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AECOM

Badwell Ash and Long Thurlow Parish

Design Guidance and Codes

Final report

Updated February 2025

Quality information

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Revision History

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11	02/07/2024	Final draft report for Locality review	Ben Lancaster	Graduate Urban Designer
12	22/08/2024	Final draft Locality Approval	Samantha Banks	Neighbourhood Planning Programme Manager, Locality
13	11/02/2025	Post Reg 14 amendments	Ben Castell	Director

Preface

Design Guidance and Codes for the parish have been informed by analysis of the Neighbourhood Area and will sit alongside existing national and local planning and design policy. This report will present all necessary detail through the following structure:

- **Section 1** contains a brief summary of the scope of this report while outlining the wider spatial context relating to the Neighbourhood Area.
- **Section 2** provides a brief summary of the Neighbourhood Area with an analysis of movement networks, heritage, landscape and patterns of growth with detail drawn from the Neighbourhood Plan evidence base.
- **Section 3** presents general guidance to be addressed by applicants and their design teams. These are high level design principles which are appropriate for the parish's environment and character and are strongly suggested to be considered by any forthcoming development proposals.
- **Section 4** outlines the key character areas that make up the Neighbourhood Area, distinguishing what makes them unique. The character area analysis will form the evidence base for design codes also contained within this chapter. These will be detailed design principles which must be requirements for any future development proposals.
- **Section 5** provides an overview of the delivery of Design Guidance and Codes within this document and how they can be used.

Contents

1 Introduction

1. Introduction

1.1 The purpose of the Design Guidance & Codes

Through the Ministry for Housing Communities & Local Government (MHCLG) Neighbourhood Planning Support Program led by Locality, responsible for distributing Government grant funding, AECOM was commissioned to provide design support to Badwell Ash and Long Thurlow Parish.

This report aims to influence future development within the parish that promotes good design, respects and preserves local characteristics, while also encouraging modern and innovative design. Therefore, this report's main objective is to develop design guidelines and codes for the Neighbourhood Plan, that support the **Neighbourhood Plan's vision for the parish:**

Badwell Ash and Long Thurlow will be a thriving, healthy, safe, rural community with good facilities for all, improved pedestrian and cycle access/ connectivity and appropriate viable businesses supported by the community. Any development will reflect current and future housing needs, be sympathetically designed, built with suitable infrastructure and be sustainable with ambitious Net Zero targets. Our local heritage will continue to be proactively valued and improved. From an environmental perspective, the rural setting, green spaces and wildlife will be protected, nurtured and enhanced.

Figure 01: Characteristics of a well designed place included within the National Design Guide. Available at: https://assets.publishing.service.gov.uk/media/602cef1d8fa8f5038595091b/National_design_guide.pdf

This report provides Design Guidance and Codes that detail specific design parameters for development. It also benchmarks the design requirements expected of applicants within the parish. The design principles outlined within this report will carry significant weight and will be considered in planning decisions. **Design Guidance and Codes included in this report are defined as:**

Design guidance: Key design principles which are applicable to the whole of the parish. These are strongly encouraged to be followed by any future development proposals.

Design codes: Expressed as design requirements that must be adhered to by any future development proposal.

1.2 Process

Following an inception meeting and a site visit with members of the Neighbourhood Plan Steering Group, AECOM carried out a high-level assessment of the Neighbourhood Area. The following steps were agreed with the group to produce this report:

STEP 1: Inception meeting with the Neighbourhood Plan Steering Group

STEP 2 Site visit to Badwell Ash Parish and guided walk

STEP 3 Preparation of design principles and guidelines

STEP 4 Initial draft report with design guidelines and codes sent to the Steering Group

STEP 5 Review and revision of report followed by submission to Locality for comments

STEP 6 Final report sent to Steering Group.

1.3 Planning policy and guidance

This section summarises the relevant design policy and guidance produced at national and local levels which have informed this Design Guidance and Codes document. It specifies how the relevant policies and guidelines have been incorporated in the production of the design codes included in this document. Any application for new development should be familiar with these documents.

1.3.1 National planning policy and guidance

The following section summarises key relevant policy and guidance documents at the national level. Local planning policy context.

2024 - Neighbourhood Planning Design Coding Guidance
Locality

2024 - National Planning Policy Framework
Ministry for Housing Communities & Local Government (MHCLG)

2021 National Model Design Code
MHCLG

2020 - Building for a Healthy Life
Homes England

2019 - National Design Guide
MHCLG

2007 - Manual for Streets
Department for Transport

1.3.2 Local planning policy and guidance

The following section summarises key relevant policy and guidance documents at the local level.

2023 - Babergh and Mid Suffolk Adopted Joint Local Plan Part 1
Babergh & Mid-Suffolk District Councils

2022 - Suffolk Design: Streets Guide
Suffolk County Council

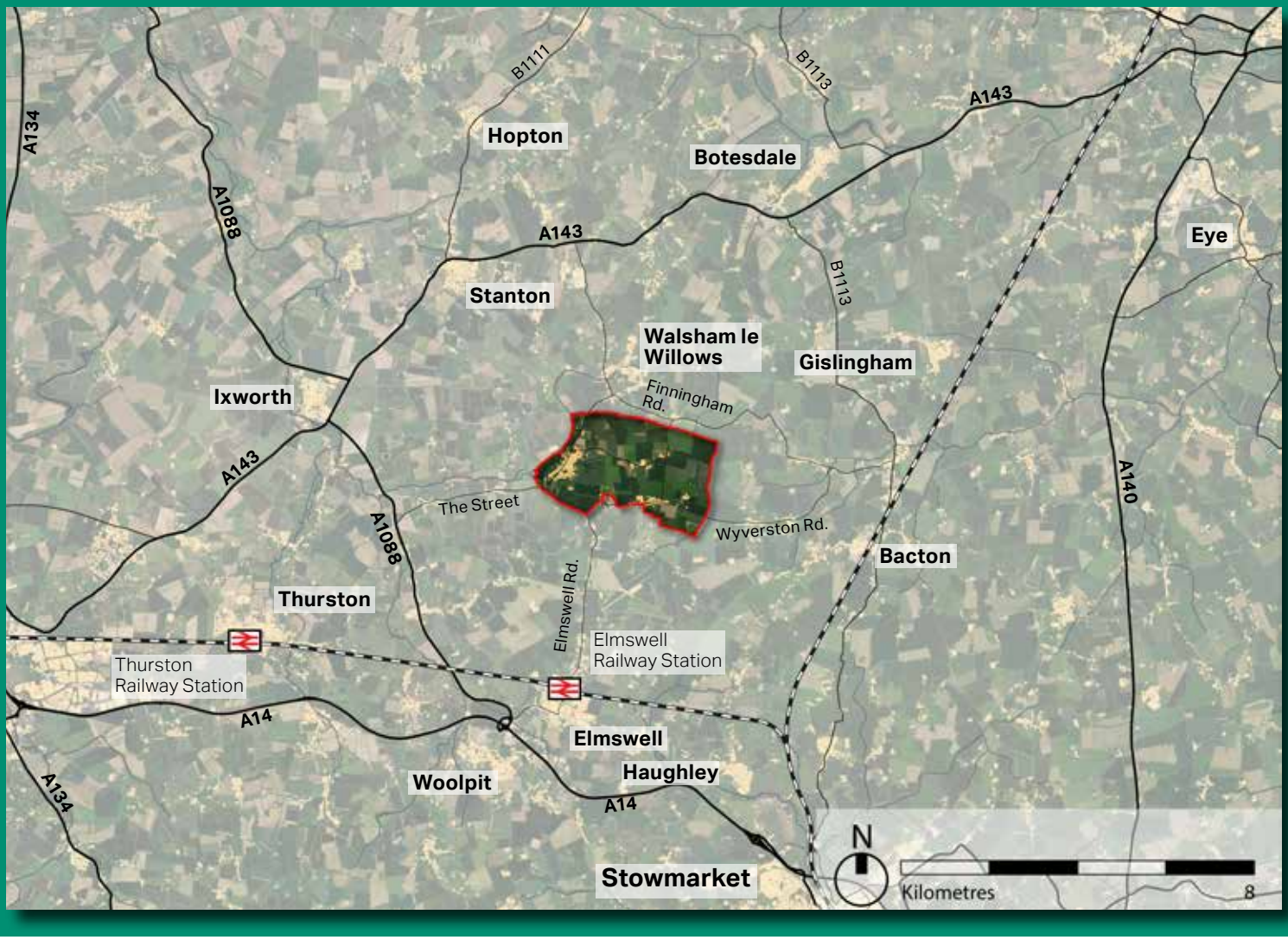


Figure 02: Area of study map.

1.4 Area of study

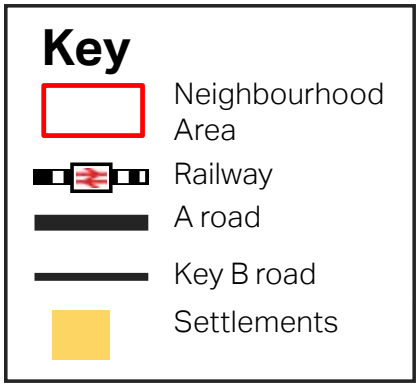
The Neighbourhood Area comprises of Badwell Ash village, Long Thurlow, Badwell Green and their associated hinterland, all of which are part of the Badwell Ash Parish and will be referred to as "the Parish" throughout this document.

Badwell Ash and Long Thurlow Parish is a rural Suffolk parish, located approximately 16km east of Bury St Edmunds, 20km to the west of Diss, and 15km north of Stowmarket.

Badwell Ash village is the largest settlement within the parish featuring the majority of the parish's housing, services and facilities. These include the White Horse Pub, a fish and chip shop, a convenience store, the Village Hall and St Mary's Church.

Long Thurlow and Badwell Green in contrast, are much quieter rural hamlets, characterised by residential and agricultural land with no local facilities.

Access to a broader range of services and facilities requires vehicular travel to larger nearby settlements such as Bury St Edmunds and Stowmarket. A limited bus service operates between Diss and Bury St Edmunds, passing through the parish. The nearest train station is in Elmswell, offering hourly direct services to Bury St Edmunds, Stowmarket, Cambridge and Ipswich. Additionally, the parish has a strong rural and agricultural character, featuring many working farms.



2 Parish context analysis

2. Parish context analysis

This section details the local context of the parish by exploring its settlement pattern, connectivity, vernacular and surrounding landscape.

2.1 Settlement pattern

Babergh and Mid Suffolk's Heritage & Settlement Sensitivity Assessment[1] outlines the Parish's prevailing settlement pattern:

- The historic core of Badwell Ash village is a linear settlement with the historic buildings located along the main thoroughfare.
- Along The Street, frontage is set against the edge of the pavement with greater set backs along Hunston Road.
- Listed and other historic buildings are distributed along the main road, forming small separated clusters, interspersed amongst areas of 20th century housing and a school.
- In the mid to late 20th century modern housing developments were constructed on the west and to the southeast of the historic area of the settlement, greatly expanding the size of the settlement.
- Additional large scale housing developments in Badwell Ash village have been constructed in the 2020s, further expanding the settlement.
- Similar to the main settlement of Badwell Ash village, Long Thurlow hamlet features a linear settlement pattern with properties fronting onto Long Thurlow Road and Wyverston Road. There are infrequent small clusters of backland infill, as well as a poultry farm set far away from the road.
- Badwell Green is a much smaller settlement cluster, with predominantly larger properties and farmsteads set with secluded plots well screened from The Broadway.

Figure 03: Dwellings set along the Street within the Historic Core of Badwell Ash village.

Figure 04: Recent development to the north of Badwell Ash village forming part of the village's contemporary extension.

1 Available at: https://www.babergh.gov.uk/documents/d/babergh/ee05-bmsdc-heritage-settlement-sensitivity-assessment-final-report

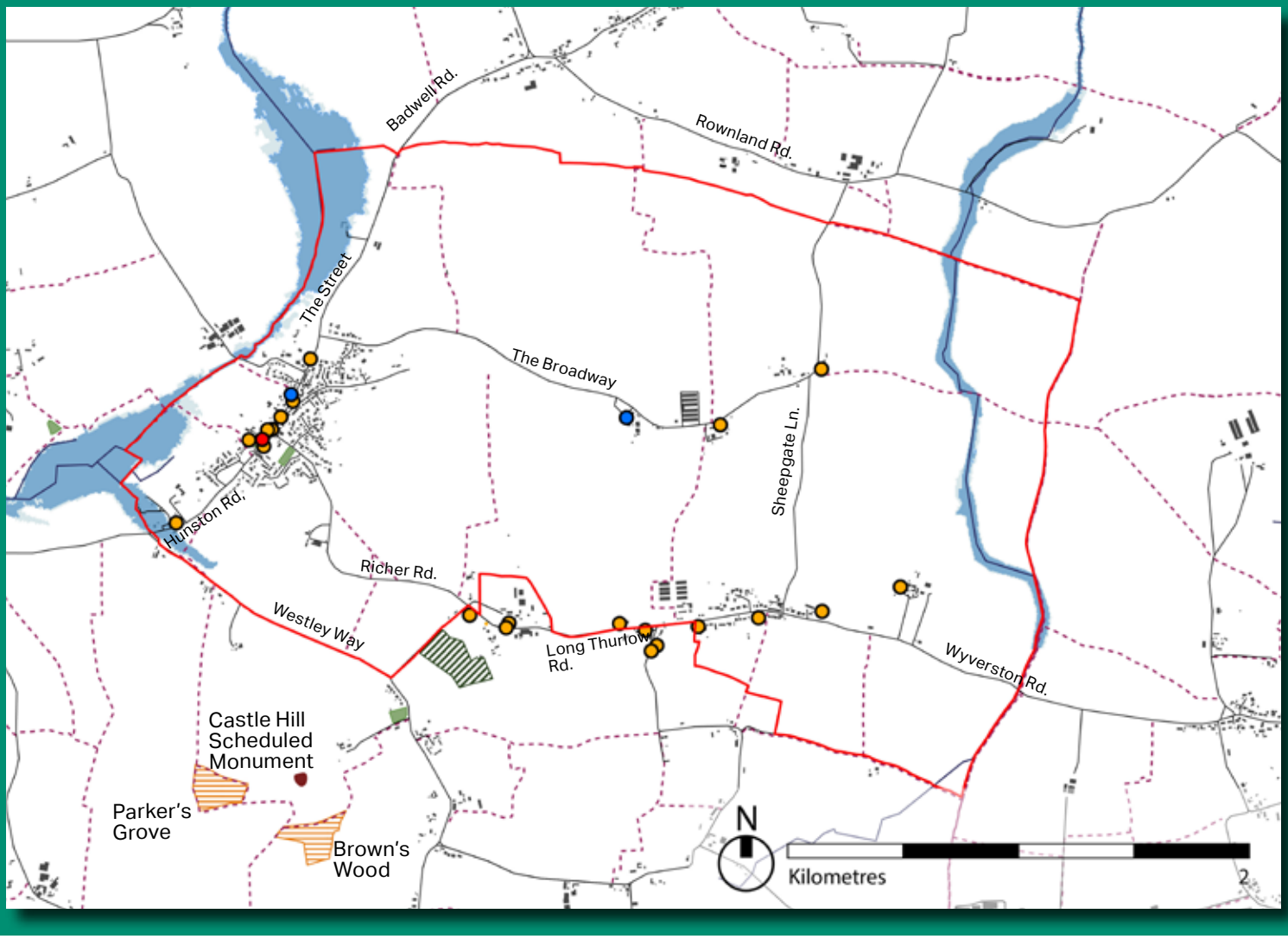


Figure 05: Analysis map.

2.2 Movement

Movement within the parish primarily relies on vehicular travel. However, pedestrian mobility is facilitated by Public Rights of Way, footpaths, and pavements in more densely built-up areas.

A network of peaceful local routes, including The Street, Hunston Road, The Broadway, Sheepgate Lane, and Long Thurlow Road, form the main thoroughfares linking Badwell Ash village, Long Thurlow, and Badwell Green, offering pleasant routes for pedestrians and cyclists. These routes are crucial for connectivity, forming a continuous radial pathway through the parish's settlements.

These routes vary in character: in rural areas, they resemble meandering country lanes bordered by dense vegetation and open fields, while in more built-up areas, they are lined with buildings, soft boundaries, and pavements.

Key

- Neighbourhood Area
- Local routes
- Public Rights of Way
- River
- Flood Zone 2
- Flood Zone 3
- Scheduled monument
- Grade I listed building
- Grade II* listed building
- Grade II listed building
- Green space
- SSSI
- RAMSAR

2.3 Vernacular

The parish features a distinct and varied local vernacular heavily influenced by its rural and historic development. There are a number of traditional materials such as flint façades, as well as red and white or yellow brick walls typical of the region. There are instances of coloured render and more ornate features such as decorative barge boarding or brick coursing. Additionally, many older buildings utilise a mix of façade treatments, such as red-brick patterns set within flint or cobblestone walls.

Many older buildings utilise clay pantiles with some instances of thatch. Typically, these older architectural features influence more contemporary designs such as at the new development at Fieldfare Meadows to the north of the main settlement. The parish also features some contemporary designs, such as at Cutchey's Field in Long Thurlow. Here dwellings feature a larch timber façade with zinc cladding and slate roofs. The material choices of this development sit well within the surrounding landscape and reference traditional local materials such as Woolpit white bricks.

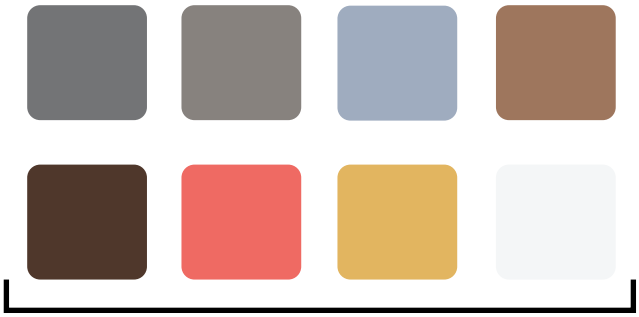


Figure 09: Representative colour palette found throughout the parish.

Figure 06: White render cottages with wooden casement windows and brick or painted stone base plinths.

Figure 07: Large dwelling with light Woolpit brick.

Figure 08: Contemporary architecture in Long Thurlow with larch timber cladding and slate roof.

Building walls

White or colour render

Timber boarding

Cobblestone or flint

Red or light brick

Fenestration

Sash windows

Pitched dormer

Casement windows

Eyelid dormer

Roofs

Red clay pantiles

Slate tiles

Thatch

Figure 10: Representative architectural features and materials found throughout the parish.

3 Parish-wide design guidance

3. Design guidance

3.1 General principles

The scope of the design code is not limited to large interventions within the main settlement area but also within the wider rural setting as well as individual small-scale developments. Creating good places demand a focus on achieving quality and this needs to be embedded in the heart of the process.

This section sets out a series of general design requirements to support designs within the Neighbourhood Area at all scales. These represent widely understood best practice principles that should be considered by any proposal that is brought forward.

Theme	Reference	Title
Local identity and place-making	G1	Provide meaningful connections
	G2	Pattern of development
	G3	Layout and grain
	G4	Settlement edges
	G5	Important views
	G6	Legibility and wayfinding
	G7	Street lighting and dark skies
Access and movement	G8	Prioritise walking and cycling
	G9	People friendly streets
Built form	G10	Enclosure
	G11	Building lines and boundary treatments
	G12	Corner buildings
	G13	Scale, form and massing
	G14	Roofline and roofscape
	G15	Building heights
	G16	Sustainable materials
	G17	Extensions and alterations
	G18	Energy efficiency in buildings
Landscape, nature, open space	G19	Create a green network for biodiversity and wildlife
	G20	Overlook open space
	G21	Landscaping and trees
	G22	Water management

G1. Provide meaningful connections

A more connected pattern creates a 'walkable neighbourhood' where routes link meaningful places together. Good practice favours a generally connected street layout that makes it easier to travel by foot, cycle and public transport. New development in Badwell Ash and Long Thurlow Parish should seek to connect to the existing village and create easy direct routes to existing services and amenities. New development should improve the existing street network by:

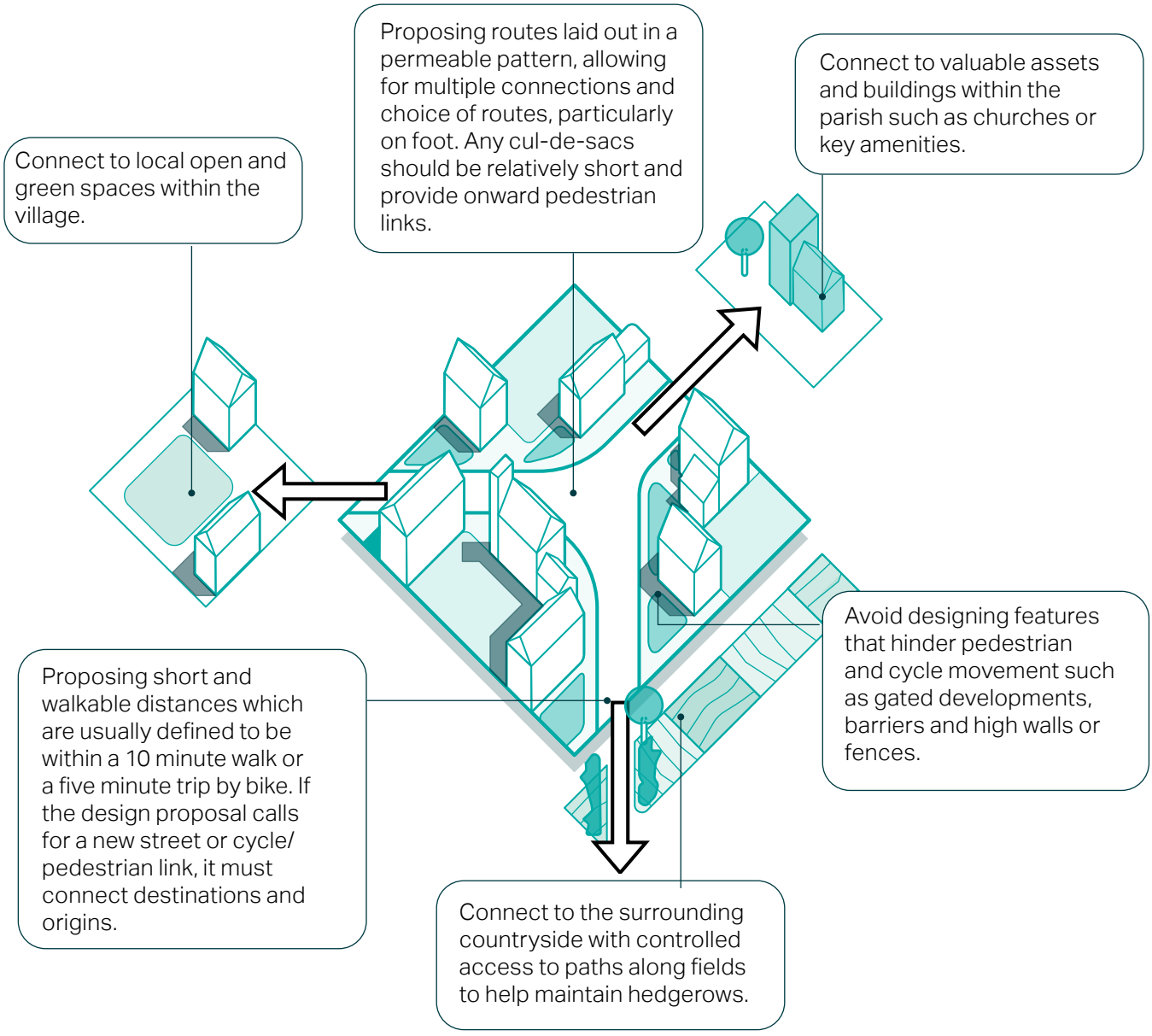


Figure 13: Diagram illustrating meaningful connections within the village.

G2. Pattern of development

The settlement boundaries indicate that development should take place within the boundaries in order to preserve the countryside and avoid coalescence with neighbouring hamlets.

Some guidance for the pattern of development within the parish includes ensuring that future development within the settlement boundary should seek to conserve and enhance the character of the existing settlement in terms of form and character, as well as reflecting the local context and making a positive contribution to the existing built form.

Additionally, proposals for development outside of the settlement boundary will only be supported if they are appropriate to a countryside setting.

Figure 14: View of development along northern gateway of The Street.

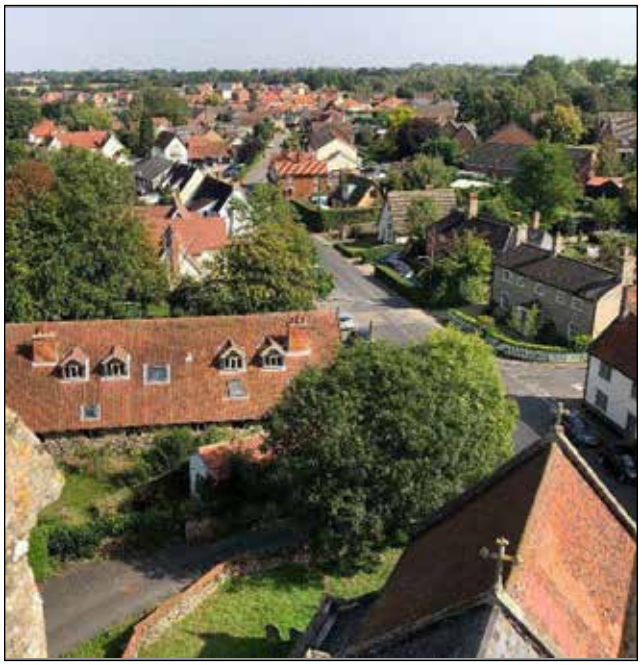


Figure 15: Elevated view of Badwell Ash village's settlement pattern.

G3. Layout and grain

Understanding the local historic environment and the different character areas within Badwell Ash and Long Thurlow Parish can help to ensure that potential new development is properly integrated with the existing settlement and does not result in a loss of local distinctiveness.

Any proposed development should respect the historic fine grain of the conservation area as well as the mix of form and a layout that compliments the distinctive orientation of buildings.

The siting and layout of new development must be sympathetic to the specific character areas, any heritage assets, and the landscape setting. Furthermore, high density development that does not reflect the current grain of the village or the individual character areas should be avoided to ensure the rural character of the parish is preserved.

In order to retain Badwell Ash village's countryside setting development proposals should consider the relationship between buildings and plot sizes as well as the existing densities in the village.

The existing housing densities within Badwell Ash and Long Thurlow Parish varies. Therefore, the density of new development should reflect the existing immediate surroundings.

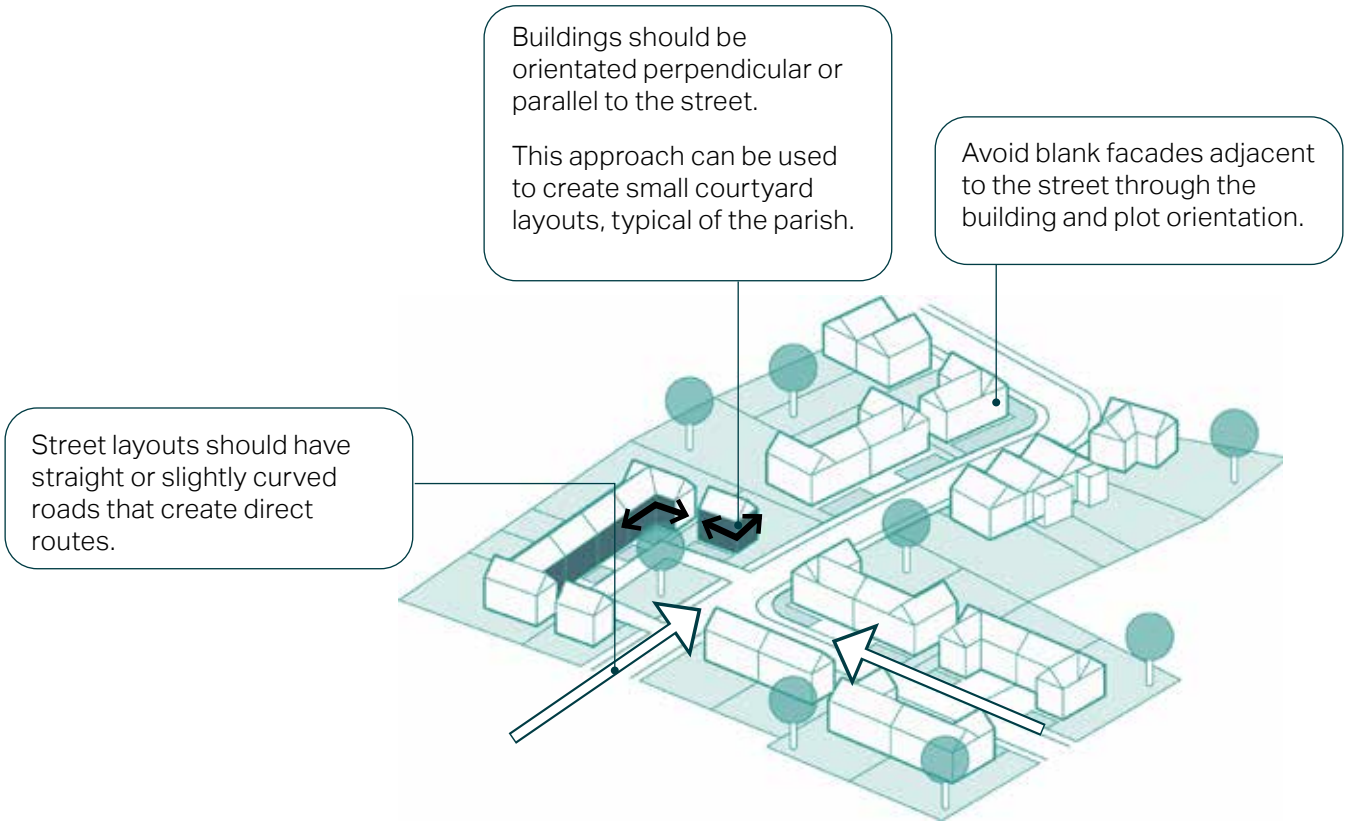


Figure 16: Diagram illustrating layout and grain within parish.

Layout and orientation for solar gain

The layout of a site and individual buildings should be designed to maximise solar gain, daylight and sun penetration while avoiding overheating. Therefore, passive solar design principles should be incorporated from the start of the design process taking into account the topography and surrounding existing buildings. These principles include:

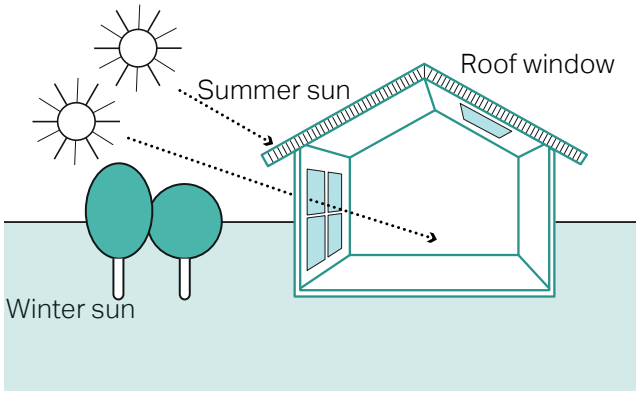


Figure 18: Diagram illustrating the sun light at different times of year.

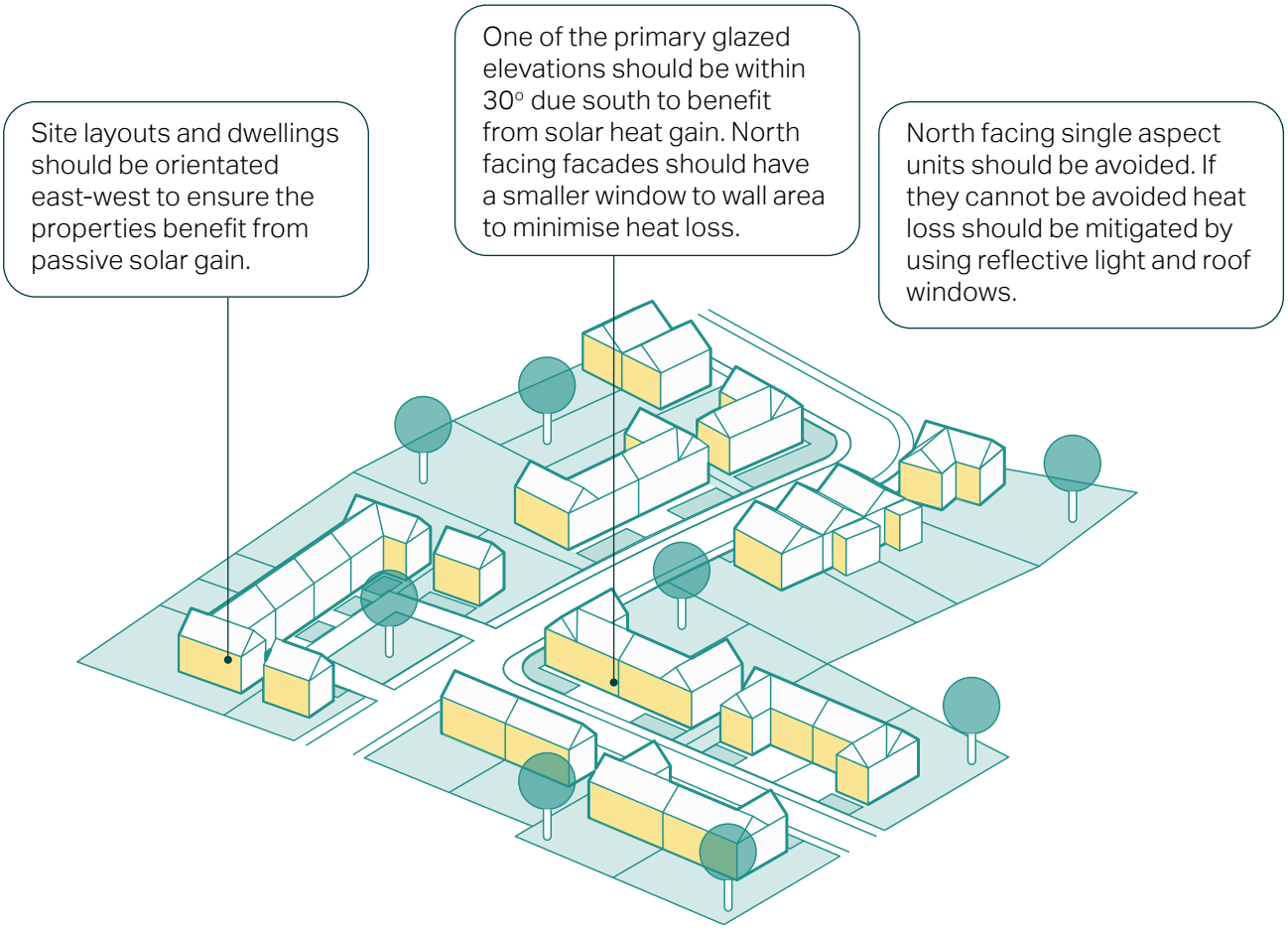


Figure 17: Diagram illustrating the elevations that benefit from passive solar gain.

G4. Settlement edges

Settlement edges should provide a soft transition from the built environment to the surrounding countryside. When new development is proposed desirable features for the settlement edge are:

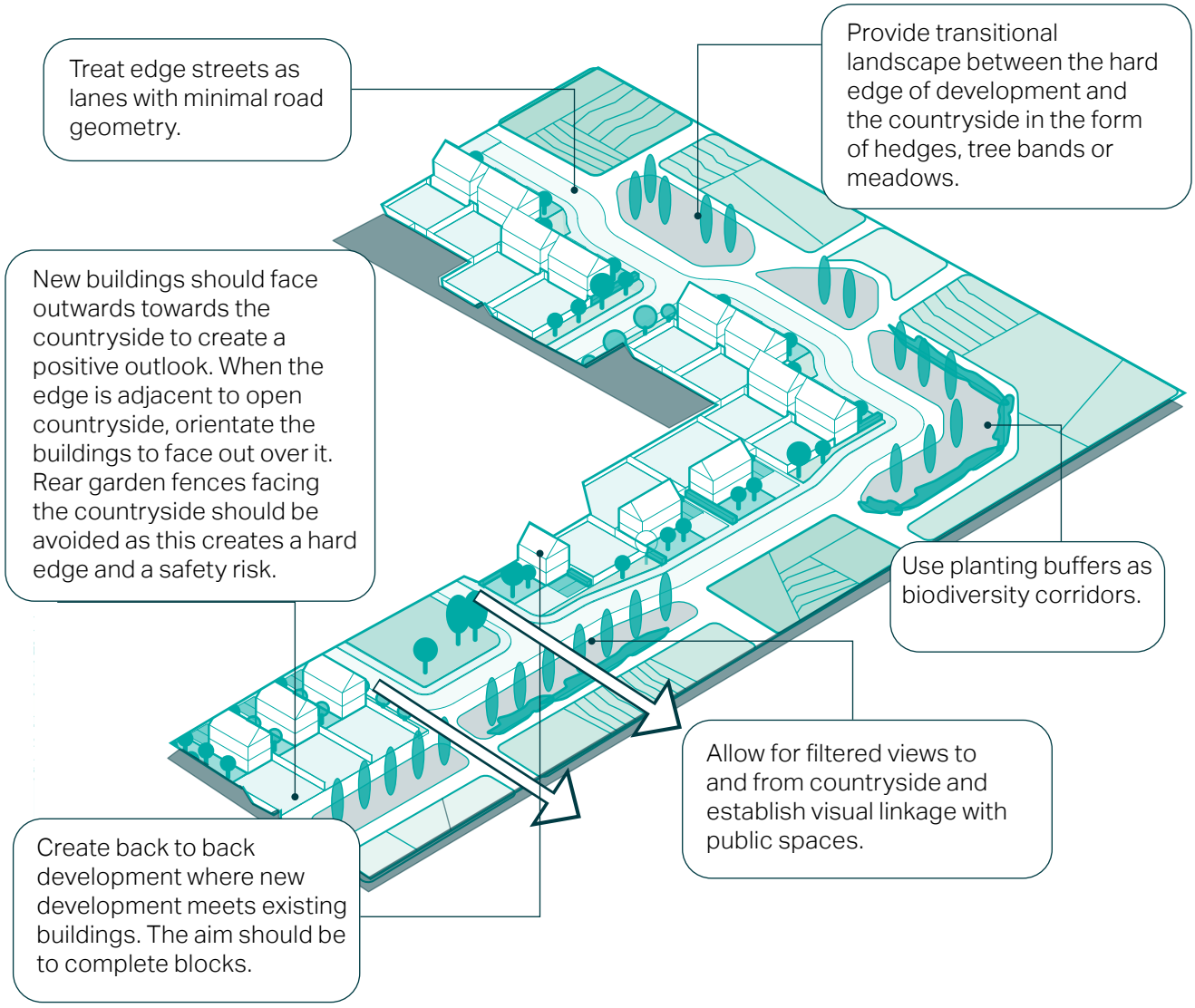


Figure 19: Diagram illustrating buffer settlement edges.

G5. Important views

Within the parish, numerous views enhance the built environment making a vital contribution to the picturesque character of the Neighbourhood Area. These views also play a fundamental role in sustaining the connection between the built environment and its rural setting. Important views in Badwell Ash and Long Thurlow Parish include aspects across the countryside from streets, lanes and footpaths as well as those provided by the frequent gaps between buildings which offer the appealing short vistas which so enhance the built environment of the parish. Where new development is proposed, any negative impacts on these views must be avoided.

New development should also seek to preserve as well as frame fresh views into the countryside as well as seeking to create attractive vistas within the development itself. This in order to optimise visual interest as well to add visual links to the existing area. Guidance for creating these views includes:

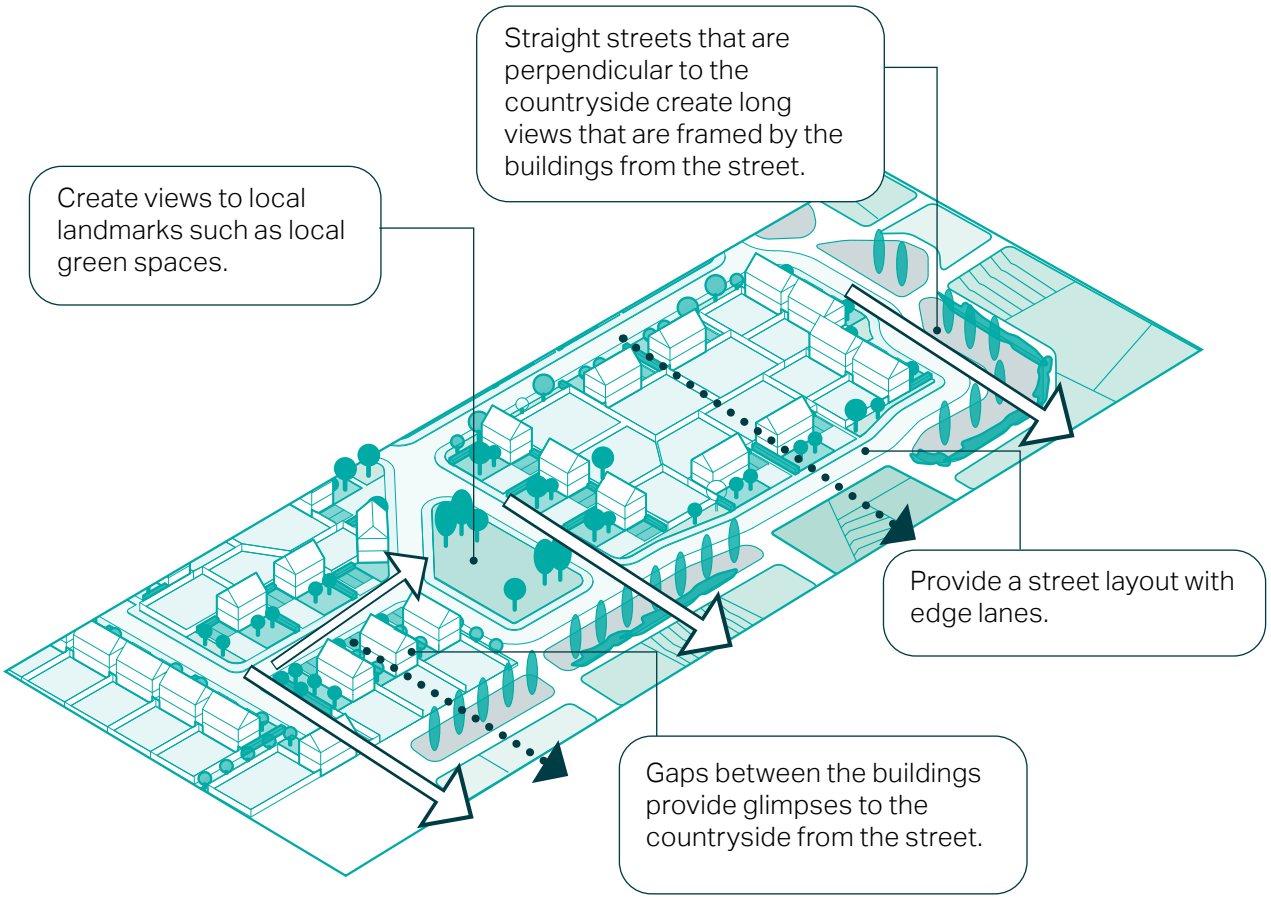


Figure 20: Diagram illustrating how development patterns can enhance and frame rural views.

G6. Legibility and wayfinding

Signage and wayfinding techniques are an integral part of encouraging sustainable modes of transport as they make walking and cycling easier by ensuring that routes are direct and memorable. Places should be created with a clear identity and be easy to navigate. Furthermore, local landmark buildings or distinctive building features such as churches or chimneys can aid legibility.

Beyond built-up areas, landscape features, distinctive trees and open spaces can also be used as wayfinding aids as well as providing an attractive streetscape.

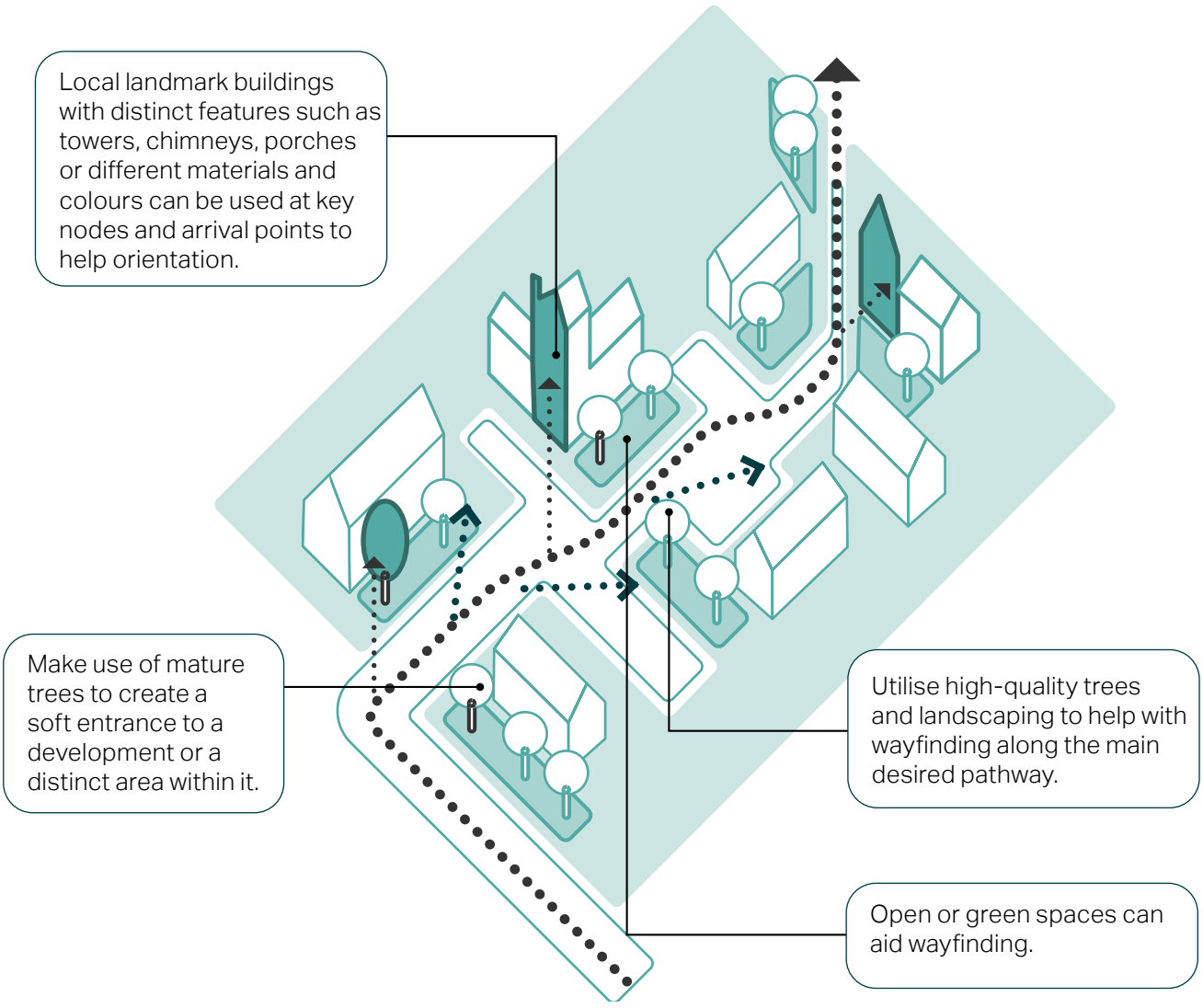


Figure 21: Diagram showing wayfinding elements.

G7. Street lighting and dark skies

Street lighting should be used appropriately throughout the parish to minimise the impact on existing dark skies, reducing light pollution that disrupts natural habitats. Some design considerations for street lighting include ensuring that lighting schemes will not cause unacceptable levels of light pollution, particularly in intrinsically dark areas. These can be areas very close to the countryside or where dark skies are enjoyed.

Any light should be justified with a clear purpose and benefit. To retain dark skies, warm white light sources of between 2700 and 3000K should ensure appropriate levels of light spill and glare. Light shields are also recommended for additional protection over glare and light spill.

Light should be targeted and directed to where it is needed. The light should not spill into neighbouring spaces. All light above the horizontal should be avoided and no upwards light is essential, therefore illuminating elevations of buildings should be avoided.

Lighting interventions could reduce the impact on sensitive wildlife receptors throughout the year, or at particular times by turning the lighting down or off. Additionally, lighting schemes should also be turned off when not needed (part night lighting) to reduce any potential adverse effects.

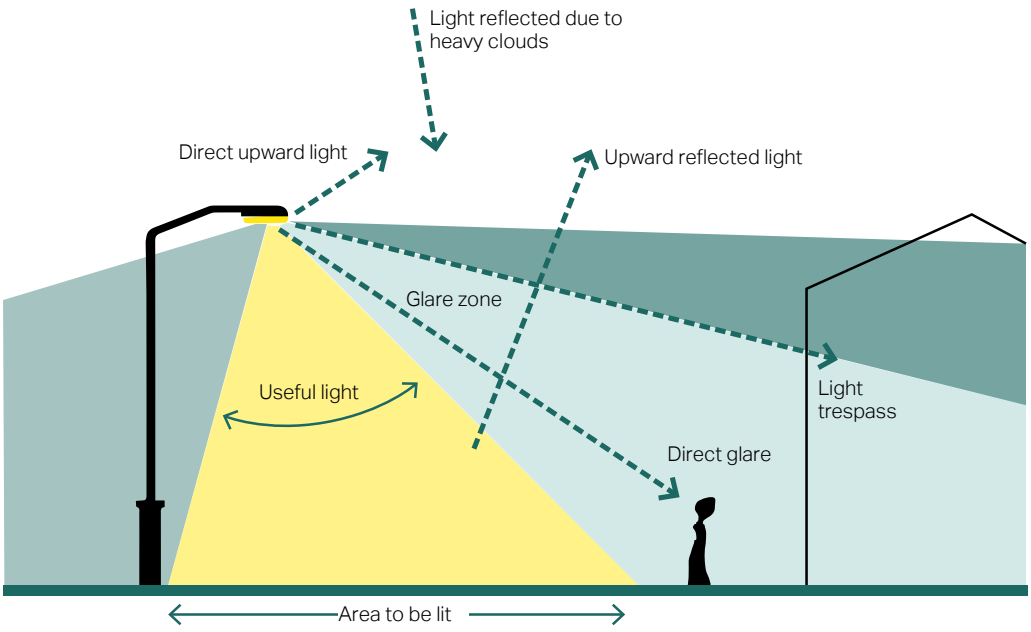


Figure 22: Diagram showing the different elements of light pollution and 'good' lighting.

G8. Prioritise walking and cycling

It is essential that the design of new development includes streets that incorporate the needs of pedestrians, cyclists, and, if applicable, public transport users. Routes should therefore be laid out in a connected pattern and cul-de-sacs should be relatively short and provide onward pedestrian and cycle links.

Streets should incorporate opportunities for street trees, green infrastructure, and sustainable drainage and crossing points must be placed at frequent intervals on pedestrian desire lines and at key nodes. Junctions should also enable good visibility between vehicles and pedestrians. For this purpose, street furniture, planting, and parked cars must be kept away from visibility splays to avoid obstructing sight lines.

Sufficient pavement widths should be provided to facilitate a variety of mobilities, such as young families with buggies, mobility scooters, and wheelchairs. Manual for Streets (2007)[2] suggests that in lightly used streets, the minimum width for pedestrians should generally be 2m. Movement towards and through the countryside linking different parts of the village should also be an integral part of any development.

Figure 23: View of Long Thurlow Road with pavements providing good pedestrian connectivity.

2. Manual for Streets (2007). Available at: https://www.gov.uk/government/publications/manual-for-streets

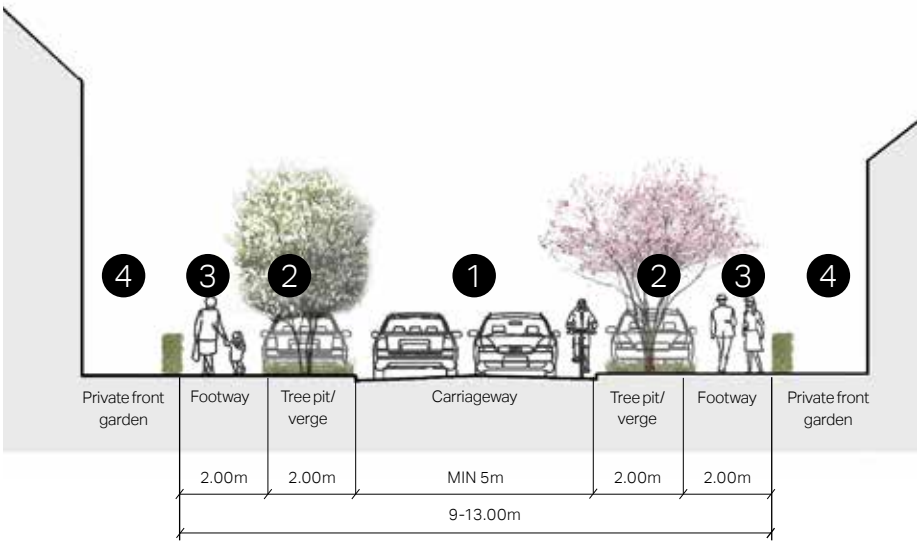
G9. People friendly streets

The following pages introduce suggested guidelines and design features including indicative dimensions for street types that may be found smaller developments. New adoptable estate roads should be designed in accordance with the criteria in Suffolk Design: Streets Guide[3].

Residential street

Residential streets should provide access to homes from the surrounding primary roads. The carriageway should accommodate two-way traffic as well as cyclists and parking bays. Traffic calming could also be achieved by introducing measures such as landscaping and intentional building layouts, avoiding traditional forms of engineered traffic calming such as humps, cushions and chicanes.

Residential streets should therefore have a good level of enclosure, created by built form with consistent building lines and setbacks. Where possible, street trees and greenery should be provided along the these routes.



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

Figure 24: Cross-section to illustrate a residential street.

3 Suffolk Design: Streets Guide (2022). Available at: https://www.suffolk.gov.uk/asset-library/imported/5647-21-Suffolk-Design-Street-Guide-v26.pdf

G10. Enclosure

Enclosure refers to the relationship between public spaces and the buildings that surround them. Within Badwell Ash and Long Thurlow Parish the level of enclosure varies throughout the different character areas, for example along The Street there is a much higher level of enclosure.

Therefore, a more cohesive and attractive urban form is achieved when the level of enclosure is proportionate to the surrounding streets and buildings. The following guidance should be considered to achieve the desired level of enclosure:

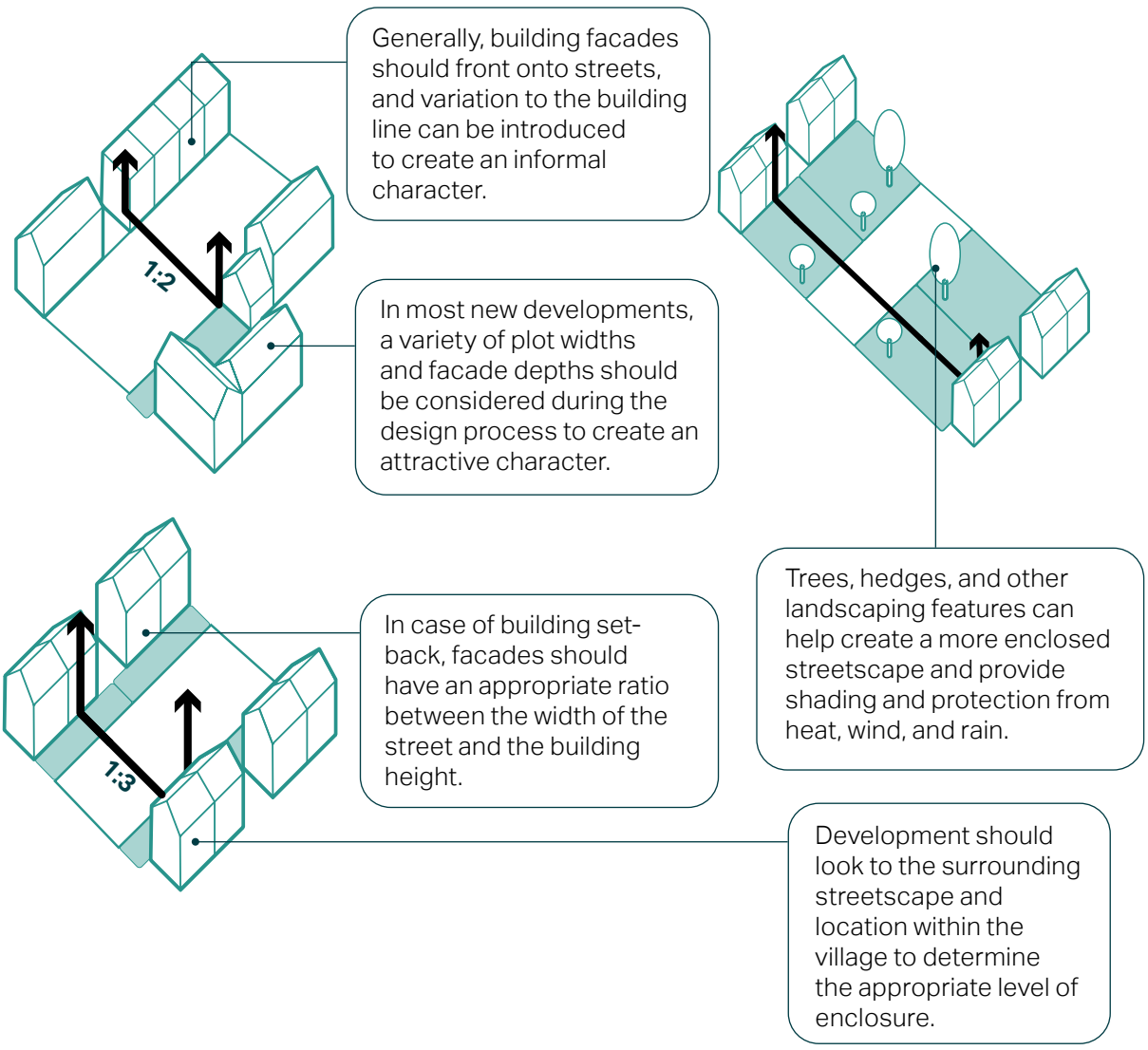


Figure 25: Diagrams showing different levels of enclosure created by building heights and street widths.

G11. Building lines and boundary treatments

Building Lines

Within the historic centre of the village there is often a strong building line along the street which reinforces a sense of continuity and helps to define the character of the area as a village centre. The more residential areas of the village tend to have more variations in the building line creating a more informal open character.

The building line along a street should generally be consistent and form a unified whole, allowing for subtle variations with recesses and protrusions. Some areas within the parish should have more variations than others depending on the character of the area. This provides variety and movement along the street. Some further guidelines for building lines are:

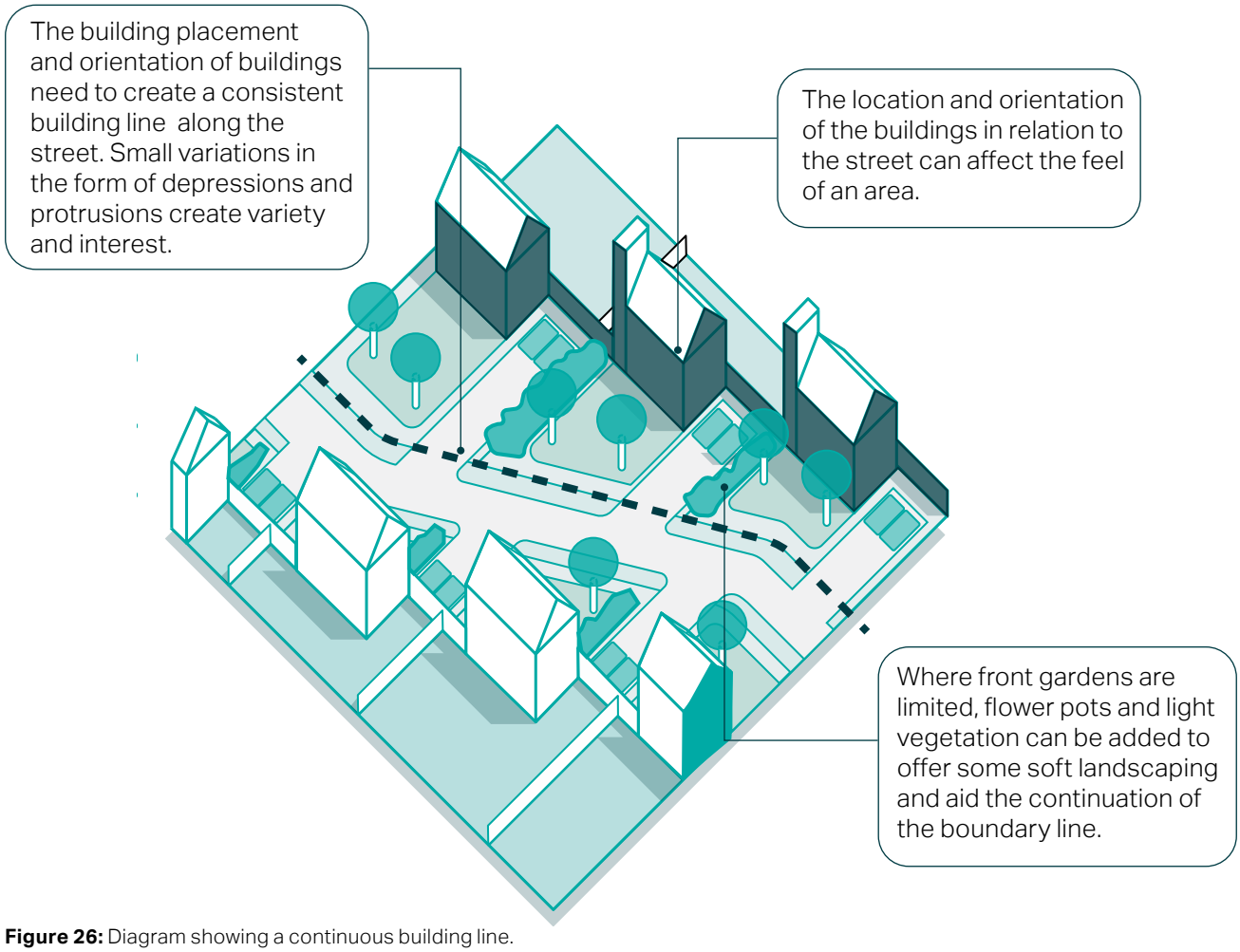


Figure 26: Diagram showing a continuous building line.

Boundary Treatments

Boundary treatments in the parish vary between each different character area, however the areas with the most cohesion within the Neighbourhood Area generally make use of consistent boundary treatments. Boundary treatments should therefore be used at plot edges to bring a sense of unity to the street.

Boundary treatments also provide good separation between public and private domains hence an absence of boundary treatment should be avoided, the exception being when a building is flush with the street.

Boundaries on new estates should have soft site boundaries at the edges. Hedges, planting, grass and trees can all be used to help integrate the new estate into the existing landscape. Tall hard boundaries such as brick walls and close-boarded fencing, should be avoided.

A range of local high-quality materials such as flint or vernacular brick walls in pinks and oranges should be used, alternatively hedges or planting. Suburban wood fencing and concrete posts should be avoided. Where close panel fencing is deemed necessary, public-side planting should be deployed to mitigate the negative visual impact.

In addition, the height of the boundary treatment should not intrude on neighbouring views and light, nor should it alter the level of enclosure along a street.

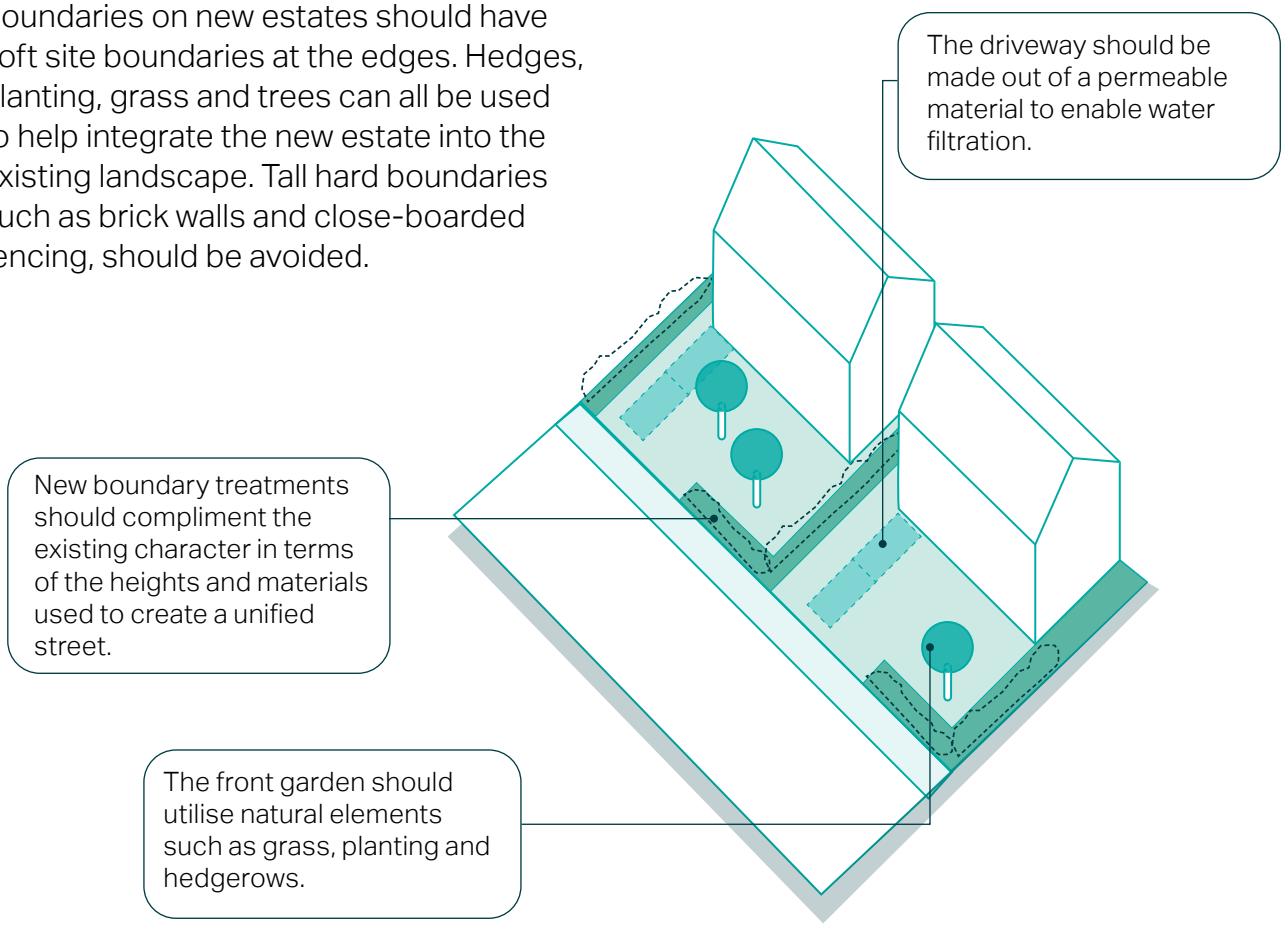


Figure 27: Diagram illustrating boundary treatments.

G12. Corner buildings

Corner buildings are a characteristic of the parish as they are used to create dwellings that are perpendicular to the street. Furthermore, corner buildings are crucial to creating a successful visual setting and built environment. As corner buildings have at least two public facing facades, they have twice the potential to influence the street's appearance. Therefore, the following guidelines apply:

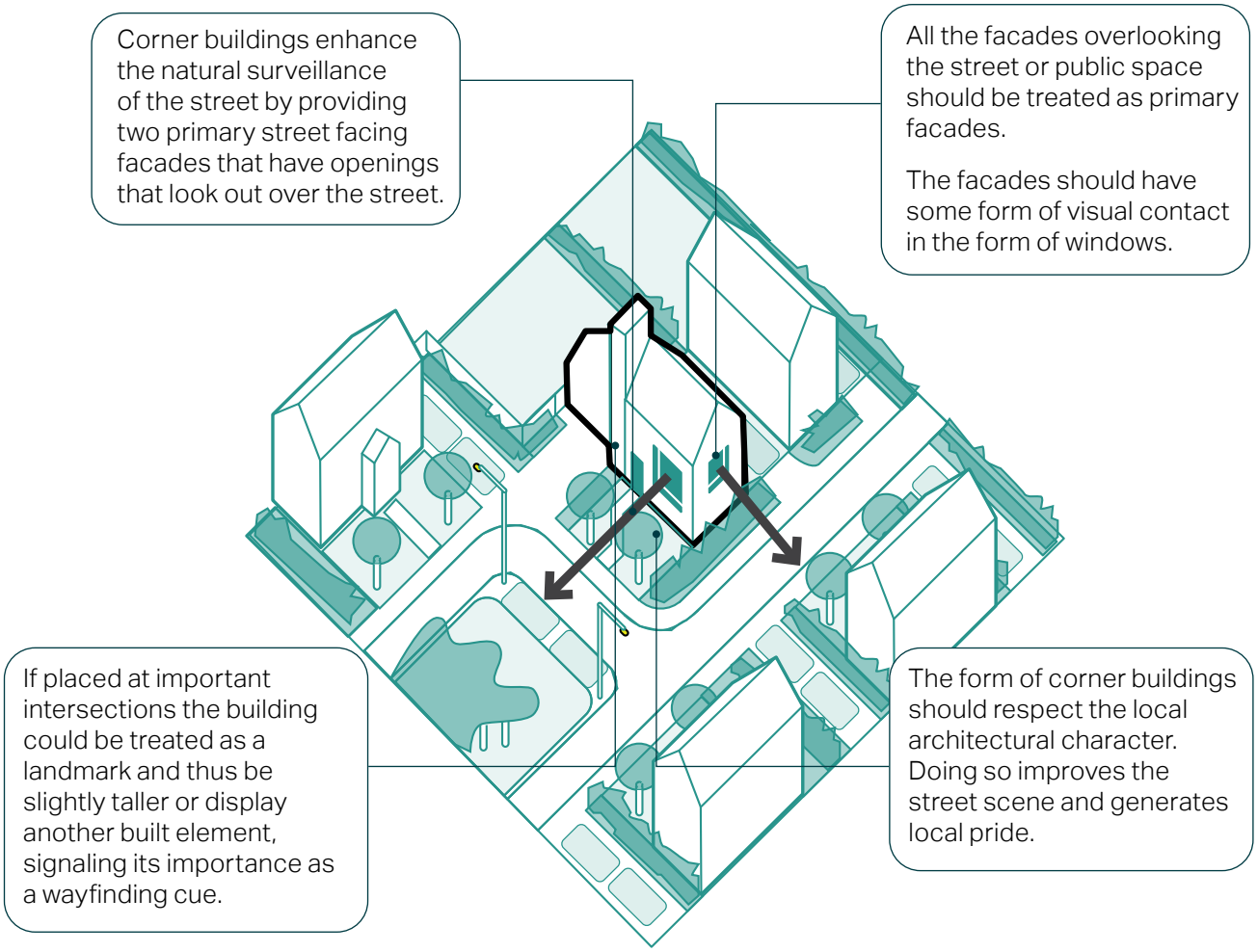


Figure 28: Diagram showing a corner building with windows on both street facing façades.

G13. Scale, form and massing

The scale, form and massing of buildings is important to the character of a place and can help distinguish between different areas of the same settlement. Massing is defined as the perception of the general shape and form as well as the size of a building and is derived from the way in which the building is configured on its site. This is particularly important for larger buildings. Differences in the scale form and sizes of buildings varies between the different character areas. The existing scale, form and massing context must be considered in order that any new development will successfully create a harmonious relationship with neighbouring buildings, spaces and streets. Designers of new developments should also seek to embody and enhance the most celebrated characteristics of the different character areas.

The scale, form and massing of buildings varies according to each character area of Badwell Ash and Long Thurlow Parish. Buildings within the historic core are typically smaller in massing and take on more complex forms often creating a courtyard typology. This gives the area a fine grain environment containing a larger number of different buildings and more closely spaced lanes and footpaths. The parish's other character areas contain more buildings with simpler forms which typically incorporate a larger mass or floor area. These larger buildings are predominantly set back from the road, so the size of the building does not negatively impact the street. The following guidance can be applied to ensure new development is appropriate for its context.

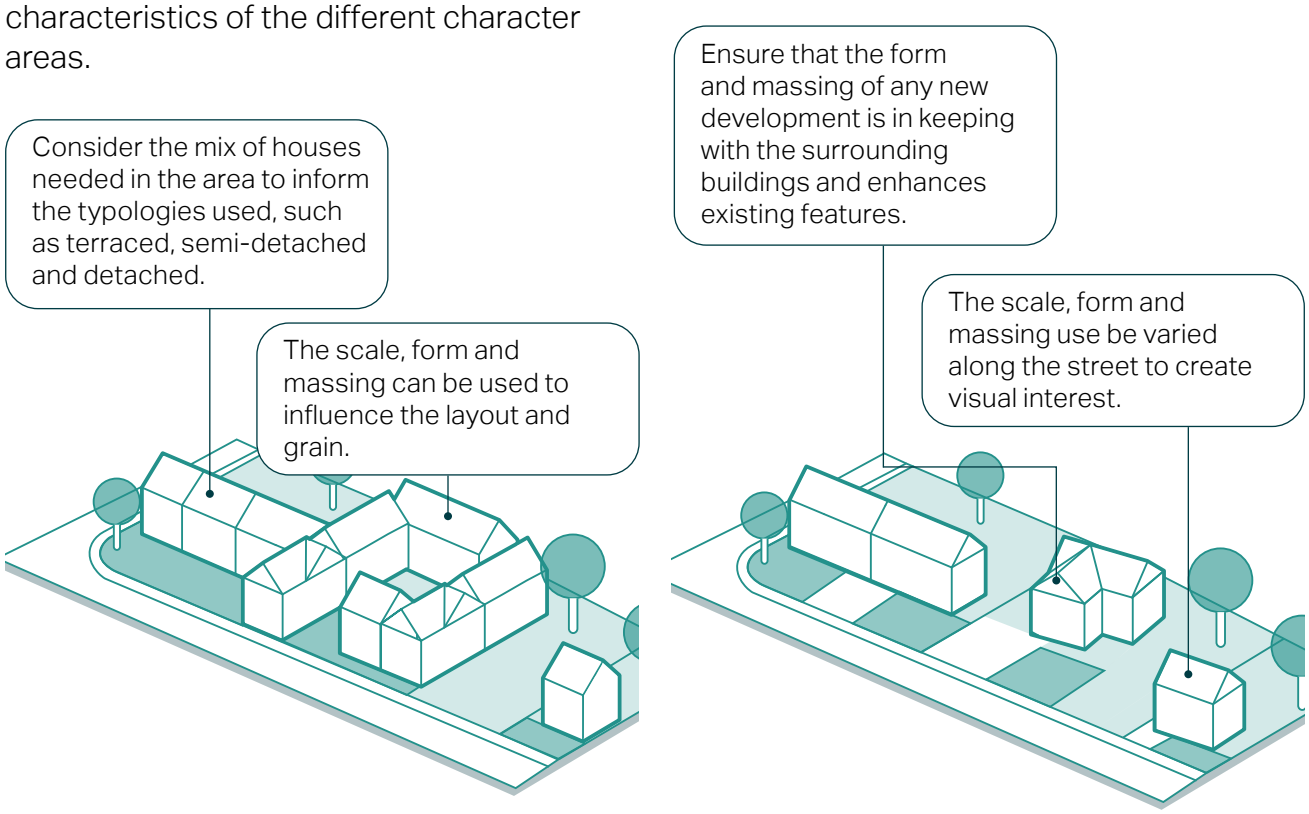


Figure 29: Diagram outlining considerations for roof scale and roofline.

G14. Roofline and roofscape

Creating a good variety in the roofline helps make a place attractive and within Badwell Ash and Long Thurlow Parish a varied roofline is essential to the village's character. The varied roofline is a result of the use of different roof materials such as thatch, pan and peg tiles all of which need specific roof pitches. This unexpected tapestry of articulated rooflines is what makes the street so appealing.

Furthermore, a number of different roof typologies can be found within the parish including pitched with a gable end, mansard and hipped roofs. Some roof types are more prevalent in different parts of the Neighbourhood Area. Some general guidance for rooflines and roofscapes include designing rooflines that are well articulated and in proportion with the dimensions of the building.

Variations in roof heights and angles, which are typical in Badwell Ash and Long Thurlow Parish, should be used to avoid monotonous elevations. A variety of roof types should also be used, taking into account the roof typologies used for the surrounding buildings. Additionally, local traditional roof detailing and materials should be considered throughout the design process.

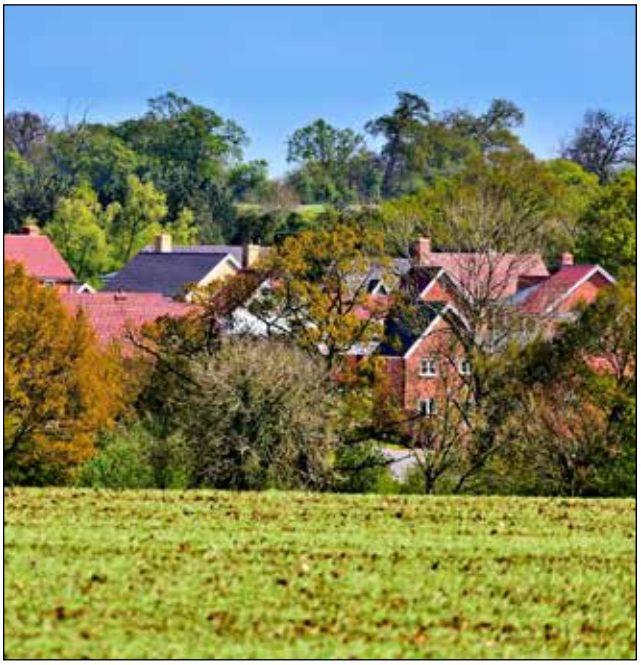


Figure 30: View of prevailing roofscape within Badwell Ash village viewed from countryside around Langham Road.

Figure 31: Pitched dormer and gable front with pronounced roof pitch.

G15. Building heights

Throughout the parish there is a variety of building heights ranging from one storey bungalows to two storey houses, although the majority of the buildings are two storeys in height. The building heights are vital to maintaining the village character.

The introduction of taller buildings will risk creating a more urban feel not in keeping with the character of the village. Therefore, some design considerations are needed, to retain the existing character of the Neighbourhood Area. This could be achieved by providing development at an appropriate scale with the right amount of enclosure.

The topography of the area should influence the heights of buildings depending on their location within the valley particularly if on higher ground as this has a bigger impact visual impact than development on lower ground. Taller buildings should be set further back, and their impact concealed where possible.

Some variety in the building heights should also be provided to maintain the character of Badwell Ash and Long Thurlow Parish. This can be achieved by providing lower, 1.5 storey dwellings with rooms in the roof.

Figure 32: Example of building height differentiation, placing 2 and 1.5 storey dwellings next to each other.

Figure 33: Varied building heights along the street enforcing the organic and historic feel along The Street in Badwell Ash village.

G16. Sustainable materials

The combination of architectural features, materials and the colour palette found in Badwell Ash and Long Thurlow Parish are unique to the place and create an important link between the built environment and the village's history. Therefore, development within the village should closely align with the materials and colour palette set out in the next few pages.

The architectural details have been split into four categories. They are roofs, facades, ground materials and property boundaries.

When considering building materials it is important to consider the recycling and reuse of existing buildings and materials in order to meet the government's target of becoming carbon neutral by 2050. Where reusing the building is not possible, parts of the building or the building materials could be recycled and reused within new developments, providing a sustainable approach to construction.

Roof materials and colour palette

The prevalence of different roof materials is notable, however the predominant traditional local materials most often used in Badwell Ash and Long Thurlow Parish are local clay pantiles in orange and black, peg tiles and grey slate tiles. These materials should be incorporated into new developments where possible.

The colours used in new developments are as important as the materials themselves and roof materials should conform to the traditional orange/red or grey/black ranges. Typically, the materials on the roof should appear darker than the walls, tying the building to the landscape rather than associating it with the skyline. This is especially important in open landscape settings where a darker roof can also help a building to appear smaller.

Any new development should have roofscapes with interesting varieties of pitches and architectural features including dormer windows and chimneys, some of which are highly decorative as well as porches which should use the same material as the main roof of a building.

Facade materials and colour palette

Colourful and detailed facades contribute to Badwell Ash and Long Thurlow Parish's character both through materials used as well as a distinctive colour palette. Traditional materials include red and orange and white brick, smooth faced rendering, pargetting and traditional weatherboarding which is sometimes stained black.

Common brick bonds include English and Flemish. Some facades, particularly in the historic centre have additional detailing which enhances the distinctiveness of village's history and character. Given this, any development should be encouraged to use these materials as well as those highlighted in section 2.3.

The colour palette for plasterwork and render should be light toned and pick up from the colour palette in section 2.3.

Figure 34: Red brick facade with light brick detailing.

Figure 35: Examples of the light colours of render on the street scene in Badwell Ash village.

Ground materials and colour palette

Ground materials include tarmac, concrete pavers, permeable gravel, as well as unpaved roads. The materials used depends on the street typology with tarmac commonly deployed for main streets and residential streets.

Quieter streets and edge lanes should use concrete pavers and permeable options depending on their context and requirements for the road.

Roads are generally a dark grey colour due to the tarmac material used though concrete pavers and gravel roads can be lighter in colour, either honey of buff coloured. Future developments should respect the surrounding ground materials that already exist in the area.

The level of noise each road surface produces should be taken into more consideration with low-noise road surfaces being prioritised throughout the area, switching away from tarmac and large chippings to thin noise reducing asphalt surfaces particularly in residential and wildlife areas as well on approaches to the village where outside the speed restriction zone, noise pollution is amplified by fast traveling cars.

Property boundary materials and colour palette

A variety of boundary treatment materials can be found within Badwell Ash and Long Thurlow Parish. Most notably these include a number of flint and flint and rubble walls as well as brick walls which make use of local coloured brick. There are also examples of hedges and planting as a main form of boundary treatment. Solid panel fencing should be avoided as this creates a suburban feel which is not in keeping within the character of the parish.

Colours for boundary treatments should be similar to those seen in the facades section and include red, brown and yellow as well as green for natural elements.

Wooden fencing

Brick wall

Hedges

Materials

Red

Brown

White

Green

Colour Palette

G17. Extensions and alterations

Side extensions

Side extensions are another popular way to extend a building to create extra living space. However, if they are badly designed, they will detract from the appearance of the building and the wider townscape. Single- storey and double storey side extensions should be set back from the main building and complement the materials and detailing of the original building, particularly along the street elevation. The roof of the extension should harmonise with that of the original building; flat roofs should be avoided. Side windows should also be avoided unless it can be demonstrated that they would not result in overlooking of neighbouring properties.

Rear extensions

Single storey rear extensions are generally the easiest way to extend a house and provide extra living space. The extension should be set below any first-floor windows and designed to minimise any effects of neighbouring properties, such as blocking daylight. A flat roof is generally acceptable for a single storey rear extension.

Double storey rear extensions are not common as they usually effect neighbours' access to light and privacy, however, sometimes the size and style of the property allows for a two storey extension. In these cases, the roof form and pitch should reflect the original building and sit slightly lower than the main ridge of the building.

Sufficient curtilage space should be retained for the operational needs of the use of the plot and to avoid over development of the plot.

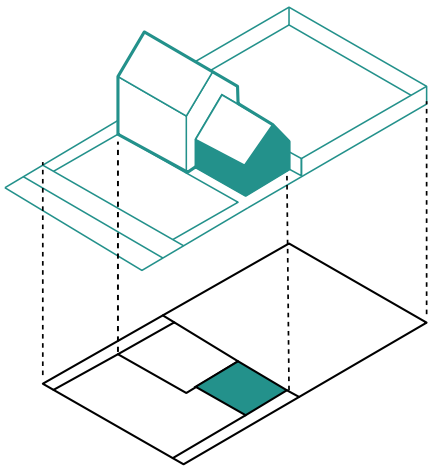


Figure 36: Diagram showing a side extension.

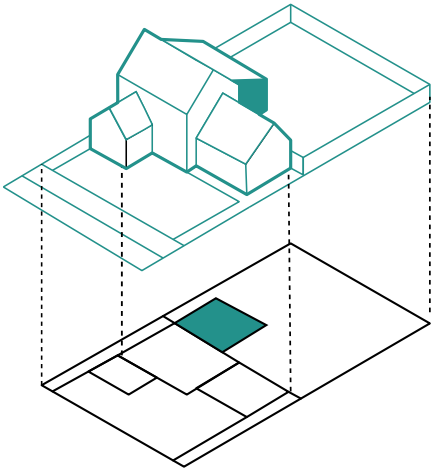


Figure 37: Diagram showing a rear extension.

Barn conversions

The main priority when converting a barn is to preserve the building's original form and character to ensure it does not alter the street scene or the internal feel of the building. Original materials should be reused where possible and traditional building techniques should be prioritised as part of the project. The existing boundary treatments should be retained to avoid creating a suburban garden feel. Any extensions or alterations should be sensitive in scale and style to the original building. Make use of the existing openings and minimise the need for new ones. Internally any subdivisions of space should be kept to a minimum to retain the sense of openness inside.

The level of light pollution produced by openings of a barn conversion should be a key consideration in the design. Large glazed openings, roof lights and external lighting on the building elevation all contribute to light pollution and can alter the character of the area making it feel more suburban therefore barn conversions should have no or minimal roof lights. Regular small glazed openings should be used instead of large glazed windows. Lighting on the building elevations and in the grounds should be kept to a minimum and should not be lit throughout the whole night. Careful consideration should be given to the impact of ancillary uses and of paraphernalia such as car parking outside storage and landscaping.

Barn conversions should also support wildlife by providing bat and bird boxes where appropriate.

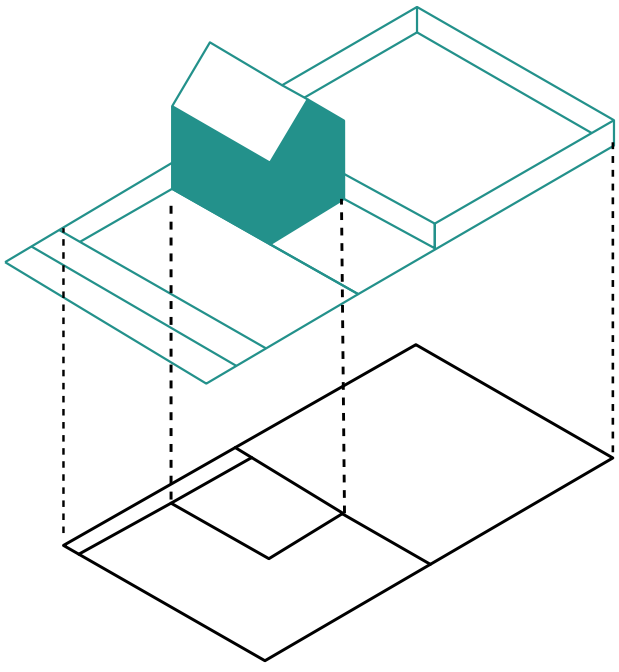


Figure 38: Diagram showing a barn conversion.

G18. Energy efficiency in buildings

This section contains guidance rather than technical standards or requirements. For more detailed parish-wide guidance, see section 3.8.

Energy efficient or eco design combines all-round energy efficient construction, appliances, and lighting with commercially available renewable energy systems, such as solar water heating and solar electricity.

Eco design principles do not prescribe a particular architectural style and should be adapted to fit the character of the area. Badwell Ash and Long Thurlow Parish has a number of historic buildings which use traditional forms of construction which take up moisture from the surroundings and release it according to environment conditions. In contrast, modern buildings have impermeable barriers to control the movement of moisture and air through the building fabric. Therefore the energy efficiency solutions used for traditional buildings may need to be different to those used in modern buildings. The following guidelines have been split into traditional buildings and modern buildings.

Traditional buildings

Traditional buildings should use a 'whole building' approach to energy efficiency by finding balanced solutions that save energy, sustain heritage significance, and maintains a comfortable indoor environment.

There is no 'one size fits all' when it comes to making traditional buildings more energy efficient. Therefore, assess the building to understand the character and significance of the building as well as identify any opportunities and constraints. This can include exposure to wind, rain and sun as this could effect the solutions implemented.

Extensions and alterations should only use building techniques and materials that harmonise with the fabric of the existing building. Additionally, materials should be sustainable, long-lasting and contribute positively to the building's overall energy efficiency.

Modern buildings

Buildings must achieve at least a minimum level of carbon reductions through a combination of energy efficiency, on-site energy supply and/or (where relevant) directly connected low carbon or renewable heat and choose from a range of (mainly off-site) solutions for tackling the remaining emissions. The appearance of the buildings should not be compromised and should be in keeping with the surrounding village.

Low and zero carbon homes

Low or zero carbon technologies generate electricity, heat or both without producing carbon dioxide emissions. These technologies are vital to meeting the Government's net zero 2050 target, requiring a reduction of emissions across the whole country including historic buildings as well as new builds. Therefore, new individual dwellings should incorporate solar panels into their design and where possible existing buildings should look to add solar panels.

When retrofitting historic buildings, a 'whole building' approach should be used as low and zero carbon technologies can only be effective when the building is also energy efficient.

It is important to also consider the visual impact of any intervention that will be visible externally. For example the location of solar panels should not negatively impact the building or its setting and landscape, as well as any negative effects an intervention might have on a historic building's fabric.

Air source heat pumps are used, consideration should be taken over the possible impact of associated noise pollution especially on neighbourhood properties. Furthermore, materials should be locally sourced to reduce emissions produced from transportation.

Figure 39: Eco-homes at Cutchey's Field, Long Thurlow.

G19. Create a green network for biodiversity and wildlife

Badwell Ash and Long Thurlow Parish has rich green infrastructure with open unspoilt countryside surrounding the village which is important to the character and setting of the village. Within the village, green spaces, front gardens, large back gardens, landscaping and trees at the road and lane edges all contribute to the green network.

Hedgerows and mature trees that border the perimeter of fields contain many wildlife habitats this includes the wildlife corridor along the stream. The ambition is to link many of these to enhance the network of wildlife corridors within the parish and beyond. In this way, any new development should not only retain existing hedgerows and trees to prevent loss of biodiversity it should also result in net gains to biodiversity preferably on site or at least within the Neighbourhood Area.

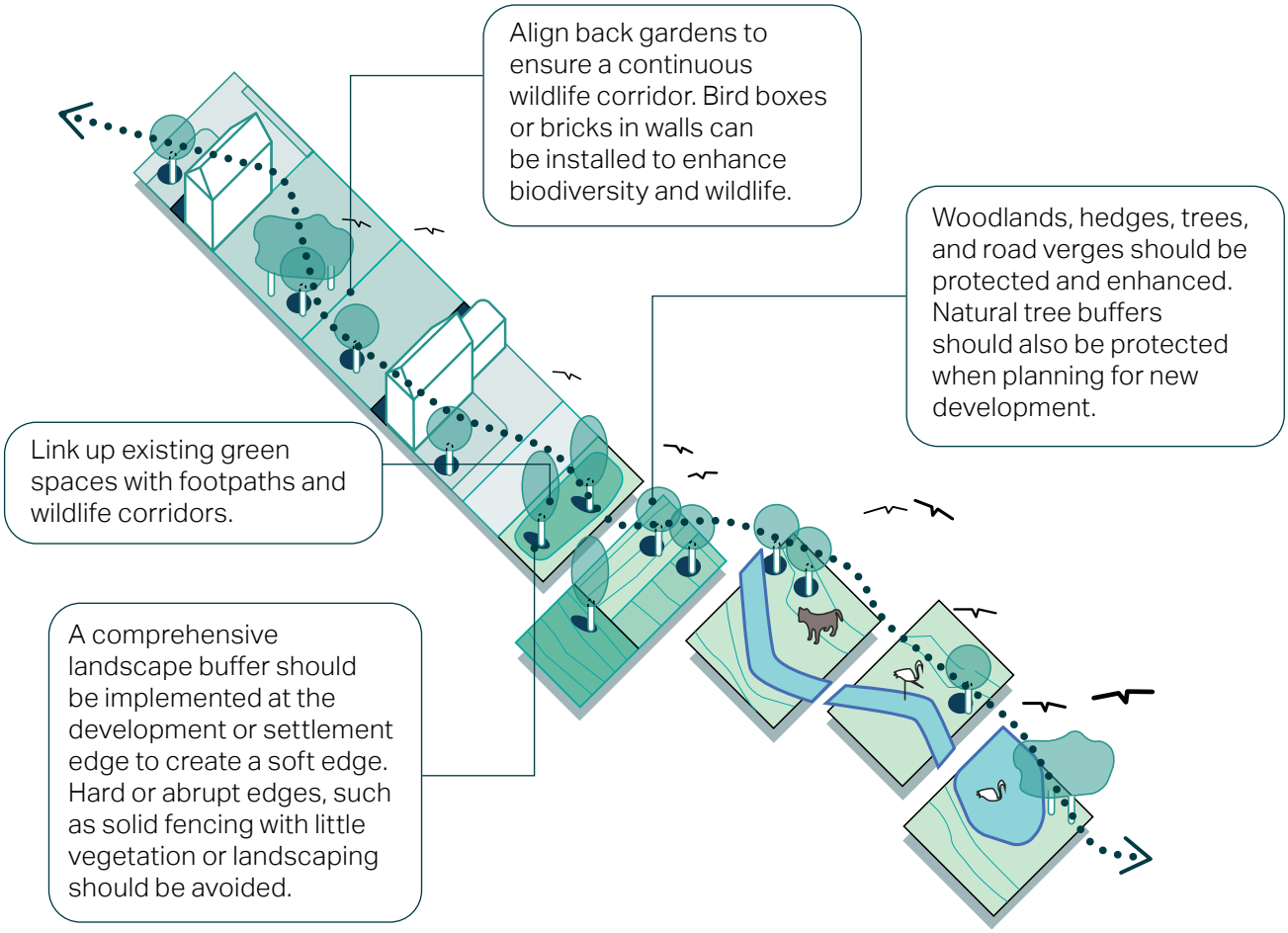


Figure 40: Diagram showing a green network.

G20. Overlook public space

Within Badwell Ash and Long Thurlow Parish there are many examples of buildings fronting onto public green space. The layout of houses around a central green space is a highly desirable and important characteristic of the parish's residential areas. In this way these existing green spaces should be retained and enhanced. New development proposals should include generous overlooked open spaces.

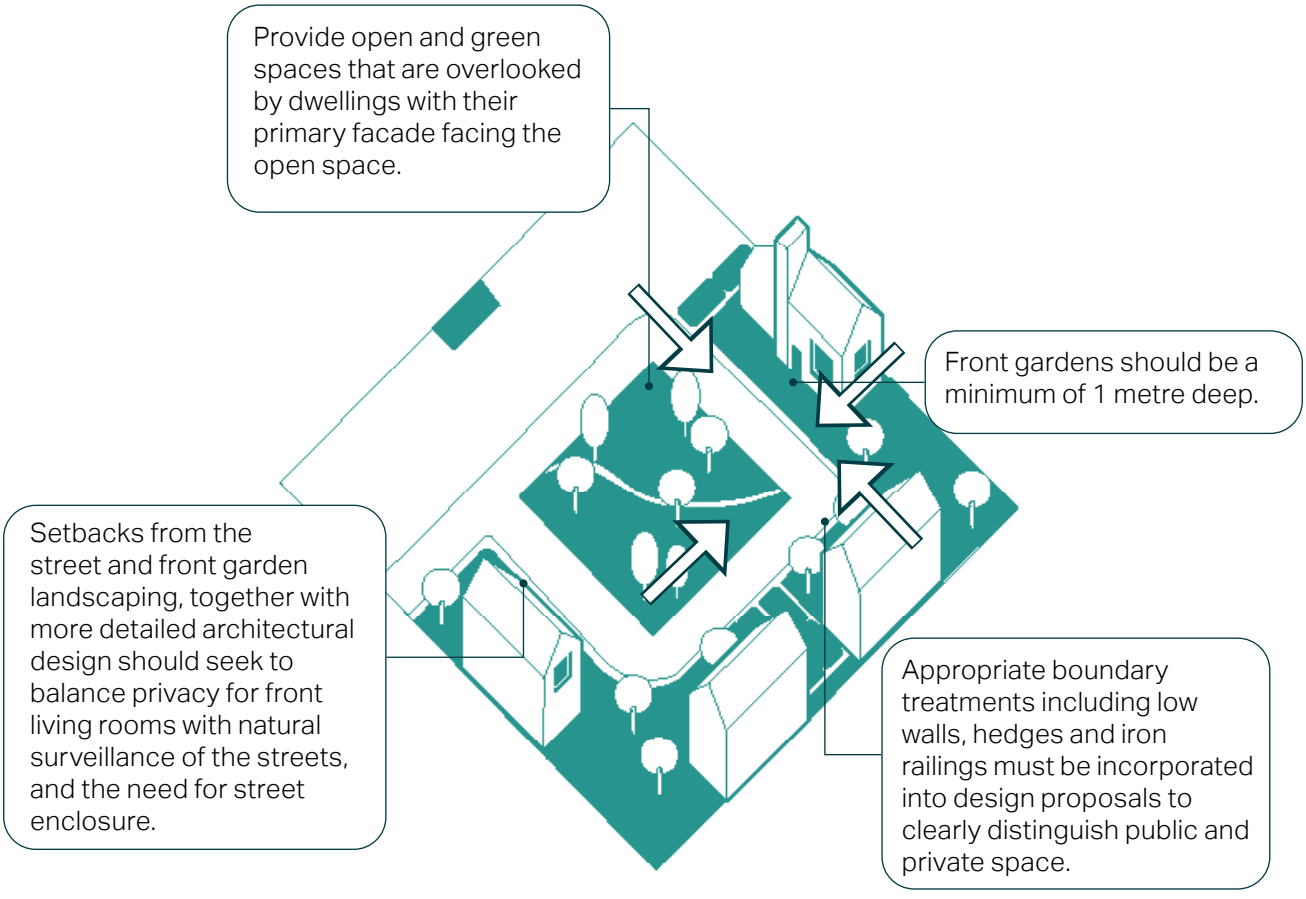
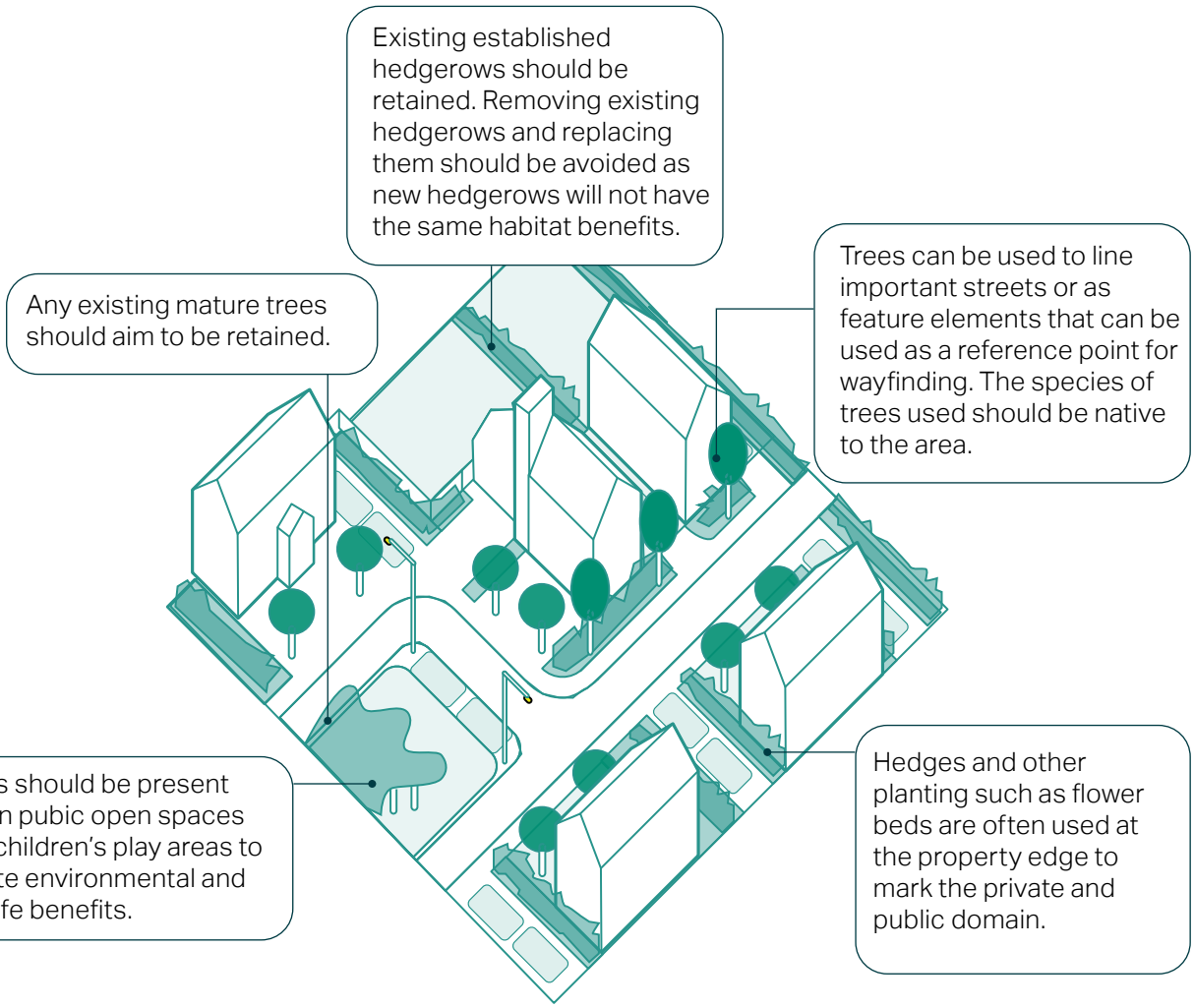


Figure 41: Diagram showing dwellings overlooking public space.

G21. Landscape and trees

The mature trees, established large hedgerows and wide verges, banks and ditches flanking the approaches to the parish and which are also found within the village contribute significantly to the identity of the neighbourhood area preserving a sense of rural tranquility as well as serving as vital local wildlife habitats. These habitats are important for a wide variety of different species. The removal of trees and hedgerows is extremely detrimental to biodiversity. Replacing established hedgerows with new hedgerows will not replace these habitats.

Furthermore, established trees and hedgerows are an important component in creating a sense of place and distinctiveness within the streetscape, softening hard edges of buildings, providing cover and shade as well as improving people's health and wellbeing.



G22. Water management

Sustainable drainage systems (SuDS) can be used to help reduce flood risk and improve water quality. Different types of SuDS can be used depending on the site-specific conditions as well as the scale such as an individual dwelling, a housing estate or a larger neighbourhood area.

SuDS can provide wider benefits to the community if they are integrated from the outset and designed well. Some of these benefits include recreation use such as a children's play area or park, habitat and wildlife recreation and a more attractive place to live.

The following guidance relates to the design of SuDS for place-making value. It does not go into detail about the technical requirements needed for effective SuDS. Further information on the design of SuDS can be found in the Suffolk Local Flood Management Strategy, Appendix A Sustainable Drainage Systems a Local Design Guide[4].

Siting and layout

Planning for SuDS at the outset of a proposal reduces costs and land take. Therefore, it is important to consider undertaking a topographical survey to understand existing drainage features and any localised flooding issues which can inform the siting of the SuDS.

Strategic site SuDS are often best placed in low lying areas of the site. Siting buildings in these low lying areas should be avoided. Additionally, roads and housing layouts should be planned together with SuDS taking into account the local topography. This approach can lead to important design decisions such as providing a single swale on one side of the road rather than on both sides.

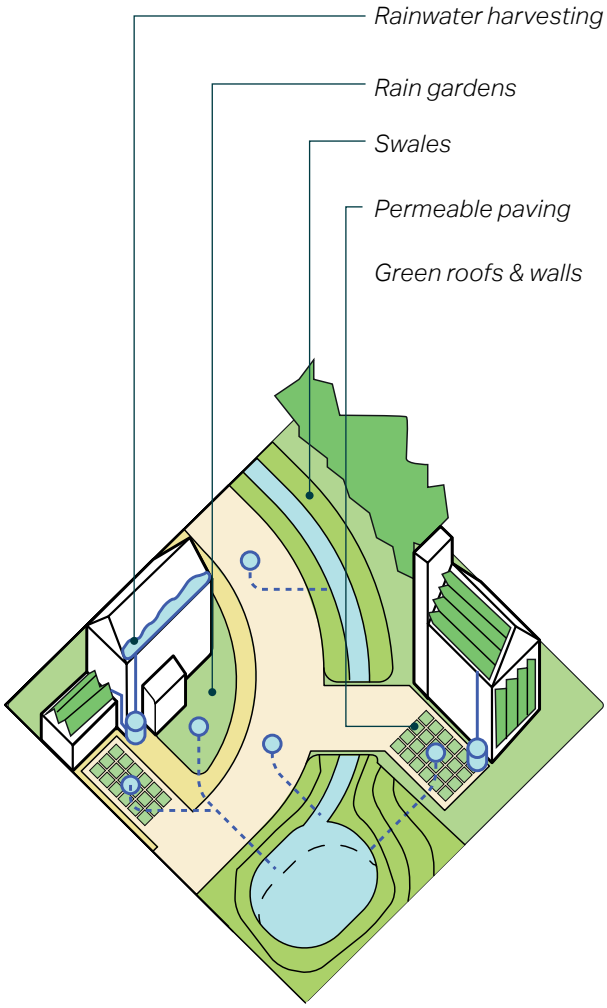


Figure 43: Diagram showing a comprehensive system of green and blue infrastructure.

4 Suffolk Local Flood Management Strategy Appendix A: https://www.greensuffolk.org/app/uploads/2021/05/2018-10-01-SFRMS-SuDS-Guidance-Appendix-A-.pdf

Design principles

SuDS should seek to provide multiple functions and benefits where possible. Some design considerations for ensuring SuDS are integrated and attractive include arranging dwellings so they are overlooking drainage solutions such as swales and storage basins. In damp or boggy basins long vegetation should be provided with the added benefit of encouraging habitat creation.

Shallow basins can provide additional uses such as an open green space for recreation and children's play areas, while stones can be used to reduce the risk of erosion of swales from passing vehicles and they provide an additional aesthetic element.

Permeable paving is another key consideration. It could be used for car parking areas which helps reduce surface water runoff and offers an attractive setting. Furthermore, car parking areas should have vegetation and trees.

Figure 44: Recent dwellings in Badwell Ash village fronting onto landscaping integrated into swale.

3.2 Parish-wide design guidance

The following design guidance outlines a comprehensive set of best practice principles tailored to the entire parish. Reflecting the context of the area and the community's perspectives on development, it is strongly advised that all new development proposals align with this guidance.

3.3 Settlement pattern & built form

The parish is made up of a collection of different settlements, each with their own unique pattern of development. This differentiation is a significant driver of what makes the Neighbourhood Area unique. Ensuring that any new development proposals are contextually sensitive and do not disrupt the prevailing settlement pattern and scale of development within the parish is critical. The following guidance is intended to ensure that any future development preserves these characteristics by:

- The layout and arrangement of any proposals must be considered in a contextual manner, inferring from development patterns, massing and scale of the immediate surroundings;
- The spacing between buildings should be retained and should conform with the prevailing density of the area, whilst making efficient use of land;
- Slight variance in building heights could be deployed to ensure that the distinctive roof-scape of the parish retains its variance. This can be achieved by providing a mix of single and two storey buildings, alongside variance in roof pitch and storey height;
- Where possible, new buildings must front onto or positively address and overlook either new or existing routes, green spaces or open fields; and
- Organic settlement patterns are abundant throughout the parish. Therefore, allowances for slight variation in building orientation and setback depth are permissible unless otherwise stated to conform to more regimented building lines within a specific character area.

Figure 47: Recent development with appropriate spacing between dwellings and building heights appropriate to the immediate surrounding context.

3.4 Extensions, infill and backland development

Many newer developments within the parish will be in the form of private individual houses, housing extensions or smaller scale infill development. It is crucial that guidance can help inform these proposals to retain the valued character of the parish. While housing extensions are in many cases covered by permitted development rights, it is expected that designs of this nature should refer to the following guidance.

- Extensions must retain a fenestration pattern and scale consistent with the existing building.
- Backland development proposing dwellings behind the building line must not be obtrusive in character nor be an overbearing or dominant feature within its overall setting.
- Where infill is proposed behind the main building line, designs must minimise the impact of overlooking. Here, building heights should not exceed that of existing surrounding buildings and should incorporate dense vegetation, including tall hedges and trees to provide screening where possible.
- Proposals of this kind should retain access for refuse collection alongside discreet solutions to bin storage.
- Extensions should not be greater in height or have a larger floorplan than the existing building. Extensions should usually also be placed to the rear or side of properties and not interfere with the primary building line.
- Modest extensions to the front of a property may be considered appropriate, provided they match the form of the existing building and mirror the existing roof pitch. Additionally, they should have an equivalent proportions for decorative features and their ridge should be below that of the existing building.
- Extensions should be guided by the surrounding local vernacular and material palette and be complimentary to the existing building (see Section 2.3).

Figure 48: Recent infill development retaining the existing building line along The Street.

3.5 Heritage

The parish's historic buildings and assets are important to the overall character of the built environment. The below guidance is intended to provide detail regarding new development and its relationship with surrounding heritage assets.

- The integrity and setting of both designated and non-designated heritage assets must be protected, such as through appropriate spacing, scale, form, massing and architectural designs that respect immediately adjacent historic assets;
- The setting and arrangements of new development at any scale should be sympathetic to historic streetscapes and patterns of development to retain the parish's historic feel;
- New developments could frame vantage points or create new sight lines for heritage assets into and out of Badwell Ash and Long Thurlow Parish's built-up areas.

Figure 49: Positive example of a recent redevelopment of a historic building along The Street.

Figure 50: Placement of recent development with limited building heights and appropriate setback, framing a distant view of St Mary's Church.

Figure 51: Example of a large dwelling, with appropriate materiality, scale and massing that is in close proximity to the historic core of Badwell Ash village.

3.6 Landscape & rural feel

The parish's rural feel is strongly valued by residents. So too is its role as a vibrant, working agricultural parish. Furthermore, settlements are surrounded by expansive countryside with a rich landscape character. It is imperative that any future development appropriately responds to parish's rural context.

- Given the prevalence of landscape views in all directions, proposals for development should reflect a good understanding of the immediate landscape character. Proposals should respond to topography and views by considering a building's height and spacing.
- Development must not undermine the parish's existing provision of Local Green Spaces, in accordance with the relevant Neighbourhood Plan policies.
- New green infrastructure must not undermine existent landscape qualities. New developments should provide screening with tall trees, hedges and vegetation where needed;
- Proposals should not interfere with existing settlement gaps, unless there is requirement to meet local housing needs set out in any current or future policy
- Existing dense vegetation, particularly along rural routes, should be preserved and where possible, be enhanced; and
- Additionally, existing green links (including footpaths, established desire lines, Public Rights of Way, or grass verge-lined streets) must be maintained. New development should integrate existing green links which sustain connectivity within the parish.

Figure 52: Diagram showing the key principles for development at the settlement edge.

3.7 Vernacular & architecture

The parish's rural and historic character has led to a wide range of architectural styles and designs, reflecting different periods of development. Traditional vernacular designs are common, though more modern and contemporary architectural approaches are also welcomed, provided they complement the rural setting and respect the area's historical context.

- Planning applications must set out a strong rationale for proposed designs, with quality material specification and detailing, inferring design cues from the parish and other best practice examples within Suffolk;
- Innovative use of materials and design features to apply contemporary architecture in a way that is complementary to the rural and historic context of the parish could be appropriate; and
- Services and drainage infrastructure must be incorporated without causing unacceptable or unnecessary visual harm to more prominent building features.

Figure 53: Appropriate materiality on recently built dwelling.

Figure 54: Representative mix of architectural and material finishes along The Street in Badwell Ash village.

Figure 55: Example of appropriate materiality on 20th century dwelling.

3.8 Eco-design

The long-term sustainability of buildings within the parish is a key concern for residents. For each proposal, development should meet and, where possible, go above and beyond existing energy efficiency while maintaining high-quality designs which appropriately the parish's character.

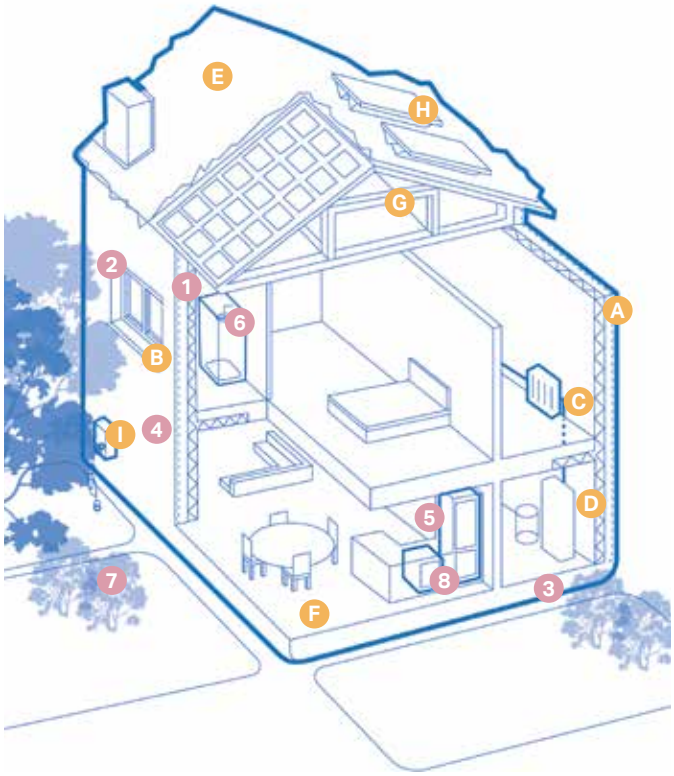
- Applicants should demonstrate consideration of a building's environmental impact and energy consumption. Proposals for dwellings, should use Passivhaus, or equivalent designs to deliver long-term sustainability.
- Applications should refer to external guidance such as the Passivhaus Planning Package5.
- Integrating Net Zero should be primary design consideration. Development must adopt low energy and energy generative technologies within the development at the start of the design process.
- Ventilation with heat recovery, solar panels, and ground and air source heat pumps must be integrated into the initial designs of buildings in order to enhance the overall sustainability of development proposals.

Figure 56: Example of a discreet air source heat pump cover.

Figure 57: Example of discreet solar panels that sit flush within the roof tiles.

5 Refer to the following website for further information: https://www.passivhaustrust.org.uk/design_support.php

- A 'fabric-first' approach which prioritises materials and features to improve energy efficiency at the start of the development process should be prioritised. Designs should include the highest standards of insulation and energy conservation, including roof, wall and under floor insulation, efficient double or triple glazing and air-tightness.



Existing homes

1. **Insulation** in lofts and walls (cavity and solid)
2. **Double or triple glazing with shading** (e.g. tinted window film, blinds, curtains and trees outside)
3. **Low- carbon heating** with heat pumps or connections to district heat network. Systems such as underfloor heating must be a primary consideration.
4. **Draught proofing** of floors, windows and doors
5. **Highly energy-efficient appliances** (e.g. A++ and A+++ rating)
6. **Highly water- efficient devices** with low-flow showers and taps, insulated tanks and hot water thermostats
7. **Green space (e.g. gardens and trees)** to help reduce the risks and impacts of flooding and overheating
8. **Flood resilience and resistance** with removable air back covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors

Existing and new build homes

- A **High levels of airtightness**
- B **Triple glazed windows and external shading** especially on south and west faces
- C **Low-carbon heating** and no new homes on the gas grid by 2025 at the latest. Systems such as underfloor heating must be a primary consideration.
- D **More fresh air** with mechanical ventilation and heat recovery, and passive cooling
- E **Water management and cooling** more ambitious water efficiency standards, green roofs and reflective walls
- F **Flood resilience and resistance** e.g. raised electrical, concrete floors and greening your garden
- G **Construction and site planning** timber frames, sustainable transport options (such as cycling)
- H **Solar panels**
- I **Electric car charging point**

Figure 58: Example of sustainable interventions to improve energy efficiency and the environmental impact of dwellings in the parish.

3.9 Sustainable drainage

New development should not become a burden on the natural environment and ecology. This can be best achieved by prioritising sustainable drainage. The following design guidance is intended to ensure that development proposals are coupled with opportunities to deliver Sustainable Drainage Systems (SuDS) that reduce the amount and rate at which surface water reaches sewers and watercourses.

- Proposals must avoid siting homes in high-risk flood areas and mitigate increased risk of storms/flooding with Sustainable Drainage Systems (SuDS).
- Integrating designs for water collection systems. Examples of water collection could include a water butt or a rainwater harvesting system. This reduces pressure on valuable water sources, improving the overall sustainability of buildings.
- Including sustainable drainage alongside appropriate soft landscaping with the dual purpose of enhancing the aesthetic quality of new constructions. Rain gardens should be a primary consideration for these types of interventions.

Figure 59: Pond at Platinum Drive within the Historic Core of Badwell Ash village.

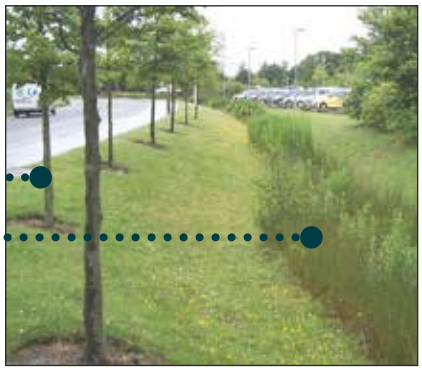
Figure 60: Example of a rain garden. Elsewhere in the UK. Source: https://www.meristemdesign.co.uk/rain-gardens-london

Figure 61: Example of a swale along The Broadway integrated into a new development within Badwell Ash village.

- Considering swales, basins and ponds for more substantial landscaped areas to support more substantial instances of water run-off. These also should be set within high quality soft landscaping, abundant in native species.
- Utilising permeable surfacing for hard spaces to improve drainage and avoid standing water on footpaths, driveways and other publicly accessible areas.

Sustainable drainage appropriate for Badwell Ash and Long Thurlow Parish

Green roofs and walls: Provide capacity to hold and attenuate water run-off as well as ecological and leisure benefits.



Street tree planting: SuDS designed into highway provision can provide dual-use benefits when integrated with street tree provision.

Swales: Shallow channels that provide attenuation while also channelling water to other features such as ponds.

Rain capture: Water butts and other rainwater harvesting systems collect rainwater for use in gardens or for non-potable uses reducing water consumption.

Reedbeds and wetlands: Topography can be used to create wetlands that provide attenuation capacity as well as filtering out pollutants and providing habitat for wildlife.

Basins and ponds: Attenuation ponds that are normally dry but fill during a rain event and then either store or gradually discharge water to the system.

Rain gardens: Containers and ditches with native drought tolerant plants release water gradually and filter out pollutants

Permeable surfacing: Surfaces that allow water to percolate into the ground including natural surfaces, gravel and low traffic volume engineered road surfaces and hard-standings in front gardens.

Figure 62: Examples of sustainable drainage systems (SuDS) as set out in the National Model Design Code.

3.10 Biodiversity

Achieving greater biodiversity is essential for overall sustainability in the parish. It is mandatory that all new developments achieve a biodiversity net gain of at least 10% under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). As such, applicants should consider all relevant national policies and consult the Local Planning Authority for any additional guidance linked to local policy. Within the parish, applicants should:

- Deliver on-site gains as a priority. This is to ensure that all biodiversity net gains are retained within the parish for the benefit of residents and positive contribution this can make to the parish's overall character and feel.
- Development should also prioritise the retention of existing trees and planted verges alongside any enhancements with additional greening a native species.
- Developments should incorporate wildlife friendly features that support movement and habitat. Bird or bat boxes, bee bricks, swift boxes, and bug hotels can be installed to enhance biodiversity and wildlife.
- New development should not negatively impact toad migration routes within the parish.
- A comprehensive landscape buffer should be implemented at the development edge to create a soft edge. Hard or abrupt edges with little vegetation or landscaping must be avoided.

Figure 63: Example of a bat box installed on a dwelling in the Parish.

Figure 64: House martin nesting boxes on a dwelling in the Parish.

Figure 65: Example of a swift brick installed on a dwelling in the Parish.

3.11 Commercial & community assets

It is crucial that development of community assets supports increased vibrancy and activity while serving as prominent spaces within the community. Similarly, commercial developments must also respect the overall character of the parish and its rural setting. The following guidance is intended to ensure that new development of commercial and community spaces is contextual to the parish's unique setting.

- Existing and proposed commercial and community infrastructure should be sympathetic with the existing architectural style of the surrounding buildings. In addition, the possibility of retaining existing buildings should be considered, if viable.
- Any new commercial and community infrastructure should be designed to serve as a focal point and landmark for the area reflecting the civic pride and the character of the parish.
- New commercial and community facilities should be well connected with the existing network of footpaths and pedestrian routes to encourage walking and cycling within the area. It is encouraged for new routes to be developed alongside any new development.
- New commercial and community facilities should not create additional congestion in the area and parking dominance should be avoided.
- Active frontages should be encouraged to add to the vitality and vibrancy of the streets and public realm, whilst enhancing the pedestrian experience of the parish.
- The design of shop fronts should take account of the rhythm and character of the street such as the width of building, the horizontal or vertical emphasis, the variety of style and architecture of the building itself and signage that refers to the existing material and colour palettes.

Figure 66: Rumbles Fish Bar along The Street with appropriate signage and materiality while retaining front of historic building.

Figure 67: Pathway towards play park and the Village Hall easily accessed from The Street.

4 Character Area Design Guidance & Codes

4. Character area design guidance & codes

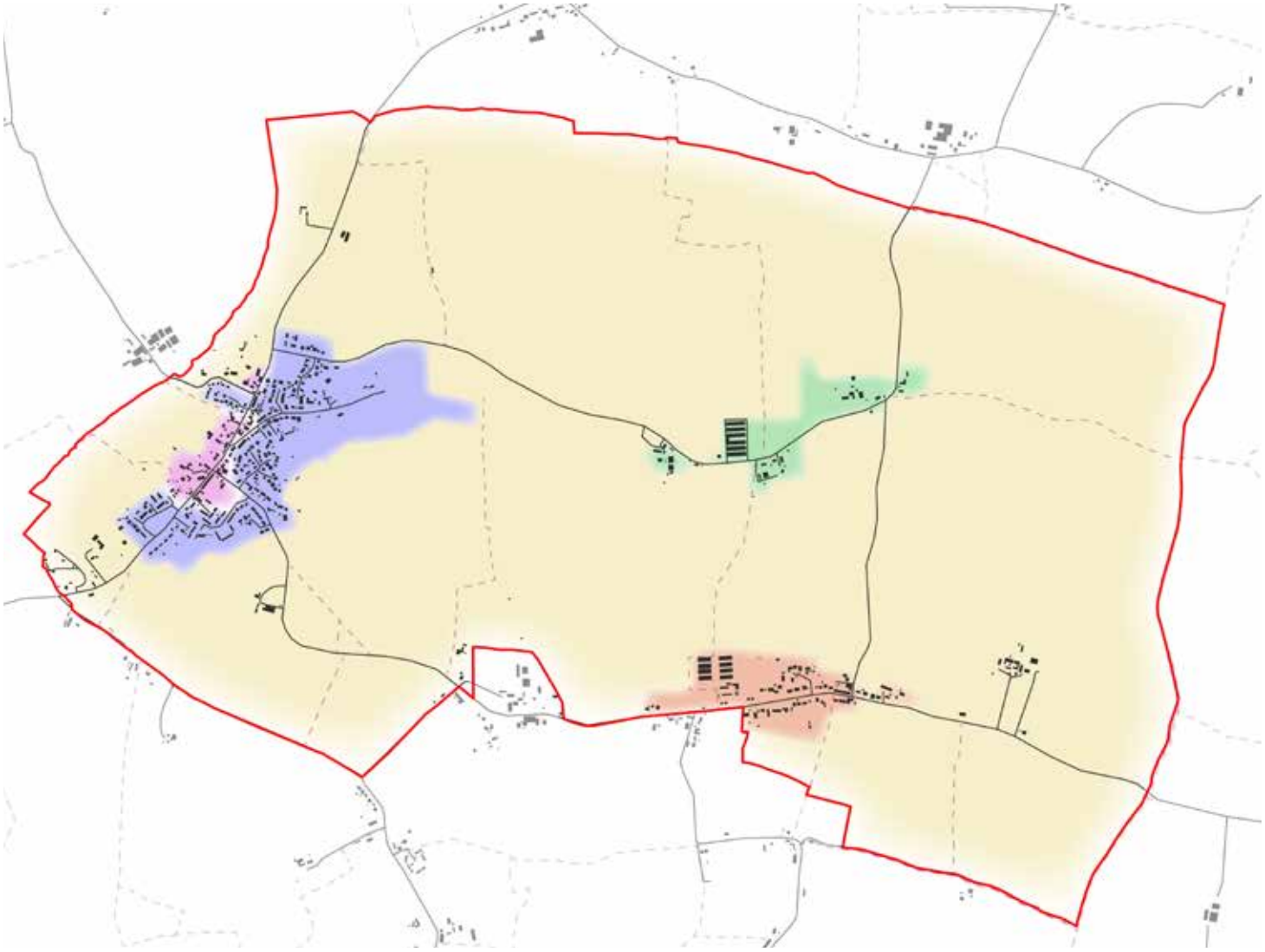


Figure 68: Indicative character typologies within the parish.

4.1 Character areas

The character areas within the parish defined on the plan above. Each area has been informed by a character appraisal exercise undertaken by the Neighbourhood Plan Steering Group and is an amalgamation of that work. The rationale for each area is rooted in underlying characteristics including land use, development patterns, density, and other aesthetic qualities such as architecture and boundary treatments.

Key

- Neighbourhood Area
- CA1 Historic Core
- CA2 Village Extension
- CA3 Long Thurlow
- CA4 Badwell Green
- CA5 Rural Hinterland

CA1 Historic Core

Figure 69: CA1 Historic Core

Figure 70: Images from the character area.

CA1

Land use	The Historic Core is primarily made up of residential development. However, there is a high degree of variance in comparison with other areas within the parish. Along The Street in particular is a shop, a chip shop, and the White Horse Inn public house. Additionally, the area is the site of St Mary's Church, Badwell Ash Cemetery and the Badwell Ash Village Hall
Pattern of development	The area is made up of ribbon development along The Street. Along this route, buildings are spaced closely together and front close or directly onto The Street. Behind and within the main building line are occasional instances of infill development. Additionally, some dwellings along The Street feature deep plots particularly at the corner with Richer Road. This forms a block along with Richer Close and Austin Close, with a formal layout of plots, including Badwell Ash Cemetery. What's more St Mary's Church is set within a large self-contained block accessed to the south of the character area along The Street.
Building line	As many buildings within the character area front directly onto The Street, there is a fairly consistent and regimented building line. Breaks in the building line originate where some buildings are set back slightly along The Street, or among instances of backland infill development where there is a less formal arrangement of buildings.
Boundary treatment	Boundary treatments are scarce within the character area, with many buildings fronting directly onto The Street. This sustains the feeling of hard materiality along this route. A low stone wall surrounding the plot of St Mary's Church upholds this characteristic, despite the space's more open feel. Behind the main building line along The Street are more softer interventions with hedgerows and wooden fences used to demarcate back gardens.
Scale and roofline	Due to the abundance of historic buildings within the area, building heights within the character area are lower than their contemporary counterparts. Buildings are typically 1.5 storeys in height, with a continuous stretch of pitched roofs, many with small gable dormers along The Street. However, St Mary's Church tower stands out in height across the rest of the village.
Public realm	Public realm within the Historic Core is confined to The Street with various 'meeting spaces' along the route. These include the front and car park of the White Horse Inn, the old phone box and front of the convenience store. These are very limited spaces, though the enclosed nature of The Street creates a feeling of shared space along the route. More formal public spaces include the St Mary's Churchyard and Badwell Ash Cemetery.
Materials	Red brick, flint, render are abundant. Roofs are primarily clay pantile with limited instances of thatch. Windows and doors are typically wooden, sometimes with glazing bars.

CA1

Design code	Implementation
CA1.01: Form and layout	**Guidance** • Terraces and semi-detached homes will be appropriate in this area. These should reference the scale, rhythm, and arrangement of the existing historic buildings in the character area.
	Codes • Development within the Historic Core will be limited to small scale infill development. This may be located behind the main building line but must be limited to 2 storeys in height with roof pitches subservient to existing dwellings. Additionally the massing of buildings must be subservient to existing dwellings. • Access to new infill development must be logically connected to key routes such as The Street and Back Lane.
CA1.02: Street character	**Guidance** • Hard boundary treatments along The Street are appropriate, if the material choices are contextual and fit within the prevailing vernacular of the character area. • Material choices for pathways, pavements, and public spaces should consider options which are appropriate for the historic setting of the character area. These could include stone setts, cobblestones, and resin bound gravel. • Signage and other services such as village notice boards, benches, and bus stops should be designed appropriately for the settlement's rural location
	Codes • Development must not detract from the existing enclosure and natural sight lines along The Street. • The existing building line within the Historic Core must be retained. Buildings should have up to a 5.5m setback from The Street. • Proposals behind the main building line will require a minimum of 5.5m setback to allow space for landscaping, on plot parking or soft boundary treatments.
CA1.03: Material and detail	**Codes** • Dwellings in this area must have a traditional material palette, including primarily flint, cobblestone, red brick, weatherboarding, or smooth plaster. Detail must be achieved by adding material intricacies such as ornate brick patterns, coursing, or a complementary mix of material choices. • Wooden windows and doors should be considered. For building fronts, these must be closely set with a consistent rhythm and symmetry.

CA1

Design code	Implementation
CA1.04: Parking	**Guidance** • Parking for dwellings along The Street should be located to the side of the property.
	Codes • Car parking must utilise porous materials such as resin bound gravel and cobble stones.

CA2 Badwell Ash Wider Village

Figure 71: CA2 Village Extension

Figure 72: Images from the character area.

CA2

Land use	The character area is primarily made up of residential land use. There is also a large area of land to the north east of the character area which consists of a disused former quarry.
Pattern of development	The pattern of development is varied with a mixture of cul-de-sacs, linear development, and curvilinear routes spread across the main settlement. Short, meandering cul-de-sacs featuring a mix of latter 20th century and contemporary housing are arranged in close proximity to each other and stem off prominent continuous routes such as Back Lane, Hunston Road, Richer Road, and The Broadway.
Building line	The building line within the character area is varied owing to the organic layout of routes and development. There are isolated instances of regular or regimented building lines such as in areas of linear development along Hunston Road or Richer Road. However, the prominence of short or meandering cul-de-sacs creates areas with varied building orientations and irregular building lines.
Boundary treatment	Compared with the Historic Core character area, there is an abundance of softer and more open boundary treatments. These consist of hedgerows, lawns, wooden or trellis fencing, sometimes combined with low stone or brick walls. These are more prevalent owing to the abundance of detached dwellings, often with greater setbacks featuring driveways and front gardens.
Scale and roofline	Dwellings within the character area are, on the whole, of a greater scale than buildings in the Historic Core. Buildings range between one and two storeys in height, sometimes with a greater roof pitch. Similarly, there is a greater degree of variety in the roof line, with greater instances of hipped and gable fronts and intersecting gable roofs.
Public realm	Within the character area are many valued greens and public green spaces. These are placed primarily as a focal point for dwelling fronts such as at St Mary's Close and Richer Close. More recent contemporary developments feature green spaces and ponds such as at Platinum Drive and Ladywood Drive.
Materials	There is a wide range of materials used throughout the character area, though red, brown and light bricks make up much of the area's vernacular. There is a greater use of PVC windows and doors, as well as more colour and powder coated aluminum treatments. Roofs are typically made up of clay pantile, through with a greater proliferation of slate examples.

CA2

Design code	Implementation
CA2.01 Settlement pattern and form	**Guidance** • New development proposals should include regular gaps between buildings, retaining outward views into the surrounding countryside. Long terraces (more than 3 dwellings) are discouraged. • Proposals should not exceed 2 storeys in height and should consider their impact on the prevailing roofscape throughout Badwell Ash village. Any proposals with a prominent roof pitch which interferes with the overall setting of the Historic Core will be resisted.
	Codes • Development must retain the organic arrangements of buildings within the character area, inferring from the settlement pattern within the immediately surrounding context. • For larger developments within the Village Extension character area, proposals must consider the location in proximity to surrounding landscape. They must have a plot coverage that allows for ample front and back garden space.
CA2.02: Garden space and car parking	**Codes** • Dwellings must feature on plot parking. Parking may be accommodated either to the front or side of dwellings. • New developments must include front garden provision where the site allows for this. This must be accommodated with a set back of at least 5.5m.
CA2.03: Architecture & design	**Guidance** • More contemporary designs are welcomed within this character area. • Any contemporary designs should infer from material palettes abundant in the parish (see Section 2.3).

CA3 Long Thurlow

Figure 73: CA3 Long Thurlow

Figure 74: Images from the character area.

CA3

Land use	The Long Thurlow character area is primarily made up of residential use. However, there is a chicken farm located within the settlement with large agricultural buildings which are screened by trees.
Pattern of development	The area is almost exclusively made up of ribbon development with dwellings fronting onto Long Thurlow Road. There are also a few isolated areas of backland development and infill. Additionally, there are a range of house typologies including terrace agricultural worker cottages, as well semi-detached and detached houses.
Building line	The building line along Long Thurlow Road is mixed. Generally, properties front directly parallel with the route with close to 10m setbacks. However, some dwellings front directly onto the street while others have a more generous setback with large front gardens. Furthermore, some dwellings feature slight differentiation in orientation, adding a greater degree of variance in the building line.
Boundary treatment	Many of the dwellings within the character area feature soft boundary treatments. These include trees, hedgerows, and open lawns. Occasionally wooden fences and brick colonnades are used to demarcate plot curtilage. Many of the dwellings are well screened from Long Thurlow Road, and they utilise tall hedgerows and dense, mature trees.
Scale and roofline	The height of dwellings ranges from 1.5 to 3 storeys. However, there is a great degree of variation in roof pitch which allows for variation in the overall scale of the character area. There is a prevalence of pitched roofs, sometimes with intersecting gables and flat or gable dormers. A few dwellings also feature hipped roofs.
Public realm	There are no dedicated public spaces within Long Thurlow with public realm confined to the street. Long Thurlow Road does feature a pavement on its southern edge. Access to surrounding countryside through Public Rights of Way also enhances the overall provision of public realm within the character area.
Materials	Owing to the variety of architectural styles from differing eras of development, there is also a complex and varied vernacular within Long Thurlow. Older dwellings such as the row of agricultural workers cottages feature painted brick façades of varying muted colour tones. Some older dwellings also feature red brick or render exterior finishes. Weatherboarding and roughcast exterior finishes are found within the area, alongside mock-Tudor style timber framing. The contemporary developments at Cutchey's Field feature silver larch timber boarding alongside zinc cladding. Throughout the area there is a mix of clay pantile and slate roofs and a prevalence of PVC casement windows.

CA3

Design code	Implementation
CA3.01: Retaining the prevailing settlement pattern	**Guidance** • Development within the Long Thurlow will be limited to individual or infill development which does not expand the settlement, unless other policies apply. • Limited backland developments behind the main building line may be permitted, provided that proposals are limited to 2 storeys in height to prevent overlooking. • Farmstead style developments behind the main building line may be appropriate. These should be designed with shared driveway and forecourt and building fronts oriented to overlook shared access routes.
	Codes • Proposals must confirm with the prevailing linear pattern of development with building fronts easily accessed and visible from Long Thurlow Road. • New developments must have a setback of at least 5.5m to accommodate on-plot parking and front gardens. • Any development in this area must also consider the scale, massing, and character of other dwellings within the settlement but outside the parish boundary.
CA3.02: Character and vernacular	**Codes** • A mix of traditional and contemporary architectural designs are appropriate within the character area. However, proposals must demonstrate a rational which is contextual for the area's rural Suffolk location outlined in Section 2.3.
CA3.03: Street character	**Guidance** • Signage and other services such as village notice boards, benches, and bus stops should be designed appropriately for the settlement's rural location. • Soft boundary treatments should demarcate boundary curtilage. Proposals for tall brick or wooden fences screening building fronts from publicly accessible routes are not appropriate.
	Codes • Proposals for development must not lead to a material loss of any existing hedgerows or vegetation along Long Thurlow Road, Wyverston Road, and Sheepgate Lane. This will only be permitted, with mitigation, to in limited circumstances to allow for access to the development. • Developments must be logically connected with existing footpaths with appropriate crossing infrastructure where needed for access to services such as bus stops or to connect to existing Public Rights of Way.

CA3

Design code	Implementation
CA3.04: Garden space & parking	**Codes** • Dwellings must feature on plot parking. Parking may be accommodated either to the front or side of dwellings. • New developments must include front garden provision due to narrow streets and where the site allows for this. This must be accommodated with a set back of at least 5.5m.

CA4 Badwell Green

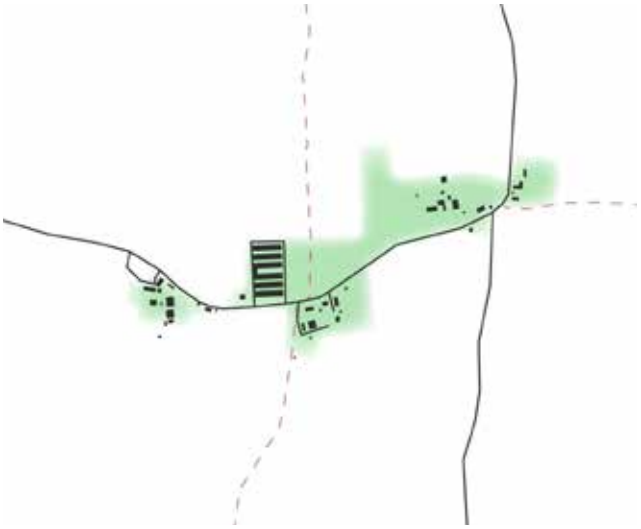


Figure 75: CA4 Badwell Green

Figure 76: Images from the character area.

CA4

Land use	Land use in the area is a mix of agricultural and residential. As with many working farming uses, these are integrated with residential dwellings set within farmstead plots.
Pattern of development	There is an informal and organic pattern of development within the area. Badwell Green mainly features an arrangement of farmstead style clusters set along The Broadway. These are intermittently spaced with small settlement gaps to buffer plots from one and other. Typically farmhouses might front directly onto The Broadway with small tracks leading towards forecourt areas for access to barns. Additionally, there is a substantial collection of long barns arranged in a rectilinear fashion along The Broadway which are screened by dense vegetation.
Building line	Given the nature of the area's settlement pattern, there is no discernible or regular building line. While some buildings front onto The Broadway, many of the buildings front onto short tracks, driveways, or forecourts which are screened from the main route.
Boundary treatment	Boundary treatments are abundantly soft with a heavy use of mature trees, wooden fencing and tall hedgerows to screen development from the main route. These are well integrated into existing vegetation which lines much of the route along The Broadway.
Scale and roofline	Given the varied nature of building types, there is greater differentiation in the overall scale of the character area. Building heights vary between one and three storeys. However, many agricultural buildings stand out as some of the taller structures within the area, often ranging between 5m and 8m in height. Additionally, Badwell Ash Hall features as another tall building at three storeys with its crenelated gable ends visible from ground level. Additionally, pitched roofs are the overwhelming roof typology, with some intersecting gables or truncated pitches.
Public realm	There are no dedicated public spaces within the character area. Public realm is limited to the route along The Broadway. There is some access to surrounding countryside to the north and south of the area via Public Rights of Way.
Materials	There is a range of materials used within the character area. Residential buildings utilise red brick or render and converted barns feature black weatherboard façades. There is a strong presence of clay tile roofs on residential buildings, as well as a mix of wooden or PVC casement windows. Additionally, agricultural buildings feature a mix of corrugated steel and wooden roof and façade treatments.

CA4

Design code	Implementation
CA4.01: Settlement gaps	**Codes** • Existing gaps between individual clusters within the character area must be preserved. Any material loss of existing gaps between settlements may only be permitted where there is policy requirement to meet local housing need. • Any development within gaps between settlements must minimise the loss of vegetation, particularly along key routes such as The Broadway or Sheepgate Lane.
CA4.02: Agricultural buildings	**Codes** • Agricultural buildings such as barns and sheds must be discreetly placed, set away of main routes and well screened with vegetation such as hedges and trees. • The placement of larger agricultural buildings must respond to the topography to avoid obstructing views of the surrounding landscape. • The material choices of agricultural buildings must be appropriate for the rural Suffolk location. Materials such as timber boarding are preferred. If used, steel and synthetic materials must incorporate muted tones that blend well within the surrounding landscape.
CA4.03: Settlement pattern	**Codes** • Proposals must not deviate from the general settlement pattern within their immediate context and will be limited to only small-scale infill. • New developments must not be overbearing in scale and limited to 2 storeys in height for residential dwellings and 12m for agricultural buildings. • New constructions must not obscure any views of the prevailing roofline or key landmark buildings such as Badwell Ash Hall.
CA4.04: Garden space & parking	**Codes** • New developments must include front garden provision where the site allows for this. This must be accommodated with a set back of at least 5.5m. • Dwellings must feature on plot parking. Parking may be accommodated either to the front or side of dwellings.

CA5 Rural Hinterland

Figure 77: CA5 Rural Hinterland

Figure 78: Images from the character area.

CA5

Land use	The Rural Hinterland character area features a mix of residential and agricultural uses. Additionally, there are a few leisure and tourism uses, including short term holiday rentals and an equestrian centre.
Pattern of development	Development within the character area is limited to a few properties set along routes around the parish, as well as a few secluded farmstead style plots with a mix of barns and farmhouses. There have been recent instances of infill development within larger plots in close proximity to the settlement of Badwell Ash. However, these are limited to no more than two dwellings.
Building line	As many properties are set within screened and secluded plots, it is hard to identify a discernible building line within the character area. Farmstead style clusters set away from main routes are common within the character area. Though some dwellings front onto main routes in clusters of no more than four buildings. Typically, these will have differentiated setbacks or building orientations.
Boundary treatment	Soft boundary treatments are common within the Rural Hinterland character area. Many plots are screened by mature trees, hedgerows or wooden fencing. Often these are integrated into existing vegetation lining rural routes within the area.
Scale and roofline	Buildings are typically one to two storeys in height. Agricultural buildings often stand out among the landscape with a more pronounced building height of up to 8m in height. Pitched roofs are common, often with intersecting gables and dormers. Additionally, there are a few hipped roofs within the character area.
Public realm	There are no dedicated public spaces within the character area. However, access to open countryside within the Rural Hinterland is made possible with through a network of Public Rights of Way.
Materials	The materiality of the character area is varied. Many dwellings feature brick or render façade, some with a more contemporary appearance with aluminium and PVC windows. Older constructions typically feature render or red brick exterior finishes with clay tile roofs common throughout. There is also a strong presence of timber boarding and corrugated iron, particularly on larger agricultural buildings.

CA5

Design code	Implementation
CA5.01 Green corridors	**Guidance** • Hard boundary treatments which create blank façades are not appropriate. Screening of properties should utilise soft features such as hedgerows or substantial tree lines to preserve green corridors and the overall rural feel.
	Codes • Settlement gaps and green corridors must be preserved. • Roadside verges, hedges, and trees must be protected to act as natural buffers between houses and the road.
CA5.02 Architectural features	**Guidance** • Contemporary architectural designs may be appropriate, providing they infer from material palettes and architectural features contained within Section 2.3. • More prominent extensions for buildings within larger self-contained plots may be permitted in secluded areas away from clusters of existing development.
	Codes • Conversions of agricultural buildings must not undermine the overall rural setting within the character area. Their design should infer from surrounding examples, as well as material palettes and features contained within Section 2.3. • Extensions to dwellings must not substantially deviate from the scale and massing of the existing building in line with guidance in Section 2.3
CA5.03 Settlement patterns	**Codes** • Proposals, particularly within clusters of ribbon development within the Rural Hinterland area must not deviate from the general settlement pattern within their immediate context. • New developments must not obstruct views of the surrounding landscape from within the village core.
CA5.04: Garden space & parking	**Codes** • Dwellings must feature on plot parking. Parking may be accommodated either to the front or side of dwellings. • New developments must include front garden provision where the site allows for this. This must be accommodated with a set back of at least 5.5m.

5 Delivery & checklist

5. Delivery

5.1 Delivery

This document has set out Design Guidance and Codes to be embedded in the Badwell Ash and Long Thurlow Neighbourhood Plan. This table provides a list of suitable stakeholders and how they will use the document.

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

5.2 Checklist

As the design guidance and codes in this document cannot cover all design eventualities, this section provides a number of questions based on established good practice against which the design proposal should be evaluated. The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has considered the context and provided an adequate design solution.

As a first step there are a number of ideas or principles that should be present in all proposals. These are expressed in this report as design guidance. Following these ideas and principles, questions are listed for more specific topics on the following pages.

Figure 79: Tiptoffs Farm workers cottages, Long Thurlow.

Figure 80: Detached dwelling within the parish.

Figure 81: Cottage along Long Thurlow Road.

1

General design guidelines for new development:

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

2

Local green spaces, views & character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

3

Street grid and layout:

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

4

Gateway and access features:

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

5

Buildings layout and grouping:

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

6

Building line and boundary treatment:

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

7

Building heights and roofline:

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

8

Household extensions:

- Does the proposed design respect the character of the area and the immediate neighbourhood?
- What is the impact of the proposed changes/extension on the surrounding environment, including green space and parking/pedestrian access?
- Is the roof form of the extension appropriate to the original dwelling?
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in situ to reduce waste and embodied carbon?
- What is the impact of the proposed changes/extension on the surrounding environment, including green space and parking/pedestrian access?

9

Building materials & surface treatment:

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

10

Car parking:

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

11

Architectural details and design:

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

About AECOM

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