

Hallam Land

PART OF HENRY BOOT



Land East of Knowsley Lane, **Knowsley**

Strategic Design Code
August 2025

About Hallam Land

Hallam Land is a market leading strategic land promotion business with over 35 years' experience in the sector, and a proven approach to strategic land promotion which is based on the extensive nationwide planning and development experience they have acquired. Hallam Land have delivered an extensive array of exception strategic developments across the country including residential, commercial, retail and infrastructure developments.



Contents

1. Introduction	4
2. Local Character Study	12
3. Movement	22
4. Built Form	34
5. Identity	38
6. Nature and Public Space	46
7. Infrastructure Delivery and Phasing	60



1. Introduction

1.1 Purpose and scope

This Strategic Design Code has been developed to inform future development at Land east of Knowsley Lane, Knowsley.

The design code acts as a tool to aid the delivery of the vision and masterplan framework, steering future development which is of high-quality, sustainable and contextually sensitive. This Strategic Design Code includes site-wide approaches and aims to add design detail to support and go beyond the Parameters Plan and Illustrative Masterplan and Framework.

The code has been developed to reflect the ten characteristics of well-designed places as set out in the National Design Guide.

Within this document codes are labelled as Mandatory. These codes are considered essential elements, required to deliver the development as envisaged.

The rest of the material in this Strategic Design Code is considered important to achieve high quality design and the envisaged character of the proposals. Whilst not mandatory, it is strongly advised that future development conforms with the design principles listed and described.

1.2 National Model Design Code

The Ministry of Housing, Communities and Local Government published the National Model Design Code (NMDC) in October 2019, which "illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice." It encompasses all current best practice thinking in Urban Design.

The National Model Design Code identifies the components for good design and emphasises that good design should not only pay attention to buildings. Careful attention should also be given to the context for places and buildings; hard and soft landscape; technical infrastructure (transport, utilities and services such as drainage); and social infrastructure (social, commercial, leisure uses and activities).

1

DESIGN AND ACCESS
STATEMENT

2

STRATEGIC DESIGN CODE

3

RESERVED MATTERS
APPLICATIONS



“Well-designed places have individual characteristics which work together to create its physical Character. Ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework. ”

National Model Design Code
Ministry of Housing, Communities & Local Government

1.3 The Regulatory Plan

The Regulating Plan brings together the structuring elements of the masterplan - ensuring they form a legible and coherent future development. The Plan is not prescriptive, but outlines key relationships between built form, roads and landscape.

Regulatory plan key

- Residential development**- The development parcels shape and arrangement have been designed to create a contextual residential neighbourhood that is sensitive in character, with substantial green open spaces. Parcels must deliver a range of residential densities, tenures and typologies (up to 12.5m).
- Landmark Buildings**- Location of key buildings focused along the Strategic Bus Route and at focal points. They must aid legibility and placemaking through provision of distinctive architectural features, re-elevation, materials, heights, densities and form that create a memorable townscape.
- Higher density**- Based on up to 700 dwellings coming forward within the development area, the net density would average approximately 35 dwellings per hectare across the Site. Pockets of development within the centre of the Site should be higher density, especially along the primary street and lower densities will occur to the edges where development interfaces with the wider rural landscape and heritage assets.
- Up to 9m**- The building heights strategy responds to the immediate context. Building heights will be maximum 9m from proposed ground floor level in this area.
- Knowsley Park and Heritage View**- Knowsley Park and Heritage View contains the southern and eastern most development, with a direct interface with the Grade II listed Knowsley Park and Garden boundary wall.
- Knowsley Lane Core**- Knowsley Lane Core contains the majority of the development, which has a direct interface with Knowsley Lane and the strategic bus route and with both the Village View area and Knowsley Park and Heritage View area.
- Village View**- Village view contains the majority of the most northern areas of the development, which has a direct interface with the existing development within Knowsley Village.
- Primary Frontage**- Primary Frontages must align to the Strategic bus route, urban focal points and public/ green spaces to create a sense of enclosure, active frontage and rhythm.
- Green Focal Points**- Landscape focal points provide smaller destinations and open spaces. These are located along strategic vehicle and walking and cycling connections and act as focal points within the wider green space destination.
- Key Nodes**- Pedestrian priority spaces must create focal points and attractive public spaces at strategic points and junctions across the site.
- Strategic Bus Route**- The tree lined 'loop' road connects Knowsley Lane to the site and linking the residential development parcels. This creates a central 'spine' through the development for pedestrians, vehicles and can accommodate a bus route.
- Primary Streets**- Primary streets will make up the majority of the connecting loop road to access residential properties. Primary Streets will provide a direct, safe and attractive route through the development for vehicles, pedestrians and cyclists.
- Shared Streets**- Shared streets will serve small areas of development and lead to private drives. These spaces accommodate a low level of traffic, providing direct access to individual dwellings. These streets are shared with cyclists and pedestrians.
- Private Drives**- Private drives will serve a limited number of properties and will be narrow to ensure slow vehicular speeds are maintained. Private drives are shared with cyclists and pedestrians.
- Shared cycle/pedestrian route**- The active travel route along Knowsley Lane, within the site will be minimum 4m in width and cater for pedestrians and cyclists.
- Indicative Informal Route**- Shared pedestrian/ cycle routes will be minimum 3m wide and will be bound gravel or similar approved materials.
- Shared Leisure Routes**- Shared leisure routes will be minimum 2m wide and will be mown paths.
- Vehicle Gateways**- High quality gateways from Knowsley Lane into the development that are framed by green space, natural boundaries, buildings or signage. Gateways will accommodate vehicular movement into the development.
- Pedestrian/Cycle Gateways**- Entrances for pedestrians and cyclists only and connect to the wider area cycle and pedestrian network.
- Emergency Access**- Entrance for pedestrian and cycle access with the potential for emergency vehicle access.
- Existing Woodland**- Spookies Wood must be retained and enhanced within a central parkland creating a green heart to the development.
- Central Parkland**- A new flexible and meaningful central parkland at the heart of the development.
- General public open space**- A network of natural and semi-natural green spaces throughout the development to retain the character of the site, create local green amenity spaces for interaction and gathering and open-up key views.
- NEAP**- a NEAP (Neighbourhood Equipped Area for Play) will be provided within the central parkland. Play spaces must be designed to have a natural character.
- Community Orchard**- Designated space has been allocated within the central parkland to provide leisure opportunities and support community growing.
- Landscape Buffer**- Areas of landscape to create buffers around the edge of the development along the Knowsley Park and Garden boundary wall. This area should include pedestrian routes for access and connectivity.
- Existing watercourses**- Existing ponds within Spookies Wood must be retained and enhanced and contribute to the green and blue network of spaces.
- Sustainable Urban Drainage Systems**- A network of proposed basins and surface water drainage must provide attractive features located strategically within the site.





Local
shops

Existing
pedestrian
route
through
Ross Close
Playing
Fields

Rear of
existing
properties

Rear of
existing
properties

Boundary
wall

1.4 The Vision Principles

The masterplan aims to create a new neighbourhood that fits comfortably within its context. Informed by the surrounding landscape and buildings, it takes cues from the existing environment integrating and enhancing landscape features already present in and around the site. There are four overarching principles:

1. Draw public green spaces into the site
2. Improving connectivity and permeability
3. Clever use of water
4. Support the existing heritage of the Site



Draw public green spaces into the site



Clever use of water



A new contextual neighbourhood



Supporting the existing heritage of the Site



1. Draw public green spaces in towards the Site



Extend surrounding green space into Spookies Wood to create a connected rural, wooded character. There is potential to extend ecological 'green' corridors through the site to enhance ecological value, provide visual screening and help knit the site back together again.

2. A new contextual neighbourhood



Clusters of new homes nestled within woodland and green spaces, informal road layouts, hedgerows, green verges and trees. New homes set back from the street frontage with hedgerow and soft landscaping boundaries.

3. Clever use of water



At the heart of the development will be connected Sustainable urban Drainage System, providing the required drainage infrastructure for the Site, it will also create the opportunity for amenity and ecological value and play.

4. Support the existing heritage of the Site



The existing site features and heritage considerations will provide the focus for a new central community parkland, providing a focal point for existing and future residents. It will create a 'heart' to this central area.

1.5 Spatial Design Principles

Based on the understanding of the Site constraints, surrounding context and character, a clear set of spatial design principles have been established to underpin the masterplan.



1 Enhancing the Landscape

The landscape framework is designed to retain and enhance the existing Site features, support and uplift biodiversity and create a connected green and blue network throughout the Site and beyond.



2 Key Connections

The primary loop road will connect the new development to Knowsley Lane, creating two vehicular access points to the Site. The road will have a green character drawing inspiration from the surrounding townscape.

Active travel routes will connect the Site to the existing facilities within Knowsley Village and the wider movement network and increase permeability and connectivity for the village.



3 Creating Green Links

Creating green corridors into the residential development in order to enhance the wooded character of the area, connect the existing woodland to the proposed central parkland and embed new homes within a green framework.



4 A New Community Hub

A new central community parkland will create flexible and meaningful greenspace for existing and new residents of Knowsley Village, within close proximity to existing facilities within the Village and the wider active travel movement network.

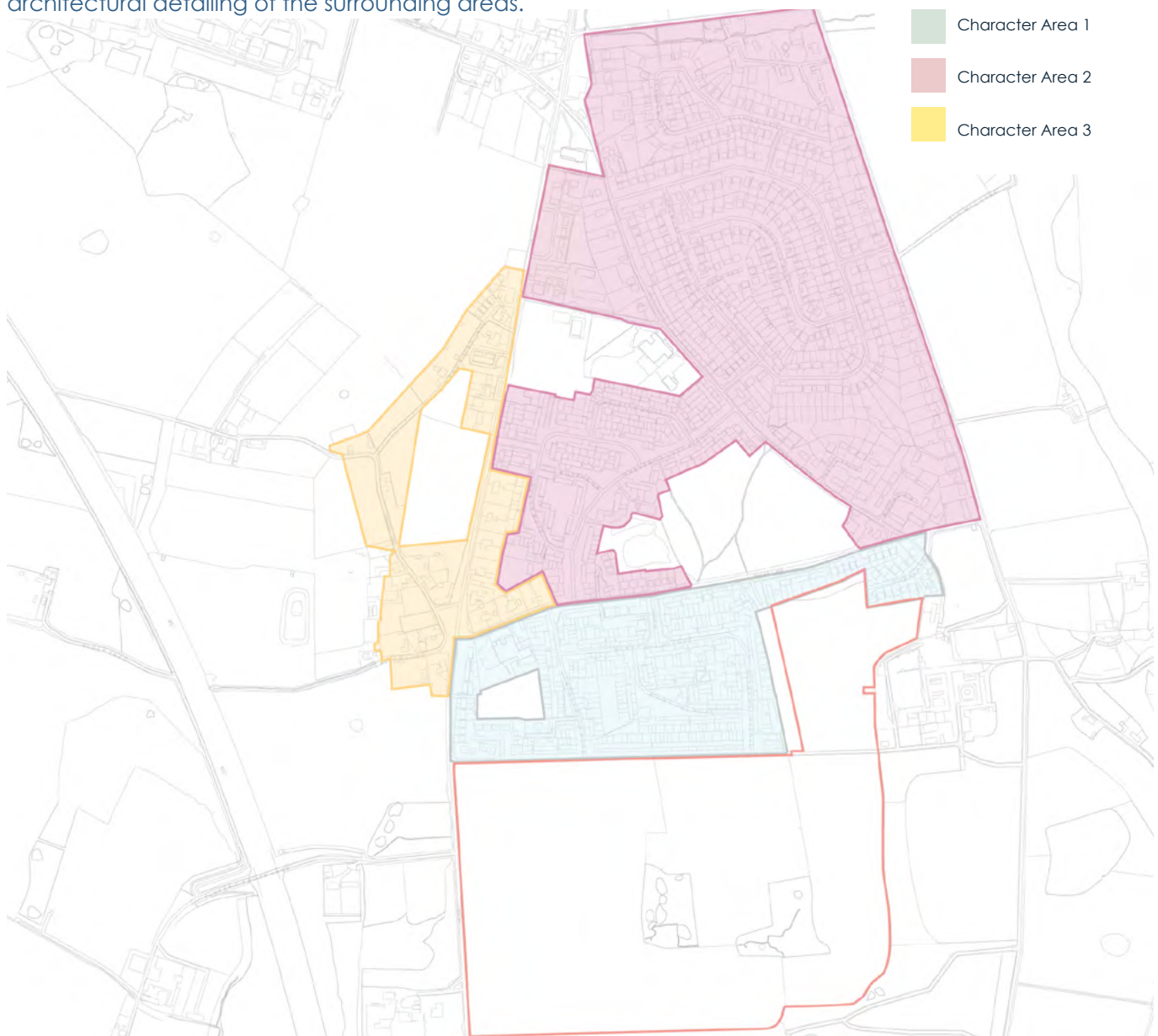
2. Local Character Study

This study explores and analyses a variety of elements of the local built character in proximity to the Site, to identify distinct features and qualities of Knowsley Village urban form to inform the design and appearance of the Site. Future development should reflect and enhance the surrounding character of Knowsley Village.

A character study seeks to understand the land use, housing typologies, common materials and architectural detailing of the surrounding areas.

The immediate built form context is predominantly residential, mainly post war housing typologies with a mix of contemporary modern housing developments.

Following this detailed assessment of Knowsley Village, architectural materials and details have been identified which exhibit local character. This analysis can be further incorporated into the detailed design of the new development. This will ensure the architectural response of the proposal reflects the local character.





'The National Design guide states that an understanding of the context, history and character of an area must influence the siting and design of new development.'

*National Model Design Code, Part 2 Guidance Notes,
Ministry of Housing, Communities & Local Government*

Character Area 1



Character Area 2



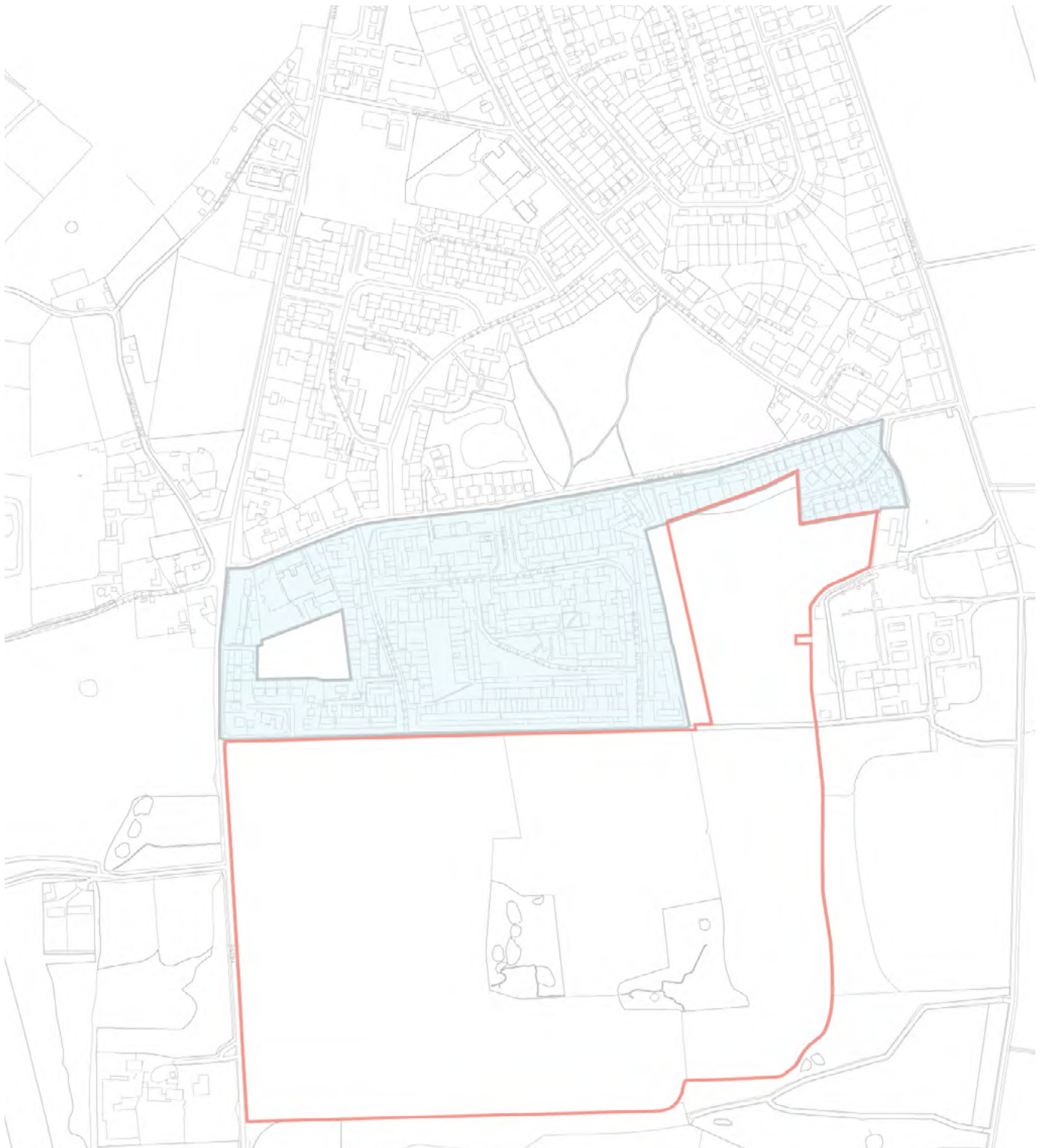
Character Area 3



2.1 Local Character Study

Character Area 1 covers the area of Knowsley Village from Home Farm Road adjacent to the Site north to Sugar Lane and west from Knowsley Lane to Parklands at the east.

 Character Area 1





Character Area 1 comprises predominately terraced houses in short runs of 4 or up to 8. The majority of homes are two storeys in height, there is occasional 3 storey buildings for example on Sugar Lane and most are set back from the street. This increased setback is primarily due to the provision of front gardens, much of which has been turned into on-plot parking, with a variety of boundary treatments.

Streets have large grass verges and tree planting and large incidental green spaces throughout.

Urban Grain

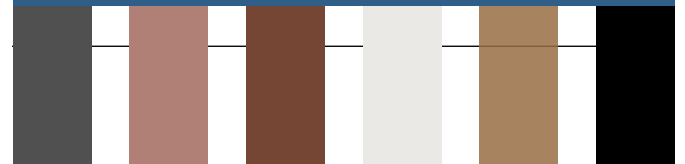
The grid like spatial arrangement contributes to a formal urban grain and the setbacks from the road reduces the sense of enclosure typically associated with denser, more continuous frontage development.



Housing example



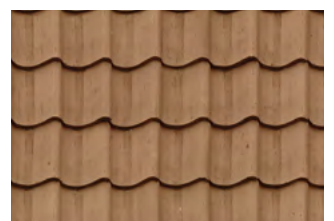
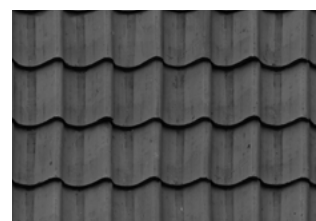
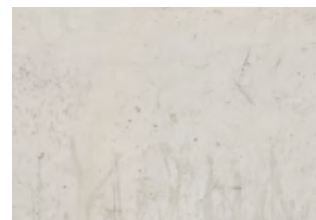
Architectural De-coding



Colour Palette



Existing street character

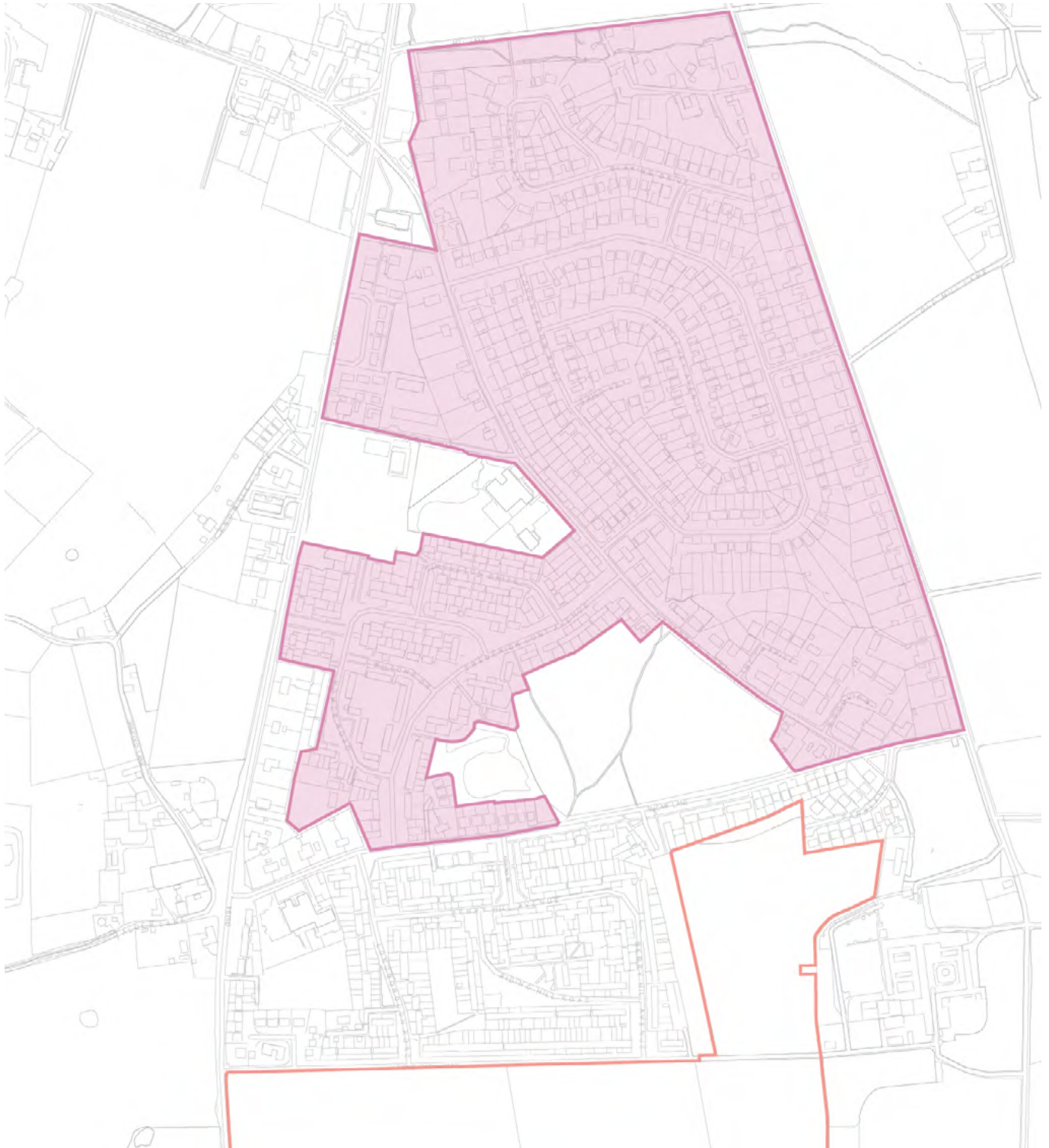


Materiality

2.2 Local Character Study

Character Area 2 covers the area of Knowsley Village from Sugar Lane at the south to Mill Lane at the north and from Ormskirk Road at the east to Knowsley Lane at the west.

 Character Area 2





Urban Grain

Character Area 2 comprises detached and semi-detached houses. The homes are two storeys in height and are set back from the street by parking and front gardens.

The spatial arrangement contributes to a more formal urban grain and reduced sense of enclosure typically associated with denser, more continuous frontage development. The deep set backs from the parking typologies creates a feeling of wide, open streets.

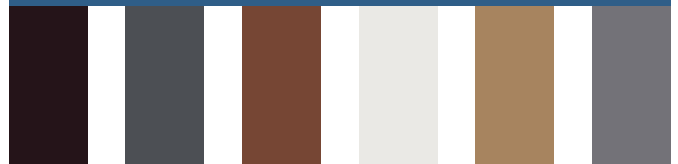
A variety of boundary treatments can be found in this character area including masonry walls, fences, hedges and open boundaries with soft landscaping.



Housing example



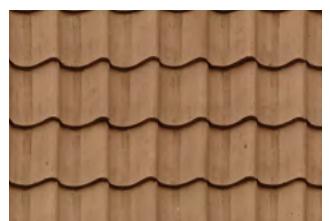
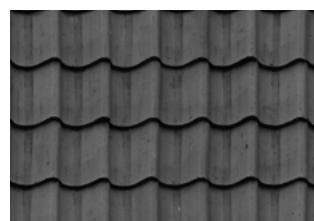
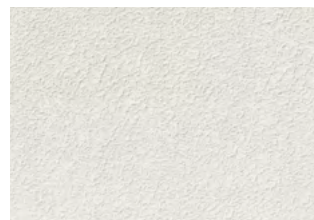
Architectural De-coding



Colour Palette



Existing street character with masonry walls, fences and open boundary treatments

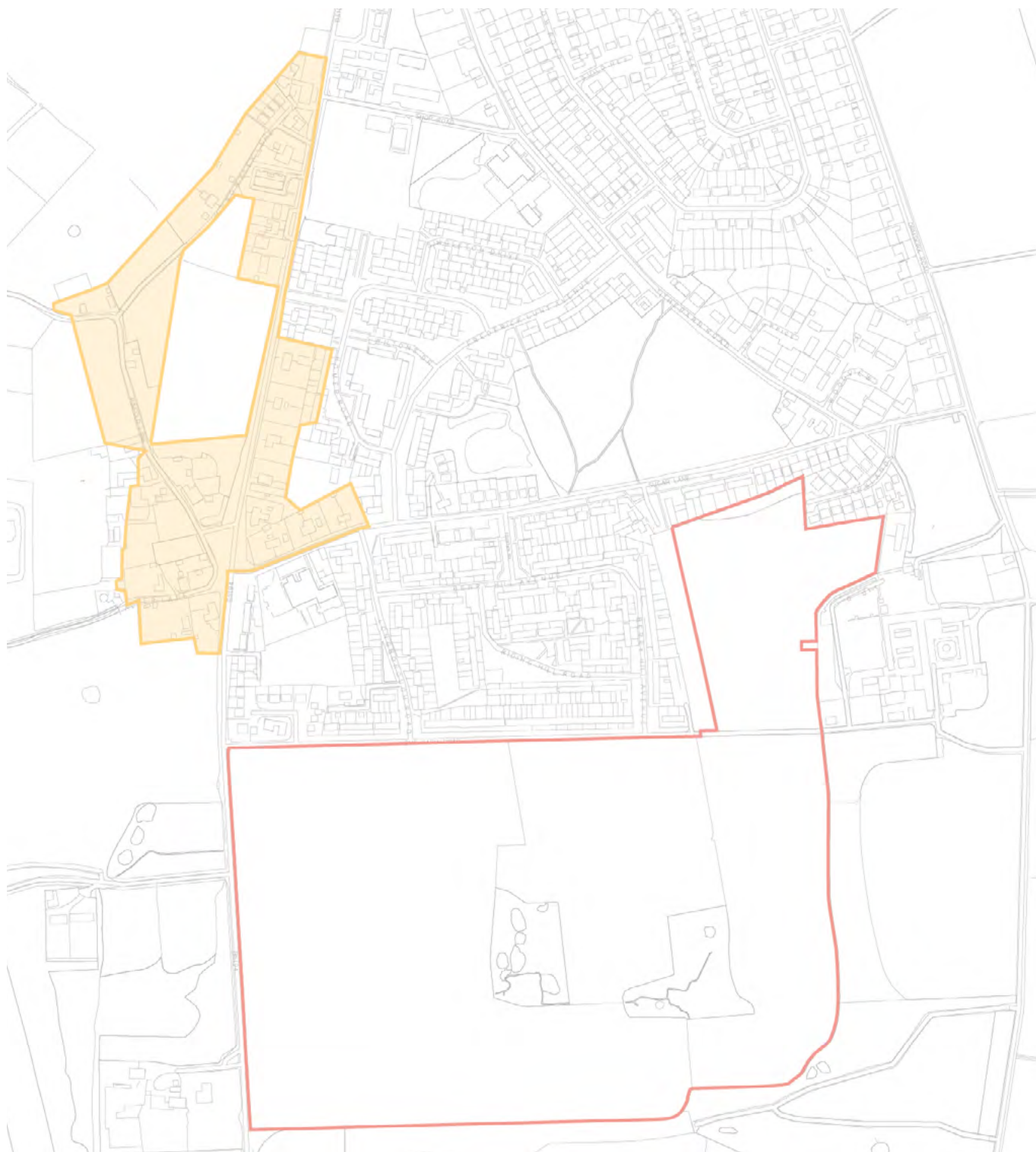


Materiality

2.3 Local Character Study

Character Area 3 covers the area south of the Derby Arms to 489 Knowsley Lane and west to Alder Lane and Pinfold Lane and east along Sugar Lane to Frederick Lunt Avenue.

 Character Area 3





Urban Grain

Character Area 3 comprises a varied mix of detached and semi-detached houses, with instances of terraced cottages. The majority of these homes are two storeys in height and are set back from the street by mature front gardens. Hedges are typical boundary treatments.

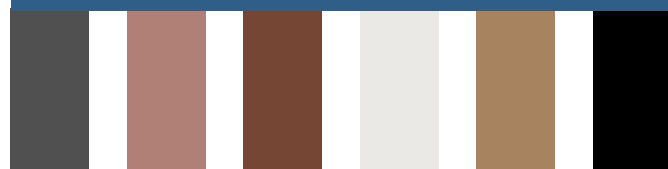
The organic spatial arrangement contributes to a more informal urban grain.



Housing example



Architectural De-coding



Colour Palette



Existing street character



Materiality

	Character Area 1	Character Area 2
URBAN FORM		
Street Typology and Layout	Regular carriageway with a footpath on either side of the street, with large grass verges to either side.	Regular carriageway with a footpath on either side of the street.
Parking Arrangement	Private driveways with occasional off-street/parking courts off Riding Hill Road.	Private driveways and/or integral garages.
Set Back / Front Boundary	Large set backs from the street by grass verges and driveways/front gardens. Front boundaries denoted by a variety of boundary treatments.	The development set back is in the form of a driveway / front garden. Front boundaries take the form of a low brick wall, hedge, open boundary or with soft landscaping.
Frontage and Corners	Regular and consistent frontage of built form with predominantly terraced properties.	Regular frontage of built form.
BUILDING FORM		
Building Types	Terraced, semi-detached and flatted.	Detached and semi-detached.
Building Height and Density	1 to 3 storeys. Approx. 43dph.	2 storeys. Approx. 20dph.
DETAIL AND MATERIALS		
Roofscape	Gabled roof.	Cross-hipped, gabled, cross-gabled, dormer, chalet roof styles.
Architectural Features	Chimneys, porch canopy's.	Chimneys, bay windows, porches.
Materials	Red brick, brown brick, multi-red brick, buff brick, cream render, and grey and red roof tiles.	Dark red mix brick, light colour render, timber weather boarding, hung tiles and grey and red roof tiles.
OPEN SPACE / LANDSCAPE		
Public Space	Incidental green space and grass verges. Public open space to rear of properties.	Syders Grove and grass verges along Frederick Lunt Avenue.
Street Trees	Street trees within grass verges.	Mature street trees at incidental green space and grass verges along Frederick Lunt Avenue.

Character Area 3

Applicable Principles

ath	Variety of street typologies including B-roads and rural lanes.	Key streets feature verges and footpaths on both sides.
	Predominately on plot parking.	Private driveways are predominantly with planting successfully providing a buffer and softening the appearance of vehicles within the street scene.
e split. a dary	Varied set backs in the form of driveways and front gardens. Front boundaries predominately defined by hedges.	Varied set backs across the village. Common boundary treatments include planting, masonry walls, fencing.
	Irregular frontage and building orientation.	Predominately regular frontages with varied building orientation and variation in continuity.
	Detached, semi-detached and terraced.	Detached, semi-detached and detached properties are common across Knowsley Village.
	1 to 2 storeys. Approx. 6dph.	Most properties are 2 storey in height.
ed,	Cross-hipped, gabled, cross-gabled, dormer roof styles.	Varied roof styles is common.
	Chimneys, porches, scalloped roof tiles, decorative brick courses, finials, ridge tiles, decorative barge boards, arched, lintels, cills and arched headers.	Chimneys are common features, with the occasional dormer and bay windows.
der, es	Red brick, dark red brick, heritage style red brick mix, red and slate roof tiles.	Common materials found across Knowsley include red bricks and red and grey roof tiles.
ong	No public space, grass verges along Knowsley Lane.	Public spaces are spread across the village as informal incidental spaces for the community. More formal public open space is provided to the rear of properties.
ng	Trees within front gardens.	Street trees within grass verges and trees within front gardens contribute to a green, mature setting.

3. Movement

This Strategic Design Code aims to create a pedestrian-focused, walkable and green movement hierarchy. It covers key elements of public realm and street design to provide a connected network.

The masterplan will provide vehicular and pedestrian access and movement through a street hierarchy strategy. These streets have been designed to ensure safe and accessible movement around the Site can be easily achieved.

Walking and cycling routes should take priority and link in with existing access points. Linkages to bus services in and around the Site should be prioritised.

Mandatory: Create a clearly defined street hierarchy to aid legibility, including: primary, secondary, and tertiary streets and pedestrian and cycle routes.

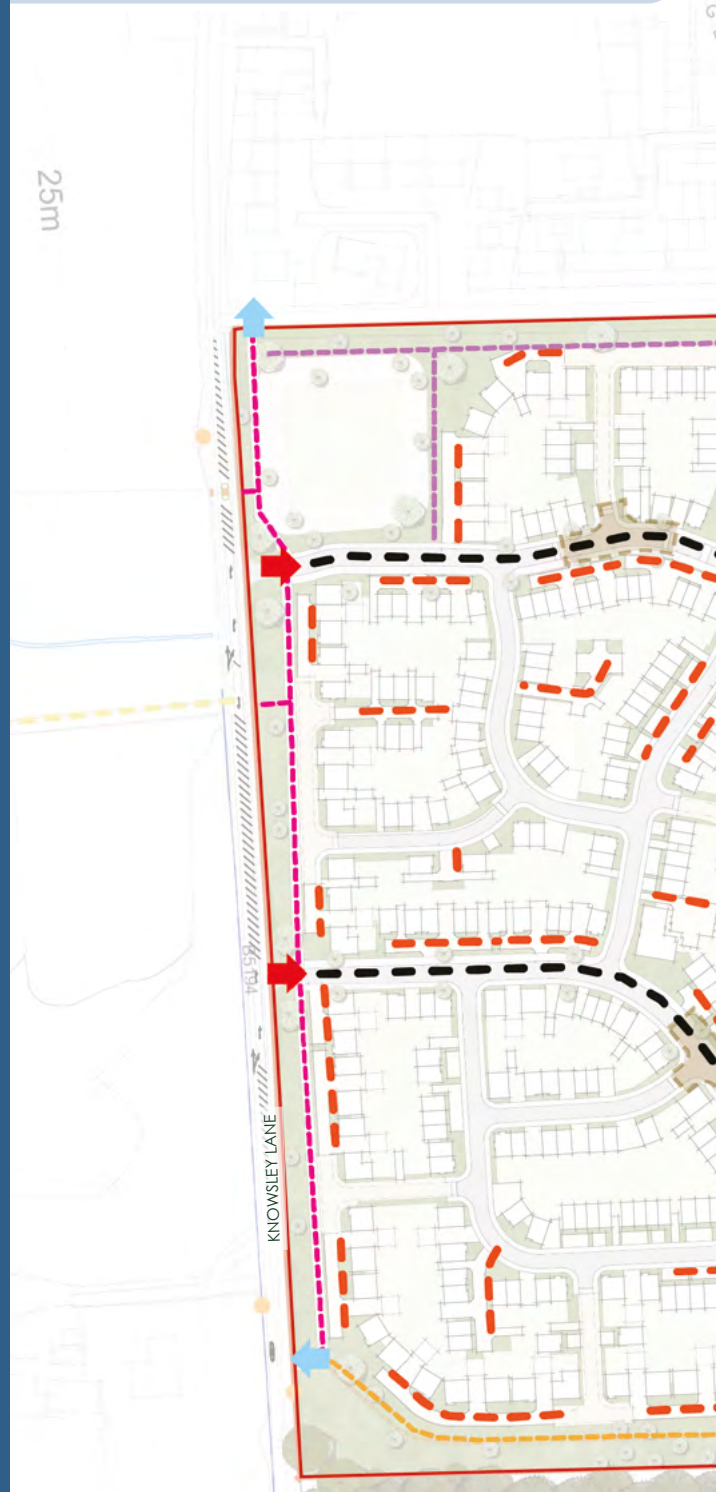
All streets must be designed to prioritise pedestrian movement and should include green infrastructure.

Cul-de-sacs must be avoided unless they are associated with informal driveways serving a small number of houses.

All Streets should be designed in accordance with Manual for streets (1 & 2) guidance, the National Design Guide and LTN 1-20.

'Well-designed places should be accessible and easy to move around. This can be achieved through a connected network of streets, good public transport, the promotion of walking and cycling and well-considered parking and servicing.'

*National Model Design Code, Part 1 The Coding Process,
Ministry of Housing, Communities & Local Government*



Movement Strategy Plan



- Site Boundary
- ➔ Proposed Vehicle Access
- ➔ Indicative Active Travel Access Points
- ➔ Indicative Active Travel/Emergency Access Point
- Primary Loop Road (Bus Route)
- Primary Street
- Shared Street
- Private Drive
- Shared Leisure Route
- Indicative Informal Routes
- Shared Pedestrian/Cycle Route

3.1 Primary Loop Road

Within the masterplan the Primary Loop Road, from Knowsley Lane, will provide two vehicular accesses into the Site.

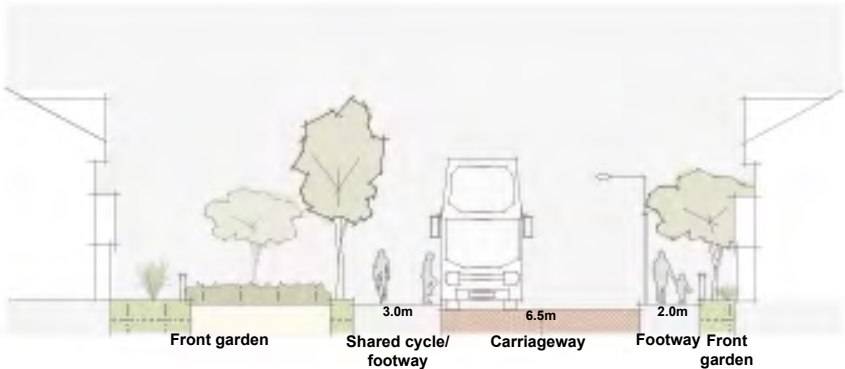
The strategic route has been designed to accommodate a bus route through the Site.

There will also be a 3m shared cycle and pedestrian path to one side of the primary loop road and a 2m footway to the other, which will extend the entirety of the strategic road and link into the proposed active travel routes. Crossovers would need to be implemented to assist cyclists and pedestrians transitioning over to connect to the active travel routes.

The Illustrative Masterplan presented proposes no direct access off the primary loop road to individual properties.



PRIMARY LOOP ROAD – STREET SPECIFICATION:	
Speed limit	30mph (designed to 20mph with natural traffic calming measures)
Typical carriageway width	6.5m
Cycleway	3m shared footway / cycleway along one side of the carriageway
Footway	2m footway on one side of the carriageway
Verge	Trees to be included within front gardens. Trees species and tree pits to be agreed with the local highway authority and management company and included in the maintenance responsibilities of the Management Company
Direct access to individual properties	No
Bus access	Yes
Street lighting	Yes
Stats / services	Under footway / cycleway
Materials	Tarmac, with differentiated raised tables



Example Primary Loop Road cross-section



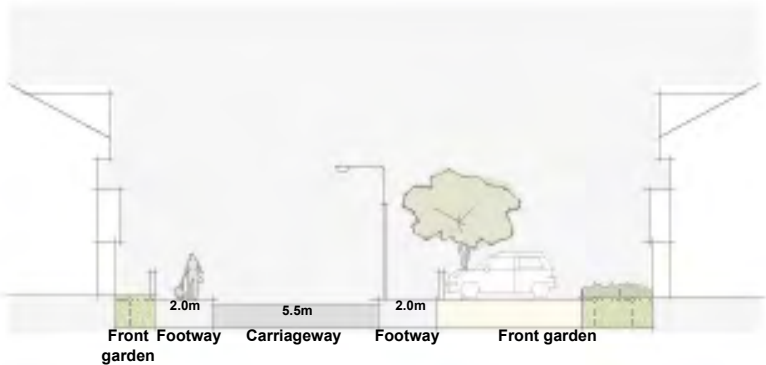
3.2 Primary Streets

Primary streets will make up the majority of the connecting roads to access residential properties. Primary Streets will provide a direct, safe and attractive route through the development for vehicles, pedestrians and cyclists.

Primary streets will be 5.5m wide with a 2m footway to either side.



PRIMARY STREETS – STREET SPECIFICATION:	
Speed limit	20mph natural traffic calming measures
Typical carriageway width	5.5m
Cycleway	No
Footway	2m footway on the either side of the carriageway
Verge	No but street tree planting is encouraged where possible
Direct access to individual properties	Yes
Bus access	No
Street lighting	Yes
Stats / services	Under footways
Materials	Asphalt, with differentiated raised tables



Example Primary Street cross-section

Indicative Primary Streets



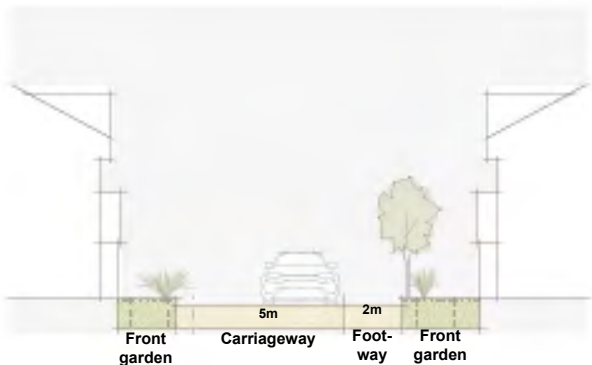
3.3 Shared Streets

Shared streets will serve small areas of the development and lead to private drives. These spaces accommodate a low level of traffic, providing direct access to individual dwellings. These streets are shared with cyclists and pedestrians.

Shared streets will be a maximum of 5m wide with a 2m footway to one side of the street to be included within the highway width.



SHARED STREET – STREET SPECIFICATION:	
Speed limit	15mph
Typical carriageway width	5m
Cycleway	No
Footway	Shared street. 2m footway to at least one side of the street to be included in the highway width.
Verge	No but street tree planting is encouraged when beneficial to the design
Direct access to individual properties	Yes
Bus access	No
Street lighting	Yes
Stats / services	Under highway
Materials	Differentiated Asphalt or block paving



Example Shared Street cross-section

Indicative Shared Streets



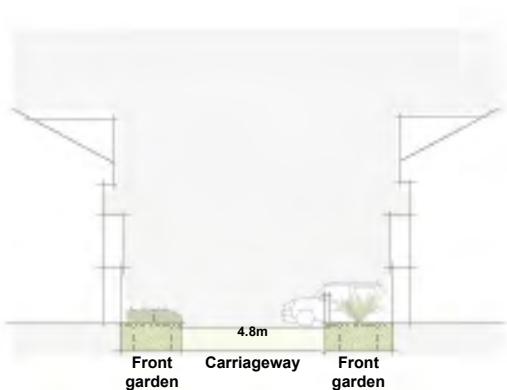
3.4 Private Drives

Private drives will serve a limited number of properties and will be narrow to ensure slow vehicular speeds are maintained. Private drives are shared with cyclists and pedestrians.

Private Drives will be a maximum of 4.8m with some narrowing to 4m.



PRIVATE DRIVES – STREET SPECIFICATION:	
Speed limit	N/A
Typical carriageway width	Maximum width of 4.8m with some narrowing to a minimum of 4m
Cycleway	No
Footway	No
Verge	No but street tree planting is encouraged
Direct access to individual properties	Yes
Bus access	No
Street lighting	Yes
Stats / services	Under highway
Materials	Block paving



Example Private Drive cross-section

Indicative Private Drives

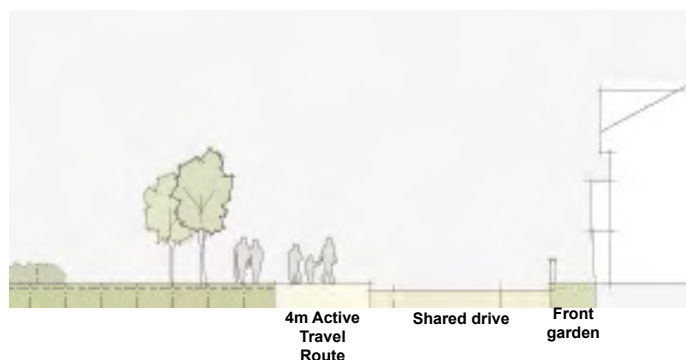


3.5 Active Travel Route

The Shared Pedestrian/Cycle Route along Knowsley Lane, within the site will be 4m in width and cater for pedestrians and cyclists. This route will link into the wider local cycling and walking infrastructure network around the site. There will be one access to the south west corner of the site and another in the north west corner along Knowsley Lane.

Shared Leisure Routes will be 3m wide and will be bound gravel or similar approved materials.

Indicative Informal Routes will be 2m wide and will be mown paths.



Example Shared Pedestrian/Cycle Route cross-section



Indicative Active Travel Routes



4. Built Form

This strategic design code aims to create a coherent development with a well-designed block arrangement, building form and open spaces to allow the development to fit comfortably into the site, respond to local character and retain existing site features.

Building Heights

The building heights strategy responds to the immediate and wider context of Knowsley Village. Where buildings are of a consistent height, variation in eaves lines and ridge lines of differing housetypes will introduce variety and interest to streets and spaces and accentuate the natural characteristics of the Site.

Density

The density strategy seeks to make efficient use of land in accordance with national policy and best practice guidance. It takes into account the need to deliver different types of housing, the prevailing character and setting, and the importance of securing well-designed, attractive and healthy places.

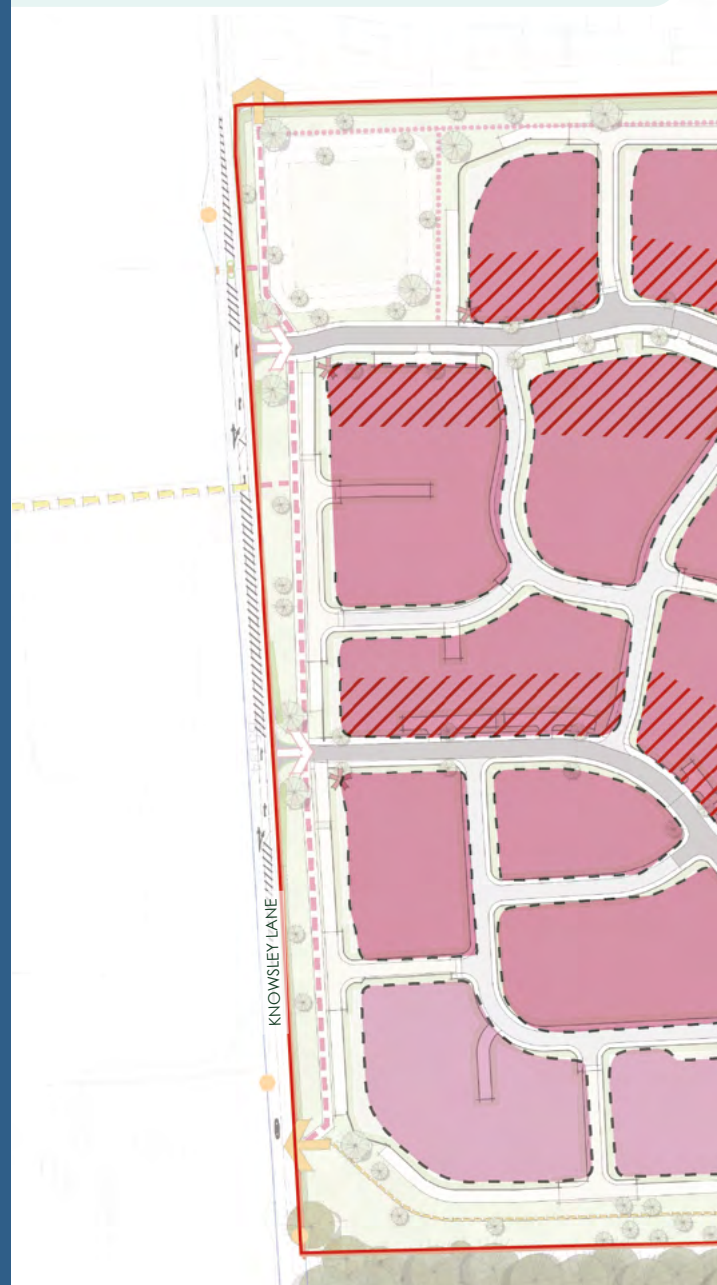
The Character Assessment set out in an earlier section of this Statement, also analyses the existing residential densities of areas across Knowsley Village.

Based on up to 700 dwellings coming forward within the development area, the net density would average approximately 35 dwellings per hectare across the Site. Pockets of development within the centre of the Site should be higher density, especially along the primary street and lower densities will occur to the edges where development interfaces with the wider rural landscape and heritage assets.

Mandatory: The majority of the site is expected to deliver predominantly 2 storey and some 2.5 storey building heights. The use of 3 storey can be explored along the Primary Loop Road only and sporadic in its placement to ensure these are located centrally and along key vista lines.

The highest density development will be located along the Primary Loop Road.

Development must be designed in accordance with policy and the National Design Guide.





Marker Forms, Focal Spaces and Nodes

Focal points located at key junctions in the development should create attractive and memorable public spaces, orientation points and views through the site to key landmark buildings.

Ensure key views are directed along streets to public spaces and green open spaces. Linear spaces or routes have been created to establish vistas which must either end in a defined public open space or be terminated by a landmark building or green feature.

The point where key connections and linear spaces interconnect can create distinctive nodes in the urban structure, improving its legibility and the ability for people to orientate themselves. By designing such spaces into the development, the quality, character and peoples' experiences of it will be greatly enhanced. Junctions and confluences should be marked by features such as distinctively arranged or detailed buildings/ facades, landscape and boundary features and green space. Each node will have a distinctive role, character and identity.

Gateways

Entrance gateways into the development will be designed to have regard to the overall character of Knowsley Village. These spaces, which play an important placemaking role, should integrate with their surroundings and the Site's heritage.

Gateways could reflect the design of the historic gateways into the parkland. These spaces should be distinctive and high quality environments with a positive visual impact. They should present an inviting example of the place that lies beyond, with attractive views into the development framed by 'feature' built form, structural planting and open space.

'Built form is the three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces.'

*National Design Guide,
Ministry of Housing, Communities & Local Government*





Pedestrian/
Cycle/
Emergency
Access
Gateway

Surrounding
landscape
integrated into
the landscape
strategy

Nodes at key
interfaces

Key views
terminated by
built form

Focal points
at key
junctions

Central
Parkland

Key views
terminated by
green space

Buildings
face out
onto open
spaces

Lower
density at the
development
edge

Key views
terminated by
built form

Buildings
face out
onto streets

- ★ Marker building
- Key node
- Green focal space
- Vehicle gateway
- Active travel access
- Active travel/emergency access

5. Identity

Following a detailed assessment of Knowsley Village earlier in the Design Code, the key characteristics that make the settlement and immediate context distinct have been identified. These have been used to inform the appearance strategy in this section of the Statement as part of creating a locally distinct, well design and high quality development for the future.

The appearance strategy responds to these relationships, and identifies three character areas:

- **Village View**- Areas of the Site directly interface with existing development at Parklands and Home Farm Road, however screened by existing mature vegetation along Home Farm Road;
- **Knowsley Lane Core**- The central area of the Site and along the spine road presents opportunities to be higher density; and
- **Knowsley Park and Heritage View**- The southern and eastern areas of the Site directly interface with heritage assets.

Mandatory: Development must be designed in accordance with the Character Areas identified within this code.

'The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses.'

*National Design Guide,
Ministry of Housing, Communities & Local Government*

KNOWSLEY LANE
CORE

VILLAGE VIEW

KNOWSLEY PARK AND
HERITAGE VIEW



5.1 Village View

Village View contains the majority of the most northern areas of the development, which has a direct interface with the existing development within Knowlsey Village (Character Area 1). See section 1.7 for further information about Character Area 1.

The aim of the architectural precedents and indicative visuals are to guide designers in their creation of a high quality, unique and locally distinctive place. The below information and adjacent images outline the main principles that a designer should consider for their scheme within this character area.

Building line and roofscape

The use of a strong build line will help knit the proposed and existing together, reflecting the strong build line of the existing development. The roofscape should also follow a more rhythmic appearance with key marker forms into streets or key vista lines from public open space accentuated.

Density and building typologies

Density will be medium-high, with a predominance of more traditional mixed houstypes (detached, semi-detached and terraced), offering a variety of accommodation in line with policy requirements at time of delivery.

Building heights

Buildings within this Character Area should be 2/2.5 storey high, with key locations accentuated, such as at key intersections, at focal points, or where terminating a prominent vista.

The variation in building heights will aid site legibility and way-finding, as well as add interest and distinctiveness to the streetscene.

Materiality

Materiality and appearance of housing must be consistent with Knowlsey Village to ensure it is contextually appropriate. A predominance in red brick and light toned render should seek to be utilised across this character area.

Street types

The character area has all street types except for the primary loop road and as such, the approach to housing delivery should consider the variation in street type where it interacts.

Boundary treatment (private and public)

Soft landscaping should be the dominant boundary treatment for both private and public spaces. This can include hedging. Matching brick should be utilised on key corners (rear boundary treatment).





5.2 Knowsley Lane Core

Knowsley Lane Core contains the majority of the development, which has a direct interface with Knowsley Lane and the primary loop road and with both the Village View Area and Knowsley Park and Heritage View Area.

The aim of the architectural precedents and indicative visuals are to guide designers in the creation of a high quality, unique and locally distinctive place. The below information and adjacent images outline the main principles that a designer should consider for their scheme within this Character Area.

Building line and roofscape

The use of a strong build line will help aid legibility along the primary loop road and knit Knowsley Lane Core Area with the Village View Area. The roofscape should also follow a more rhythmic appearance with key marker forms (into streets) or key vista lines from (eg. public open space) accentuated.

Density and building typologies

Density will be higher within the Knowsley Lane Area, especially along the primary loop road. There will be a mix of housetypes (detached, semi-detached and terraced), with more terraced and potential for occasional apartment units to increase density, offering a variety of accommodation in line with policy requirements at time of delivery.



Building heights

Buildings within this Character Area should be 2/2.5 storey, with key locations accentuated, such as at key intersections, at focal points, or where terminating a prominent vista. The variation in building heights will aid site legibility and way-finding, as well as add interest and distinctiveness to the streetscene.

Materiality

Materiality and appearance of housing must be consistent with Knowsley Village and must reflect the Village View Character Area to ensure it is contextually appropriate. A predominance in red brick and light toned render should seek to be utilised across this Character Area.

Street types

The Character Area has all street types including the primary loop road and as such, the approach to housing delivery should consider the variation in street type where it interacts.

Boundary treatment (private and public)

Soft landscaping should be the dominant boundary treatment for both private and public spaces. This can include hedging. Estate railings may be used more on public space. Matching brick should be considered on key corners (rear boundary treatment) where appropriate.



Consistent strong internal build line and pairing / repetition of form

Key buildings have opportunities for form, orientation, material change or re-elevation and aid wayfinding and placemaking



5.3 Knowsley Park and Heritage View

Knowsley Park and Heritage View contains the southern and eastern most development extents, with a direct interface with the Knowsley Park and Garden boundary wall.

The aim of the architectural precedents and indicative visuals are to guide designers in their creation of a high quality, unique and locally distinctive place. The below information and adjacent images outline the main principles that a designer should consider for their scheme within this Character Area.

Building heights

As per the Parameters Plan development must not exceed 2 storeys (9m) from ground floor level within Knowsley Park and Heritage View area, providing a sensitive response to the interface with Knowsley Park and Garden, which borders the Site.

Building line and roofscape

The use of a strong build line will help knit the Knowsley Park and Heritage View Area with the Knowsley Lane Core Area and will also reflect the hard boundary of Knowsley Park boundary wall. The roofscape may follow a less rhythmic appearance, with key marker forms into streets or key vista lines from public open space accentuated.

Buildings in key locations should be accentuated by re-elevation and a change in material palettes or boundary treatments, such as at key intersections, at focal points, or where terminating a prominent vista. Due to the lack of variation in buildings heights, re-elevation and re-orientation will aid site legibility and way-finding, as well as add interest and distinctiveness to the streetscene.

Density and building typologies

Density will be medium-low, with a predominance of more traditional mixed housetypes (detached, semi-detached and terraced), with detached and semi-detached making up the majority of the mix, offering a variety of accommodation in line with policy requirements at time of delivery.

Materiality

Materiality and appearance of housing must be consistent with Knowsley Village Core to ensure it is contextually appropriate. A predominance in red brick and light toned render should seek to be utilised across this Character Area.

The use of stone/recon stone may be used in this Character Area, on key buildings, reflecting the sandstone used for the Grade II listed Knowsley Park and Garden original boundary wall.

Street types

The Character Area has shared street and private drives only, the approach to housing delivery should consider the variation in street type where it interacts.

Boundary treatment (private and public)

Soft landscaping should be the dominant boundary treatment for both private and public spaces. This can include hedging. Low stone/reconstituted stone walls may be used for boundary treatments at key locations and for key buildings. Matching brick/stone/reconstituted stone should be utilised on key corners rear boundary treatment, where appropriate.



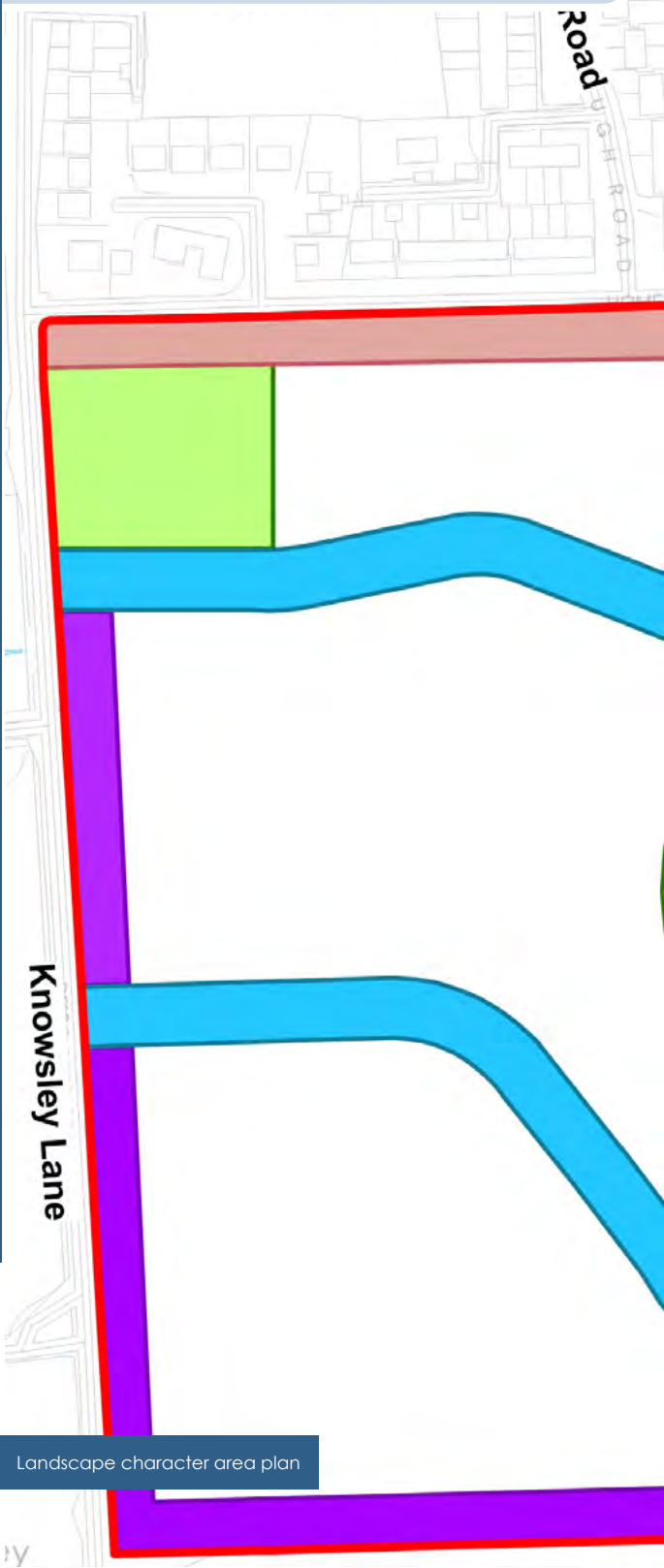
6. Nature and Public Space

Landscape and open space are fundamental components that shape the character of the proposed development. The landscape strategy aims to create an attractive, healthy environment that offers a variety of recreational and ecological opportunities where people live. It also seeks to protect the visual amenity of the surrounding areas of Knowsley Village and Knowsley Park.

Open space and structural landscape planting are grouped into the following areas with the subsequent pages outlining the key design principles.

'Development should enhance the natural as well as the built environment. Nature is essential for health and wellbeing, for biodiversity, shading and cooling, noise mitigation, air quality and mitigating flood risk as well as contributing to tackling the climate emergency. Nature is also central to the creation of beautiful places.'

*National Model Design Code, Part 2 Guidance Notes,
Ministry of Housing, Communities & Local Government*



- Neighbourhood park
- The Avenue
- Village Edge
- Wooded Fringe
- Ecological Corridor

Landscape character area plan



47

Sugar Lane

Parklands

Local Centre

PO

BERRY HILL AVENUE

RIDING HILL ROAD

Berry Hill Avenue

Ross Close Playing Fields

35m

25m

Stanley Grange Business Village

Home Farm Road

Home Farm Road

Spookies Wood

Ash Plantation

Track

h Planta

6.1 Neighbourhood park



Key design principles

The Neighbourhood Park is envisaged as a formal park that sits at the heart of the development. It is bounded to the northern side by built form with Spookies Wood to the south.

FUNCTION AND CHARACTER	- Formal open space offering play, community orchard, access routes across the development, recreational routes and seating. - Accommodate a focal feature at the centre of the park. - Accommodate transitional planting towards the perimeter of Spookies Woods. - Provide amenity open space and an equipped play area (NEAP).
FOOTWAY / CYCLEWAY	- Accessible formalised hard surfaced routes suitable for use as shared cycleway and footways. Minimum 3.0m. Signage and tactile to be designed accordingly. - Where space allows, mown routes through scrub area as informal walking routes.
CURTILAGE TO PLOTS	- Dwellings fronting onto this open space to have front gardens with defensible space of variable depth between 1.5 - 4m. - Estate fencing with single species as a boundary treatment between plots and park, with single species hedging.
DEFINED AMENITY	Play: - Formal NEAP play area to be provided, in accordance with Local Planning Authority requirements. - NEAP to be designed with reference to the latest guidance from Fields In Trust (FIT) 'Planning and Design for Outdoor Sport and Play' and the LPA. - Where space allows, grass mounds to be provided, minimum 1:3 slopes. Community Orchard: - Mix of fruit tree varieties that are well-suited to the local climate and soil conditions. - To be spaced evenly on an arc grid. - Mown paths to be provided between rows for access. - Education signage and storage facilities to be provided. Informal kick about: - A large flexible area of regularly maintained amenity grass for informal play.
STREET FURNITURE	- Seats, lighting, litter bins, railings, fencing and signage as appropriate, to be established through detailed design. - Street furniture to be designed as a 'suite' across site with timber as the main material. - Seating to be at 50m maximum intervals in areas with natural surveillance.
TREES AND PLANTING	- Native species planted as groups and single specimens, with a minimum of 2.0m clear stem. - A third of trees to be heavy standard / semi-mature for instant impact. - Tree to be predominantly formal in habit, aligned primarily to main route through space. - Ensure visibility splays are maintained at accesses from main roads. - Pleached trees to be placed on an arc axis from the central feature, within attractive ornamental planting. - Areas of native scrub mix planting around curtilage of Spookies Wood to discourage access and provide ecological benefit. - Area to be predominantly seeded with suitable amenity grass seeding with large areas of bulbs and/or wildflower along main entrances to park.
PUBLIC ART	Accommodate a focal feature at the centre of the park, to be either a structure (traditional or modern in character i.e. bandstand / modern pavilion), public art or sculpture with local significance, seating or feature paving.



Neighbourhood Park



Surfaced routes



Wildflower seeding



Playful grass mounds



Informal kick about space



Street furniture



Seating areas



Community orchard



NEAP

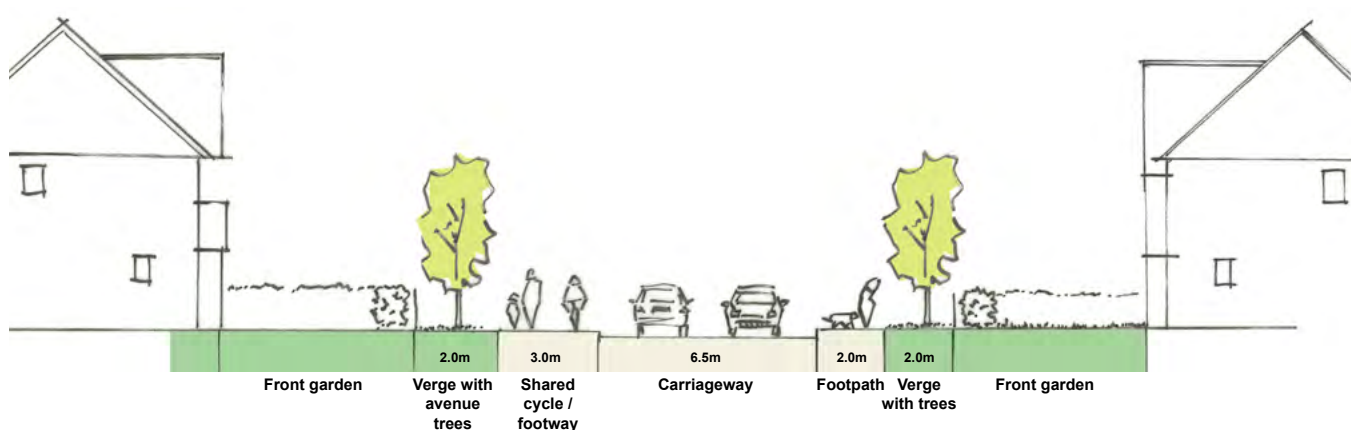
6.2 Primary Loop Road



Key design principles

The Primary Loop Road is the main spine route into and around the Site will be designed as an attractive thoroughfare accessed off Knowsley Lane through two gateways.

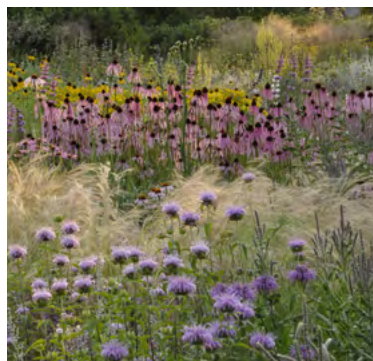
FUNCTION AND CHARACTER	The Primary Loop Road is a formalised route providing strategic traffic movement through the Site, accommodating a shared cycle and footway, and links the two access points into the development. A linear form is reinforced through planting. On street parking prohibited.
FOOTWAY / CYCLEWAY	- A minimum 3.0m shared bi-directional footway / cycleway along one side of the route, with a suitable hard surfaced material using natural colours. 2.0m footway to the opposite side, matching hard surfaced footpath materials used across Site. - Signage / markings to be placed at intervals along route and where cycleway leads onto open space. - Materials to be consistent along route.
CURTILAGE TO PLOTS	- Plots to be largely enclosed with boundary treatments facing onto route to be formalised estate fencing and single species hedges. - At interface with front gardens of variable, minimum 1.0m amenity grass verges. - Where space does not allow, tree planting to be shared with plot frontage planting.
STREET FURNITURE	- Estate fencing to plot frontages along the Primary Loop Road. - Suitable signage / bollards at key junctions for shared cycleway and footway.
TREES AND PLANTING	- Amenity grass seeding to verges with intermittent bulbs planting. - Tree planting to be formal / columnar habit. - Trees to be regularly spaced with placement responding to built form, lighting, plot frontages and visibility splays. - Feature trees (i.e. flowering or colourful leaf) to be placed adjacent to highlighted feature buildings. - Species to be sequential in groups no larger than 3 to avoid impacts of potential disease.



Section through the primary road corridor



Shared footway/cycleway



Gateway entrances

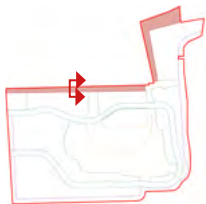


Plot boundary treatments



Columnar trees

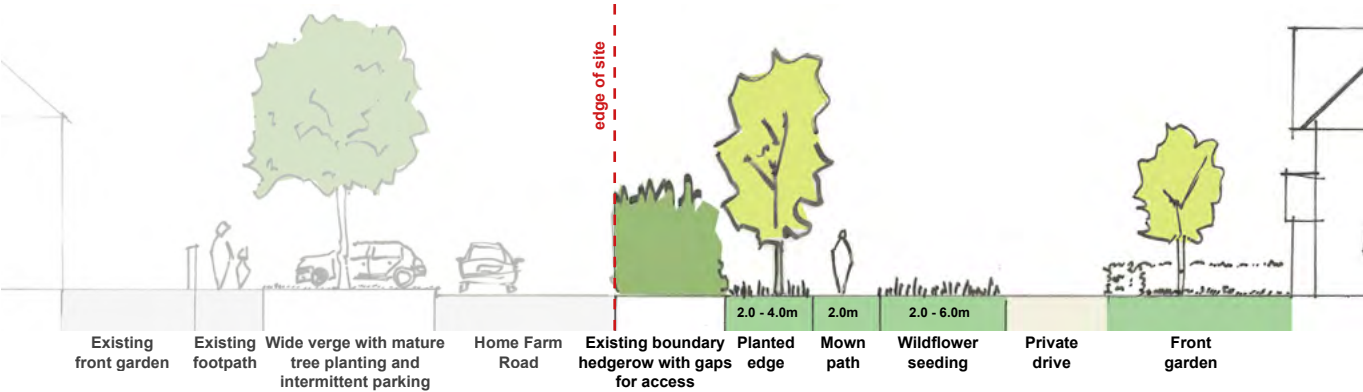
6.3 Village edge



Key design principles

The village edge is the interface to the built edge of Knowsley Village which features a continuous line of hedgerow and borders Ross Close Playing Fields.

FUNCTION AND CHARACTER	The function of this corridor is to strengthen the existing hedgerow by supplementing with native scrub and tree planting, to mitigate the impact of built development on adjacent existing properties.
FOOTWAY	- Provide adequate access into development from Home Farm Road and Knowsley Lane and PROW. - Routes to be minimum 3.0. - Deterrents for unwanted access (motorbikes etc.) to be used where required.
CURTILAGE TO PLOTS	Informal open boundaries with timber knee rail fencing where required.
STREET FURNITURE	- Lighting, litter bins, fencing and signage as appropriate, to be established through detailed design. - Street furniture to be designed as a 'suite' across site with timber as the main material. - Fingerpost signage to wider context where required.
TREES AND PLANTING	- Predominantly mixture of wildflower seeding and tussock meadow. - Trees to be regularly spaced with placement responding to built form, lighting, plot frontages and visibility splays. - Native species planted as groups and single specimens planted in an informal habit. - Blend proposed planting with existing scrub and woodland. - Gateway planting to be formal ornamental blocks and single species hedgerow. - Gateway tree planting to be large semi-mature feature trees with 2.3m clear stem.



Section through Home Farm Road



Village edge



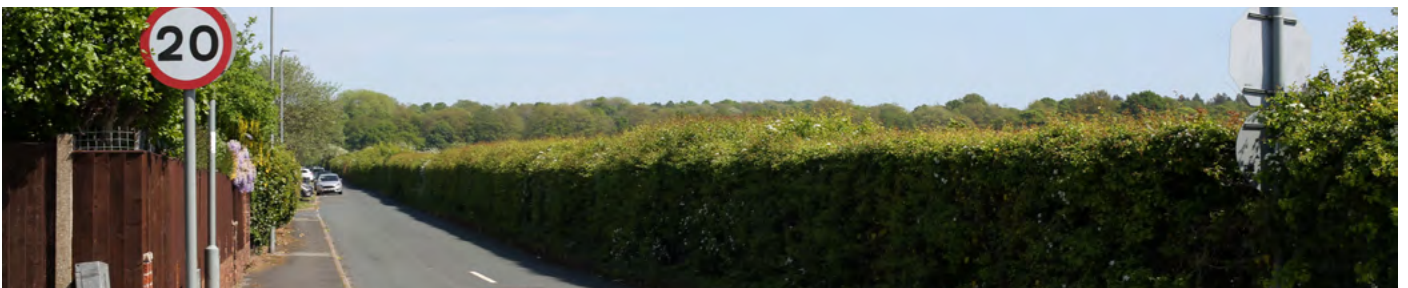
Signage



Native scrub



Proposed native hedgerow mix



Existing hedgerow along Home Farm road

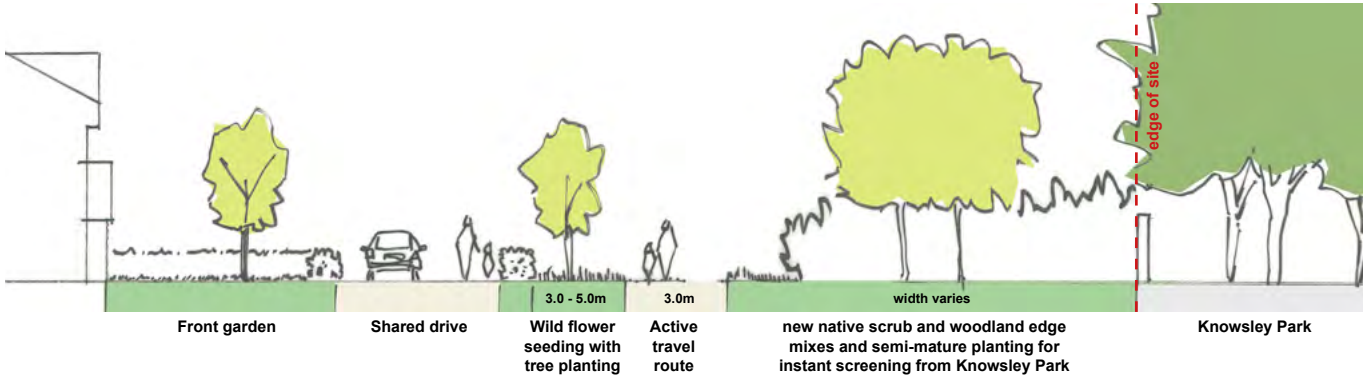
6.4 Wooded fringe

Key design principles

The wooded fringe is the interface to the edge of Knowsley Park and Knowsley Lane and serve as key boundaries influencing the character of the Site to the context.



FUNCTION AND CHARACTER	The character of this fringe is to transition from the rural parkland edge of Knowsley Park into the formal built development of the Site.
FOOTWAY / CYCLEWAY	Provide a suitably surfaced active travel route at 3.0m minimum width, with areas for rest every 200m.
CURTILAGE TO PLOTS	Open frontages with timber knee rail boundary where required.
DEFINED AMENITY	Informal play features to as timber logs and boulders at intervals along route, where overlooked.
STREET FURNITURE	- Seats, lighting, litter bins, fencing and signage as appropriate, to be established through detailed design. - Street furniture to be designed as a 'suite' across site with timber as the main material. - Seating to be at 50m maximum intervals in areas with natural surveillance.
TREES AND PLANTING	- Predominantly mixture of wildflower seeding and tussock meadow, native scrub and woodland scrub mixes. - Trees to be regularly spaced with placement responding to built form, lighting and plot frontages. - Native species planted as groups and single specimens planted in an informal habit. - Placement on edges of the built development to be coordinated with the built form. - Blend proposed planting with existing scrub and woodland. - Provide semi-mature tree planting along gaps filtering views from Knowsley Park along southern edge.



Section through Knowsley Park edge and Development edge



Wooded Fringe



Tussock meadow



Resting spaces



Active travel route



Active travel route



Informal play features



Scrub planting

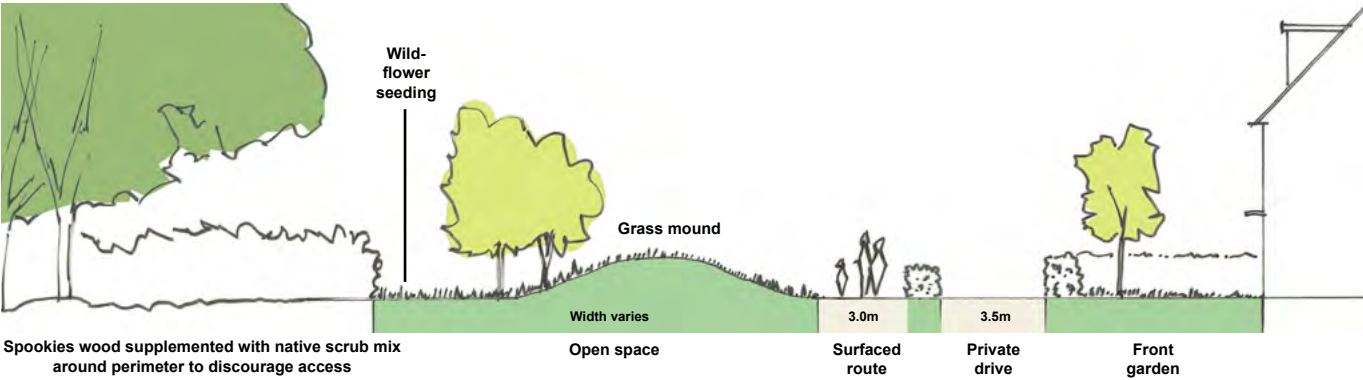
6.5 Ecological corridors

Key design principles

The ecological corridor enhances existing planting by linking corners of the Site through features like attenuation basins, species-rich grassland, meadow, scrub, and woodland to the central area of Spookies Wood.



FUNCTION AND CHARACTER	- The function of the ecological corridor is to create a network of biodiversity enhancements linking to Spookies Wood, aligning with the habitat creation plan. - It is made up of a series of areas with a strongly rural character, largely due to the basins and woodland. - Retain and enhance the woodland and shrub planting, primarily for ecological benefit but also for recreation and amenity.
FOOTWAY / CYCLEWAY	- Two attenuation basins to be designed to meet technical performance requirements. - Basins to be seeded with a suitable wet meadow mix.
CURTILAGE TO PLOTS	Informal open boundaries with timber knee rail fencing where required.
DEFINED AMENITY	- Where recreational routes pass near Spookies, the management strategy should aim to enhance the structural condition of the woodland by creating a woodland edge habitat, allowing light into the woodland to encourage species diversity. Bird boxes: - Location on existing trees within the development to Ecologist specification. - Minimum position 6-7 feet off ground. - Drainage holes in base. - Ensure entrance hole facing north-east and sheltered from prevailing wind and rain and south-facing sun traps. - Location and build-up to Ecologist specification. - Made up of a FSC timber frame, protected and sanded. - Bound any open sides with galvanised wire mesh.
TREES AND PLANTING	- Predominantly mixture of wildflower seeding and tussock meadow. - Trees to be regularly spaced with placement responding to built form, lighting, plot frontages and visibility splays. - Native species planted as groups and single specimens planted in an informal habit. - Blend proposed planting with existing scrub and woodland.



Section through Spookies Wood and Development Edge



Ecological Corridors



Bird box



Attenuation basin

6.6 Sustainable Urban Drainage Systems

The following sections describe the different types of sustainable drainage features that may be suitable for this site to be confirmed through the detailed design process.

Wetlands and Ponds

Wetlands are a series of water treatment features made up of shallow depressions covered in marshy vegetation. To increase the effectiveness of the wetlands in the development, a number of small ponds which will hold permanent or semi-permanent amount of water will be incorporated in the wetland system.

The system will be able to store large volumes of surface water runoff and provide treatment for soluble pollutants. In addition, it will offer significant amenity, ecological, and economic value too.

Effectively designed wetlands and ponds should only receive silt-free surface water runoff, however, with the addition of ponds in the wetland, slightly polluted runoff will be able to be managed due to the ability of micro-organisms within the deeper water to process this pollution.

Where possible a Wetland or Pond water feature will be the preferred option. In extenuating circumstances Detention and Infiltration Basins will be considered.

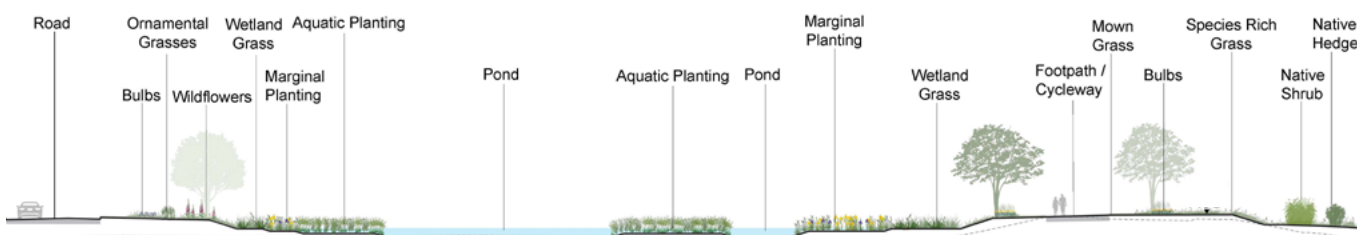
Water Detention

Detention basins are excavated depressions in the landscape which store surface water runoff and either allow it to infiltrate into the ground or drain out at a controlled rate.

Like many other SuDS techniques, detention basins have many wider benefits, aside from just managing water, especially when they are planted with suitable and interesting plant species. For example, they can provide opportunities for play, informal sport, social/amenity space, and ecological habitat creation.

Source control measures located upstream that inhibit silt and pollution entering into the basin and reduce the amount of surface water runoff reaching the basin, must be implemented so to maximise its effectiveness. Doing this means that forebays and substantial erosion control may not be needed, therefore facilitating better integration into the landscape and a reduction in maintenance.

Only to be considered when a Wetland or Pond water feature cannot be implemented.



Illustrative SuDS section

Swales

Swales are linear channels with a flat base that encourage sheet flow of water through suitable planting to store surface water runoff allowing water to infiltrate into the ground.

Swales will collect surface water runoff laterally over kerb edge inlets that reduce the rate of flow. Erosion control and a silt collection arrangement will be needed.

During storm events and heavy rainfall, when the infiltration capacity of the swale has been exceeded, these systems will deposit overflow water to the next drainage feature in the management train.

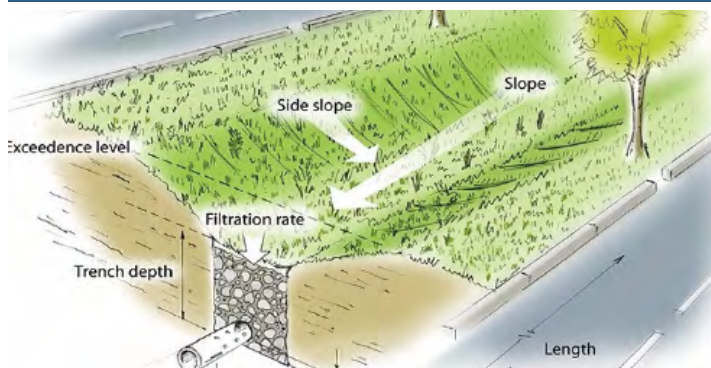
SuDS should be designed to provide multiple benefits- for drainage, nature and people. SuDS should be incorporated where appropriate and viable and should be as naturalistic as possible to compliment the semi-rural context. SuDS ponds should include permanently wet areas to maximise ecological benefits.



Attenuation basin



Attenuation basin



Illustrative swale

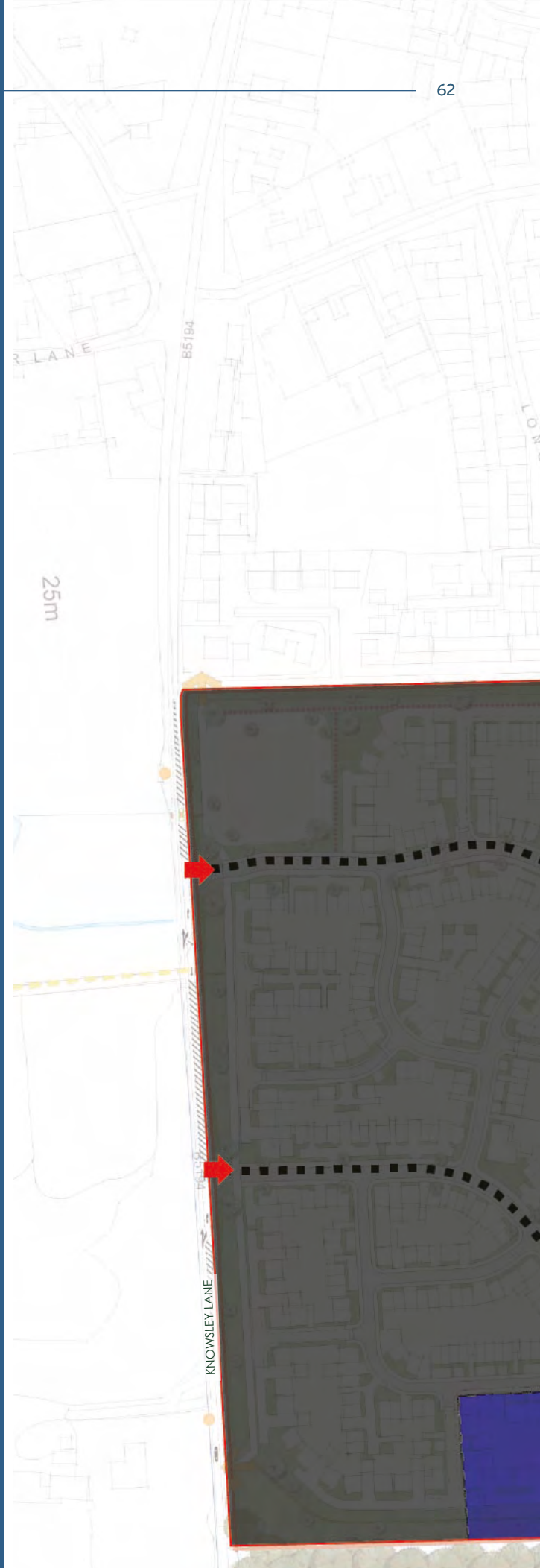


Swale

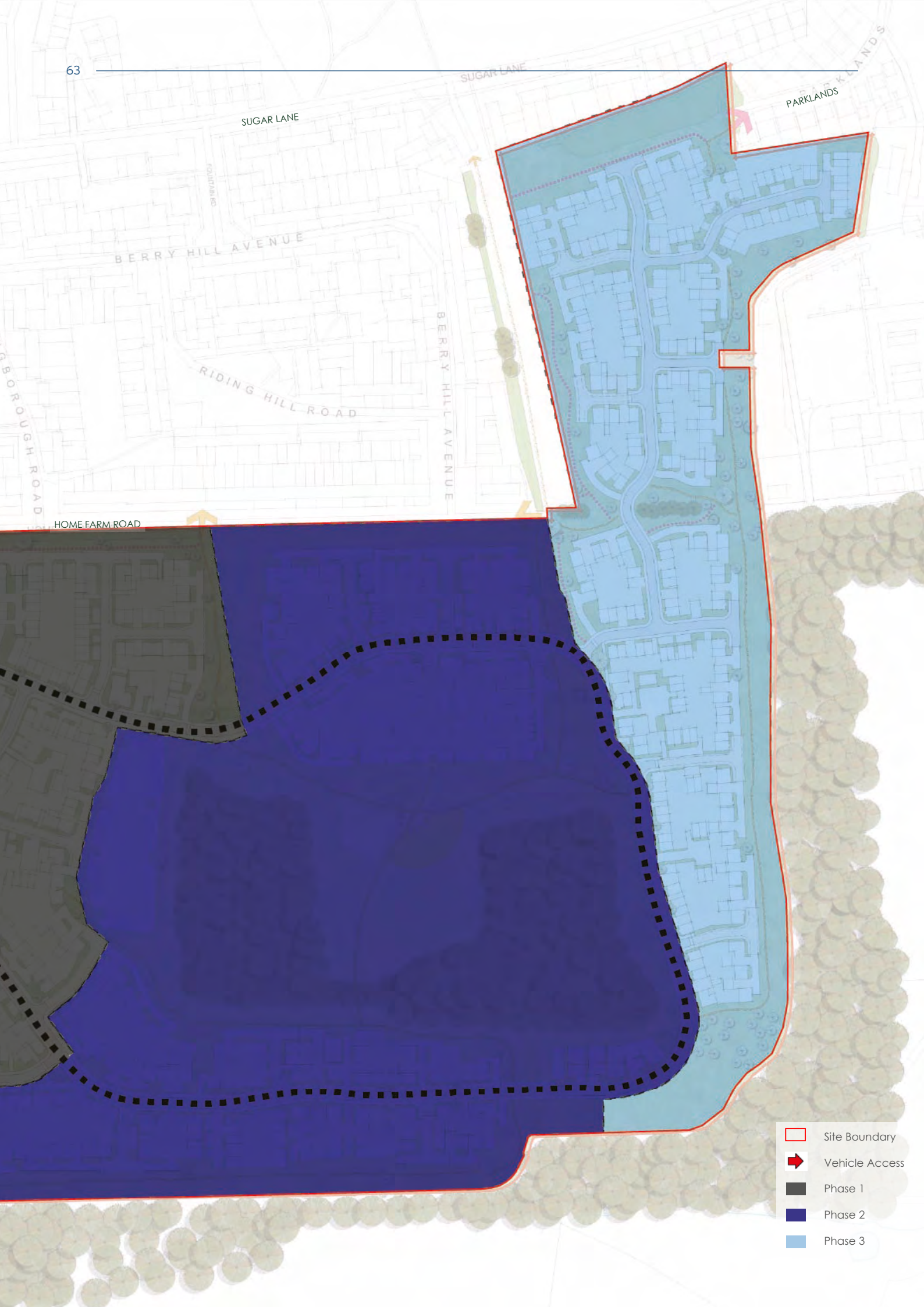


7.1 Phasing

It is envisaged that the Site will likely come forward in three broad phases, as shown overleaf. The submitted Planning Statement sets out further detail at Section 7 on how a Phasing Condition might be worded so as to best allow early delivery of the Site to support the Council's five year housing land position.



Indicative phasing plan



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Approved by	JB

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