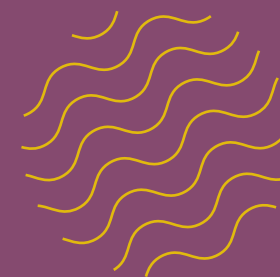




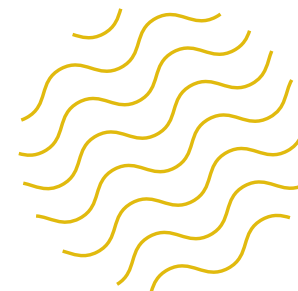
Mansfield Town Centre

Design Code - Executive Summary

June 2023



Mansfield
District Council



About this Design Code

Mansfield Design Code | DRAFT ISSUE 04

This document has been prepared by PJA and Urban Design Doctor with assistance from Dave Foster and Sue McGlynn.

Created in partnership with Mansfield District Council, Nottinghamshire County Council and Disability Nottinghamshire.

Compliance Checking, Assistance and Advice

For advice on how to apply the Code, please contact Development Services:

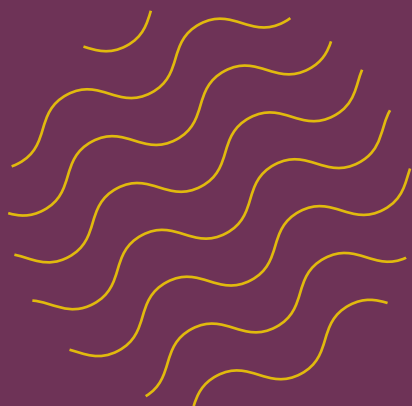
Tel: (01623) 463 463

Email: planningpolicy@mansfield.gov.uk

Version (issue date): 08.06.23

© PJA (pja.co.uk) and Mansfield District Council





A Design Code is a set of rules for new developments. The Government is encouraging the creation and use of codes across England.

The Code sets out a series of rules for new development within Mansfield Town Centre.

Funded by the Government (Department for Levelling Up, Housing and Communities).



Contents

Executive Summary	7
Purpose of the Design Code	7
 Structure of the Document	 8
Introduction	8
Extent of the Design Code	9
Document Instructions	10
Design Code Compliance	11
Design Code Review	11
 Design Code Rules	 22
Town Wide Design Rules	14
Area Specific Design Rules	16
Site Specific Design Rules	20
 Compliance Checklist	 22





Executive Summary

Purpose of the Design Code

Mansfield Town Centre Design Code has been produced to establish a clear set of rules and standards that will guide development in the future while offering the opportunity for creativity and flexibility for designers and developers. The Design Code directs design requirements for new developments to ensure the vision and aspirations set out in the Mansfield Town Centre Masterplan are realised.

The Town Centre Masterplan is due to be adopted in summer 2023 and gives the Council a strong policy basis on which the Design Code has been prepared.

This Design Code sets clear expectations of new development, offering clarity and certainty. Development proposals that comply with the Code will be approved rapidly*.

The design code uses a range of **mandatory** and **advisory** coding elements across the town centre in its entirety as well as within a defined set of area types.

* Subject to other (non-design) matters being policy compliant.



Structure of the Document

Introduction

The Mansfield Town Centre Design Code ('the Code') sets clear design requirements for development proposals within Mansfield town centre.

Mansfield District Council shall use this Code as the principal design regulatory tool for development proposals within the town centre.

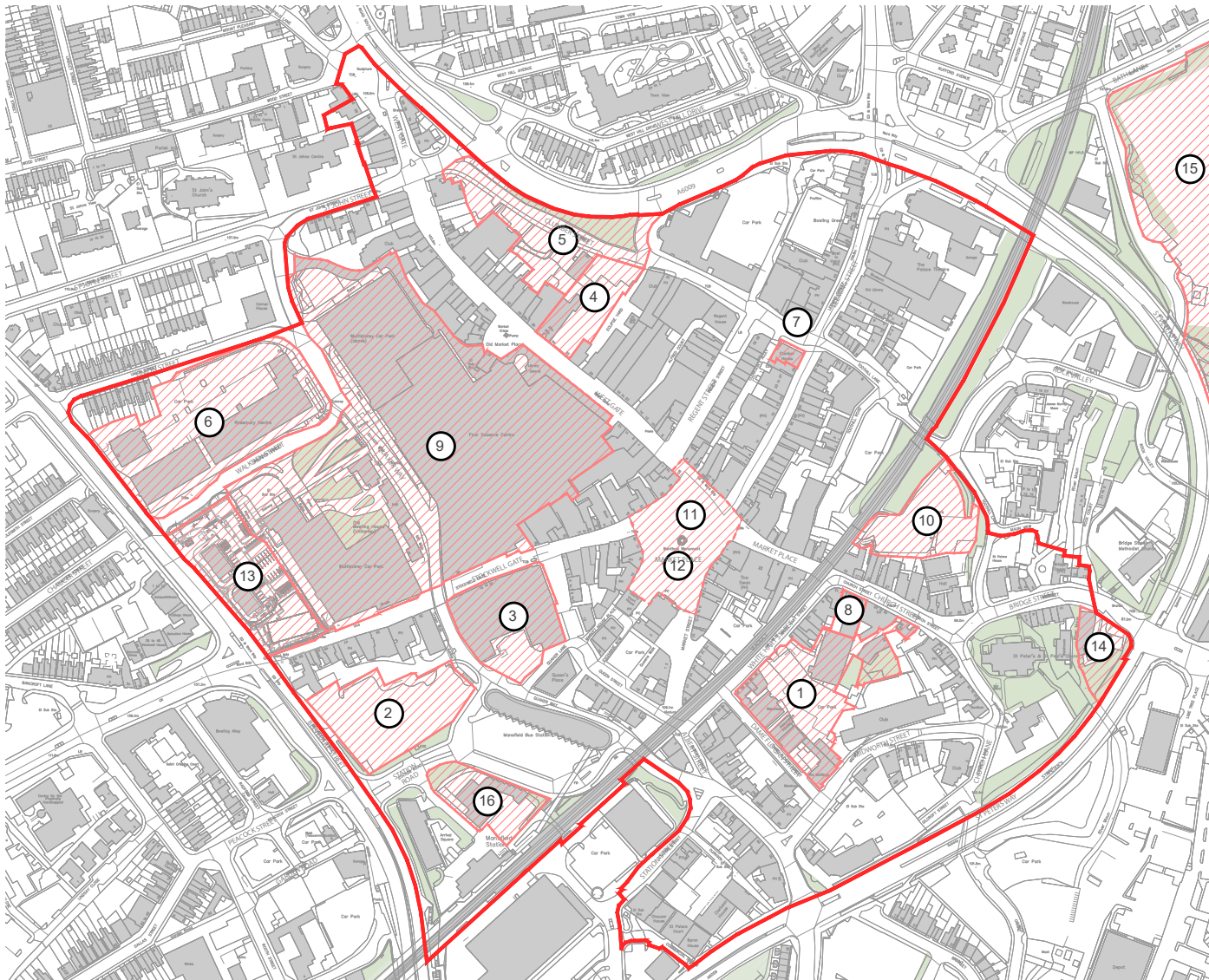
The Code is not intended to be absolutely prescriptive and allows flexibility whilst also encouraging development proposals that respond to the different identity of each of the three character areas within the town centre.

Extents of the Code

The area covered by the town centre code aligns with the area defined in the 'Mansfield Town Centre Masterplan' ('the Masterplan').

The town centre boundary also includes a number of key sites .

These area is on the plan opposite.



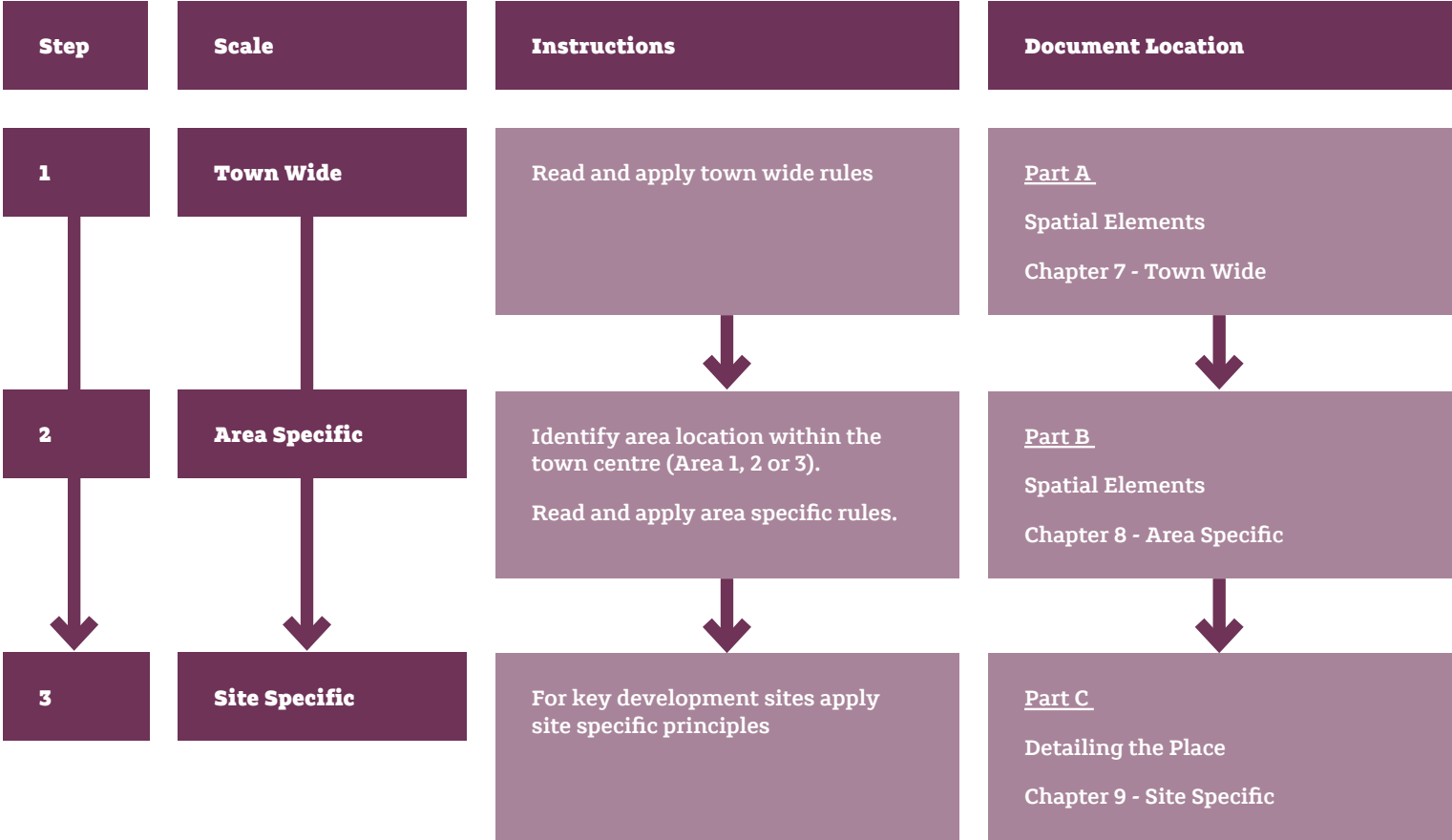
- Key
- Town Centre Boundary
 - Town Centre Masterplan - Development opportunity
 - Town Centre Masterplan - Public realm opportunity
 - 1 White Hart
 - 2 Belvedere Street
 - 3 Former Mansfield Co-operative Society (Beales)
 - 4 BHS
 - 5 Clumber Street
 - 6 Rosemary Centre
 - 7 Clumber House
 - 8 14-16 Church Street
 - 9 Four Seasons Shopping Centre
 - 10 Toothill Lane car park
 - 11 Market Place
 - 12 Urban greening project
 - 13 Stockwell Gate
 - 14 Town Mill
 - 15 Mansfield Factory site
 - 16 Station Hotel

Design Code Extents

Code Instructions

The Town Centre Design Code is a simple, three step process:

- 1. **STEP 1: READ AND APPLY TOWN WIDE RULES.**
 - These are the rules that apply everywhere.
 - Go to Chapter 7: Town Wide Rules in the Design Code.
- 2. **STEP 2: READ AND APPLY AREA RULES.**
 - These are rules that apply to the CHARACTER AREA the proposed development is in.
 - Go to Chapter 8: AREA RULES in the Design Code.
- 3. **STEP 3: CHECK if the proposed development is within a site covered by SITE SPECIFIC RULES**
 - Go to page 106 onwards of the Design Code.



Design Code Instructions

Code Compliance

All planning applications within the Town Centre Extents must comply with the Code.

Applicants are required to submit a Code Compliance Checklist (see Appendix) as part of their planning application.

This needs to be included within a Design and Access Statement. If outline planning permission is in place, a Design and Access Statement is not a submission requirement. In this instance, the Code Compliance Checklist shall be submitted as a stand alone document.

Departures from the Code will only be acceptable when a rationale for 'breaking' the Code is robustly justified, i.e. place making benefits, responding to new legislation and/or best practice or technological advancement.

Code Review

The Code has been written to align with current legislation, best practice, national and local policy.

It is expected that the Code will remain consistent with legislation, best practice, national and local policy for the short to medium term. Longer term the Code may require an update to ensure consistency with legislation, best practice and policy.

The Council reserves the right to review the Code after planning applications within the town centre have been determined.

Mansfield Town Centre Masterplan

The Mansfield Town Centre Masterplan will be formally adopted in summer 2023.

The purpose of this Code is to establish clear design rules across the town centre that if followed will ensure that the masterplan vision is realised.

The Masterplan sets out a spatial framework for the town centre. It includes a significant amount of new residential development, the majority located within the Bridge Street and Market Place Conservation Area.

Other elements of the spatial framework include improving the quality of the public realm, increasing canopy cover and repairing fragmented parts of the urban fabric.

Eight principles are set out in the Masterplan:

1. A place to live and play.
2. A place for innovation and education.
3. Valuing Mansfield's public space.
4. Greening Mansfield.
5. Celebrate and repair Mansfield's historic fabric.
6. A connected network of destinations and varied characterful routes.
7. Uniting the town centre with its neighbourhoods.
8. Providing a welcome worthy of Mansfield.

The Code provides the next level of detail through a series of design rules.

Masterplan Vision Statement

"Mansfield will be a liveable, vibrant town centre that people are drawn to and enjoy spending time in. The town centre will be transformed as new good quality homes are delivered within the boundary, generating footfall and making the already easy to access town centre feel lively and busy during the day and into the evening.

Mansfield will be a resilient, strong, independent town with a diverse range of uses which provides a good quality of life for those who live and work there. It's USP will be a town which acknowledges its industrial heritage and enterprising identity whilst responding to its evolving needs.

The town centre requires a careful work of urban repair - knitting back together the urban fabric and giving new life to important heritage assets. The Market Square, a key differentiator and asset, will be the jewel in Mansfield's Crown - enhancing its existing character to deliver a key part of the vision for a new greened town centre.

The strategy for the town must deliver 'Mansfield Connect' and bring other workspace, employment, cultural and educational uses into the centre, celebrating and breathing new life into historic fabric where possible to achieve this."

Town Wide Design Rules

Code Instructions

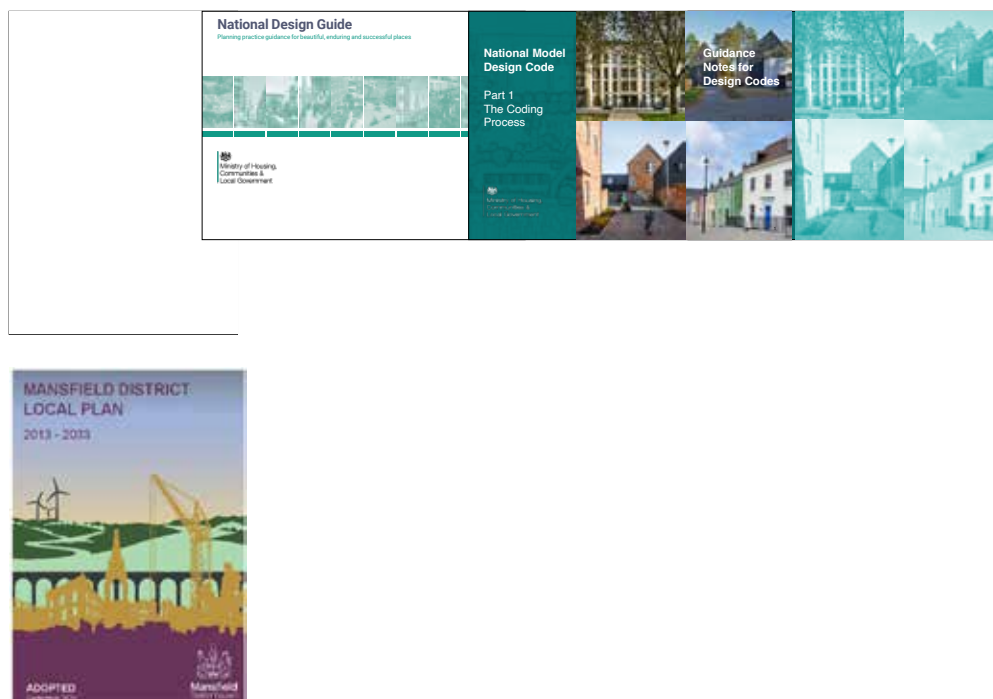
A set of town wide design rules have been set out requirements for **ALL** development proposals.

These rules reflect and align with key policies and guidance set out within:

- National Planning Policy Framework
- National Design Guide
- National Model Design Code (NMDC)
- Local Transport Note 1/20
- Mansfield District Local Plan
- Supplementary Planning Documents (SPDs)
- Interim Planning Guidance Notes (IPGs)
- Development advice notes

Further information and links to Mansfield District Council planning guidance can be found here:

<https://www.mansfield.gov.uk/planning-building-guidance/planning-guidance-1>



The Town Wide Design Rules ('Town Rules')

Number	Rule Name	Design Code Page Reference	NMDC Reference
Context			
T1	Historic Environment	Go to Page 38	C.2.ii
Movement			
T2	Street Network	Go to Page 40	M.1.iii
T3	Signage and Road Markings	Go to Page 48	M.1.iii
T4	Walking and Cycling	Go to Page 50	M.2.i
T5	Inclusive Streets	Go to Page 52	M.2.iii
T6	Junctions and Crossings	Go to Page 54	M.2.iii
Nature (Green and Blue Infrastructure Network)			
T7	Network of Spaces	Go to Page 58	N.1.i
T8	SuDS	Go to Page 60	N.2.ii
T9	Flood Risk	Go to Page 61	N.2.iii
T10	Biodiversity	Go to Page 62	N.3.ii
T11	Trees and Soft Landscape	Go to Page 64	N.3.iii
Built Form			
T12	Shop Front Design	Go to Page 72	B.1.iii

Area Design Rules

Code Instructions

Area wide design rules set out detailed requirements for each the three areas within the town centre and reflect principles established within the Town Centre Masterplan.

The area wide rules build upon both the baseline analysis and the stakeholder consultation.

These rules reflect and recognise the differences in the context and character of each of the three areas of the town centre with Area 1 having the highest degree of protection and design control.

Area Types

Area 1

Town Centre within the Conservation Area.

Area 2

Town Centre outside the Conservation Area (with heritage assets).

Area 3

Town Centre outside the Conservation Area (no heritage assets)

The rules reflect the different character of the three area types.

For example, the urban grain in Area 1 is noticeably finer and more complete (or intact) than Area 3 where the urban grain is coarser and more incomplete (or broken).

For this reason, new development in Area 1 requires a finer grain than development in Area 3 where a slightly coarser grain is permitted (subject to other rules being complied with such as A8 Active Frontages).

Area Rules

Number	Rule Name	Design Code Page Reference	NMDC Reference
Built Form			
A1	Density and Coverage	Go to Page 80	B.1.i
A2	Blocks	Go to Page 82	B.2.i
A3	Building Line and Set Back	Go to Page 84	B.1.iii, B.2.ii
A4	Height	Go to Page 87	B.2.iii
Identity			
A5	Mansfield Town Centre Character	Go to Page 88	I.1.i
A6	Building Materials	Go to Page 92	I.2.i
Public Space			
A7	Materials Palette	Go to Page 94	P.1.i - P.2.ii
Uses			
A8	Active Frontages	Go to Page 104	U.1.iii

Area Types, Locations and Degree of Design Control

The Masterplan identified three different area types within the town centre.



Area 1 - Town Centre within Conservation Area

Includes the Bridge Street, Market Place and West Gate Conservation Areas.
HIGHEST LEVEL OF DESIGN CODE CONTROL.



Area 2 - Town Centre outside Conservation Area (with heritage assets)

Western side of the town centre beyond the town centre Conservation Areas, but where there are a number of Listed Buildings and Non Designated Heritage Assets.
HIGH LEVEL OF DESIGN CODE CONTROL.



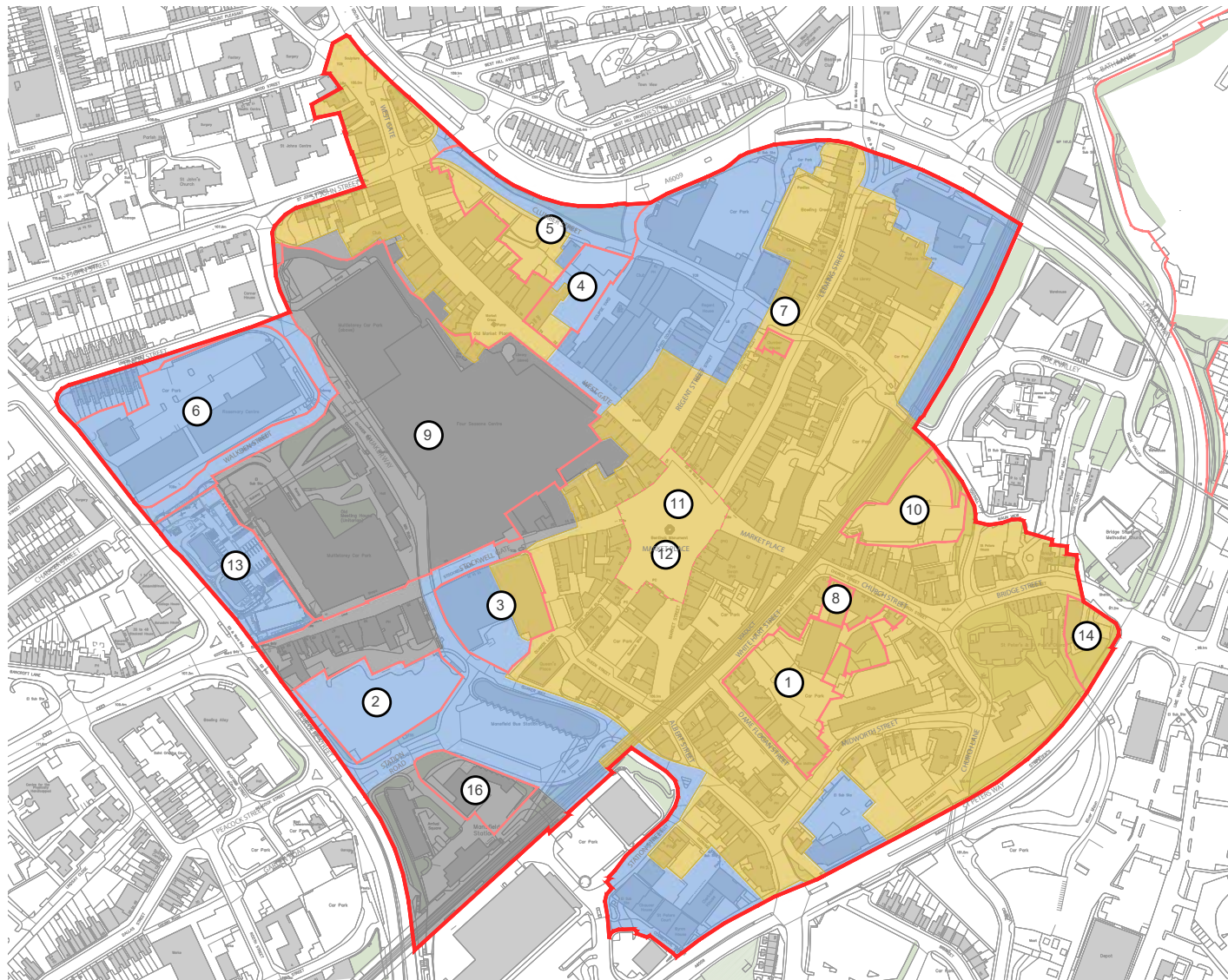
Area 3 - Town Centre outside Conservation Area (with no heritage assets)

Town centre edges including vacant sites. No Listed Buildings or Non Designated Heritage Assets.
MEDIUM LEVEL OF DESIGN CODE CONTROL.

Highest

Medium

Level of design control



- Key
- Town Centre Boundary
 - Town Centre Masterplan - Development opportunity
 - Town Centre Masterplan - Public realm opportunity
 - Area 1 - Town Centre within Conservation Area
 - Area 2 - Town Centre outside Conservation Area (with heritage assets)
 - Area 3 - Town Centre outside Conservation Area (no heritage assets)

Area types and locations.

Site Specific Rules

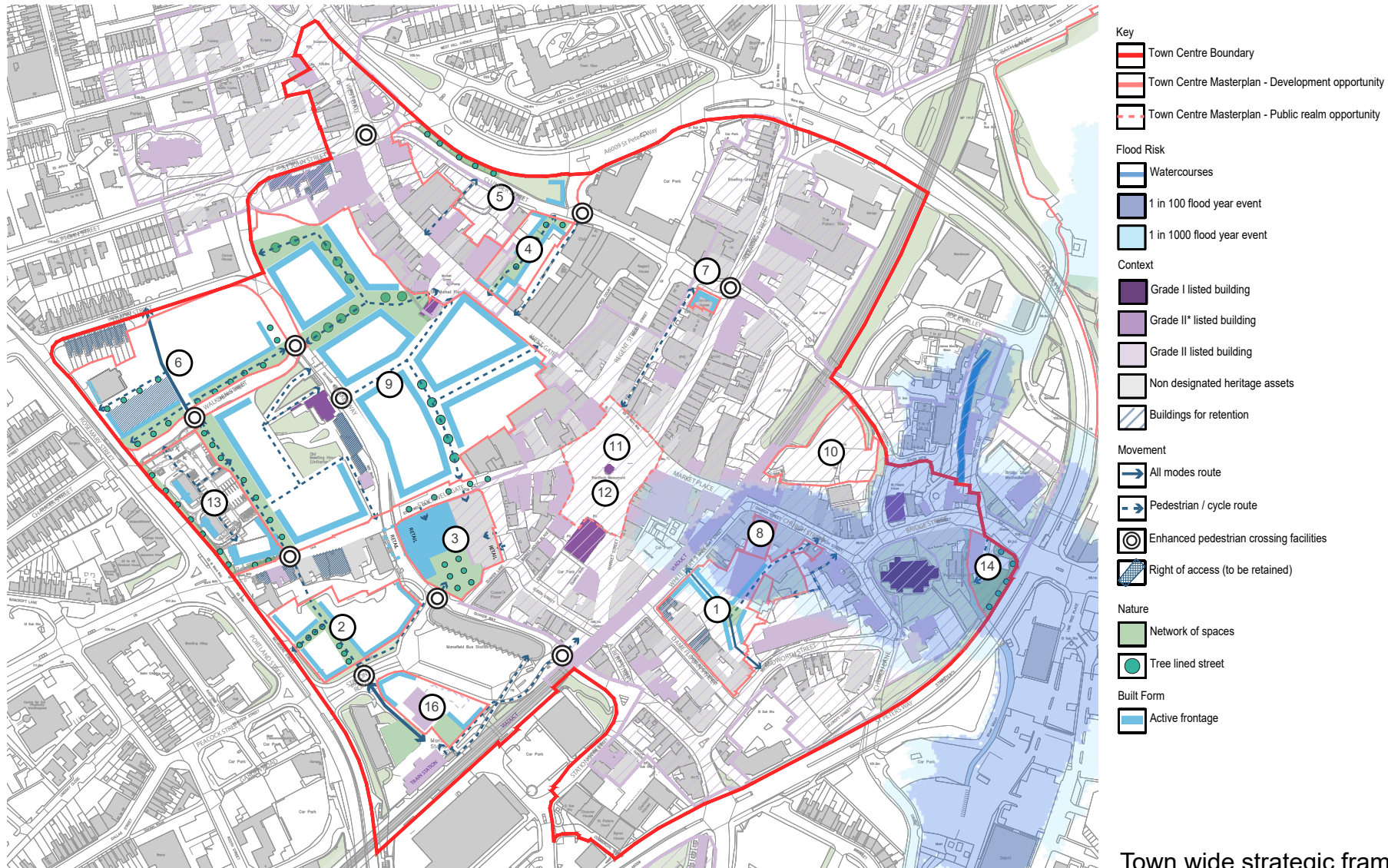
Site Specific Design Rules

These detailed codes deliver the aspirations for major sites identified in the Masterplan.

REMEMBER:

Town Rules and Area Rules also apply to each of these sites.

Site	Site Name	Area Location	Opportunity type
	White Hart	Area 1	Refurbishment / Redevelopment
	Belvedere Street	Area 3	Redevelopment
	Former Mansfield Co-operative Society (Beales)	Area 2	Refurbishment / Redevelopment
	Former BHS Store	Area 3	Redevelopment
	Clumber Street	Area 3	Redevelopment
	Rosemary Centre	Area 3	Refurbishment / Redevelopment
	Clumber House	Area 2	Refurbishment
	14-16 Church Street	Area 1	Refurbishment / Redevelopment
	Four Seasons Shopping Centre	Area 2	Redevelopment
	Toothill Lane Car Park	Area 1	Long term public realm / redevelopment
	Market Place	Area 1	Public realm
	Urban Greening Project	Area 1	Public realm
	Stockwell Gate	Area 3	Redevelopment
	Town Mill	Area 1	Refurbishment
	Mansfield Factory Site	Beyond Town Centre	Not covered by this Code.
	Station Hotel	Area 2	Refurbishment



Compliance Checklist

Instructions

Applicants are encouraged to seek pre-application advice for any schemes within the town centre IF direction is required on how to apply the Code to a particular site OR if applicants require feedback on design options that may exist.

If a planning application requires a Design and Access Statement, the applicant **MUST** submit a completed copy of this Compliance Checklist at the end of their Statement.

If a Design and Access Statement is not required, a Compliance Checklist must be submitted.

If a particular rule set out within the Code has not been fully complied with this **MUST** be declared and accompanied by a design based justification.

Mansfield District Council shall review the applicant's Compliance Checklist as part of the determination of the planning application.

Mansfield Town Centre

Design Code | Compliance Checklist

Before you submit your application, please check the following:

Instructions:

Major Planning applications: Design Code Compliance Checklist must be completed by the applicant.

Minor Planning applications: This Design Code Compliance Checklist will be completed by your case officer where necessary.

Please colour boxes as appropriate in black.

Planning Application Details:

Application Number:

Applicant:

Description:

Part A: Town Wide Rules

Instructions:

You **MUST** comply with all the Town Wide Rules set out in Part A of the Design Code.

If you don't comply or are only partially compliant with any of the town wide rule your application may be refused.

Does the proposal comply with the Town Wide Rules?

Number	Rule Name	Yes	Partial	No	N/A
T1	Historic Environment				
T2	Street Network				
T3	Signage and Road Markings				
T4	Walking and Cycling				
T5	Inclusive Streets				
T6	Junctions and Crossings				
T7	Network of Spaces				
T8	SuDS				
T9	Flood Risk				
T10	Biodiversity				
T11	Trees and Soft Landscape				
T12	Shop Front Design				

Page 1 of 3

Mansfield Town Centre

Design Code | Compliance Checklist

Part B: Area Specific Rules

Please confirm in which area location your planning application is located.

Please refer to Figure 6.2 in the Design Code.

	Area 1	Area 2	Area 3
Confirm Area Location	☐	☐	☐

Instructions:

You **MUST** comply with all the Area Specific Rules set out in Part B of the Design Code.

If you don't comply or are only partially compliant with any of the area specific rules your application may be refused.

Does the proposal comply with the Area Specific Rules?

Number	Rule Name	Yes	Partial	No	N/A
A1	Density and Coverage	☐	☐	☐	☐
A2	Blocks	☐	☐	☐	☐
A3	Building Line and Set Back	☐	☐	☐	☐
A4	Height	☐	☐	☐	☐
A5	Mansfield Town Centre Character	☐	☐	☐	☐
A6	Building Materials	☐	☐	☐	☐
A7	Materials Palette	☐	☐	☐	☐
A8	Active Frontages	☐	☐	☐	☐

Mansfield Town Centre

Design Code | Compliance Checklist

Part C: Site Specific Rules

Please confirm if your planning application is one of the 16 sites identified on Figure 7.1 of the Design Code.

Is the site one of the 16 sites identified?

	Site Number	N/A
Site Reference number		☐

Instructions:

If your planning application is for one of the 16 sites, you **MUST** comply with all the Site Specific Rules for that site.

If you don't comply or are only partially compliant with any of the area specific rules your application may be refused.

Does the proposal comply with the Site Specific Rules?

	Yes	Partial	No	N/A
Colour boxes as appropriate in black	☐	☐	☐	☐

A Design Code is a set of rules for new developments. The government is encouraging the creation and use of codes across England.

The Code sets out a series of rules for new development within Mansfield Town Centre.

**Funded by the Government
(Department for Levelling Up, Housing
and Communities)**



PJA
Park Point,
High Street,
Longbridge,
Birmingham
B31 2UQ

pja.co.uk



Urban Design Doctor Limited
Wellington House
Leicester Road
Ilstock
Leicestershire
LE67 6HP

urbandesigndr.co.uk

