



## DEVELOPMENT BRIEF

Adopted 22 May 2007



**Blue Boar Lane** S p r o w s t o n

The challenge at Blue Boar Lane is to implement the Local Plan policies, which allocate the site for development, in a manner which capitalises on the site's landscape context, presenting a new edge to this part of Sprowston and ensuring linkages which will allow this major development to successfully integrate with the existing community.



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# Foreward

The draft brief was prepared in conjunction with the consortium of developers who intend to develop the site (Persimmon Homes, Hopkins Homes Ltd and Taylor Woodrow Developments Ltd). A period of consultation was undertaken using the methods and approaches set out in the Council's adopted Statement of Community Involvement (SCI); consultation was carried out from 4 December 2006 to 22 January 2007. An interactive exhibition was held at the offices of Sprowston Parish Council between 4 and 8 December 2006. This exhibition was staffed and was advertised externally. 6,500 leaflets were distributed to all households within a 1.5km radius of the site. Posters giving details of the brief and how people could respond were distributed to shops, public buildings and primary health care facilities in the locality. A non-interactive exhibition was on display at Tesco's store, Blue Boar Lane for a seven day period (8 to 15 January 2007). Press notices were published in both the Eastern Evening News and the Eastern Daily Press and a news article on the brief was published in the 1 December 2006 edition of the Eastern Evening News. A copy of the brief was made available at the local library, the Council Information Centres and at Broadland District Council's offices, as well as being available to download (with associated documents) from the Council's website. BBC Radio Norfolk ran a news story on 22 January 2007 highlighting the final day of consultation and reminding people who had not made comments that time was running out. Formal consultation was carried out with a variety of statutory and non-statutory consultees including Norfolk County Council and the Environment Agency. Notification of the brief was sent out in accordance with the SCI and the regulations.

During the consultation period the District Council received 31 written responses, totalling 80 representations. All these comments were reported to the Council's Cabinet meeting 30 April 2007. The main changes agreed were:

- Inclusion of a list of Section 106 planning obligation requirements arising from the development;
- Additional text to clarify the requirements of an environmental impact assessment;
- Clarification on the outdoor recreational open space to be provided;
- Additional text promoting the use of native species in planting schemes within the development;
- Additional text urging developers to contact the Council's Environmental Services team to ensure domestic waste collection and recycling centres are incorporated into the design and layout of the site;
- Clarification of the need for the developer to underwrite a bus service for the development; and
- In order to encourage bespoke solutions to the design and layout of the site the detailed specifications for roads were deleted.

In addition, the District Council's Cabinet requested that officers re-consult with Norfolk Primary Care Trust (PCT) with regard to the need for additional premises for a GP surgery. This resulted in the PCT confirming that existing capacity in the existing GPs' surgeries could account for the growth in patient numbers resulting from the development. A paragraph to this effect was added to the brief.

The development brief was adopted as a supplementary planning document at a full meeting of Broadland District Council on 22 May 2007.



# 1.0 INTRODUCTION

## 1.1 Purpose of the Brief

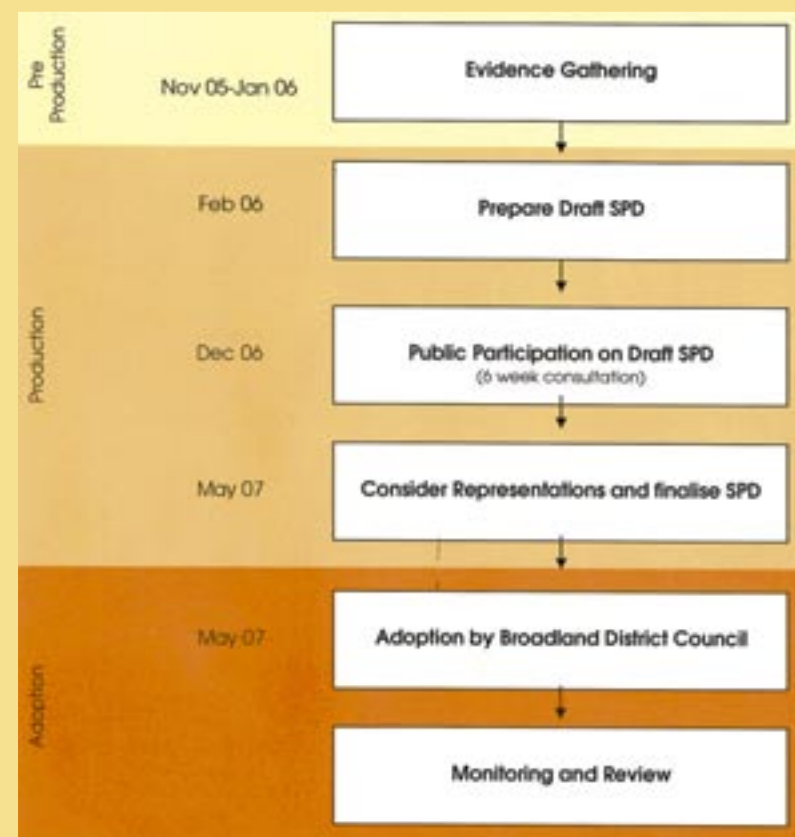
This Development Brief has been prepared jointly by the developer consortium of Persimmon, Hopkins Homes and Taylor Woodrow in partnership with Broadland District Council.

The purpose of this document is to facilitate a comprehensive approach to the development of land allocated for residential development (and a further Strategic Reserve) adjacent to Blue Boar Lane, Sprowston (as shown in Figure 1). The area of the site and uses to be accommodated are established in the Broadland District Council Replacement Local Plan.

The purpose of the Draft Development Brief is to:

- Set out the relevant Local Plan policies and demonstrate how they should be applied to the site;
- Provide a framework for the development of the site in a comprehensive and integrated manner;
- Set out a detailed analysis of the opportunities and constraints of the site and its locality to inform the preparation of a masterplan and design guidance;
- Define the development objectives and give clear guidance on how to meet these aspirations;
- Outline and distribute proposed land uses within the site through the use of an Illustrative Masterplan;
- Set out the requirements for the social and physical infrastructure, including: a Primary School (which will require a 2.0 ha site); a financial contribution to library services; fire hydrants; and a recycling facility;
- Provide design guidance to direct the preparation and subsequent consideration of future planning applications.

The brief has undergone a six week period of consultation when the public, along with other agencies and organisations commented. All comments received during this period have been taken into account by the District Council in preparing the final version of the Brief. The Development Brief has been adopted by the Council as a Supplementary Planning Document and will be an important factor in determining future planning applications on the site.



## 1.2 Location

The site is located approximately 3.5 miles north east of Norwich City Centre and is situated within the Parish of Sprowston (as identified in Figure 1). A large proportion of the site is currently used for agricultural purposes. The site also includes Sprowston Sports and Social Club and extensive areas of plantation (Harrison's Plantation, The Breck and part of Round Hill Plantation).

A Tesco Supermarket adjoins the northern boundary of the site. The remaining land to the north, adjacent to Tesco, is allocated for mixed use development including business (B1), residential, local shopping facilities and a community centre. Opposite this site, on the north side of Wroxham Road, is the Park and Ride facility.

Boar Plantation, Blue Boar Lane, Wyevale Garden Centre and Cottage Plantation are beyond the site's western boundary. Open fields adjoin the north- eastern boundary of the site.

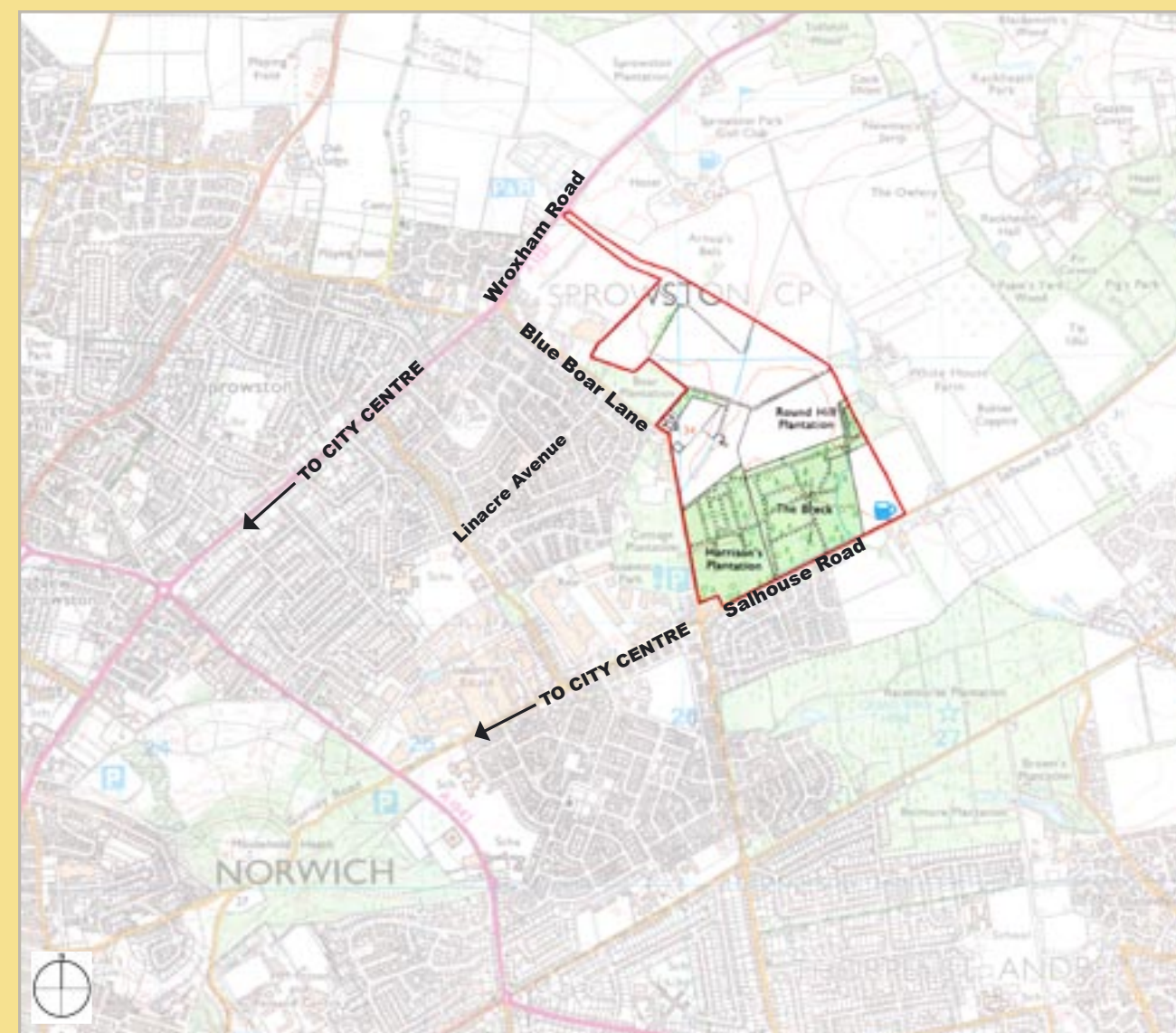


Figure 1. Location Plan



## 1.3 Background to the Site

The Replacement Broadland Local Plan sets out planning policies for this site, stating that it will be developed in two main phases (refer to figure 2). The first phase, measuring 17.4ha, will be developed in the period up to 2011 and is described in Policy SPR6. The remaining land, described in Policy GS6 and measuring 56.2ha, represents a Strategic Reserve to meet future development needs of north east Norwich and is likely to be developed after 2011.

Environmental Policies ENV1 and ENV8 also apply within the Strategic Reserve. These relate to the protection of areas of visual importance and distinctive character, namely Harrison's Plantation, the Breck and Round Hill Plantation.

The total development will comprise of approximately 1000 dwellings, a primary school, public open space, strategic landscaping, woodland and associated community facilities. It will deliver a new link road between Wroxham Road and Salhouse Road as part of the first phase.

The area to the north-west of the site has outline planning permission for a mixed use development, including housing to the rear of the recently refurbished Tesco superstore (referred to as SPR10 on Figure 2). This allocation also includes recreational open space, business use, local shopping facilities and a community centre to create a district centre with Tesco.

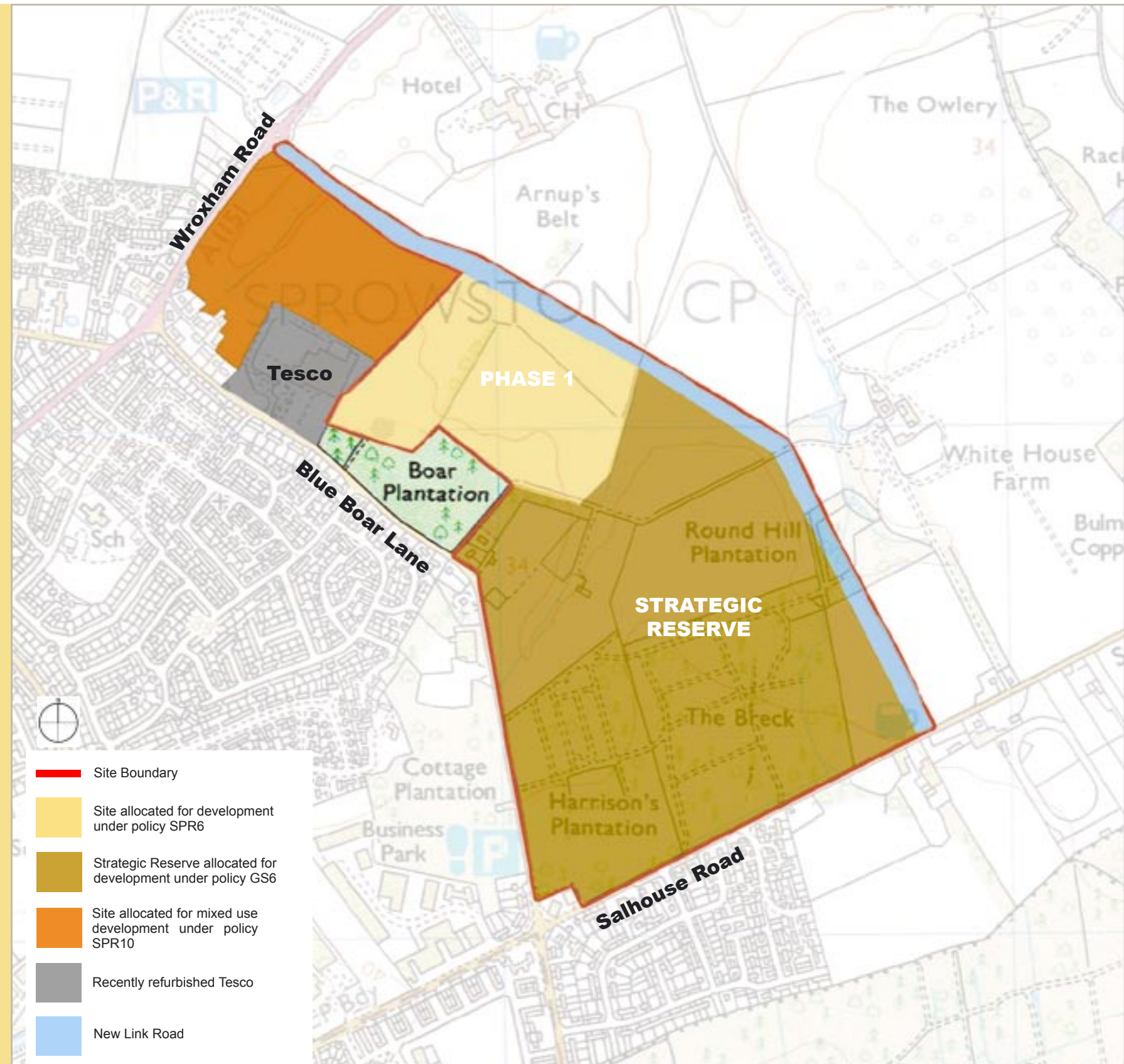
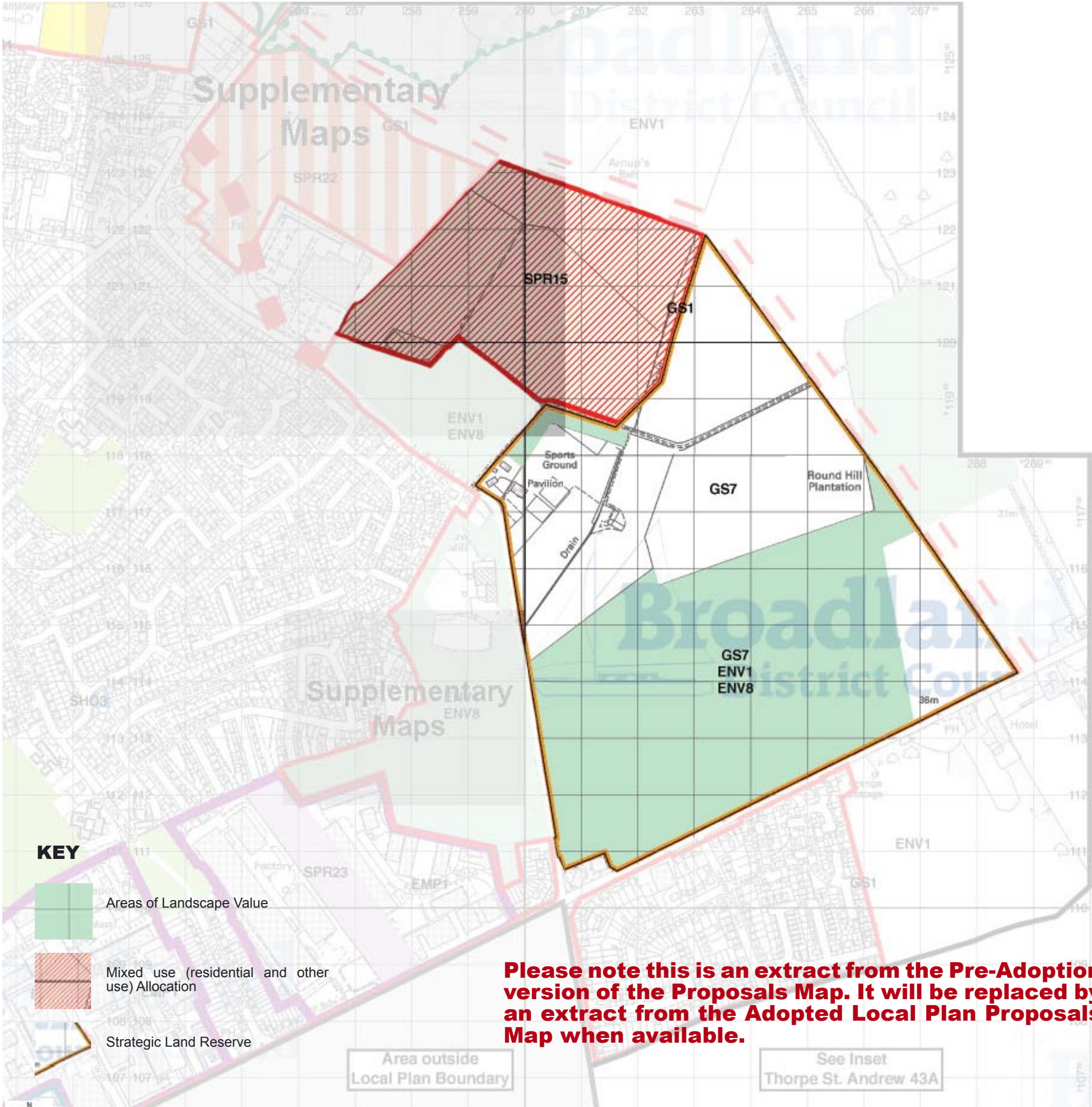


Figure 2. Diagram showing the extent of Phase 1 and the Strategic Reserve



2.0 PLANNING POLICY CONTEXT



**Please note this is an extract from the Pre-Adoption version of the Proposals Map. It will be replaced by an extract from the Adopted Local Plan Proposals Map when available.**



2.1 Local Plan

The Broadland District Local Plan (Replacement) was adopted in May 2006.

The Local Plan estimates that the development of land identified in policies SPR6 and GS6 will deliver 965 dwellings based on a density assumption of 30 dwellings per hectare. The ultimate site capacity will be determined through the masterplanning process, responding to the site context and the need to ensure an efficient use of land.

Policy SPR6 of the Replacement Local Plan relates specifically to Phase 1, whilst GS6 relates to the Strategic Reserve. In addition, the following policies relate to the whole site: HOU3, SPR7, SPR8 and SPR9.

These policies will be used by the Council when assessing future planning applications for the site. This Development Brief supplements the policies in the Local Plan.

Policy HOU3 states that sites allocated within the Local Plan as strategic sites will be given first priority for the grant of planning permission for major housing developments.

**SPR6 Blue Boar Lane Development**  
This is an important housing site and it is to be developed in accordance with the general planning policy requirements of chapter 65 of the Replacement Local Plan. Policy SPR6 states that the development will include:

- A net density not less than 30 dwellings per hectare. (A greater density could be achieved based on current national guidance);
- Affordable housing at an appropriate mix of up to 40% of the total number of dwellings (where this would be both economically viable and in tune with the prevailing housing need when a planning application is submitted);
- Pedestrian and cycle links within the site and to neighbouring areas;
- Recreational areas and open space; and
- Extensive landscaping.





SPR7 Blue Boar Lane  
Developers will be expected to:

- Provide a new road linking Wroxham Road to Salhouse Road. Vehicular access will be from the new link road;
- Demonstrate links from the development to Blue Boar Lane, for buses, cycles and pedestrians.

SPR8 Blue Boar Lane  
Regard will be made to the Development Brief prepared for this development. The development will be expected to provide for necessary social and physical infrastructure, a primary sector school which will require a site of 2ha.

In addition contributions towards community facilities will be required, as identified in the policy.

SPR9 Blue Boar Lane  
Public access will be created into the woodland to the south west of the allocated land (Boar Plantation). A Management Plan will need to be agreed for this area.

SPR10 Completion of Committed Development  
The site (approximately 12.0 ha) to the north and north-east of the existing Tesco super store will be completed in accordance with the existing planning permission for a mixed use development, including housing.

GS6 Development Beyond the Plan Period  
The remaining site area to the south is subject to policy GS6 within the Replacement Broadland Local Plan.

Planning permission will be granted on this land only, subject to the following:

- That the development forms part of the planning permission on the adjacent allocated land (as identified in policy SPR6) and is included within a Development Brief showing how the development will relate to adjacent developments, in terms of layout, utilities, social and physical infrastructure;
- A legally binding agreement preventing the development of housing on the strategic reserve until after 2011, unless official housing land supply data indicates a need for earlier release;

- The retention of the woodland and the retention (or replacement in an appropriate location) of the recreational facilities.

Other Relevant Local Plan Policies Include:  
SPR10 Land Adjacent to Tesco;  
GS3 General Considerations Relating to New Developments;  
GS4 Requirement for Adequate Infrastructure to Serve Development;  
ENV1 Environment, General Considerations;  
ENV2 Layout and Design of Development;  
ENV4 Nature Conservation;  
ENV5 Nature Conservation;  
ENV8 Areas of Landscape Value;  
ENV10 Historic Parklands;  
ENV3 Landscaping of Development;  
HOU1 Proposals for Estate Scale Development;  
HOU2 Strategic Sites;  
HOU4 Affordable Housing within Larger Developments;  
HOU6 New Residential Development;  
HOU9 Variety of Dwellings;  
HOU10 Variety of Dwelling Types and Housing to Meet Defined Needs;  
RL5 Provision of Outdoor Playing Space;  
RL7 New Residential Development and the Provision of Outdoor Recreational Space;  
CS2 Sustainable Drainage Systems;  
CS7 Renewable Energy;  
TRA2 Transport Assessment;  
TRA4 Access for Pedestrians;  
TRA5 Cycle Areas;  
TRA7 Public Transport Provision;  
TRA8 Parking;  
CS8 Recycling of Waste.

Other Relevant Documents Include:  
Norfolk Residential Design Guide.

Any planning applications covering the site will have to be accompanied by an environmental impact assessment. This assessment will establish baseline information which will be used to mitigate and improve the environmental quality of the site and surroundings.

2.2 Local Development Framework

The Planning and Compulsory Purchase Act (2004) sets out the requirements for the new planning system and states that Local Planning Authorities must produce Local Development Frameworks (LDF) to replace the old system of Structure Plans and Local Plans.

The Development Brief for Blue Boar Lane has been prepared under the new development plan process and it will be adopted by Broadland District Council as a Supplementary Planning Document (SPD), a Local Development Document forming part of the LDF.

The Local Development Scheme, a list of documents to be produced by the Local Planning Authority, provides details of the LDF and its constituent documents, and sets out a project plan for their production. This has been approved by the Secretary of State and was adopted by Broadland District Council on 24 May 2005.

The LDS indicates that work on the Blue Boar Lane Development Brief will commence in January 2006, proceeding to consultation on a draft in January 2007, with adoption in July 2007. However, the developer consortium, working in partnership with Broadland District Council, have prepared the Blue Boar Site Brief (as it is referred to in the LDS) at an earlier date and within a shorter timeframe.

Under the new planning system, all LDF documents must be subject to a Sustainability Appraisal/Strategic Environmental Assessment. In using this Development Brief, reference should be made to the Sustainability Appraisal, prepared in parallel to this document.

2.3 National Policy Guidance

The development proposals as outlined within this Development Brief have been informed by the latest National Policy and guidelines:

- PPS1 Delivering Sustainable Development;
- PPS3 Housing;
- PPS25 Development & Flood Risk;
- PPG13 Transport;
- PPG16 Archaeology & Planning;
- DETR/CABE By Design. Urban Design in the Planning System Towards Better Practice;
- DETR/CABE By Design; and
- Places, Streets and Movement: A Companion Guide to Design Bulletin 32 - Residential Road and Footpaths.



# 3 . 0   S I T E   A N A L Y S I S

## 3.1 Site Context

Figure 4 shows the site in its context. Many existing community and commercial facilities can be found in the locality of the site. As indicated, Tesco Supermarket, an important shopping facility, adjoins the site to the north. The A1151 Wroxham Road, which connects Norwich to Wroxham, can also be found to the north of the site, and a Park & Ride service to Norwich city centre is located on this transport corridor. Blue Boar Public House, situated off Wroxham Road, and the Racecourse Public House on Salhouse Road, could be easily accessed by residents of the new development. Sprowston Manor Hotel and Sprowston Park Golf Club provide local leisure opportunities, and act as a backdrop to the open countryside to the north-east of the site.

Pinetrees Business Park and business units along Salhouse Road (directly south of the site) offer local employment opportunities, accessible by non-car modes.

Sprowston Sports & Social Club is situated within the site and provides a range of sporting facilities to the new and existing community. In terms of informal leisure opportunities in the locality, Cottage Plantation, situated off Blue Boar Lane, includes walking trails which are accessible to the public. Wyevale Garden Centre, on Blue Boar Lane, is also within a short walk of the site.



Linacre Avenue - good surveillance of street, providing a safe route to school.



Sprowston Sports & Social Club located within the site.



Front entrance to Tesco as viewed from Blue Boar Lane. The store is easily accessible from the site.



Sprowston Manor Hotel and Golf Course offer local leisure facilities for residents.



The Racecourse Public House a local facility.



Blue Boar Public House.



The proximity of the Park and Ride facility along Wroxham Road should make an attractive alternative to using the car for journeys into Norwich.



Wyevale Garden Centre, Blue Boar Lane.



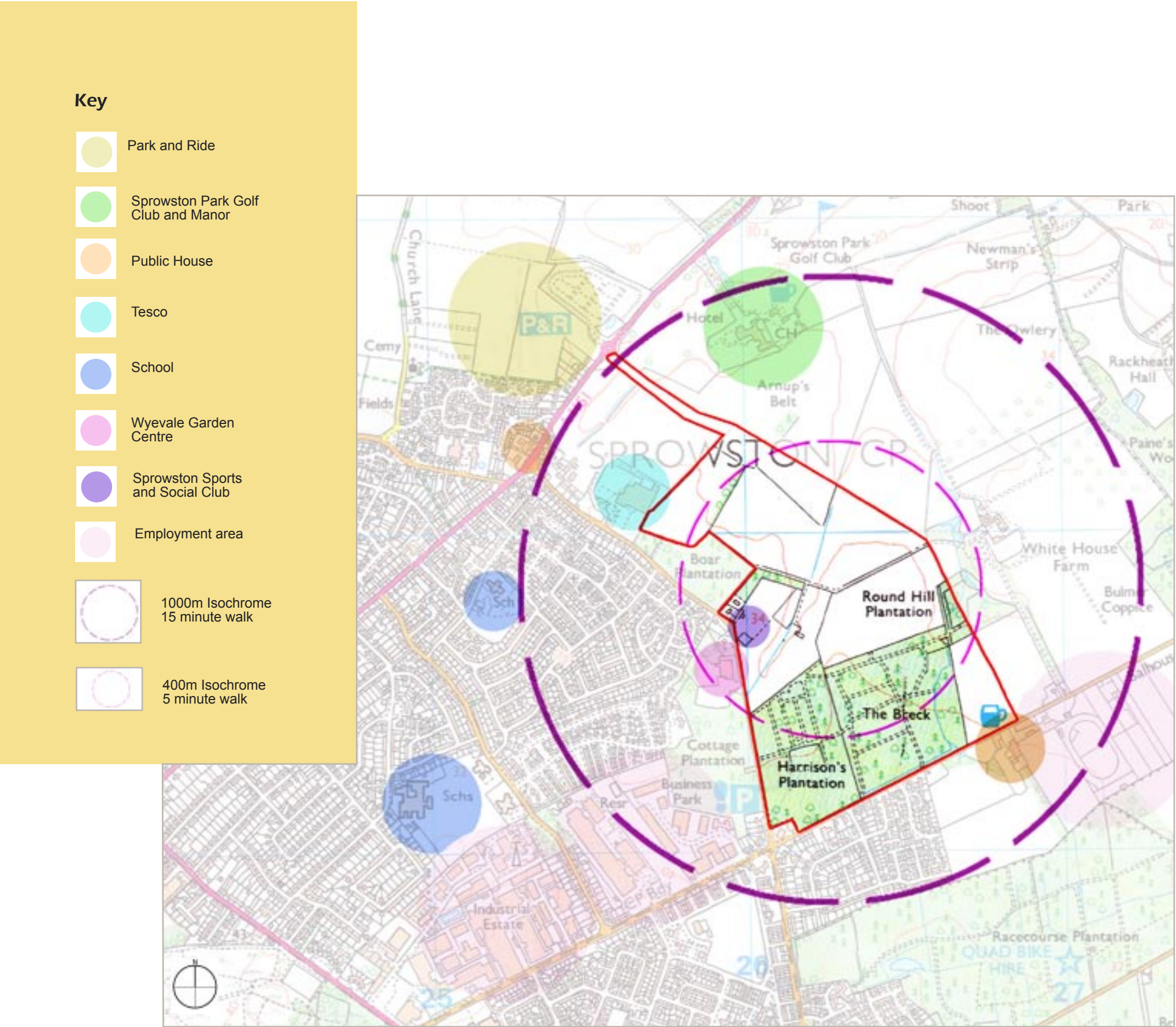


Figure 4 - OS Map showing the location of key facilities/amenities in relation to the Site



Trail/walk through Cottage Plantation.



# 3 . 0   S I T E   A N A L Y S I S

## 3.2 Character of the Surrounding Area

The character of the built form surrounding the site varies with respect to house types and plot size. Residential development adjacent to the site is predominantly found along Blue Boar Lane, Wroxham Road and Linacre Avenue, where house types range from one and a half to two storey detached and semi-detached dwellings, which are set back from the road, to two storey terraced houses with minimal set back from the street.

Residential development is concentrated to the western side of Blue Boar Lane, between Blue Boar Public House and Boar Plantation. The remainder of the street scene to the west comprises Wyevale Garden Centre and Cottage Plantation which stretches down to the junction with Salhouse Road.

On the eastern side of Blue Boar Lane there are a small number of residential properties at the junction with Wroxham Road, Tesco, Boar Plantation, Sprowston Sports and Social Club and Harrison's Plantation.

Salhouse Road is similar in character to Blue Boar Lane with Harrison's Plantation and The Breck to the north side, and residential properties, a pub, and a small commercial development to the south side.

Whilst there is a diverse range of house styles and plot sizes within the surrounding area, there is an established scale and massing in the built form which the proposed development will respond to. The area is predominantly suburban in character.

As the images on these pages show, the houses on Blue Boar Lane are relatively recent, dating from post-war, whereas house types on Wroxham Road include a mix of Victorian detached and semi-detached cottages, to modern homes.

In terms of landscape features, the surrounding plantations within and adjacent to the site are a significant part of the character of the area and the site. Cottage Plantation to the south west of the site is open to the public and is managed through a Woodland Management Plan. It is anticipated that a similar Woodland Management Plan will be employed within Boar Plantation, to the west of the site. It is also hoped that The Breck and Harrison's Plantation within the site boundary, will be managed through a similar process.

There is a ridge situated within the site which can be viewed from Blue Boar Lane. A block of woodland called Arnup's Belt is located in the adjacent field to the north-east and is an important visual feature within the existing landscape. The open countryside continues beyond the east and south-eastern boundary, occasionally interrupted by overgrown hedgerows and tree belts.



View from the site looking north towards Sprowston Manor, which is set amongst a back drop of mature trees.



Houses along Linacre Avenue face onto the road to create a strong street frontage.



Two storey semi-detached houses face onto Blue Boar Lane.



Opposite Boar Plantation, back and side gardens and gable ends of houses do not create a strong street frontage onto Blue Boar Lane.



This area of the site adjacent to Salhouse Road is clearly visible from the road, and is framed by Round Hill Plantation and The Breck.



### 3.0 SITE ANALYSIS



The site, as viewed from Wyevale Garden Centre. This is where the site 'meets' Blue Boar Lane. The openness of this part of the site contrasts with the southern end of Blue Boar Lane which is enclosed by Cottage Plantation and Harrison's Plantation.



Terraced housing along Blue Boar Lane opposite Tesco.





## 3.0 SITE ANALYSIS

### 3.3 Topography

The site is roughly rectangular in shape and sits within relatively flat land, undulating between 25 to 35 metres above Ordnance Datum. Running through the centre of the site lies a ditch which slopes from the south-west to the north-east, and forms a shallow valley across the site. Beyond the site, the land rises to the north-east to form a shallow ridge.

### 3.4 Archaeology

Consultation with Norfolk Archaeological Unit has confirmed that there is no known archaeology on site. Further investigations will be conducted as appropriate. It is recommended that, if any artifacts are found on site during construction, Norfolk Archaeological Unit should be contacted immediately.

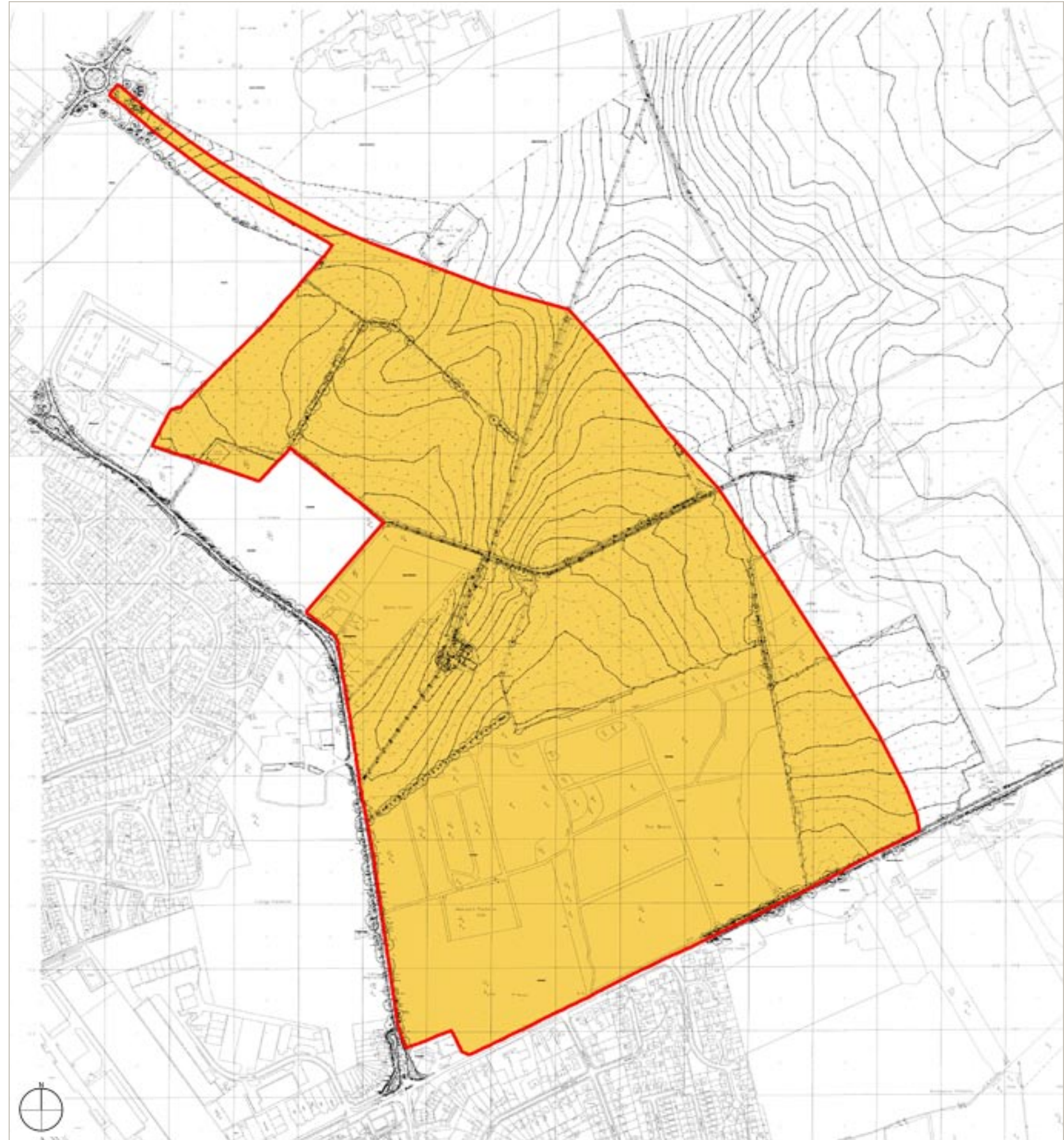


Figure 5 - Topographical Survey



# 4.0 LANDSCAPE ANALYSIS

## 4.1 Landscape Appraisal

A Landscape Appraisal has been conducted by CPC/Bidwells. The findings are outlined in the drawing below.



### Key

- |  |   |   |  |   |
|--|---|---|--|---|
| <p><span style="color: green;">●</span> Trees of particularly significant landscape value, or veteran trees, which must be protected and retained. Root protection zone radius approximately 12-15 metres from stem of tree, within which no excavation may should be undertaken, based on BS5837:2005: Trees in relation to construction.</p> | <p><span style="color: blue;">●</span> Other significant trees of landscape importance, or younger trees which nevertheless are of landscape importance and merit protection. Root protection zone radius approximately 8-12 metres from stem of tree, based on BS5837:2005: Trees in relation to construction.</p> | <p><span style="color: orange;">●</span> Other trees of lower landscape value, although may be of ecological value.</p> | <p><span style="color: green;">—</span> Particularly significant hedgerows and belts of trees of landscape, historical and ecological value, which should be protected and retained. Indicative protection zone of 5 metres.</p> | <p><span style="color: green;">■</span> Woodland areas of high landscape value to be retained, containing proportion of native mature and veteran trees, and also of potentially high ecological value. Any roads, cycle paths or footpaths to take into account location of significant trees.</p> |
|  |   |   | <p><span style="color: blue;">—</span> Other significant, but generally more recent, hedgerows of landscape and potential ecological value which should be retained.</p>   | <p><span style="color: lightgreen;">■</span> Other woodland areas to be retained, largely plantation or self-regenerated woodland over heathland, but still of significant landscape and ecological value.</p>  |
|  |   |   | <p><span style="color: orange;">—</span> Other hedgerows of generally lower landscape value, but which could be retained within the development if possible.</p>   |   |

Figure 6 - Landscape Appraisal



# 4 . 0   L A N D S C A P E   A N A L Y S I S



1   View from the edge of Sprowston Manor Hotel. In the middle distance, Arnup's Belt is visible and forms a break between the golf course and the site. The Breck can be seen in the far distance to the left, with Boar Plantation and Tesco on the skyline to the right of the view.



2   View from the end of the access track along the northern edge of Boar Plantation looking towards Tesco. To the right of the view is the Sprowston Manor Hotel.



16   3   View along the access track to White House Farm looking north-east into the heart of the proposed development. Boar Plantation is visible to the left with the hedgerow and trees being a dominant feature in the middle of the foreground. These existing landscape features contain the site, creating a sense of enclosure.



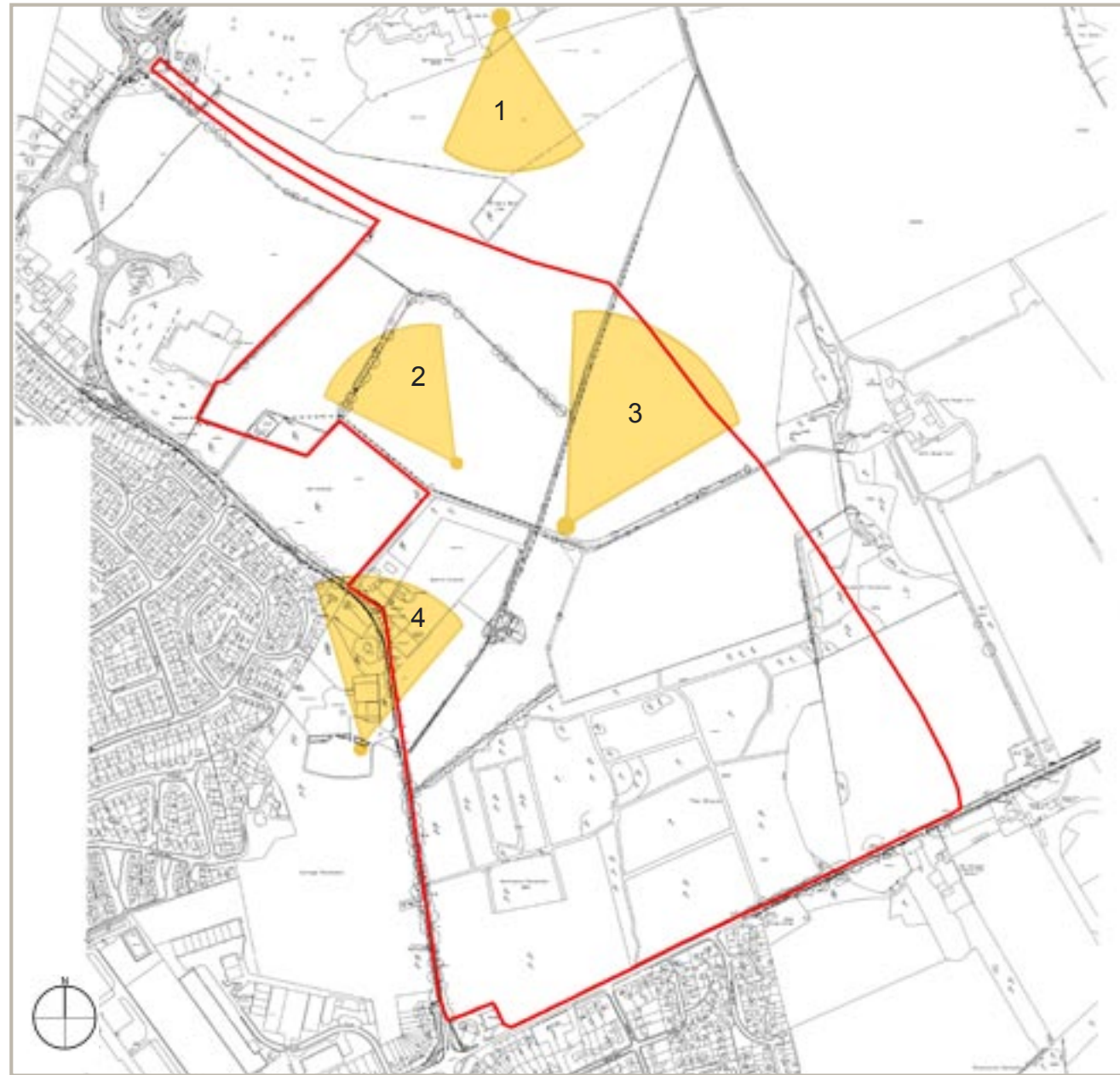


Figure 7 - OS showing photograph view points

## 4.2 Views to and from the Site

The photograph viewpoints demonstrate how the site offers local views into and out of the site.

Approximately 1 mile to the north-east of Blue Boar Lane is a shallow ridge that contains the site and forms the skyline views to the north and east.

Views into the site are also contained up to Blue Boar Lane by the existing mature woodland plantations called Boar Plantation, Cottage Plantation, The Breck and Harrison's Plantation. This restricts views into Sprowston.

Views from the site to the west are restricted by the new Tesco development and the relatively flat topography.



4 View of Wyevale Garden Centre and fields □



## 4.0 LANDSCAPE ANALYSIS

### 4.3 Ecological Assessment

An Ecological Assessment for the site has been conducted. This Development Brief takes into consideration the conclusions of this assessment. The conclusions of the assessment are:

- Semi-mature and mature trees are scattered on the site, many of which have some ecological interest within the context of the site. It is recommended that these features are retained and managed for nature conservation.
- The areas of mixed woodlands dispersed across the site have low to medium ecological interests, which provide a breeding habitat for birds.
- A long ditch runs south-west to north-east across the width of the site. The Ecological Assessment did not identify any features of ecological interest within the ditch. However, the assessment notes that the ditch will encourage fauna and flora, adding to the biodiversity of the site. In addition, an attenuation lagoon to the north east of the new link road should be considered as adding to the possibility for biodiversity.
- Fauna surveys have been conducted and despite the lack of evidence of bats on site, some natural features, such as mature trees, provide an ideal roosting habitat. Therefore a bat survey is recommended before any tree pruning or felling takes place.



Figure 8 - Plan showing Ecological features



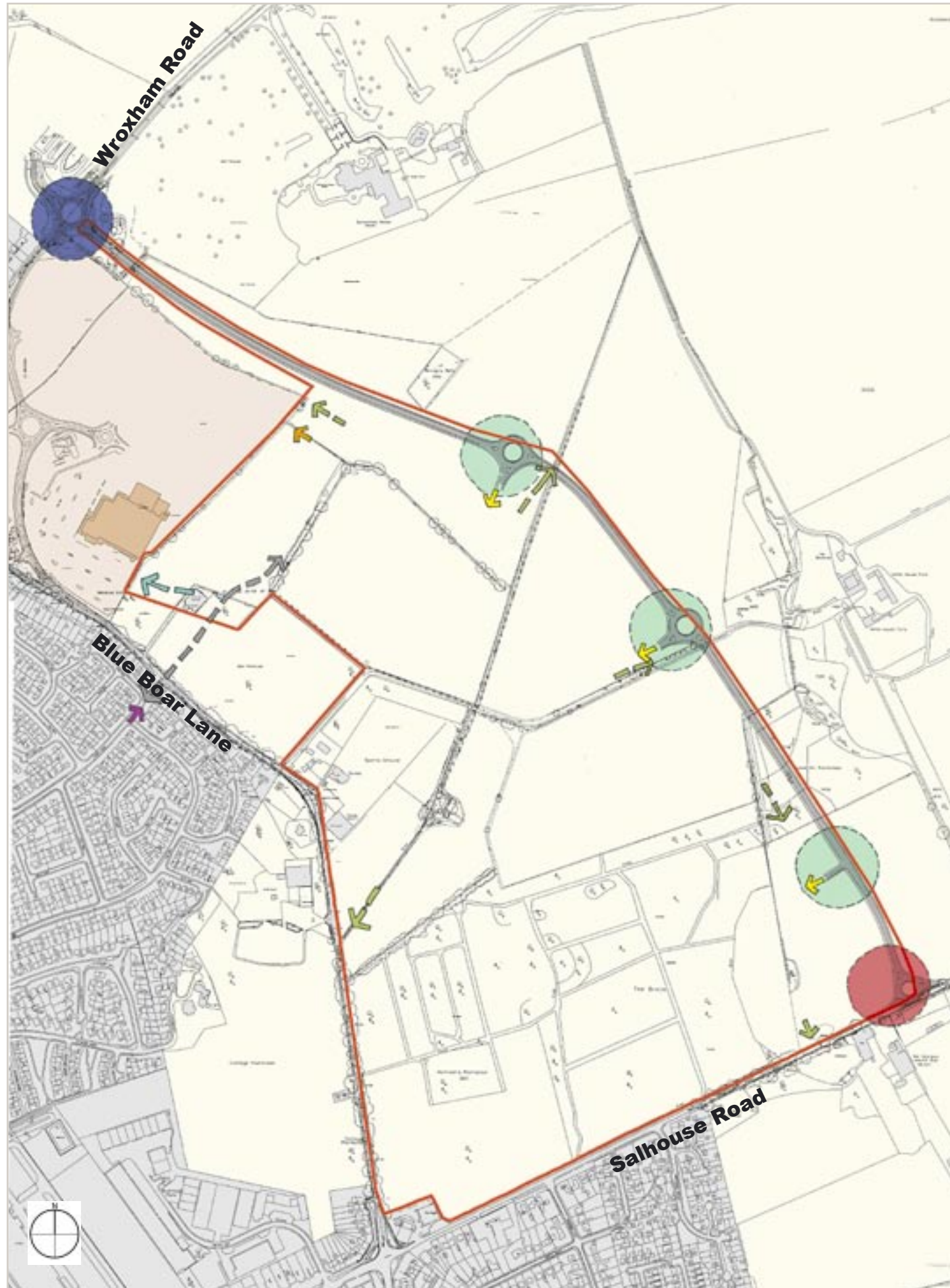









Figure 9 - Site Access/Circulation

## Key

-  Proposed roundabout from Salhouse Road
-  Proposed link from existing roundabout on Wroxham Road
-  Potential vehicular access points into the site from the new link road
-  Potential Bus/Pedestrian/Cycle only access onto Blue Boar Lane
-  Pedestrian/cycle routes to connect across the site
-  Pedestrian/cycle link to Tesco
-  Potential vehicular access points into the site
-  Broadland District Council aspiration for a vehicle access to adjacent site
-  Existing access, Linacre Avenue

## 5.1 Site Access and Circulation

The access and circulation proposals are being developed to consider all forms of movement and transport within and around the site. The proposals must integrate the new development with the adjacent developed areas. The proposals are based on the principles defined in Design Bulletin 32 and the companion guide "Places, Streets and Movement" (DETR 1998). Reference should also be made to Norfolk County Council's "Residential Design Guide" (February 1998), the "Design Manual for Road and Bridges" and key elements highlighted in the Broadland District Council Local Plan Replacement.

The emphasis of the transportation elements for the development, is structured on a hierarchy of promoting sustainable modes in the first instance. The encouragement of using sustainable modes can be supported by means of providing footway and cycleway links and fast track routes for public transport. The provision of site access for the motor vehicle is essential, but where possible, priority will be given to other modes to encourage sustainability, better quality and healthier lifestyle, and a cleaner environment.

The proposed access arrangements have been identified through the planning process in consultation with Norfolk County Council. The consortium is committed to providing links for public transport, pedestrians and cyclists. These can penetrate Blue Boar Lane at Linacre Avenue and near to the Wyevale Garden Centre. The key access points will be as identified below:

- Bus access through the site onto Blue Boar Lane;
- Pedestrian & cycle access from Blue Boar lane and Salhouse Road, through the site to the link road and Tesco;
- From the existing roundabout on Wroxham Road;
- Provision of a new roundabout from Salhouse Road;
- Access into the site from the Wroxham Road/Salhouse Road link via roundabouts/new junctions.

In considering applications for reserved matters on the adjoining site Broadland District Council will use its best endeavours to ensure the road layout permits appropriate vehicular access to the Blue Boar Development.

## 5.2 Transport Assessment

To assess the existing highway infrastructure, a provisional Transport Assessment was completed in the Spring of 2005 which tested the site's accessibility to public transport, pedestrian and cycle routes, in addition to various junctions around the vicinity of the site and their impact due to the new development. These junctions will be reconsidered in addition to others, where necessary, which are deemed to be affected by the distribution of traffic from the development, in light of the recent infrastructure provided adjacent to Tesco. The developer will submit a new, updated Transport Assessment when the planning application for the site is submitted.



## 6.0 CHARACTER ANALYSIS



### 6.1 Urban Morphology

A study of comparable settlements including local market towns and villages, has been conducted to inform and develop key design characteristics for the site. Reference should be made to existing historical settlements to identify local characteristics in built form and development patterns. Analysis of local characteristics serves to distinguish important design related features of the area. These characteristics may then be interpreted and used throughout the scheme, helping to connect the new community to the local context.

The following represent the key design elements of a place that create character:

- Street types, street widths and materials;
- Building form, boundary treatments to street and materials.

Collectively these characteristics come together in a settlement, creating a defined local identity and it is these elements which have been examined in relation to the study of the local area.

It is important that the design proposals for this development positively respond to local traditions of vernacular architecture, layout and materials. This will assist in strengthening the character and identity of the new development within the existing Parish of Sprowston. The following section represents a brief summary of the local urban morphology of the area and identifies key design characteristics.





# 6.0 CHARACTER ANALYSIS

## 6.1.1 Definition of Open Spaces



Street widths vary to define squares where pedestrians have priority.



Squares are used at important junctions on the street. Here the square incorporates informal car parking.

### Squares

Squares are used to define important junctions and arrival points. Streets will generally open up at certain points to create interesting places such as squares.

Squares



This recent development incorporates a small village green off the main street, adding variety to the street scene.



These houses overlook the village green, providing good views and assisting in creating a safer place.

### Village Greens

The village green plays an important role in village life and acts as a focal point for the community. Generated at junctions they provide a pleasant, softer street edge, opening up space to create variety in streetscape.

Village Greens



# 6.0 CHARACTER ANALYSIS

## 6.1.2 Built Form



Plot widths and materials vary throughout streets, creating interest.



Variety in materials creates variety and interest in the street.



Storey heights are generally higher on main mixed use streets in comparison to residential streets.



A variety of plot widths and orientation of dwellings assist in creating a unique sense of place.

### Plot Widths

Dwellings types throughout developments range between wide and narrow fronted buildings. Along main streets the variation is usually more noticeable. On side streets, although materials may change (to give variety), the plot widths remain more constant.



Differing storey heights on main streets reinforces the distinct character of the place.

### Variety

A variety of plot widths and building forms can be found in the area. This reflects the changes to the development over a period of time.



A range of storey heights and rooms in the roof add variety to the roof line.

### Storey Heights

Storey heights range between 1<sup>1/2</sup> to 3 storeys with a varying roof line along the main streets. On side streets the roof line is more constant, generally 2 storey. There is limited 'room in the roof' development.



6.1.3 Frontages



Street Edges are defined by a continuous building line.



Landscaped front gardens create a softer edge to the street.

Street Edges

In local villages, streets are defined generally by two and three storey terraces, cottages, Manor Houses and out-buildings. Building forms vary while maintaining a well defined street edge and facing the public realm.



Planting to the front of dwellings link the buildings together.



Planting to the front of dwellings together with village greens link buildings together and create a strong street scene.

Linking Elements

In some cases buildings are set back or forward from the building line. However where this occurs secondary elements like walls, fences and hedges link the buildings together to maintain a strong street frontage.



A narrow shared use surface is framed by a continuous building line.



Views through courtyards can be used to create interest.

Courtyards and Mews

Within a continuous street frontage access is “punched through” to create mews and courtyard development behind well over looked spaces.

Street Edges

Linking Elements

Courtyards and Mews



# 6.0 CHARACTER ANALYSIS

## 6.1.4 Distinctive Buildings



Landmark buildings are used to terminate views at the end of the street and assist in creating a memorable street layout.



Differing materials, ranges in storey heights and architectural features add interest to the street.

### Terminating Views and Adding Interest

Larger important buildings are located in prominent positions on the street to terminate views or add interest to the street scene. These buildings help to create a memorable layout, whilst on a smaller scale they create a legible layout. Modern day interpretations utilise changes in storey heights or use of different materials.



Public buildings such as public houses or post offices are generally set back from the street more so than other buildings, emphasising their prominence on the street.



All buildings should vary in set back from the street to add interest and variety to the street scene. Larger buildings are used to address public spaces.

### Setbacks

Larger buildings or public buildings are usually set back from the street to create an imposing setting.



Corner buildings are important features of the street scene and usually include windows on both aspects to the street.



Corner buildings tend to be different to other buildings in scale and materials.

### Corners

A variety of distinctive buildings are located on the street corners throughout the area. These are generally detailed differently or are of a differing storey height. Windows on all sides of the building allow for surveillance of the street.



## 7.0 DEVELOPMENT CONSIDERATIONS

## 7.1 Opportunities and Constraints

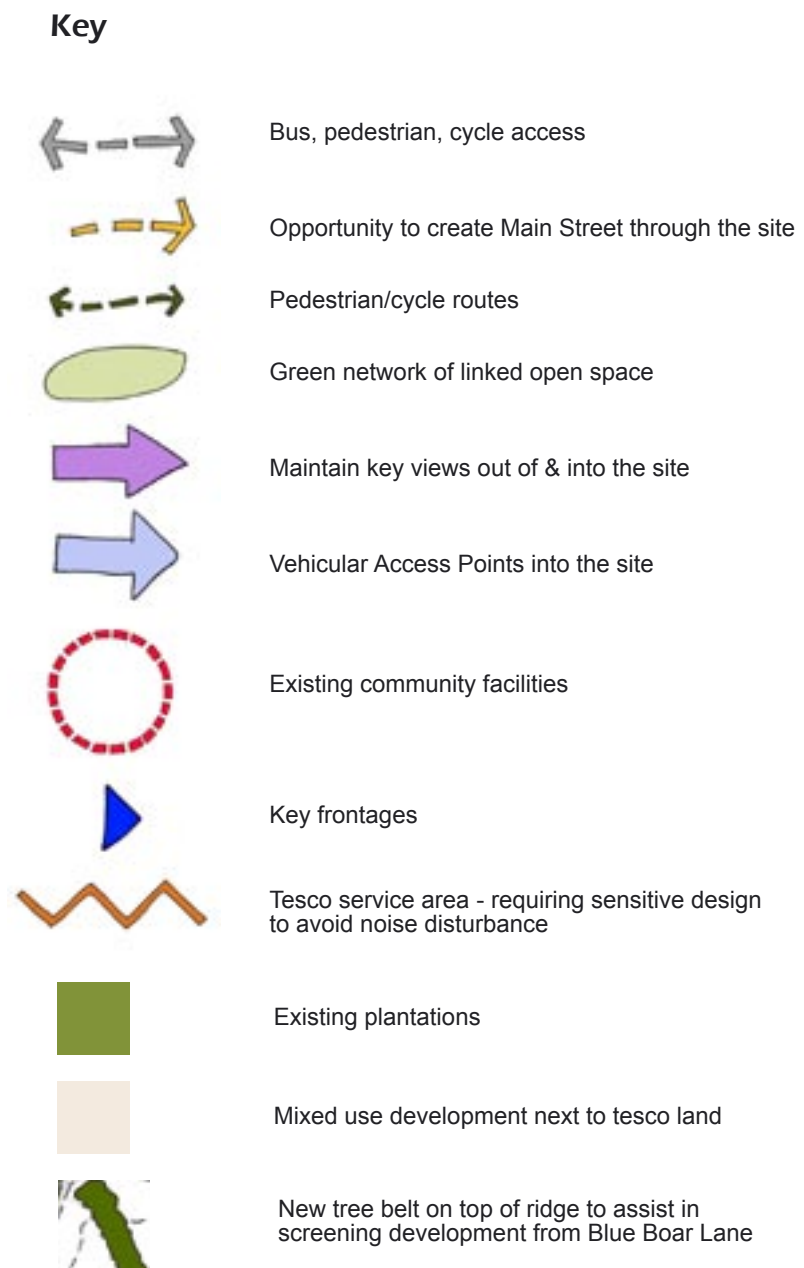


Figure 10 Opportunities and Constraints