



## Sudbrooke Village Character Assessment

**Addendum:**  
The Parklands -  
Character Area 7

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# 1 INTRODUCTION

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## Purpose of the Character Assessment Addendum

1.1 In 2016, Carroll Planning and Design prepared a Village Character Assessment focused on the village of Sudbrooke, which provided an overview of the key qualities and characteristics that define the settlement and its wider rural landscape setting. The Character Assessment was prepared in support the Sudbrooke Neighbourhood Plan, which was adopted in March 2020, and now forms part of the development plan for the local area.

1.2 Since the preparation of the 2016 Village Character Assessment, the physical layout and character of Sudbrooke has remained largely unchanged, aside from one notable exception; the emergence of the new Parklands development (Fig 1.1), which at the time of writing, is partially complete.

1.3 This Character Assessment Addendum has been prepared to provide a summary of the distinct character of this new, emerging residential neighbourhood. It should be read in conjunction with the original Sudbrooke Village Character Assessment (2016).



Fig 1: Layout plan of The Parklands development.



2 STRUCTURE

## 2 STRUCTURE

2.1 The Parklands development has resulted in a slight change to the overall layout and structure of Sudbrooke, with the emergence of this sizeable residential neighbourhood extending the built footprint of the village further east and into the western extents of the remnants of Sudbrooke Park.

2.2 While the 2016 Village Character Assessment acknowledged that this eastern end of Sudbrooke accommodated ad-hoc small-scale residential and agricultural clusters, it emphasised that the primary character of the Sudbrooke Park environs was defined by its combination of heavily wooded areas, open green

expanses and a number of small bodies of water. Though this rustic, undeveloped character continues to prevail across much of Sudbrooke's eastern half, the Parklands development has introduced a compact enclave of more formally arranged residences, set along a new internal road network and complemented by a series of small pedestrian links.

2.3 The diagram at Fig 2 illustrates how The Parklands development has altered the overarching structure of the village. An updated village structure map is provided at Fig 3, which is based on the latest Ordnance Survey mapping, and includes the first completed phase of the Parklands development.



Fig 2: Sudbrooke - Illustrative structure diagram 2024 (NB: This diagram supersedes Fig 46 from the 2016 Village Character Assessment)

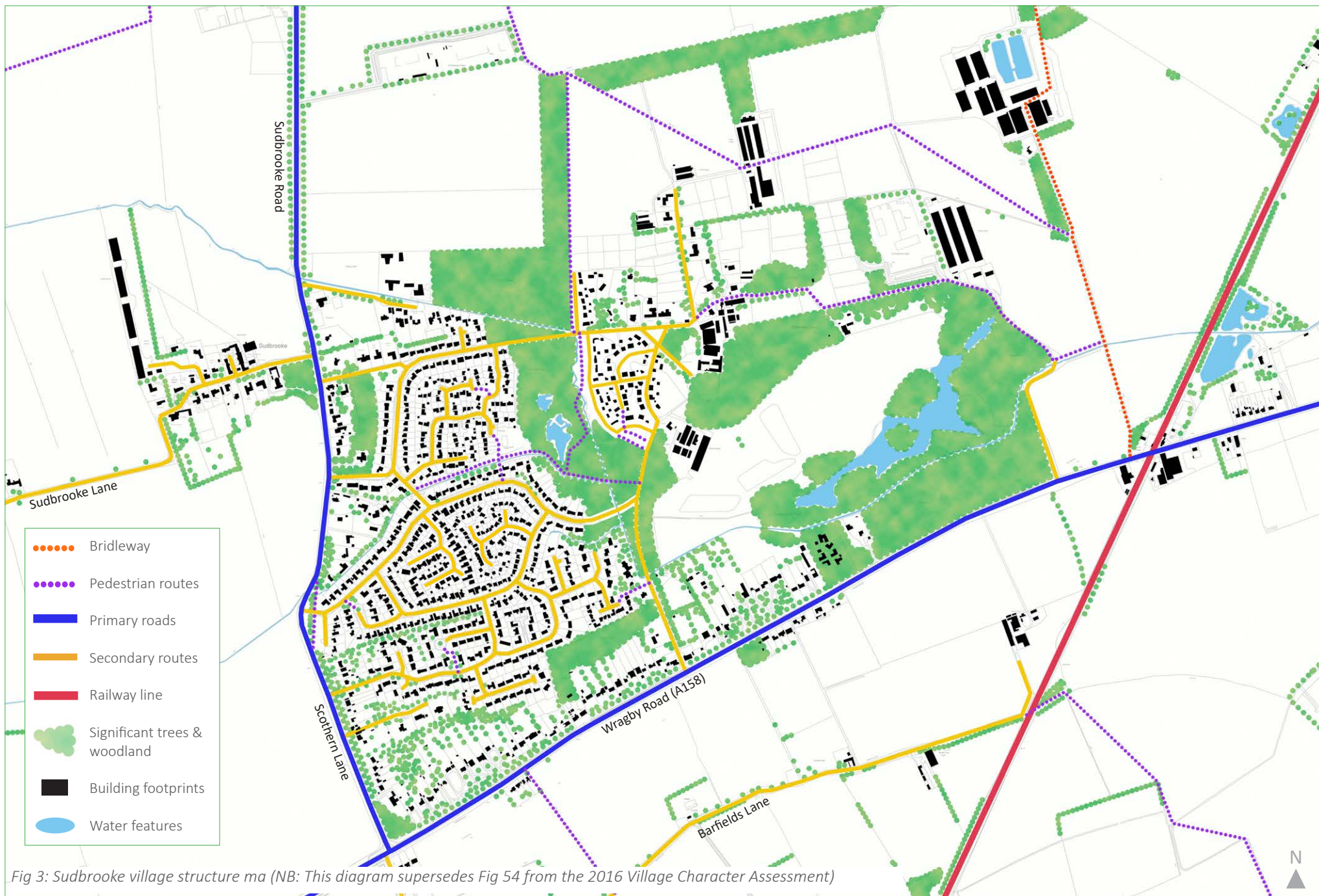


Fig 3: Sudbrooke village structure ma (NB: This diagram supersedes Fig 54 from the 2016 Village Character Assessment)





3 CHARACTER AREA NO.7 'THE PARKLANDS'

### 3 CHARACTER AREA NO.7 'PARKLANDS'

3.1 For the purpose of a more detailed assessment of the individual areas which comprise the village, the 2016 Village Character Assessment divided Sudbrooke into a number of distinct character areas, each of which are defined by a collection of similar features and characteristics. Originally, 6 different character areas were identified in total. With the commencement of The Parklands development and its ongoing implementation, a further, seventh character area has emerged within Sudbrooke, as shown in the map at Fig 4.

3.2 This chapter provides an overview of the qualities and locally distinctive contextual features of 'The Parklands' character area, which represents the seventh character area within Sudbrooke. It follows the same format and layout as those Character Areas detailed within the original Village Character Assessment, with a written overview of the key characteristics of the character area provided, accompanied by annotated photographs, mapping and a summary table, which together help communicate the distinct character of the 'The Parklands' Character Area.

3.3 Whilst the principal characteristics for all areas have been summarised, it has not been possible to illustrate each individual feature and consequently the absence of a specific feature or building from this document does not necessarily mean that it is unimportant to the character of the local area.

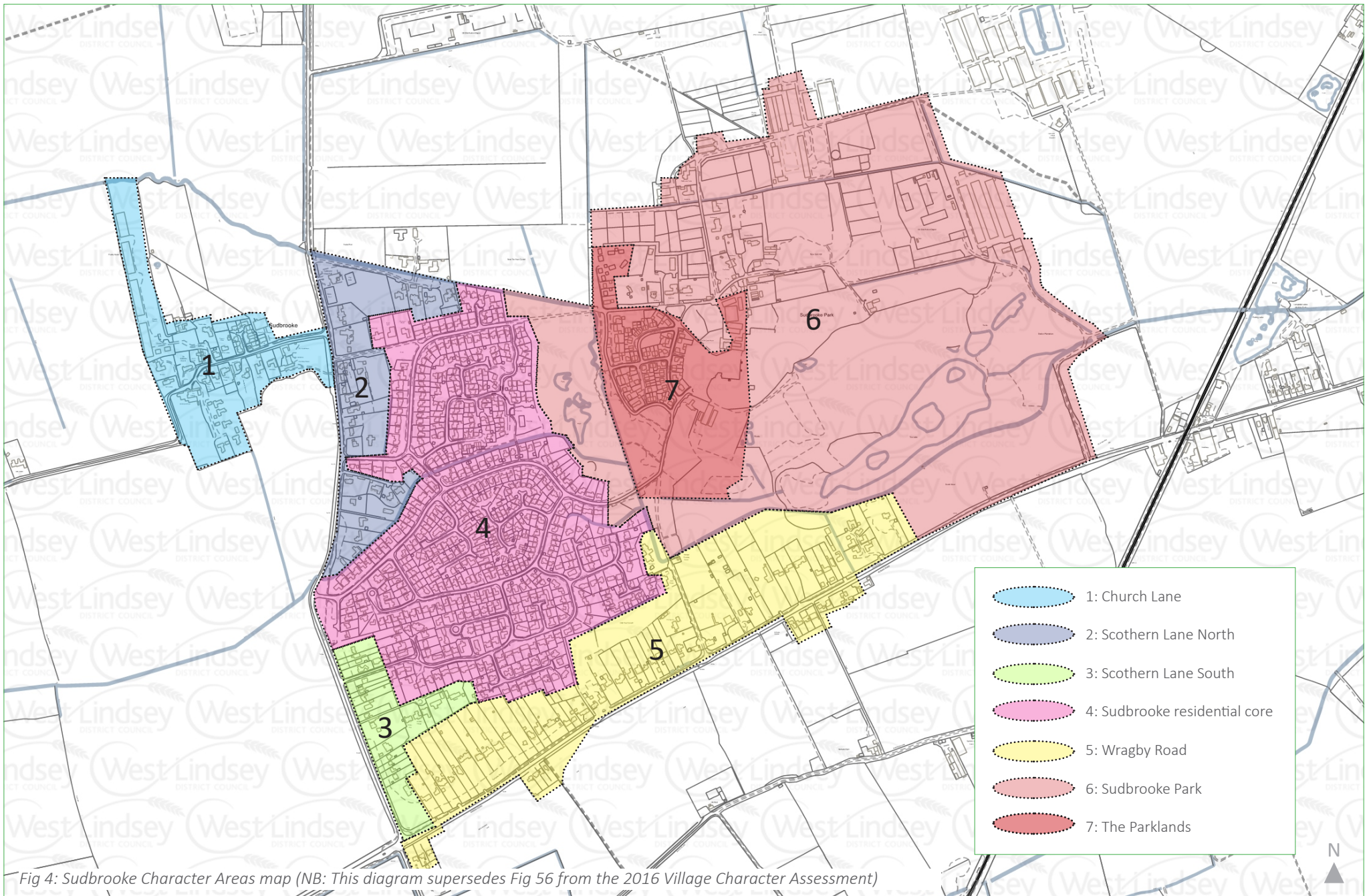


Fig 4: Sudbrooke Character Areas map (NB: This diagram supersedes Fig 56 from the 2016 Village Character Assessment)

## THE PARKLANDS (CHARACTER AREA 7)

3.4 Character Area 7 covers the entire extents of the new and emerging Parklands development. Both those completed parts of the development, as well as future phases, are covered by the character area, and are considered within this assessment.

3.5 The assessment of those phases of the Parklands development which are yet to be completed at the time of writing have been prepared on the basis of (1) proposed plans and drawings, (2) publically available computer generated images of the proposals and (3) the character of those parts of the development have have been completed to date.

3.6 There are two primary points of access to this new neighbourhood; (1) via Holme Drive at the south-western corner of the development, and (2) via West Drive its north-western end. The Holme Drive entrance is marked by brick-capped stone gate piers, which form an elegant gateway to the neighbourhood (Fig 5). Access is also possible off Wragby Road via Main Drive.

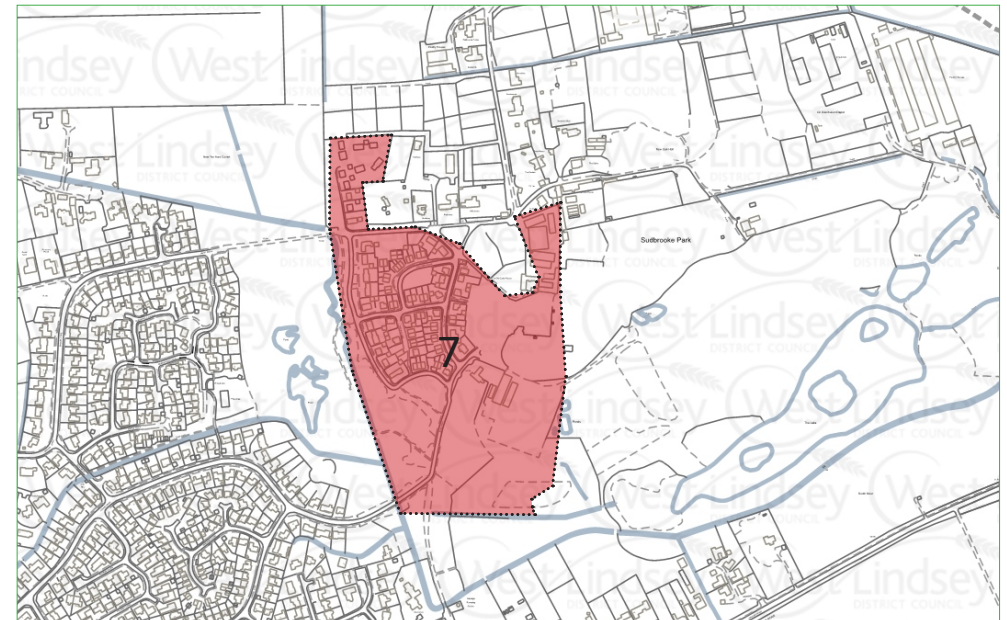


Fig 5: The elegant formal entrance from Holme Drive, which gives a subtle nod to some of Sudbrooke's more historic gate piers, such as those at Main Drive.



Fig 6: The entrance routes into The Parklands are characterised by their verdant, wooded edges

3.7 Notable of all the main vehicular points of access are their verdant, enclosed character, with all three edged by mature woodland, which obscure views towards the new development upon approach. When these trees finally retreat and the various built forms of The Parklands development come into view, the effect is one of a pleasing sense of arrival, with the enclosed, wooded character of the approach road replaced by more open aspects through the neighbourhood's built environment.

3.8 Internally, The Parklands comprises a meandering network of gently curving roads and pedestrian links (Fig 7), which knit together its components parts in a loose fashion that reflects its rural, woodland setting. Roads are generally lined by footpaths with raised kerbs, and are surfaced in either tarmacadam or with paving setts in herringbone pattern (Fig 8 and 9). Where present, the latter make a particularly positive contribution to the streetscape and general appearance of the area. Pedestrian movement has been carefully considered and facilitated with the development, with a number of dedicated footpaths provided away from the internal road network (Fig 10 and 11).

3.9 In rejecting more regimented and repetitive street structures, The Parklands development manages to provide each of its streets with a distinct personality, with there own series of unique views and vistas, and subtly differing character.



Fig 7: The Parklands development features a loosely structured street network, comprising a series of winding routes, each with its own distinct orientation and alignment.



Fig 8 and 9: Paved road surfacing and grass verges within the development enhance the character and overall aesthetic of the neighbourhood.



Fig 10 and 11: Pedestrian footpaths, both within the development and linking into the surrounding area, play an important role in the connectivity and permeability of Character Area 7.

3.10 In keeping with the varied approach to street orientation and alignment, The Parklands development features a similarly diverse array of dwellings incorporating a broad palette of materials, differing elevational compositions and details (12 - 23). Across the development, there has been a concerted effort to reference local vernacular architecture. Roofs are finished in either clay pantiles or slate, with occasional use of thatch. Facades tend to be of red, brown or yellow brickwork or rendered in hues of white and cream, with some dwellings incorporating a mix of these finishes. Stone and timber are also present in some dwellings, appearing as secondary materials, and used for finer architectural details and features, such as lintels and cills, and porch canopies.

3.11 These variances in the scale, materiality, elevational arrangements and detailing from one property to the next is one of the defining characteristics of The Parklands development. However, despite of this highly varied and individualistic design approach to each dwelling, the use of a broad but complementary palette of materials and a general leaning towards vernacular styles, has allowed the development to achieve a common character and a strong, coherent sense of place.

3.12 Notable across The Parklands are several 'landmark' dwellings, whose size, positioning and design make them stand out as particularly memorable moments within the townscape. These buildings are important for aiding legibility and contributing to the distinct character of this new neighbourhood.



Fig 12: The Parklands features a wide array of materials and external finishes across its residential dwellings.



Fig 13 and 14: Large detached dwellings, with unique designs and materiality, function as local landmarks within the new development.



Fig 15 - 20: While all dwellings within The Parklands are two-storey and feature pitched roofs, each stands distinct from its neighbour owing to differences in materiality, finishes, elevational composition and detailing.



Fig 21 - 23: Several semi-detached dwellings are also featured within The Parklands, which again also display variances in their design and aesthetic.

3.13 Dwellings are positioned close to the roadside and generally follow a similar building line. This makes for strong street frontages on to the internal road network (Fig 24). Gardens are therefore typically shallow and feature areas of lawn, decorative gravel or hard-surfacing, or a combination of these finishes. They also display a variety of differing enclosure types, all of which tend to be aesthetically pleasing and positively contribute to the aesthetic quality of the general streetscape. Such boundary treatments include red brick walling, black iron railings, and raised timber planters.

3.14 Fundamental to the character of The Parklands is the mature woodland that it nestles within, and though the new development has necessitated the removal of areas of tree planting, efforts have been made to respect and respond to the unique, sylvan setting. This includes the retention of a number of mature trees, which stand alone within the development, and function as landmark features (Fig 25), and also the planting of new trees within front gardens (Fig 26 and 27).



Fig 25: Several mature trees have been retained and incorporated into The Parklands development and now stand as handsome landmark features within the residential townscape.

3.15 Incorporated into The Parklands Development are a number of open, green spaces, which both provide a handsome setting to those dwellings which adjoin them, and also offer informal recreation and leisure opportunities to the local community. Notable green spaces include along the southern side of Sandown Road and either side of the junction where Main Drive meets Parklands Drive and Spring Wood Road.

3.15 The final phase of The Parklands development will further contribute to the character area's natural environment and sustainability credentials, with a biodiversity area proposed along an



Fig 26 and 27: Front gardens features new tree planting, which once matured, will complement the development's wider wooded setting.



existing pond (Fig 28), and also the establishment of community allotments and a kitchen garden with heritage fruit trees, flower beds and space for sheds and glasshouses.

3.16 The final phase will also include two significant non-residential land uses; (1) a purpose-built retirement home, which will be positioned on the site of the former 18th century Sudbrooke Holme, and (2) a community public house and restaurant.

3.17 Both the retirement home and public house/restaurant will serve to complement Sudbrooke's predominantly residential land uses, and bring diversity to the townscape. Each of these facilities, by way of their larger scale and unique use, will form local landmarks. In particular, the public house/restaurant and its green, verdant setting (Fig 29), which includes the proposed biodiversity area and waterside walk, should function as a key community hub, and become a focus for daily interactions amongst both new and longer-standing residents of Sudbrooke.



*Fig 28: Computer-generated image of the proposed biodiversity area at the southern end of Character Area 7, which will provide enhanced accessibility to the existing pond and draw on the existing landscape and ecological qualities of this part of Sudbrooke.*



*Fig 29: Computer-generated image of the proposed public house/restaurant, which will form an important local asset and provide a focus for community integration and recreation.*

## Sudbrooke residential core - Character summary

<b>Location</b>	East of Sudbrooke's established residential extents and within the boundaries of the historic Sudbrooke Park.	<b>Average Building Density</b>	High
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### Land uses

Primarily residential, with a retirement home and public house proposed in future phases.

### Remnants of the past

The Old Coach House (19th Century), Sudbrooke Holme Forcecourt gateway- piers and boundary walling (19th Century) (Fig 30), Ha-ha wall & ditch at grounds of 'Labda'(C18th/C19th)

### Building forms and arrangements

Dwellings are generally detached within Character Area 7, though there are also groupings of semi-detached residences. Dwellings are typically positioned near the roadside, behind shallow gardens, with larger gardens to the rear. The proposed retirement home and public house/restaurant will enjoy more spacious settings, proportionate to their larger scale and unique uses.

Dwellings are all two-storeys within Character Area 7, however, there is great variety in their individual designs, with materials, forms, scale, architectural finishes and details differing from property to property. This is been a conscious design decision, aimed at creating a unique and distinctive townscape, which avoids the uniformity and monotone character sometimes associated with large housing developments.

In general, the architecture leans towards vernacular styles, incorporating materials that are traditionally associated within domestic buildings of Lincolnshire . Primary material include brick, slate, clay pantiles, and thatch, while timber and masonry are used for detailing.

### Vegetation and landscape

Character Area 7 has a mature, woodland setting, which is a fundamental element of its character. Efforts have been made to respect and complement this rustic, rural setting through (1) the retention of areas of mature tree planting and particularly large specimens, (2) the planting of new trees, both within gardens and throughout the public realm, and (3) a number of landscaping / green initiatives, including several communal outdoor spaces, woodland footpaths, a kitchen garden with heritage fruit trees and raised beds, and community allotments.

### Connectivity

Character Area 7 benefits for a number of new pedestrian routes, some of which connect to the wider network of woodland walks in the wider vicinity, while others function as internal links within the The Parklands development. Upon the completion of the final phase of the development, an ever greater number of walking trails will be available, including a waterside walk at the biodiversity area south of the proposed public house/restaurant.

Vehicular access is primarily via the established routes Holme Drive and West Drive. Access is also possible off Wragby Road via Main Drive. Along three access routes are enclosed by dense tree planting.

## Views

No specific views of note. Due to their differing alignments and varying degrees of curvature, each residential street offers its own unique series of evolving views.

## Summary of qualities and characteristics

Character Area 7 benefits from a well-defined, strong character, which is primarily derived from the local vernacular-influenced residential architecture of The Parklands, and the mature, woodland context that this new development enjoys. The housing, which comprises detached and semi-detached dwellings, is nestled into this wooded setting, which provides it with a secluded, tranquil setting and gives this new development a distinctly rural and established aesthetic that belies its very recent construction. New and retained tree planting, coupled with open green spaces, and biodiversity areas contribute further to the Character Area's verdant qualities.

Strong, consistent building frontages along the newly established street network provide well overlooked public realm and passive surveillance, while newly introduced pedestrian links make for a walkable residential environment.

Though currently exclusively comprised of private residential development, future plans to construct a retirement home and public house/restaurant, will result in the introduction of two sizeable buildings of differing character and function. The public house/restaurant will be a particular focus of community activity, and will enjoy an attractive setting to the immediate north of a proposed biodiversity area.



Fig 30: Sudbrooke Holme Forcecourt gateway - piers and boundary walling.



*Townscape analysis maps - key*

-  Character Area boundary
-  Building footprint
-  Waterway
-  Primary routes
-  Secondary routes
-  Pedestrian links
-  Significant trees / tree clusters (indicative location and spread)
-  Location of proposed retirement home
-  Location of proposed public house/restaurant
-  Final phase of The Parklands development

