South Norfolk Place-Making Guide

Supplementary Planning Document September 2012

Enhancing the environment we live in

www.south-norfolk.gov.uk

South Norfolk
COUNCIL

Building a Better Future through Design

South Norfolk has a rich and diverse built architectural heritage and a unique natural environment. South Norfolk Council is responsible for driving sustainable economic growth, social inclusion and active environmental improvement and to this end is committed to ensuring that all new development is of high quality, sustainable, innovative and respects and reinforces the distinctive character of the locality where development is proposed.

This Guide has therefore been produced in conformity with both Government and Local Core Strategy policy and guidance. Development proposals will be expected to conform with these Place Making and Design principles; standard 'anywhere' designs will not be accepted as a valid approach.

The Guide sets out the Policy context and generic design guidance relevant to all developments – including advice on the character of each area and ways of appraising sites and their local settings.

The Guide and the principles set out within it will be material considerations in the determination of planning applications.

Good design is a priority of everyone in shaping and maintaining the built environment. The Guide is therefore an essential tool for all involved in the development and planning process including Contractors, Developers, Planners, Architects & Designers, Elected Members, Parish Councillors and the general public at large.

I commend the Guide and the advice and principles it contains and look forward with anticipation to many award winning future schemes as a result.

Cllr Derek Blake,

Design Champion.

© Copyright South Norfolk Council.

Aerial photographs courtesy of Mike Page Aerial Photography.

This design guide has been prepared by South Norfolk Council in partnership with Tibbalds Planning and Urban Design.

How to use this design guide

This design guide is mainly intended for use on screen rather than in print format. It contains navigation links that can be 'clicked' to view different sections.

It is recommended that you first, please refer to the landscape character area in section 2 that is relevant to the location of your site. Then use section 3 to check that you are following the design principles that underpin the Joint Core Strategy Design policy. Finally use section 4 to make sure you are following a design process that will maximise your chances of securing planning permission.

The electronic format allows you to cross refer between different sections of this document. The related sections will appear on the bottom right hand side of the page.

Please note that this design guide should not be used in isolation to guide the preparation of proposals. Other steps should include:

- Check compliance with other Joint Core Strategy policy;
- Check any specific requirements the local planning authority may have;
- A site visit and appraisal of the site in its context;
- A pre-application consultation with planning officers.

How to navigate around this design guide

3.2.1   Community facilities

If local facilities are not within walking or cycling distance then accessibility to public transport (assessed under 3.3.1 Public transport) becomes more important to allow people to reach facilities in town centres or other settlements.

Relating community facilities to other uses

On many sites, community facilities are developed separately, by a different developer and to a different timescale.

It is important to make sure that these facilities are well-integrated into the overall scheme and the local context. This should include the site layout and also the character and design of the built form, landscape and public realm, to create an overall sense of place.

Community facilities often provide an opportunity for a more contemporary and innovative architectural character than the design of housing itself.

Relevant evidence

The Design & Access Statement should identify and locate existing community facilities and set out local needs that can be identified.

For large-scale masterplans a Statement of Community Involvement will be required to provide evidence for community aspirations and needs. The Design & Access Statement will need to show that the masterplan proposals are based on partnership working with the relevant authorities and agencies for health, education, leisure etc.

How is it evaluated?

- Are local community facilities, such as schools, local shops, post office, community buildings, open spaces, health facilities identified and located relative to the site?
- Are existing facilities within walking or cycling distance of the site?
- Where they are not, is there a need for local facilities in the area?
- Does the scheme provide any community facilities?

Harleston: New housing set around public open space

Roundwell Medical Centre, Costessey

Main Contents
Section 3 Start
3.1 Introduction
3.2 Uses and activities
3.3 Accessibility
3.4 Site assets
3.5 Character
3.6 Development form
3.7 Public realm
3.8 Design quality
3.9 Performance
3.10 Worked example
3.3.1 Public transport

'Click' to return to main contents list

Your current location within the document

Click to view 'Performance'

Click to view other related section (gives section number and name)

Highlighted text summarises key points

Good practice illustration

Tip: Use the up and down or left and right arrow-keys on your keyboard to scroll through the pages of this document.
If you cannot navigate with the arrow keys click on a page to activate them. If you experience problems navigating this pdf please click Help from the Acrobat menu.
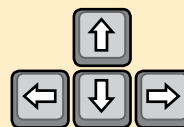
Tip: Use the 'Find' Function to search for a keyword. Type a word to search for into the box in Acrobat's Toolbar (View/Toolbars/Find). Then use the 'Find Next / Previous' buttons.
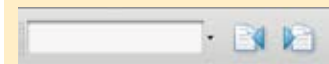
Tip: This document is not web-based and so cannot allow the use of back/return functions to go to the previously viewed page. If no direct link is provided, then please go via either the Main Contents or the Section Start to navigate to a particular page.

Main contents

Section 1

Introduction

Introduction

Diss

1.1 Purpose

'**Enhancing our quality of life and the environment we live in**' is one of South Norfolk Council's key priorities. This Place-Making Guide as a Supplementary Planning Document, underpins the Council's commitment to maintaining and enhancing the quality of the built environment throughout the district. It promotes sustainable development which positively integrates with existing communities to create attractive places in which people wish to live, work and play. The quality of design of buildings and spaces plays a fundamental role in achieving this goal.

Purpose

The purpose of this guidance is to influence and raise the quality of design and layout of new development in South Norfolk, by providing practical advice to all those involved in the design and planning process on what the Council as the Local Planning Authority considers to be sustainable and sensitive design solutions.

The document sets out a number of design principles based on recognised best practice and explains the key requirements that the Council will take into consideration when assessing planning proposals.

The guide promotes locally distinctive design which respects and enhances the character of South Norfolk. However, the Council also recognises the value of innovation and will encourage contemporary and sustainable approaches to new development where evidence arising from appraisal and analysis of the site and its context demonstrates that such an approach is appropriate.

Fundamental to the guidance is the emphasis on an integrated design process from inception, where good place-making and sustainable development are considered as one and a range of topics are therefore covered or linked to the document such as building regulations, environmental health and renewable energy.

The guidance is applicable to all new development, with the exception of alterations and extensions to existing properties and design in the historic environment (listed buildings and conservation areas), which will be the subject of separate Supplementary Planning Documents. Many of the design principles set out in this document are applicable to all proposals, although some may only apply to specific types of development.

As a Supplementary Planning Document, it provides additional advice and guidance on how good quality design and sustainable development can be achieved and expands on the policies set out in the Greater Norwich Development Partnership, Joint Core Strategy 2011, in particular Policy 2 'Promoting Good Design'.

Purpose

The main objectives of this document are as follows:

- To assist applicants, agents, designers, developers and landowners in achieving attractive, high quality, well-designed and sustainable development proposals which positively integrate with the surrounding landscape and infrastructure.

- To ensure a proper understanding of the local context and distinctive character of South Norfolk, including the identification of existing features of importance to enable design proposals to be compatible with their surroundings, create a strong sense of place and reinforce local identity.

- To assist applicants for planning permission in understanding the process, by providing information on the level of detail required to accompany an application, including supporting information to justify their proposals and assess their impact.

- To assist Elected Council members, planning officers and others involved in the decision making process, in evaluating the quality of development proposals and ensuring that they satisfy the design requirements of Policy 2 of the Joint Core Strategy in order for planning permission to be granted.

- To provide examples of a variety of developments which demonstrate good quality design through a number of illustrated case studies.

The document is not intended to be a pattern book of design solutions or a generic guide and does not propose a 'one size fits all' approach to design. It does however promote a proper understanding of character and context and the development of design solutions which respond in a positive manner.

Proposals will be evaluated using the design principles set out in this document and only those schemes which follow these principles will be positively supported. Planning permission will not be granted for proposals which:

- **use standard house types or 'off-the-peg' designs which are from outside South Norfolk and are unrelated to the defining characteristics of each area.**

- **fail to demonstrate how the key characteristics and design principles defined for each character area have been taken into account in developing the design approach.**

- **fail to comply with the guidance and principles set out in this document.**

- **are considered to be of poor design as a result of failure to take opportunities available for improving the character or quality of an area and the way it functions.**

- **lack adequate supporting evidence to justify the design approach proposed.**

1.2   Status of the Guide

The South Norfolk Place-Making Guide Supplementary Planning Document (SPD) forms part of the Greater Norwich Development Partnership (GNDP) Joint Core Strategy (JCS) and the South Norfolk Local Plan.

The SPD has been prepared in accordance with the Planning and Compulsory Purchase Act 2004. It provides guidance on applying a range of Policies in the Greater Norwich Development Partnership Joint Core Strategy 2011, but principally Policy 2: 'Promoting Good Design'.

- The SPD builds on the National Planning Policy Framework which promotes well-designed, sustainable development which protects and enhances the quality of the built and natural environment and in particular, para 58
  '...Planning policies and decisions should aim to ensure that developments:
  - respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation...'

The Greater Norwich Development Partnership Joint Core Strategy 2011, Policy 2: 'Promoting Good Design' states that:

"All development will be designed to the highest possible standards, creating a strong sense of place. In particular development proposals will respect local distinctiveness including as appropriate:

- *the historic hierarchy of the city, towns and villages, maintaining important strategic gaps.*
- *the landscape setting of settlements including the urban/rural transition and the treatment of 'gateways'.*
- *the landscape character and historic environment, taking account of conservation area appraisals and including the wider countryside and the Broads area.*
- *townscape, including the city and the varied character of our market towns and villages.*
- *provision of landscaping and public art*
- *the need to ensure cycling and walking friendly neighbourhoods by applying highway design principles that do not prioritise the movement function of streets at the expense of quality of place.*

- *the need to increase the use of public transport, including through 'public transport oriented design' for larger development.*
- *designing out crime.*
- *the use of sustainable and traditional materials.*
- *the need to design development to avoid harmful impacts on key environmental assets and, in particular SACs, SPAs and Ramsar sites.*

This will be achieved by ensuring that:

- *major development areas providing over 500 dwellings or 50,000m2 of non-residential floorspace, and areas of particular complexity will be masterplanned using an inclusive, recognised process demonstrating how the whole scheme will be provided and ensuring that it is well related to adjacent development and infrastructure.*
- *all residential development of 10 units or more will be evaluated against the Building for Life criteria published by CABE (or any successor to this standard), achieving at least 14 points (silver standard).*
- *Design and Access Statements for non residential development will show how the development will meet similar high standards."*

1.3   Use of the Guide

How to use the Place-Making Guide

The Place-Making Guide sets out the key principles and criteria for creating good design solutions that respond to context and character. The guidance aims to be as objective as possible, dealing with basic design issues and principles, rather than imposing personal taste.

The guidance should be used by the Council and Applicants at both the pre-application and application stage to interpret design proposals against the design principles set out in the guidance and the Building for Life criteria encompassed within Policy 2 of the Joint Core Strategy.

The Place-Making Guide is organised into four sections:

Section 1
Introduction
Sets out the purpose of the Place-Making Guide, its status as a Supplementary Planning Document (SPD), and how the guidance should be used.

Section 2
The Special Character of South Norfolk
Defines the positive aspects of character in South Norfolk that should be taken into account when developing design proposals.

Section 3
Place-Making and Design Principles
Sets out the key place-making and design principles, based on the 'Building for Life' criteria, as a model of design excellence.

Section 4
Place-Making and Design Process
Sets out the place-making and design processes relevant to development in South Norfolk.

This Supplementary Planning Document applies only to those parts of South Norfolk District outside the designated Broads area. However, while the document has no formal status in the Broads area, the Broads Authority commends the Guide as valuable background information and informal advice to those considering development in the South Norfolk part of the Broads.

Section 2

The Special Character of South Norfolk

2.1   Introduction

Brockdish

Introduction

Understanding and responding to character or local distinctiveness is a fundamental component of the delivery of successful developments.

Good design makes a critical contribution to the conservation and enhancement of the distinctive character of the district. South Norfolk Council wishes to ensure that appropriate consideration is given to the manner in which new development relates to its surroundings and the purpose of this section of the guide is to assist applicants in understanding the local context and identifying, protecting and enhancing those elements which contribute to local distinctiveness.

Prior to appraising a development site and its immediate setting, it is essential to understand its wider context, in order to establish the general pattern and scale of development, the influence of landscape, views, skylines, predominant materials and the relative sensitivity and capacity for change.

The section is structured in six interconnected parts:

2.2   Vernacular Architecture of South Norfolk.

2.3   Landscape Character.

2.4   Local Landscape Types and Character Areas.

2.5   Character of Key Areas for Growth.

2.6   Character of Market Towns.

2.7   Ecology and Biodiversity.

This includes descriptions and illustrations of typical building materials and details which make up the vernacular architectural character of the district. A brief overview is then provided for the four national landscape character areas found within South Norfolk, followed by the seven distinctive local landscape character areas identified in the South Norfolk Landscape Assessment published in 2001 and 2006. Key defining characteristics of settlements and vernacular architecture have been extracted from this study for each area and a set of design principles established to guide the form and appearance of new development.

The full Landscape Assessment includes additional information on a wider range of topics including geology, landform, topography, scale & enclosure, land cover and biodiversity etc.

Similar information on character and design principles is also provided for the growth areas and market towns. Further details can be obtained from the 'Historic Characterisation Assessment Report 2009' from the Greater Norwich Development Partnership website at www.gndp.org.uk. Finally key information is set out on ecology and biodiversity issues which need to be taken into consideration.

Applicants will be required to provide sufficient evidence to demonstrate how these defining characteristics and design principles have been taken into consideration in developing their design proposals. The amount of evidence required must be tailored to suit each site and the nature of the development proposed.

Kirstead Hall

Vernacular Architecture of South Norfolk

Introduction

South Norfolk has a considerable wealth of buildings and settlements of architectural and historic interest with important examples of most periods and many types of architecture and traditional methods of construction. The building types are strongly related to the availability of materials locally which dictated their form of construction and appearance. These indigenous materials provide a sense of place, permanence and continuity and make a significant contribution towards defining the distinctive character of the district.

Like most of Norfolk the solid geology is chalk, although it was too soft to be a good building material and it was the presence of clay which mainly determined the nature of buildings in the area. This was made into blocks (unfired clay lump), bricks and pantiles and out of it grew the forests which were felled to provide timber for the majority of buildings up to the 18th century. Typical traditional building materials of the area therefore include flint, plaster, timber, clay lump, soft red bricks, black or orange pantiles and thatch. Buildings are generally less decorated than those of North Suffolk and there is less use of flint than in North Norfolk. The key characteristics and distinctive features

of the architecture of South Norfolk are summarised below

Flint

- Almost every church in the district is partly constructed of flint, although the material is not as widely used in South Norfolk as in some other parts of the county.

- Round-towered flint churches are a particularly distinctive feature within the South Norfolk landscape, which has the greatest concentration of these within the region, particularly towards the eastern part of the district around the valleys of the Rivers Yare and Waveney.

- Typically used for the construction of plinths to timber framed and clay lump buildings as well as the construction of dwellings and farm buildings with examples in most parishes.

- Although flint nodules were not suitable for the construction of sound corners, brick 'dressings' were often used to form strengthening elements at corners and at window and door openings, with stone sometimes being used to dress the corners of flintwork, especially in churches.

- Flint nodules were often laid in the state they were found. For prestige secular buildings they were usually

split or knapped on one face. Often for ecclesiastical work, the flints were each formed to a consistent square shape, producing an impressive, precise effect.
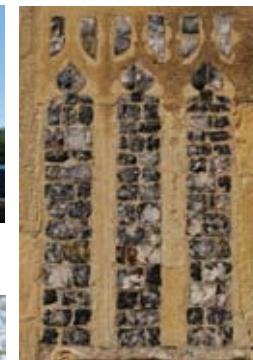
- Sometimes square flints were set and divided into panels by dressed stone to create 'flushwork' Whole field flints were often mixed with knapped faces to create a random patterned face to buildings or boundary walls, sometimes with brick plinths, piers and quoins.

Trowse

Forncett St Peter

Vernacular Architecture of South Norfolk

Timber-framed buildings

- As the most readily available building material, timber was formed into framed structures, morticed into a timber sole plate on a brick or flint plinth built around the perimeter of the desired plan form.

- The distinguishing character of timber framing centred in East Anglia and evident within South Norfolk is the use of close studding where the walls are composed of full storey height studs set fairly close together in the frame.

- An important architectural feature was the jettied upper storey where the upper room projects beyond the wall below to form an overhang, which became a symbol of status and wealth on houses and buildings of any importance such as guildhalls and market halls.

- Not all timber framed structures were meant to be exposed in which case the exterior was finished with lime plaster. This could be plain, colour washed or decorated with a raised or incised pattern, the latter being more general in South Norfolk, known as pargetting, although this is not as common or elaborate as in Suffolk and Essex.

- A distinctive feature in the construction of many farm buildings throughout the district including barn structures, cart lodges and stables which illustrate the technique in its simplest form without embellishment and decorative detail.

- Various types of infill panels were used for the spaces between the exposed frame including wattle and daub, where clay daub is applied to a lattice panel of hazel or willow wattle woven around oak staves; lath and plaster, the most common infill in the tall narrow panels created by close studding or brick nogging sometimes laid decoratively in herringbone or diaper patterns.

- Windows in the form of simple rectangular casements, several lights in width were set between the main frame members.

- More sophisticated forms of windows evolved with elaborate moulded mullions and horizontal transoms, to divide the lights into smaller panels, along with projecting windows of various types.

- Openings were glazed with leaded lights of rectangular or diamond shaped panes and wrought iron opening casements.

- Doorways were treated in a similar way with the jambs and head incorporated as part of the main wall frame and simply detailed doors.

Wymondham

Diss

Scole

Vernacular Architecture of South Norfolk

Brick

- Brick was first used in more prestigious buildings and gradually made its way into vernacular buildings around the 15th century.

- Examples of English bond with alternating course of all headers (bricks laid with their ends to the wall face) and all stretchers (bricks with their sides to the face of the wall) and later Flemish bond with alternate headers and stretchers in the same course.

- Some examples of rat trap bond with bricks laid on their sides giving a distinctive appearance.

- Towards the end of the 18th century the common red brick became unfashionable and was replaced with the 'white' brick which was considered more elegant. In the early 19th century a local brickfield was established in Costessey and produced what became known as 'Cossey Whites' along with distinctive, ornate 'Cosseyware', fine moulded brickwork white could be rubbed and shaped into intricate patterns, several examples of which are within the north west part of the district.

- Due to the soft nature of the local Norfolk red brick, arches with fine mortar joints could be made by rubbing bricks to the required shape.

- The treatment of brick gables is a distinctive feature throughout the district including the technique of forming a sound coping to a gable wall by laying the bricks at right angles to form a series of triangles, known as tumbling.

- Other distinctive details include crow-stepped gables and curved, shaped gables known as Dutch gables, both of which are common throughout South Norfolk.

- There are a considerable number of highly decorative chimney stacks, the shafts either being clusters of octagons, hexagons, squares or circular forms, often enriched with a variety of raised designs such as chevrons, zigzags, diamonds, honeycombs, lozenges and quatrefoils.

- Other typical traditional details include decorative treatment at eaves level such as the use of three or four courses of brickwork corbelled out to the gutter line with the middle course set diagonally or dog-tooth along with a range of decorative patterns of projecting dentil courses.

- Brick drip moulds were often incorporated above window openings as an important and practical feature.

- The use of patterned, ornamental or diaper brickwork is also fairly common, particularly the use of overburnt headers to emphasise Flemish bond.

- Boundary walls often include brick piers with a capping of semi-circular brick on a tile creasing course which may be used with a combination of corbelled and dentil courses below.

Hingham

Scole

Vernacular Architecture of South Norfolk

Clay Lump

- The use of sun-dried clay blocks in Britain is almost entirely restricted to East Anglia and there are probably more examples of their use in South Norfolk than in any other part of the region, which gives a distinctive character to the architecture of the district.

- Generally farm buildings were finished with tar but domestic buildings tended to be coated with lime plaster and may be colour-washed.

- In order to protect as much of the external wall as possible from the rain, eaves were constructed with a good overhang and drip shelves (planks of wood) were also introduced on the gable end where a greater area of wall was open to the elements which were built into the wall at intervals to throw off the rain.

- The external facing often makes it difficult to recognise clay lump buildings, particularly as many were given a 'skin' of brickwork during the 19th century.

Weatherboarding

- Although there are some examples of domestic buildings such as Stoke Holy Cross and Fair Green, Diss, weatherboarding was not commonly used in South Norfolk, except in the construction of mills and agricultural buildings.

- The water mills of the 18th century provide the best examples of this building type, with timber weatherboarding being an economic material for these large industrial buildings.

- Boards are fixed either horizontally with the upper edges feathered or vertically with planted cover fillets over the joints and either painted or tarred.

Marlingford

Marlingford

Fair Green Diss

Runhall

Vernacular Architecture of South Norfolk

Thatch

- There are three main thatching materials found in South Norfolk, which are long straw, water reed and combed wheat reed.

- Long straw is the traditional thatching material of the district, particularly in the southern area and has a distinctive appearance, usually being thicker than water reed thatch and having a coarser texture and more rounded outline.

- Water reed traditionally used Norfolk Reed particularly in the Broads area of the district and can be recognised by a very compact, even texture with clean-cut edges, usually with simple ridge patterns and finished to a sharp plain outline.

- Combed wheat reed uses wheat straw rather than water reed but the wheat is passed through a comber to remove all the ears and leaves to produce a straight reed which is laid with all the heads in one direction in a similar fashion to water reed.

- The ridge is generally finished to a greater thickness and often shaped into ornamental patterns using sedge and tough grass, although the decorative ridge is a fairly recent feature, being introduced early in the

20th century; plain and simple ridges were the norm but now tend to be the exception.

- Overhanging eaves provide protection to the walls from rain and to enable the thatch to throw off rather than absorb the rainwater, it was necessary for the pitch of the roof to be steep, usually between 45 and 55 degrees.

Pulham Market

Tasburgh
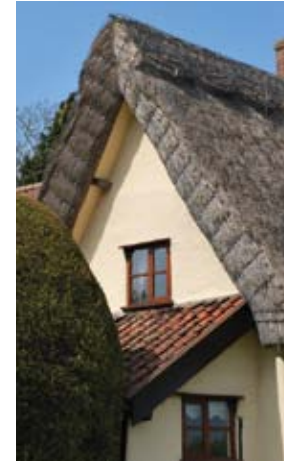
Forncett St Peter

Tivetshall St Mary

Tivetshall St Mary

Kimberley

Vernacular Architecture of South Norfolk

Norfolk Pantiles and Plain Tiles

- Pantiles first appeared in the area during the 17th century, being another Flemish import, but by the beginning of the 18th century they were displacing thatch as the general roofing material and were being produced locally.

- Norfolk pantiles have a shallow 'S' shaped profile and being laid in a regular grid create a distinctive, bold, undulating roof surface.

- Typically, pantiled roofs are simple ridged forms, although many in the district are of a very steep pitch due to having been originally thatched.

- The predominant colour seen throughout the district is a red/orange natural clay pantile, although black glazed pantiles are a special feature of South Norfolk.

- Verges may be detailed in a number of ways including a top cover bargeboard or finished against a protective parapet and ridges are traditionally a half round ridge tiles.

- Clay plain or pintiles are also occasionally found within the district.

Wymondham

Slate

- Welsh slates were introduced into the area as a result of the improvement of transport during the late 18th and early 19th centuries and has now been absorbed into the traditional range of roofing materials within the district as is the case in many other areas.

- Although not common, its use is found in 19th century terraces and some larger houses.

- Slate roofs are quite different in character to traditional pantiled roofs, generally having a lower roof pitch, subtle colour variation and texture and presenting a more formal and refined architectural impression.

Hingham

Vernacular Architecture of South Norfolk

Bargeboards

- Traditionally, on tiled roofs, the overhanging edge up the slope of the gable was finished with a wooden board fixed along it in order to mask the ends of the horizontal roof timbers, known as a bargeboard.

- In South Norfolk a further addition includes the use of a thin timber cap fixed to the top of the bargeboard and overlapping the first row of tiles along with a hip-knob, often used as a decorative feature at the junction of the bargeboards.

- Another constructional detail characteristic of the area is the change in pitch of the roof to a shallower slope for the first three courses or so from the eaves with the addition of a sprocket above the bargeboard.

- Earlier bargeboards were relatively simple and unadorned, but from the 19th century onwards a vigorous style developed involving shaping the lower end of the bargeboard to form intricate patterns with a wide variety of examples throughout the District.

Dormers

- Dormer windows are a typical traditional feature throughout the District, with a variety of styles and details.

- These include the wedge type, being the most typical found in small cottages, the gabled type with plain or decorative bargeboards and occasionally the more decorative crow-stepped gable dormer constructed in brick.

Vernacular Architecture of South Norfolk

House Plan & Form

- The Hall House : The mediaeval hall house had a fairly regular pattern, having a large communal area open to the roof, separated from two service rooms by a 'screens' passage, at either end of which were the external doors to the building. A variation of the hall house, the 'Wealden' house, had a two storey bay at each end of the hall, the first floors of which were jettied (cantilevered out). Two examples of this type survive in South Norfolk, although in a modified form, Bretts Manor at Wacton Common and Yew Tree Farmhouse, Forncett St Mary.

Yew Tree Farmhouse Forncett St Mary

Bretts Manor Wacton Common
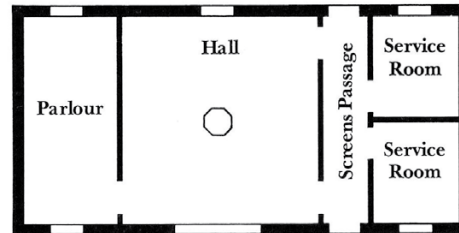
Plan of Medieval Hall House

- The Single-Span House : By the 16th century, the introduction of the hearth and chimney stack, situated at the end of the hall, enabled the first floor to be continued over the whole building. However, the ground floor remained essentially unchanged and it was not until the latter half of the 16th and the beginning of the 17th century that it became more common for the 'screens' passage arrangement to be abandoned in favour of having the entrance against the chimney. The stack was a considerable thickness and the space left over on the opposite side was often occupied by the staircase. A variation on this plan type had chimney stacks at each end of the house with brick gable ends and short brick return walls between which were timber-framed side walls.

- South Norfolk has a great wealth of houses of the single span type, especially in the central area of the district, although several have

been altered and modified and they vary considerably in size as well as structural quality.

- The single span system of construction is the constant factor of vernacular building up to and including the 17th century. Buildings were designed with the constraining factor of the longest available timber member determining the depth of the building.
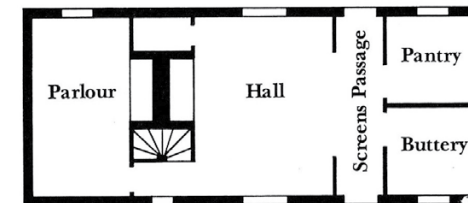
Plan of 16th Century House

Plan of 17th Century House

Forncett St Mary

Vernacular Architecture of South Norfolk

Forncett St Mary

Tasburgh

a common hall. This basic shape was retained through the 19th century. The popularisation of Welsh slate as a roofing material in the late 18th century enabled roof pitches to become much shallower.
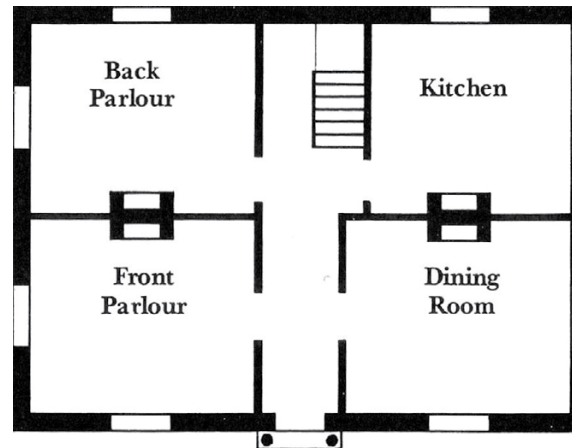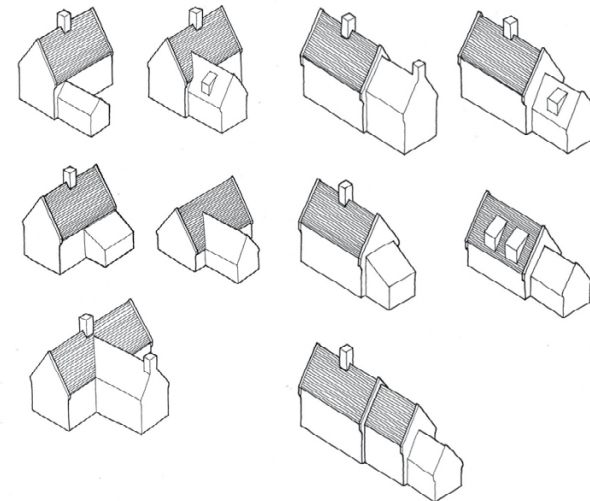

Plan of 18th Century House

- Enlargements to buildings follow a variety of simple traditional additive forms such as a one or two storey extension to the end of the building or by adding another long rectangular unit at right angles to the original house to create cross-wings, lower parallel ranges, gables and lean-tos. The two storied house often had its roof extended downwards at the rear of the building to enable some small rooms to be added to the ground floor to create an 'outshot' with a slightly shallower pitched roof known as a catslide roof.

- The Double Depth House : By the 18th century, construction principles and techniques generally used for grand or non-vernacular buildings in the 16th and 17th centuries had filtered down the social scale. A clean break was made from the single span, asymmetrical plan of the 17th century house in favour of the symmetrical 'square' plan which allowed four rooms to be entered off

Winfarthing

Traditional Building Forms

Vernacular Architecture of South Norfolk

Tayler & Green Buildings

- The architects Herbert Tayler & David Green were commissioned in the 1940s, 50s and 60s by the former Rural District of Loddon to design a number of housing schemes in several parishes throughout the district. They combined low cost with an understanding of rural character and use of local building materials and craftsmanship.

- Following a thematic study of post-war, local authority housing by English Heritage in the 1990s, four groups of houses designed by Tayler & Green were added to the statutory list of buildings of special architectural or historic interest at Grade II. This recognised the developments at Bergh Apton, Ditchingham, Loddon and Gillingham as some of the best examples in the country which make an important contribution to the distinctive character of the built environment within South Norfolk.

- Tayler & Green's approach to layout involved carefully working with the landscape, often using groups of terraces to form key spaces. These terraces may be gently curved or stepped to work with the topography of the land.

- A variety of materials were used including brickwork which often incorporated decorative patterns, especially on gable walls along with colour washed facades in pastel shades to provide visual interest to the terraces.

- The use of chimneys creates a distinctive roofscape which along with patterned trellis work, decorative bargeboards and features such as crinkle-crankle walls have resulted in schemes which are an important part of the built heritage of the district.

Howe

Landscape Character

Overview

The landscape of South Norfolk comprises a rich, and often subtle, diversity of character and features, whether natural or influenced. Outside the limits of the main built-up centres of the market towns, expanses of agricultural land are punctuated by scattered settlements, woodlands, trees and hedgerows, commons, rivers, broads, and heaths.

The district has a slightly undulating topography with gentle transitions, with the highest points at Carleton Rode and Poringland. River valleys provide the greatest natural variation in landform, while man-made features, such as the Roman town at Caistor St Edmund and the by-passes for Norwich (A47) and Wymondham (A11), have imposed their own contrasts.

Throughout the district are identified assets that have helped enrich the landscape. There are many Registered Historic Parks, such as Kimberley, which has arguably one of the finest concentrations of veteran trees in the county, and also a number of locally significant parks and gardens. In addition are remnants of former estates, such as Costessey, the plantings of which still provide significant visual reminders of a grand past. Across

the district are many sites of ancient woodland, and also an identified historic hedgerow pattern in the Dickleburgh area.

National Landscape Character Areas

There has been much work at both a national and local level to establish the key characteristics of South Norfolk. The Countryside Agency and English Nature have defined four National Character Areas in South Norfolk that describe the district's landscape.

South Norfolk and High Suffolk Claylands forms the largest of the areas and includes Long Stratton and Wymondham.

Key characteristics

- Slightly undulating topography.
- Large areas of chalky glacial till plateau with little relief, except where incised by small rivers and streams.
- Mix of remnant medieval Ancient Countryside (irregular small fields with pollard hedgerow oaks), early co-axial field patterns, and large modern fields devoid of hedges and trees.
- Large common grazing lands, greens or commons with settlement around the edge.

- Almost entirely arable, except for pasture in river valleys, remnant parkland, commons and greens. Intensive livestock housing.
- Boundaries formed by deep ditches, with or without hedges and/or hedgerow trees. Large areas of woodland are scarce, especially on the plateau. Small copses are frequent in some areas.
- Few major transport routes but extensive network of narrow lanes and byroads.

Landscape Character

National Landscape Character Areas
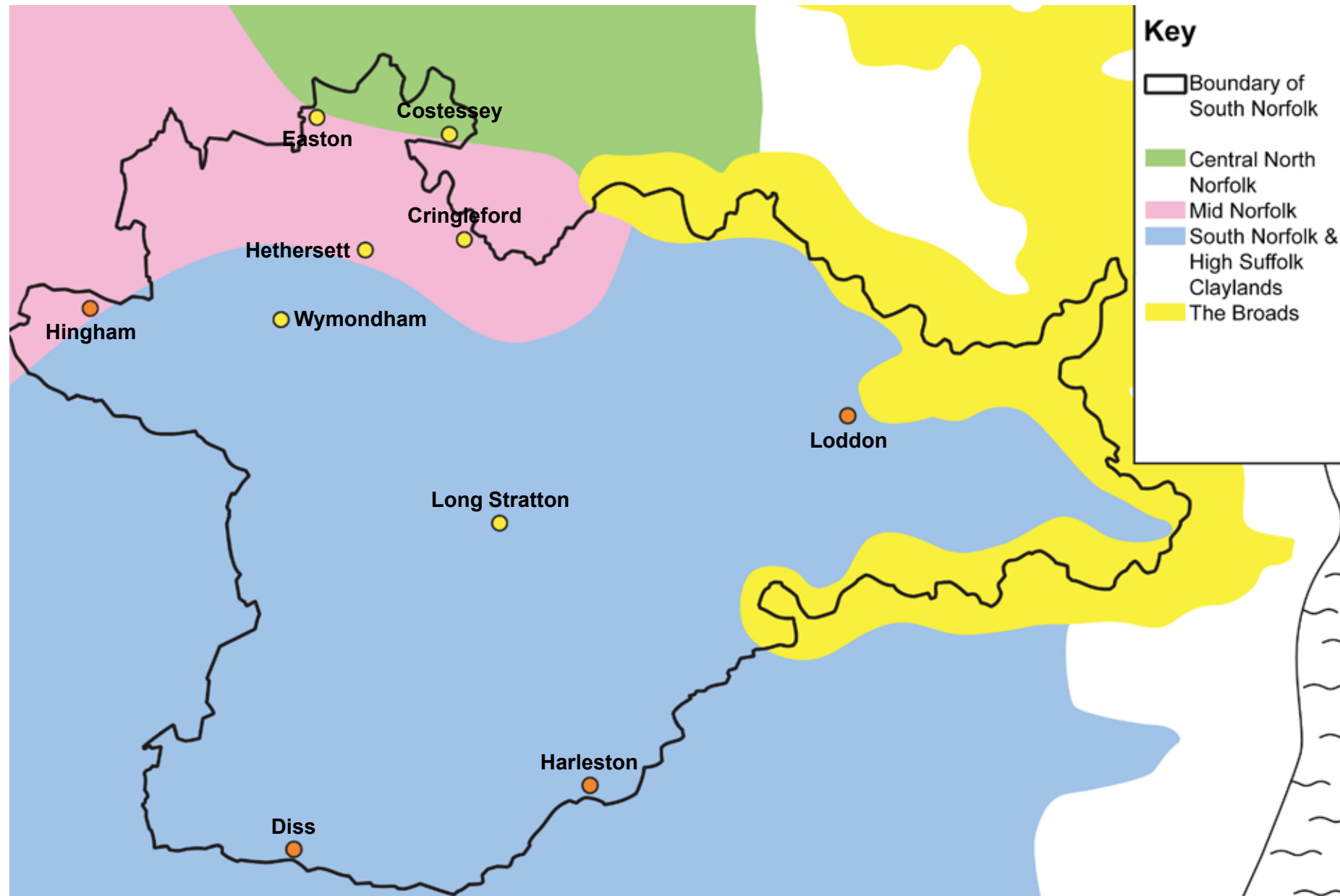
Key

- ☐ Boundary of South Norfolk
- ■ Central North Norfolk
- ■ Mid Norfolk
- ■ South Norfolk & High Suffolk Claylands
- ■ The Broads

Map labels: Easton, Costessey, Cringleford, Hethersett, Hingham, Wymondham, Loddon, Long Stratton, Harleston, Diss

Landscape Character

The Mid Norfolk Area and the Central North Norfolk Area are together the second most influential areas, which include Cringleford and Hethersett, and to the north between the River Wensum and the A47 part of Costessey & Easton.

Key characteristics

- Variable geology, with extensive sand and gravel soils.
- Predominantly arable, with variable field sizes, generally medium rather than large; relatively well-wooded, often a reflection of sporting interest within the estates, but with little ancient woodland.
- Remnant ancient countryside with patchwork field system which has been sporadically rationalized, particularly towards the west.
- Large number of small- to medium-size 18th century estates.
- Dispersed villages and isolated farmhouses within complex minor road network. Denser settlement pattern south of river Wensum.

The Broads Area forms the last National Character Area along the boundaries of the District, defined by the rivers Yare and Waveney.

Key characteristics

- Predominantly an area of fens and marshes around extensive areas of open water, containing a wet, low-lying complex of flooded former peat workings ('Broads') of various sizes, river channels, reed swamp, fen, carr woodland and drained grazing marsh, with some arable cultivation.
- Settlement is on higher ground, with extensive areas of reedbeds, grazing marsh and some woodland in the floodplain. Tourist villages have no cohesive vernacular character and are very crowded in summer but population is sparse elsewhere.
- Windpumps and isolated farmhouses are the most significant artefacts in the marshes, with boats, birds, cattle, field gates, willow pollards and reed-fringed ditches all important landscape features throughout the area.
- Landscape of contrast and surprise, with rivers and Broads concealed from surrounding areas by carr woodland or extensive views over rivers and marshes.

2.4   Local Landscape Types and Character Areas

Hales Church

Local Landscape Types and Character Areas

Within the four National Landscape Character Areas identified above, there are seven Landscape Types that share common characteristics of geology, topography and vegetation. These have been identified by work commissioned by South Norfolk Council in the South Norfolk Landscape Assessment Report, as:

A: Rural River Valley.

B: Tributary Farmland.

C: Tributary Farmland with Parkland.

D: Settled Plateau Farmland.

E: Plateau Farmland.

F: Valley Urban Fringe.

G: Fringe Farmland.

Within the Landscape Types there are twenty detailed Landscape Character Areas that describe the single and unique geographical areas of the Landscape Types in South Norfolk.

A summary of the key characteristics and design principles for new development for each character area is provided in the next section of the Place Making Guide. Developers must take these principles into account when considering proposals for any development.

Character Map

Click on the labels to view the relevant character page

South Norfolk Boundary — River Valley Extents

Study Boundary — Broads Authority Area

© Crown copyright and database rights 2011 to date Ordnance Survey Licence no 100019483

A1:   Tas Rural River Valley

The Tas Rural River Valley runs in an approximately south to north direction from Tasburgh in the south to the Norwich Southern Bypass in the north including valleys to Shotesham, Hempnall and Forncett with boundaries defined topographically in relation to the top of the valley sides.

Key characteristics

- Some long views within the valley but restricted external views.
- Sparsely settled character with buildings of a rural vernacular appearance clustered around fording points or linear development at the upper or lower areas of the valley sides.
- Characteristic vernacular buildings including distinctive weather-boarded mill houses and Dutch gable ends.
- Presence of a small number of distinctive halls and parkland.

0   5   20km

Shotesham

Stoke Holy Cross

Shotesham

A1:   Tas Rural River Valley

Shotesham

Newton Flotman

Shotesham

Shotesham

Stoke Holy Cross

Key design principles

- Ensure that the sparsely settled character of the valley is maintained, with its occasional buildings of local rural vernacular character and clear relationship with the landscape context.

- Maintain the distinctive settlement pattern, either nucleated around bridges or ford crossing points or as linear settlements along roads on the valley sides.

- Consider the impact of development within adjacent landscape character areas, particularly higher land of the Tas Tributary Farmland (character area B1) on the character of the rural valley, especially in open parts of the valley where there are key views.

- Ensure that new development responds to the scale, form and proportions of existing vernacular buildings in the area reflecting traditional character, materials and colours of the locality.
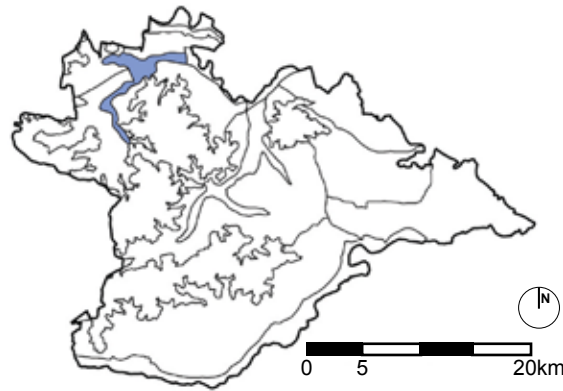
A2: Yare/Tiffey Rural River Valley

The Yare/Tiffey Rural River Valley is to the south-west of Norwich defined by the valley landform of the River Yare and its tributary the River Tiffey, with the Norwich Southern Bypass defining the boundary where it crosses the River Yare, east of Norwich.

Key characteristics

- Presence of attractive historic bridges over the river, mostly constructed of brick, some of which are Scheduled Ancient Monuments.
- Important buildings present including Wymondham Abbey and churches and mills forming landmark features.
- Distinct small attractive villages with strong vernacular qualities clustered around river crossings on the valley floor. Sparse farmsteads and isolated buildings, scattered across the valley sides.
- Important views including the view to Wymondham Abbey across the river valley.
- Villages contain a core of attractive buildings with a distinctive vernacular character including brick and flint buildings, stepped gable ends, round towered churches and weatherboarded watermills.

0   5   20km

Bawburgh

Wramplingham

Bawburgh

Marlingford

A2: Yare/Tiffey Rural River Valley

Barford

Bawburgh

Marlingford

Kimberley

Key design principles

- Ensure that the existing development pattern is maintained with settlement clustered around fording points or focussed at the base of the valley sides.
- Ensure that the sense of separation between settlements is maintained.
- Respect the small scale of existing developments and the openness of the valley floor.
- Ensure that important long range views are protected including the skyline and crest of the upper slope.
- New buildings should respect the vernacular character of individual buildings and the villages as a whole.
- Retain the rural character of the area by avoiding the use of standardised and intrusive urban materials and features.

Wymondham Abbey from the Tiffey Valley

A3: Tud Rural River Valley

The Tud Rural River Valley is defined by the landform of the upper valley sides and incorporates woodland along the valley crest to the south which forms an important enclosing vegetation belt along the Norwich Southern Bypass and areas of the ridge between the River Wensum.

Key characteristics

- Small intimate rural valley with confined valley form and restricted views but more distant views from the upper slope.
- Remote, very rural character despite proximity to Norwich due to extremely restricted access.
- Small scale, very sparse settlement comprising occasional isolated farmsteads of vernacular character.
- Farm houses and their associated agricultural buildings, which often include brick and white-painted buildings with red pantiled roofs integrated into the landscape.
- Important 'green' gap between the settlements of Costessey and New Costessey located on the upper valley either side of the Tud, with some linear, predominantly post-war expansion into the valley at their edges, where they have a more suburban residential character.
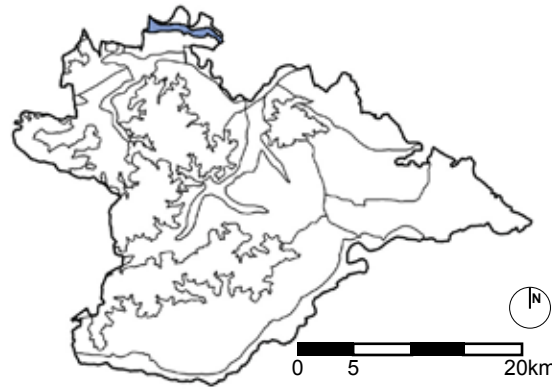
0 5 20km

Easton

Costessey

Easton

A3: Tud Rural River Valley

Easton

Easton

Key design considerations

- Respect the sparsely settled character of the valley.

- Maintain the distinct and separate character of the settlements of Costessey and New Costessey.

- Prevent incremental development down the valley sides into this character area.

- Respect the character of existing vernacular buildings and integration with the rural landscape.

- Consider the impact of any development on key views to and from the River Tud.

Easton

A4: Wensum Rural River Valley

The Wensum Rural River Valley is located in the far north of the district and is defined by the landform of the upper valley sides.

Key characteristics

- Settled valley (mainly outside of South Norfolk) including the strong, linear settlement of Costessey which follows a meander in the Wensum.
- Brick-based architecture including elements of 'Cosseyware' – fine decorative brickwork produced by George Gunton from his Costessey brickworks during the Edwardian period.
- Strong visual character which is considerably more urban and less vernacular than those settlements within the more rural river valleys.
- Brick is the predominant building material although post-war and more modern styles (including bungalows) and materials are also common.
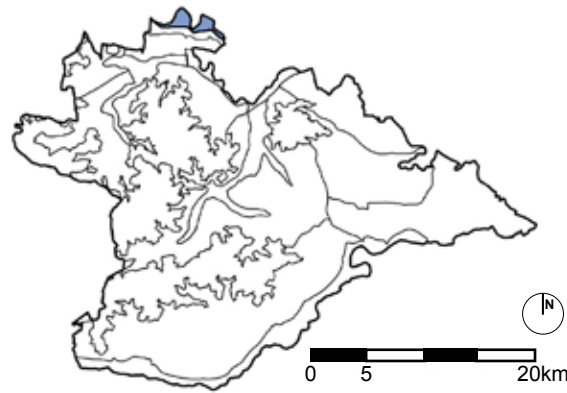
0   5   20km

Costessey

Costessey

Costessey

Costessey

A4: Wensum Rural River Valley

Costessey

Key design considerations

- Prevent the loss of identity by avoiding development which merges with other nearby settlements such as New Costessey.
- Ensure that new development respects the existing character of Costessey and the landscape context.
- Reinforce and respond positively to the remaining vernacular context and the locally distinctive character of the decorative brickwork present in some buildings.
- Consider the impact of any development on key views to the River Wensum.

Costessey

Costessey

Costessey

A5:   Waveney Rural River Valley

The Waveney Rural River Valley runs along the southern boundary of the district with the River Waveney itself forming the division between the counties of Norfolk and Suffolk. The boundaries are defined topographically to the north by the upper crest of the valley sides, although settlements such as Diss and Harleston extend beyond this boundary to encompass the whole settlement.

Key characteristics

- A relatively large-scale open valley landscape with some long views within the valley.
- Number of attractive fords and small bridges along the river course.
- Scole Roman Settlement – Scheduled Ancient Monument.
- Strong market town character at Diss and Harleston.
- Settlements occur on the northern slopes of the valley side, predominantly clustered, with the exception of Needham and Wortwell, which are distinctly linear, stretching along the valley floor.
- Open grassy commons of many of the village centres are a reminder of the historic landscape.

- Water mills, windmills and churches, including round tower churches, form distinctive landmark features within the valley.
- Red brick and coloured render are distinctive building materials, contributing to the attractive vernacular character of the area.
- Listed post-war residential development by Tayler & Green Architects at Ditchingham
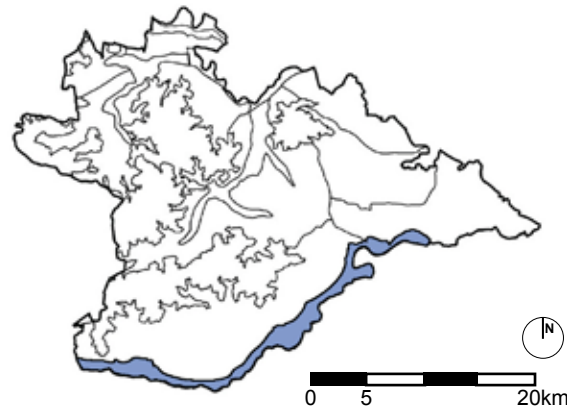
0   5   20km

Ellingham

Needham

Ditchingham

A5:   Waveney Rural River Valley

Brockdish

Wortwell

Needham

Scole

Brockdish

Key design considerations

- Maintain the character of the rural lane network, particularly the sunken lanes and their fords and bridge crossings.
- Maintain the rural character of the river valley by avoiding the use of standardised and intrusive urban materials and features.
- Ensure that key views to landmark churches, particularly those on the valley crest skyline are preserved and that new development protects and enhances the setting of landmark features.
- Ensure that the compact character of the market towns and small scale vernacular settlements is preserved and enhanced.
- Ensure that new development responds to the scale, form and proportions of existing vernacular buildings in the area, reflecting distinctive character, materials, and colours of the locality.

See Appendix A:

- Case Study 2: Ditchingham; and
- Case Study 6: Brockdish.

B1:   Tas Tributary Farmland

The Tas Tributary Farmland is a large area of land encompassing the Tas River Valley character area, located at the heart of South Norfolk and bounded to the north, south and west by surrounding Plateau areas.

Key characteristics

- Framed open views across the countryside and into adjacent character areas.
- Settlements characterised by a small number of large villages including Long Stratton, with smaller hamlets and scattered farmsteads dispersed across the wider landscape, frequently clustered with small areas of woodland.
- Agricultural buildings occur at intervals across the landscape, the more traditional being built of red brick.
- Settlements include Swainsthorpe with its round towered church, Newton Flotman and Saxlingham Nethergate with many timber framed houses and thatched cottages.
- Churches are distinctive features within this landscape and are visible across the character area when located on areas of higher ground including round towered churches at Topcroft , Fritton and Aslacton and square towered churches at Stratton

St Michael and Tibenham.
- Mixed vernacular of timber frame, stepped and Dutch gables, thatch and round towered churches.
- Post-war residential development by Tayler & Green Architects at Woodton.
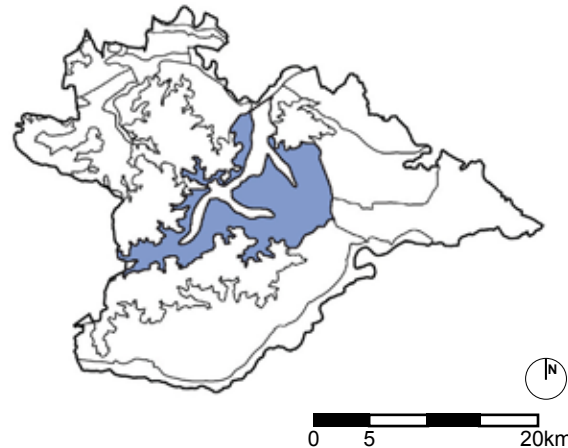
Swainsthorpe

Woodton

Shotesham

B1:   Tas Tributary Farmland

Howe

Saxlingham Nethergate

Forncett St Mary

Topcroft

Saxlingham Nethergate

Key design principles

- Ensure that the existing small scale and dispersed settlement pattern is respected and that settlements do not become merged as a result of infill and edge development.

- Consider the impact of development upon the skyline and ensure that the sense of openness of the character area is preserved.

- Ensure that positive views are maintained, particularly those of the Tas Tributary Farmland from the Southern Bypass, to and from the City of Norwich and to and from Venta Icenorum (Caistor Roman Town) in the Tas Valley.

- Ensure that new development responds to the vernacular character of existing settlements including scale, form, proportions, materials and colours.

- Maintain the rural character of the lanes, grass verges and hedges forming property boundaries and avoid the use of standardised and intrusive urban materials and features.

B2: Tiffey Tributary Farmland

The Tiffey Tributary Farmland is in the western part of the district. The upper limits are defined by the edges of the Plateau Farmland Landscape Type and the settled Plateau Farmland with the lower limits defined by the Yare/Tiffey Rural River Valley.

Key characteristics

- Rural working landscape of farmland.
- Framed and long range views into adjoining Yare/Tiffey Rural River Valleys and towards important landmarks including Wymondham Abbey and Wicklewood Windmill which create a sense of place.
- Sparse settlement comprising a small number of nucleated villages - Morley St Botolph, Spooner Row, Wicklewood and Kimberley, isolated dwellings and interspersed farm buildings but connected by a dense network of rural lanes.
- A number of more industrial type farm buildings feature prominently in the landscape.
- Elements of vernacular interest including isolated square towered churches , timber-framed buildings, stepped gables and a windmill forming important local landmarks.
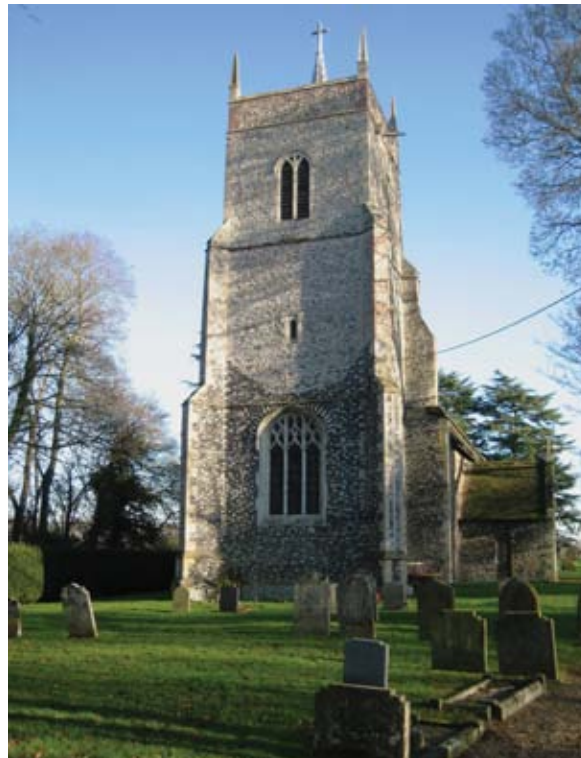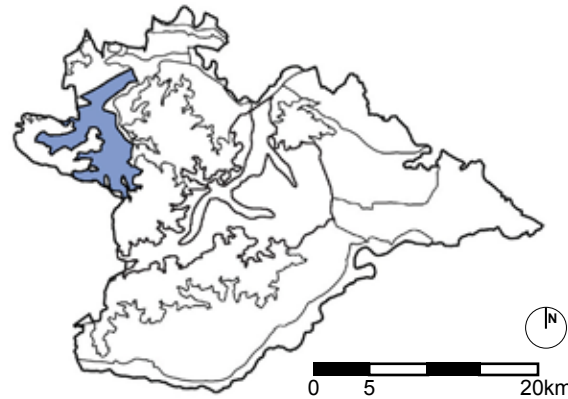
0   5   20km

N

Morley

Wicklewood

Kimberley

Kimberley

B2:   Tiffey Tributary Farmland

Spooner Row

Kimberley

Wicklewood

Key design principles

- Maintain the predominantly rural character of the area and ensure new development relates to the existing pattern of small villages with occasional scattered development.
- Ensure sensitive siting and design of new agricultural buildings and other tall structures to minimise visual impact upon the landscape.
- Protect views to landmarks and their settings , particularly Wymondham Abbey, Wicklewood Windmill and isolated churches and ensure that these are not adversely affected by new development.
- Ensure that new buildings respond to the vernacular character of existing settlements.

Kimberley

B3:   Rockland Tributary Farmland

The Rockland Tributary Farmland is to the east of Norwich. The eastern boundary adjoins the Yare Valley Urban Fringe and Tas Tributary Farmland, with the northern perimeter defined by the edge of The Broads and the A146 forming southern boundary, abutting the Chet Tributary Farmland and the Poringland Settled Plateau Farmland.

Key characteristics

- Small villages, particularly linear villages along the edge of the Yare floodplain including Surlingham and Claxton, with small nucleated settlements inland including Rockland St Mary, Bramerton & Thurton.

- Vernacular character of older buildings with several brick houses having predominantly Dutch gables due to high number of brickworks located in this area in the 18th and 19th centuries along with newer post-war buildings including some residential development by Tayler & Green Architects.

- Eighteenth century parkland attributed to Capability Brown at Langley Park, listed Grade II on the English Heritage register is a significant feature of the area.

- Presence of numerous isolated 'Saxon' churches which are important landmark features.

- Important views towards Norwich Cathedral and The Broads which provide a sense of place.
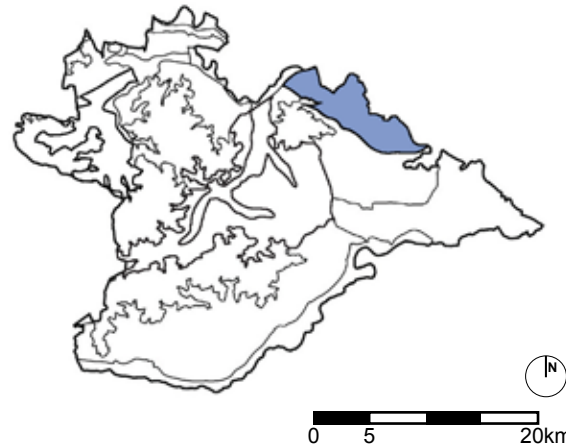
0   5   20km

Surlingham

Rockland St Mary

Surlingham

Kirby Bedon

B3:   Rockland Tributary Farmland

Hellington

Kirby Bedon

Bramerton

Carleton St Peter

Rockland St Mary

Key design principles

- Respect the existing characteristic pattern of linear settlements at The Broads fringe with settlements dispersed across the landscape elsewhere.
- Ensure that the rural quality is maintained including the rural lane network.
- Ensure that the integrity of important landmarks is respected particularly the setting of isolated churches.
- Maintain key views into and from The Broads.
- Consider the impact of development on the skyline of open areas.
- Ensure sensitive siting and design to integrate new agricultural buildings into the landscape with minimum visual impact.
- Ensure that new buildings respond to the vernacular character of existing settlements.

B4: Waveney Tributary Farmland

The Waveney Tributary Farmland covers an extensive area in the southern part of the district, incorporating land which slopes down to the lower lying Waveney Valley, which forms its southern boundary. The north western boundary is defined by the higher land of the plateau.

Key characteristics

- Large scale open landscape on higher ground with some distant views.
- Round tower and isolated churches are distinctive landmarks and often significant in rural views.
- Moats and earthworks are a feature usually associated with old halls and farms.
- Historic parkland and associated halls and mansions occur throughout the area.
- Distinctive, regular, historic field pattern around Dickleburgh & other villages.
- Settlement occurs throughout the character area with villages frequently linear along roads and some villages being more compact and set around village greens as at Pulham Market and Burston. Less concentrated settlement to the east and west of the area.

- Large farm and processing units present in the wider landscape are often visually dominant.
- Older farm buildings characteristically red brick and pantiled.
- Building styles include a mix of traditional to the more suburban edges.

0   5   20km

Pulham St Mary

Dickleburgh

Pulham Market

B4: Waveney Tributary Farmland

Dickleburgh

Frenze

Dickleburgh

Gissing

Winfarthing

Pulham St Mary

Key design principles

- Protect views to landmark churches and their settings and ensure that these are not adversely affected by new development.
- Ensure that distinctive small-scale historic field patterns around villages are conserved.
- Ensure that the rural character is conserved with the pattern of small villages and settlements set within the agricultural landscape.
- Ensure that the individual identity and character of the villages either set around greens or loosely followings roads is maintained.
- Maintain soft grass verges and open frontages that characterise the settlements along rural roads and avoid the creation of hard boundaries or surfaces which would create a more urban character.
- Ensure that new development responds to and reinforces the local vernacular features which contribute to the rural character of the area.

B5:   Chet Tributary Farmland

The Chet Tributary Farmland lies in the east of the District with its north eastern edge, abutting the Broads at Loddon and Chedgrave. It comprises land rising gently from the Broads and is cut through by the River Chet and its tributaries.

Key characteristics

- Flat to gently undulating landscape.
- Dispersed settlement across the character area but where it does occur is generally quite compact, often clustered around greens of 12th to 13th century origin, with intricate network of minor roads.
- Areas of parkland at Langley and Bergh Apton.
- Moated sites at Hales Hall, Moat Farm to the south of Kirstead Green and to the west of the church at Hales.
- Distinctive and extensive areas of common land and smaller village greens.
- Norman round-towered churches are a distinctive character of the landscape either within villages or as isolated landmarks, forming very visible features on the highest ground, generally built of chequered red brick and flint.

- Most villages have a distinctive village core comprising red brick and timber frame houses with mixed building styles and materials at the more recent, suburban edges. Village ponds are also a feature.
- Large farm buildings and farm processing units occur throughout the landscape with older farm buildings being characteristically red brick and tiled.
- Several post-war residential developments by Tayler & Green Architects including the listed groups at Loddon & Bergh Apton.

Brooke

Bergh Apton

Loddon

0   5   20km

B5:   Chet Tributary Farmland

Bergh Apton

Hales

Brooke

Bergh Apton

Hales

Key design principles

- Ensure that the rural character is conserved with settlements primarily relating to the tributary valleys.
- Avoid further linear development which would impinge on the rural setting.
- Maintain visual links to The Broads and consider the effect of any change to and from The Broads and their setting.
- Ensure that views to churches and their settings are protected as distinctive landmark features within the landscape and that they are not adversely affected by new development.
- Ensure that new development responds to and reinforces the character and identity of the market towns and villages with their compact form clustered around a historic core and their local vernacular features which contribute to rural character including scale, form, proportions, materials and colours.

See Appendix A:

- Case Study 13: Hales.

B6:   Yare Tributary Farmland

The Yare Tributary Farmland is a small character area in the north west of the district, bounded to the north and east by the district boundary with the edge of the adjacent higher plateau landscape and Tributary Farmland associated with the Tiffey to the south east.

Key characteristics

- Gently undulating landform.
- 'Parkland' character around Welborne and Coston.
- Settlements of linear form at Barnham Broom, Welborne, Brandon Parva and Coston dispersed throughout the character area with a network of connecting rural lanes.
- Distinctive views to churches which provide important focal points in the landscape.
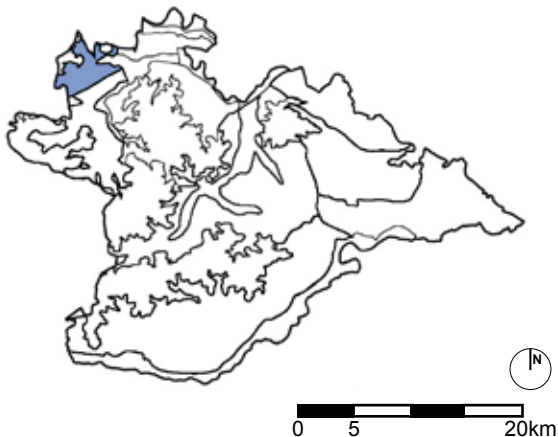
Brandon Parva

Runhall

Barnham Broom

0   5   20km

B6: Yare Tributary Farmland

Runhall

Coston

Runhall

Welborne

Welborne

Key design principles

- Ensure that the character of individual villages is conserved by limiting linear development to prevent coalescence of settlements and maintaining the rural character of the network of lanes.
- Ensure that views to churches and their settings are protected as focal points in the landscape and that they are not adversely affected by new development.
- Ensure that new development responds to and reinforces the vernacular character of individual settlements including, scale, form, proportions, materials and colours.

C1: Yare Tributary Farmland with Parkland

The Yare Tributary Farmland with Parkland is to the south-west of Norwich and is defined by the rural and urban reaches of the River Yare to the east and north and by the settled plateau farmland around Hethersett and Wymondham to the south.

Key characteristics

- Shelving landform with gently undulating topography.
- Presence of large parkland estates with railings, boundary fences, tree-lined avenues and traditional wooded parkland.
- Sparsely settled landscape with small clusters of farmhouses, small villages and rural dwellings associated with large manorial buildings and halls.
- Vernacular architectural character, predominantly of rural buildings and estate dwellings with mix of brick, flint, stepped and Dutch gables, more modern dwellings in the larger villages.
- High number of large dwellings in extensive grounds including characteristic large detached halls and manor houses, usually constructed of brick, of high architectural quality, associated with the parkland estates of Keswick, Intwood, Thickthorn and Colney.
- High number of churches including especially characteristic isolated churches.
- Intermittent long views towards Norwich.
- Presence of large institutional buildings including the hospital and areas of the Norwich Research Park at Colney.
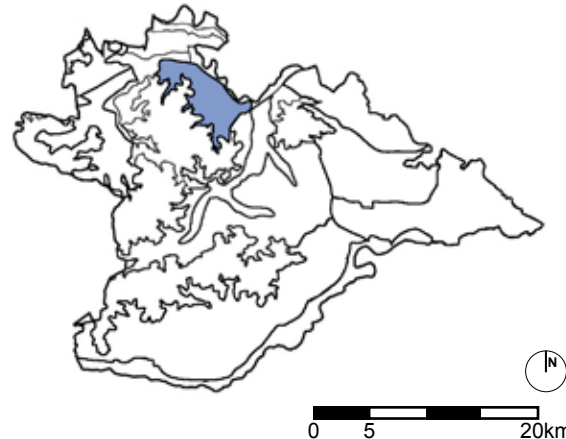
Swardeston

Little Melton

Intwood

C1: Yare Tributary Farmland with Parkland

Keswick Hall

Little Melton

Colney

Intwood

Cringleford

Little Melton

Key design principles

- Ensure that the sparsely settled character of the area is respected with small villages, isolated buildings of vernacular character and large institutional buildings in extensive grounds.
- Ensure that the quality, character and setting of the key landscape assets are protected, notably the tributary corridors and historic parklands.
- Ensure that key views of historic churches and their settings are protected.
- Ensure that the rural character of the network of lanes is conserved and avoid the use of more urban features such as widening, kerbing and lighting.
- Consider the impact on key views from higher plateau landscape, adjoining character areas and views towards Norwich.
- Ensure that new development responds to and reinforces the local vernacular features which contribute to the character of the area.

C2: Thurlton Tributary Farmland with Parkland

The Thurlton Tributary Farmland with Parkland lies to the extreme east of the district adjoining The Broads to the east and extending to the district boundary to the south.

Key characteristics

- Land rises gently from the low lying Waveney valley with areas of flatter plateau cut by narrow tributaries (Becks).

- Presence of large estates with their associated 18th and 19th century halls and distinctive historic parkland landscapes including Ditchingham, Raveningham, Hedenham, Ellingham, Geldeston & Gillingham.

- Relatively sparsely settled with the larger villages of Haddiscoe and Thurlton (associated with the Becks) and Gillingham. Villages mainly residential with absence of centre/core, but Toft Monks set around a village green.

- Isolated and round tower churches are key features and prominent in views. Red brick barns occur as landmark features.

- Open views across the marshes of The Broads.

- Modern development plus traditional vernacular of red brick, Dutch and stepped gable ends.

- Several post-war residential developments by Tayler and Green Architects including the listed group at Gillingham.
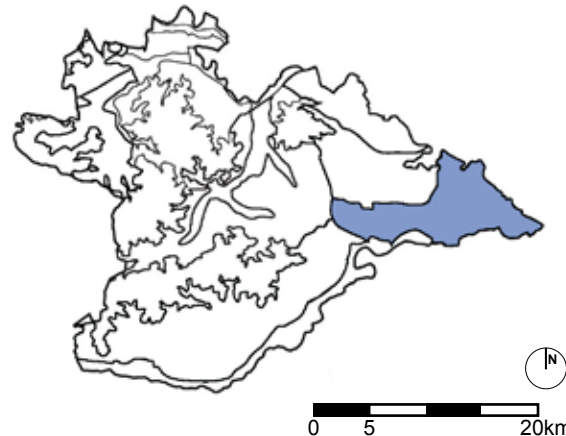
Gillingham

Toft Monks

C2: Thurlton Tributary Farmland with Parkland

Toft Monks

Thurlton

Haddiscoe

Wheatacre

Toft Monks

Gillingham

Key design principles

- Ensure that the relatively sparsely settled character is conserved with occasional larger villages and scattered isolated settlements and farms.
- Ensure that historic parkland landscapes are conserved and enhanced.
- Ensure that key views into and from The Broads are maintained.
- Ensure that views to churches and their settings as landmark features are protected and enhanced.
- Ensure that the rural character of the road and lane network is conserved.
- Ensure that new development integrates within the rural setting particularly the interface with the landscape at settlement edges and conserves and reinforces locally distinctive vernacular elements which contribute to the character of the area.

D1: Wymondham Settled Plateau Farmland

The Wymondham Settled Plateau Farmland is located to the south-west of Norwich and includes the medium sized settlements of Wymondham and Hethersett.

Key characteristics

- Large expanse of flat landform with little variation over long distances with strong open horizons.
- Settled landscape with large edge-of-plateau towns and villages at Wymondham, Mulbarton and Hethersett plus smaller, nucleated settlements including Great Melton, East Carleton, Bracon Ash, Hethel and Wreningham, dwellings and farms dispersed across the plateau.
- Long views from plateau edge with important views towards Norwich from the north of the area.
- Strong vernacular character particularly brick and pantile, timber framed buildings, stepped and Dutch gables and some black and white painted brick buildings.
- Vernacular character partly eroded by modern estate type development
- Some isolated churches, sometimes hidden by dense churchyard vegetation.

- Parkland previously a strong feature but only Hethersett Hall, Ketteringham and Great Melton remain.
- Historic market town at Wymondham.
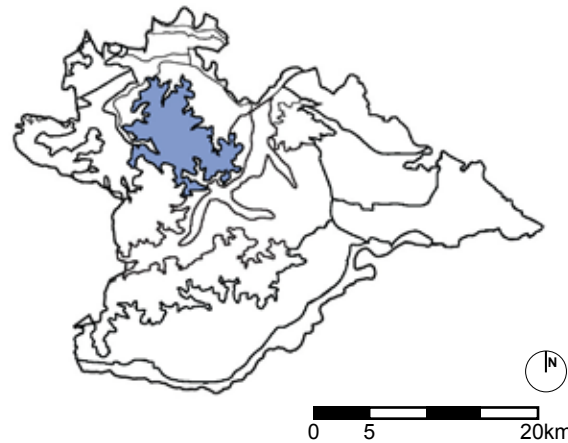
Hethel

Mulbarton

Mulbarton

0   5   20km

D1: Wymondham Settled Plateau Farmland

Ketteringham

Mulbarton

East Carleton

Ketteringham

Bracon Ash

Key design principles

- Ensure that the distinctive settlement pattern is respected comprising concentrations of development at plateau edge locations, smaller nucleated village settlements and dispersed buildings across the plateau.

- Ensure that the nucleated clustered character of the settlements is maintained.

- Consider the impact of new development on skyline views and the sense of 'openness', particularly views from the surrounding lower tributary farmland.

- Ensure that key views from the plateau edge to and from the City of Norwich are maintained.

- Where there is evidence of vernacular character, ensure that new development responds to and reinforces elements such as scale, form, materials, details and colours of the locality.

- Preserve the flat character of the plateau by avoiding the use of intrusive landscape features e.g bunding.

D2: Poringland Settled Plateau Farmland

The Poringland Settled Plateau Farmland is located to the south-east of Norwich and is defined by the 40m AOD contour.

Key characteristics

- Flat landscape which rises to a gentle central dome.
- Long views to Norwich from the northern edge and to the Tas Valley.
- Densely settled core area, predominantly of ribbons of post-war bungalows and other development along the small roads, interconnecting the older settled areas which in part blurs the transitions between villages making them indistinct.
- Older village cores have a more distinct character and vernacular buildings are frequently brick with some flint or flint details, ornamental Dutch gables and some stepped gables.
- Churches predominantly round-towered with a notable exception at Framingham Pigot where a later spired church uncharacteristic for South Norfolk, replaced an older round tower.

0   5   20km
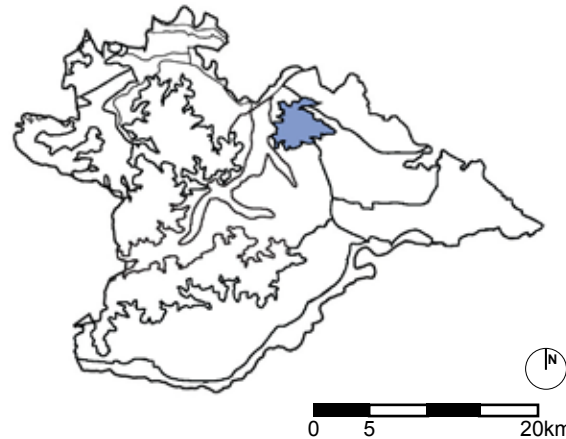
Framingham Earl

Arminghall

Poringland

Framingham Earl

D2: Poringland Settled Plateau Farmland

Arminghall

Yelverton

Framingham Earl

Poringland

Framingham Earl

Poringland

Key design principles

- Ensure the distinction and separation between the core settled area around Poringland and the smaller outlying settlements is maintained.
- Ensure that new development does not adversely impact upon key views from and to the sensitive edge of the area, particularly to the north which is intervisible with Norwich.
- Ensure that new development is well integrated into the landscape and maintains the quality of the transition between the settled and agricultural landscape.
- Avoid development that accentuates the linear quality of the post-war settlement pattern.
- Where there is evidence of vernacular character, ensure that new development responds to and reinforces elements such as scale, form, materials, details and colours of the locality.
- Preserve the flat character of the plateau by avoiding the use of intrusive landscape features e.g bunding.

See Appendix A:

- Case Study 4: Poringland.

E1: Ashwellthorpe Plateau Farmland

The Ashwellthorpe Plateau Farmland character area is located in the west of the district, forming an area of higher flat land above the 50m contour. It is bounded by the slightly lower lying and settled plateau farmland to the north-east and it adjoins the tributary farmland sloping down towards the Rivers Tiffey and Tas.

Key characteristics

- Distinctive flat elevated landform.
- Large scale rural landscape of both openness and enclosure by woodland.
- Panoramic views and some framed views.
- Linear settlement along roads.
- Network of rural roads crossing the area connecting settlements.
- Moats are a feature either associated with historic halls or in isolation.
- Churches at the edge or outside of linear settlements.
- Vernacular buildings including timber framed houses intermixed with more modern development.
- Isolated farmhouses dispersed throughout the area with distinctive black timber and brick barns and farm buildings a key feature.
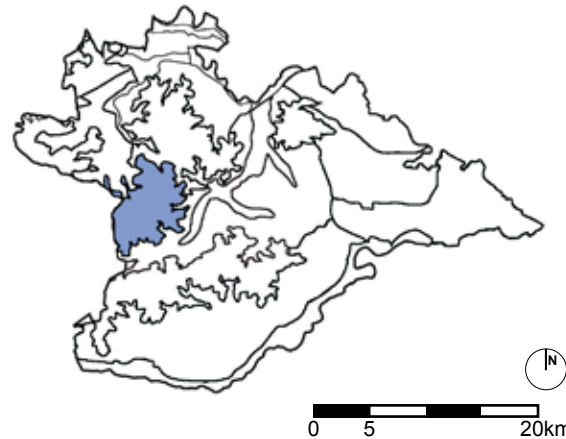
Bunwell

Tacolneston

Ashwellthorpe

Ashwellthorpe

E1:   Ashwellthorpe Plateau Farmland

Bunwell

Tacolneston

Bunwell

Carleton Rode

Fundenhall

Ashwellthorpe

Key design principles

- Ensure that new development maintains the character of existing settlements but avoids the loss of individual village identity through merging of settlements.
- Ensure that the setting of historic halls and moats is maintained.
- Ensure that the rural character of the road and lane network is maintained
- Ensure that new development maintains the open character and panoramic views from parts of the plateau.
- Where there is evidence of vernacular character, ensure that new development responds to and reinforces elements such as scale, form, materials, details and colours of the locality.
- Preserve the flat character of the plateau by avoiding the use of intrusive landscape features e.g bunding.

See Appendix A:

- Case Study 5: Ashwellthorpe.

E2:   Great Moulton Plateau Farmland.

The Great Moulton Plateau Farmland character area comprises an area of elevated plateau above the 50m contour in the southern part of the district. It adjoins the lower lying tributary farmland which slopes away towards the Rivers Tas and Waveney

Key characteristics

- Flat, elevated plateau landform.
- Large scale landscape of openness and exposure.
- Number of greens and commons.
- Distant views and farm buildings, some of large scale, exposed and visible in the open landscape.
- Timber framed houses and associated moats.
- Distinct absence of churches within the landscape.
- Sparsely settled with scattered farmhouses and farm buildings, some linear settlement with absence of centre/core.

0   5   20km
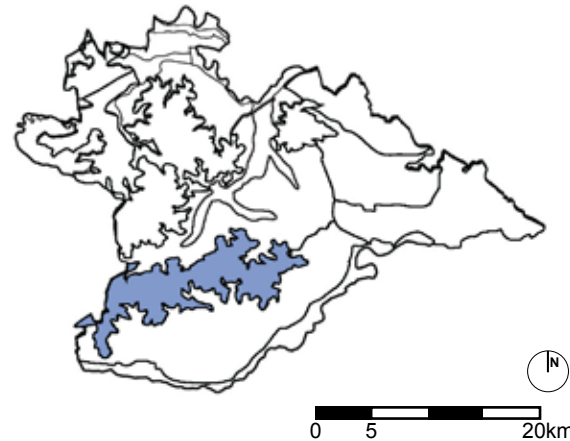
Tibenham

Gissing

Bressingham

Winfarthing

E2: Great Moulton Plateau Farmland.

Tivetshall

Shelton

Wacton Common

Morningthorpe

Tivetshall

Key design principles

- Ensure that the essentially open, unsettled character of the area is maintained.
- Ensure that the setting of historic halls and moats is conserved.
- Ensure that new development respects the small scale patterns and individual identity of existing settlements.
- Ensure that important long and open views are maintained.
- Where there is evidence of vernacular character, ensure that new development responds to and reinforces elements such as scale, form, materials, details and colours of the locality.
- Preserve the flat character of the plateau by avoiding the use of intrusive landscape features e.g bunding.

See Appendix A:

- Case Study 7: Tivetshall.

E3: Hingham-Mattishall Plateau Farmland

The Hingham-Mattishall Plateau Farmland is in the western part of the district and extends beyond the boundary into Breckland. Within South Norfolk there are five separate areas delineated by land above the 50m contour.

Key characteristics

- Flat plateau landform.
- Open elevated landscape with extensive views to and from the plateau.
- Settlement concentrated in nucleated market town of Hingham which developed around two markets and a church. Georgian architecture surrounding the market place provides a sense of place and distinctive character.
- Apart from Hingham, sparsely settled with linear settlement of several farms and some scattered farmsteads.
- Churches are a significant feature within the area as well as views from the higher ground to churches outside the character area creating a strong sense of place.
- Rural character with winding rural lanes dissecting the area.
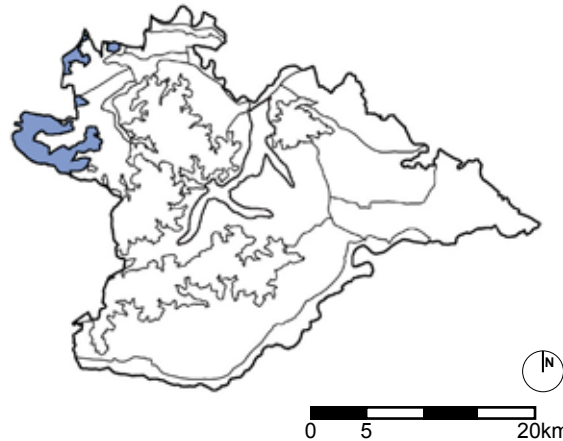
0 5 20km

Welborne

Morley

Deopham

Deopham

E3: Hingham-Mattishall Plateau Farmland

Morley

Morley

Hingham

Deopham

Hingham

Key design principles

- Ensure that the essentially unsettled character is maintained with concentrated settlement at Hingham and rural dispersed farms.
- Ensure that new development does not adversely impact on views to churches and their settings as landmark features.
- Ensure that the distinctive character of Hingham is protected and enhanced.
- Ensure that the rural character of the road and lane network is conserved.
- Where there is evidence of vernacular character, ensure that new development responds to and reinforces elements such as scale, form, materials, details and colours of the locality.
- Preserve the flat character of the plateau by avoiding the use of intrusive landscape features e.g bunding.

See Appendix A:

Case Study 14: Wymondham College.

F1:   Yare Valley Urban Fringe

The Yare Valley Urban Fringe Character Area lies at the perimeter of the City of Norwich with boundaries marked by the transition of the valley form into the surrounding landscape at around 30m AOD.

Key characteristics

- Broad semi-enclosed valley form with wide flat flood plain and enclosing valley sides.

- Perceived absence of settlement within the valley although influenced by development in the Norwich urban fringe along parts of the upper valley sides.

- Sense of inaccessibility with transportation routes restricted to discrete transverse river crossings and non-vehicular bridleways creating a remote character.

- Green buffer to the edge of the City of Norwich.

- Post-war and more modern residential development around river fording points as at Cringleford and Trowse Newton. These encroach on the upper valley sides and create a more urban character, with brick the predominant building material.

- Few distinctive vernacular buildings mainly due to the relative lack of pre-war settlement within the valley, one

exception being the weatherboarded Keswick Millhouse.

- Large institutional developments within or visible from the valley landscape including the Norwich Research Park at Colney and the hospital, which also contribute to urban character.
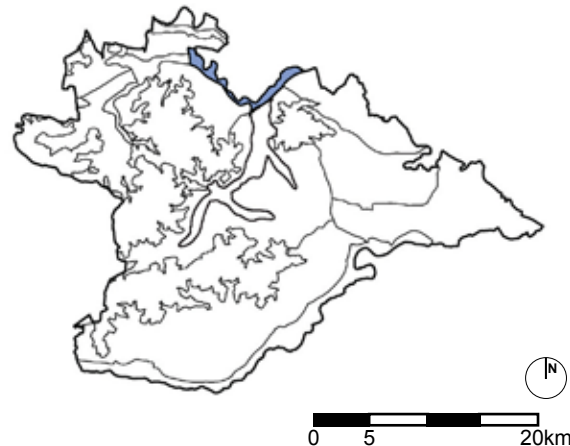
0   5   20km

Trowse

Keswick

F1:   Yare Valley Urban Fringe

Trowse

Trowse

Trowse

Trowse

Trowse

Keswick

Trowse

Key design principles

- Ensure that the relative absence of development within the valley is maintained and that any new development relates to existing settlement crossing points.
- Ensure that new development does not adversely impact on the open character of the valley.
- Ensure that open views to and from the southern bypass, the City of Norwich and important landmarks are maintained.

See Appendix A:

- Case Study 1: Trowse.

G1:   Easton Fringe Farmland

The Easton Fringe Farmland is located to the west of Norwich and is a small linear belt occupying a ridge of land between the Tud and Yare Rural River Valley Character Areas from about 30m to over 50m AOD.

Key characteristics

- Undulating landscape sloping towards a distinct ridge top.
- Highly developed ridge top with a strong urban fringe character including the presence of significant urban settlement at Costessey and the smaller linear settlement of Easton, large retail superstores with their associated car parks and a park and ride scheme.
- Large scale recreational uses including the presence of a golf course and the Royal Norfolk Showground.
- Strong rural character of arable and pastoral farmland context but dominated by urban development.
- Major transportation through-route and gateway into South Norfolk from the southern bypass.
- No scheduled monuments or historic parklands within the landscape and absence of distinctive built elements or historic features such as round towered or isolated churches.
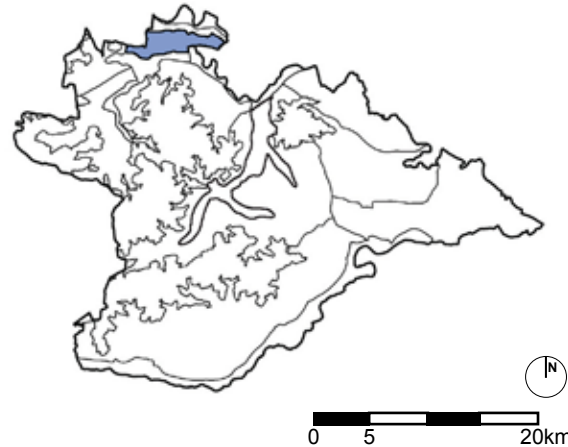
0   5   20km

Easton

Marlingford

Colton

G1:   Easton Fringe Farmland

Easton

Costessey

Easton

Key design principles

- Consider the cumulative impact of any development upon the overall character of the area.
- Ensure that good quality rural views from the ridge top to the surrounding countryside are preserved.
- Consider the views from the surrounding landscape which is highly sensitive to any development on or near the prominent ridge top.
- Consider the impact of proposals upon the quality of the 'sense of arrival' into South Norfolk and how new development will enhance this.

See Appendix A:

- Case Study 11: Easton College.

Wymondham

Wymondham

Wymondham

Introduction

Wymondham is the largest settlement in South Norfolk. It lies about 14 kilometres south west of Norwich on the A11.

The Market Place is the focal point of a densely packed historic core, while the Abbey and its grounds have dictated how the medieval town has developed. The town centre has a rich heritage of high quality buildings, mostly two storeys, which, together with boundary walls and outbuildings close to the road edge, shape the irregular pattern of the streets and spaces.

The presence of the Abbey and River Tiffey has led to most 20th century expansion being located to the north and east. To the west and south, dwellings line the primary routes, but this area is generally sparsely populated, and still dominated by the pastoral landscape enhanced by views of the Abbey towers.

Beyond the centre, the parish comprises a number of hamlets; small church/hall settlements, with dispersed farmsteads and country houses. The major roads and railway have disrupted this pattern.

Wymondham

0   5   20km

Wymondham

Key characteristics:

- Tightly defined urban grain; narrow "burgage" plots in historic core, larger houses and plots to the west.
- Focal point of Market Place and Market Cross.
- All streets vary in width with changes in level and alignment, often opening up into squares and crossing points.
- Buildings mostly two storeys, but great variety of styles and status.
- High quality of craftsmanship and design.
- Number of key landmark buildings.

- Significance of the Abbey both within the town and its setting.
- Traditional materials, mostly pantiles and brick, but examples of slate, flint, timber framing and render.
- Modest but significant open spaces and trees make a positive contribution in the town centre, with Tiffey valley and associated river meadows to the south and west making an important recreation and ecological green corridor.
- Outlying hamlets and settlements, landscape dominated and visually separate and distinct.

- Presence of large parkland estates with estate dwellings, railings and other features.
- Poorer quality of 20th century expansion with standard design and highway dominated layouts; loss of local distinctiveness.
- Lack of connection between estates and the town centre.
- Lack of imagination in the use of aspect, views and integrated landscaping.
- Physical and visual disruption of main transport routes dissecting the eastern part of the parish.

Wymondham

Wymondham

Key design principles

- Protect key views of the Abbey in building layouts.
- Retain separation and landscape dominance of outlying hamlets and adjoining settlements.
- Integrate landscape and open spaces into the design of new development and.
- Ensure that new development responds to the scale, form and proportions of existing vernacular buildings in the historic areas of the town, reflecting their distinctive character.
- Materials should respond to existing finishes although new materials could be introduced with more contemporary designs.

See Appendix A:

- Case Study 3: Wymondham, Cock Street;
- Case Study 8: Wymondham, Middleton Street; and
- Case Study 12: Wymondham Library.

Long Stratton

Long Stratton

Introduction

The village of Long Stratton straddles the A140, a former Roman Road and key transport route through South Norfolk to Norwich. The earlier part of the village has developed in a linear pattern, containing coherent groupings of 16th, 17th and 19th century houses, and forms a long corridor, which broadens out as a small market area at its centre. Minor roads or tracks feed in from adjacent villages or outlying farms on either side.

Beyond the historic core of the village there are large areas of 20th century development, predominantly to the west side in the form of residential estates.

Long Stratton

0   5   20km

Long Stratton

Key Characteristics

- Clearly defined historic core of linear pattern with strong degree of enclosure to main street.
- Village situated on main transport route north to south of the district.
- Market place the main focal point for the village.
- Majority of buildings in the village are small scale two-storey dwellings of simple form.
- Property boundaries with road are largely low brick walls, mature hedgerows (particularly on entering village) and some railings.
- 14th century round towered church and cemetery dominates historic core to the south.
- Within the historic core buildings have steeply pitched roofs and relatively narrow spans. Traditional window details, brick, flint or painted render wall finishes and pantile roofs.
- Ground floor shops either side of the main street.
- Some gable ends front the main street.
- Chimneys, dormers, bargeboards to gables.
- Mature trees provide back drop to buildings.

- Some unsympathetic modern infill development has diluted character of historic core.
- Late 20th century estates of generally standard pseudo-vernacular design but with some sympathetic use of open spaces in more recent development.
- Modern estates provide village with hard perimeter.
- Poor permeability from modern estates to centre of the village and across the A140.
- Poor pedestrian access east to west across the main street.
- Village forms part of the dispersed settlement pattern with ancient countryside surviving east of the village. This is characterised by settlements consisting of isolated farmsteads, hall/church complexes, and common-edge or roadside strings of houses forming hamlets, all linked by tracks, which survive as footpaths, lanes and roads in the current landscape.

Long Stratton

Long Stratton

Key Design Principles

- Ensure that new development responds to the scale, form and proportions of existing vernacular buildings in the historic areas of the town, reflecting their distinctive character.

- Respect existing materials and finishes, although new materials could be introduced with more contemporary designs.

- Enhance permeability into existing village centre wherever possible. ensure development does not form a hard perimeter to the edge of the village.

- Incorporate key open spaces into the design of new residential areas to provide focal points and interest.

- Incorporate trees to provide a natural back drop to some buildings or groups of buildings.

- Reflect existing boundary treatments in new development.

Hethersett

Hethersett

Introduction

Hethersett is located on the B1172 to the south west of Norwich. The majority of the village is to the north of this road.

The village is set on an elevated area of land that falls away to the north west and south east. This position allows for some attractive views from the village which incorporate mature trees and mixed plantation woodlands.

The village has clearly defined boundaries on three sides and a distinct change in character between the areas north and south of the B1172. To the north, apart from the earlier buildings that are close to the highway, the 20th century expansion has been largely superimposed upon the historic pattern based around commons and greens.

To the south, significant buildings, including the parish church, are spread along the main road, mostly set in generous landscaped grounds which help conceal their character and extent. Beyond the built up area, are dispersed farms and houses that provide a clear natural separation between Wymondham to the west and Great Melton to the north.

Hethersett

0   5   20km

Hethersett

Key Characteristics

- Different settlement pattern either side of the B1172.
- Long views over landscape from plateau.
- Significance of trees and hedges especially along the B1172 corridor retaining the 18th century character.
- Clearly defined boundaries to settlement with Back Lane being of historic interest.
- Some distinctive traditional buildings in brick or render and tile, prominent chimneys.
- Earlier settlement pattern along Old Norwich Road with buildings and walls close to road edge.
- Some evidence remains of original common edge layout to the north at Lynch Green.
- Large houses and associated buildings in parkland type landscape or grounds which largely screens them from the road.
- Areas north of the village retains more of the common/green network and 19th century field boundaries together with notable landscape features.
- A11 and Thickthorn junction has had major landscape impact to the south of the village.

Hethersett

Key design principles

- Ensure key views are protected and enhanced where possible.

- Integrate new development with existing in terms of landscape, open space and footpath linkages.

- Materials should respond to existing finishes although new materials could be introduced with more contemporary designs.

- Respect the strong boundaries and retain natural separation with adjoining parishes.

- Respond to layout of earlier settlement patterns around commons and greens or other focal points.

- Explore improvements to and linkages of existing ecological corridors and features such as ponds, water courses and hedgerows.

Costessey and Easton

Costessey and Easton

Introduction

The settlements of Costessey and Easton are situated west of Norwich between two main rivers, the Yare to the south and the Wensum to the North.

Easton originated as a linear village along a street and was a post-medieval settlement clustered on a crossroads east of St Peters Church. Today it is largely a late c20 development to the south of the A47 with the church isolated from the settlement to the west side.

Between Easton and Costessey there is some dispersed settlement to the north in undulating landscape with dense woodland including belts and clumps of trees that originally formed part of the Costessey Hall Estate.

Costessey is divided into Old Costessey and to its east side, New Costessey. The former is a much earlier development than the original settlement of Easton and the latter is a c20 development. Old Costessey has a strong historic character with many 17th and 18th century buildings and its linear development pattern follows the line of the River Wensum to the east. It sits apart from New Costessey which lies to the East across the Tud Valley. At its southwest side Old Costessey meets West End, which is largely characterised by 19th /early 20th century dwellings a number of which have elaborate features in Costessey brick including ornamental patterns, tall and decorative chimneys.

The A47 by-pass cuts across land between Easton and Costessey and joins the Dereham Road into Norwich. At this junction is the Longwater Retail and Business Park. There are late 20th century residential developments at Queen's Hills, north of the retail park, and at Fairfield Park, just south of the Dereham road.
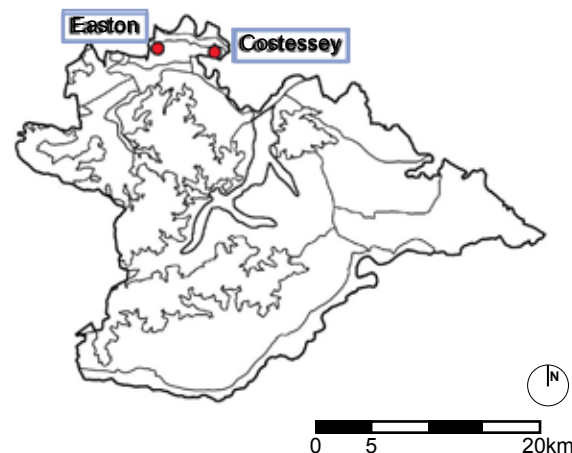
0   5   20km

Costessey and Easton

Key Characteristics

- Plateau stretching south from the A47. River valleys to the north and northeast with dense woodland and undulating landscape.
- River meadows providing sweeping views to the north and west of Old Costessey village, which follows the line of the river.
- Surviving belts/clumps of trees of the former Costessey Hall Parkland Estate are an important part of the character of the village.
- Isolated farmsteads in countryside and distinctive bridges in the Costessey area.
- Some surviving ancient woodland south of Easton. Amalgamated field pattern east and northeast of Easton.
- Historic linear pattern of development following the river at Old Costessey with both building frontages and gable ends facing the road.
- Just north of Old Costessey the snaking of the road through the Mill site together with water meadows and presence of water provides a high degree of landscape quality.
- The juxtaposition of fine old buildings with their boundary walls and hedgerows together with the back drop of mature trees, subtle change in alignment of buildings in relation to the road and unexpected views all creates variety and interest, providing a streetscape of high quality.
- High concentration of historic buildings in Old Costessey.
- Brick based architecture including Costessey white brickwork with distinctive patterns and chimneys. Other materials include, flint, painted render, clay pantiles.
- Enclosing brick walls, plinths, some traditional iron railings.
- Modern development along The Street at Old Costessey is largely set back from older buildings, many of which lie hard onto the edge of the road.
- Mature trees, hedgerows are a feature in the modern settlement of Easton.
- A47 provides good access from south of Norwich, through Easton to Dereham. Lack of major roads north to south helps to retain natural character of countryside but there is heavy traffic on the narrow roads through historic parts of Easton, up through Ringland hill towards Costessey and in Old Costessey, which is used as a shorter route to a and from the A47.
- Easily accessible large commercial/retail area at junction of the A47 by-pass with Dereham Road.
- Lack of contact with the river from the main street at Old Costessey.
- More modern architectural styles including bungalows, particularly in New Costessey.
- Amalgamation of some fields around Easton has removed historic settlement pattern. The landscape to the south of Easton has variable field sizes, a large number of small to medium sized 18th century estates; some surviving ancient woodland; dispersed villages and isolated farmsteads within a complex minor road system; cohesive 17th/18th century vernacular architecture.
- Modern residential development in parts of Easton, Fairfield Park and Queen's Hills lack distinctive identity with the majority of houses and apartment buildings being of a standard design.

Costessey and Easton

Costessey and Easton

Key Design Principles

- Ensure that new development responds to the scale, form and proportions of existing vernacular buildings in the historic areas reflecting the existing distinctive character.

- New development respects the pattern of existing settlements in distinctive character areas.

- Materials should respond to existing finishes although new materials could be introduced with more contemporary designs.

- Scale, form, material finishes respect the vernacular character of existing buildings in Old Costessey and surrounding settlements.

- Positioning of individual buildings and layout of groups of buildings is sympathetic to the landscape pattern and character.

- Respond to boundary treatments in distinctive character areas. Old Costessey has high and low brick/flint walls, mature hedgerows and some railings.

- Incorporate trees to provide a natural back drop to groups of buildings and to break up the built form.

Cringleford

Cringleford

Introduction

Cringleford is located on the west side of the River Yare valley which separates the village from Norwich which has expanded on the opposite side. The village is bisected by the A11.

Cringleford is made up of three distinct sections: farmland, the valleys and the built up areas. The farmland to the west has been dissected by the A11 and A47, the former also splitting the built up areas when it was improved in the mid 1970s. The River Yare, and the smaller floodplains of the Colney and Intwood streams, supports an attractive landscape along the east and south boundaries. The abundance of trees and hedges are not confined to these valleys, and contribute significantly to the "green" spacious character of the village itself.

The historic core, a Conservation Area, is largely confined to a section of Newmarket Road from the ancient bridge at the east to the village green in the west. The buildings here are generally large scale, at varying angles to the road, and in well landscaped grounds, a pattern that has not filtered through into the remainder of the village.

Cringleford

0 5 20km

Cringleford

Key Characteristics

- Significant contribution by trees and hedges both in open spaces and built developments.
- Historic core focussed on Newmarket Road with high quality buildings using traditional materials and detailing.
- Significant impact by a few key buildings, mostly in the Conservation Area, set at varying angles to the road
- The subtle changes in levels and the meandering of the main road adds significantly to how buildings, walls and trees enhance the character of the area.
- Prominent gables in the historic core.
- River valleys provide important green corridors and natural boundaries with adjoining settlements.
- Characteristic features of historic bridge and Mill in river valley landscape.
- Great variety of designs in later developments, many 20th century schemes to a "standard" style and format but enhanced by trees.
- Major physical and visual disruption caused by the A11 and A47 Southern bypass.
- Farmland to the west retains some earlier field patterns.
- No distinct centre, limited facilities and few pedestrian connections within the village.
- Despite the scale of the complexes at the UEA and Hospital, the impact upon the village is not significant.

Cringleford

Cringleford

Key design principles

- Respect landscape significance of river valleys where development should be avoided.
- Ensure that trees, hedges and natural landscape features have a dominant role in the design of new development.
- Improve pedestrian/cycle permeability and linkages to existing networks.
- Ensure that new development responds to the scale, form and proportions of existing vernacular buildings in the locality.

See Appendix A:

- Case Study 10: Cringleford

Harleston Market Place

Diss

Diss

Introduction

Diss is the largest town in the South Norfolk area of the Waveney Valley and is bordered on the south by the River Waveney which also forms the southern border of South Norfolk District.

The unique character of Diss is due in no small measure to the beautiful six-acre Mere, providing a distinctive setting to the historic core of the town, which boasts over 160 listed buildings. The Mere has created a setting for the town unparalleled in the District.

The town has a rich heritage of historic buildings still dominated by the Church of St Mary; many are tightly clustered shaping the narrow streets, the market place and a variety of yards, while others are part of significant open spaces like Fair Green and The Park. Denmark and Mount Streets in particular, provide a unique insight into the historical influence of the different periods and are key features of the town. The levels in the town are surprisingly varied and dramatic in places, adding to the interest, creating viewpoints both within the streets and over the town. Trees, private gardens and a variety of green spaces is a welcome natural ingredient which, together with the high permeability within the town, enhances the character and experience of the town.

Diss is one of a growing number of Cittaslow towns in the UK. Cittaslow principles relevant to planning include 'Protecting the Natural Environment', 'Developing People-Friendly Infrastructure' and ' Enhancing the Quality of Urban Fabric'.

Beyond the built up area, the town is surrounded by open countryside be it river valleys to the north, south and east or a narrow strip of agricultural land to the west separating the town from Roydon. Walcot Green to the north east comprises several farmsteads in a landscape dominated area that continues along The Heywood.
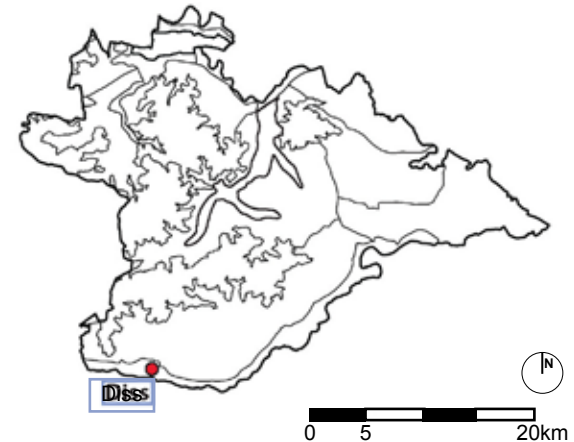
Diss

0   5   20km

Diss

Key Characteristics

- Physical dominance of The Mere although the town has "turned its back" on it and its full potential has not been realised. Apart from the Park through to Mere's Mouth, public access to The Mere is limited.

- Streets vary in width, alignment and in many cases, accommodate significant changes in levels.

- Given the variety in "townscape" there are many attractive and unexpected views both within the town and beyond over the Mere and other open spaces.

- Buildings are mostly two storeys, with some key buildings at three storeys, but there is a great range of styles and forms.

- Church of St Mary remains dominant in the town and its setting.

- While the core shopping streets have a tight urban grain, connecting streets like Mount Street and Denmark Street, have a varied frontage that has taken advantage of site circumstances or aspect.

- Predominance of clay tiled roofs, brick or rendered walls and chimneys.

- High quality of historic buildings, materials and detailing.

- Notable brick and flint boundary walls, iron railings and hedges.

- Although the importance of the River Waveney is acknowledged and is being developed in a wider context, its accessibility along its route within the town could be improved.

- Various yards, populated by high quality independent traders, alleyways and footpaths provide increased interest and the opportunity for extensive public access.

- Significance of open spaces and trees enhance the layout of the town and complements the character and setting of streets and buildings.

- Conversion of historic buildings largely successful but many 20th century developments lack local distinctiveness and quality.

- Problems associated with the high traffic use of Victoria Road as the primary access to the town and the indirect route to the town centre.

Diss

Diss

Key design principles

- Provide high quality green space, with particular attention to trees and planting schemes, as an integral part of the design whilst connecting new with existing.

- Ensure new developments respond to the scale, form and proportions of existing vernacular buildings and their layouts in the area, reflecting distinctive character, materials and colours of the locality.

- Materials should respond to existing finishes although new materials could be introduced with more contemporary designs.

- Provide pedestrian linkages as part of the design and connect to existing access ways wherever possible.

- Maintain and enhance the rural character of the Waveney Valley area, improving public access where appropriate.

- Incorporate the Cittaslow principles where possible and where compatible with other policies.

Redenhall with Harleston

Redenhall with Harleston

Introduction

Harleston is a compact market town that lies on the southern boundary of the District. It is set on a plateau between the valleys of Starston Beck to the north and the river Waveney in the south and east. It has developed at a location where several roads converge including the primary route, the A143 which used to run through the centre of the town until the by-pass in 1981.

The core of the town is formed by the triangle between The Thoroughfare, Broad Street and Exchange Street, which was probably the extent of the medieval market. Harleston developed as a working town; a number of coaching inns to serve travellers, with their accompanying service buildings extending behind. Other workshops, maltings and cottages combined with them to create a series of half hidden courts and yards which lie behind the main streets.

The centre has a rich heritage of historic buildings with a wide range of architectural styles and designs. Most buildings are two storeys but some key buildings are three storeys, with the clock tower a feature of the Market Place.

Outside the main settlement, Redenhall to the north east is of significance with its magnificent parish church dominating the countryside and the adjacent dwellings. Along the Low Road are a scattering of buildings and farmsteads that sit within the wider landscape of the Waveney valley. The north of the town is primarily occupied by the Gawdy Hall estate where the landscape is more varied with extensive woodlands and isolated buildings, some of "estate" character.

Harleston

0   5   20km

Redenhall with Harleston

Key Characteristics

- Densely built up main streets but with key open spaces at the Market Place and Church.
- Great depth to the town with building groups behind the principal streets forming yards, alleyways and through routes.
- Streets vary in width and alignment.
- High permeability within the town and connecting with later expansion.
- Clear focus to the town centre at the Market Place.
- Significant buildings at key positions in the town, often on corners or closing views.
- Important industrial/workshop heritage survives although original uses have often been changed.
- Yards and courts often retain mixed commercial and residential uses.
- Most buildings are two storeys but a number are three storeys and/or to a large scale.
- The Clock tower is a landmark visible throughout the town.
- Buildings mostly brick or render and clay tiles although a wide range of designs and high quality detailing. Great variety of roof pitches.

- Apart from the churchyard and Caltofts there are no natural open spaces of note. Trees make a positive contribution in a few cases.
- Outlying areas of varying character : Redenhall dominated by the medieval church; the broad expanse of the Waveney valley absorbs the isolated building groups dispersed along the Low Road, while the more rolling countryside to the north dominates but is enhanced by woodlands, historic sites and buildings.
- Some characteristic "estate" style houses and features in areas to the north of the town.

Redenhall with Harleston

Redenhall with Harleston

Key design principles

- Explore scope to use key buildings to emphasise junctions or to close vistas.
- Ensure layouts are permeable and connect to existing developments or networks wherever possible.
- Respect the scale, form, materials and proportions of existing vernacular buildings and respond to the distinctive layout of the town.
- Maintain the landscape dominance of the outlying areas and ensure any key views to landmark buildings are not compromised.
- Retain the open valley landscape avoiding concentrations of development in sensitive locations.
- Materials should respond to existing finishes although new materials could be introduced with more contemporary designs.

Loddon

Loddon

Introduction

Loddon is situated southeast of Norwich immediately to the east side of the A146 bypass.

The town is set in the attractive valley landscape of the River Chet. The valley to the east of the town is marshland characteristic of the Broads, but to the west it is more enclosed with abundant wooded areas.

The town has an historic core which has largely developed in a linear pattern. The character of this area is largely defined by closely built-up streets, which allow occasional views of the countryside through gaps between buildings.

Particularly important are the open spaces of Church Plain, which forms the natural focus of the town, Farthing Green and The Staithe, all of which contrast with the narrow streets.

Beyond the historic core there is a triangle of significant post-war estate development. Outside the built-up area the settlement pattern comprises widely dispersed individual dwellings and farmsteads.
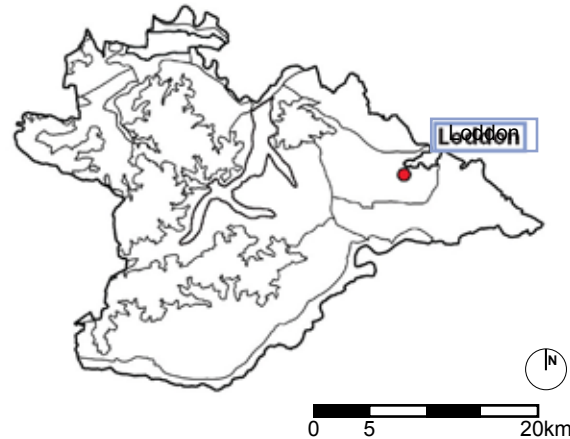
Loddon

0   5   20km

N

Loddon

Key characteristics

- Clearly defined historic core of linear pattern.
- Narrow streets and open spaces.
- Three key open spaces making a significant contribution to the form and character of the settlement – Church Plain, the grounds around Holy Trinity Church and Farthing Green.
- Views of the Church and its surrounding cemetery eastward from Church Plain help to blur the boundary between the town and rural landscape beyond.
- Large number of 18th and 19th century red brick terraced properties with clay pantile roofs either side of the main street.
- Large Mill building prominent north of the town with characteristic weather-boarded finish.
- High quality of brickwork and decoration on buildings, including stepped gable ends, rubbed brick arches and Georgian door surrounds.
- Transition area where the main part of the town meets the countryside at the east side and also north of Beccles Road.
- Pattern of footpaths and access ways

from the town to the countryside going towards Mill Road.

- Trees and hedgerows prominent in the more recent residential developments in the southwest.
- Tayler & Green housing to the southwest successfully links newer development with the old.
- Light industrial/commercial development situated south of the main town.
- Poor permeability from some of the residential development to the west side of the town to the town centre.

Loddon

Loddon

Key Design Principles

- Ensure that new development responds to the scale, form and proportions of existing vernacular buildings in the historic areas of the town, reflecting their distinctive character.
- Respect existing materials and finishes, although new materials could be introduced with more contemporary designs.
- Enhance permeability into existing village centre wherever possible.
- Ensure development does not form a hard perimeter to the edge of the village.
- Incorporate key open spaces into the design of new residential areas to provide focal points and interest.
- Boundary treatments to respond to existing arrangements.
- Incorporate trees to provide a natural back drop to some buildings or groups of buildings and to break up built form.

Hingham

Hingham

Introduction

Hingham is a small town located on the B1108 and situated roughly equidistant from the larger centres of Attleborough, Dereham, Wymondham and Watton and some fifteen miles from Norwich. The settlement stands on a low ridge separating the Blackwater Valley to the north from the low-lying area of Hall Moor.

The centre of the town is of significant historic and architectural value is based around the open areas of The Fairland and Market Place, both of which are overlooked by the church, which dominates the skyline from distant views.

Significant post-war residential estate development has taken place along the radial routes leading out of the town. Much of this is of a standard design lacking distinctive character and includes a large number of bungalows.

The remainder of the parish displays a dispersed rural settlement pattern comprising individual dwellings and farmsteads.

The grouping of buildings around both spaces, the wooded grounds of The Rectory, the large open gardens to the rear of properties to the east of the Market Place, and the tightly clustered buildings around the narrow streets and lanes north of the major spaces all contribute to the unique and attractive character of the town.
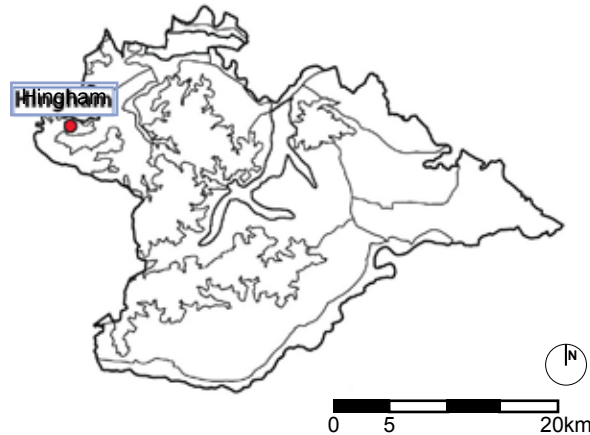
Hingham

Key Characteristics

- Historic core has largely developed around two former market areas, The Fairland and The Market Place with the Church situated in-between.
- The church is a key feature in distant views looking towards the town
- Classical proportions and details in historic core.
- Traditional shopfronts in Market Place
- Narrow curved streets, lanes and alleys extend from Market Place.
- Brick walls and mature hedgerows along road boundaries.
- Buildings enclosing the Market Place block off views on approach.
- 17th century and early 18th century steeply pitched clay pantile roofs. Many 19th century buildings have shallower pitches with slate finish.
- Historic core has mostly small scale two-storey dwellings many with long narrow plots. Two three-storey buildings of high quality are prominent in the Market Place.
- Material finishes - clay pantiles, some glazed providing prominent blue/ black finishes; slate roofs; mostly soft red bricks but some Gault brick; flint including flint pebbles and painted render on timber frame.

- Prominence of mature trees and hedgerows helps to soften the visual impact of new development beyond historic core.
- Late 20th century development at Springfield Way and Muir Drive northwest of town is a good quality traditional style development. Layout of buildings, use of spaces, form, proportions and detailing are all sympathetic to the appearance and arrangement of buildings within historic core.
- The juxtaposition of different materials finishes and arrangement of built form of the late 20th century development at the end of Lincoln Avenue creates interest.
- Further south a looser settlement pattern has developed forming a ribbon of development along Hall Moor Road. To the south east a detached scattering of dwellings has developed along Seamere Road.
- Long distant views of the landscape beyond the town.

Hingham

Hingham

Key Design Principles

- Ensure that new development responds to the scale, form and proportions of existing vernacular buildings reflecting the existing distinctive character.
- New development respects the pattern of existing historic settlement in and around the town.
- Materials should respond to existing finishes although new materials could be introduced with more contemporary designs.
- Groups of buildings enclosing key open spaces with one or two key buildings standing out.
- Avoid hard perimeters where new development meets the countryside.
- Trees, hedgerows and boundary walls incorporated into new schemes picking up on existing details in areas of distinctive character.

Seething Mere

Ecology and Biodiversity

Just as with landscape character, the ecological character of South Norfolk is influenced by soils and topography. The heavy clays soil associations that cover much of the district historically would have supported a mosaic of woodlands and commons whilst the plateaus are dissected by river valleys with flower-rich meadows. Despite the centuries of farming 'improvements' and the expansion of market towns and villages, a distinctive landscape of small woodlands, hedges and numerous small commons remain, which give the district an ecological character very different from elsewhere in Norfolk.

South Norfolk Woodlands

Of the habitats in South Norfolk, woodland is the most important in a national context. The woodlands on the poorer-draining soils consist of stands of Oak, Hornbeam, Hazel and Ash, an unusual habitat-type that is rare in England. A number of such woodlands are designated as Sites of Special Scientific Interest (SSSI) in recognition of their national importance to nature conservation. These SSSI woodlands often date from medieval times or earlier and include Lower Wood Ashwellthorpe, Gawdyhall Big Wood Harleston, Sexton Wood and the Shotesham-Woodton complex.

They were generally traditionally managed as coppice with standards. Most notable are the Hornbeam woods which extend across the South Norfolk plateau into Suffolk and these woods have a rich ground flora including Bluebells, Dog's Mercury, Herb Paris and Wood Sorrel. The woods support large numbers of invertebrates including the White Admiral butterfly and birds such as Great Spotted Woodpeckers and Nightingales.

Commons and Meadows

Commons and meadows would once have surrounded many of the villages and market towns of South Norfolk, providing an important fuel and grazing resource for local people and their livestock. Whilst many of the commons have been lost or greatly reduced in size through enclosure by parliamentary act or conversion to arable land, the structure of the network can still be seen. The commons that remain have high wildlife value and the best are designated as SSSI such as Flordon

Fritton Common

Ecology and Biodiversity

Common and Fritton Common.   As with the woodland, the soils influence the ecology of the commons and many are poorly drained and support unusual flowers such as Bog Pimpernel and Narrow-leaved Marsh Orchid, as well as providing habitat for Slow Worms and Common Lizards, both protected species. Most of these commons were former wood-pasture, where animals were grazed under large trees, although they tend to be more open today. Fritton Common, which still shows characteristic wood pasture, is probably the best surviving example with damp acid grassland and has a scattering of veteran Oak and Ash trees. These old trees support rich lichen floras and are important habitats for invertebrates that live in decaying wood.

Many other smaller surviving commons are recognised as being of county importance for their wildlife and are thus notified as County Wildlife Sites (CWS).   Some of the best examples occur around Wymondham, relics of the extensive damp commons and meadows that once stretched from Hethersett to Attleborough. These include the Tiffey Meadow, Tolls Meadow and Wymondham Abbey Meadows. Several village greens are notified as CWS because of their rich flora including at Mulbarton. Other examples occur at

Hales Green near Loddon and Gissing Common.   Flowers including the Bee Orchid and the Green-winged Orchid are found on un-mown areas of village greens and these flower-rich areas support a number of both common and scarce butterflies and moths.

Arable Farmland

The increased use in the 20th Century of fertilizers, herbicides and pesticides has reduced the biodiversity of the arable landscape. Nevertheless, South Norfolk's arable farmland is still important for wildlife and supports a number species that are now nationally scarce including Brown Hare and Skylark. These are examples of species for which Biodiversity Action Plans (BAPs) have been produced to try to halt and reverse their declines. Field margins are significant refuges for many wild plants that were formerly more common, notably Shepherd's Needle. This protected plant is critically rare in the UK and is largely confined to field margins on heavy clay soils in South Norfolk.

Mulbarton Common

Ecology and Biodiversity

Hedges and Hedgerow Trees

The farmland of South Norfolk is crossed by hedges. Some of these hedges date from the period of 'enclosures' in the 18th and 19th Centuries and are frequently straight and consisting mainly of hawthorn with one or two other species planted. Older hedges are often growing on 'irregular' features such as country roads and parish boundaries and are more species-rich with the addition of many large trees. These large trees are often veteran Hornbeams and Ash, many of which are pollarded, as well as the more usual Oaks seen elsewhere in the country. In some places, the hedges have been removed but the trees remain at the edges or even in the middle of fields.

The location of the ancient trees is often intimately associated with soil type. Thus, for example, old Ash trees tend to be found in damper locations either close to watercourses and around wet meadows or on the damp heavy clay soils occupying the level clay plateau. They are much rarer on the lighter clay soils which occupy the sloping sides of the river valleys.

Ponds and Orchards

South Norfolk has one of the highest densities of ponds in England, nearly three-times the national average. Many ponds result from former clay abstraction for use in clay lump buildings. The ponds add to the diversity of wildlife on commons and farmland, supporting plants such as Gipsywort and Water Crowfoot as well as amphibians. The network of ponds provide for nationally important numbers of Great Crested Newts, a European protected species, with just about every pond in some areas containing individuals including in garden ponds and those on village greens. The grassland around the ponds provides important feeding habitat for the newts.

Formerly in South Norfolk there were numerous orchards, as many as 1.4 per square kilometre, with the vast majority being small and domestic in character. Whilst greatly reduced in number, the remaining orchards are an important wildlife resource and are a Biodiversity Action Plan Priority Habitat. Apple and Pear trees reach veteran status in a relatively short time, often less than

Wymondham Abbey Meadows

Ecology and Biodiversity

100 years, and so provide a range of micro-habitats in the form of crevices, hollows and rotting wood that are used by invertebrates. In addition, the unimproved grassland underneath the trees creates a valuable form of wood-pasture and the trees themselves are rich in lichens.

The Fringes of the Broads

To the east and south of the district, the clayland plateau grades into the peaty valleys of the Rivers Yare and Waveney with a very different landscape character and ecology. The Yare is bordered by extensive grazing meadows crossed by dykes, typical of much of the Broads National Park. These meadows support populations of Swallowtail butterflies and Norfolk Hawker dragonflies, protected species that are restricted entirely to this region. Hardley Flood SSSI at the confluence of the Yare and the smaller River Chet is nationally important for breeding waterfowl including Pochard and Gadwall. The meadows along the River Waveney are interspersed with fen and with wet carr woodland, such as Stanley and Alder Carrs SSSI near Aldeby, which are significant for nationally scarce invertebrates and birds such as the Grasshopper Warbler and Cetti's Warbler.

Maintaining the Ecological Character of South Norfolk

The ecology of South Norfolk is distinctive, reflecting the nature of the soils and shaped by the changing social and economic conditions through history. When planning development, it is important to get good ecological advice at an early stage in the process to ensure the ecological sense of place is retained and enhanced. The National Planning Policy Framework requires development to move from 'a net loss of biodiversity to achieving net gains for nature' and opportunities should be sought through the planning process to protect wildlife, enhance habitats and to restore wider ecological networks. Useful reference sources include Norfolk Biodiversity Action Plans for habitats and species; Greater Norwich Development Partnership Green Infrastructure Strategy (2007) and Greater Norwich Development Partnership Green Infrastructure Delivery Plan (2009).

Brooke Mere

Section 3
Place Making and Design Principles

3.1   Introduction

Wymondham College. South Norfolk Design Award Winner: New Building and Landscape Categories, 2008

3.1.1 Background

The place-making and design quality of application proposals is assessed using the Greater Norwich Development Partnership Joint Core Strategy Policy 2: Promoting Good Design. This requires:

- major developments to be masterplanned;
- new housing proposals to be evaluated against the Building for Life (BfL) Standard; and
- non-residential proposals to demonstrate that they achieve similar high standards.

The topics in this section will be used by elected Council Members and planning officers to assess proposals for new development in South Norfolk. They will also provide a helpful checklist for anyone preparing a planning application, to guide proposals and also the contents of the Design & Access Statement.

How Building for Life works

BfL evolved from its original status as an awards scheme for completed projects, into a tool for assessing how proposals comply with planning policy at outline or detailed planning application stage, taking the form of a series of criteria for evaluating the scheme.

The topics here are drawn from the original BfL criteria dating from 2000, with some clarification as to what issues, or aspects of an issue, will be considered under each heading.

The design guidance explains what is required under each topic. However, there is no 'right solution' to any design challenge and there will always be other design approaches that may satisfy the criteria. Where a development proposal takes a different approach then the Design & Access Statement should explain how it meets the requirements.

It is important to provide evidence to demonstrate that a requirement will be met. This may be clear from the application drawings or it may need to be explained in the Design & Access Statement.

This approach recognises that every scheme will have different challenges, different design priorities and specific design qualities that respond to its particular circumstances. Applicants should explain their approach to achieving each of the criteria.

For an outline application, a criterion is met when demonstrated either by the application drawings or when there is a commitment to achieving it in the Design & Access Statement, which can be conditioned.

Relevant print and web-based Building for Life publications
Delivering great places to live: 20 questions you need to answer, CABE, 2000
Evaluating Housing Proposals Step by Step, CABE, no date

3.1.1 Background

Examples of good local design

3.2   Uses and activities

Wymondham Library. South Norfolk Design Award Winner: New Building Category, 2009

3.2.1 Community facilities

Key principles

A range of community facilities should be available within easy reach of places that people live and work, so that they can be accessed without needing to use the car.

Why is it important?

Successful places are about more than providing suitable housing and places of work for local people. They also need a range of social, community and sports facilities to allow local people to interact with one another and to support daily life.

Local community facilities help to:

- establish a sense of local identity and community;
- encourage walking and cycling;
- support residents well-being in terms of education, healthcare, shops, local services, employment, and recreation;
- create places where all members of the local community can meet one another.

Are new facilities required?

Local community facilities include a wide range of uses and activities, including schools, nurseries, shops, pubs and cafes, healthcare, community centres, parks and play areas.

In some cases there may be advantages in providing a single, multi-purpose community facility that can be used by different groups and agencies at different times of the day or week.

It is important to identify whether new facilities are required or whether the proposed residents could access existing facilities and support their continued viability.

For large-scale masterplans, local community consultation is essential to ensure that development will reflect local needs. However, proposals for community facilities must be realistic in terms of project viability, management and ownership.

There is a balance to be struck between creating a new sense of place and community in a new development and supporting an existing place, which might also help promote the social integration of existing and new residents.

Where should new facilities be placed?

The position of new facilities in a new development may influence their use. At the heart of a new development, they may promote a sense of identity but they may also be seen as being for new residents only, whereas if they are sited towards the edge of a development they may be used by both new and existing residents.

Where large scale urban extensions are proposed, it may be appropriate to create a new centre with facilities for the entire settlement, or alternatively to expand an existing centre that is accessible and in need of revitalisation.

Are local facilities accessible?

Wherever possible new development should be within convenient walking or cycling distance of existing local facilities. Where new facilities are required they should be within walking distance of as many residents as possible (both new and existing residents), consistent with creating an appropriate site layout (assessed under 3.3.2 Integrate with surroundings).

3.3.2 Integrate with surroundings

3.2.1 Community facilities

If local facilities are not within walking or cycling distance then accessibility to public transport (assessed under 3.3.1 Public transport) becomes more important to allow people to reach facilities in town centres or other settlements.

Relating community facilities to other uses

On many sites, community facilities are developed separately, by a different developer and to a different timescale.

It is important to make sure that these facilities are well-integrated into the overall scheme and the local context. This should include the site layout and also the character and design of the built form, landscape and public realm, to create an overall sense of place.

Community facilities often provide an opportunity for a more contemporary and innovative architectural character than the design of housing itself.

Relevant evidence

The Design & Access Statement should identify and locate existing community facilities and set out local needs that can be identified.

For large-scale masterplans a Statement of Community Involvement will be required to provide evidence for community aspirations and needs. The Design & Access Statement will need to show that the masterplan proposals are based on partnership working with the relevant authorities and agencies for health, education, leisure etc.

How is it evaluated?

- Are local community facilities, such as schools, local shops, post office, community buildings, open spaces, health facilities identified and located relative to the site?
- Are existing facilities within walking or cycling distance of the site?
- Where they are not, is there a need for local facilities in the area?
- Does the scheme provide any community facilities?

Harleston: New housing set around public open space

Roundwell Medical Centre, Costessey

3.2.2 Mix of uses

Key principles

Places should incorporate a mix of uses and a variety of different types and sizes of accommodation, in particular housing mix, carefully laid out and designed to be compatible with one another, in terms of both activity, and also form of development. New development should contribute towards meeting local needs and aspirations.

Why is it important?

Places with a mix of uses and different types of floorspace can accommodate people at all stages of their lives and careers, forming the basis for a balanced community that renews itself over time.

A mix of uses helps to make sure that places are well-used and occupied at all times. It reduces the need for people to travel by car. Places with a mix of uses are vibrant, convenient and feel safe to use.

Housing mix makes an important contribution to the local mix of uses. Neighbourhoods that contain a variety of housing types mean that people can stay within the area and trade up / down as their household grows or as they get older.

Housing mix

Large, neighbourhood scale developments should provide a full range of housing types and sizes to offer choice and meet the needs and demands of a variety of potential residents (for tenure mix see 3.2.3 Mixed and affordable tenures).

Where implementation will take place over a considerable time, there should be some flexibility in the housing mix to allow for development to respond to possible future changes in circumstances.

It is not desirable to segregate different groups into different parts of a development. However, the distribution of housing types should be carefully designed so that people at different stages of life, whose lifestyles may be quite different, do not intrude upon one another. For instance play areas should be sited near family homes, and not close to housing for elderly people. However, elderly persons' housing may benefit from being sited near some other focus of activity.

In some cases, there will be a lack of balance in the housing mix in the wider context, in which case the development may redress the balance although not to the extent of providing a development of only one type or size.

Different sizes and types of housing should have appropriate amenity space to suit the likely lifestyle of occupants.

Within a larger scale development it will be desirable to group different housing types and sizes to create local variations in character, for instance lanes with smaller dwellings or a broad avenue with larger dwellings.

Smaller scale developments should contribute to meeting local housing need and housing types should be designed in a built form that relates well to local character.

Non-residential uses

Where non-residential uses are being provided it is also desirable to provide a mix of different types of accommodation, so that space is provided for both large and small-scale activities.

People benefit from access to shops and other services close to work as well as close to home.

Planning policies set out suitable locations for certain non-residential uses. Where possible and appropriate, new developments should enrich the mix of uses in a local area. This must be balanced with the desirability of reinforcing local character, which may depend in part upon a distinctive mix for that particular area.

3.2.2 Mix of uses

Where a mix of different uses is proposed, particularly where this includes residential and non-residential uses, then it is important to design the scheme with care to make sure there is no potential for any conflicts between them.

Mixed-use development

Mixed-use development can be arranged in different ways, either:

- with different uses close to one another on a site, for instance a community or health centre or small supermarket together with housing; or
- with different uses on different levels of a building, for instance shops with flats above in a town centre.

Generally it is most likely to be appropriate in town centres or neighbourhood scale developments.

Where different uses are close to one another on a site, then the layout must be designed so that it is possible to walk or cycle between them, although vehicular routes will need to minimise any possible traffic impact on new or existing housing, for instance late evening traffic from a community centre should be routed away from adjoining housing where possible.

The adjoining uses should relate well to one another. For instance, in a new neighbourhood, a local nursery may provide convenient childcare for local residents, reducing the need to travel by car.

The different uses must be carefully planned to meet the needs of their occupants and to create a high quality environment for all users.

This includes making sure that the different uses are compatible with each other, in terms of matters such as hours of activity.

Where a block of development is proposed to include new housing and other uses, for instance in a new local centre, then careful design is required to provide residents with privacy and security.

Mixed use within a building is most appropriate in town centres. People living or working on upper floors helps to support the vitality of the centre and to make it a safe, attractive place that appeals to visitors. Upper floor uses also encourage owners to maintain properties in good condition, which is particularly important in historic environments.

Historic mixed use environment in Harleston

3.2.2 Mix of uses

In centres, the scale of development should be at least two storeys with uses on the upper floor (not only storage) wherever possible.

The entrance to upper floor uses must be safe, convenient, attractive and easy to find, preferably from a street frontage of the building.

Where there is residential use on an upper floor, private amenity space should be provided in the form of a terrace or balcony, wherever possible without infringing the privacy of other residents.

For all mixed use schemes, the uses must have no adverse environmental impact upon each other. This includes noise or vibration from services or between different uses; visual and other impacts from refuse storage, service or plant areas or security lighting.

Relevant evidence

An application should show the mix of accommodation and ideally provide a table detailing the mix of uses with floorspace and accommodation types for each use.

For new housing, this should include the housing mix by size/ no of bedrooms. It may also make reference to the local authority's Housing Market Assessment, or provide an analysis of demographic data or Housing Market Assessment.

For other uses, reference should be made to any research or evidence to support the need or demand for the proposed uses or types.

For large-scale proposals a Statement of Community Involvement will provide evidence of local community needs and aspirations.

How is it evaluated?

- Have needs and demands for different uses been identified and justified?
- Does the accommodation mix help to meet this need and demand and to create a balanced community?
- Does the mix of uses offer choice in terms of housing and work places?
- Are different uses related together well, so that they are compatible with one another?
- Are different accommodation types within each use arranged together satisfactorily?

Example of town centre mixed use scheme

3.2.3 Mixed and affordable tenure

Key principles

Neighbourhoods with a range of housing tenure can accommodate a variety of socio-economic groups in housing that is suitable and affordable.

Why is it important?

A poor mix of housing tenure (especially if replicated over a number of developments) can result in an imbalanced social mix across an area, with the potential for a concentration of social exclusion and deprivation in the long term.

Guidance

Successful developments will base the tenure mix on evidence of housing need and ensure that affordable housing is well designed and integrated with other types of housing.

In large, neighbourhood-scale developments a range of tenures should be provided, although the precise mix and type will depend on the applicant being able to demonstrate that each is deliverable and affordable for those in housing need.

These should be provided at each phase of development, although a degree of flexibility should be permitted so that built form is appropriate to the proposed character to be created.

It is important to ensure that the tenure mix is well integrated into the layout and not concentrated into a single location or into locations with the worst environmental quality. Providing affordable dwellings in small groups is the approach that is generally preferred for management purposes. Where there may be communal areas, for instance within the blocks of development (say for garden space or parking), then the management needs to be resolved if there is to be a mix of private and affordable housing within a single block.

For smaller scale developments, the tenure mix should contribute towards meeting needs by supporting the existing pattern of tenures or introducing new tenures as appropriate.

Tenure should not be differentiated by lower design quality. It may be permissible for elevations of affordable housing to be simpler in design, provided this is appropriate to their position in the layout and the character to be created, and that such elevations are well proportioned and carefully detailed, with the materials not being of obviously lower quality.

Relevant evidence

This should include a schedule of the housing mix by type, together with a site plan to show their proposed distribution across the site.

It may also refer to the local authority's Housing Market Assessment, or provide a specific analysis of demographic data or Housing Market Assessment.

For large-scale proposals a Statement of Community Involvement will provide evidence of community needs and aspirations.

An outline of the proposals for management of communal areas may also be required as part of the Design & Access Statement.

How is it evaluated?

- Has tenure need and demand been identified and justified?
- Does the tenure mix help to meet this need and demand and to create a balanced community?
- Does the tenure mix provide choice?
- Does the design approach distribute different tenures across the site in a way that is balanced?
- Is the quality of design and materials equally well considered for all tenures?

3.3   Accessibility

Roundwell Medical Centre

3.3.1 Public Transport

Key principles

Where possible, new development should be located near to public transport, to offer people a choice of how to travel, not only by car.

Depending upon the scale of development proposals and their potential transport impact, developers will be expected to contribute towards improvements to public transport services and facilities, either directly through s.106 contributions or through CIL.

Other incentives to reduce the environmental impacts of cars and car use may also be incorporated into new development and may be regarded as contributing towards this objective.

Why is it important?

Access to public transport will help to reduce reliance on the private car and so reduce the environmental impact of new development. Reducing the number of car journeys also has the potential to enhance the experience of pedestrians and cyclists, both in new developments and in existing places.

There are also health and well-being advantages and added scope to create walkable neighbourhoods and smarter travel choices.

New development that can be reached by public transport is also accessible to a wider group of people than development that is reliant on car use.

Guidance

Wherever possible, depending upon the scale of development proposals, access to public transport should be designed into the layout. In many cases, this will involve extending or altering an existing bus route and its stops.

Proposals for bus services must meet operational requirements, and will need to be agreed with the County Highways Authority and the bus operator, who should be consulted at an early stage of the design process.

Bus proposals should:

- serve as many of the occupiers of the new development as possible;
- provide a direct and convenient route, so that people choose it as an alternative to the car;
- follow a clear route along a principal street through the development;
- locate stops where activity is concentrated, near shops, street junctions, or other pedestrian routes.
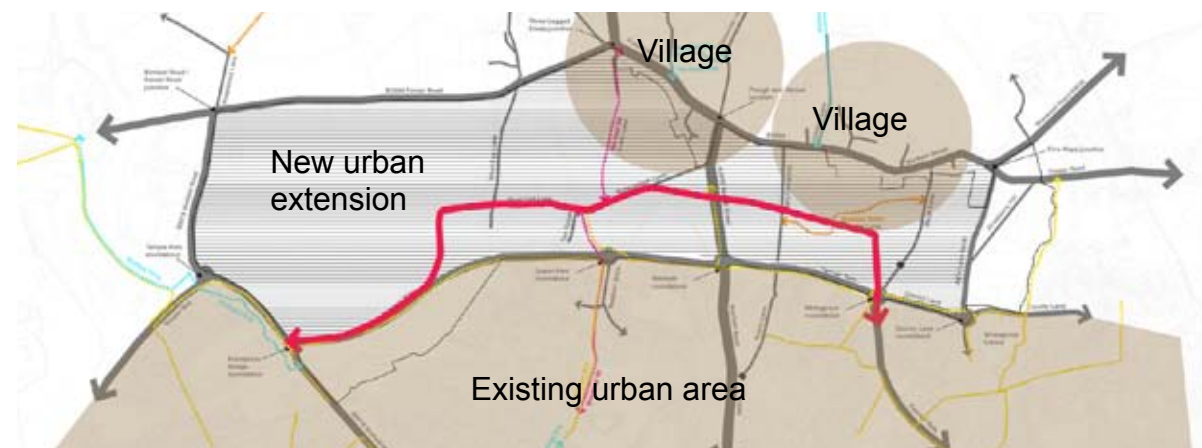
A new bus route (red) provided as part of an urban extension improves the public transport provision for two outlying villages

3.3.1 Public Transport

Access to public transport is easier to achieve in urban areas than in rural areas. The table recognises the difficulty of providing good accessibility to public transport in rural areas, and provides a 'rule of thumb' for distances/ walk time.

Distance/ walk time	Public transport
400m, or 5 minutes	Bus or Bus Rapid Transit stop in an urban area or urban extension
800m or 10 minutes	Bus stop in a rural area
	Railway station
	Bus Rapid Transit stop in a rural area

Bus services for new development should not be provided at the expense of services for existing local communities. There may need to be a balance between retaining and re-routing existing bus routes, so that both existing and new residents benefit from improvements to bus services.

For smaller scale developments, site layouts and connections into the surrounding areas should be designed to create direct, convenient and attractive walking routes to any public transport stops in the locality (assessed under Section 3.3.2 Integrate with surroundings).

Where there is a bus route alongside the site, then there may be an opportunity to provide a new bus stop or to improve facilities, for instance with a bus shelter.

Where improvements to public transport are proposed, early discussions should be held with the County Highway Authority.

Other incentives to reduce the use of private cars that may be considered as contributing towards this objective include car clubs, car pools, electric cars and/ or charging points, and the provision of good broadband connections. Community transport initiatives can also help reduce the use of private cars.

Relevant evidence

The Design & Access Statement should include a schedule of public transport routes, distance from scheme and frequency of services. Where a new or altered bus services is proposed, its accessibility to proposed occupiers and existing communities should also be demonstrated.

For larger-scale developments a Transport Statement or Transport Assessment will be required.

Guidance on what is acceptable is provided in Norfolk County Council's Safe, Sustainable Development: Aims and Guidance notes for Local Highway Authority requirements in Development Management.

How is it evaluated?

- Are local public transport services and stops identified?
- Is public transport accessible from the site?
- Is there a need or demand for new or improved public transport routes or services?
- Does the scheme provide new or improved public transport facilities or services and/ or contribute towards

3.3.2 Integrate with surroundings

3.3.2 Integrate with surroundings

Key principles

New streets and footpaths should connect into existing networks of streets and footpaths to ensure that new housing is well linked into the surrounding area.

New housing should address surrounding development in a positive manner that is appropriate to the location.

Why is it important?

A new development that is well connected into the wider network of routes serving existing development will help to create a place without barriers to movement, that is accessible to all.

Creating convenient pedestrian and cycling links into existing routes and places will also help to reduce reliance on the private car.

New development that is designed to become a seamless part of the wider place rather than as somewhere separate and different will help to promote a shared community identity.

Integrating with surrounding route network

New development should link into the surrounding network of roads, streets and footpaths, and should make connections between existing streets and footpaths to create convenient and direct routes for people to use.

Wherever possible, connections between the site and its surroundings should allow people a choice of route into and through the site.

In the past some developments were designed as 'estates', which were often physically isolated from their surroundings. Other developments included too many connections, so that no routes felt safe to use. Both extremes led to environments that contributed to social problems.

Identifying appropriate connections requires designers to balance several factors, such as:

- creating direct, convenient routes to encourage walking and cycling;
- discouraging 'rat running' by vehicles;
- complying with highway design junction spacing criteria;
- creating developable parcels and plots of land (assessed under Section 3.6.2 Development blocks); and
- making sure that routes will be safe and attractive to use (assessed under Section 3.6.3 Legibility).

Across some sites there may be 'desire lines' that connect existing housing into local community facilities, which should be retained where possible.

Integrating with surrounding development

New and existing development must integrate well together, to create a positive relationship. Proposals should be designed to maintain reasonable levels of sunlight, daylight, privacy and security to adjoining properties, with any potential impacts on neighbours being mitigated by careful design.
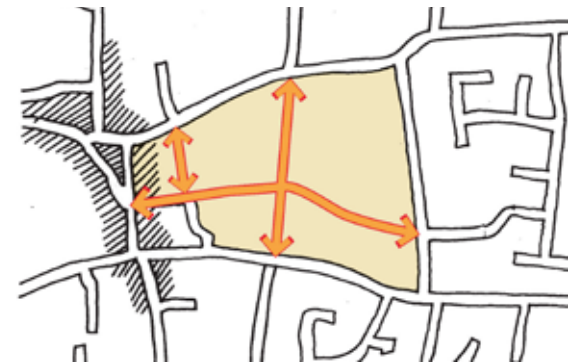
Connecting a development site into the existing road network

Harleston: redevelopment of a site in an urban context which integrates with existing pedestrian networks

3.3.2 Integrate with surroundings

The Development Management DPD will provide an evidence base and policies for the relationships between neighbouring properties.

Where there is a street or footpath along a site boundary then new housing should face outwards to create a frontage.

Where a site is bounded by rear gardens, then new housing should back onto the boundary so that private gardens areas adjoin one another. There may be some situations where this is not possible to achieve, in which case new housing must be designed with care to maintain reasonable levels of security and privacy for existing occupiers.

Where an open space is proposed next to a site boundary that adjoins existing rear gardens, it must be designed so that:

- the open space is well supervised by built development; and
- the rear of existing properties is secure.

Integrating with countryside

Where new development is proposed at the edge of a settlement then the boundaries should soften the edge, by:

- their position, so that they sit into the landscape, for instance by following contours;

- their alignment, so that they are informal and made up of smaller scale elements; and
- planting, so that the edge is 'green' and provides a soft transition between the edge of the development and the countryside.
- views into and out of the site that form visual links into the countryside.

Relevant evidence

Development proposals should show the site together with its immediate context, to locate the position of surrounding routes and neighbouring development.

The Design & Access Statement should demonstrate how the new development will link into the local route network for vehicles, cyclists and pedestrians. It should also identify important desire lines across the site.

How is it evaluated?

- Is the local route network identified, including footpaths and cycle routes as well as streets?
- Are desire lines across the site identified?
- Do access points and routes within the site connect into the surrounding network in a way that will create direct and convenient links between the two?

- Does the development relate appropriately to the surrounding pattern of development in terms of public-private relationships, privacy and security?

Make sure that routes for pedestrian and cyclists are direct and follow desire lines

Pedestrian routes linking different parts of the development together, providing direct and convenient routes for people

3.4 Site Assets

Chedgrave

Title of photograph to go here

3.4.1 Existing features

Key principles

New development should retain existing site features of value and should be designed to take advantage of the characteristics of the site and local surroundings.

Why is it important?

We value places that have developed in a way that makes them individual and memorable.

Every development site has a unique history of previous development or landscape that forms part of the identity of the area for the local community.

Incorporating existing features and characteristics of a site into proposals helps new development to create places that are distinctive and unlike anywhere else.

Retaining and incorporating existing features into development proposals can help to soften the impact of change by creating a sense of continuity that acknowledges local identity. For new occupiers, existing features create a sense of place and maturity that otherwise will take time to develop.

Development proposals must be based on a sound understanding of the site and its surroundings.

Site features

Where possible, designers should retain and integrate existing site features and characteristics into proposals for new development. These may include:

- Site features such as mature trees; hedgerows; boundary walls; buildings or structures; or watercourses. These may become focal points in a layout, or may form a setting for new buildings.
- Landform, topography, site orientation and views into and out of the site, where a carefully considered relationship will help development to:
  - sit well into the wider pattern of settlement and landscape,
  - exploit passive or solar energy generation (assessed under Section 3.4.2 Site-wide environmental features), or
  - provide vistas or create a new landmark for the local area.
- Environmental assets that may not be highly visible, such as archaeology, where the aim may be for development not to disturb its value.

Site features may be important for a variety of reasons, either through their inherent quality or through the contribution they make to their surroundings and to the wider place.

Poringland: Mature trees have been retained, giving the new development distinctiveness and character

Trowse: A good example of buildings relating to the existing site topography

3.4.1 Existing features

Mature trees and hedgerows play a significant role in the landscape and in many of the settlements in South Norfolk. For instance, mature trees may:

- have arboricultural value in themselves;
- have value as part of a group of trees or a woodland;
- contribute to local character, for instance providing a 'green' backdrop to buildings; or
- contribute to quality of life, for instance by visually screening a site from its neighbours.

In many places, hedgerows mark historic boundaries or follow historic routes across the rural landscape, providing bio-diverse habitats that support a wide range of species. In others, hedged front boundaries to properties contribute towards local character.

Similarly, the value of existing buildings may lie in their inherent quality in terms of architectural or historic interest, or, in their contribution to the quality of the townscape of the local area. Where a site is in a Conservation Area or contains Listed Buildings then the Conservation Officer should be consulted for advice at an early stage.

In many rural locations, there is an important balance between views restricted by development, and open views out across the countryside. In other locations, there may be important view corridors through a site towards landmarks that contribute significantly to local character.
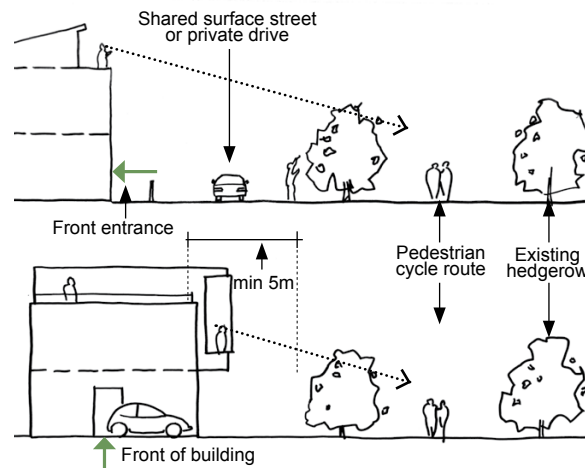
Examples of how to integrate existing hedgerows

View of Abbey in Wymondham: It is important to retain view corridors to existing monuments or out to the landscape

The Pennoyer Centre, Pulham St Mary: Example of retention and positive extension of an existing building

3.4.1   Existing features

Local surroundings

Development should also relate well to the character of the local area and to its positive characteristics and typical local patterns, which may include:

- the movement network, and the arrangement of streets and junctions;
- the layout of development blocks and plots;
- the arrangement and form of buildings, including the building line and gaps between buildings;
- open spaces;
- the architectural design of buildings;
- the hard and soft landscape design of plots, boundaries, streets and spaces; and
- the details, decorative elements, materials and planting.

Relevant evidence

A topographical survey drawing should show site levels, the position and canopies of trees, existing building and structures. The position of buildings and trees in neighbouring plots should also be shown.

It may also be necessary to provide an arboricultural assessment of existing trees, or a Phase 1 habitat survey to identify features of ecological interest.

The Design & Access Statement should identify and appraise the value of the site's features and characteristics.

How is it evaluated?

- Are the existing features and characteristics of the site clearly and accurately identified?
- Has the value of existing features and other characteristics of the site been assessed?
- Does the appraisal of the site context identify the features and characteristics of the surroundings that contribute towards local character and the quality of the environment?
- Do the proposals retain and integrate positive site features into the development?
- Do the proposals incorporate or respond to local characteristics in a positive way?

Trowse: New development which takes advantage of site topography to inform site layout

Colour/material palettes may be derived from the analysis of the local context

Example of analysis drawing showing listed and existing buildings, trees, views and routes

3.4.2 Site-wide environmental features

Key principles

The location and layout of new development proposals should be designed to support the transition to a low carbon economy in a changing climate. (Section 3.9.3 Building performance assesses the environmental sustainability of individual buildings and Section 3.3.1 Public transport assesses public transport accessibility).

Why is it important?

A priority for the design of new development is to reduce its impact upon the environment (mitigation), and also to reduce the environment's impact upon the development (adaptation to future climate change). The following shifts in weather are predicted for the UK:

- hotter drier summers;
- wetter warmer winters; and
- more intense weather events (rain storms; high winds; extended dry periods or cold – snow and ice).

Water availability and water quality are already key issues for South Norfolk and new development must not exacerbate the situation.

Current requirements can be met on a building-by-building basis. However, this will become increasingly difficult to achieve and more strategic site-wide or communal approaches will become necessary. A site-wide approach is necessary for flood and surface water management.

Design guidance

Proposals must comply with Joint Core Strategy policy requirements for energy and water.

Site-wide environmental solutions must contribute to the character of the development as well as solving technical problems.

Site appraisal

The site appraisal should identify opportunities for the location or layout of development to be influenced by a site-wide environmental strategy. Relevant issues may include:

- watercourses;
- exposure to cold easterly winds;
- flood risk and drainage;
- soils and ground conditions;
- exposure to sun, such as slopes facing south, or within 30 degrees of it;
- biodiversity;
- open space and green infrastructure policy requirements;
- construction waste requirements.

Energy

Energy strategies should follow the principles of the energy hierarchy.

The site layout should allow for the optimum arrangement in terms of local microclimate, passive solar gain and natural ventilation, relative to the character of the local area, considering:

- the compactness of building forms, such as terraced rather than detached buildings;
- the orientation of streets, buildings and roofs; and
- how elevations provide appropriate levels of privacy for different locations, such as street frontages or gardens.

The potential for local energy generation, such as Combined Heat and Power (CHP), biomass fuel, wind generation, etc should also be investigated.

Street scenes can be designed so that roofs are at the most suitable angle for efficient solar panels: Proposals for affordable housing scheme, Spooner Row, Wymondham by Ingleton Wood Architects for Saffron Housing Trust

3.4.2 Site-wide environmental features

Drainage

Surface water drainage strategies should follow the principles of the SuDS (Sustainable Urban Drainage System) hierarchy, aiming to reduce surface water run-off to main drainage systems whilst protecting groundwater quality. SuDs is a sequence of systems designed to be more sustainable than simply channelling of watercourses. The Building Regulations have a hierarchy of surface water technologies and infiltration systems that should be used as a priority unless there are reasons why they cannot be used. Applicants will need to discuss their proposals with the Environment Agency and Norfolk County Council, as well as complying with the Building Regulations.

The locations and extent of suitable drainage features are significantly influenced by topography and soil condition. This in term could impact on the layout and appearance of a development.

SuDS can contribute to biodiversity enhancement on site and to wider ecological networks to meet both the Environment Agency's national policies and Norfolk County Council's local policies. Wherever possible:

* parking areas should be surfaced with permeable paving; and

* flood management and drainage solutions should be designed as landscape features.

Ecology

Development should retain native landscapes and maintain or enhance local biodiversity to ensure ecology is an integral part of the development proposals, both on site and the wider ecological network.

Green infrastructure

Green infrastructure is multi-functional landscape that provides a variety of open and green spaces, sustainable drainage and bio-diverse habitats. Wherever possible, development proposals should adopt this approach. For instance, informal open spaces may include wetland areas for surface water drainage, which support biodiversity and also create visual interest.

Possible evidence

Design & Access Statements should include a site appraisal identifying opportunities and constraints for site-wide environmental features and should justify their inclusion or otherwise in terms of energy, drainage, bio-diversity and green infrastructure.

Large sites and sites of possible sensitivity should submit a preliminary ecological site appraisal.
See www.naturalengland.org.uk

SuDS technique

Most sustainable

Living roofs

Basins and ponds
* Constructed wetlands
* Balancing ponds
* Detention basins
* Retention ponds

Filter strips and swales

Infiltration devices
* Soakaways
* Infiltration trenches and basins

Permeable surfaces and filter drains
* Gravelled areas
* Solid paving blocks
* Porous paviors

Tanked systems
* Over-sized pipes/tanks
* Storm cells

Least sustainable

How is it evaluated?

* Have environmental opportunities associated with the site, mix of uses and/ or form of development been identified?
* Is the site layout or form of development influenced by passive energy considerations, such as microclimate, passive solar?
* Is the scheme influenced by the energy strategy?
* Do the proposals create or enhance green infrastructure?

3.5   Character

Trowse

3.5.1 Distinctive character

Key principles

New development should be designed to have a positive character that is appropriate for the place where it is located, the type of development to be provided and also the likely lifestyle of occupiers.

Why is it important?

Successful neighbourhoods have a sense of place that helps residents to feel a sense of identity.

Giving new development a character and quality helps community pride and 'ownership', which increases the likelihood that local people will look after and maintain it well.

For larger scale developments, a variety of distinctive character makes it possible for people to recognise different parts and to know where they are. However, there is a need to balance the variety of different parts with a coherence of character for the place as a whole, particularly when large-scale developments are built out in phases.

Design guidance

The character of a development comes from a combination of different design decisions relating to the layout, the design of buildings and the landscape, and includes existing features as well as new purpose designed ones. This topic relates to the development as a whole, or neighbourhoods within it, rather than the design of individual buildings.

What creates local character?

Character is created by the qualities of:

- buildings,
- the public realm of streets, public and open spaces; and
- the landscape.

It is defined by the combination of a number of elements of a scheme, which may include:

- the network of movement, creating streets and junctions;
- the layout of development blocks and plots;
- the arrangement and form of buildings, including the building line and gaps between buildings;
- open spaces;
- the architectural design of buildings;
- the hard and soft landscape design of plots, boundaries, streets and spaces; and

Contemporary infill scheme that reinforces local characteristics

Above: existing street. Below: new development relates well in terms of character

3.5.1 Distinctive character

- the details, decorative elements, materials and planting.

In most places or developments, some of these elements will play a more important role in determining the character than others. For instance, local character may be created largely by:

- the soft landscape of trees and hedges of appropriate species and character, with buildings playing a secondary role;

- the architecture and characteristic materials of the buildings; or

- the scale, massing and rhythm of buildings and their relationship to the street.

Character is created when the different elements of a development are designed with a purpose, so the designer needs to have a clear idea of what the development is trying to achieve.

For instance if street trees are planted, the effect may be informal and arcadian, or formal and urban.

There are a variety of design approaches to creating character, which include:

- the coherent design of areas of housing, or 'character areas'; and

- the design of special areas, or 'character generators' within the development.

Public and open spaces, together with the development around them, can often be designed to act as character generators. High streets, or main streets, can also be designed as character generators with a sequence of different spaces and events along their length.

What kind of character is appropriate?

The Joint Core Strategy in its policies for places, identifies certain aspects of local character that should be incorporated into new development proposals in South Norfolk. Section 2 of this document defines the special character of South Norfolk and identifies key local characteristics that should inform proposals for new development.

Development proposals should pick up on certain characteristics found on the site or in the local area. The appraisal of the context should identify what these might be (assessed in Section 3.4.1 Existing features). These may include aspects of the appearance of existing buildings, for instance their use of materials, but equally they may include the typical patterns of buildings and spaces, for instance the orientation of roofs in relation to the street.

Where local character is not positive or where it is not clear, then there is more scope for development to establish a new character.

It is important that development proposals incorporate local characteristics that are appropriate to the building type and its form. For instance, the characteristics of a cottage are generally unlikely to provide a useful character precedent for a large retail unit.

All buildings should contribute to the character of a place, including those for retail, social and community facilities and workplaces.

Where a development is proposed on the edge of a settlement it may be appropriate to vary the character to make a transition between an urban and more rural character.

3.5.1 Distinctive character

Larger-scale developments

For larger, neighbourhood scale development, it will often be appropriate to create a new and distinctive character. However, this will still need to relate positively to the character of the settlement it belongs to.

The masterplanning process required by the Joint Core Strategy should resolve how a distinctive character is to be created.

For sites of this scale, designers will need to balance the degree of consistency and variety to create areas of different character and to reinforce the street hierarchy (assessed in Section 3.6.1 Street network).

Smaller-scale developments

For smaller-scale developments, particularly on infill sites, the aim should be to reinforce or improve existing local character. In terms of architectural design (assessed under 3.8.2 Architectural quality), this does not mean copying the appearance of existing buildings, but may include such things as:

- three dimensional form and articulation of buildings and roofs;
- composition and proportions of elevations; and
- use of materials.

Possible evidence

The Design & Access Statement should identify the aspects of local character to which the scheme responds. It should set out how character is proposed to be created, for instance in terms of character areas or character generators, together with the reasoning for the selected approach.

How is it evaluated?

- Does the scheme have a clear design concept?
- Is the local character identified?
- Do the proposals reinforce or enhance local character?
- Does the scheme create a strong sense of place?
- Does the scheme include an appropriate balance between consistency and variety?

Top-left - Cringleford: New development using local materials to create a distinctive, contemporary character

Left - Larger developments should be differentiated into different character areas to avoid a homogenous approach and aid distinctiveness and legibility

3.5.2 Scheme-specific design

Key principles

The design of new development should be specific to its situation, in terms of the client's brief, the site and local context, based on an understanding of the local area.

Why is it important?

We value places that are locally distinctive, with their own unique sense of place.

A design approach that is specific to its location will contribute to a locally distinctive sense of place and sense of identity, as well as creating a high quality environment.

It has the potential to create somewhere that becomes highly valued over time and part of our heritage in future.

Design guidance

This question refers to the layout of new development and also to the proposed building types.

A site-specific scheme is one that is purpose designed to suit the particular site and surroundings and to make the most of the opportunities for improving the character and quality of the local area.

Wherever, possible this should mean bespoke design concept, layout, building

types and landscape.

In some situations it may appropriate to use 'standard' or traditional building types, rather than ones that have been purpose-designed specifically for a particular site. In such cases, the building types should be appropriate to:

- the character of the proposals;
- the character of the local context;
- their position in the layout;
- the design of street elevations, and
- the three-dimensional composition of the scheme.

Where standard building types are proposed, then they must be tailored as necessary to suit the specific circumstances of a particular development and its site.

Typically, tailored building types are likely to be needed to achieve the following:

- to turn the corner at street junctions;
- to mark special points in the layout such as entrances, 'gateways' or to create landmarks (see Section 3.6.3 Legibility); or
- to create link elements to achieve continuous street frontages.

Building types should be designed to be appropriate to the local context. Section 2.2 outlines the typical characteristics of vernacular architecture in South Norfolk.

For instance, in a village, the typical house type may be wide-fronted and shallow plan. New houses will need to follow a similar plan form or to have carefully designed roof forms if they are to relate well to the character of the existing townscape.

Where a building type is unlike any found in the local context, then a contemporary approach will be appropriate, provided it is sensitive to its context of existing and new development.

Possible evidence

Where more than one building is proposed, street elevation drawings should be provided.

The Design & Access Statement should demonstrate how the scheme is site-specific in terms of both layout and buildings.

How is it evaluated?

- Is the scheme purpose designed for the specific site in terms of layout, building types and landscape?
- If it uses 'standard' building types, then are these appropriate to the situation and the desired character?
- Have standard building types been tailored to suit the specific requirements of the site and layout?

3.6   Development Form

Hethel Engineering Centre. South Norfolk Design Award Commendation: New Building Category, 2006

3.6.1 Street network

Key principles

Developments should be designed around connected networks of streets in a clear street hierarchy, to accommodate vehicular movement and car parking, whilst ensuring that this does not dominate the layout of buildings and spaces.

Why is it important?

New developments that are designed around car movement, primarily based on technical highway design criteria, do not create a sense of place. The role of streets in new developments should be more than just being movement channels for vehicles, and they should be designed to be social spaces, as much for walking and cycling as for driving.

A connected network of streets and public spaces provides people with a choice of how to move around a development and makes all parts of it easily accessible to residents. A clear hierarchy of streets helps people to find their way around a place.

Design guidance

This question refers to the design of the street network as a whole.

Layouts should be designed as buildings and spaces in accordance with Manual For Streets (MfS1 and MfS2) principles, rather than around technical highways requirements.

The approach should be to design streets rather than roads, balance the needs of people and cars, to accommodate:

- movement by all modes of transport, to include cars, buses, and vehicles for refuse, services and delivery, and emergency access, cycling and walking for access;
- social activity, that is people walking for recreation, meeting others, using wheelchairs, pushing buggies, or informal play; and
- to contribute to environmental sustainability, for instance sustainable drainage or reducing heat absorption.

MfS principles apply to streets in residential areas with relatively light traffic, while MfS2 extended similar principles of design to a wider range of streets including all 30mph limits and some 40mph speed limit zones. So all new streets in residential areas should prioritise place.

The degree of spaciousness and formality of the street, together with the building line, creates different character

3.6.1 Street network

In larger, neighbourhood scale developments, the projected traffic generation may mean that principal streets cannot function as through routes. Where this is the case, then such routes should still be designed as principal streets, with links for walking cycling and buses but movement restrictions for private cars, designed within the street space where necessary.

Connected network of streets

There should be a choice of access points into the development with clear views, easy orientation and direct routes.

The street network must:

- link well into the surrounding route network (assessed under Section 3.3.2 Integrate with surroundings);
- create a connected network of routes within the site wherever possible;
- provide a choice of access points and movement; and
- define development blocks that are capable of development.

Existing site features, such as mature trees may mean that it is not possible to create a well-connected network of streets in parts of a development. Where possible, pedestrian and cycle connections should be provided even where vehicular routes are not possible.

In larger-scale developments, the projected traffic generation may mean that principal streets cannot function as through routes. Where this is the case, then such routes should still be designed as principal streets, with links for walking cycling and buses but movement restrictions for private cars, designed within the street space where necessary.

The aim should be to integrate the site into the wider movement pattern and urban fabric without creating rat-running problems.

Creating a street hierarchy

A clear street hierarchy should be designed, to include all modes of movement, preferably using the same route network, so that it is easy to understand. Each street within the hierarchy should be an identifiable type, which may include some or all of the following:

- principal streets, for example a high street or boulevard;
- secondary streets, for example an avenue;
- local streets; and
- courtyards, mews and drives.

A spatial hierarchy of streets and spaces is important as it helps visitors and residents to navigate. The hierarchy should be based upon a range of issues, including the distribution of land uses, the density of development and the nature of movement through the space.

Traffic speed is a key influence on the position of a street in the hierarchy. The appropriate design speed for a street should be identified and agreed at an early stage and the street design should aim to manage the speeds of motorists accordingly. For residential streets the design speed will generally be a maximum of 20mph. The street hierarchy should be influenced by:

- the relative numbers of pedestrians and vehicles;
- speed of vehicles;
- width of carriageway; and
- the use of the buildings adjoining the road.

Once a hierarchy is established, it should be reinforced by the design of both buildings and landscape (assessed under Section 3.6.3 Legibility).

3.6.1 Street network

Accommodating vehicles so they don't dominate layouts

The layout of a development should be arranged to create attractive spaces and not to follow the shape of a vehicular turning head.

Where vehicular routes run through spaces, then the space must be designed so that it is possible to use it in other ways as well as for driving through and parking.

In particular, where it is not possible to create a connected street, a cul-de-sac must be designed as a space with a positive character that accommodates a variety of activity.

Possible evidence

Scheme layout drawings.

The Design & Access Statement should show that there is a connected network with a clear hierarchy of streets and it should explain how it is appropriate to the scheme.

How is it evaluated?

- Do the proposals treat highways as streets rather than roads, for the use of all types of movement, and for social activity too?
- Is a connected network of streets and other routes proposed?
- Does the scheme establish a clear hierarchy of streets?

Aerial image of Wymondham: A clear hierarchy of streets

3.6.2 Development blocks

Development blocks

The street network must define development blocks or plots of a size and shape that is capable of being developed in accordance with the guidance set out below.

The blocks or plots may also reflect a characteristic pattern in the surrounding area, although generally the aim should be to create relatively small blocks so that there is a good choice of routes.

Block sizes will also depend upon how parking is to be accommodated.

Where development blocks are relatively large, then culs-de-sac may be introduced at the most local level of vehicular access, provided they are designed as positive spaces, for instance mews streets or courtyards, rather than simply around highway criteria (assessed under Section 3.6.1 Street network).

Public and open spaces should be positioned in locations where they are likely to be well used, for instance where routes meet. In some cases, it may be appropriate for them to be situated at the edge of a new development rather than at its heart.

Example of mews development

Example of mews development

Example of how buildings have been successfully designed to turn a corner

3.6.2 Development blocks

Well defined and continuous frontages

In most cases, spaces should be well-defined by buildings to create a frontage to the street or space.

The continuity of a frontage is how built up it is. Continuous frontages mean that development will enclose and supervise streets (assessed under 3.7.1 Supervision of streets), making them feel comfortable and safe for people to walk around. The design of frontages also helps to create a sense of place and the degree of continuity will influence its character (assessed under Section 3.5.1 Distinctive character).

Generally, street frontages in urban locations should be continuous.

However, in some existing places, local character is determined by landscape elements rather than by buildings. In these locations, it is permissible for new development to be based on streets that are defined by trees and hedge planting, or brick walls rather than by the buildings themselves.

For an infill development, the continuity of the street frontage should be influenced by the typical characteristics found in the surrounding area, where this has a positive character.

Building lines

Streets with a positive character tend to have a building line, that is, a typical distance between the front of buildings and the street.

Where there is an established building line then it is important that new development should follow it wherever possible.

In centres the building line will generally be urban, that is, at the back edge of the pavement, in some cases with important buildings set back to create a small forecourt space. The building line for new development in centres should also be urban.

Public and private space

Development layouts should define clearly what is public realm and what is private realm.

This can most easily be achieved by creating a continuous building frontage that addresses the street, with private space within the block.

Where this is not possible or appropriate, then any boundary treatments between private space and the public realm must be high quality, robust, and contribute to the character of the development. Close-boarded fences are unlikely to meet these criteria.

Buildings of a similar height can be arranged to create streets with different character, depending upon such factors as:

- the position of the street in the street hierarchy, which may influence its width;

- the position and continuity of the building line;

- the relationship of the building height to the width of the space;

- the treatment of the space between the building line and the street, the front garden; and

- the design of the street space itself, the public realm.

3.6.2 Development blocks

Generally fronts of buildings should relate to other fronts across streets or other public realm, while the backs should relate to other backs to make a more private zone within the heart of a development block.

Other approaches may be appropriate in certain circumstances provided that issues of privacy and security are carefully resolved.

Generally, successful housing is designed with some form of transition between the street itself and the windows and doors of the dwelling. This helps to make sure that residents have sufficient privacy within their home.

The transition can take the form of:

- a change in level so that the house is set above the street, although accessibility requirements would also need to be addressed;

- a privacy strip - an open area marked out from the footway, often but not always paved; or

- a front garden, generally enclosed by walls, railings, fences or hedges, where it may be possible also to store bins, bikes etc.

Where there is no front boundary treatment then windows and doors need to be designed to provide residents with appropriate levels of privacy for their rooms.

Vertically proportioned windows afford residents more privacy than horizontal ones of the same size.

Sometimes rear courtyards in residential blocks are semi-public in that they contain housing or access to housing, sometimes in the form of flats over garages (FoGs) as well as parking and private spaces. These courtyards should be designed as if they were public spaces in terms of the criteria set out in this guide.

Example of well integrated car parking fronting onto a public space, above: example of a FOG

Possible evidence

Layout drawings showing public and private space.

The Design & Access Statement should explain the approach adopted in the development proposals in terms of development blocks, street frontages, building lines and public/ private space.

How is it evaluated?

- Does the layout create well defined development blocks?

- Does it create well defined and continuous street frontages?

- Is there a clear, established building line?

- Are there clear distinctions between public and private space?

- Do proposals for new housing provide a transition between the street and the dwelling frontage?

3.6.3 Legibility

Key principles

The layout and form of buildings in new developments should reinforce the clarity of the clear street hierarchy, so that the movement patterns, the distribution of land uses, activities and spaces, and the scale and massing of buildings all support one another to create a memorable and recognisable place.

Why is it important?

A place with a clear street hierarchy will help people to navigate and to recognise whereabouts in the development they are. The scale and massing of the built form can reinforce this hierarchy, so making the development more legible and memorable, and helping to develop a sense of identity.

Trowse: building positioned to create a focal point at the end of the street

Reinforcing the street hierarchy

The buildings and landscape associated with each street should be designed to reinforce its position in the street hierarchy. This may include such things as:

- the width of the space;
- how close buildings are set to the footway (the building line, assessed under Section 3.6.2 Development blocks);
- how built up, or continuous, the street frontage is (also assessed under Section 3.6.2 Development blocks);
- the formality of the building layout in relation to the street frontage;
- the height of buildings; and
- the formality of the street design, including street furniture and planting.

Formal and informal layout

Formal streets (which are straight, and axial or symmetrical) tend to be associated with principal routes or important locations within developments.

Informal streets are more likely to be associated with the edges of a settlement or development.

However, some settlements are characterised by formal or informal layouts for all their streets. Settlements in South Norfolk (see Section 2.0 Special Character of South Norfolk) are not generally formal in layout so, if such an approach were to be adopted, it should be designed with particular care.

Informal lane, with varied building line and varied development form

Formal street, with consistent building line and generally consistent set back

3.6.3 Legibility

Variations in character

Distinctive character also contributes to helping people find their way around (assessed in Section 3.5.1 Distinctive character). The elements identified above also contribute towards creating distinctive character generators within a new development.

Variations in character between different character areas or between different street types in the hierarchy also contribute towards legibility.

Building heights

The heights of buildings should generally relate to those found in the surrounding context and should reflect their position in relation to the street hierarchy and the importance of a place in the layout.

Building heights should also be designed to respond to:

- key views and vistas;
- landmark and gateway locations and focal points; and to
- the size of spaces, to create a sense of enclosure.

Key views and vistas

Views into and out of a scheme or between different parts of a scheme can also help people orientate themselves. At the focus of key views, buildings should be designed to act as landmarks or marker buildings.

For a development that is principally new housing, formal vistas should be set up with care and only where there is confidence that the buildings proposed to terminate them will be of sufficient quality to match up to the view. A group of buildings, for instance town houses, is more likely to be capable of being designed to fulfil such a role than an individual dwelling.

Where there is a view from the site towards a local landmark such as a church tower, it may be appropriate to incorporate it into the layout of development.

Landmarks, gateways and focal points

At key points in the proposals, well related to the street hierarchy, special elements should be included to aid navigation, for instance:

- landmark buildings, of particular quality (assessed under Section 3.8.2 Architectural quality), which may

also be taller than the surrounding buildings but not necessarily so;

- gateways, where the street space narrows down or the massing of buildings appears to make it do so, to mark a threshold between one area and another; and
- focal points or meeting places, such as a public square or local park, where taller buildings may denote their importance as well as enclosing larger spaces.

A pavilion marks an important junction and provides a focal point for views in Saxlingham Nethergate.

3.6.3 Legibility

Enclosure of space

The scale and massing of the built form should be designed to complement the street hierarchy and to create memorable landmark elements at appropriate points in the layout.

Building heights should enclose streets, public spaces and open spaces. Where new housing will not be tall enough to achieve this, then landscape elements should be introduced to provide a good sense of enclosure.

Different types of streets and public spaces require different degrees of enclosure to be successful as places.

Ratio 1:1   Ratio 1:3

Maximum squares ratio 1:6

Spatial definition by tree canopy
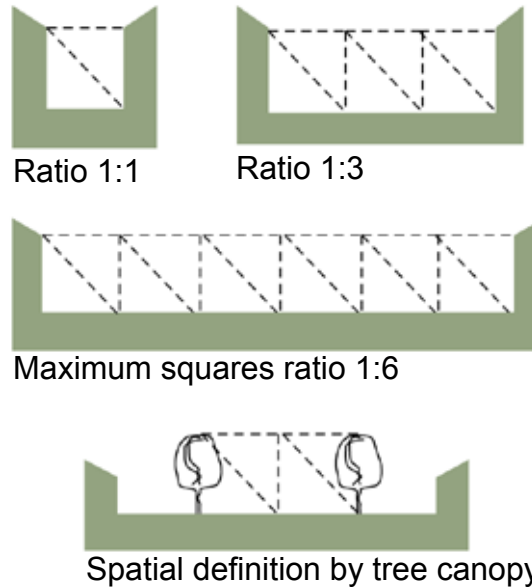
Street sections illustrate different degrees of enclosure

Examples of different degrees of enclosure in Wymondham for a street and public space

How is it evaluated?

- Does the proposed building layout reinforce the street hierarchy?
- Do building heights contribute to creating different street types?
- Does the layout respond well to key views and vistas both existing and proposed?
- Do the proposals create and emphasise landmarks, gateways and focal points to aid wayfinding;
- Are streets and public spaces well enclosed?

3.7   Public Realm

Wymondham Library

3.7.1 Supervision of streets

Key principles

New development should have windows and doors onto public spaces and pedestrian routes.

The potential for overlooking from living accommodation and also from ground floor windows is particularly important. Entrances help to supervise the public realm.

Why is it important?

Public realm that is overlooked and so potentially supervised by windows and doors feels safe to use. Housing is particularly effective at providing supervision, as it is potentially occupied at any time of day or night, 7 days a week. Supervision is related to the potential for the space to be overlooked rather than whether people are actually overlooking it at any given time.

Entrances generate the potential for activity at ground floor level so also contribute towards supervision of the space.

Design guidance

Overlooking is provided by the windows of buildings that face the street or public space.

Active frontages are ones with entrances to housing and/ or public uses or activities, including community facilities, shops, healthcare, schools. Where community facilities are well used then they can provide particularly effective supervision of the public spaces they overlook.

Buildings should be located and arranged so that the public realm is well supervised.

Creating active and supervised streets and public spaces may have an impact on privacy expectations set out in Section 3.6.2 Development Blocks.

Where there is parking at ground floor or undercroft level, then there is less overlooking of the street. Larger openings, bay windows or balconies at upper floor levels can help to compensate for the reduced surveillance at ground floor level.

Centres are characterised by active frontages, and blank frontages onto public realm must be avoided. Shopfront display windows help to make streets in centres feel safe for pedestrians, both during the daytime and during the evenings. Any security measures, such as shutters should be perforated rather than solid and should preferably be internal rather than external.

Poringland: Well defined and overlooked pedestrian route

3.7.1   Supervision of streets

Wherever possible in centres, development proposals for new shops should include an upper floor use that will generate activity, whether this is residential or business based, so that people occupy the space and contribute to the activity and supervision of the frontage. Entrances to upper floor uses must be designed with care. If they are positioned on the street, then they must not interrupt the shopping frontage. If they are positioned within the block, where the service functions are likely to be, then the building and space must be designed to provide a good quality of living environment that feels safe to use.

Design guidance for new housing

In new housing, buildings should overlook all parts of the public realm, to provide surveillance and create a safe and secure environment. Wherever possible there should be active frontages onto the public realm, particularly at key points in the layout.

Windows, particularly from living accommodation and less so from bedrooms, and entrances, should overlook street frontages. Supervision is particularly important from the ground floor level of development.

Blank gable walls should be avoided. Where side elevations face onto the public realm, then windows to living accommodation should be introduced into the elevation. Bathroom windows and/ or windows on staircases will not provide sufficient overlooking to supervise public spaces.

Where a development, for instance a block of flats, has access from a rear car park, then it must also have an entrance into the building from the street frontage.

Blocks of flats should be designed so that each dwelling at ground floor level has its own independent entrance from the street. Entrances to upper floor units should be based around staircase access rather than corridor or deck access to maximise the number of entrances onto the street frontage.

Safety of pedestrian routes

Overlooking helps to make public spaces and pedestrian routes feel safe. However the design of these spaces also contributes to their safety. For instance, they should be designed with:

- clear lines of sight;
- generous widths, particularly where any changes of direction are necessary;
- no hidden corners, out of view for people using the space;

- landscape that allows views into and through planting; and
- appropriate street lighting where necessary. Refer to Safe, Sustainable Development: Aims and Guidance Notes, Norfolk County Council, 2011.

Possible evidence

Layout drawing to show position of entrances and supervised frontages.

Ground floor plans to show position of windows and doors.

Street scenes.

The Design & Access Statement should explain how streets will be well supervised.

How is it evaluated?

- Do the proposals overlook the street or public space?
- Are active frontages created to public spaces, with entrances onto streets and non-residential uses around public spaces wherever possible?
- Are safe routes created for pedestrians through surveillance and the design of the spaces themselves?
- Does the scheme conform to Secure by Design criteria or Safer Places guidance?

3.7.2 Car parking

Key principles

Convenient, attractive and safe parking should be designed into development proposals so that it contributes to the quality of environment and sense of place.

Why is it important?

Balancing the needs of the car with other pressures on a development is often a difficult challenge in designing a site layout.

Well-integrated car parking is recognised as being important to the success of the places we use, where to live, town centres and business areas. However, it must also needs to be carefully designed so that it does not dominate the environment and undermine any sense of place.

Design guidance

Parking standards, based on an assessment of local need, will be adopted as part of the Development Management DPD. Until the adoption of the Development Management DPD, refer to Norfolk County Council car parking standards. Development proposals will also need to be accompanied by sustainable travel plans to demonstrate how the need for parking is being minimised.

Suitable parking areas should also be provided for cycles, motorcycles and disabled badge holders.

The location, layout and design of all parking areas must accommodate vehicles and pedestrian satisfactorily. The design and location of car parking should encourage its full and proper use to reflect the need to safeguard bus routes and minimise footway parking which can lead to danger and inconvenience to more vulnerable road users.

Car parking areas must be designed to be suitable for vehicles and also for pedestrians to use, as they are the places where people leave their cars and continue on foot.

Parking spaces and areas should be positioned and designed to:

- be safe and convenient for users;
- create a high quality setting for built development; and
- minimise any potential impact on the safety of the public realm.

Achieving a balance between these factors is particularly important in residential development, where residents expect to be able to park close to their property and where the supervision of parking areas contributes to their security.

Car parks should be designed as positive spaces that may either be urban in character or softened by planting trees and other vegetation, depending upon their location.

Car parks open to the public should be regarded as part of the public realm. They should be designed to have a strong townscape or landscape structure that creates a character for the space, so that it is not only defined by the number of cars. Where a car park is intended to be an urban space, there should be some vertical design elements, such as trees or canopies, at intervals to break up the visual impact of large numbers of cars.

3.7.2   Car parking

Public car parks must have a high quality of hard and soft landscape. Wherever possible sustainable drainage should be incorporated into parking areas.

Car parks should also be easily accessible, supervised and well lit so that they feel safe to use.

Design guidance for housing

In new housing, well-designed and well-positioned parking will be well-used, so that parked cars are well integrated into a scheme as a whole, rather than potentially dominating the street scene and causing obstructions to traffic.

Car parking may be accommodated in a variety of ways such as:

- within the curtilage;
- in-structure, for instance town houses with integral garages, or flats with undercroft parking;
- on-street; or
- in courtyards, either at the rear or front of dwellings.

For larger scale developments, a mix of parking arrangements, including on-plot, communal areas and on-street, is likely to be needed to accommodate patterns of car use without dominating the environment.

Refer to Car Parking: What Works Where, English Partnerships, 2006 and Safe, Sustainable Development: Aims and Guidance Notes, Norfolk County Council, 2011.

The design of parking provision must balance a number of issues to make sure that spaces are used, including being:

- close to dwellings;
- accessed from front doors where possible;
- overlooked by dwellings, and
- supporting the character of the place.

Where fewer spaces per dwelling are allocated spaces, then less parking is required to meet the prevailing patterns of car ownership and use. So where some of the parking is non-allocated, for instance on-street then fewer spaces will be needed in total to accommodate residents cars. This is because some households will have more cars and some fewer. Providing non-allocated spaces means that spaces will be used more efficiently overall.

Soft landscape should be integrated into parking areas. Wherever possible permeable paving should be used to minimise surface water run-off.

Poringland: Well integrated parking can add interest to the public realm and the street scene. A variety of different car parking solutions break up the impact of car parking and discreetly integrates it into the scheme

3.7.2   Car parking

Parking within the curtilage

Parking within the curtilage should be set behind the building line so that cars do not dominate views along the street or from the houses themselves. Tandem parking is preferred to side-by-side spaces as it has less impact upon the continuity of the street frontage.

In-structure parking

In-structure car parking can provide convenient spaces that are well integrated into the layout.

Integral garages should not project forward of the front elevation of the dwelling. Wherever possible the houses should be wide enough to also provide a habitable room at ground level on the street frontage, or else the first floor will need to be designed to help overlook the street.

Undercroft parking can provide either allocated or non-allocated spaces. Undercrofts must be designed so that there is a relationship between the lowest residential units and the street to provide surveillance.

On street parking

On-street parking is non-allocated parking. It is convenient for visitor and short-term use, can animate the street and can help to calm traffic speeds. The layout and street space should be designed to accommodate it from the outset without letting it dominate.

Courtyards

Communal car parking areas should provide a maximum of 10 spaces to avoid the visual dominance of large areas of parking and/ or problems of a 'lack of ownership' and care of such spaces.

Parking in rear courtyards must be designed with care to make sure that it is easy for residents to access their parking space.

Where there are any homes in rear courtyards then the space must be designed to be part of the public realm, not only as a place for parking cars, so that it is an attractive residential environment. In the case of FoGs (flats over garages) the front door must be accessible without having to walk through parked cars.

Possible evidence

Layout drawing with parking spaces shown and numbered.

For residential proposals, the numbering of parking spaces should relate to the numbering of residential units.

A schedule of the overall numbers of parking spaces in relation to residential units/ floorspace of other uses.

The Design & Access Statement should include a parking management strategy, or make reference to one where it is set out in a Transport Statement or Sustainable Travel Plan where appropriate.

How is it evaluated?

- Does the scheme provide safe convenient and attractive places for people to park their cars?
- Is car parking well-integrated into the overall layout and design so that it does not dominate?
- Do the proposals include a variety of parking options, such as spaces on-street and also in courtyards?
- Is a strategy proposed for managing car parking?

3.7.3 Street design

Key principles

Streets are the most common form of public space and, as such, need to be designed to ensure they work well: for all users, including pedestrians and cyclists as well as drivers; and for all abilities, including people with pushchairs, wheelchairs or visual impairment.

Why is it important?

Well-designed streets, designed in line with Manual for Streets (MfS1 and MfS2) principles encourage people to cycle and walk as well as supporting a range of social activities. This makes for a more pleasant public realm and helps to encourage people out of their cars.

Design guidance

This topic focuses on the design of the street space itself, rather than on the buildings around it.

The movement network and built development both contribute towards creating successful streets, but so does the design of the street space itself.

The aim in street design should be for all users to share the same route network unless there is a particular reason why a pedestrian, cycle or vehicular route should be separate.

Designers should consider the needs of pedestrians first when designing streets, to create places that are:

- safe (built development assessed under Section 3.7.1 Supervision of streets);
- convenient routes including routes to schools (assessed under Section 3.3.2 Integrate with surroundings);
- accessible to all;
- sustainable;
- appropriate to local character; and
- attractive places in their own right.

Residential streets should be designed as low speed environments with a design speed of 20mph maximum, where cycle and /or pedestrian routes need not necessarily be segregated. For busier roads with faster traffic, cycle routes and pavements will need to be clearly defined. Where traffic speeds are 12 mph or less, then shared surfaces may be appropriate. In such spaces, the design must be inclusive, and in particular it should respond to the needs of partially sighted people.

A well designed road can accommodate pedestrian, cars and cyclists in an integrated and non-confrontational way

3.7.3 Street design

Junctions and crossing points should be designed with particular care. These are places where people and cars will mix, where both safety and accessibility may be an issue.

Where design speeds allow, crossing points should be designed as raised tables, with a continuation of footway paving.

Smooth paved surfaces should be provided for pedestrian routes and desire lines. Textured surfaces, such as setts, may be used as a contrast to indicate areas that may be less suitable for pedestrian use although they should not be used to create deterrent paving.

Streets and roads in different places have a variety of different character. In the more built up areas, streets will generally have one or more footways and street lighting. In suburban areas, on-street trees or grass verges may be important to local character. In rural settlements, however, the streets may be characterised by informal soft verges with no footways and no street lighting.

Designers should balance safety and accessibility with local character to find the most appropriate solution for each situation. For instances in some rural area, it may be possible to provide a pedestrian route behind a retained boundary hedge, rather than a footway adjoining the carriageway.

The aim of street design in residential areas should be to create visually simple spaces that form a backdrop to the development as a whole. A clear design ethos must be adopted for the street furniture, materials and colour palettes so that it is coordinated and used in a coherent manner across a scheme. It should be appropriate to the character of the place, avoiding any mixing of contemporary and pastiche elements, although this does not necessarily mean a 'heritage' approach in all established urban areas.

Generally, street furniture should be minimised to avoid clutter. Where it is appropriate, then it must be selected and placed with care, in positions where it will serve a useful purpose. Where possible, street furniture and planting should be designed into a strip within the street, so that there are clear zones in the street space, one for movement, without obstruction, and one for vertical elements.

Well designed street in Trowse

Homezone in Hethersett

3.7.3 Street design

Paving should be simple in design, robustly detailed and with dropped kerbs and tactile paving designed with care. Generally different materials will be most appropriate where they denote special locations, such as a focal point or a centre. In these locations the quality of landscape materials and street furniture must be high. It is preferable to use high quality materials in limited areas rather than lower quality materials over a wider areas.

Street trees can contribute significantly to the character of a street and to its attractiveness. They can be introduced to relate a new development to the character of the local area, in which case they should relate to local patterns of landscape in terms of scale, species and formality or informality of planting.
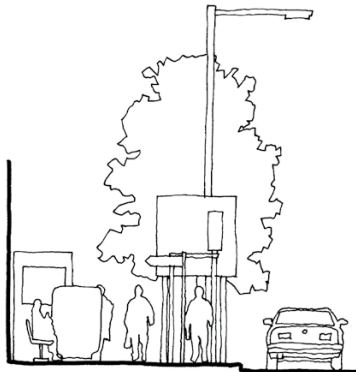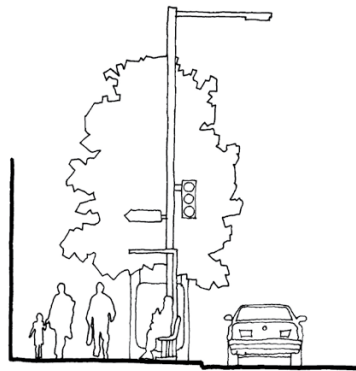
Street furniture clutter can be avoided

Harleston: New streets can reinforce the strong sense of enclosure found within the town, using a variety of building types which link with the existing vehicular network

How is it evaluated?

- Do the proposals demonstrate that street spaces are designed for pedestrians first and other users after?
- Are residential streets designed for a maximum of 20mph traffic speeds?
- Will streets and public spaces be inclusive and accessible to all?
- Is street design appropriate to local character?
- Are street design proposals simple, well-considered and uncluttered?

3.8   Design Quality

Wymondham. South Norfolk Design Award Winner: New Building Category, 2011

3.8.1 Public spaces

Key principles

Where development proposals include an element of public space, whether this is open space primarily with soft landscape, or urban space with hard landscape, then it is important that these spaces have an appropriate function and that they are well designed to fulfil a role in the development and the wider place.

Most residential development will contribute towards the provision or quality of open space. It may also include other public spaces.

Why is it important?

Successful public spaces are designed with a particular role and use in mind, rather than as space that happens to be left over once the buildings have been laid out.

Well-designed spaces help to create a sense of identity and community focus. They accommodate a range of activities, both physical and social, that promote the health and well-being of residents and other local people.

Public spaces could also help provide solutions to surface drainage issues (see Section 3.4.2 Site-wide environmental features) and generally enhance ecology and biodiversity.

Design guidance

Public spaces should be well supervised by buildings that address the space, generally by fronting onto it. Surveillance of the space from surrounding streets and different parts of the open space also helps to supervise the space and to encourage people to use it.

All public spaces should be designed with a purpose and with intended user group(s) in mind. Where possible, spaces should be designed to be multi-functional and for all sections of the community to use, where these can be accommodated without creating potential conflicts.

Activities may include formal sports and play areas, but should also include informal activities such as walking, standing and seating. More activity will make a public space feel safer and will reduce potential crime or vandalism.

Public spaces should be designed in the context of the pattern and nature of public spaces in the surrounding area. It may be appropriate to introduce a space similar to other characteristic features, for instance a village green, or alternatively a public space that can serve a different function, not already provided for in the local area.

Public space, Hingham

3.8.1 Public spaces

Public spaces should fit within a clear hierarchy of space, from private, through semi-private to semi-public to public (assessed in Section 3.6.2 Development blocks).

Public spaces should be designed to capitalise on the site's assets, such as mature trees, where appropriate. They should also create a microclimate to encourage use, providing shelter from cold winds or catching the sun at particular times of day.

They also provide an opportunity to introduce large species of trees that may not be suitable for residential streets.

Most residential development will contribute towards the provision or quality of open space. It may also include other public spaces.

The design of open spaces should balance a sense of enclosure and openness. Buildings, structures and trees will enclose the space, making people feel comfortable in using it. However the design should also retain a sense of openness and outlook, particularly where there are views to local landmarks or across the wider area.

The planting of open spaces should:

- offer year-round visual interest;
- help to promote biodiversity;
- be suitable in size for the space over the long term; and
- be capable of being maintained, given the likely management arrangements.

Wherever possible open space should contribute towards creating green infrastructure, that is a multi-functional landscape that also plays a role in the biodiversity and surface-water drainage strategies for the site.

Public space, Kimberley

Public square, Poringland

3.8.1 Public spaces

Where wetland features are retained or created to function as part of a neighbourhood sustainable drainage scheme, then they must also be designed to be attractive features of the open space. Wherever possible, safety should be designed in by means of the profile of the wetland area and the planting of its margins, rather than by fencing or other barriers. Access requirements should be sensitively designed to minimise hard surfacing around the perimeter of the wetland.

All public spaces should be designed with care, to include robust, fit for purpose materials, details and finishes, and good lighting.

Wymondham College: Use of well detailed, robust materials to create a high quality environment and a distinctive public space which relates to the architectural character of the buildings

The arrangements for future management and maintenance of public spaces, such as adoption by the local authority or management by a community trust, must be identified at an early stage of the design process, as these will have an influence on their design and detail.

Where communal semi-public spaces are proposed then they should be designed to a similar standard to public spaces, with a similar level of attention given to management and maintenance, together with any security arrangements that are proposed (for instance where there is a communal garden within a development block but this is proposed to be secured by gates).

Image illustrating a natural character that supports biodiversity

Possible evidence

Layout to show public and open spaces together and in the context of the wider area.

Layout to identify the role, function and character of each proposed public space and contribution to green infrastructure.

Layout and sections to demonstrate how buildings and landscape will enclose and supervise public spaces.

Hard and soft landscape plans, to show surfaces, street furniture and other elements, and planting.

Plan to identify proposed management regimes, whether adoption or other arrangements.

Views into or of the public spaces.

How is it evaluated?

- Do proposals demonstrate that public spaces have a purpose, with uses and activities identified?
- Are public spaces well located where they are likely to be used?
- Are they well defined and overlooked by buildings?
- Do they have well-considered soft and hard landscape?
- Is there a strategy for future management and maintenance of the public realm?

3.8.2 Architectural quality

Key principles

Good architecture should be: fit for purpose; durable and well-built; and pleasing to the mind and the eye.

Good architecture is not a question of style - it can be of any era, or architectural character, and it does not depend upon copying the appearance of what is immediately around it.

Why is it important?

Sustainable homes are ones that are attractive to live in now and will be into the future, when lifestyles and other circumstances may have changed. To achieve this they need to function well, to be built to last, to be attractive initially and to remain so over time.

Design guidance

This question is about the design of the buildings themselves rather than their role in the layout as a whole.

It is about how a building looks but importantly it is about how it works and how it lasts over time too.

Fit for purpose

The accommodation provided should be suitable for use by the intended occupants and should function well.

This will include:

- internal arrangement: size of rooms (assessed in Section 3.9.3 Building performance), layout, orientation and aspect;

- external space: gardens, terraces, courtyards and roof gardens, their size, orientation and aspect; and

- service elements: refuse bins, recycling, cycle storage and meter boxes.

Harleston Police Station

Trowse Hopkins Homes

3.8.2 Architectural quality

Internal arrangement for new housing

Homes need to provide space in sociable rooms, for family and friends, and private spaces, for quiet relaxation or study. Research has shown that school performance is affected by the ability of a child to do homework in a quiet space. Play, work and study are as much part of daily life as cooking, eating and sleeping. Storage and circulation areas are needed to support these activities.

The layout of internal spaces in all new properties should be flexible to accommodate a range of residents and uses over a lifetime.

Family houses should generally provide two social spaces, for example a living room and a kitchen/dining room.

It is important that the position of doors, windows and any built-in furniture is designed so that the space within homes is usable and practical, for instance so that furniture can be accommodated.

Lighting and outlook contribute to the well being of residents. New housing should be designed to:

- provide a reasonable outlook for each dwelling;
- be dual aspect where possible, and avoid north facing, single aspect flats.

External space for new housing

The size of garden should relate to the house type and to the proposed number of occupants. It should also provide a degree of privacy at the rear, more private, side of the house.

Private garden space should be usable, that is:

- it should receive sunlight at some point in the day;
- capable of accommodating activities such as sitting, play, clothes drying and outside storage space; and
- where possible, accessible for cycle storage.

All dwellings should have access to some form of outdoor space, preferably a private or communal garden. However, upper floor flat dwellers rarely have access to gardens. Where a public open space is close to a development, it may provide a suitable alternative. Otherwise, it is important to provide private balconies or upper level terraces.

Balconies/ roof terraces should:

- provide some degree of privacy;
- benefit from sunlight where possible; and
- maintain a degree of privacy for existing residents.

Cringleford

Service and infrastructure elements

Service elements, in particular: refuse stores and recycling facilities; bicycle storage; and meter boxes must be considered early in the design process and integrated into the overall scheme.

Refuse stores and recycling facilities should be designed to screen bins from public view, whilst providing occupiers with easy access to them. Refuse and recycling arrangements are increasingly subject to change with variation in the numbers and sizes of bins.

It is essential to allow sufficient space for refuse storage, as otherwise bins will become dominant elements in the public realm or private spaces, such as garages. Insufficient space for refuse storage has potential knock- on effects on other areas of a development, such as cars being parked informally on-street rather than in spaces provided in car ports or garages, or informal bin stores coming into being on planted verges.

Refer also to South Norfolk's 'Planning Guidance notes for the provision of waste/recycling collections in new developments'.

Meter boxes must be accessible from the street frontage but should be positioned to be unobtrusive.

Bicycle storage facilities should be secure and conveniently located for the use of occupiers.

Similarly the infrastructure elements that a scheme requires must be identified early, so that they can be integrated unobtrusively into the development proposals, and do not affect the quality of the street scene. This may include such items as: sewage treatment plant; electricity transformers; telephone supplies and street signage.

Durable and well built

Buildings must be constructed in durable materials that will last well and look good over time.

Particular attention must be paid to areas that may get heavier wear, for instance corners of buildings on street frontages, porches and entrances, or boundary treatments onto the public realm.

The relationship and junctions between different materials will need to be detailed with care so that they weather well over time.

Generally it is preferable to adopt a design approach that is simple rather than complex in form and elevation, with attention paid to the quality of materials and details rather than to resolving complexity that has been introduced.

3.8.2 Architectural quality

Pleasing to the mind and eye: A coherent design approach

Good architecture is well ordered. There are many different ways of ordering the design of a building and different architectural traditions are based on different approaches. Any of these can result in well-designed buildings that are appealing to look at.

New housing must be designed with care and with a coherent design approach, which influences the whole building, from its form, to the elevations and the detailing (whatever the architectural style may be).

Some modern developments emulate traditional buildings but lack their three dimensional qualities. For example: windows may be flush with external walls and porches; balconies and bay windows may appear to be 'stuck on' to a simple box rather than integrated into the design; or random changes in materials and brick colour may be used to 'add interest' to the appearance of the building.

All too often the result is buildings that are a poor pastiche of historic styles.

If a traditional approach is to be followed then it should correctly use traditional proportions and details and a similar quality of materials to the source for inspiration.

Generally buildings should be designed to reflect some of the attractive qualities of the local historic form of housing, for instance in terms of the scale and proportion of elements.

Where a contemporary approach is adopted, then the proportions of the form and elevations and quality of detailing will be of particular importance.

The following provides some general guidance relevant to typical design approaches to new housing. Where a different architectural approach is proposed then it should be explained in the Design & Access Statement.

Easton College Jubilee 3 Building

Dickleburgh Mulberry Barn, is orientated to create high quality outdoor and indoor spaces for its residents

177

3.8.2 Architectural quality

Building orientation

Many traditional buildings are wide in frontage with shallow plan forms, whereas new buildings tend to be deep in plan. New housing is often also narrow in frontage.

The position and orientation of the building on its plot should respond well to the local context and to the design approach.

Form of buildings

The form of a building is its three dimensional shape.

Buildings should be designed as a three-dimensional whole, so that elements such as bay windows are integrated from the start.

Where building forms relate to the local traditional forms, then new buildings are likely to sit well in the landscape and street scene.

The arrangement of different forms in a group of buildings, the relationships between them and how they are joined or separated is also important.

Roofs may be prominent in local and more distant views. Where new buildings are deeper in plan than traditional buildings, roofs at a traditional pitch may be visually intrusive. The roof forms, in particular the spans and pitches must be designed with care, taking into consideration their potential visual impact on their context.

From left to right: Colney Big C Centre, Cringleford and Long Stratton Police Station. Examples of contemporary designs using simple but bold forms to create distinctive buildings

3.8.2 Architectural quality

Articulation and modelling

Articulation and modelling help to order a building and provide a framework for composing elevations. They also provide shade and light and add visual interest.

Buildings are articulated when their form shows their different parts. This may relate to different parts of the elevation, for instance when a gable at roof level is set slightly forward of a main elevation in plan. It may reflect the relative importance of different parts or functions, such as when a garage or outbuilding is set behind the main elevation. It may reflect the construction of the building, as when an upper storey is jettied in a timber framed building.

The elevation may also be modelled to add depth to the facade. This might include windows and doors being set back from the external surface of the building, or some element of three dimensional detailing.

Well proportioned building with formal symmetry

Building of three townhouses sets out to create symmetry without following through in the design of the facade

Left: Easton College Jubilee 3 Building. Top-left and top-right: Hethel Engineering Centre. Examples of buildings which use features such as roof overhangs and structural elements which not only create shading but also introduce three-dimensional modelling to the building façade

3.8.2 Architectural quality

Composition of elevations

Elevations must be composed with care. The main elements are window and door openings, which should respond to:

- the accommodation and the type of activity proposed;
- the composition of the street elevation; and
- local character.

Entrances in particular are important elements of an elevation and should be easily identifiable. This may be achieved by some form of emphasis, such as a porch. Such features must be of high quality as they will be experienced from close up.

Elevations can be thought of as having a top, a middle and a bottom, all of which need to be designed with care and well integrated into the overall composition.

The shape of elevations and the composition of openings create a pattern, or rhythm, along a street frontage. This may be vertical, horizontal or neutral. New development should generally respond to the rhythms that are already found in a street frontage.

In some places, symmetrical compositions may be appropriate for buildings or groups of buildings, for instance where a building is of particular importance relative to others in the layout. It is particularly important that symmetrical compositions are well proportioned, in high quality materials and well detailed as attention will focus on them.

However, in many locations symmetry is not appropriate or necessary. For instance, terraces are generally made up of a repeated house type. The side or rear elevations of buildings do not need to match the symmetry of a facade.

Wide fronted houses

Combination of wide fronted and narrow fronted houses

Costessey Roundwell Medical Centre: Example of how architectural design can be used to draw attention to the entrance of a building

3.8.2 Architectural quality

Examples of traditional and contemporary designs for different building types, showing well balanced proportions and relationships between solid and void to the elevations

Bressingham

Hethel Engineering Centre

Costessey

Tibenham

Trowse

Dickleburgh: Example showing how solar shading has been successfully incorporated into the architectural design of the façade

3.8.2 Architectural quality

Materials and detailing

Materials and detailing have a significant influence on people's perceptions of the quality of a place.

Generally, quality can more easily be achieved through:

- simple forms, with limited decoration, but well proportioned elevations and high quality materials and detailing, rather than
- complex forms, with decorative features, but lesser quality materials or less careful design and detailing.

Changes in material should relate to the form and articulation of the building, for instance to a set back or projection, or should have some other clearly identifiable role in the design.

Where materials and details are used to reflect traditional building forms or vernacular architecture, then they should be a genuine reflection of those traditions rather than 'stick-on' features. For instance, chimneys should relate to fireplaces, and weatherboarding should be timber.

In larger, neighbourhood scale developments, there will be a need to balance the degree of variety and consistency in the design of buildings, to create areas with their own distinct character. Changes in the use of materials can play a role in varying character, although this should not be the only means of creating variety.

Possible evidence

Floor plans and elevations to show furniture, locations of storage and items to be stored, such as refuse bins/ cycles.

Layout drawing to show extent of routes for refuse vehicles and walk distances for bin men to stores.

Sections and street elevations.

3D visualisations and perspective or axonometric drawings of the proposed development in relation to the surrounding context.

The Design & Access Statement should include an explanation of the design approach, demonstrating how it is appropriate to the proposal, to its immediate context and to the character of the local area.

How is it evaluated?

- Does the scheme include buildings with accommodation that is fit for purpose in terms of the layout of internal and external spaces?
- Are service elements accommodated in a convenient yet inconspicuous way?
- Does the proposal use materials and details that will wear and weather well?
- Is there a coherent, well ordered design approach that underpins the design, from site layout, through building form and plan, to elevations and details?

Contemporary interpretation of traditional materials

Colney Big C Centre

Dickleburgh

Wymondham Library

Wymondham

Wymondham

3.9   Performance

Easton College Jubilee Building. South Norfolk Design Award: Special Award for Sustainability, 2010

3.9.1 Adaptability

Key principles

Well-designed buildings should be adaptable to meet changing circumstances over time.

Why is it important?

The lifespan of a building is longer than we can predict and successful buildings will be capable of being adapted to meet changing needs in the future.

For housing, these may be the evolving lifestyles of existing occupants as they grow older, or it may be potential new lifestyles that may emerge as technology advances or climate change occurs. For other types of building, this may include the ability to combine or to subdivide the space to allow it to be occupied in a different manner.

Design guidance for new housing

Houses that are designed to allow flexible use will not necessarily need to be adapted or converted over time, but can be used in different ways to meet different needs.

This may include for example:

• a room that can be used as a workspace, study, playroom or spare bedroom; or

• living spaces that can easily be adapted to be open plan or separate rooms.

The structural design of new housing can make dwellings more adaptable. For instance where the structural walls are the external or party walls then the internal layout of rooms can be adapted more easily than otherwise.

Residents may wish to extend their living accommodation without having to move house. Houses should be designed to allow the potential for future loft conversions and with gardens sufficiently large so that conservatories can be added at a later date.

Over their lifetimes, the needs of residents will change and many people will wish to stay living in the same home as they grow older. Compliance with Lifetime Homes standard for adaptability in use will provide housing that enables this to happen.

For larger, neighbourhood scale developments, adaptability may also include buildings with accommodation at ground floor level that can be converted to non residential use in future. This will require a taller ground floor storey height than for residential development, with 3.6m being a guideline minimum floor-to-floor height to allow future conversion.

Possible evidence

The Design & Access Statement should include information to demonstrate flexibility and adaptability, with indicative floor plans to show different arrangements, or the potential for future extension/ conversion.

Compliance with Lifetime Homes criteria should be demonstrated where this is relevant.

How is it evaluated?

• Does the scheme comply with the Lifetime Homes standard?

• For new housing, does the design approach make it easy to add to, convert and extend homes if necessary?

• Does it allow rooms to be put to a variety of uses?

3.9.2 Innovation in construction

Key principle

The use of cutting-edge practices and/ or innovation in development or construction technologies and processes, rather than following custom and practice, should be encouraged provided that it is able to demonstrate a real benefit to the proposals.

Why is it important?

Adopting best practice, or innovating, can help to make sure that design solutions are the most appropriate for a given situation, with potential benefits that may include improved quality and reduced defects in construction, improved health and safety on site during construction and improved the environmental performance of a home.

As environmental requirements increase, there will be more need to adopt innovations in construction technologies and practices.

Design guidance

A planning application would not normally include information that relates directly to this question.

However if best practice or innovative methods of construction are proposed, then it is likely that these will be known at the time of a planning application and that they will have some influence upon the design of the proposals.

Advances in construction will move on over time. As a guideline, methods or processes that count as advanced or innovative will include those not generally in use in that sector of the development industry over the previous 5 years.

Innovation may include such things as:

- the use of unconventional materials, such as straw bale construction, lime rather than cement-based materials;
- the use of materials that are traditional in vernacular construction in contemporary ways;
- unconventional sourcing of materials from the local area (for instance locally coppiced timber but not bricks from a local brickworks); or
- off-grid solutions for energy, water and or drainage;

Innovative processes may include such things as partnering, the use of life-cycle costing analysis for dwellings, the release of plots to self- or cooperative-builders.

The benefits that may be identified include:

- cost savings that allow investment in another element of the scheme; or
- improvements in quality of finish;
- lower lifecycle costs; or
- reduced environmental impact (assessed in Section 3.9.3 Building performance).

Possible evidence

The Design & Access Statement should include an outline of the approach, demonstrating its potential benefit to the scheme.

How is it evaluated?

- Does the scheme propose to adopt modern or innovative methods of development or construction technology or practice that bring wider benefits to the development as a whole?

3.9.3 Building performance

Key principles

Buildings that perform better than the minimum statutory environmental standards are more sustainable in the long term, in terms of issues such as: daylighting; sound insulation; generous internal space standards and energy efficiency.

Why is it important?

Today, the most important of these factors are environmental performance and, for housing, internal space standards.

Sustainable housing needs to be suitable for use and attractive to current occupiers and also to potential future occupants. Buildings that perform better than the minimum environmental standards provide a better quality of life for occupiers in a wide variety of ways. For example:

- people are more concerned about intrusions into their privacy through poor sound insulation than through overlooking in housing; and
- exposure to good levels of natural light affects our perceptions of well-being.

Environmental performance

Code for Sustainable Homes (CSH) provides the standard measure of the environmental performance of new homes.

The Joint Core Strategy requires development of at least 10 dwellings or 1,000sqm of other floorspace to provide 10% of energy requirements through decentralised and renewable or low carbon energy.

In terms of water requirements, new housing is required to comply with Policy 3 of the Joint Core Strategy and reach Code for Sustainable Homes level 4 or any successor of this standard.

Meeting the energy policy requirements will mean that the performance of new housing will be above the statutory minimum requirements and will satisfy this criterion.

Internal spaces in new housing

The size of internal spaces in all new properties should be able to accommodate a range of residents over time.

Living spaces should be able to cater for activities involving all members of the household, with or without guests. Generally there should be enough space for a table and chairs that allows all residents of a fully occupied property to enjoy a meal together.

Living rooms should be wide enough to provide space for furniture and for circulation if needed.

Bedrooms should provide wardrobe space for the number of occupants.

Storage and circulation areas are needed to support these activities. In houses, storage is often accommodated in garages, causing pressure on parking provision within new developments. The layout of internal accommodation is assessed under Section 3.8.2 Architectural quality.

This guide is not intended to specify the size that homes should be, either in terms of overall area or actual sizes per room, but to recognise that generous internal spaces contribute to design quality for occupants (in line with Building for Life).

Currently, new homes in South Norfolk are not required to meet specific internal space standards, other than:

- grant-supported affordable housing for rent, which must meet standards set by the Homes and Communities Agency (HCA); and
- any standards that individual Housing Associations apply to their new development.

3.9.3 Building performance

HCA space standards for affordable housing

Homes and Communities Agency (HCA) internal space standards for affordable housing may be used as a rule of thumb to assess whether the internal space in proposed dwellings (of whatever tenure) is generous or not.

Refer to: Housing Corporation 'Design and quality standards' April 2007.

Building for Life recognises that grant-supported affordable rented housing is required to meet standards that are more onerous than the statutory minima set for private housing for sale.

This criterion will be satisfied by grant-supported or s.106 procured housing which complies with HCA standards.

For private sale housing this question will be satisfied by new housing that meets or exceeds the HCA standards through an approach which also satisfies the assessment in Section 3.2.3 Mixed and affordable tenure, or that in any other way exceeds the minimum requirements set out in current Building Regulations and/ or the Code for Sustainable Homes.

Other matters

Other matters such as good natural light or sound insulation may also play an important role in certain developments.

Possible evidence

The Design & Access Statement must demonstrate how the Joint Core Strategy policy requirements have been met or should refer to technical documents where this is demonstrated.

How is it evaluated?

- Does the scheme comply with the Core Strategy policy requirements relating to energy and water?
- For housing, do proposals provide internal space standards that are more generous than common practice?
- Does proposed new housing meet the same standards as required for affordable rented housing that is supported by HCA grant funding?
- Does the scheme perform better in other ways, such as in terms of Code for Sustainable Homes or BREEAM accreditation?

Examples of new small scale, domestic infill building (top: Hales) and large scale educational building (bottom: Easton College), both of which incorporate green roof technologies in their approach towards sustainable design

3.10   Worked Example

Harleston Police Station: South Norfolk Design Award Commendation: New Building Category: 2006

3.10.1 Appraising the site and its setting

Wider Context

Key

- ⬤ Local centre
- ⬤ District centre
- ⬛ Schools, community facilities and commercial uses

District Centre

200m

Site

400m

3.10.1 Appraising the site and its setting

Site Analysis

Key

- 🟨 Community facilities, i.e. schools,
- 🟪 Retail and office uses
- 🟢 Location of trees
- Existing vehicular access
- Existing pedestrian access
- Former school buildings to be demolished
- Backs and poor edges
- Opportunity to improve character and overlooking of Secondary road
- Site area
- Potential site for community centre extension

3.10.2 Develop the design concept

Development Concept

Key

 Strategic desire line for pedestrian movement

 Opportunity for vehicular access

 Existing trees to be retained where possible

 Area where tree removal could be considered subject to detailed design

 Existing vehicular access and right of way into community centre car park

 Opportunity for a better defined space

 Former school buildings to be demolished

 Opportunity for landmark / focal point

 Opportunity for vehicular link through site
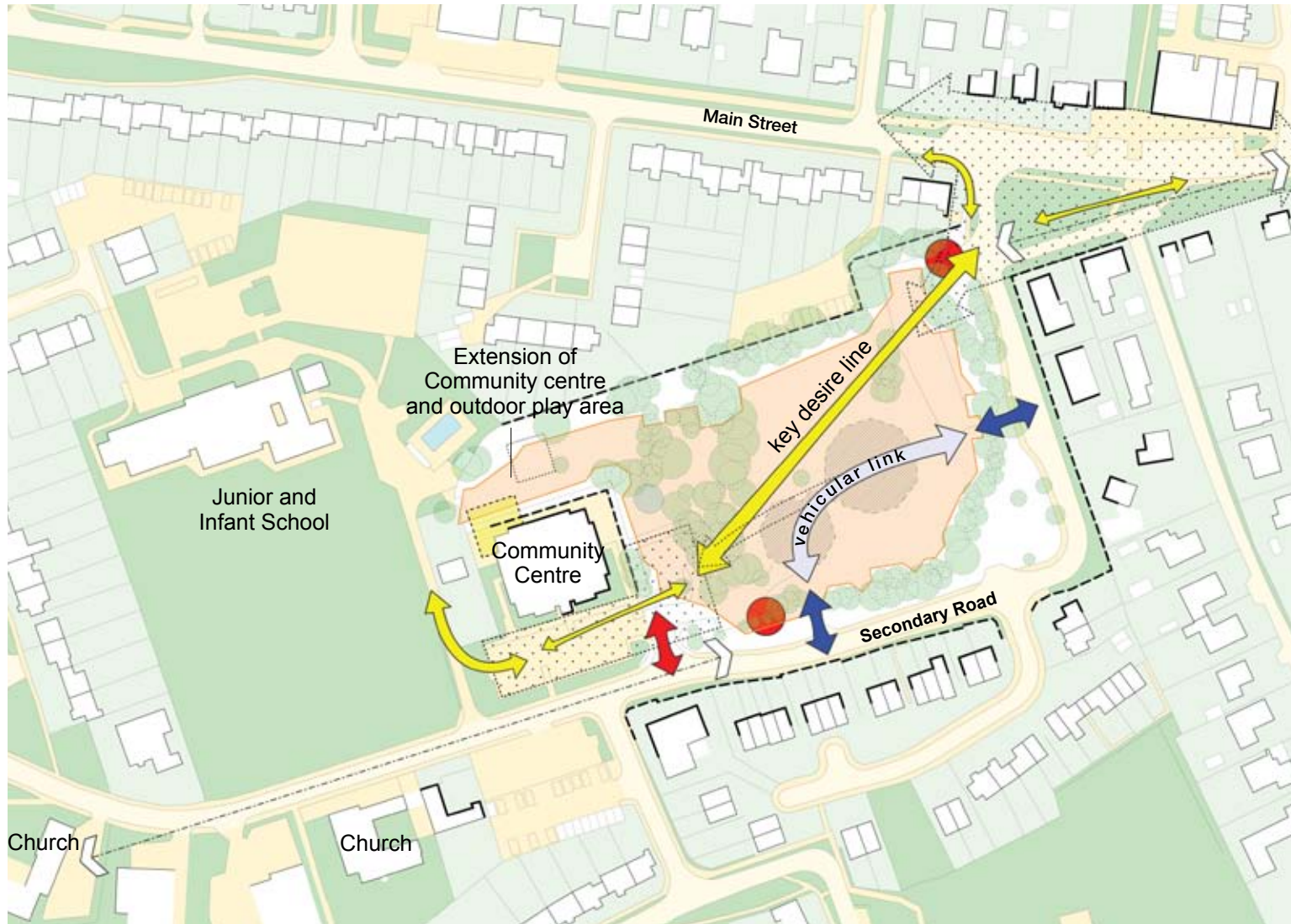
Main Street

Extension of Community centre and outdoor play area

Junior and Infant School

Community Centre

key desire line

vehicular link

Secondary Road

Church

Church

3.10.2 Develop the design concept

Development Options

Concept

1 Provide a new open space for the site

2 Provide a save route through the site to the school

3 Create a frontage onto Secondary Road

4 Retain Trees as much as possible

5 Focal buildings at the north east corner and the south west corner

Key

 Important Space

 Existing Frontages

 Proposed Frontages

 Focal Building

 Retained Green

 Pedestrian Route

Option A
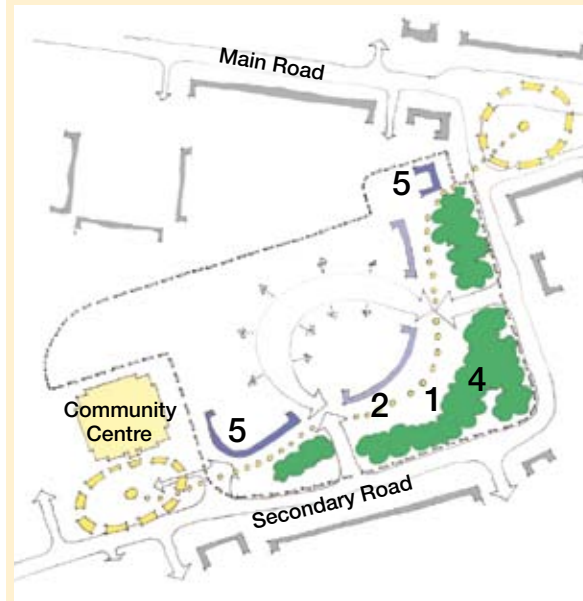
Option B
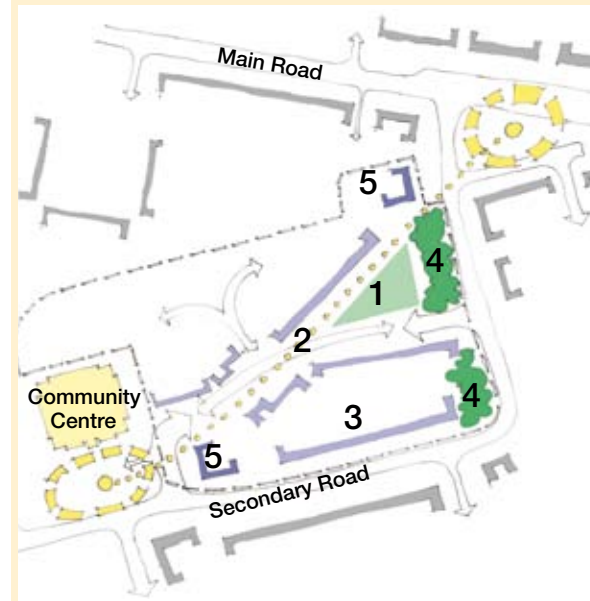
3.10.2 Proposal

Illustrative Layout identifying location of affordable units

Housing mix:

🔴 Affordable: 40%

   3 x 2 bed flats
   7 x 2 bed houses
   8 x 3 bed houses

Private:

   6 x 1 bed flats
   2 x 2 bed houses
   9 x 3 bed houses
   10 x 4 bed houses

Total: 45 units

Bin store

Small block of flats forms focal building

Main Road

Community centre

Secondary Road

3.10.2 Proposal

Layout identifying the unit mix

Key

- 🟧 1-2 bedroom flats
- 🟦 2 bedroom house
- 🟦 3 bedroom house
- 🟦 4 bedroom house

Main Road

Secondary Road

Playground

Community centre

3.10.2 Proposal

Tree strategy

Key

Category C - removed

Category B - removed

Trees retained

New trees

Area where tree removal could be considered subject to detail design

Main Road

Secondary Road

Primary School

Community Centre

3.10.2 Proposal

Development framework

Key

- Development areas
- Development frontage
- ● Landmark feature
- Urban square
- Homezone courtyard
- Green open space
- Other green open space
- ▶ Key views
- ●●●● Pedestrian route
- Main road
- Secondary road
- ▪▪▪ Residential street

Main Road

Focus for development

Houses overlooking open space and improving safety on the Secondary Road

Community Centre

Secondary Road

Pedestrian route in open space and along mews creates a safe route to school

3.10.2 Proposal

Movement strategy

Key

▬▬▬ (red)	Main road
▬▬▬ (orange)	Secondary road
▬ ▬ ▬ (dashed orange)	Residential street
‖‖‖‖‖ (orange)	Homezone / mews
•••• (blue dots)	Safe pedestrian route

Main Road

Secondary Road

3.10.2 Proposal

Open space strategy

Key

- Green open space
- Other green open space
- Urban square
- Main road
- Secondary road
- Residential street
- Safe pedestrian route
- Playground
- Playground buffer

New open space links to existing spaces, creating a green route to local centre

Existing tree planting along boundary retained to create visual buffer

Focus for development, hard surfaced space, including opportunity for sitting

New play space with appropriate buffer to adjacent buildings

New open space, managed and improved to create positive edge to Secondary Road

Main Road

Secondary Road

3.10.2 Proposal

3D illustration and sketch elevations

Consistent development creating a formal edge to open space

Clearly defined and enclosed residential street

Sketch illustrating the enclosure and character of the residential street

New open space with retained and managed trees

3D sketch illustrating the development character and layout

Section 4

Place-Making & Design Process

4.1   Introduction

Diss

4.1   Introduction

The approach taken to delivering development can be regarded as a step by step process, based on the evolution of a scheme and an understanding of the character of South Norfolk.

The route from initial site selection to the Planning Application Stage will normally consist of the following steps:

Step 1

Initiate the Project

Select an appropriate site for development based on the site constraints, potential technical issues and what policy is likely to allow. Take into account local needs and aspirations of the community, as well as the potential benefits of the proposals.

Step 2

Understand the Character of South Norfolk

Identify the character area, growth area or market town in which the proposed development is located. Consider the key characteristics and design principles as the starting point for the design process.

Step 3

Understand Place-Making and Design Principles

Recognise how the Place-Making and Design principles set out in the guidance will be used to assess the design quality of development proposals.

Step 4

Appraise the Site and its Setting

Carry out a detailed appraisal of the site and its more immediate setting. Consider how the proposals relate to the adjacent built and natural environment, as well as how the proposals have taken account of the features and constraints of the site and its setting.

Step 5

Develop the Design Concept

Determine an appropriate development concept that responds to the Character of South Norfolk and the Place-Making and Design principles.

1	Initiate the Project
2	Understand the Character of South Norfolk
3	Understand Place-Making and Design Principles
4	Appraise the Site and its Setting
5	Develop the Design Concept
	Planning Application Stage

4.2   Appraising the Site and its Context

Having considered the site in the wider context of its character and understood the Place-Making and Design principles, it is essential that the site and its more immediate setting are evaluated.

The Council will expect all developers to undertake an appraisal of the site and its setting as part of the design and planning process that justifies the proposals. In the case of larger sites over 0.1 hectares, a more thorough appraisal of the context and site is expected.

Typically site appraisals will involve the following stages:

Desktop Study

A desktop study will include the collection of data such as plans showing the site and its surrounding area, aerial photographs, and other relevant information including, the identification of utilities and services, land contamination, public transport, listed buildings, sites of archaeological importance and sites of nature conservation interest etc. Advice from suitably qualified specialists may be required, for example in preparing a preliminary ecological appraisal comprising of a desk top and field survey.

Site Analysis

A site analysis should identify constrains and opportunities and the components which can be incorporated into or will influence the design approach, illustrated by annotated plans, photographs and sketches.

The analysis should be submitted alongside or as part of a Design and Access Statement.

4.2   Appraising the Site and its Context

An analysis of the site and its setting should typically demonstrate the following:

Land Use and Facilities

- What land use does the development site have?
- What are the adjacent land uses?
- What type of infrastructure exists on and around the site?
- What is the capacity of existing services e.g. gas, electricity, water etc?
- What facilities are within close proximity of the site such as schools, shops, public transport etc?

Landscape

- What are the physical landscape characteristics of the site e.g. topography, orientation, trees, fields, watercourses, boundary etc?
- What is the microclimate of the site? What boundaries and barriers are there at the edge of (or within) the site?
- Does the site slope?
- How will this affect the type of development that can be located on it?

Ecology and Biodiversity

- What is the ecology of the site and the surrounding area?
- Are any protected species present?
- Are there any designated national or local sites, Biodiversity Action Plan habitats and species, ecosystem services and ecological networks?

Data may be available from the local records centre (Norfolk Biological Information Service), the Local Nature Partnership and local specialists. Key documents include the Greater Norwich Development Partnership Green Infrastructure Strategy (2007); the Greater Norwich Development Partnership Green Infrastructure Delivery Plan (2009) and Norfolk Biodiversity Action Plans for habitats and species.

Built Form

- Are there existing buildings on the site?
- Will they be retained?
- How did the site and the surrounding area develop?
- What are the ages of buildings and structures?
- What sort of street layout does the area have?
- What is the distinctive character of buildings and structures on the site and the surrounding area?

- What distinctive architectural features and materials contribute to the character of the area?

Views and Vistas

- What are the opportunities for responding to views into and out of the site?
- Are there any notable views or landmarks?
- What buildings or structures (on or visible from the site) stand out from the background buildings?
- Are there places or features within or at the edge of the site, which are seen (or could potentially be seen) as gateways to it?

Movement

- What is the area's movement network?
- How do people travel between local facilities i.e. shops, jobs, parks and schools?
- Where are bus stops located?
- How convenient are pedestrian and cycling routes in accessing local facilities and amenities?
- What is the pattern of pedestrian movement in and around the site? What opportunities are there for improving existing routes and connections beyond the site?

4.3　Developing a Design Concept

It is important that a design solution is reached that positively responds to the character of the site and its surroundings based on the site analysis and the Place-Making and Design principles.

The following sets out some fundamental considerations that should be taken into account when developing a design concept.

Existing Character

Development proposals should positively contribute to and not detract from their surrounding environment.

Where surrounding development has a strong pattern and character, new development should seek to pick up on the positive aspects of the environment and enhance them. If the surrounding area has no distinctive character or identity, it will be preferable to establish a new character and pattern of development that physically integrates into its surroundings, based on the wider setting of South Norfolk and the design principles set out in this guidance.

Landscape Character

The landscape setting of the development should be considered and worked with rather than against. Landscape assets such as mature trees, watercourses, topographical changes or natural meadows and hedgerows should be identified and used to inform the development layout and character. Natural features should be retained and respected wherever possible.

Ecology and Biodiversity

Ecological issues should be addressed at an early stage in the design process to minimise the need for ecology mitigation, which often has little value.

Built Character

At a more detailed level, designers must consider the size and shape of plots, building width, facade and features. This doesn't mean copying existing neighbouring buildings; rather, the principles found within the surrounding buildings must be understood and related to the new development. In addition, the overall visual effect of the development must be considered by looking at the development from the surrounding area. For example, a mix of different styles in one building should be avoided.

Movement Networks

New development should aim to improve the existing movement framework by enhancing connections to existing routes and facilities.

Development should be successfully integrated into its surroundings and take advantage of existing points of access and linkages. This includes all routes that can be used by pedestrians, cyclists, public transport and private cars. The layout should be permeable and legible.

Creating and enhancing networks and connections can also provide valuable 'wildlife corridors' and opportunities for biodiversity.

Facilities and Services

New developments should make the most of existing facilities, such as shops, schools and community facilities, by ensuring it is designed in a way that connects surrounding uses to the site. If new facilities and amenities are proposed they should aim to benefit surrounding development and have suitable access and parking arrangements in place to do this. Play areas should be easily accessible and respond to the local needs of users.

4.4   The Planning Application Process

It is expected that the Place-Making and Design Process will be followed by either outline or full or planning applications, as well as the production of site development briefs, development frameworks and area master plans, where applicable. In all cases developers will need to justify their approach through a careful appraisal of context as detailed in Sections 2 and 3 of this guidance.

It is advisable that any development proposal is discussed with the Council prior to the submission of a planning application, to ensure the application submission is complete and to seek informal officer opinion as to whether a scheme is likely to be supported or not. For clarity on what information is appropriate, you are advised to have discussions with the Planning Department at an early stage of the design and planning process.

On larger scale or complex development schemes or proposals on sensitive sites it is advised that pre-application discussions take place with both the Council and local community. Such discussions will benefit both developers and the Council.

You can make your planning application online by visiting the Planning Portal website. If you need any help with filling out the application forms, please contact us using the details bellow. Alternatively if you would prefer not to apply online, you can download the planning application forms from our website.

Information Required with Planning Applications

Information on what should be submitted as part of an application can be found on the Planning Portal website. For most applications you will be expected to submit the following:

- Relevant certificated of ownership and notices.
- Site location plan, showing the application site in its wider context.
- Site layout plan, or block plan.
- Existing and proposed floor plans and elevations.
- Design and Access Statement.
- Appropriate fees for your application.

For more complex, or large scale planning applications, more detailed information may be required. For example:

- Sections and street elevations.
- Photomontages/ 3D illustrations/ perspective or axonometric drawings.
- Topographical survey.
- Tree survey.
- Proposed landscape scheme/public realm masterplan.
- Preliminary ecological assessment, comprising a desk top study and field survey.
- Management plans.
- Sustainability Statement.
- Transport Impact Assessment.
- Public consultation strategy and findings.
- For clarity on what information is required or if you wish to set up a pre-application meeting you are advised to contact the Planning Department at South Norfolk Council by:

phone 01508 533845

e-mail planning@s-norfolk.gov.uk

post   South Norfolk Council

       South Norfolk House
       Swan Lane
       Long Stratton
       Norwich,
       NR15 2XE

4.5   Design & Access Statements

Design and Access Statements are required to accompany most applications for planning permission. Any application that is submitted without a Statement will be returned without being registered. On larger scale or complex development schemes applicants are encouraged to submit a Statement in advance of a planning application to ensure that development proposals are designed in context and with the involvement of the community.

Statements should address all access issues and describe the design process that has led to the development proposal. Statements should include a written description and justification of the planning application, incorporating photos, plans and drawings to further illustrate the points made. The Statement should justify how it meets the Building for Life criteria.

For further information see South Norfolk's Guide to Design and Access Statements, 2011 (www.south-norfolk.gov.uk).

Design and Access Statement topics

Use
What will the buildings and spaces be used for?

Amount
How much will be build on the site?

Layout
How are buildings and spaces arranged?

Scale
How big will the buildings and spaces be?

Landscaping
How will the open spaces be treated?

Appearance
What will the buildings and spaces look like?

Vehicular and transport links
Why have the access points and routes been chosen?

Inclusive Access
How can everyone get to and move through the place on equal terms?

4.6   Checklist

The checklist provides a summary of the key stages of the Place-Making, Design and Planning Process and the main issues to consider when making a planning application.

Place-Making and Design Process Checklist

Have you:

- considered the site constraints, potential technical issues and what policy is likely to allow?
- undertaken a basic assessment of the Character of South Norfolk?
- understood the Place-making and Design Principles?
- carried out an analysis of the site's wider and immediate context and the site itself?
- established a development concept?

Planning Process Checklist

Have you:

- met with planning officers prior to submitting the application?
- undertaken a consultation process appropriate to the proposals?
- submitted the correct type and number of application forms and certificates?
- submitted relevant supporting documentation and plans, which must include a Design and Access Statement?
- provided the correct application fee?

Section 5

Glossary

Glossary

BREEAM
Building Research Establishment Environmental Assessment Method (BREEAM) is a globally recognised standard for assessing the environmental performance of non-domestic buildings.

Bargeboard
A board, usually of timber, on the verge of a gable where the roof extends beyond the end wall. Any pinnacle at the apex of the bargeboard, whether pointing upwards or downwards, is known as a hip-knob.

Brick-nogging
Brick infill between timber-framing.

Carr
A pool or bog or a meadow reclaimed from boggy land.

Casement
A window whose opening lights are hinged at the side and so open like doors.

Cat-slide
See Dormer Window.

Close Studding
See Studding.

Clustered settlement
See Nucleated Settlement.

Clay-lump
Construction using worked and shaped lumps of clay as the building blocks. The clay-lump blocks are typically dried but not baked.

Copse
A small wood or thicket or undergrowth.

Corbel
A bracket-like projection from the vertical face of a wall to receive and sustain a part of the building above it.

Crinkle-crankle
A serpentine or zigzag wall, built without buttresses, originally in a fruit garden to provide sheltered, sunny recesses for fruit trees but later found as a stand-alone architectural feature.

Crow-stepped Gable
A gable edged by steps; also known a Corbie or Corbel Gable.

Dentilation
A tooth-like architectural enrichment typically achieved by the projection of alternate headers in a brickwork stringcourse or by a terra-cotta moulding.

Diaper-work
Ornamental decoration applied to a plain surface with regular patterns of stylised flowers, fruits or geometric figures.

Dispersed Settlement
A rural community which is spread across a wide area of scattered farms, perhaps interspersed with small hamlets or clusters of houses.

Dog-tooth dentilation
A form of dentilation in which a course of headers is laid diagonally so that one corner of each brick forms a triangular projection over the face of the wall below.

Dormer window
A window projecting through the face of a sloping roof. If the window is flat-roofed and the flat roof's pitch is less than that of the main roof, the roof is described as a Cat-slide.

Dripmould
A projecting moulding surmounting a doorway, archway, window or other opening in a wall designed to throw off the rain to prevent it penetrating into the inside of the building. Dripmoulds are sometimes called Dripshelves or Dripstones. A Hoodmould or Label serves the same purpose but the names are only applied to internal openings.

Dutch Gable
A gable edged by a succession of curves with the curves separated by steps.

Glossary

English bond
A brickwork bond where alternate courses of headers (the bricks which are laid with one side facing outwards) and stretchers (the bricks which are laid with one end outwards) are laid.

Flemish bond
A brickwork bond in which there are alternate headers and stretchers in each course.

Flushwork
Knapped flint used with dressed stone to form patterns.

Gable
The triangular-shaped end of a roof formed either as an upwards continuation of the end wall of the building or as an end face which is thrust out beyond the main structure.

Headers
See English Bond.

Herring-bone
Bricks or blocks laid diagonally and sloping in opposite directions, either vertically as a form of brick-nogging or horizontally, as in brick or block paving.

Hip-knob
See Barge-board.

Hoodmould
See Dripmould.

Jamb
The vertical frame or post of a window, doorway or chimney-piece on which the lintel will usually rest. The portion of the wall exposed on the outside of any such opening is known as a reveal. If the sides of a reveal are cut at an angle so that the opening is narrower on the outside than the inside, it is called a splay.

Jetty
Part of a building where an integral part of it projects over and beyond the rest of the building and thus overhangs its lower storeys.

Knapped flint
Flint split into two and laid so that the smooth surfaces of the split sides form the facing of a wall.

Label
See Dripmould.

Lathe-and-Plaster
A method of wall construction where the framework of timber lathes is infilled with plaster. The vertical framing timbers are known as studs which are crossed by intermediate vertical timbers called rails. The bottom rail is termed a sill and the top-rail is sometimes called a plate.

Lean-to
A roof with only one slope formed against the side of a building and sloping away from it. A Lean-to may be enclosed so as to form an extension to the main building.

Linear Settlement
A community which is strung-out ribbon-like along a major road and having no clear centre or focal point.

Lintel
A horizontal beam of timber, stone or iron placed at the head or top of a window or other opening in a wall to support the weight above by distributing it to either side of the frame.

Long and short work
See Quoins.

Mortice and Tenon
A carpentry joint allowing two pieces of timber to be joined without the use of necessary use of nails or other fixing (though such a joint would often be glued). The mortice was the hole or socket in the face of one piece of timber to receive the corresponding projection (known as the tenon) at the end of the other piece of timber so that the one would fit snugly into the other.

Glossary

Mullion
A vertical or upright bar or post separating the panes of a window, usually of stone, wood, brick or ironwork.

Nucleated Settlement
Where houses are grouped or clustered closely together around a compact centre which might be or have been a village green; also known as a Clustered Settlement.

Pantiles
A generic name for a type of roof-tile with a curved section.

Pargetting
Decorative exterior plasterwork which could be painted or in relief.

Pilaster
A column or pillar that is engaged in (ie: is flush to) the wall to which it is an architectural embellishment; a Pilaster may also be termed a Pier.

Plate
See Lathe-and-Plaster.

Plinth
A projecting surface at the bottom of a wall or column or a block forming the base of a column or pedestal.

Pollard
A tree that has been cut-back to produce a thick close growth of young branches and so forming a rounded head.

Quoins
The corner stones, bricks or blocks that form the external angles of a building. Buildings with rubble or random stone walls need a special form of quoins known as long and short work (where the bricks or blocks are laid alternately upright and lengthwise) to form stable corners.

Rail
See Lathe-and-Plaster.

Rat-trap bond
As in Flemish bond, the bricks are laid with alternate headers and stretchers in each course but the bricks are laid on edge producing a partial cavity between each pair of stretchers.

Reveal
See Jamb.

Sill
See Lathe-and-Plaster.

Sole-plate
The horizontal timbers at ground-level of a timber-framed building.

Splay
See Jamb.

Sprocket
Where to provide greater protection from the weather the pitch of the roof is lessened towards the eaves, the foot of the bargeboard may be widened by a sprocket to its top edge.

Stretchers
See English Bond.

Studding
The timber matrix of studs for a Lathe-and-Plaster wall. Close-studding is where the intervals between the intersecting studs are closer than usual. See also Lathe-and-Plaster.

Transom
The horizontal cross-bars separating the panes of a window, usually of stone, wood, brick or ironwork.

Tumbled gable
Where the brickwork courses of a gable-end are set at right-angles to the downwards slope of the two sides of the roof and so interlock with horizontal courses rising from the lower section of the gable-end wall.

Wattle and Daub
An infill of mixture of clay, horsehair, manure, etc between timber-framing, the infill adhering to a wattlework mesh within each panel of the timber-frame.