



6. Conclusion

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Respecting the Character of an Area

- 6.1 The assessments above seek to capture the qualities that make Saxilby with Ingleby unique and to outline the ways in which the settlement has evolved over the decades and even centuries.
- 6.2 Respecting character does not necessarily mean preventing change or the replication of existing building stock. Village character is one of many objectives that new development should meet.
- 6.3 Some areas will see changes as a result of new social and economic conditions, changing housing preferences and explicit housing policies as can be seen from the variety of different character areas within Saxilby.
- 6.4 In these areas, it is important that respecting character is not taken too literally, as an evolving character will emerge in response to these new social and economic conditions, as it has done.
- 6.5 In simple terms, respect for the character of a neighbourhood means that the development should try to 'fit in'. Depending on the neighbourhood, there are two broad approaches to respecting character:
 - Respecting the scale and form of surrounding development;
 - Respecting the architectural style of surrounding development.
- 6.6 Determining whether either or both approaches should influence the design response will depend on the features and characteristics identified in the area surrounding a potential development site.

Significant Qualities and Features

- 6.7 The parish of Saxilby with Ingleby is a place of contrasts in character. From the natural environment of the open countryside through to the more urban setting of High Street, in a very short distance.
- 6.8 Having seen most of its early growth in the latter 19th Century and first half of the 20th Century in the form of its central and historic core, the most substantial growth the settlement has experienced has been in the form of suburban estates in the later part of the 20th Century.
- 6.9 It is important that future growth has a wholly positive impact on local character.
- 6.10 Despite its contrasts, a number of common features and qualities have been identified that ring true across the parish – north and south, urban, suburban and rural.
- 6.11 These qualities provide a set of basic principles with which all new development should be designed in the parish.

These include:

General Design Guidance

A strong recognition of local character and local context is needed in the design of new developments. Developments should be designed as bespoke elements which respond to the immediate surroundings, and use the established character as a direct cue for aspects such as building line, setbacks, storey heights and landscape treatment.
- 6.12
- 6.13 Alterations to existing properties should be required to ensure the designs respect the prevailing characteristics outlined above. Crucially, the predominant street building line should be observed and maintained, front gardens should

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be protected, where possible, to positively contribute to the character of the street, and the prevailing scale and massing of development along a street should not be unduly disrupted through any interventions.

6.14 Side extensions, including development over garages may become more popular in time. Done poorly, these can reduce the open feel of some streets, reducing the gaps between buildings. It is important that these extensions are visually recessed and subservient to the original architectural expression of the building rather than being flush with original building.

Legibility and Urban Structure

6.15 A clear block structure and urban grain are characteristics of most of the residential typologies found in Saxilby. Any new housing developments need to maintain these and the scale of a development should have regard to how it fits into the overall composition of the settlement. On the whole, the permeability of the settlement is relatively strong, however many of the housing developments from the latter half of the 20th Century have been arranged in cul-de-sac style layouts which can serve to undermine the legibility of the settlement.

Building Lines

6.16 Throughout the settlement (in both urban and residential areas) clear building lines along streets have been established where buildings are set back at a consistent distance from the pavement or street edge. and respected by more recent developments, and this has helped to ensure a good sense of cohesion despite shifts in building scale and architectural style. A consistent building line helps to frame and enclose the street, making it a comfortable, safe environment for users.

Building Orientation

6.17 The minimisation of visible blank gable walls supports the strong definition of space and creates safe and attractive streets. Buildings within new developments should be orientated to front on to the primary streets thereby providing increase animation and activation of the streets. This can greatly enhance the pedestrian experience.

Front Gardens

6.18 In residential areas front gardens provide the main source of greenery to the streetscape, and help to define public and private space. Such greenery raises the quality of the environment, and provides further enclosure to the street space. Low front fencing and open front boundaries contribute greatly to the setting in these residential areas. The loss of front gardens to parking can result in a weakening of character of an area and can be particularly detrimental visually.

Street Trees and Landscape

6.19 The parts of the settlement with the strongest character tend to have allowed greater space for trees and landscape within their urban structure. Some of the more recent developments have reduced the space allocated for landscape to the detriment of local character.

6.20 Across the settlement the contribution made by street trees and landscape is very clear and needs to be reinforced through future interventions. This is all the more relevant given the prevalence for more car parking space and wider driveways within recent developments, to the detriment of landscaped front gardens.

6.21 Street trees should be considered an essential element of the public realm associated with any new housing developments. Developers should liaise with the Council on appropriate tree species and design requirements - for example to ensure positioning helps to frame views and not obscure key local buildings.

Green Network

6.22 Saxilby has a reasonable amount of open space and a very strong network of pedestrian walkways linking many of them. New developments should support the objectives of providing a high quality network of open spaces and provide a good level of access to them.