

## CHARACTER

Nine different character areas are envisaged which can be split into two groups:

### Development Spaces:

These spaces are comprised of 4 character areas, the first a semi formal space along an avenue formed by the Church and Elmswell Hall and along the main drive and into the scheme, this area encompasses the club house and the management office building as way points on the journey into the site.

The second is the formal character area, this space is comprised by the care home and the adjacent clusters aligned with the care home to create this formality.

The third is the informal character area here the clusters break from the formal grid of the care home to give themselves a separate identity. The alignment of the dwellings are used to structure the avenue.

The final character area is the edge clusters. These informal spaces whilst responding to the context around them is predominately based on inward looking groups of dwellings, where the focus is on the the sense of community created between the neighbours of each cluster.

### Green Spaces:

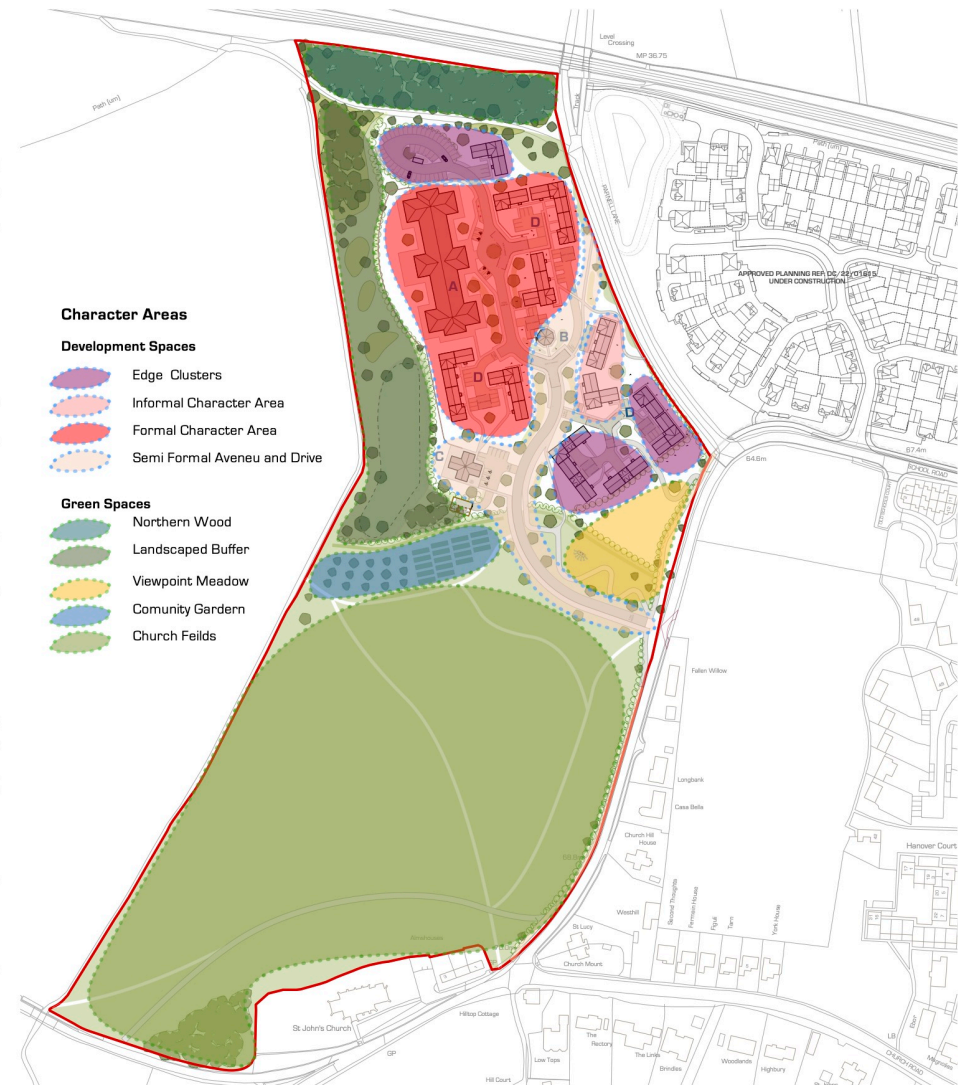
The green spaces are made up of 5 character areas. The first is the area north of the public footpath which bisects the site where a new wood is proposed, with the benefit of providing screening for the site from the railways but providing also providing a green back drop to the development.

The second is the landscaped buffer to the west of the site providing a green biodiverse space between the development and the ditch where any risk of flooding may safely occur.

The third is a maintained meadow space with a path and viewpoint seating with a view down the slope and across to the church.

The forth is a community garden at the boundary between the care village and Church fields.

And finally Church Fields, a maintained meadow with mown paths to provide a public space between the care village and the church for all to enjoy.



Site Plan as proposed showing the desired character areas

## LEGIBILITY

Legibility refers to the extent to which a place is recognisable and coherently organised. A legible layout very much contributes to identity, improves distinctiveness, and enables clear, memorable images of place. This in turn promotes use, aids navigation and helps vitality, choice and activity.

The layout and house designs introduce detailing in order to create landmarks. These will, in turn, assist people to find their way around the development.



Indicative artistic view of the key way-finding buildings



Site Plan showing the key way-finding buildings



## IDENTITY AND APPEARANCE

In terms of appearance, the aim of the scheme is to complement and enhance the character of the area by means of its form, massing and finishes.

This application is an Outline Planning Application however the indicative proposed architectural form follows design principles from buildings in the area. It is suggested that a limited palette of materials and detailing should be used at Reserved matters stage to give character to individual buildings and the scheme as a whole.

A successful combination of layout, scale and appearance will provide the right background and the detail of the building, landscape and the materials chosen, will do the rest. The use of facing brick and different brick details will give texture and character to the buildings.

The soft landscaping scheme has been considered to complement the general massing and to frame views of the external spaces within the development.

The footprint of the houses responds not only to their accommodation but also to their siting and orientation within the development. The finishes chosen should give character to their individual group and the street scenes encompassing different elements, materials, colours and detailing to add interest while promoting coherence and integration.

The proposed development seeks to reflect the familiar appearance and identity of the surrounding context in Mid Suffolk.

The local context has been considered, and the house types are well proportioned. Honest buildings and spaces have been created to reflect this approach. The materials and details will be chosen to complement the style of the existing buildings and the character areas.

Landscaping and green infrastructure support the overall vision and intended identity of the site.



Indicative artistic view of the care home



Indicative artistic view of a cluster of the dwellings

## FORM AND SCALE

The scale of the development is considered to be appropriate to the size of the site and it is in keeping with the character of the area. It is considered that the layout provides a successful balance between, density, building form and proposed vegetation to create a coherent development, that takes into account thoroughly its wider context.

The new buildings will occupy a site that has been traditionally an arable field. It is therefore important that the scale of the buildings sits comfortably on the fringe of the village with the existing dwellings to the east and south of the site.

The proposed scale of the development takes all of the above into account and successfully responds to the challenge. The placement of single storey elements have been used and combined to create a development with a scale appropriate to its setting where the two storey elements have been limited to the lower contours of the site.

A combination of long elevations without relief and buildings punctuated or broken into a number of elements are proposed to contribute to the overall character of the development and the reflect the almshouse on the southern boundary of the scheme.

The building form has been inspired by traditional buildings in the district such as farm houses, barns and cottages.



Indicative artistic aerial view of the proposed development



Site Plan As Proposed



KEY

- Site Boundary. 11.6Ha
- Site Contours at 2.0m Intervals
- Existing Oak Tree on Feature Road to be Retained
- Existing Trees
- Railway Line and height of embankment
- Neighboring Scheme Under Construction
- Existing Footpaths
- Potential new Footpaths and Connections
- Existing Cycle and Footpaths Under Construction as part of Neighboring Bloor Scheme
- NEW Community Growing Area
- NEW Planting
- NEW Field border/ meadow
- NEW Sustainable Drainage System
- NEW Buildings
- NEW Access
- NEW Pumping Station
- NEW Viewpoint Seating

ACCOMMODATION

- A** 66no. Beds Carehome  
25 Staff Parking and 22 Visitor Parking
- B** Admin/Management Building  
3 Parking Spaces
- C** Club House / Communal Area  
10 Parking Spaces
- D** 40no. Assisted Dwellings  
40 Dwellings and 10 Visitor Parking



In response to the constraints, opportunities and likely impacts identified in the accompanying LVIA, the following components of the landscape strategy have been incorporated into the proposed development:

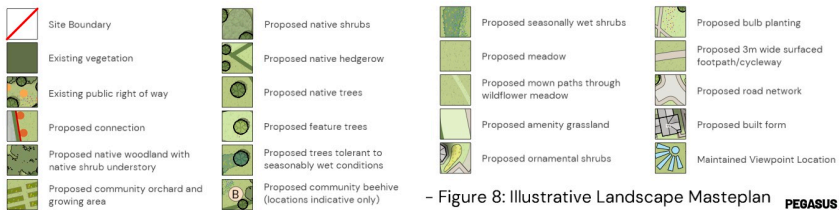
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- Figure 8: Illustrative Landscape Masterplan
- Legend:
- Site Boundary
  - Existing vegetation
  - Existing public right of way
  - Proposed connection
  - Proposed native woodland with native shrub understorey
  - Proposed community orchard and growing area
  - Proposed native shrubs
  - Proposed native hedgerow
  - Proposed native trees
  - Proposed feature trees
  - Proposed trees tolerant to seasonally wet conditions
  - Proposed community beehive (locations indicative only)
  - Proposed seasonally wet shrubs
  - Proposed meadow
  - Proposed mown paths through wildflower meadow
  - Proposed amenity grassland
  - Proposed ornamental shrubs
  - Proposed bulb planting
  - Proposed footpaths
  - Proposed road network
  - Proposed built form
  - Maintained Viewpoint Location



PEGASUS  
GROUP



- Further internal hedgerows would define and contain the southern edge of built development, and connect with perimeter hedge lines along the western and eastern boundaries to reinforce the existing field pattern and provide wildlife corridors. The 'sub-division' of the Site by hedgerows is also reflective of the historic field pattern within the Site, which formerly comprised several fields.
- The alignment of the new surface water runoff ditch is integrated into the proposed green infrastructure framework along the southern edge of the development envelope
- A new footpath link from north to south through the Site along the western boundary, connecting the existing PRoW to the north and Church Lane to the south



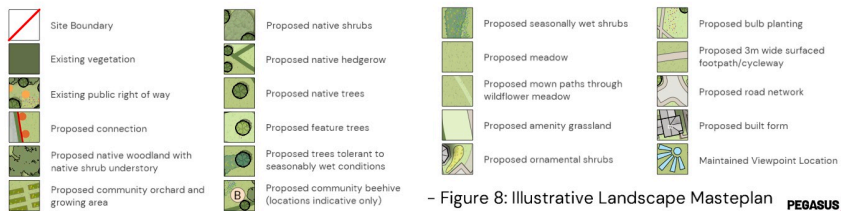
- Figure 8: Illustrative Landscape Masterplan





## PUBLIC SPACES

Open space in the southern half of the site delivering biodiversity enhancements, opportunities for informal public recreation, and an undeveloped and sympathetic setting to St John's Church, linking with green infrastructure along the north-western and north-eastern edges of the site to the north. Proposals in the south comprise wildflower meadow creation with a series of mown paths, together with new community orchard, bee keeping and growing space for residents situated close to the new development.



- Figure 8: Illustrative Landscape Masterplan





