

TUNSTEAD & SCO-RUSTON

DESIGN GUIDANCE AND CODES

Final Report
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Quality information

Prepared by	Checked by	Approved by
Jack Wilton Cooley Urban Planner	Caitlin Ebsary Graduate Urban Planner	Ben Castell Director

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1. INTRODUCTION



1.1 PURPOSE OF THIS DOCUMENT

This design code forms part of the Tunstead and Sco-Ruston Neighbourhood Plan. It provides clear and pragmatic design codes for new development that reflect the community's vision for the future of Tunstead and Sco-Ruston. These design codes for new development will form part of the basis for decisions on individual planning applications.

This design code has been prepared to support the development of high-quality places that are characteristic of Tunstead and Sco-Ruston. "Creating well-designed and beautiful places is important because they can lift our spirits and instill a sense of belonging in the people who live in, work in, and visit them. Good design creates value in our lives."¹

Tunstead and Sco-Ruston is unlikely to experience substantial growth over the plan period of the Neighbourhood Plan. Therefore, this design code will typically be enforced for replacement dwelling development, small scale windfall developments, and conversions / extensions / modifications of existing buildings.

1.2 PROCESS TO PREPARE THIS DESIGN GUIDE

Through the Ministry for Levelling Up, Housing and Local Government (MHCLG) Neighbourhood Planning Programme led by Locality, AECOM was commissioned to provide design codes to support the Neighbourhood Plan being prepared by Tunstead and Sco-Ruston Parish Council.

This design guide was produced in collaboration with Tunstead and Sco-Ruston Parish Council and Neighbourhood Plan Steering Group. AECOM was supported by the parish council and steering group who provided local knowledge and evidence about design and character, attending a site visit, and reviewing draft content to ensure it aligns with the wider community's views and expectations.

¹ Accessed here: <https://neighbourhoodplanning.org/toolkits-and-guidance/neighbourhood-planning-design-coding-guidance/>

1.3 OTHER POLICY AND GUIDANCE

This design code has been prepared with reference to key national and local policy and guidance. It's important to note that this report builds on, and does not repeat, existing design policy and guidance. Development must therefore consider all relevant design policy and guidance alongside this report (as amended or adopted).

The National Model Design Code¹, and its Reference to Further Guidance, is a useful starting point for other relevant design policy and guidance information. Other documents that have been prepared since the National Model Design Code was published are also important to consider in the development process. For example,

Homes England's Building for a Healthy Life Toolkit² and Natural England's Green Infrastructure Framework³ and associated design guide.

The **Figure** below provides a brief overview of the relationship between this design code and other national and local policy and guidance. At the time of preparing this report, the Local Plan for North Norfolk was adopted (2008). The emerging Local Plan and the North Norfolk Draft Design Guide⁴ are both at draft.

1 Accessed here: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/957205/National_Model_Design_Code.pdf

2 Accessed here: <https://www.designforhomes.org/wp-content/uploads/2020/11/BFL-2020-Brochure.pdf>

3 Accessed here: <https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Home.aspx>

4 Accessed here: <https://designguide.north-norfolk.gov.uk/sections/>

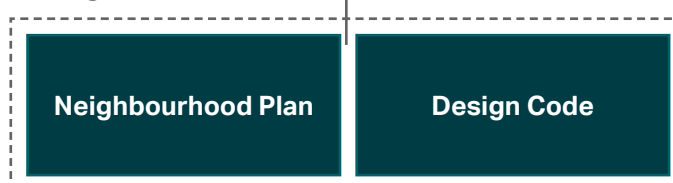
NATIONAL



LOCAL



PARISH



- DEVELOPMENT PLAN
- OTHER POLICY AND GUIDANCE DOCUMENTS

Figure 01: Relationship between this design code and other national and local policy and guidance.

2. STUDY AREA





2.1 THE NEIGHBOURHOOD AREA

Tunstead and Sco-Ruston is a Parish of 714 residents in about 420 homes according to the 2021 census. The parish contains several smaller hamlets which surround the primary village of Tunstead. Sco-Ruston lies to the west and has around 20 homes, while Manor Farm and Market Farm are located to the north of the village. In the east of the parish, an agricultural manufacturer: Place UK, has a large site which houses several hundred staff.

The Tunstead and Sco-Ruston Neighbourhood Area comprises all land within the Parish boundary, which includes the village, surrounding hamlets and countryside. It sits within North Norfolk District Council.

Tunstead and its surrounding hamlets are primarily agricultural communities. Tunstead village hosts a primary school, a pub, and a small village hall with public playing fields to the rear. Market Street is centre point of the parish and bisects the east and west. There are no A roads or motorways through the parish, the area is largely served by a network of minor and restricted access roads. Norwich is accessed to the south via the Tunstead Road to Hoveton, and then the Norwich Road. The Bittern Railway Line runs through the parish, connecting Norwich with Sheringham and Cromer on the coast to the north.

Hoveton is the nearest services centre and provides a retail offering and a Railway Station (Hoveton & Wroxham Station) which provides onwards connections to Norwich or Sheringham. The station is approximately a five minute drive from Market Street, with Hoveton Town Centre just beyond to the south. Hoveton also hosts the nearest secondary school which is Broadland High Ormiston Academy.

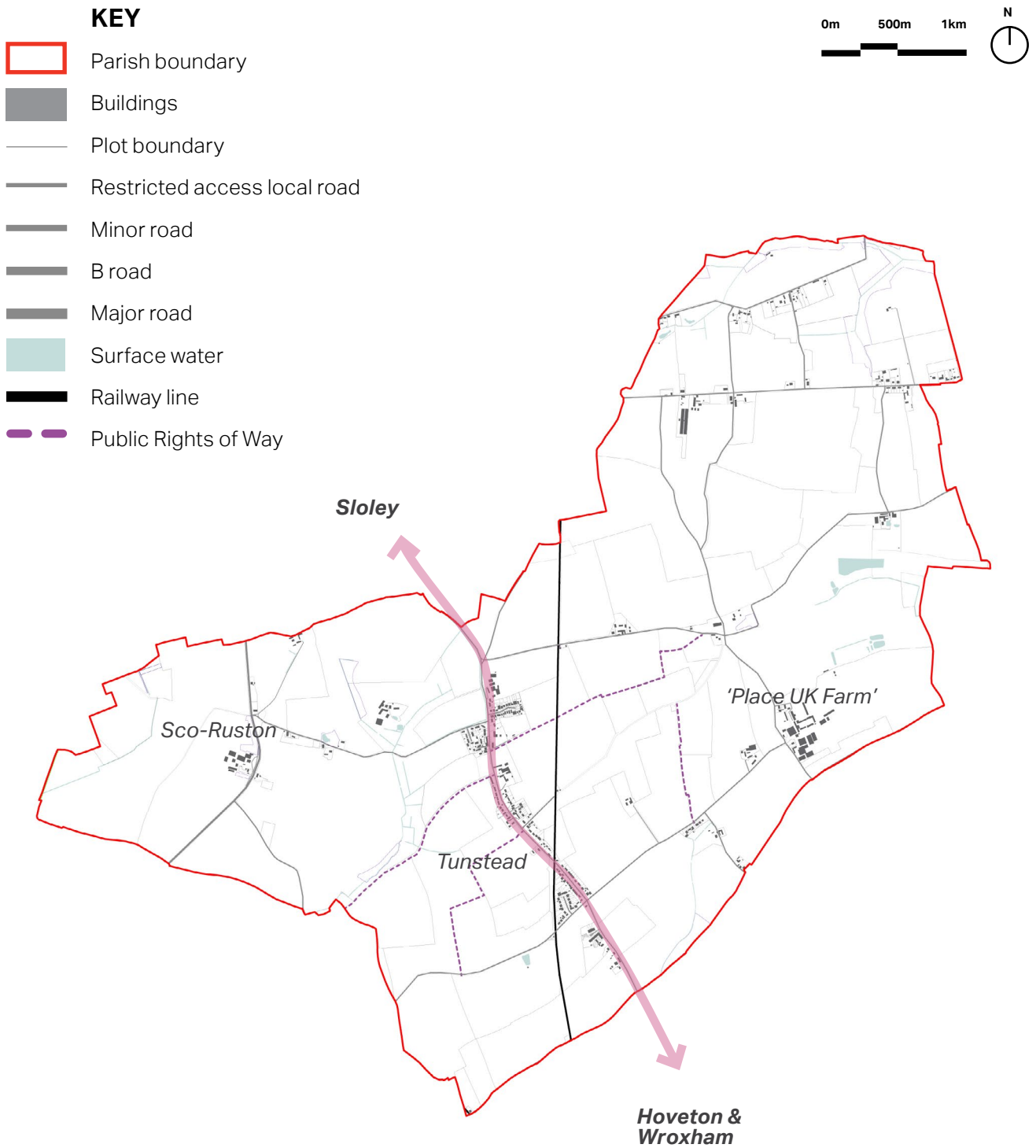


Figure 02: Area wide map of Tunstead and Sco-Ruston Neighbourhood Area,

2.1.1 HISTORICAL AND LANDSCAPE CONTEXT

The name Tunstead, derives from the Old English "Tun" which means "enclosure, settlement or farm" while "stede" means "place". In Anglo Saxon times, the scattered settlement, then called "Tonesteda" was located amongst woodland clearings.

Tunstead appears in the Domesday book of 1086 with a population of 29 villagers. The book names the then lord of the manor as Alfer, a thegn of the last Saxon King Harold, who died at the Battle of Hastings. The manor was then given to the Norman Lord Roger of Poitou (Poitiers), who likely lost the lands by supporting Robert of Normandy, and by 1154, the manor belonged to the de Grelley family.

In 1260 Thomas de Grelley was granted a weekly market which was no longer operating by the seventeenth century but is commemorated by "Market Street".

The manor was conveyed to the Duke of Lancaster in 1353 and when Duke Henry of Lancaster became King in 1399, the manor became part of the Duchy of Lancaster.

The NA is criss-crossed by a network of drainage ditches and farmland ponds which reflect the thriving agricultural industry here.

There are small pockets of deciduous woodland spread across the parish with some areas designated as priority habitats. There are two small areas of traditional orchard priority habitat areas at St Mary's Church and St Michael's Church.

A small area of land to the northeast of the parish is impacted by flood zone 2 and 3.

Listed Buildings:

- Anchor Farmhouse (Grade II)
- Church of St Mary (Grade I)
- Church of St Michael (Grade II)
- Former Chapel (Grade II)
- Hall Farmhouse (Grade II)
- Old School House (Grade II)
- The Thatched House (Grade II)
- Tunstead War Memorial (Grade II)

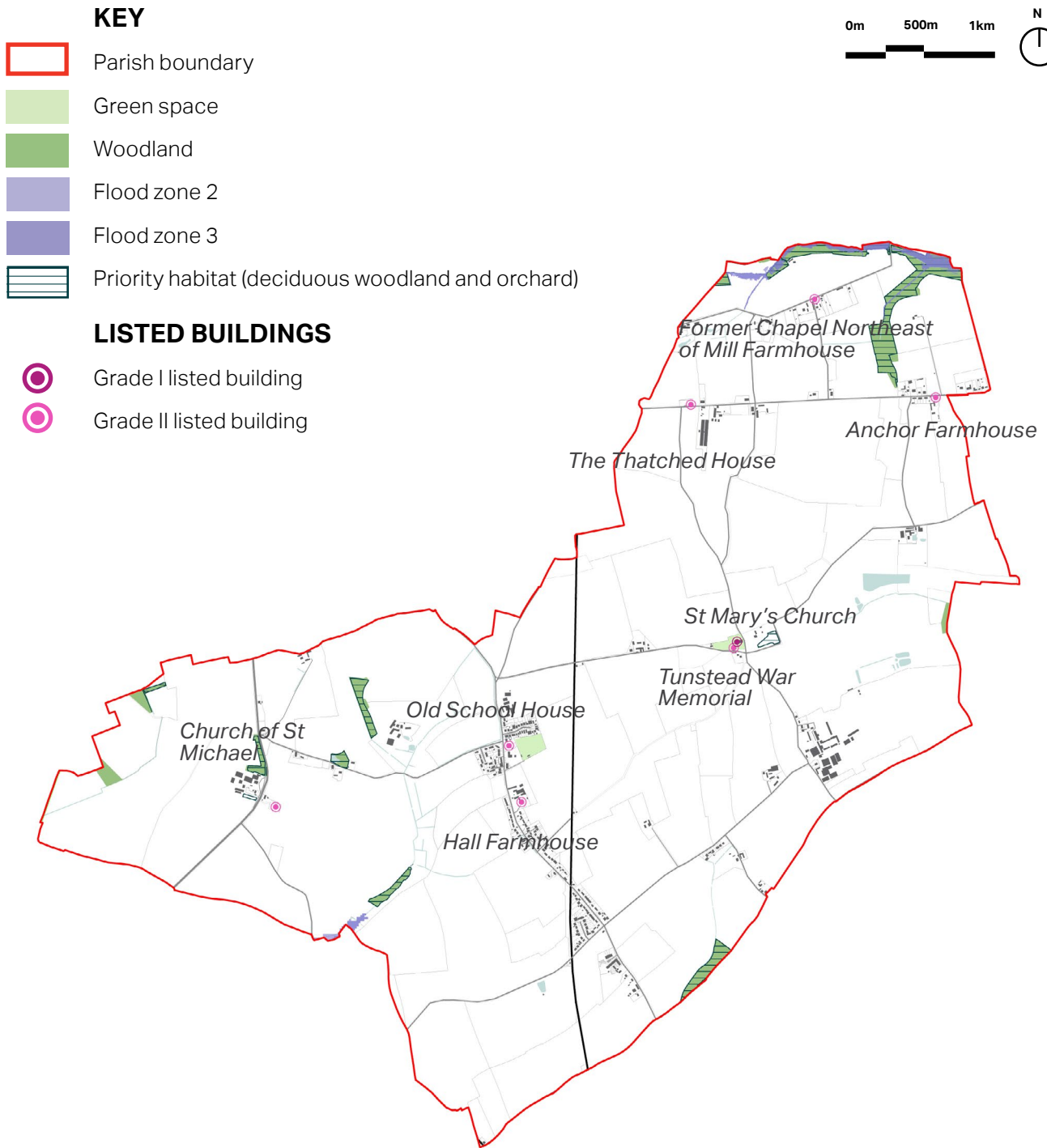


Figure 03: Area wide map of Tunstead and Sco-Ruston Neighbourhood Area,

2.2 HOW TO USE THIS DESIGN CODE

APPLICATION OF DESIGN CODES

This report provides both mandatory codes and non-mandatory code guidance for new development:

Mandatory Code

- **Code requirement** are expressed as *must*. These codes include design principles that are mandatory for development.

Non-mandatory Code

- **Code guidance** are expressed as *should*. These codes are design principles that are strongly encouraged by development.
- **Aspirations** are expressed as *could*. These aspirational codes are suggestions for development.

Each of these design codes provides illustrative design principles that provide specific details, and where appropriate, measurable requirements and guidance for development.

STRUCTURE OF THIS REPORT

This report is structured by design theme, followed by a checklist to evaluate good design in Tunstead and Sco-Ruston. The design themes have been assembled in a linear form to align with the process and scale of design. The following themes have been included:

- Orientation and massing
- Setting and architectural context
- Extensions and modifications
- Outbuildings
- SUDS and green features
- Sustainable construction features



HOW STAKEHOLDERS MAY USE THIS DESIGN CODE DURING THE DEVELOPMENT PROCESS

This design code will be used differently by various stakeholders during the development process, as summarised in **Table 1**, and should be read in conjunction with other national and local policy and guidance documents (refer to **Section 1.3**). A valuable way this design code can be used is as part of a process of co-design and involvement that seeks to understand and takes account of local preference and expectations for design quality.

As such, the design codes can help to facilitate conversations on the various topics to align expectations, aid understanding and balance key local issues. Design codes alone will not automatically secure optimum development outcomes, but should help all involved.

STAKEHOLDER	HOW THEY MAY USE THIS DESIGN CODE
Applicants, developers, and landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the design codes as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The design codes should be discussed with applicants during any pre-application discussions.
Parish Council	As a guide when commenting on planning applications, ensuring that the design codes are complied with.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

Table 01: How stakeholders may use this design code in the development process.



Figure 04: (Above) Tunstead Primary School.
Figure 05: (Below) Semi detached housing on Tunstead Road.



3. DESIGN GUIDANCE AND CODES

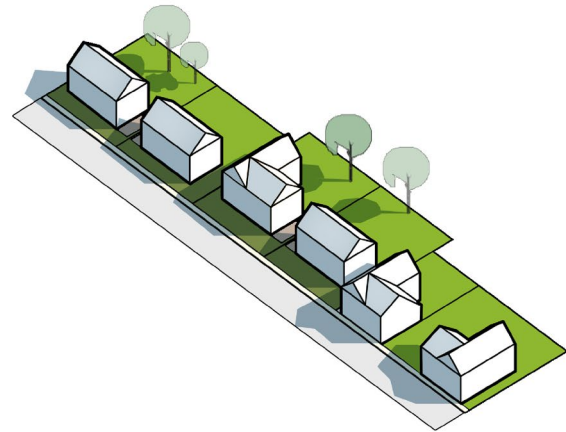


3.1 DESIGN CODES

3.1.1 ORIENTATION AND MASSING

Tunstead and Sco-Ruston has a varied streetscape which is made cohesive through the common scale and orientation of buildings toward the road. The following codes apply to infill and replacement within the Neighbourhood Area:

01. Where there is a prevalent building line, this must be respected by infill development, particularly in regards to the building frontage, minor variations to the building line are encouraged to protect the informal settlement pattern;
02. Infill development must reflect the predominant massing and scale of the street, rising at 1/2 storey intervals where required but remaining below two storeys;
03. Streets should seek to provide adequate amounts of enclosure either by retaining strong building lines or incorporating vegetation along the road edge; and
04. Front facades should be oriented in parallel to the road, with entrances included on street addressing sides. Gable ends should be positioned perpendicular to the street.



Example of an infill dwelling which complements the street scene, following the prominent building line

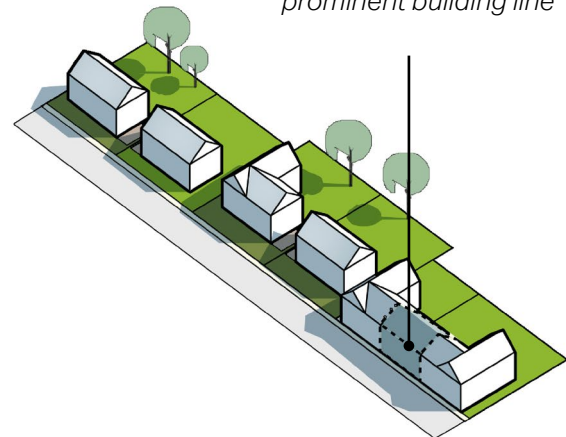


Figure 06: Indicative diagram of treatment of an infill site.



Figure 07: (Above): Example of consistent building heights on Market Street with no overshadowing.
Figure 08: (Below): Example of consistent single storey buildings on Crowgate Street.

3.1.2 SETTING AND ARCHITECTURAL CONTEXT

Tunstead and Sco-Ruston hosts a wide range of architectural styles, features and materials. However, there are several which are particularly characteristic of the village and help to relay an architectural identity.

The following codes should be reflected in development proposals:

01. New development proposals must make use of the existing material palette within the village, which is shown overleaf, or use complementary and high quality materials; and
02. New development should primarily use natural boundary treatments such as hedgerows or shrubs alongside permeable fencing, if solid boundary treatments must be used, they should complement the material finish of the property and should be low in height (below eye level at 1.5m) to preserve sightlines.



Figure 10: Terraced cottages on Market Street with decorative detailing surrounding the fenestration.



Figure 11: Natural boundary treatments typical of Tunstead.



Figure 12: Illustrative diagram displaying the architectural features typical of the Neighbourhood Area.

3.1.3 EXTENSIONS AND MODIFICATIONS

Some extensions will be covered under permitted development rights and therefore will not need planning permission. However, extensions should be designed to an appropriate scale and be secondary to the original building. The pitch and form of a building's roof forms part of its character; therefore, extensions should respond by enhancing the existing character. Extensions should consider the materials, architectural features, and proportions of the original building and be designed to complement these existing elements.

01. Front extensions are generally not acceptable. If proposed, front extensions should take the form of the existing building, mirroring the roof pitch, replicate or have lower cornice height and their ridge should be below the existing ridge height. The extension can project maximum 2 metres beyond the front facade and must not cover more than 50% of the front elevation. Front extensions should not significantly alter the street edge;
02. Rear extensions should generally be single storey and set below any first-floor windows to minimise any effects on neighbouring properties, such as blocking day light. Double-storey rear extensions are not common as they usually affect neighbours' access to light and privacy, however, sometimes the size and style of the property allows for a two-storey extension;
03. Side extensions should usually be set back from the main building line to the front of the dwelling and must complement the materials and detailing of the original building, particularly along the street facing elevation. The roof of the extension should harmonise with that of the original building, highly complex roof junctures will generally be discouraged. High quality and context sensitive extensions will be supported where they have shown consideration for the overall streetscape and for neighbouring dwellings. Built gaps must be retained to an appropriate degree of at least 3 metres;
04. Dormer windows added to a roof should be of an appropriate scale to the original building and should be subservient to the primary form of the structure (see **figure 15**);
05. Dormer windows should follow the existing rhythm or frequency of fenestration (see **figure 15**); and
06. When porches or protrusions are added to street facing facades, they must be subservient to the existing built form, and must be of a similar style and material to the original building.

Figure 14: Design treatment in case of extension:

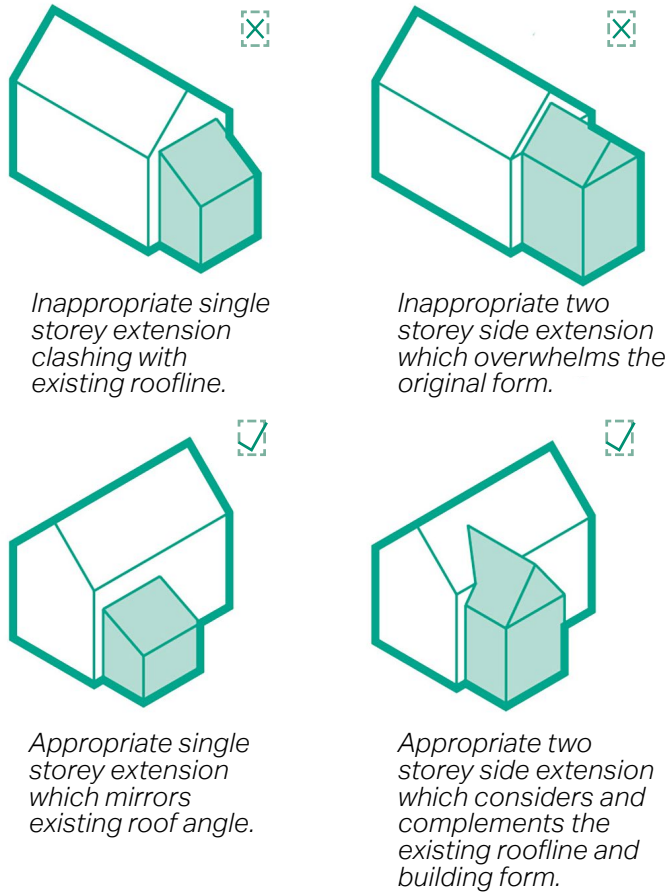
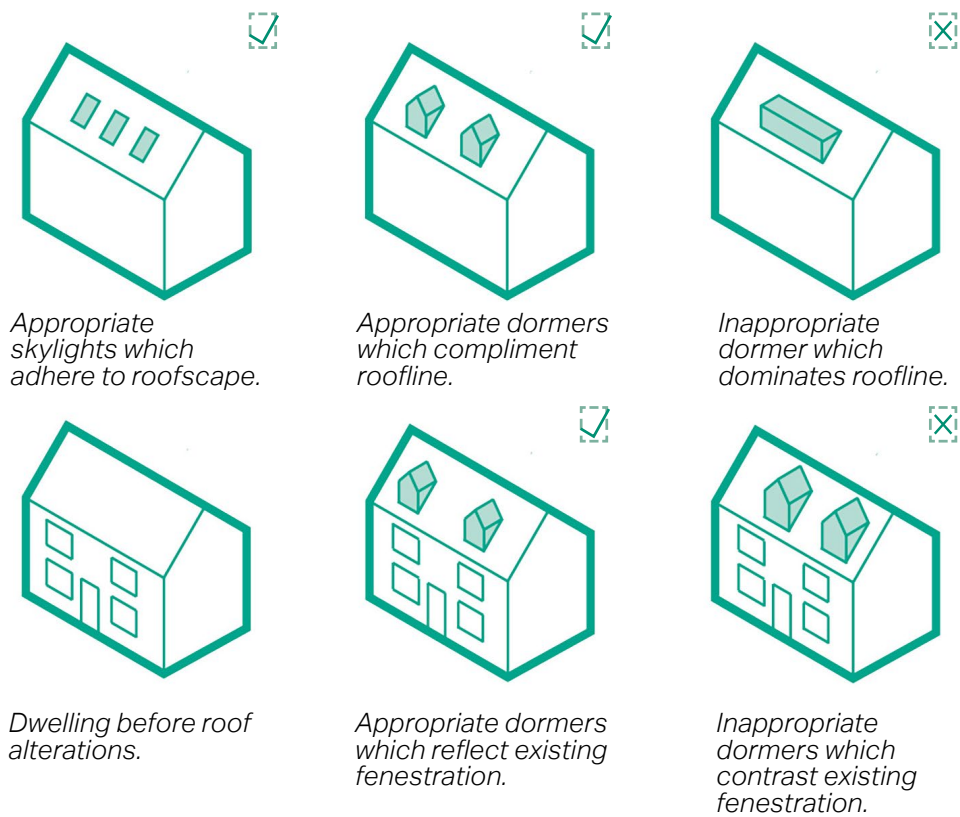


Figure 15: Design treatment in loft conversion:



3.1.4 BARN CONVERSIONS

Tunstead and Sco-Ruston has an agricultural heritage which should be protected and carefully considered when converting agricultural structures.

- 07. External additions should be subordinate in scale to the original or primary form of the building;
- 08. Extensions should be designed to match or compliment the existing facade material of the structure;
- 09. Modifications must retain evidence of a structure's previous use where possible;
- 10. Modifications must respect or enhance the appearance of the original building and the wider scene;
- 11. Street facing facades should be free of domestic add-ons such as satellite dishes, external lighting, and hanging baskets; and
- 12. Extensions should have a minimal impact on the surrounding landscape by using natural screening where possible and an unobtrusive material palette which blends with surrounding land uses.

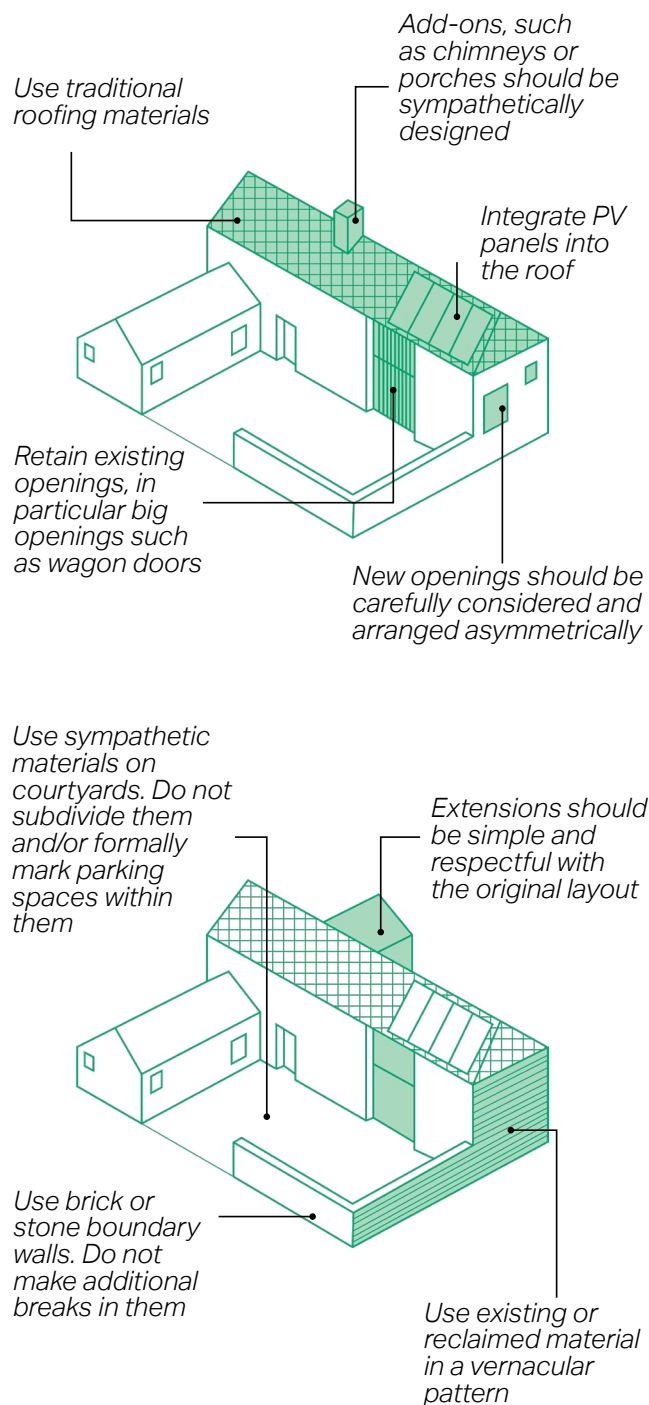


Figure 16: Acceptable examples of alterations made during conversion.

3.1.5 OUTBUILDINGS

Outbuildings may include but are not limited to standalone garages and sheds. Outbuildings should cohere with the surrounding built context as much as possible and complement the wider property. Outbuildings will typically constitute permitted development, but the following guidance should be considered in their design and construction:

01. Outbuildings should be finished in high quality materials, avoiding the use of uPVC panels,
02. Outbuildings should maintain a minimum separation distance of 2 metres from their adjoining dwelling;
03. Outbuildings should be unobtrusive in scale and should not physically overwhelm their adjoining dwelling;
04. Outbuildings should be positioned to the side of the property, further back on the plot where possible;
05. Outbuildings should not visually impose on neighbouring properties or detract from the street scene;
06. The design of outbuildings should consider the style of its adjoining dwelling; and
07. Outbuildings should be incorporated into a broader landscape strategy.



Figure 17: Example of a weatherboard clad outbuilding which positively contributes to the street scene and reinforces the rural atmosphere.

3.1.6 CAR PARKING

Cars are a fact of life in rural areas. However, to maintain the amenity of the street and village, the design of car parking must be well considered by development. Furthermore, in accordance with sustainable aspirations for the Neighbourhood Area, new development must also provide for electric vehicle charging. Examples of car parking typologies are shown overleaf.

The following principles are recommended for car parking of new development:

01. Where garages are proposed, they should be located to the side or rear of the dwelling. If a garage is proposed to the front of a dwelling, it must be designed and arranged so that it is sensitive to context of the site;
02. Internal garage widths must be of a sufficient size (3m minimum) to accommodate for car parking, allowing ample room for the driver's door to open with sufficient clearance on the passenger side, as well as bicycle parking and residential storage;
03. Garages must be finished with the same architectural features and materials as the main building. Gable roofs will be preferable to skillion (flat) roofs which look 'tacked-on' to the side of a dwelling;
04. Ensure manoeuvring areas for car parking does not dominate the street frontage, allowing for a generous front garden typical of the NA;

- iii. Driveways should be constructed from porous materials to minimise surface water run-off, such as cobble, gravel or other permeable finishes; and
- iv. Electric vehicle charging facilities should be incorporated into new development as they are likely to substantially increase in mode share.

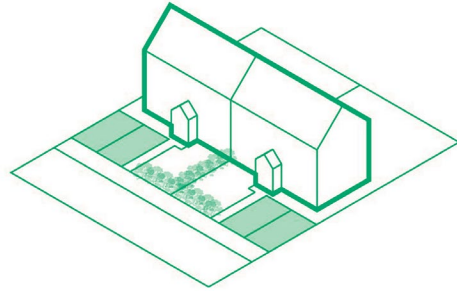


Figure 19: Positive example of car parking with a permeable gravel surface, reducing surface water runoff.

Figure 20: Acceptable car parking typologies.



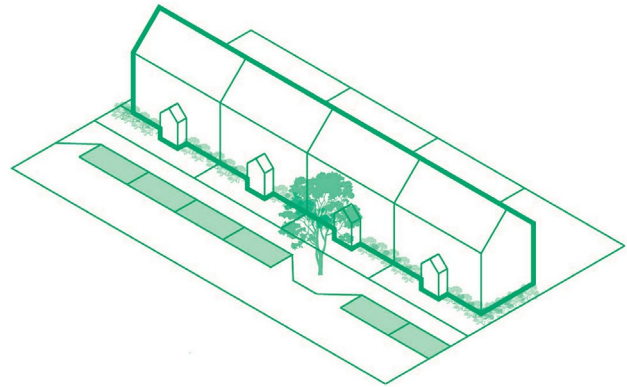
Acceptable on-plot garage parking provision (see 3.1.5)



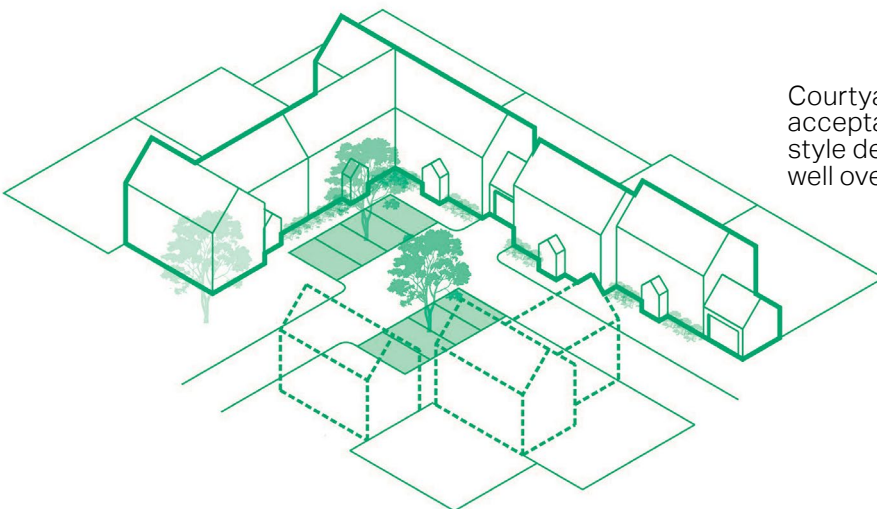
Acceptable on-plot parking provided to the front of dwellings



Acceptable on-plot parking provided to the side of dwellings



On-street parking provision acceptable in terraced style developments, periodically broken up with planting



Courtyard parking provision acceptable in a barnyard style development which is well overlooked

3.1.7 SUSTAINABLE DRAINAGE SYSTEMS

The term 'SuDS' stands for Sustainable Urban Drainage Systems. It covers a range of approaches to managing surface water in a more sustainable way to reduce flood risk and improve water quality whilst improving amenity benefits. Tunstead and Sco-Ruston Parish wants SUDs to be integral to the design of Green Infrastructure to improve climate change resilience.

SuDS work by reducing the amount and rate at which surface water reaches a waterway or combined sewer system. Usually, the most sustainable option is collecting this water for reuse, for example in a water butt or rainwater harvesting system, as this has the added benefit of reducing pressure on important water sources. These systems work in the following ways:

- Infiltration, which allows water to percolate into the ground and eventually restore groundwater; and
- Attenuation and controlled release, which holds back the water and slowly releases it into the sewer network. Although the overall volume entering the sewer system is the same, the peak flow is reduced. This reduces the risk of sewers overflowing. Attenuation and controlled release options are suitable when either infiltration is not possible (for example where the water table is high or soils are clay) or where infiltration could be polluting (such as on contaminated sites).

The following should be considered by development on sites affected by surface water flooding:

01. Surface water should be managed as close to where it originates as possible;
02. SuDS should create additional benefits beyond water management, such as offering passive recreation opportunities, creating a landmark and increasing natural amenity with a high-quality landscaping; and
03. Some of the most effective SuDS are vegetated, using natural processes to slow and clean the water whilst increasing the biodiversity value of the area, see the Rain Garden Guide¹ for guidance on planting for rain gardens.

¹ See here: <https://raingardens.info/wp-content/uploads/2012/07/UKRainGarden-Guide.pdf>

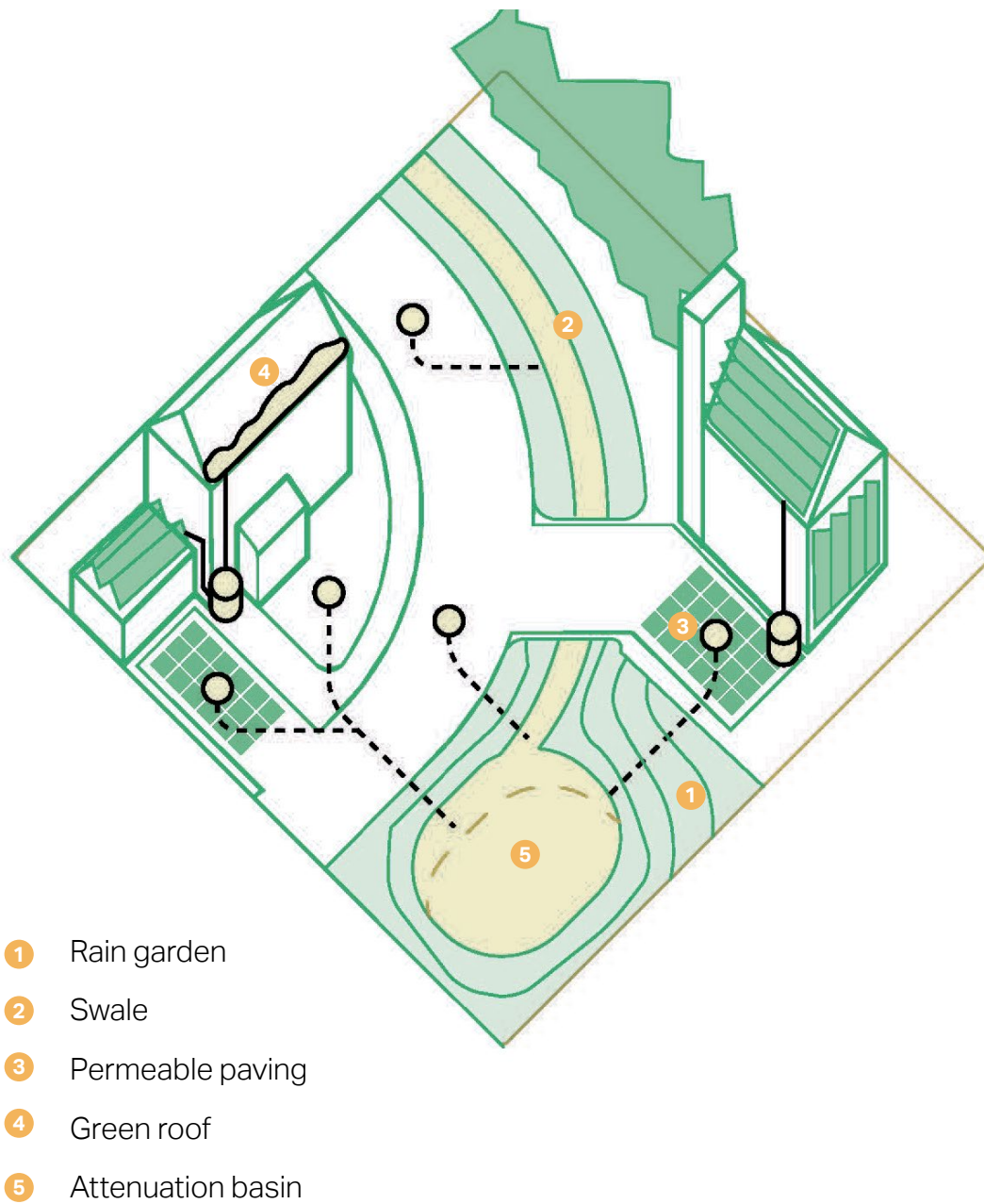


Figure 21: Diagram showing the best use of harvesting water systems including rain gardens, swales, permeable paving, green roofs

3.1.8 SUSTAINABLE DRAINAGE SYSTEMS

Green and natural features are characteristic of Tunstead and Sco Ruston and underscore the rural atmosphere.

The following codes seek to protect these qualities and must be reflected in proposals:

01. New dwelling proposals, particularly for infill and replacement development, must



Figure 24: Diagram illustrating plot coverage levels in Tunstead and Sco-Ruston.

retain a minimum plot coverage ratio² of 0.5 (see figure 24);

02. New dwellings must include front garden provision of between 5-12m, which is typical of the NA;

03. Mature trees and hedgerows must be retained by new development proposals as much as possible, if this is not possible for access or safety reasons, trees must be replaced at a 2:1 ratio, using mature saplings (3-15 years);

04. Boundary treatments should be considered so that they are permeable to wildlife, and can also provide habitat area; and

05. Gardens and private greenspace should provide a continuous habitat for local wildlife.

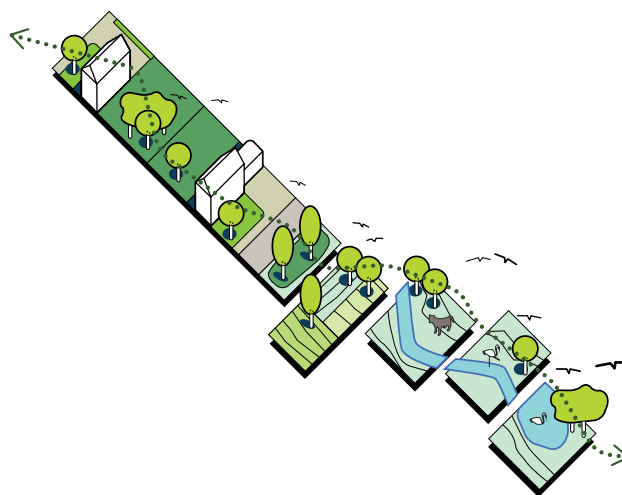


Figure 25: Diagram illustrating how the built-up area should link with the surrounding landscape.

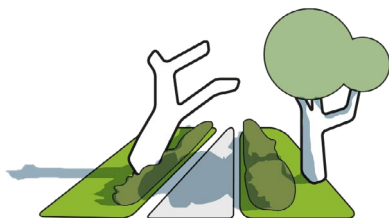
² Plot coverage ratio is the ratio of the total development floor area to the site area, i.e., 0.5 = half of the plot is development floor area, and therefore, up to half of the plot remains for greenspace, not including parking and services etc.



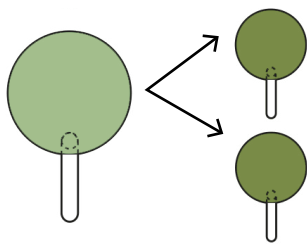
Figure 26: Landscaped SuDS example, which also integrates play elements (stepping stones) and wildlife habitat (beehive), in Islington London.



Figure 27: Example of permeable pathways, France.



Loss of trees is only justifiable if they constitute a hazard.



Replace affected tree with a 2:1 ratio.

Trees, hedges, flower beds, bushes and shrubs provide privacy and enclosure while creating habitat space for wildlife.



Figure 28: Illustrative diagrams highlighting green measures and natural elements to the streetscape.

3.1.9 SUSTAINABLE CONSTRUCTION FEATURES

Sustainable built features will be encouraged in all new development and retrofit to support North Norfolk's net zero target of 2030. New development proposals and retrofit schemes should:

01. Consider airtight constructions to help reduce heat loss, improving comfort and protecting the building fabric. Airtightness is achieved by sealing a building to reduce infiltration which is sometimes called uncontrolled ventilation;
02. Provide thermal insulation for any wall or roof on the exterior of a building to prevent heat loss. Particular attention should be paid to heat bridges around corners and openings at the design stage; and
03. Incorporate nature friendly ideas such as bird boxes, bee bricks, bug-houses, swift bricks and ponds. To illustrate, swift populations are in decline in the UK as more development moves towards air-tight buildings, resulting in a loss of habitat. To encourage swifts to live and breed in the area, swift bricks should be considered as they are easily installed, fitting within multiple standard UK brick sizes.

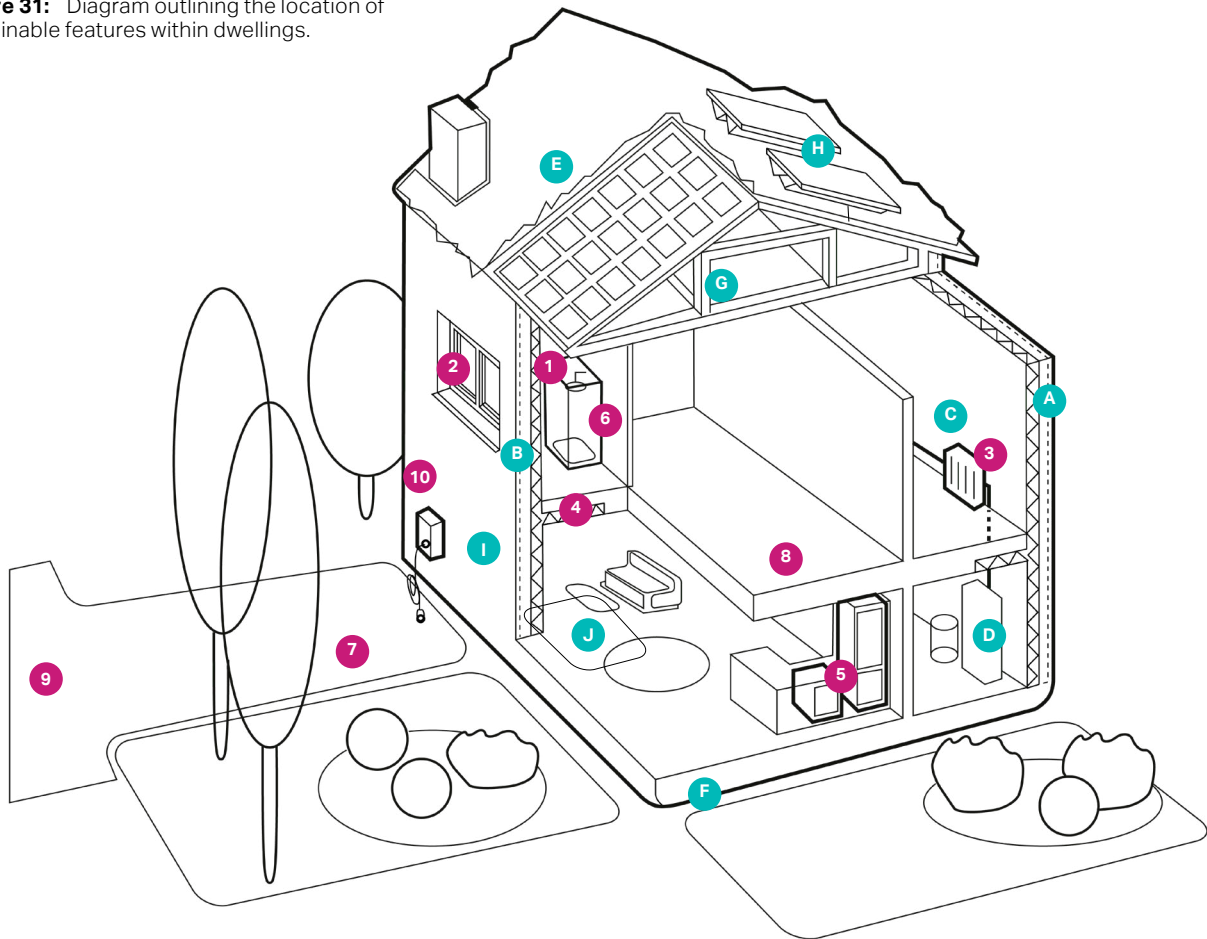


Figure 29: Example of a Swift brick under an eave.



Figure 30: Example of a hedgehog corridor within in a garden fence.

Figure 31: Diagram outlining the location of sustainable features within dwellings.



New build homes :

- A** **High levels of airtightness** ideally, to Passivehaus standards
- B** **Triple glazed windows and external shading** especially on south and west faces
- C** **Low-carbon heating** and no new homes on the gas grid by 2025 at the latest
- D** **More fresh air** with mechanical ventilation and heat recovery, and passive cooling
- E** **Water management and cooling** more ambitious water efficiency standards, green roofs and reflective walls
- F** **Flood resilience and resistance** e.g. raised electrics, concrete floors and greening your garden, permeable ground surfaces
- G** **Construction and site planning** timber frames, sustainable transport options (such as cycling)
- H** **Solar panels**
- I** **Electric car charging point**
- J** **Rainwater harvesting** collected from roofs and other above ground surfaces via a system of above ground pipes and tanks

Existing homes:

- 1** **Insulation** in lofts and walls (cavity and solid)
- 2** **Double or triple glazing with shading** (e.g. tinted window film, blinds, curtains and trees outside)
- 3** **Low-carbon heating** with heat pumps or connections to district heat network
- 4** **Draught proofing** of floors, windows and doors
- 5** **Highly energy-efficient appliances** (e.g. A++ and A+++ rating)
- 6** **Highly water-efficient devices** with low-flow showers and taps, insulated tanks and hot water thermostats
- 7** **Permeable green space (e.g. gardens and trees)** to help reduce the risks and impacts of flooding and overheating
- 8** **Flood resilience and resistance** relocated appliances (e.g. installing washing machines upstairs), treated wooden floors
- 9** **Permeable hardstanding** on driveways and surface parking
- 10** **Rainwater harvesting** collected from roofs and other above ground surfaces via a system of above ground pipes and tanks



4. EVALUATION CHECKLIST



4.1 CHECKLIST

Because the design guidelines and codes cannot cover all scenarios, this concluding section provides a number of questions based on established good practice against which design proposals should be evaluated.

The checklist can be used to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has taken into account the context and provided an adequate design solution.

As a first step there are a number of ideas or principles that should be present in all proposals. These are listed under 'General design guidelines for new development'. Following these ideas and principles, a number of questions are listed for more specific topics.

1

General design guidelines for new development:

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- Positively integrate energy efficient technologies;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

2

Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

Local green spaces, views & character:

- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?

3

Local green spaces, views & character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?

5

Local green spaces, views & character:

- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

4

Gateway and access features:

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

Buildings layout and grouping:

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

6

Building line and boundary treatment:

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

7

Building heights and roofline:

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

8

Household extensions:

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in situ to reduce waste and embodied carbon?

9

Building materials & surface treatment:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Does the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?
- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

10

Car parking:

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?

