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UFFORD

DESIGN GUIDELINES AND CODES

Final Report

June 2023

Delivering a better world

Quality information

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Revision History

Issue no.	Issue date	Details	Issued by	Position
6	04/10/2024	Reg 14 minor amendments	Rose Bateman	Principal Urban Planner
5	07/06/2023	Review	Annabel Osborne	Neighbourhood Planning Officer, Locality
4	12/05/2023	Review	Rose Bateman	Senior Planner
3	21/02/2023	Review	Rose Bateman	Senior Planner
2	04/03/2022	Review	Ben Castell	Director
1	04/03/2022	Review, site visit	Giuseppe Verdone	Principal Urban Designer
0	04/03/2022	Research, drawings	Daniel Mather	Graduate Urban Designer

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CONTENTS

INTRODUCTION

01

1. INTRODUCTION

1.1 PURPOSE

This design guide supports the Neighbourhood Plan and other relevant national and local guidance and policies. It provides a common reference point and understanding of the local character in Ufford valued by the community. Practical guidance and codes for development will ensure its design is locally distinctive.

1.2 PROCESS

The Ufford Neighbourhood Planning Group (the Group) manage the preparation of the Neighbourhood Plan for Ufford. Through the Department of Levelling Up, Housing and Communities (DLUHC) Neighbourhood Planning Programme led by Locality, AECOM was commissioned to provide design guidance to support the Group.

To ensure this design guide accurately reflects the Ufford community's aspirations, the Group provided AECOM with guidance and local knowledge. The adjacent figure provides a brief overview of the key milestones for the preparation of this design guide.

01

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STEP 1
Initial meeting between AECOM and the Group followed by a site visit

STEP 2
Review of existing baseline documents

STEP 3
Local character analysis informed by community volunteers

STEP 4
Preparation of the design guidelines and codes

STEP 5
Draft report with the design guidelines and codes

**STEP 6**
Submission of the final report

1.3 THE UFFORD NEIGHBOURHOOD AREA

Ufford civil parish is the designated Neighbourhood Area. It is located in Suffolk, circa 3.3 miles (5.3 km) north of Woodbridge and 12.7 miles (20.5 km) north-east of Ipswich.

The village of Ufford is notable for its Medieval history. The village of Ufford is comprised of two areas: High Street, which formed part of the main coaching route from London, is characterised by a variety of more recent individually designed houses interspersed between older circa 16th and 17th century dwellings; and the Conservation Area, which is the historic, Medieval core of the village around St Mary's Church.

Ribbon development along School Lane and The Avenue link these two parts of the village, blending modern and old together.

High Street

† St Mary's Church

Key

Parish Boundary

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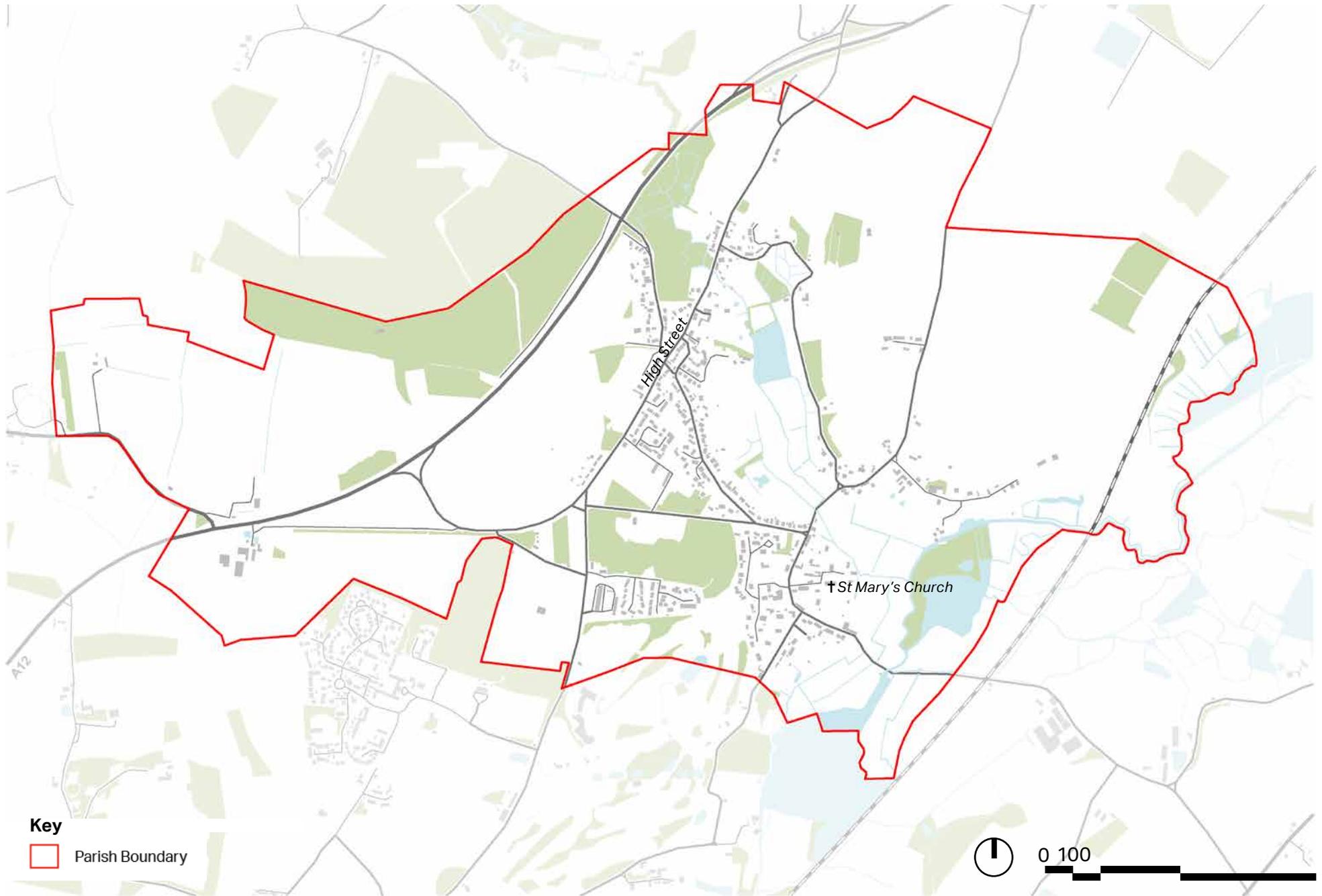
1.4 NATIONAL AND SUFFOLK PLANNING POLICY

This section provides a summary of national and district level policy and guidance documents that have informed this design guide. Design proposals of development applications should make explicit reference to how these documents have been taken into account.

National Planning Policy Framework
DLUHC

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

National Design Guide
DLUHC

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

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 10 characteristics of good design set out in the National Design Guide.

Building for a Healthy Life
Homes England

Building for a Healthy Life (BHL) is the government-endorsed industry standard for well-designed homes and neighbourhoods. The BHL toolkit sets out principles to help guide the stages of the design process and decision making on planning applications.

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 place the needs of pedestrians and cyclists before cars.

Green Infrastructure Framework
Natural England

The Green Infrastructure Framework consists of principles, standards, maps, a planning and design guide, and process journeys to support the delivery of green infrastructure through development.

Suffolk Coastal Local Plan
East Suffolk Coastal Plan

This is the district Local Plan which covers Ufford Parish and, as such, directly affects the study area. It sets out a district-wide urban planning strategy designed to provide a cohesive vision for East Suffolk up to 2036, addressing issues such as housing needs, infrastructure provision and conserving both the natural and historic environment. Policies set out in this document should be considered by developers when planning to develop in Ufford. The plan designates Ufford as small village which restricts what can be built within the parish.

Suffolk Design: Streets Guide
Suffolk County Council

The purpose of this guide is to assist the delivery of well-designed places in line with the National Design Guide as well as the National Model Design Code, and as part of the Suffolk Design initiative, enabling a positive contribution to the spaces and places of Suffolk.

Suffolk Guidance for Parking
Suffolk County Council

The purpose of this document is to support the aspirations expressed in the National Planning Policy Framework and provide the highest quality advice to planners, members of the public, developers and architects. It is intended to:

- Assist the local planning authorities in determining appropriate guidance for their areas;
- Advise members of the public in a readily comprehensible manner;
- Assist developers in preparing plans for the development of land; and
- Assist the determination of planning applications by ensuring that applications submitted include an appropriate level and location of car parking and cycle parking provision, and pedestrian footpaths and cycle routes that also contribute visually and functionally to the public realm.

1.5 HOW TO USE THIS DESIGN GUIDE

This design guide is a tool to secure context-driven, high quality development in Ufford. It will be used in different ways by the stakeholders involved in the development process.

Where the guidance and codes apply

The guidance and codes of this design guide are divided into parish-wide codes and character area guidance. The parish-wide codes apply to all development. Additional guidance is provided for the character areas, where there are specific requirements.

What is Guidance Versus Codes

The design guidance identifies how development may be carried out in response to the local character. Codes are requirements that provide specific parameters for development. Development must implement the codes and demonstrate how the guidance has informed the design.

Stakeholder	How they may use this design guide
Applicants, developers, and landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the design guidance 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 guidance and codes should be discussed with applicants during any pre-application discussions.
Parish Council	As a guide when commenting on planning applications, advising that the design guidance and codes are complied with.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

PARISH-WIDE GUIDANCE

02

2.1 BUILT FORM AND LOCAL ARCHITECTURAL VERNACULAR

A unique mix buildings is a defining characteristic of the Neighbourhood Area. As the village has grown, individually designed buildings, both small and large, and often developed by local builders, have further contributed to this mix.

The local architectural palette has been utilised in various ways by development in Ufford. Locally sensitive designs utilise architectural features and materials that respect historic buildings and are distinct to Ufford. Modern buildings that consider the local material palette integrate well with historic buildings.

Ufford has a wide variety of architectural styles and details that can act as references for development. This section provides guidance for the architectural design, including features and materials, of new development across Ufford parish.

DESIGN BUILDINGS

01. Deliver of mix of building typologies and designs on a site and along the street to further contribute to the unique diversity of buildings in Ufford parish. Housing estate style developments with a uniform building design should be avoided.

02. Design buildings to be typically one to two storeys in height.

PARISH WIDE

ROOF PROFILE AND MATERIALS

Creating variety in the roof line is a significant aspect of designing attractive places. The following guidance should be considered to achieve a good variety of roofs in Ufford:

03. Scale the roof to be in proportion with the dimensions of the building.

04. Avoid monotonous building elevations by providing subtle changes in roof line.

05. Integrate local traditional roof detailing elements where possible.

06. Utilise locally distinctive pitched, hipped or thatched roof types. Roofs in Ufford tend to be of a steep pitch.

07. Utilise roof materials that are prominent in Ufford, including pantiles and clay tiles in a red or dark grey colour palette.

PARISH WIDE

Images show special architectural features in the area, such as dormers, bay-windows and chimneys

ARCHITECTURAL FEATURES AND MATERIALS

It is important that the detailing and architectural elements used in new developments are of a high quality and reinforce the local character of Ufford. The following guidance should be considered for development in Ufford:

08. Utilise locally distinctive **wall materials.** Red bricks are the dominant material in Ufford. However, pargetted/rendered (decorative or waterproofing plastering) and painted brick walls are also popular.

09. Integrate accent and feature elements, such as **dormer windows and chimneys** to add visual interest to the roof line and street scene. Traditionally, buildings in Ufford display a variety of dormer windows and simply-shaped brick chimneys.

10. Provide hedgerow or low brick wall **boundary treatments** to help define the street, while maintaining the green and open atmosphere of the parish. There are some interesting boundary walls such as the curved brick wall at the entrance to Ufford Park Hotel, the one at the Dower House, the "rat-trap bond" wall outside Stowe and the former farm gates opposite Park Farmhouse. High walls and railings should be avoided.

Images above show typical windows and openings in the area

Windows

11. A limited range of traditional window patterns are characteristic of historic houses in the area and provide appropriate models where a period effect is sought or required. Ground floor windows can be larger and deeper than upper floor windows, as they add more animation to the streetscape.

12. Provide windows on both facades of a corner building to add architectural interest to the building and have a positive impact on the streetscape.

13. Where possible, select timber windows over uPVC alternatives. They allow for a finer profile to be achieved, and if maintained properly, tend to be more durable. Aluminum windows can also offer a much greater range of design possibilities than uPVC alternatives. However, these should not be utilised over timber, if possible.

14. Design cills and lintels with care to sensitively frame a window. Timber lintels are the simplest form, characteristic of vernacular construction in timber-frame or brick areas.
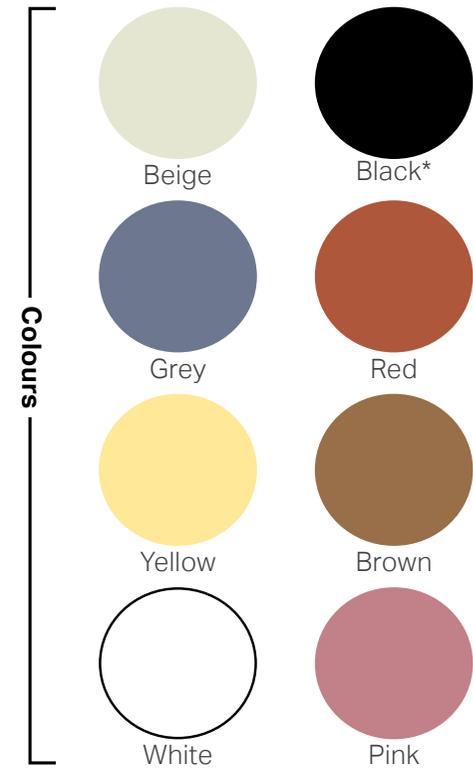
Images show some examples of the architectural colour palette on historic and modern houses

ARCHITECTURAL COLOUR PALETTE

15. Utilise an architectural material and colour palette that is based on an understanding of the surrounding natural and built environment.

Colours

Beige

Black*

Grey

Red

Yellow

Brown

White

Pink

*Black for painted timber only.

2.2 DEVELOPMENT LAYOUT

Ufford medieval layout of the village, centred on the church, contribute to its unique, historic village lifestyle. The connected network of streets, laneways and Public Rights of Ways encourage the community to move throughout the village, and reinforces the importance of key meeting places.

The orientation of buildings towards public space, and the limited use of fences and walls, creates a strong connection between public and private space.

This section provides guidance for the layout of streets, plots and buildings in new development to deliver a friendly, welcoming design that enhances community cohesion.

BUILDING AND PLOT LAYOUT

16. Provide generous front and back gardens, limiting buildings to contained areas on the plot.

17. Provide large gaps between buildings to contribute to open feel of Ufford and reinforce long views to natural features, such as the water meadows and woodland.

18. Consider the sequence of views to significant landmarks, such as the Grade II listed St Mary's Church and other heritage assets, and vegetation while traveling along streets. The layout of new development should take advantage of key short and long distance views.

19. Layout development to enhance crime prevention through environmental design (CPTED). In particular, ensure houses overlook public space.

PARISH WIDE

STREETS

National and local guidance, such as Suffolk Design: Streets Guide, Suffolk Guidance for Parking, and Manual for Streets (refer to Section 1.4), provide best-practice considerations for the design of streets. Generally, these documents seek a street network that is connected, permeable and safe, prioritises active and public transport, and creates distinctive places. In addition to the existing guidance, development in Ufford parish should:

20. Enhance the legibility of development by providing landmarks and entry features. For example, vegetation, key buildings and wayfinding.

21. Collaborate with the Highway Authority with the goal to provide adopted streets that encourage public access, rather than private streets.

22. Retain and connect to the existing network of streets, lanes, footpaths and Public Rights of Ways to encourage active transport and recreation.

23. Provide direct and attractive footpaths between houses to local facilities and existing/emerging active transport routes.

24. Create a clear hierarchy of streets in accordance with the layout guidance on the following pages.

25. Limit new adopted and private cul-de-sacs in street layouts. Where a development site is adjacent to an existing cul-de-sac, collaborate with the site owner(s) to deliver a vehicle and/or active transport through connection.

26. Ensure that lighting schemes will not cause unacceptable levels of light pollution in the intrinsically dark countryside, or where/when sensitive wildlife receptors are present. Consider lighting schemes that could be turned off when not needed ('part-night lighting') to reduce any potential adverse effects.
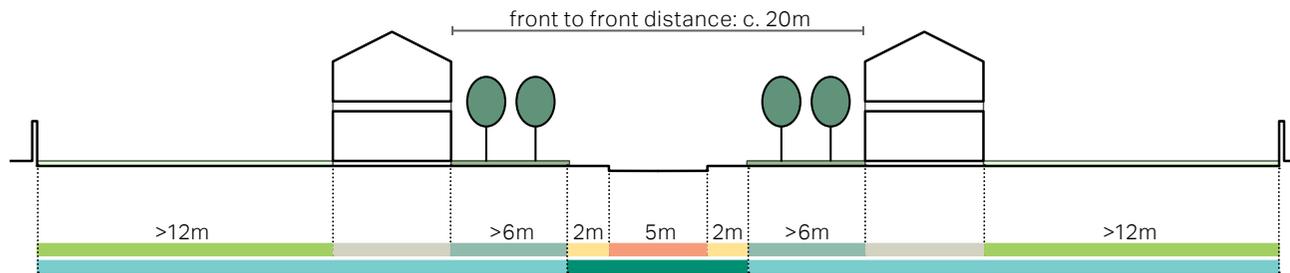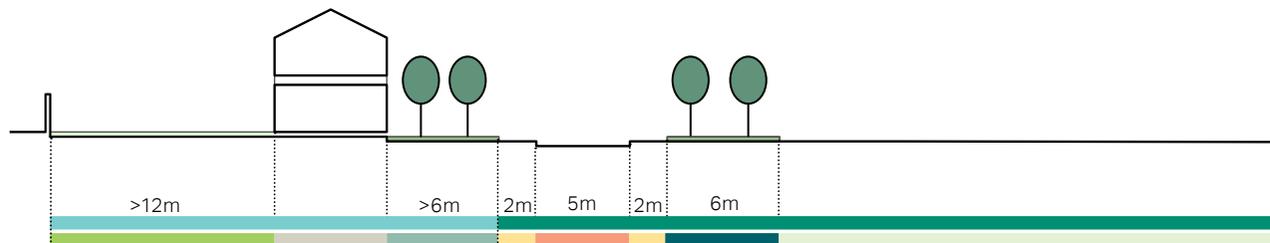
PARISH WIDE

EXAMPLE OF ACCESS STREET

front to front distance: 20 to 30m

>15m | >8m | 4m | 6m | 4m | >8m | >15m
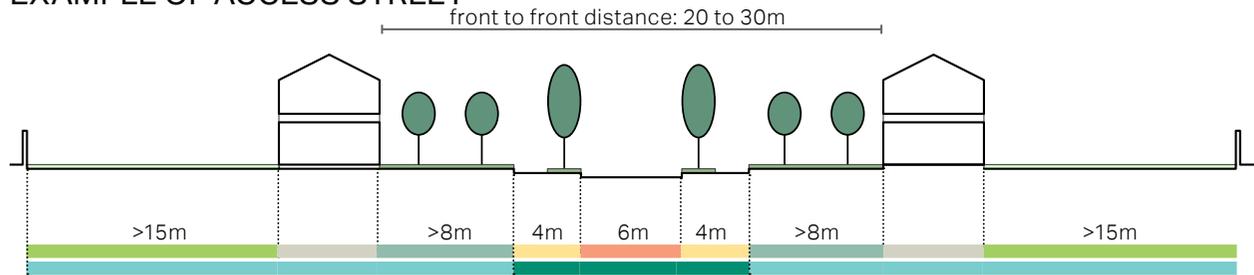
School Lane, which is an example of an access street

EXAMPLE OF RESIDENTIAL STREET

front to front distance: c. 20m

>12m | >6m | 2m | 5m | 2m | >6m | >12m

Crownfields, which is an example of a residential street

EXAMPLE OF EDGE LANE

>12m | >6m | 2m | 5m | 2m | 6m

East Lane, which is an example of an edge lane

Key

Public and private space
- Street
- Curtilage

Dimensions
- Back garden
- Dwelling
- Road
- Buffer
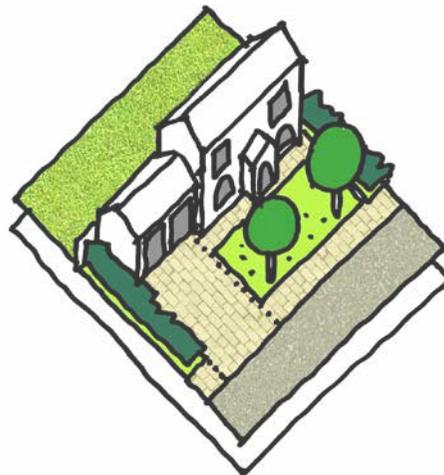- Front garden
- Open landscape
- Pavement

CAR PARKING

27. Provide residential parking on plot in garages, carports and/or the driveway. Generally, parking courtyards and flat-over-garages are not allowed in residential areas. Parking provision should utilise no more than 50% of the frontage of the plot.
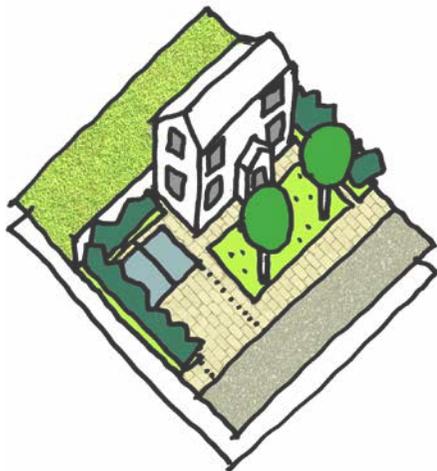
On-plot parking on driveway

On-plot parking in garage

28. If applicable, residential visitor parking should be located within close proximity to green spaces or neighbourhood centres to encourage the use and activation of these areas, and sharing of spaces with different peak parking demands.

29. Garages should be designed:

   – In forms linked to the main building, rather than free-standing structures;

   – To reflect the architectural style of the main building;

   – In line or recessed from the main building; and

   – Integrate bicycle parking and waste storage areas.

30. If parking is proposed on the driveway, preferably locate it at the side of the building to minimise the presence of cars on the street. Driveway parking at the front of the building will only be allowed if it is combined with high-quality, soft landscaping.
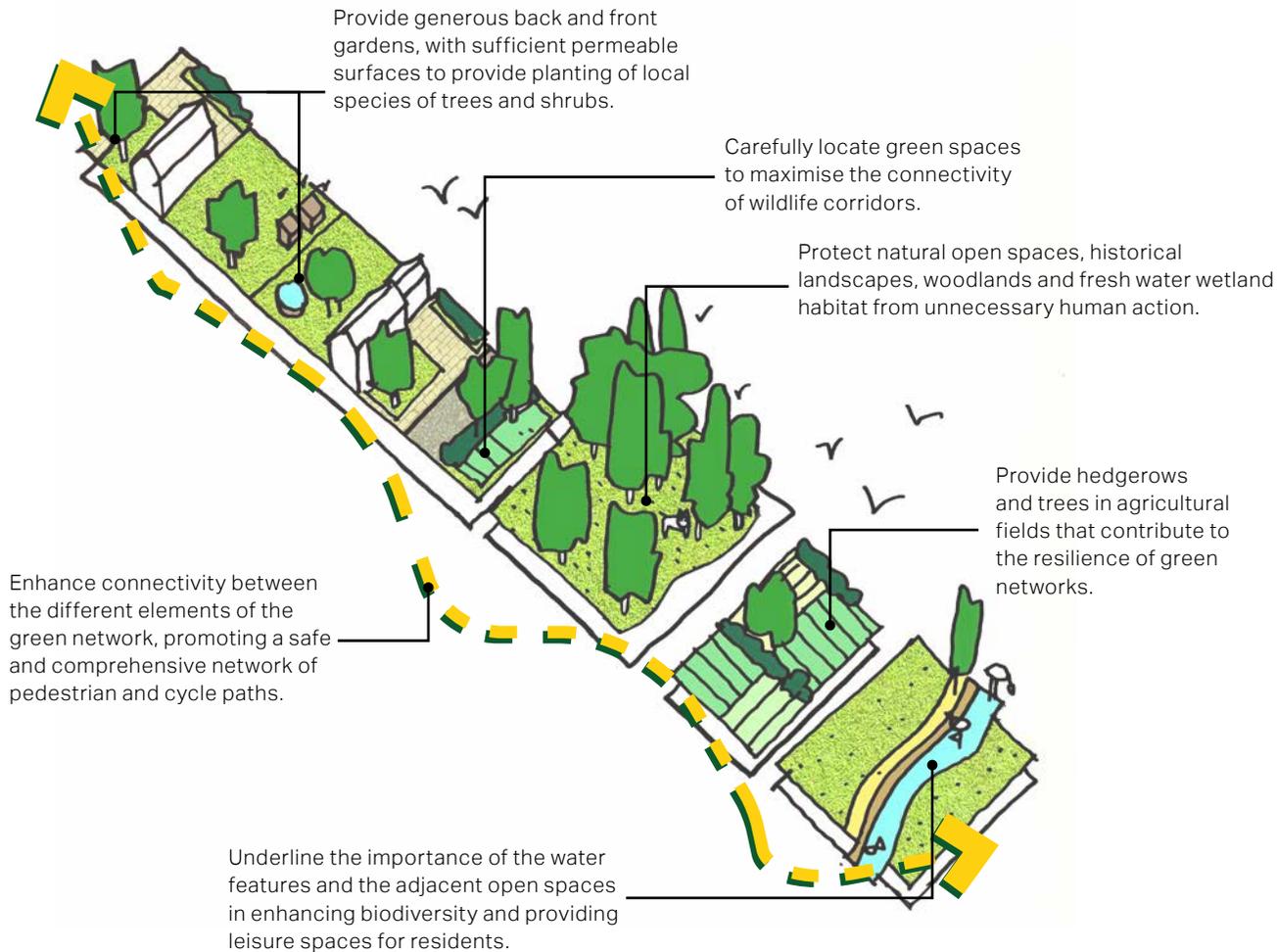
2.3 LANDSCAPE, NATURE AND OPEN SPACE

The river valley has shaped the distinct linear development pattern of the village of Ufford. The high quality natural habitats where woodland coexists with water, permeates the fringes of the settlement and influences much of the character further into the built-up area.

An established ecological network of arable fields and woodland and the varied topography of the area provides an excellent variety in the natural landscape. This landscape is home to wildlife and native vegetation species. Natural features including veteran trees, large front and back gardens, green spaces, and rural lanes and streets further contribute to the green character and lifestyle of Ufford. The strong connection to nature is valued by the community.

This section provides guidance for the landscape layout and design of new development to enhance the connection to, and blend with, nature.

St Mary's Church   High Street   Water Meadows

PARISH WIDE

Provide generous back and front gardens, with sufficient permeable surfaces to provide planting of local species of trees and shrubs.

Carefully locate green spaces to maximise the connectivity of wildlife corridors.

Protect natural open spaces, historical landscapes, woodlands and fresh water wetland habitat from unnecessary human action.

Provide hedgerows and trees in agricultural fields that contribute to the resilience of green networks.

Enhance connectivity between the different elements of the green network, promoting a safe and comprehensive network of pedestrian and cycle paths.

Underline the importance of the water features and the adjacent open spaces in enhancing biodiversity and providing leisure spaces for residents.

BIODIVERSITY

Green networks, corridors and linkages are widely seen as a key mechanism for reversing the effects of biodiversity decline. They also deliver a range of other social and environmental benefits, including enhancement of local landscape character, and greater opportunities for public access and recreational use.

31. Consider the ecological networks that the development site sits within. Layout of buildings, vegetated front and back gardens, and green areas to enhance, and minimise fragmentation of, these networks.

32. Consider the provision of allotments for new development, which can improve natural habitats.

33. Create habitats and encourage movement for wildlife. For example, bee-boxes, hedgehog homes, limited or wildlife-friendly fencing, swift boxes/bricks, bat boxes, and log and stone piles for invertebrates, toads and slow worms.

PARISH WIDE

TREES

Trees can be used to mark reference points and as feature elements of the street. When planted at intersections and key locations, they improve privacy whilst enhancing the wayfinding and distinctiveness of the area. These tend to be within property curtilages. Trees should also be present in any public open space, green or play area to generate environmental and wildlife benefits.

FLOWER BEDS, BUSHES AND SHRUBS

Native flower beds, bushes and shrubs contribute to the livelihood of the streetscape. Normally planted within the curtilage boundary, they add interest and colour to their surroundings and become an identity and expressive feature of each dwelling.

HEDGES

Hedgerows are normally used to mark property limits, they can also be planted in front of bare boundary walls to ease their visual presence and protect from noisy roads.

PLANTING

34. Provide a sense of enclosure with planting of tall tree and hedgerow species along the street.

35. Incorporate layered native vegetation species - consisting of trees, hedges, flower beds, bushes and shrubs - into the landscape design of public and private spaces.

36. Select vegetation species that may help enhance biodiversity:
    – Prioritise native vegetation species that support wildlife;
    – Utilise companion planting and manual removal maintenance methods, rather than chemicals, to combat pests such as aphids, slugs and sawfly;
    – Plant late, mid-season and early blooming nectar rich flowers to attract pollinators and beneficial insects throughout the year.

PARISH WIDE

Images show some examples of green infrastructure including minimising hardstand areas with permeable gravel and landscape areas, wildlife friendly ponds (blue space), natural stormwater drainage, and well-landscaped private domestic gardens.

GREEN INFRASTRUCTURE

Stormwater management is a pertinent issue in Ufford. Key building blocks of green infrastructure networks that help minimise runoff and flooding, include, but are not limited to:

- Sustainable urban drainage systems (SuDs);
- Green and blue roofs;
- Rain gardens;
- Swales;
- Trees in hard landscapes;
- Green space;
- Private domestic gardens;
- Blue space; and
- Permeable paving.

37. Design, deliver and manage green infrastructure in accordance with Natural England's Green Infrastructure Framework.

2.4 SUSTAINABILITY

Sustainable homes combine energy efficient construction, appliances and lighting with renewable energy systems, such as solar electricity. The design of homes and wider developer areas also consider resilience to climate change, for example flood and heat resistance, and resource and water saving.

HIGH PERFORMANCE RESIDENTIAL BUILDINGS

38. Seek to enhance the energy efficiency of new and extended houses. Development should demonstrate how the resources characteristic of the National Design Guide has been considered to minimise the use of energy and resources.

Image showing an example of homes that have integrated solar panels and windows on the southern facade to take advantage of solar access.

Image showing an example of an air source heat pump, High Street.

PARISH WIDE

RETROFIT EXISTING HOME

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, walls, windows and doors

5 **Highly energy- efficient appliances**

6 **Highly waste- 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** if needed in flood risk areas

NEW BUILD HOMES

A **High levels of airtightness**

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

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

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

E **Water management and cooling** more ambitious water efficiency standards, green roofs and reflective walls

F **Flood resilience and resistance** if needed in flood risk areas. E.g. raised electrical, concrete floors and gardens

H **Construction and site planning** timber frames, sustainable transport options (such as cycling)

I **Solar PV panel**

J **Electric car charging point**

Provide thermal storage in construction elements, such as concrete floor slabs

Provide thermal insulation to any wall or roof to the exterior to prevent heat losses

Pay attention to possible thermal bridges in openings and corners

Seal penetrations through the air barrier to guarantee the air tightness of the dwelling
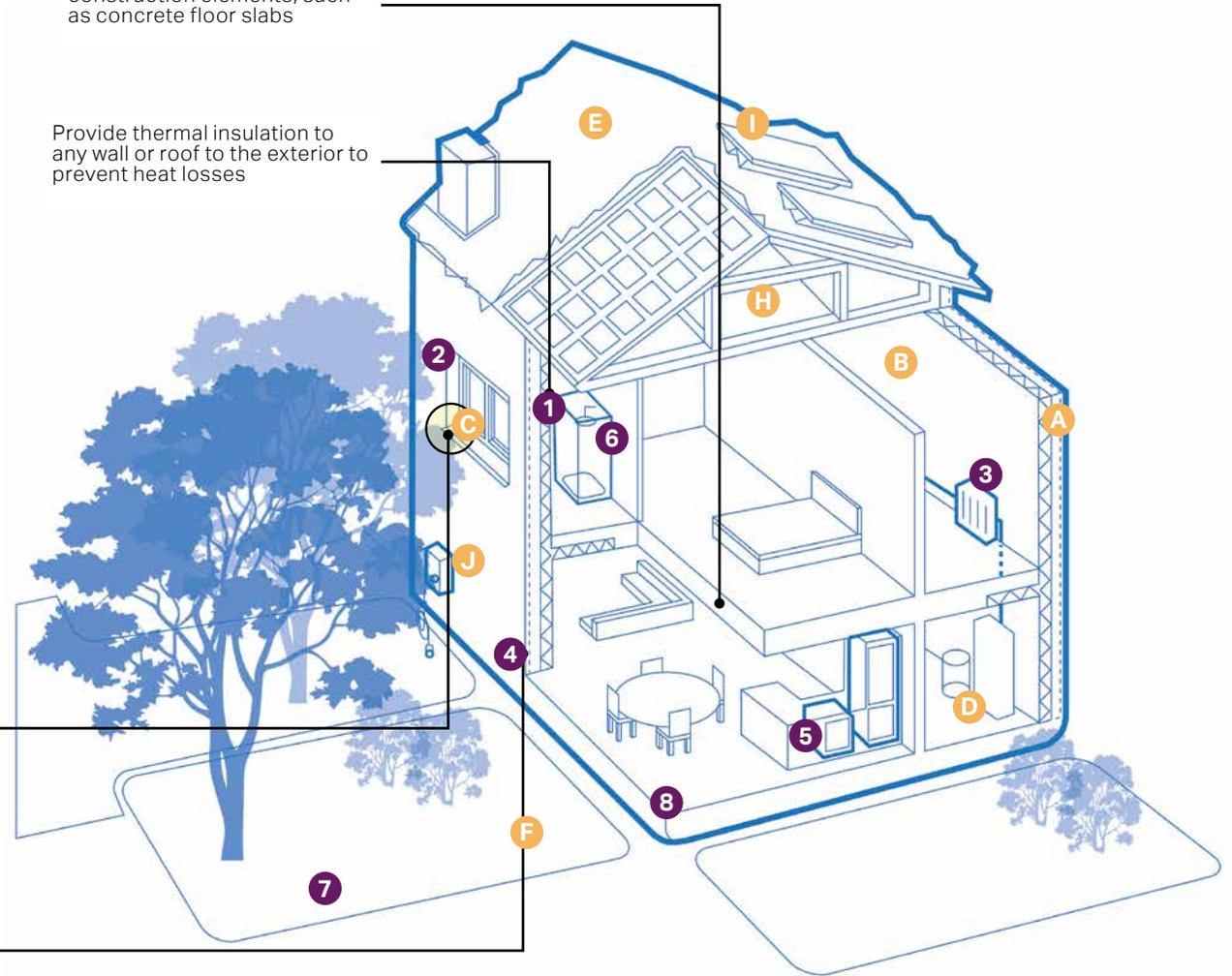
Images show examples of solar panels from both Ufford parish and elsewhere in England.
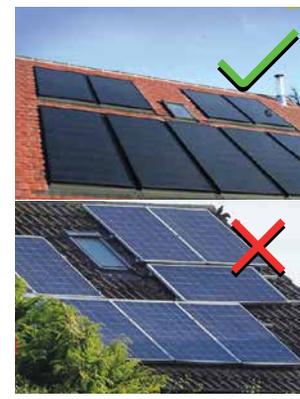

Select a colour and finish that matches the surroundings
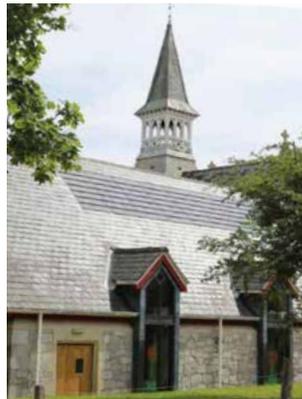

Consider frameless panels

Proportions of the panels should reflect the language of the building and its elements

Favour symmetrical arrangements

Often, covering a whole side of a roof is the best way to relate to its general shape

Plant trees that do not overshadow the panels

Restrict overshadowing from neighbouring properties onto the panels

Maintain a consistent look with neighbouring properties

SOLAR PANELS

39. Incorporate solar panels into the roof design of new and extended houses, where possible.

40. The colour and finish of solar panels and how they reflect light should be chosen to fit in with the building and surrounding development, including solar panels. The majority of crystalline and thin film panels are dark blue or black; within these shades are a variety of finishes and tones to help make the panels unobtrusive.

41. Panels without frames, or black-framed panels, should be used where framed panels would detract from the building.

42. Consider the style of the building and, if possible, position the solar PV panels so they are in proportion to the building and its features, favouring symmetrical arrangements. For example, they can resemble roofing elements such as roof lights or windows. If possible, covering the whole roof or one of its gables is often advisable.

CHARACTER AREA
GUIDANCE AND CODES

03

PICHTLE HOUSE

3. CHARACTER AREA GUIDANCE AND CODES

3.1 UFFORD PARISH CHARACTER AREAS

The character areas and their attributes can help understand the nature of the design in Ufford. Identifying character areas can also help identify challenges and specific issues common to a number of locations that the design codes need to target.

This section builds on the parish-wide guidance that is specific to each character area.

The character areas used in this report are informed by:

- How the Parish has developed historically. Its position in the landscape, and how this should influence any future growth.

- What are the factors that make the area distinctive from others, what are the vernacular features of architecture in the area, and what are the most frequent building typologies.

- How does the green and blue infrastructure (including open spaces, water and vegetation features) contribute to the area and how should these and other aspects of value be subject to protection.

- How does the street pattern, street scene, walking and cycling networks, and traffic and parking provision affect the perception of the different areas.

- The Ufford Neighbourhood Plan character appraisal consolidated draft September 2022.

CA1 BYNG BROOK

Residential and agricultural area bordering the High Street and Spring Lane as far as Spion Kop.

CA2 YARMOUTH ROAD

Residential area, with some small businesses. This area includes B1438 Yarmouth Road, Old Bredfield Road, and the B1438 spur south to A12.

CA3 SCHOOL LANE

Residential area consisting of School Lane, The Oaks, Tovells, and Crownfields.

CA4 LOUDHAM LANE

Residential area, surrounded by agriculture and the open countryside of the water meadows. This area begins south of the intersection between Spring Lane and Loudham Lane, and includes part of the Ufford Conservation Area.
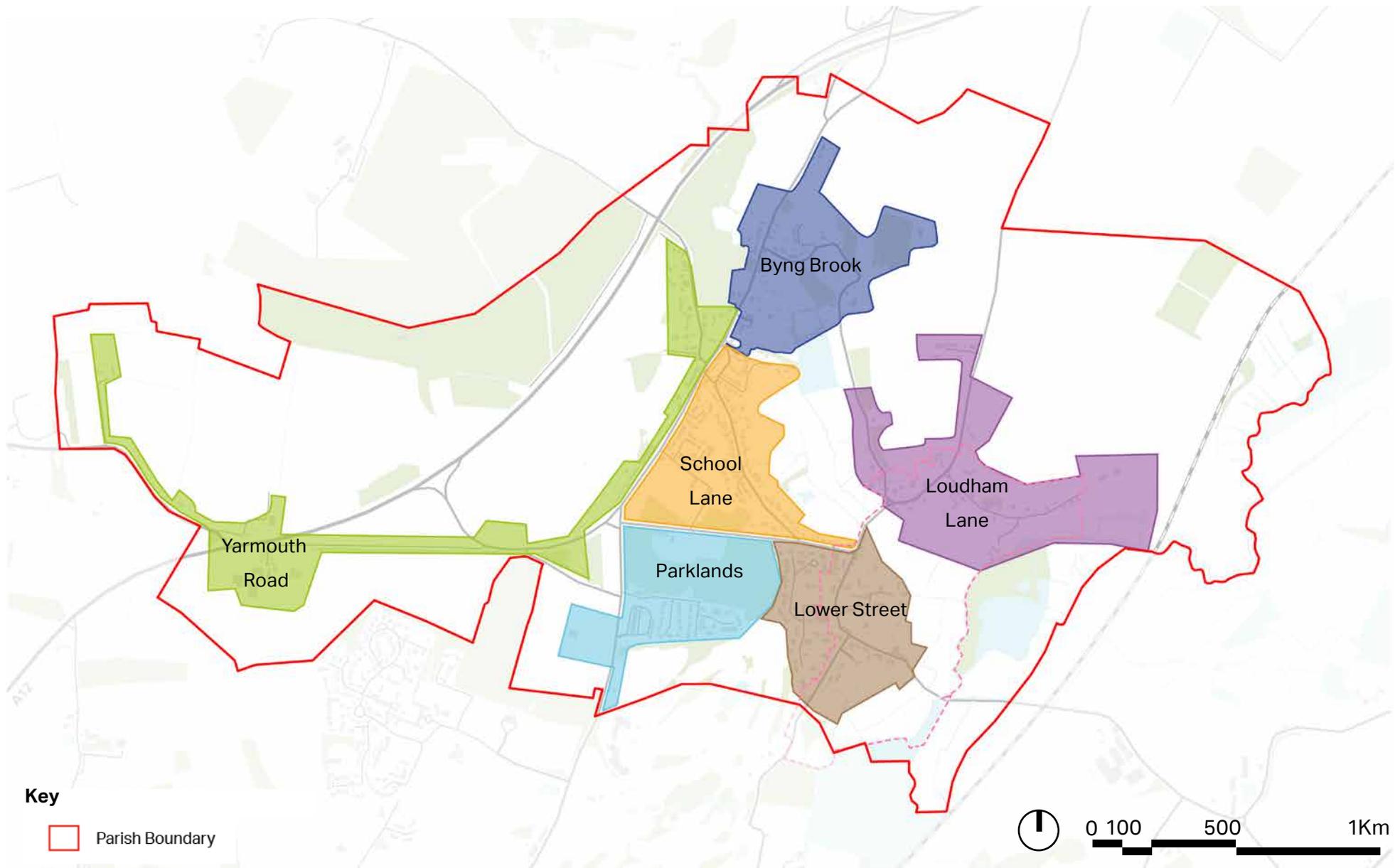

CA5 PARKLANDS

Mixed area with residential, sports and leisure, community and commercial. The area includes the southern entrance to Ufford on B1438 (Yarmouth Road).

CA6 LOWER STREET

Comprises a significant portion of the Conservation Area. With its heritage cottages, detached houses, open spaces built around the focal point of the village, the C12/14th St Mary's Church, this area is full of character and has the majority of the listed buildings in Ufford.

Byng Brook

School
Lane

Loudham
Lane

Yarmouth
Road

Parklands

Lower Street

Key

Parish Boundary

0 100   500   1Km

3.2 CA1 BYNG BROOK

Byng Brool character area

LAND USES

Byng Brook character area is largely one and two storey residential buildings mixed with wetland areas used for cultivation or pasture. There are two commercial properties.

LAYOUT

Development within the character area is varied. High Street is characterised by a limited number of substantial traditional residential properties that include two farm and three thatched houses. Over the 20th century, most the surplus land fronting the road has been incrementally developed. The rich mix of building types is evidence of the evolution of development.

Spring Lane is more spread out. Most structures have either been located on the footprint of older property or use them as a template to extend and improve, whilst formally acknowledging their vernacular origin.

An exception is a small ex-council estate of ten semi-detached houses separated and above Spring Lane, which have become increasingly less uniform through private ownership. There are also two detached holiday let properties in Spring Lane.

Vale Farm Barn on the High Street

CA1 BYNG BROOK

STREETS AND ROUTES

Byng Brook character area has a good network of well-maintained footpaths linking Spring Lane and High Street, which are actively used by the community for recreation and daily trips. Pedestrian access can be difficult in some areas, for example, along High Street.

High Street/Yarmouth Road and Spring Lane are the main vehicular roads. The former is increasingly busy, prompting residents to adopt measures such as walls and hedges to mitigate noise nuisance. The latter is a single track and designated "Quiet Lane". Spring Lane is an access street, which presents a challenge for large vehicles and farm traffic due to the absence of designated passing places and the overhanging fringing woodland.

TOPOGRAPHY

The area features a varied landscape topography, sharply rising from the flood plain of 5m above sea level, through dense scrub and woodland to upland arable plateau at 25m above sea level.

Sloping land has received some active management, including native and wildflower planting.

2 storeys

1 storey

Examples of typical building heights in the character area

CA1 BYNG BROOK

BUILDINGS AND LANDMARKS

Range of buildings types and styles echoes the evolution of the area and ages through which it transformed.

High Street/Yarmouth Road, as the original thoroughfare, contains several surviving domestic buildings. The Jacobean structure of Vale Farm and its significant grey barn, substantial thatched and rendered cottages, and several other farm cottages signify the village's agricultural past. Some cottages, despite being modified, retain a scale and character of former workers' accommodation. However, others have been modified to an extent they're barely recognisable.

There are several buildings from the 20th century throughout the character area with varying styles and layouts, including semi-detached or bungalow dwellings, a previous Council estate, and two commercial properties.

Standing independently on the brow of a hill is Upper Barn, a Grade II listed threshing barn and significant landmark of the valley.

GREEN SPACES AND NATURAL FEATURES

The character area contains low lying wetland pasture and areas of intensive arable cultivation. Substantial areas are overgrown, affording excellent habitat value. There are also significant woodlands, hedgerows and trees.

There is little land set aside for public recreation and amenity. There is an informal play area within the small estate on Spring Lane, resulting from a disused pit.

STREETSCAPE AND BOUNDARIES TREATMENTS

Ufford has very little formal street lighting, which contributes strongly to its village identity.

There is an abundance of managed hedgerow fronting the houses lining the High Street/ Yarmouth Road, which serves to soften the built landscape and acting as a buffer against traffic noise.

VIEWS

Ufford developed around a floodplain, which gives a strong sense of openness and peace to the village landscape.

Views on the High Street/Yarmouth Road are limited by both the built form and bordering woodland. This is relieved by the variety and interest of the streetscape itself.

Spring Lane affords a varied landscape experience of sheltered, shady sections interspersed with open views over the wetland pasture.

Brook house on Yarmouth Road

CA1 BYNG BROOK

Code	Rationale	Implementation Guidance
CA1.1 Existing buildings	*Historic dwellings, including farmers cottages, and barns in the Byng Brook character area are an important feature that reflect the village's agricultural past. Extension, conversions and modifications have delivered mixed outcomes. Some maintain the scale and character of the traditional building, farmer's cottage or barn, whilst others have made the original building unrecognisable.*	• Development to existing historic residential and farm buildings, such as cottages or barns, should demonstrate a consideration for the original building form, scale and materials. The design should ensure the original building's form, scale and use is recognisable and respected.
CA1.2 Views and green gap	*Although views on the High Street/Yarmouth Road are limited by both the built form and bordering woodland, Spring Lane affords a varied landscape experience of sheltered, shady sections interspersed with open views.*	• New development proposals in Spring Lane should ensure that setbacks and distances between buildings are sufficient to allow for views over the water meadows. • New development proposals should avoid blocking existing outward views into the countryside.
CA1.3 Green approaches	*High Street (B1438) is the northern access route to the village. The road is bordered by trees, which in parts, shade over the road.*	• New development proposals should incorporate trees into front gardens to ensure the green approach to Ufford village is enhanced.

3.3 CA2 YARMOUTH ROAD

Yarmouth Road character area

LAND USES

Yarmouth Road character area consists of patchwork of large arable fields with some residential dwellings. There is one small vehicle commercial garage, a farm and a tourist campsite.

LAYOUT

Development within the character area is varied. The western part consists of large open field, a farm, along with a few residential buildings, including a row of former council houses. The north-eastern area surrounding Byng Hall Road is a mix of houses and bungalows of differing styles and character.

Properties are generally set back from the main road and have front and rear gardens that over the years have been bounded with hedging and fences to reduce the noise from the traffic on the street.

Numerous properties in the past few years have developed second dwellings in their gardens resulting in several properties laying one behind the other.

The typical height for the character area is two storeys, with some examples of three storeys building such as the Red House.

3 storeys

2 storeys
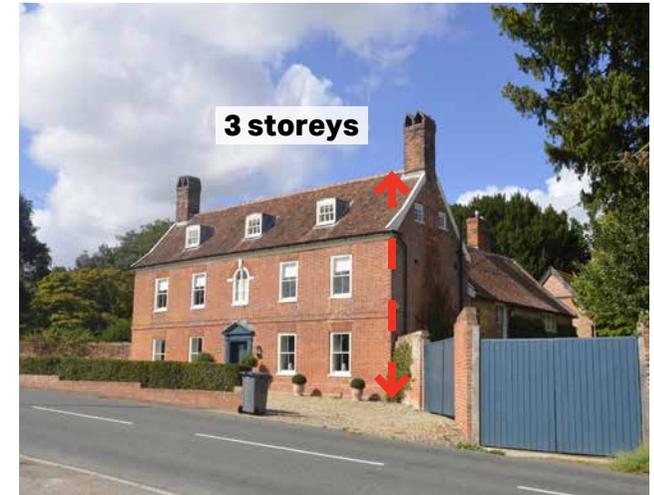
Examples of typical building heights in the character area

CA2 YARMOUTH ROAD

STREETS AND ROUTES

The main route within the character area is the Yarmouth Road and High Street (B1438), downgraded from A12 following the by-passes around nearby Woodbridge (in 1950's) and Wickham Market (1970's).

Adjoining the High Street is Byng Hall Road, that also serves the small spur road known as Lodge Road. Relatively quiet road, Byng Hall Road has recently been designated as a 'Quiet Lane'. A Public Rights of Way at the northern end of the area links High Street to Byng Hall Road.

To the South, High Street becomes Yarmouth Road just south of Nursery Lane.

To the West of A12, Ufford Road links Ufford to the neighbouring village of Bredfield.

TOPOGRAPHY

The land falls from the West to the East and From both the North and South towards Byng Brook. The brook traverses the water meadows and is a small tributary of the River Deben.

BUILDINGS AND LANDMARKS

Building types and styles vary within the area. At the northern end of the area, three traditionally built modern brick and tile detached houses facing High Street have been developed in the place of what once was a single detached bungalow.

Terraced and detached properties built approximately 30 years ago have a frontage to Lodge Road with rear gardens aligned along High Street and present a rendered facade with tiled roofing.

The most notable building in this part of the village is Red House, a listed property, constructed with Suffolk Red brick and having walled gardens and facades to the High Street. This sits adjacent to another building, Hungarian Lodge, which is of the same era but set further back behind a walled garden with an entrance gateway to Lodge Road.

Example of existing properties front garden development

The Ufford Crown on the High Street

CA2 YARMOUTH ROAD

GREEN SPACES AND NATURAL FEATURES

There are no formal green spaces within the character area. The redundant tree nursery provides what has become a peaceful sanctuary for wildlife that is enjoyed by residents, with a public footpath on its southern edge from Byng Hall Road to High Street.

STREETSCAPE AND BOUNDARIES TREATMENTS

This area has very little formal street lighting, but has road traffic signage and speed restriction signing.

There is an abundance of managed hedgerow fronting the houses lining High Street, which serves to soften the built landscape and acting as a buffer against traffic noise.

VIEWS

Views along Yarmouth Road and High Street are limited by to either the adjacent hedgerows, facades of properties or the old tree nursery. However, looking west and south, large expanses of arable fields and woodland can be seen.

Images showing the former tree nursery, located between Byng Hall Road and High Street

Image showing houses along Yarmouth Road with hedging for screening and a noise buffer

CA2 YARMOUTH ROAD

Code	Rationale	Implementation Guidance
CA2.1 Views and green gap	*Roads are bordered by low hedgerows with views to agricultural fields beyond. Hedgerows are continued along some residential property boundaries, screening buildings from the road and maintaining the rural feel approaching the village from the west.*	• New development should maintain existing gaps between buildings to ensure views to the agricultural fields. • New development should provide continuous hedgerows along Ufford Road and the B1438. Landscape areas for hedgerows should be of a sufficient size to support vegetation that is of a height and density to screen buildings.
CA2.2 Connection and accessibility	*The Yarmouth Road area contains multiple primary vehicular routes and is already perceived to be source of noise.*	• New developments in the area should reinforce permeability in the area to support active transport by providing direct and attractive footpaths between neighbouring streets and local facilities. • New developments which would result in an undue increase in traffic and congestion should be avoided as this can impede pedestrian movement through the Neighbourhood Area by creating non-pedestrian friendly network conditions.

School Lane character area

LAND USES

School Lane character area is predominantly residential, with some holiday lets. Commercial uses include The Crown Pub, a disused nursery, and a light industrial yard.

LAYOUT

School Lane is characterised by the 19th Century School that is now closed and converted to residential use and largely 20th century development. Most of the detached houses have large gardens especially in the lower/central part of School Lane with many mature trees. The most recent development, including Crownfields and Tovells, have a higher density of housing with smaller gardens and off-road parking.

On Nursery Lane, Goldsmiths is a recent residential development, comprising several houses arranged around a large central green and parking area.

Examples of typical building heights in the character area

STREETS AND ROUTES

School Lane is a single track road with few passing spaces, which often gets busy as it is used as a cut through.

High Street is a busy, two-lane road, with no on-street parking.

Nursery Lane is a dual track road. The Goldsmiths development has both on-street and additional parking spaces arranged around the central green.

A footpath, known as 'Clapper path', runs behind the Goldsmiths development, connecting School Lane and High Street. There is also pedestrian access to the Goldsmiths development via two gates from Yarmouth Road.

TOPOGRAPHY

The lower part of School Lane is 10-12m above sea level and is flanked by Parklands Wood on one side and the water meadows on the other. The land slopes from the woods down towards the water meadows which run behind the whole of School Lane and Crownfields.

The topography rises towards High Street to 15-20m above sea level.

BUILDINGS AND LANDMARKS

The character area contains notable listed buildings, post-war dwellings, and more recent, modern development.

Most recent development of the 20th and 21st centuries is brick and render with pantile roofs. There is some use of slate on roofs in the Walnuts development, and zinc and wood style cladding in the Goldsmiths development.

Grade II listed Rhubarb Cottage on School Lane

Crownfields development on School Lane

GREEN SPACES AND NATURAL FEATURES

The character area is bound by woodland and arable farmland with water meadows to the south and east. The south of the character area is therefore full of natural springs and ditches. Road surface water drains into Byng Brook which runs along the centre of the water meadows and in turn drains into the River Deben. The central green in the Goldsmiths development is a large communal space of the estate.

STREETSCAPE AND BOUNDARIES TREATMENTS

Narrow roads bordered by dwellings with front gardens with hedgerow or low timber picket fencing, providing a rural feel to the character area. The hedgerows and large trees provide a sense of enclosure despite buildings being set back from the road.

Private roads vary, while some developments establishing a similar character with large hedgerows, others, such as Goldsmiths, are more open with views undisrupted by vegetation.

VIEWS

There are several views of the Water Meadows at the bottom of School Lane, some of the way up and from Crownfields. From Goldsmiths views to the south are to the trees of Parklands Woods.

Views to notable buildings, such as the Ufford Crown and the Rhubarb Cottage, make an important contribution to the character of the area and wayfinding.

The central green and parking area in the Goldsmiths development

View of water meadows from School Lane

CA3 SCHOOL LANE

Code	Rationale	Implementation Guidance
CA2.1 Views and green gap	*There are several views of the water meadows, which should be preserved and enhanced. Views to the water meadows from some areas of the character area have been blocked by development.*	• New development proposals should ensure that setbacks and distances between buildings are sufficient to allow for views over the water meadows. • New development proposals should avoid blocking existing outward views into the countryside.
CA2.2 Sense of green enclosure	*Large hedgerows and mature trees provide a sense of enclosure to the street scene. Disrupting large open areas and views to buildings.*	• New development proposals should include large areas of landscaping in front of buildings in order to provide an intimate sense of enclosure through greenery, rather than buildings.
CA2.3 Local active connections	*The Clapper path provide a highly valued connection across the character area, encouraging active transport and recreation.*	• New large development should create a cohesive and connected green infrastructure network. Streets, lanes, footpaths and green space should connect to the Clapper path, street and lane network, woodlands, and Goldsmiths green space.
CA2.4 Ecological function	*The character area is bounded by important habitat areas, such the woodland and water meadows. Potential new development sites are central to these areas and provide a key opportunity to enhance the ecological function and connectivity.*	• New large development should layout roads, private gardens, footpaths and green spaces to create ecological corridors between important habitat areas and other natural features. • New development should include SuDs that minimise stormwater runoff to the water meadows and the Byng Brook. Refer to Natural England's Green Infrastructure Framework and other relevant national and local guidance for further information. • Landscape design should include significant tree, hedge, shrub, wildflower and groundcover planting of roads, private gardens and green spaces to support wildlife habitat and movement.

3.5 CA4 LOUDHAM LANE
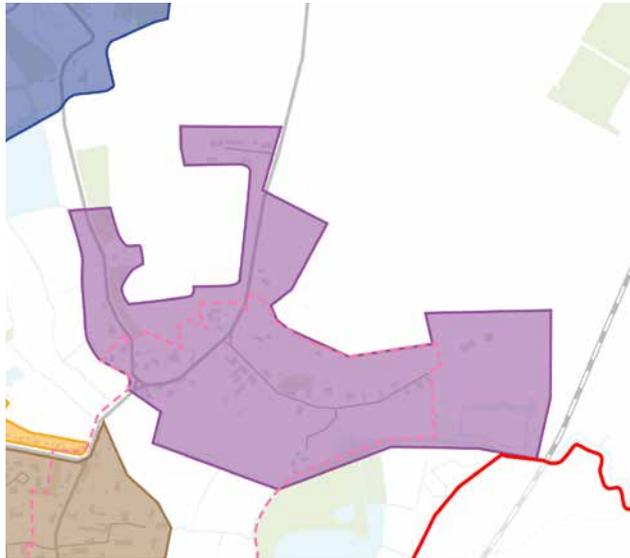
Loudham Lane character area

LAND USES

Loudham Lane character area is predominantly residential, with some holiday lets. Distinguished for its agricultural setting of water meadows.

Part of the character area along Spring Lane, East Lane and Loudham Lane is contained within the north of the Ufford Conservation Area.

LAYOUT

Development within the character area is varied. Within the Ufford Conservation Area, dwellings are set within generous gardens with varied set backs from, and orientations to, the street. The variety of development along the streets with a backdrop of mature trees and water meadows provides a strong agricultural character.

Farmland is prevalent to the north and east of the character area. Consisting of commercial uses or arable fields, with discrete clusters of buildings.

2 storeys

2 storeys

Examples of typical building heights in the character area

CA4 LOUDHAM LANE

STREETS AND ROUTES

Roads within the character area are narrow, rural country lanes with no on-street parking and few passing spaces. Private cul-de-sac roads vary in design. Footpaths provide access through the fields bounding the character area.

TOPOGRAPHY

The topography of the character area is 25m above sea level to the North. The topography of the character area gently decreases towards the South, reaching approximately 5m above sea level closer to the water meadows.

BUILDINGS AND LANDMARKS

Within the Ufford Conservation Area there are six Grade II listed cottages and houses, including the Mill House and Mill to the South-East, adjacent to the water meadows. Various other dwellings types and styles sit between these historic buildings, including converted farm buildings with a unique agricultural vernacular, and modern brick buildings with a suburban character.

Wall materials include timber frames, red brick, and render. Roofs are either pantiled, clay pan tiled, slate, or modern concrete tiles. Many of the buildings can be described as typically Suffolk. Dormers, chimneys and timber casement windows are the most common architectural features. However, some sash windows and even modern UPVC windows are present.

The typical height for the character area is two storeys.

Converted farm building at Willow Farm.

The Malthouse facing the grass triangle at the junction of Spring Lane and Loudham Lane.

CA4 LOUDHAM LANE

GREEN SPACES AND NATURAL FEATURES

Small green grass triangular road junctions along Loudham Lane, mature trees, hedgerows, woodland areas and the water meadows are the key natural and green space features of the character area. Collectively, they contribute to its agricultural nature.

STREETSCAPE AND BOUNDARIES TREATMENTS

Streets are typical country lanes with hedgerows on either side with steep banking and woodland.

Property boundaries are varied including hedgerows, wicker fencing, wood panels, and low flint and brick walls.

VIEWS

The character area is within the River Deben Special Landscape Area, reflecting the high quality of the landscape that forms an important setting to the village.

There are long distance views opposite Tarn House and from the right-hand side of Mill Cottage.

Loudham Lane is very rural in character with trees, hedges and belts of woodland enclosing the lanes. The land is undulating and looking southwards and just beyond the East Lane junction, there is an attractive view of St Mary's Church tower across the valley.

Mid Summer Cottage and Timber Cottage.

CA4 LOUDHAM LANE

Code	Rationale	Implementation Guidance
CA4.1 Conservation Area	*The Ufford Conservation Area core is rich in built heritage and is successful in relaying the area's historic context.*	• New development must demonstrate a consideration of the Ufford Character Area Appraisal, ensuring proposals preserve and enhance its important historic features.
CA4.2 Density	*Loudham Lane area is of low density with generous spacing in-between buildings.*	• New developments should respect the agricultural, low density character of Loudham Lane. Higher density development with a suburban nature is not acceptable.
CA4.3 Rural character	*The informal and open layout of the area generates a distinct charm and contributes to placemaking.*	• New developments should have subtle variations in frontage and large setbacks to retain rural character.
CA4.4 Connection to landscape	*The area is defined by its relationship to the surrounding landscape, which is enriched by broad views and soft planted boundary treatments.*	• New development must be positioned in a way to retain and enhance valuable sight lines through the area.
CA4.5 Conversion of farm buildings	*The area's historic agricultural use is evident from the various elements of built infrastructure.*	• Conversions of barns and other previously agricultural buildings must demonstrate sensitivity to the overall form and scale of the building. • Redevelopment should seek to retain elements which relay the building's previous use.

3.6 CA5 PARKLANDS

Parklands character area

LAND USES

Parklands character area consists of a mix of uses including the Ufford Recreation Ground surrounded by woodland (Parklands Wood), the Ufford Park Golf Course and associated facilities, a former horticultural nursery, and a residential area.

LAYOUT

The buildings and land uses in this area are a consequence of the area's history. Originally the land was mainly arable with wooded areas and sand pits. In the 17th century Ufford Place Estate owned the land. The Lodge at the entrance to the Ufford Park Hotel would have been at the entrance of the estate. Several residential and commercial developments have since been developed.

The Redwood Terraces housing estate is isolated at the intersection of Parklands and Yarmouth Road (B1438). The Parklands, Nicholls Close and Lime Close housing estates are clustered together, creating a larger residential area.

Ufford Community Hall

Nicholls Close development

CA5 PARKLANDS

STREETS AND ROUTES

Yarmouth Road (B1438) is the main route between Woodbridge/Melton and Ufford. It transects from south to north from which roads lead to commercial, community and residential uses.

There are several footpaths leading from the residential area, through the woodlands (Parklands Wood) and to the Ufford Recreation Ground, and across the surrounding agricultural fields.

TOPOGRAPHY

The main area of Parklands is flat. The woodlands (Parklands Wood) are flat to the north of the housing then downhill to the Ufford Recreation Ground lying in a "bowl" with land rising around it.

BUILDINGS AND LANDMARKS

There are a variety of building typologies and forms in the area. Parklands has a mix of terraces and semi-detached dwellings. Nicholls Close and Lime Close, collectively consist of 21 detached properties. The houses and bungalows are brick with pantile roofs, and either white or brown UPVC or timber brown stained window frames.

Redwood Terrace is a more recent development initiated by the Parish Council with 6 dwellings in two T shaped formations. The houses are light brick with pantile roofs and white timber window frames.

The typical height for the character area is two storeys with some one storey bungalows.

Examples of typical building heights in the character area

CA5 PARKLANDS

GREEN SPACES AND NATURAL FEATURES

High hedgerows and large oak trees along Yarmouth Road (B1438), woodland areas including the 8.12 hectare Parklands Wood, grassed areas within the residential estates, and the Ufford Recreation Ground are the key green space and natural features of the character area.

STREETSCAPE AND BOUNDARIES TREATMENTS

Most residential properties have a variety of boundary treatments including high and low hedgerows, picket fences or close boarded fences.

VIEWS

There are long distance views of the woodland (Parklands Wood) from the residential estates and Ufford Recreation Ground. Other views are confined by hedgerows and large trees, providing a sense of green enclosure while approaching and departing from Ufford.

Hard and soft boundary treatments and view of woodland behind housing.

CA5 PARKLANDS

Code	Rationale	Implementation Guidance
CA5.1 Landscaping	*Large woodland areas and hedgerow and oak tree lined streets provide a green gap between Woodbridge/ Melton to the south and Ufford to the north.*	• New development should incorporate a large areas of landscaping, maintaining a green gap between the settlements of Woodbridge/Melton and Ufford while travelling along Yarmouth Road (B1438).
CA5.2 Ecological gardens	*Planted front and back gardens help to maintain the suburban feel of the area and enhance the ecological function of the Parklands Wood.*	• New development should incorporate private or shared front and back gardens for all new dwellings with high-quality planting. • Planting should incorporate native species present in Parklands Wood to expand its ecological function into built up areas. • New development adjacent to the Parklands Wood should minimise any negative boundary impacts by: - Setting buildings back from the woodland behind a vegetated buffer; - Integrating wildlife friendly features including permeable and soft boundary treatments; and - Providing significant landscaping.

3.7 CA6 LOWER STREET

Lower Street character area

LAND USES

The Lower Street character area is within the Ufford Conservation Area and the River Deben Special Landscape Area. The character area is largely residential with houses, former estate workers terraced cottages, converted workshops, and a couple of terrace cottage groups including the former post office. It also contains a newer development, Ufford Place, which comprises detached houses and bungalows on the site of the former Ufford Park country house. Commercial and community uses in the character area including St Mary's Church and the adjoining Church Hall, and the White Lion pub.

LAYOUT

The layout of the character area is largely influenced by the historic road layout, established over 500 years ago. The layout is centred on St Mary's Church and the site of the former Ufford Park country house, from which the original development radiated.

Early buildings have irregular plot and buildings layouts. Some dwellings are set within large gardens while others are located close the

road. The result is a diverse street scene with varying buildings styles and senses of enclosure.

Recent development along Lower Road and in Ufford Place is more structured. Detached dwellings are set on large plots with generous front gardens screening the built form and providing privacy.

Examples of typical building heights in the character area

CA6 LOWER STREET

STREETS AND ROUTES

Narrow, historic lanes connect the character area. The lanes are almost all of a single track width with very limited on-street car parking.

Part of Lower Street has footpaths that connect St Mary's Church and The White Lion. Around the church there is a network of short Public Rights of Ways, which lead across a small footbridge to the water meadows beyond and towards East Lane. The narrow lane route from Lower Street towards Eyke passes over the historic Hawkeswade Bridge, passing through water meadows; Lower Road is equally narrow and has been designated as a Quiet Lane.

TOPOGRAPHY

The topography of the character area is about 25m above sea level to the west in Ufford Place and close to the Parklands Wood. The topography of the character area gently decreases towards the east and north, reaching approximately 5m above sea level closer to the water meadows.

BUILDINGS AND LANDMARKS

Lower Ufford can be described as being a particularly attractive enclave of buildings with a Suffolk vernacular. Notable Grade II listed houses, cottages and farm buildings are generally Suffolk red brick or timber-framed and rendered. Some of the former estate cottages now have painted brick exteriors.

Decorative detailing is prevalent with pargetting patterns, carved bargeboards and elaborate chimneys of various designs. Roof materials vary between thatching, slate, plain tile or pantile. St Mary's Church is built of flint and stone.

Recent 20th century infill development is typically brick or render, with tiles roofs and some limited decorative features.

The typical height for the character area is two storeys with some one storey bungalows being in Ufford Place.

Adjacent to Lime Cottage is the weather-boarded gable end of a thatched barn which forms a particularly attractive feature close to the Church

Southern end of Post Office Cottages

CA6 LOWER STREET

GREEN SPACES AND NATURAL FEATURES

The churchyard, cemeteries, Church Hall carpark, and The White Lion grassed field and carpark are important community assets. The carparks and grass field are often host to community events.

The character area is enhanced by a significant number of mature trees, particularly in large, private gardens. There are also significant and protected trees bordering what was Ufford Place gardens and parkland.

The adjoining water meadows provide a rich diversity of habitats and are an important feature in ameliorating flood risk.

STREETSCAPE AND BOUNDARIES TREATMENTS

The streetscape is predominantly village and rural in character with space between dwellings. Some houses are arranged along roads, such as those in Barrack Lane and Lower Street.

There is a mix of walls, hedges and grass verges in front of houses, some of which are set back from the lanes down small driveways.

VIEWS

Woodlands and water meadows surrounding the character area provide important long views towards the countryside. There are a number of views of the church from around this character area, but also others from other character areas.

No.s 5 and 6 Barrack Lane

View of St Mary's Church from Lower Road

St Mary's Church on Church Lane

CA6 LOWER STREET

Code	Rationale	Implementation Guidance
CA6.1 Conservation Area	*The Conservation Area core is rich in built heritage and is successful in relaying the area's historic context.*	• New development must demonstrate a consideration of the Ufford Character Area Appraisal, ensuring proposals preserve and enhance its important historic features.
CA6.2 Views and sight lines	*The landmarks and historic assets of the Conservation Area help to assist in creating memorable routes, allowing users to orient themselves.*	• New development must be positioned in a way to retain and enhance valuable sight lines through the area. • Proposals must respect the prominence of nearby landmarks such as listed buildings.
CA6.3 Enclosure and building line	*The Conservation Area is made up of fine grain development with a varied building line.*	• New development façades should reinforce the existing building line with subtle variation to improve visual interest.
CA6.4 Scale and massing	*Buildings are often clustered close together with generous gardens in areas. The Conservation Area core is low density, which is appropriate for the village historic core.*	• New development must ensure the historic, low density core of Ufford village is maintained. Higher density development with a suburban nature is not acceptable.
CA6.5 Materials and architectural detail	*The Conservation Area core benefits from a sense of architectural unity and cohesion due the established material palette.*	• New development should provide a sympathetic response to the existing historic character and architectural details.
CA6.6 Windows and doors	*The Conservation Area core has a restrained language of architectural detail. This is evident across the fenestration of conservation area buildings.*	• New developments should have high quality fenestration. UPVC is discouraged on street facing elements. • New development should have fenestration that is of a rhythm and layout that respects nearby historic buildings.

CHECKLIST

04

4.1 CHECKLIST

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

As a first step there are a number of ideas or principles that should be present in all proposals. These are listed under 'General design guidance for new development'. Following these ideas and principles, several 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 character of streets, greens, and other spaces;

- 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;

- 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.

2

Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?

- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?

- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?

- How will the new design or extension integrate with the existing street arrangement?

- Are the new points of access appropriate in terms of patterns of movement?

- Do the points of access conform to the statutory technical requirements?

3 (continues)

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?

- 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?

3

Local green spaces, views & character:

- 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)?

4

Gateway and access features:

- What is the arrival point, how is it designed?

- Does the proposal affect or change the setting of a listed building or listed landscape?

- Is the landscaping to be hard or soft?

5 (continues)

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?

- Does the proposal maintain or enhance the existing gaps between hamlets?

5

Buildings layout and grouping:

- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?

- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

6

Building line and boundary treatment:

- What are the characteristics of the building line?

- How has the building line been respected in the proposals?

- Has the appropriateness of the boundary treatments been considered in the context of the site?

7

Building heights and roofline:

- What are the characteristics of the roofline?

- Have the proposals paid careful attention to height, form, massing and scale?

- If a higher than average building(s) is proposed, what would be the reason for making the development higher?

- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?

- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

8

Household extensions:

- Does the proposed design respect the character of the area and the immediate neighbourhood, 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?

9 (continues)

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?

9

Building materials & surface treatment:

- 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?

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?