



Upton-by-Chester Neighbourhood Plan 2020-2030
Appendix 8

UPTON-BY-CHESTER

NEIGHBOURHOOD PLAN

DESIGN CODE



Quality information

Document name	Ref	Prepared for	Prepared by	Date	Reviewed by
DR-10605 Neighbourhood Plan Design Codes	DR-10605	Upton-by-Chester Neighbourhood Plan Steering Group (NDPSG)	Nick Beedie, Ilja Anosovs AECOM. David Evans (Character Areas Study)	April 2020	Neighbourhood Development Plan Steering Group (NDPSG), Locality, AECOM.



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Contents

1. Introduction

- 1.1 Background
- 1.2 Purpose and scope
- 1.3 Methodology
- 1.4 Document Structure
- 1.5 Policy and Guidance
- 1.6 The Study Area

2. Assessment

- 2.1 Settlement Pattern
- 2.2 Movement and streets
- 2.3 Landscape and heritage
- 2.4 Facilities and neighbourhood
- 2.5 Built-form and characterisation

3. Characterisation Study

- 3.1 General Physical Characteristics
- 3.2 The Character Areas

4. Design Codes: Uniquely Upton-by-Chester

- 4.1 How and where to use the Codes
- 4.2 Overarching Codes
- 4.3 Character Codes
- 4.4 Spatial Codes

5. Design Codes: Dale Barracks

- 5.1 Dale Barracks Site Policy GBC1.C
- 5.2 Design Code Type
- 5.3 Constraints
- 5.4 Opportunities Framework
- 5.5 The 2030 Vision
- 5.6 Design Aims
- 5.6 The Design Codes

A Appendix

- A.1 Case Studies
- A.2 Policy Extracts

1. INTRODUCTION

1.1 Background

The Upton-by-Chester Neighbourhood Plan Steering Group (NPSG) are seeking to shape and influence development within their Parish via the process of producing a Neighbourhood Plan that will be put to a referendum within the Parish area.

Locality is the national membership network for community organisations that bring local people together to produce neighbourhood plans. Through Locality's support programme, AECOM (the lead author of this report) has been assigned to produce Design Codes that will provide an evidence base for the Upton-by-Chester emerging Neighbourhood Plan.

1.2 Objectives – why a design code?

A Design Code is an appropriate tool to:

- Add to and support existing policy and guidance;
- Clarify what is expected from local developers;
- Raise the quality of housing development;
- Eliminate inappropriate development; and
- Deliver locally distinctively development.

'... design codes are – in appropriate circumstances – valuable tools to deliver a range of more sustainable processes and outcomes from development. It confirmed that as a particularly robust form of design guidance, design codes can play a major role in delivering better quality development. They also have a significant role to play in delivering a more certain design and development process, and – if properly managed – can provide the focus around which stakeholders can integrate their activities, delivering in the process a more coordinated and consensus driven process.'

(Preparing Design Codes A Practice Manual - CABE, 2006)

1.3 Methodology and Engagement

- Inception call – conference call with NP Group on scope and background;
- Inception meeting and workshop looking at Locally Distinctive qualities of the study area followed by a Parish tour, driving and walking with the NP Group;
- Provision of draft character areas sketch plan for Upton from NP Group;
- National and Local planning policy and guidance (inc. emerging) review;
- Desktop analysis of existing frameworks; Landscape & open space; Movement; Neighbourhood and Built-form for the wider study area;
- Desktop characterisation study for Moston / Dale Camp area;
- Site visit to Saughton Camp and after Visioning workshop;

1.4 Document structure

For ease of use the document is broken down as follows;

1. Introduction
2. Parish Assessment
3. Characterisation Study
4. Design Codes: Uniquely Upton-by-Chester
5. Design Codes: The Dale Barracks Site
6. Next steps

1.5 Policy and guidance

The following documents have informed the preparation of this report:

Planning Policy:

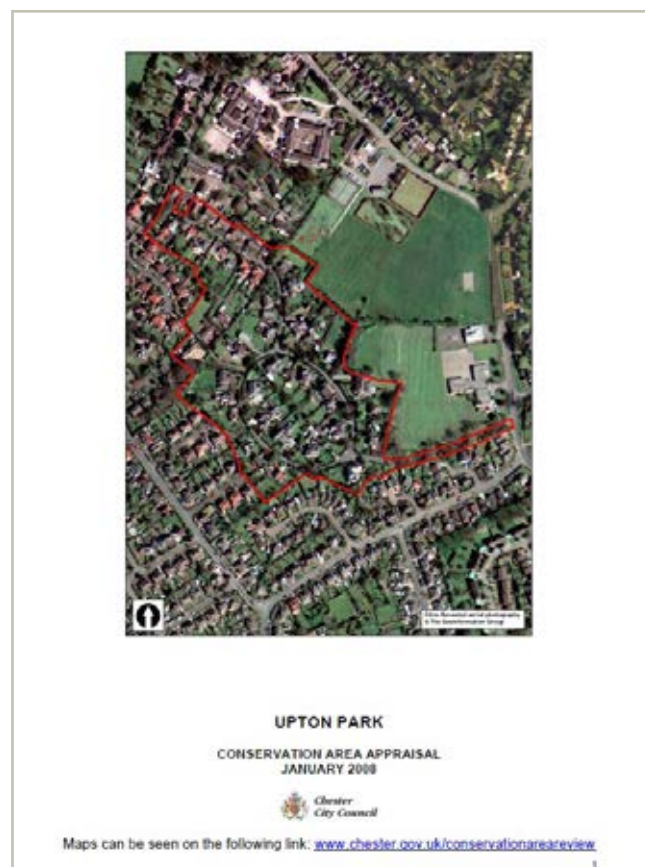
- National Planning Policy Framework (revised 2018)
- Upton Park Conservation Area Appraisal (Chester City Council, 2008)
- Local Plan (Cheshire West and Chester) - Part One (2015)
- Local Plan (Cheshire West and Chester) - Part Two Land Allocations and Detailed Policies (2018)
- Chester One City Plan (2012)
- Chester One City Plan - Manifesto For Contemporary Design (2010)

[For full policy extracts see Appendix A2]



Design Guidance and Sustainability Standards:

- The National Design Guide (2019)
- Future Homes Standard (...2025)
- Building For Life (3rd Ed. 2015)



1.6 Study Area and Sites

The study area includes the larger parish of Upton-by-Chester to the south and the smaller parish of Moston to the north. It also includes the Parish of Bache which principally comprises the Countess of Chester Hospital and Country Park.

The major allocated site is proposed within the Greenbelt at Dale Barracks, Local Plan policy GBC 1.C. Other smaller infill sites within the Parish boundary are expected to come forward as a matter of course and are naturally included within the design code study area so that the codes will apply to all relevant new developments.

Chester Zoo and the Countess of Chester Hospital (including Upton Dene housing development) are two other sites that have been developed within the Green Belt.

POLICY EXTRACT: GBC1.C DALE BARRACKS

7.11 The Dale Barracks is an operational military base to the north of Chester. The Ministry of Defence is reviewing its national land and property portfolio to enhance the quality and performance of the defence estate. It is aimed at utilising the estate as efficiently as possible and improving military capability. A Better Defence Estate (2016) sets out the long-term strategic approach towards the future of the estate to 2040. It identifies (a) sites that will be subject to further investment to optimise their military use and (b) sites that are surplus to military requirements and likely to be disposed. The Dale Barracks site, Chester was included within the announcement as a potential site for future disposal.

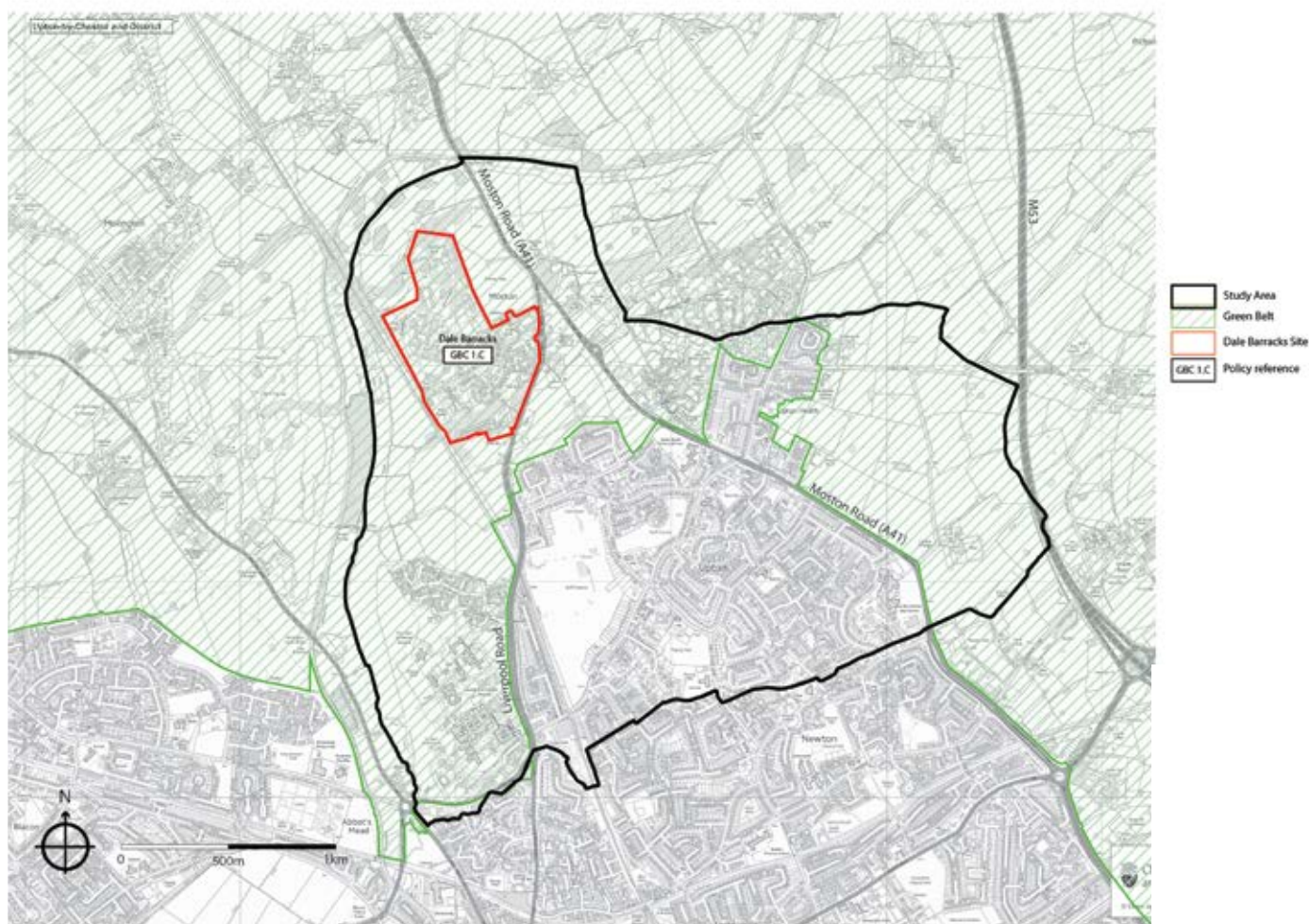


Figure 1: Study Area

2. PARISH ASSESSMENT

2.1 Settlement Pattern

Upton-by-Chester is a former village suburb within the wider conurbation of Chester.

It includes the villages of Upton and Upton Heath. Moston is an adjacent village to the north including the residential area The Dale and also the military Dale Barracks.

The following growth has occurred;

- The original settlement of Upton Heath had a population of just 173 in 1801;
- Cheshire Lunatic Asylum opens in 1829 (now Countess of Chester hospital);
- Mid-1800's the railway was built and with it came creeping suburbanisation;
- Gentlemen's country houses were built speculatively, including Upton Park;
- Ribbon development occurred along the radial routes, between centres;
- New housing estates relieved overcrowding from nearby Chester city;
- Dale Barracks was completed in the grounds of Moston Hall in 1939
- (Moston Hall was built in 1789 and used as a military hospital in WWI);
- After WWII the building boom exhausted many local greenfield sites;
- In 2016 the MOD announced that Dale Barracks would close in 2023.
- The parish of Upton-by-Chester now has a population of 7,956 (2011).



Figure 2: Historic OS surveyed 1869-1874 (published 1871-1872)

2.2 LANDSCAPE CONTEXT

2.2.1 Landscape Character, features and & topography

The landscape character area surrounding Upton-by-Chester is characterised as 'Cheshire Plain West' which is generally flat or very gentle topography enclosed by hedgerows and standard trees in small-medium enclosure that follow an irregular and semi-regular field pattern. The western and northern boundaries of the study area are defined by Shropshire Union Canal and Backford Brook and there are no other major watercourses.

2.2.2 Statutory Designations

There are six Roman camps designated as Scheduled Monuments in the east of the study area. The built-up area is surrounded by an open countryside which is designated as Green Belt. The Dale Barracks site (GBC 1.C) is situated within the green belt area also. Public Rights of Way often pass through or along these green corridors, providing pedestrians with access to natural green spaces and beyond to the open countryside.

2.2.3 Other Designations

The study area comprises several designated Local Wildlife Sites, which safeguard important green spaces and corridors and positively contribute to the quality of the landscape, ecological connectivity and for biodiversity. There are no Local Nature Reserves or SSSI areas within the immediate proximity of the study area.



Figure 3: Landscape Context

2.3 MOVEMENT AND STREET

2.3.1 Pedestrian and Cycle Routes

Upton-by-Chester is well-served by National Trail cycle routes going from west to east and from north to south. A network of Public Rights of Way (PRoW) connects different parts of the settlement, surrounding open countryside and roads and completes a well-connected pedestrian and cycle networks of streets and paths.

2.3.2 Route structure

Spatially, Upton-by-Chester has an established street hierarchy arranged in an irregular manner corresponding to historic village growth and an organic, linear primary street structure. More modern strategic routes enclose much of Upton (Liverpool road / Moston Road). Between more historic routes a pattern of planned estate streets provides residential access on a series of loops and culs-de-sac. The area has good access to the M53 motorway which kisses the eastern study area boundary.

The key street types are:

- i) Strategic Roads (e.g. A5116 Liverpool Road and A41 Moston Road);
- ii) Primary Streets (e.g. Upton Lane and Mill Lane / Heath Road);
- iii) Secondary Streets (e.g. Charles Road and Weston Grove);
- iv) Tertiary Streets (e.g. culs-de-sac, loops and closes).

2.3.3 Public transport

The parish is served by rail via Bache station which sits on the Liverpool to Chester Line with frequent services between Liverpool and Chester itself.

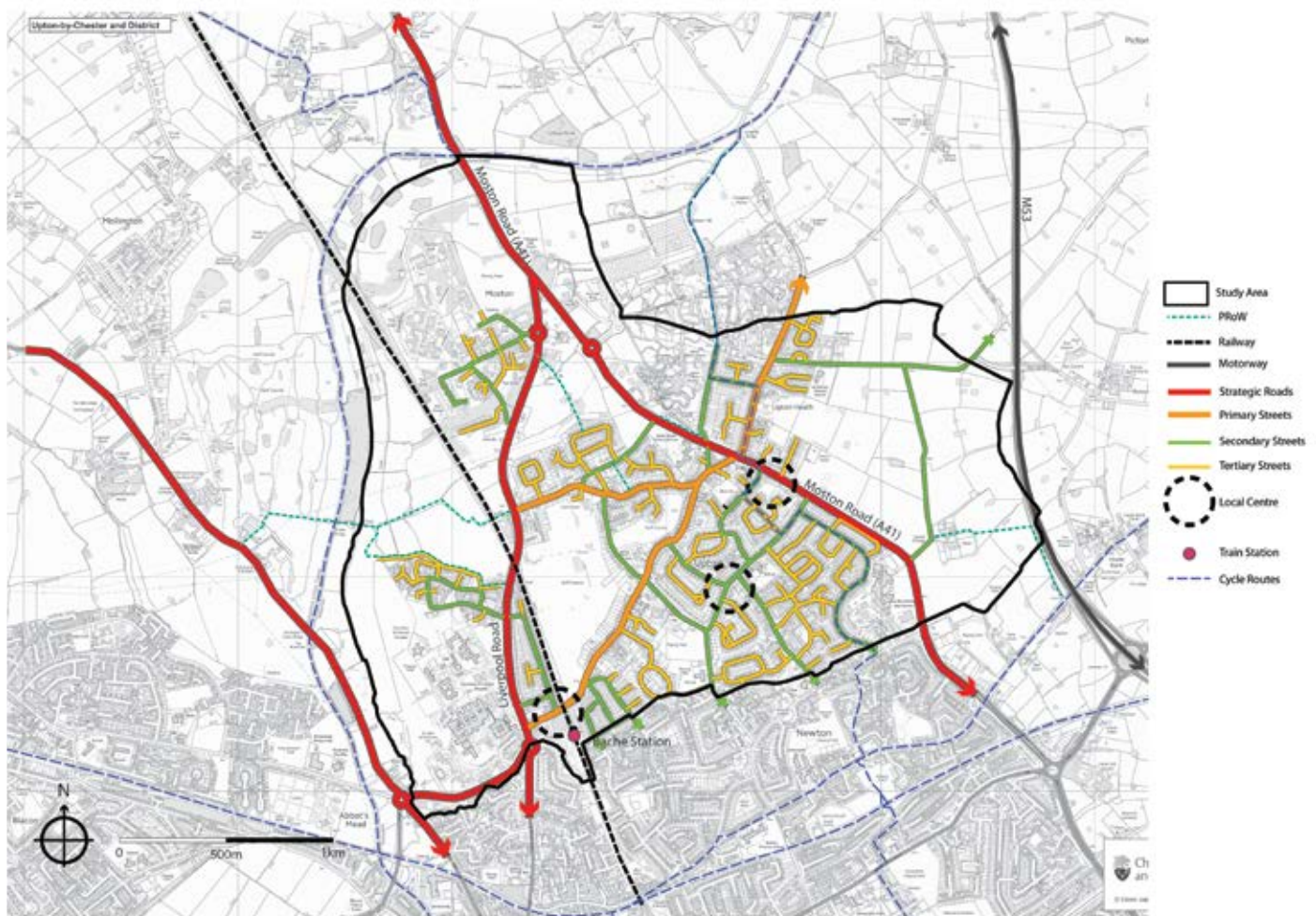


Figure 4: Movement hierarchy and public transport

2.5 BUILT FORM AND LEGIBILITY

2.5.1 Townscape and Heritage

The built-form is arranged in an irregular low-density manner. Most of the buildings front the streets, which create a strong frontage throughout the area.

Upton Mill (now residential) is a key landmark on Mill Lane. Several Marker Buildings are also located along Heath Road (including a church and pub). The 'Cock Pit' at Upton Cross is a key node and has a historic character that is being considered as a basis for a conservation area designation. There are four churches within the Parish.

Of the 12 listed buildings in the study area, all are Grade II with Newton Hall which is in proximity to the study boundary Grade II* listed. Two areas within or adjacent to the study area are designated as Conservation Areas: Upton Park and Chester Canal.

2.5.2 Legibility

The St Columba's R.C. Church (Plas Newton Lane) is a prominent landmark that contributes to legibility along the southern border between the Upton and Newton areas.

These features, in conjunction with the Upton Cross junction Lane help with orientation within Upton-by-Chester. Likewise, the railway is both a barrier and strong linear feature for orientation. The gap between Moston and Upton and glimpses of views to the countryside also further help to identify the sub-settlements.

The Shropshire Union canal is a strong defining linear boundary and movement corridor to the north of Moston and the Dale Barracks site. Although Moston is a point of convergence for the A5116 Liverpool Road and A41 Moston Road the wide roads and lack of built-form create an anonymous identity that could be anywhere.

Moston services heads this junction but is not an adequate built-form landmark and has scope for further development. As a whole the Chester Zoo and Dale Barracks turn their back on the main junctions and highways dominated thoroughfares.



Figure 6: Built heritage and Legibility

3. CHARACTERISATION STUDY

3.1 General Physical Characteristics

- Low-rise buildings - nothing above 3 storeys.
- Low density – houses and bungalows generally with large gardens, many open spaces and amenity areas.
- Access to open countryside – enclosed on three sides by Green Belt.
- Two major North/South roads (A41 and Liverpool Road) and one major East/West road (Countess Way) which act as significant boundaries.
- Other roads generally have narrow carriageways though many have wide grass verges.

- No well-defined “village centre”.
- Land gently slopes from NE (Upton Heath) to SW (Bache Brook)
- A shallow valley (The Dale) separates Upton from Moston and the Dale Camp area.

3.2 Character Areas

For the purposes of this assessment the study area is sub-divided into character areas as follows (see below Character areas plan also). These correlate to both different periods of historic character and resultant built-form (by number) and are grouped more broadly into larger thematic areas (by colour).

For the purposes of this study the numbered character areas are set out in order to inform the Character Codes in section 4.

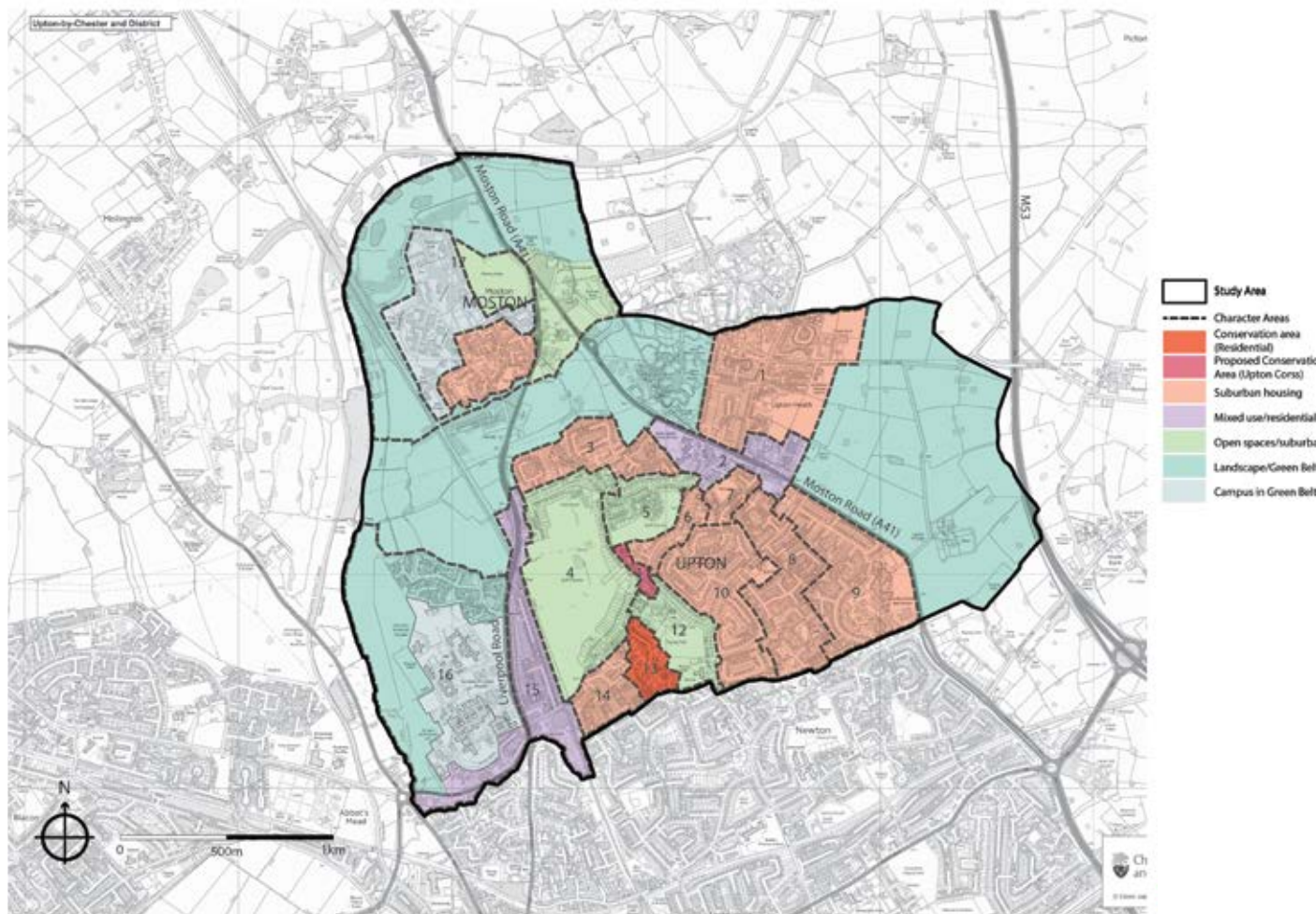


Figure 7: Character Areas

Area 1: Acresfield

- Residential area bordering Chester Zoo to the NW and open fields to N and E.
- Largely semi-detached houses and bungalows developed in the 1930s. Mixture of Red-brick and rendered finishes, mostly with tiled hipped roofs.
- 1950s council housing to NE of Caughall Road
- Gardens of large houses on E of Caughall Road largely developed for Housing c 2000.
- Wide tree-lined verges on Caughall Road, Acres Lane and Flag Lane N.

(For Area 2 see over page)



Figure 8: Area 1: Acresfield

Area 3: Daleside/ Kingsmead/ Meadowsway

- Residential area bordering "The Dale" to the NE with Daleside notably elevated above it.
- Largely semi-detached houses and bungalows, with some larger detached houses along Damage Lane, built between the late 1930s and early 1960s. Mixture of Red-brick and rendered finishes, mostly with tiled hipped roofs.
- Meadowsway and the west end of St Christopher's Close have significant grass verges.



Figure 9: Daleside/ Kingsmead/ Meadowsway

Area 2: Upton Heath

- One of the “village centres” around the junction of the A41 with Caughall Road and Heath Road
- Local shops with parking in front on SW side of A41 (picture) together with Upton Heath Primary School field.
- Disparate styles and ages of residential development on NE side of A41 including new “terrace” development.
- Heath Road and Flag Lane South, with part of Caughall Road, were developed before the A41 and have interesting 19th and early 20th C houses, together with the Village Pump and the “Wheatsheaf” pub.



Figure 10: Area 2: Upton Heath

Area 4: Golf Course (Mill Lane, Church Lane S, Upton Lane)

- Residential area surrounding Upton Golf Club which creates an open parkland aspect to the rear of most of the properties.
- Generally detached houses built from the 1930s to 1950s with some modern infill.
- Houses on Mill Lane set well back from the road
- Sandstone boundary walls on Mill Lane, Church Lane and Upton Lane are an important and locally distinctive part of the street scene.
- Opposite the Golf Club entrance on Upton Lane is a row of 19th C cottages and "Rose Cottage", Grade II listed
- Demage Lane has a large Victorian former vicarage in substantial grounds and 1960s Church Hall.



Figure 11: Area 4: Golf Course (Mill Lane, Church Lane S, Upton Lane)

Area 5: Earl's Oak

- The upper part of Upton Lane has largely detached houses in substantial gardens. The N side has substantial grass verges. There are some detached bungalows on the S side together with a lodge at the entrance to the Upton Lawn estate, of which it is the sole surviving building
- The former estate is now an extension to the golf course surrounded by housing developed in the 1960s and 70s for detached houses and bungalows.



Figure 12: Area 5: Earl's Oak

Area 6: Heath Road

- A largely residential area, predominantly of detached bungalows and dormer bungalows dating mainly from the 1950s and 1960s.
- At the northern end on the east side there is a variety of buildings including the British Legion Club, some large 19C semi-detached houses, the C19 former school, the 1920s Village Hall and the UR Church, much modified in the 1970s.
- The key feature in this area is the wide verge along Heath Road (on the east side at the south end and the west side north of Gatesheath Drive) with many mature trees which survive from the Upton Lawn estate.



Figure 13: Area 6: Heath Road

Area 7: Marina Drive

- A residential area, largely constructed in the 1920s, with semi-detached houses along and north of the cul-de-sac of Longfield Avenue and detached bungalows elsewhere.
- Properties on the S of Longfield Ave and the E of Marinas Drive have an open rear aspect to the "Chemistry Pits" recreation ground.
- At the southern end there are 1970s detached bungalows and houses around the cul-de sac of Iver Road ;
- There are grass verges on both sides of Marina Drive south of Dukesway.



Figure 14: Area 7: Marina Drive

Area 8: Dukesway and Newhall Road

- This area was developed in the 1950s and 1960s as "Council Housing". The former Chester RDC built the to the north east and Chester City Council to the south west with Cornwall Road forming the boundary;
- The RDC development to the north is principally of houses in short terraces with some "maisonette" housing on Aldford Road;
- The City Council's "Plas Newton" estate also largely comprised short terraces of houses but included 3-storey blocks of walk-up apartments.
- The principal building material is red brick with some properties wholly or partly rendered. Roofs are mostly tiled with gable ends. Many of the properties have been extended or altered.
- Both estates have gently curving roads and crescents with narrow carriageways.
- The "Plas Newton" section is notable for the large amenity areas of green space and trees around the buildings, creating an open parkland aspect for many of the properties.
- There is a small court of sheltered housing at Marl Heyes with a publicly accessible green space to the rear.



Figure 15: Area 8: Dukesway and Newhall Road

Area 9: St James' Avenue

- A residential area developed in the 1950s and 60s bounded by the A41 to the N where there are views across open fields. Upton High School and its playing fields occupy a significant area. The SE corner has the remains of the former Plas Newton estate, developed as The Beeches in the 1990s. In the NW is another 1990s development of houses around a small lake and a "retirement home".
- The houses fronting Long Lane, Woodlea Avenue the N end of Weston Grove and the NW end of St James Avenue are a mixture of detached and semi-detached houses, mainly rendered with some red brick. Many have bay windows. Roofs are generally tiled and hipped, some with projecting gables.
- Houses further SE along St James Avenue and its side roads date from the late 1960s and early 1970s. There is a mix of detached and semi-detached bungalows and dormer bungalows, the latter with notably steeply pitched roofs. Construction is a mix of brick (some red and some yellow) with some rendering and wood panelling, now often replaced with plastic fascia. Roofs are generally tiled and gable ended. Windows are generally large and flat.
- This area has an irregular street plan with wide grass verges and front gardens that were originally unfenced, giving an open aspect.



Figure 16: Area 9: St James' Avenue

Area 10: The “Upton Cross” Estate

- Developed in the early 1960s, mainly by Thomas Warrington, this area retains a clear unity of design. There is a local shopping centre and a primary school on Weston Grove but the remainder of the area is residential. Housing density is low, with most houses having significant gardens at both front and rear with the road layout resulting in many plots being of irregular shape. None of the buildings in the area extends above two stories in height.
- Construction is predominantly of brick with some streets (such as Alpraham Crescent) using red brick and others (such as Gatesheath Drive) predominantly using yellow brick. Some walls are rendered to create a contrast. Roofs are mainly gabled, of composite tiles and, where there are dormers, these were originally faced in wood, often now replaced by uPVC cladding. The houses have large “picture” windows, particularly to ground floor rooms.
- The road layout is characteristically non-linear with crescents and winding streets. The estate was laid out with numerous informal and irregular “amenity areas”, which are a key feature, and wide grass verges along some roads.
- The southern end of Weston Grove provides a key view (listed in the CWaC Local Plan) across the Queen Elizabeth II Playing Fields to the city of Chester, with the Town Hall and Cathedral being clearly visible.



Figure 17: Area 10: The “Upton Cross” Estate

Area 11: Upton Cross

- This area is potentially being considered as a Conservation Area and will be the subject of a more detailed assessment.



Figure 18: Area 11: Upton Cross

Area 12: Wealstone Lane

- This area is dominated by the Queen Elizabeth II Playing Fields which provide an open aspect for many of the single line of houses along Wealstone Lane. These are a mix of early 1960s detached houses and semi-bungalows, set far back from the road which has a wide verge. Construction is of red brick with rendering. Roofs are tiled and hipped, partially so in the bungalows.
- Towards the south end of Wealstone Lane is a 1960s Primary School with a playing field and a now semi-derelict Youth Club building of similar date. At the NW end are a 1960s Public Library, a doctor's surgery and the Playing Field Pavilion/Community Centre with an associated car park. North of these is a care home and a school for children with special needs. All these buildings are single storey.
- Fronting Mill Lane there is a small court of 1970s houses around a green area and behind this a small cul-de-sac of former military houses.

Figure 19: Area 12: Wealstone Lane



Area 13: Upton Park Conservation Area

- This is a Conservation Area and has its own Character Assessment; refer to Upton Park Conservation Area Appraisal (Chester City Council, 2008) for further details.



Figure 20: Area 13: Upton Park Conservation Area

Area 14: Egerton Drive

- Residential area largely developed in the 1930s. Houses are uniformly semi-detached, originally with 3 bedrooms. Materials are red brick and rendering with hipped tiled roofs. Some houses have a "gable-fronted style and there is one pair of flat-roofed houses in "Art Deco" style.
- Roads form an irregular grid pattern and have no grass verges. Houses, many now extended, have substantial front and rear gardens with generally low boundaries to the street.



Figure 22: Area 14: Egerton Drive

Area 15: Liverpool Road / Upton Drive

- The dominant landscape feature is the wide dual-carriageway road. To the southern end this has a wide, grassed central reservation, with some trees and the remains of a sandstone boundary wall. There are wide grass verges. A roundabout at the south end has a modern sculpture. Further north the central reservation is narrower and the road lacks verges until the houses finish.
- The south of the area is dominated by a large supermarket, its car park and associated petrol station. There are other commercial premises including a hotel, garage / car wash and a small parade of shops.
- Except for one public house the area to the north is residential, developed in the 1930s. The houses fronting Liverpool Road are mostly large, semi-detached houses well set back from the road. Materials are a mixture of red brick and rendering. Tiled roofs and hipped and have prominent front-facing gables.
- To the east, between Liverpool Road and the railway lies the long, straight road of Upton Drive, (picture) with a cul-de-sac of Pine Gardens. These roads have no verges. The properties are almost all semi-detached, originally three bedroomed. Construction is of red brick with the façade facing the road rendered. They have bay windows and tiled hipped roofs. Along the connecting road of Bache Avenue the properties are also semi-detached but larger, with front-facing gables and mock-Tudor detailing.
- At the north end of Upton Drive there is a small new development of five detached properties.



Figure 21: Area 15: Liverpool Road / Upton Drive

- North of the railway bridge the east side of the road has a line of 1950s semi-detached houses set back from the road. Opposite is the "Brewers Arms" public house and some detached houses in a set back and slightly elevated position.

Area 16: Countess Way / Hospital / Upton Dene

- This area is entirely within the Green Belt but this has not precluded a good deal of development, largely associated with the hospital, which dominates the area.
- At the southern end is a busy two-lane road, Countess Way, which runs alongside the Bache Brook, which is the Parish boundary. South of this road are an unappealing block of apartments, a public house and a new medium-sized supermarket. To the north there are three-storey apartment blocks for hospital staff, a residential care home and the Grade II listed Bache Hall, now the university medical school. Near the junction with Liverpool Road is a small estate, originally of 1960s semis for hospital staff with addition of private houses in the 1990s.
- The hospital retains elements of a parkland setting, with grassed banks fronting Liverpool Road and, further north, the green space of a former cricket pitch in front of the Grade II listed "1829 building" of the original Asylum. The buildings of the hospital itself are utilitarian and in a variety of materials and styles. They are generally low-rise, in line with the need to maintain an open aspect in the Green Belt.
- To the north of the hospital, the site of the former mental hospital has been developed in recent years into the Upton Dene estate. This includes a pub/restaurant, residential care home and community building, together with detached and terraced houses and apartments, up to three stories. Most of these are red brick with detailing in "stone" and darker brick with some rendering. Front gardens are generally small with low boundaries.
- The road layout is irregular and there are substantial amenity areas in line with the need to maintain an open aspect in the Green Belt. The final phase of development, around the Victorian water tower, has yet to be commenced.
- The east of this area is now occupied by the Countess Country Park, partly constructed on a reclaimed landfill site, on either side of Finchett's Gutter, which is the Parish Boundary. This has developed into a very popular recreational area, providing routes for cycling, walking and running, and preserving a key "green finger" into the built-up area.



Figure 23: Area 16: Countess Way / Hospital / Upton Dene

Area 17: Moston / Dale Barracks

- General: Moston is bisected by the A67 Liverpool Road. The Dale Barracks site covers the majority of the developed area, Chester Zoo access, Park and Ride and a few farms/estates the remainder.
- Topography and Landscape Character: land falls to the west and north down to the Brook, The Dale separates Moston and Upton.
- Streetscape: Functional residential and campus streets.
- Settlement layout: military campus and adjoining housing estate.
- Built environment: Barracks buildings, residential scale buildings.
- Residential setting: Terraced and semi-detached houses of similar dimensions with varied set-backs and orientation. Rarely detached houses.
- Boundary treatment: back garden boundaries presented to Liverpool Road and open spaces.
- Trees and hedgerows: Significant tree cover forming buffer to the north of the Barracks and in The Dale to the south of the Barracks. Also along western railway edge.



Figure 24: Area 17:Moston / Dale Barracks

4. DESIGN CODES: UNIQUELY UPTON-BY-CHESTER

4.1 How and where to use the Design Codes

The design codes set out in this section relate to major development, infill development and development of existing buildings.

These Codes are based on the evidence gathered and presented in sections 2 and 3 of this report. The study area is constrained in terms of Green Belt and other environmental assets, and these design codes ensure that these are considered and that development is suitable and respectful of the wider study area (notably the conservation areas, Listed Buildings, Country Park, and designated open spaces/amenity spaces). The codes seek to enhance and protect these assets and also strengthen the good character identified.



4.2 Overarching Codes

The design codes below set out some overarching considerations that will help to assess and review development plans.



COMMUNITY CONSULTATION

CC1 Consultation with the community and regular communication and liaison with community groups must form a key part of the design process from an early stage through to submissions.

BUILDING FOR LIFE 12

BFL1 Major Developments must provide a Building for Life 12 Assessment which can be updated through all stages of the planning and delivery of the project.

NATIONAL DESIGN GUIDE

NDG1 Major Developments must provide a statement to show how each of the National Design Guide topics has or will been taken into account within the design process at each stage.



4.3 Character Codes

The design codes below set out the necessary character area responses that will help formulate or review design proposals.

C1 PRESERVE AND ENHANCE CHARACTER FEATURES

- Development must be in keeping with locally distinctive features, including; sandstone walls, 'Cheshire' railings, and other original architectural details such as; cornices, fenestration, architraves (see also section 3);
- These local character features must be preserved and enhanced where possible within the character areas; and
- Development must respond to the character area/s in which it is sited or adjacent to (including landscape character).

C2 RESPONSE TO CHARACTER AREAS

- Designers must set out a clear respond to the character area/s in which it is sited or adjacent to (see adjacent plan), including landscape character areas;

- Designers are not required to mimic the existing design period of an identified character area in the form of pastiche, though this is not ruled out if done well;
- The character response should be clearly outlined according to all categories of reserved matters detail design including; Means of access, Layout, Scale, Appearance (details and materials) and Landscaping.
- The designer must respond to the character area with one of the following three approaches, considered in the following order;

- 1) **Harmonise** – clearly respond to existing characteristics within the character area, street and site across all of the Reserved Matter (RM) categories where possible (including both Scale and Appearance);
- 2) **Complement** - doing something slightly different that adds to the overall character and quality in a way that is nonetheless fitting (harmonising in at least three of the RM categories); and
- 3) **Contrast** – doing something of high design quality that is different but adds positively to the built-form and character and is considered an exemplar approach for others to follow (that nonetheless harmonises in 2 of the RM categories).

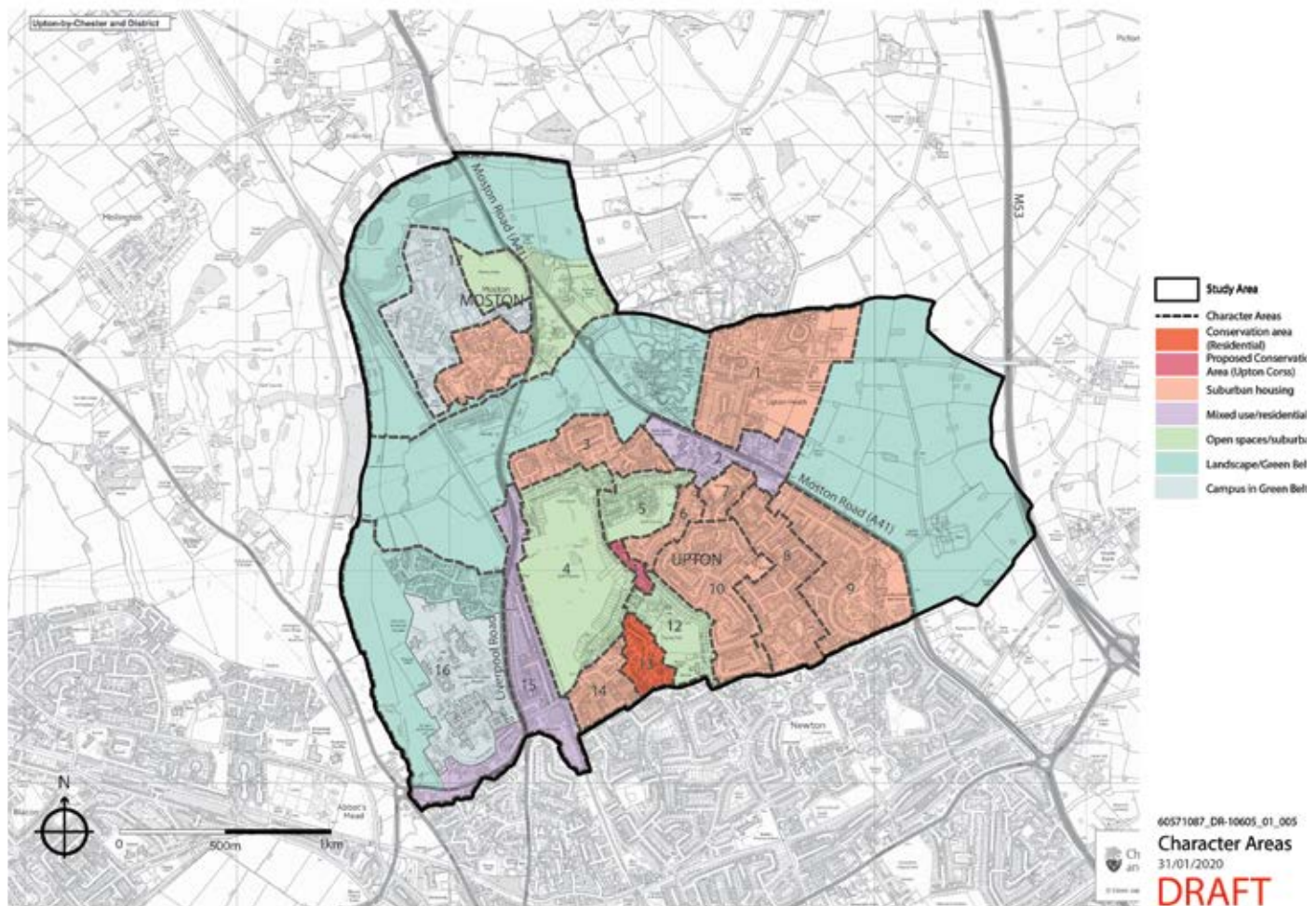
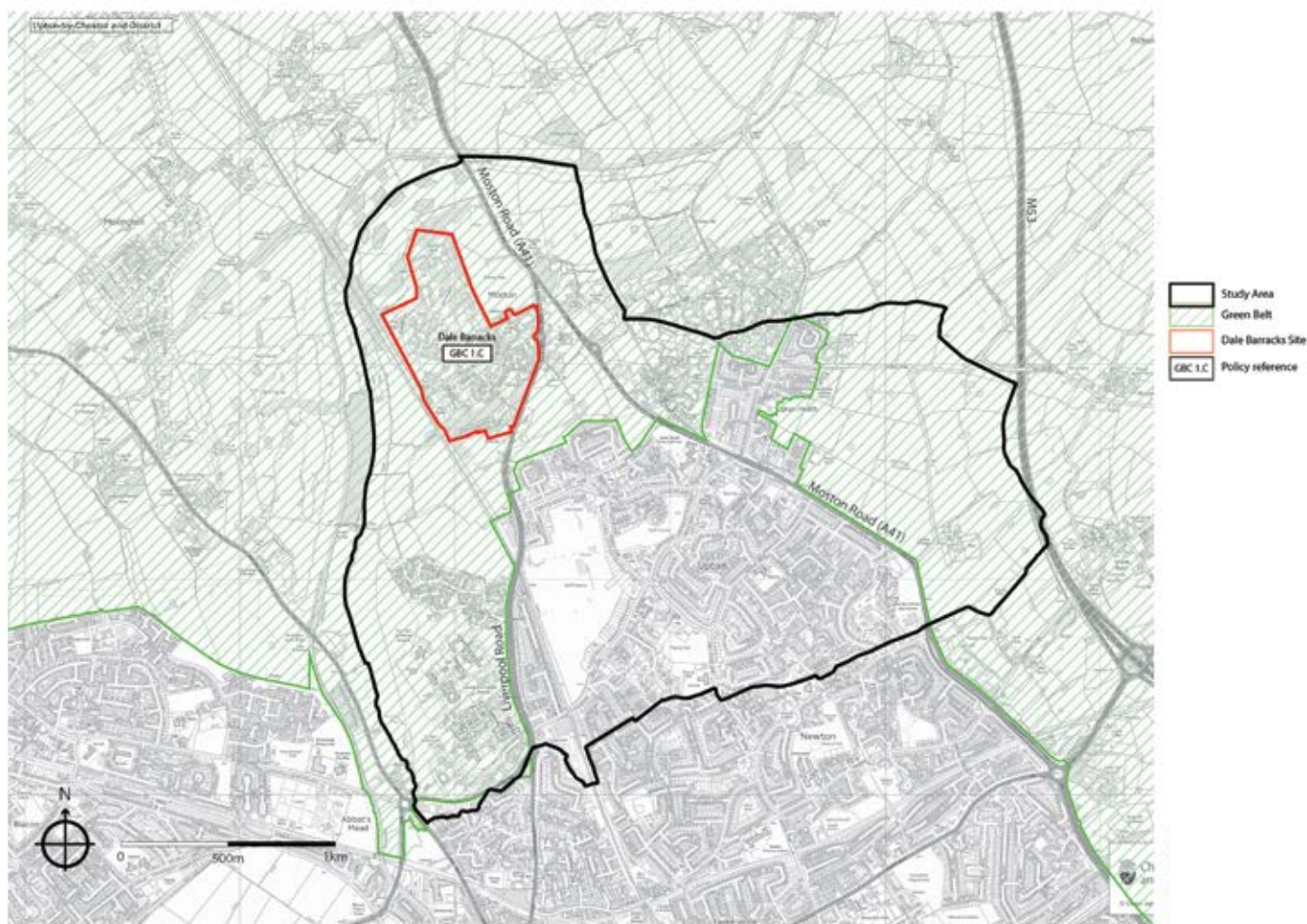


Figure 25: Character Areas



4.4 Spatial Codes

The design codes below set out some overarching character responses that will help to formulate and review design proposals.

URBAN GROWTH AND SETTLEMENT PATTERN

U1 FOCUS SUSTAINABLE HOUSING GROWTH AT DALE BARRACKS

- Development must be in keeping with local housing requirements as set out in the draft Housing Needs Assessment (2019), including an affordable housing provision of 30% in line with local CWAC policy and to meet specific local requirements;
- Existing residential properties must be retained and enhanced where needed or alternative accommodation provided in the same development area; and
- Housing must respond to the wider settlement pattern in terms of providing facilities and services which complement the parish provision and reflect the level of services currently found on site.

LANDSCAPE

L1 LANDSCAPE CHARACTER, FEATURES AND TOPOGRAPHY

- Edge development must acknowledge the surrounding 'Cheshire Plain West' landscape character;
- It must respond to the local topography, allowing the landscape to be 'read' for wayfinding and a deeper identity
- It must respond to the pattern of small-medium enclosure of hedgerows and standard trees that follow the irregular and semi-regular field pattern;
- It must respect the Shropshire Union Canal (conservation area) and Backford Brook corridors and their near contexts free from urban development / sprawl.

L2 STATUTORY DESIGNATIONS

- There are six Roman camps designated as Scheduled Monuments in the east of the study area and their setting must be protected;
- Open countryside surrounding the settlements (designated as Green Belt) must meet the relevant tests if development is to be considered;

- The Dale Barracks site is situated within the green belt area but is suitable for specific redevelopment (see Local Plan policy GBC 1.C);
- The setting of Public Rights of Way that pass through the Parishes and continue to provide pedestrians with access to natural green spaces and the open countryside must be protected.

L3 OTHER DESIGNATIONS

- The several designated Local Wildlife Sites which safeguard important green spaces and corridors and positively contribute to the quality of the landscape, ecological connectivity and biodiversity must be respected.

L4 COALESCENCE / WILDLIFE CORRIDOR

- The Green belt between the sub-settlements of Moston and Upton is important to their identity and also as a corridor for wildlife; retaining this spatial separation and thereby preventing coalescence must be observed.



Figure 27: Landscape Context

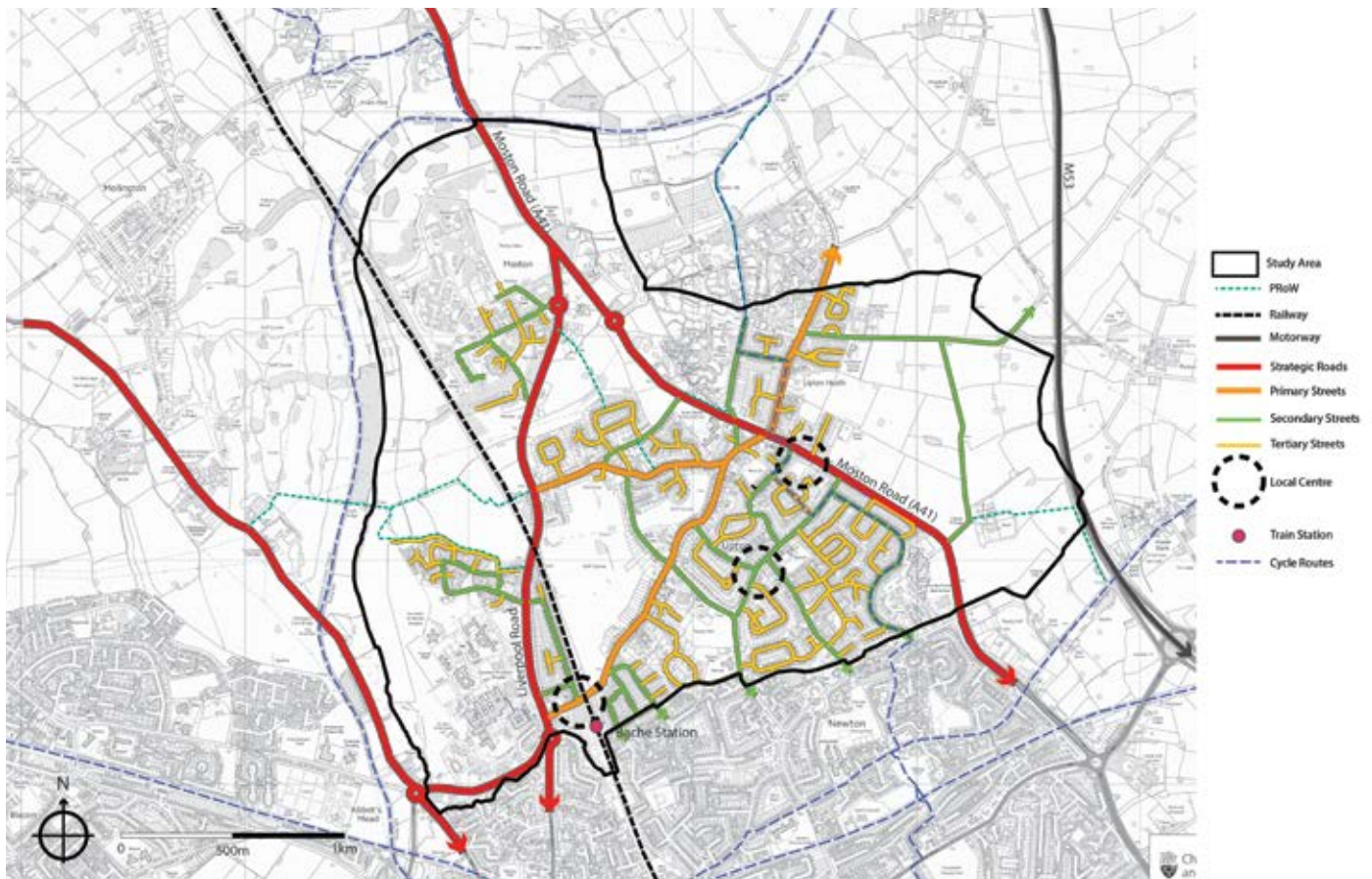


Figure 28: Movement hierarchy and public transport

MOVEMENT AND STREET

PEDESTRIAN AND CYCLE ROUTES

- Retain and enhance National Trail cycle routes going from west to east and from north to south;
- Retain and enhance Public Rights of Way (PRoW) that connect the settlement, surrounding open countryside and roads to complement the wider network of streets and paths.

M2 ROUTE STRUCTURE

- Respond to the street hierarchy arranged in an irregular manner corresponding to historic village growth and an organic, linear primary street structure.
- 'Humanise' and beautify strategic routes (Liverpool road / Moston Road) in line with Manual for Streets 2 guidance whilst maintaining accessibility to Chester Zoo (world class and an international tourist attraction) and the Countess of Chester hospital (the centre of hospital services for the wider Chester area);
- Respect the layout and character of historic routes and different periods of planned estate streets and their respective characters;

- Mitigate any environmental impacts associated with the M53 motorway on the eastern study area boundary.

S1 STREET TYPES

- Support and improve the character of local street types and extend the network sensitively with human scale streets within the overarching route hierarchy across the Parish;
 - a. Strategic Highways – A roads (e.g. A5116 Liverpool Rd. and A41 Moston Road)
 - b. Primary Streets – connecting streets (e.g. Upton Lane and Mill Lane / Heath Road)
 - c. Secondary Streets - Residential Access streets (e.g. Charles Road and Weston Grove)
 - d. Tertiary Streets – Minor access streets (e.g. culs-de-sac, loops, lanes and closes)

S2 PUBLIC TRANSPORT ROUTES

- Support the accessibility of and associated infrastructure of the public transport network for all modes, particularly Bache railway station.

NEIGHBOURHOOD STRUCTURE

N1 LAND USES, CENTRES AND FACILITIES

- Support the creation, expansion and accessibility of local centres, sub-centres, community facilities, local shops and services
- Support the creation, expansion and accessibility of local schools; and
- Support the function and built-heritage of the Countess of Chester Hospital.

N2 OPEN SPACES AND RECREATION

- Protect and enhance a multi-functional network of open spaces and associated leisure and recreation facilities; including; sports fields; parks; sports clubs (including the Upton-by-Chester Golf Club) and recreation grounds; and
- Treat the 19 ha Countess of Chester Country Park as a designated asset.

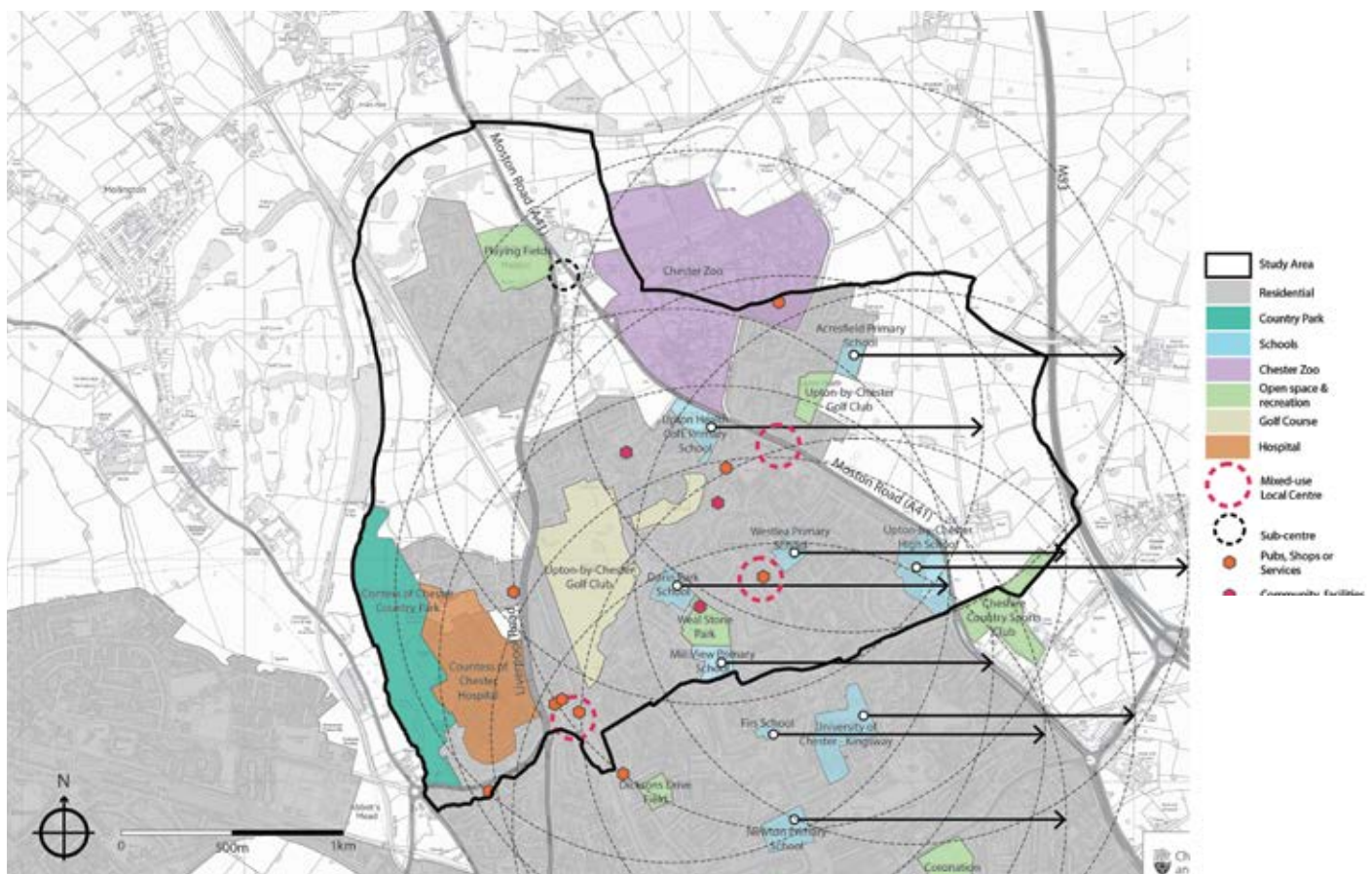


Figure 29: Neighbourhood Structure

BUILT-FORM AND LEGIBILITY

B1 TOWNSCAPE AND CHARACTER

- Maintain the overriding character of irregular, generally lower-density former village suburb;
- Continue the predominant pattern of buildings fronting streets with outward facing development creating a strong frontage throughout the area;
- Respect the character and setting of the Upton Cross area, including the Cock-pit as a Key Node with historic character;.
- Respect the character and setting of the 12 listed buildings in the study area, all are Grade II with Newton Hall which is in proximity to the study boundary is Grade II* listed.
- Respect the appearance and setting of Landmark and Marker Buildings that are located along Heath Road/ Mill Lane (including a former windmill, church and pub); and
- Respect the setting and the different characters of the Conservation Areas: Upton Park Conservation Area and Chester Canal Conservation Area.

B2 LEGIBILITY AND IDENTITY

- Preserve and respect the setting of landmarks, listed buildings and marker buildings (undesigned heritage assets) that aid legibility and contribute to the character, image and identity of the area;
- Preserve and enhance the legibility and identity of the Upton Cross junction and work towards designation as a conservation area to safeguard heritage and identity;
- Improve the existing crossing points for the railway for people and vehicles so that they are safe, identifiable, comfortable environmentally and pollution free;
- Protect the green corridor between Moston and Upton for both biodiversity and to help identify the sub-settlements; and
- Respect the setting of Shropshire Union canal conservation area and movement corridor to the north of Moston and the Dale Barracks site.
- Improve the environment at Moston where the A5116 Liverpool Road and A41 Moston Roads converge as the wide roads and lack of built-form present an anonymous identity. Moston Services has scope for further development.



Figure 30: Built heritage and Legibility

5. DESIGN CODES: DALE BARRACKS



5.1 DALE BARRACKS POLICY EXTRACT GBC1.C

POLICY EXTRACT: GBC1.C DALE BARRACKS

7.12 There are a wide range of buildings and facilities within and around the site, used in connection with the military use. This includes medical and dental facilities, sports facilities, community centre and welfare areas, local shops, service family accommodation and some market housing. The operational site is situated in the grounds of Moston Hall (built 1789) and some of the associated parkland/ gardens remains. There is also extensive landscaping and open-space within the site. Where appropriate, community uses, landscaping and open space should be retained and where possible enhanced, particularly where they contribute towards the openness of the greenbelt.

(Policy extract from GBC1.C Dale Barracks, CWaC Local Plan - Part 2, 2018)

5.2 DESIGN CODE TYPE

The design codes for Dale Barracks can be described as follows (adapted from Preparing Design Codes, CABE 2016):

- They are set of written, and to a lesser extent, graphic rules that are technical in nature;
- They are based on a **design vision** and **high-level review of the constraints** and an overview **design framework of opportunities** for the Dale Barracks site area;
- They are both design process driven and 2D / 3D in scope, but focus primarily on the urban design considerations;
- They focus on the essential and mandatory design characteristics for Dale Barracks as a compact settlement in a parkland setting; and
- They also include some provisions which are advisory or optional.

5.3 CONSTRAINTS

The following list is a broad-brush desktop assessment of the constraints for the site, many of which can help to shape development and create opportunities (see over page for list of corresponding opportunities). In no particular order:

i) SITE ACCESS POINTS

There are two existing vehicle access points to the site from the Liverpool Road on the eastern boundary. Likewise, the two additional pedestrian access points are to the east on the Liverpool Road, with limited connectivity to the west for all modes. The A5116 roundabout is a low quality environment and poor junction for pedestrian and cyclist accessibility.

ii) TOPOGRAPHY AND FLOODING

The site is relatively flat except to the north where it drops away towards the Backford Brook. Part of the wider site (within the indicative MOD ownership) is within flood zones 2 and 3. Space for any balancing ponds must be outside of this area.

iii) CHESTER CANAL CONSERVATION AREA

The extent and setting of the Chester Canal Conservation Area to the north of the site must be respected. There is a good existing tree buffer to the north of the site that must be retained in order to screen existing and new development

iv) THE FOX BARRACKS (CHESTER ARMY RESERVE CENTRE)

The Fox Barracks is the home of the Cheshire Army Reserve Centre and it is unclear at this time whether this facility is ideally located and accommodated here but they are a key stakeholder in the area that should be consulted with.

v) ANNINGTON HOUSING ESTATE

The homes at The Dale have been sold to Annington Homes and are currently leased back to the MOD. These homes are required to be retained on site but there may be opportunity to redevelop some of these as part of a wider masterplan.

vi) EXISTING LANDSCAPE STRUCTURE

The site has a significant landscape structure running throughout and particularly important corridors defining the northern edge (Backford Brook/Moston Hall parkland) and the southern edge (The Dale - proposed wildlife corridor).

vii) OPEN SPACES AND RECREATION

The existing playing pitches on site are required to be retained and should provide sufficient recreation land for new development in an accessible location.

viii) EXISTING FACILITIES ON SITE

Due to site access restrictions the existing facilities on site are not known at this time. It is expected that daily needs such as a local shop, nursery and other essential local services such as health provision of some kind are available.

ix) PUBLIC TRANSPORTATION

The site is currently served by public transport via the Liverpool Road where the 2 Gold bus service runs between the city of Chester and Ellesmere Port, via Bache (railway station and Morrisons) and the Countess of Chester Hospital.

x) MOSTON HALL

The existing state of the building is unknown due to site access restrictions but was formerly used as an Officer's Mess and is categorised as a non-designated heritage asset to retain and re-purpose subject to surveys and market interest.

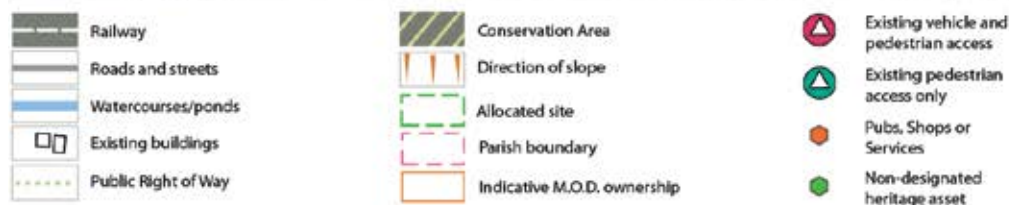


Figure 31: Dale Barracks constraints

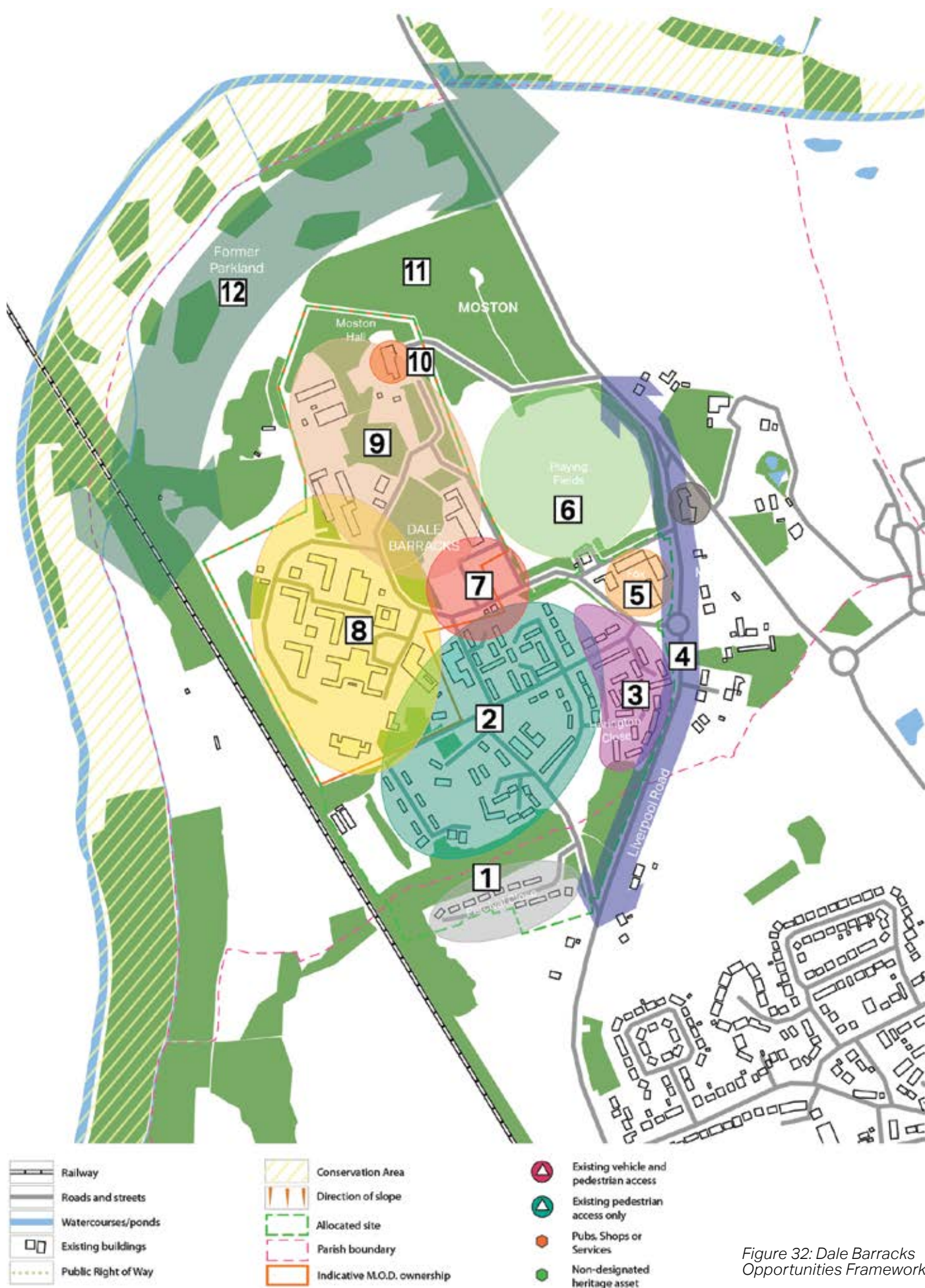


Figure 32: Dale Barracks Opportunities Framework

5.4 FRAMEWORK OF OPPORTUNITIES

The following list is a broad-brush desktop assessment of the opportunity and capacity for development across the site:

1. PERCIVAL CLOSE

This is an existing private housing area that is well screened from the main site by woodland. There is no capacity for further residential based on the proximity of The Dale landscape corridor except upgrading the site access road.

2. CHARLES / PERCIVAL / CROOKENDEN ROAD

This area is mainly existing housing owned by the Annington Estate with capacity for change (remodelling of existing residential block layout) or wholesale redevelopment. There is an existing Community Centre on Crookenden Road that is on a key site for integrating the existing community here and the new residential development in Area 8.

3. HARRINGTON CLOSE

This area has significant block layout issues where fronts and backs of properties face each other, affecting security of property boundaries and overall legibility, coherence and attractiveness of built-form.

4. LIVERPOOL ROAD

The street is not conducive to walking or cycling and suffers from the presentation of rear boundaries to the street from the inward facing development in area 3. This is therefore an unattractive edge and not well overlooked for security except where mature hedgerow provides a good screen. This frontage could be improved significantly.

5. FOX BARRACKS

This complex is a key part of the site frontage and potentially a key space for community activity as currently rooms are rented for meetings and recreation. Ongoing community focus and consultation with Fox Barracks is needed.

6. PLAYING FIELDS

The playing fields are presently open for use by the community and this provision of sports pitches and quantum of open space must be retained in situ as part of the redevelopment proposals, in consultation with Sports England.

7. NORTH OF PROSSER ROAD

There is an existing all-weather pitch and the potential for further community use and facilities associated with the playing pitches such as changing rooms.

8. DALE BARRACKS

This area has the most potential for new residential development subject to survey of existing barracks buildings which should be reused if suitable and viable to do so. New build residential of a medium to higher density would form a major piece of the new neighbourhood and should fit sensitively within the retained landscape structure.

9. MALTA ROAD

The strong landscape structure in this area and proximity to Moston Hall and the northern site boundary make this suitable for medium to lower density residential development, feathering out towards the north of the site.

10. 10. MOSTON HALL

There is a specific opportunity to retain and redevelop Moston Hall, potential uses include residential, hotel or community use.

11. WOODLAND

There is a significant area of woodland across the north of the site which can be retained and used for recreation or reserved to encourage biodiversity, or even harvested as a fuel source for biomass depending on the needs of non-residential uses.

12. PARKLAND

There is a broad opportunity to return the landscape character of a significant portion of the site to the north back to parkland that can serve for recreation, a visual buffer to the conservation area, fulfil drainage requirements for any ponds dependent on geology.

5.5 THE 2030 VISION

Dale Barracks will be a **compact neighbourhood** in a **parkland setting**. The neighbourhood will **expand holistically** from the existing service personnel housing with redevelopment focussing on the **brownfield** land 'behind the wire'. This will **increase permeability** to the parkland to the north. Some **interventions** will be made to upgrade the site frontage and create an **outward-facing** development with **well-defined** public spaces and private plots. **Community** facilities and services that were previously on site will be **retained** in some form and former barracks buildings could be **re-purposed** to house these in amongst a **high-quality housing** offer. The **architecture** will be **distinctively local** and should be of it's time (not pastiche) by making the best of the latest building technology to minimise resource use and making a positive addition to **local character**. The area will have a very **legible** plan with direct, convenient walking routes to the **local centre** which will be formed around an **attractive public realm**, together acting as a focus for the **identity** of this neighbourhood which forms a part of the wider former village suburb. Dale Barracks will be **integrated** closely with the wider area by walking routes, across the Dale (which itself will be retained as a **landscape corridor** for wildlife) and via the canal tow-path to the north. A new **railway halt** will be considered alongside an **electric bus** service that will link residents with the schools and centres of Upton and Chester. The vision will be reality in 2030.

Enablers to achieve the vision

To achieve a **zero-carbon** development will be challenging and will require strong **leadership** with an unwavering **commitment** to holistic, sustainable design. Implementing the ever-evolving **Future Homes Standard** and actively seeking and plundering **best practice** across the UK and Europe in **holistic** design and urban planning, together with an ambitious **client** team, will help to achieve a sustainable **legacy** on the site for future generations to enjoy. Retaining talented consultants throughout the process and appointing a local **design champion** to undertake **design review** at all stages will help raise the bar and keep it there. **Lessons** will be learnt from **each phase** of building and so the Design Code will need to be updated also.

5.6 DESIGN AIMS

To create a compact sustainable neighbourhood at Dale Barracks the following design aims apply (produced following NPSG workshop meeting);

- i) A defined centre/ hub
- ii) Walkable and cycle-able
- iii) Connected and integrated
- iv) Mixed-use (land and buildings)
- v) Mixed-housing types and tenures
- vi) Innovative architecture and Design
- vii) Strong neighbourhood structure
- viii) Higher than average density
- ix) Smart bus transportation
- x) Zero-carbon pioneers





5.7 THE DESIGN CODES

The following tables of Design Codes are ascribed to the 10 characteristics that make up the National Design Guide (for making well-designed places);

1. MOVEMENT
2. NATURE
3. PUBLIC SPACES
4. USES
5. HOMES AND BUILDINGS
6. RESOURCES
7. LIFESPAN
8. CONTEXT
9. IDENTITY
10. BUILT FORM



MOVEMENT

CODE - M	Justification / Issue
CODE M1: Create a legible hierarchy of streets, open spaces and squares (see adjacent street section examples).	So the development is easy to understand and move about as a pedestrian and character is varied.
CODE M2: Create visual and physical access to the surrounding landscape with outward looking development and edge routes.	Views along street corridors, out to the countryside and to local landmarks aid orientation and access to open space.
CODE M3: Any proposed main access route within the development will have a variety of character and should be designed in greater detail with a serial vision study; and cross-sections to show changes.	Main routes pass through character areas but are continuous and visually linked and good serial vision is a requirement for legibility and activity,
CODE M4: Do not allow physical segregation or barriers to movement between phases of development or the existing housing.	Inward looking phases will create enclaves or 'pods' which prevent the delivery of a joined-up neighbourhood.
CODE M5: Ensure wide comfortable footpaths and cycle paths set within landscape where they are not following street corridors.	Narrow uncomfortable pedestrian links will be less used or cause users to feel unsafe, likewise enabling anti-social behaviour if not well-overlooked.

✓ Main avenue - walkable, with minimal barriers (Phase 1, Saughton Camp)



✓ Outward facing development creates an open frontage



✗ Wide footpaths should not be segregated (Saughton Camp) ✗ Strong inactive barrier. Phase 1 boundary (Saughton Camp)

CODE M1



Primary Street: Maximum street width 22 m



Secondary Street: Maximum street width 18 m



Shared surface lanes Maximum street width 12m



Tertiary Street: Maximum street width 14m



Development Edge street: Maximum street width 6m

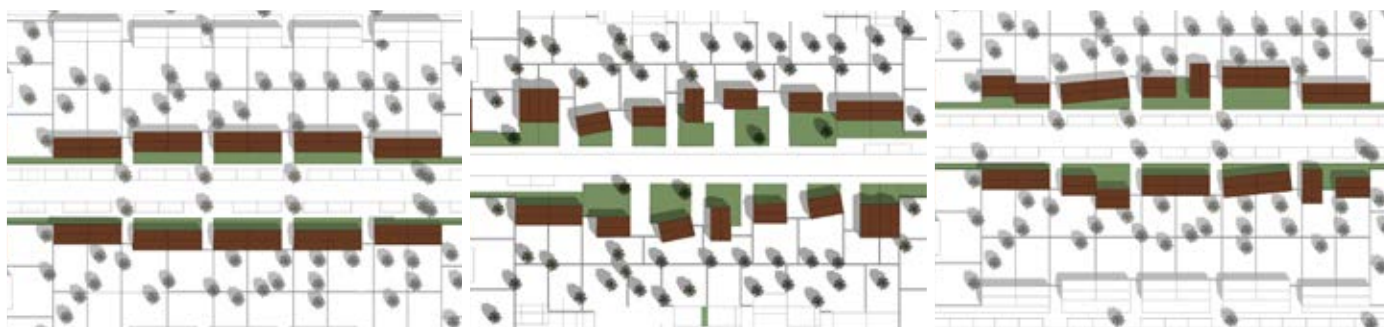


Alternative design of strategic road for pedestrians and cyclists (e.g. Liverpool Road)



BUILT FORM

CODE - BF	Justification / Issue
CODE BF1: Public/private space must be well defined by built-form / boundary features, whether low brick walls or hedgerows / Cheshire railings etc. suitable for the proposed character.	Boundaries are characteristic of the area generally and are important to prevent the appearance of characterless suburban sprawl.
CODE BF2: Variation in height and massing of the buildings across the scheme, relating to the spaces they hold and location on the street grid must be used to support character areas and street types (e.g. spaces are more or less enclosed and more or less formal in building setback and rhythm and repetition of buildings);	A hierarchy of streets and spaces cannot be achieved by public realm design alone and position and scale of buildings are key to characterful streets.
CODE BF3: Most buildings will be capable of being attached together in a variety of different combinations to create pleasing compositions at the street scale with marker buildings at key locations (e.g. corners) adding variety.	Variety can be achieved with a few basic types by different combinations - not all house-builders have mastered having this basic 'kit of parts' that can be arranged in a number of ways.
CODE BF4: Clear definition of public and private space is required using clearly defined block types (e.g. perimeter blocks or linear plots). Existing issues of 'fronts facing backs' or 'ill-defined blocks' in the existing housing areas must be repaired and/or redeveloped to create a safe and secure block pattern over the long term.	Blocks should be suitable to provide the types of parking required for the types of homes without compromising the character of streets and also provide secure boundaries to plots / gardens.
CODE BF5: Detailed design codes regarding how to use materials and details and how and when to vary them are required for the development once the approach to architecture has been defined (this will likely follow on from the outline planning permission which sets key parameters).	Design codes are applicable to many stages in the design process from the 2D spatial design, 3D form level and finally the detailed codes based on a resolved masterplan and architecture.



CODE BF2: Example Formal and less formal streets with increasingly varying building lines



CODE BF4: Example Neighbourhood Hub courtyard block



CODE BF3: -Town-houses that fulfil a role within the street and corner window detail to address both frontages



CODE BF4: Example 'organic' residential perimeter block



✓ Hedgerow plot boundaries and planting (Upton Grange)



CODE BF4: Regimented residential perimeter block



✓ Attached built-form crescent at Saighton Camp

PUBLIC SPACE

Code - PS	Justification / Issue
CODE PS1: Design a high-quality, inclusive and multi-functional public space that is a focus of identity for the neighbourhood;	Having a focal space (or street) that can serve a number of purposes, as well as respond to changing uses and needs over time is key to many of our historic settlements and their ongoing success.
CODE PS2: Use durable and attractive public realm materials with detailing by landscape architects, not an over-engineered highways solution that reflects vehicle movement over pedestrians and place.	Well-designed streets are places for people first and create a setting for development; they then serve a movement function that can be integrated within a sense of place.
CODE PS3: The centre should be in the centre and very accessible with direct, attractive pedestrian routes leading in to it.	A centrally located community hub (subject to constraints) will help define the settlement, giving it a 'centre of gravity' that is equally accessible to all.
CODE PS4: Holistically designed, natural play spaces integrated with open space design must be provided, not simply gaudy pieces of play equipment harshly fenced off and fulfilling just basic criteria.	Play design when done poorly ruins the wider environmental quality and is not attractive to use - safety and cost must be integrated with thoughtful design.
CODE PS5: Public spaces will be well-proportioned, have good built-enclosure and include a balance of hard and/or soft landscaping, street furniture, retained or new planting and be accessible to all users / ages. The proposed public realm should be reflective of the traditional Upton-by-Chester street and public space arrangement.	Public realm design is key and creating safe, accessible and attractive places that encourage activity will help to foster a sense of community.



✓ Saighton Camp - Pocket park



✓ Saighton Camp - Shared surface square



Precedent image - landscape edge



Precedent image - cycleway



Precedent image - foot-way



Precedent image - Simple, well-overlooked parking courtyard



Precedent image - Communal green space and balconies



X Saughton Camp - Segregated, sparse local play area



✓ Precedent image - Integrated local area for play

USES

CODE - U	Justification / Issue
CODE U1: Maximise the opportunity for a range of community uses by exploring the reuse of existing buildings and possible ideas for temporary uses from day one.	A happy, healthy and diverse multi-generational community requires daily facilities / services on site from early on.
CODE U2: Retain existing uses; health, education employment, recreation, nursery and grocery store on site or replace with alternative facilities and services.	Space for various community activities, recreation (indoor) and meetings such as in a hall is a key feature for this new neighbourhood to foster an identity by participating together in different ways.
CODE U3: Explore the potential to maintain or redevelop facilities at Fox Barracks that can be jointly used by the community and Chester Army Reserve Centre.	The status of facilities and availability is unknown and can only be understood fully through consultation with Fox Barracks.
CODE U4: Deliver a high quality housing offer that meets a range of local needs and makes efficient use of brownfield land.	This cannot be <i>just another housing estate</i> and must integrate with the existing communities on site and redevelop common facilities for the benefit of all.

Precedent image - Simple Local centre parade of shops



Precedent image - Wide pavements in the centre allow activity



Fox Barracks existing facility and community use



Precedent image - A high quality housing offer

RESOURCES

CODE - R	Justification / Issue
CODE R1: Reuse, re-purpose and recycle materials, buildings and resources from the existing site (also retaining planting).	The 5 R's of recycling help effective use of resources and are particularly applicable to the built environment which contributes around 40% of the UK's total carbon footprint.
CODE R2: Reduce use of resources and energy by implementing a local resource model that captures the inputs and outputs in construction and the life-cycle of development, seeking to close loops between the various inputs and outputs.	Conserving natural resources, landfill space, and energy help combat climate change and also save money for residents. All inputs to the process, built product and life-cycle are resources,
CODE R3: Assess the feasibility of site wide solutions vs. individual measures to provide heat, electricity etc.	Residential uses mostly benefit from a fabric first approach but this should be assessed for any other potential uses on site from the outset of the project.
CODE R4: Have multi-disciplinary workshops early on where design vision and sustainability themes are used to integrate developer objectives.	A holistic masterplanning process that integrates stakeholder aims, sustainability issues, opportunities and constraints from the outset will help define and optimise the range of sustainability measures early on.

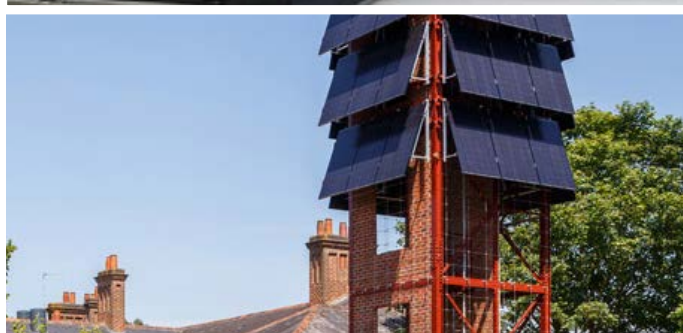
✓ Ventilation and innovation



✓ Water harvesting green roofs



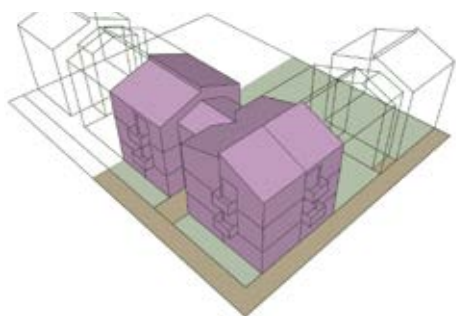
✓ Green walls and maximised solar gain



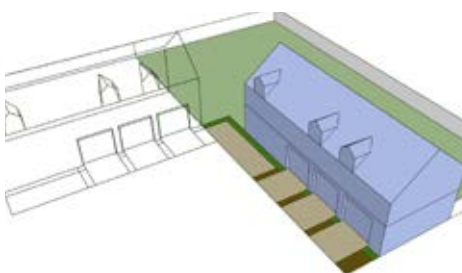
✓ Solar towers are more space efficient than roofs

HOMES AND BUILDINGS

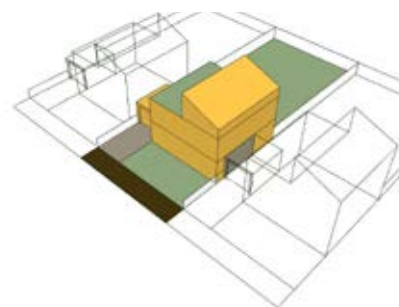
CODE - HB	Justification / Issue
CODE HB1: There must be enough coherence to read the buildings, streets and spaces of the neighbourhood as a whole in order to make a place with an identity. However, there must also be enough difference in character between the parts (e.g. a hierarchy of streets spaces and landscape) that there is interest and delight that creates memorable places.	'Controlled eclecticism' is an approach to choosing building types / details that will give a pleasing level of variety without a 'chocolate box' effect detracting from the overall composition of streets and spaces.
CODE HB2: The architecture, materials, details and features must not simply vary from by phase to phase of development or by builder but should provide some consistency and variety, creating richness and interest in a coherent way, not just arbitrarily.	Changes in materials and style must be applied with an underpinning logic, not a scatter-gun approach to develop variety amongst a standard set of house types.
CODE HB3: Choosing a multidisciplinary team, who understand all of the pieces of the masterplan and can oversee the detail across the phases of development or update detailed codes for the developers, must be a key strategy to achieve a high quality built environment.	Understanding the roles of a range of simple house types (and parking solutions) that are capable of being joined together and can help to deliver a range of densities, enclosure and frontage will help form the backbone of the scheme, alongside self-build and custom-build potentially.



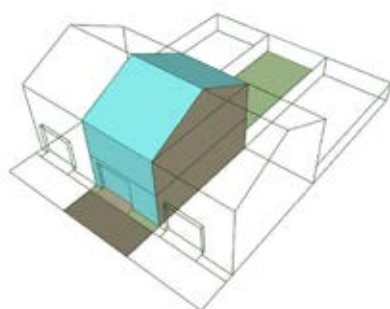
Apartment block



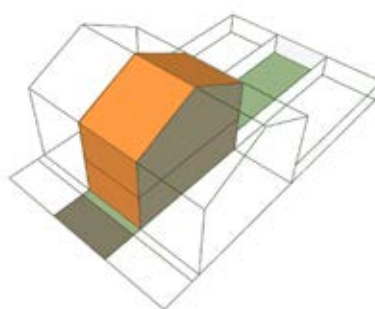
Coach House



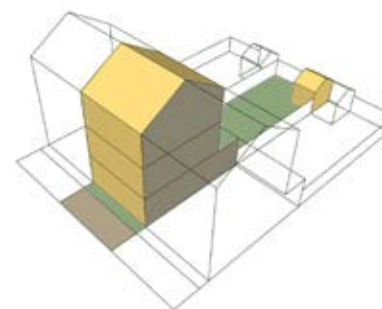
Villa



Mews terrace



Street Terrace



Town House

CODE HB3: Example selection of simple house typologies that can be reconfigured throughout the masterplan



✓ Simple cottages with porches and hipped-roof form gives a homely feel (Saighton Camp)



Precedent image - simple repeated forms with variation in materiality is contemporary and chic - Marmalade Lane



✓ Well designed town houses with integral garages create a more formal street (Saighton Camp)



Precedent image - Intimate scale homes and streets with views through to the landscape - The Avenue, Saffron Walden



Precedent image - Reinterpreting the traditional mews street Accordia, Cambridge



Precedent image - Traditional well-proportioned façades and windows gives a smart, fresh look and is somewhat timeless

NATURE

Code - NT	Justification / Issue
CODE NT1: Ensure mature trees of good (and above quality (as identified by an arboriculture survey) are retained in sufficient space to thrive and provide oxygen and shade.	The site makes the identity afforded by the natural landscape character and most of the natural features on the site including trees and natural slopes and views to the wider countryside.
CODE NT2: Tree planting (avenue or individual) is essential to the character of compact villages which provide smaller front garden spaces so spaces focussed around trees and landscape are key; Priority should be given to native species.	Avenue tree planting softens village streets and individual specimens provide a focus for identity in more intimate spaces.
CODE NT3: Retain and restore the former parkland setting associated with Moston Hall;	The former parkland associated with Moston Hall is a historic asset that can be multi-functional buffer, integrating development within it's landscape setting and providing informal.
CODE NT4: 10% of the net site area, outside the floodplain, on a lower portion of the site should be safeguarded for attenuation/ retention ponds as a backstop to ensure adequate provision for SuDs is left prior to the detailed site layout.	SuDS design is a common reason for delays to major projects and must be dealt with in a joined-up holistic way from the outset so that open space for biodiversity and recreation is not lost.
CODE NT5: A parameter plan showing open space extents and the maximum extent of built development area must be prepared –this sets the landscape structure which should be robust and multi-functional.	Parameter plans set clear dimensions, protecting open spaces and landscape.

Precedent image - Pocket park, Derwenthorpe



Precedent image - SuDS, swales and rain gardens

Precedent image - Landscape corridor, Newhall



✓ Views to countryside - Upton Grange

LIFESPAN

CODE - L	Justification / Issue
CODE L1: A building survey is needed to see which existing buildings could be re-purposed temporarily or longer term for; mixed-use, community, educational, commercial or residential activities.	Optimising the lifespan of existing buildings is sustainable and also retrofitting an old building to make it 30% more energy-efficient is greener than building a new one with the same energy use.
CODE L2: Collaborate on an adoption and maintenance strategy for the public realm, landscape areas, SuDS and streets with relevant stakeholders. Significant Parkland could be taken on by an organisation like the <i>Land Trust</i> .	Multiple bodies may have a say on what approach can be taken (e.g. to SuDS and swales alongside highways) and; good management contributes to the ongoing resilience, attractiveness and beauty of a place.
CODE L3: Make homes, buildings and plots adaptable to their users over time in terms of family size, health and mobility and changing lifestyles.	Buildings that can adapt to change (e.g roof pitch allows conversion of the loft space) can allow people to live in their homes and neighbourhoods for longer.
CODE L4: A connected network of streets (street grid) and squares/spaces defining secure perimeter blocks must be the basis for the housing layout unless exceptional street or block design is detailed and justified.	Connected grids of streets and squares that respond to a sites topography have proved their adaptability over centuries and are a robust model for the future.



Potential reuse of Moston Hall for residential or hotel



Precedent image - Retrofitted Barracks building

CONTEXT

Codes - C	Justification / Issue
<p>CODE C1: A development has ties back to its genius loci 'spirit of place' and is clearly site specific in design, with a graded character from rural edge to village centre feel.</p>	<p>Understanding the landscape character, settlement character area, historic character and site features will create a richer place with a reason to look like it does that is understandable and authentic as a distinctively local place.</p>
<p>CODE C2: Understand the historic use, setting and history prior to the Barracks in order to generate a more historic landscape and design response with restored parkland.</p>	<p>The scheme's relationship back to the Moston Hall and Dale Barracks history and context must be clear in terms of how the site will be developed in order to give meaning and not miss an opportunity to create a unique 'sense of place'.</p>
<p>CODE C3: Development must not exhibit qualities that could be found anywhere or be just another housing estate. See identified features in section 3 and also the Chester One City Plan Manifesto for Contemporary Design.</p>	<p>This design code cannot specify an architectural style or building approach but one must be developed to be the something that is more than simply copying the past. Certain aspects of 'dwelling' will remain timeless however.</p>



The Frameworks set out in this document

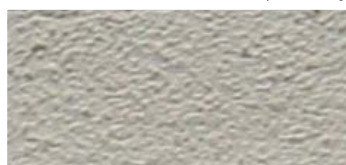
IDENTITY

CODE - i	Justification / Issue
CODE i1: The development must have a coherent identity and exhibit a sense of place - from its built-form design, character area location and links back to its context, both the rural landscape and existing residential areas.	Too many styles of architecture or too much variety of detailing that don't make sense next to each other will undermine a neighbourhood that is conceived and planned as a whole.
CODE i2: Retain and re-purpose the existing Moston Hall building and setting as a basis for establishing a new place with links to the past.	A non-designated heritage asset and potential landmark feature in the area that contributes to the identity and sense of place for redevelopment.
CODE i3: Participation of the community in the design and ongoing management of the neighbourhood, i.e. having a voice that is heard by professionals and authorities alike is key to both developing and expressing a local identity here.	Social participation and the processes involved are as much a form of identity as the built product that all the 10 characteristics feed into creating.
CODE i4: Any new development should be designed with the consideration of the local Upton-by-Chester material palette, particularly good quality neighbouring development.	Building materials are essential element of the local character. The usage of the local material and colour palette would enhance the existing character and allow better integration of the new development.

A selection of core building materials and finishes in the Upton-by-Chester neighbourhood plan area:



Red/brown brickwork



Render



Pantile



Slate



Using traditional Cheshire railings - Saughton Camp



Public art / memorial bench detail - Saughton Camp

6 NEXT STEPS

6.1. Summary

It is crucial that as Upton-by-Chester grows in a defined way, principally through the redevelopment of Dale Barracks it does so in consultation with its residents and heeds their willingness to pro-actively engage on design issues and help to co-create and preserve a uniquely Upton-by-Chester character of development and landscape that enhances their lives socially, economically and environmentally for generations.

6.2 Developer Actions

The NP Steering Group proposes that developers and the LPA:

- ii) Engage with the NP steering Group and community at large, specifically on the Dale Camp proposals and any other major developments coming forward in the Parish; and
- iii) Propose a local Review Panel that could be convened to help generate and feed-back on design proposals in the local area.



The Cockpit, Upton-by-Chester

A.1 APPENDIX

A.1 Lessons from comparable developments

This section provides a summary review of the positive and negative characteristics and key lessons from previous large scale development in the locality. Both sites were visited with the Neighbourhood Plan steering Group on a series of walking tours and discussed in subsequent workshops as to both the positive and negative characteristics that could inform the redevelopment of the Barracks.

CASE STUDY 1: SAIGHTON CAMP, HUNTINGTON

General description: A residential redevelopment of a redundant barracks (originally WWII training camp) site in Huntington, to the south of Chester. Consisting of approximately 39 Ha in area of former MOD brownfield land, delivering up to 800-900 homes. Phase 1 (Crown Fields) was predominantly executive homes and is of a noticeably higher quality in terms of the sense of place and cohesive design of the public realm. The remainder of the site was acquired by Taylor Wimpey Homes and parts subsequently sold to Bovis Homes and Redrow Homes. The employment element of the planning permission was never developed and subsequently was permitted as residential.

Comments on lessons learnt from Local Planning Authority (CWA/C):

The original aim was for a circular walk / open space around the whole site, with access points to and from the circular walk. As this went through the process the scale of the open space was reduced and in reality, the planting and way in which the land has been sold attached to individual properties means that the open space is much smaller than originally

anticipated. There are also fewer public access points to the circular walk than originally envisaged due to ownership issues and house owners not wanting public access past their house / garden etc. As an authority we have learnt from this to ensure that open space is clearly identified on proposed plans to differentiate between public open space and private garden space on the edge of the open space.

During initial negotiations with the developers it was agreed that balancing ponds for storage of runoff could form part of the open space, as it was thought that they would be shallow sided and usually empty of water, so they could normally be used as play / open space. However, the balancing pond size requirements changed over time and they had to be dug deeper and are also more often filled with water, so don't really provide an open space function.

Some of the play areas are successful and usable, but some are very small scale and just consist of a bench, bin and single piece of play equipment.

The site makes the most of the natural features on the site including trees and natural slopes and there is an open area of space around a culvert / stream.

Development of the site was undertaken in separate phases and by different developers and the first phase has a very different feel to the current construction phase. The area at the front of the site has been delivered by two different house builders. This splitting up of the site has probably resulted in a reduction in how cohesive the site looks as a whole. However, sometimes it is better if a large site appears to be several smaller developments, rather than one large site, to add interest and reflect the scale of local housing areas

It is important for different parts of the site to be linked together and walking and cycling routes are important.



Birds-eye view, Saighton Camp



Phase 1, Saighton Camp

Topics	Issue / observation	Response
MOVEMENT	<i>'Connectivity' across the phases has not been achieved with significant areas fenced off from each other.</i>	<i>Ensure connectivity across the masterplan is coded within the outline application masterplan and subsequent detailed layout and design codes / design briefs.</i>
	<i>'Legibility' was often poor and natural cues for wayfinding around the development was not provided by the built-form itself.</i>	<i>Create a legible 'townscape' with a hierarchy of routes, spaces and built-form for wayfinding.</i>
	<i>Series of cul-de-sac development 'pods' that do not build on the structure of the former Saughton Camp or create a structure of clear and direct walking/cycling routes.</i>	<i>Wide connections are made for pedestrians to link areas in parts</i>
NATURE	<i>The site makes the most of the natural features on the site including trees and natural slopes</i>	<i>Ensure mature trees of good (and above quality as identified by an arboriculturalist) are retained in sufficient space to thrive.</i>
PUBLIC SPACES	<i>Peripheral open space smaller than proposed due to poorly defined public and private space on plans.</i>	<i>Parameter plan showing open space extents and maximum extent of development area</i>
	<i>Balancing ponds not suitable to count as open space</i>	<i>Area identified as open space required to be suitable for open space and not open to development for other uses such as balancing if insufficient provision made</i>
	<i>Insufficient area for balancing ponds, required deeper ponds</i>	<i>Land for balancing equivalent to 10% of development area identified (outside of the floodplain)</i>
	<i>Play spaces (LAPs) are sometimes too small to be worthwhile with one single piece of equipment and then unnecessarily fenced off and poorly integrated visually with the public realm</i>	<i>Minimum play space standards permitted based on guidance are not adequate in places.</i>
USES	<i>The community building / shop is not centrally located and the primary school is located off-site, across busy roads.</i>	<i>It could be argued that community is centred around the main road in order to maximise passing trade to the local shop / facilities.</i>
HOMES AND BUILDINGS	<i>The architecture / materials / detailing and features sometimes vary incoherently from phase to phase and the variety is disjointed and unsatisfying. A more simple, uniform development would be less jarring than this development.</i>	<i>'Controlled eclecticism' or 'informed variety' would be ways to code for a pleasing level of harmony/variety that is still rich in detail and relates as a whole. The importance of an architect that understands all of the pieces of the masterplan and how to vary them carefully or code for others to vary them cannot be understated.</i>

Table of comments on Saughton Camp from site walk (22.1.20)

LIFESPAN	<i>Are homes, streets and spaces designed to be long-lasting and adaptable to future needs?</i>	<i>Tightly crammed houses on the same size plots have little scope for extension and expansion. Likewise is the roof-pitch suitable to allow conversion of loft space?</i>
CONTEXT	<i>This development is in parts 'of its place' but overall across the whole there are still too many parts where it could just be anywhere.</i>	
IDENTITY	<i>Separate phases and the number of different developers leads to an in-cohesive development of different parts.</i>	<i>Detailed design codes regarding how to use materials and details and how and when to vary them are required for the development</i>
	<i>There is no clearly defined 'centre' and the space in which the war memorial, although pleasant is not well defined by built-form.</i>	<i>A central space / piece of public realm should be designed and built with a flexible built-form around it to house community needs and local shops.</i>
	<i>Some of the broad pattern of Saighton Camp and the underlying landscape structure has been incorporated.</i>	<i>The landscape structure is fairly weedy in places and dominated by the built-structure. The Saighton Camp structure is followed erratically and often to the detriment of the new place</i>
	<i>The first phase of development is much more legible and of a higher quality than the later phases which are inconsistent.</i>	
BUILT-FORM	<i>There are too many styles of architecture and too much variety of detailing (for a development that is conceived as a whole) that don't make sense next to each other.</i>	
	<i>Phase 1 has a consistent treatment and the different building types relate well to each other and are better joined up.</i>	<i>A clear vision for the type of place and required design features and details that must be used to control the architectural language without being overly prescriptive and stifling good design or sustainability.</i>

Table of comments on Saighton Camp from site walk (22.1.20)

Case study 2: Upton Grange, Upton-by-Chester

General description: A significant development on a unused portion of the former Countess of Chester Hospital site to the west of Upton-by-Chester. The development is adjacent to the Upton Dene nursing Home and has links to the new Countess of Chester Country Park, a green space for the community and managed by a national land management charity, The Land Trust. The Oak Tree pub at the site frontage faces the A5116 Liverpool Road. The development was planned on land deemed surplus to requirements for the hospital. The scheme retains the historic water tower and Grade II listed curtilage of the 1829 building on the site. A application for a further 90 houses on the Countess of Chester Hospital site has been approved with 30% affordable housing.

Built-form: The scheme is developed in sympathy with the Victorian architecture of the hospital site and former asylum, which itself was completed in the 1820's (now demolished). The houses are a mix of higher density terraced buildings of both two and three storeys built in brick with slate roofs, stone details and modest decoration. Intimate scale streets and larger avenues are well-defined by the mostly attached built-form. Significant corridors of landscape link to the countryside and retain key views.



Topics	Issue / observation	Response
MOVEMENT	<i>The development is easy to understand and move about as a pedestrian</i>	<i>Create a legible hierarchy of streets and squares;</i>
	<i>Views along streets, out to the countryside and to local landmarks aid orientation.</i>	<i>Create connections to the landscape if possible with outward looking development;</i>
	<i>Most routes are connected and visually linked. Good 'serial vision' is evident.</i>	<i>Main route through development will have a variety of character.</i>
NATURE	<i>The site makes the most of the natural features on the site including trees and natural slopes and views to the wider countryside.</i>	<i>Ensure mature trees of good (and above quality as identified by an arboriculture survey) are retained in sufficient space to thrive.</i>
	<i>New avenue tree planting softens the urban village feel.</i>	<i>Avenue tree planting is essential to the character of urban village's and compact settlements which provide less front garden space.</i>
PUBLIC SPACES	<i>Open spaces are well proportioned with development and include a balance of hard and soft landscape, play spaces, retained and new planting and good accessibility.</i>	<i>Use good quality public realm materials and detailing by landscape architects, not a heavily engineered solution.</i>
USES	<i>The public house is located at the front of the development, benefiting from the main road frontage but the car park behind is less successful and appears to be private and not shared use with development which could have created a multi-functional public square.</i>	<i>Consider opportunities to create a truly public space for development as a focus of identity and multi-functional use rather than just a private car park for a single user.</i>
	<i>Upton Dene Care Home occupies part of the residential area and helps to integrate the housing with the hospital site.</i>	<i>A diverse multi-generational neighbourhood with facilities.</i>
HOMES AND BUILDINGS	<i>The architecture / materials / detailing and features vary from phase to phase and provide some variety, creating interest, mostly successfully. There is enough coherence to read the development as a whole. In places the change in style appears somewhat random.</i>	<i>'Controlled eclecticism' or 'informed variety' would be ways to code for a pleasing level of harmony/variety that is still rich in detail and relates. The importance of an architect that understands all of the pieces of the masterplan and how to vary them carefully or code for others to vary them cannot be understated.</i>
RESOURCES	<i>Are materials locally sourced or reclaimed?</i>	<i>Unknown materials</i>
	<i>Is energy use minimised / generated on site?</i>	<i>Solar panels are evident on buildings but could be better integrated in new development</i>

LIFESPAN	<i>The development looks built to last with masonry boundaries and good quality durable materials in the public realm.</i>	
CONTEXT	<i>This development has ties back to its genius loci 'spirit of place' and is clearly site specific in design, with a graded character from rural edge to 'urban village' feel.</i>	<i>Understanding the landscape character, settlement character area or historic character and site features will create a richer place with a reason to look like it does that is understandable and authentic.</i>
	<i>The lands relationship back to the hospital site is clear in terms of how the site has been developed to sympathise with the neighbouring hospital and former asylum.</i>	
IDENTITY	<i>The development has a clear identity and sense of place from its built-form design, character area location and links back to its context, both rural landscape and urban.</i>	
	<i>The retention of the historic water tower is a landmark feature in the vicinity. Likewise the curtilage of the 1829 grade II listed building.</i>	
BUILT-FORM	<i>Public space is usually well defined by built-form and boundary features, whether low brick walls or hedgerows / estate fence.</i>	<i>Detailed design codes regarding how to use materials and details and how and when to vary them are required for the development.</i>
	<i>Buildings are of a suitable variety and type with design at street-scale evident and variation in height and massing across the scheme relating to the spaces they hold.</i>	
	<i>Buildings are attached together in a variety of combinations and create pleasing compositions at the street scale.</i>	
	<i>Some spaces/streets exhibit more formality than others depending on location.</i>	

A.2 APPENDIX

This appendix provides extracts of key policies from the **Local Plan (CWAC) - Part Two Land Allocations and Detailed Policies**.

7 Green Belt and countryside

GBC1.C Dale Barracks

Development proposals in connection with the operational use of the site as a military base will be supported where they are in line with Local Plan (Part Two) policy GBC 1. In addition, in the event of any part of the land becoming surplus to military activities, partial or complete redevelopment proposals should be comprehensively planned in line with an agreed development brief which meets all of the following:

1. is compatible with any retained military uses within or adjacent the
2. sets out the appropriate scale, layout, type of uses and phasing of development within the site including the buildings for retention or redevelopment;
3. retains existing residential properties and is compatible with residential amenity;
4. any new residential development includes a mix of housing types, tenure and sizes, including affordable housing;
5. retains existing community facilities and uses within the site where appropriate;
6. retains and where necessary enhances open space, sport and recreation facilities in line with Local Plan (Part Two) policies DM35 and DM36;
7. retains and where possible enhances landscaping within the site taking account of site topography and landscape character of the site and it's surroundings;
8. is in line with policy DM48;

9. maintains and enhances links to surrounding ecological networks and green infrastructure;
10. considers potential transport impacts in combination with surrounding developments and makes provision for suitable highways/access arrangements;
11. makes appropriate infrastructure provision, including water supply and capacity and drainage

7.11 The Dale Barracks is an operational military base to the north of Chester. The Ministry of Defence is reviewing its national land and property portfolio to enhance the quality and performance of the defence estate. It is aimed at utilising the estate as efficiently as possible and improving military capability. A Better Defence Estate (2016) sets out the long-term strategic approach towards the future of the estate to 2040. It identifies (a) sites that will be subject to further investment to optimise their military use and (b) sites that are surplus to military requirements and likely to be disposed. The Dale Barracks site, Chester was included within the announcement as a potential site for future disposal.

7.12 There are a wide range of buildings and facilities within and around the site, used in connection with the military use. This includes medical and dental facilities, sports facilities, community centre and welfare areas, local shops, service family accommodation and some market housing. The operational site is situated in the grounds of Moston Hall (built 1789) and some of the associated parkland/gardens remains. There is also extensive landscaping and open space within the site. Where appropriate, community uses, landscaping and open space should be retained and where possible enhanced, particularly where they contribute towards the openness of the greenbelt.

7.13 Outside of the operational boundary there are residential properties some of which are privately owned. The policy seeks to protect residential amenity for these properties, together with neighbouring and future occupiers. This part of the site should be considered in the context of the wider masterplan.

ENV 6 - High quality design and sustainable construction

The Local Plan will promote sustainable, high quality design and construction.

Development should, where appropriate:

- *Respect local character and achieve a sense of place through appropriate layout and design*
- *Provide high quality public realm*
- *Be sympathetic to heritage, environmental and landscape assets*
- *Ensure ease of movement and legibility, with priority for pedestrians and cyclists*
- *Promote safe, secure environments and access routes*
- *Make the best use of high-quality materials*
- *Provide for the sustainable management of waste*
- *Promote diversity and a mix of uses*
- *Incorporate energy efficiency measures and provide for renewable energy generation either on site or through carbon offsetting measures*
- *Mitigate and adapt to the predicted effects of climate change*
- *Meet applicable nationally described standards for design and construction*



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