side, front, garage, and courtyard parking, and complemented by on-street parking. Car parking design should be combined with landscaping to make the presence of vehicles less obvious. Parking areas and driveways should, where feasible, contribute to surface water management, for example, using permeable paving.

### On-Plot Side or Front Parking

On-plot parking can be visually attractive when it is combined with high quality and well-designed soft landscaping. Front garden depth from pavement back should be sufficient for a large family car.

Boundary treatment is the key element to help avoid a car-dominated character. This can be achieved by using elements such as hedges, trees, flower beds, low walls, and high-quality paving materials between the private and public space.

Hard standing and driveways should be constructed from porous materials to minimise surface water run-off.



Figure 34: Front parking at Taylors Field, South Charlton



Figure 35: Front parking at Harehope

## On-Plot Garages

Where provided, garages should be designed either as free-standing structures or as an additive form to the main building. In both situations, it should reflect the architectural style of the main building, and visually be an integral part of it rather than a mismatched unit.

Often, garages can be used as a design element to create a link between buildings, ensuring continuity of the building line. However, it should be considered that garages are not prominent elements and they should be designed accordingly.

It should be noted that many garages are not used for storing vehicles, and so may not be the best use of space.

Garages should be large enough for a modern car to fit into them and if smaller should not count as a parking space.

Suggested minimum size for a single garage 3m wide x 6.1m long with a door width of 2.7m.

Considerations should be given to the integration of bicycle parking and/or waste storage into garages. Refer to Code EG.BF.02 Bins, Recycling and Storage for further information.



**Figure 36: Garage at property in Eglington**



## 4.2.6. EG.SS.06 Open Space and Surrounding Landscape

Open space is defined within the NPPF<sup>12</sup> as “All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs), which offer important opportunities for sport and recreation and can act as a visual amenity.”

Northumberland County Council have designated areas of Protected Open Space (POS) and neighbourhood plans can also designate additional POS and/or Local Green Space (LGS), which is differentiated by the requirement to demonstrate that a space is of special value to a local community. Existing and proposed areas of POS/LGS are shown opposite in Figures 37 and 38. These spaces, in addition to the surrounding landscape, are important to creating a positive village environment, fostering community spirit, influencing the character of the settlements and may also provide an extensive recreational resource.

This code is applicable to both POS and LGS and should be read in conjunction with Code EG.SS.04 Footpaths and Pedestrian Connectivity.

All open space should have a purpose and be of a size, location and form appropriate for the intended use, avoiding space left over after planning or pushing open space to the periphery of development.

New and existing open spaces should be located within walking distance from the intended users. If appropriate, these should be linked to create green

networks, which connect with the surrounding landscape. These networks are often more useful for visual amenity, recreational use, and wildlife corridors than isolated parks. Tree lined avenues can achieve a visual and physical connection to open space.

New and existing open spaces should be flexible to accommodate future changes so that spaces meet the needs and desires of all users. For example, outdoor gym equipment, productive gardens, vertical gardens, allotments, etc. offering choices will encourage a healthier lifestyle.

Surrounding buildings should overlook play areas and open spaces where possible and appropriate. Make them central to the neighbourhood or part of the neighbourhood in order to encourage social gatherings. If play areas are proposed or required, the location of play spaces needs to take into account the surrounding context. Factors to consider will be the intended age of the children using the play space, the size of it, the type of equipment and the proximity to existing residential properties.

Reference should be made to existing national guidance on inclusive play. Play areas could also include elements relating to nature and landscape. The equipment and fittings considered should be of high quality and durability, conforming to the relevant standard as defined by the Local Authority.

\* As designated by Northumberland County Council

### Key

- Protected Open Space\*
- Potential locations for future LNG/POS



**Figure 37: POS/LGS, Eglington**



**Figure 38: POS/LGS, South Charlton**

12. Ministry of Housing, Communities & Local Government (2019) National Planning Policy Framework.

## 4.3. Urban Structure

### 4.3.1. EG.US.01 Pattern and Layout of Buildings

The following code gives guidance as to how pattern and layout can be used to create a sense of place.

Where cul-de-sacs are necessary, layouts should end with an informal turning head to correspond with the informal arrangements of dwellings and include green space and planting.

New development proposals must comprise a variety of dwelling types. Architectural styles should avoid 'pastiche', they should incorporate architectural character typical to Eglingham Parish and the region, to enhance a sense of place.

The arrangement and design of gable ends should be carefully considered to avoid blank façades in prominent locations, at entrances to new development, or adjacent to pedestrian routes.

The building line of new development should be used to shape views and define enclosure of adjacent streets or open space.

The size of plots and their pattern should reflect that of Eglingham Parish and be sympathetic to existing residential areas adjacent to new development sites.

Future development in Eglingham Parish should reflect the range of densities found within the settlements. Density should be used to reinforce a transition from central areas to the rural edge, and to define the character of different street typologies.

New development and alterations to existing buildings, shall respect the position of existing buildings relative to the street and within the plot. The proportions of proposed houses should match adjacent houses of the same building type.



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Figure 39: Linear settlement pattern, Eglingham



**Figure 40: Clustered settlement pattern, South Charlton**

**Figure 41: Linear settlement pattern, North Charlton**

**Key**

-  1 to 1.5 storey
-  2 storey
-  3 storey
-  Public building

## 4.3.2. EG.US.02 Housing Typology

### Scale, height, massing and roofline

New development will be more likely to integrate successfully with the settlement if the scale, height, massing and roofline demonstrates consideration for the context of the original buildings within the area.

The height and roofline of proposed development should respond to adjacent buildings and should usually not exceed two storeys.

New development proposals should consider pitched, gable and hipped roofs. Flat roofs are unlikely to be acceptable.

Typical roof features such as chimney stacks, eaves, water tabling, gables and dormers should be incorporated into new development proposals to correspond with the historic and rural character of the local area.

Buildings within Eglington Parish vary between 1 and 2 storeys, and although 3 storey buildings are present, they are the exception to the prevailing built form. It is important that future development is scaled such that it encloses spaces to the benefit of their character, for example, streets and open spaces, and that it relates well to adjoining built form. Refer to Figures 39, 40 and 41 for the heights of existing residential buildings.

3 storey buildings will typically not be appropriate as they are out of scale with most existing development.

Single storey dwellings are appropriate but should be sited in a way to ensure they provide enclosure to streets, for example, in a terraced typology.

Detached properties are the most common typology, although there are also examples of semi-detached and terraced properties.

Isolated properties and farms are found throughout the parish and farmstead conversions are also a common typology detailed further in Code EG.US.03.

The below images summarise the most common typologies of residential properties in the Parish. Future development should consider using similar typologies to these, particularly in relation to scale and mass and follow the distribution/ pattern of existing typologies shown in Figures 48, 49 and 50.



Figure 42: Modern 2-storey detached property in South Charlton



Figure 43: 2-storey detached property in Eglington

### Detached

Height: Two/two and a half storey sometimes with one/two storey extensions. There are also a few examples of detached bungalows, which are of a smaller scale.

Roof: Gable roof, often with pitched widow features and chimneys

Mass: Varied forms although often large, rectangular and with extensions

Distribution: The most common typology through-out Eglington. In South Charlton detached properties tend to be setback from the primary route.



**Figure 44: Short terraced row of bungalows with gable roof and stone chimneys, Eglingham**



**Figure 45: Rectangular semi-detached bungalow with simple gable roof with chimneys, South Charlton**



**Figure 46: Traditional rectangular farmhouse with gable roof at Cockhall**

### Short Terrace

Height: Two, one and a half or one storey. One storey examples are most typical of the area.

Roof: Gable roof with chimneys

Mass: Linear forms of 3 to 5 properties

Distribution: Infrequent although examples are found in all of the settlements.

### Semi-detached

Height: One or two storeys, sometimes with extensions.

Roof: Gable roof with chimneys for each dwelling

Mass: Rectangular forms

Distribution: Most typical of South Charlton where this typology is found along the primary route and has a strong influence on the streetscape.

### Farms

Height: Two storey often with extensions and outbuildings.

Roof: Gable with large chimneys at either side

Mass: Rectangular solid form

Distribution: Sometimes within settlements and scattered throughout the Parish.



Figure 47: Farmstead conversion in North Charlton

### Farmsteads Conversion

Height: One, one and a half or two storeys

Roof: Simple gable, which may include skylight windows. Often without chimneys.

Mass: Connected linear forms of varying heights, sometimes in courtyard arrangements.

Distribution: A key typology found within North Charlton and at isolated locations within the Parish, including Harehope. Several examples can also be found in Eglingham.

### Key

-  Detached
-  Semi-detached
-  Short terrace
-  Farm/ farmstead conversion
-  Flats
-  Public building

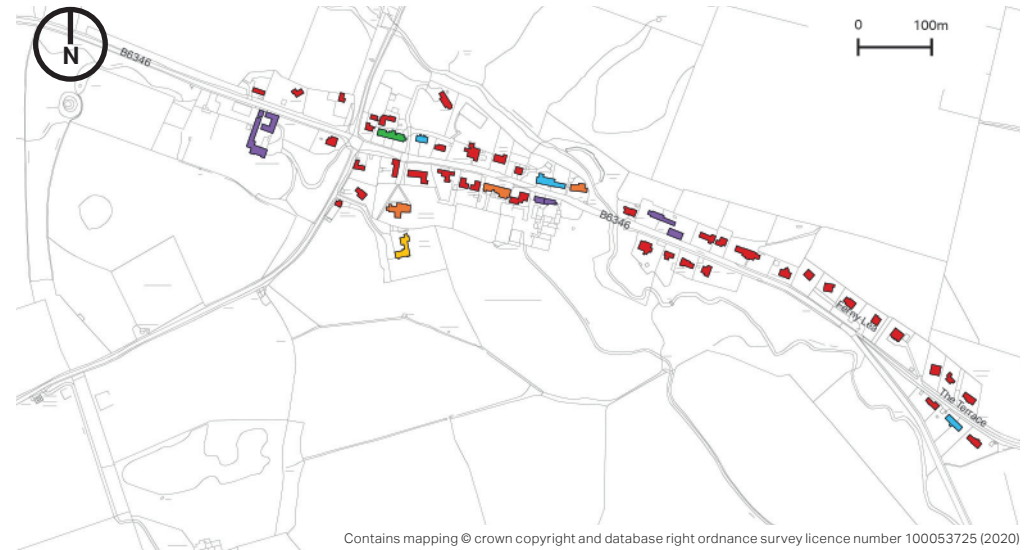


Figure 48: Building typologies, Eglingham



Figure 49: Building typologies, South Charlton



Figure 50: Building typologies, North Charlton

### 4.3.3. EG.US.03 Farmstead Conversions

Conversions of former farmsteads to residential development can be found throughout the Neighbourhood Plan Area. The architecture style and materials of these developments have many similarities to each other, as they often involve the conversion of former farm buildings clustered around a main farmhouse. The developments tend to be one storey, constructed of natural stone blocks with gabled slate roofs and have small simply detailed windows and doors.

In addition to ensuring that farmstead conversions contribute to local vernacular as described in Code EG.BF.01 Architectural Character and Distinctiveness, they should also:

- Sensitively incorporate skylight windows within the existing roofscape, selecting frames which complement the tones of the roof tiles;

- Resist dormer extensions that change the simple nature of rooflines;

- Ensure extensions to existing buildings are subservient to the main structure and match the existing materials;

- Retain existing chimneys and roof features;

Use a consistent material palette across a farmstead development so that properties appear as a unified settlement rather than a collection of individual properties. For example, the use of the same windows and doors;

Resist the demolition of existing components of farmsteads and instead aim to incorporate these as part of any conversion; and

Retain existing apertures in place to inform the overall design.



Figure 51: Renovated workers cottages, West Ditchburn



Figure 52: Farmstead Conversion at Harehope

### 4.3.4. EG.US.04 Boundaries

New development should use boundary features which are complementary to the street and that enhance the rural character of the settlement.

The materials proposed for new boundary features should be of high quality, responding to the settlement character and have strong attention to architectural detailing. Suitable boundary treatments should be consistent along a street frontage and in-keeping with the local vernacular, for example, hedgerows or stone walls with painted metal gates.

Boundary treatments should be used to reinforce the continuity of the building line along the street.

Stone walls tend to be formed of sandstone rubble with matching coping stones. Coping stones take various patterns including hog back (curved), saddle (pointed) or crenellation.

A maximum height to wall, fence, and hedge of 1m is recommended, unless property is on land elevated above the road level where a higher boundary may be suitable.

Close-board panel fencing should not be used to demarcate property boundaries along street frontages or from publicly visible locations. In these locations hedgerows or other soft landscaping would be more appropriate to soften the appearance of new development.



Figure 53: Mounting steps with squared crenellation coping, Eglington



Figure 54: Terraced garden with retaining stone boundary wall and hedgerow, Eglington



Figure 55: Saddle (pointed) coping stones, North Charlton



Figure 56: Consistent boundary wall frames the street, South Charlton

#### Summary of Boundary Types

Height: 0.8-1m

Stone: Rustic squared large blocks of buff/pink/grey sandstone to complement building

Mortar: Either drystone or matching toned mortar

Coping stones: The most common forms are crenellated, saddle (pointed) and hogs back (curved)

Other: May include features such as mounting steps and distinctive pillar stones at entrances



### 4.3.5. EG.US.05 Building Line

This Code refers to the building lines at the front of properties in relation to neighbouring buildings.

Changes to existing buildings should preserve the building line at the frontages. No major outbuildings or roof projections should be allowed where visible from the street.

New buildings should match the surrounding alignment of the main facade facing the road. In this case small alignment variations of up to +/- 1m are acceptable to provide interest to the streetscape.

#### Key

----- Building line

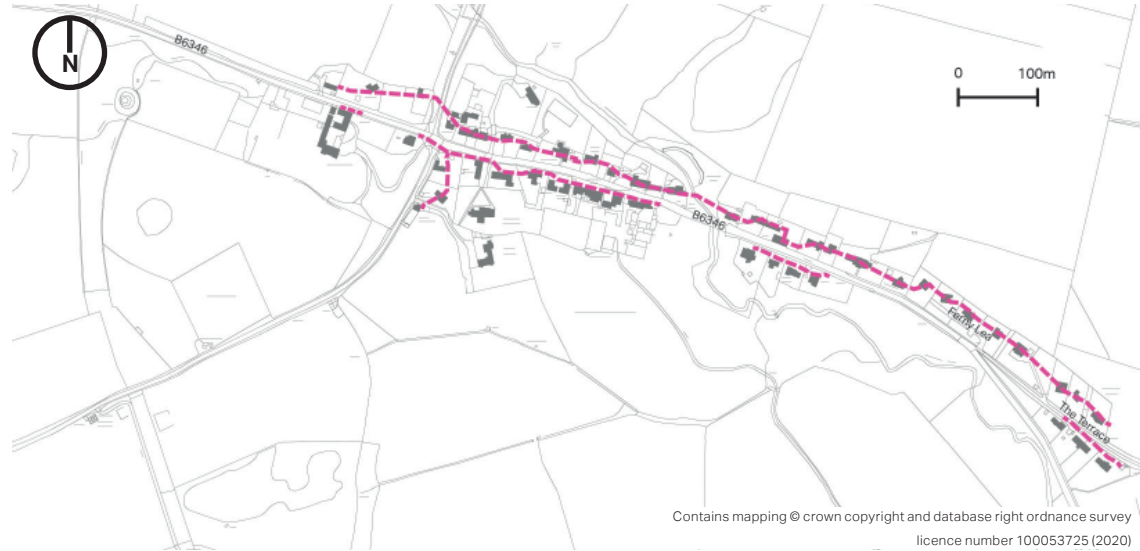


Figure 57: Building line, Eglingham



Figure 58: Building line, South Charlton



Figure 59: Building line, North Charlton

### 4.3.6. EG.US.06 Private Gardens

New development should provide sufficient private open space appropriate to the location and size of the dwelling and/or plot, preferably through provision of private gardens. The depth of front gardens will define the setback of built form from the street and sense of enclosure and, therefore, is an integral consideration when defining streetscape character.

Garden types have strong variation throughout the Parish. However, they generally include a front and back garden per property with hedgerow or stone wall boundaries. The following provides minimum sizes for various dwelling types.

Front gardens have a strong influence on the character of the streetscape. They should be a minimum of 8m for detached properties and 5m for terraced or semi-detached properties and accommodate trees and planting where possible.

Within farmsteads or courtyard developments gardens may include shared gardens, however it is important to also include individual front gardens to provide privacy. These should be a minimum of 3m wide.

In some locations existing historic buildings may be located closer to the street and so have smaller front gardens, although these examples tend to be the exception to the rule.

In Eglington many of the front gardens are terraced to accommodate the change in topography.

Rear gardens should, at a minimum, be equal to the ground-floor footprint of the building; however, it is expected that rear gardens in new development should be a minimum of 10.5m in length, although often larger gardens are appropriate within the Parish.



Figure 60: Farmhouse in Eglington with small front garden



Figure 61: Large terraced front garden at detached property in Eglington



Figure 62: Small front gardens with boundary walls in North Charlton



Figure 63: Medium front gardens with walls at terraced property in South Charlton

## 4.4. Built Form

### 4.4.1. EG.BF.01 Architectural Character and Distinctiveness

The materials and architectural detailing of built form contribute to the character of the area and the local vernacular. It is therefore important that the materials used in proposed developments are of a high quality and reinforce local distinctiveness.

Any future development proposals should demonstrate that the palette of materials has been selected based on an understanding of the surrounding built environment.

This section includes examples of architectural styles, building materials and details frequently found within the Neighbourhood Plan boundary which contribute to local vernacular and could be used to inform future development. This list is not exhaustive, and each design proposal should explain its material strategy and how it fits within the context of Eglingham Parish.

#### Architectural Styles

The following images demonstrate typical architectural styles which incorporate many of the locally distinctive features subsequently detailed.



Figure 64: Farmhouse in Eglingham



Figure 65: Detached modern property in South Charlton



Figure 66: One storey conversion in Eglingham



Figure 67: Terraces in North Charlton

## Materials and Details

Roofs - Roofs are generally simple in form, although some include dormers, and are primarily finished in welsh slate with slightly raised stone ridge water table stones, hip/ rake edges, and black cast iron gutters and downpipes.

Chimneys - Chimneys often constructed of matching sandstone blocks as either single or multiple chimneys. They often create distinctive and symmetrical gable ends to properties.

Water Tabling - Water table stones form distinctive ridges along gable ends to many buildings and outbuildings. These are typically constructed of a single course of sawn sandstone. This feature has also been incorporated into modern developments.

Walls - Buildings are constructed of local sandstone, typically laid in loosely defined courses with a similar tone and colour of mortar. Dressed stone quoins are used to define window and door openings and at corners of buildings with other decorative features, such as curved window heads, occasionally included.

Windows - Windows are usually white painted timber frames with grid patterns. In some places these include arched forms and custom fitted shapes.

Doors - Doors tend to be central within the front facade and often include a small porch or canopy. Doors and windows typically form a simple and often symmetrical pattern/ fenestration;

Other/ Public Realm - A simple palette strongly influenced by stone wall boundaries and mature boundary and front garden trees.

## Roofs



**Gabled dormer windows**



**Former school bells**



**Gable**



**Split level roofs**



**Welsh slate roof tiles**



**Small dormers**

## Chimneys



**Single chimney**



**Weather vane and stone chimney**



**Rectangular chimney stack**

## Water Tabling



**Water tabling**



**Water tabling on outbuilding**



**Water tabling on conversion**

## 4.4.2. Housing within Villages

### Walls



Fell sandstone, Eglington



Quoins at corners



Arched



Stepped entrance, gable porch



Mature trees



Stone wall field boundaries



Sandstone rubble wall



Loosely laid courses



Curved window head



Gable porch



Aubretia grows within walls



Whinstone edging



Mortar tone matches sandstone



Decorative gable detail



Decorative painted soffits



Stone porch canopy



Historic signpost



Memorial benches

### 4.4.3. Farmstead Conversions

#### Roofs



**Mixed heights**



**Small chimney and skylights**



**Simple gable roof**



**Varied roofline with chimneys and small dormers**

Roofs - Roofs are generally simple in form and may include multiple levels where buildings have been joined or extended. Chimneys are not always included.

Doors - Doors are often located at existing apertures, and therefore are often under or over sized in comparison to domestic buildings and may include arches.

#### Doors



**Arched doorway**



**Arched door with shutters**

Windows - Windows are often small picture windows or are customised to fit existing apertures. Skylights are also a common feature.

Walls - Buildings are constructed of local natural stone including sandstones and whinstone at North Charlton.

#### Windows



**Small picture windows**



**Skylight**

#### Walls



**Whinstone**



**Sandstone boundary wall**

#### Public Realm/ Other



**Informal parking areas**



**Signage feature**

Other/ Public Realm - Signage is often found at the entrances to farmstead conversions. Gardens and grounds are often shared amongst residents and include stone wall and hedgerow boundaries.

#### 4.4.4. EG.BF.02 Bins, Recycling and Storage

With modern requirements for waste separation and recycling, the number and size of household bins has increased. This poses a problem with the aesthetics of the property. The following recommendations should be explored in new development.

When dealing with waste storage, servicing arrangements and site conditions should be considered: in some cases, waste management should be from front of building or from the rear.

Waste bins could be stored at the rear of the properties if easily accessible and if access does not harm security and safety, and if rear gardens are not affected.

It is recommended that bins are located away from areas used as amenity space.

Create a specific enclosure of sufficient size for all the necessary bins.

Place it within easy access from the street and, where possible, able to open on the pavement side to ease retrieval.

Refer to Code EG.BF.01 Architectural Character and Distinctiveness to analyse what would be a complementary material; timber and natural stone are likely to fit well within the Parish.

Storage could be incorporated into the property boundary.

Add to the environmentally sustainable design by incorporating a green roof.

It could be combined with cycle storage.

#### 4.4.5. EG.BF.03 Oil and Gas Storage Tanks

Where oil and gas storage tanks or other utilities are required these should be sited to the rear of properties where possible.

Where located in more visible places, they should be concealed, so as not to detract from the character of the settlements. Hedgerow planting can offer a suitable screen.

## 4.5. Sustainable Development Features

Progressively more technologies dealing with energy efficiency, waste and services should be incorporated into buildings. In some cases, these are retrofits to older properties. This section deals with the principles of what is known as 'green building', and their effect on the appearance of buildings.

### 4.5.1. EG.SD.01 Solar Panels

The aesthetics of solar panels over a rooftop can be a matter of concern for many homeowners. Some hesitate to incorporate them because they believe these diminish the home aesthetics in a context where looks are often a matter of pride among the owners. This is especially acute in the case of historic or listed buildings and conservation areas and within Eglington Conservation Area solar panels should not face the road or be visible from adjacent premises. The following solutions to the inclusion of solar panels are suggested.

#### On new builds:

Design this feature from the start, forming part of the design concept. Some attractive options are: solar shingles and photovoltaic slates; and

Use the solar panels as a material in their own right.

#### On retrofits:

Analyse the proportions of the building and roof surface in order to identify the best location and sizing of panels;

Aim to conceal wiring and other necessary installations;

Consider introducing other tile or slate colours to create a composition with the solar panel materials;

Conversely, aim to introduce contrast and boldness with proportion. For example, there has been increased interest in black panels due to their more attractive appearance. Black solar panels with black mounting systems and frames can be an appealing alternative to blue panels.

### 4.5.2. EG.SD.02 Green Roofs and Walls

Green roofs and green walls are generally acceptable. Whether they are partially or completely covered with vegetation, their design should follow some design principles such as:

Where applicable, plan and design this feature from the start and consider their use to improve a dull facade or roof;

Develop a green roof that is easy to reach and maintain; climbing plants are a good example of this;

Ensure the design, materials and proportions complement the surrounding landscape and help it integrate with the surrounding countryside; and

Design comprehensively with other eco-solutions such as water harvesting and permeable paving.



Figure 68: Example of green roof at tourist information shelter



### 4.5.3. EG.SD.03 Sustainable Drainage Features

This refers to the systems allowing the capture and storage of rainwater as well as those enabling the reuse of in-situ grey water i.e. all waste water except that from toilets. These systems can involve pipes and storage devices that could be unsightly if added without an integral vision for design. Other options include above ground solutions such as rain gardens. Some design recommendations would be to:

Conceal tanks by cladding them in materials complementary to the main building such as timber;

Minimise visible pipes and consider using contrasting but attractive materials or finishes;

Combine landscape/ planters with water capture systems;

Consider using underground tanks;

Utilise water bodies for storage, which in turn could be an attractive feature (e.g. pond);

Plant rain gardens to add amenity and biodiversity benefits; and

Utilise permeable surfaces which reduce flood risk. These materials should respect the local material palette; be easy to navigate by people with mobility aids; be in harmony with the landscape treatment of the property, and help to define the property boundary.



Figure 69: Rural SuDS pond

### 4.5.4. EG.SD.04 Electric Charging Points

Infrastructure required for charging electric vehicles (EVs) will be increasing required within residential areas and at the time of writing the Government is undertaking consultation on this as part of their Road to Zero strategy<sup>13</sup>. Building Regulations will provide the technical standards for EV charge points, and other design advice and standards may also become available and should be followed where relevant. The following design considerations should be taken into account.

EV charge points should be carefully sited to minimise street clutter and come either in the form of a wall box or free standing pillar, located within the curtilage of properties.

Maintain a street scene that does not negatively impact on pedestrians or road users and ensures there is adequate room for pedestrian movement.

They may be appropriate in public areas such as the car parks of the Village Halls in Eglington and South Charlton.



05

Local Case Study

# 5. Local Case Study

## 5.1. Mill Hill, Chatton

The Steering Group identified the Mill Hill development, in Chatton, as a good example of a local modern development, which is sympathetic and in-keeping with the character of its surroundings. Future development within Eglington Parish should aim to meet a similar level of quality to this example.

Chatton is a small village located to the north of Eglington Parish and approximately 7 miles from Eglington. The development was completed in the early 2000s as part of a small village extension.

### 5.1.1. Layout and Scale

The development is formed of two sections including a row of terraced bungalows which line West End and a mixed cluster of bungalows and two storey detached properties set further back.

The layout sensitively responds to the existing context of the village by ensuring the existing settlement pattern is followed with a consistent building line and similar typology of properties located along West End, as this forms the main outward frontage to the development. The design allows for greater variation of property types and increased scale when further setback. Properties in this location are clustered in a cul-de-sac formation, however outward views are maintained over the low boundary walls and hedgerow boundaries.

In addition, the original landscape features including, a line of mature trees and stone wall boundaries have been retained and inform the spatial arrangement of the development.

Landscape features retained and used to inform spatial layout, shape views and enclose space.

Symmetrical arrangement of buildings to reflect the existing layout and style of the buildings opposite.

A variety of housing types; terraced, semi-detached and detached are included.

Informal street layout to provide visual interest, evolving views and traffic calming.

Varied roofline created through a number of dormers and porch features.

The change in surface materials to permeable paving, denotes a low speed shared space to the front of properties.

Gateway sequence created through position of buildings, surface changes and existing trees.

Development provides front and back gardens, proportional to property size.

Parking spaces are integrated into building plots with soft landscaping and permeable paving to reduce a car-dominated character.

Buildings are setback from the road to preserve views at the village gateway, which creates a gradient towards the centre.

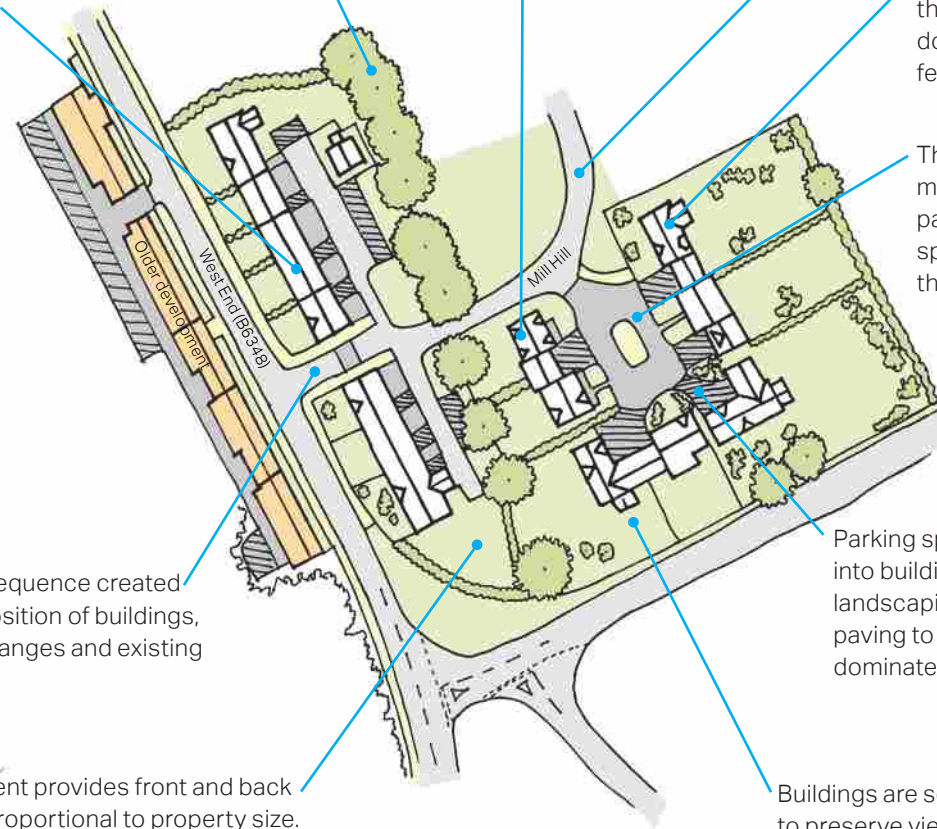


Figure 70: Plan of Mill Hill, Chatton

## 5.1.2. Architecture and Materials

The architecture has a traditional style typical of Northumberland, and the development includes a range of building typologies including terraced bungalows, semi-detached and detached properties.

The material palette is consistent with that of Chatton. Properties are constructed of large blocks of buff, pink and grey toned sandstone with quoins at the corners of buildings and neutral coloured lintels. As with the layout there is uniformity in material choice along West End and some slight variation, for example, with various window and door styles and varied roof materials within Mill Hill.

Roofs are mostly welsh slate, which is dominant throughout the village and occasionally varied with red pantiles. The skyline is further enhanced by the varied building heights and the roof features including chimneys and dormers which differentiate the properties from one another.

Bricks and setts have been used to delineate domestic areas from the carriageway, which successfully creates a shared space to frontages within the cul-de-sac.



**Figure 71: Gardens are provided for all properties and are proportional to the size of dwelling**



**Figure 72: Development along West End is terraced with a continuous building line which frames the street**



**Figure 73: Natural stone (sandstone) is used as the main building material and brick used for some surfacing**



**Figure 74: Boundary walls are similar to the local stone wall field boundaries**



**Figure 75: Windows and doors have a consistent style throughout the development**



**Figure 76: Roofs have been designed to vary; there is a mixture of heights, materials including red clay pantile and welsh slate, with features including the varied placement of porches, dormer windows and chimneys**



06

Modifications to Existing Buildings

## 6. Modifications to Existing Buildings

### 6.1. Building Modifications, Extensions and Plot Infills

Modifications and extensions often do not require planning permission as they are permitted development, as set out in the Permitted Development Order<sup>14</sup> and as illustrated opposite. However where modifications or extensions are proposed to listed buildings or within a conservation area permissions are required. Listed Building Consent is required for all works of demolition, alteration or extension to a listed building that affects its character as a building of special architectural or historic interest. In addition, planning permission is required for the demolition of a building within a conservation area such as that in Eglington. In these cases this section is provided for guidance only.

The Planning Portal<sup>15</sup> contains more detailed information on building modifications and extensions, setting out what is usually permitted without planning permission (permitted development) as well as what requires planning permission. Homeowners, builders and others should first consult the Planning Portal to see if proposals are classed as permitted development and seek further guidance from Northumberland County Council.

Extensions to dwellings can have a significant impact not only on the character and appearance of the building, but also on the street scene within which it sits. A well-designed extension can enhance the appearance of its street, whereas an unsympathetic extension can have

14. The Town and Country Planning (Permitted Development) Order 2015

15. Planning Portal. [https://www.planningportal.co.uk/info/200234/home\\_improvement\\_projects](https://www.planningportal.co.uk/info/200234/home_improvement_projects)

a harmful impact, create problems for neighbouring residents and affect the overall character of the area. The following design principles should also be followed.

Extensions should be appropriate to the scale, massing and design of the main building and complement the streetscape. Flat roofs should be avoided in favour of those which better complement the form of existing roofs.

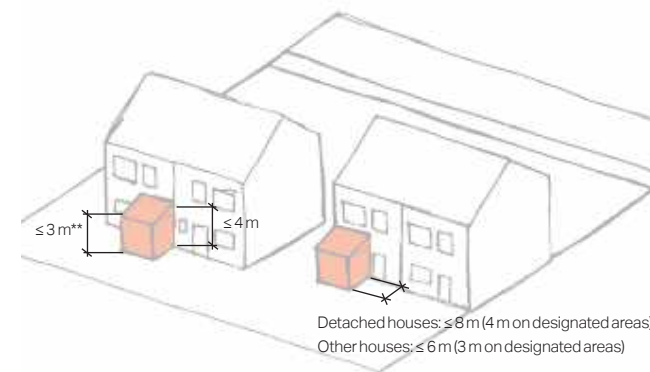
Alterations and extensions of historic buildings should respect the host building. Replacement of historic and traditional features, such as timber windows and doors with uPVC and other non-traditional materials should be avoided.

Extensions are more likely to be successful if they do not exceed the height of the original or adjacent buildings. Two storey extensions should be constructed with the same angle of pitch as the existing roof.

The design, materials and architectural detailing of extensions should be high quality and respond to the host building and the local character of the Neighbourhood Plan Area, see Code EG.BF.01 Architectural Character and Distinctiveness for more detail.

The impact on the space around the building should consider overlooking, overshadowing and overbearing.

The following diagrams are based on those found on the Planning Portal and illustrate indicative dimensions for household extensions, roof extensions, porches, and outbuildings under both permitted development conditions and within designated areas.

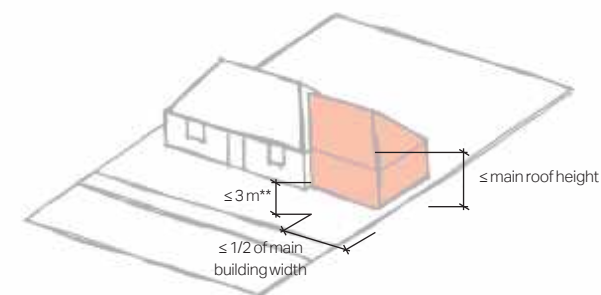


**\*\*Maximum eaves height:**

No higher than existing house

No higher than 3 m for extensions within 2m of boundary

**Figure 77: Single-storey rear extensions**



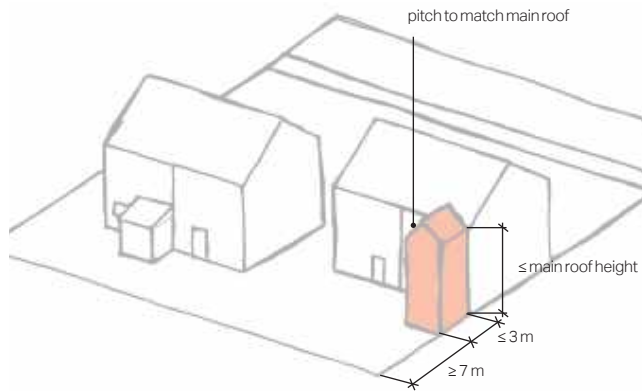
**\*\*Maximum eaves height:**

No higher than existing house

No higher than 3 m for extensions within 2m of boundary

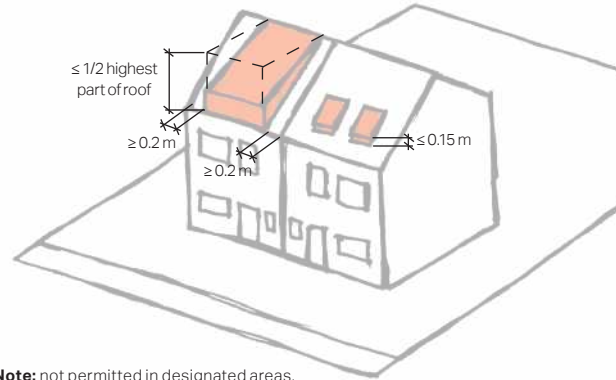
**Note:** not permitted in designated areas.

**Figure 78: Side extension to a single-storey building**



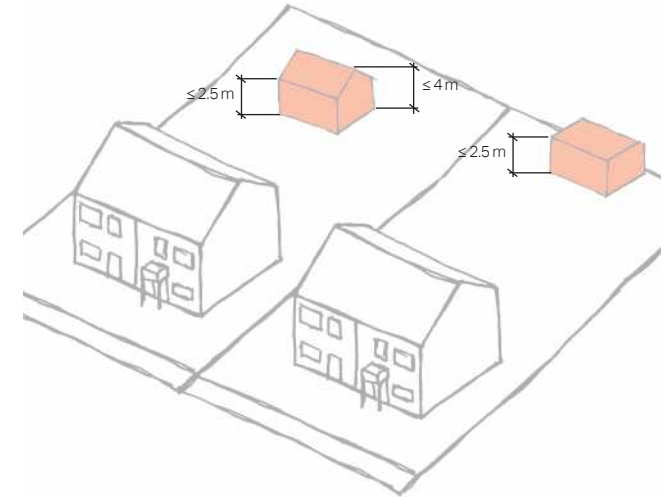
**Note:** not permitted in designated areas.

**Figure 79: Two-storey rear extension**



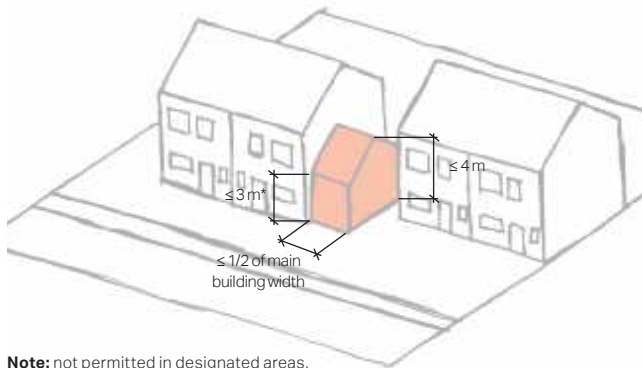
**Note:** not permitted in designated areas.

**Figure 80: Standard dimensions for roof extensions: lofts and skylights**



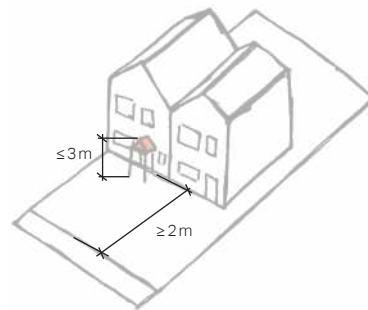
**Note:** planning permission may be required in designated areas.

**Figure 81: Standard dimensions for outbuildings**



**Note:** not permitted in designated areas.

**Figure 82: Side extension to a two-storey building**



**Figure 83: Standard dimensions for porches**

## Farmsteads

For adaptation or conversions of farm buildings, the following guidance is relevant.

**Adapting Traditional Farm Buildings - Best Practice Guidelines for Adaptive Reuse**, 2017, prepared by David Pickles and Jeremy Lake for Historic England.



07

Deliverability



# 7. Deliverability

## 7.1. Delivery

This section concludes the report with recommendations on how to embed the findings of this report in the Neighbourhood Plan and engage with Northumberland County Council to develop policies supporting the Design Code.

The design codes will be a valuable tool for securing context-driven, high quality development in Eglington Neighbourhood Plan Area. They will be used in different ways by different actors in the planning and development process, as summarised in the table below:

Actor	How they will use the design codes
Applicants, developers and landowners	<p>As a guide to the community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the design codes as planning consent is sought.</p> <p>Where planning applications require a Design and Access Statement, the Statement should explain how the design codes have been followed.</p>
Local Planning Authority	<p>As a reference point, embedded in policy, against which to assess planning applications.</p> <p>The design codes should be discussed with applicants during any pre-application discussions.</p>
Eglington Parish Council	As a reference point when commenting on planning applications, ensuring that the design codes are followed.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

The National Planning Policy Framework<sup>16</sup> (paragraph 35) emphasises that a proportionate evidence base should inform plans. Based on a “positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings” (see paragraph 15). Policies should be “underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals” (paragraph 31). Crucially planning policies “should not undermine the deliverability of the plan” (paragraph 34).

Neighbourhood plans need to be in general conformity with the strategic policies in the corresponding local plan. Where new policy requirements are introduced (that carry costs to development) over and above local plan and national standards it is necessary to assess whether development will remain deliverable. The principles and guidance set out in this document and within the Neighbourhood Plan’s policies are aligned with national policy and non-statutory best practice on design.

The values and costs of construction between new developments and within new developments will vary based on location, situation, product type, design (architecture, placemaking etc.) and finish; and the state of the market at the point of marketing the properties. This document herein constitutes codes which apply place making principles to help interpret and apply the statutory policies within the Neighbourhood Plan. Good design is not an additional cost to development and good placemaking can result in uplifts in value.

<sup>16</sup>. Ministry of Housing, Communities and Local Government, 2019, National Planning Policy Framework.

## 8. References

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### 8.1. References

Any references are included as footnotes on the relevant pages.

### 8.2. Image References

Eglingham Neighbourhood Planning Group kindly provided a number of the images reproduced in this report including the front cover.

Other images are owned by AECOM

# 9. Appendix A

## 9.1. Landscape Character

**The following descriptions should be read alongside Section 2.5 Summary of Landscape Character and have been provided in conjunction with Alison Farmer Associates to align with their evaluation of the Parish's landscapes on behalf of Eglingham Parish Council.**

### Core Areas

#### 10a Rosebrough Moor

"This is a broad area of moorlands to the east of the Kyloe and Chillingham Hills character area (8a). The central area around Middlemoor and Rosebrough Moor is almost flat. The northern section around Chatton and Sandyford Moors is more undulating, with small clumps of birch occurring in sheltered gullies. There are several prominent masts within the area, each with a cluster of small utilitarian buildings within a high-fenced compound. The uninterrupted heather moorland is most significant in the southern part of this area. The unfenced road across the area lends an upland, expansive feel." Despite the later introduction of wind turbines, the area is highly-valued, locally, especially for its remoteness and tranquillity, with magnificent views in all directions from a variety of vantage points. Likewise, its western and higher fringes can be clearly seen from the National Park and Cheviots to the west. The area is valued by ornithologists for its variety of nesting birds and raptors. It is crossed by numerous footpaths and bridleways and has extensive amenity value.

#### 8c Charlton Ridge

"A large tract of open upland landscape. Although plateau like, the landform is never flat. It is gently rolling at the north-west and becomes more dramatically undulating towards the south-east where there is an accompanying reduction in landscape scale. Predominant land use is extensive pasture grazed by sheep and cattle. Enclosure is infrequent and often consists only of wire fences. Consequently the landscape is very open, broken up only by numerous, relatively small and generally rectilinear conifer plantations. The area is crossed by a small number of single track roads and footpaths." Adjacent to Rosebrough Moor to its north, the area, at its northern end, shares many of its views and is also a valued amenity area. Views over towards Hulne Park are regarded as important, noting that the southern end of the area forms part of the Park's setting. Likewise, the area is visible from Brizlee Tower within Hulne Park.

#### 6a Whittingham Vale

Its 'Key Characteristics' are said to include: "Broad undulating valley; Significant influence of glacial deposition; Strong enclosure pattern, albeit in decline in parts", while its more detailed description also highlights: "The River Aln follows a meandering course from west to east through the character area, and is augmented by the Eglingham Burn from the north, and the Edlingham Burn from the south. These tributaries flow in adjoining valleys which are smaller in scale but similar in character. The area forms a break in the chain of the sandstone hills,

and is bounded by the higher ground of Beanley Moor to the north, and Rothbury Forest to the south.... Estate woodlands surround small manors, such as Shawdon Hall...." In some ways, a transitional area, it features locally important views, north, towards Beanley Moor and, west, towards the upper Aln Valley. It is seen as the gateway to Eglingham and the surrounding, perhaps more dramatic landscapes surrounding and beyond the village. To its south, along the B6346, is Hulne Park.

#### 8b Kyloe and Chillingham Hills:

"This long chain of hills has the characteristic outcrop escarpment on its western edge, forming relatively low but prominent hills including the Kyloe Hills (174m), Greensheen Hill (205m) and Ros Castle (315m). The latter is the site of a hillfort, and similar evidence of prehistoric use is scattered across the area. There are also the more modern remains of coal working. There are medium-scale forestry plantations, as well as estate woodland and parkland associated with Chillingham Castle, an important tourist destination. The Kyloe Hills are a popular rock climbing venue." Although only a small part of this character area extends into the Parish, it is the highest land within its boundaries, rising to 199m AOD at Harehope Hill. It is highly-valued, locally with magnificent views particularly to the west, from a variety of vantage points. It can also be clearly seen from the National Park and Cheviots to the west. It is crossed by numerous footpaths and bridleways and has extensive amenity value. The natural bowl below Blawearie (which is itself outside the Parish) is an unusual and valued feature as is the arboretum/ 'Secret Garden' within the managed curtilage of Eglingham Hall.

## Peripheral Areas

### 3c Rock

"This area is similar to 3b [flat or gently rolling farmland, rising to a plateau near the coast which obscures most seaward views. Large arable fields are dominant, with little settlement, but prominent features such as mobile phone masts, large agricultural buildings and silos. Post and wire fences are predominant, although stone walls occur near the quarry at Belford Station], but is generally more wooded. The transition is gradual, but this area is characterised by coniferous shelterbelts and deciduous woodland strips. Hedgerows are more common, although their condition remains variable. Belts of Scots pine are a distinctive feature. Estate influences occur at Rock House and Howick Hall, resulting in a more intimate landscape experience."

### 7a Hulne Park:

Its 'key characteristics' are said to comprise: "Incised valley; Extensive designed parkland landscape; Historic architectural features, including extensive boundary walls; and Estate woodlands", while the lengthy, broader description highlights: "The River Aln meanders through this relatively narrow, steep sided valley, from its confluence with the Eglington Burn. The valley is at its narrowest here, as it passes between Alnwick Moor to the south, and Charlton Ridge to the north.... Landcover reflects the estate influence of the Hulne Park designed landscape.... The miles of tall stone walls enclosing

the park are highly visible and define the extent of the parkland influence.... The main perceptual characteristic of this landscape is its picturesque quality, deliberate yet naturalistic, and designed in part by Capability Brown. Ornamental buildings, such as Brizlee Tower, have been purposefully added to the landscape to enhance its visual appeal.... Views are determined by the landscape design, in places being limited by woodland, and elsewhere being extensive; the viewing platform of Brizlee Tower taking advantage of the latter. Much of this area is a Registered Park and Garden, and the landscape is a historic feature in itself. It also provides the setting for a number of important buildings and structures, including Alnwick Castle, the 13th century Hulne Priory, and the 18th century Brizlee Tower...." Hulne Park abuts and, at its northern extremity, extends into the Parish Area. Views from the Parish into the Park as well as from the Park, especially from Brizlee Tower, over the Parish are important and highly valued, especially locally. Parts of the Charlton Ridge form part of the Park's setting.

### 8d Beanley Moor:

"This undulating area shows the distinctive steep slope to the west at Titlington Pike, and has outcrops at Hunterheugh Crag. There is a greater abundance of farm land; a mixture of arable and pasture, divided by hedgerows, only giving way to heather or plantation forestry at the summits or where slopes are steep. Minor roads provide access to scattered farmsteads and to the village of Glanton on the south edge of the character area. There are views to the Cheviot Hills, and to Charlton Ridge and Alnwick Moor to the east.

There is a small-scale parkland landscape at Hedgeley Hall." The area is highly accessible and a valued part of the Parish's (and especially Eglington's) amenity. It affords important views across Eglington, down towards Hulne Park and north and east over Breamish Vale, the Cheviots, the Upper Aln and the Kyloe Hills and Charlton Ridge.

### 12a Breamish Vale:

Its 'Key Characteristics' are described as: "Meandering river and floodplain within broad valley landscape; Distinct break between the vale and the sandstone hills to the east.; Rolling mixed farmland; Irregular pattern of woodlands; Views to the Cheviot Hills to the west.", while the detailed and broader 'Description' highlights: "The landscape comprises the broad vale of the River Breamish, which lies between the foothill farmland to the west, and the sandstone hills to the east. The eastern edge is sharply defined by the scarp of the hills above Chillingham, although to the west the transition is more gradual. The vale is a depression within the wider 'cuesta' landscape of alternating scarps, formed by the sloping strata of limestones and sandstones beneath, rather than being an incised valley. The River Breamish meanders broadly across the vale.... Land use is mostly medium-large arable fields, with significant areas of semi-improved pasture.... There are clumps of broadleaf woodland, some associated with farmsteads, and some with the river, although these are infrequent. Coniferous shelterbelts are more frequent to the south. More significant woodland is associated with parkland landscapes, particularly the Registered Park and Garden of Chillingham Castle, which dates from the mid 18th century.... Views west take in

the Cheviot Hills, although views east are often more dramatic, looking up to the scarp. Bewick Hill and Ros Castle are particularly prominent landforms. The lack of broadleaf woodland and hedgerows, and the large farmsteads, gives this area a utilitarian feel. It is less intensively farmed than the area to the north, and contains some topographic variation. Estate woodlands provide a welcome change from the open farmland... Evidence of ancient occupation of this area is less extensive than on the surrounding hilltops, although there are standing stones and earthworks. The 'Devil's Causeway' Roman road runs north-south through the landscape.... Chillingham Castle dates from the 14th century, and has been altered many times since. It is a popular visitor attraction, as is the parkland, which is in separate ownership, and is home to the Chillingham white cattle."

The Breamish Vale connects the Cheviots and the National Park to Beanley Moor, the Kyloe and Chillingham Hills and Rosebrough Moor – it forms the midground of some of the local area's most treasured views, from Beanley Bank and Beanley Moor.

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