AECOM locality the power of community

Buxton with Lamas

DESIGN GUIDANCE AND CODES

FINAL REPORT
JANUARY 2024

Quality information

Prepared by	Check by	Approved by
Lauren Ielden	Lauren Ielden	Ben Castell
Senior Planner	**Senior Planner**	**Director**
Hoorieh Morshedi		
Urban Designer		

Revision History

Issue no.	Issue date	Details	Issued by	Position
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	03.01.2024	Address comments	Hoorieh Morshedi	Senior Urban Designer
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	07.11.2022	Review	Ben Castell	Director
	07.11.2022	Research, site visit, drawings	Lauren Ielden	Senior Planner
	07.11.2022	Research, site visit, drawings	Hoorieh Morshedi	Urban Designer

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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 Buxton with Lamas Parish Council. The support is intended to provide design guidance and codes based on the character and local qualities of the area to help influence residential developments.

1.1 Purpose of this document

The Neighbourhood Plan Steering Group has sought to develop a set of design codes to guide any future development in the parish.

The National Planning Policy Framework (NPPF; 2021, paragraph 127) states that "Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers."

The stages of production for this document are outlined here:

STEP 1

Group meeting and site visit.

STEP 2

Urban design and local character analysis.

STEP 3

Preparation of the design principles, guidelines and codes to be used to inform the design of the parish and future developments.

STEP 4

Draft report with design guidelines.

STEP 5

Submission of a final report.

1.2 Area of study

Buxton with Lamas is a civil parish situated within Broadland District in the county of Norfolk. The parish is largely rural, comprising a mix of farmland and riparian environments. The River Bure cuts across the parish in a north-south direction, with Buxton village situated to the west of the river and Lammas to the east. The parish also contains a number of hamlets including The Heath and Little Hautbois. Buxton with Lamas also includes the Buxton Station on the Bure Valley Railway; a heritage steam and diesel railway experience that provides an hourly service to nearby towns and villages between Aylsham and Wroxham. The railway is narrow gauge as it is not quite the same as normal railway line. Buxton with Lamas is approximately 14 miles south of Cromer and 10 miles north of Norwich.

The River Bure rises approximately 11 miles upstream of Aylsham, passes through Buxton, Lammas, Little Hautbois and other settlements towards its outflow at Breydon Water near Great Yarmouth.

Buxton

Buxton is thought to originate from the Old English for 'buck deer enclosure'. The area was historically regarded as a wool weaving centre.

Buxton has a traditional form, with the majority of development centred along Crown Road, Aylsham Road and Mill Street. Buxton has evolved into an increasingly nucleated form due to modern cul-de-sac developments, such as Mead Close and Levishaw Close.

Lammas

Lammas is thought to mean 'loam (or lamb) marsh' in Old English. There have been various spellings of Lammas throughout history, with the settlement referred to as 'Lamers' in the Domesday Book. Lammas has maintained its distinctive linear form, with the majority of development fronting The Street. Various architectural elements and materials such as red brick, red pantiles, flint masonry and coloured render typify the historic core and play a critical role in establishing sense of place.

Little Hautbois

Little Hautbois is a decayed medieval village, now with buildings along Hautbois Road and Old Cromer Road. It was named in Little Domesday as Hobwisse (Anglo Saxon for tussocky meadow).

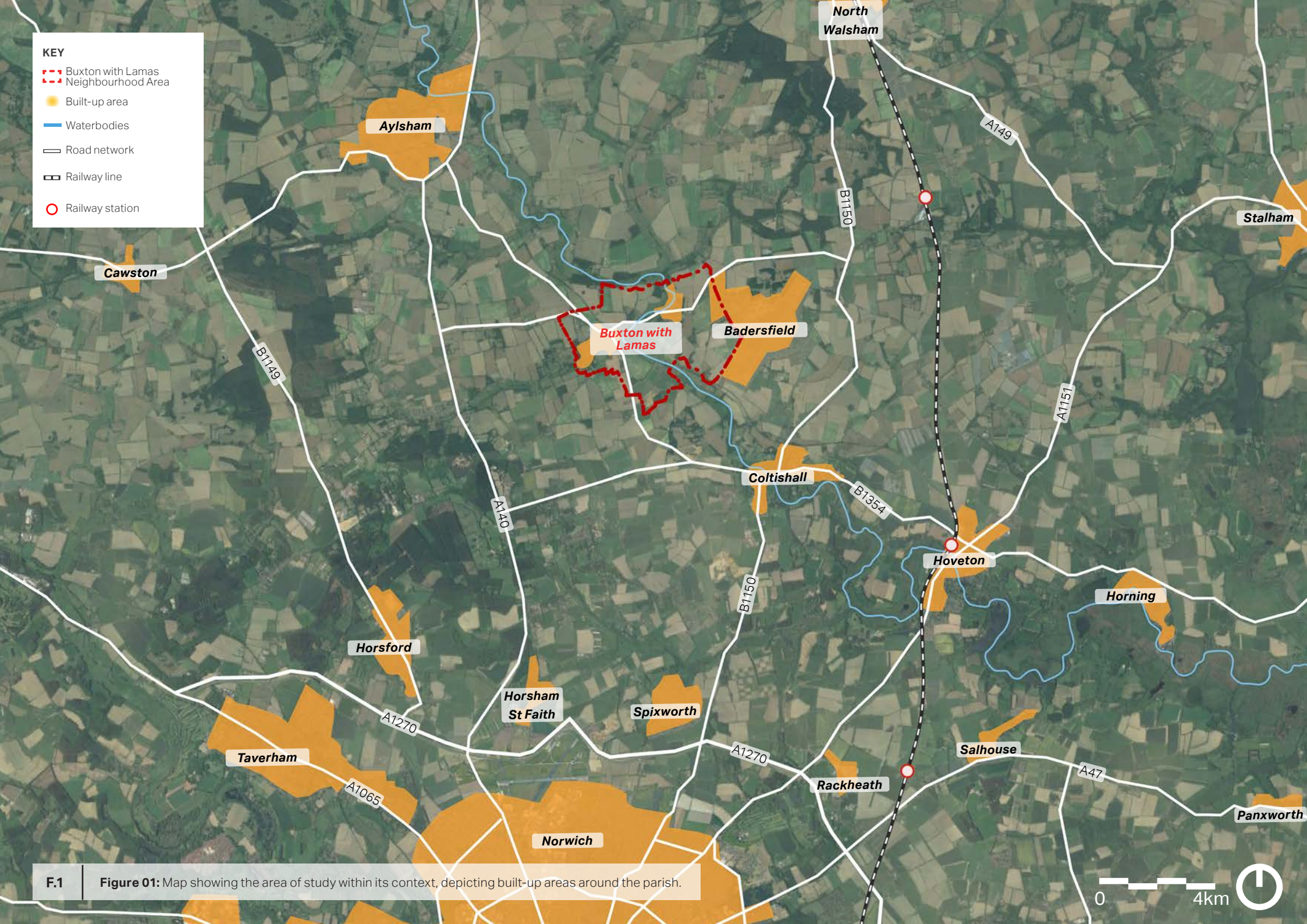
The green space north of the driveway/ footpath to Hautbois Hall is the site of 12C St Mary's Church. Little Hautbois parish was merged with St Andrew's Lammas in 1489. It is presumed that the population of Little Hautbois was much reduced after the Black Death and could no longer afford its own church.

The Heath

The Heath consists of a cluster of residential and agricultural properties which splay off Sandy Lane, The Heath and Coltishall Road. A redundant but well-maintained telephone box, post box and seating sit at the Sandy Lane/The Heath junction.

Barnby Road Area of Badersfield

An area of Badersfield falls within the parish. This area comprises residential properties set within campus-style grounds.



F.1 | **Figure 01:** Map showing the area of study within its context, depicting built-up areas around the parish.

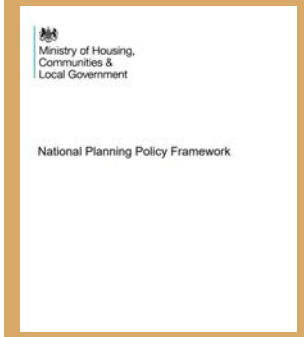
01

1.3 Design guidance and best practice

This section summarises the relevant design policy, guidance and evidence base produced at national, county and district levels which have informed this design code. Any new development application should be familiar with these documents.

National Design 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."

2021

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

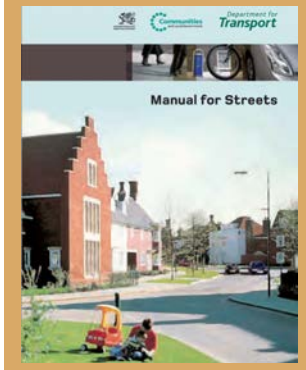
The National Model Design Code provides guidance on the production of design codes, guides and policies to promote well-designed places. It sets out the key design parameters that need to be considered when producing design guides and recommends methodology for capturing and reflecting views of the local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

2020

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.

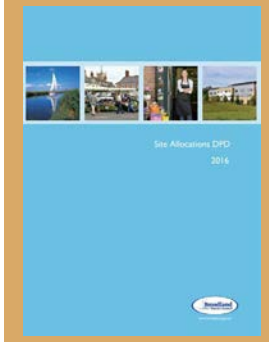
2007



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.

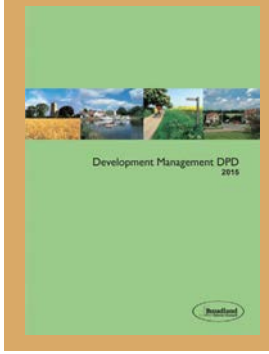
2016



Site Allocations DPD - Broadland District Council

The Site Allocations DPD forms part of the Broadland District Council Development Plan. It identifies areas of land in Broadland for specific types of development, for example housing, employment, community facilities, retail, recreation etc. The scale of development reflects the requirements set out in the Joint Core Strategy. The Site Allocations DPD also identifies boundaries and settlement limits for places where development is likely to come forward.

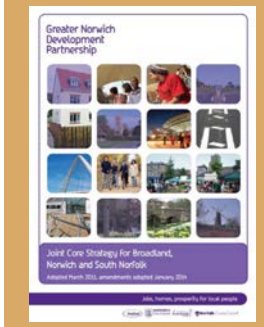
2015



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.

2011



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 Plan period up to 2038.

Neighbourhood Area Context Analysis

02

2. Neighbourhood Area Context Analysis

This section outlines the broad physical, historic and contextual characteristics of the Neighbourhood Area.

2.1 Surrounding context

The surrounding landscape (within which this parish sits) is described as a river valley setting which has a distinct valley landform of flat valley floodplain and adjacent sloping valley sides. There are willow pollards and lines of poplar flanking water meadows, ditches and watercourses on the valley floor, surrounded by a patchwork of small scale fields with strong hedgerow boundaries. The parish includes a number of deciduous woodland fragments that are concentrated along the northern boundary of the parish (along the river course) and in areas south and west of Buxton.

There are a number of Grade II* and Grade II listed buildings, particularly along Mill Street, Buxton, and throughout Lammas and Little Hautbois. The former Buxton Mill, now apartments, is a prominent feature within the parish. It was originally built in the late 18th century and required partial rebuilding after a fire in 1991.

A Roman road crosses through Lammas, towards a Roman settlement at Brampton. A small part of the site falls just within the parish boundary.

The parish benefits from a variety of footpaths and bridleways – notably the Buxton with Lamas footpaths 4 and 8 (FP4 and FP8) that follow the course of the River Bure throughout the parish, providing onward links to Brampton in the north and Coltishall in the south. There is also the Little Hautbois Circular Walk and the restricted byway (known as Dudwick Park or BR7) which connects the west of Buxton to Hevingham.

The parish includes a range of services and facilities, including Buxton Primary School, Buxton Village Hall, a Scout Hut in Balay Park, Lammas Village Hall, Saint Andrew's Church (Buxton), St Andrew's Church (Lammas), play areas, a fish and chip takeaway and a convenience store which houses a Post Office counter.

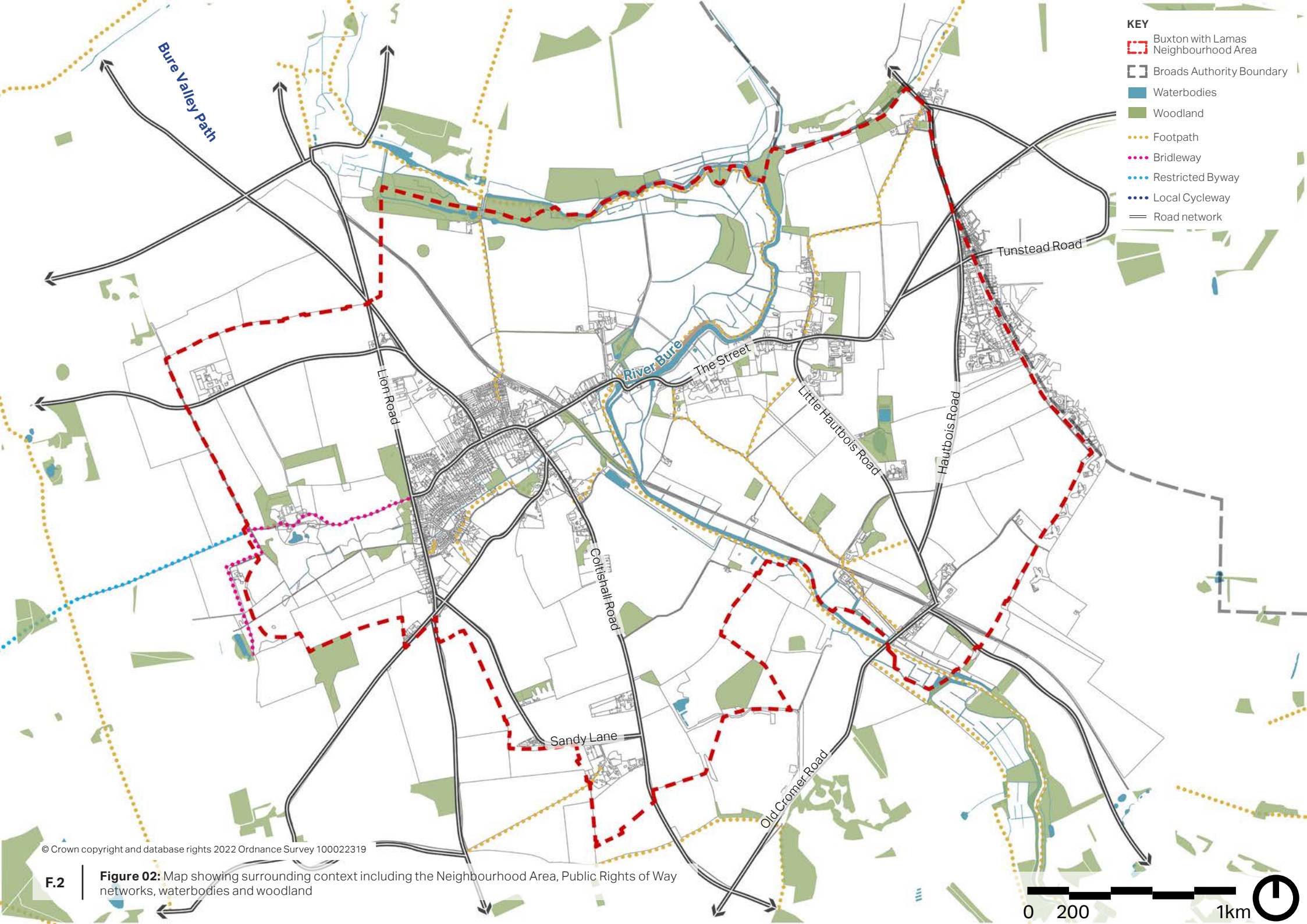


Figure 02: Map showing surrounding context including the Neighbourhood Area, Public Rights of Way networks, waterbodies and woodland

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Figure 03: Buxton Village Hall on the Mill Street/Coltishall Road junction

Figure 04: Bungalows and former station (Source: Buxton with Lamas Parish Council)

Figure 05: Saint Andrew Church, Buxton, a Grade II* listed building

Figure 06: View of Lt Hautbois (Source: Buxton with Lamas Parish Council)

2.2 Movement Network

Buxton

Buxton has developed along an east-west axis along Crown Road/Mill Street. Aylsham Road and Lion Road/Brook Street intersect Crown Road/Mill Street to provide north-south connectivity. As Buxton has evolved, more recent developments have formed along cul-de-sacs such as Levishaw Close, Mead Close, Church Close, Manor Close and Bulwer Close. There is a public footpath that connects Levishaw Close and Church Close. The addition of cul-de-sacs has resulted in a denser, more nucleated development pattern in Buxton, with private vehicle users having to depend on Crown Road/Aylsham Road to access the main residential cul-de-sacs. There is also direct vehicular access onto the A140 (Cromer Road) via Buxton Road, which provides onward southward links towards Norwich and northward links towards Aylsham.

Lammas

Lammas has retained its linear form, with the majority of properties fronting The Street. Development also centres around the The Street/Scottow Road/Little Hautbois Road junction.

Little Hautbois

Little Hautbois is a small hamlet which centres along the Hautbois Road/Old Cromer Road junction, which provide direct onward links to Badersfield and Lammas.

Barnby Road Area of Badersfield

Barnby Road is the main thoroughfare through this area, providing onward links to Hautbois Road and Tunstead Road. Barnby Road includes speed humps to reduce traffic speeds.

The Heath

The Heath comprises of rural lanes which provide vehicular access to properties and onward links into Buxton via Sandy Lane and Coltishall Road.

Parish-wide commentary

Buxton with Lamas generally has a flat topography, which provides optimal conditions for active travel. The parish benefits from the Bure Valley Path, a scenic walking and cycle route which runs alongside the narrow gauge Bure Valley Railway track between Aylsham and Wroxham. There are also a number of public footpaths within the parish. The FP4/FP8 Public Right of Way (PRoW) cuts through the parish and follows the meandering path of the River Bure, connecting Buxton with Brampton to the north and Little Hautbois to the south. The FP1 is a rural PRoW that cuts across a number of agricultural fields and connects Old Cromer Road in Little Hautbois to The Street in Lammas. The FP2 PRoW splits off from the FP1 pathway approximately 200m south of Lammas. The FP2 PRoW connects FP1 to Little Hautbois Road in the east of the parish. Further north, the FP3 PRoW continues northwards from the Little Hautbois Road/The Street/ Scottow Road junction, snaking northwards until it finally emerges at Stakebridge.
In the west of the parish, the FP5 PRoW

provides a northwards link from Buxton Railway Station to Oxnead. FP9 and FP12 are shorter PRoW which provide localised connections in the south of Buxton between Coltishall Road, Back Lane and Brook Street. There is also a restricted byway (BR7) which links Brook Street to Dudwick House and extends beyond the parish boundary to the west.

The parish is served by the 210 bus route operated by Sanders Coaches. This includes four bus stops within Buxton (adjacent to Hautbois Road, opposite The Crown, opposite The Black Lion and adjacent to Bulwer Road). The 210 bus service runs Monday to Saturday, providing onwards connection to nearby settlements including: North Walsham, Skeyton, Swanton Abbott, Badersfield, Hainford, Frettenham Spixworth, Old Catton and Norwich. Feline Executive Travel provides three bus services including 1A (Tuttington – Buxton – Aylsham), 3A (Aldborough – Aylsham – Wroxham) and 5 (Tuttington – Swanton Abbott – Aylsham) that are limited to one service per day.

Parking in the parish is somewhat limited and is generally confined to private driveways. There are a limited number of parking spaces fronting the Morrisons convenience store. Other local services and facilities such as Buxton Village Hall and Buxton Primary School have off-road parking spaces. Lammas, Little Hautbois and the Barnby Road area of Badersfield have no designated car parking spaces, therefore vehicles are parked either in private driveways or on the local road network. Canoeing on the river is a leisure pursuit with the Staithes as well. However, the river is not navigable for pleasure boats.

Figure 07: Typical on-plot parking within the parish

Figure 08: Example of edge lane in the parish

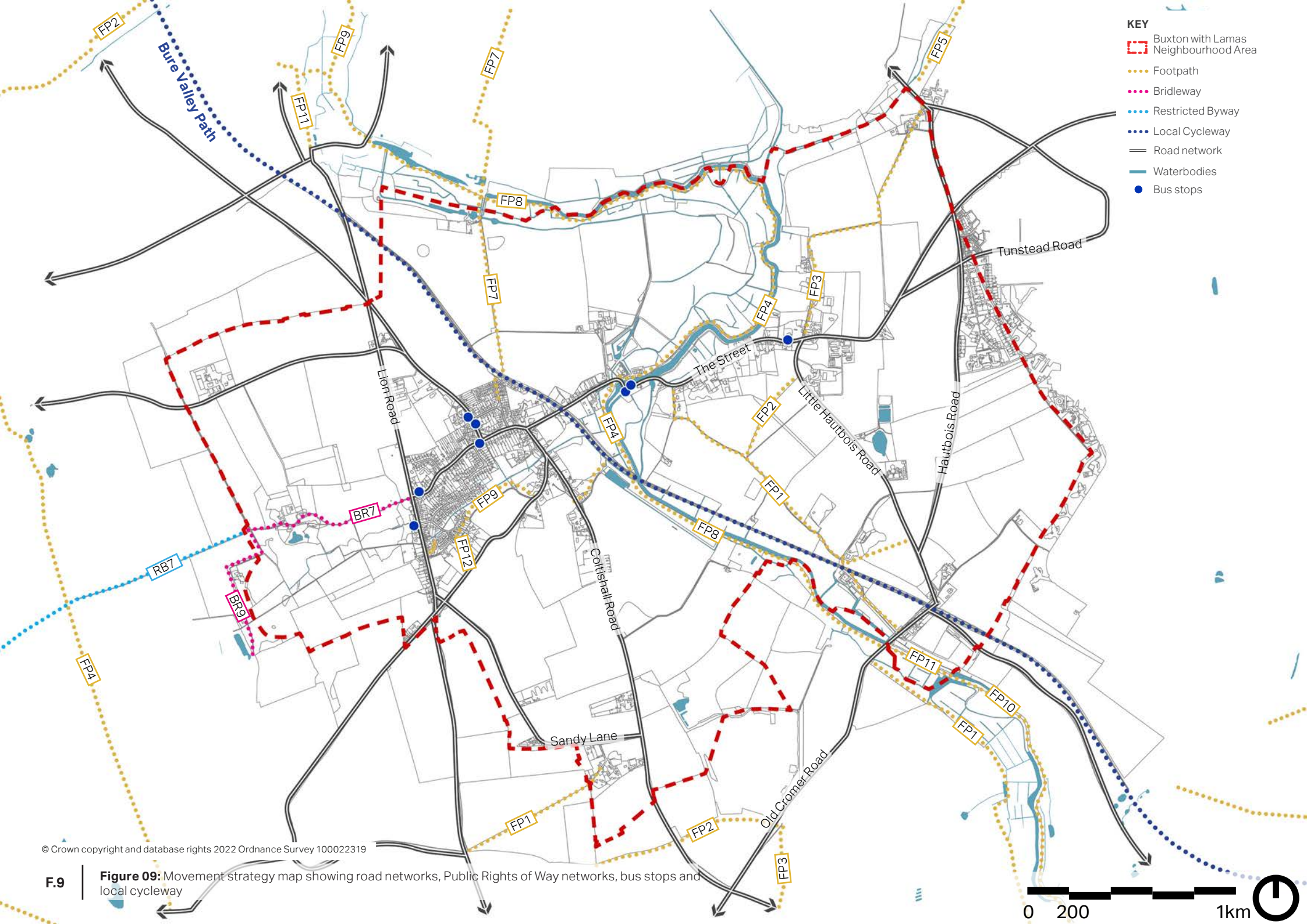

Figure 09: Movement strategy map showing road networks, Public Rights of Way networks, bus stops and local cycleway

2.3 Heritage

The RAF Coltishall Conservation Area protrudes into the parish boundary in two areas: a triangular development pattern along Barnby Road in the north east of the parish and a thin tract of land associated with the solar farm in the east of the parish. The former RAF base is now a village named after the famous fighter pilot Douglas Bader who was stationed there at one stage during WW2. The base closed in 2006.

The parish has a number of listed buildings ranging from Grade II to II* and includes part of the Roman settlement at Brampton Scheduled Ancient Monument. Collectively, these heritage assets contribute towards the parish's strong rural identity and sense of place.

Scheduled Ancient Monuments:

Roman Settlement at Brampton (List Entry Number [LEN]: 1003698), a Romano-British settlement first recorded in 1667. The settlement lies at an important crossroads and river crossing and covers 30 hectares. Industrial activity on the site included large-scale pottery manufacture and metal working. Only a small section of this Scheduled Ancient Monument falls within the parish.

Listed Buildings:

Dudwick Cottage (List Entry Number [LEN]: 1050938), a Grade II listed house, possibly 17th century with 18th century remodeling. Constructed with limewashed brick and flint with red brick dressings at the south west corner.

Dudwick Lodge (List Entry Number [LEN]: 1050937), a Grade II listed lodge house dated 17th century and later with a 1652 datestone re-set in the west wall. A partly timber framed, pebble-dash rendered with false timbering and a half-hipped thatched roof.

Ashville and the Old Forge (List Entry Number [LEN]: 1050936), a Grade II listed house, now two dwellings. Constructed with colourwashed brick, partly rendered on the east side and a black glazed roof.

The Thatched Cottages (List Entry Number [LEN]: 1372939), a Grade II pair of cottages dating back to the mid-18th century. Red brick with reed-thatched roof and an off-centre chimney stack.

Buxton War Memorial (List Entry Number [LEN]: 1442069), a Grade II First World War memorial constructed in 1920 with later additions for the Second World War. An elegant Portland stone wheel-head cross.

Church of St Andrew, Buxton (List Entry Number [LEN]: 1249960), a Grade II* 14th century church, much restored in 1881. Constructed with flint with limestone dressings. Angled buttresses to the aisles and east wall.

Rose Cottage (List Entry Number [LEN]: 1050942), a Grade II listed early 19th century house constructed with red brick and a black glazed pantile roof.

The White House (List Entry Number [LEN]: 1263476), a Grade II early 19th century rendered and colourwashed house with a black glazed pantile roof.

The Mill House (List Entry Number [LEN]: 1249974), the Grade II listed former Mill House constructed with red brick and weatherboarded at rear. Hipped roof with black glazed pantiles.

Buxton Mill (List Entry Number [LEN]: 1372944), a Grade II listed late 18th century water mill, now converted. Partly timber framed and weatherboarded with a colourwashed brick front elevation. The early 20th century turbine survives.

Railway Bridge over River Bure (List Entry Number [LEN]: 1385726), a Grade II listed railway bridge built in 1879 for the Great Eastern Railway. Constructed by William Waddell, the bridge was constructed with cast iron and steel.

Outbuilding Immediately South West of Buxton Lodge (List Entry Number [LEN]: 1050943), a Grade II listed 18th century former stable and cart lodge. Red brick with a pantiled roof.

Barn Immediately South East of Buxton Lodge (List Entry Number [LEN]: 1249968), a Grade II listed late18th century red brick barn with a pantile roof. It has two waggon entrances with double doors.

Buxton Lodge (List Entry Number [LEN]: 1372943), a Grade II early 18th century farmhouse. Red brick with a steeply pitched smut pantile roof.

Former Friends Meeting House (List Entry Number [LEN]: 1050944), a Grade II listed late 17th century/early 18th century former chapel, possibly a reused agricultural building Red brick with a pantiled roof.

Appletree Cottage Sunnyside (List Entry Number [LEN]: 1249987), a Grade II listed pair of cottages dating back to the 17th century and later. Red brick; flint with brick dressings at the east end and a reed thatched roof.

Bure House (List Entry Number [LEN]: 1465499), a Grade II listed 17th century house with late 18th century/early 19th century alterations and extensions. The house retains a significant proportion of original fabric with a lobby entry plan form.

Crinkle Crankle Wall 100 Yards South of St Andrews Church (List Entry Number [LEN]: 1249996), a Grade II listed boundary wall between the churchyard and Bure House. Red brick coped wall, serpentine on plan.

Lamas with Little Hautbois War Memorial (List Entry Number [LEN]: 1451125), a Grade II listed First World War memorial with Second World War additions. A well-executed wheel-head cross pattée memorial.

Church of St Andrew (List Entry Number [LEN]: 1372945), a Grade II* listed parish church. Some fabric remaining from the 15th century, but extensively rebuilt in the late 19th century. Flint with limestone dressings, plain-tiled roofs with crested ridges.

Lammas Manor and Boundary Walls (List Entry Number [LEN]: 1050945), a Grade II listed house forming two dwellings, dated 16th century and later. Red brick with some diaper patterning and a steeply pitched pantile roof.

Lammas Hall, Garden Walls and Service Courtyard (List Entry Number [LEN]: 1050946), a Grade II listed country house. Late 17th century and later. Red brick, partly limewashed with a black-glazed and smut pantile roof.

The Old Rectory (List Entry Number [LEN]: 1372940), a Grade II listed house of two builds; late 18th century and mid-19th century. Dated 1760 the north gable of the rear range. Red brick, with flint plinth to earlier wing.

Stable Block Immediately East of the Old Rectory (List Entry Number [LEN]: 1050939), a Grade II listed stable with courtyard to the east of the rectory. Constructed in the 19th century with red brick and a hipped slate roof.

Officers' Mess at the Former RAF Coltishall (List Entry Number [LEN]: 1424475), the Grade II listed former RAF officers' mess built between 1939-1940. A neo-Georgian well-proportioned building constructed with yellow brick laid in Flemish bond.

Two Barns Immediately North West of the White House (List Entry Number [LEN]: 1050940), a Grade II listed pair of barns forming an L-shaped plan; southern range dated 1790 in knapped flint figures on the gable end. Red brick and course knapped flint.

The White House (List Entry Number [LEN]: 1372941), a Grade II listed house dated late 17th century/early 18th century. Whitewashed brick on one elevation with a smut pantile roof. This property has since been renamed Foxwood.

Adam and Eve House (List Entry Number [LEN]: 1372942), a Grade II listed 18th century former public house with red brick patterning in dark headers with a flint plinth and steeply pitched pantile roof.

Little Hautbois Hall (List Entry Number [LEN]: 1050941), a Grade II* listed late 16th century country house. Red brick with flint and brick plinth and plain-tiled and pantiled roofs.

Figure 10: St Andrew's Church, Buxton

Figure 11: Red brick period property off Scottow Road

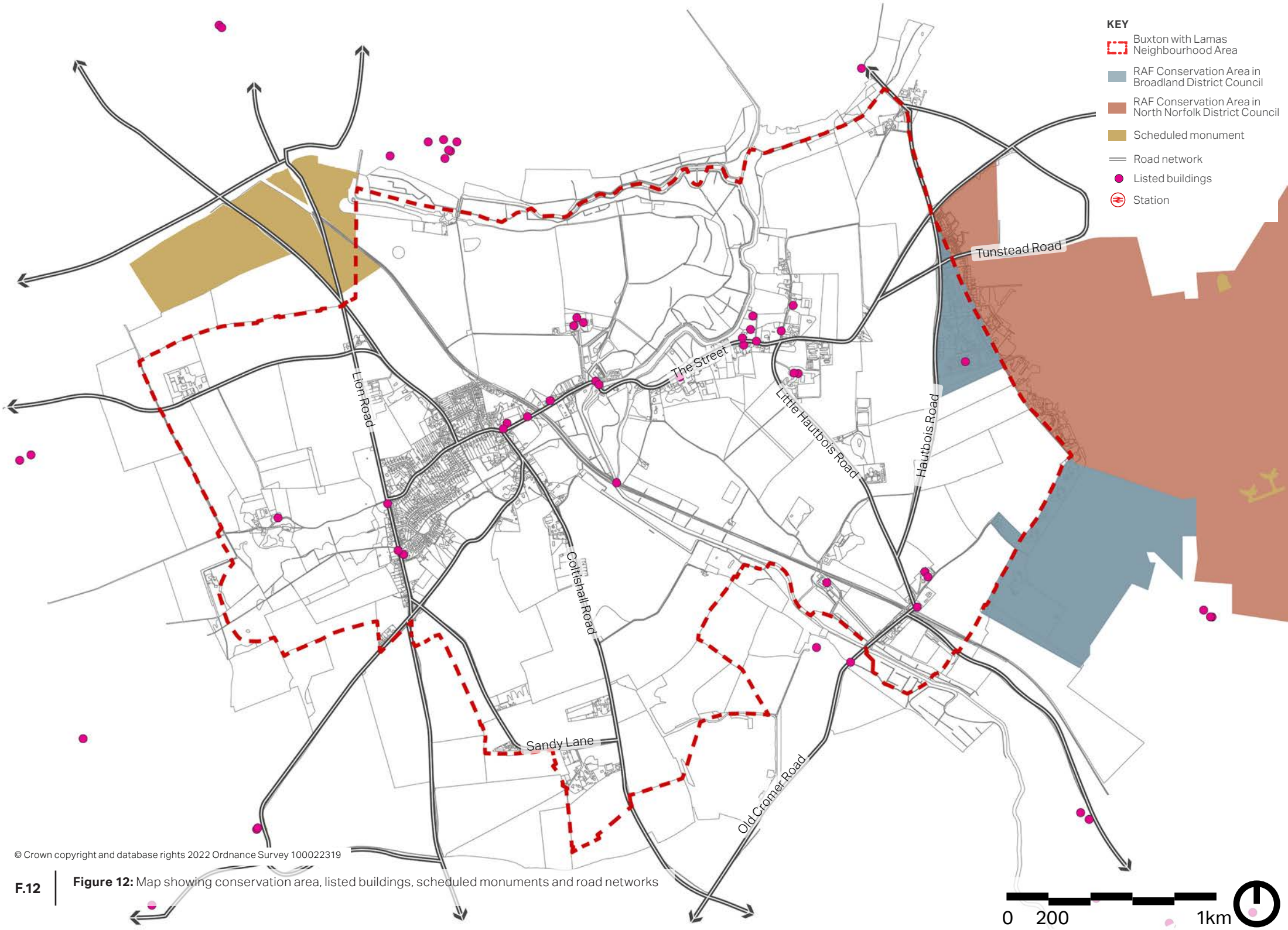

Figure 12: Map showing conservation area, listed buildings, scheduled monuments and road networks

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Figure 13: Church of St Andrew, a Grade II* listed building built with flint and limestone dressings on Mill Street

Figure 14: Buxton Mill, a Grade II listed former Mill constructed with red brick and weather boarded at rear. Hipped roof with red pantiles

Figure 15: The Thatched Cottage, a Grade II listed building on Brook Street

Figure 16: Dudwick Lodge, a Grade II listed building built with timber and pebble-dash rendering on Brook Street

Figure 17: Lamas Manor and Boundary Walls, a Grade II listed building constructed with red brick, diaper patterning, steeply pitched pantile roofs


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2.4 Landscape and Open Space Network

Landscape Character

The Broadland District Council Landscape Character Assessment Supplementary Planning Document (2013) defines the landscape within the parish as either 'Marsham and Hainford Wooded Estatelands' in the west, encapsulating Buxton and rural areas surrounding it, the landscape then transitions to the east into the 'Bure River Valley', before transitioning once more on the eastern fringes of the parish into 'Coltishall Tributary Farmland'.

The western half of the parish (including Buxton) falls within the Marsham and Hainford Wooded Estatelands landscape character area and is characterised by its gently rising slopes that extend from the Bure Valley westwards. The majority of this landscape is in arable cultivation. Field sizes vary from medium to large – most are rectilinear with remnant intermittent hedgerows and hedgerow trees. Within this area there are pockets of pasture, open grassland and some semi-natural vegetation lining tributaries which create visual interest and diversity in an otherwise uniform, arable landscape.

The Bure River Valley landscape character area encapsulates land to the east of the Bure River Valley trail in a north-south direction with its eastern extent following the River Bure. This landscape character area is defined as a narrow, flat floodplain contained by gentle convex slopes. A long tradition of grazing is still eminent in this area. The area comprises small-scale and intimate landscape with a strong sense of enclosure. This includes a mature landscape structure, including blocks of wet woodland, mature trees and intact hedgerows.

Land in the easternmost area of the parish falls within the Coltishall Tributary Farmland landscape character area. This area occupies a narrow belt of land northeast of the Bure River Valley. Landform within this area rises gently away from the river valley and is dominated by arable farmland. Fields are large and rectilinear and there is little woodland cover. Overall, the area comprises a uniform landscape pattern with little diversity and an open character. The area affords wide expansive views to the distant woodland fragments.

Local Landscape Features: Water Meadows

Water meadows are a distinctive and ecologically diverse feature within the parish. Comprised of a mix of willow pollards, reeds, rushes and grasses, the water meadows play an important role in reducing both surface water and fluvial run-off. In many ways, SuDS have been designed to mimic the natural flood prevention qualities of these natural features.

Water meadows help to regulate and slow water flow, which, in turn, prevents the fluvial system from being overwhelmed.

Over time, these landscape features have developed into complex micro-ecosystems which provide a natural flood barrier, whilst also contributing to sense of place and the historic evolution of the parish and its relationship with the River Bure.

Figure 18: Entrance to Balay Park, Buxton

Figure 19: View towards Bure River Valley and surrounding landscape

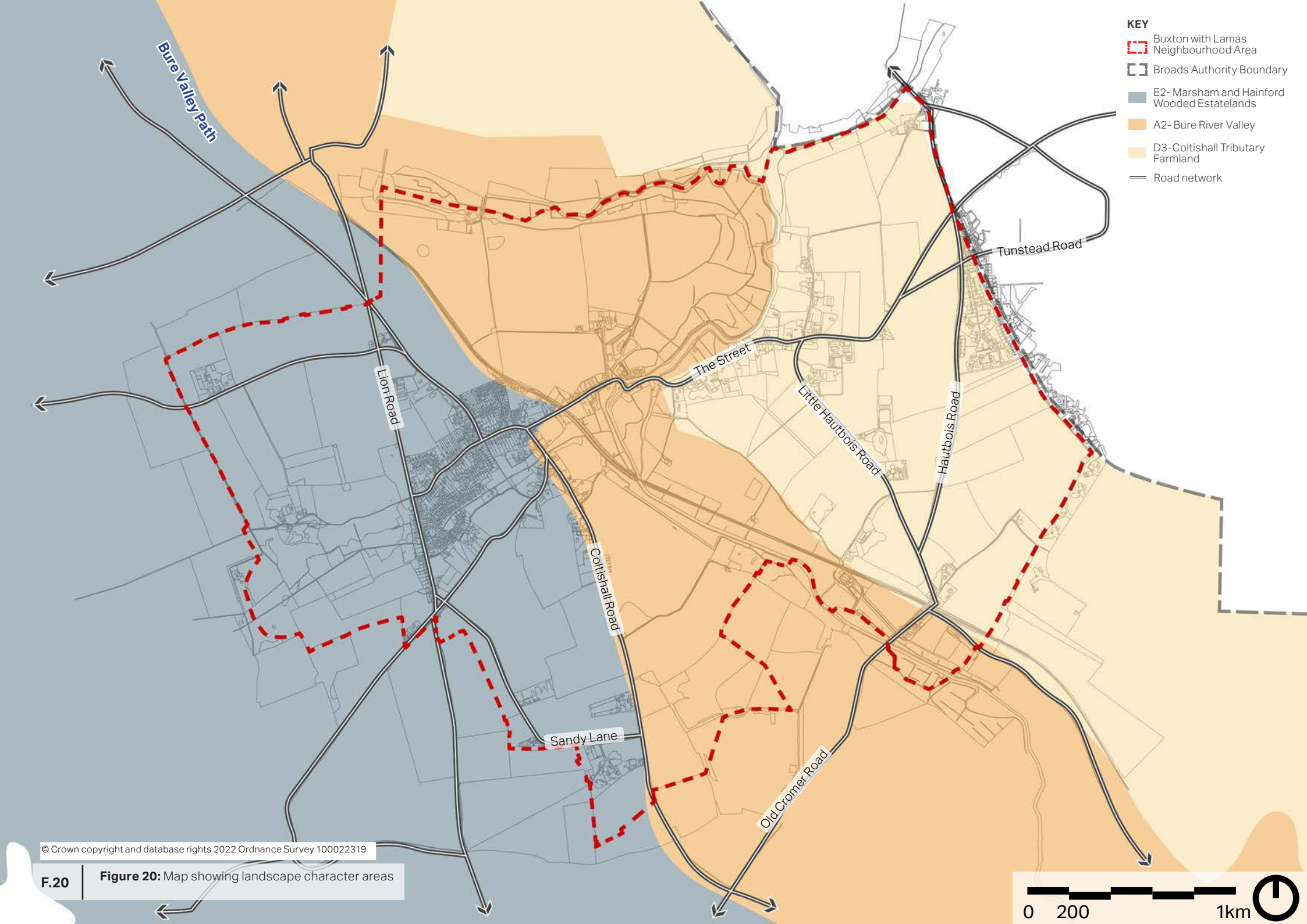


Figure 20: Map showing landscape character areas

Figure 21: Map showing landscape and open spaces

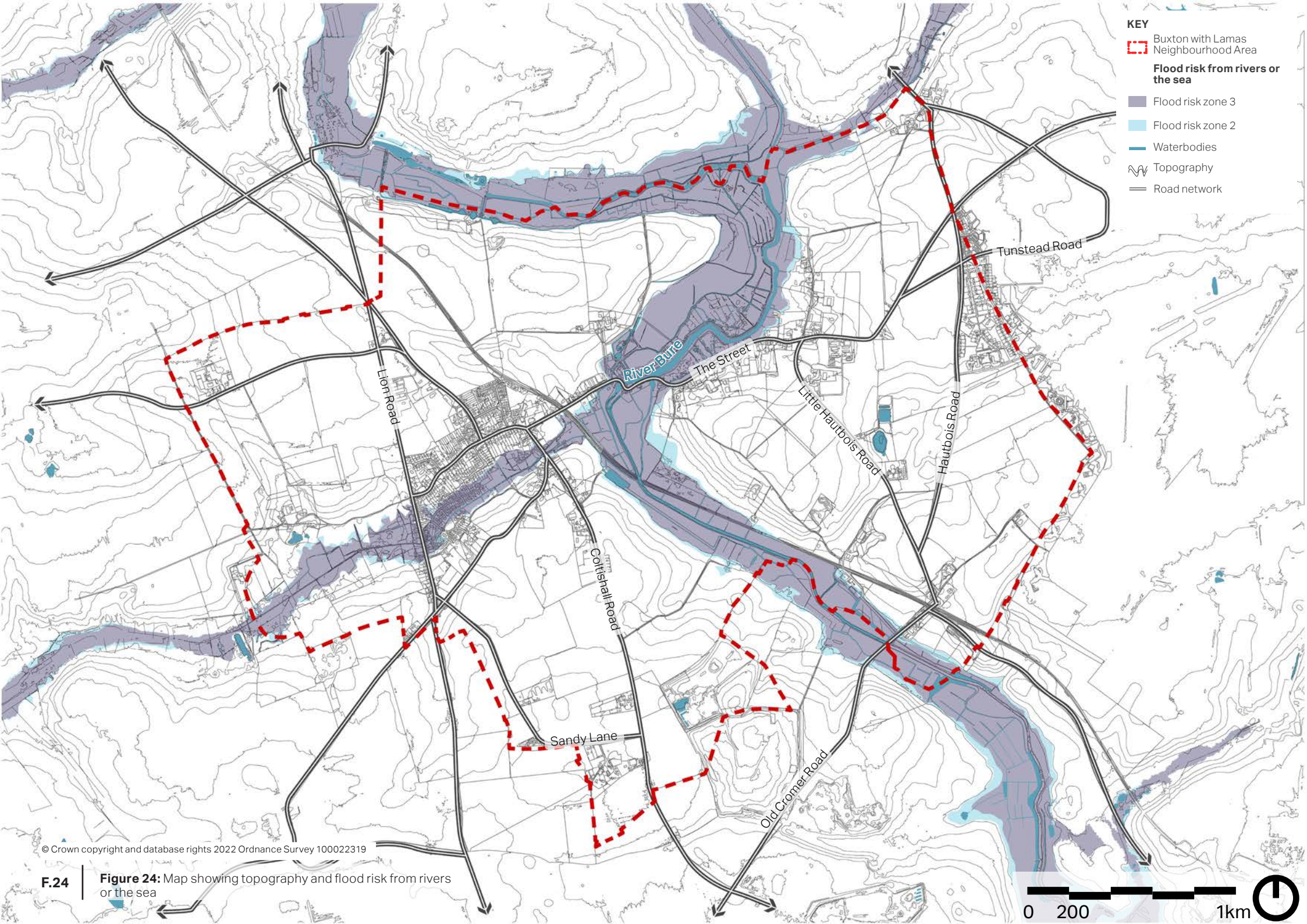
2.5 Topography and Flood Risk

Buxton with Lamas parish has a relatively flat topography, with elevation ranging from 20m AOD to 60m AOD. The River Bure follows a meandering river course and flows through the parish from Oxnead in the north, towards just west of Little Hautbois in the south of the parish.

Areas adjacent to the River Bure (approximately 200m either side of the river channel) fall within Flood Zones 2 and 3 and are therefore at high to medium risk of flooding from the river. Areas approximately 50m either side of Camping Beck south of Levishaw Close also fall within Flood Zone 2 and are therefore a medium risk of flooding from rivers. With regards to surface water flooding, areas in the south of the parish including residential areas along Bulwer Road, Levishaw Close and Coltishall Road are at medium to high risk of flooding. Generally, Lammas and areas in the north of Buxton are at low risk of flooding from surface water.

Figure 22: View towards River Bure on The Street with high level of flood risk

Figure 23: View to Bure River Valley Landscape Character Area in Lammas with high level of flood risk



F.24 **Figure 24:** Map showing topography and flood risk from rivers or the sea

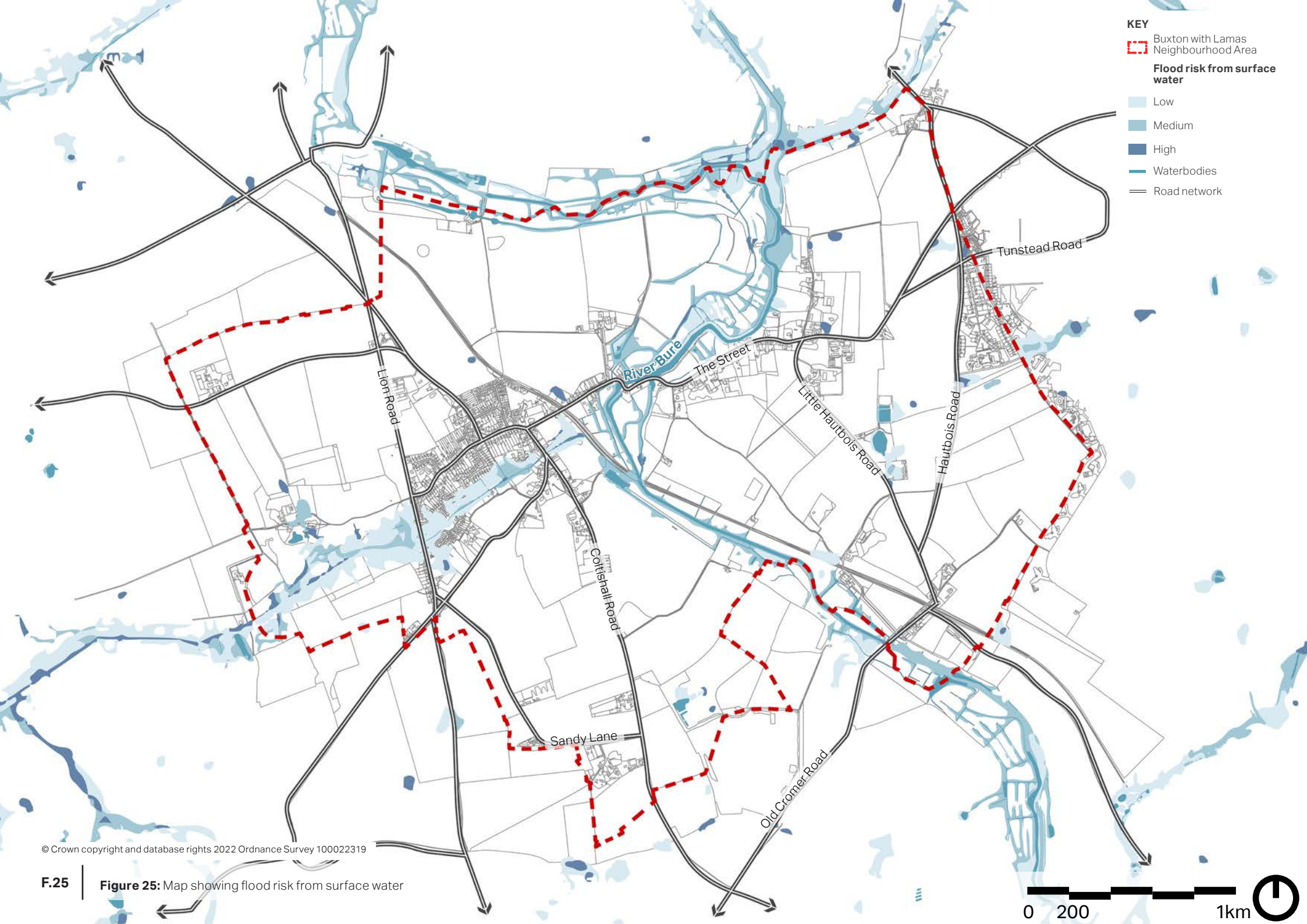


Figure 25: Map showing flood risk from surface water

Character Study

03

3. Village Character Assessment

3.1 Defining the Character Areas

Following on from the analysis set out above, this part of the report focuses on the different character areas within the parish. The different areas are characterised by variations in the built form and architectural details, including: land use, pattern of development, building line/plot arrangement, boundary treatment, heights and roofline, public realm and materials.

For the purpose of this report, we have identified ten character areas (**See Figure 28**).

CA1- Buxton: Aylsham Road

CA2- Buxton: Edge Developments

CA3- Buxton: Brook Street

CA4- Buxton Village Historic Core

CA5- Buxton Mill Historic Core

CA6- Lammas

CA7- The Heath

CA8- Little Hautbois

CA9- Badersfield

CA10- Countryside

Figure 26: Map showing identified character areas

CA1- Buxton: Aylsham Road

This character area forms a key residential area of Buxton. The area is primarily residential, with a central convenience store and fish and chip takeaway. The area benefits from surrounding green recreational space, including the picnic area associated with the Bure Valley Railway and Balay Park.

Land Use	Primarily residential with central convenience store and a fish and chip takeaway.
Pattern Of Development	Nucleated development centred along Sewell Road and Stracey Road, with main access via Aylsham Road.
Building Line/Plot Arrangement	Plots within this character area are generally of a generous size. Properties along Sewell Road and Stracey Road have relatively small setbacks and large back gardens, whereas properties fronting Aylsham Road to the south have large setbacks capable of accommodating long driveways and large back gardens.
Boundary Treatment	Boundary treatments comprise a mix of low wooden fencing, manicured hedges, railings and low red brick walls. Development fronting Aylsham Road to the south has a low enclosure due to the larger setbacks and single-storey properties, with boundary treatments comprising hedges, shrubs, low wooden fencing and red brick walls.
Heights & Roofline	Properties are a mixture of 1-2-storey, with hipped and pitched roofs.
Public Realm	Public realm within this character area includes informal roadside verges and the picnic area associated with the Bure Valley Railway. The character area is adjacent to Balay Park.
Materials	Red brick, mixed blend red brick, concrete plain tiles, concrete interlocking tiles, white render finish, red clay tile and slate tile.

CA1- Buxton: Aylsham Road images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F.29

Figure 27: Former Crown pub

Figure 28: Bure Valley path, along the Bure Valley Railway

Figure 29: Deep front garden on Stracey road

Figure 30: Bungalows with spacious front gardens

Figure 31: Terraced houses on Aylsham Road with roughcast and sash windows

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CA2- Buxton: Edge Developments

This character area comprises of five modern cul-de-sac developments, including Bulwer Road, Mead Close, Levishaw Close, Manor Close and Church Close, all of which are accessible via the main roads of Crown Road and Brook Street.

Land Use	This character area is wholly residential and comprises modern dwellings in cul-de-sacs.
Pattern Of Development	Modern cul-de-sac developments centred along Mead Close, Church Close and Levishaw Close.
Building Line/Plot Arrangement	Plot sizes are well-proportioned and well-balanced along Levishaw Close, Church Close and Mead Close, providing adequate back garden and front gardens and driveway space. In comparison, plot sizes in Manor Close are considerably smaller, with properties including small back gardens that roughly match respective property footprint area, in addition to a thin front driveway space and integrated side garage.
Boundary Treatment	Boundary treatments in Mead Close, Levishaw Close and Church Close comprise a mix of low wooden fencing, red brick and gault brick walls, hedges, shrubbery and picket fencing. In Manor Close, properties have minimal boundary treatments, with boundaries typically demarcated with soft landscaping and differing paving materials.
Heights & Roofline	Properties along Levishaw Close are predominantly single-storey bungalows with pitched roofs, whereas properties in Mead Close, Manor Close and Church Close are typically two-storey with pitched roofs and shed dormers.
Public Realm	Public realm includes roadside verges, including the pocket open space along Bulwer Road, mature trees, the footpath into The Dell just off Woodland Walk and the Camping Beck drainage channel.
Materials	Gault brick, mixed blend yellow brick, painted brick (multi-colour), concrete interlocking tiles, plain clay tile, mixed blend red brick, timber cladding in white painted finish, white render finish.

Buxton: Edge Developments images


F.32


F.34

Figure 32: A bungalow on Church Close with well-kept front garden

Figure 33: Terraced houses on Woodland Walk with subtle changes in building line which add interest

Figure 34: Cul-de-sac development on Manor Close with terraced houses facing the street

Figure 35: Adequate front gardens and on-plot parking on Church Close

Figure 36: Bungalows on Levishaw Close


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CA3- Buxton: Brook Street

This character area includes a range of residential typologies, including both terraced properties and detached homes setback from Brook Street. This area is also a historic entrance into the village and includes notable heritage assets such as Dudwick Lodge and The Thatched Cottages which date back to the seventeenth and eighteenth centuries.

Land Use	Primarily residential, with green spaces in the south eastern parcel of the character area and The Black Lion pub at the Brook Street/Crown Road intersection.
Pattern Of Development	An elongated linear development centred along Brook Street.
Building Line/Plot Arrangement	Plot sizes in the southern parcel of this character area are relatively spacious and can accommodate a front driveway and back gardens. Plot sizes in the north of the character area are typically more compact, with properties fronting directly onto Brook Street. Back gardens are well-proportioned.
Boundary Treatment	Boundary treatments vary considerably within this character area and comprise a mix of low red brick boundary walls, timber fencing, hedges, shrubbery, flint walls and thick grass verges.
Heights & Roofline	The majority of properties within this character area are two-storey with pitched roofs, although there are some examples of hipped roofs adjacent to the Brook Street/Bulwer Road junction. There is also an example of a Dutch gable end in the southern part of the character area.
Public Realm	Public realm is limited within this character area and comprises narrow roadside verges. There is a public footpath that links Brook Street with The Dell (a public open space designated as national priority habitat containing deciduous woodland) and a restricted byway (BR7) which links Brook Street to Dudwick House to the west.
Materials	Red brick, red pantile, painted brick, flint masonry, thatched roof, concrete interlocking tiles, slate tiles, timber cladding, mixed blend, multi-coloured render finishes and gault brick.

Buxton: Brook Street images


F.37

Figure 37: A listed building with painted wood fencing on Brook Street.

Figure 38: Terraced houses along Manor Close with footpaths on either side of the road

Figure 39: The Black Lion pub at the Brook Street/Crown Road intersection

Figure 40: A detached house with red brick and pantiles on Brook Street

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CA4- Buxton Village Historic Core

This character area includes a mix of residential and community uses. The area forms a natural central node of Buxton, as community uses such as the St Andrew's Church, Buxton Village Hall and recreation ground are all located on the Coltishall Road/Mill Street road junction. The southern half of the character area (particularly along Back Lane) also includes agricultural buildings and traditional Norfolk materials such as red brick and red pantile roofs.

Land Use	A mix of residential and community uses, including St Andrew's Church, Buxton Primary School, Buxton Village Hall and the Buxton Recreation Ground. The westernmost part of the character area also contains water meadows and open spaces.
Pattern Of Development	Irregular and relatively dispersed clusters of development centred along the Coltishall/Mill Street and Coltishall/Back Lane intersections.
Building Line/Plot Arrangement	Plots are irregular across the character area. Smaller plots exist along Mill Street, with limited front garden space and back garden space that roughly matches the blueprint of the property. Properties along Coltishall Road and Back Lane have sizeable plots which accommodate both front driveway space and well-proportioned back gardens.
Boundary Treatment	A mix of hedges, low timber fencing, railings, low red brick walls, flint and stone walls.
Heights & Roofline	A mix of 1- and 2-storey properties, predominantly with pitched roofs. There are some examples of hipped roofs in the southern part of the character area.
Public Realm	Public realm within this character area consists of the St Andrew's Churchyard, the Buxton Recreation Ground and play area, Coltishall Road/Mill Street junction green space and roadside verges.
Materials	Red brick, flint walls, corrugated metal roof, timber cladding, red pantile, mixed blend gault brick, plain tile, slate tile, off-white render finish and pebble dash finish.

Buxton Village Historic Core images


F.41

Figure 41: The playground adjacent to Buxton Village Hall

Figure 42: View along Coltishall Road to the south with footpath on one side of the road

Figure 43: Bungalow with gault brick and plain tile on Drakes Loke

Figure 44: St Andrew's Church, Buxton

Figure 45: Camping Beck, the stream which runs through Drakes Loke Water Meadow


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CA5- Buxton Mill Historic Core

This character area is relatively narrow and mainly comprises a row of residential properties along Mill Street, plus some additional larger houses to the north. Properties include traditional Norfolk materials such as flint, red brick and red pantiles.

Land Use	A row of residential dwellings and a farmstead setback from the main thoroughfare of Mill Street.
Pattern Of Development	A relatively enclosed linear settlement orientated east-west, with isolated development protruding northwards via a narrow lane.
Building Line/Plot Arrangement	Properties adjacent on the northern side of Mill Street have regular plots, with narrow setbacks facing Mill Street and back garden space that backs onto the open countryside. Clusters of properties north and south of Mill Street that are accessed by narrow lanes are arranged informally on large plots, allowing ample space for front gardens, driveway space and rear gardens inset in the open countryside.
Boundary Treatment	Boundary treatments include a mix of low picket fencing, stone and brick walls, shrubs and metal railings.
Heights & Roofline	Predominantly 2-storey properties with pitched roofs. There are some hipped roofed properties in eastern part of the character area.
Public Realm	Public realm consists roadside verges and the public footpath which follows the path of the River Bure (intersecting at Buxton Mill) that passes through the character area. Buxton Mill is a striking visual feature and is central to the historic development of this area. The evolution of this area has also been influenced by the River Bure and its surrounding meadowland.
Materials	Red brick, red pantile, flint (rough cut), flint pebble, concrete interlocking tiles, white render finish and painted brick finish.

Buxton Mill Historic Core images

Figure 46: Mill Street and a linear development pattern with properties well set back from the road

Figure 47: Detached house with sash window with green render

Figure 48: A property well set back from Mill Street

Figure 49: Buxton Mill

Figure 50: Narrow front garden with low gault brick wall and adjacent houses

CA6- Lammas

Lammas is a historic settlement which stretches along The Street in an east-west orientation. Lammas contains a cluster of listed buildings, including the grade II* Church of St Andrew, grade II listed Bure House and grade II* listed Lammas with Little Hautbois War Memorial.

Land Use	This character area is predominantly residential and also includes agricultural uses and the Bure Valley Business Centre which accommodates a mix of commercial and light industrial uses
Pattern Of Development	An elongated linear development centred along The Street/Scottow Road in an east-west orientation. Isolated development also protrudes north of The Street/Little Hautbois Road junction into the open countryside.
Building Line/Plot Arrangement	Plot sizes vary within this character area, however the majority of plots accommodate ample space for a front driveway and a back garden. Properties along The Street in the eastern half of the character area tend to have narrow frontages and side driveways. In the eastern half of the character area, properties north of The Street tend to sit on larger plots well setback from the road. Properties south of The Street tend to front onto the road, whereas properties north of The Street are either perpendicular to or parallel to the road. This character area also accommodates the Bure Valley Business Park, which is accommodated on a large plot in a loose courtyard form with a wide central yard area.
Boundary Treatment	Boundary treatments comprise a mix of building frontages, flint walls, red brick walls, hedges and low timber fencing.
Heights & Roofline	Predominantly 2-storey properties with either pitched or hipped roofs.
Public Realm	Public realm consists of the Saint Andrew's Churchyard and burial ground and the pocket open space at the Little Hautbois Road/Scottow Road junction. The character area benefits from Public Rights of Way which cuts through the area in a north-south orientation along Little Hautbois Road and the lane adjacent to Anchor Cottage. There is a pocket open space at the Little Hautbois Road/Scottow Road junction and at the other end of the village close to Buxton Mill where a Lammas village sign is situated. The River Bure and surrounding meadowland influenced this area's development and provide a distinctive visual backdrop.
Materials	Red brick, red pantile, flint (rough cut), flint pebble, concrete interlocking tiles, white render finish and painted brick finish.

Lammas images


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Figure 51: St Andrews Church in Lammas

Figure 52: Former Friends Meeting House on The Street which is a former chapel built in late 17th century with red brick, pantiled roof and moulded brick plinth

Figure 53: Lamas Manor and Boundary Walls, a Grade II listed building, built in the 16th century. The house is constructed with red brick, dark brick, steeply - pitched pantile roofs with a I-shaped plan

Figure 54: A thatched cottage with flint and red brick side extension

Figure 55: Detached houses built with a mix of red brick and flint along The Street


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CA7- The Heath

This character area comprises a compact cluster of residential properties set within open countryside. The Heath is relatively isolated from Buxton and Lammas and comprises detached homes on irregular shaped plots. The traditional telephone box along Sandy Lane is a distinctive landmark within this character area.

Land Use	Isolated pockets of residential development with open spaces and isolated agricultural and light industrial uses.
Pattern Of Development	A nucleated settlement with development splaying off The Heath and Sandy Lane. The Heath is relatively isolated from nearby development and is a considerable distance from the main built-up area of Buxton.
Building Line/Plot Arrangement	Plots are irregularly shaped and arranged within this character area, with properties setback and orientated perpendicular to The Heath, whereas properties on Sandy Lane front onto the lane. Plot sizes are fairly well-proportioned and accommodate front garden space, a private driveway and rear garden space.
Boundary Treatment	Boundary treatments include a mix of low red brick walls, hedges and low timber fencing.
Heights & Roofline	Predominantly 2-storey properties with either pitched or hipped roofs.
Public Realm	Public realm is limited to the roadside verges. A Public Right of Way links The Heath to Norwich Road to the west.
Material	Red pantile, concrete interlocking tiles, red brick, flint, timber cladding, multi-blend red brick and white render finish.

The Heath images


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Figure 56: Isolated residential houses with deep front gardens

Figure 57: A property constructed with flint, dark brown cladding and red brick

Figure 58: A property with garage and spacious front garden set well back from road

Figure 59: The narrow road towards The Heath

Figure 60: Detached house with dormer windows and pebble dash finish


F.60

CA8- Little Hautbois

This character area is a compact settlement set within the open countryside. It comprises a small number of residential properties along Old Cromer Road and Hautbois Road. It also includes Hautbois Hall, a historic building with adjoining courtyard and converted farm buildings, which currently provide event space and accommodation.

Land Use	Isolated pockets of residential development and agricultural and light industrial uses.
Pattern Of Development	Scattered and dispersed groups of dwellings inset within the open countryside comprising irregularly-arranged developments.
Building Line/Plot Arrangement	Irregular plot sizes. Loose courtyard forms exist where farmyards abut dwellings. Plots provide ample space for front driveways and spacious rear gardens. Properties both front onto and lie perpendicular to the roadside.
Boundary Treatment	Boundary treatments comprise a mix of red brick and flint walls, hedges and tree lines.
Heights & Roofline	Properties range from 1.5-2.5-storey with a mix of hipped and pitched roofs.
Public Realm	Public realm includes the Public Rights of Way and verges which follow the course of the River Bure and roadside verges, the footpath along driveway to Hautbois Hall, former site of St Mary's Church, to link with Bure Valley Path and field paths to Lammas.
Materials	Red brick, flint, red pantile, brown clay tile, painted brick and mixed blend.

Little Hautbois images

Figure 61: Ample front driveways in a large plot with a detached house built with red brick

Figure 62: Rear elevation of Hautbois Hall

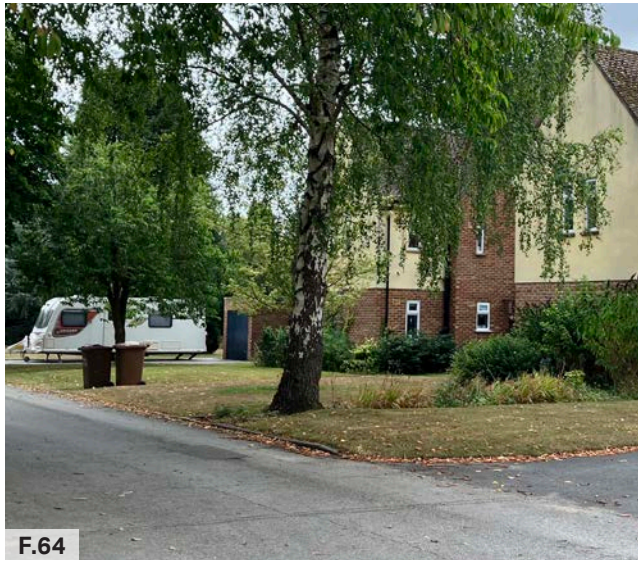
Figure 63: View of Little Hautbois

CA9- The Barnby Road area of Badersfield

Badersfield comprises the former residential quarters for Royal Air Force (RAF) personnel associated with the RAF Coltishall airbase. It is a distinctive character area that is arranged as in a campus style, with large detached properties and formal open space lawn areas.

Land Use	Formerly accommodation for Royal Air Force personnel, this character area is now private civilian housing. The Jaguar Building in the south of the character area accommodates community uses.
Pattern Of Development	Campus-style residential development, with residential development centred along Barnby Road. As former officers' accommodation, this area has a distinctive design and layout which differs to the rest of Badersfield village. The remainder of Badersfield village now falls in Scottow parish.
Building Line/Plot Arrangement	Large, repetitive plots which provide large front and back gardens, including additional space for front driveways.
Boundary Treatment	Boundary treatments are minimal, creating a sense of openness and low enclosure. Soft landscaping and shrubs create a degree of separation between public and private space.
Heights & Roofline	Properties are typically two-storey with a mix of hipped and pitched roofs.
Public Realm	Badersfield contains a number of interlinking open green spaces which create natural breaks between the properties. All green spaces are well-maintained and contain some mature trees.
Materials	Yellow brick, multi-blend yellow brick, concrete plain tiles, concrete interlocking tiles and white render finish.

Badersfield images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F.66

Figure 64: Open spaces with low enclosures due to a lack of boundary treatments

Figure 65: Detached houses with ample front garden space.

Figure 66: A large two-storey family house with sufficient front garden space.

Figure 67: Well-kept front gardens in front of a detached house

Figure 68: Presence of mature trees soften the character area and enclose the public realm


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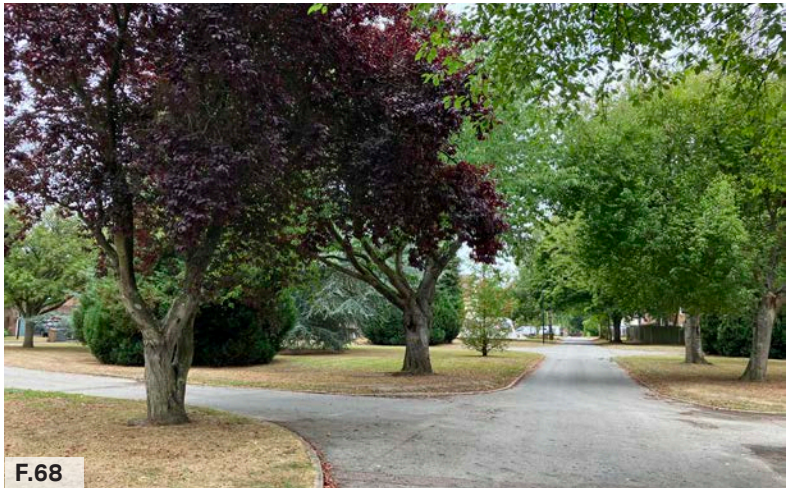
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CA10- Countryside

The countryside character area is the largest character area within the parish and predominantly comprises open agricultural fields and small clusters of buildings designated for residential, healthcare or agricultural uses. This area contains a number of landscape character areas including wooded estatelands, the Bure River valley and tributary farmland.

Land Use	Predominantly open agricultural fields and natural landscapes, including mature hedgerows and water meadows. There is some limited development along roads such as Coltishall Road, Cawston Road and Little Hautbois Road which accommodates residential and agricultural uses.
Pattern Of Development	There is minimal development within this character area. Development consists of isolated farmsteads and rows of residential development.
Building Line/Plot Arrangement	Properties along Coltishall Road have regular plots and are well setback from the roadside. These plots allow ample space for front and rear gardens. Other development within this area consists of agricultural buildings off Lion Road, what is currently Norfolk Clinical Park (between Buxton and Marsham) and the adjacent row of terraced properties. Agricultural buildings and the Norfolk Clinical Park are arranged in a loose courtyard form, with buildings fronting a central open space.
Boundary Treatment	A mix of low hedges, shrubs, tree lines and timber fencing.
Heights & Roofline	Properties are typically two-storey with a mix of hipped and pitched roofs.
Public Realm	A number of Public Rights of Way cross this character area.
Materials	Red brick, red pantile and timber cladding.

Countryside images


F.69

Figure 69: Detached property with red pantile roof surrounded by open fields

Figure 70: A detached property set within the open countryside

Figure 71: Isolated residential house within the countryside

Figure 72: A view across open arable land


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Design Guidance and Codes

04

4. Design Guidance and Codes

This section sets out the principles that will influence the design of potential new development and inform the retrofit of existing properties in the parish. Where possible, local images are used to exemplify the design guidelines and codes. Where these images are not available, best practice examples from elsewhere have been used.

4.1 Introduction

The following section describes a set of design codes that have been put together based on the existing context of Buxton with Lamas.

These codes will aim to guide any changes or development within the parish to ensure the local character is respected whilst still allowing space for innovation within the built environment.

The design codes have been split into two categories. The first section is relevant to the whole parish while the second section introduces design codes for each identified character area and therefore codes may not be applicable to the whole of Buxton with Lamas. More detail about this structure is provided in **section 4.1.3**. Both national and regional guidance, outlined in chapter 1, should be read in conjunction with these codes. These codes act as a support to these documents and should not be considered in isolation.

4.1.1 The importance of good design

As the NPPF (paragraph 126) notes, "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".

Research, such as for the Government's Commission for Architecture and the Built Environment (now part of the Design Council) has shown that good design of buildings and places can:

- Improve health and well-being;
- Increase civic pride and cultural activity;
- Reduce crime and anti-social behaviour; and
- Reduce pollution.

This document seeks to harness an understanding of how good design can make future development as endearingly popular as the best of what has gone before.

4.1.2 Placemaking and Design Codes

These design codes are underpinned by a set of placemaking principles that should influence the design of future development areas, public realms, homes, green spaces, and the interfaces between them.

What designers and planners call 'placemaking' is about creating the physical conditions that residents and users find attractive and safe, with good levels of social interaction and layouts that are easily understood.

The placemaking principles set out in the following pages should be used to assess the design quality of future development or regeneration proposals. These key principles should be considered in all cases of future development as they reflect positive place-making and draw on the principles set out in many national urban design best practice documents including the National Design Guide, Building for a Healthy Life and the Urban Design Compendium.

The guidelines developed in this part focus on residential environments. However, new housing development should not be viewed in isolation, but considerations of design and layout must be informed by the wider context.

The local pattern of lanes and spaces, building traditions, materials and the natural environment should all help to determine the character and identity of a development.

It is important that any proposal takes into account the local context and that the new design embodies the 'sense of place'.

Reference to context means using what is existing, as shown in the first three chapters, as inspiration and influence and it could be a contemporary solution that is in harmony with its surroundings.

4.1.3 Structure of the design codes

Based on the understanding gained in the previous chapters, this section will identify design codes for future development to adhere to. As identified in the diagnostic report and following the site visit and meeting with the group, the following design codes have been created to apply to the whole parish. After introducing the design guidelines and codes for the whole parish, **Section 4.2** shows how to apply the codes into the character areas analysed in chapter 3.

SL. Settlement Layout

SP. Streets and Parking

GI. Green Infrastructure

B. Built Form

EE. Environmental and Energy Efficiency

SL. Settlement layout

SL 01- PATTERN OF DEVELOPMENT

Buxton has a nucleated development pattern with more modern cul-de-sac developments splaying outwards from the main core. By contrast, Lammas is a linear settlement orientated in an east-west direction along The Street. Isolated clusters of development (such as The Heath) also fall within the parish boundary. Any new development should respect the following principles:

- Proposals within either settlement should maintain the density and scale of development within its locality;
- Proposals should maintain the continuity of building line and enclosure within the central areas and maintain a positive aspect onto key spaces and features; and
- Development should be visually screened from rural landscape features to ensure that local character and rural tranquility is preserved.

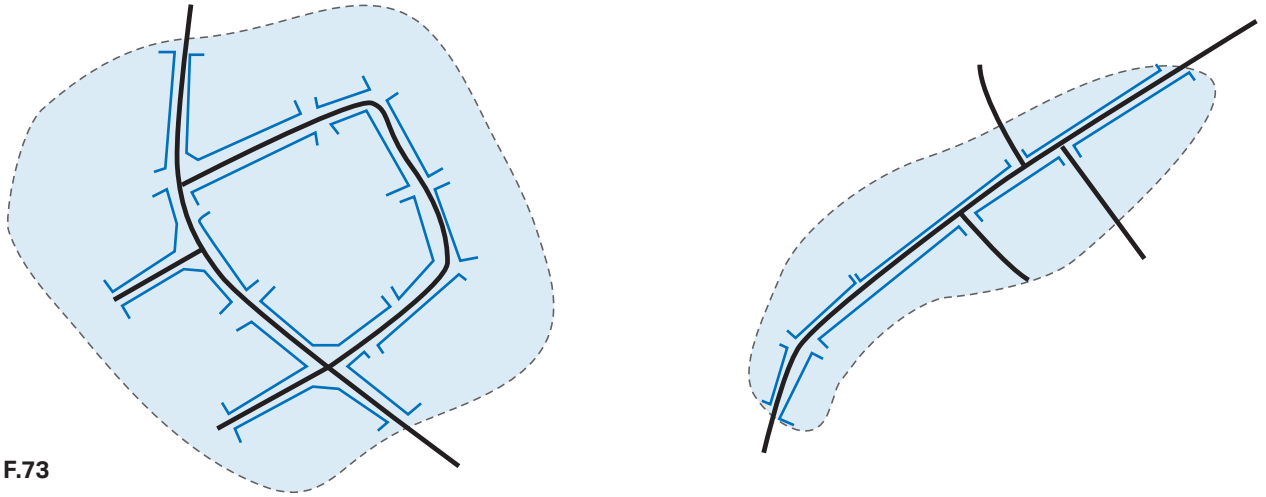

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Figure 73: Buxton with Lamas' development pattern. Core development of Buxton has formed in nucleated pattern along Mill Street, Aylsham Road, Crown Road, Lion Road, Brook Street and Coltishall Road. However, Lammas shaped in linear pattern along The Street

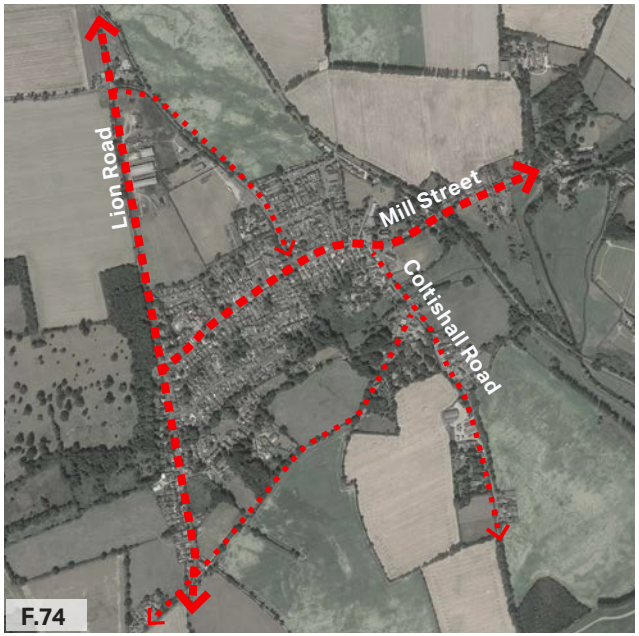

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Figure 74: Nucleated pattern in Buxton

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Figure 75: Lamas has a linear pattern development along The Street

SL 02- LAYOUT OF BUILDING

The parish owes much of its character to the historic pattern and layout of its buildings and settlements. New developments should respect the particular building patterns of the settlement in order to contribute positively to their character. In particular:

- Development should adopt the enclosure characteristics demonstrated in the parish. New development should strive to knit in with the existing settlement morphology by adopting similar characteristics;
- Development should be considered strategically at the settlement level and should not be considered in isolation;
- New development should be planned to be permeable, promoting active travel at all times, providing plentiful non-vehicular connections. Bearing in

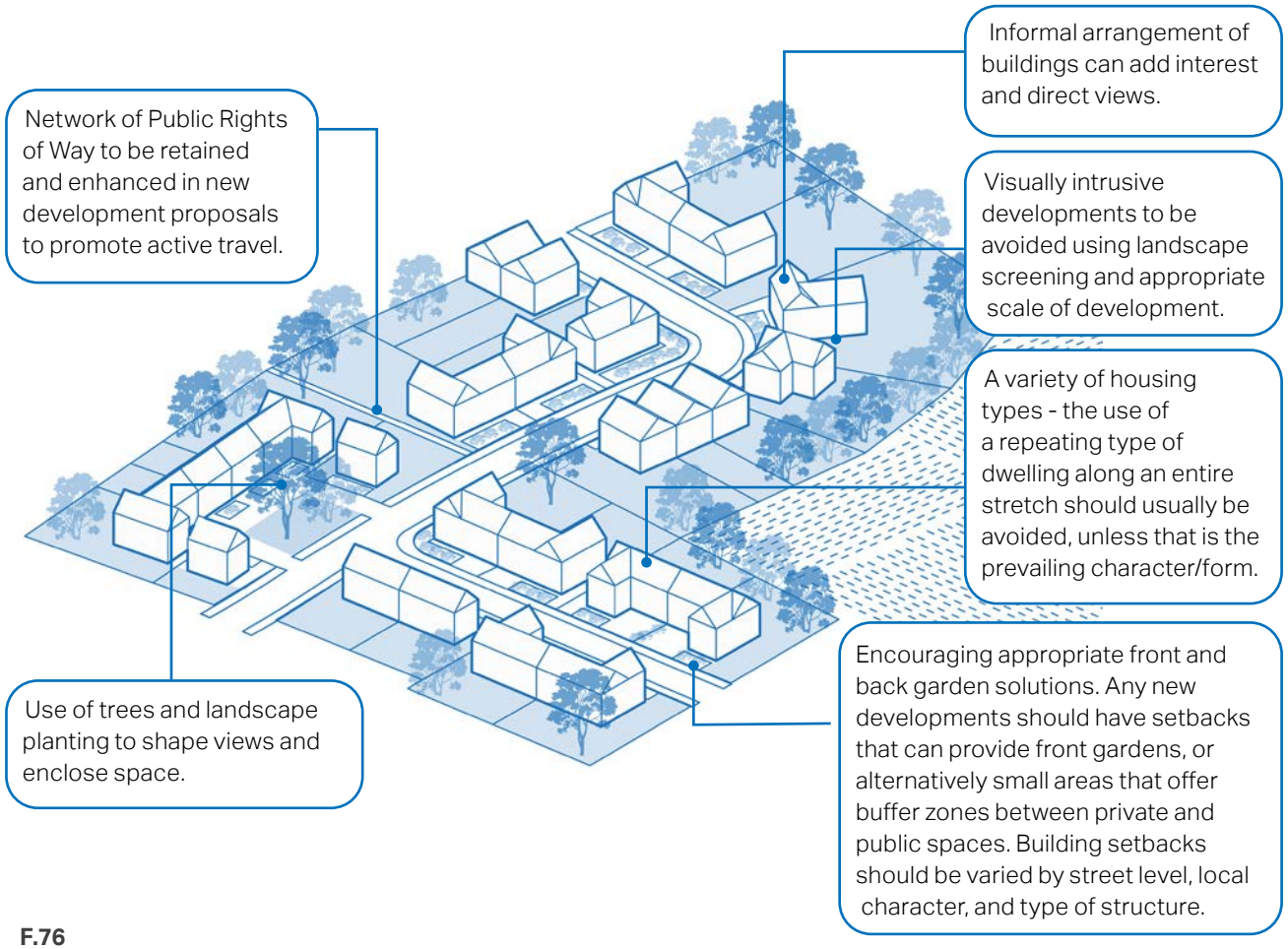

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Figure 76: Diagram showing layout of building elements such as enhancing PRoW networks, respecting views and front and back garden solution which could positively contribute to local character

mind secure by design principles so that pedestrian routes are well overlooked and safe and do not assist crime;

- Private garden should back onto private gardens where possible to help prevent crime;
- Layout, clustering and massing should take precedent from the best examples of development within the surrounding context. The following page illustrates some precedent examples from the existing parish area; and
- New development should respond to site specific micro-climates and sun paths and use these as key design drivers to increase the environmental comfort for building users, both internally and externally.

Figure 77: Red brick house with well proportioned fenestration and soft landscaped boundary treatment

Figure 78: Well-proportioned detached properties set back from the road in a linear style with front gardens

Figure 79: Property that is well set back with vegetation shielding the frontage from the road.

SP. Streets and parking

The following pages set out policies to consider when developing both existing and new development within Buxton with Lamas. They are generic design codes that apply to all areas of the village and are not specific to one character area.

SP 01 - GENERAL STREET

Residential streets should provide access to homes from the surrounding primary roads.

- The carriageway should accommodate two-way traffic as well as cyclists and parking bays. Traffic calming measures should be utilised.
- Residential streets should have a good level of enclosure, created by built form with consistent building lines and setbacks; and
- Where possible, street trees and greenery should be provided along the street.

Figure 80: Example of a residential street, Brook Street.

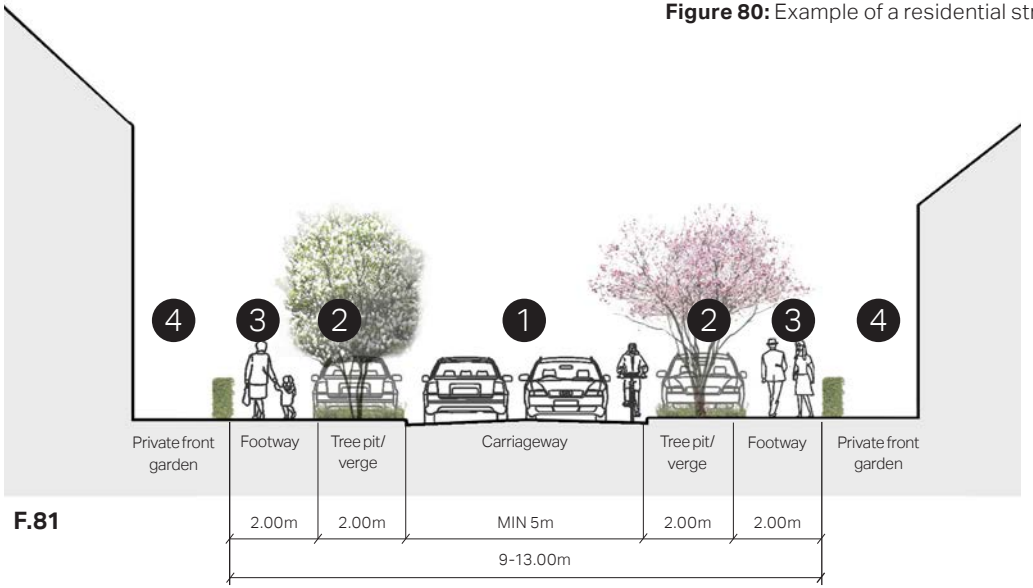


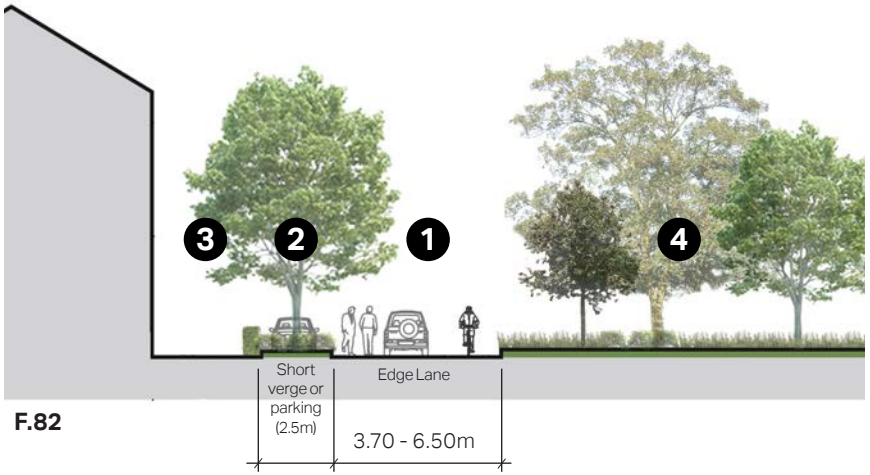
Figure 81: Cross-section to illustrate a residential street.

1. Carriageway should accommodate both vehicles and cyclists(local access). Traffic calming measures may be introduced at key locations.
2. Tree verge or pit with small trees. The latter are optional but would be positive additions. Parking bays on both sides of the carriageway to alternate with trees to avoid impeding moving traffic or pedestrians.
3. Footway.
4. Residential frontage with boundary hedges and front gardens. The front garden space is variable depending on neighbourhood character and this section showing the minimum space.

SP 02 - EDGE LANES

Any development opposite to a green edge should be treated as an edge lane where traffic volume is lower and there is an immediate connection with nature. Some guidelines for edge lanes are:

- Edge lanes are low-speed streets that front houses with gardens on one side and a green space on the other. Carriageways typically consist of a single lane of traffic in either direction, and are shared with cyclists;
- The lane width can vary to discourage speeding and introduce a more informal and intimate character. Variations in paving materials and textures can be used instead of kerbs or road markings; and
- Edge lanes should be continuous providing high level of connectivity and movement. Cul-de-sacs must be avoided.



1. Shared lane (local access) - width to vary.
2. Green verge with trees. It is optional but would be positive additions. Parking bays to be interspersed with trees to avoid impeding moving traffic or pedestrians.
3. Residential frontage with boundary hedges and front gardens.
4. Green space and potential for implementing swales into the landscaping.

Figure 82: Cross-section to illustrate guidelines for edge lanes.

Figure 83: Examples of an edge lanes in the parish.

SP 03- ACTIVE TRAVEL

Increasing the number of residents walking and cycling around the parish is an important part of improving health and the quality of their experience.

- Where there is a choice, new development in Buxton with Lamas should be selected where it would generate the least amount of car movements and be within a comfortable distance of local services. This will help to promote active travel, an important feature in 'liveable' neighbourhoods;
- New development should ensure that pedestrian and cycle routes are incorporated into new designs ensuring that the option to travel on foot or by bike is incentivised;
- New footpath routes should be well overlooked and feel safe. Road networks should be designed for cycle and pedestrian safety rather than vehicle priority e.g. at junction.
- These routes should link throughout the parish or to key services along Aylsham Road, Crown Road, Brook Street, Mill Street, The Street, Scottow Road, Little Hautbois Road, Sandy Lane and other existing routes to form a network of walkable areas;
- Users of public and private space are varied and include disabled users, parents/carers with buggies and young children. It is important for these users to be catered for when designing new development; and
- Walking routes along a roadway should provide safety from vehicles on the road. This requires a footway, grass verge or pavement that is wide enough to ensure pedestrians do not conflict with vehicles.

Figure 84: Bure Valley Path

SP 04 - CAR PARKING SOLUTIONS

Parking areas are a necessity of modern development. However, they do not need to be unsightly or dominate views towards the house. Parking provision should be undertaken as an exercise of placemaking. Overall, frontage parkings are encouraged which should be well overlooked and feel safe.

- When placing parking at the front of a property, the area should be designed to minimise visual impact and to blend with the existing streetscape and materials. The aim is to keep a sense of enclosure and to break the potential of a continuous area of car parking in front of the dwellings. This can be achieved by means of walls, hedging, planting, and the use of quality paving materials;
- When needed, residential car parking can be translated into a mix of on-plot side, front and garage parking, complemented by on-street parking;
- For family homes, cars should be placed at the side (preferably) or front of the property;
- Car parking should be carefully considered in all new developments to ensure that on-verge parking is avoided. Well-planned car parking will ensure that cars do not dominate the street scene;
- Car parking design should be combined with landscaping to minimise the presence of vehicles; and
- Parking areas and driveways should be designed to improve impervious surfaces, for example, through the use of permeable paving. 1 or 2 bedroom dwellings should provide at least 1 on-plot parking space. Dwellings with 3 or more bedrooms should provide 2 on-plot parking spaces.

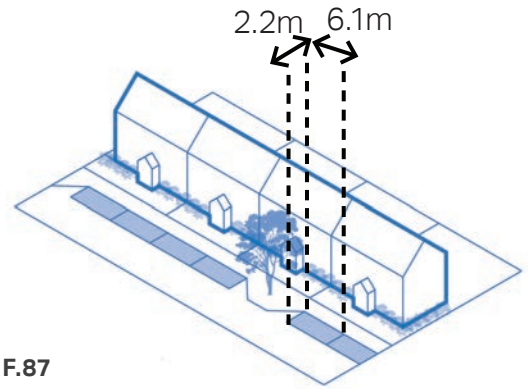
Figure 85: Example of on-plot parking

Figure 86: Example of on-plot parking

ON STREET PARKING

On-street parking is the only parking option for several dwellings within the Buxton Village Historic Core, Buxton Mill Historic Core, Buxton: Brook Street and Lammas Character Areas. In order to reduce the visual impact of parked cars on the street, on-street parking as the only means of parking should be avoided in future development wherever possible.

- On-street parking must be designed to avoid impeding the flow of pedestrians, cyclists, and other vehicles, and can serve a useful informal traffic calming function;
- On low-traffic residential streets or lanes that are shared between vehicles and pedestrians, parking bays can be clearly marked using changes in paving materials instead of road markings; and
- Opportunities must be created for new public car parking spaces to include electric vehicle charging points. Given the move towards electric vehicles, every opportunity must be taken to integrate charging technologies into the fabric of the road and street furniture in the public and private realm.

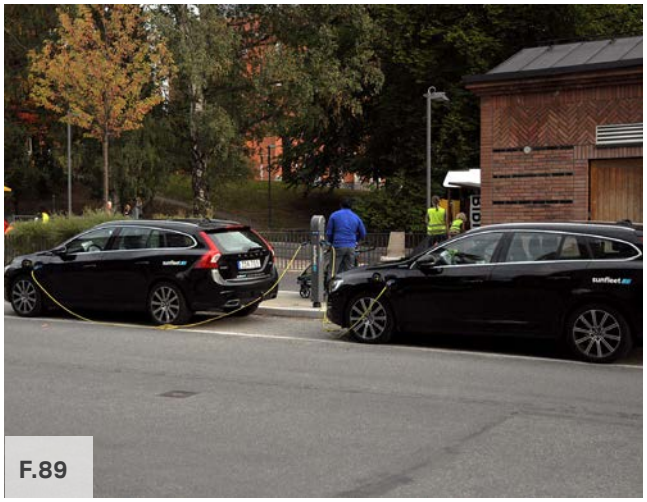


F.87

Figure 87: Illustrative diagram showing an indicative layout and minimum dimensions of on-street parking

F.88

Figure 88: On-street parking on Brook Street

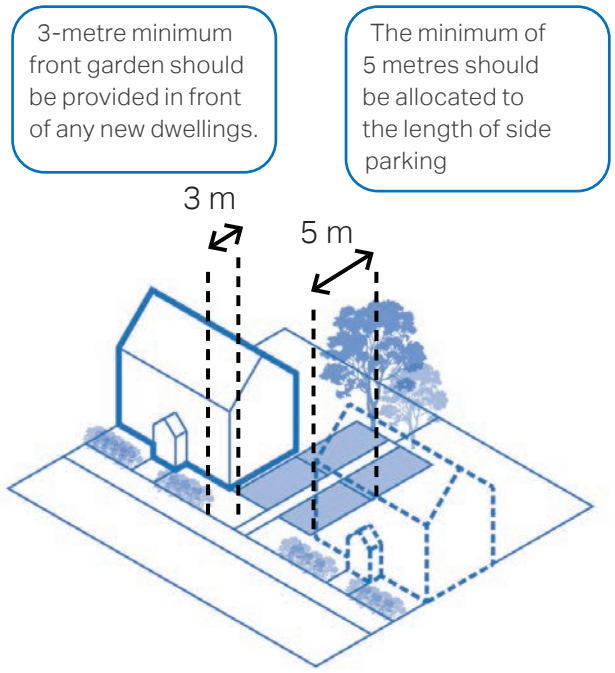


F.89

Figure 89: Inset on-street parking with electric vehicle charging points, elsewhere in the UK

ON- PLOT SIDE OR FRONT PARKING

- Parking provided on driveways directly in front of dwellings should be restricted due to the visual impact that cars have on the street. Therefore, a maximum of 2 dwellings in a row will be permitted to provide parking in this way. Front gardens should be a minimum depth of 6m to allow movement around parked vehicles and also be well screened with hedgerows when providing parking space to the front of a dwelling; and
- Parking being provided on a driveway to the side of a dwelling should be of sufficient length (5m minimum) so that a car can park behind the frontage line of the dwelling. This will reduce the visual impact that cars will have on the street scene. When parking is provided to the side of a dwelling a minimum front garden depth of 3m should be provided.



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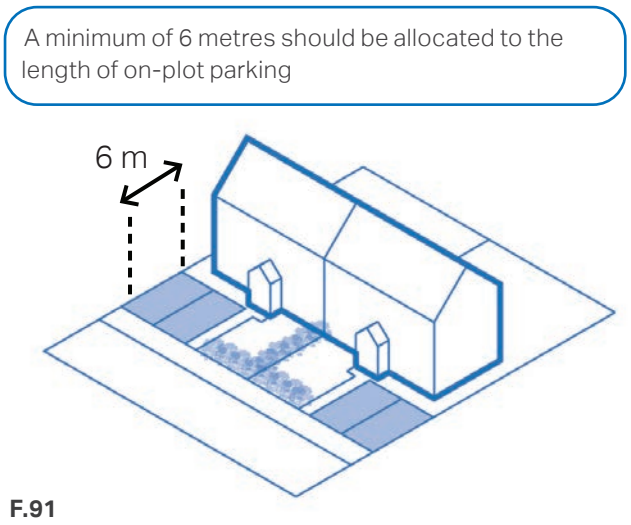

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Figure 90: Illustrative diagram showing the indicative layout of and minimum dimensions of on-plot side parking

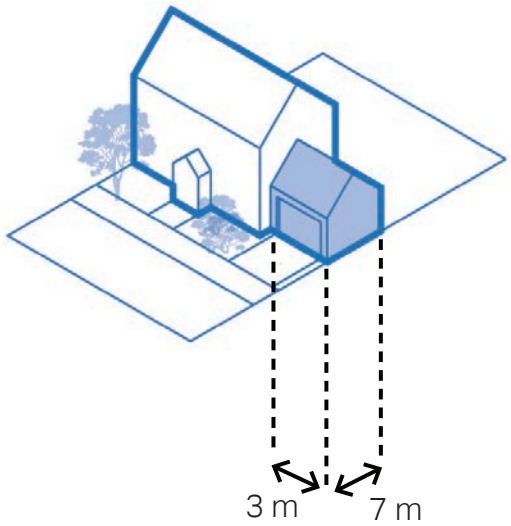
Figure 91: Illustrative diagram showing an indicative layout and minimum dimensions of on-plot front parking

Figure 92: On-plot parking set on the side of the building line in the parish

Figure 93: On-plot parking set in front of the building line

GARAGE PARKING

Parking being provided in a garage to the side of a dwelling should be in line with, or slightly set back from the frontage line of the existing dwelling, which is in keeping with the character of the existing village and will reduce the visual impact of cars on the street. Garages should also provide sufficient room for cars to park inside them as well as providing some room for storage. The minimum internal dimensions of a garage should therefore be 7m x 3m[1] Furthur guidance on residential car parking and garages can be found within Broadlands Parking Standards SPD.



The internal dimensions of a garage should be 7m x 3m

Figure 94: Illustrative diagram showing an indicative layout of on-plot garage parking

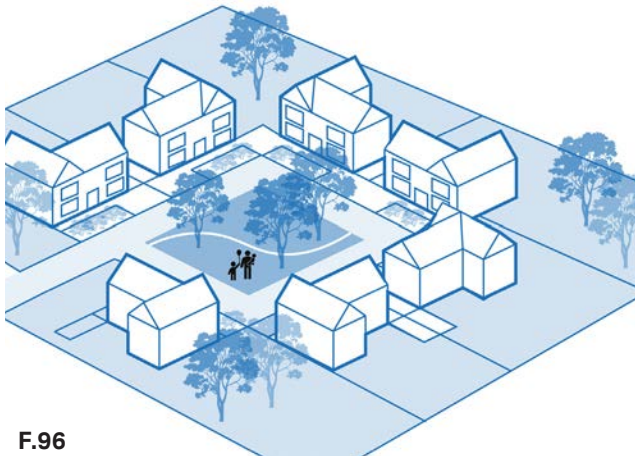
Figure 95: Property with connected side double garage

1 Parking Guidelines for New Developments in Norfolk, July 2022, Norfolk County Council. Available at: https://www.norfolk.gov.uk/-/media/norfolk/downloads/rubbish-recycling-planning/planning/norfolk-parking-guidelines-2022.pdf

GI. Green Infrastructure

GI 01- PROTECT WOODLAND, GREEN SPACES AND WATER MEADOWS

The abundance of trees is one of the parish's greatest assets. They provide shading and cooling, absorb carbon dioxide, act as habitats and green links for species, reduce air pollution and assist water attenuation and humidity regulation. For people, they help alleviate stress and anxiety, help with recovery from ill-health and create a sense of positive mental health and well-being. In addition, they add life to the landscape and help shape and add character to open spaces.



F.96

Figure 96: An indicative diagram showing green spaces and landscape planting

There are different green spaces which need to be protected such as the Buxton Recreation Ground, Balay Park Recreation Ground and adjacent allotments, The Dell, St Andrew's cemetery and St Andrew's Graveyard.

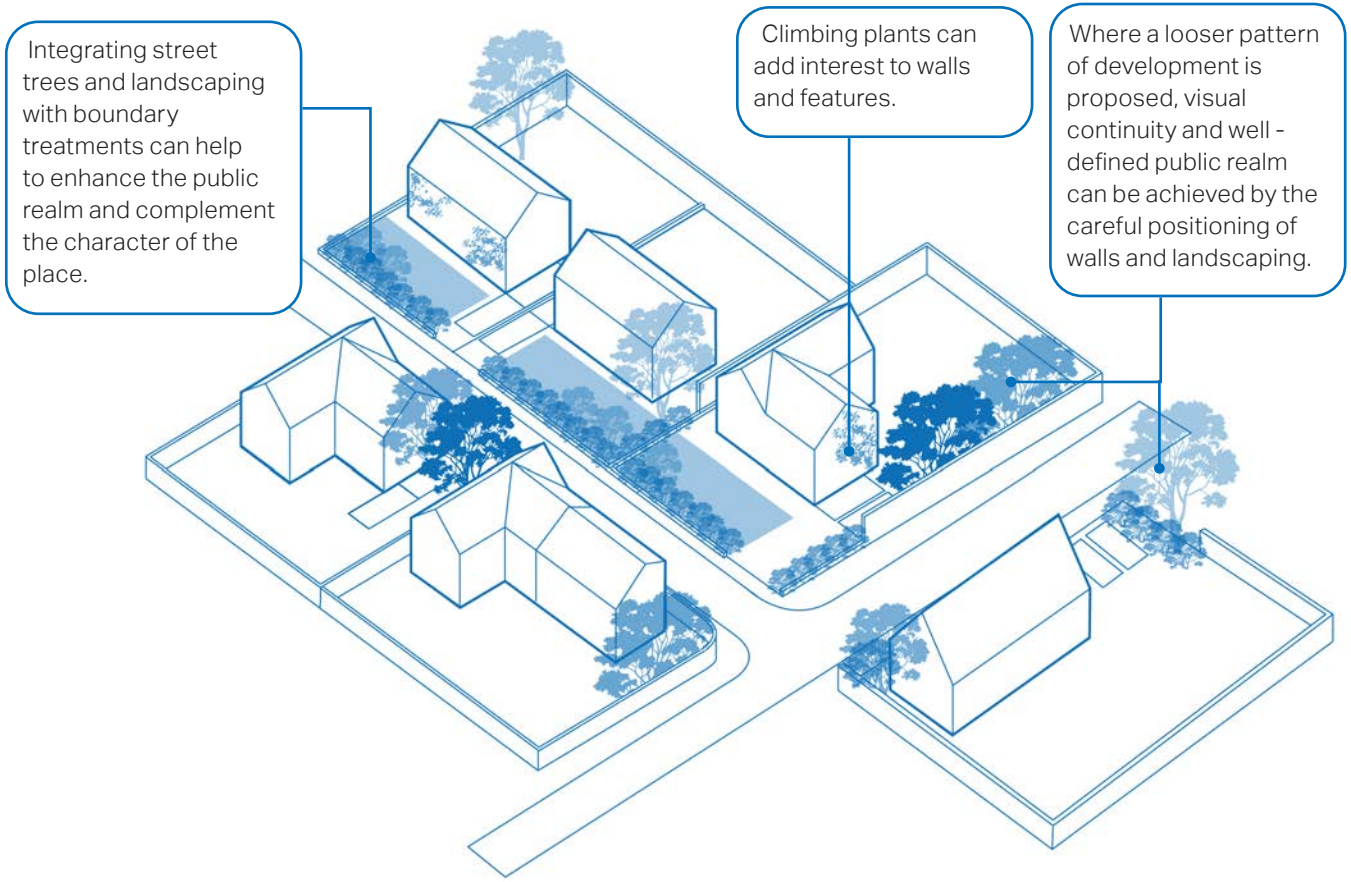
The following guidelines focus on the design aspects and appearance of planting and trees in private gardens as well as public open spaces and streets.

PLANTING STANDARD

- Mature trees should be retained and integrated as part of a development unless there are reasonable justification not to do so;
- Consider canopy size when locating trees; reducing the overall number of trees but increasing the size of trees is likely to have the greatest positive long-term impact;
- Size of tree pits should allow sufficient soil around the tree. Ensure tree stems are in the centre of the verge to provide a 1m clearance of the footway or carriageway;
- Tree root zones should be protected to ensure that trees can grow to their mature size. Root barriers must be installed where there is a risk of damaging foundations, walls and underground utilities;
- New trees should be added to strengthen vistas, focal points and movement corridors, while retaining clear visibility into and out of amenity spaces. They should, however, not block key view corridors and vehicular circulation sight lines;
- New trees should be integrated into the design of new developments from the outset rather than left as an afterthought to avoid conflicts with above- and below-ground utilities;
- To ensure resilience and increase visual interest, a variety of tree species is preferred over a single one. Tree species should be chosen to reflect the prevailing character of the landscape, soil conditions and the associated mix of native species, but should also have regard to climate change, environmental/habitat benefits, size at

maturity and ornamental qualities;

- Regulations, standards, and guidelines relevant to the planting and maintenance of trees are listed below:
- Trees in Hard Landscapes: A Guide for Delivery;[1]
- Trees in the Townscape: A Guide for Decision Makers;[2]
- Tree Species Selection for Green Infrastructure;[3] and
- BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations.[4]



F.97
Figure 97: Diagram showing trees and landscaping that complement the public realm and create a sense of enclosure

[1] Trees & Design Action Group (2012). *Trees in Hard Landscapes: A Guide for Delivery.* Available at: http://www.tdag.org.uk/uploads/4/2/8/0/4280686/tdag_trees-in-hard-landscapes_september_2014_colour.pdf
[2] Trees & Design Action Group (2012). *Trees in the Townscape: A Guide for Decision Makers.* Available at: http://www.tdag.org.uk/uploads/4/2/8/0/4280686/tdag_treesinthetownscape.pdf

[3] Trees & Design Action Group (2019). *Tree Species Selection for Green Infrastructure.* Available at: http://www.tdag.org.uk/uploads/4/2/8/0/4280686/tdag_treespeciesguidev1.3.pdf
[4] British Standards Institution (2014). *BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations.* Available at: https://shop.bsigroup.com/ProductDetail/?pid=000000000030219672

GIVE SPATIAL ENCLOSURE, PROVIDE SCREENING AND PRIVACY

The use of hedges, hedgerow trees, gardens and walls contribute to the strong character of the area and a sense of enclosure. To respect the existing context, both the building and the boundary feature should be consistent with the prevailing character, although there should be some allowance for some variation to provide added visual interest.

- Existing hedges, hedgerow trees and walls should be retained unless there is reasonable justification not to do so to contribute to this sense of enclosure. Additional or replacement hedges and trees should be planted to maintain the continuity of existing hedges providing continuity of hedge and hedgerow tree cover; and
- Where appropriate and feasible, any new developments should have setbacks that allow for front gardens or else a small area to provide a planted buffer zone between the private space and public space.

COMPLEMENT PUBLIC REALM AND ENHANCE BUILT ENVIRONMENT AND LOCAL IDENTITY

Planting can make an appreciable difference to the appearance of an area, as well as adding to the local identity.

- New development should use boundary features which are complementary to the street and enhance the character of the village. The use of trees, hedges and planting in publicly visible areas, including edges and interfaces, should be encouraged; and
- Climbing plants are good at screening features such as garages, blank walls and fences.

FORM FOCAL POINTS AND FRAME VIEWS

In addition to the intrinsic value of trees, they can also have a practical use value. In a small-scale open space, trees provide a focal point of interest.

Figure 98: Typical tree lined street within the parish that creates a leafy feel to the area

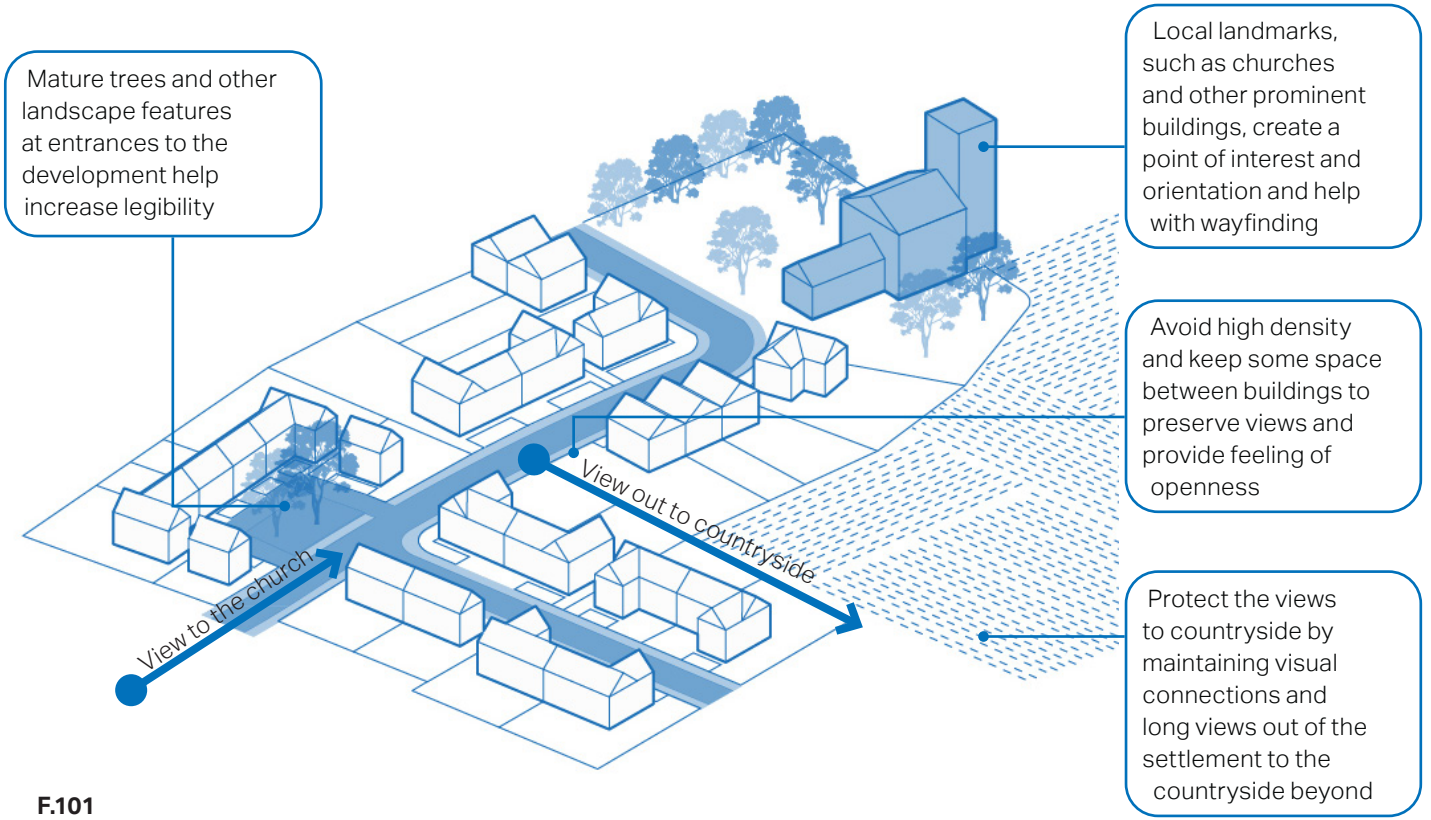
Figure 99: Balay Park

Figure 100: Play park at Buxton Village Hall

GI 02- RESPECT THE PRIORITY VIEWS

New development proposals should not be visually intrusive. This should be achieved through appropriate scaling and design, including landscape screening, where appropriate;

- Where possible, scenic values and tranquility of countryside views should be retained in future development;
- Where appropriate, future development proposals should incorporate landscape and built features to create landmarks, helping with legibility; and
- 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 beyond and maintain the perceived openness of the settlement;



F.101

Figure 101: Diagram showing landmarks and views

- Where possible, new development should respect the views listed as either 'a protected view' or 'a locally iconic view' within the Neighbourhood Plan; and
- Creating short-distance views broken by buildings, trees or landmarks helps to create memorable routes and places, and easily intelligible links between places. New developments should be oriented to maximise the opportunities for memorable views and visual connectivity.

F.102

Figure 102: St Andrew's Church and Buxton signage, key landmarks within the parish

Figure 103: Thatched cottage forms a key view along Crown Road

Figure 104: View cross open arable land

F.103

F.104

GI 03- STREET LIGHTING, BUILDING LIGHTS AND DARK SKIES

The ‘dark skies’ character of the countryside should be protected. Dark skies benefit both people and wildlife.

Any new development should minimise impact on the existing ‘dark skies’ within the settlements and reduce light pollution that disrupts the natural habitat and human health.

The following guideline aims to ensure there is enough consideration given at the design stage:

- Street lighting should be avoided within areas of public realm, in line with existing settlement character.

B. Built form

The following section outlines policies that should be considered by developers when creating new development within Buxton with Lamas. Some of the following guidance is directed at development on existing plots, such as extensions, though many can be applied to both new and existing development.

In general, the historic form of parts in Buxton with Lamas is of moderate plots and dwellings. While this is appropriate when development or redevelopment occurs in those areas, other, newer, areas should be developed in a coherent form with modern best practice. That is, there should be a proportional relationship between size of plot, dwelling and spaces between the dwellings. In general however, Buxton with Lamas exhibits a low to medium density with heights averaging 1 to 2 storeys. Terraced housing and semi-detached housing is prevalent throughout most of the parish. Where detached housing is poposed, there should be a reasonable space between dwellings. The following illustrative diagrams show this intention and new proposals would need to demonstrate that this has been observed.

The structure of the following codes generally starts with policies on a larger scale and subsequently moves to codes related to specific built form details.

BF 01- OVERLOOK PUBLIC SPACE

In order to provide a sense of security and natural surveillance, the windowed front elevation of a dwelling should face the street where this is in keeping with local character. The rear boundaries facing the street should be avoided as this has a negative impact on the character of a street and reduces levels of security and natural surveillance. Rear boundaries should back on to other rear boundaries or provide a soft transition into the natural environment such as at the settlement edge.

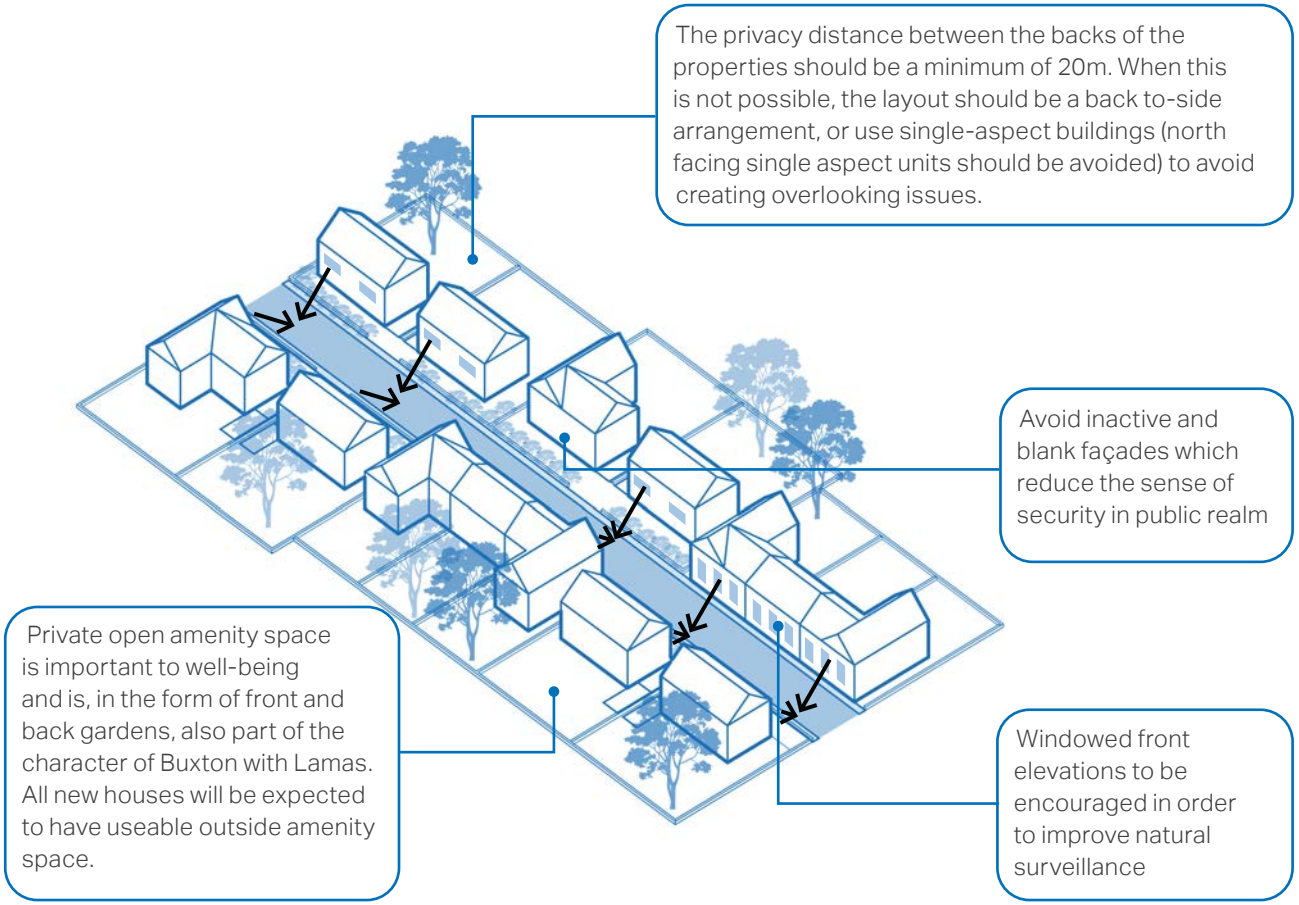


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Figure 105:
Diagram to highlight the importance of natural surveillance to improve sense of safety and security

BF 02- DEFINE FRONT AND BACK GARDENS

The ratio of garden space to built form within the overall plot is exceptionally important to ensure that the sense of openness and green space within the parish is maintained.

There are different garden dimensions in each of the character areas. In Aylsham Road, the front garden proportions range from 5 to 10m with the majority of properties and back gardens between 20m to 50m. Properties along Brook Street have front and back gardens ranging from 0-5m and 8-12m, respectively. Buxton Historic Core and Lammas Character Areas have varying front and back gardens. Edge Development Character Area has equally proportioned front and back gardens.

Back gardens should be a minimum depth of 10m. However, north facing back gardens should exceed 10m in length to ensure sunlight is maximised.

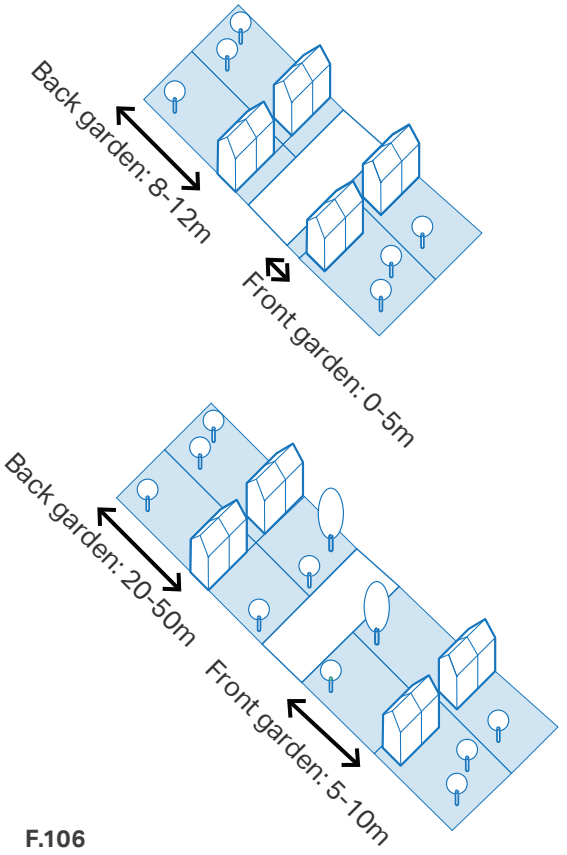


Figure 106: Different proportions of plots within the parish From top (Brook Street CA) and bottom (Aylsham Road CA)

BF 03- MAINTAIN A CONSISTENT BUILDING LINE (WHERE APPROPRIATE)

The use of continuous building lines and setback distances, where these are well established and area clear local feature, contribute to the overall character of the area and the sense of enclosure of the streets and public spaces. In other parts of the parish, for example Lammas and Little Hautbois, the lack of a building line generally creates a pleasing irregular aspect which has developed over centuries. Where appropriate, therefore, continuous building lines with a minimum gap create a strong distinction between public and private spaces, and provide definition to the public realm. Where buildings are more generously set back from the carriageway, the threshold spaces should be well landscaped.

- To ensure sufficient street enclosure, private front thresholds should have a modest depth and accommodate a small garden or area for plantation;
- Low to medium densities in residential areas can vary setbacks in order to respond to the landscape context and the more open character of the area; and
- Front gardens can be much deeper where the topography requires so or to respond to the existing character area. It also helps to create a softer transition between countryside, green spaces and built environment.

Figure 107: Various setbacks along The Street

Figure 108: Subtle changes in building lines with adequate front gardens and medium-sized back gardens within the Aylsham Character Area in Buxton

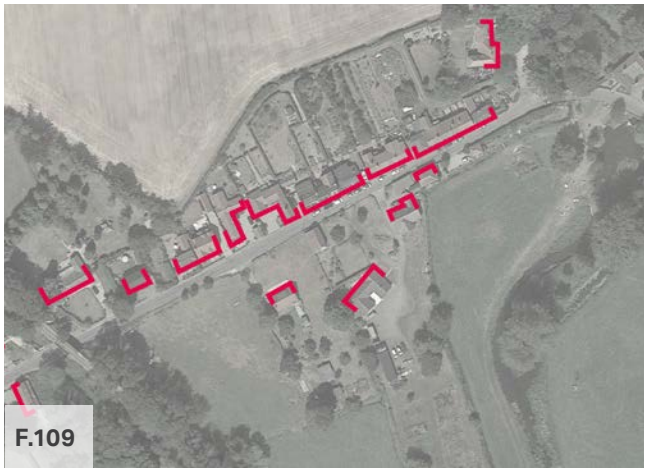


Figure 109: Linear development along Mill Street with continuous building line and occasional changes in building line

BF 04- DESIRED HEIGHT PROFILE

- Development building heights should accord with the settlement character of one and two storey dwellings;
- Roofs in the village tend to be pitched, with some hipped examples. New roof type and pitch should reflect this. The use of red pantile is widespread and should be the main roofing material for new development in the parish along with other roof materials such as plain clay pin tile in some circumstances if justified such as in Badersfield;
- Innovation - for example green roofs might be encouraged; and
- The scale of the roof should always be in proportion to the dimensions of the building itself. Flat roofs for buildings, extensions, garages and dormer windows should be avoided, but in some circumstances they might be appropriate for rear extensions.

Figure 110: Two-storey detached property with pitched red pantile roof

Figure 111: Single-storey bungalow situated in Buxton

BF 05- ESTABLISH A CONSISTENT PROPERTY BOUNDARY

- The building line can have subtle variations in the form of recesses and protrusions, but will generally follow a consistent line;
- Buildings should be designed to ensure that streets and/or public spaces have good levels of natural surveillance from adjacent buildings. This can be achieved by placing ground floor habitable rooms and upper floor windows facing the street;
- Natural boundary treatments should reinforce the sense of continuity of the building line and help define the street, appropriate to the character of the area. They should be mainly continuous hedges and low walls, as appropriate, made of traditional materials found elsewhere in the parish;

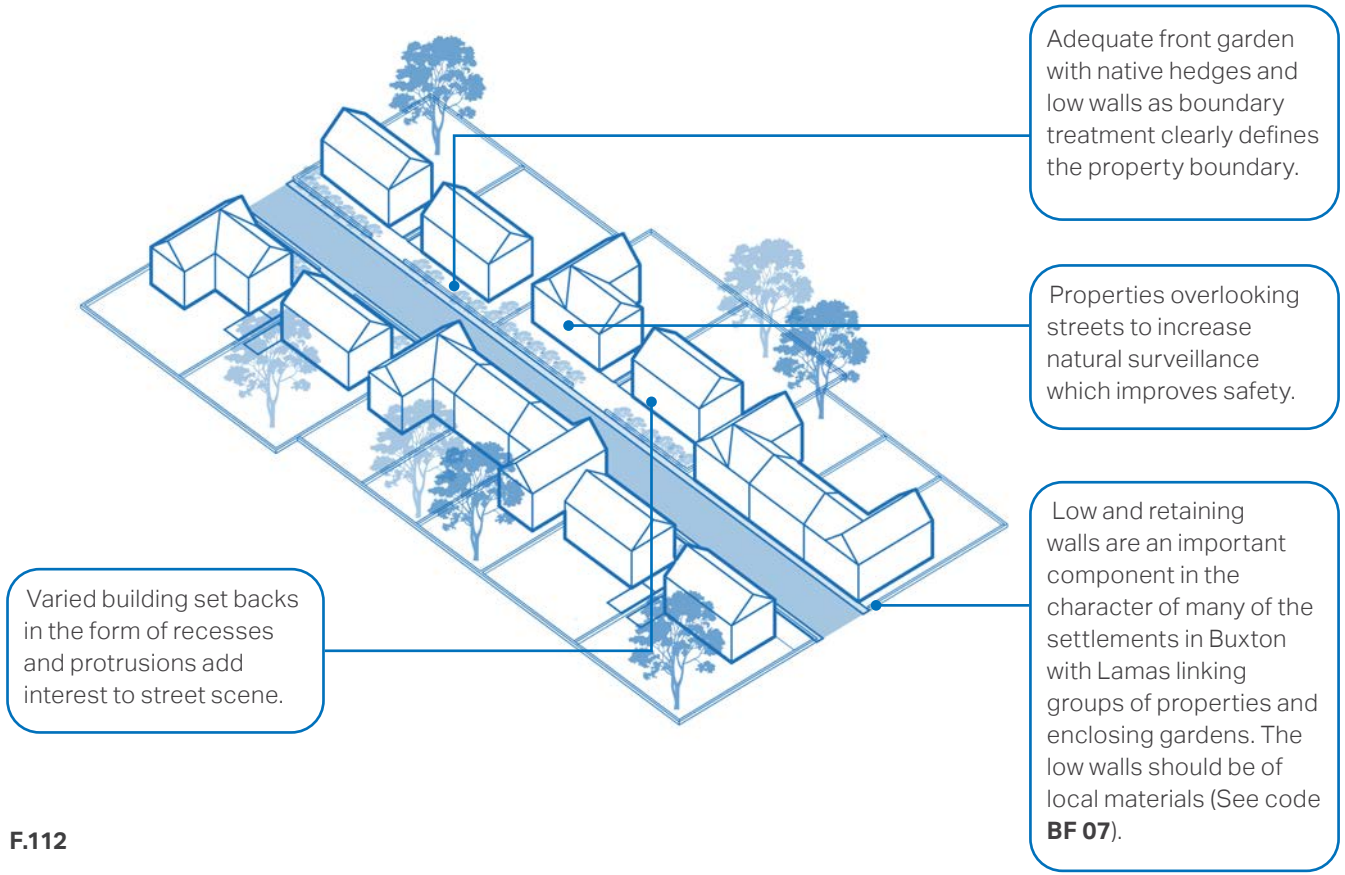


Figure 112: Illustrative diagram showing boundary treatments

- Front gardens/soft planted shallow setbacks should be provided in most instances, although it is recognised that there are some parts of Buxton with Lamas where the prevailing character and form is one where buildings sit to the back of the footway/ highway;
- If placed on the property boundary, waste storage should be integrated as part of the overall design of the property. Landscaping could also be used to minimise the visual impact of bins and recycling containers; and
- Locally distinctive landscape features and planting, such as low red brick wall boundary and hedges of native species should be used in new development to define boundaries. Any material that is not in keeping with the local character should be avoided.

Figure 113: Hedgerow boundary treatment in residential area of parish

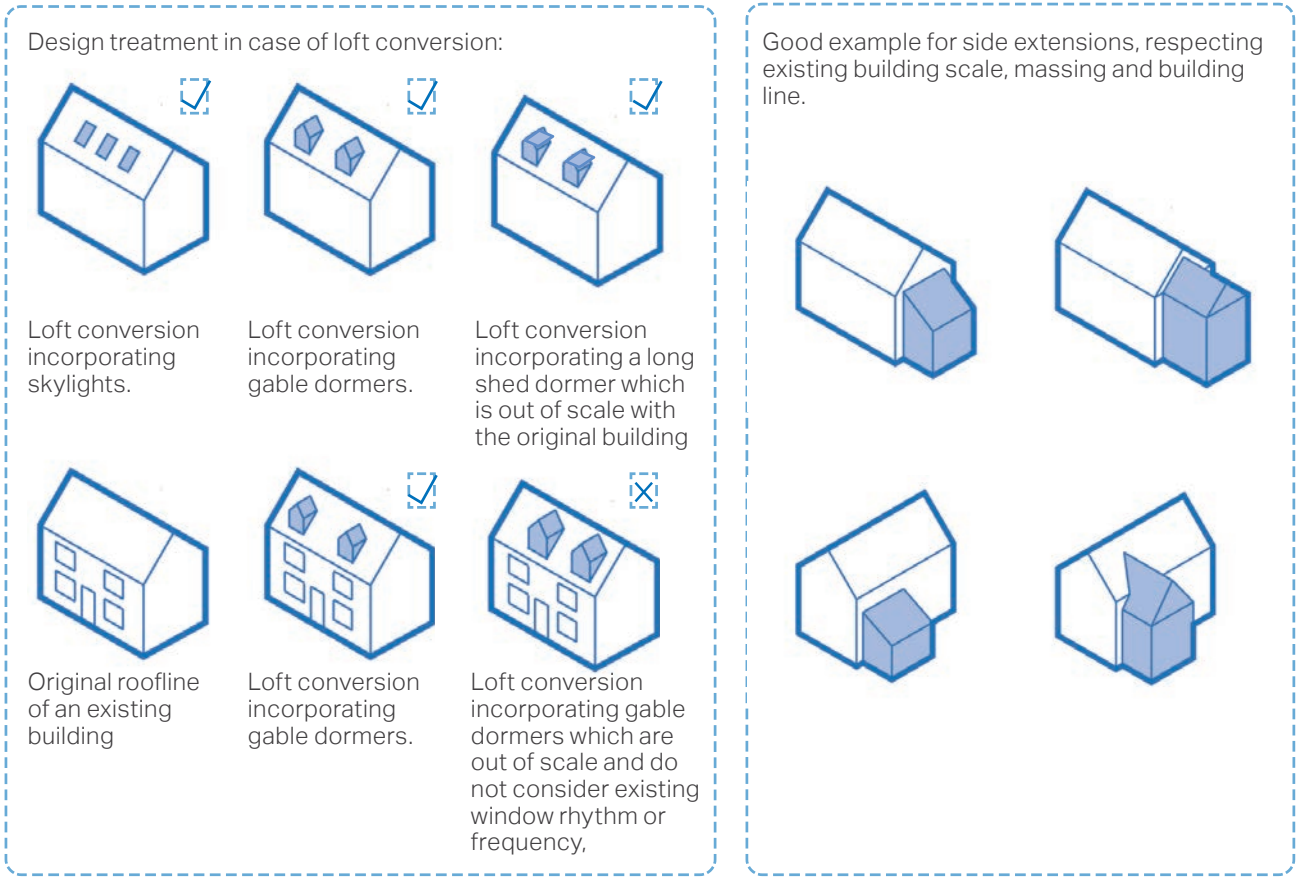
Figure 114: Low red brick wall combined with black metal railings at the front of a property

Figure 115: Steel slat fencing boundary treatment

BF 06- EXTENSION AND CONVERSION

There are a number of principles that residential extensions and conversions should follow to maintain character:

- Many household extensions are covered by permitted development rights, and so do not need planning permission. These rights do not apply in certain locations such as Conservation Areas;
- The original building should remain the dominant element of the property regardless of the scale or number of extensions. The newly built extension should not overwhelm the building from the front elevation of the property;
- Extensions should not result in a significant loss to the private amenity area of the dwelling;
- Properties with extensive front and/ or back gardens should ensure that extensions are proportionate to the



F.116

Figure 116: Some examples for different type of building extensions

original building size and should avoid subdividing garden space in a manner that is incongruent with neighbouring properties;

- Designs that wrap around the existing building and involve overly complicated roof forms should be avoided; and
- The pitch and form of the roof used on the building adds to its character and extensions should respond to this where appropriate.
- Extensions should consider the materials, architectural features, window sizes and proportions of the existing building and respect these elements to design an extension that matches and complements the existing building;
- In the case of side extensions, the new part should be set back from the front of the main building and retain the proportions of the original building. This is in order to reduce any visual impact of the join between existing and new;
- In the case of rear extensions, the new part should not have a harmful effect on neighbouring properties in terms of overshadowing, overlooking or privacy issues;
- Any housing conversions should respect and preserve the building's original form and character; and
- Where possible, reuse as much of the original materials as possible, or alternatively, use like-for-like materials. Any new materials should be sustainable and be used on less prominent building parts.

Figure 118: Detached property with well-proportioned dormer windows

Figure 117: Ill-placed and out of proportion shed dormer, elsewhere in the UK

Figure 119: Side extension which complements the scale of the existing property

BF 07- INFILL DEVELOPMENTS

Infill sites will vary in scale, context and location within a settlement. The Parish Council generally would not support infill in gardens as any new infill can have significant impact on the character and appearance of the built environment. There may be potential for limited infill opportunities within the built up area of Buxton. The following principles should be applied in any future infill site:

- Infill development should respect the existing settlement pattern and complement the street scene into which it will be inserted. It does not need to mimic the existing styles but its scale, massing and layout need to be in general conformity with the existing (this is particularly important for ridge/eave heights, especially for terraced or dense groupings of buildings);
- Where gaps between properties are part of the building's character, sufficient gaps should be retained;
- The building line of new development should be in conformity with the existing. Very often, with terraced or dense groupings, the building line will be exactly the same, but in other cases it might be acceptable that it closely aligns with the exiting arrangement of buildings where there is an irregular, meandering building line;
- The density of any new infill development should reflect its context and its location in Buxton or Lammas, or in a smaller settlement nestled in a wider landscape. The optimum density will respond to surrounding densities whilst making efficient use of land;
- Where there are opportunities for infill development, proposals should demonstrate that existing views and vistas between buildings and along view corridors have been considered and the aim should be that they are retained, wherever possible; and
- use traditional materials except in special circumstances. In all cases materials should be contextually appropriate to enhance neighbourhood character.

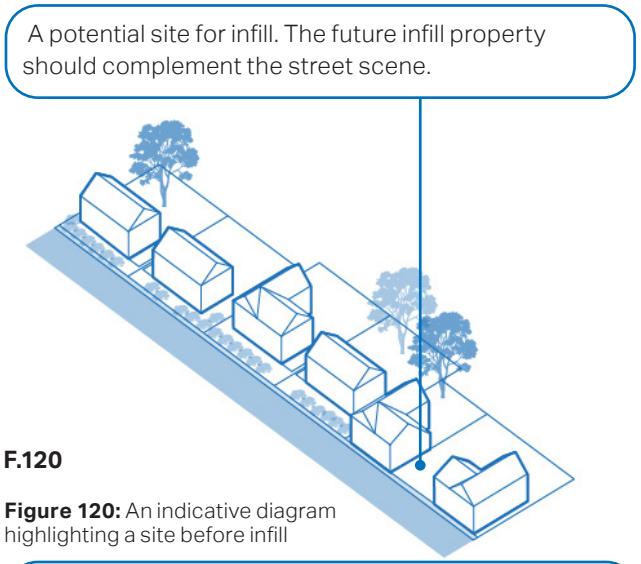


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Figure 120: An indicative diagram highlighting a site before infill

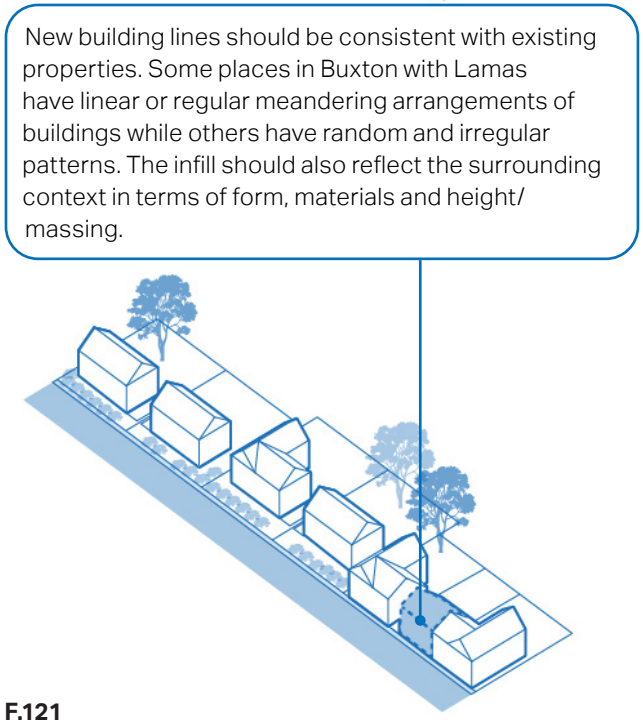

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Figure 121: An indicative diagram highlighting a site after infill building

BF 08- ARCHITECTURE DETAILS, MATERIALS AND COLOUR PALETTE

There are a variety of architectural styles in the parish, ranging from mid-Tudor to a number of modern gault brick cul-de-sac developments. The parish is varied and contains a number of distinct settlements, including Badersfield, which forms part of the RAF Coltishall Conservation Area. Mill Street in the east of Buxton contains a number of period properties which are constructed with red brick and flint or coloured render with red pantile roofs.

Some of the buildings have modern extensions and alterations. New developments should encourage and support innovative and proactive approaches to design and opportunities to deliver decentralised energy systems powered by a renewable or low carbon source and associated infrastructure, including community-led initiatives.

Figure 122: Cream painted brick wall

Figure 123: Red brick building within the parish

Figure 124: Flint with red brick detached house

New developments should strive for good quality design that meets climatic targets for CO2 emissions and that can be constructed sustainably, maximising opportunities for recycling.

Informed by the local vernacular, the following pages illustrate acceptable materials and detailing for future housing developments in the parish. The use of traditional construction finishes should be specified for all new development and repair work. The requirement for additional housing in the parish should not trump architectural quality and character of the area.

Future developments should carefully apply this code to avoid creating a pastiche of the existing local vernacular. Detailing can be interpreted using contemporary methods to avoid this.

In the case of a conversion of an existing historic building into a residential use, this should look to preserve and enhance any existing heritage features, to maintain the integrity of the original building. Any new

Figure 125: Dudwick Lodge, Buxton

Figure 126: Yellow brick semi-detached houses

fenestration should be positioned carefully to maintain the character and balance of the building and reflect the existing design through use of complementary materials and finishes. These buildings create the opportunity to provide large single dwellings or can be split into a series of smaller dwellings.

Wall materials

There are different wall materials in the village such as red brick, flint, gault brick, white render, painted brick, timber cladding, limited buff brick, and use of course/ knapped flint.

Fenestration materials

There are various used for windows and doors in Buxton with Lamas such as quarrelled windows, bow windows, sash windows, portico and gable and flat roof porches.

Roof materials

Red pantile is commonly used. Dark pantiles and clay pantiles are also used, and in some circumstances, slate. The majority of buildings have pitched roofs, but hipped roofs can be found in the parish too.

Ground surface materials

Generally gravel, pebble and block paving are used in majority of ground surface in the parish.

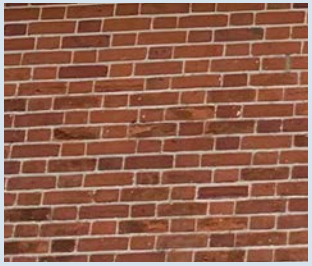
Boundary treatment materials

There are a wide variety of boundary treatments in the parish such as hedgerows, low red brick and flint walls, shrubs and wooden fencing.

Wall

White render

Flint and red brick



Red brick

Flint

Gault brick

Timber cladding

Fenestration

Sash window

Window with external shutters

Bow window

Casement window

Gabled roof dormer

Flat roof dormer

Georgian-style portico

Flat roof porch feature

Gabled porch

Roof

Red pantile

Thatched roof

Slate tile roof

Red pantile

Ground surface

Gravel

Mix of red brick, pebble and concrete

Block paving

Lawn and block paving

Gravel and concrete

Boundary treatment

Shrubs

Gault brick wall

Hedge and wooden gate

Flint and red brick wall with shrubs

Flint wall

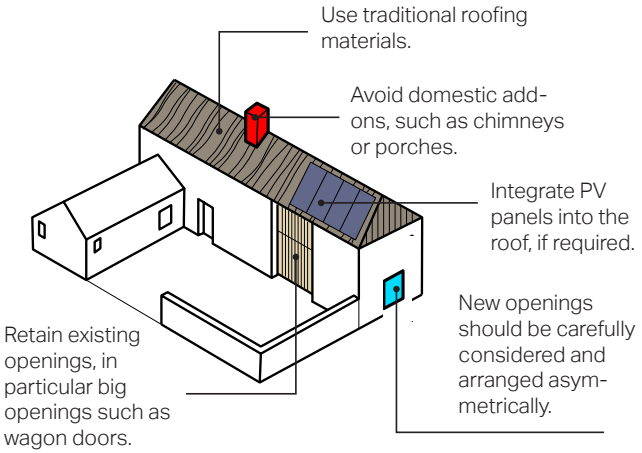
Gravel to road transition

Colour palette

CONVERSION OF AGRICULTURAL BUILDINGS

The following design guidelines are applicable to proposals which seek to redevelop agricultural buildings:

- Avoid domestic add-ons such as chimneys, porches, satellite dishes, domestic external lighting and hanging baskets;
- Retain characteristic features of historic working buildings such as the openings, which should not be filled in, ventilation slots (often patterned) and any use-specific historic additions;
- New openings should generally be avoided, and kept to a minimum when necessary. They should never be planned in a regular or symmetrical pattern, as this is overly domestic;
- Dormer windows will not be approved. If rooflights are used, they should be sited discreetly so as to not become a feature in the landscape;
- consideration should be given to locating solar panels on less prominent roofs or in some cases within the curtilage on the ground (considering with barn conversion there is likely to space within the curtilage to put them on the ground);
- Existing brickwork should be reused or reclaimed. Consideration should be given to the material source and matching the colour, texture, size and bond of the existing brickwork and flints;
- With regard to colour, earth or landscape colours in darker tones are recommended to complement the surrounding arable landscape;
- Courtyards should be surfaced in a material that reflects its rural setting. Farmyards should remain open and not be divided by fences or walls. Parking spaces should not be formally marked out; and
- Boundary brick walls should be left intact, unless justified, and not chopped through or reduced for access or to create visual splays.



F.127

Figure 127: Diagram highlighting key design considerations for agricultural buildings

EE. Environmental and energy efficiency

Design codes in the following section apply to the whole parish. They contain important policies that will help to reduce our collective impact on the planet while allowing the natural environment in and around Buxton with Lamas to flourish.

They include general guidance that apply to both new and existing development as some of the policies can be used to modify existing dwelling to become more environmentally sustainable.

Owing to Buxton with Lamas' rich green space character, it is hoped that more of these policies are adopted in the future to help preserve and sustain this distinct character.

EE 01- FEATURES IN DWELLINGS

The following section elaborates on energy efficient technologies that could be incorporated in buildings and at broader parish design scale as principles.

Use of such principles and design tools should be encouraged in order to contribute towards a more sustainable environment. Such principles are applicable to both new builds and retrofitting on existing buildings. It is noted that certain retrofit strategies are not appropriate for traditional and historic buildings. In such instances, Historic England's guidance on Energy Efficiency in Traditional Homes[1] should be adhered to.

The energy efficiency of a building can be improved by the installation of energy efficient appliances and lighting that are fuelled by commercially available renewable energy systems, such as solar electricity and/or solar/ water heating and electric charging points.

F.128

Figure 128: Diagram showing low-carbon homes in both existing and new build conditions.

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 waste-efficient devices** with low-flow showers and taps, insulated tanks and hot water thermostats
7. **Green space (e.g. gardens and trees)** to help reduce the risks and impacts of flooding and overheating
8. **Flood resilience and resistance** with removable air brick covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors

Existing and new build homes

A. **High levels of airtightness**

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 electrical, concrete floors and greening your garden

G. **Construction and site planning** timber frames, sustainable transport options (such as cycling)

H. **Solar panels**

I. **Electric car charging point**

1 https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/

EE 02- BUILDING FABRIC

BUILDING FORM

The building form should be as simple and compact as possible. This will reduce unnecessary exposed surface area for heat loss. Avoid or limit the use of stepped roofs, roof terraces or overhangs as these will reduce the energy efficiency of the building[1].

FENESTRATION

When designing the building, careful consideration should be given to the orientation and massing of the building to ensure that solar gains are optimised and to avoid significant overshadowing in winter. South-facing dwellings which prioritise dual aspect should be encouraged. Overshadowing of buildings should be avoided as it reduces the heat gain from sun in winter.

1 https://www.cotswold.gov.uk/netzerocarbontoolkit

AIRTIGHTNESS

Airtight constructions 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. Simplicity is key for airtight design. The fewer junctions the simpler and more efficient the airtightness design will be.

An airtight layer should be formed in the floor, walls and roof. Doors, windows and roof lights to the adjacent walls or roof should be sealed. Interfaces between walls and floor and between walls and roof, including around the perimeter of any intermediate floor should be linked. Water pipes and soil pipes, ventilationducts, incoming water, gas, oil, electricity, data and district heating, chimneys and flues, including air supplies to wood burning stoves, connections to external services, such as entry phones, outside lights, external taps and sockets, security cameras and satellite dishes should be considered. It is recommended that new builds have an accompanying airtightness and ventilation strategy which stipulates which materials will form the airtight layer and visualises where the airtightness line is on corresponding plans.

With regard to developing 'net zero' carbon homes, it is considered best practice to establish a clear responsibility for air tightness early on in the design process to ensure that designs undergo several air tests.

The opposite diagram illustrates some of these key considerations.

For proposals seeking to improve the energy efficiency and environmental performance of traditionally constructed buildings (built before 1919 and likely to have solid walls or solid timber) a bespoke approach will be required. See https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/

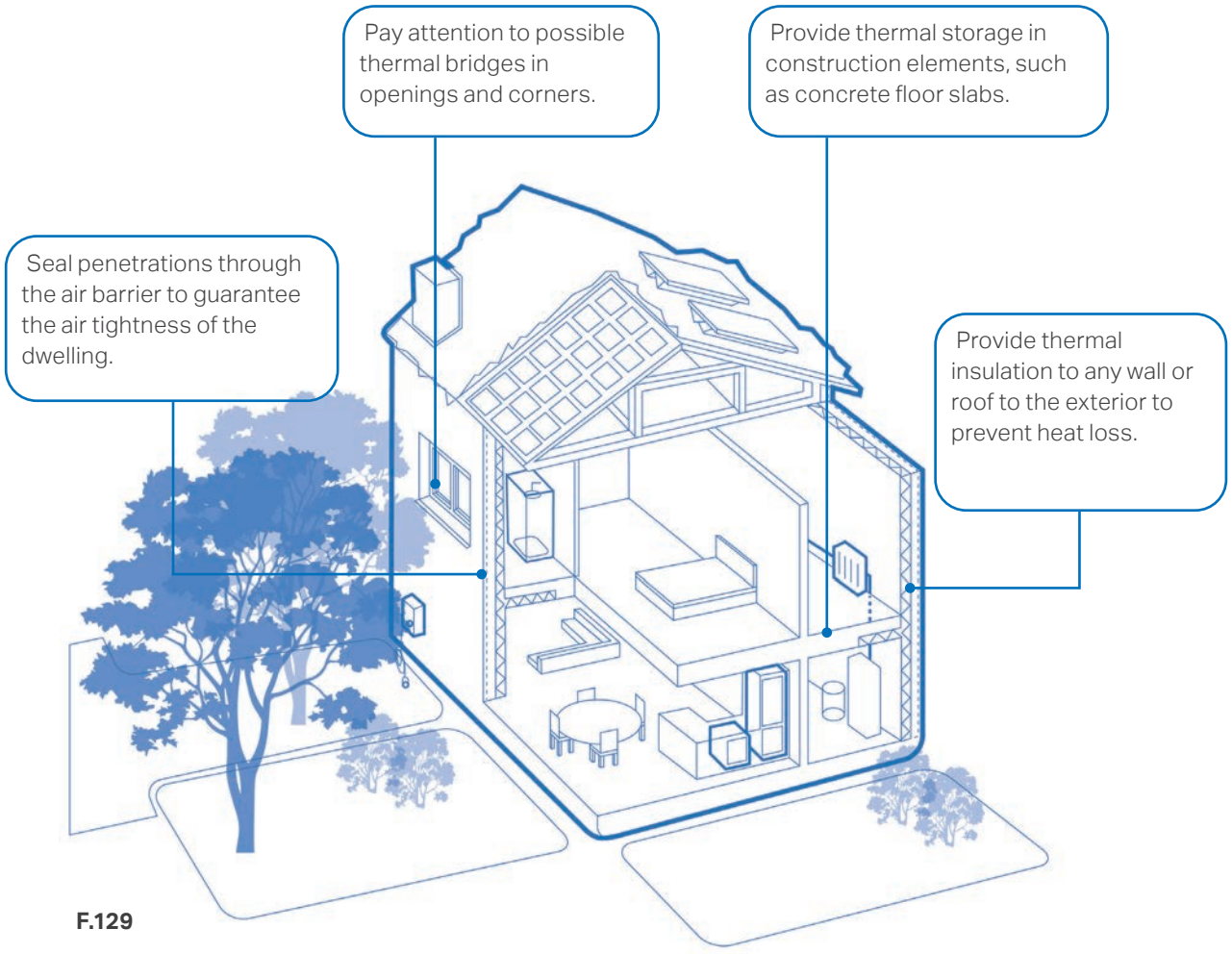


Figure 129: Diagram illustrating aspects of the building fabric to be considered

EE 03- HEATING

BUILDING ORIENTATION

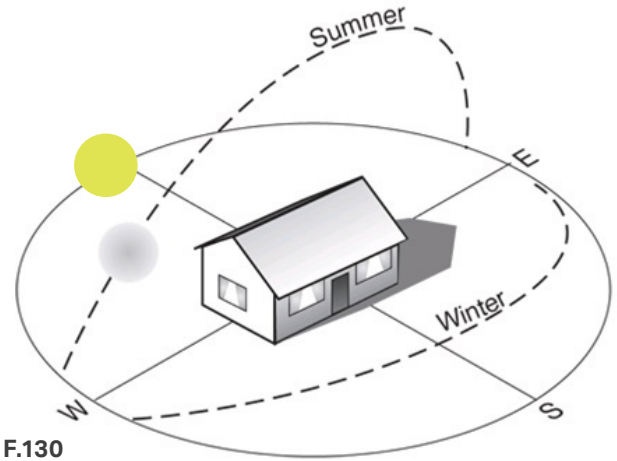
The orientation of buildings within the plot, along with the site topography must be considered to maximise solar gain, while keeping a consistent frontage to the street.

In addition, living spaces within each typology should be oriented according to the expected use of each room, e.g. sun in the morning for kitchens, during the day for living areas, and in the evening for bedrooms.

In general, the design of new developments must maximise the use of energy efficiency and energy conservation fixtures, fittings and technology. Passive methods of heating and cooling and the use of renewable energy technologies such as ground source and air source heat pumps, biomass heating, photovoltaics and solar panels must be considered for new developments. Opportunities for the use of the same technologies in existing buildings, when undergoing refurbishment, will also be expected.

Appropriate materials and detailing should also be considered to minimise heat loss, whilst direct entry from the street to an interior living space should be avoided where possible.

Solar access along the south façade should be maximised and openings on the north one minimised. Appropriate shading elements and cross ventilation should be



F.130

Figure 130: Illustration to show the appropriate building orientation so as to maximise solar gains. Windows should be placed mainly on the southern side whilst fewer openings should be located on the northern. A deep roof overhang can offer some shading. This can also be improved with some trees and vegetation around the house. (Source: https://nextdayinspect.com/building-orientation-for-optimum-energy/).

AIR/ GROUND SOURCE HEAT PUMPS

An air source heat pump transfers heat from the outside air to water, which heats rooms via radiators or underfloor heating. It can also heat water stored in a hot water cylinder for hot taps, showers and baths.

Ground source heat pumps are more efficient at generating heat than conventional systems, as they require less energy to create heat. These systems use a buried ground loop to extract heat from the ground, which is then subsequently exchanged into a heat pump. This heat can be used to serve radiators, warm air systems, hot water and underfloor heating.

Consideration should be given to the size and system requirements prior to installation, to ensure that it can meet heating needs whilst also preventing heat losses through distribution. Overall, this method will play a role in decarbonising the electricity grid and providing heat with lower running costs than conventional means.

EE 04- SOLAR PANELS

Solar panels over a rooftop can have a positive environmental impact, however their design and installation should be carefully planned.

Some solutions of sensitive implementation of solar roof panels are suggested as follows:

On new builds:

- Design solar panel features from the start, forming part of the design concept. Some attractive options are solar shingles and photovoltaic slates; and;
- Use the solar panels as a material in their own right.

On retrofits:

- Analyse the proportions of the building and roof surface in order to identify the best location and sizing of panels;
- Ensure that solar panels complement the existing roof materials and streetscape;
- Introduce contrast and boldness with a degree of caution. There has been increased interest in black panels due to their more attractive appearance. Black solar panels with black mounting systems and frames can be an appealing alternative to blue panels, provided they complement the existing roof;
- Carefully consider the location of solar panels on buildings. It might be appropriate to introduce solar panels to areas of the building that are more concealed in order to preserve the character and appearance of more sensitive landscape character areas; and
- Solar panels can be added to listed buildings, but they need to be carefully sited and consent will be required.

Figure 131: Local example in Lammas of solar panels on a residential property

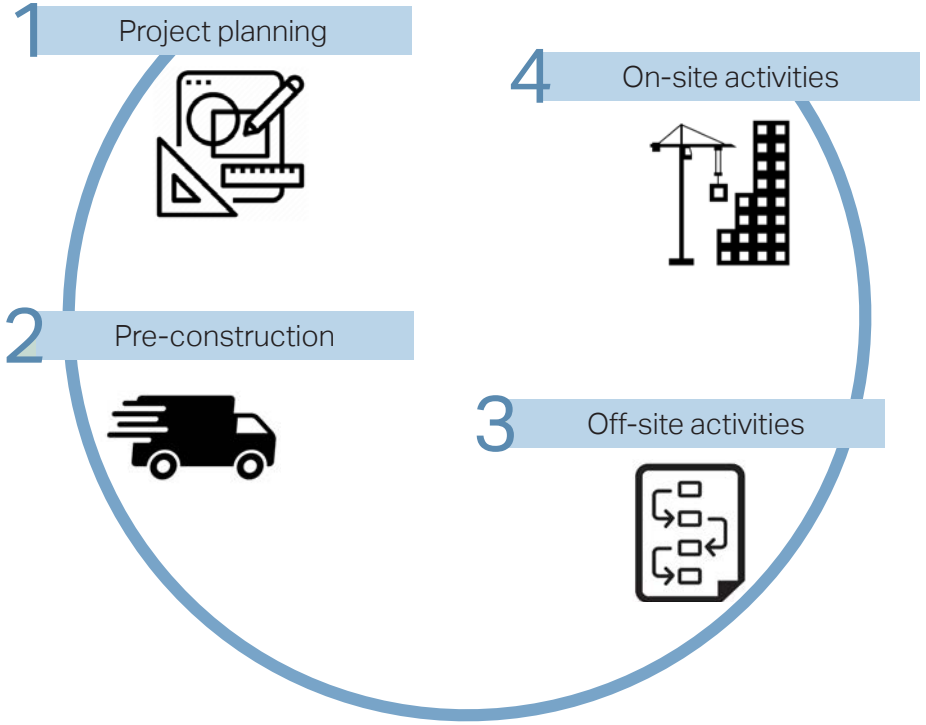
Figure 132: Local example of solar panels on residential roof

EE 05 - CIRCULAR ECONOMY

MINIMISING CONSTRUCTION WASTE

As part of the environmental management system it is important that the waste generated during construction is minimised, reused within the site or recycled.

- Developers should plan to re-use materials by detailing their intentions for waste minimisation and re-use in Site Waste Management Plans. The actions that this plan will include are:
- Before work commences, the waste volumes to be generated and the recycling and disposal of the materials will be described;
- On completion of the construction works, volumes of recycled content purchased, recycled and landfilled materials must be collated;
- Identify materials used in high volumes; and;
- The workforce should be properly trained and competent to make sure storage and installation practices of the materials is done under high standards.



F.133

Figure 133: Diagram to illustrate the 4 main stages of how to implement waste management practices.

RECYCLING MATERIALS AND BUILDINGS

To meet the government's target of being carbon neutral by 2050, it is important to recycle and reuse materials and buildings.

Some actions for new development are:

- Reusing buildings, parts of buildings or elements of buildings such as bricks, tiles, slates or large timbers all help achieve a more sustainable approach to design and construction;
- Recycling and reuse of materials can help to minimise the extraction of raw materials and the use of energy in the production and transportation of materials; and;
- Development should also maximise the re-use of existing buildings (which often supports social, environmental and economic objectives as well).

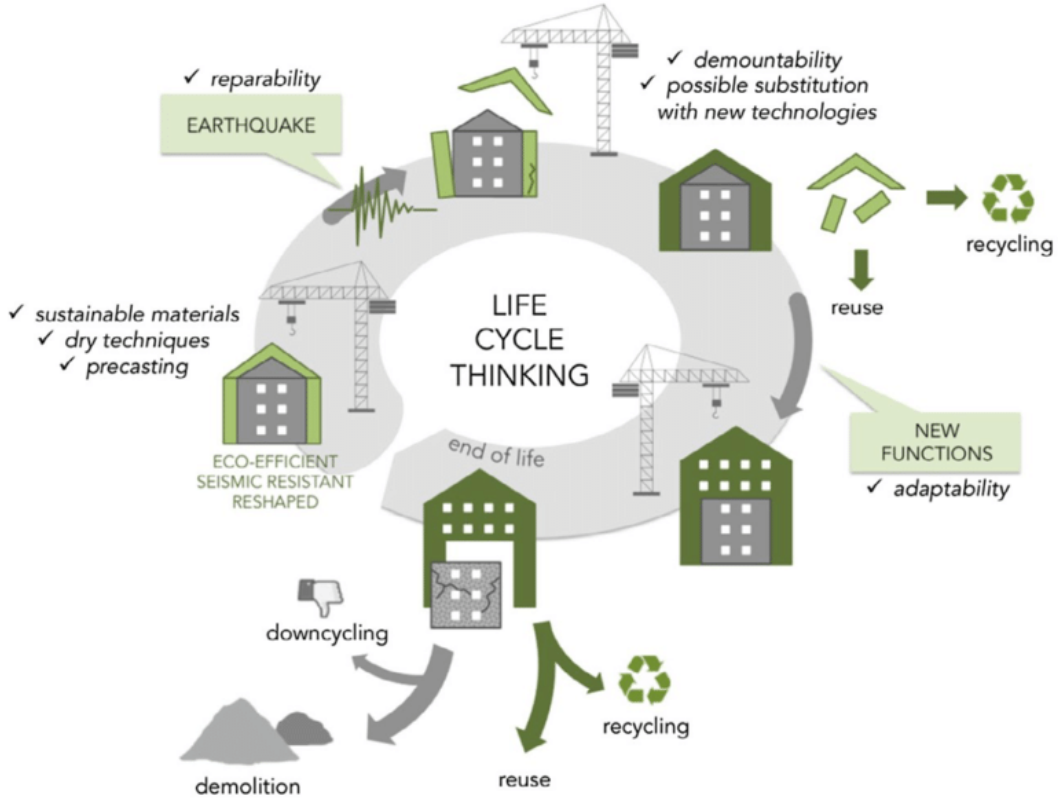


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Figure 134: Diagram to illustrate the life cycle thinking for recycling materials and buildings. (Source: https://www.researchgate.net/publication/319464500_Combining_seismic_retrofit_with_energy_refurbishment_for_the_sustainable_renovation_of_RC_buildings_a_proof_of_concept)

EE 06- FLOOD MITIGATION

As shown in **Figures 29 and 30**, the floodplain of the River Bure, which includes the area around Buxton Mill, has a medium and high fluvial flood risk. Land adjacent to the stream just south of Levishaw Close also has a medium to high fluvial and surface water flood risk along its course.

There are various ways to mitigate flood risk such as Sustainable urban Drainage System (SuDS), rainwater harvesting, and permeable pavements which are elaborated on the following pages. Existing water meadows also act as a natural flood protection mechanism.

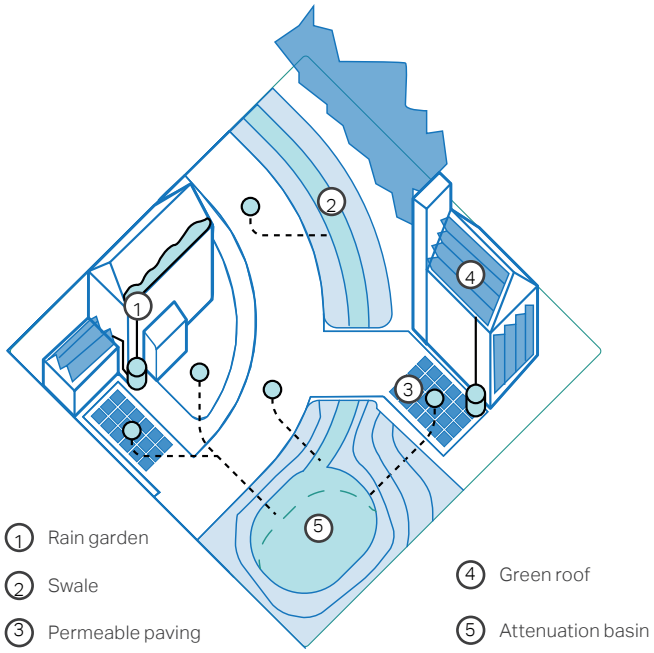
SUSTAINABLE URBAN DRAINAGE SYSTEM (SUDS)

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.

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.

Where reuse is not possible there are two alternative approaches using SuDS:

- 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



F.135

Figure 135: Diagram showing the best use of harvesting water systems rain garden, swales, permeable paving, green roofs

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 most effective type or design of SuDS would depend on site-specific conditions such as underlying ground conditions, infiltration rate, slope, or presence of ground contamination. A number of overarching principles can however be applied:

- Reduce runoff rates by facilitating infiltration into the ground or by providing attenuation that stores water to help slow its flow down so that it does not overwhelm water courses or the sewer network;
- Integrate into development and improve amenity through early consideration in the development process and good design practices;
- SuDS are often as important in areas that are not directly in an area of flood risk themselves, as they can help reduce downstream flood risk by storing water upstream;
- 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;
- Best practice SuDS schemes link the water cycle to make the most efficient use of water resources by reusing surface water; and
- SuDS must be designed sensitively to augment the landscape and provide biodiversity and amenity benefits.

Figure 136: Examples of SuDS designed as a public amenity and fully integrated into the design of the public realm, Sweden

WATER MEADOWS

A number of overarching principles can be applied to developments affecting the setting of water meadows:

- Water meadows should be protected, and where possible, enhanced within the parish;
- New development in close proximity to water meadows should be adequately screened to lessen its visual impact;
- Surface run-off from development sites should be carefully monitored to ensure it does not enter the fluvial network and water meadows during or after construction; and;
- Consideration should be given to the wider ecological value of these features. New developments should incorporate features covered in Section EE 05 to ensure that wildlife is protected.

Figure 137: View of Hautbois Hall across water meadows (Source: Buxton with Lamas Parish Council)

Figure 138: Water meadows, Lammas (Source: Buxton with Lamas Parish Council)

RAINWATER HARVESTING

Rainwater harvesting is a system for capturing and storing rainwater as well as enabling the reuse of in-situ grey water. Some design considerations include:

- Concealing tanks with complementary cladding;
- Use attractive materials or finishing for pipes, unsightly pipes should be avoided;
- Combine landscape or planters with water capture systems; and
- Use underground tanks.

Figure 139: Example of a rainwater harvesting tank in the shape of a bee hive

Figure 140: Example of a modular water tank

PERMEABLE PAVEMENTS

Most built-up areas, including roads and driveways, increase impervious surfaces and reduce the capacity of the ground to absorb runoff water. This in turn increases the risks of surface water flooding. Permeable pavements offer a solution to maintain soil permeability while performing the function of conventional paving. The choice of permeable paving units must be made depending on the local context; the units may take the form of unbound gravel, clay pavers, or stone setts.

Permeable paving can be used where appropriate on footpaths, public squares, private access roads, driveways, and private areas within the individual development boundaries.

It is recommended that the majority of the unbuilt areas in the plot (i.e. gardens) are permeable by means of landscape such as grass or earth as well as permeable and filtrating pavements. As a rule of thumb the % of permeable area should be between 30% to 70%.

In addition, permeable pavement must also comply with:

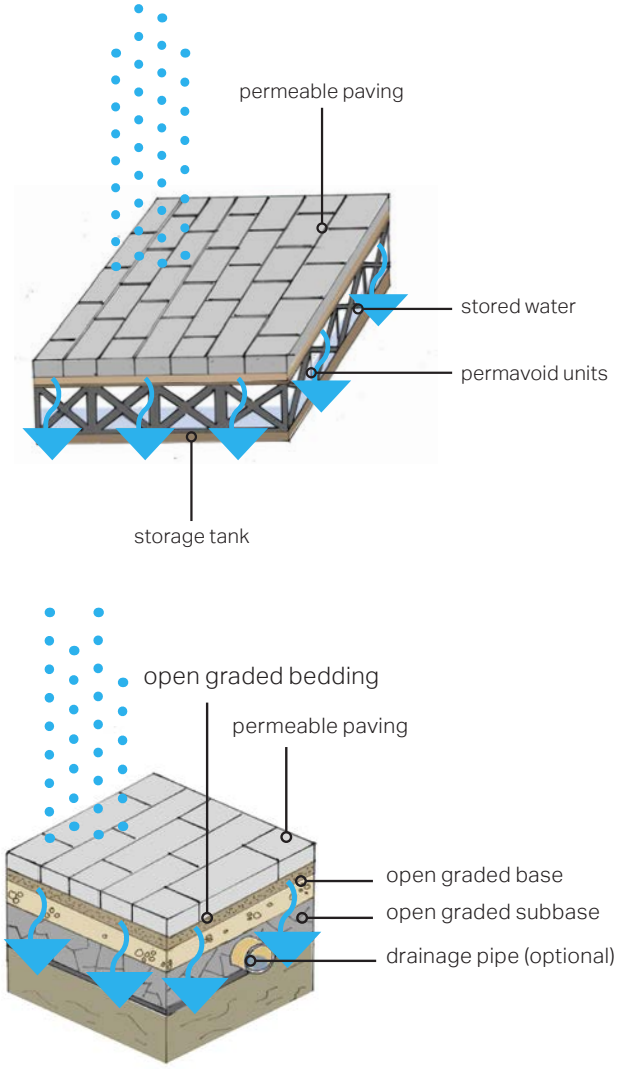
- Flood and Water Management Act 2010, Schedule 3;[1]
- The Building Regulations Part H – Drainage and Waste Disposal;[2]
- Town and Country Planning (General Permitted Development) (England) Order 2015;[3]

Regulations, standards, and guidelines relevant to permeable paving and sustainable drainage are listed below:

[1] Great Britain (2010). *Flood and Water Management Act, Schedule 3*. Available at: http://www.legislation.gov.uk/ukpga/2010/29/schedule/3

[2] Great Britain (2010). *The Building Regulations Part H – Drainage and Waste Disposal*. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/442889/BR_PDF_AD_H_2015.pdf

[3] Great Britain (2015). *Town and Country Planning (General Permitted Development) (England) Order 2015*. Available at: http://www.legislation.gov.uk/uksi/2015/596/pdfs/uksi_20150596_en.pdf



F.141

Figure 141: Diagrams illustrating the functioning of a soak away

- Sustainable Drainage Systems - non-statutory technical standards for sustainable drainage systems;[4]
- The SuDS Manual (C753);[5]
- BS 8582:2013 Code of practice for surface water management for development sites;[6]
- BS 7533-13:2009 Pavements constructed with clay, natural stone or concrete pavers;[7] and
- Guidance on the Permeable Surfacing of Front Gardens.[8]

Figure 142: A good example of permeable paver (Source: https://www.paverconnection.com/testimonial/hedwig-village-permeable-driveway-and-patio-upgrade/)

Figure 143: A good example of clay paver (Source: https://www.londonstone.co.uk/brick-pavers/paving-bricks/)

[4] Great Britain. Department for Environment, Food and Rural Affairs (2015). *Sustainable drainage systems – non-statutory technical standards for sustainable drainage systems*. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf

[5] CIRIA (2015). *The SuDS Manual (C753)*.

[6] British Standards Institution (2013). *BS 8582:2013 Code of practice for surface water management for development sites*. Available at: https://shop.bsigroup.com/ProductDetail/?pid=000000000030253266

[7] British Standards Institution (2009). *BS 7533-13:2009 Pavements constructed with clay, natural stone or concrete pavers.* Available at: https://shop.bsigroup.com/ProductDetail/?pid=000000000030159352

[8] Great Britain. Ministry of Housing, Communities & Local Government (2008). *Guidance on the Permeable Surfacing of Front Gardens*. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf

EE 07- WASTE STORAGE AND SERVICING

With modern requirements for waste separation and recycling, the number and size of household bins has increased. This poses a problem with the aesthetics of the property.

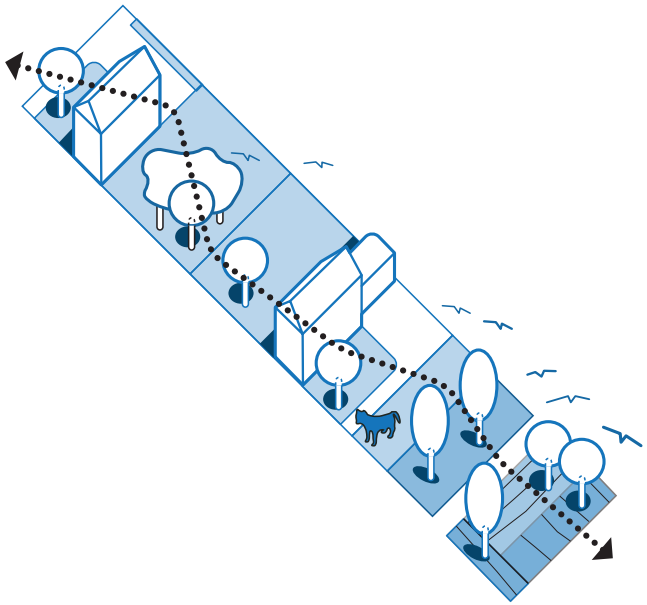
- Servicing arrangements should have a specific and attractive enclosure of sufficient size for all the necessary bins, this avoids the blocking of pavements with bins and makes the public realm more attractive. The storage solutions should be kept to the minimum dimensions in order to prevent the footprint being converted into an annexe at a later date;
- Create a specific enclosure of sufficient size for all the necessary bins;
- Bins should be placed as close to the dwelling's boundary and the public highway, such as against wall, fence or hedge;
- Refer to the materials palette to analyse what would be a complementary material;
- Create an environmentally sustainable enclosure to contain all bins;
- Where possible, incorporate widlife friendly features (such as shrubs) into servicing areas, as covered in Section EE 05; and;
- The illustrations (right) show some successful design solutions for accommodating bins within the plot.

Figure 144: Examples of successful storage design solutions for accommodating bins and bicycles at the front of buildings

EE 08- WILDLIFE FRIENDLY FEATURES

Biodiversity should be protected and enhanced where possible.

- Roadside verges, hedges, and trees should act as natural buffers and should be protected when planning new developments;
- Abrupt edges to development with little vegetation or landscape on the edge of the settlement should be avoided and, instead, comprehensive landscape buffering should be encouraged;
- New developments and building extensions should aim to strengthen biodiversity and the natural environment;
- Ensure habitats are buffered. Widths of buffer zones should be wide enough and based on specific ecological function;



F.145

Figure 145: Diagram to highlight the importance of creating wildlife corridors.

F.146

Figure 146: Example of a bughouse

F.147

Figure 147: Examples of a frog habitat within a residential rear garden.

- New development proposals should include the creation of new habitats and wildlife corridors such as planting wildflowers and bulbs on the village green spaces, meadows and verges. This could be by aligning back and front gardens or installing bird boxes or bricks in walls and improve habitat at ponds. Wildlife corridors should be included to enable local wildlife to travel to and from foraging areas and their dwelling area;
- A range of small-scale biodiversity improvements should be considered in existing and new developments. These may include: nest boxes, bird feeders, bug hotels, hedgehog houses, bat boxes, log piles, pollinator nest sites, wildflower planting, living walls and rain gardens. These improvements should be carefully planned and should support native floral and faunal species;
- Avoid hard landscaping and impermeable surfaces that would create water run-off;
- Explore options for meadow-like areas with reduced cutting regimes to encourage biodiversity;
- The loss of any tree and garden should be discouraged. Encourage permeable pavement and gardens which is beneficial to biodiversity net gain;
- To ensure resilience and increase visual interest, a variety of native tree species is preferred over a single species. Preferred tree species should be reflective of the existing variety of tree species present in the parish;
- Where possible, avoid intrusive earth works and changes in ground level to ensure that tree roots are protected;
- Gardens and boundary treatments should be designed to allow for the movement of wildlife and provide habitat for local species. Small interventions such as the planting of pollinator species and the placement of bird boxes can help to establish wildlife movement corridors; and
- To optimise biodiversity, consider combining a range of different small-scale wildlife interventions targeted at different species.

Figure 148: View across the countryside with St Andrews Church also in sight above the tree line

4.2 How to apply design codes to character areas

The character area codes are designed to provide specific guidance to areas within Buxton with Lamas. These areas were set out in the character analysis undertaken in chapter 3. The specific guidance builds upon the general design codes outlined in the previous section and highlights guidelines that will both preserve and enhance the existing character of the area. These should be read jointly with the previous guidance and codes.

Developers seeking to build in these areas should refer to this section when considering the development layout, placemaking and architectural features of new development.

CA1- Buxton: Aylsham Road

CA2- Buxton: Edge Developments

CA3- Buxton: Brook Street

CA4- Buxton Village Historic Core

CA5- Buxton Mill Historic Core

CA6- Lammas

CA7- The Heath

CA8- Little Hautbois

CA9- Badersfield

CA10- Countryside

Figure 149: Map showing identified character areas

CA1- Buxton: Aylsham Road

SL 01- Residential development should follow the nucleated pattern and respect Aylsham Road as the primary movement corridor.

SL 02- Provide moderate to large plot sizes. The properties along Sewell Road and Stracey Road should respect the small setbacks and large back gardens plot ratio. Subdivision of existing plots should be avoided.

SP 02- On-plot parking is recommended. Avoid on-street parking.

GI 01- Respect the existing open spaces. Retain and enhance Balay Park and the picnic area associated with the Bure Valley Railway.

BF 01- Propose windowed front elevations to improve natural surveillance.

BF 03- Subtle changes in building line recommended.

BF 04- Property height should be between one to two storey.

BF 05- Mix of low wooden fencing, manicured hedges, railings and low red brick walls, shrubs should be used to respect the local character.

BF 07- Developments should use materials which are sympathetic to local character and distinctiveness. Contemporary designs will be supported where the materials are of high quality and integrate well with their surroundings.

CA2- Buxton: Edge Developments

SL 01- Residential development should follow the nucleated pattern. Discourage cul-de-sac developments where possible to increase connectivity.

SP 01- Provision of more informal public realm through using informal verges and footpaths within the cul-de-sacs developments.

BF 02- Design new development with ample front and back garden sizes with appropriate set backs from roads following the proportion along the cul-de-sac developments.

BF 03- Subtle changes in building line recommended.

BF 04- Building height should remain between 1-2 storeys. Roof types should be pitched.

BF 05- Use of low wooden fencing, red brick and gault brick walls, hedges, shrubbery and picket fencing. However, properties in Manor Close should have minimal boundary treatments.

BF 07- The majority of buildings are bungalows. This typology can mix with detached and terraced typologies to blend with the surrounding character area. Terraces may be suitable where immediate context supports them, especially in Manor Close. Developments should use materials which are sympathetic to local character and distinctiveness. Contemporary designs will be supported where the materials are of high quality and integrate well with their surroundings.

CA3- Buxton: Brook Street

SL 01- Respect the linear pattern of Brook Street.

SL 02- Provide spacious plot size with front driveways facing onto Brook Street.

SP 03- Promote active travel by respecting and enhancing the existing public footpath and the restricted byway (BR7).

GI 02- Development should respect views of the open fields and wider countryside.

BF 02- Provision of detached and terraces with large plots is supported, with various front and back gardens that are in keeping with the immediate context.

BF 03- Setbacks should be varied to avoid monotonous building lines.

BF 04- Heights should not exceed 2 storeys, and new development should avoid blocking countryside views. The majority of properties have pitched roofs with some occasional hipped roofs.

BF 05- Mix of low red brick walls, timber fencing, hedges, shrubbery, flint walls and thick grass verges should be provided.

EE 05- Strengthen biodiversity and the natural environment. Comprehensive landscape buffering is recommended along the edge of this character area.

CA4- Buxton Village Historic Core

SL 01- Residential development should follow the nucleated pattern along Mill Road and Coltishall Road.

SP 01- Encourage active travel. Ensure this character area remains well connected to the other parts of the parish and surrounding countryside, considering new and improved footpaths and bridleways where possible.

SP 02- Central parking areas are acceptable in this area, but must be sensitively designed and benefit from natural overlooking and surveillance.

GI 01- New developments should respect the surrounding open countryside, water meadows and key views.

BF 01- Propose windowed front elevations to improve natural surveillance.

BF 02- Provide generous front and back gardens, especially along Back Lane and Coltishall Road.

BF 03- Respect the irregular building line pattern.

BF 04- Building heights are between one to two storeys with pitched and hipped roof styles.

BF 07- Contemporary styles of architecture will only be encouraged where they are exemplary and enhance or express the historic character of the area. Developments should use materials which are sympathetic to local character and distinctiveness. Contemporary designs will be supported where the materials are of high quality and integrate well with their surroundings.

CA5- Buxton Mill Historic Core

SL 01- Residential development should follow the enclosed linear pattern along Mill Street.

SL 02- Provide regular plots with narrow setbacks facing Mill Street.

SP 01- Encourage active travel. Ensure this character area remains well connected to the other parts of the parish and surrounding countryside, considering new and improved footpaths and bridleways where possible.

SP 02- On-plot parking is recommended. Avoid on-street parking.

SP 03- Enhance the public footpath along the River Bure which intersects at Buxton Mill.

GI 02- New developments should respect the surrounding countryside and key views.

BF 02- Spacious front and back gardens along with driveway spaces inset in the open countryside.

BF 03- Subtle changes in building line recommended.

BF 04- Heights may extend to 2 storeys, but new development should avoid blocking views into the countryside. Roof types should either be pitched or hipped.

BF 05- Use of low picket fencing, stone and brick walls, shrubs and metal railings is recommended.

BF 07- Provide terraced and detached houses with moderate-large plots. Developments should use materials which are sympathetic to local character and distinctiveness. Contemporary designs will be supported where the materials are of high quality and integrate well with their surroundings.

CA6- Lammas

SL 01 & SL 02- Respect the residential and commercial (Bure Valley Business Centre) character of the area and ensure future development complements the existing uses. New developments should maintain the elongated east-west linear pattern of the development.

SP 03- Encourage active travel. Ensure this character area remains well connected to the other parts of the parish and surrounding countryside, considering new and improved footpaths and bridleways where possible.

GI 01- Protect and enhance the pocket open space at the Little Hautbois Road/Scottow Road junction, Buxton Mill bend and water meadows.

GI 02- Respect the views toward the listed buildings and other landmarks such as the Church of St Andrew.

BF 02- Ensure front and back garden sizes reflect adjacent local character.

BF 03- Subtle changes in building line recommended.

BF 04- Building heights should be limited to two storey with a mix of pitched and hipped roof styles.

BF 07- Developments should use materials which are sympathetic to local character and distinctiveness. Contemporary designs will be supported where the materials are of high quality and integrate well with their surroundings.

EE 06- Mitigate flood risk along Lammas by incorporating SUDs into new developments.

CA7- The Heath

SL 01- Respect the compact cluster of residential properties in nucleated form set isolated within the countryside.

SP 03- Encourage active travel by promoting a public right of way which links The Heath to Norwich Road to the west.

SP 04- On-plot parking is recommended. Avoid on-street parking.

SP 03- New developments should respect the surrounding open countryside and key views. Respect the view towards the telephone box along Sandy Lane.

BF 01- Propose windowed front elevations to improve natural surveillance.

BF 02- Provision of large plot sizes and setbacks.

BF 04- Heights do not exceed than 2 storeys, and the new development should avoid blocking views to the countryside. Roof types should either be pitched or hipped.

BF 05- Use of low red brick walls, hedges, and low timber fencing is maintained.

BF 07- Developments should use materials which are sympathetic to local character and distinctiveness. Contemporary designs will be supported where the materials are of high quality and integrate well with their surroundings.

CA8- Little Hautbois

SL 01- Residential development should respect the isolated nucleated pattern.

SL 02- Respect the irregular form of development.

SP 03- Encourage active travel along the course of the River Bure, the Bure Valley path and field paths.

SP 04 On-plot parking is recommended. Avoid on-street parking.

GI 02- New developments should respect the surrounding countryside and key views.

BF 04- Heights may extend to 2 storeys, but the new development should avoid blocking views to the countryside. Some agricultural buildings are three storey. Roof types should either be pitched or hipped.

BF 05- Use of red brick and flint walls, hedges and tree lines as boundary treatments.

BF 07- Provide detached houses with moderate-to-large plots. Developments should use materials which are sympathetic to local character and distinctiveness. Contemporary designs will be supported where the materials are of high quality and integrate well with their surroundings.

CA9- Badersfield

SL 01 - Respect the campus-style residential development centred along Barnby Road. Protect and enhance the character of the RAF Coltishall Conservation Area.

GI 02- Protect the interlocking green spaces and mature trees.

BF 03- New development should provide large plots with spacious front and back gardens including additional space for front driveways.

BF 04- Building heights should be limited to two storey with a mix of pitched and hipped roof styles.

BF 07- Developments should use materials which are sympathetic to local character and distinctiveness. Contemporary designs will be supported where the materials are of high quality and integrate well with their surroundings.

CA10- Countryside

SL 01- Respect the rural character of the countryside.

SL 02- Respect the limited and isolated farmsteads and rows of residential development along rural lanes.

SP 03- Retain the network of public rights of way that cross this character area.

SP 02- On-plot parking is recommended. Avoid on-street parking.

BF 02- Large plots are recommended with generous front and back gardens.

BF 04- Heights may be 1 or 2 storeys with pitched and hipped roof styles. New development should avoid blocking views to the countryside.

BF 05- Provision of mature trees, shrubs, low hedges and timber fencing as boundary treatments is recommended.

BF 07- Developments should use materials which are sympathetic to local character and distinctiveness. Contemporary designs will be supported where the materials are of high quality and integrate well with their surroundings.

EE 05- Protect and enhance the water meadows and wider biodiversity and natural environment. Comprehensive landscape buffering is recommended along the edge of new developments.

4.3 Checklists

Because the design guidance and codes in this document cannot cover all design eventualities, this chapter provides a number of questions based on established good practice against which the design proposal should be evaluated. The aim is 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 considered 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 guidance for new development'. Following these ideas and principles, several questions are listed for more specific topics on the following pages.

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;
- Positively integrate energy efficient technologies;
- 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;
- 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?

3 (continues)

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?
- 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?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?

3

Local green spaces, views & character:

- Have opportunities for enhancing existing amenity spaces been explored?
- 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 or similar technology?

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 (continues)

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?

5

Buildings layout and grouping:

- If any of the buildings were to be heated by an individual air source heat pump (ASHP) or similar technology, is there space to site it within the property boundary without infringing on noise and visual requirements?
- 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 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 rooflines:

- 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 (continues)

Building materials and surface treatment:

- 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?

9

Building materials and surface treatment:

- 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?

11

Architectural details and design:

- If the proposal is within a conservation area, how are the characteristics reflected in the design?
- Does the proposal harmonise with the adjacent properties? This means that it follows the height massing and general proportions of adjacent buildings and how it takes cues from materials and other physical characteristics.
- Does the proposal maintain or enhance the existing landscape features?
- Has the local architectural character and precedent been demonstrated in the proposals?
- If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?
- Is it possible to incorporate passive environmental design features such as larger roof overhangs, deeper window reveals and/or external louvres/shutters to provide shading in hotter months?
- Can the building designs utilise thermal mass to minimise heat transfer and provide free cooling?
- Can any external structures such as balconies be fixed to the outside of the building, as opposed to cantilevering through the building fabric to reduce thermal bridge?

Delivery

05

5. Delivery

5.1 How to use this guide

The Design Guidelines will be a valuable tool in securing context-driven, high quality development within the parish of Buxton with Lamas. 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:

Actors	How They Will Use the Design Guidelines
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 Guidelines as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The Design Guidance and 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 Guidance and 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.

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