CP. CATHEDRAL PRECINCT AREA TYPE

The Cathedral Precinct Area Type refers to the historic area around the Lichfield Cathedral which is covered by the Lichfield City Conservation Area.

It is an area with a very different character to either the city centre or Lichfield's suburbs. It is a historic precinct that grew around the cathedral outside the original city. And yet it is also very internally diverse.

Large parts of the area are taken up by the Pools and Cathedral grounds. The Tissue study that we undertook related to the courtyard block behind the Darwen House but elsewhere the character is based on large houses set within their own grounds both historic and more recent and tighter back of pavement terraced property on Beacon Street.

It is not anticipated that there will be any large developments within the Cathedral Quarter so this Area Type although we have included the southern fringe of the centre around Staffordshire University and Queen's Croft School. While this is not related to the cathedral it potentially has a similar character.

Area Type Vision

The vision for the Cathedral Precinct is based on larger houses set back from the pavement in their own grounds. While this does not currently reflect the character of the whole of the area, the guidance will ensure that this character influences new development.

DESIGN CODE

1. Movement

The Cathedral Precinct includes Beacon Street, a historic primary route into the city and also Gaia Lane an important secondary street. All other streets are minor and few allow through traffic.

CP1.1 Streets

Streets should be designed to serve many functions, not just the circulation of traffic and the parking of cars, but also walking, cycling, play, and social interaction. Movement and place functions should be understood and agreed in the design process. Streets must encourage healthy living as well as providing direct connections to public transport, local facilities and services.

Figure CP.1. Examples of street design providing easy access and movement for all users that encourages walking, cycling, play, and social interaction.

CP1.2 Street Hierarchy

The Street hierarchy of the area is shown on the Street hierarchyplan below.

Guidance on the design of each type of street is included in section 5.

KEY

Primary Streets: Key routes with relatively high volumes of traffic and bus routes (The Friary is the only primary street in the Cathedral Precinct)

High Streets: Key routes lined with shops and other services, normally on bus routes (Bird Street/Beacon Street).

Secondary Streets: Providing access into neighbourhoods and often with local facilities like schools and churches (Gaia Lane)

Local Streets: Most other streets providing access to buildings (the Close/Dam Street)

Tertiary Streets: Mews courts, back streets, cul-de-sacs etc. Providing limited local access. (all other streets)

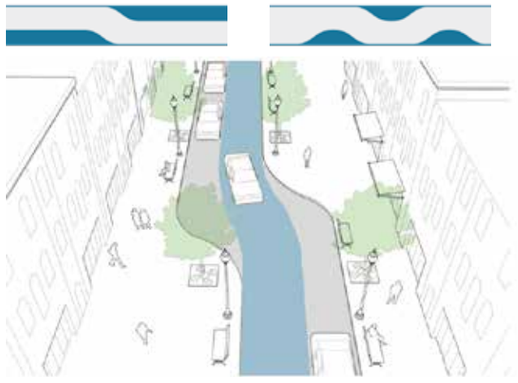
Figure CP.2. Street hierarchy plan in Cathedral Precinct area.

CP1.4 Street Safety

Design for traffic safety can be achieved in a number of ways through the configuration of roads and the design of carriageways. Street deflection is not the only way to achieve this – straight roads and orthogonal layouts are acceptable.

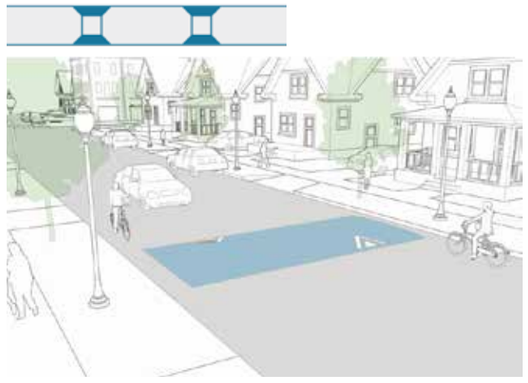
Chicanes/ Lane shift

Horizontally deflects a vehicle and may be designed with striping, curb extensions, or parking.



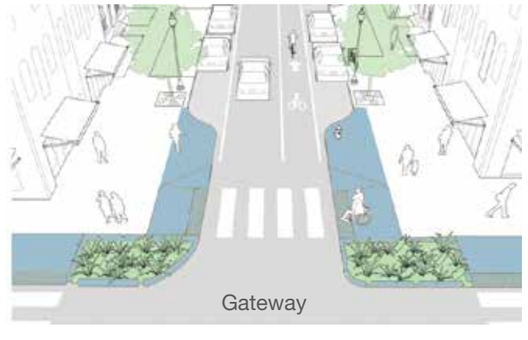
Speed hump

Vertically deflect vehicles and may be combined with a midblock crosswalk.



Gateway

Curb extension at the entrance of a low speed street that helps indicate transition to incoming cars.



Narrower Lanes

Provide traffic calming effect & allow space for all user needs (cycle lanes,footway, etc.)

Figure CP.3. Examples of different traffic calming strategies. ©Urban Street Design Guide

CP1.4 Connected Streets

A connected network of streets that is easy to find your way around provides the frame that gives shape to all neighbourhoods.

It is not anticipated that there will be developments of sufficient scale to include new streets in the Cathedral Precinct.

However the character of the area is based on streets that do not allow through traffic. The Cathedral Close is an obvious example but it is also true of many of the streets off Gaia Lane.

These streets do however remain permeable to pedestrians with connections at their end to the footway network.

CP1.5 Public Transport

All housing within the Cathedral precinct will be within a 5 minute walk of a bus stop and also within easy reach of the city centre.

CP1.6 Walking Routes

All streets should provide footways of **at least 2m** in width on both sites. Exceptions need to be accessed and approved via relevant application.

Where a shared space solution is proposed, footways should be delineated by low kerbs.

New schemes should preserve and link to existing footways.

CP1.7 Cycling and Micro Transport

Streets should make provision for cycling. Where opportunities arise segregated cycle lanes will be provided on Beacon Street/Birds Street.

Elsewhere cycling on local streets will take place within a shared carriageway and should provide links to existing off-road cycle routes especially around Beacon Park and the pools.

Figure CP.4. Use of micro transport is encouraged.

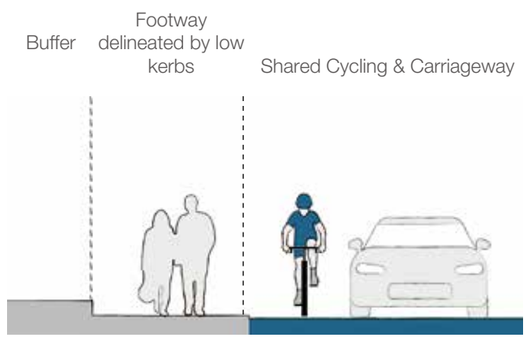


Figure CP.5. Cycling on shared carriageway.

CP1.8 Junctions

All new and redesigned junctions must prioritise pedestrians and cyclists in line with the new Manual for Streets.

The accommodation of swept paths and visibility splays must not create diversions for pedestrians.

On local streets, pavement crossovers are acceptable.

Figure CP.6. Shared spaces with pavement crossovers at junction.

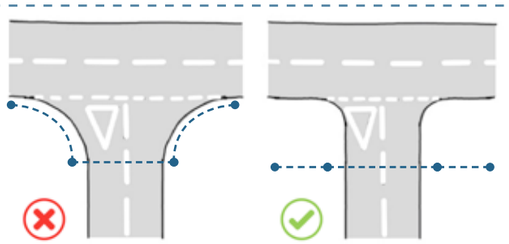


Figure CP.7. Tighter radii allow pedestrian desire line to be maintained and reduces vehicle speeds while turning corners.

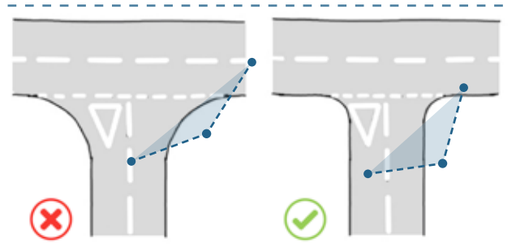


Figure CP.8. Pedestrian don't have to look further behind to check for turning vehicles. Pedestrian can easily establish priority because vehicles turn slowly.

Figure CP.9. Pedestrian areas will be designed as shared spaces with pavement crossovers at junctions.

CP1.9 Emergency Access and Servicing

Emergency vehicles must be able to access to within **30m** of every home. Care should be taken to ensure that parked cars don't block this access.

Refuse vehicles should be able to access within **10m** of all bin stores.

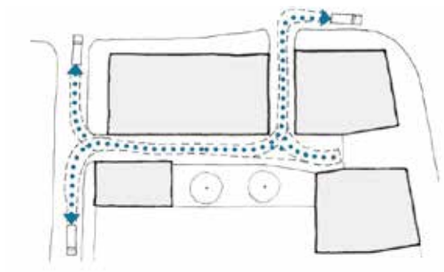


Figure CP.10. Vehicle swept path analysis to ensure service vehicles are able to use & turn within proposed layout

Figure CP.11. Emergency access and servicing will take place from the pedestrianised areas with time limiting servicing to shops

Communal Provision: An alternative for terraced housing as well as for apartments is communal provision.

In-curtilage Provision: This can be provided to the side or rear of the property in detached housing. For terraced housing, collection needs to either be from the rear or a bin store needs to be provided at the front.

Bring Points: An alternative is to use underground waste storage bins, which requires a specialist collection vehicle.

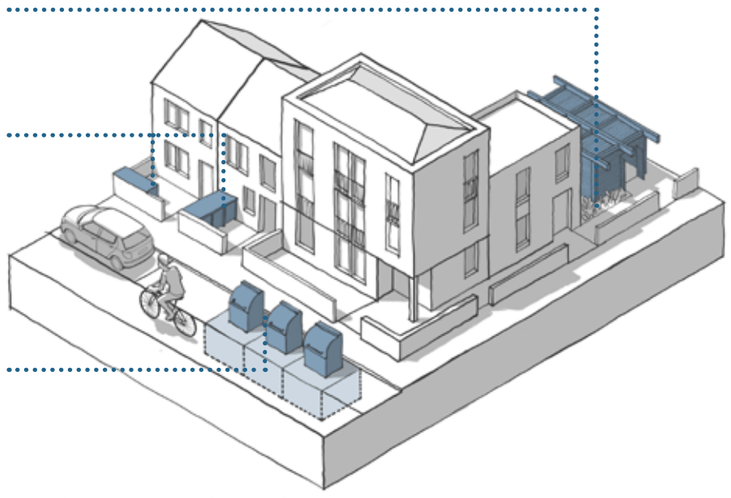


Figure CP.12. Refuse collection options for residential. © NMDC

CP1.10 Parking Standard

Allocated parking must be provided to the following standard:

- **3 spaces** for **5 bedroom** homes and above
- **2 spaces** for **3 and 4 bedroom** homes
- **1 space** for **1 and 2 bedroom** homes

Unallocated visitor parking must be provided as **one space per four homes**.

All parking will enable electric charging points.

CP1.11 Allocated Parking

Allocated parking provided on plot should be to the side or rear of the property.

In-curtilage parking in front gardens is not permitted.

1. On-street parking
2. Surface level car park courts
3. Semi-basement car park
4. Ground floor car park
5. Multi-storey car park
6. Basement car park

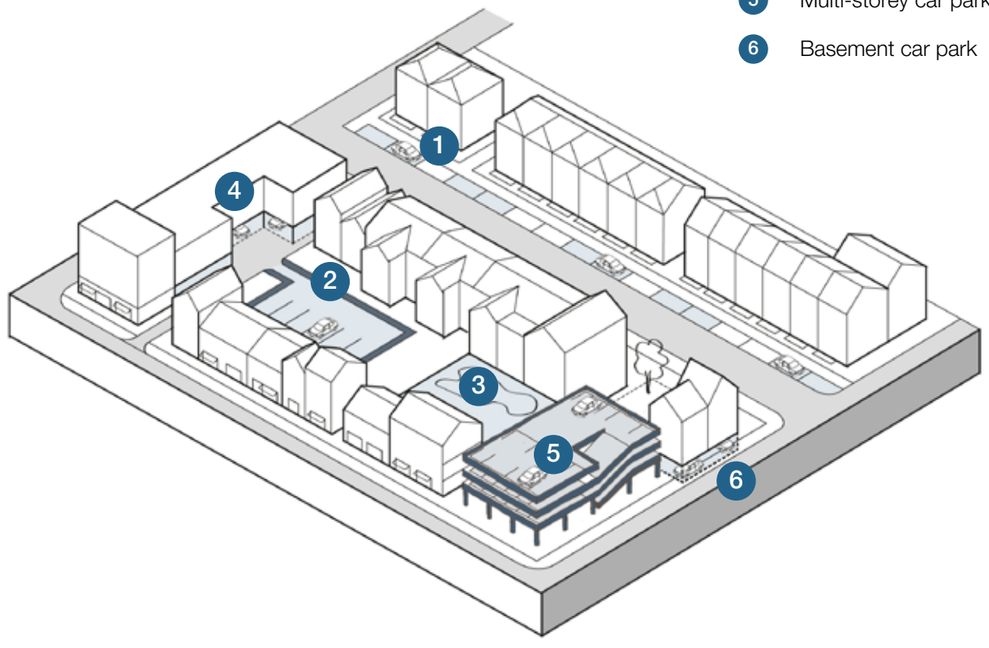


Figure CP.13. Parking typologies (Details as shown in Figure CP.15 Parking typologies table on the next page)

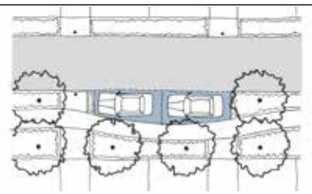
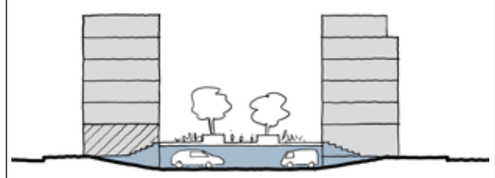
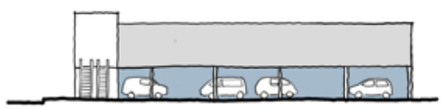
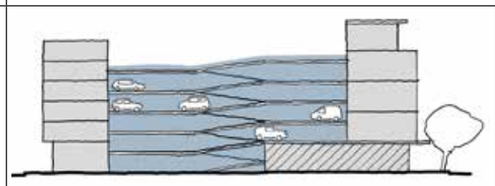
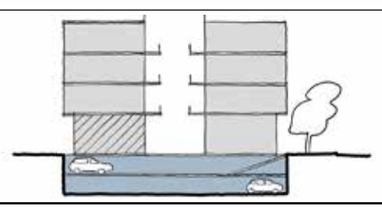
		Urban Parking Options		Illustrations	Example images
UNALLOCATED PARKING	1	On-street parking	On-street parking can be in defined bays with limited runs interspersed with pavement build-outs, planting and street trees.		
	2	Surface level car park courts	Where a large area of surface parking is needed, it should be located towards the rear of block or plot, away from the main frontages. Planting and reduce the visual impact.		
ALLOCATED PARKING	3	Semi-basement car park	In mixed-use blocks, semi-basement parking can be positioned under courtyard of the block.		
	4	Ground floor car park	Car park of supermarkets or shopping centre can be built on the ground floor underneath the building.		
	5	Multi-storey car park	Multi-storey car park can be ‘skinned’ by other uses and wrapped by active ground floor uses.		
	6	Basement car park	Basement level car park may be used for offices.		

Figure CP.14. Parking typologies table

CP1.12 Visitor Parking

Visitor parking is important for the cathedral and should be provided an unobtrusively as possible. This is likely to be in the car parks on the northern edge of the city centre and the pay and display car park on Beacon Street will become a development site.

CP1.13 Garages

Garages provide useful storage for cars and bikes, and must not be positioned in front of the building line.

A parking space in a garage can only be counted as part of the policy provision if the internal space is **at least 3m** wide.

CP1.14 Cycle Parking

Cycle parking must be provided to all properties in the Cathedral Precinct Area Type to the standard of **at least 2 spaces per dwelling**.

Bike storage should be within a garage or a secure bike shelter within the property’s curtilage.

Figure CP.15. Visitor cycle parking should be provided throughout the Cathedral Precinct.

2. Nature

The Cathedral Precinct Area Type is one of the greenest parts of Lichfield. It includes extensive areas of green space and the area is dominated by mature trees that should be protected and enhanced, with many of its homes set within extensive gardens.

CP2.1 Open Space Provision

Existing open space means that the Cathedral Precinct already meets Natural England's Green Infrastructure Standards.

The Pools and Beacon Park form part of a network of green infrastructure that stretched throughout the district and which contributes to visual amenity, recreational use and biodiversity features.

Mature trees are an important part of the character of the area and should be preserved as set out in section CD2.9

CP2.2 Open Space Standard

Because of the amount of open space around the Cathedral Precinct there will be no requirement for new housing to provide additional green space. Provision will therefore be met by off-site provision to contribute to the improvement and upkeep of existing green spaces.

Figure CP.16. The Pools and Beacon Park

CP2.3 Play Space

All housing must have access to good quality play provision and should be within:

- 100m of a Local Area of Play (LAP)
- 400m of a Local Equipped Area of Play (LEAP)
- 700m of a Neighbourhood Equipped Area of Play (NEAP)

If these do not already exist they will be a requirement for any scheme of more than 50 homes.

CP2.4 Open Space Design

Where schemes abut existing green space the following rules will apply:

1. Housing shall not back onto public green space. It is only permissible to back onto school grounds or other spaces not open to the public.
2. Public spaces should be overlooked from surrounding buildings to avoid the risk of anti-social behaviour.
3. Public spaces should be designed to avoid conflicts (such as noise from playgrounds) with neighbouring uses.
4. Public spaces should be open and accessible to everyone.
5. Open spaces should be designed to maximise biodiversity.
6. Appropriate management arrangements must be in place.
7. Parks and play areas should have a boundary fence/railings.
8. Where possible, efforts should be made to design developments to ensure that known, significant, below ground archaeological features are retained in situ within a development's open space.

Local Areas of Play (LAP): With a few fxed items of play near to the home.

Local Equipped Areas of Play (LEAP): With at least fve pieces of equipment for slightly older children.

Neighbourhood Equipped Area of Play (NEAP): With at least fve pieces of equipment for slightly older children.

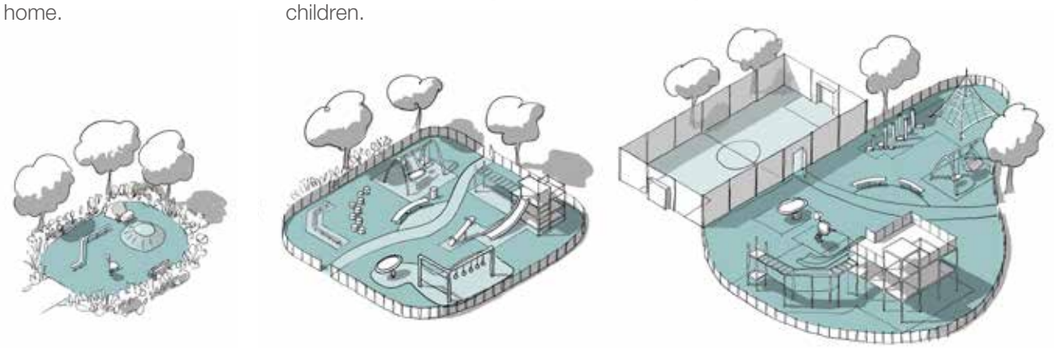


Figure CP.17. Three levels of play space. ©NMDC

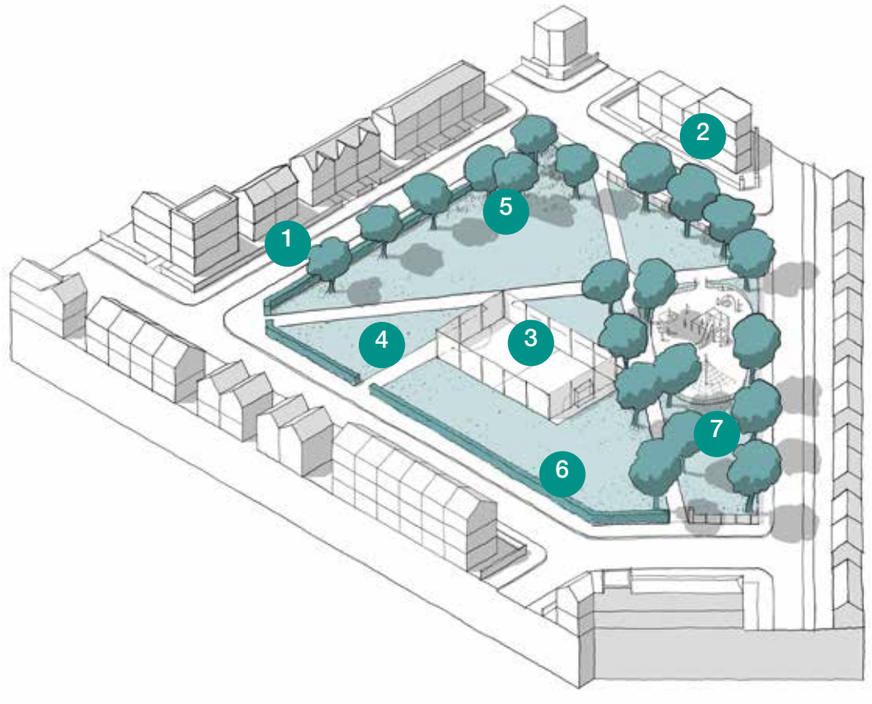


Figure CP.18. Open space design principles. ©NMDC

CP2.5 Biodiversity

In line with national policy, all new development must achieve at least a **20%** Biodiversity Net Gain in line with local policy.

This can include enhancement or restoration of existing habitats, or creation of new habitats that compliment and contribute to the Nature Recovery Network. Developments must demonstrate where and how this habitat can be incorporated within a scheme.

Development proposals must be supported by the appropriate ecological surveys to identify the potential to impact upon species and habitats, and the latest Biodiversity Metric Calculator where required.

Other ecological enhancement measures should be integrated into development sites including landscaping and planting to increase biodiversity, hibernacula creation, wildlife pond creation, and species boxes i.e., for birds, bats, bees, and hedgehogs.

Fragmentation of habitats should be minimised and opportunities for restoration, enhancement, and connection of natural habitats (including links to habitats outside Lichfield District) should be maximised. This includes retaining and integrating ecological corridors that connect to suitable green spaces within a development and the wider landscape to allow the movement of animals and continuation of viable populations.

Figure CP.19. Biodiversity Improvement

CP2.6 Water and Flood

The Pools sit within a shallow valley between the Cathedral and Lichfield City Centre parts of which are in Flood Zone 3. However most of the area is not affected by flooding and a flood risk assessment would only be required for larger schemes that are unlikely to happen in the area.

An Emergency Plan (EP) should be provided if relevant pedestrian and/or vehicular access and escape routes of a proposed development would be affected during a flood from any source.

Proposals for all buildings, hard surfacing or extensions should submit a Foul and Surface Water Drainage Statement or have standard drainage conditions attached. This is set to increase in the future because of changes to weather events and sea levels due to climate change.

CP2.7 Sustainable Urban Drainage

All new development must incorporate Sustainable Urban Drainage Systems (SuDS) to achieve a greenfield run-off rate.

These should be integrated with the overall public realm strategy and can be achieved by natural or engineered means.

SuDS can be adapted to suit any site and can contain different and various components, with multiple applications and benefits to achieve sustainable water management. When creating a SuDS network, various factors need to be considered at different scales:

- **Masterplan Scale**: water demand, efficiency, space provision, river corridors, habitats, soil, landscape, geology
- **Site Scale**: existing natural drainage patterns, runoff rates, storm water features, amenities, “place making” and landscape character
- **Building Scale**: water efficiency features, green roofs, living walls, water butts etc.

Please refer to Staffordshire County Council (SCC) SuDS handbook for detailed advice and guidance on SuDS design.

CP2.8 Permeable Surfaces

Hard standing, driveways and pathways decrease the percolation of water into the ground which increases surface water run-off and in turn contributes to flooding.

New hard surfaces which are not part of the public highway should be designed to be permeable.

Figure CP.20. Example of surface run-off treatment

CP2.9 Trees and Verges

The historic character of the Cathedral Quarter is to have extensive tree cover but most trees are in private grounds rather than on street.

The whole of the Cathedral Precinct is part of a conservation area so that all trees are protected and need authorisation from Lichfield Council before any works that will impact / harm the tree is undertaken.

In line with local validation guidance an arboricultural survey to BS5837-2012 must be undertaken where there are semi-mature / mature trees / protected trees (TPO or Conservation Area) or hedgerows within the site and/or off-site trees **within 15 metres** of the application site (including street trees). This is irrespective of whether the trees are to be removed or retained. All trees rated A and B (per BS5837-2012) must be retained unless exceptional circumstances can be demonstrated.

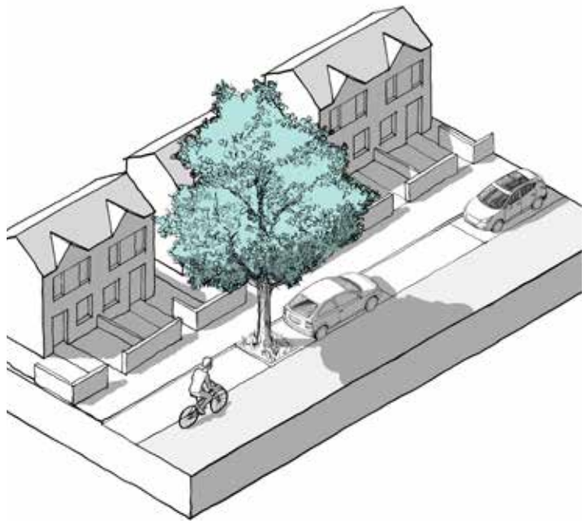


Figure CP.21. Street tree design principles. @NMDC

3. Built Form

The character of the Cathedral Precinct is centred on the Cathedral Close with villas built in a variety of architectural styles fronting onto the cathedral green. Elsewhere the character varies from the more urban form of Beacon Street to the looser more suburban housing to the north. The whole area is however part of a conservation area. A Heritage Statement is therefore required as part of applications for new development.

CP3.1 Density

The density of new development within Cathedral Precinct Area Type is much lower than the city centre but is also very variable, with some areas characterised by large individual homes and others by tightly packed terraces.

The code therefore does not include density guidance for this Area Type.

CP3.2 Grain

The grain of development relates to the number and variety of buildings in an area. Fine grained areas are made up of lots of different buildings whereas course grained areas are either made up on a few large buildings or a large number of very similar buildings.

The grain of the Cathedral Quarter varies from tightly grained buildings at the junction of Gaia Lane and Beacon Street and the courts behind Dawen House to individual houses in their own grounds to the West. The Cathedral of course is also a very large building and the Close is made up of large buildings in their own grounds.

New development must reflect the grain of its surroundings and developers will be expected to submit analysis to show how this has been done.

Figure CP.22. Urban grain in Cathedral Precinct area.

CP3.3 Urban Form

The traditional form of the Cathedral Quarter is based on villa blocks. These consist of individual or semi-detached villas set back from the street behind a wall or railings and standing within their own grounds.

The degree to which these villas are set back from the street varies across the area and there is also a huge variation in the building line with some buildings build right up to the back of pavement.

New development in the Cathedral Precinct should therefore replicate the character of the immediate surroundings. All buildings must face onto the street and take their primary access from it.

CP3.4 Building Line

The building line is the primary front face of buildings as they face the street. It determines the enclosure of the street and its character depends on the extent to which buildings follow the line.

The Cathedral Quarter has a defined building line in only parts of the area (see the plan below).

New development must follow this building line subject to the permissible variations on the following pages.

Where development proposes to depart from this proposed building line this will need to be justified by a master planning exercise.

CP3.5 Building Line Variance

The front face of all new buildings can vary by **up to 1m** from the building line.

Setbacks and projections such as balconies are permitted.

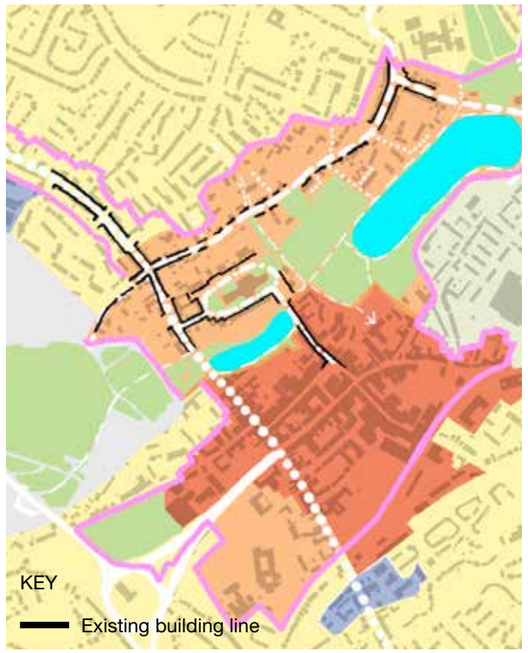


Figure CP.23. Building line in Cathedral Precinct area.

CP3.6 Building Line Frontage

All buildings should front onto the building line and take their main access from it.

Buildings should have windows on the building line frontage to provide eyes on the street.

(see also Active frontage CP6.4)

On corner blocks, building should have windows on both elevations and would generally take their access from the most important of the two streets.

CP3.7 Building Line Compliance

The character of the Cathedral Precinct is for its building line compliance to vary hugely. Building line compliance will therefore be based on the site context.

CP3.8 Building Heights

Buildings in the Cathedral Precinct (other than the Cathedral itself) are predominantly 2-storey with some 3 storey elements.

Floor to ceiling heights mean that many of the Georgian and Victorian 2 storey buildings are the height of a modern three storey building.

It is important that the contrast between the Cathedral and its surrounding buildings be maintained.

No new buildings will therefore be permitted with an eaves height of **more than 10m** and a **maximum height of 3m** above this excluding chimneys and aerials.

4. Identity

Identity relates to the architectural design of new buildings. The character of the Cathedral Precinct is very precious but it is made up of a variety of architectural styles. The Gothic Cathedral was built between 1195 and 1330 and the close retains a few medieval buildings plus the remains of a defensive wall, most of the buildings around the close are Georgian and Victorian. It is important that new buildings respect this diverse architectural heritage.

Figure CP.24. Variety of architectural styles in Lichfield Cathedral Precinct area.

CP4.1 Scheme design

All new development must be accompanied by a Design and Access Statement that sets out a rationale for the design of the scheme.

This must include an assessment of the character of the area surrounding the scheme. The Lichfield Extensive Urban Survey and Lichfield Historic Environment Assessments are be useful documents to support the creation of local character assessment.

This character will include materials, architectural styles, window design, the shape of roofs and architectural detailing.

The Design and Access Statement must show how this analysis has influenced the design of new buildings.

CP4.2 Site Design Codes

Developers of larger schemes must include site design codes as part of outline planning applications. These should replicate the provisions of this design code but can go into far more detail on items such as:

- Architectural design
- Materials
- Roof design
- Standard housetypes / pattern books
- Boundary treatments
- Building detailing such as porches and bay windows
- Colours

CP4.3 Conservation Area

The whole of the Cathedral Precinct is in a conservation area and this code should be read alongside the Conservation Area Appraisal which should be used to guide building design.

CP4.4 Architecture

The code is not prescriptive in terms of architectural style. Scheme are encouraged to fit in to their surroundings although this can be done in a historical or a contemporary style. However the Provisions on this page should guide design.

CP4.5 Set Back

The predominant villa form of the Cathedral Precinct includes buildings set back from the pavement behind a boundary wall or railing.

This should be replicated in new development.

However in places where the existing buildings are set at the back of pavement this is also acceptable.

CP4.6 Ground Floor Design

Many of the buildings in the precinct include a different treatment for the ground floor. There is scope to replicate this in new buildings.

CP4.7 Entrances

The entrances to buildings should be marked architecturally by use of material, canopy or surrounds.

CP4.8 Rooflines

The Cathedral Precinct has a huge variety of roof types including steep tiled roofs, hidden Georgian roofs and gables facing the street. New development should reflect this diversity.

CP4.9 Windows

Windows must be orientated vertically with visible lintels and cills and deep reveals. The use of bay windows is encouraged.

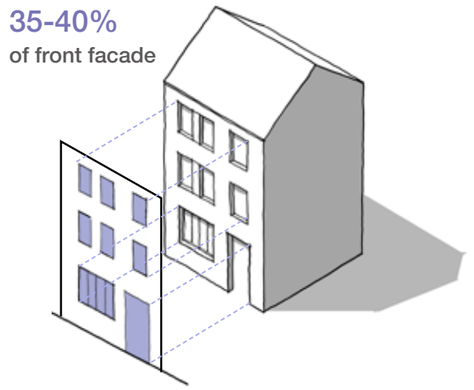


Figure CP.25. Window openings account for 35-40% of the front façade

Window openings should account for **35-40%** of the upper floors of the front façade to create a well-balanced ratio of solid to void.

CP4.10 Materials

The Cathedral Precinct includes a variety of materials including red brick, render, half-timber and stone (both Sandstone matching the Cathedral and Limestone). New development will reflect these materials although render will not be permitted.

5. Public Realm

Public realm guidance relates to streets and public squares (parks and green spaces are dealt with in section 2). Guidance on streets is based on the hierarchy described in rule **CP1.2** and the guidance in this section is largely based on that structure.

CP5.1 Street Type

The design of streets will vary with the type of street. Street design must therefore be based on the hierarchy of streets set out on the plan to the right.

This street hierarchy includes:

- **Primary Streets:** Key routes with relatively high volumes of traffic and bus routes (The Friary is the only primary street in the Cathedral Precinct)
- **High Streets:** Key routes lined with shops and other services, normally on bus routes (Bird Street/Beacon Street).
- **Secondary Streets:** Providing access into neighbourhoods and often with local facilities like schools and churches (Gaia Lane)
- **Local Streets:** Most other streets providing access to buildings (the Close/Dam Street)
- **Tertiary Streets:** Mews courts, back streets, cul-de-sacs etc. Providing limited local access. (all other streets)

CP5.2 Street Design

Where new streets are being created or existing streets are being improved, they must follow the guidance set out in the street sections overleaf.

Street Type	Primary Street	High Street	Secondary Street	Local Streets	Tertiary Streets
Traffic	Two Way	Two Way	Two Way	One or two way	Two way
Enclosure ratio	1:3	1:1.5	up to 1:2	up to 1:2	NA
Width between Building Lines	12-24m	11-15m	Variable must respect context	Variable must respect context	Variable must respect context
Active Frontage	No requirement	At least 30% of building frontage	Permissible but no requirement	No requirement	No requirement
Design Speed	30mph	20mph	20mph	20mph	20mph
Building line Compliance	65%	75%	Variable must respect context	Variable must respect context	Variable must respect context
Set Back	0-5m	0-2m	0-5m	Variable must respect context	Variable must respect context
Parking	None	None	On Plot in driveways. Visitor parking on street in marked bays	On Plot in driveways. Visitor parking on street in marked bays	On Plot in driveways. Visitor parking on street in marked bays
Cycling	Designated bike lanes	On carriageway	On carriageway	On carriageway	On carriageway
Footway	At least 2.5m	At least 2.5m	At least 2m	At least 2m	Shared surface
Street Trees	On at least one side spacings no greater than 30m	No requirement	No requirement	No requirement	No requirement

Primary Streets

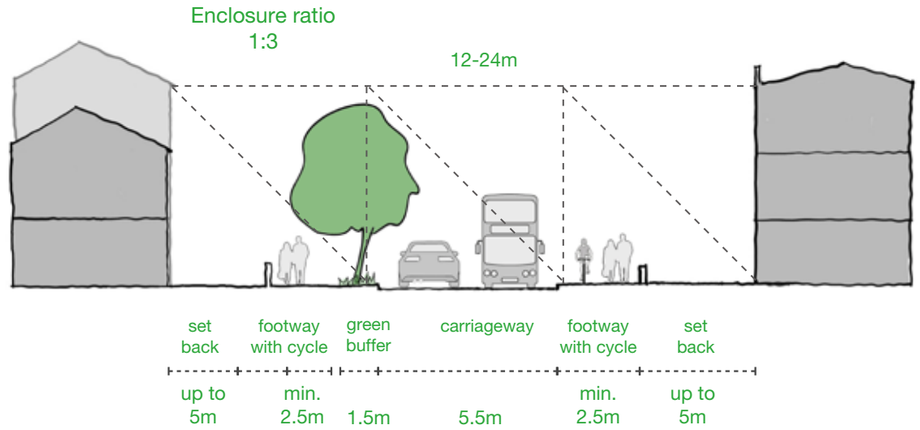


Figure CP.26. The Friary

Secondary Streets

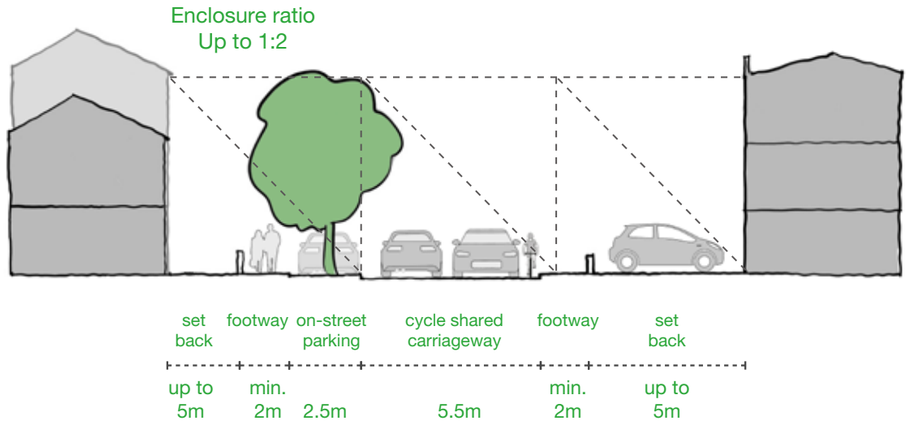


Figure CP.28. Gaia Lane

High Streets

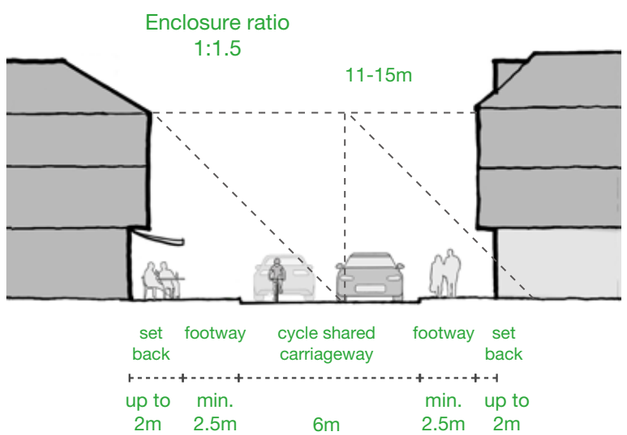


Figure CP.27. Bird Street Beacon Street

Local Streets

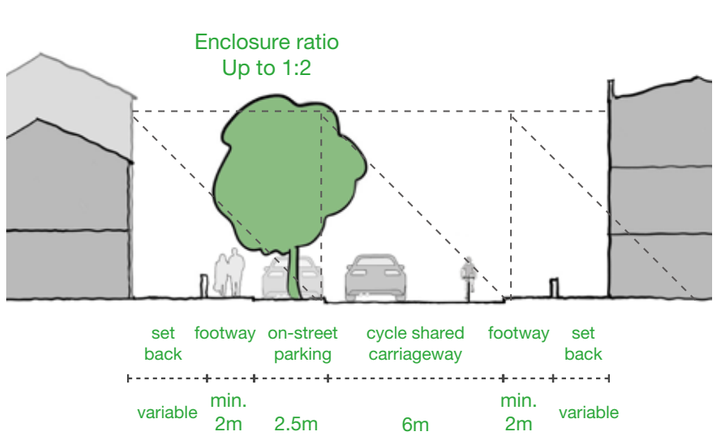


Figure CP.29. The Close / Dam Street

Tertiary Street

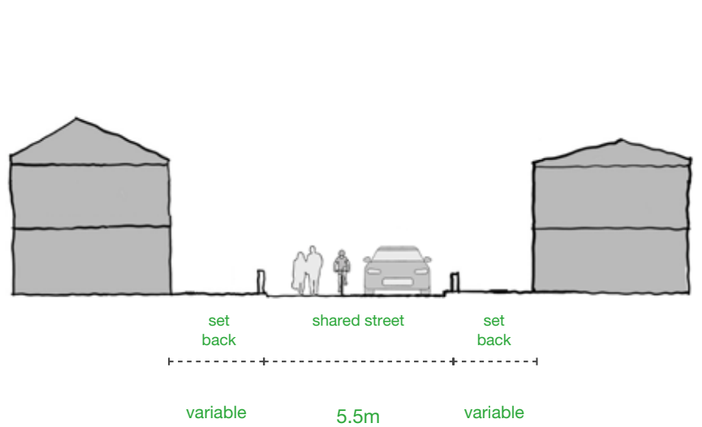


Figure CP.30. An example of a tertiary street in Cathedral Precinct area

6. Uses

CP6.1 Extensions

Within the Cathedral Precinct, existing residential household extension lies within a conservation area that affects Permitted Development Rights. These rules will apply when extensions require Planning or Listed Building consent.

In much of the Cathedral Quarter Area Type there will be scope to extend and alter existing dwellings. However, in order to assist the determination of proposals the Design Code sets out the following parameters on extensions to existing residential dwellings:

General principles

Extensions to existing dwellings must not adversely affect the level of amenity enjoyed by neighbouring properties. Impacts to amenity can compromise one or more of the following:

- A reduction in levels of daylight and sunlight to the main windows of habitable rooms;
- A reduction in sunlight to a garden;
- Overlooking resulting in a loss of privacy; and/ or
- An increase in the 'sense of enclosure' experienced within a habitable room or garden.

One key way of maintaining the amenity of neighbouring properties is to apply the **45-degree rule**, which means no extension should go beyond a 45 degree line taken from the centre point of nearest window of neighbouring dwelling.

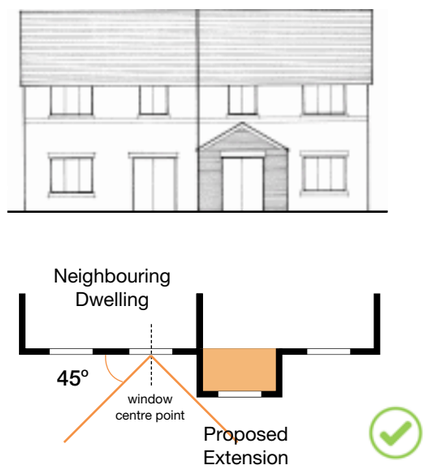


Figure CP.33. Use the 45-degree rule to avoid impact on neighbouring development (Plan)

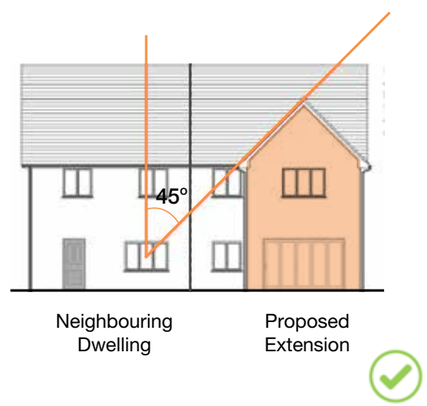


Figure CP.34. Use the 45-degree rule to avoid impact on neighbouring development (Elevation)

The cumulative area of extensions to properties **must not exceed 50%** of the original garden space of a property.

≤ 50%
of original garden space

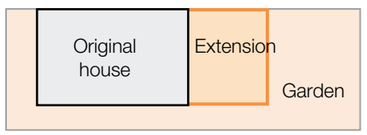


Figure CP.31. Overall extension footprint must not exceed 50% of the original garden space.

All extensions and additions to residential properties must be for residential use unless ancillary.

All proposals should be designed to match the character and appearance of the existing dwelling. In some instances, modern and innovative design can be achieved. This requires a Design and Access Statement setting out the design rationale.

Dormers

The addition of dormer windows, particularly if they are poorly designed in terms of scale, shape and proportion or badly sited, can have severe, detrimental effects on the streetscene. Dormer windows to the front of the roof will only be granted planning permission, where they already exist as an established feature of the street. Instead, the Cathedral Precint makes allowances for dormers on rear-facing roof slopes.

Where dormers are proposed, the following parameters must be met:

- **Size:** a dormer window must be in proportion to the size of the original roof. It **should not exceed half the height** of the roof (measured from the eaves to the ridge) and **should not be more than half the width** of the existing roof on which it is intended to be situated – measured halfway between the ridge and eaves. Often multiple dormers will be more in-keeping than a single dormer. In such instances the sum of the width of the dormers **should not exceed half the width** of existing roof on which it is intended to be situated – measured halfway between the ridge and eaves.
- **Position:** The dormer windows should be set a **minimum of 0.5m** below the ridgeline and **a minimum of 0.5m** above the eaves.
- **Harmony:** roofs to dormer windows should be in harmony with the roof of the host building. Pitched roofs on dormers will generally be the most appropriate design approach.

a1+a2 ≤ 1/2 w
b ≤ 1/2 h

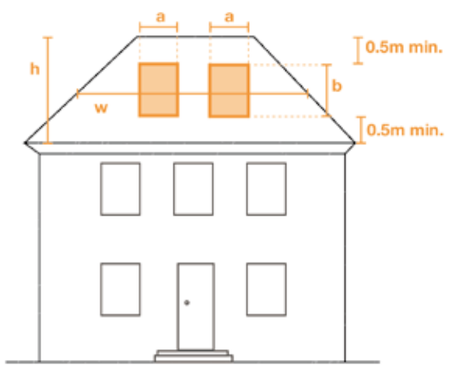


Figure CP.32. Dormer extensions dimensions

Roof Extensions

Roof extensions, such as hip-to-gable, must respect the size and form of existing roofs.

They must not exceed the height of the existing roof ridge.

Materials must match the existing property.

Side Extensions

Side extensions must be subordinate to the original house in the terms of their height, scale and bulk. They should be proportionate to the scale of the main house and **should be no more than half the width** of the existing house.

In order to avoid a 'terracing effect', first floor side extensions must be set back by **at least 1.0m** from the front building line of the dwelling and **1.0m** from the side boundary.

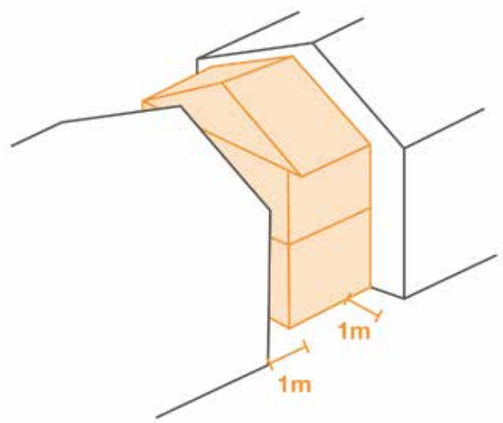


Figure CP.36. Side extension for houses

Rear Extensions

Rear extensions on properties should be designed to match the materials and roof form of the host dwelling. Pitched roof extensions are preferred over flat roof extensions. Eaves height (excluding parapets) for single storey extensions **must not exceed 3.0m** in height.

Rear extensions at single storey should be subordinate to the original house. Rear extensions **should not exceed a depth of 3m** for a terraced house (including end of terrace) and **3.5m** for a semi-detached house or **4m** for a detached house, measured from the rear elevation of the original dwelling.

Two-storey extensions should avoid being the full width of the property and must not have significant impacts on the amenity of the adjoining neighbours. Where they connect to the main roof of properties, they must remain subordinate and match the roof pitch and form of existing roofs.

The Code does not support the upward extension of residential dwellings.

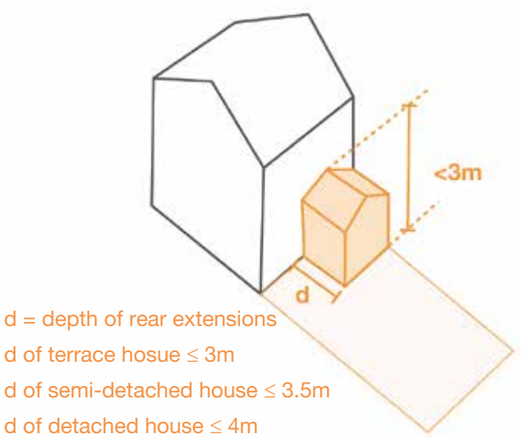


Figure CP.35. Rear extension for houses

Porches

Porches will be acceptable where they match the style of the existing dwelling and are set back by **more than 2m** from the edge of the highway. They **should not exceed a height of 3.0m** at eaves and must not be out of character with the host dwelling or wider streetscene.

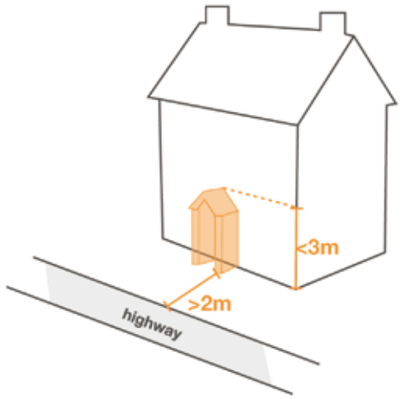


Figure CP.37. Porches extension demensions

CP6.2 Intensification

The creation of new housing via infill development and subdivision within the Cathedral Precinct is permitted so long as it follows the other provisions for new housing as set out in the Code.

CP6.3 Housing Mix

New housing should provide a mix of housing sizes and tenures. Where new housing developments meet the criteria set out within Policy H2 of the Lichfield Local Plan, if viable, they must deliver a minimum of 28% affordable housing. Housing must be tenure blind.

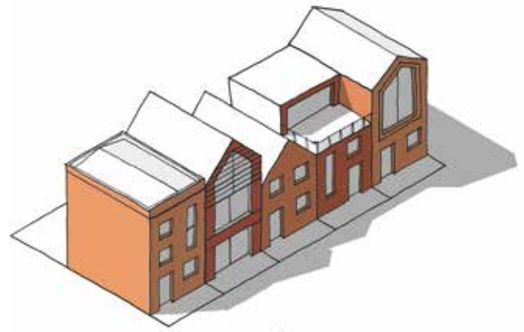


Figure CP.38. Mix of housing types

CP6.4 Active Frontage

Active frontage requirements relate to Bird Street / Beacon Street. New development on these streets will be expected to achieve a minimum level of active frontage as set out in **CP5.2**.

Active frontages are defined as shop fronts, commercial or community uses with glazing at the ground floor level so that activities within the building are visible from the street.

CP6.5 Access to Facilities

The Cathedral Quarter is within easy reach of the city centre and therefore is walkable distance from a range of local facilities and public transport. The code therefore includes no further requirements.

7. Homes and Buildings

CP7.1 Space Standards:

All new homes should conform to the Nationally Described Space Standards and be accessible.

number of bedrooms	number of bed spaces (persons)	1-storey dwellings (sqm)	2-storey dwellings (sqm)	3-storey dwellings (sqm)
1b	1p	39		
	2p	50	58	
2b	3p	61	70	
	4p	70	79	
3b	4p	74	84	90
	5p	86	93	99
	6p	95	102	108
4b	5p	90	97	103
	6p	99	106	112
	7p	108	115	121
	8p	117	124	130
5b	6p	103	110	116
	7p	112	119	125
	8p	121	128	134
6b	7p	116	123	129
	8p	125	132	138

As per the Nationally Described Space Standards:

- A **single bedroom** has a floor area of **at least 7.5sqm**
- A **double (or twin bedroom)** has a floor area of **at least 11.5sqm**

Figure CP.39. Nationally Described Space Standards

CP7.2 Lighting, Noise and Privacy

All new housing must be designed to create acceptable levels of internal comfort and amenity, including daylight and traffic noise.

Buildings must be designed to enable good levels of daylight and sunlight both internally and to neighbours in accordance with BRE209 (2022) guidance, and prevent overheating in accordance with building regulations (Document O).

Privacy distances will be set **at least 21m between rear facing windows** but not to the elevation facing the street.

Increased separation distances are required where there are significant variations in ground level between new development and existing development. The distance separation between proposed development and existing development should be **increased by 2m for every 1m rise** in ground level, where the proposed development is on a higher ground level.

The design of apartment buildings must aim for most apartments to be dual aspect, particularly avoiding north-facing single aspect accommodation.

CP7.3 Private outdoor space

All **one/two bedroom** houses should have a garden of **at least 45sqm**. **Three and four bedroom** homes should have a garden of **at least 65sqm,** and **five bedroom** homes should have a garden of **at least 100sqm**. **Apartments** should have access to private or communal space of **at least 10sqm** per unit.

CP7.4 Security

New homes must meet Secured by Design guidelines published by the Police unless it contradicts other parts of this code.

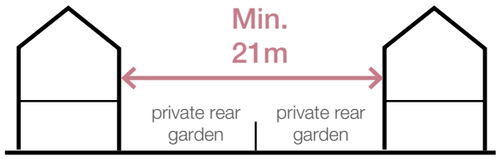


Figure CP.40. Separation distance between rear facing windows

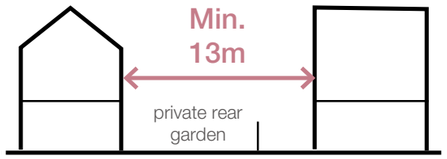


Figure CP.41. Separation distance between rear facing windows and side

Figure CP.44. Appropriately sized back garden, ensuring suitable amenity area

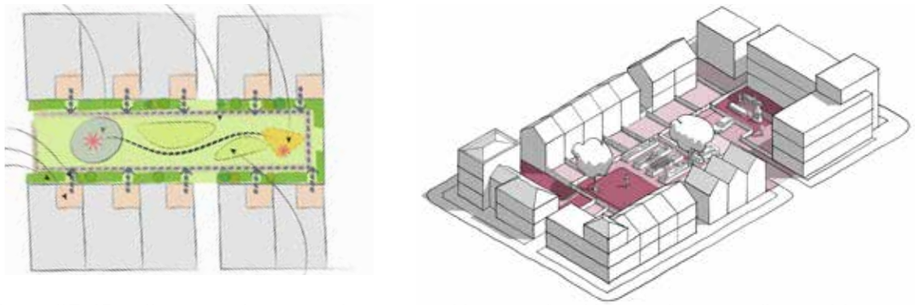


Figure CP.45. Communal courtyard at terraced houses, for the use of surrounding residents

Figure CP.42. Maximise daylight into dwellings

Figure CP.43. Carefully integrated lighting creates safe and usable public spaces.

8. Resources

Thoughtfully designed places and buildings conserve natural resources, encompassing buildings, land, water, energy, and materials. The code addresses the challenges posed by climate change by prioritizing energy efficiency and minimizing carbon emissions, aiming to achieve net-zero targets by 2050.

CP8.1 Energy Efficiency

New housing will be subject to the Future Homes standard from the date of publication. This mandates levels of energy efficiency and non-fossil fuel heating. The Code expects that all new development will at a minimum meet the requirements set out in this standard. All must incorporate sustainable design principles.

CP8.2 Environmental Performance

New non-residential development will be expected to achieve a minimum environmental performance of BREEAM Good.

CP8.3 Sustainable Retrofit

Given the need to address the climate crisis, LDC will support the retrofitting of properties.

Sustainable retrofitting improvements should follow an 'energy hierarchy':

- Firstly, reducing the use of energy through heating controls.
- Secondly, upgrading the building's thermal efficiency such as improving existing glazing, draught proofing and insulation to conserve energy.
- Thirdly, installing sustainable building services systems such as renewable energy sources.

It is important to respect historic sensitivities and restrictions on interventions which will impact on the character of conservations area or listed buildings.

Coding principles must be followed to ensure that properties continue to respect the context of the surrounding area.

CP8.4 Passive design strategies

For any new-build design, on-site passive design strategies must be considered from the outset. Passive design uses layout, fabric and form to eliminate or reduce the demand for mechanical heating, cooling, ventilation and lighting. Passive design strategies should be employed to:

- Understand the local, climatic context in which a proposed residential building will be situated.
- Optimise spatial planning and orientation to control solar gains and maximise daylighting.
- Manipulate building form and fabric to facilitate natural ventilation.
- Make effective use of thermal mass to help reduce peak internal temperatures.

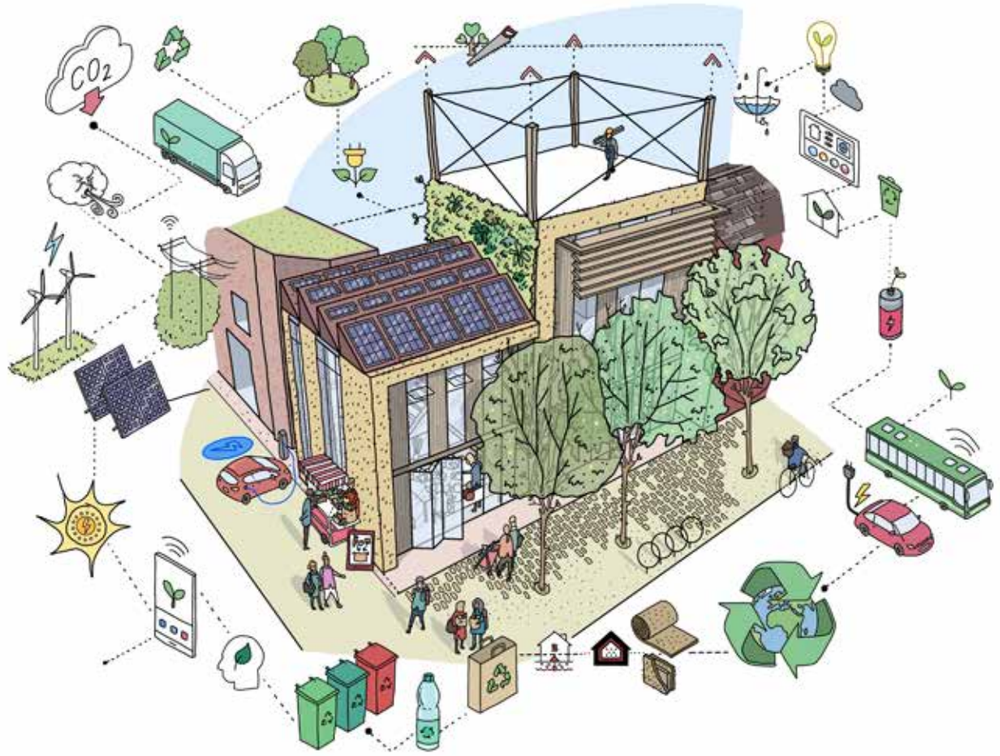


Figure CP.46. Sustainable approach to development

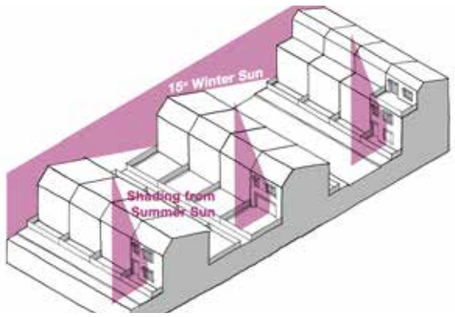


Figure CP.47. Passive design and orientation. © NMDC

Figure CP.48. Ground & Air Source Heat Pumps

Figure CP.49. EV charging point at home

Figure CP.50. Solar Photovoltaic Panels

CP8.5 Renewable Energy

Air Source Heat Pumps

Air Source Heat Pumps can result in significant energy savings compared to gas-boilers. When installing them, the plant must be installed so it is not visible from the street. They should be located away from windows and be attenuated with sound insulation to avoid noise impacts to neighbours

EV Charging Points

At least 20% of new parking spaces should incorporate EV Charging points.

Photovoltaic systems

The inclusion of PV panels or integrated roof tiles will be supported enabling maximum energy capture. PV panels or tiles must be installed uniformly within the roof area to avoid unnecessary clutter and impact to the character of the area. PV panels must not project more than 200mm beyond the plane of the roof and must be at the same angle as the roof pitch.

PV panels should be avoided where they are likely to impact on key views or on the setting of heritage assets.

External Wall Insulation

The finish and materials of external insulation must match the original external appearance of the property.

CP8.6 Circular economy thinking

Before considering any design concepts and solutions for a site, the first step must be to explore all opportunities to re-use or adapt the existing structures on site. This will almost always be the most sustainable solution. Opportunities to refurbish, adapt or extend should be thoroughly explored before any consideration of demolition and new build is made. Where re-use of the structure is deemed impossible, the re-use of the materials embodied in the existing structures must be considered. It is also important to respect conservation areas and listed buildings.

CP8.7 Whole life carbon approach

This covers the operational carbon during a building's lifespan and also the embodied carbon associated with site preparation, construction and end of life demolition. New development should take the steps set out below to ensure that they have sufficiently integrated a sustainable and whole life carbon approach to the energy hierarchy, efficiency and embodied carbon of new build.

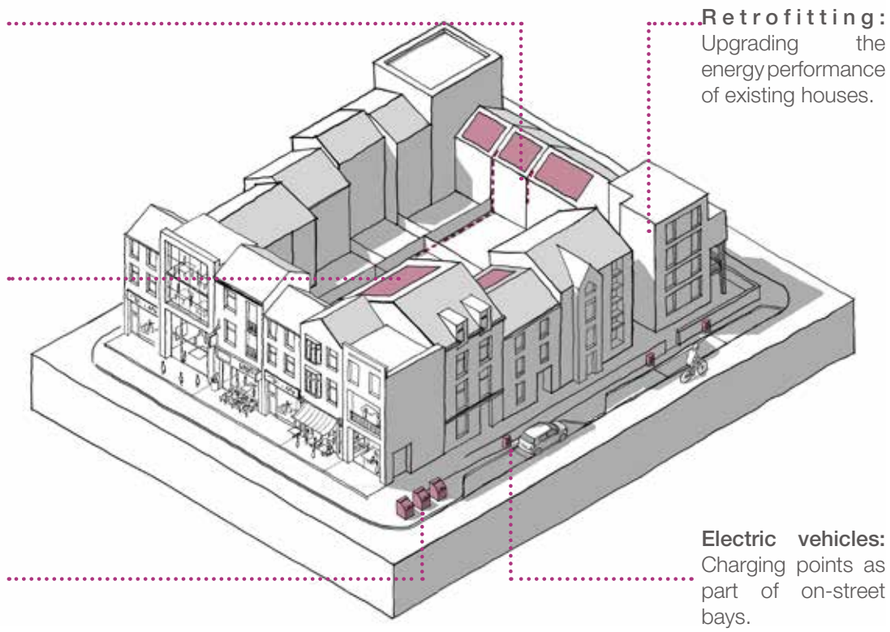


Figure CP.51. Low carbon low energy neighbourhood networks

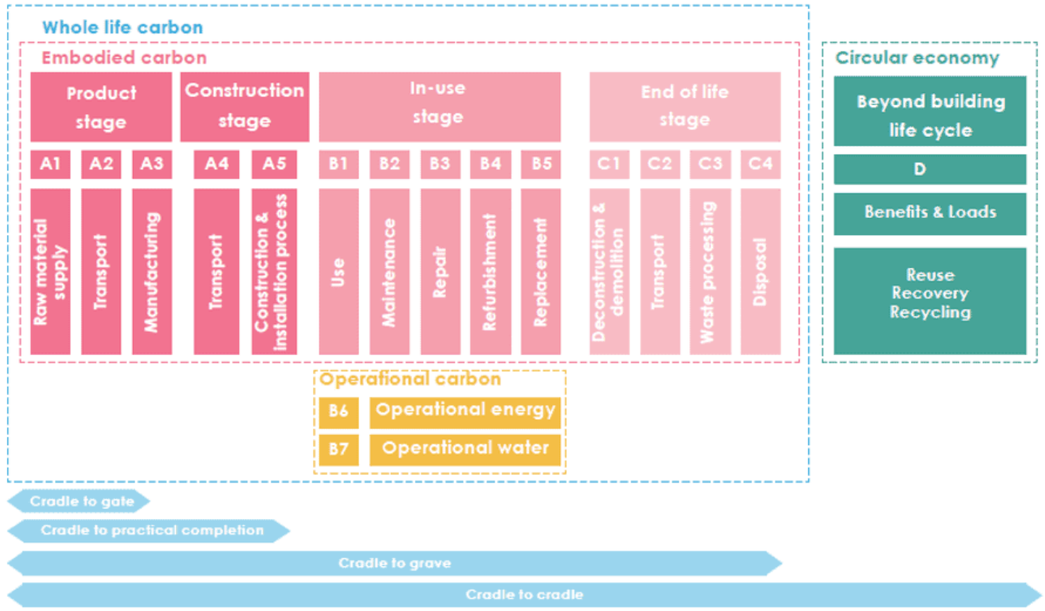


Figure CP.52. The EN 15978 system boundaries, demonstrating the stages constituting a whole life carbon assessment (source: LETI Embodied Carbon Primer)

9. Lifespan

CP9.1 Adoption Standards

In accordance with the Highways Act and its Section 38 provisions, any proposed streets and highways seeking adoption must go through the formal adoption process overseen by Staffordshire County Council.

All streets and public areas that lie outside of the highway boundary that are to be adopted by Lichfield District Council must be designed to the council's adoption standards.

All space that is not to be adopted and which isn't within the curtilage of individual plots must be subject to specified management arrangements such as a management company funded by a service charge.

All schemes including new public realm must include a management map showing the areas to be adopted by each authority and the areas subject to private management arrangements.

CP9.2 Innovation and Future Proofing

The use of innovative, creative or modern design or construction techniques, such as modular building, is encouraged when these result in a high quality of development that responds positively to its setting within Lichfield district. However careful and considerate design will be a pre-requisite from their implementation. All proposed development should work well for everyone and must continue to work well into the future.

CP9.3 Public Consultation

A program of public consultation is required for all new development. This should include meaningful engagement with local residents and businesses around a proposed development as well as wider engagement with voluntary organisations and civic groups.

A statement of community involvement will be required to be submitted with all planning applications setting out the consultation undertaken, the views expressed and the ways in which these have been incorporated into the scheme.

CP9.4 Quality of Life

New development should contribute positively to the wellbeing and quality of life of both future residents and the wider community. The scheme should make reference to the Quality of Life Framework published by the Quality of Life Foundation (https://www.qolf.org/framework/).

CP9.5 Management of Neighbourhood

New residential development of more than 20 homes should include mechanisms to involve residents in the management of their neighbourhood.

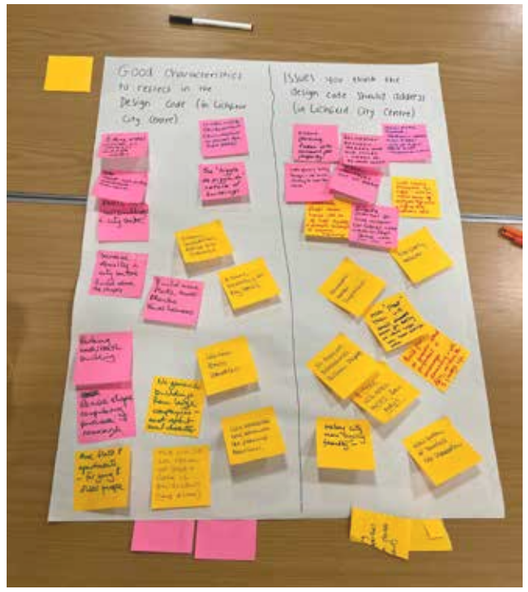


Figure CP.53. Community engagement in Lichfield