Horsford

Design guidance and codes

September 2023

Quality information

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Revision History

Issue no.	Issue date	Details	Issued by	Position
1	06.07.2023	Draft Report	Nicholas Pascalli	Graduate Urban Designer
2	27.07.2023	Review	Horsford NP Group	Horsford NP Group
3	22.08.2023	Draft final report	Nicholas Pascalli	Graduate Urban Designer
4	05.09.2023	Review	Locality	Client
5	10.09.2023	Final report	Nicholas Pascalli	Graduate Urban Designer

Contents

Introduction

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1. Introduction

Through the Department for Levelling Up, Housing and Communities Neighbourhood Planning Programme led by Locality, AECOM was commissioned to provide design support to Horsford Parish Council in support of the Horsford Neighbourhood Plan. The support is intended to provide design guidance and codes based on the character and local qualities of the parish to help ensure future development, particularly housing, complements Horsford's existing character.

1.1 About this document

This document sets out design guidance and codes based on the existing features of Horsford and aspirations of the local community. The design guidance and codes are intended to sit alongside the Neighbourhood Plan to provide guidance for applicants preparing proposals in the area and as a guide for the Neighbourhood Plan Steering Group and Broadland District Council when considering planning applications. It sets out the design expectations for proposals within the neighbourhood area and ensures that they will consider Horsford's key defining characteristics.

What is Guidance versus Codes?

Design guidance identifies how development can be carried out in accordance with good design practice. Design codes are requirements that provide specific, detailed parameters for development. Proposals for development within the neighbourhood area should demonstrate how the design guidance has informed the design and how the design codes have been complied with, where a proposal cannot comply with a code (or several) a justification should be provided.

Site visit and walk around with HNP Steering Group

STEP 02

STEP 01

Submission of the draft design guide to the HNP Steering Group for review

STEP 04

STEP 03

STEP 05

Initial meeting between AECOM and the Horsford Neighbourhood Plan Steering Group

Preparation of draft Design Guide

Submission of the amended Design Guide to Locality for review. Submission of the final report to the HNP Steering Group

F.1

Figure 01: Steps undertaken to produce this document.

1.2 Overview of Horsford

Horsford Parish is located within the Broadland District of Norfolk approximately 6 miles north of Norwich. Historically recorded in the Domesday Book, the name "Horsford" is said to derive from either the small stream Hor that flows through the village (translated from Old English to mean 'ford over the Hor' or 'Ford for Horses') or from Saxon origins by the name of Horsa.

The A1270 Broadland Northway runs east–west through the south of the parish and links Norwich Airport to the north of the city. North–south connections to Norwich and Holt is provided by the B1149.

The nearest railway station is Norwich Station located approximately 7 miles south of Horsford. There are half-hourly daytime buses from Monday to Saturday connecting the neighbourhood area to Norwich and Long Stratton.

The surrounding landscape and its proximity to the village is a valuable asset to the neighbourhood area's character. There is also a scattering of listed buildings and scheduled monuments within the parish. Amongst the oldest buildings within the parish is All Saints Church, which is Grade II* listed.

Horsford village hall offers recreational spaces inlcuding football pitches, play areas, a MUGA (Multi Use Games Area) and a new cafe. Shops include a Co-Op with a Post Office, a butchers, bakery, barbers and hairdressers, a convenience store and a farm shop that provides outdoor summer entertainment. For food options there is the Dog Inn Pub, one restaurant and multiple takeaways. There is also a Doctors' surgery, pharmacy and the Horsford C of E VA Primary School.
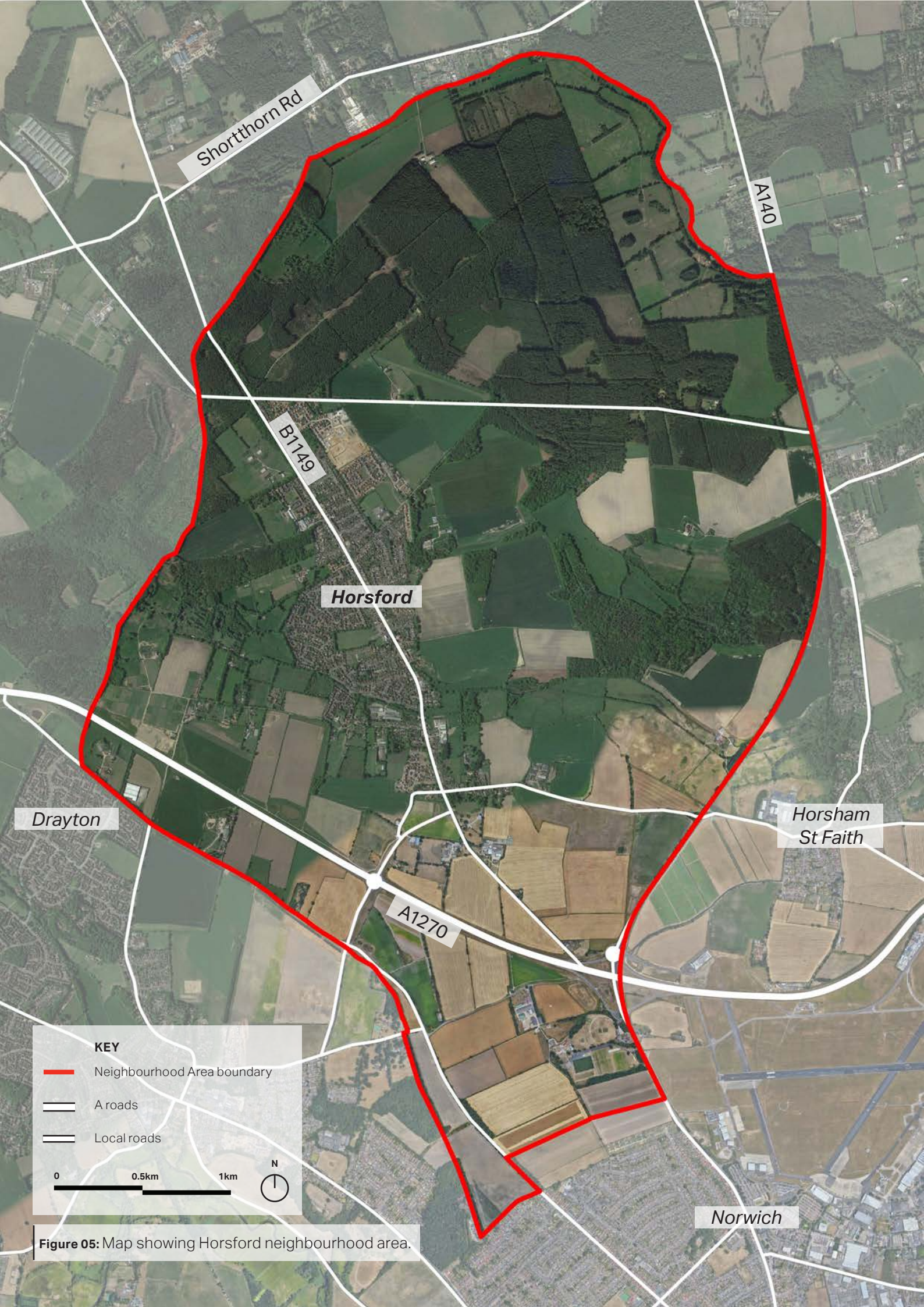

Figure 02: The Grade II* Parish Church of All Saints.

Figure 03: Horsford village hall.

Figure 04: Village buildings backed by surrounding woodland.

Figure 05: Map showing Horsford neighbourhood area.

KEY

— Neighbourhood Area boundary

— A roads

— Local roads

0   0.5km   1km

N

Shortthorn Rd

A140

B1149

Horsford

Drayton

Horsham
St Faith

A1270

Norwich

1.3 Heritage

The parish of Horsford has nine listed buildings including:

A.   Corn Mill, 32 metres North of Mill House (commonly known as St. Helen Mill)

B.   Horsford Hall

C.   Horsford War Memorial

D.   Little Orchard

E.   Lower Farm House and Attached Barn

F.   Parish Church of All Saints

G.   Poplars Farm House

H.   The Dog Public House

I.   The Lindens

The above are all Grade II listed buildings except for the Parish Church of All Saints that is Grade II* listed.

In addition to the listed buildings, there are also scheduled ancient monuments and nationally important archaeological sites, including Horsford Castle and two round barrows on Horsford Heath.

Figure 06: The Lindens (Grade II).

Figure 07: Horsford Hall (Grade II).

Figure 08: The Dog Public House (Grade II).
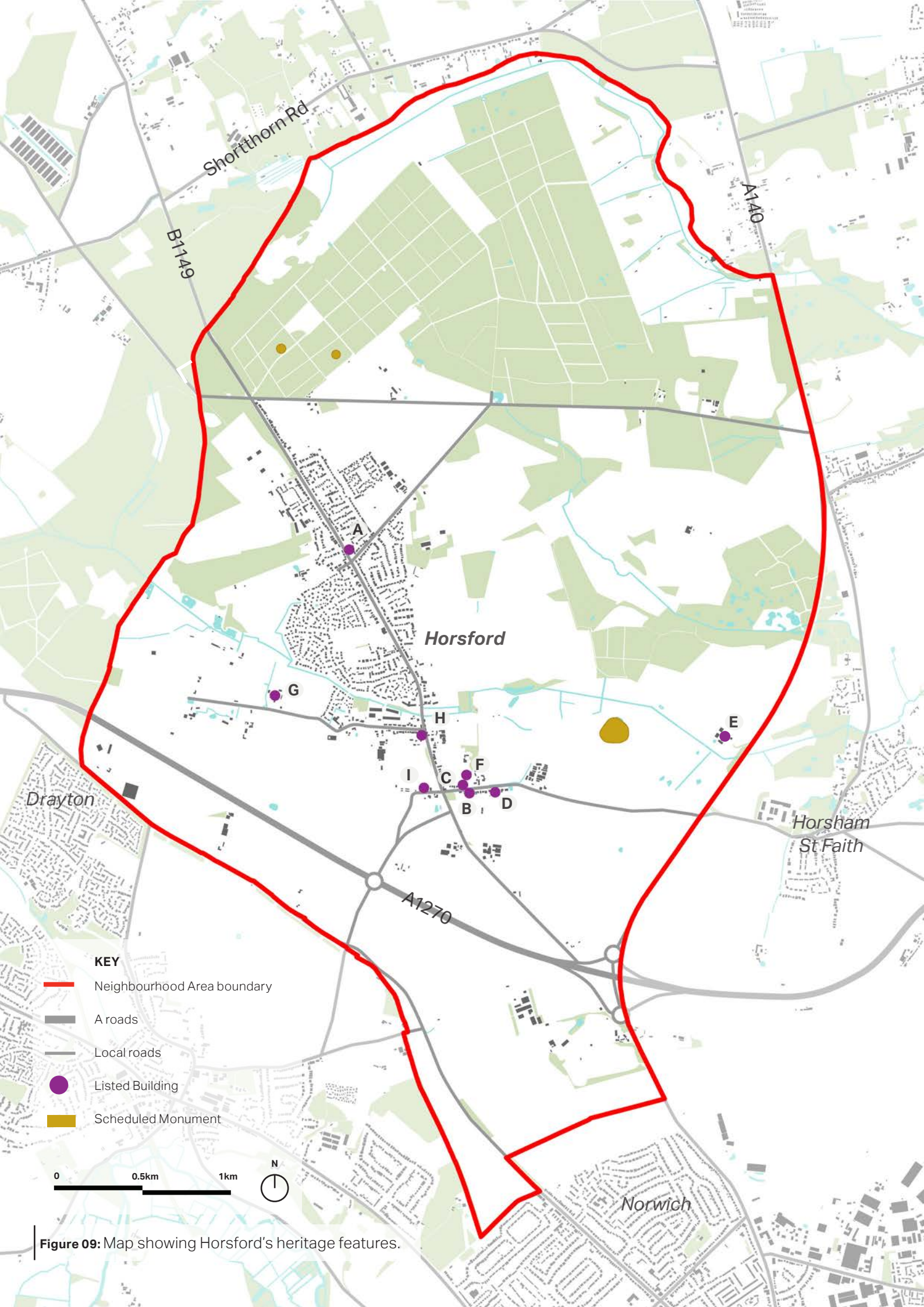
Figure 09: Map showing Horsford's heritage features.

Map labels:
- Shortthorn Rd
- B1149
- A140
- A1270
- Horsford
- Drayton
- Horsham St Faith
- Norwich

Listed Building markers: A, B, C, D, E, F, G, H, I

KEY
- Neighbourhood Area boundary
- A roads
- Local roads
- Listed Building
- Scheduled Monument

Scale: 0 — 0.5km — 1km

N

1.4 Surrounding landscape

The parish of Horsford is set in a landscape that has a relatively flat topography, in line with the simple plateau landscape character of the River Bure upper side slopes. The only variations can be seen where tributaries of the River Bure and Wensum cut into the topography.

The area was once mainly heathland, but over the years the landscape has changed and is now a mixture of arable farmland, old deciduous woodland and recent coniferous plantations.

The northern and southern areas bordering the village are characterised by large rectangular arable fields framing the woodland. Woodland cover is more sparse towards the centre of the parish, where small arable fields are interspersed with small-scale industrial units and isolated 20th century residential developments.

The countryside landscape is characterised by its distinctive surrounding woodland. This results in views within the neighbourhood area boundary being strongly contained by woodland, and similarly, prominent views of woodland towards the area from surrounding settlements.

A network of footpaths, cycle routes and bridleways traverse the area, including a national trail west of Horsford – Marriott's Way. The proximity of access to the landscape from the village can result in greater wellbeing for the residents of Horsford and is a key defining feature of the parish.
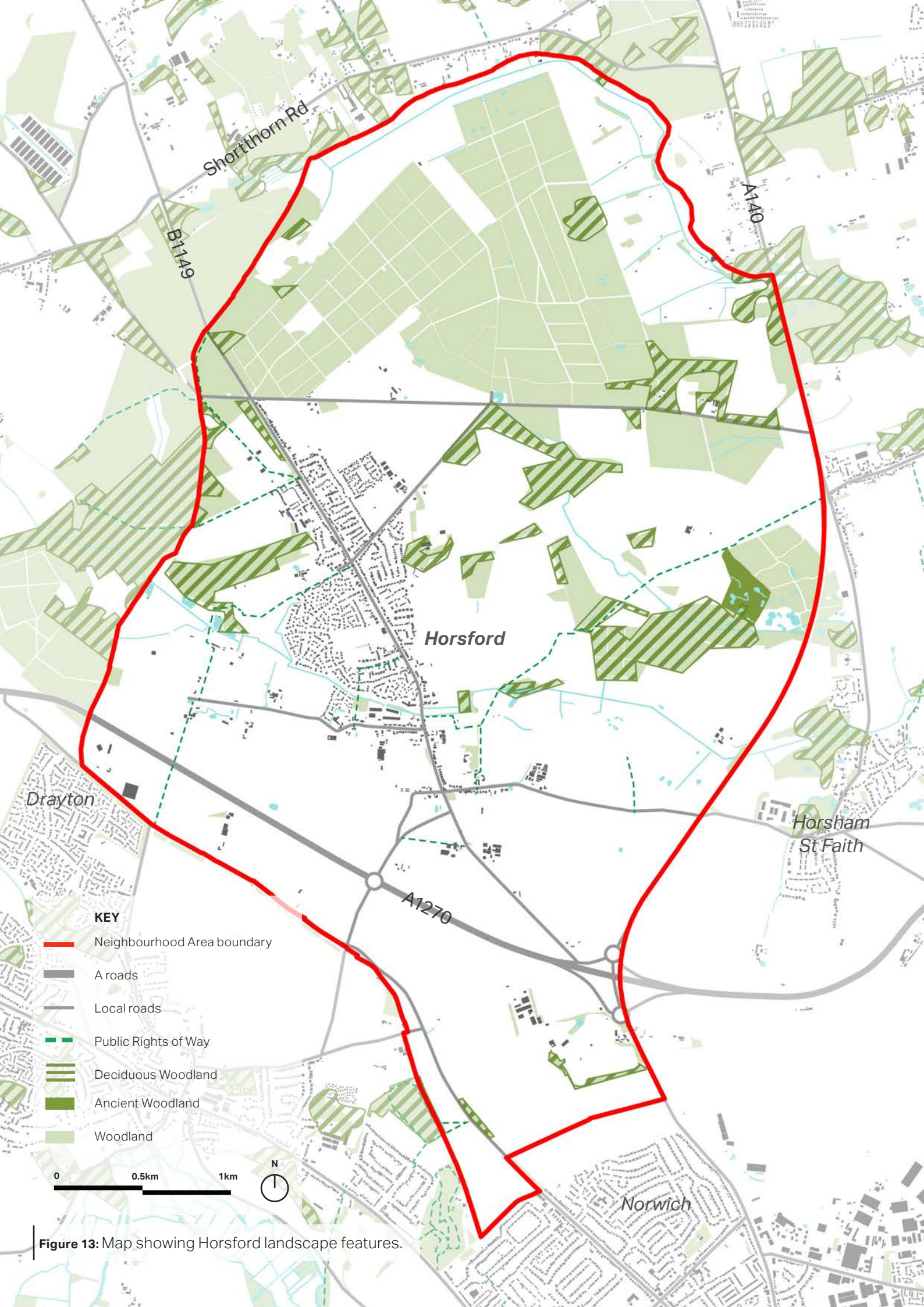

Figure 10: Example of a gateway to the surrounding landscape.

Figure 11: A public footpath connecting Horsebeck Way and Dog Lane.

Figure 12: Public footpath traversing beside arable farmland and a tributary of the River Bure.

KEY

— Neighbourhood Area boundary

— A roads

— Local roads

--- Public Rights of Way

Deciduous Woodland

Ancient Woodland

Woodland

0   0.5km   1km

N

Figure 13: Map showing Horsford landscape features.

1.5 Flood risk

Horsford sits on mostly flat land adjacent to the tributaries of the River Bure.

Flooding risks (as defined on the Environment Agency's flood risk mapping) are located only along the tributary adjoining areas. Flood risk in these areas are mostly classified as zone 2, but there are some localised areas where flood risk zone 3 is prevalent.

Flood zone 2 along the tributary mostly impacts development south of Horsbeck Way. Flood zone 3 areas are currently occupied by fields where no development is present.

Figure 14: Tributary of the River Bure, located in flood risk zone 2 along Horsbeck Way.

Figure 15: Flood risk mitigation measure taken within a field located in flood risk zone 2.

Figure 16: Tributary of the River Bure going through arable land not located within a flood risk zone.

KEY

— Neighbourhood Area boundary

▬ A roads

— Local roads
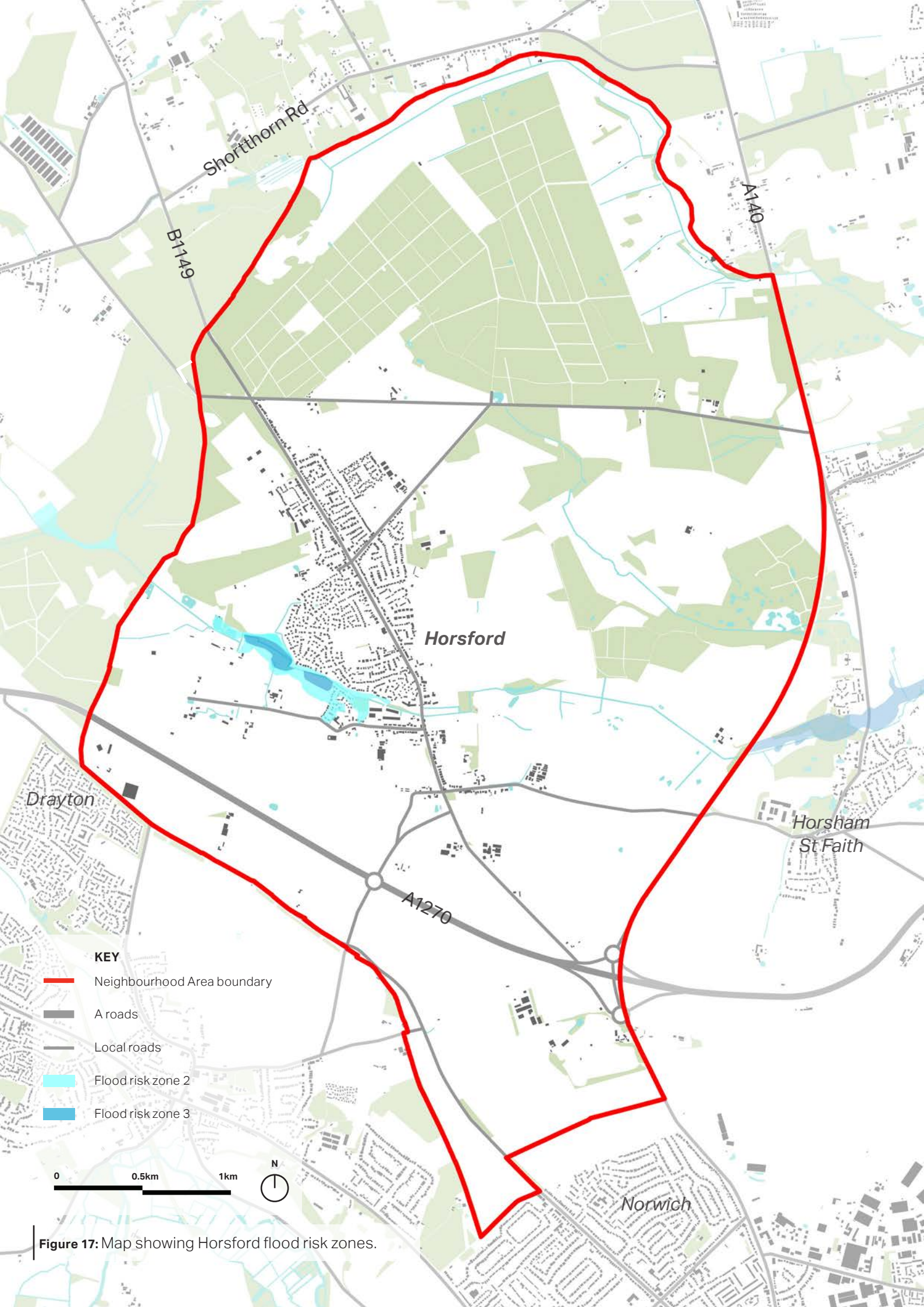
■ Flood risk zone 2

■ Flood risk zone 3

Figure 17: Map showing Horsford flood risk zones.

1.6 Community engagement

A community consultation event took place in May 2023 to seek views and opinions concerning the design of housing in the Horsford neighbourhood area.

A set of three poster boards were provided by AECOM and presented at the event with an image showing a development example and two columns for residents to list what they liked and disliked about the example.

Residents were asked to closely consider the following:

- Building appearance

- Materials and architectural features

- Relationship with surrounding context and other buildings

- Building heights

- Garden space

- Public and open space

- Boundary treatments

- Parking arrangement

- General feel of place

- Pedestrian and cycle-friendly design

Figure 18: Example 1 of development to consider featured on a consultation poster board.

Figure 19: Example 2 of development to consider featured on a consultation poster board.

Figure 20: Example 3 of development to consider featured on a consultation poster board.

1.6.1 Findings

Feedback from the event is summarised below and has informed the design guidance and design codes presented in Chapter 2 of this Design Guide.

Example 1 findings

Most frequent comments	The buildings are placed **too close** to each other, resulting in a **higher density** than is desirable for residents.	The palette is **not in keeping** with other homes in the village, especially considering the **colour of brick** used.	Concerns of **available parking provision** and potential threat of **increased street and verge parking**.
Less frequent comments	Positive comments of the amount of **greenery**, especially inclusion of **trees**.	Positive comments of the building style, specifically the **design individuality**.	Buildings potentially **too tall** concerning the roofline and attic loft conversions.

Example 2 findings

Most frequent comments	A serious concern that the architectural style, colours and materials are **not fitting for a village atmosphere**.	The **size of the garden** and **lack of open greenery and especially trees** is not sufficient nor fitting to environment.	Concerns of **available parking provision** and potential threat of **increased street and verge parking**.
Less frequent comments	There were some who enjoyed the **modern design**, especially the **build quality**.	**Layout and setback** of the building is concerning and **limits movement**.	Positive feedback towards the **accessibility to the countryside**.

Example 3 findings

| Most frequent comments	Significant number of positive comments towards the **availability of open green space** and **proximity to woods**.	Concern of **individuality of house design** relating specifically to the identity of Horsford.	Positive comments about the **materials used**, but negative comments about the **copy and paste architecture style**.
Less frequent comments	Positive comments about the **distance between houses** and **boundary treatment**.	Concerns of **available parking provision** and **street only parking**.	Concerns of movement, specifically the **lack of a bicycle path**.

1.7 Planning policy and guidance

This section outlines the national and local planning policy and guidance documents that have influenced this design guide and codes.

1.7.1 National Planning Policy & Guidance

illustrates how well-designed places can be achieved in practice. The ten characteristics identified includes: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan. The Guide also reinforces the National Planning Policy Framework's objective in creating high quality buildings and places. The document forms part of the government planning practice guidance.

2021 National Planning Policy Framework - Department for Levelling Up, Housing and Communities
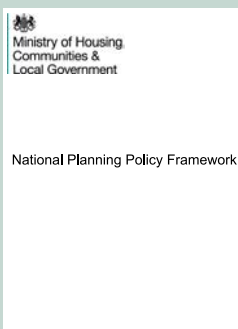
Relevant national planning policy is contained within the National Planning Policy Framework (NPPF, July 2021). The NPPF was updated in July 2021 to include reference to the National Design Guide and National Model Design Code and the use of area, neighbourhood and site-specific design guides. Paragraph 126 states that: "the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and outlines that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

2019 National Design Guide - Department for Levelling Up, Housing and Communities

The National Design Guide sets out the government's ten priorities for well designed places and

2021 National Model Design Code - Department for Levelling Up, Housing and Communities

The National Model Design Code provides guidance on the production of design codes, guides and policies to promote well-designed places. It sets out the key design parameters that need to be considered when producing design guides and recommends methodology for capturing and reflecting views of the local community..

Building for a Healthy Life - Homes England

Building for a Healthy Life updates Homes England's key measure of design quality as the national housing accelerating body. The document sets out 12 considerations for creating integrated neighbourhoods distinctive places and streets for all. While it is not part of the national policy, it is recognised as best practice guidance and design tool in assessing the design quality of developments.

## 2007 Manual for Streets - Department for Transport
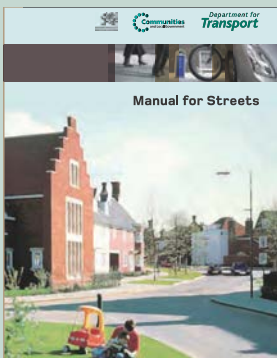
Development is expected to respond positively to the Manual for Streets, the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts and promote active travel.

## Development Management DPD - Broadland District Council
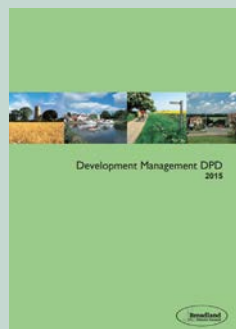
Adopted in 2015, the Development Management DPD aims to further the objective set out in the National Planning Policy Framework and the Joint Core Strategy and forms part of the Broadland District Council Development Plan. It sets out generic policies that are to be applied throughout the Broadland planning authority area.

2013 Landscape Character Assessment Supplementary Planning Document (SPD) - Broadland District Council
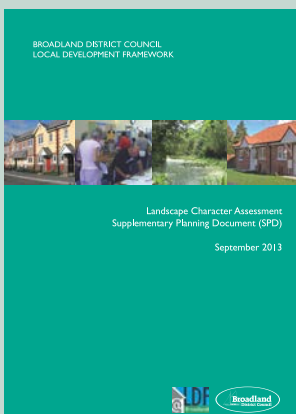
The Study covers the District excluding the Broads Authority Executive Area, for which the Broads Authority are the local planning authority, and the more built up parts of the district close to Norwich because of their urban nature. Furthermore, it updates the previous Landscape Character Assessment (1999) in accordance with the current guidance..

Greater Norwich Joint Core Strategy - Broadland District Council, Norwich City Council and South Norfolk Council
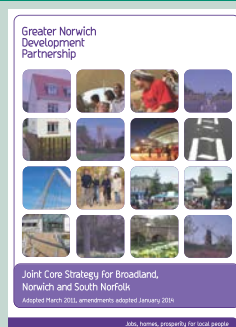
The Joint Core Strategy is part of the development plan. Adopted in 2011, the Joint Core Strategy sets out the spatial planning framework for Greater Norwich up to 2026 and forms part of Broadland District Council's Local Development Framework. It includes a spatial framework and area-wide policies covering matters such as addressing climate change, promoting good design and housing delivery in addition to more place-specific policies. It should be noted that the Joint Core Strategy will be replaced by the Greater Norwich Local Plan once it has been formally adopted. The new Local Plan will cover the period up to 2038.

2012 Place shaping - Broadland District Council
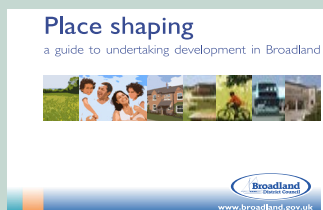
This guide was produced by the Building Research Establishment (BRE) in 2012 on behalf of Broadland District Council. It is intended to help developers, officers and communities in their role as place shapers of new development. It is a reference document that provides advice on how new development can be sustainable, well-designed and cost effective.

1.8 How to use this document

This Design Guide will be a valuable tool in securing context-driven, high-quality development within Horsford. They will be used in different ways by different actors in the planning and development process.

What follows is a list of actors and how they will use the design guidelines:

Potential users	How they will use the design guidelines
Applicants, developers, & landowners	As a guide to the community's and the Local Planning Authority's expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought.
Local planning authority	As a reference point, embedded in policy, against which to assess planning applications. The Design Guide should be discussed with applicants during any pre application discussions.
Horsford Parish Council	As a guide when commenting on planning applications, ensuring that the Design Guide is complied with.
Local Horsford organisations	As a tool to promote community-backed development and to inform comments on planning applications.

Codes to promote good design in Horsford

02

2. Design guidance & codes

This section outlines the positive physical, historic and contextual characteristics of Horsford and how these features should be factored into new development or retrofit of existing buildings.

2.1 Introduction

This Design Guide has been created to inform residential development coming forwards in the neighbourhood area, including proposals for new residential development as well as alterations and extensions to existing homes.

It is important that full account is taken of the local context and that the new design embodies the 'sense of place' and also meets the aspirations of people already living in that area.

Therefore, the general design guidelines that should be present in any design proposal are:

– Respect the existing settlement pattern of the area to preserve the local character;

– Respect and preserve the landscape within and around the parish;

– Aim for high-quality design that reflects and respects the local vernacular of the area;

- Respect listed and locally significant buildings and designations within the site;

– Aim for innovative design and eco-friendly buildings while respecting the architecture of the area.

– Integrate with existing paths, streets, circulation networks and reinforce or enhance the established character of streets, greens and other spaces;

– Harmonise and enhance the existing settlement in terms of physical form, architecture and land use;

– Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other; and

– Incorporate necessary services and drainage infrastructure without causing unacceptable alterations to retained design features such as historical facades.

2.2 Horsford design guidelines and codes overview

This section introduces a set of design codes that are specific to Horsford Parish. These are based on:

– Baseline analysis of the area in Chapter 1;

– Understanding national design documents such as National Design Guide, National Model Design Code and Building for Healthy Life which informed the principles and design codes; and

– Discussion with members of the Neighbourhood Plan Steering Group and feedback from the community event and previous community surveys.

Theme	Code
Rural character	RC.01 Settlement pattern
	RC.02 Layout & density
	RC.03 Building line
	RC.04 Boundary treatment
	RC.05 Sensitive character
Distinctive local vernacular	VA.01 Architecture variety
	VA.02 Detailed facades
	VA.03 Material & colour palette
	VA.04 Fenestration
	VA.05 Height & roofline
	VA.06 External Features
Landscape, nature & open space	NA.01 Siting within the landscape
	NA.02 Views & gateways
	NA.03 Trees & open spaces
	NA.04 Agricultural heritage
	NA.05 Biodiversity

Theme	Code
Connectivity, access & movement	CM.01 Setbacks
	CM.02 Parking
	CM.03 Wayfinding & legibility
	CM.04 People-friendly streets
	CM.05 Public rights of way
Infill development	ID.01 Tandem development
	ID.02 Development along the building line
	ID.03 Regard for context
	ID.04 Building heights
	ID.05 Movement, access & refuse
Sympathetic conversions & extensions	CE.01 Scale
	CE.02 Placement
	CE.03 Typology
	CE.04 Facade treatment & vernacular details
	CE.05 Roofline

2.3 Rural character

Forthcoming development within Horsford should consider and respond sensitively to the neighbourhood area's rural character.

Key contributions to this rural character can be attributed to Horsford's historic linear settlement pattern along the B1149, the informal layout of buildings and its low density. Any significant changes to these could be detrimental to the core character and identity of Horsford and is thus a key focus of this design guidance theme.

Additionally, the rural character can be supported from the streetscene through the slight staggering of the building line, the use of boundary treatments that are fitting with rural villages, such as low brick and stone walls and a defined hedgerow, and the consideration of the sensitive character especially concerning historic and significant local buildings.

The following guidance and codes should be considered by development:

Figure 21: High fencing obstructing views to the locally significant and Grade II listed The Dog Inn.

Figure 22: Example of a strong uniformity in building line, roof height and spacing between buildings.

Figure 23: The Lindens is a good example of sensitive rural character such as in its setback, boundary treatment and permeable paving.

Code	Rationale	Implementation
RC.01 **Settlement pattern**	*New housing may be established within the centre or at the edges of the settlement.* *it is imperative for development to understand and respond to the streets and wider village development pattern so as to not undermine the existing rural character of Horsford.*	• Horsford has a linear pattern of development along the north–south B1149 and a semi-circle pattern of development west of the B-road. New development should follow this established pattern and reflect the organic layout and appearance where individual dwellings have been added over time in an incremental fashion. Development should not branch out of this defined village boundary so as to significantly alter the rural settlement pattern of Horsford. • Cul-de-sac development of varying sizes are prominent throughout Horsford. Any new cul-de-sac development should be relatively short and provide onward pedestrian links for a more connected and permeable settlement.
RC.02 **Layout & density**	*Different types of development may be appropriate for different areas of the village depending on the uses, density and heights of the existing buildings. Any notable changes in layout and density to an area could impact part or the whole of the village's rural character.*	• New development must demonstrate an understanding of the scale, building orientation, enclosure and facade rhythm of its surrounding built environment to respect the informal layout of Horsford's rural character. • New dwellings should have similar spacing between buildings to that commonly found on the street frontage. Where houses are terraced, the new development should normally adjoin the adjacent property or properties. • Densities should reflect the settlement's rural character and reference the density of existing development within the village. The edge of the village should maintain a lower density with regular breaks designed into all new development to increase visual permeability.

Figure 24: Example of the established linear development along the B1149 (red dotted) and development that negatively impacts this settlement pattern of Horsford (yellow dotted).
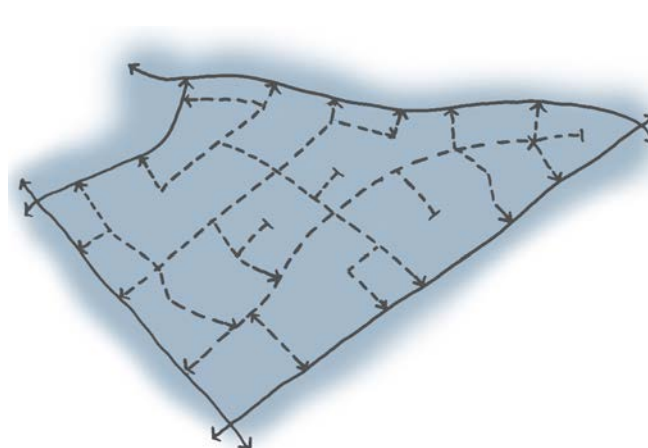

Figure 25: Indicative diagram of a connected layout with short cul-de-sac development that maintains permeability and a consistent density.

Code	Rationale	Implementation
RC.03 **Building line**	*The building line, especially along major axis streets such as the B1149, should be consistent to reinforce a coherent design and uniformity of development.*	• The building line along any street should be consistent and form a unified whole but still allow for subtle variations in the form of recesses and protrusions. This provides variety and movement along the street. • New development should be oriented front facing and parallel to the street with slightly staggered setbacks as is reminiscent of the existing rural character of Horsford. Where new development would require a different orientation so as to best benefit from solar gain, the street-facing elevation should be active and positively contribute to streetscene.
RC.04 **Boundary treatment**	*Boundary treatments are an opportunity to provide uniformity to the existing built environment and enhance the rural character of Horsford through new development.*	• New development must identify existing boundary treatments in the context of the site and consider appropriate boundaries for new development to ensure integration with the existing context. • Proposed boundary treatments must reflect locally distinctive forms and materials, such as low brick and stone walls or well defined hedgerow. Tall fences that obscure sight lines between buildings should be avoided.
RC.05 **Sensitive character**	*If not planned correctly, new development can have a detrimental affect on the heritage setting formed by the built and non-tangible (experiences of tranquillity, for example) qualities of the rural character of Horsford.*	• Future development should respond to the rural non-tangible character of the settlement. Proposals should consider how the tranquillity of Horsford can be protected, and where there could be a detrimental impact, include appropriate mitigation measures. • New development must respect and respond to the historical context, particularly listed buildings, and should respect the scale, mass and form of its surrounding context. This can include implementing both sensitive modern and traditional designs, though it is advised to seek pre-application advice from the local planning authority. • New development should use permeable paving finishes, and limit hard surfacing as much as possible.

Figure 26: Positive examples of boundary treatment in Horsford, including low brick and stone walls and a defined hedgerow.

Figure 27: Slightly staggered but consistent setback and orientation within Horsford.

2.4 Distinctive local vernacular

Horsford has a distinctive architectural vernacular that should be referenced in all future development to support cohesion, uniformity and overall good housing design.

The vernacular can be divided into categories of roofs, fenestration and facades that are further subcategorised into a colour and material palette. This sets a standard of style, quality and individuality that is already present in Horsford and which should be preserved and enhanced by the considerate design of new development.

There is also a range of a strong architectural variety with a mix of housing typologies, roof designs, neighbouring facades of brick, render, exposed timber frame and rubble flint walls and a scattering of historic buildings with architecture features dating back to the 13th Century. New development should build upon the existing variety and interpret the local vernacular in a sensitive and complementary way to reinforce Horsford's distinct identity.

The following guidance and codes should be considered by development:

Figure 28: Distinctive local vernacular showing a positive reference of fenestration, roofs and facade detailing.

Figure 29: Development that offers a good variety of vernacular style, mass and roof type.

Figure 30: Development that does not adequately reference Horsford's vernacular palette and does not have a distinctive style.

Code	Rationale	Implementation
VA.01 **Architecture variety**	*Creating variety and interest in architecture style is an important element in the design of distinctive and attractive places. Including a range of typologies also encourages a greater range of residents to settle in the area across multiple generations.*	• New development should complement the village's existing architectural variety by providing variation in built form, typology and style. This includes, for instance, a mixing of bungalows and two-storey houses. • The built form, typology and style of all new developments should conserve and enhance the distinctive local character and heritage of the village, with particular consideration of building design along the B1149, surrounding the Parish Church of All Saints and within immediate context of any other listed or locally significant buildings.
VA.02 **Detailed facades**	*The intricacies of the architectural features and detailing in the Neighbourhood Area are locally distinctive and create a local character associated with Horsford. They provide visual interest and reduce the scale, bulk and overall homogeneousness of building design.*	• Include locally distinctive detailing in the design of new development, drawing on examples outlined in the facades palette (see F.32) and seen on listed buildings within the Neighbourhood Area. However, avoid recreating and mixing historic styles where inappropriate with the surrounding context. • Development involving multiple houses should ensure a variety of detailing is utilised across the development to provide visual interest along the street and avoid homogeneous building designs. • Include detailing on street-facing roofs and facades to minimise the bulk and scale of buildings, for example ornate brickwork around fenestration and across walls.
VA.03 **Material & colour palette**	*The materials and colour palette used throughout Horsford can be a positive reference point for new development and contribute to its distinctive local character.*	• Materials should be of a high quality and reinforce local distinctiveness. Development proposals should demonstrate that the palette of materials has been selected based on an understanding of the surrounding built environment and refers to the outlined material palette (see F.31 and F.32) found throughout Horsford. • Where colour is applied to a building facade, a muted tone should be used which refers to the existing colour palette outlined within the guide (see F.32).
VA.04 **Fenestration**	*A consistent style of fenestration across the site can create a sense of cohesion and uniformity between existing and new developments. Proper implementation of fenestration can also enhance street scenes and improve the overall quality of housing design.*	• New development should reference and complement the existing fenestration present in the area as outlined in the fenestration palette (see F.31), considering the surrounding orientation, proportion and size, symmetry, profile and rhythm. Particular consideration should be focused on window design and reference traditional buildings within the surrounding context or well-proportioned modern windows, for instance installing sash windows where these are present in the surrounding context and replicating muntin design. • Blank facades, especially for corner buildings, should be avoided for street oriented development.

Code	Rationale	Implementation
VA.04 **Fenestration** **(continued)**		• All fenestration, including windows, dormers, entryways, porches and garages, should be aligned at the same base height on the facade. Fenestration height should reference neighbouring buildings to create consistency and uniformity to its surrounding context. • Where fenestration is street facing in new developments, timber or powder coated aluminium with similar profiles and colour fittings to surrounding facades will be preferable. Additionally, plastic uPVC windows should be avoided as replacements to existing windows. • Windows in developments involving multiple houses should have consistent colour, thickness of frame, pane detailing and quality of windows across all facades to create distinct character areas within the village.
VA.05 **Height &** **roofline**	*Creating variety and interest in the roofscape is an important element in the design of attractive buildings and places. Having a consistent roofline is vital to preserve the view into the village from the surrounding landscape and to ensure contemporary buildings blend into the existing rural village setting.*	• Ensure the height of new development responds to the surrounding buildings, street width and sense of enclosure, topography and mature vegetation. Existing buildings are predominantly one to two storeys in height and new development should follow this precedent. • Ensure the roof design integrates with the surrounding development, with the scale and pitch referencing neighbouring dwellings. • Avoid overly complex and unfitting roof designs by limiting the number of junctions, hips, valleys and dormers to what is observed in the roof palette (see F.31) outlined in this guide. Hipped and gabled roofs are all commonly found within the site, which create an interesting and distinct roof variety which should be considered in future development. • The roofline has a consistent and rhythmic pattern of chimneys throughout the village. These should be preserved and the roofline can be further enhanced with the addition of chimneys in future development. These should use the same materials as the main building and be placed centrally or at either end, although other positioning will be considered if appropriate in its setting.
VA.06 **External** **Features**	*Modifications to the external building fabric can detract from the overall building design and cohesion with the surrounding context if not integrated sensitively.*	• Gutters should be designed unobtrusively or fitting with the surrounding context and should not detract from the surrounding character. • Security systems, external lighting and satellite additions should be placed discretely to minimise their impact on the streetscene. The direction and brightness of lighting should consider the effects of light pollution on dark skies and wildlife movement at night. • PV panels should be integrated into the roof and, where possible, align with roof and facade fenestration.

Roof

Gable roofs with varying shades of grey slate tiles

Crossed gable roofs with varying colours of red and grey pantiles

Hipped roof with consistent height across neighbouring dwellings

Attached gable roofs of varying heights and mixed colour clay pantiles

Mix of roof types and heights including additions such as a dormer window
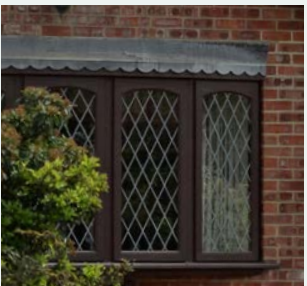
Fenestration

Long flat roof dormer casement window with dark grey framing throughout facade

Two evenly spaced shed roof dormer windows with double casement frames

Gable dormer windows of varying sizes inset with white uPVC framed windows

Side by side comparison of wooden and white uPVC window framing

Consistent height of fenestration across multiple facade orientations

White uPVC mock sash window with a grid pattern mullion and brick lintel

Colour framed bow window with a patterned grey fascia and diamond muntin pattern

Small gable porches over the entryway in a consistent style to neighbours

Square bay window with dual casement panels and a hipped roof

Bow windows of varying sizes and diamond muntin pattern on upper panes

Figure 31: Architectural detailing and vernacular palette for future development reference.

Facades

Variety of brick colouring including red, brown and sand with darker accent bricks

Single dwellings utilising a variety of facade materiality such as brick and render

Neighbouring dwellings with differing facade colours of white, beige and cream

One of a few examples of a facade featuring rubble flint between red brick

Brick detailing around fenestration including a soldier course curved lintel

Timber framed facade with sand brick nogging in a herringbone pattern

Decorative semi circle render above window with semi circle brickwork

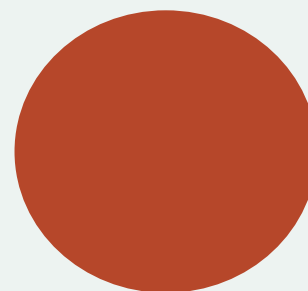**Camber flat arched render lintel above windows on the Horsford Hall facade**

Grey prefabricated weatherboarding aligned with window placement

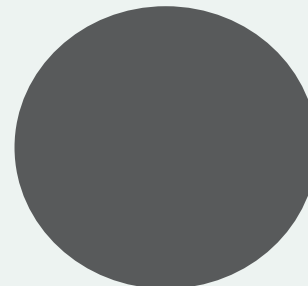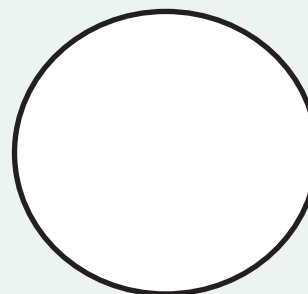**Contemporary use of decorative wood panelling added onto existing building**
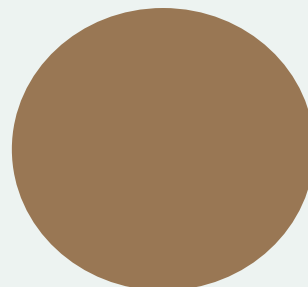
Colour palette

Red brick

Slate grey

White

Tan

Cream

Figure 32: Architectural detailing and vernacular palette for future development reference.

2.5 Landscape, nature & open space

Horsford is largely defined by its surrounding landscape that encloses the village and provides a barrier from Norwich and other nearby settlements.

The relationship between Horsford and nature creates a distinctive natural village that promotes an active, healthy lifestyle, improved mental wellbeing, an attractive identity and opportunities to support increased biodiversity. The consistent views into and out of the village garners a unique identity for Horsford and creates a sense of place. This is further supported by the strong agricultural heritage through scattered settlements of farms and barns located within the countryside.

The immediate access to nature, both visually and as a means for actively traveling through, is a notable benefit for residents and is a key theme to preserve and enhance through this guidance.

The following guidance and codes should be considered by development:

Figure 33: Development that is backed against the treeline with appropriate height, boundary treatments and gaps for increased view visibility.

Figure 34: Open green space and fenced in park overlooked by new development.

Figure 35: Development with boundary treatments that infringe on the site edge without landscape buffering to the surrounding woodlands.

Code	Rationale	Implementation
NA.01 **Siting within the landscape**	*New development often occurs at the edges of a settlement. Development on the edge of settlements plays an important role in defining the interface between the settlement and surrounding countryside. It is key that Horsford's relationship with the surrounding landscape is not disrupted by new development.*	• The landscape setting of the site must be assessed and the design concept of new development must respond to the specific landscape setting within which it is located. • Any new development that threatens the landscape character of Horsford, including the physical and visual connection to the landscape, should be avoided. • Edge of settlement development should gradually transition to the surrounding landscape context by utilising comprehensive landscape buffering implemented along the edge of new developments. Abrupt edges to development with little vegetation or landscaping on the edge of the settlement should be avoided.

To the village

Edge site

To the countryside

Visually permeable boundaries (e.g. low hedge/wall) with the front and rear of properties should be encouraged to form a gradual transition from built form to open countryside.

Abrupt edges to development with little vegetation or landscape on the edge of the settlement should be avoided and, instead, a comprehensive, layered landscape buffering should be encouraged.

New development proposals should maintain visual connections to the surrounding landscape and long views out of the settlement. Development density should allow for spaces between buildings to preserve views of countryside setting and maintain the perceived openness of the settlement.

Open countryside

Interfaces between the existing settlement edges and any village extension must be carefully designed to integrate new and existing development. Back to back or front to front relationships should be created across the existing settlement edge. Any front to back relationships should be avoided.

The existing edge of a settlement

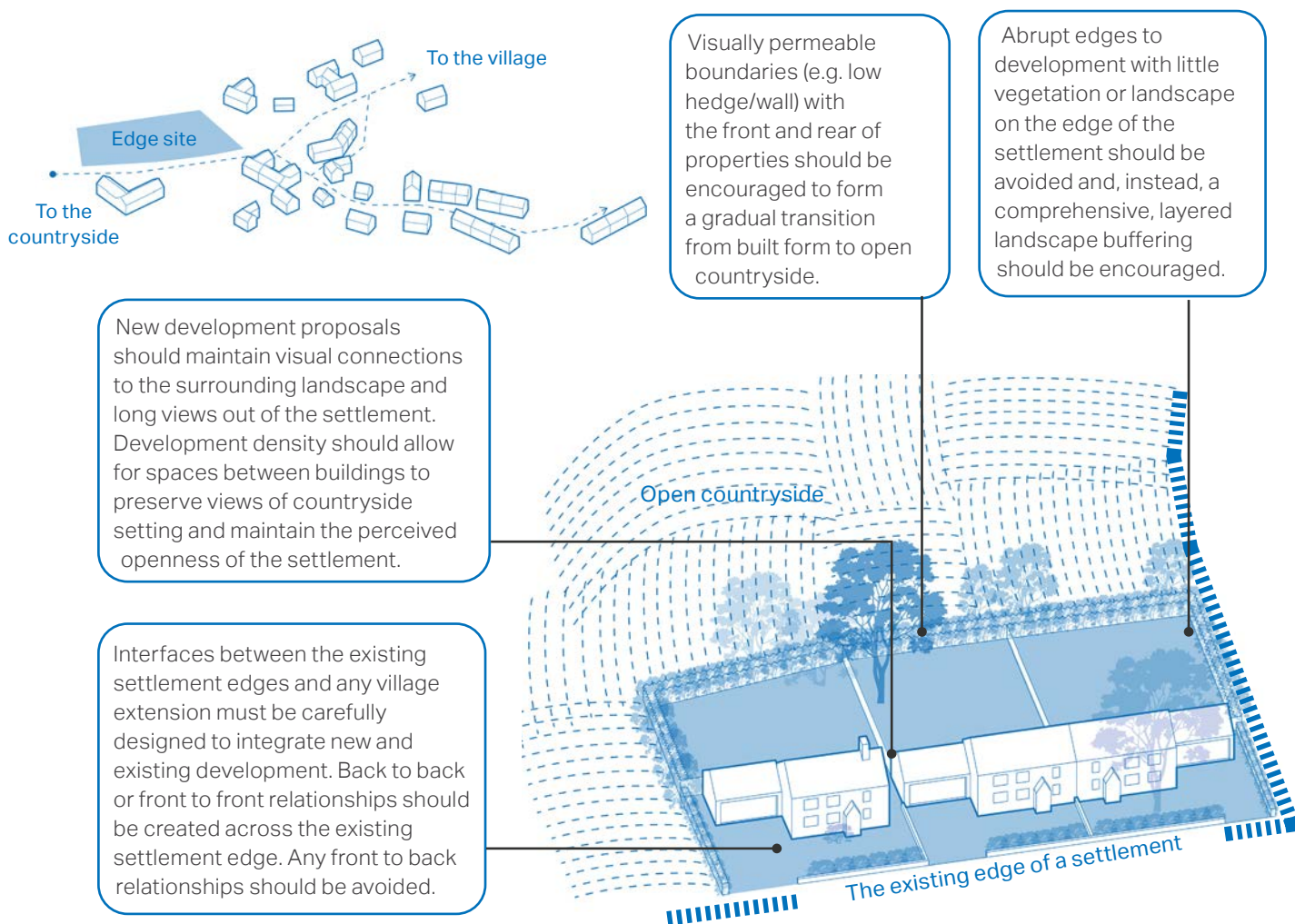**Figure 36:**
An indicative diagram highlighting elements of design codes for an edge site.

Code	Rationale	Implementation
NA.02 **Views & gateways**	*Views and vistas towards the countryside from the village are fundamental to the village's landscape and historic setting. Access to this surrounding landscape promotes health and wellbeing and encourages an active lifestyle.*	• Ensure the scale and design of development and boundary treatment, including landscape screening, is not visually intrusive to the surrounding landscape. Consideration to the scale and design of the roofline and preserving and incorporating gaps between buildings is especially important for preserving views to and from Horsford. • Preserve and enhance existing landscape gateways by maintaining and restoring natural wooded corridors and hedgerows leading to and from the village. • Where appropriate, incorporate landscape and built features to create and strengthen views and vistas and potentially help with legibility. For example, mature trees and other landscape features at entrances to the landscape gateways. This can also be achieved through a noticeable change in scale, enclosure or road configuration.
NA.03 **Trees & open spaces**	*It is widely acknowledged that access to nature and green space has an extremely beneficial effect on health and wellbeing. Access to nature and green space provides space for people to exercise and reflect, but also crucial space for interaction and play.*	• Preserve existing mature hedges and trees and incorporate them into the new landscape design where possible. • When planting new trees, canopy size should be considered in order to have the greatest positive impact, for example reducing the overall number of smaller trees and increasing the size of a single tree. Large trees in particular can be used as a landmark to assist in wayfinding and can also provide shaded spaces. • New development in the village should aim to provide access to multifunctional green open space for the benefit of residents and wildlife. These should include small informal and formal areas of play, which are well interspersed throughout the village as well as adequate seating and lighting provisions.
NA.04 **Agricultural heritage**	*Horsford's agricultural legacy is evident through the numerous farmhouses and barns spread across the Parish area. Many of these structures will provide opportunities for modification and reuse which must be done with consideration to the surrounding landscape.*	• New development should preserve the scattered settlement pattern of significant gaps between farmhouses and avoid any new development that resembles ribbon settlement patterns. • Barn conversions and extensions should be designed to match or compliment the existing facade material of the structure and retain evidence of the structure's previous use where possible. • Modifications to the outer appearance of farmhouses and barns must respect or enhance the appearance of the original building and the wider landscape scene.

| Code	Rationale	Implementation
NA.05 **Biodiversity**	*Biodiversity is essential for ecologically friendly neighbourhoods and enhancing biodiversity can have positive benefits such as reducing pollution and also creating attractive green features. These implementations will be maintained either by the highways authority (county council) or by the landowner and developer.*	• Consider how the development's layout can create wildlife corridors. For example, the layout of roads, aligning front, back and rear gardens, providing undisrupted gaps to the countryside and connecting green spaces through a green network. • Connecting green spaces with existing water features can reverse the effects of fragmentation on biodiversity as well as have a positive social impact to communities and help to mitigate flooding. • Roadside grass verges, hedges and trees should act as natural buffers and should be protected and incorporated into new developments. • Open space and gardens should be planted and designed with nature in mind, incorporating a range of small-scale biodiversity improvements which may include: nest boxes, bird feeders, bug hotels, hedgehog houses, bat boxes, log piles, pollinator nest sites and wildflower planting. These improvements should be carefully planned and should support native floral and fauna species.

Connected gardens

Water features

Green verges, hedges and trees
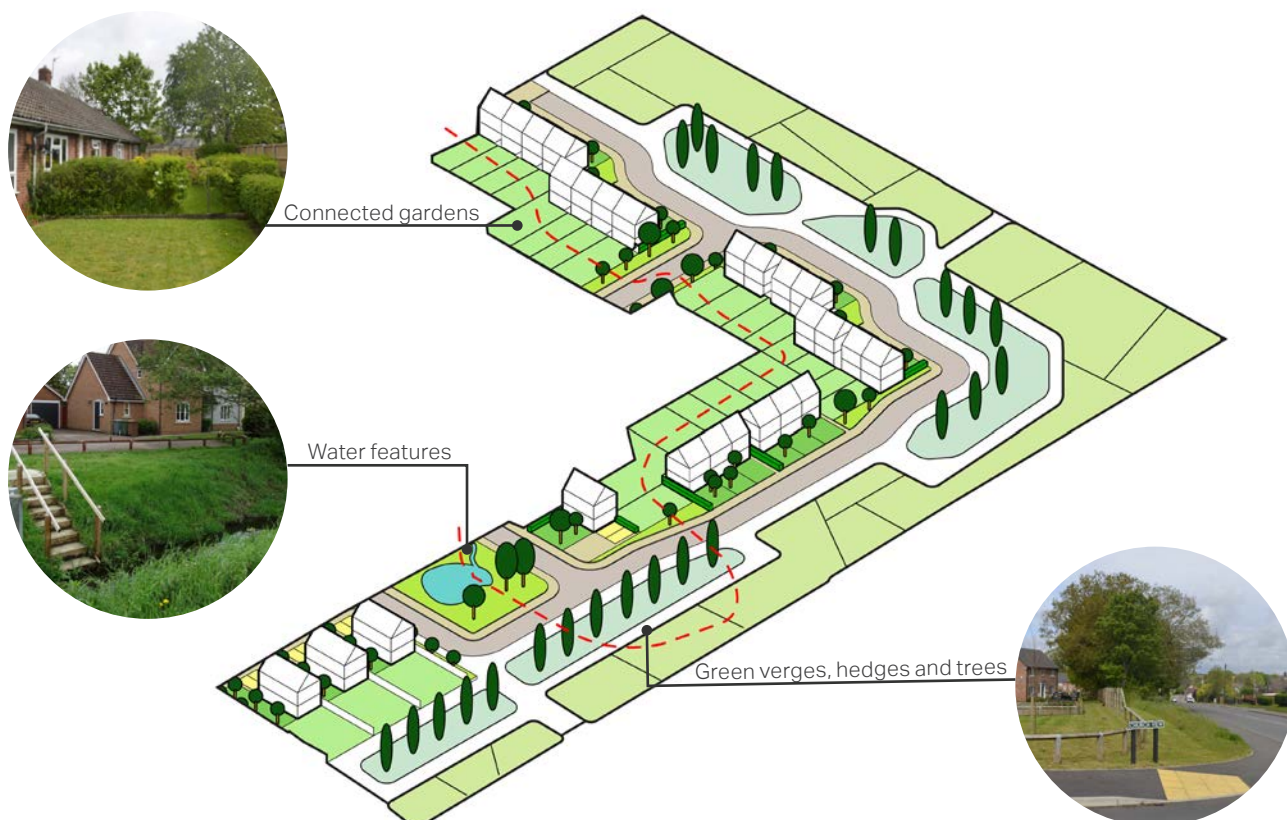
Figure 37:
An indicative diagram of a wildlidfe corridor created by development layout with highlighted examples and opportunities found throughout Horsford.

2.6 Connectivity, access & movement

Horsford has a notable presence of on street parking, resulting in congestion in the village, which has been detrimental to the connectivity, access and movement within the site.

There is a clear need for parking provisions in Horsford as the streets are often overwhelmed with parking which has a negative impact on the appearance of the village, the levels of active movement, pedestrian safety, access to local amenities and the overall rural feel which is crucial to the identity of Horsford.

In addition to providing adequate private parking, new development should further enhance the connectivity, access and movement through the neighbourhood area by ensuring pedestrian safety from traffic, utilising wayfinding methods to improve the village's legibility and supporting local Public Rights of Way that will encourage movement into, through and out of the village.

The following guidance and codes should be considered by development:

Figure 38: Significant local landmarks should have preserved viewpoints to aid in distinctive wayfinding.

Figure 39: Development that has inadequate parking provisions leading to pavement parking.

Figure 40: Example of a public footpath connecting roads which should be implemented in future development to increase movement permeability.

Code	Rationale	Implementation
CM.01 **Setbacks**	*Setbacks allow space for greenery, on-plot parking and pavements which all affect movement patterns and general feel of the area. Efficient provision of setbacks can decongest streets and encourage active transport and social interactions with neighbours.*	• Footways should be wide enough for all users including adults with pushchairs, mobility scooter users, wheelchair users etc. The Department for Transport Manual for Streets (2007) suggests that in lightly used streets, the minimum width for pedestrians should generally be 2m. Where routes are to be shared by pedestrians and cyclists, such as between residential areas, widths should be a minimum of 3m - ideally 4m. • Green verges are important to the open feel of the area as well as for pedestrian safety, therefore the existing green verges along the streets should be retained. • Streets must incorporate opportunities for street trees, green infrastructure, and sustainable drainage.
CM.02 **Parking**	*Poorly designed on-street parking can have a detrimental impact on the appearance of the streetscape and safety of pedestrians. Parking within the village is a real and perceived issue and improvements to street parking is a priority for new development.*	• New development must provide adequate parking spaces to avoid excess on-street parking that infringes on the pedestrian realm. Parking integrated within the curtilage of the dwelling is often the most successful approach and should be designed at an early development stage. Parking at the rear of the dwelling or in a dedicated parking court should be avoided. • Detached garages should not be constructed in front of the principle building line. Parking can be covered by a car port if it is located to the side of the building in line with or setback from the building line. • High-quality and well-designed soft landscaping should be used to improve the aesthetics of parking, for instance aligning the hedgerow adjacent to the parking space. Parking spaces integrated within the streetscene should be combined with generous planting to provide screening.
CM.03 **People-friendly streets**	*Ensuring pedestrian safety is critical in order to promote active travel throughout the site.*	• Traffic calming should be achieved by design utilising landscaping, parking and building layout. Avoid using forms of engineered traffic calming like humps, cushions and chicanes. Lane width can vary to discourage speeding and introduce a more informal and intimate character. • Crossing points must be placed at frequent intervals on pedestrian desire lines and at key nodes and incorporate level paving finishes, dropped kerbs and tactile paving for accessible movement through the village. • Junctions must enable good visibility between vehicles and pedestrians. For this purpose, street furniture, planting, and parked cars must be kept away from visibility splays to avoid obstructing sight lines.

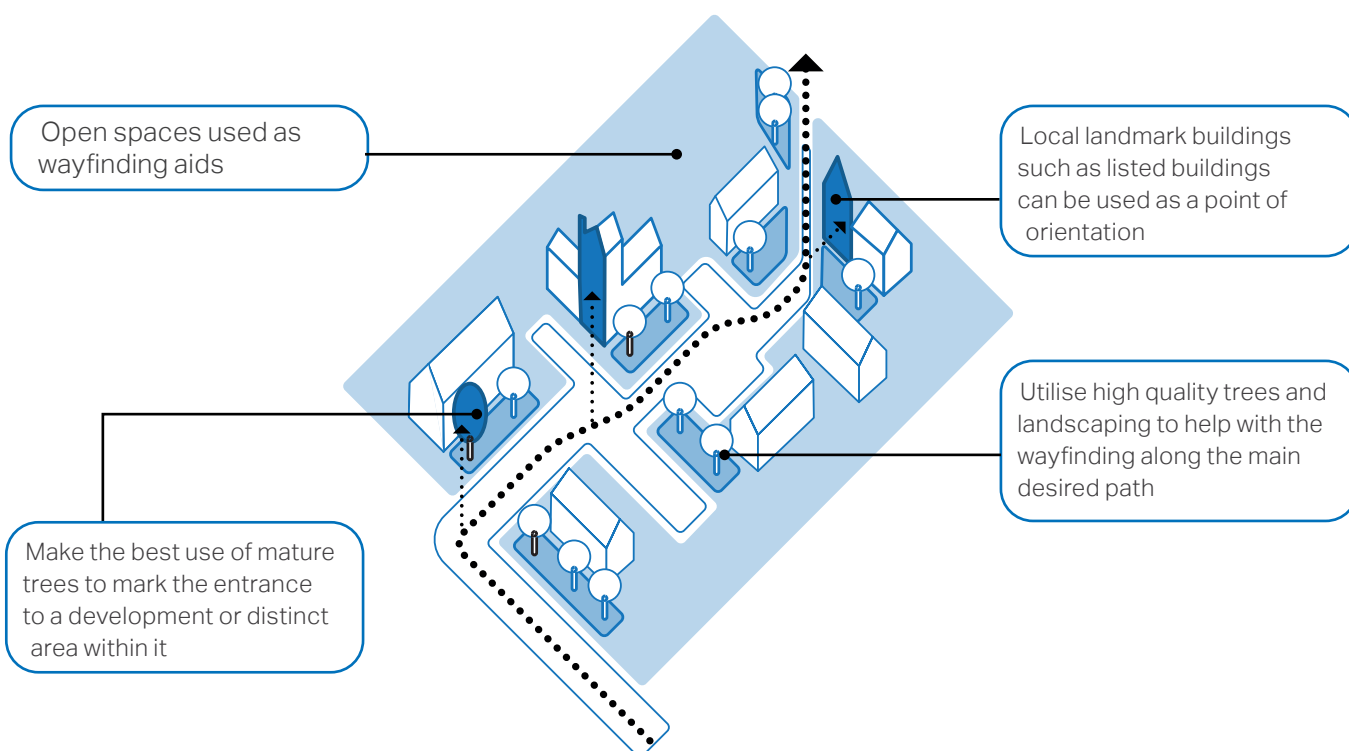| Code	Rationale	Implementation
CM.03 **Wayfinding & legibility**	*Signage and way finding techniques encourage sustainable modes of transport, as they make traversing easier by ensuring that routes are direct and memorable.*	• Providing signage around the village showing destinations, travel times for walking and cycling would be beneficial for both visitors and residents • Ensure streets are laid out to encourage connectivity, including direct access to key destinations such as The Dog Inn. Designers should collaborate with adjacent landowners and provide connections to existing and future development areas, particularly via walking and cycling routes. • Local landmark buildings or distinctive building features such as towers or chimneys can aid legibility. • Landscape features, distinctive trees and open spaces can be used as wayfinding aids as well as providing an attractive streetscape and promoting active travel.
CM.05 **Public Rights of Way**	*PRoWs are a key link between areas of the village and to nearby settlements and the surrounding countryside.*	• The existing PRoW network should be protected and promoted, such as Pyehurn Lane, Mill Lane and the PRoW that links Holt Road with Horsbeck Way. • New developments should facilitate outward connections by linking to the existing PRoWs.

Open spaces used as wayfinding aids

Local landmark buildings such as listed buildings can be used as a point of orientation

Utilise high quality trees and landscaping to help with the wayfinding along the main desired path

Make the best use of mature trees to mark the entrance to a development or distinct area within it

Figure 41: Diagram showing the wayfinding elements in the public realm.

2.7 Infill development

Most new development in Horsford will be through infill sites. Therefore, it is crucial to have guidelines to ensure that all future infill development is designed to positively impact and strengthen the character of Horsford.

Infill development can be detrimental to the layout, density, roofline and views, uniformity and cohesion of the village if not designed with consideration to the surrounding context and the wider village setting. However, good infill design can set a precedent for future development and existing housing to reference, leading to an overall stronger identity and quality of housing as well as providing more homes and access to a wider range of generations to reside in the village. Therefore, infill development should not be resisted but rather encouraged to incorporate good design practices through these guidelines.

The following guidance and codes should be considered by development:

Figure 42: An example of tandem infill development that can be seen from the streetscene.

Figure 43: Example of infill along the building line (right) that disregards its surrounding context.

Figure 44: Backland development that does not offer an adequate variety of options in scale and typology.

Code	Rationale	Implementation
ID.01 **Tandem development**	*Poorly designed tandem development can disrupt the established layout and density that is critical to the rural character of Horsford.*	• Infill proposals set to the rear of the existing dwellings should not be obtrusive in character nor be an overbearing or dominant feature within its overall setting. It should respond sensitively to the scale, massing and architectural style of its immediate surroundings. • Development behind the building line should prioritise respecting neighbours' privacy and access to light by minimising the impact of overlooking and overshadowing. This is achievable through appropriate design interventions including the provision of adequate screening and referencing existing developments for the appropriate proportion of built areas within the plot. • Large-scale backland development behind existing dwellings should be avoided to prevent disruption to the defined settlement pattern and urban levels of density.
ID.02 **Development along the building line**	*Development on the building line will directly face the street and will have a significant impact on the cohesiveness and uniformity of building line, architectural style and boundary treatments.*	• Development fronting an existing street should comply with the existing building line and should have its primary aspect and windows facing the street. • Plot infill should largely respect the existing setback if there is a standard street edge. Where there is no standard street edge, infill development should provide a setback that is fitting with the village as seen in existing development.

Figure 45: Indicative diagram showing infill development that complements the existing street.
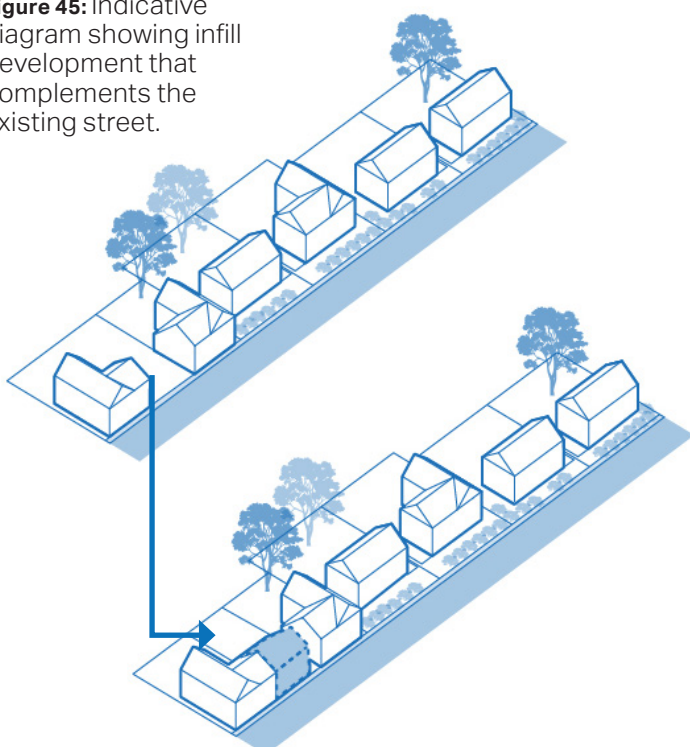

Figure 46: Indicative plan showing tandem infill.

Figure 47: Indicative plan showing infill development along the building line.

Code	Rationale	Implementation
ID.03 **Regard for context**	*Poorly designed infill development can be detrimental to the design and character of its surrounding context, while well designed infill development in an area that lacks cohesion can be a good reference point for existing development.*	• Infill development that can be seen from the streetscape must be responsive to surrounding context while not detracting from the existing rhythm and pattern of development. Built gaps must be retained to an appropriate degree of at least 3-5 metres. • New infill development should have regard for visual integration with neighbouring buildings by referring to the architectural vernacular palettes outlined in this guide (see F.31, F.32). It does not need to mimic the existing styles, but its scale, massing and layout need to complement the surrounding context. • Any new development should enrich the supply of housing by providing a variety of options in terms of size and height, whilst still respecting the existing surrounding context.
ID.04 **Building heights**	*Horsford has a well established building height that does not exceed two storeys. Any development that goes significantly above the building height risks setting a precedent for taller buildings with typologies not typically found in Horsford.*	• The building heights of new development should respect the existing surrounding buildings and not dominate the streetscape. • Proposals should consider the views of the village and ensure that development will not detract from them, with reference in particular to building height. • Variation in storeys is good design for new developments of multiple dwellings but infill development should reference the number of storeys found in the existing context, for example infill within cul-de-sac developments occupied entirely by bungalows.
ID.05 **Movement, access & refuse**	*Infill development can either enhance or deteriorate the existing movement networks which will have direct affects on the connectivity of development to nature and the promotion of active travel.*	• Infill development should not close significant access gaps to local amenities and to the surrounding countryside. • Sufficient private amenity for residents of existing buildings should be retained. • New developments should have front gardens with greenery and vegetation to provide additional access to green space. • Infill developments should retain access for refuse collection alongside discreet solutions to bin storage.

2.8 Sympathetic conversions & extensions

Proposals to modify existing dwellings should seeks to complement and enhance the host dwelling and surrounding context.

Consideration should be had to the host dwelling to ensure a complimentary style, scale and placement. Additions and alterations do not need to mimic the existing styles, but its scale, massing and layout should not dominate or detract from the host dwelling.

Additionally, it is important to note that some extensions are covered by permitted development rights and this design guide will not be able to influence extensions that fall under this.

The following guidance and codes should be considered by development:

Figure 48: Example of development that is disproportionate and disregards the existing vernacular and roofline.

Figure 49: Visible rear extensions that consider the roofline of the existing development.

Figure 50: Instance of where rear extensions will be visible to the streetscene and must be designed with this consideration.

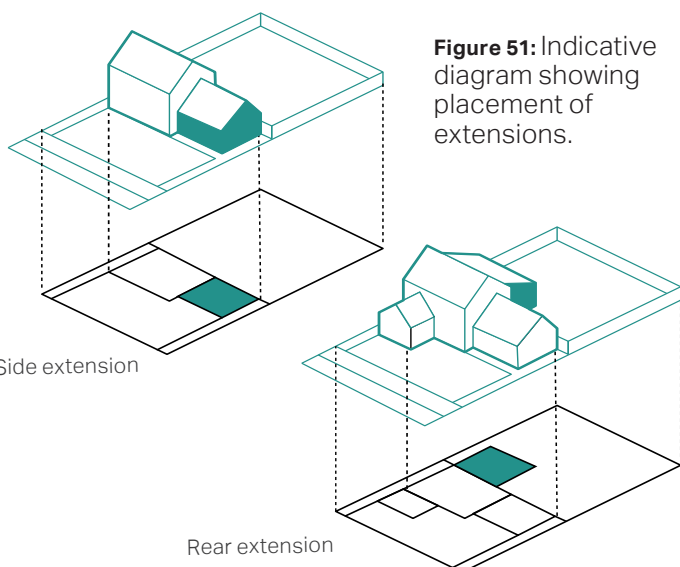| Code	Rationale	Implementation
CE.01 **Scale**	*The scale of the existing dwellings is crucial to the rural character of Horsford. Any extensions that significantly increase the scale of the dwelling risk undermining this character.*	• The general size, height and width of the extension should normally be less than the original building, ensuring that it remains similar or subordinate to the original building in terms of scale and form • Single-storey rear extensions are generally the easiest way to extend a house and provide extra living space. The extension should be set below any first-floor windows and designed to minimise any effects of neighbouring properties, such as overshadowing. • Double-storey rear extensions are not common as they often affect neighbours' access to light and privacy, however, sometimes the size and style of the property allows for a two-storey extension. In these cases, the roof form and pitch should reflect the original building and sit slightly lower than the main ridge of the building.
CE.02 **Placement**	*The placement of extensions must be done sensitively to ensure the building line is not significantly altered to retract from the existing character.*	• Extensions to the rear and side of dwellings are preferable to extensions to the front of dwellings which would undermine the character and appearance of the streetscene • Extensions should not be scaled so as to result in a significant loss to the front, side and rear gardens of the dwelling. This will maintain the character of the area as well as prevent any loss in privacy and access to light for neighbouring dwellings.
CE.03 **Typology**	*Changes to building typology will directly affect the accessibility to the property.*	• Conversions should not change the building typology of development within an area that has a standard building typology, such as a cul-de-sac entirely occupied by bungalows in which a conversion to add a second storey would impact the character of that area.

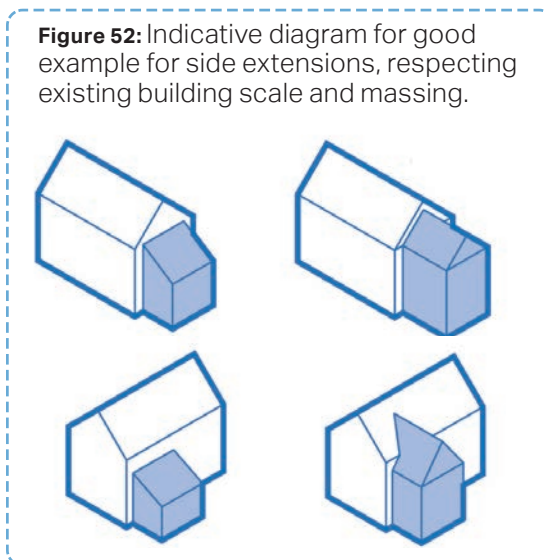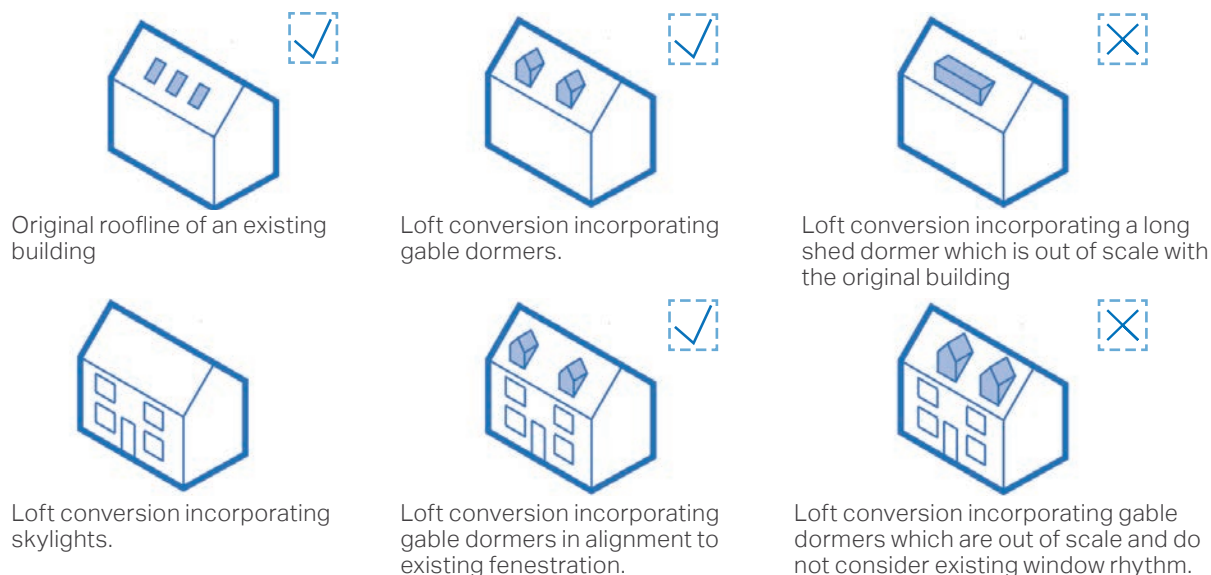**Figure 51:** Indicative diagram showing placement of extensions.

Side extension

Rear extension

Figure 52: Indicative diagram for good example for side extensions, respecting existing building scale and massing.

Code	Rationale	Implementation
CE.04 **Facade treatment & vernacular details**	*Extensions and conversions that do not align with the existing design of the building risk undermining the rural character of Horsford.*	• Extensions must use complimentary facade treatments in line with the detailed palettes outlined in this guide (see F.31, F.32). • Detailing of the development should look to provide a design that complements the existing facade and surrounding buildings, for example continuing detailed brick lines. • Fenestration on extensions should be aligned with that of the existing building. The style, proportions, materiality, colour and window pane detailing should also be replicated from the existing development. • Upper floor side windows should be avoided unless it can be demonstrated that they would not result in overlooking of neighbouring properties (such as through obscure glazing).
CE.05 **Roofline**	*Creating uniformity of building height and roof style will not only enhance the site from the countryside, but will also create a consistent character identity within the area and promote overall good design.*	• The roof of the extension should harmonise with that of the original building and surrounding context as outlined in the roof palette in this guide (see F.31). Flat roofs should be avoided in side extensions. • The height of development should take into consideration the surrounding context of surrounding buildings, tree line and landscape views. • Dormer conversions and extensions should be in style, proportion and symmetry to the surrounding context. They should be aligned with the building's windows below or centred in the middle.

Figure 53: Design treatment in case of loft conversion:

Original roofline of an existing building

Loft conversion incorporating gable dormers.

Loft conversion incorporating a long shed dormer which is out of scale with the original building

Loft conversion incorporating skylights.

Loft conversion incorporating gable dormers in alignment to existing fenestration.

Loft conversion incorporating gable dormers which are out of scale and do not consider existing window rhythm.

Checklist for new developments

03

3. Checklist for new developments

This section sets out a general list of design considerations by topic for use as a quick reference guide in design workshops and discussions.

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;

- 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; and

- New development should guarantee an adequate mix of services and community facilities based on the surrounding context requirements.

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?

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?

3

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?

- 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:

- 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?

5

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? 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?

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AECOM is the world's trusted infrastructure consulting firm, delivering professional services throughout the project lifecycle — from planning, design and engineering to program and construction management. On projects spanning transportation, buildings, water, new energy and the environment, our public- and private-sector clients trust us to solve their most complex challenges. Our teams are driven by a common purpose to deliver a better world through our unrivaled technical expertise and innovation, a culture of equity, diversity and inclusion, and a commitment to environmental, social and governance priorities. AECOM is a *Fortune 500* firm and its Professional Services business had revenue of $13.2 billion in fiscal year 2020. See how we are delivering sustainable legacies for generations to come at aecom.com and @AECOM.

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