

Vernacular Study and Design Guidance

In support of the

Calveley Neighbourhood Plan

January 2017

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1. Introduction

This study is designed to identify the key characteristics of the built form within the parish of Calveley in order to inform further work to be undertaken in support of the emerging Neighbourhood Plan. The document takes the historical development of the parish and its different types of settlement form into account in order to pinpoint what is part of the parish's vernacular and worthy of note.

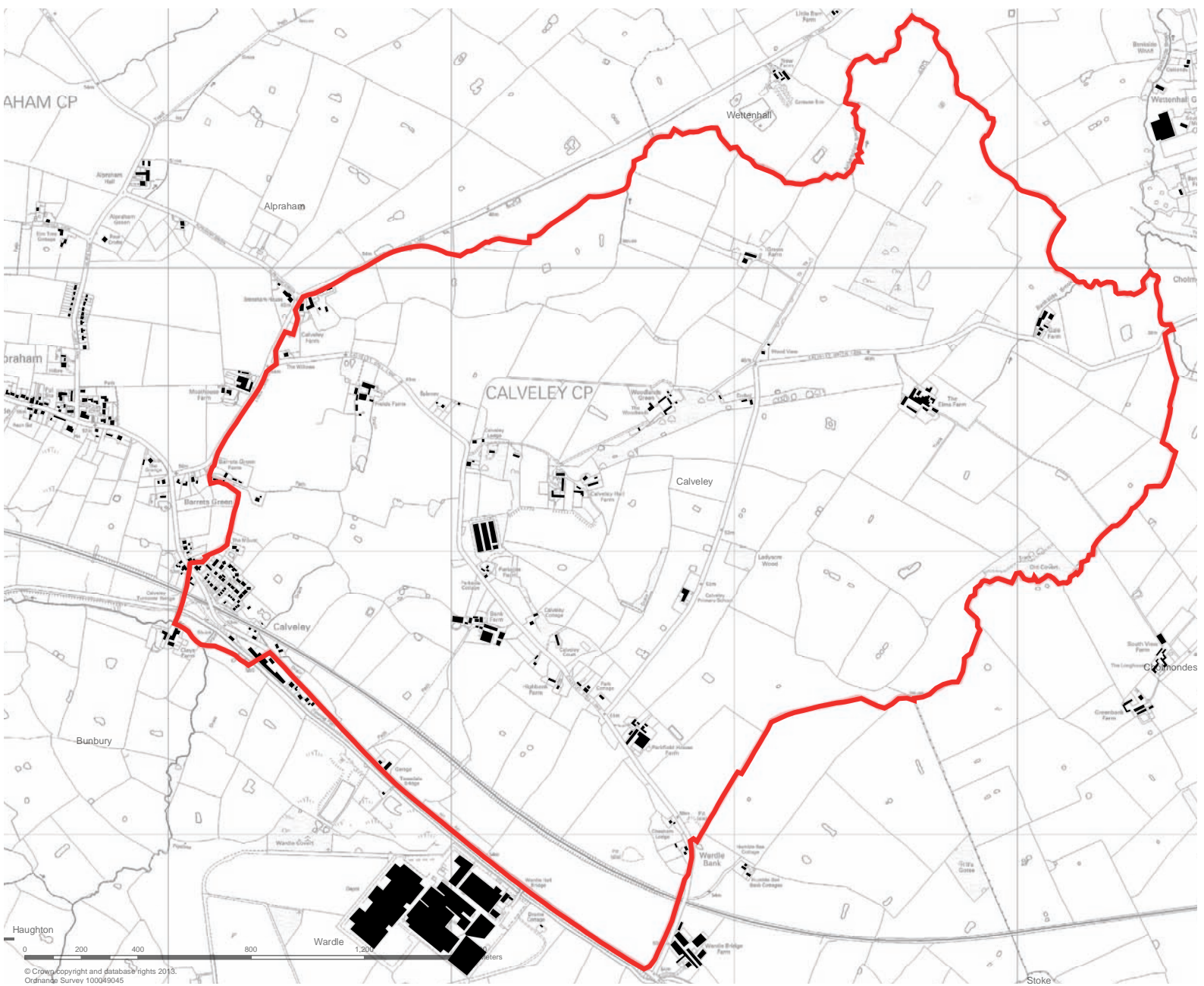
Each section looks at the key characteristics of the parish and then provides guidance on how the design of new development should be approached and undertaken. The key aim is to protect and enhance the existing character of the parish through careful design which is sympathetic to the existing built form whilst ensuring the parish is able to meet future needs of its residents.

Calveley consists of three 'areas' of built form. One area is the 'village', which clings to the A51 and canal and is largely residential in nature, it was formerly home to a pub and a handful of other services.

Further down the A51 is a ribbon of light industrial, warehouse and storage uses, in addition to services such as a petrol station and small retail park.

Adjacent to the southern border of the parish lies the Wardle industrial estate which offers a significant amount of land allocated and protected for employment within the emerging Cheshire East Local Plan.

The remainder of the parish is largely made up of clusters of dwellings often centred around a farm. A number of dwellings exist around the location of the long since demolished Calveley Hall where the church and stables still remain, the latter converted to residential use.



2. Typology Analysis



Calveley contains a number of typologies of dwelling which can be found around the parish. Each of the key areas of the parish have their own character and this often includes key typologies which can be found only in those areas. The following section presents the main typologies, explains their key features and where they can be found in the parish.

Terraced cottage

This typology is mostly found within ribbons of development in the rural part of the parish and within the village area to the south of the parish along the A51. These small terraced cottages tend to be red brick, pitched front to rear with modest chimneys serving each property. Additional decorative detailing can be seen in fanned brick lintels, stone cills and string coursing at times



around the chimney. Brickwork varies between English garden wall and French bonding.

Large cottage and estate buildings

The rural areas of the parish contain a number of individually designed larger cottages. Some of these are estate buildings, recognisable by the striped-coloured roof tiles. These properties tend to be asymmetrical in form with numerous gables, dormers and more extravagant chimneys. Detailing includes stone lintels and cills. Coloured and intricate string coursing and eyebrow lintels.





Converted buildings

Calveley is home to a number of properties which have been converted from agricultural or equestrian uses to business and residential use. In the main these have produced fairly modest properties with a simple and functional aesthetic.

Agricultural workers dwellings

Within the rural areas of the parish there are a few typical agricultural worker's dwellings, built for those involved in the extensive agricultural activities within the area. These exist in a short row of four semi-detached dwellings on Long Lane. These properties are pitched front to rear with an orange-red brick and parking and garages incorporated. Some of these dwellings still contain original windows and doors.





Farm houses

The parish is littered with farms containing a plethora of buildings such as the traditional farm house and brick built and more modern barn structures. Many of the farm houses are all that remain however, elsewhere brick barns have been converted to residential use – covered within the converted building typology.

The basic form of the farm houses remains simple, with front to rear pitch bookended by chimneys. However, detailing varies greatly from ornate and intricate lead windows to stone and brick features.



3. Routes and Spaces

The canal offers an opportunity to provide a link between Wardle and the parish. This route is currently underused and unpaved in parts.

The canal area offers opportunity for leisure and recreation space. The existing building is used as a service station for canal traffic. The structure has the potential to be utilised for an alternative use but makes an important historical and vernacular contribution to this part of the parish.

Whilst any new structures within this area should avoid trying to replicate the design of this building, they and any conversion which takes place should respect it in terms of scale, mass, materials and siting.

The parish does contain a number of countryside footpaths which link parts of the parish with the main 'village' centre. These are at times difficult to navigate or are blocked. The parish therefore certainly contains opportunities for footpath and cycle links to be improved and enhanced. Their role within the landscape and townscape is key in linking up the clusters of development which already exist within the parish.



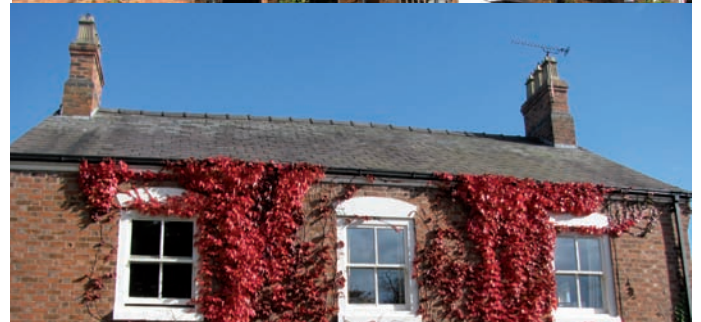
4. Massing and Roofscape



Calveley contains a variety of roof typologies. Most commonly seen is the front to rear pitch with chimneys. This can be seen on rows of terraces where chimneys serve each property and farm house dwellings which are bookended by ornate chimneys.

The individual large cottages and estate buildings tend to have more complex roof forms with multiple gables and dormers and a single often extravagant and large scale chimney. Some of these cottages contain more than one chimney – some of which appear to be retrofitted to the building. Some instances of hipped roof can be found, predominately in dwellings near the former Calveley Hall cluster of dwellings.

The majority of properties are two storey in scale. The smaller dwellings and cottages however, have a much lower roof profile than the larger cottages and estate dwellings which, although still two storey, have a steeper gradient and greater volume of roof space. This makes these properties much more dominating within the streetscene.



5. Fenestration

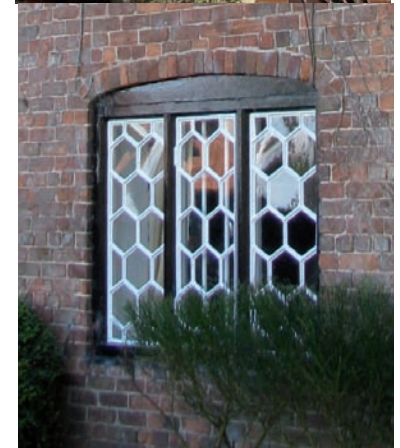



Fenestration tends to be simple across the parish but varies according to the type of property. The traditional farmhouse has a clear symmetrical window arrangement. The majority of these dwellings contain sash windows however, some offer much more ornate or detailed designs. All of these examples have decorative lintels, large cills and well sized windows in proportion to the size of the facade.

Terraced dwellings tend to show a less symmetrical fenestration pattern. Windows tend to be smaller and have fewer decorative details. Cills, normally painted white, are common however, display a more functional decoration compared to the larger farmhouses.

Detached cottages present more decoration than the terraced properties such as eyebrow lintels and dormer windows are common.

Overall, the appropriateness of different window types is dependant on the existing character of the dwelling, and for new builds, it depends on the character and typology of the neighbouring properties.





7. Local Detailing and Materials

This study has identified key local details which together contribute towards the character and appearance of Calveley. Recognising these details, protecting and retaining them and ensuring new development of any kind is sympathetic and incorporates key details where appropriate is important in retaining this character.

A key factor within the character of Calveley is that properties with decorative detail tend to only have one or two details and overall have a simplicity within their design. For example, larger cottages have limited detailing above windows such as eyebrow lintels and might have an interesting roofscape with dormer windows however, the details are limited to those elements. The key message therefore is that these details must be used sparingly and should not be inappropriately mixed if being incorporated into new structures.

The previous section looked at types of windows and fenestration patterns within the parish. Key details relating to windows and doors are eyebrow lintels, large cills, detailed panes and dormer windows. Some properties in the parish contain half timbered elements. Dwellings with half timbering tend to be relatively simple in other respects, for example, in terms of other detailing and roofscape.

Brick detailing can be seen across the parish, particularly within agricultural, or former agricultural premises. These buildings have often been converted to residential or business use and retain their character through simple pitched roofs and

patterns within brickwork, as seen across the page. Chimneys form a key detail for all dwelling types in the parish. Generally larger homes have larger and more ornate chimneys, reflecting the status symbol that they represented when homes started to contain fires and hearths.

Calveley contains a variety of property in terms of type, size and age. This document has identified some key characteristics that both distinguish different typologies of dwelling, and also work to tie together the parish's built form character.

Materials and colours used are a key factor in tying together these different typologies and creating the unique character of the parish. The majority of dwellings in Calveley are constructed using red brick. The colour of this brick is important when assessing the acceptability of new development. The traditional brick in the area is a deep red in colour. The type of brickwork varies however, English garden wall bonding is the most common. There are some instances of brick having been painted or rendered and this is almost universally white or cream in colour. This wall treatment tends to be found most around the centre of the parish within the immediate surroundings of the now demolished hall. There are however, some examples of white render with black timber across the parish.

Stone can be seen within the parish but is predominately used for boundary treatment and surfacing. Two examples are given below of the use of stone in a boundary wall and as a road surface.



Local Detailing



Materials Palette





8.Design Guidance

The following section acts as a summary of the key issues relating to the local vernacular which should be taken forward to produce design guidance for inclusion within the Calveley Neighbourhood Plan.

Taking key findings of this study a series of elements have been identified which together make up the character of the parish. These are set out below with guidance on when it is appropriate to include them within new development. For the purposes of this document and the following guidance, development refers to changes to existing dwellings and properties in addition to the construction of new buildings within the parish.

Settlement Form

This study identifies three types of built form within the parish. These are:

- the Calveley 'village' area to the south of the parish
- former and existing farmsteads some still in agricultural use or converted for residential or business use
- clusters of residential development within the rural part of the parish - primarily historically related to the old hall

Guidance:

Development taking place within the parish should identify the type of area in which it lies, demonstrating how the surrounding area has been taken into account and is appropriate to existing character and built form.

Housing Typologies

Five broad house types have been identified within this study. They are as follows; terraced cottage, large cottage and estate buildings, converted buildings, agricultural workers dwellings and farmhouses.

Guidance:

The character of each of these house types should be protected and where possible enhanced where alterations to existing properties are proposed.

New dwellings should be designed according to the house typology to which they relate, i.e. if large detached dwellings are proposed they should demonstrate how they have taken into account of the large cottage typology. This should not preclude innovative design but should ensure new dwellings are sensitively and sympathetically incorporated into the setting.

The most suitable typology should be chosen according to the size of dwellings to be provided whilst ensuring that the location can support the selected typology.

Routes and Spaces

This study identifies key opportunities to protect and enhance key routes and spaces throughout the parish. Of key note is the canal side area which offers excellent opportunities to provide additional recreational land use in addition to improved footpath and cycle links along the canal.



Guidance:

Development which supports or proposes to enhance existing footpath links, create new links or enhance public spaces for community use will be strongly supported.

Massing and Roofspace

The vernacular study highlights the importance of chimneys in all house typologies and throughout the parish, they are therefore an important contributor to the character of Calveley.

The majority of properties within the parish are two storey regardless of size or type. Therefore two storey is the most appropriate scale for new dwellings to adopt.

Guidance:

The loss of existing chimneys will be strongly resisted.

All new dwellings should incorporate chimneys wherever possible in accordance with the relevant house typology to which they relate.

New dwellings should reflect the dominance of two storey properties that exist within the parish. The massing and roofscape of new dwellings should be directly linked to the relevant house typologies identified within this study.

Fenestration

The placement and size of windows in new and existing properties is important in ensuring that the character of the parish is retained and protected.

Generally the type of fenestration appropriate will be indicated by the specific house typology. This will ensure that the type of fenestration used is appropriate for the size and type of dwelling. Generally, smaller dwellings have an asymmetrical window formation whilst the larger farmhouses have more uniform symmetrical window arrangement.

Guidance:

New and existing properties should seek guidance from the character of the relevant identified house type when choosing to alter or install windows.

Local Detailing and Materials

The key message of this study is that detailing and materials are to be used carefully and sparingly. Generally, the use of detailing and materials is limited to a few styles across the parish and in a number within each property. This is part of the parish's character. The detailing and mix of materials used should be guided again by the specific house typology which is considered most relevant to the proposed scheme.

Guidance:

Brick and render colouring should be carefully selected to complement the existing deep red and white colours which dominate the parish.

Brick bonding should be carefully considered and where English garden wall bond is provided schemes will be supported.



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