Walsham le Willows

Design Guidance and Codes

Final report

October 2023

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Quality information

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Revision History

Issue no.	Issue date	Details	Issued by	Position
4	06.10.2023	Post-examination amendments	Ben Castell	Director
3	16.09.2022	Review	Ben Castell	Director
2	09.08.2022	Review and comment	Kevin Boardley	Walsham le Willows Parish Council
1	16.06.2022	Review and comment	Kevin Boardley	Walsham le Willows Parish Council
0	04.04.2022	Research, site visit, drawings	Holly Turner	Urban Designer

Contents

Introduction

01

1. Introduction

Through the department for Levelling up, Housing and Communities (DLUHC) Neighbourhood Planning Programme led by Locality, AECOM was commissioned to provide design support to Walsham le Willows Parish Council. The support is intended to provide design guidance and codes based on the character and local qualities of the area to help influence residential development.

1.1 Purpose of the report

The government is placing significant importance on the quality of design through the development of design codes which aim to set standards for design upfront and provide firm guidance on how sites should be developed. The role of design guidelines and codes in the development of a Neighbourhood Plan is expressed in the NPPF 2023, paragraph 128 which states that:

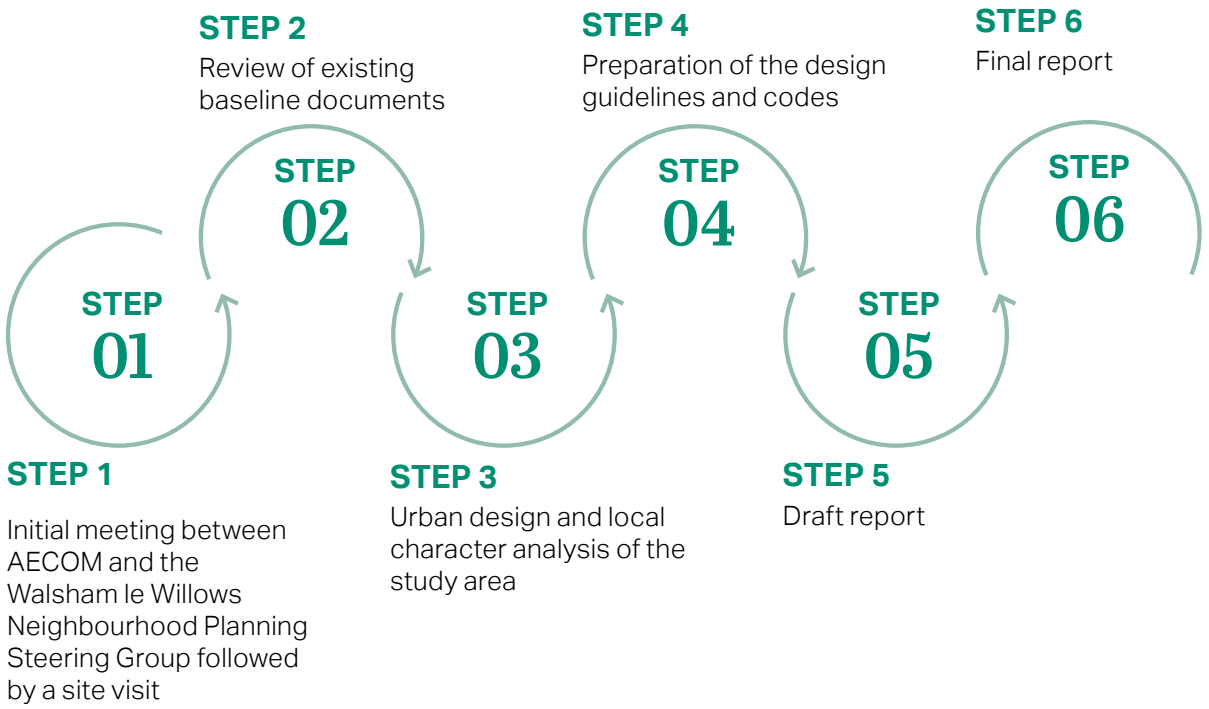
'To provide maximum clarity about design expectations at an early stage, plans... should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high-quality standard of design. However, their level of detail and degree of prescription should be tailored to the circumstances in each place and should allow a suitable degree of variety where this would be justified.'

The design guidelines and codes set out in this report will provide a detailed framework that should be followed by any future design proposals that come forward within the neighbourhood area to ensure it meets a consistent, high-quality standard of design and positively contributes to the unique character of Walsham le Willows.

It is intended that this report becomes an integral part of the Neighbourhood Plan by informing policies that will influence the design of new development and have weight in the planning process.

1.2 Preparing the report

The following steps were agreed with the Neighbourhood Plan Steering Group to produce this report, which draws upon characterisation work and policy development undertaken by the Group:



1.3 Neighbourhood Area

Walsham le Willows is a village and parish located in west Suffolk. It lies approximately twelve miles north east of Bury St Edmunds, ten miles north west of Stowmarket and ten miles south west of Diss. The village's main road, The Street, runs east to west and parallel to the village stream, a tributary of the Black Bourn flowing along its south side. Within the parish, four outlying hamlets surround the main settlement, West Street to the west, Four Ashes to the south, Crownland to the south east and Cranmer Green to the east. The Street and Four Ashes are separated by land belonging to the Grove, a Georgian property set within forty acres of grazing and parkland.

The village is situated in the Special Landscape Area, the South Norfolk and High Suffolk Claylands; this topography is described by Natural England as "a high and predominantly flat clay plateau incised by numerous small scale wooded river valleys with complex slopes that in places are much unexpected for East Anglia".

The parish has no rail connections and can only be accessed via C roads. It is situated at some distance from the nearest A road, the A143, which lies two and a half miles to the north of the village centre.

Walsham le Willows has medieval and earlier origins. This has resulted in a rich and unique built environment and an abundance of listed buildings, many are timber framed and date back to the C15th and C16th. The centre of the village, which runs along its ancient river valley, forms its historic core and is a designated Conservation Area. The historic core runs along the main street to the Woodlands farmstead in the east, north along the Summer Road to the Sports Club and includes the Grove and its parkland as well as the Causeway and Four Ashes.

Figure 01: Decorative historic building within Walsham le Willows.

Figure 02: View to the countryside.

F.3 **Figure 03:** Map showing Walsham le Willows in the wider context.

Policy Review

02

2. Policy Review

2.1 National planning policy and guidance

As the National Planning Policy Framework (paragraph 126) notes, "good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities".

National and local policy documents can provide valuable guidance for bringing about good design and the benefits accompanying it. Some are there to ensure adequate planning regulations are in place so that development is both fit for purpose and able to build sustainable, thriving communities. Other documents are more technical and offer specific design guidance which can inform design codes and masterplanning activities.

Developers should refer to these key documents when planning future development in Walsham le Willows. The following documents at a national level have informed the design guidance within this report:

2021 - National Model Design Code
DLUHC

This report provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on ten characteristics of good design set out in the National Design Guide. This guide should be used as reference for new development.

2020 - Building for a Healthy Life
Homes England

Building for a Healthy Life (BHL) is the new (2020) name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The new name reflects the crucial role that the built environment has in promoting wellbeing. The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed (and completed) developments, but can also provide useful prompts and questions for planning applicants to consider during the different stages of the design process.

2023 - National Planning Policy Framework
DLUHC

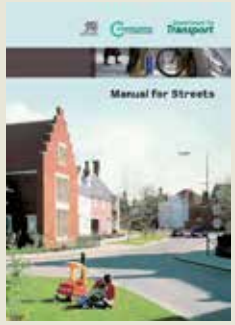
Development needs to consider national level planning policy guidance as set out in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG). In particular, NPPF Chapter 12: Achieving well-designed places stresses the creation of high-quality buildings and places as being fundamental to what the planning and development process should achieve. It sets out a number of principles that planning policies and decisions should consider ensuring that new developments are well-designed and focus on quality.

2019 - National Design Guide
DLUHC and Ministry of Housing, Communities and Local Government

The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

2007 - Manual for Streets
Department for Transport

Development is expected to respond positively to the Manual for Streets, the government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts and place the needs of pedestrians and cyclists first.



2.2 Local planning policy context

Local planning policy can provide guidance that is tailored to the local context where the development is located which is supported by analysis taken directly from the area. Therefore, it is vital local policy is considered when proposing development within Walsham le Willows.

Walsham le Willows lies within the Mid Suffolk District, which has an existing Core Strategy that was adopted in 2012. The new Babergh and Mid Suffolk Joint Local Plan is currently undergoing examination and will supersede the Core Strategy.

Emerging - Babergh and Mid Suffolk Joint Local Plan
Babergh District Council and Mid Suffolk District Council

The emerging Local Plan sets out the vision, objectives, spatial strategy and policies for the future development of the two districts, including land allocations up to 2037. The plan sets out the housing requirement for Walsham le Willows of ninety homes, however this has already been met through two Local Plan allocations for eighty-two homes alongside eight Outstanding Planning Permissions.

Neighbourhood Area Context Analysis

03

3. Neighbourhood Area Context Analysis

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

3.1 Access and movement

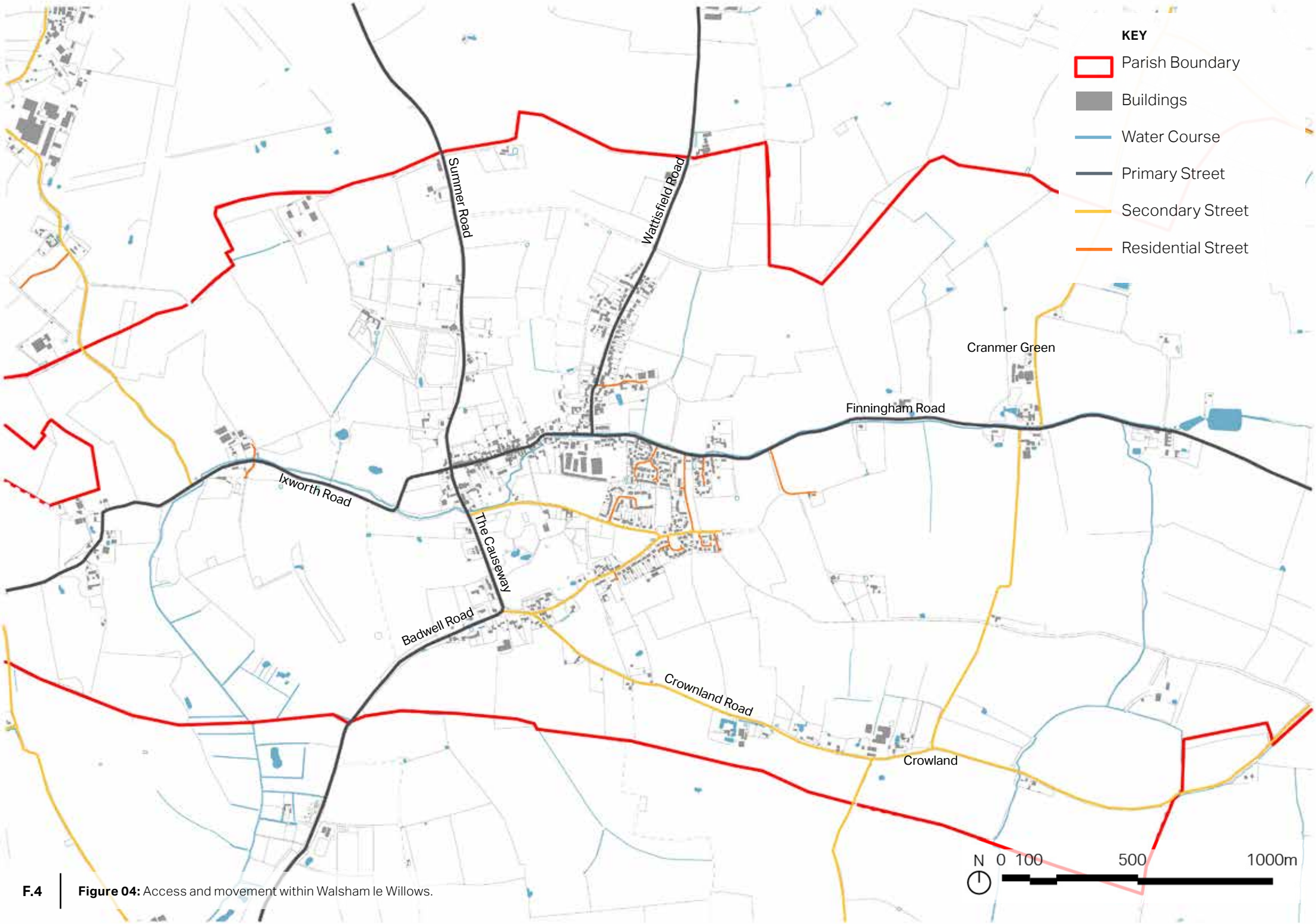
Walsham le Willows is situated in a rural area and relies solely on minor roads to connect it to nearby towns. The A143 is two and a half miles north from the centre of the village when travelling on Summer Road. The A143 connects Diss to the east and Bury St Edmunds to the west. There is no nearby railway line. Rail services to London can be accessed from Stowmarket, Diss and Bury St Edmunds via connecting lines.

The route running through the centre of the village; Ixworth Rd/ The Street/ Finningham Road, connects the parish to Ixworth to the west and Finningham to the east. It's the main thoroughfare for the village and connects a number of roads to the north and the south, notably to Stanton to the north west.

The minor roads within the village are all classed as C roads. Most of the streets within the village offer through routes, however some cul-de-sacs can be found especially within late C20th developments.

There are a number of Public Rights of Way connecting the village to the surrounding countryside.

The village has five bus stops: two along The Street, one on Townhouse Road, one on Palmer Street at the junction with Grove Road and one at Four Ashes Corner. Buses serve Bury St Edmunds to the west and there is an indirect service to Diss via Stanton. The service to both towns is skeletal and infrequent.



F.4 | **Figure 04:** Access and movement within Walsham le Willows.

3.2 History and heritage

Walsham le Willows has an extensive history with evidence of human occupation dating back to the Mesolithic period (c6000BC). The pattern of settlement has been influenced by the surrounding landscape and soils which are predominantly heavy clay.

The village was mentioned in the Domesday survey of 1086 as having "half a church with ten acres" and "a wood for sixty eight pigs". In 1559 Queen Elizabeth I granted Walsham le Willows to Nicholas Bacon, Lord Keeper of the Great Seal. Bacon's careful keeping of manorial records means that much of the parish's early history was documented. Preserved documents include exceptionally detailed C14th manorial records of three manors of Walsham le Willows including their agriculture, patterns of tenure, and domestic and farms buildings as well as evidence about the social structure of the community. The court rolls of the manors run continuously through the Black Death and are a unique primary source for historians seeking to understand the impact of the period on English society.

Today there a many listed buildings within the village as well as in the outlying hamlets. There is one Grade I listed building, the Church of St Mary which is mostly from the C14th and C15th, although it was restored internally in 1878. All the other listed buildings are Grade II and are mostly houses, many of which are timber-framed and rendered with thatched or tiled roofs dating from the C16th and C17th.

To the north there are several C19th Arts and Crafts estate cottages also described as 'mock Jacobean' in style with detailed timber and brick decorations. There is also a former Guildhall, now divided into three dwellings. This building retains its historic timber frame and has a pantile roof and distinctive weatherboard facade.

A Conservation Area covers a large portion of the village. The Conservation Area runs along The Street and down the Causeway linking the church to the Four Ashes hamlet. To the east of the Causeway lies a parkland which surrounds the Grove, an elegant early C19th large house in white brick.

Figure 05: Church of St Mary, Grade I Listed.

Figure 06: Traditional cottage with a thatched roof and rendered facade.

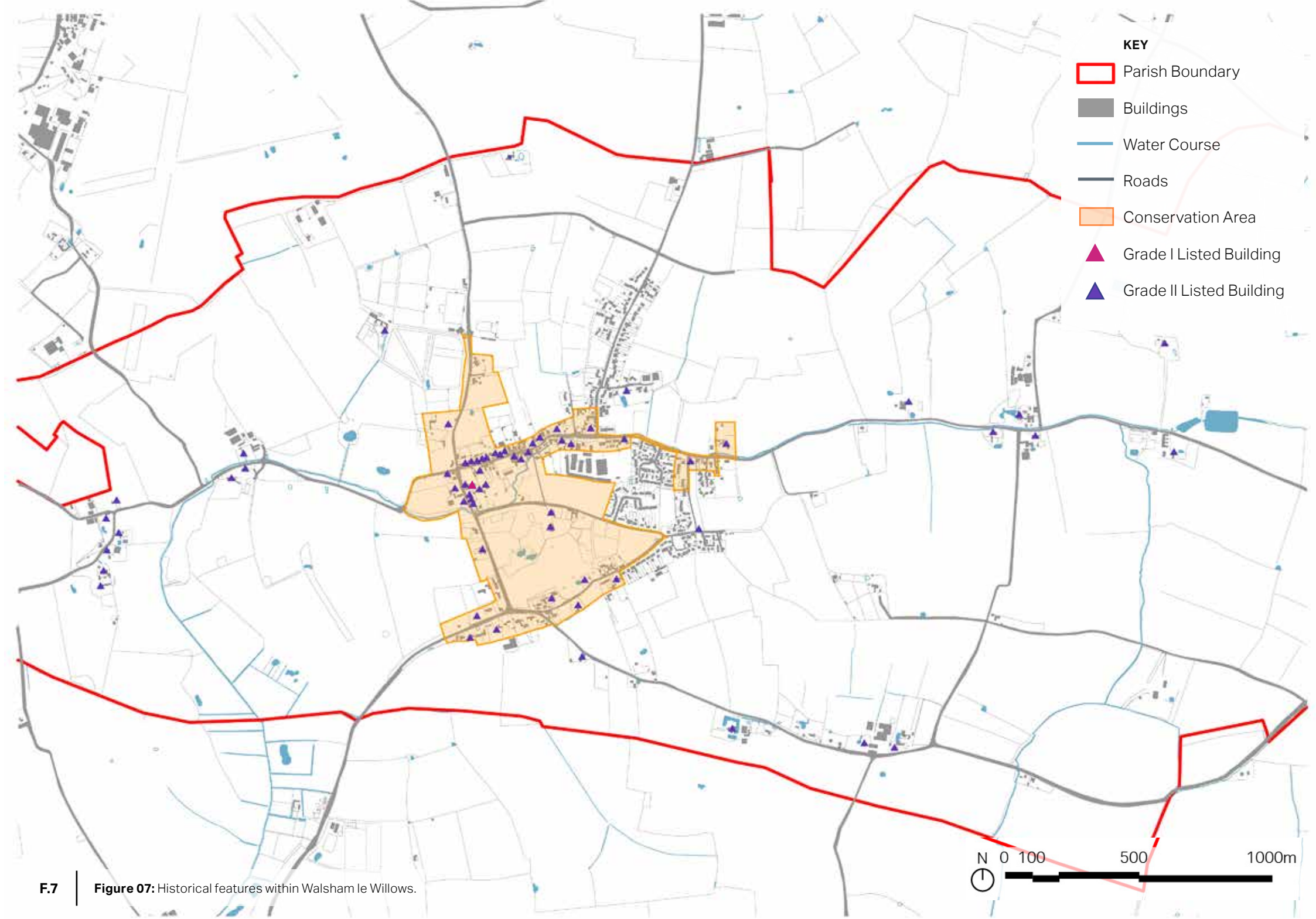


Figure 07: Historical features within Walsham le Willows.

3.3 Landscape and green infrastructure

There are three distinctive landscape characters within the Walsham le Willows Neighbourhood Area. These categories are defined by the Joint Babergh and Mid Suffolk District Council Landscape Guidance. The eastern half of the Neighbourhood Area is described as Plateau Claylands while most of the western half is described as Ancient Plateau Claylands. A smaller area to the south west of the Neighbourhood Area is characterised as Valley Meadows and Fens.

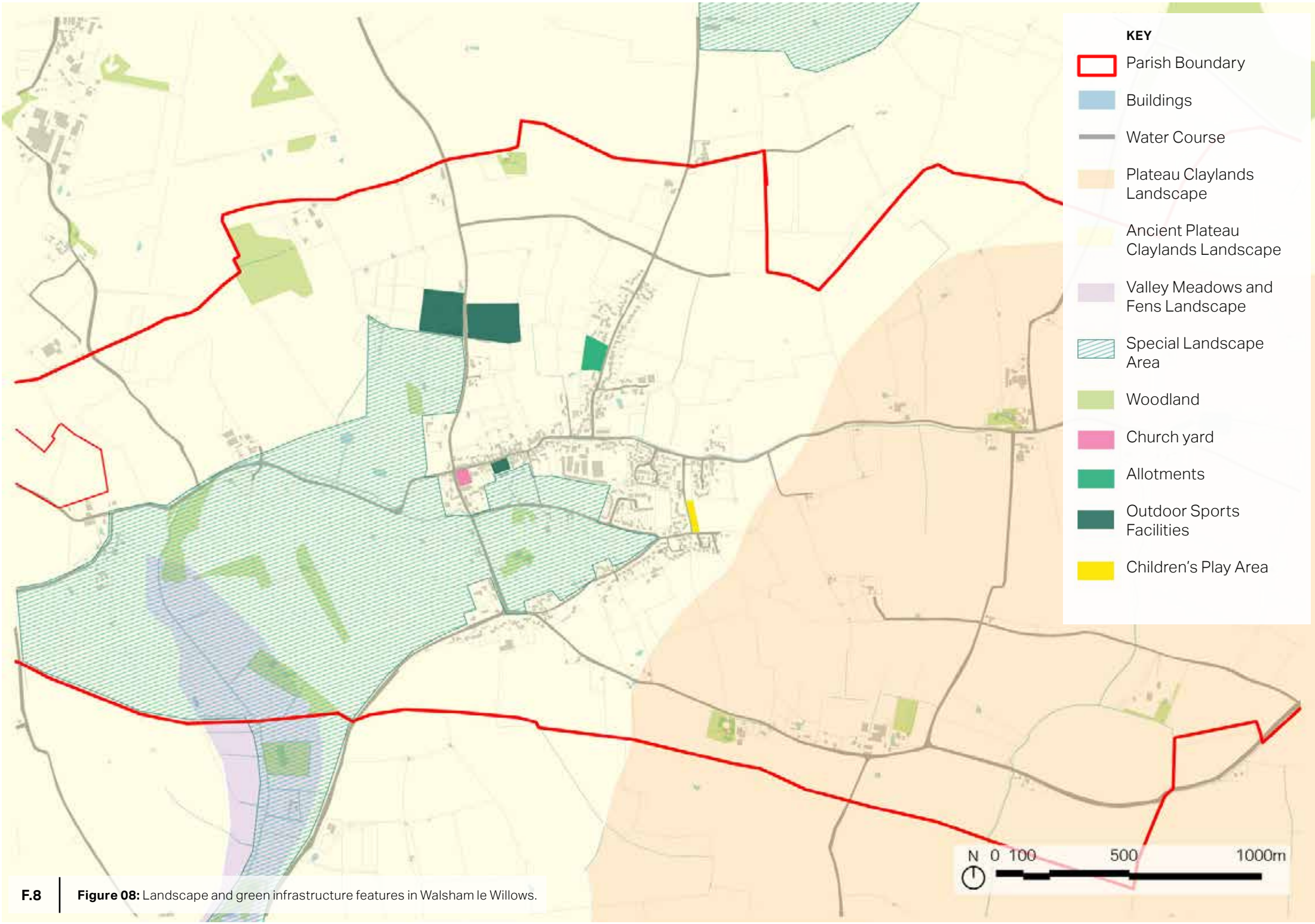
As a result of the underlying geology, the two dominant landscapes, the Plateau Claylands and Ancient Plateau Claylands, have reasonably flat terrain, periodically intercepted by valleys, hedgerows and scattered woodland. The area offers a variety of experiences thanks to the contrast between the arable fields, which dominant the landscape and rise to plateaus both north and south of the village, and the intimacy of the village settlement itself. The topography offers far reaching and much valued views dotted only by the occasional cottage or farmstead, offering the illusion of a largely uninterrupted wooded horizon.

The south west of the parish forms part of a Special Landscape Area. This means the landscape characteristics should be protected. If development does occur it should be sensitively designed with regards to the layout, materials and landscaping.

Within Walsham le Willows, valued open and green spaces enhance the character and charm of the village. Central green spaces fronted by dwellings can be found throughout the parish with significant greens in Staple Close and Grove Park. The large open space between Grove Road and Four Ashes provides an attractive backdrop of parkland.

To the north of the village along Summer Road there are outdoor playing fields shrouded by trees. A bowling green is sited in front of the Village Memorial Hall. The walled churchyard, shaded on three sides by mature limes, provides the setting for the Church of St Marys. There is a large plot for allotments along Wattisfield Road, which offers an interlude of open landscape with views to the west. A children's play area along Townhouse Road is secluded behind a mature hedge. This area is overlooked by a green and the Townhouse Road dwellings on the other side of the street. There are also a significant number of mature trees on the main approaches to The Street. These corridors are a much prized characteristic of the village.

To the east of Walsham le Willows at Cranmer Green, the land rises to the highest elevations of the plateau on either side of the Black Bourn Valley. This area offers uninterrupted and far reaching views across an open unspoilt landscape. Insensitive development in this landscape, especially on the higher reaches and on top of the ridge, can have a negative impact on the landscape for miles around.



F.8 **Figure 08:** Landscape and green infrastructure features in Walsham le Willows.

3.4 Topography and flood risk

The main thoroughfare in Walsham le Willows runs along The Street. This route runs at the lowest point in the village along the bottom of a valley (approximately 40 metres) rising to the north and south on each side to 65 metres.

Within the parish, the majority of built-up areas are not vulnerable to flooding, with the exception of areas adjacent to the stream. This includes parts of the Finningham Road, notably the bottom of the fields between the Rookery and Woodlands opposite the Elmside estate, and along The Street running east to west through the village where the area is deemed 'high flood risk'.

East of the settlement boundary, after heavy rainfall, Finningham Road can become impassable especially at Old Hall and sections between Cranmer and Sunnyside. Flooding here has the potential to obstruct traffic flow.

The largest areas at risk of flooding are the low-lying fields to the south west of the parish in the landscape character area classified as Valley Meadow and Fen Landscape. These meadows are surrounded by higher land rendering them vulnerable to waterlogging.

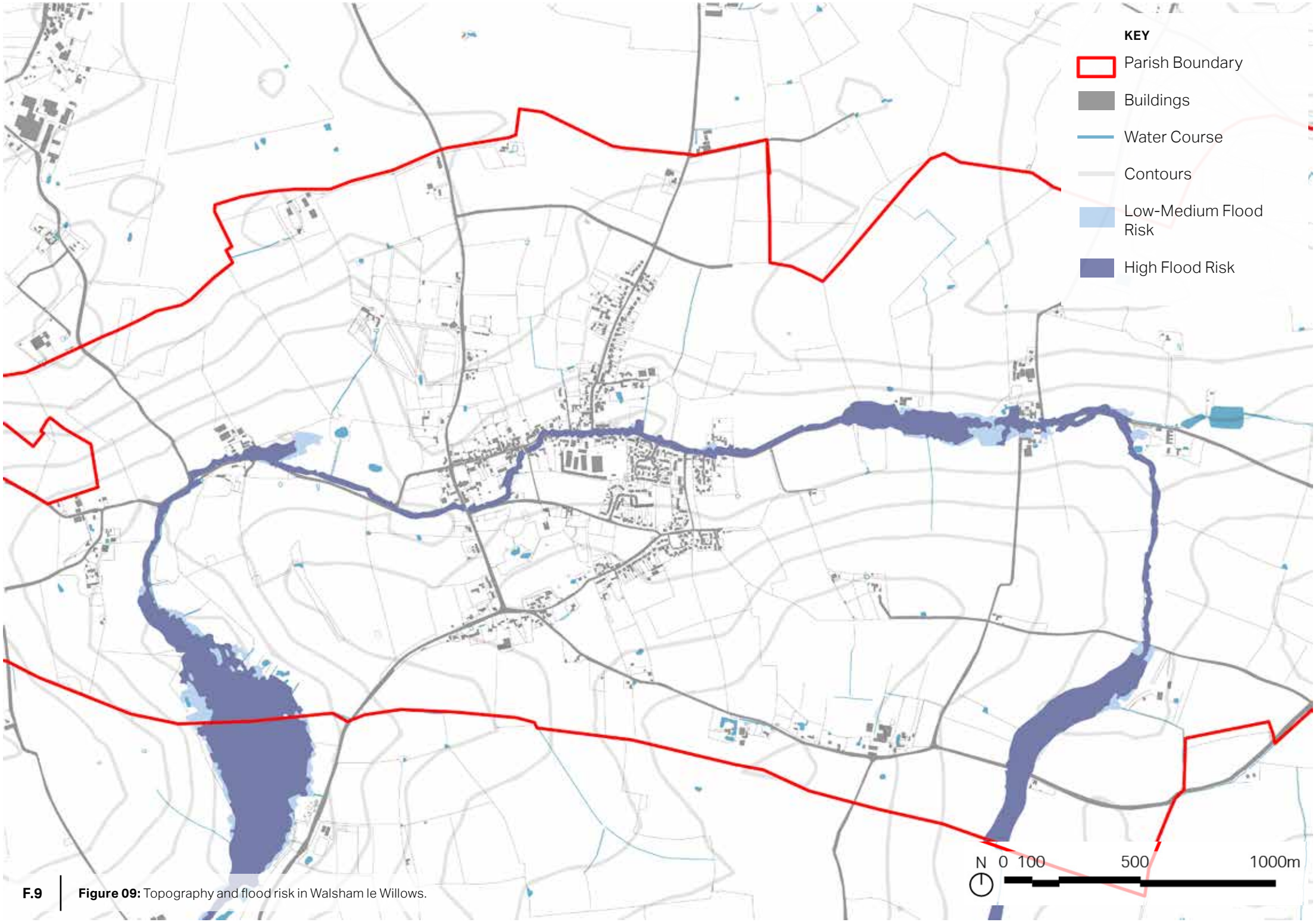


Figure 09: Topography and flood risk in Walsham le Willows.

3.5 Character Areas

The following pages provide a more detailed character analysis of the village and surrounding area. Walsham le Willows has been split into seven character areas identified during the site visit. These character areas are distinguished by their general style and period of development, as well as details such as layout, street types and architectural features. This character study will help ensure that development within these areas conforms to the local character.

The Historic Centre makes up the majority of the village along with the Business Area, Grove Park/ Palmer Street and some Modern Estates. To the north of the village core there is Wattisfield Rd and a Modern Estate which is currently being built. To the south is Four Ashes, one of the four hamlets, and Countryside, which is made up of the other three hamlets within the Neighbourhood Area.

Character area	Area characteristics
Historic Centre	The Historic Centre of the village has seen little change since the Victorian times. The main street known as The Street runs east to west through the village. Dwellings and a shop run parallel and perpendicular to The Street creating a unique layout for Walsham le Willows. There are many listed buildings of timber frame and traditional materials.
Grove Park/ Palmer St	Grove Park/ Palmer St is a rural residential area with the Grove and a central area of parkland. The dwellings are predominantly C20th local authority houses with large front and back gardens and generous gaps in between the buildings to allow for views to the countryside.
Four Ashes	Four Ashes is separated from the village centre by parkland and is one of the four hamlets within Walsham le Willows. The area is semi rural and residential with mature trees, dense hedging and is bordered by farmland on all sides. There is a variety of old and new housing with listed buildings dating back to C15th up to C21st housing.
Wattisfield Rd	Wattisfield Rd is a former country lane which has been turned into a residential street stretching northwards in the direction of the A143. Predominately late C20th housing with a primary school and adjacent former police house were built at the same time. There are allotments with housing across the street and open fields behind the allotments. Most of the housing is set back from the street with large gardens.
Modern Estates	The modern estates have been built in the C21st on a larger scale and generally at a higher density. They have less variation in their form, and typically pay less attention to the use of local materials, colours and building styles. Modern estates have deployed a much greater use of hard standing than found elsewhere in the area, and again do not much vary the materials. There is little greenery in the form of hedges, trees and vegetation. There are fewer attempts at creating or preserving 'through views'.
Countryside	The Countryside character areas are formed of the three remaining hamlets with their surrounding landscape. They are accessed via country lanes that are enclosed by hedges and mature trees which have gaps allowing glimpses to the landscape beyond. Populated by scattered cottages and historic farmsteads, the Countryside areas offer far reaching views across a gently undulating and unspoilt open landscaping and dark skies after sunset.
Business Area	The Business Area, which makes up the headquarters of the builders' merchant Clarkes of Walsham, is located centrally within the village. It is set back from the street, lying behind a fenced area south of the stream partially obstructing it from full view. Traditional buildings front the area with warehousing and the timberyard hidden behind. The buildings are typically one to two storeys in height and have shallow pitched roofs.

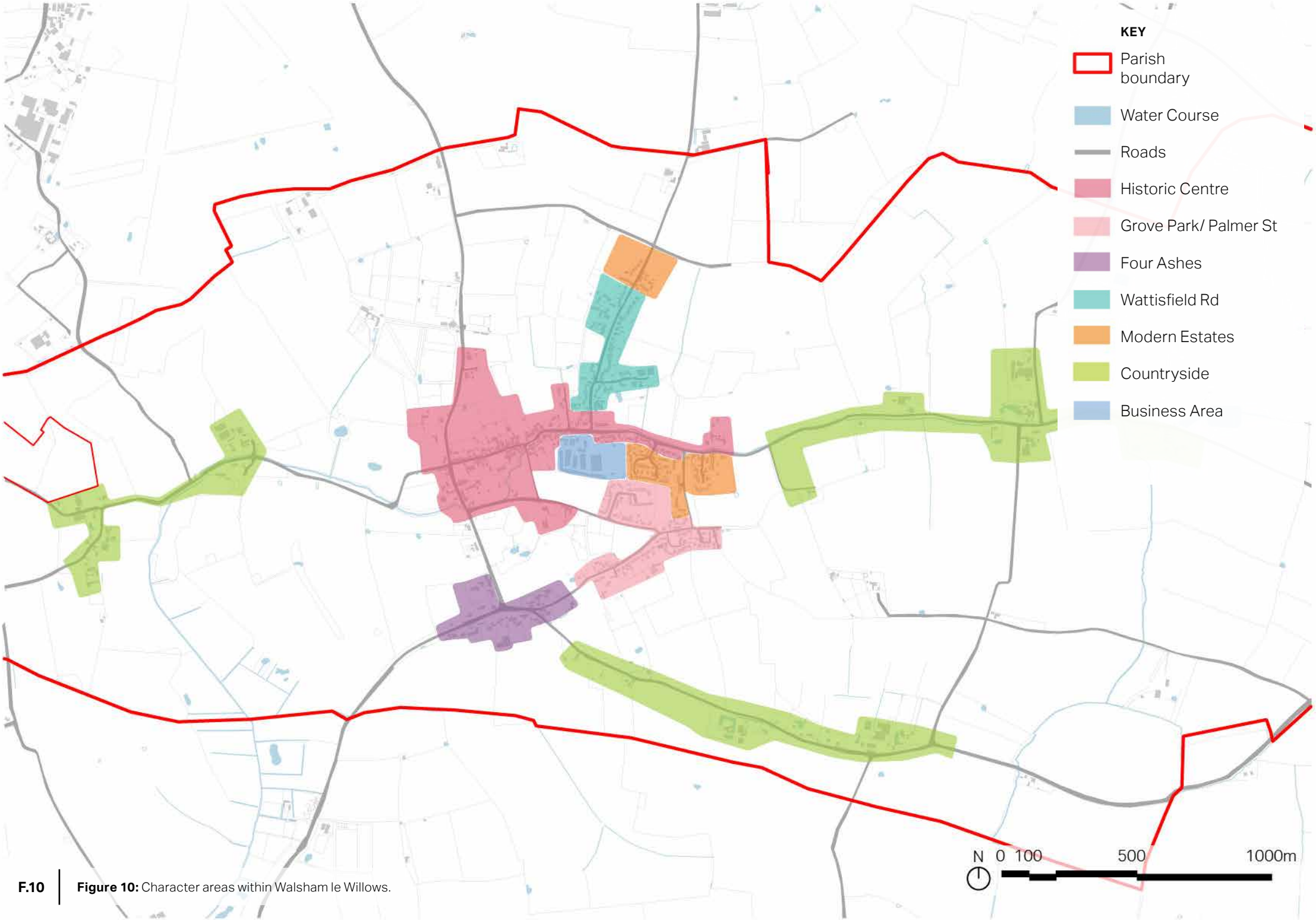


Figure 10: Character areas within Walsham le Willows.

Figure 11: Historic centre.

Figure 14: Wattisfield Rd.

Figure 16: Countryside character area.

Figure 12: Grove Park/ Palmer St.

Figure 15: The Acorns, Modern estate.

Figure 17: Business area character area.

Figure 13: Four Ashes.

General Design Guidance & Codes

04

4. General Design Guidance & Codes

This section sets out the principles that will influence the design of potential new development and inform the retrofit of existing properties within the Neighbourhood Area. A combination of local images and best practice examples have been used to exemplify the design guidelines and codes.

4.1 Introduction

The more detailed guidance and codes provided in this section relate specifically to the seven character areas identified in Walsham le Willows; the Historic Centre, Grove Park/ Palmer St, Four Ashes, Wattisfield Rd, Business Area, Modern Estate, and Countryside.

Each character area has its own unique attributes which need to be retained and enhanced. These descriptions also identify challenges and issues requiring improvement in order to ensure these different locales are also in keeping with the overall character of Walsham le Willows.

For each character area, the existing characteristics have been listed along with the proposed character description. A set of codes for the street and for the built form then demonstrate how the proposed character can be achieved in each area.

4.1.1 The Codes

This section introduces a set of design principles that are specific to Walsham le Willows. These are based on:

- Baseline study of the parish and village in Chapter 3;
- Understanding national design documents such as the National Design Guide and National Model Design Code documents to inform the design guidance and codes;
- Discussion with members of the Neighbourhood Plan Steering Group.

The codes are divided into four sections by theme, as shown on this page, each one with a different number of subsections. A short introductory text with more general design guidance is provided at the beginning of each section followed by a series of more prescriptive codes and parameters. At the end of this section there is a set of questions to consider when presented with a development proposal.

Theme	Code	Title
Local identity and place-making	LP1	Create meaningful connections
	LP2	Pattern of development
	LP3	Layout and grain
	LP4	Settlement edges
	LP5	Important views
	LP6	Legibility and wayfinding
	LP7	Street lighting and dark skies
Access and movement	AM1	Prioritise walking and cycling
	AM2	People friendly streets
	AM3	Parking typologies
Built form	BF1	Enclosure
	BF2	Building lines and boundary treatments
	BF3	Corner buildings
	BF4	Scale, form and massing
	BF5	Roofline and roofscape
	BF6	Building heights
	BF7	Building and public realm materials
	BF8	Extensions and alterations
	BF9	Energy efficiency in buildings
Landscape, nature, open space	LO1	Create a green network for biodiversity and wildlife
	LO2	Overlook open space
	LO3	Landscaping and trees
	LO4	Water management

4.2 Local identity and place-making

LP1. Provide meaningful connections

Walsham le Willows has a good network of footpaths that allow access to the surrounding countryside, for example along The Street there is access to countryside to the north and the south. Rural lanes also provide links between the outlying hamlets. Within the village connections should be improved to promote journeys on foot and cycle and should be designed to discourage car journeys. For example, the journey from Wattisfield Road to the Sports Club.

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 Walsham le Willows 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:

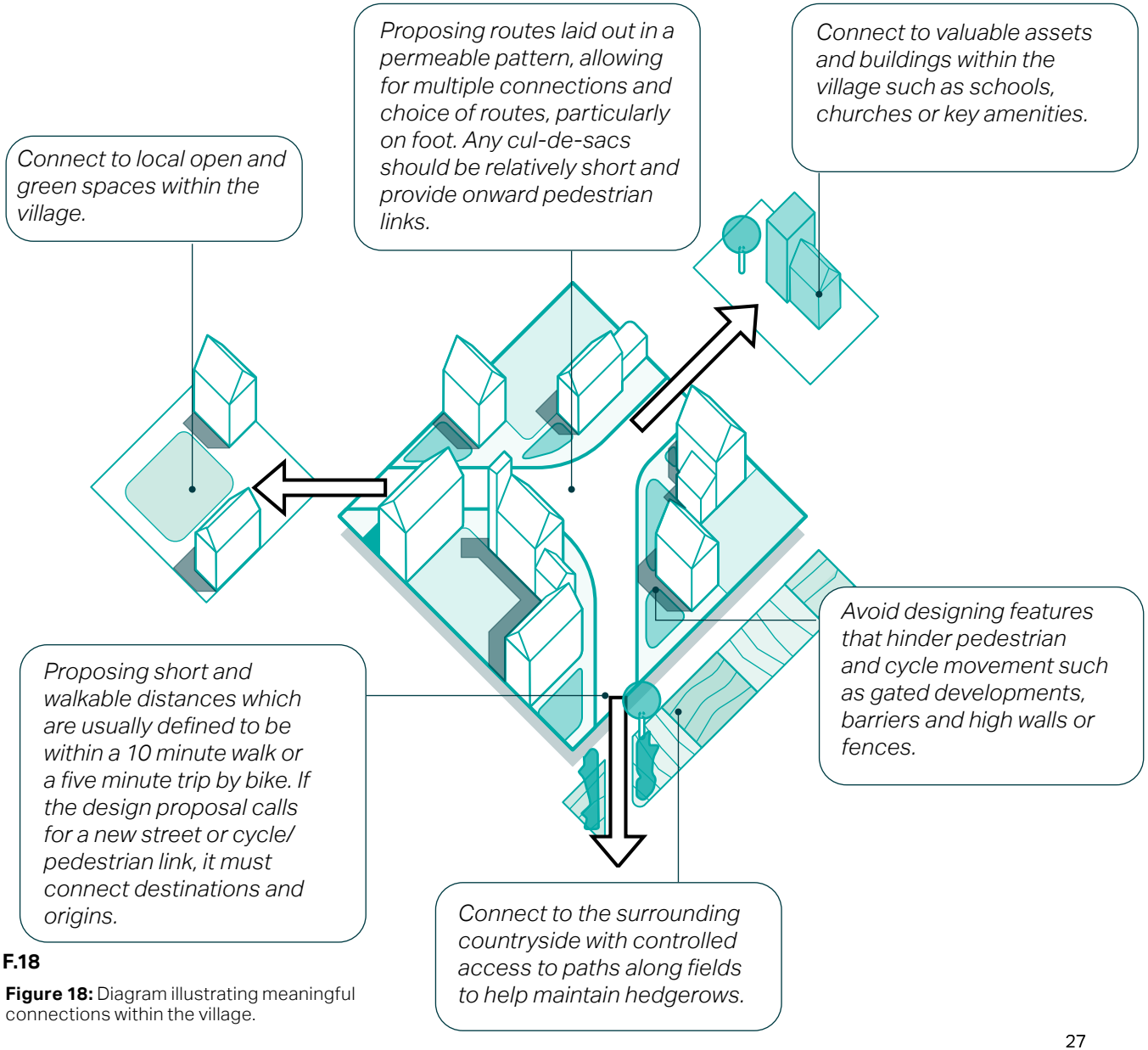


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Figure 18: Diagram illustrating meaningful connections within the village.

LP2. Pattern of development

There is a settlement boundary surrounding the main built-up area of the village including two site allocations along Wattisfield Rd, one of which is currently being built. As well as seperate smaller settlement boundary for the Four Ashes area.

These 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 Walsham le Willows includes:

- Any 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.
- Proposals for development outside of the settlement boundary will only be supported if they are appropriate to a countryside setting.

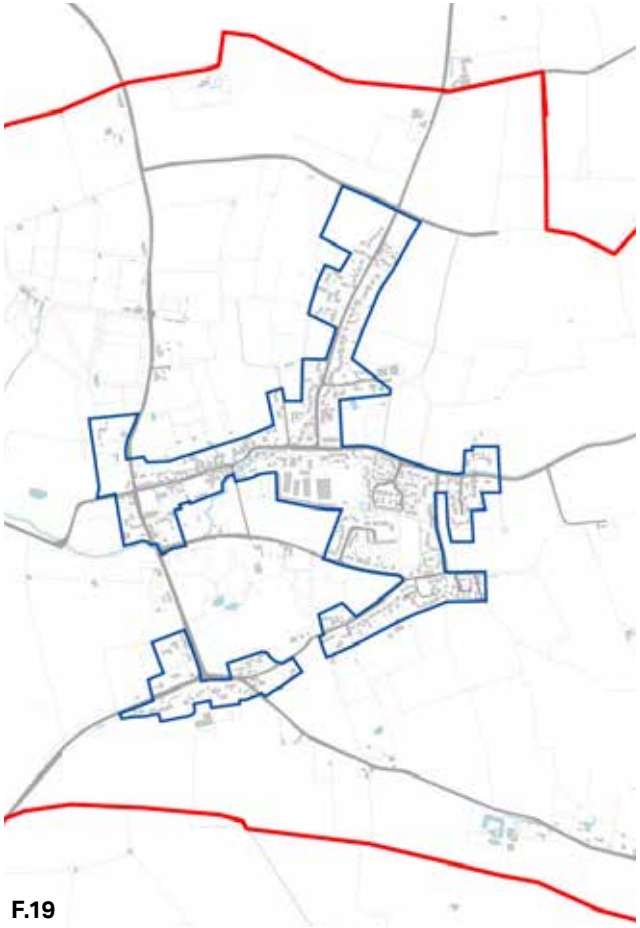

Figure 19: Settlement boundary shown in blue surrounding the village and Four Ashes hamlet.

LP3. Layout and grain

Understanding the local historic environment and the different character areas within Walsham le Willows 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 Walsham le Willows is preserved.

In order to retain the 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 Walsham le Willows is generally low at around 15 dph due to spaced out houses and large gardens. Therefore, introducing higher density development would alter the character of the village and create a more suburban feel which should be avoided.

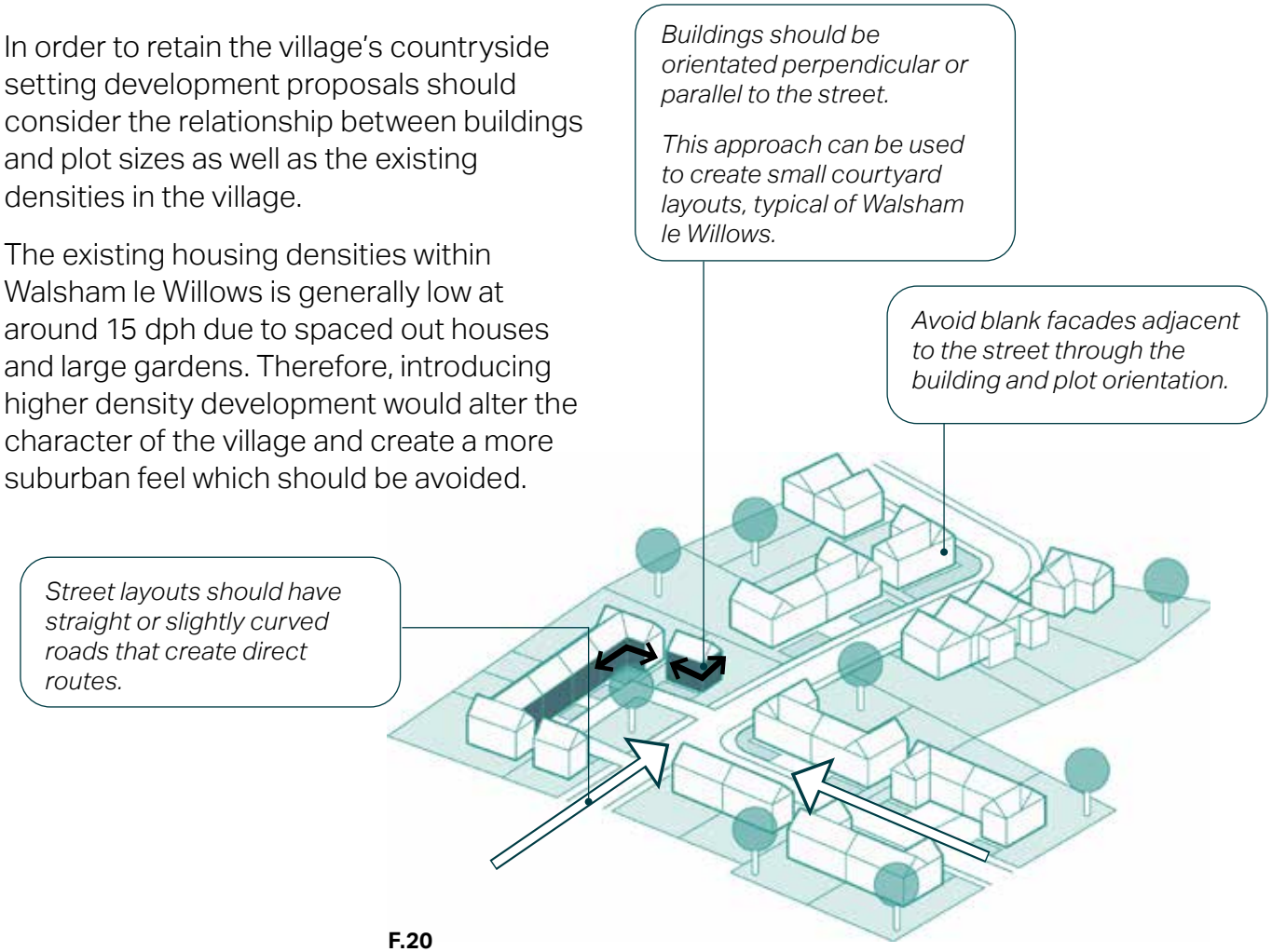

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Figure 20: Diagram illustrating layout and grain within Walsham le Willows.

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:

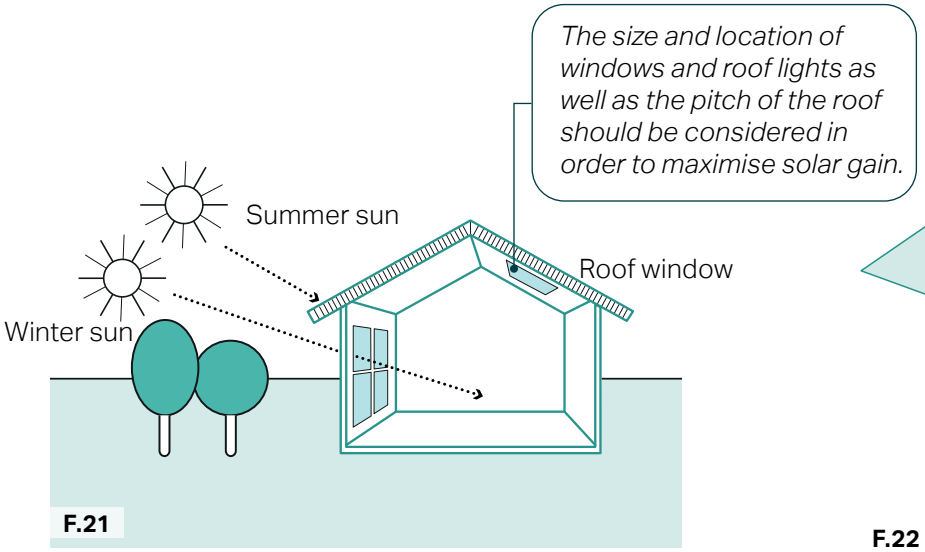

Figure 21: Diagram illustrating the sun light at different times of year.

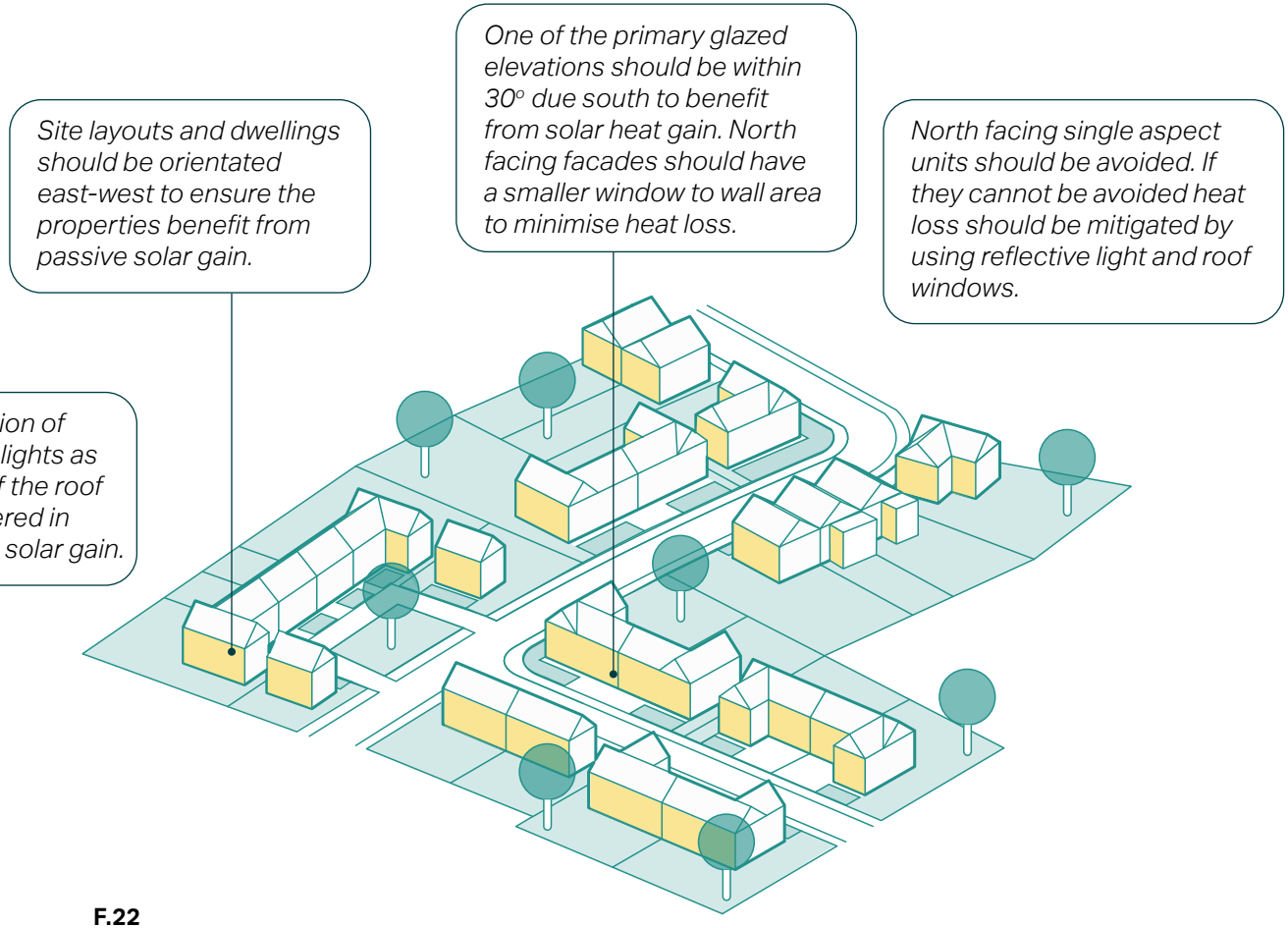

Figure 22: Diagram illustrating the elevations that benefit from passive solar gain.

LP4. 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:

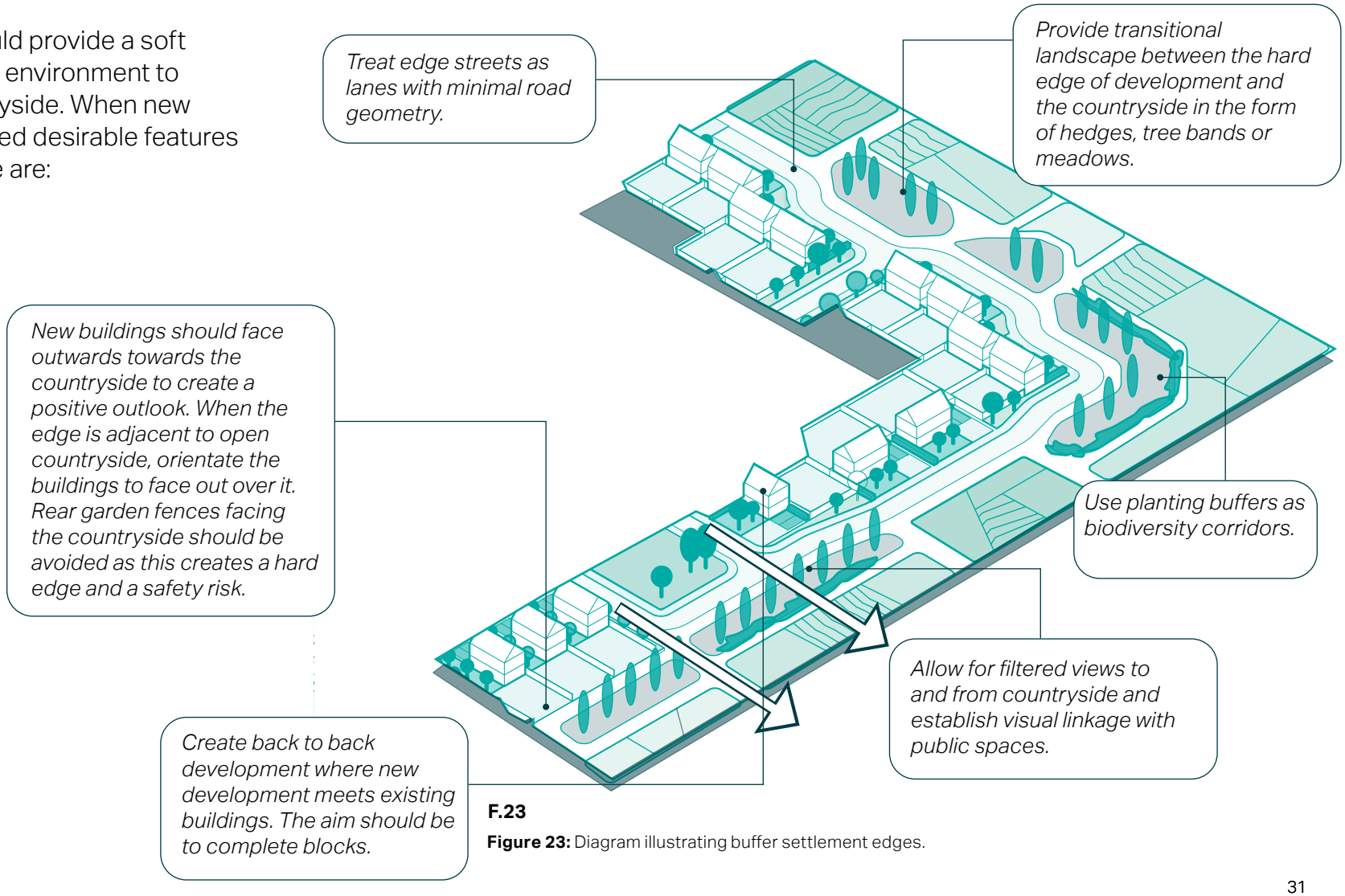

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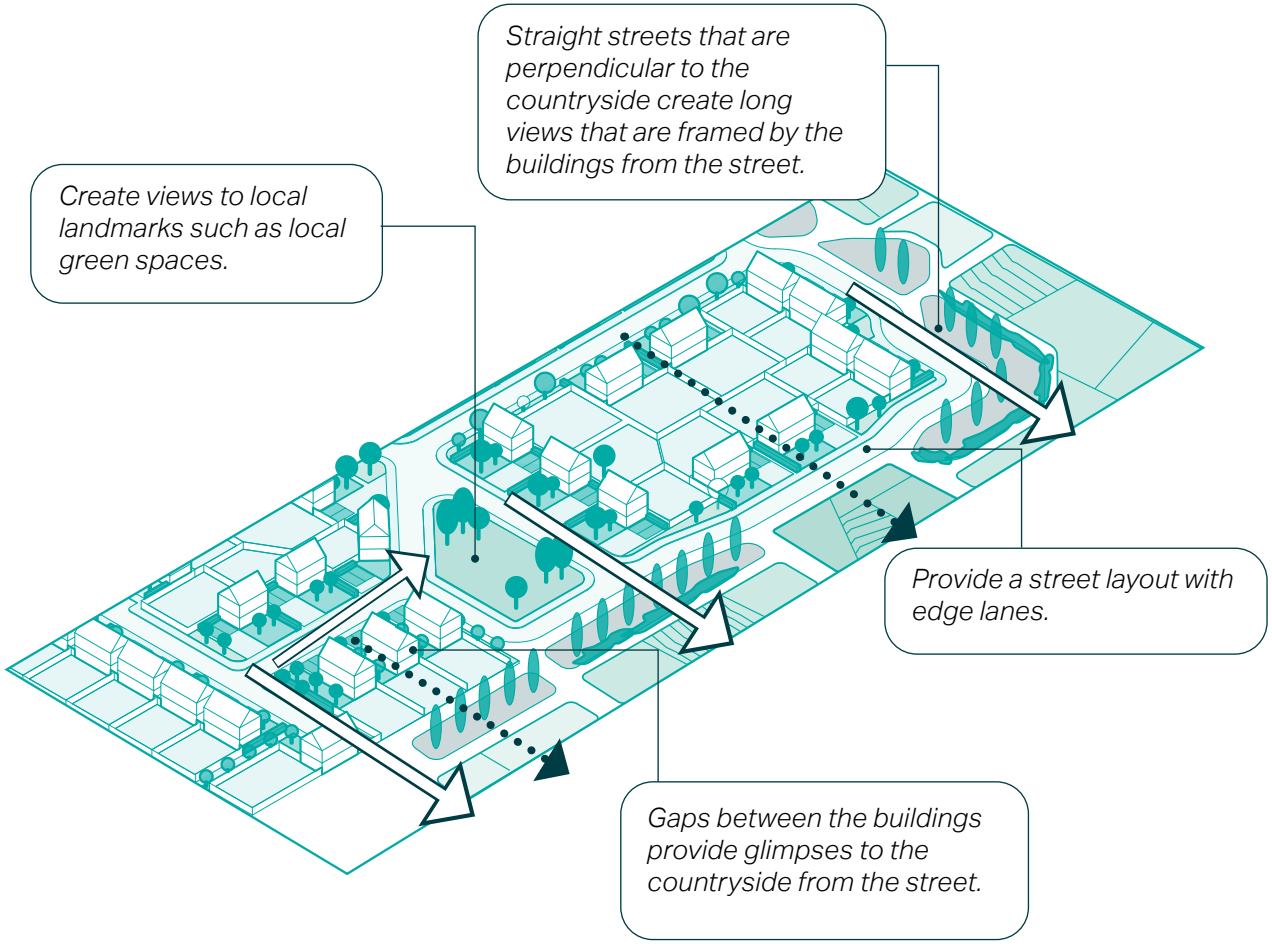
Figure 23: Diagram illustrating buffer settlement edges.

LP5 Important views

Within Walsham le Willows, numerous views enhance the built environment making a vital contribution to the picturesque character of the village. These views also play a fundamental role in sustaining the connection between the built environment and its rural setting. Important views in Walsham le Willows 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 Walsham le Willows. 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 village. Guidance for creating these views includes:



LP6. 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.
- Local landmark buildings or distinctive building features such as towers or chimneys can aid legibility.
- Landscape features, distinctive trees and open spaces can also be used as wayfinding aids as well as providing an attractive streetscape.

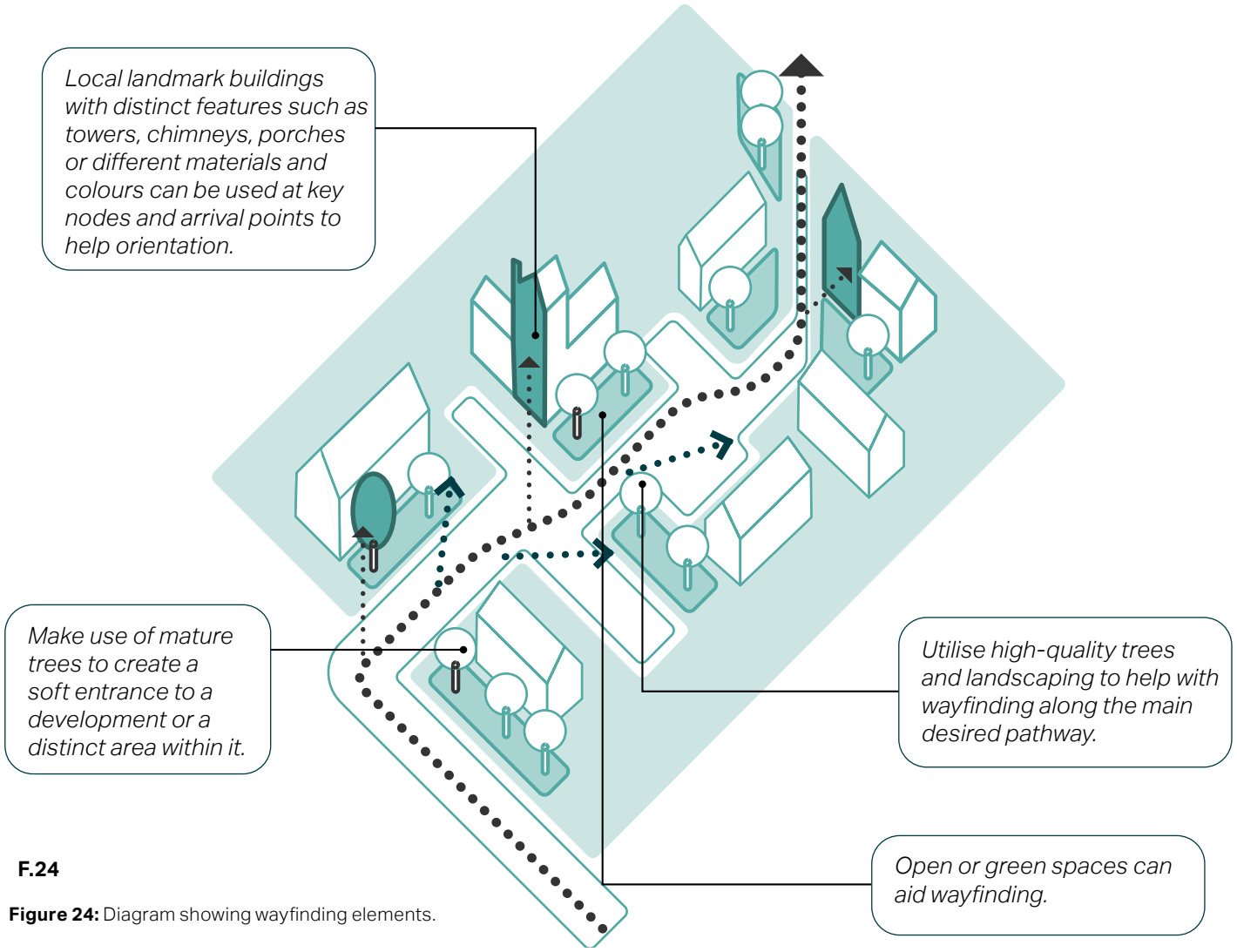


Figure 24: Diagram showing wayfinding elements.

LP7. Street lighting and dark skies

Street lighting should be used appropriately throughout the village and the countryside to minimise the impact on existing dark skies, reducing light pollution that disrupts natural habitats. Some design considerations for street lighting includes:

- Ensure 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.
- Consider lighting schemes that could be turned off when not needed (part night lighting) to reduce any potential adverse effects.
- Reduce the impact on sensitive wildlife receptors throughout the year, or at particular times by turning the lighting down or off.
- Any light should be justified with a clear purpose and benefit.
- 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.
- Lights should be shielded with a lamp shade and directed downwards.
- Energy efficient light bulbs should be used and they should only be as bright as needed. Warm white light bulbs should be used.

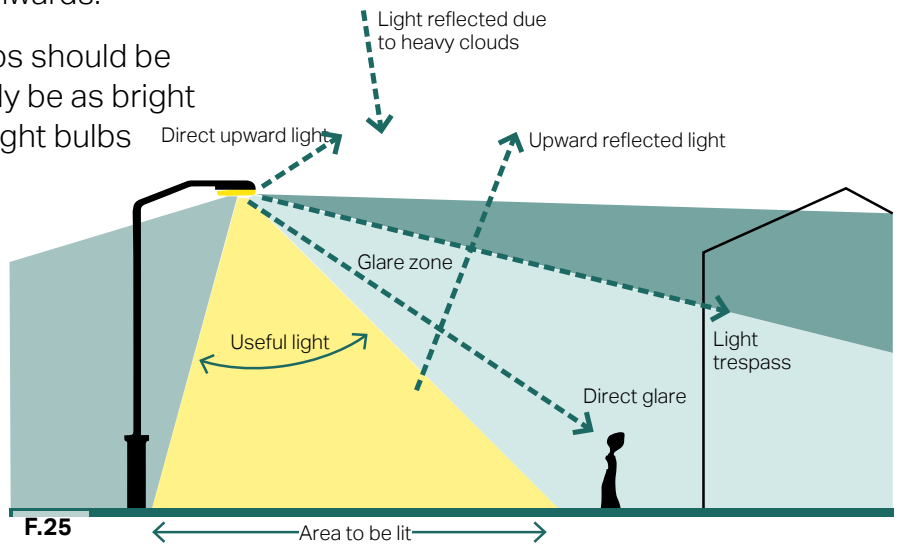


Figure 25: Diagram showing the different elements of light pollution and 'good' lighting.

4.3 Access and movement

AM1. 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. Some guidelines for future development are:

- Routes must be laid out in a connected pattern, whilst cul-de-sacs must be relatively short and provide onward pedestrian and cycle links;
- Streets must incorporate opportunities for street trees, green infrastructure, and sustainable drainage;
- Crossing points must be placed at frequent intervals on pedestrian desire lines and at key nodes;
- Junctions must 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; and
- Sufficient width of footway should be provided to facilitate a variety of mobilities, such as young family with buggies, mobility scooter, wheelchairs, etc. The Department for Transport Manual for Streets (2007)[1] suggests that in lightly used streets, the minimum width for pedestrians should generally be 2m.
- Links to and through the countryside linking different parts of the village should be an integral part of any development.

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

Figure 26: Straight road with the church tower as a landmark for wayfinding.

Figure 27: Footpath connecting one of the more recent developments to the existing village.

AM2. People friendly streets

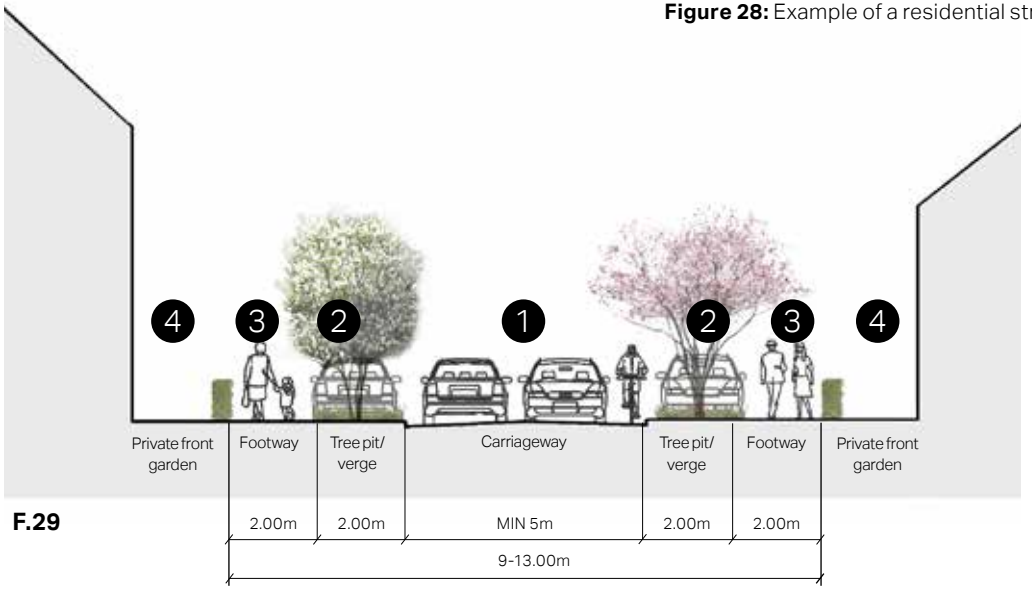
The following pages introduce suggested guidelines and design features including a range of indicative dimensions for street types that may be found smaller developments. New adoptable estate roads should be designed in accordance with the criteria in Suffok Design: Streets Guide[1].

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 should be achieved by design through traffic calming measures such as landscaping and building layout, avoiding the traditional forms of engineered traffic calming such as humps, cushions and chicanes.
- Residential streets should 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 street.

Figure 28: Example of a residential street in Walsham le Willows.



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.

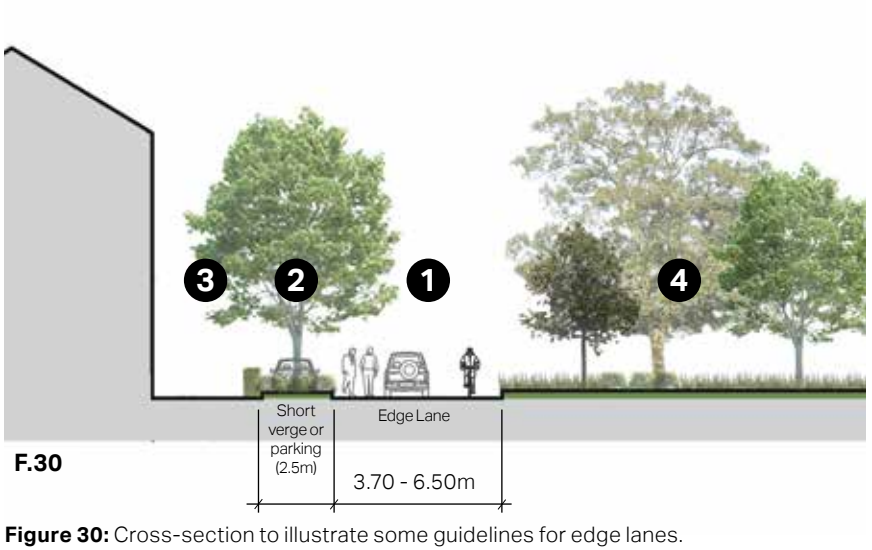
Figure 29: Cross-section to illustrate a residential street.

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

Edge Lane

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

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



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

Figure 30: Cross-section to illustrate some guidelines for edge lanes.

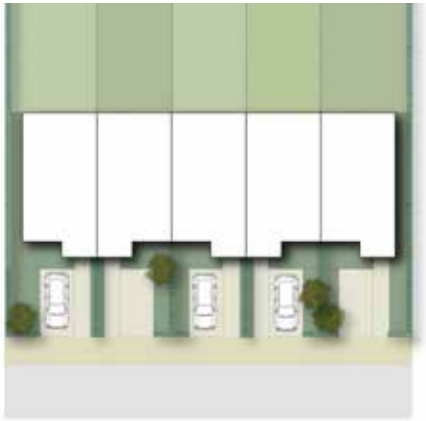
Figure 31: Example of an edge lane within Walsham le Willows.

AM3. Parking typologies

Parking provision should align with Suffolk Guidance for Parking[1].

On-plot parking

- On-plot parking can be located to the front or the side of the main building and can be a covered or open car port.
- High-quality and well-designed soft landscaping should be used to increase the visual attractiveness of the parking.
- Boundary treatments such as hedges, trees, flowerbeds and low walls also increase attractiveness and provide a clear distinction between public and private space.
- Hard standing and driveways must be constructed from porous materials to minimise surface water run-off.



F.32

Figure 32: On-plot front parking.

F.33

Figure 33: On-plot front parking, Walsham le Willows.

F.34

Figure 34: On-plot side parking.

F.35

Figure 35: On-plot side parking, Walsham le Willows.

1 Suffolk Guidance for Parking: Technical Guidance (2019). Available at: https://www.suffolk.gov.uk/asset-library/imported/Suffolk-Guidance-for-Parking-2019-Adopted-by-SCC.pdf

On-plot garage

- Garages should be large enough to accommodate a car, therefore the minimum internal dimensions are 6m x 4m.
- Garages should not dominate the elevation of the building and should be secondary to the main building.
- Garages should reflect the architectural style of the main building and look integral to it.

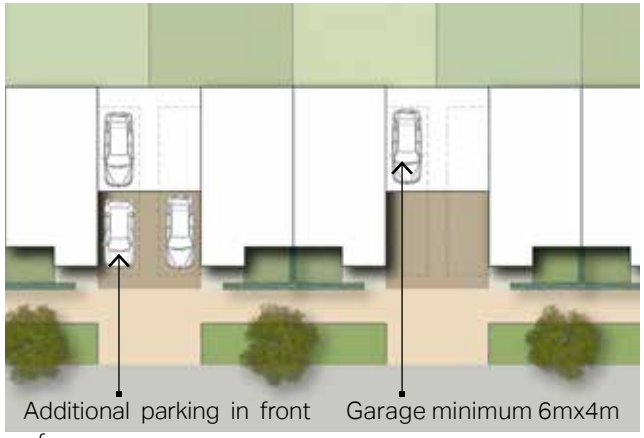


Figure 36: Diagram showing on-plot garage parking.

Figure 37: On-plot garage parking, Walsham le Willows.

On-street parking

- A parallel car parking space should be 2.5m x 6m long. There must not be more than 6 spaces in a row without a break.
- Potential negative impacts on the streetscene can be mitigated by the use of recessed parking bays with planting in between.

Figure 38: Diagram showing on-street parking.

Figure 39: On-street parking, Walsham le Willows.

4.4 Built form

BF1. Enclosure

Enclosure refers to the relationship between public spaces and the buildings that surround them. Within Walsham le Willows the level of enclosure varies throughout the different character areas, for example along The Street there is a much higher level of enclosure than within the Four Ashes character area which has a much more open feel. 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:

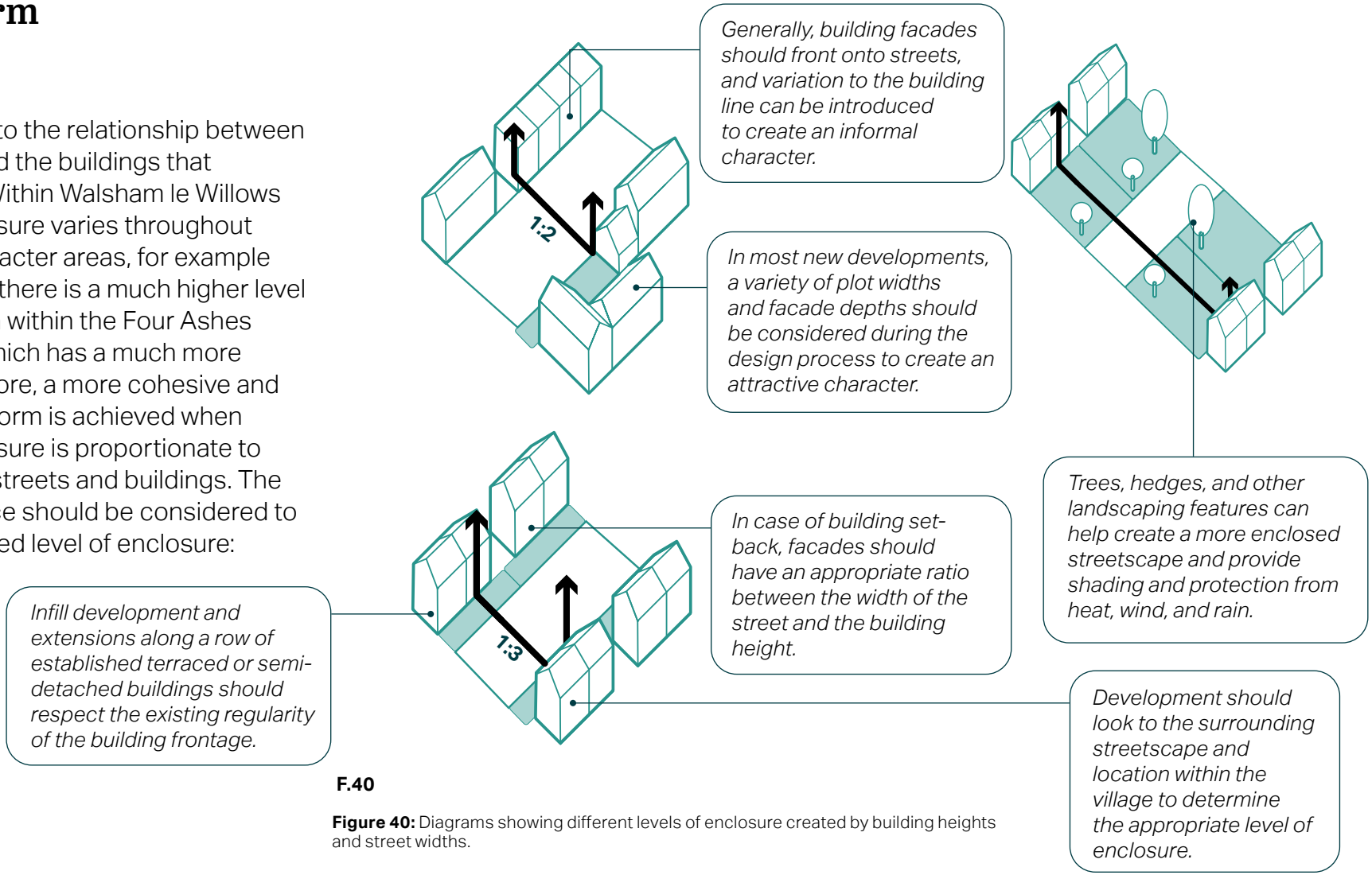


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Figure 40: Diagrams showing different levels of enclosure created by building heights and street widths.

BF2. 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 Walsham le Willows 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:

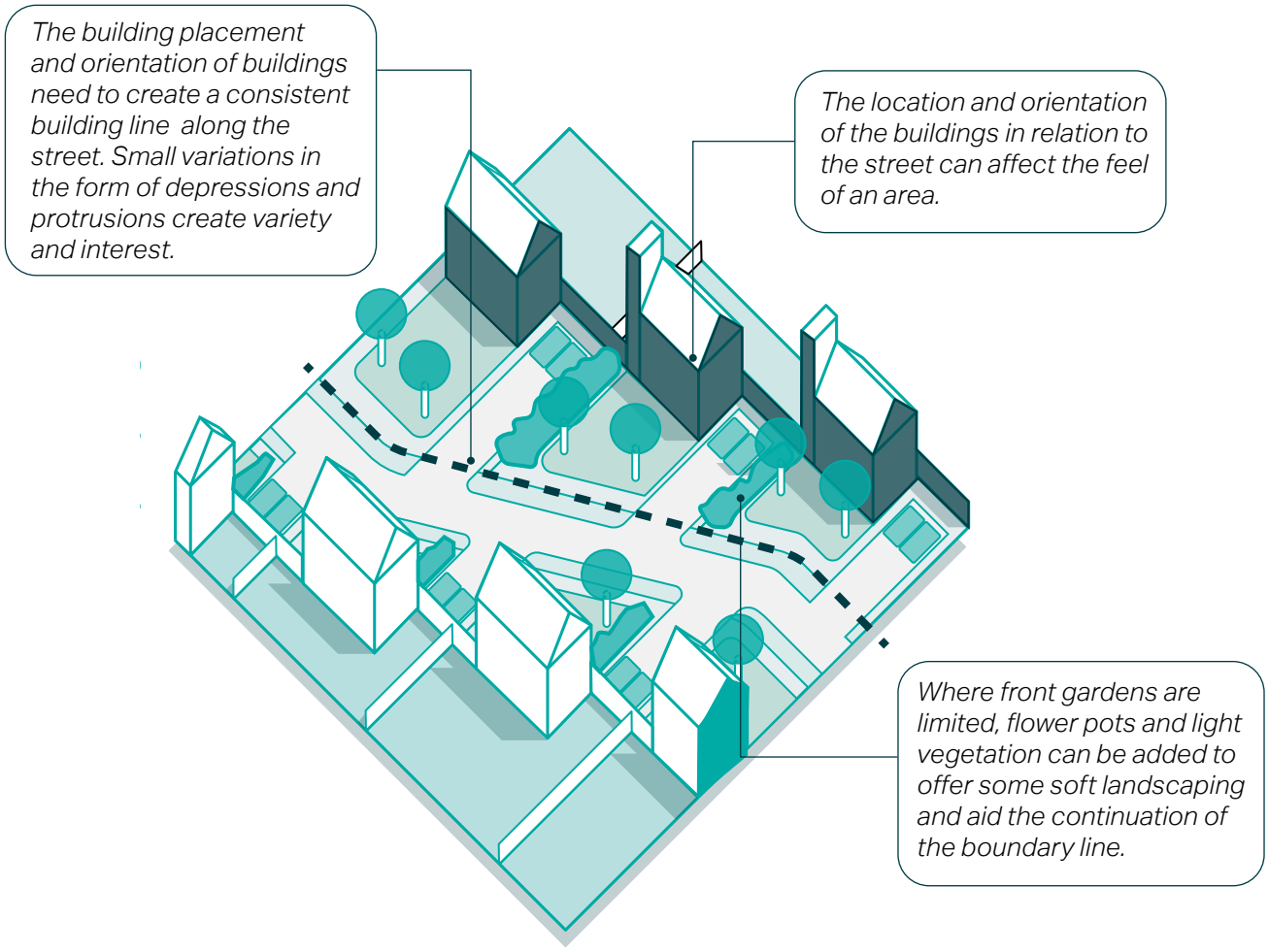

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Figure 41: Diagram showing a continuous building line.

Boundary Treatments

Boundary treatments in Walsham le Willows vary between each different character area, however the areas with the most cohesion within the village 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.

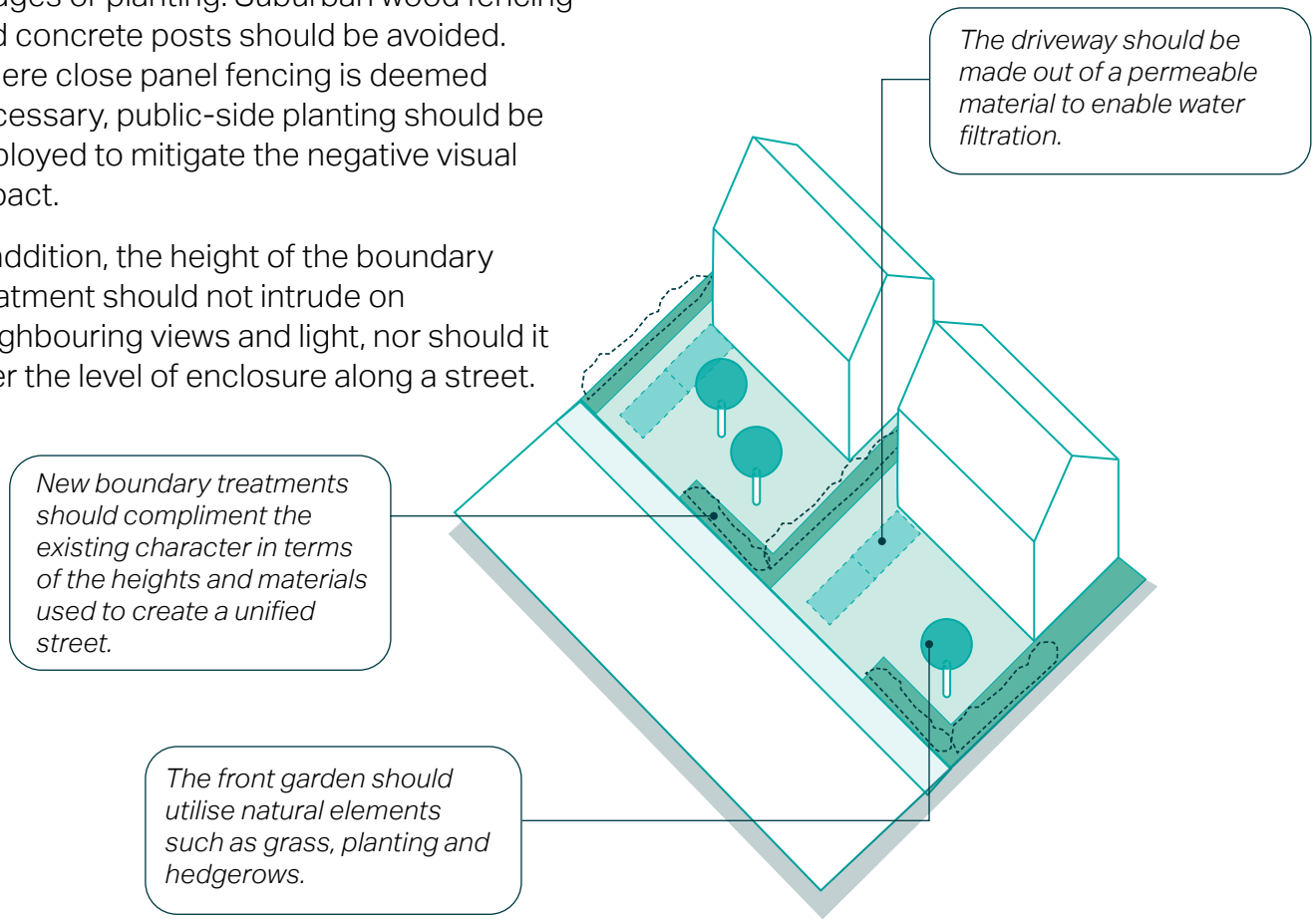

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Figure 42: Diagram illustrating boundary treatments.

BF3. Corner buildings

Corner buildings are a characteristic of Walsham le Willows 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:

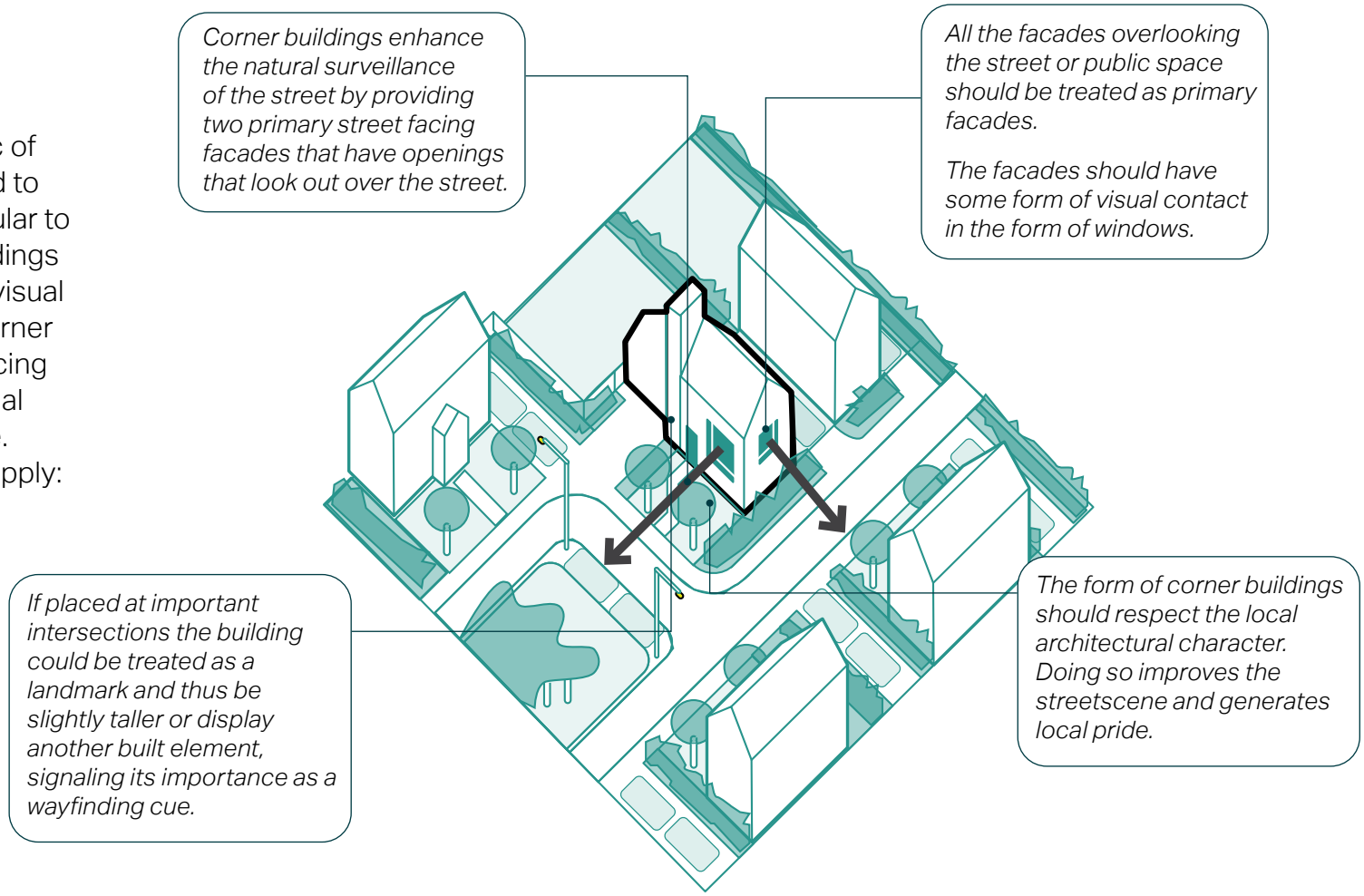

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Figure 43: Diagram showing a corner building with windows on both street facing façades.

BF4. 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 of Walsham le Willows. 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 of Walsham le Willows.

The scale, form and massing of buildings varies according to each character area of Walsham le Willows. Buildings within the Historic Centre 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 footways. Walsham le Willows' 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.

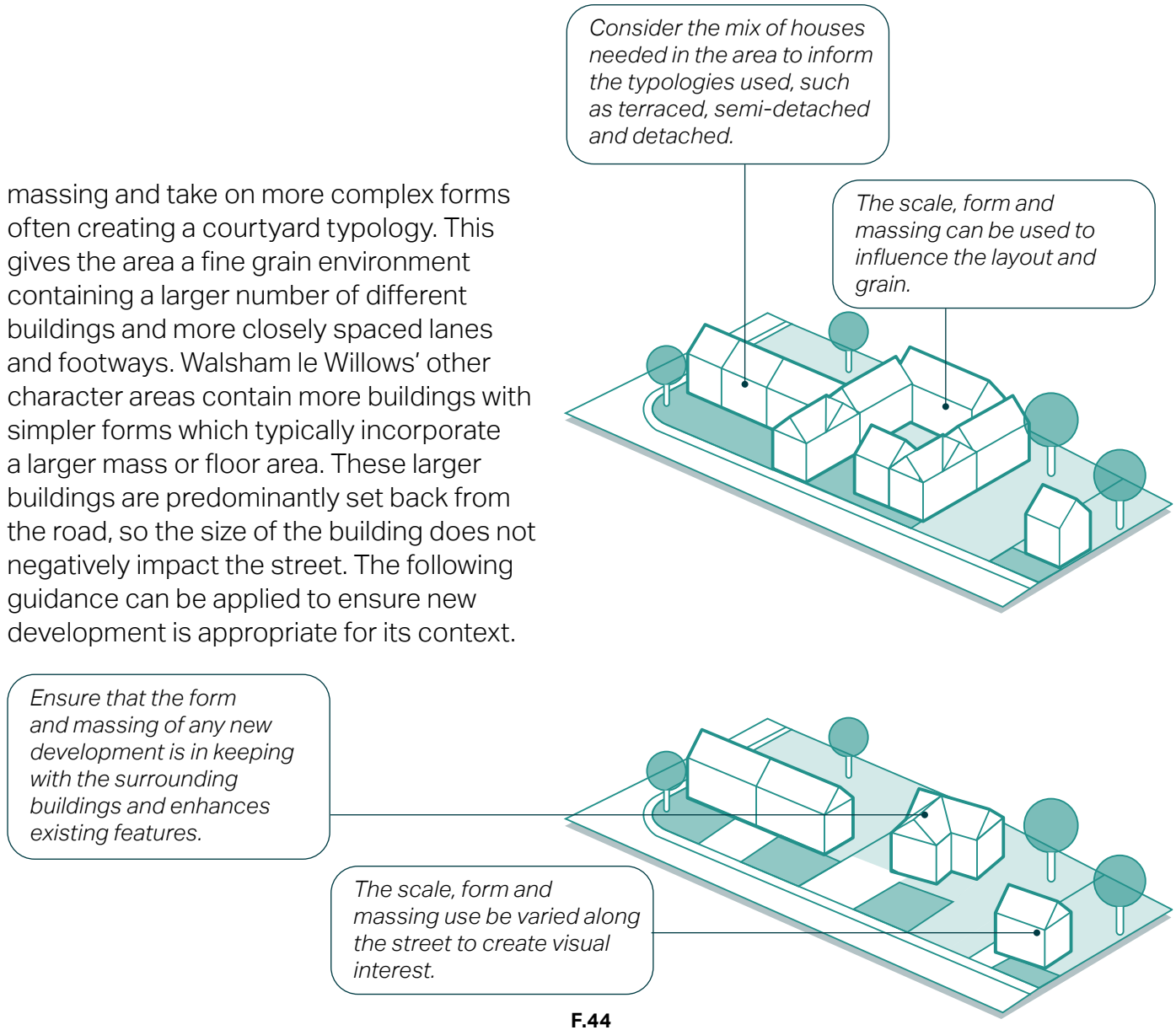


Figure 44: Diagrams showing various types of scale, form and massing.

BF5. Roofline and roofscape

Creating a good variety in the roofline helps make a place attractive and within Walsham le Willows 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 accreted rooflines is what makes the street so appealing.

Furthermore, a number of different roof typologies can be found within Walsham le Willows including pitched, pitched with a gable end, mansard and hipped roofs. Some roof types are more prevalent in different parts of the Neighbourhood Area. More detail on the roof types within each character area can be found in Chapter 5. Some general guidance for rooflines and roofscapes includes:

- Rooflines should be well articulated and in proportion with the dimensions of the building.
- Variations in roof heights and angles along the street, which are typical in Walsham le Willows, should be used to avoid monotonous elevations.
- A variety of roof types should be used taking into account the roof typologies used for the surrounding buildings.
- Local traditional roof detailing and materials should be considered throughout the design process.

Figure 45: Roofline with lots of variation in roof height and pitch within the historic centre.

Figure 46: Roofline with no variations within the modern estate creating a monotonous elevation which is not characteristic of Walsham le Willows.

BF6. Building heights

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

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, these are:

- New buildings should respect the existing character of the Neighbourhood Area 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 be provided to maintain the character of Walsham le Willows. This can be achieved by providing low, two storey dwellings with rooms in the roof with traditional Suffolk dormer windows or mansard roofs alongside traditional two- storey dwellings.

Figure 47: Low two-storey cottage with bedrooms in the roof.

Figure 48: Typical two storey dwelling within Walsham le Willows.

BF7. Building and public realm materials

The combination of architectural features, materials and the colour palette found in Walsham le Willows 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. Some actions for new development include:

- Seek to maximise the reuse of existing buildings.
- Where reusing the building is not possible, parts of the building or the building materials can be recycled and reused in new development providing a sustainable approach to construction which ensures the character of Walsham le Willows is retained through the use of existing materials.

Roof materials and colour palette

The prevalence of different roof materials is notable, however the predominant traditional local materials most often used in Walsham le Willows are local clay pantiles in orange and black, peg tiles and grey slate tiles.

Other roof materials found in Walsham le Willows include glazed pantiles, Dutch tiles, concrete tiles and some thatched roofs in both straw and reed. Furthermore, some buildings have intricately detailed tile patterns such as those displayed on the roof of the Reading Rooms on The Street.

The colours used 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.

Throughout Walsham le Willows, the roofscapes have 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.

Slate tiles | *Red English pantile* | *Glazed pantiles* | *Thatched roof* | *Plain tiles*

Materials

Red | *Orange* | *Grey* | *Black* | *Brown*

Colour Palette

Facade materials and colour palette

Colourful and detailed facades contribute to Walsham le Willows 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.

While brown bricks are not traditional to the area, some later buildings have used these materials and colours.

The colour palette for plasterwork and render is typically warm toned in shades of red, oranges, yellows and creams derived from ochre, a natural clay earth pigment that was added to limewash.


Orange brick


Brown Brick


Pargetting


Yellow Brick


Weatherboard


Render


Brick patterning

Materials


Red


Orange

Yellow


White

Cream

Pink

Colour Palette

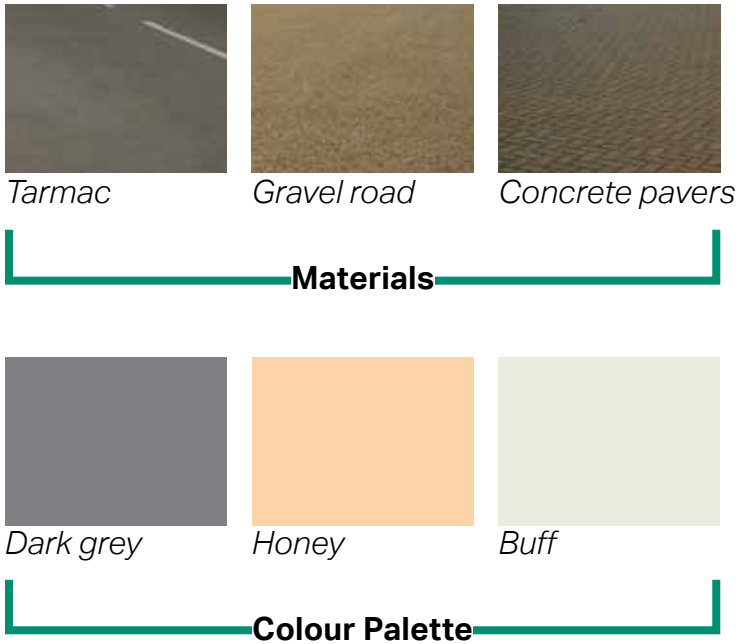
Ground materials and colour palette

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 may 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.

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 travelling cars.



Property boundary materials and colour palette

A variety of boundary treatment materials can be found within Walsham le Willows. 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 village.

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

Brick wall

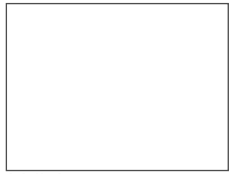
Flint wall

Green hedge

Materials

Red

Brown



White

Green

Colour Palette

BF8. 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.

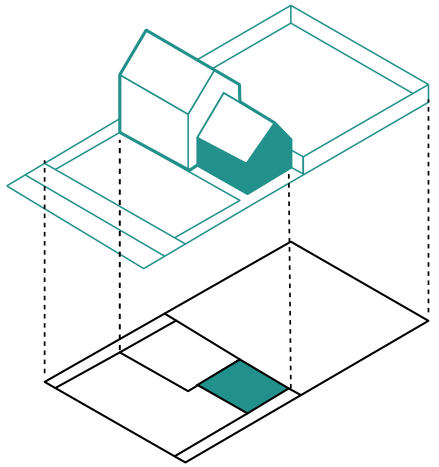


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Figure 49: Diagram showing a side extension.

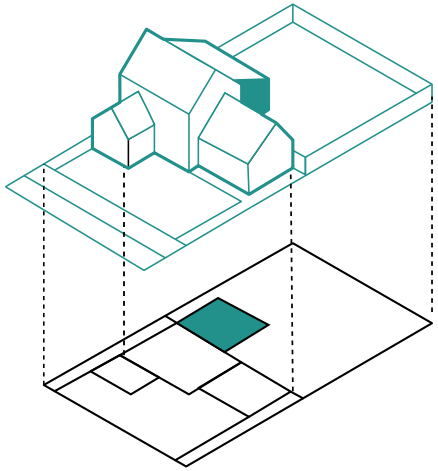

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Figure 50: Diagram showing a rear extension.

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.

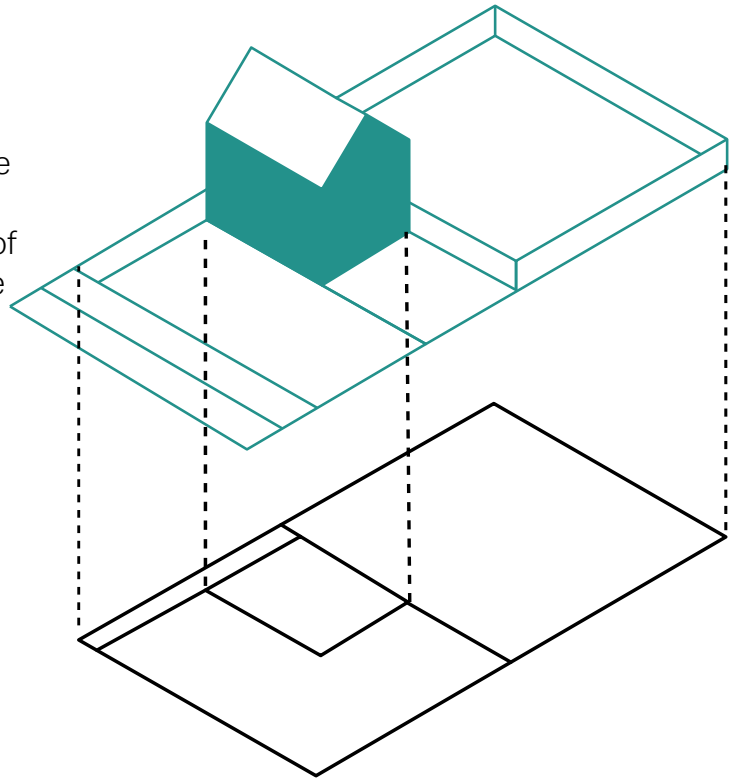

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Figure 51: Diagram showing a barn conversion.

BF9. Energy efficiency in buildings

This section (BF9) contains guidance rather than technical standards or requirements.

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. Walsham le Willows 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.
- Only use techniques and materials that have been demonstrated to be appropriate for the building fabric.
- Interventions should maximise the life expectancy of significant building fabric.

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.

The diagram on the following page describes some of the possible low carbon technologies that can be implemented in new buildings and retrofitted to existing dwellings. One of the key considerations for Walsham le Willows is that:

- 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, the following guidance should be considered:

- 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 consider the visual impact of any intervention that will be visible externally. For example the location of PV panels should not negatively impact the building or its setting and landscape.
- It is important to consider any potential negative effects an intervention might have if it has an interface with the historic building fabric.
- Where possible, materials should be locally sourced to reduce emissions produced from transportation.
- Where air source heat pumps are used, consideration should be taken over the possible impact of associated noise pollution especially on neighbourhood properties.

Figure 52: New build with integrated solar roof panels.

Figure 53: Existing dwelling with original roof covering replaced with PV slate tiles.

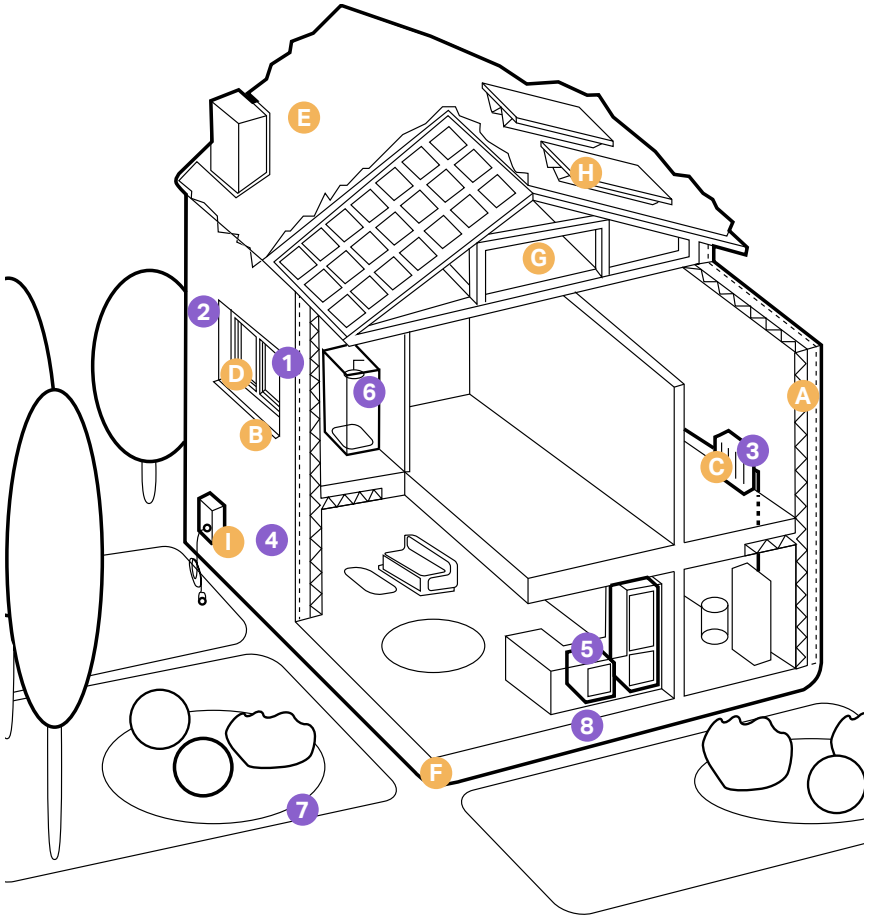

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Figure 54: Diagram showing low-carbon homes in both existing homes and new builds.

Existing homes

1 **Insulation** in lofts and walls (cavity and solid)

2 **Double or triple glazing with shading** (e.g. tinted window film, blinds, curtains and trees outside)

3 **Low- carbon heating** with heat pumps or connections to district heat network

4 **Draught proofing** of floors, windows and doors

5 **Highly energy-efficient appliances** (e.g. A++ and A+++ rating)

6 **Highly 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

Additional features for new build homes

A **High levels of airtightness**

B **Triple glazed windows and external shading** especially on south and west faces

C **Low-carbon heating** and no new homes on the gas grid by 2025 at the latest

D **More fresh air** with mechanical ventilation and heat recovery, and passive cooling

E **Water management and cooling** more ambitious water efficiency standards, green roofs, rainwater harvesting 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 panel**

I **Electric car charging point**

4.5 Landscape, nature and open space

LO1. Create a green network for biodiversity and wildlife

Walsham le Willows 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.

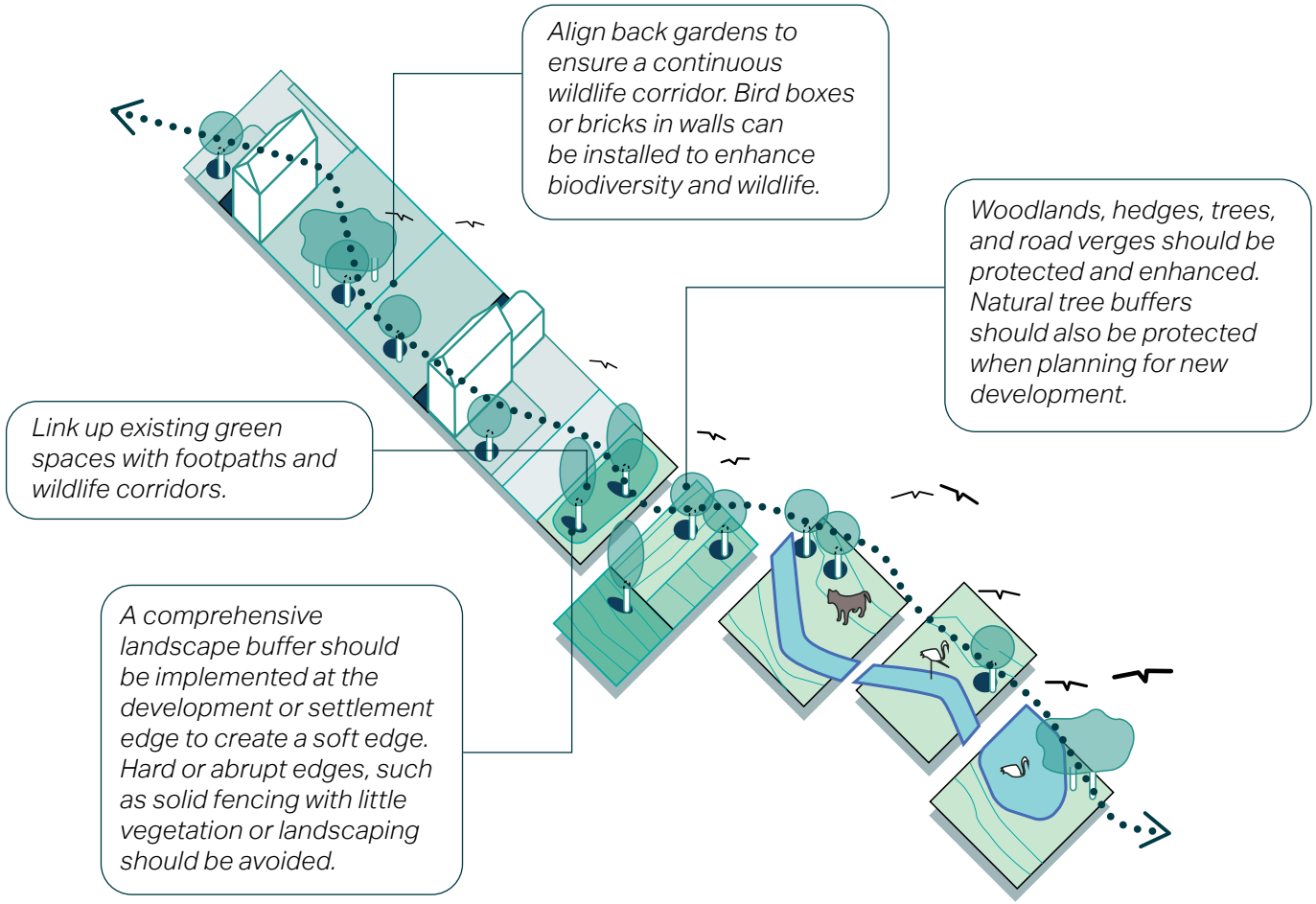


Figure 55: Diagram showing a green network.

LO2. Overlook public space

Within Walsham le Willows there are many examples of buildings fronting onto public green space, such as along Townhouse Road, Staple Close, Grove Park and Mill Close. The layout of houses around a central green space is a highly desirable and important characteristic of Walsham le Willows' residential areas. In this way these existing green spaces should be retained and enhanced. New development proposals should include generous overlooked open spaces.

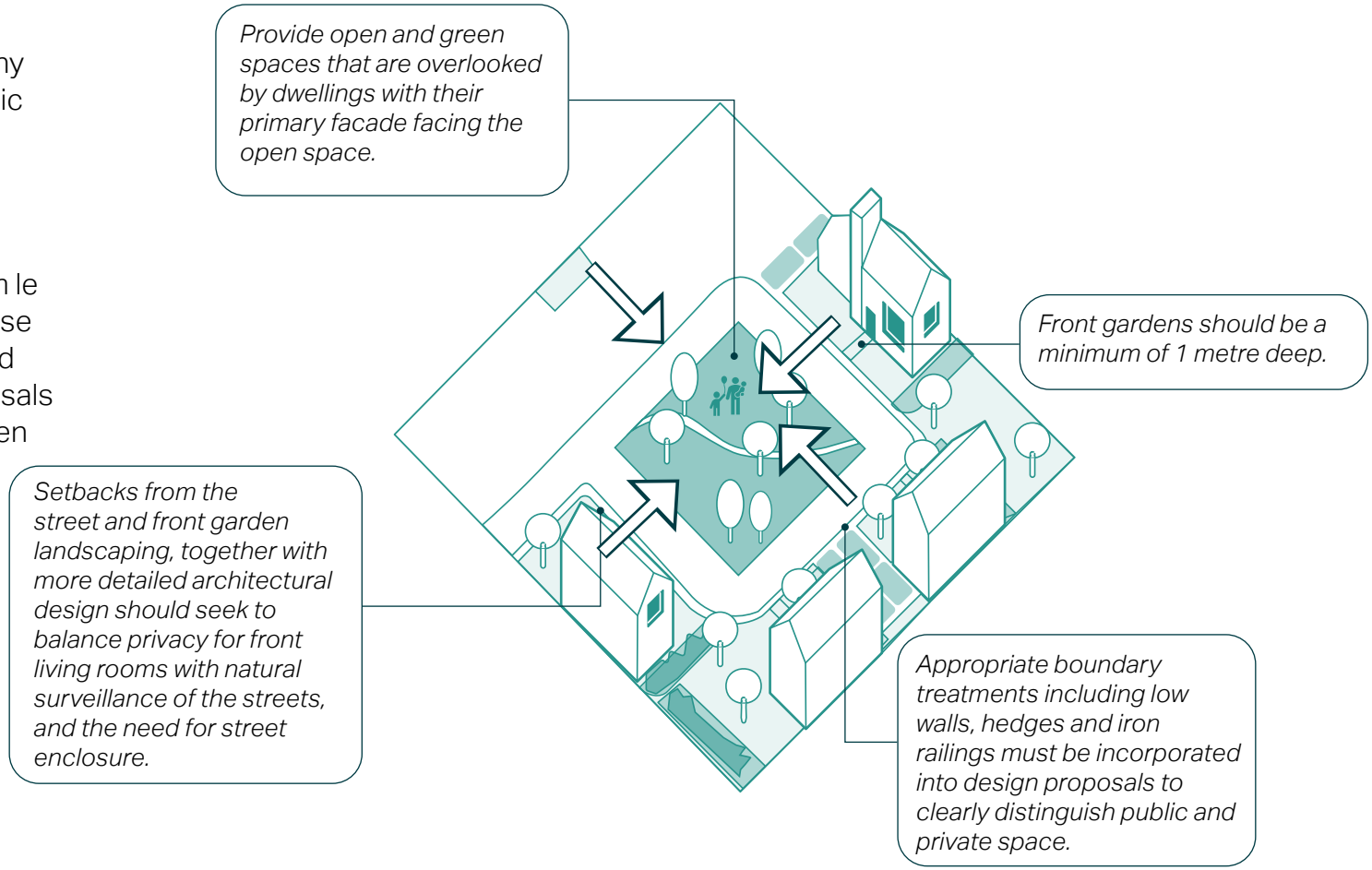


Figure 56: Diagram showing dwellings overlooking public space.

LO3. Landscape and trees

The mature trees, established large hedgerows and wide verges, banks and ditches flanking the approaches to Walsham le Willows 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.

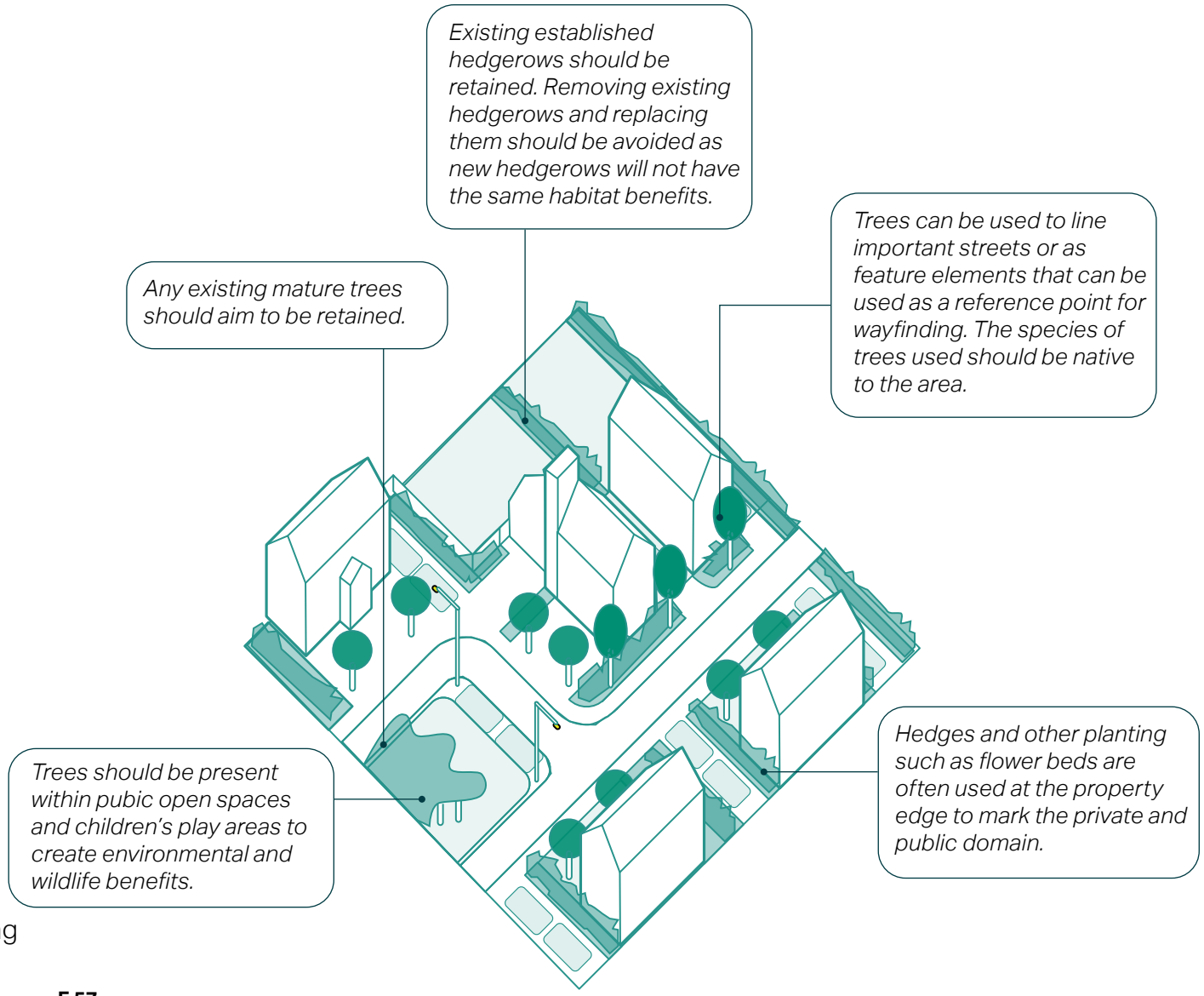


Figure 57: Illustrative diagram of landscaping and trees in a residential area.

LO4. 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.

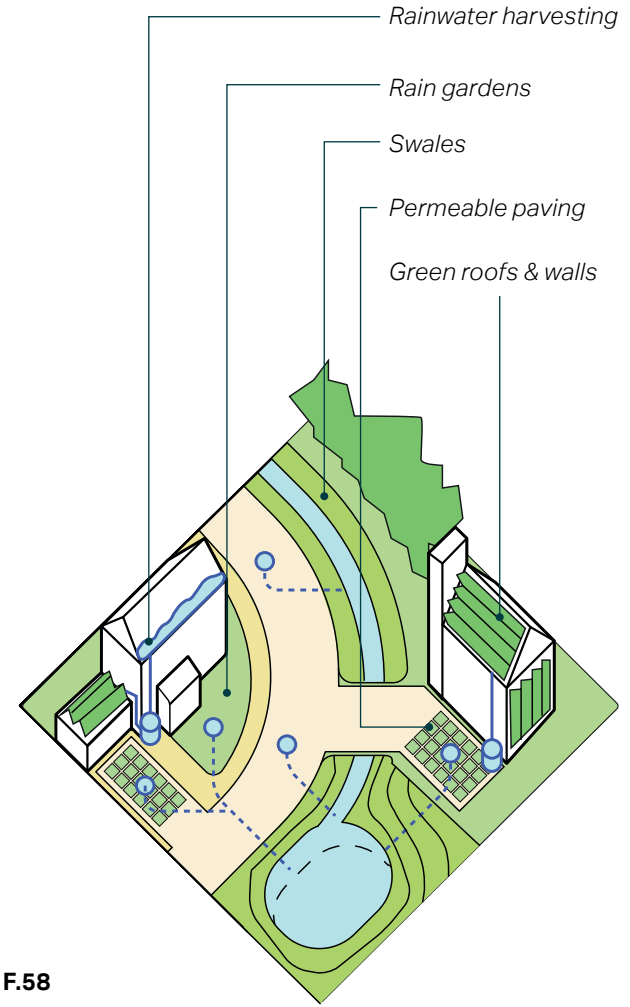
The following guidance relates to the design of SuDS for place-making value. It does not go into detail about the technical requirements needed for effective SuDS. Further information on the design of SuDS can be found in the Suffolk Local Flood Management Strategy, Appendix A Sustainable Drainage Systems a Local Design Guide[1].

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

Siting and layout

Planning for SuDS at the outset of a proposal reduces costs and land take. Therefore, some design considerations for the siting and layout of SuDS are:

- Start with 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.
- Roads and housing layouts should be planned together with SuDS taking into account the 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.



F.58

Figure 58: Diagram showing a comprehensive system of green and blue infrastructure.

Design principles

SuDS should seek to provide multiple functions and benefits where possible. Some design considerations for ensuring SuDS are integrated and attractive include:

- Arrange dwellings so they are overlooking SuDS such as a storage basin.
- In damp or boggy basins long vegetation should be provided to encourage habitat creation.
- Shallow basins can provide additional uses such as an open green space for recreation and children's play areas.
- Stones can be used to reduce the risk of erosion of swales from passing vehicles and they provide an additional aesthetic element.
- Permeable paving can 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 59: Central swale lined with trees and a cycle lane through the middle, Ipswich.

Figure 60: Dwellings overlooking central basin with long vegetation, Ipswich.

4.6 Development proposal checklist

As the design guidance and codes in this chapter cannot cover all design eventualities, this section provides a number of questions based on established good practice against which the design proposals should be evaluated.

4.6.1 General questions to ask and issues to consider when presented with a development proposal

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 taken into account the context and provided an adequate design solution.

As a first step there are a number of ideas or principles that should be present in all proposals. These are listed under 'General design guidelines for development'. Following these ideas and principles, a number of questions are listed for more specific topics on the following pages.

1

General design guidelines for new development:

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

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 not?
- 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

Buildings layout and grouping:

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, 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?

5

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?

6

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? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

7

Household extensions:

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in situ to reduce waste and embodied carbon?
- Have bird boxes and provision for wildlife been considered in the design of the household extension?

8

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?

9

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?

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?

Character Area Design Guidance and Codes

05

5. Character Area Design Guidance and Codes

This section provides more specific design guidance and codes for the eight character areas identified in Chapter 3.

5.1 Introduction

The more detailed guidance and codes provided in this section relate specifically to the seven character areas identified in Walsham le Willows; the Historic Centre, Grove Park/ Palmer St, Four Ashes, Wattisfield Rd, Business Area, Modern Estate, and Countryside.

Each character area has its own unique attributes which need to be retained and enhanced. These descriptions also identify challenges and issues which require improvement in order to ensure these different locales are in keeping with the overall character of Walsham le Willows.

For each character area, the existing characteristics have been listed along with the proposed character for the area. A set of codes for the street and for the built form then demonstrate how the proposed character can be achieved in each area.

5.2 Historic Centre

Character area 1:

The priority for the Historic Centre is to retain and enhance its historical significance as well as provide a centre for the community.

5.2.1 Existing characteristics

- Buildings run along the path of the river valley east to west with dwellings sited directly on the street edge and others sitting behind or at right angles to them these configurations being a unique characteristic of this part of the village.
- The Street has a footpath on both sides of the road from the church to the Old Post Office, beyond here there is only a narrow footpath or no footpath on the north side of the road. However, a metalled lane or footway runs parallel but on the south side of the stream.
- The Historic Centre presents both residential and commercial uses. Many of the former shops and workshops along The Street have been converted to residential dwellings while still maintaining their characteristic frontages. These together with the unexpected tapestry of alternating eaves and gables dating from the C19th back to the late C14th blend to create a street view reflecting Walsham le Willows' rich and varied history from its agrarian origins to its role as an important trading centre for surrounding villages in the C18th and 19th. The vestiges of this trading heritage are evidenced in the careful preservation of many original shop windows which survive alongside fine examples of upper storey casement and mullion windows.

- Most buildings are pre C19th or Victorian, a high proportion of these are C16th timber framed buildings. Older building frontages are weatherboarded or lime rendered often in a colour washed in a symphony of the palette of cream, yellow and pink ochres which characterise this part of Suffolk, among them The Dages with its surviving 16th jettied upper storey. More recent dwellings use locally derived orange brick. There is a rich tapestry of roof types, exhibiting interesting variations in pitch and colour. Roofing materials include both straw and reed thatch, Suffolk pantiles, slate and peg tiles. The Victorian Reading Rooms has a highly decorative fish scale slate roof with fleur-de-lis cresting.
- The majority of buildings are detached but there are a few semi-detached cottages. Buildings for the most part are two storeys with a handful of three storey houses and bungalows.
- Along the Causeway and Summer Road are sited four of Walsham le Willows' most iconic houses, colloquially known as the 'Martineau Cottages' they were constructed using locally sourced oak and traditional building techniques. Commissioned by the Martineau family in the mid C19th as model housing for their farm workers in the 'mock Jacobean or Arts and Crafts genre, they capture with clarity and charm the spirit of several old vernacular styles and include ornate chimneys, herringbone brick facades and texts engraved on beams bressummers and bargeboards.

5.2.2 Proposed character

- Retain the strong sense of enclosure along The Street.
- Retain existing green areas as well as enhancing greenery within the street scene.
- Ensure the unique layout it preserved and used as a precedent for any future development.
- Ensure the highly decorative and detailed elements of buildings is preserved and enhanced and the celebrated historical features as well as high level of craftsmanship found here is used as inspiration for future development.

5.2.3 Historic Centre street codes

The following codes highlight design guidance that relate to the streetscene within the historic centre.

HS1. Permeability

Enhance the pedestrian environment by providing 2m wide footpath where possible.

HS2. Street trees

Introduce street trees in appropriate locations along the street.

HS3. Setbacks

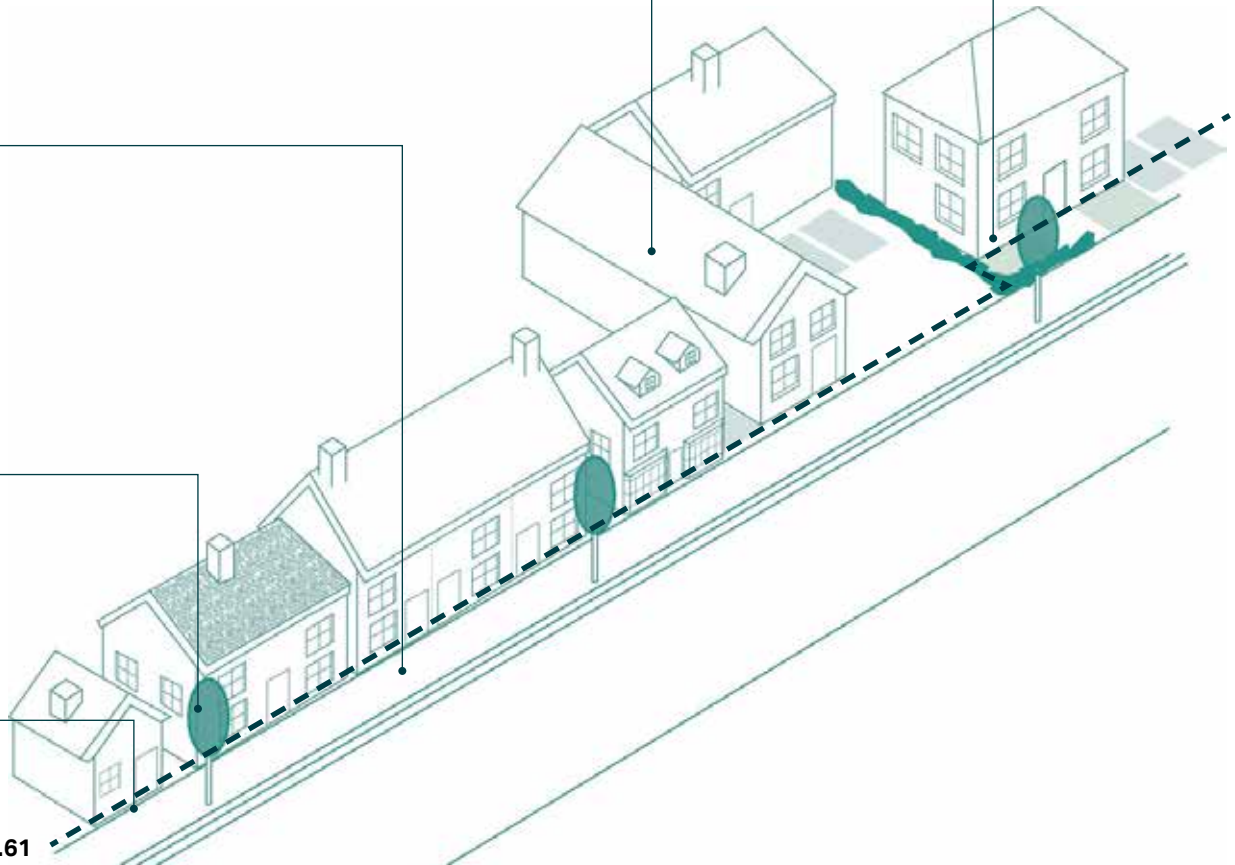
The buildings should have no setback with direct access to the building from the street or a small setback.

HS4. Building orientation

Buildings should be orientated to face the street or be perpendicular to the street, creating a yard space.

HS5. Building line

Generally there should be a strong building line along the street.



F.61

Figure 61: Diagram showing a typical street and design codes for the Historic Centre.

5.2.4 Historic Centre built form codes

The following codes highlight design guidance that relate to the built form within the Historic Centre.

HB1. Roof line

Roofs should have different heights and pitches to create visual interest along the street. This variation in roof line should be used as a precedent for future development.

HB2. Roof types

A variety of roof types including hipped and pitched roofs with different angles.

HB3. Heights

Buildings range from bungalows up to three storeys, however most buildings are two storeys.

HB4. Decorative features

Many buildings have decorative features such as pargeting and ornate chimneys. These features should be retained and can be used as inspiration for future development.

HB5. Shop frontages

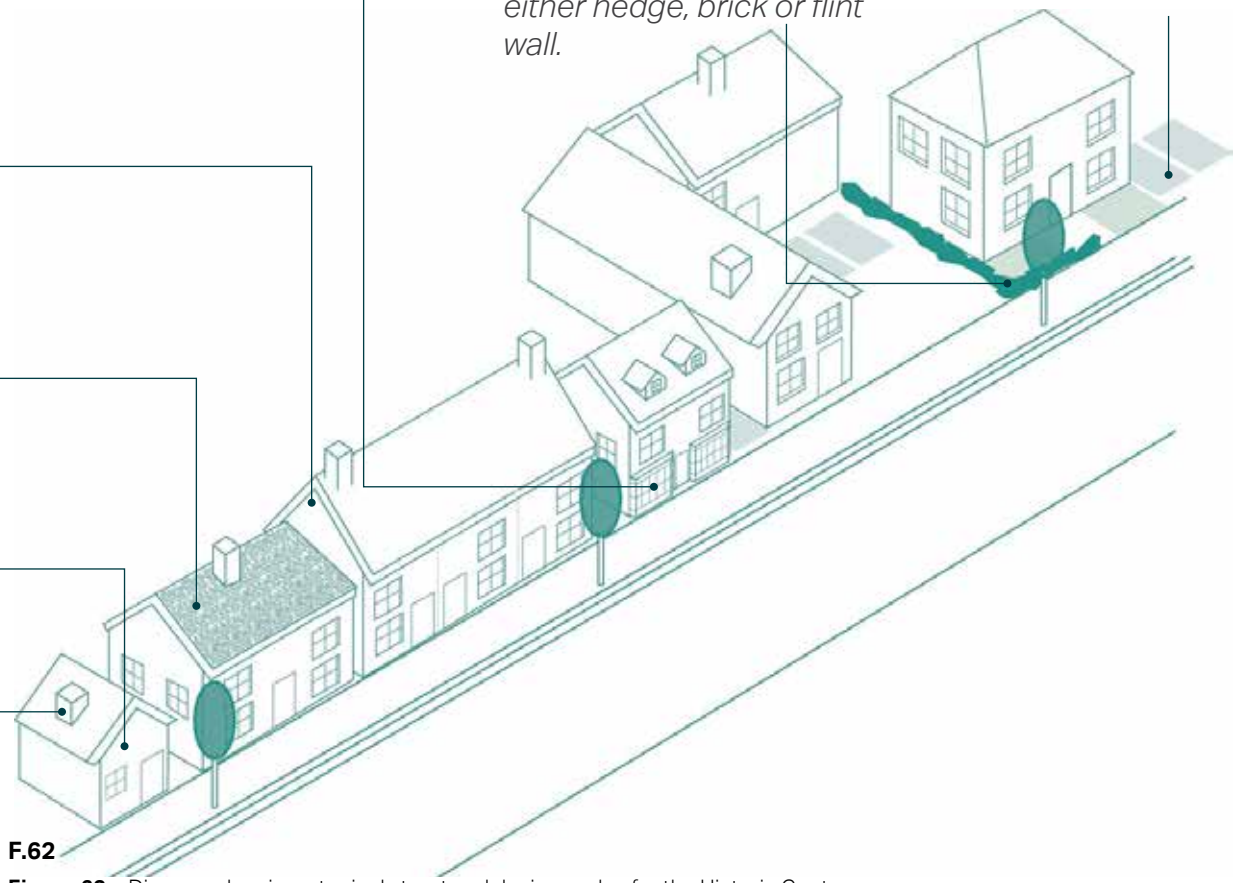
Shops that have been converted to dwellings should retain the historic shop frontages.

HB6. Boundary treatment

Where the building is setback from the street there should be a boundary treatment of either hedge, brick or flint wall.

HB7. Car parking

Where possible on-plot car parking should be provided either to the side or in front of the building.



F.62

Figure 62: Diagram showing a typical street and design codes for the Historic Centre.

5.3 Grove Park/ Palmer St

Character area 2:

The priority for the Grove Park/ Palmer St area is to retain a rural feel by protecting green features and ensuring any development is appropriate for the setting.

5.3.1 Existing characteristics

- Rural residential area which partially encompasses parkland which is not accessible to the public but provides rural views.
- The dwellings are predominantly C20th local authority houses with large front and back gardens as well as gaps between the buildings to allow for views to the countryside.
- The houses are almost all two storeys but use a range of materials and have varied roof types including mansard hipped roofs.
- The Grove is a substantial Georgian mansion that is surrounded by the parkland and concealed by well-established hedges and mature trees.
- There are communal green areas with houses overlooking the open spaces.
- There is a children's play area along Townhouse Road.
- Most of the streets have a footpath on one side, a few streets have no footpath and are more like a lane.

5.3.2 Proposed character

- Retain the sense of spaciousness and openness throughout the area.
- Ensure that any development respects the gaps and views to the countryside in order to retain the rural atmosphere.
- Protect green spaces, hedges and mature trees and enhance where possible to maintain the green feel of the area.
- Maintain a range of housing styles and materials throughout the area that are in keeping with the existing.

5.3.3 Grove Park/ Palmer St street codes

The following codes highlight design guidance that relate to the streetscene within the Grove Park/ Palmer St area.

GS1. Gaps and filtered views

Buildings should have generous gaps in between to allow for filtered views to the countryside.

GS2. Building line

The building line can be more informal with some indents and protrusions.

GS3. Setbacks

The buildings should have a generous setback from the street to create an open feel.

GS4. Mature trees and hedgerows

Retain and enhance mature trees and hedgerows that line the street.

GS5. Views to countryside

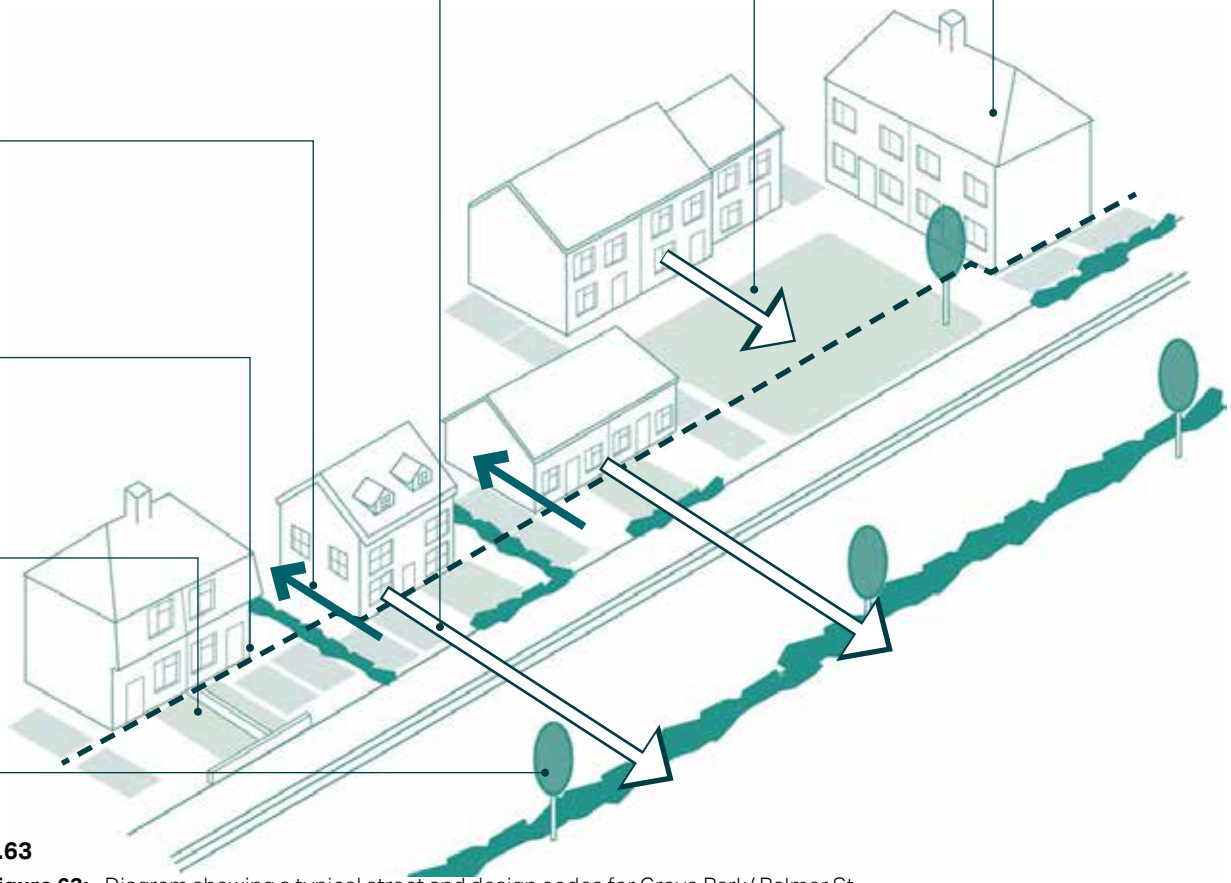
Buildings should be orientated to look out over the countryside.

GS6. Overlook green space

Buildings should be arranged so that their primary facade overlooks the green space.

GS7. Building orientation

Most buildings should be parallel to the street with some perpendicular when overlooking green space.



F.63

Figure 63: Diagram showing a typical street and design codes for Grove Park/ Palmer St.

5.3.4 Grove Park/ Palmer St built form codes

The following codes highlight design guidance that relate to the built form within the Grove Park/ Palmer St area.

GB1. Roof types

Roof types are varied including mansard, pitched and hipped roofs.

GB2. Heights

The majority of the buildings in this area are two storeys in height, therefore any development should respect the existing heights.

GB3. Car parking

On-plot car parking should be provided for each dwelling either in front, to the side or within a garage.

GB4. Boundary treatment

There should be consistent boundary treatments at the property edge using materials such as hedges and brick walls.

GB5. Architectural features

A number of features can be seen in this character area including dormer windows, porches and chimneys.

GB6. Front gardens

Dwellings should have front gardens with grass and vegetation. Paving over front gardens should be avoided.

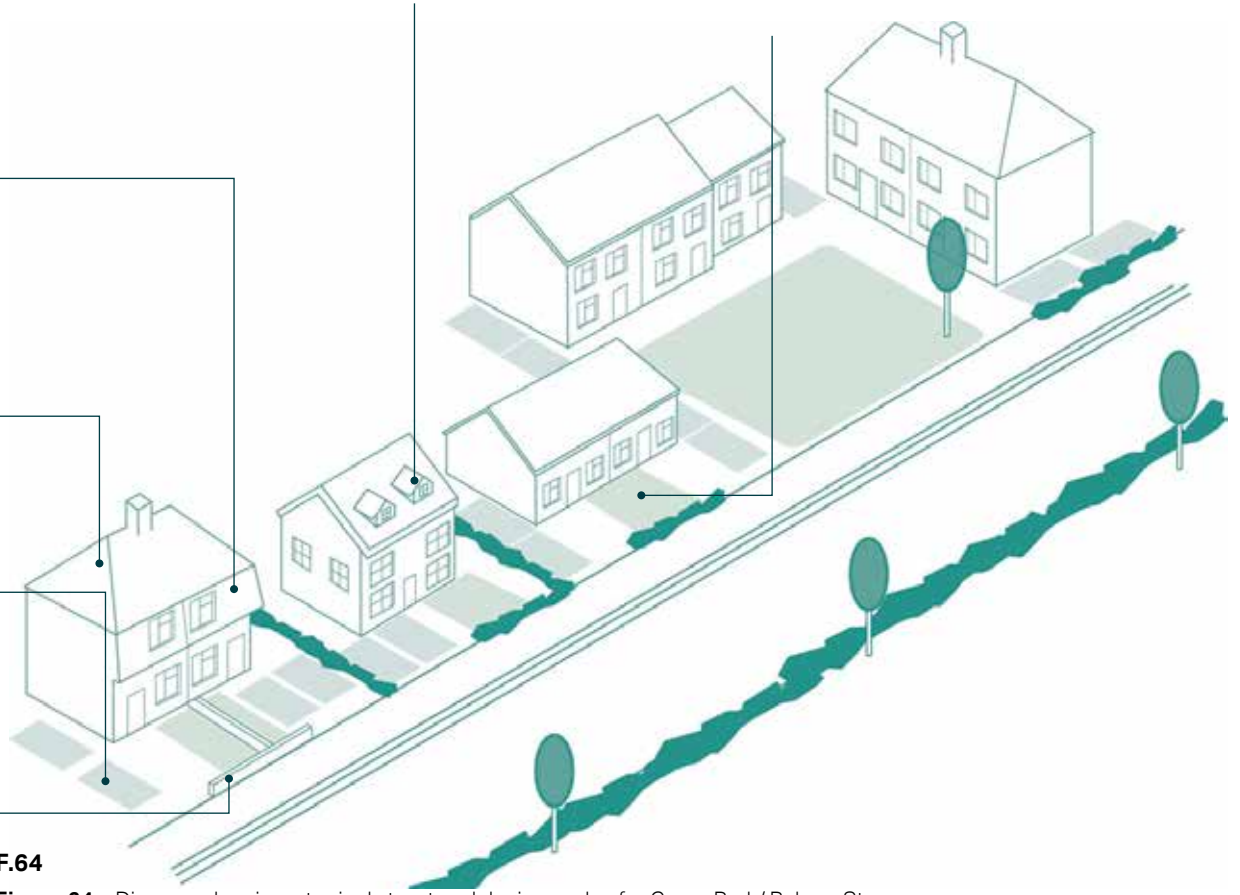


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Figure 64: Diagram showing a typical street and design codes for Grove Park/ Palmer St.

5.4 Four Ashes

Character area 3:

The priority for the Four Ashes is to retain the semi rural residential character.

5.4.1 Existing characteristics

- Distinct area separated from the village centre by parkland. It is a semi-rural and residential area.
- The Four Ashes has a linear layout meaning that many of the dwellings back onto open fields.
- There are footpaths in some areas such as from the Grove to Four Ashes Corner, however this ends at Moore's haulage yard.
- Dwellings have a large setback from the street with large front gardens and space for parking.
- Some of the dwellings have mature trees in the front garden adding to the green feel of the area.
- There is a mixture of old and new houses including some listed buildings. The buildings are a mixture of styles and materials.

5.4.2 Proposed character

- Retain the semi rural, residential feel of the area.
- Ensure there are good pedestrian links throughout the character area.
- Ensure buildings and development is in keeping with the semi rural character of the area.

5.4.3 Four Ashes street codes

The following codes highlight design guidance that relate to the streetscene within the Four Ashes character area.

FS1. Footpaths and green verges

Where possible, a footpath or a green verge should line one or both sides of the street.

FS2. Street trees

Introduce street trees in appropriate locations along the street.

FS3. Setbacks

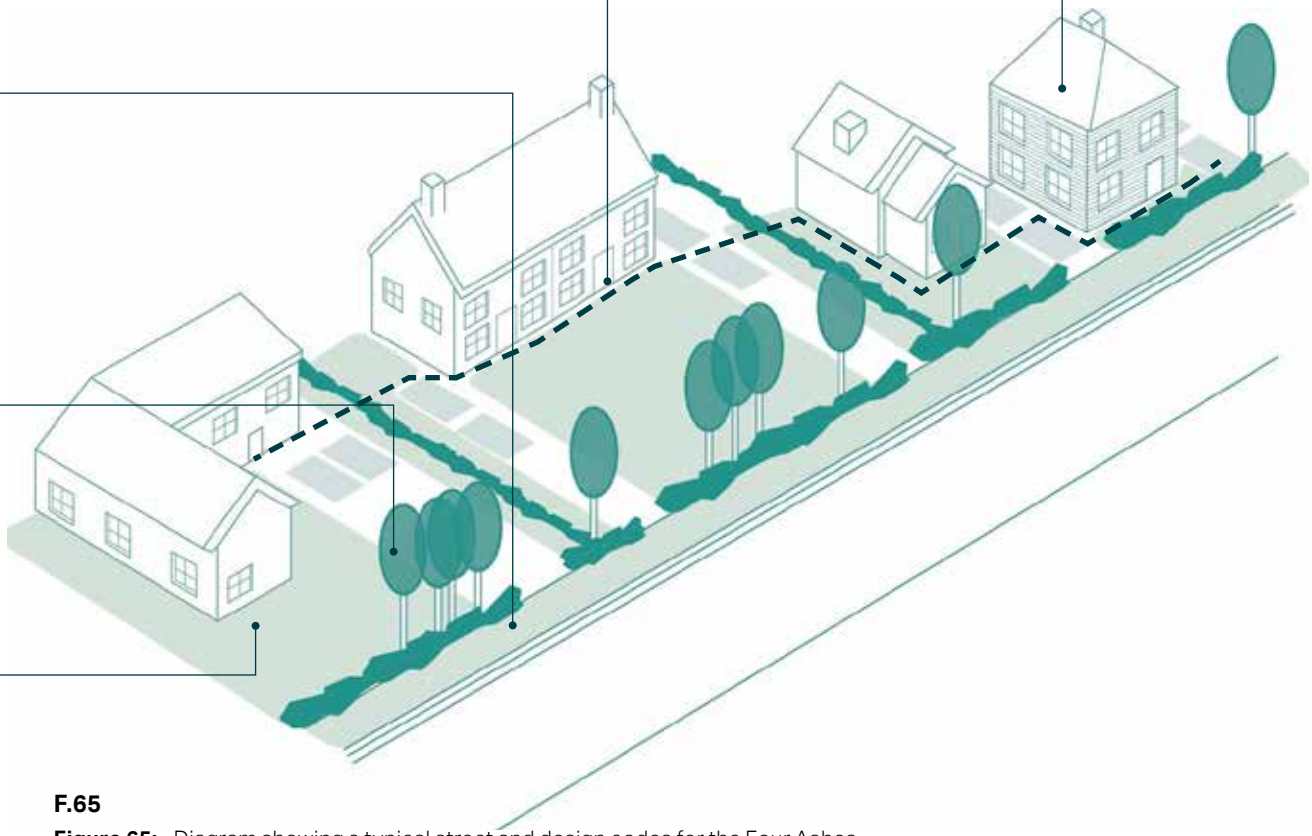
The buildings should have a generous setback from the street.

FS4. Building line

The building line should be more informal to retain the semi rural feel.

FS5. Building orientation

Buildings should be orientated to face the street and when on a corner should have openings on both street facing facades.



F.65

Figure 65: Diagram showing a typical street and design codes for the Four Ashes.

5.4.4 Four Ashes built form codes

The following codes highlight design guidance that relate to the built form within the Four Ashes character area.

FB1. Building form

Buildings should have good variation in their form and massing to retain the individual, unique nature of each dwelling.

FB2. Roof types

There should be variation in the roof types including multiple pitched roofs and gable ended pitched roofs.

FB3. Heights

The majority of the buildings are two storeys in height.

FB4. Mature trees

Mature trees at the boundary edge of properties should be retained.

FB5. Front gardens

Dwellings should have generous front gardens that are vegetated.

FB6. Boundary treatment

Dwellings should have a consistent boundary treatment using hedges, mature trees, brick or flint walls or fence.

FB7. Car parking

Where possible on-plot car parking should be provided either to the side or in front of the building.

F.66

Figure 66: Diagram showing a typical street and design codes for the Four Ashes.

5.5 Wattisfield Rd

Character area 4:

The priority for Wattisfield Rd is to improve the streetscene and retain a mix of housing throughout the area.

5.5.1 Existing characteristics

- Predominately a residential area forming linear development along a narrow former country lane.
- As well as housing the village primary school with playing fields and the village allotments are located within this area.
- Development is generally parallel to the road with properties set back and fronted with their own gardens.
- Many dwellings are partially or fully concealed by mature native hedges and some front gardens have mature trees.
- There are a mixture of detached, semi-detached, terraced and bungalows with the majority being built in the late C20th, however there are a few Victorian cottages.
- There is a footpath along some parts of the road, including one through the allotment leading to the Wild Wood connecting to the wider village.
- The road narrows towards the Lovell's estate due to a new footpath meaning that wide vehicles and farm machinery can no longer pass through. Furthermore, the view is obstructed by parked cars on the street disrupting the streetscene.

5.5.2 Proposed character

- Retain the country lane feel of the street with greenery and an enclosed street.
- Create a streetscene that is free from cars with parking bays so that the streetscene is not disrupted.
- Retain a mix of housing types as well as materials and colours.

5.5.3 Wattisfield Rd street codes

The following codes highlight design guidance that relate to the streetscene within Wattisfield Rd.

WS1. Setbacks

The buildings should have a generous setback from the street.

WS2. Building line

The building line should be consistent along the street with the occasional protrusions.

WS3. Building orientation

Buildings should be orientated so they are parallel with the street and are facing the street.

WS4. Footpaths

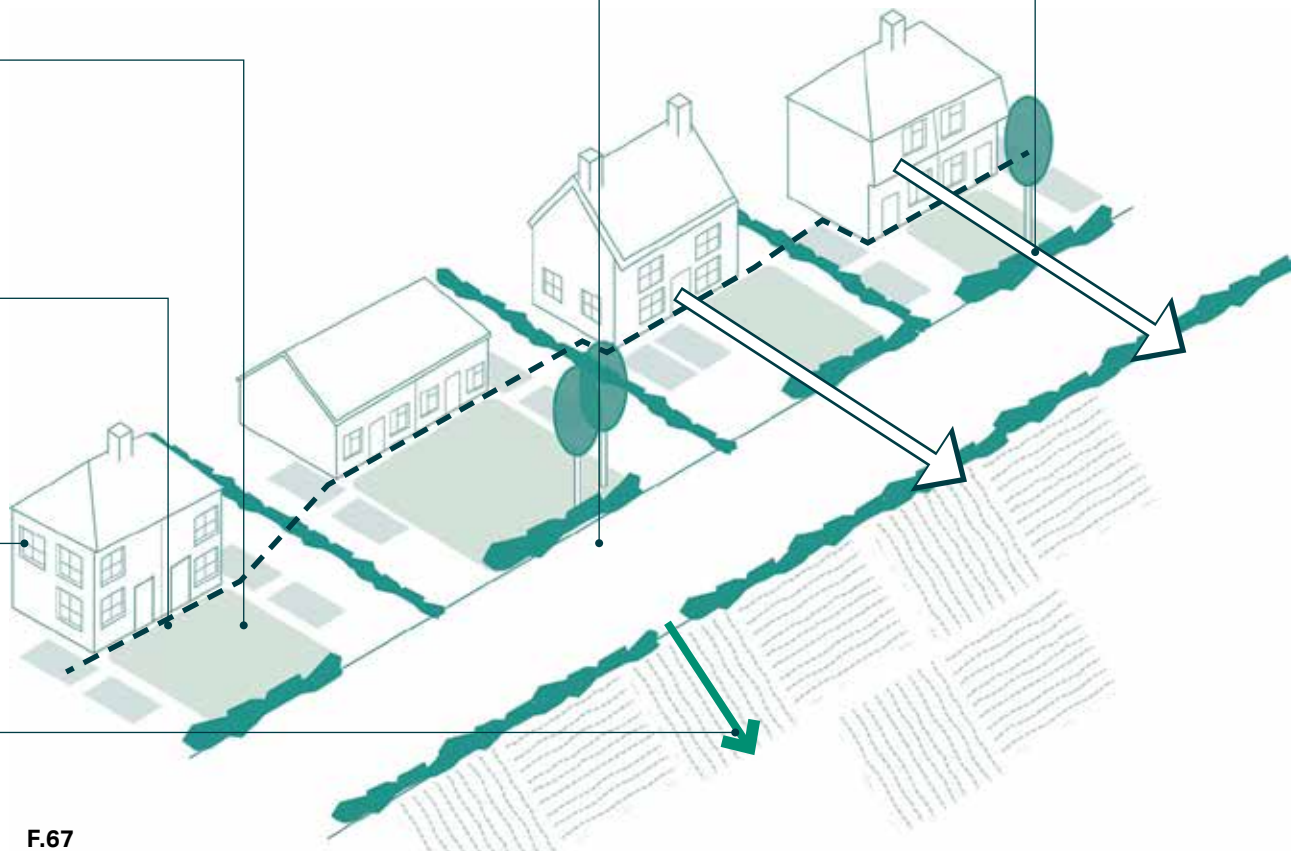
Retain and enhance the footpath through the allotments connecting to the rest of the village.

WS5. Enclosure

Retain native hedges along the street to maintain the strong sense of enclosure.

WS6. Views

Retain views to the allotments and open countryside.



F.67

Figure 67: Diagram showing a typical street and design codes for Wattisfield Rd.

5.5.4 Wattisfield Rd built form codes

The following codes highlight design guidance that relate to the built form within Wattisfield Rd.

WB1. Roof types

There should be variation in the roof types including mansard, hipped and shallow pitched roofs.

WB2. Heights

The majority of the buildings are two storeys in height.

WB3. Mature trees and native hedges

Mature trees and native hedges at the boundary edge of properties should be retained.

WB4. Boundary treatment

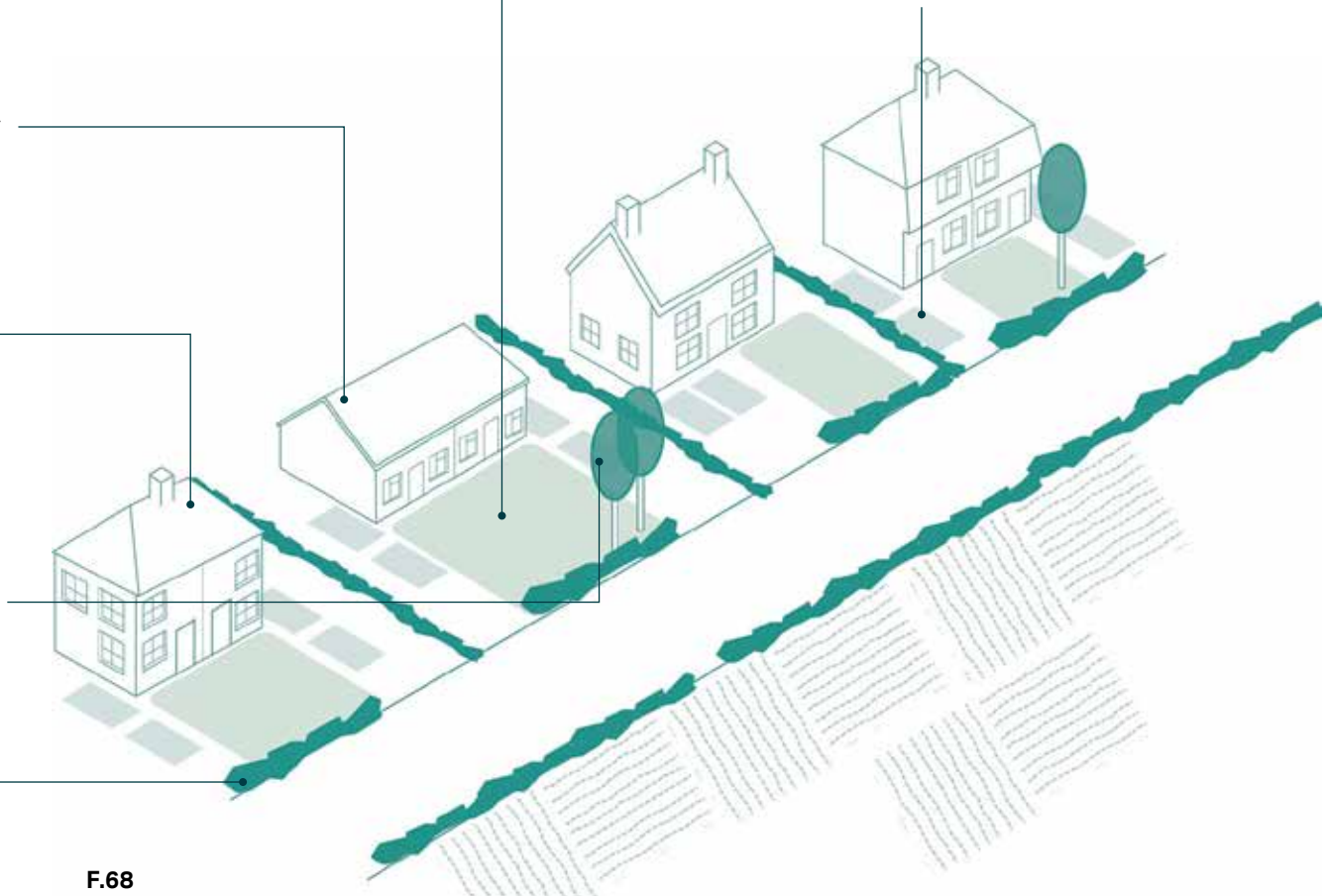
Dwellings should have a consistent boundary treatment using predominately hedges and mature trees.

WB5. Front gardens

Dwellings should have generous front gardens that are vegetated.

WB6. Car parking

Where possible on-plot car parking should be provided either to the side or in front of the building.



F.68

Figure 68: Diagram showing a typical street and design codes for Wattisfield Rd.

5.6 Modern Estates

Character area 5:

The priority for the Modern Estates is to ensure the character of Walsham le Willows is continued through new development.

5.6.1 Existing characteristics

- This character area encompasses the Elmside Lea development and the Acorns development to the north of the village.
- Both residential areas with a mix of two to five bedroom houses.
- This character area generally has a higher density than the rest of Walsham le Willows and uses curved street which is not typical of the area.
- There is generally a lot of hard surface with no variation in materials and with less greenery.
- There are high brick walls at the entrance to the development which do not use local bricks or colours.
- Rear fences in the back gardens prevents through views to open countryside which are typical in Walsham le Willows and create a hard edge to the development.
- There is less variation in the building forms, roof types and pitches, materials and colours as well as in the architectural features.

5.6.2 Proposed character

- Ensure that any future development is in keeping with the character of Walsham le Willows and does not use generic building forms, layouts, roof types and pitches.
- Use a variety of materials and colours for both buildings and hard standing that are local to the area.
- Protect existing green features such as green spaces, protected hedges and mature trees as well as enhance greenery throughout the streetscape.
- Ensure that long views and glimpse views to the countryside are retained.

5.6.3 Modern Estates street codes

The following codes highlight design guidance that relate to the streetscene within the Modern Estates character area.

MS1. Footpaths and green verges

Where possible, a footpath and green verge should line the street on both sides.

MS2. Layout

The streets should be laid out in a linear pattern to allow for views to the countryside.

MS3. Building line

The building line should be fairly consistent with some protrusions and insets for visual interest.

MS4. Setbacks

The buildings should have a generous setback from the street.

MS5. Car parking

On-street car parking should be provided with inset bay parking.

MS6. Street trees

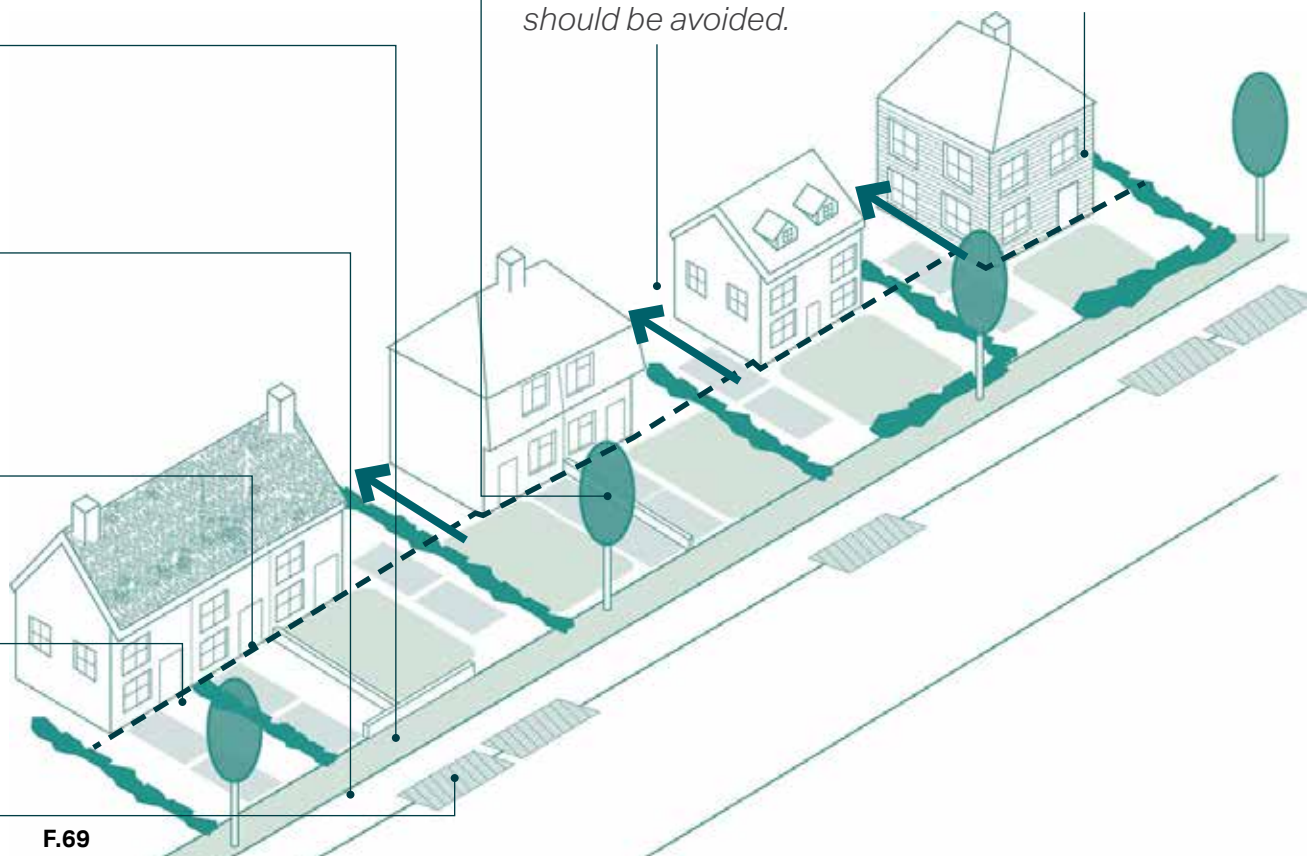
Introduce street trees in appropriate locations along the street.

MS7. Filtered views

Buildings should have gaps in between to allow for filtered views to the countryside beyond. High rear garden fences should be avoided.

MS8. Building orientation

Buildings should be orientated to face the street and when on a corner should have openings on both street facing facades.



F.69

Figure 69: Diagram showing a typical street and design codes for the Modern Estates.

5.6.4 Modern Estates built form codes

The following codes highlight design guidance that relate to the built form within the Modern Estates character area.

MB1. Building form

Buildings should have good variation in their form and massing similar to the rest of Walsham le Willows to create interest along the street.

MB2. Roof types

There should be variation in the roof line by using different types, heights, pitch angles and materials.

MB3. Heights

The majority of the buildings should be two storeys in height but there can be some variation with three storey or bungalows.

MB4. Materials and colour palette

Use local materials and colours such as soft orange brick, flint or lime plaster. There should also be variation in the hard surface materials to include materials such as gravel.

MB5. Front gardens

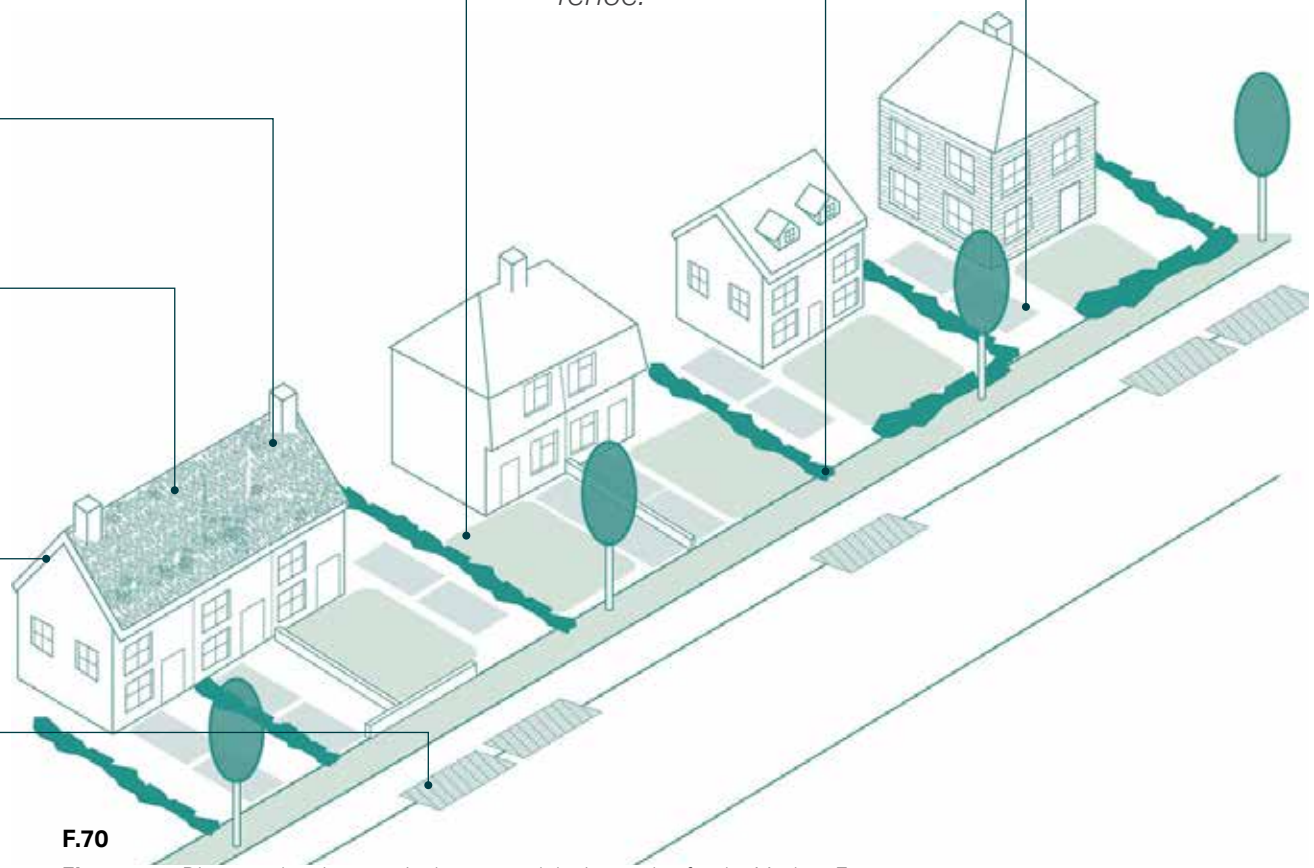
Dwellings should have generous front gardens that are vegetated.

MB6. Boundary treatment

Dwellings should have a consistent boundary treatment using hedges, brick or flint walls or fence.

MB7. Car parking

Where possible on-plot car parking should be provided either to the side or in front of the building.



F.70

Figure 70: Diagram showing a typical street and design codes for the Modern Estates.

5.7 Countryside

Character area 6:

The priority for the Countryside character area is to preserve and retain its rural feel, characterised by far reaching uninterrupted views of the undeveloped open countryside dotted with occasional isolated farmsteads and cottages.

5.7.1 Existing characteristics

- This area includes the open countryside as well as the outlying hamlets within the parish: West Street, Cranmer Green and Crownland.
- These areas are accessed via country roads with wide grass verges. Some areas have a high level of enclosure from surrounding hedges. Other areas are more open.
- Far reaching views of open undulating landscape mostly uninterrupted by development, with only the occasional traditional farmstead or isolated cottage. The visual merging of trees and hedgerows offering the illusion of uninterrupted wooded horizons.
- Scattered dwellings are frequently heritage listed alongside associated timber framed agricultural buildings. Farmsteads are typically traditional in form and constructed of vernacular materials in loose or regular courtyard arrangements. Modern agricultural sheds have occasionally been built nearby or on the site of old barns.

5.7.2 Proposed character

- Retain the rural countryside feel of the area as well as the outlying hamlets and ancient farmsteads: West Street, Cranmer Green and Crownland.
- Ensure any development that comes forward is appropriate for the countryside setting and does not negatively affect the open, uninterrupted rural character of the area.
- New and replacement development must not intrude on the skyline, particularly where located at higher elevations, and where possible, should be constructed in colours and materials which blend into the surrounding countryside.
- Ensure development avoids or mitigates the loss of amenity caused by light pollution, including from security lighting.

5.7.3 Countryside street and built form codes

The following codes highlight design guidance that relate to both the streets and built form within the Countryside character area.

CS1. Country lane

Retain country lanes lined with mature trees, hedges and views to the open countryside.

CS2. Setbacks

Dwellings and farm buildings should have a good set back from the street.

CS3. Trees and hedgerows

Any development should retain existing trees and hedgerows and consider the needs of the root structures of trees.

CB1. Dwellings

Houses should use simple forms, traditional styles and local materials and colours in keeping with the surrounding buildings.

CB2. Farm buildings

Farm buildings that are visible from the street should use sympathetic materials and should not be more than two storeys in height.

Figure 71: Typical country lane within the Countryside character area.

Figure 72: Example of a traditional style house found in the Countryside character area.

Figure 73: Example of farm buildings found within the Countryside character area.

5.8 Business Area

Character area 7:

The priority for the Business Area is to retain the local business and jobs.

5.8.1 Existing characteristics

- The Business Area is located centrally within the village and provides local jobs.
- The Business Area is situated south of the stream that runs through the village. The Business Area is mostly hidden behind more traditional buildings that front onto the street.
- The buildings within the estate are modest in height, up to two storeys.
- The buildings generally have shallow pitched roofs.
- As well as buildings there are a number of sheds for housing materials.
- There is plenty of on site parking for both cars and larger vans and lorries.

5.8.2 Proposed character

- Retain the Business Area in order to keep local businesses in the village.
- Ensure that the industrial and employment buildings do not encroach on the street and negatively effect the streetscene.

5.8.3 Business Area street and built form codes

The following codes highlight design guidance that relate to both the streets and built form within the Business Area.

CS1. Retain business area

Ensure the Business Area is retained for local businesses and jobs.

CS2. Setback

Retain the set back from the street allowing the Business Area to be hidden from The Street.

CB1. Building heights

Buildings should generally not be taller than two storeys so that they do not visually impact on The Street.

CB2. Building materials

Any buildings that can be seen from The Street should use local materials and colours.

Figure 74: Aerial view of the Business Area within the village centre.

Figure 75: View to the business area from The Street.

Figure 76: Example of buildings within the Business Area.

Next Steps

06

6. Next Steps

6.1 Delivery

The design guidelines and codes will be a valuable tool in securing context-driven, high-quality development within Walsham le Willows. They will be used in different ways by different actors in the planning and development process, as summarised in the table.

Actors	How they will use the design guidelines
Applicants, developers, & landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to have regard to the Guidelines and Codes as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The Design Guidelines 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 Guidelines and Codes are complied with.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

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