GREAT WALDINGFIELD

Neighbourhood Plan Design Code

August 2021

Quality information

Project role	Name	Position	Action summary	Signature	Date
Qualifying body	Great Waldingfield Neighbourhood Planning group	Neighbourhood Planning Group	Final report submitted after Locality sign-off	Great Waldingfield Neighbourhood Planning group	21.09.2021
Director/ QA	Ben Castell	Director	Revision and approval of final report	Ben Castell	21.09.2021
Researcher	Luis Juarez Galeana	Associate Director	Site visit, research, drawings	Luis Juarez Galeana	21.09.2021
Researcher	Holly Turner	Graduate Urban Design	Site visit, research, drawings	Holly Turner	21.09.2021

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Introduction

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1. Introduction

1.1. Introduction

Through the Ministry of Communities and Local Government (MHCLG) Neighbourhood Planning Programme led by Locality, AECOM has been commissioned to provide design support to Great Waldingfield Neighbourhood Forum.

This document seeks to support Neighbourhood Plan policies that guide the assessment of future development proposals and encourage high quality design.

1.2. Objectives

The primary objective of this report is to develop a set of design codes and guidance that should be used to steer any future development within Great Waldingfield. The codes will highlight the distinctive and important features within the village and protect valuable landscape and built assets, while allowing for innovative development that is in keeping with the village character.

1.3. Process

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

– Initial meeting and site visit;

– Urban design analysis;

– Preparation of design codes to be used to assess future developments;

– Draft report with design guidelines; and

– Final report (this document).

1.4. The Area of Study

Great Waldingfield is a village and civil parish in the Babergh district of Suffolk. It is located roughly two miles north-east of Sudbury and two miles south-west of Little Waldingfield, another village. Figure 1 shows the extent of the Neighbourhood Plan area, including Great Waldingfield village and the surrounding landscape. Figure 2 shows the area that is the focus of this design code which consists of the main built up areas which make up the village.

The village is split into two main parts, the first is the smaller, historic core which centres around St Lawrence Church and the newer, larger part which is mainly residential. This part of the village was predominately built after WWII.

1.5. The Importance of Good Design

As the National Planning Policy Framework (NPPF) 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' (paragraph 126).

Research, such as for the Government's Commission for Architecture and the Built Environment (now part of the Design Council; see, for example, The Value of Good Design at http://www.designcouncil.org.uk/sites/default/files/asset/document/the-value-of-good-design.pdf) has shown that good design of buildings and places can:

• Improve health and well-being;
• Increase civic pride and cultural activity;
• Reduce crime and anti-social behaviour; and
• Reduce pollution.

The NPPF goes on to place neighbourhood planning at the heart of the drive for quality development: "Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development" (paragraph 127).

This document helps to do just that for Great Waldingfield, where recent consultation, summarised in section 3, shows that residents appreciate high quality built environment where new development blends with the existing houses in the village. A good proportion also believe that sustainability should be encouraged into the design from the outset.
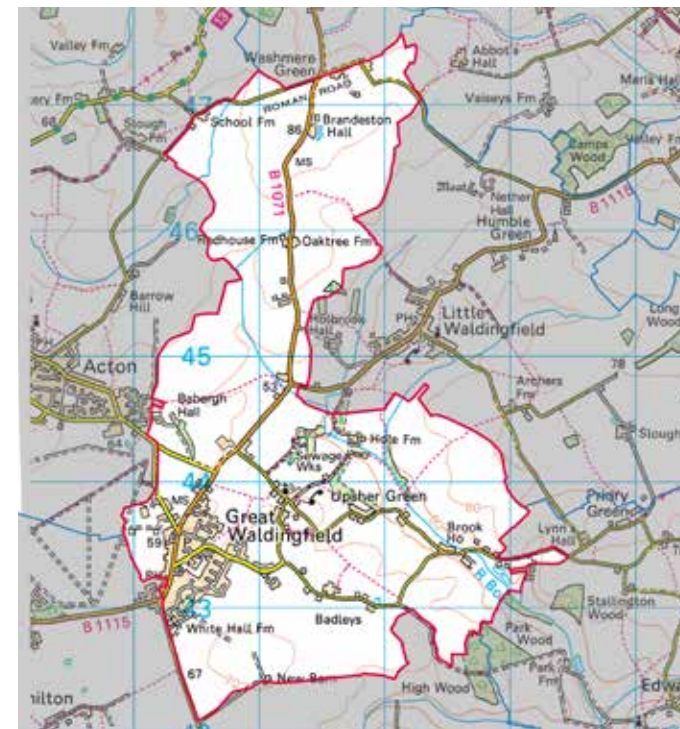

Figure 1: Great Waldingfield Neighbourhood Plan boundary.

Study area

Key

☐ NP Boundary

☐ Buildings

☐ Open Space

— Roads

0m   100m

N

Figure 2: Great Waldingfield village.

1.6. Policy Review

Introduction

Great Waldingfield is a civil parish in the District of Babergh in the county of Suffolk. It had a population of 1,431 as of the 2011 census. The village is split into two separate parts; the older and smaller part around the St. Lawrence Church, and the newer and larger section along the B1115 road between Sudbury and Hadleigh.

The following policy review summarises the relevant paragraphs in regard to the parish in question from the National Planning Policy Framework (NPPF)[1] , and the relevant policies in the local statutory development plan, the Babergh Core Strategy[2] alongside the adopted Babergh Local Plan, 2006 Saved Policies[3] and emerging Babergh and Mid Suffolk Joint Local Plan (Regulation 19 Pre Submission Document published November 2020)[4].

National Planning Policy Framework (NPPF)

Paragraph 8 requires that plans meet economic, social and environmental objectives in mutually supportive ways. This involves building a strong, responsive and competitive economy to encourage growth, innovation and improved

1. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf
2. Available at: https://www.babergh.gov.uk/assets/Strategic-Planning/Babergh-Core-Strategy/CORE-STRATEGY-AND-POLICIES-FINAL-Feb-2014.pdf
3. Available at: https://www.babergh.gov.uk/assets/Strategic-Planning/scheduleofsavedpoliciesBaberghLP.pdf
4. Available at: https://www.babergh.gov.uk/assets/Strategic-Planning/JLPExamination/CoreDocLibrary/A-SubmissionDocs/A01-Part-1-Objective-and-Strategic-Policies-Part-2-Local-Policies.pdf

productivity. To support strong, vibrant and healthy communities, plans should foster accessible services and open spaces. Plans should also contribute to protecting and enhancing the natural, built and historic environment, including by improving biodiversity. Paragraph 11 sets out that plans should apply a presumption in favour of sustainable development. Plans should seek opportunities to meet development needs and be sufficiently flexible to adapt to rapid change.

Paragraph 59 encourages the use of small and medium sized sites to meet the housing requirements of an area. Paragraph 70 adds that neighbourhood planning groups should consider the opportunities for allocating small and medium-sized sites suitable to accommodate housing in their area.

Paragraph 80 requires that plans create the conditions for businesses to invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, accounting for the needs of local businesses and opportunities for further development. This should support communities in building on their strengths, countering weaknesses and addressing future challenges.

Paragraph 82 requires plans to set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth. Policies should encourage economic development and regeneration. Plans should also identify strategic sites for local and inward investment. They should also seek to address any potential barriers to investment, including inadequate infrastructure, services or housing, or a poor environment. Policies should be flexible in order to accommodate needs not anticipated in the plan, allow for new and flexible working practices and enable a rapid response to any changes in economic circumstances.

Paragraph 92 stipulates that plans should aim to achieve healthy, inclusive and safe places which foster social interaction through mixed-use developments, strong neighbourhood centres and street layouts that allow for easy pedestrian and cycle connections. Pedestrian routes should be clear and legible, well designed and public space should encourage the active and continual use of public areas. Plans should support healthy lifestyles by providing safe and accessible green infrastructure, local shops and layouts which encourage walking and cycling.

Paragraph 93 adds that plans should encourage the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities. They should prevent the unnecessary loss of valued facilities and services, while ensuring that established shops, facilities and services are able to develop and modernise.

Paragraph 98 encourages plans to use opportunities for new provision of open space, sport and recreation facilities as these are important for the health and wellbeing of communities. Paragraph 127 determines that plans should set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is required. Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans play an important role in identifying the special qualities of an area and explaining how this should be reflected in development.

Paragraph 129 states that design codes should be based on effective community engagement and reflect local aspirations.

Paragraph 128 supports the preparation of design guides and design codes as visual tools to provide maximum clarity about

design expectations. These should set out a framework for creating distinctive places, with a consistent and high-quality standard of design.

Paragraph 130 adds that the design of developments should establish a strong sense of place, using the arrangement of streets and spaces to create attractive, welcoming and distinctive places to live, work and visit. Plans should optimise the potential of a site to accommodate an appropriate amount and mix of development, including green and other public space, and support local facilities.

Paragraph 131 identified the importance of trees and how they contribute to the character and quality of urban environments whilst also helping mitigate for climate change.

Adopted Babergh Core Strategy (2014)

Policy CS2: Settlement Pattern Policy identifies the area of Great Waldingfield Parish as a Hinterland Village. Hinterland Villages will accommodate some development to help meet the needs within them, and all proposals will be assessed against Policy CS11.

Policy CS3: Strategy for Growth and Development sets out that employment and housing growth will be accommodated within Babergh's existing settlement pattern and in new mixed and balanced communities on the edges of towns and the Babergh Ipswich Fringe. Proposals for employment uses that will contribute to the local economy and increase the sustainability of Hinterland Villages and the rural economy will be promoted and supported where appropriate in scale, character and nature to their locality.

Babergh District Council will make provision for 5,975 new dwellings between 2011 and 2031 in the District, of which 1,100 between 2011 – 2016 and 4,875 between 2017 – 2031. The housing target will be achieved by:

- existing commitments;

- allowing for a windfall figure of 1,640 dwellings; and

- making provision for 2,500 new dwellings to be built in several location among which Core & Hinterland Villages will accommodate 1,050 dwellings.

Policy CS11: Strategy for Development for Core and Hinterland Villages states that development in Hinterland Villages will be approved where proposals are able to demonstrate a close functional relationship to the existing settlement and where the proposed development:

- is well designed and appropriate in size / scale, layout and character to its setting and to the village;

- is adjacent or well related to the existing pattern of development for that settlement;

- meets a proven local need, such as affordable housing or targeted market housing identified in an adopted community local plan / neighbourhood plan;

- supports local services and/or creates or expands employment opportunities; and

- does not compromise the delivery of permitted or identified schemes in adopted community / village local plans within the same functional cluster.

Policy CS13: Renewable / Low Carbon Energy sets out that all new development will be required to minimise dependence on fossil fuels and contribute to the mitigation of climate change through adopting a sustainable approach to energy use. The Council will encourage on-site low and zero carbon technologies.

Policy CS14: Green Infrastructure adds that existing green infrastructure will be protected and enhanced. In new developments green infrastructure will be a key consideration. Particular consideration will be given to ensuring new provision establishes links with existing green infrastructure, providing a well-connected network of green infrastructure in rural areas.

Policy CS15: Implementing Sustainable Development in Babergh requires that proposals for development respect the local context and character of different parts of the district. This includes: respecting the landscape, landscape features, streetscape / townscape, heritage assets, important spaces and historic views.

Babergh Local Plan (2006), Saved Policies

Policy HS28 Infill states that applications for infilling or groups of dwellings will be refused where:

- the site should remain undeveloped as an important feature in visual or environmental terms;

- the proposal represents overdevelopment to the detriment of the environment, the character of the locality, residential amenity or highway safety;

- the layout provides an unreasonable standard of privacy, garden size or public open space; and

- the proposal is of a scale, density or form which would be out of keeping with adjacent and nearby dwellings or other buildings.

Policy CN01 Design Standards notes that all new developments will be required to be of appropriate scale, form, detailed design and construction materials for the location, and pay particular attention to:

- the scale, form and nature of adjacent development and the environment surrounding the site;

- the materials forming the external elevations and roofs of the buildings;

- retaining and incorporating local features, both natural and built;

- existing and proposed hard and soft landscaping;

- creating interesting and attractive public and private spaces in and around the development; and the content of any adopted Village Design Statements.

Babergh and Mid Suffolk Joint Local Plan (Regulation 19 Pre Submission Document, 2020)

The emerging Joint Local Plan identifies Great Waldingfield as a Hinterland Village, while Great Waldingfield Church and Upsher Green are identified as Hamlets.

Policy SP01 Housing Needs seeks delivery of a minimum of 7,904 net additional dwellings (416 dwellings per annum) within the Babergh district over the plan period (2018 – 2037).

Policy SP02 Affordable Housing requires a contribution of 35% affordable housing on sites of ten or more dwellings or 0.5ha or more. Proposals which provide a greater amount of affordable housing will also be permitted, subject to the relevant Plan and Neighbourhood Plan policies.

Policy SP03 Settlement Hierarchy states that settlement boundaries have been created to demonstrate the extent of land which is required to meet the development needs of the Plan. Outside of the defined boundaries in isolated locations development will only be permitted in exceptional circumstances. It goes on to note that development within settlement boundaries will be permitted where:

- Design is sympathetic to its surrounding and demonstrates high-quality design by having regard to the relevant policies of the Plan;

- A high standard of hard and soft landscaping, appropriate for the location is used;

- Hedgerows and treelines which make an important contribution to the wider context and setting are protected, particularly in edge of settlement locations; and

- The cumulative impact of proposals will be a material consideration.

Policy SP04 Housing Spatial Distribution states that to assist with delivery of the overall district housing need requirements, designated Neighbourhood Plan areas will be expected to plan to deliver the minimum housing requirements between April 2018 and March 2037. Neighbourhood Plan documents can seek to exceed these requirements, should the unique characteristics and planning context of the designated area enable them to do so.

Policy SP05 Employment Land states that existing employment uses should be retained and that to ensure a deliverable supply of employment sites to meet the changing needs of the economy, development of net additional employment uses along strategic transport corridors will be supported in principle.

Policy SP09 Enhancement and Management of the Environment adds that the Council will require development to protect the landscape, biodiversity, geodiversity, historic environment and historic landscapes through detailed environmental protection measures, such as biodiversity and sustainable urban drainage systems. All development proposals will be required to support and contribute to

the Councils' project to maintain, enhance and protect biodiversity net gain, the networks of habitats and green infrastructure.

Policy SP10 Climate Change notes that the council will require all developments to take a proactive approach to mitigate and adapt to climate change, particularly requiring a sequential test for flooding, promote the principle of holistic water management, support innovative solutions to sustainable design and require proactive approaches and identify opportunities to deliver decentralised energy systems powered by a renewable or low carbon source.

Policy LP17 Environmental Protection requires all developments to have regard for the efficient and effective use of resources and land, land contamination and instability, pollution and environmental amenity and water resources.

Policy LP26 Design and Residential Amenity adds that development must be of high-quality design with a clear vision for a positive contribution to its context. Development should respond to and safeguard the existing character and context, create character and interest, integrate climate change adaptation and be designed for health, amenity, well-being and safety.

In order to achieve high quality design, proposals should:

- Respond to the wider townscape/landscapes and safeguarding the historic assets/ environment and natural and built features of merit;

- Be compatible/harmonious with its location and appropriate in terms of scale, mass, form, siting, design, materials, texture and colour in relation to the surrounding area;

- Protect and retain important natural features such as trees or hedgerows during and post construction;

- Create/reinforce a strong design to the public realm incorporating visual signatures (e.g. signage, hard landscaping, public art);

- Include good practice in design incorporating design principles such as active frontages/ edges, permeability, strong street composition and connectivity. Schemes of exceptional design and /or development within a sensitive area/ landscape will be required to undertake a design review to test this and adherence to Building for Life Criteria;

- Incorporate high levels of soft landscaping, street trees and public open space that creates, and connects to, green infrastructure and networks;

- Prioritise movement by foot, bicycle and public transport, including linkages to create/ contribute to a 'walkable neighbourhood';

- Design-out crime and create an environment for people to feel safe, and has a strong community focus;

- Protect the health and amenity of occupiers and surrounding uses by avoiding development that is overlooking, overbearing, results in a loss of daylight, and/ or unacceptable levels of light pollution, noise, vibration, odour, emissions and dust; Including any other amenity issues;

- Provide a reasonable standard of accommodation for future occupants in terms of privacy and adequate facilities such as bin storage (including recycling and re-use bins), secure cycle storage and garden space;

- Where appropriate demonstrate that the design considers the needs of disabled people and an ageing population and follow Dementia-Friendly Design principles.
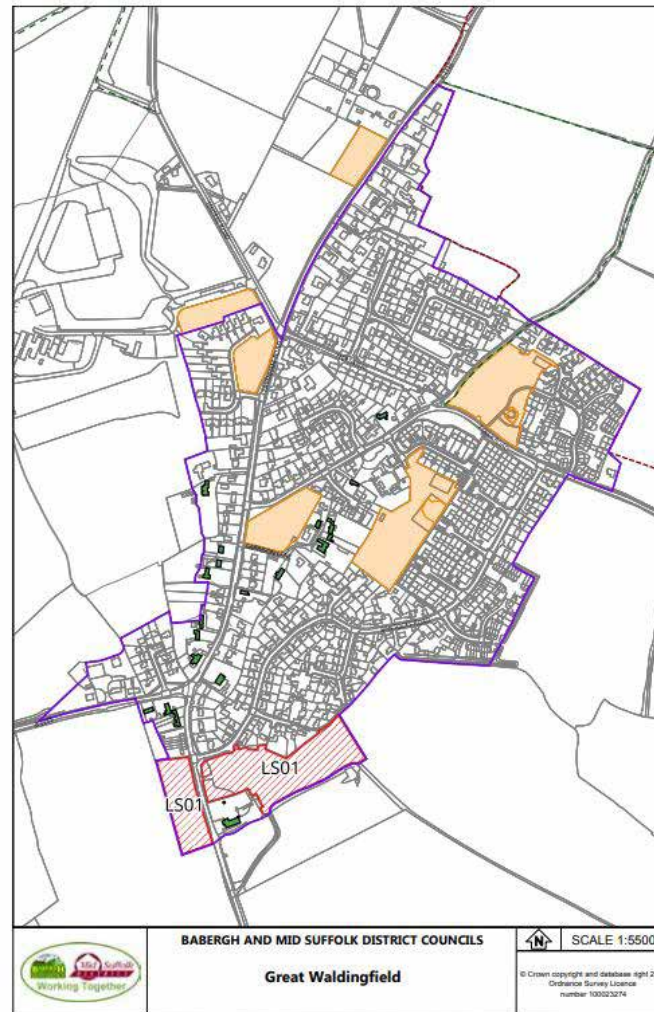

Figure 3: Top and left. Great Waldingfield policies map.

Local Context
Analysis

02

2. Local Context Analysis

2.1. Mobility

Great Waldingfield has clusters of development that are connected by a series of roads and pathways. There is a mixture of through roads connecting different parts of the village and cul-de-sacs which are generally quieter as only residents use them.

Within the village most of the residential roads have footpaths, however the main and neighbourhood roads either have no or a narrow footpath. Therefore, the public rights of way are important to the village as they offer safe pedestrian and cycle connections to the different parts of the village as well as to the surrounding countryside.

Key

- ⌐ ⌐ NP Boundary
- ▬ Buildings
- ▬ Main Road
- ▬ Neighbourhood Road
- ▬ Residential Road
- ∙∙∙∙∙ Public Right of Way
- ● Bus Stop
- - - - Bridleway

Access and movement

Figure 4: Patterns of access and movement in Great Waldingfield.

2.2. Landscape and Green Infrastructure

This character assessment has similarities to the assessment conducted for Little Waldingfield because of the close proximity of the two settlements which means they share similarities.

2.2.1 Topography and hydrology

Great Waldingfield lies south west of the valley through which the River Box flows. The river valley is the lowest point in the area at approximately 50m Above Ordinance Datum (AOD). Land gently rises south west with the highest land surrounding Great Waldingfield in a horseshoe shape, reaching approximately 78 m AOD. The undulating topography of the neighbourhood area enables long distance views to the surrounding countryside and informs the setting of Great Waldingfield.

2.2.2 Landscape designations

Statutory and non- statutory designations have been distinguished in the Great Waldingfield Neighbourhood Plan Area. High Wood, Park Wood and Stallington Wood are part of Edwardstone Site of Special Scientific Interest (SSSI) and Ancient Woodland. Woodlands included within the Edwardstone Woods SSSI are of national significance due to their biodiversity. Another ancient woodland within the neighbourhood area is The Grove. In addition 20 buildings in the village have been listed Grade II by Historic England.

2.2.3 Existing Landscape Character Assessment

Existing character assessments have been reviewed to provide some context to this more detailed assessment. The study area falls within National Character Area (NCA)

86: South Suffolk and North Essex Claylands, as defined by Natural England (Natural England, 2014). This NCA is broad but provides some context to the character of the study area. The key characteristics of this area which are of particular relevance to this assessment are:

- An undulating chalky boulder clay plateau which is dissected by numerous river valleys, giving a topography of gentle slopes in the lower, wider valleys and steeper slopes in the narrower upper parts;

- Fragments of chalk give many of the soils a calcareous character, which also influences the character of the semi-natural vegetation cover;

- South-east-flowing streams and rivers drain the clay plateau. Watercourses wind slowly across flood plains, supporting wet, fen-type habitats; grazing marsh; and blocks of cricket-bat willows, poplars and old willow pollards. Navigation locks are present on some rivers;

- Lowland wood pasture and ancient woodlands support the dormouse [habitats] and a rich diversity of flowering plants on the clay plateau. Large, often ancient hedgerows link woods and copses, forming wooded skylines;

- The agricultural landscape is predominantly arable with a wooded appearance. There is some pasture on the valley floors. Field patterns are irregular despite rationalisation, with much ancient countryside surviving. Field margins support corn bunting, cornflower and brown hare;

- There is a dispersed settlement pattern of scattered farmsteads, parishes and small settlements around 'tyes' (commons) or strip greens and isolated hamlets. The NCA features a concentration of isolated moated

farmsteads and numerous well-preserved medieval towns and large villages;

- Traditional timber-frame, often elaborate buildings with exposed timbers, colour-washed render, pargeting and steeply pitched roofs with pegtiles or long straw thatch. Sometimes they have been refronted with Georgian red brick or Victorian cream-coloured bricks ('Suffolk whites'). Clay lump is often used in cottages and farm buildings.

At a local level, the study area falls mostly within the 04 Ancient Rolling Farmland landscape character area (LCA), as defined within Joint Babergh and Mid Suffolk District Council Landscape Guidance, August 2015.

04 Ancient Rolling Farmland

- The rolling clayland landscape is dissected by river valleys including The Brett and Box;

- Ancient and species-rich hedgerows (mainly oak, ash and field maple, with suckering elm) and associated ditches have a strong visual impact as they are frequently high and wide;

- Ancient woodland is scattered throughout in blocks consisting largely of oak, lime, cherry, hazel, hornbeam, ash, holly and elm. The woodlands provide strong visual features within the landscape;

- Although there are some extensive field amalgamations resulting in a much more open landscape, overall the landscape is largely intact, and accessible through a dense network of winding roads and wide verges;

- At Lavenham and Chilton there are areas of flat interfluves (area between valleys that is adjacent to a watercourse) which were used for military airfields in World War II;

- The current crop production of cereals and oilseed rape and increasing equine use has a significant visual impact on the landscape;

- Wide panoramic views are offered in all directions of the compass from this landscape character;

- The small narrow winding lanes and roads that pass through the villages of this landscape character retain the tranquil, rural feel with only the occasional small hamlet or isolated farmstead to break up this gently rolling landscape;

- The settlement pattern mainly consists of dispersed farmsteads of mediaeval origin with the some larger hamlets and small villages that complement the rural land form and landscape.

Key

 Ancient rolling farmlands

 Rolling valley farmlands

 Rolling estate farmlands

 Valley meadows

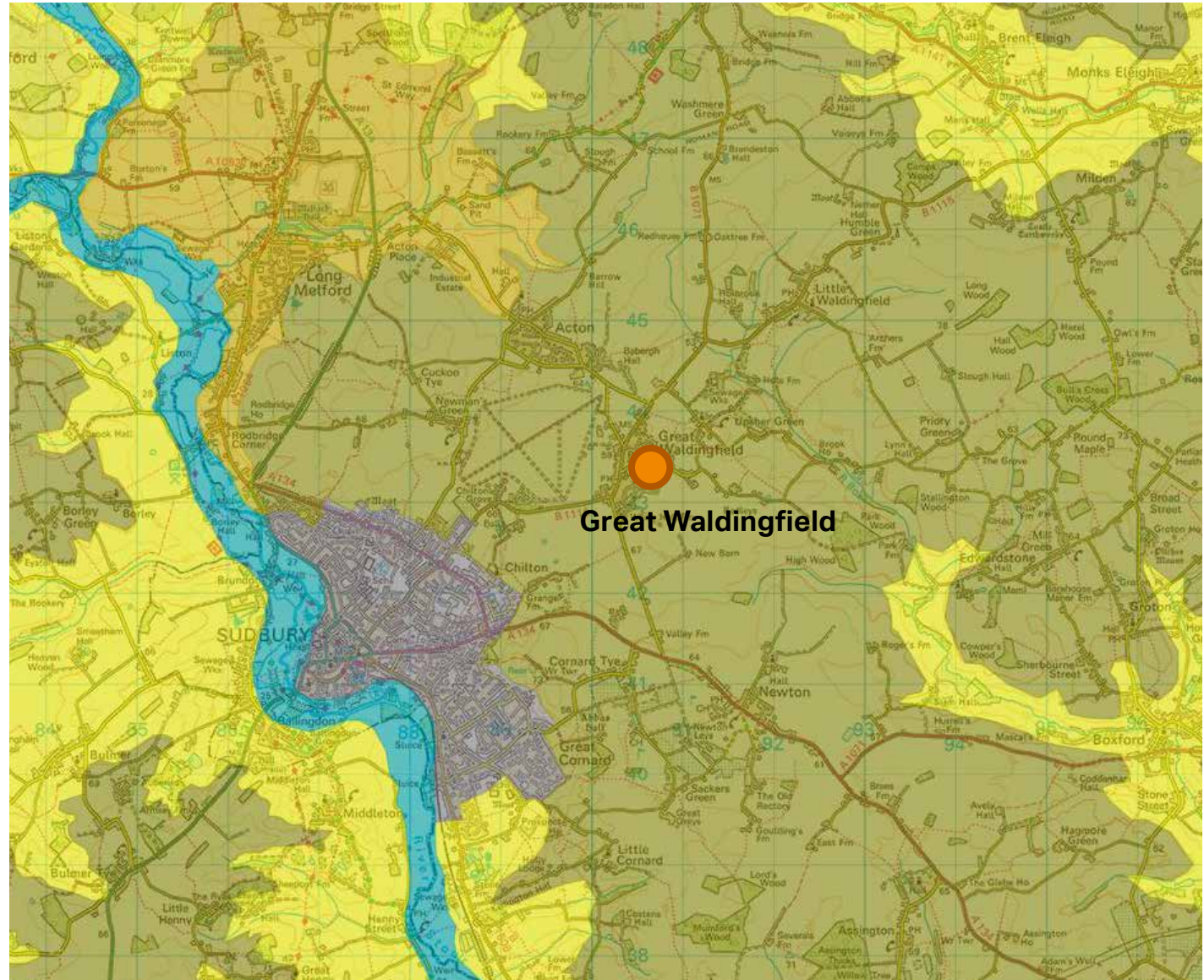 Urban

Landscape character areas

Figure 5: Map showing Great Waldingfield within the Ancient Rolling Farmland Character Area. *Source: SLCA http://www.suffolklandscape.org.uk*

2.3. History and Heritage

The map to the right shows that there are a number of listed buildings within the village. There is a cluster of listed buildings in the historic part of the village, as well as a number of more scattered listed buildings to the south west.

The Great Waldingfield Conservation Area covers the historic core and much of the surrounding landscape. This provides separation between the main residential part of the village and helps conserve the historic area.

Since the 1950s the village has been growing steadily with different sections of the village being developed throughout each decade. As the village developed over time there are a variety of architectural styles depending on what decade the houses were built.

Key

☐	NP Boundary
☐	Buildings
▬	Open space
▭	Great Waldingfield Conservation Area
—	Roads
●	Grade I Listed Building
●	Grade II Listed Building
→	Important Views

Heritage assets
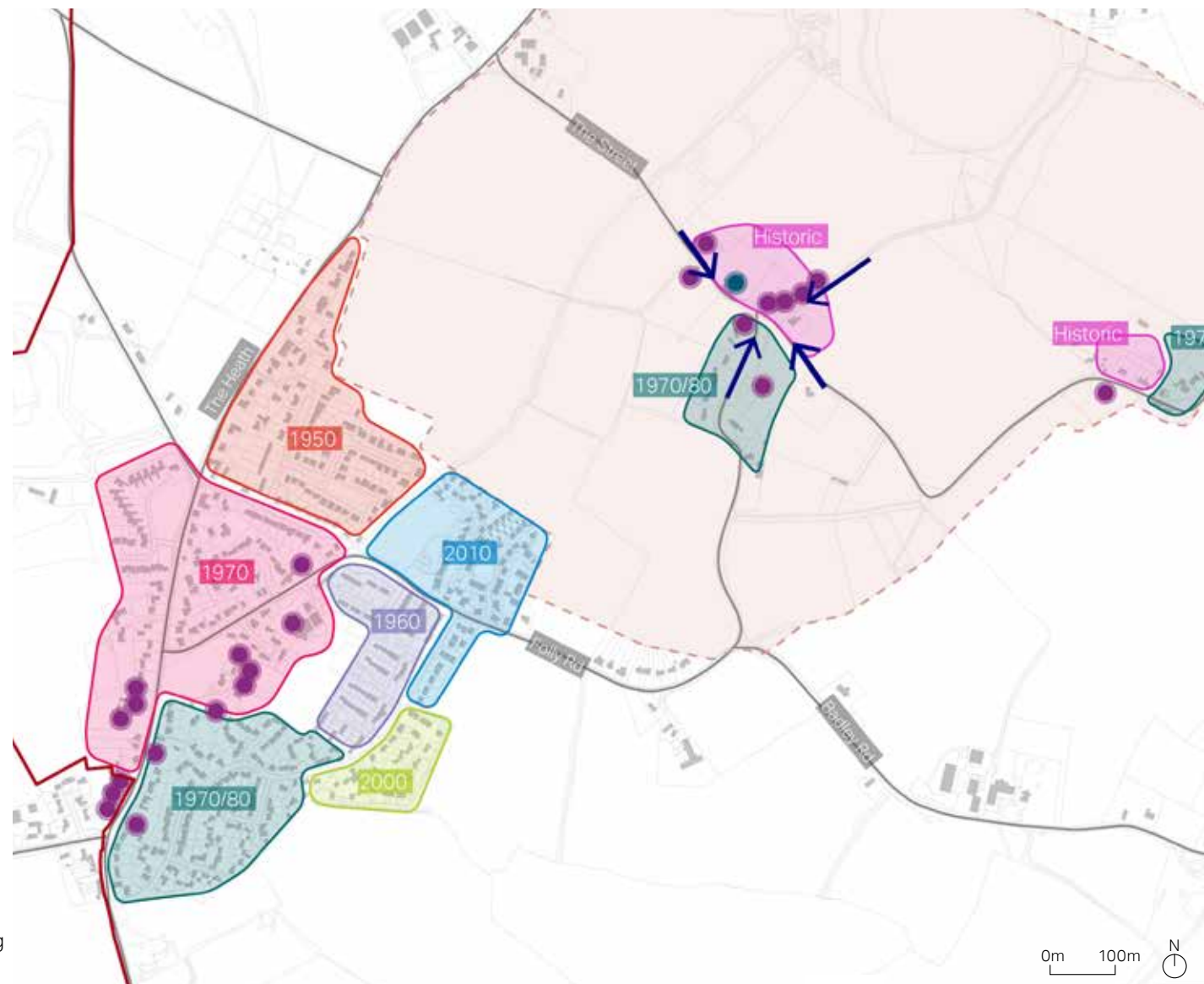
Figure 6: Heritage assets and building ages throughout Great Waldingfield.

2.4. Village Facilities & Important Views

The map shows the key facilities which are spread throughout the village. These facilities include St Lawrence's Church, a village hall, a post office, pub and a primary school.

The map also shows the important views that were identified in the Neighbourhood Plan Landscape Character Appraisal. These views are representative of the landscape of the parish, they show areas that are most likely to be relevant to the Neighbourhood plan and that may be most sensitive to change.

Key

- ☐ NP Boundary
- ▢ Buildings
- ▢ Open Space
- — Roads
- ● Village Facilities
- ◁ Important Views

Key facilities and views

Figure 7: Map of Great Waldingfield showing the key facilities and important views within the village.

Figure 8: View of St Lawrence's Church in Great Waldingfield.

Figure 9: Great Waldingfield village hall.

Figure 12: The White Horse pub.

Figure 10: View to the west from footpath west of Upsher Green.

Figure 11: View north east from The Street.

Figure 13: View north east from The Street.

2.5. Building Typologies

The map to the right shows the different building typologies that are present within Great Waldingfield. It can be seen that the village has a high proportion of detached houses and bungalows, with detached houses being found in most parts of the village. The bungalows are clustered together to the north of the main hub of the village and were built at the same time in the 1950s.

Semi-detached and terraced housing can also be found scattered throughout the village however they are not as prominent and have been introduced over different time periods, therefore their styles vary.

Key

- ☐ NP Boundary
- ■ Buildings
- ■ Open Space
- ■ Detached
- ■ Semi-detached
- ■ Terraced
- ■ Bungalows
- — Roads

Building typologies

0m   100m   N
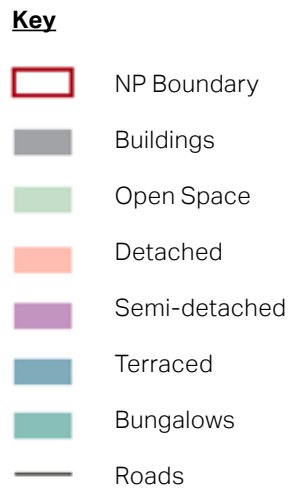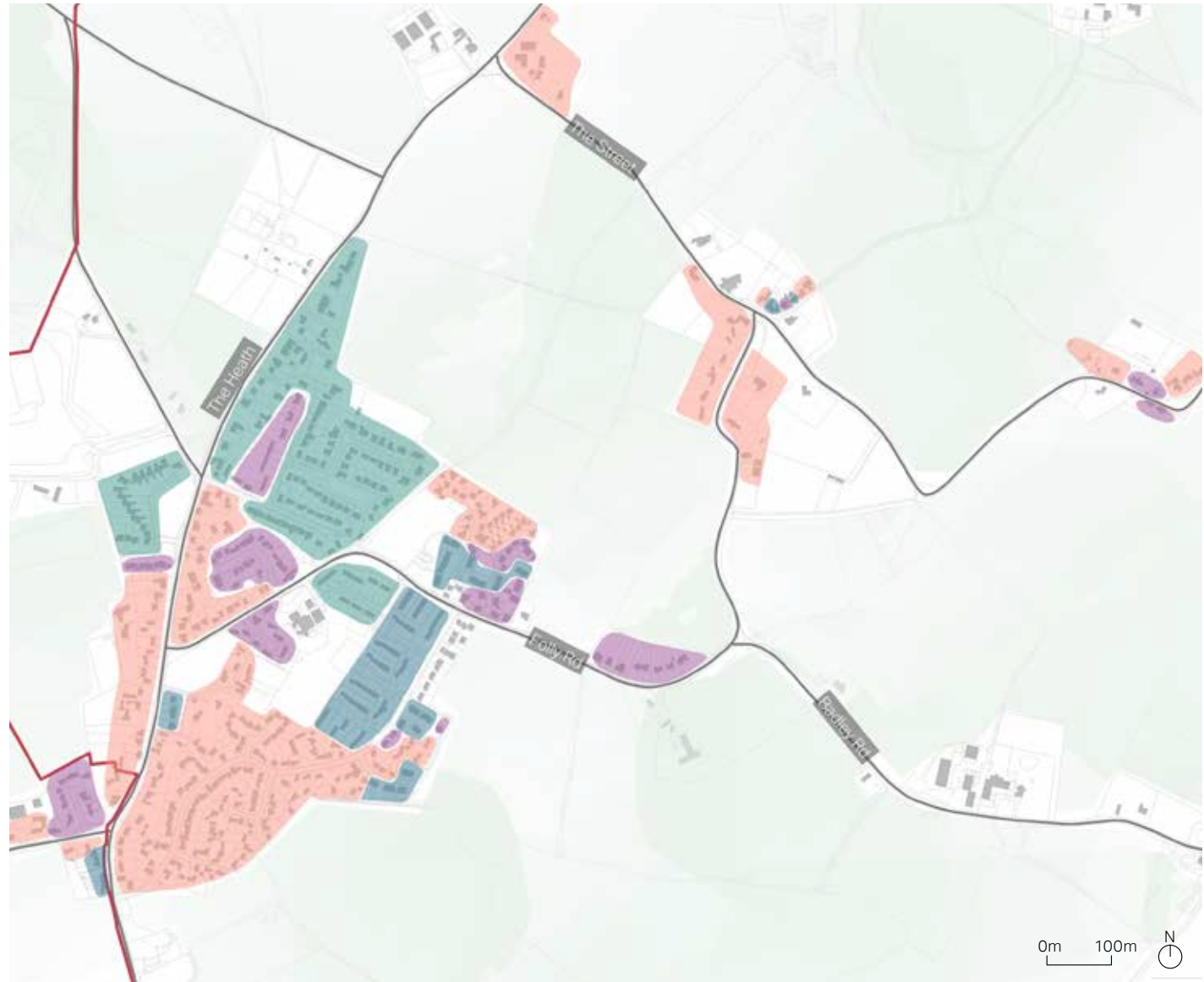
Figure 14: Map showing the mix of building typologies within Great Waldingfield.

Figure 15: Bungalow in Great Waldingfield.

Figure 16: Detached house within the more recent development.

Figure 19: Traditional semi-detached cottage.

Figure 17: Semi-detached house in the more recent development.

Figure 18: Short Terraced houses.

Figure 20: Traditional terraced housing.

2.6. Housing Density

The map on the following page gives an indication of the range of housing densities found throughout the village, measured in dwellings per hectare. Great Waldingfield generally has a low density, in keeping with the village's rural character, with the highest density found in the village was 36 dph, as shown in the aerial in Figure 23.

The newer developments from the 2000s onwards generally have a slightly higher density than the older buildings in the village. It will be important that future development takes into account the existing densities within the village in order to retain the rural character.

Figure 21: Aerial showing a housing density of 10 dph.
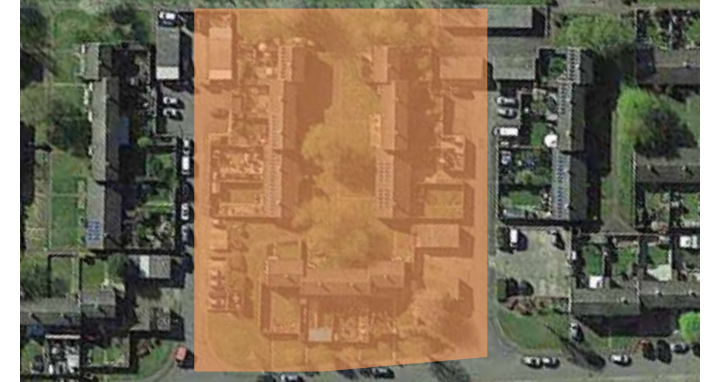
Figure 22: Aerial showing a housing density of 18 dph.

Figure 23: Aerial showing a housing density of 36 dph.

Housing densities

Key

☐ NP Boundary

■ Buildings

■ Open Space

■ Below 15 dph

■ 15-25 dph

■ Over 25 dph

— Roads

0m   100m   N
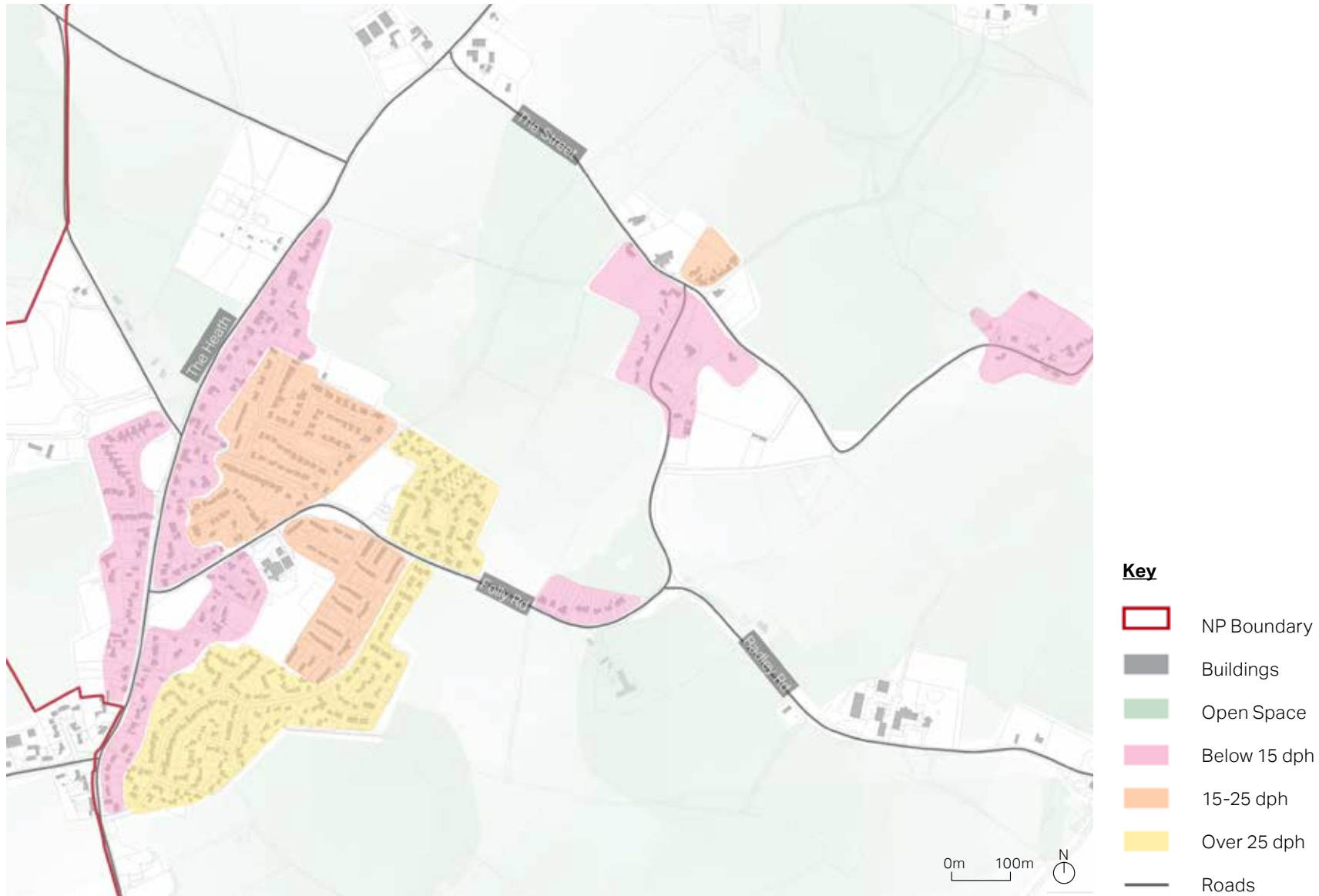
Figure 24: Map showing the mix of housing densities within Great Waldingfield.

2.7. Issues and opportunities

There are a number of positive attributes and aspects of Great Waldingfield's character that should be sustained, reinforced or enhanced. These relate to the rural character of Great Waldingfield and include:

- The buildings within the Conservation area and the listed buildings within the village that contribute to the historic character of the village.
- Traditional Suffolk materials and architectural detailing that contributes to the historic character.
- A rich palette of colours present on building façades that emphasise the quality of the place and its location within Suffolk.
- Front gardens and boundary features contribute to the character of different areas of the village.
- Mature trees contribute to the rural character of Great Waldingfield.
- The central green space with a children's play ground and garden contribute to the open space.
- The tower of St. Lawrence Church is an important landmark and is present in views from around the village.
- Gaps in the settlement allow for long panoramic views of the surrounding landscape which contribute to the rural character of the village.

Issues to be addressed

The following issues have been identified which could be addressed through new development or active management and are mostly related to the increase in development pressure.

- Lack of off-street parking provision particularly in the historic parts of the village.
- Primarily residential land use compromises the sustainability of the village through a lack of land use diversity.
- Lack of designated public green space.
- A limited palette of materials in the public realm.

Opportunities for positive change

The combination of the developing Neighbourhood Plan with these Design Codes offer the best method for achieving appropiate future development in Great Waldingfield. This provides a baseline against which change can be monitored and managed.

The evolution of the landscape will continue and therefore management of change is essential to ensure that sustainable social, environmental and economic outcomes are achieved. The following sections therefore considers various factors which may influence change and inform the policies set out in the Great Waldingfield Neighbourhood Plan.

Engagement

03

3. Engagement

Introduction

A survey has been carried out within the village of Great Waldingfield to understand the views and priorities of the residents on a number of issues related to the village's facilities, built and natural environment. The following pages summarise the findings of this survey and will be used to inform the development of the design codes to ensure they address local issues.

Village Facilities

When asked about the importance of the village facilities they all ranked highly, showing that they are all valuable assets to the village. This includes the shop, pub, church and school. The most frequently used facility is the local shop, whereas most residents stated that they never use the allotments or bowls and social club.

Residents would most like to see **additional benches** round the village as well as providing footpaths suitable for buggies and wheelchairs.

Green Spaces

When asked how important it is to protect the village's green infrastructure nearly all elements scored highly in favour of protecting. The top elements include the community woodland and the mature trees in the village. The residents were also in favour of preserving the public footpaths but think that they can be improved by creating a circular route around the village.

When asked what green spaces should be designated as local green spaces the following scored highly the playing field next to the school, Green Acre (opposite the village shop),

open space off Folly Road next to the Cromwell Fields, the Old School Wood & its meadow.

Energy

The residents would be in favour of providing new more sustainable energy.

New Developments

Residents would like to see a buffer zone between new development and the countryside. They are also in favour of new development using renewable energy and providing wild flowers on verges.

Residents would like to see a mixture of types of houses built but agree that new development should not exceed 2-storeys in height. Residents would also be in favour of curved roads and that the buildings should be in keeping with the existing village character. Residents would also like to see smaller developments for local people that are currently unable to afford to buy. The survey shows that 81% of answers expressed a preference for cul-de-sac in new developments.

Design Codes

04

4. Design Codes

Introduction

The following section describes a set of design codes that have been put together based on the existing context of Great Waldingfield. These codes will aim to guide any changes or development within the village to ensure the local character is respected whilst still allowing space for innovation within the built environment.

4.1. Strategic Codes and Best Design Practice

SC1. CONSIDER THE CONTEXT

LINKS TO THE COUNTRYSIDE

- Enhance links to the countryside. In edge locations streets can be connected to the network of public pathways and rights of way that lead to the countryside.

LOCAL RURAL CHARACTER

- Secure the continued protection and enhancement of listed and non-listed heritage assets and their setting which contribute to the distinctiveness of the areas in which they are located.

- Any new development should take local character into consideration. Design should consider scale, layout, density, mass, materials and architectural features, as well as incorporate high standards of landscaping to add to the quality of place.

CONNECTING SETTLEMENTS

- The fragmented nature of the village can cause challenges for pedestrian and cycle connectivity. The creation of safe and accessible links between settlements should be at the base of a more cohesive social tissue that strengthens the identity of the village.

- Walking and cycle routes can be improved and the use of public transport should be encouraged.

- Any new development should be located where the need to travel is minimised.

Figure 25: Public right of ways linking Great Waldingfield to the surrounding countryside.

SC2. PROVIDE MEANINGFUL CONNECTIONS

- Walking and cycling can become a more attractive option if the routes are short, straight and well connected. New walking routes should be linked up to existing established pathways and rights of way to create a well connected place.

- Walking and cycling routes should form a permeable network within any new development as well as connecting to key locations within the wider village and area.

- Connectivity to high-quality natural areas such as the surrounding countryside, local green spaces as well as to valuable listed and non-listed assets and buildings should be maximised.

Connect to valuable assets and buildings within the village such as listed buildings or key amenities.

Connect to the surrounding countryside with controlled access to paths along fields to help maintain hedgerows.

Connect to local open and green spaces within the village.
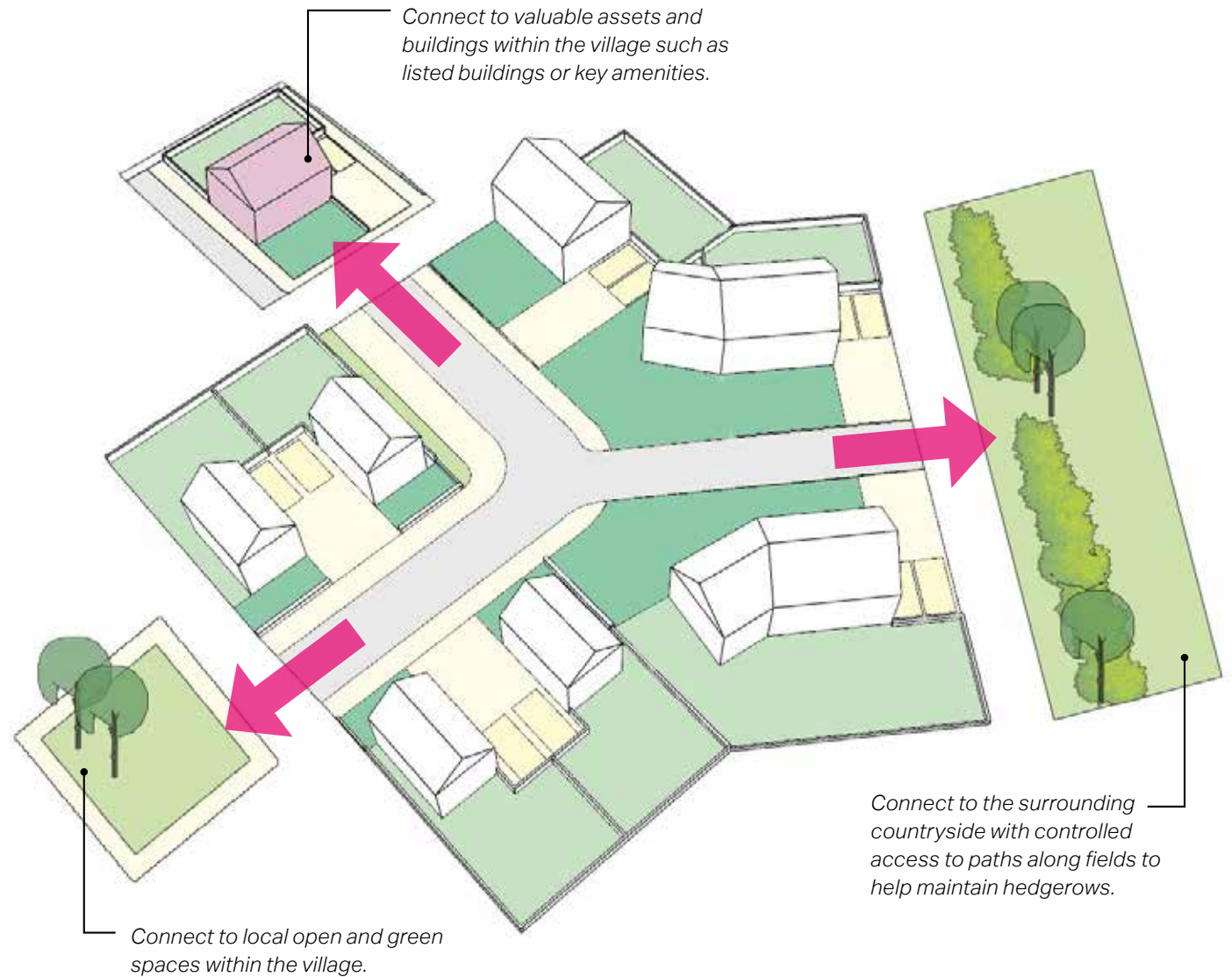
Figure 26: Diagram demonstrating a variety of meaningful connections.

SC3. ENABLE WAYFINDING

- Wayfinding aims to make walking and cycling easier by ensuring that routes are direct and memorable.

- This can be achieved by creating places that have a clear identity and that are easy to navigate.

- Local landmarks can be used along the street to aid legibility. Landmarks can take many forms as long as they are memorable and distinctive. They can include buildings, mature trees and landscaping and open spaces.

- Clear signage should be placed at key nodes and arrival points to aid orientation.

- Distinctive or mature trees can also be used as a tool to mark the access point to a new development or a distinct area within the village.

Local landmark buildings with distinct features such as towers, chimneys, porches or different materials and colours can be used at key nodes and arrival points to help orientation.

Utilise high-quality trees and landscaping to help with wayfinding along the main desired pathway.

Make use of mature trees to mark the entrance of a development or a distinct area within it.

Open or green spaces can aid wayfinding.

Figure 27: Diagram showing different wayfinding elements along the street.

SC4. CREATE A GREEN NETWORK

- Green networks, corridors and linkages are a key mechanism for reducing the adverse affects of fragmentation for biodiversity. Furthermore they deliver a range of other social and environmental benefits including enhancing the local landscape character and greater opportunities for public access and recreational use.

- Green networks can be created by providing a series of both public and private green spaces including generous and vegetated front and back gardens, public green spaces, fields and natural open spaces.

Local green spaces can be a key element in guaranteeing connectivity of wildlife corridors. Their location should be carefully considered to maximise their potential for habitat connections.

Provide generous front and back gardens with sufficient permeable surfaces to allow for the planting of local species of trees and shrubs.

Agricultural fields can provide essential hedgerows and trees to contribute to the resilience of green networks. Natural open spaces should be protected and safeguarded from unnecessary human activity.

Figure 28: Diagram demonstrating a green network.

SC5. EDGES

- The edges of a development are important as they create the transition between the development and the existing village as well as between the development and the surrounding countryside.

- When the edge is adjacent to open countryside houses should positively address the countryside by orientating the buildings to face out over it. Rear garden fences facing the countryside should be avoided as this creates a hard edge.

- Where the existing development meets the new development edge, the existing layout should be respected where possible. For example, creating back to back gardens to finish a block.

Site boundary edge

Dwellings at the site edge facing out to the countryside.
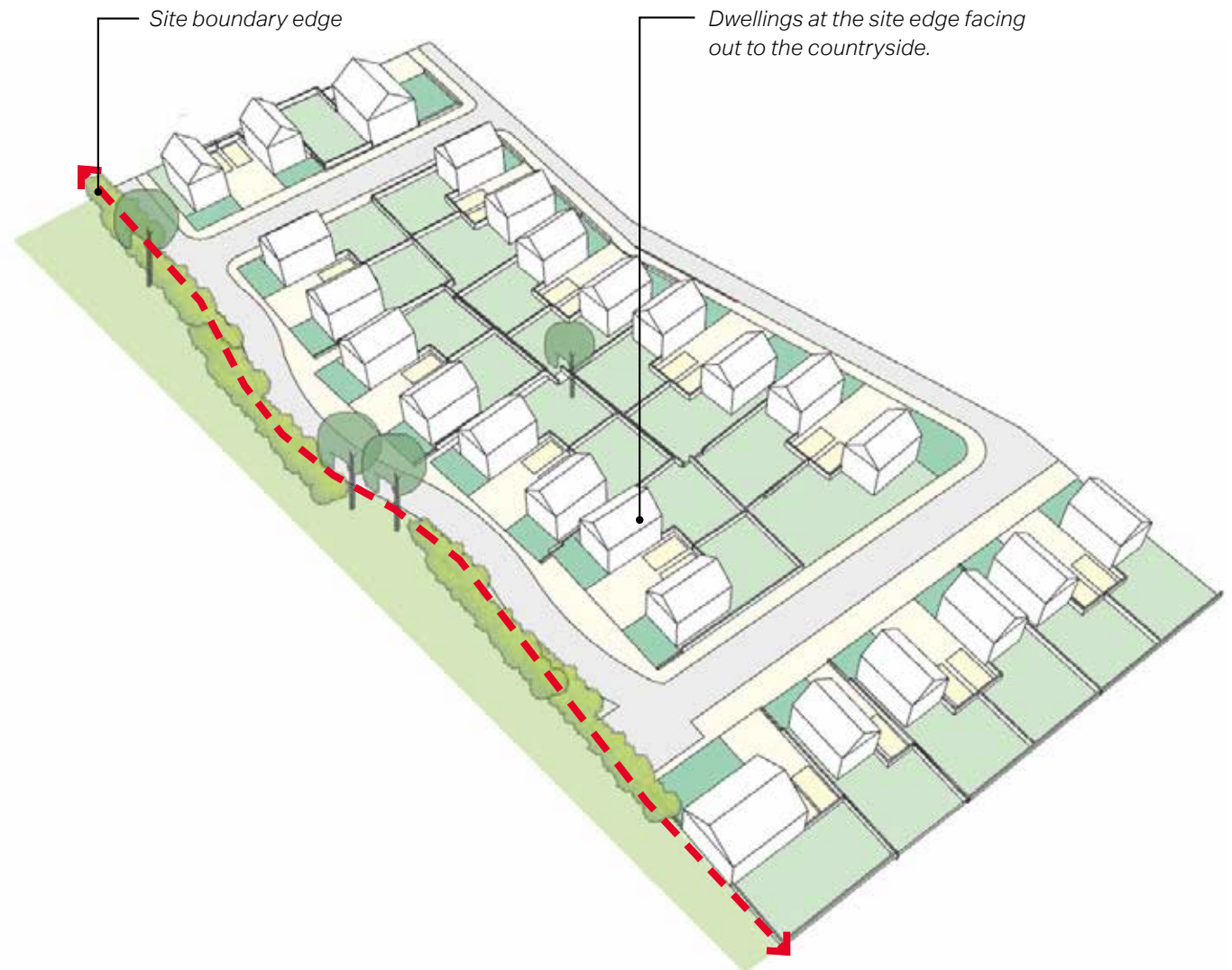
Figure 29: Diagram showing the development edge.

4.2. Street Typologies and Car Parking

This section describes the different types of streets and car parking solutions that can be used in Great Waldingfield to create high-quality and well designed streets that are in keeping with the existing street network.

SPC1. MAIN ACCESS STREET

- Main access streets connect different parts of the Great Waldingfield settlement and can integrate any new development with the existing road network.

- Lining the street with trees and green verges creates a sense of arrival and provides enclosure along the street, whilst still maintaining a strong link to nature.

- Residential parking should be provided on-plot to limit the impact of cars on the streetscape, however inset on-street parking can be provided along some sections of the street.

- Creating a view to a landmark building, open space or landscaping can enhance interest along the street and aid wayfinding.

Local landmark building can be created by using a different materials, colours or a different built form to aid wayfinding at the end of the street.

Using a different ground material at the junction can help to calm the traffic and provide a pedestrian friendly environment.

Dwellings along the main access street can be more compact in keeping with the village core.

Figure 30: Diagram showing a main access street.

Figure 31: Good example of a main street in Great Waldingfield.

2m	2m	6.5m	1.5m	2m
Privacy strip	*Footpath*	*Green verge with trees/ car parking*	*Carriageway*	*Green verge with trees*	*Footpath*	*Privacy strip*

14m
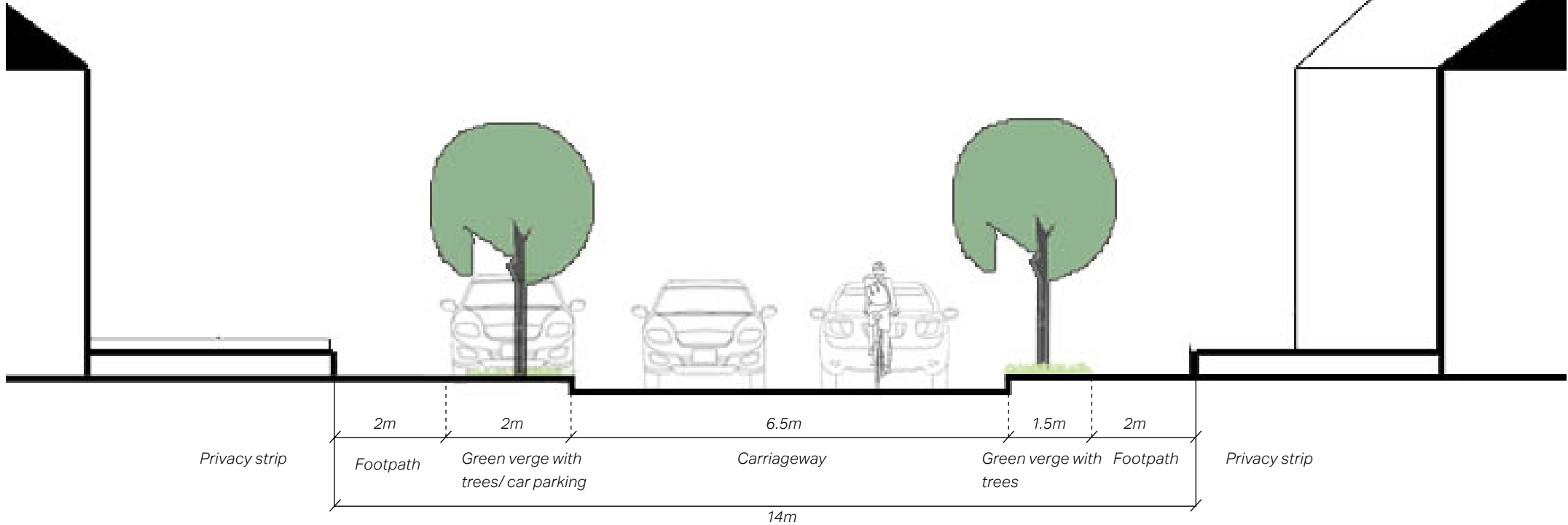
Figure 32: Section showing indicative dimensions for a main access street.

SPC2. GENERAL STREET

- General streets are mainly residential and make up the majority of the street within the village.

- The footpaths should be wide enough to accommodate street trees and green verges where appropriate to enhance the greenery along the street.

- Dwellings should be setback from the road and have a front garden to create a green and open feel to the street.

- Residential parking should be within the curtilage of the property boundary either to the side or the front of the building.

- Additional inset on-street parking can be provided if required.

Provide street trees and greenery along the street.

Properties should have a boundary treatment such as a low wall or hedge at the property boundary.

Figure 33: Diagram showing a general street.

Figure 34: Good example of a general street in Great Waldingfield.

2m	1.5m	6m	2m
Privacy strip	Footpath	Green verge with trees	Carriageway	Footpath	Privacy strip

11.5m
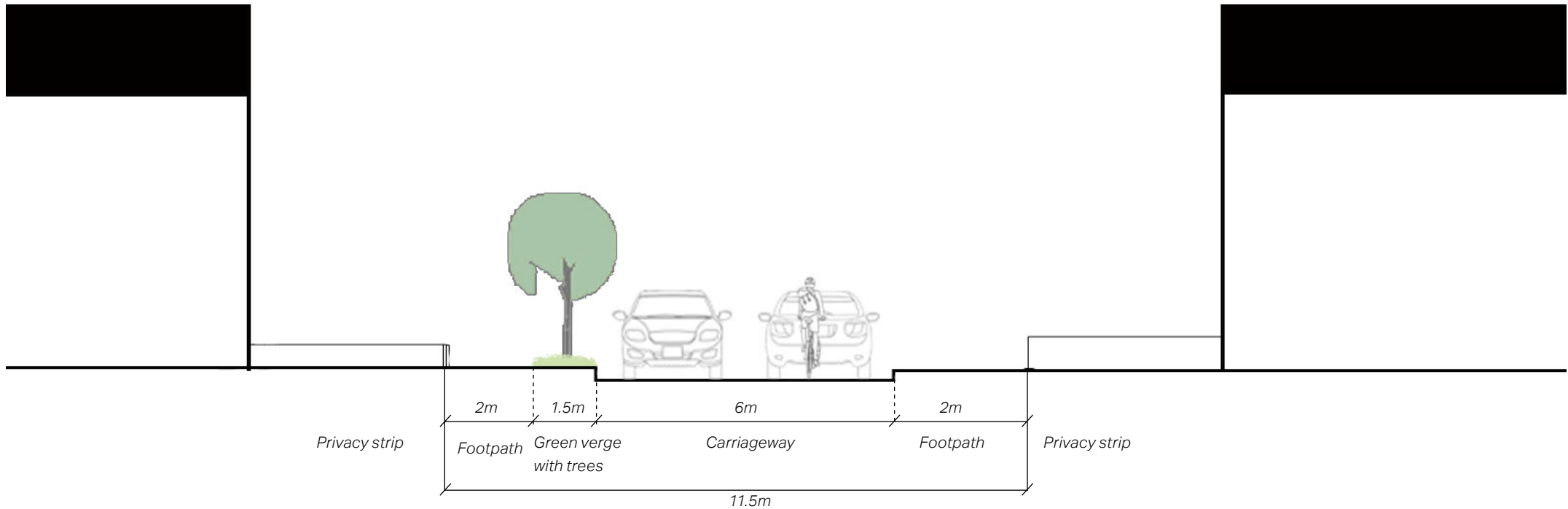
Figure 35: Section showing indicative dimensions for a general street.

SPC3. EDGE LANE

- Edge lanes can be used at the edge of a development or the edge of the village to create a positive relationship with the surrounding countryside.

- Edge lanes have housing fronting onto the countryside making it accessible.

- Edge lanes are narrower than general streets as they are quiet streets generally used by residents.

- These streets can have a gentle meandering to provide interest and evolving views to help with orientation.

- Existing hedgerows and trees can be used as part of a landscape buffer to the open countryside.

- To enhance pedestrian and cycle permeability footpaths can be continued while limiting vehicle movement.

Continuing foot and cycle path to aid connectivity and permeability.

Existing mature trees and hedgerows can be retained for biodiversity and as a landscape buffer.

Dwellings with views out to the countryside.

Figure 36: Diagram showing an edge lane.

Figure 37: Good example of an│ edge lane that can be introduced to Great Waldingfield.

2m

5m

Privacy strip

Footpath

Carriageway

Countryside

7m
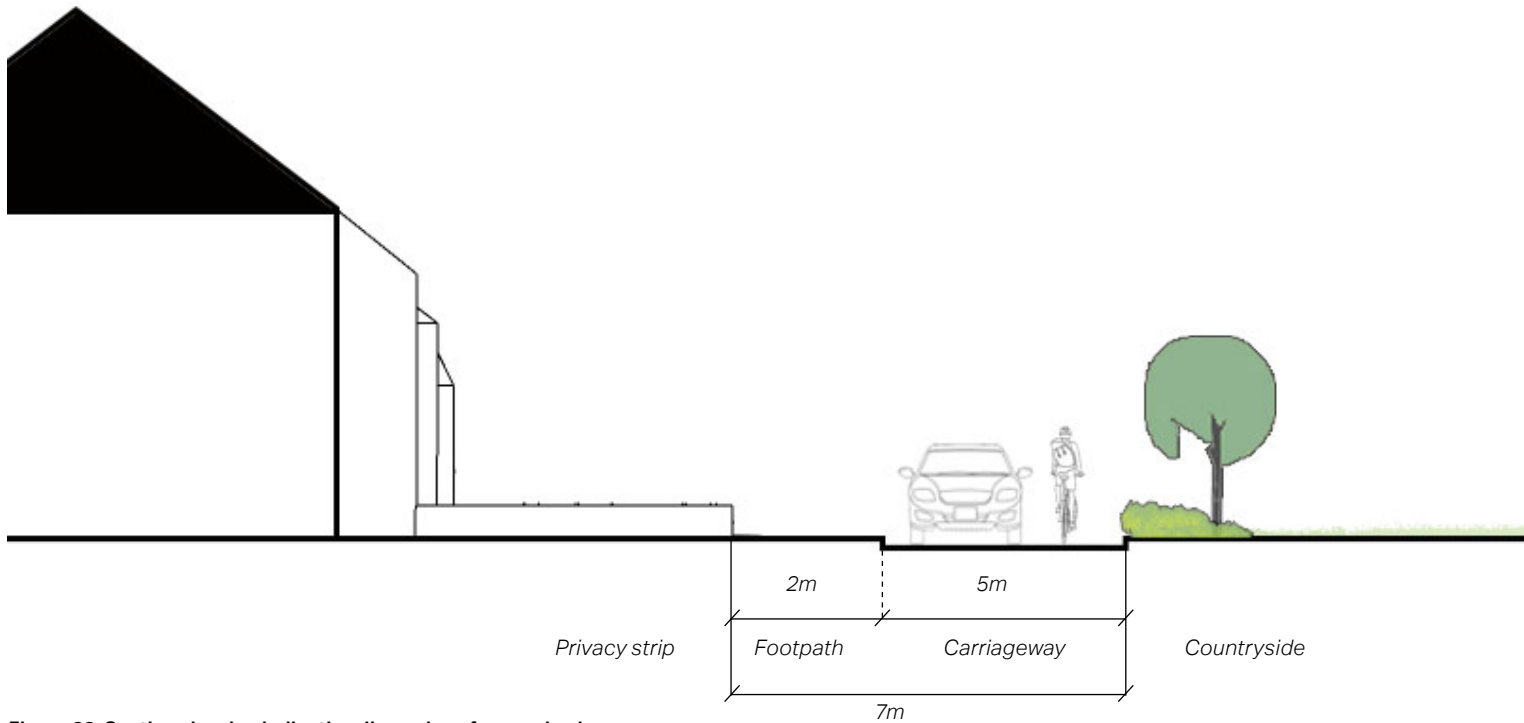
Figure 38: Section showing indicative dimensions for an edge lane.

SPC4. SuDS

- Sustainable Drainage Systems cover a range of approaches to managing surface water in a more sustainable way, reducing flood risk and improving water quality as well as providing additional amenity benefits.

- Where reuse of water is not possible there are two alternative approaches using SuDS. The first is infiltration which allows water to percolate into the ground and eventually restore groundwater. Th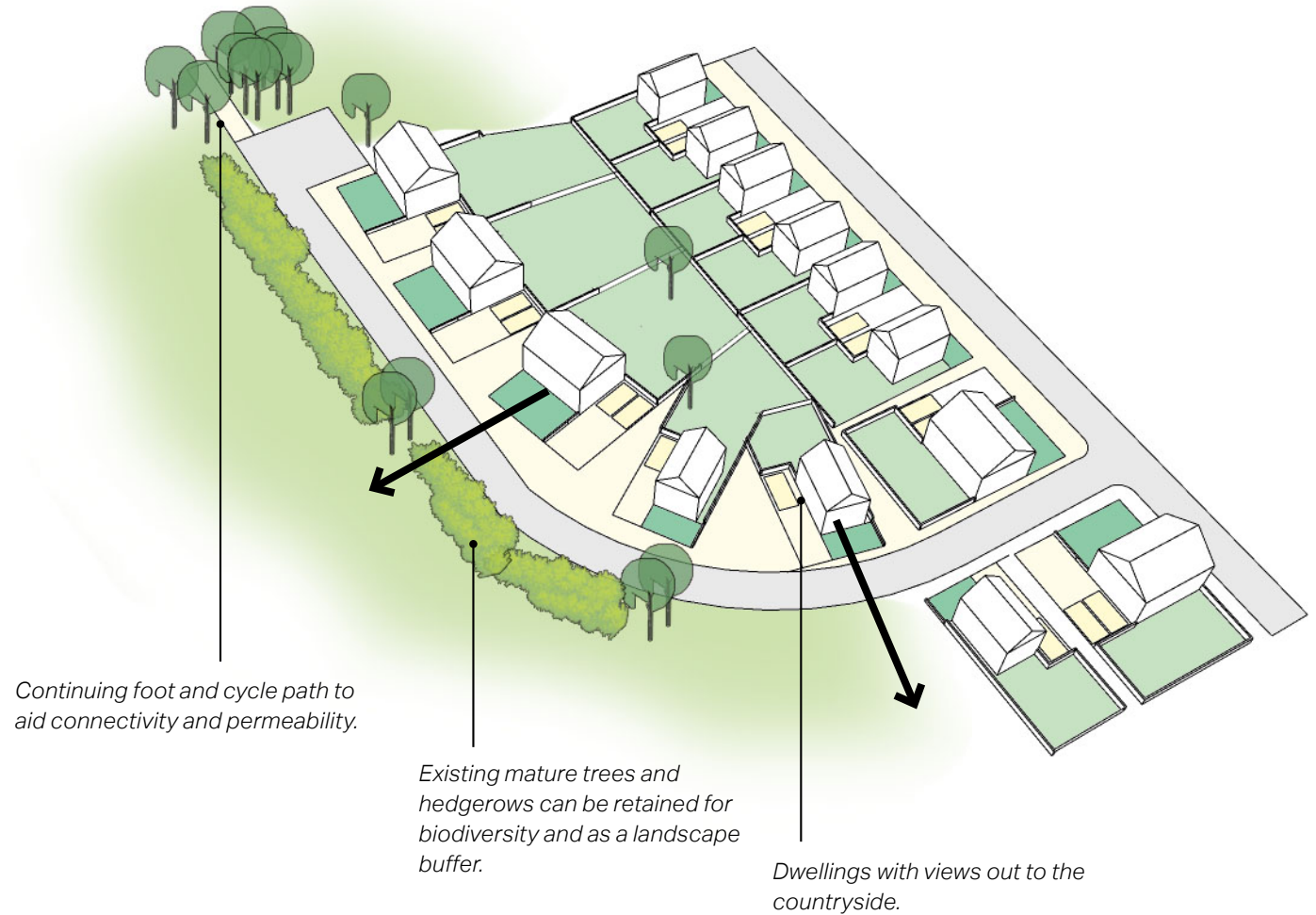e second is attenuation and controlled release. This holds back the water and slowly releases it into the sewer network. The overall volume entering the sewer system is the same, however the peak flow is reduced which reduces the risk of the sewers overflowing. Attenuation and controlled release options are suitable when either infiltration is not possible or where infiltration could be polluting.

- The most effective SuDS are site-specific and are integrated at the beginning of the design process.

- The SuDS components are further detailed in the Environment and Energy Efficiency section, however some of the key design elements and how they can work together have been shown in the diagram to the right.

Rainwater harvesting

Rain gardens

Swales

Permeable paving

Green roofs & walls

Figure 39: Diagram showing different SuDS elements.

SPC5. CAR PARKING TYPOLOGIES

Car parking design should be safe and should not undermine the quality of the street or the public realm. Parking for residential should generally be provided on-plot or in a parking square, whereas on-street parking can be provided for visitors and near public spaces.
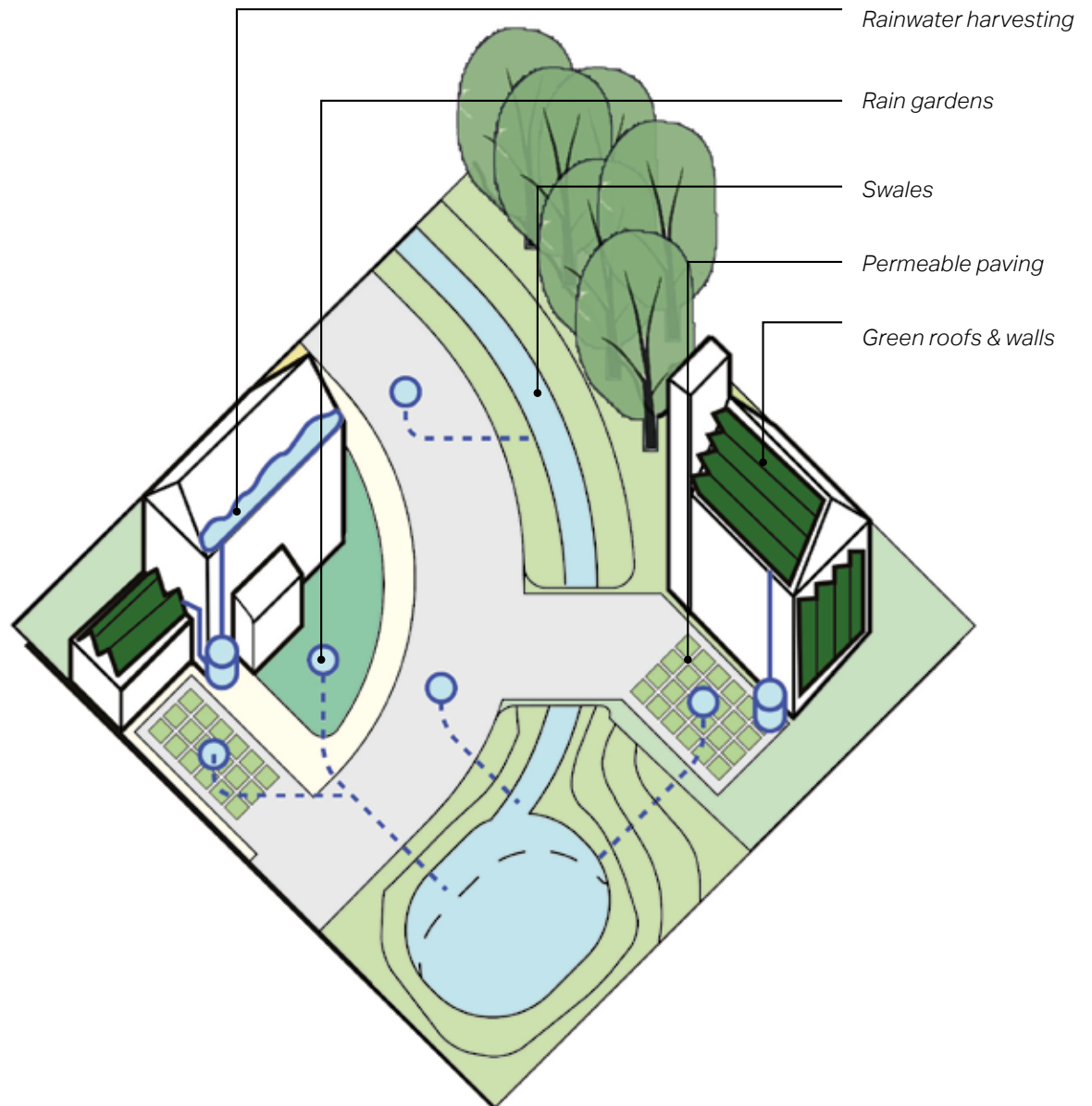
ON-PLOT FRONT OR SIDE

- Car parking on-plot should generally be provided to the side of the building as this minimises the presence of cars on the streets.

- On-plot side or front parking should be combined with high-quality and well-designed landscaping. This can be done by using high-quality ground materials combined with appropriate boundary treatments and planting.

- Paving over front gardens to create additional parking spaces should be avoided.

ON-PLOT GARAGE

- Garages should reflect the architectural style of the main building and be smaller than the main building. They should also be in line or recessed from the building line so they do not dominate the street.

- Garages should accommodate modern car dimensions and have integrated cycle parking and waste storage.

PARKING SQUARES

- Parking squares can be provided at the front of the property with the pedestrian footpath in-between the parking space and the building or to the rear of the dwellings.

- Parking squares are most suited for terrace housing as they generally have less space between the front door and the street.

- Parking squares should be well-landscaped and should be overlooked by buildings.

ON-STREET PARKING

- On-street parking should be parallel to the street and can be inset to the pavement to reduce the visual impact of the parked cars on the street.
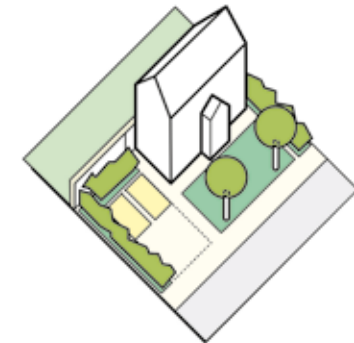
On-plot side or front parking
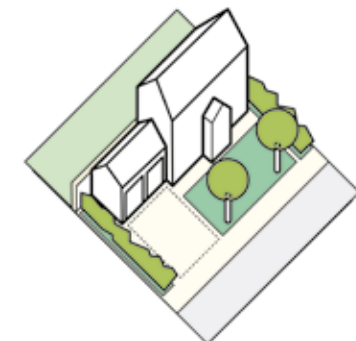
On-plot garage parking
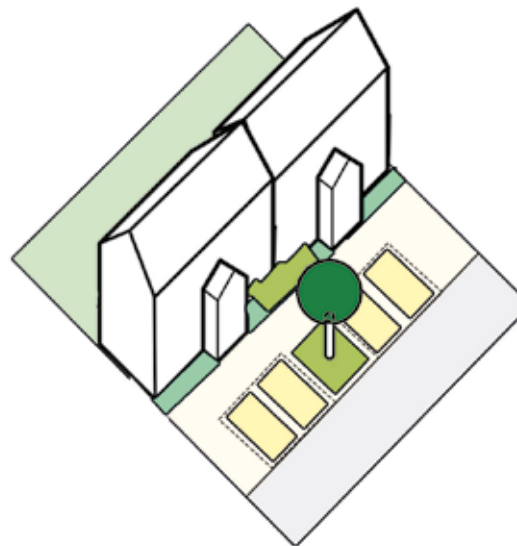
Parking square

On-street parallel parking

Figure 40: Diagrams showing the different parking typologies.

SPC6. STREET TREES AND LANDSCAPING

- Providing street trees and landscaping within the built environment creates an interesting and varied streetscape and brings physical and mental health benefits.

- Any existing mature trees should aim to be retained.

- Trees can be used to line important streets or as feature elements that can be used as a reference point for wayfinding. The species of trees used should be native to the area.

- Trees should also be present within pubic open spaces and children's play areas to create environmental and wildlife benefits.

- Where possible existing mature hedgerows should be retained. Hedges and other planting such as flower beds are often used at the property edge to mark the private and public domain.

Flower beds and ornamental bushes enrich the streetscape and create an identity.

Trees can help with wayfinding and should be an integral part of any public open green space.

Hedges help to separate property boundaries, conceal car parking from view and create visual protection to gable ends and bare boundary wall.

Figure 41: Diagram showing street trees and different types of planting.

SPC7. LIGHTING AND STREET FURNITURE

- For maximum benefit, the best use of artificial light is about getting the right light, in the right place, at the right time of day. Lighting schemes can be costly and difficult to change, therefore it is important the appropriate conditions are set out at the design stage.

- Given the proximity to the countryside lighting in Great Waldingfield should be kept to a minimum, however where lighting is needed the following should be considered:

- Ensure lighting schemes will not cause unacceptable levels of light pollution, particularly in dark areas where dark skies are enjoyed in the countryside.

- Consider lighting schemes that can be turned off when it is not needed.

- The impact on sensitive wildlife receptors throughout the year, or at certain times of year can be mitigated by the design of the lighting or by turning it down or off at sensitive times.

- The needs and safety of pedestrians and cyclists will need to be considered and schemes will need to consider those who may require higher levels of light and enhanced contrast such as the elderly or the visually impaired.

- Street furniture can make a place more attractive to pedestrians, knowing there are regular places to sit and relax along their route.
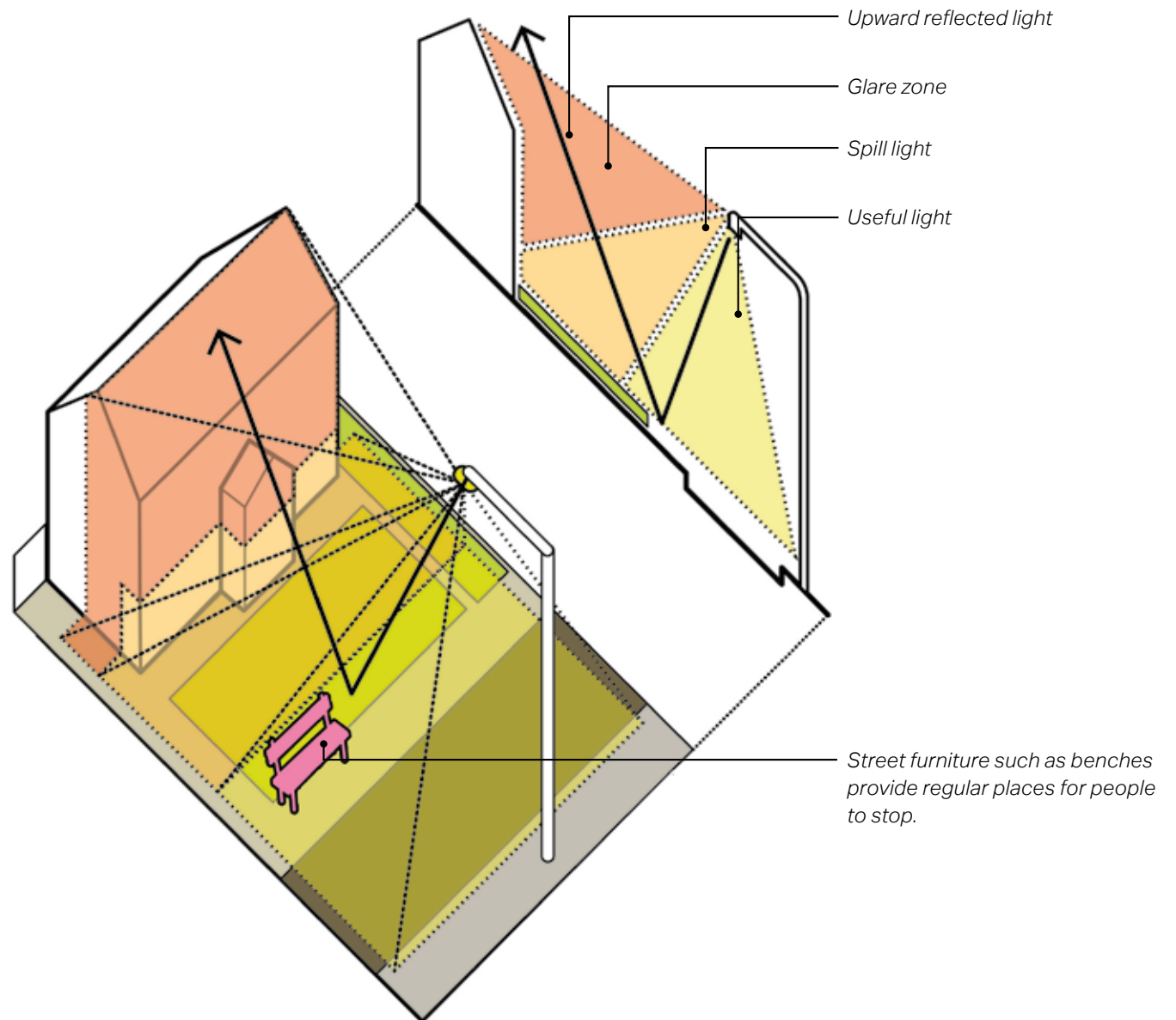
Upward reflected light

Glare zone

Spill light

Useful light

Street furniture such as benches provide regular places for people to stop.

Figure 42: Diagram showing lighting and street furniture.

4.3. BUILT FORM

The built form design codes focus on the relationship between the buildings and the streets as this contributes to the character of a place. In Great Waldingfield, different parts of the village vary in character, however there are some overarching design elements that tie the village together and make it distinctive. It is these elements that the design codes are derived from.

BF1. OVERLOOK PUBLIC SPACE

- Buildings should have openings such as doors and windows that look out over the street and public spaces. This provides eyes on the street, acting as natural surveillance to enhance the perception of safety along the street and within public spaces.

BF2. TURN THE CORNER

- Corner buildings enhance the natural surveillance of the street by providing two primary street facing façades that have openings that look out over the street.

- Corner buildings should have active frontages on all street facing façades. This means having windows of habitable rooms on all façades that face the street.

- Corner buildings can be articulated with a taller or distinctive architectural element to enhance legibility and wayfinding.

Corner building with the front door opening onto the street and windows looking onto the street creating natural surveillance and street level activity.

Buildings should overlook public space, this can include children's play areas.
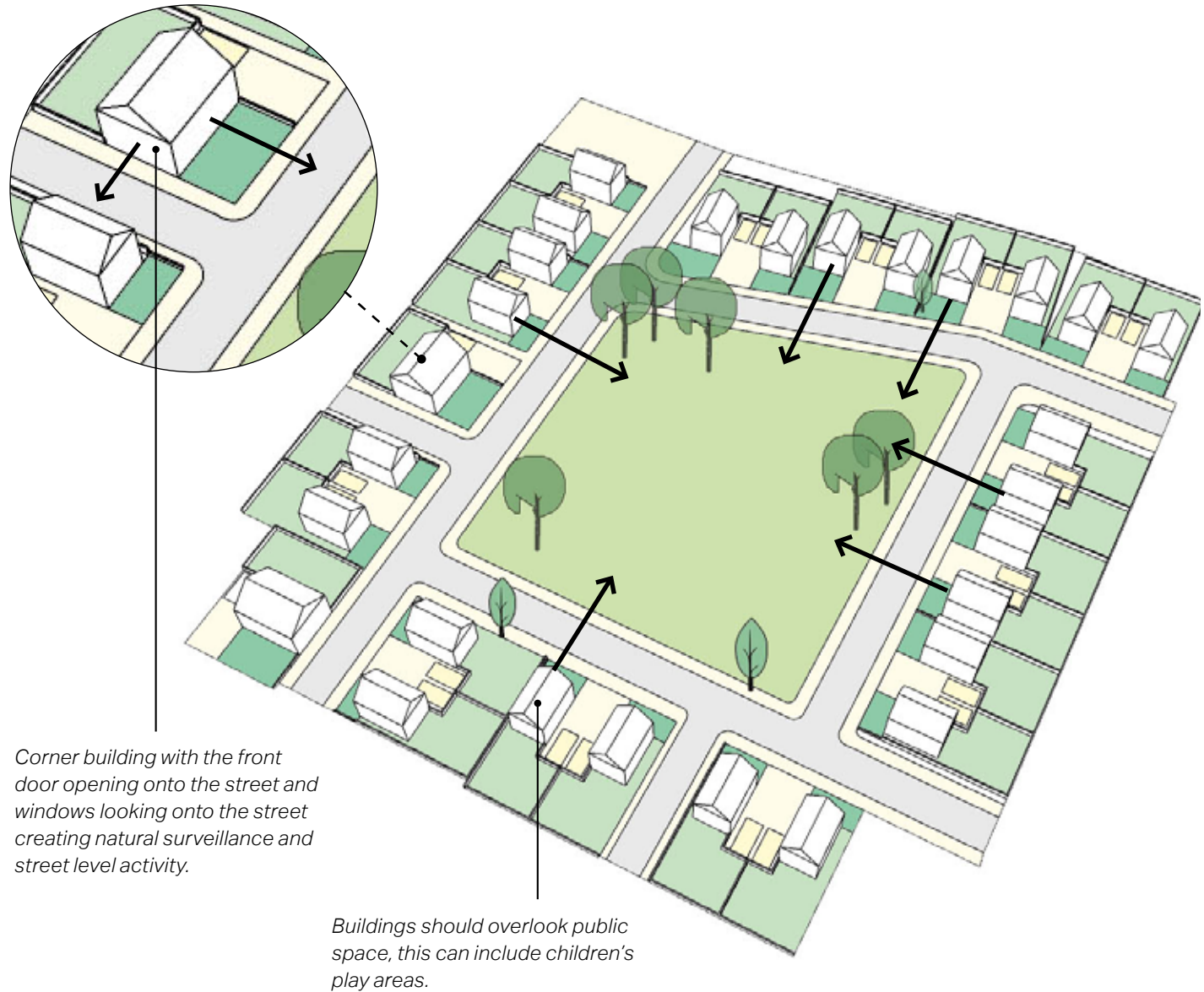
Figure 43: Diagram showing buildings fronting onto public space and corner buildings.

BF3. FRONTS AND BACKS

- The fronts and backs of properties should be well-defined to inform the structure of the village.

- Dwellings should have their primary facade facing the street with a clear property boundary separating the public from the private domain.

BF4. MAINTAIN A CONSISTENT BUILDING LINE

The use of continuous building lines and the building setbacks affect the sense of enclosure and contribute to the overall character of Great Waldingfield.

At the edges of the village the buildings generally have a large setback from the road and have high hedges as boundary treatments, creating a strong sense of enclosure along the street. Within the central area of the village the buildings generally have less of a setback from the street and have lower boundary treatments, giving a more open feel. New development should consider its immediate context by ensuring it is in alignment with the neighbouring buildings and boundary features. Some other design considerations are:

- The location and orientation of the buildings in relation to the street can affect the feel of an area.

- The building line along a street should generally be consistent and form a unified whole but allow for subtle variations in the form of recesses and protrusions. This provides variety and movement along the street.

- Boundary treatments should reinforce the sense of continuity of the building line and help define the street, appropriate for the character of the village.

The building placement and orientation vary slightly along the street providing interest.

The property boundary provides a continuous alignment along the street.

Well-defined front and backs creating a perimeter block with the primary façades facing the street to providing activity at the street level.
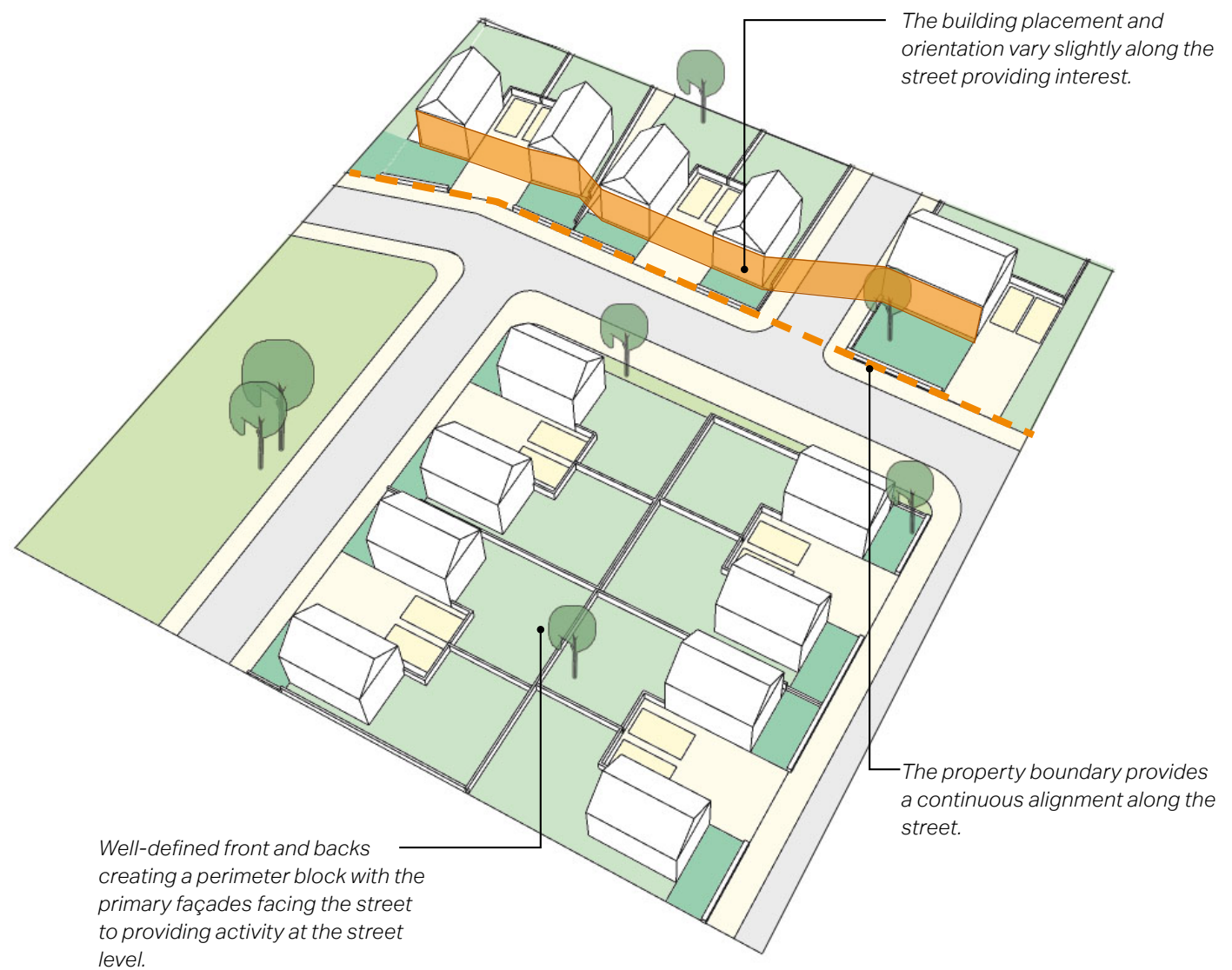
Figure 44: Diagram showing fronts, backs and consistent building lines.

BF5. ESTABLISH A CONSISTENT PROPERTY BOUNDARY

Boundary treatments should be consistent along the street to create a sense of enclosure and should be used at the plot edge to provide continuity along the street and provide separation between the public and private domain.

Within Great Waldingfield a variety of materials have been used as a boundary treatment, including brick or flint walls, hedgerows and sometimes a combination of a wall with a hedge above. Some design considerations for boundary treatments are:

- Proposed boundary treatments must reflect locally distinctive forms and materials, such as low brick or flint walls or well-defined hedgerows.

- Development must identify existing boundary treatments in the context of the site and consider appropriate boundaries for new development to ensure integration with the existing context.

- Existing boundary trees and hedgerows should be retained and reinforced with native species.

- The boundary treatment should be a maximum of 1.2m in height.

- Properties should also have a front garden which can range from 3-6m in depth, depending on the location of the dwelling within the village to create the desired amount of enclosure along the street.

BF6. GROUND APPEARANCE

- The ground appearance within the curtilage of the property boundary should be finished using high-quality materials that compliment the building materials and colours.

- Front gardens should use mostly grass, plants and other natural elements. Paving over the front garden should be avoided where possible.

- Driveways should use permeable paving to enable water to filter through and should be in harmony with the landscaping surrounding the property (see EE5. Permeable pavements, p44).
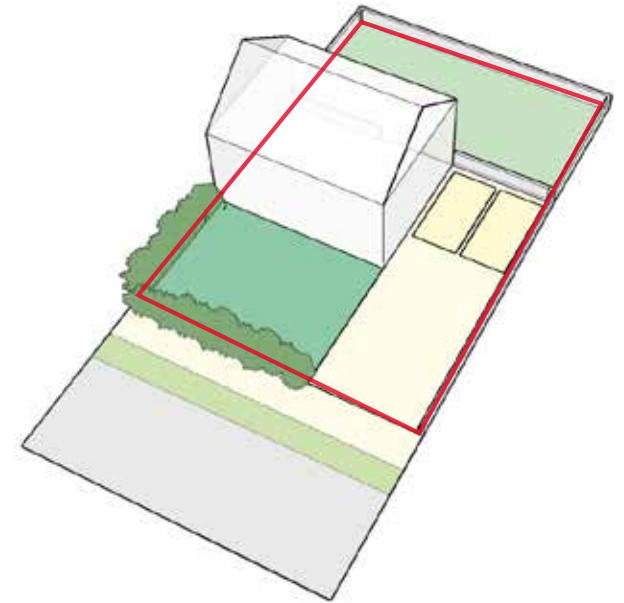

Figure 45: Diagram showing the property boundary treatment and front garden.

Figure 46: Hedgerow used as a boundary treatment.

Figure 47: Brick and flint wall used as a boundary treatment.

BF7. GAPS AND VIEWS

- Gaps and views are important as they provide framed moments within the built environment of either landmarks or the open countryside.

- Generous gaps between buildings should be created to provide glimpses and filtered views to the countryside beyond. This will connect people with nature and contribute to the general feel of openness.

- Street should be perpendicular to the open countryside in order to create long views from the street. This allows everyone to enjoy the countryside views and enhances legibility by allowing people to orientate themselves in relation to the open space.

Vistas

Creating short-distance views broken by buildings, trees or landmarks helps to create memorable routes. Creating views and vistas allows easily usable links between places.

The unbroken views to the countryside are a characteristic of Great Waldingfield. New houses should aim to maximise the opportunities for those views. Development should be located away from ridge tops, upper valley slopes or prominent locations.

Public footpaths, official and unofficial, also play an important role in enhancing Great Waldingfield's picturesque views.

Straight streets that are perpendicular to the countryside create long views that are framed by the buildings from the street.

Gaps between the buildings provide glimpses to the countryside from the street.
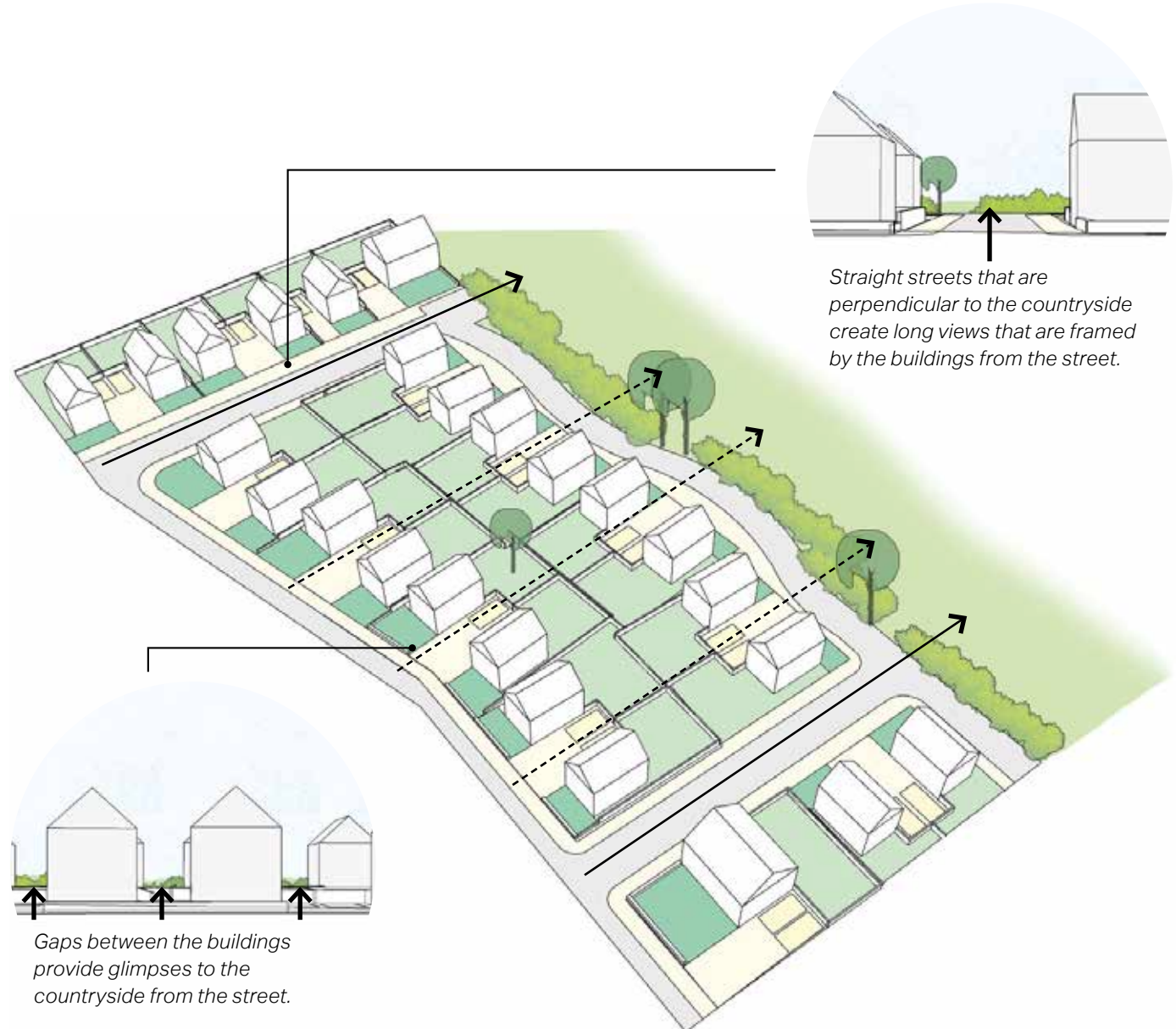
Figure 48: Diagram showing gaps between buildings and long views.

BF8. SCALE, FORM AND MASSING

The scale, form and massing of buildings are important to the character of a place. Therefore, the existing context needs to be considered and new development should react sensitively to preserve and enhance the best characteristics of a place. It should ensure a harmonious relationship with neighbouring buildings, spaces and streets.

Across Great Waldingfield the buildings range from 1 storey bungalows to houses up to 2.5 storeys in height and range from terraced housing to semi-detached and detached houses with large front gardens. Some design considerations for the scale, form and massing are:

- Development within the village should be of a scale and design that reinforces the locally distinctive character of the area and shall be no more than 2.0 storeys high.

- The scale and massing of new buildings should be in-keeping with the form and massing of neighbouring properties. It must have regard for its impact at street level in addition to appearance from a distance.

- The height of new buildings should be in-keeping with neighbouring properties and shall demonstrate how heights of development will not be over-bearing or dominant in the existing streetscene and on the overall village.

Figure 49: 2.5 storey buildings within Great Waldingfield.

Figure 50: Bungalows with a simple form and piteched roofs.

Figure 51: Gable ended pitched roofs provide cohesion along the street with different building heights.

Figure 52: Example of a semi-detached house in Great Waldingfield.

BF9. ROOF PROFILE

- Creating a good variety in the roof line helps make a place attractive.

- The scale of the roof should always be in proportion with the dimensions of the building.

- Monotonous building elevations should be avoided, with subtle changes in the roof line being promoted during the design process.

- Within Great Waldingfield the majority of the buildings have a pitched or gable pitched roof, therefore these types of roof are the most appropriate.

- Local traditional roof detailing elements should be considered and implemented where possible.

- Roofs should also be designed with photovoltaic taken into consideration, either as part of the initial design or for future retrofit. The orientation and available roof space should also be considered.

BF10. FAÇADES AND FENESTRATION

- The street facing façades of a building should have openings such as doors and windows that are arranged in an orderly way to create a sense of rhythm along the street.

- Bay windows and dormers can be used to articulate the building elevation but must be appropriately sized and well-integrated through their materiality and positioning.

Figure 53: Street view showing a varied roof line with pitched roofs.

Figure 54: Building with a regular window arrangement.

Figure 55: Building with bay windows at the ground floor.

BF10. ARCHITECTURAL STYLES

The village can be characterised by different building styles based on the time period they were built in. The oldest building within the village is The Church of St Lawrence, built at the end of the 14th Century with flint and stone in a Perpendicular style, a form of late Gothic architecture. The flint and stone of the church is reflected in the nearby Victorian school building. The Conservation Area predominately consists of 17th and 18th Century cottages, which are mostly timber-framed buildings with brick or rendered fronts and thatched, plain tiled or slate roofs.

The remainder of the village, outside of the historic area has been built incrementally since the 1950s, therefore a variety of building styles can be seen in different parts of the village. For example, the 1950s dwellings consist mainly of bungalows with pitched roofs and often a mixture of brick and render. There are many examples in the village of 70s style buildings with pitched roofs and wide windows. The most recent development from the 2010s use forms similar to the rest of the village but uses a greater variety of building materials, including a deeper red brick and white weatherboarding.

Throughout the village many of the buildings have a steep pitched roof with dormer windows creating additional space within the dwelling.

Within Great Waldingfield architectural design should reflect high-quality local design references in both he natural and built environment. Furthermore, it should reflect and reinforce local distinctiveness.

Figure 56: 2.5 Thatched cottage with dormer windows.

Figure 57: Recent development using a variety of materials such as red brick, white render and white weatherboarding.

Figure 58: 1950s style bungalow within the village.

Figure 59: 1970s style house within the village.

BF11. WINDOWS

The detailing, materials and fenestration of windows along building façades can inform the character of the street. Within the village, there are a variety of window styles including casement windows, mullion and dormer windows which are present in the historic buildings as well as the more contemporary buildings. The following points provide design guidance for windows:

- Windows should match the general orientation, proportion and alignment of other windows in the same building as well as those on adjacent properties, reinforcing the continuity of the streetscape.

- Window subdivisions should be arranged symmetrically about the horizontal and vertical areas of the openings. Large panes of glass that are not subdivided should be avoided, as they can distort the visual scale of the building.

- Windows in new developments should have consistent colour, thickness of frame and quality of windows across all elevation.

- Windows should employ a particular design approach by adopting either a contemporary or traditional style. Contemporary style buildings can have a variety of window designs whereas traditional building styles should have a limited range of patterns.

- Dormer windows should be in proportion to the roof and should be aligned with the windows below or centred in the middle of the roof line. Long shed dormers that are out of scale with the original building should be avoided.

Figure 60: The same style of window used throughout the building.

Figure 61: Example of a two-storey bay window.

Figure 62: Dark window frames should be avoided as they are not in keeping with the character of the village.

Figure 63: Out of scale dormer window with a flat roof should be avoided.

BF12. DOORS

Different types of doors are used throughout the village to create an interesting and varied streetscape. Some design considerations for doors include:

• New development should use the best existing architectural styles as inspiration.

• Small porches at the entrance of buildings should respect the building line of the street, particularly where a strongly defined building line is an important characteristic of a street. The roof pitch of the porch should match that of the original building to ensure it blends in with the building.

Figure 64: 2.5 Modern front door with a small porch.

Figure 65: Wide, modern front door.

Figure 66: Door of a traditional cottage.

Figure 67: Porch over a door with harmonious materials.

BF13. MATERIALS AND COLOURS

Local building materials make a key contribution to the character of the area and provide an important link between built development and the surrounding landscape. The predominant building materials in Great Waldingfield are red bricks, white brick, rendered walls, flint walls and timber framing.

The most common roofing materials are clay pantiles, slate tiles and the historic buildings have thatched roofs. The main colours found in the built environment within the village include red and white brick as well as pastel colours such as white, cream and pink rendered walls.

Boundary treatments often include hedgerows or other vegetation, brick walls, flint walls or ironmongery.

The use of sustainable materials is highly welcomed but they must respect the existing materials palette in the village to conserve the distinctive local character of Great Waldingfield.

In new developments and renovations, locally sourced bricks or bricks that match the buildings in the surrounding area would be the most appropriate. Particular attention should be given to the bonding pattern, size, colour, and texture of bricks.

Generally, for inspiration and appropriate examples, the developers should look at the buildings within Great Waldingfield, particularly those in the Conservation Area. Each development should be designed with the specific location in mind and its immediate surroundings.

Materials

Suffolk Red brick

Suffolk White Brick

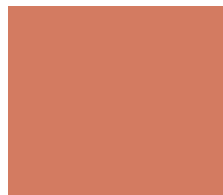*Yellow Brick*

Weatherboarding
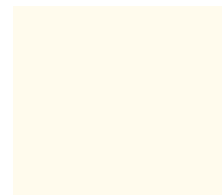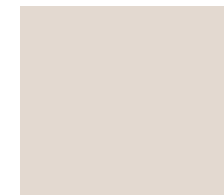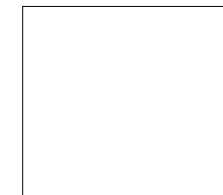

Coloured Render

Slate tiles

Flint

Thatch

Clay pantiles

Colours
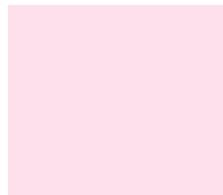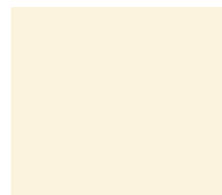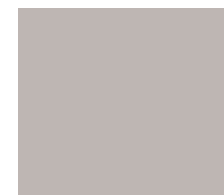

Red

Cream

Brown

White

Pink

Yellow

Grey

BF14. EXTENSIONS & ALTERATIONS

There are multiple ways to create extra space within a building using different types of extensions. Extensions must be designed to an appropriate scale and be secondary to the original building. The pitch and form of a building's roof forms part of its character; therefore, extensions should respond by enhancing the existing character. Extensions should consider the materials, architectural features and proportions of the original building and designed to complement these existing elements.

- The character of the existing building, along with its scale, form, materials and details should be respected and taken into consideration when preparing proposals for alterations and/or extensions.

- External extensions should respect or enhance the visual appearance of the original building and the character of the wider streetscene.

- Extensions should be subordinate in terms of scale and form and shall not be visually dominant or taller than the existing building.

- Extensions should be recessed or in line with the existing building facade and should use a lower ridge and eaves levels to ensure that the length and width of the extension is less than the dimensions of the original building.

- Extensions should be designed using materials and details to match the existing building or alternately should use contrasting materials and details with a contemporary design approach, but in either case extensions should create a harmonious composition overall and a strong degree of unity with the original building.

- Extensions should safeguard the privacy and daylight amenity of neighbouring properties.

- Extensions should retain on-site parking capacity and a viable garden area to meet the needs of future occupiers.

- Extensions of existing buildings should help to reduce carbon emissions by complying with high energy efficiency standards and utilising low energy design.

Figure 68: Single-storey side extension.

Figure 69: Single-storey side extension using the same materials as the original building.

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.
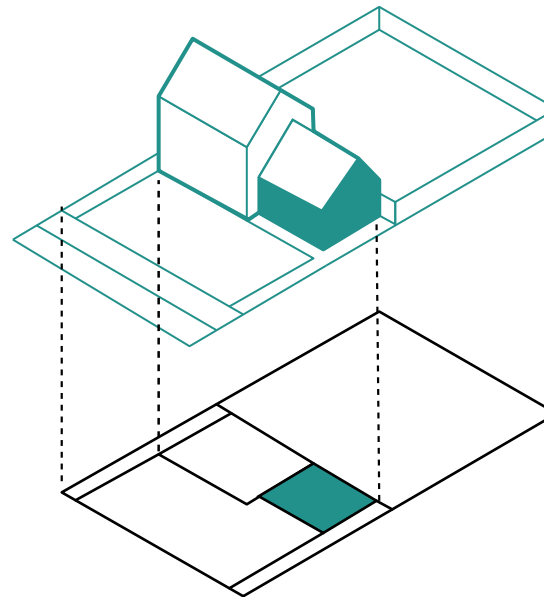

Figure 70: Diagram showing a single-storey side extension.
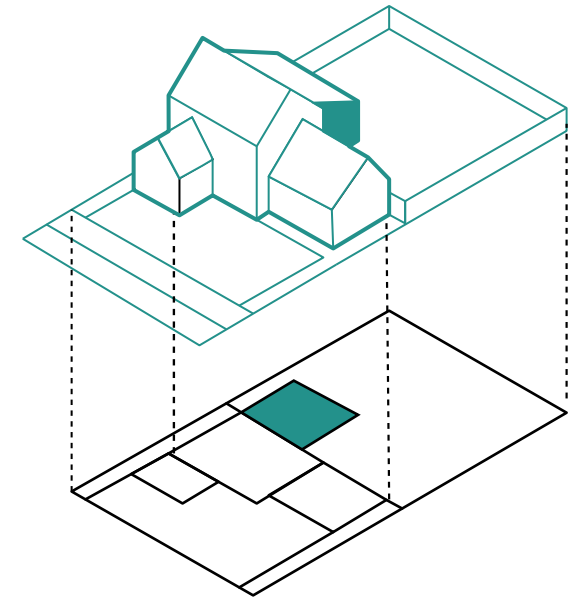
Figure 71: Diagram showing a double-storey rear extension.

BF15. ADAPTABILITY

Houses should be designed to meet the differing and changing needs of households and people's physical abilities over their entire lifetime. One way to achieve this is to incorporate all the standards- M4(1), M4(2) and M4(3)- of the approved document M4 of the Building Regulations in the design of new homes and to assess whether they can be retrofitted in existing properties.

The diagram to the right illustrates the principles of inclusivity, accessibility, adaptability and sustainability in a dwelling.

Bathroom planned to give side access to WC and bath.

Easy route for a hoist from bathroom to bedroom.

Identified space for future lift to bedroom.

Walls able to take adaptations.

Low window sills.

Sockets and plugs located at convenient height.

Turning circles for wheelchair in ground floor living rooms.

Accessible threshold-covered and lit.

Provision for a future stair lift.

Living of family room at ground level.

Identified space for temporary entrance level bed.

Level or gently slopping approach to home.

Parking space capable of widening to 3.3m.

Distance from car park kept to a minimum.

Figure 72: Diagram demonstrating design considerations for a lifetime home.

4.4. GENERAL QUESTIONS TO ASK AND ISSUES TO CONSIDER WHEN PRESENTED WITH A DEVELOPMENT PROPOSAL

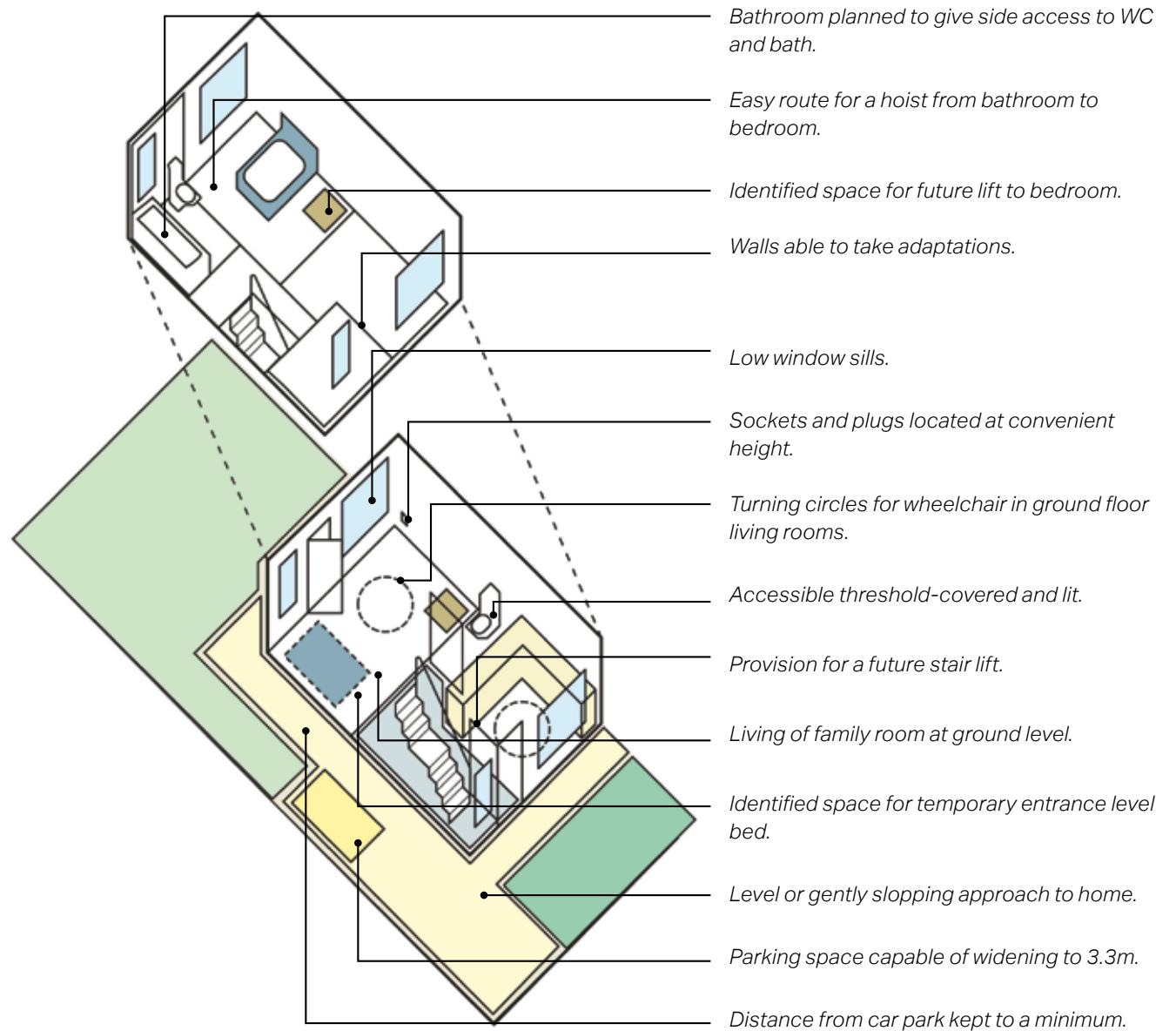Because the design guidance and codes of this report cannot cover all design eventualities, this section provides a number of questions based on established good practice against which the design proposal should be evaluated.

The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has 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 the proposals.

The design proposal should:

- Integrate with existing paths, streets, circulation networks and patterns of activity;

- Reinforce or enhance the established village or smaller settlement character of streets, greens, and other spaces;

- Respect the rural character of views and gaps;

- 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;

- 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; and

- Positively integrate energy efficient technologies.

Following these ideas and principles, there are a number of questions related to the design of new developments outlined in the following pages.

GENERAL DESIGN GUIDELINES FOR NEW DEVELOPMENT:

- Respect the existing settlement pattern in order to preserve the character. Coalescence development should be avoided;

- Integrate with existing paths, streets, circulation networks;

- Reinforce or enhance the established character of streets, greens and other spaces;

- Harmonise and enhance the existing settlement in terms of physical form, architecture and land use;

- Retain and incorporate important existing features into the development;

- Respect surrounding buildings in terms of scale, roofline, height, form, and density;

- Enhance and reinforce the property boundary treatments;

- 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; and

- Aim for innovative design and eco-friendly buildings while respecting the architectural heritage and tradition of the area whilst also integrating them with future development.

STREET GRID AND LAYOUT

- 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?

LOCAL GREEN SPACES, VIEWS AND 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?

- Has the proposal been considered within its wider physical context?

- Has the impact on the landscape quality of the area been taken into account?

- Does the proposal preserve and enhance the local wildlife?

- Has the proposal considered the creation of green corridors to benefit biodiversity?

- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?

- How does the proposal affect the character of a rural location?

- 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?

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?

BUILDING 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?

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?

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?

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?

BUILDING MATERIALS AND SURFACE TREATMENT

- What is the distinctive material in the area, if any?

- 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?

- Do the new proposed materials respect or enhance the existing area or adversely change its character?

CAR PARKING SOLUTIONS

- 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?

ARCHITECTURAL DETAILS AND DESIGN

- If the proposal is within an historic area, how are the characteristics reflected in the design?

- Does the proposal harmonise with the adjacent properties?

- Does the proposal respect the height, massing and general proportions of adjacent buildings and take cues from materials and other physical characteristics?

- Does the proposal maintain or enhance the existing landscape features?

- Has the local architectural character and precedent been demonstrated in the proposals?

- If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?

Environment
& Energy
Efficiency

04

5. Environmental and Energy Efficiency

EE1. BUILDING FABRIC

THERMAL MASS

Thermal mass describes the ability of a material to absorb, store and release heat energy. Thermal mass can be used to even out variations in internal and external conditions, absorbing heat as temperatures rise and releasing it as they fall. Thermal mass can be used to store high thermal loads by absorbing heat introduced by external conditions, such as solar radiation, or by internal sources such as appliances and lighting, to be released when conditions are cooler. This can be beneficial both during the summer and the winter.

Thermal storage in construction elements can be providing, such as a trombe wall placed in front of a south facing window or concrete floor slabs that will absorb solar radiation and then slowly re-release it into the enclosed space. Mass can be combined with suitable ventilation strategies.

INSULATION

Thermal insulation can be provided for any wall or roof the exterior of a building to prevent heat loss. Particular attention should be paid to heat bridges around corners and openings at the design stage.

Provide acoustic insulation to prevent the transmission of sound between active (i.e. living room) and passive spaces (i.e. bedroom). Provide fire insulation and electrical insulation to prevent the passage of fire between spaces or components and to contain and separate electrical conductors.

AIR TIGHTNESS

Airtight constructions help reduce heat loss, improving comfort and protecting the building fabric. Airtightness is achieved by sealing a building to reduce infiltration- which is sometimes called uncontrolled ventilation. Simplicity is key for airtight design. The fewer junctions the simpler and more efficient the airtightness design will be.

An air tight layer should be formed in the floor, walls and roof. Doors, windows and roof lights to the adjacent walls or roof should be sealed. Link the interfaces between walls and floor and between walls and roof, including around the perimeter of any intermediate floor. Seal penetrations through the air barrier. Consider waster pipes and soil pipes, ventilation ducts, incoming water, gas, oil, electricity, data and district heating, chimneys and flues, including air supplies to wood burning stoves, connections to external services, such as entry phones, outside lights, external taps and sockets, security cameras and satellite dishes.

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

Provide thermal storage in construction elements, such as concrete floor slabs.
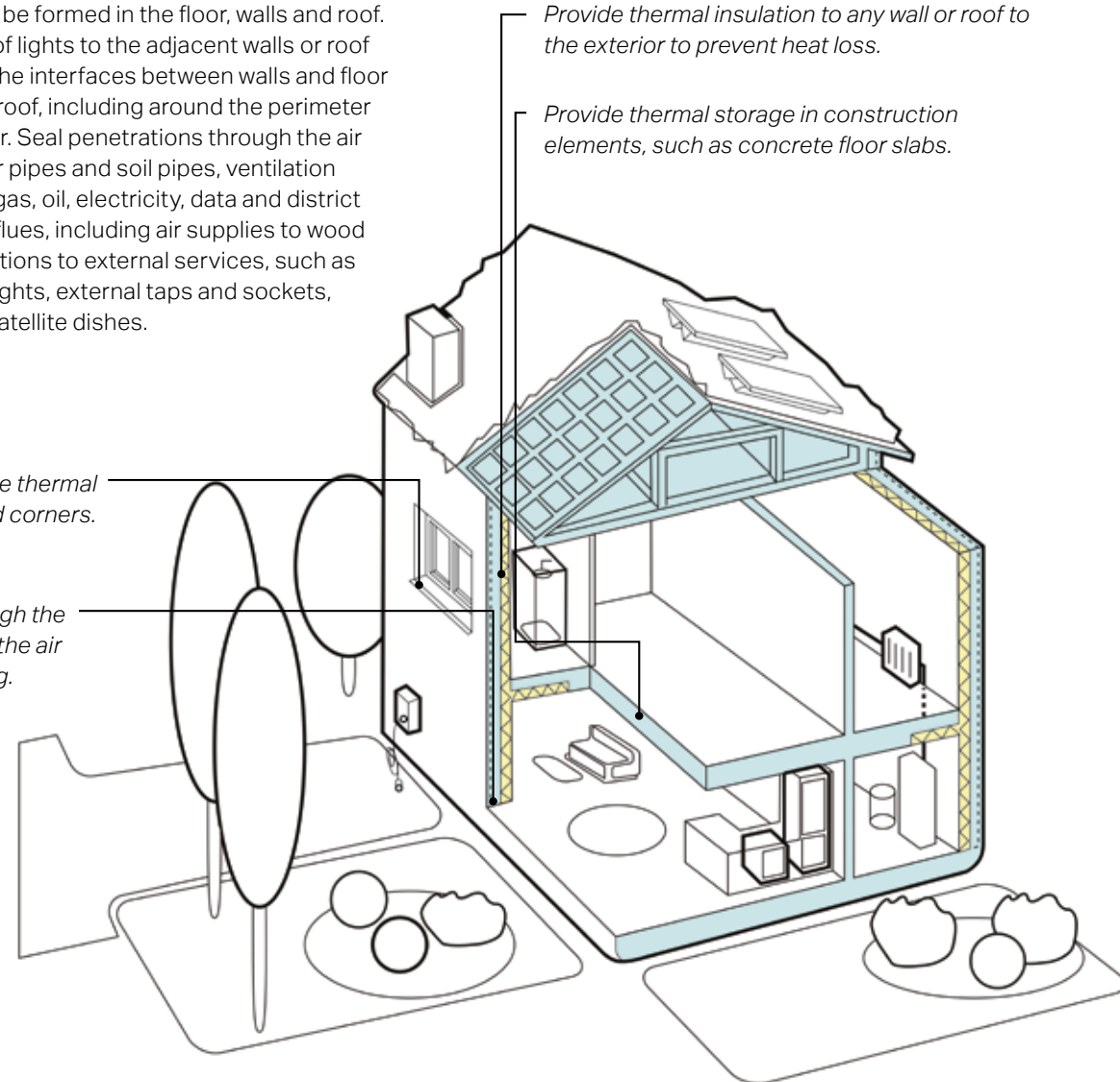
Pay attention to possible thermal bridges in openings and corners.

Seal penetrations through the air barrier to guarantee the air tightness of the dwelling.

Figure 73: Diagram of a dwelling demonstrating the building fabric.

EE2. RAINWATER HARVESTING

Rainwater harvesting is a system for capturing and storing rainwater as well as enabling the reuse of in-situ grey water. Some design consideration include:

- Concealing tanks with complementary cladding.

- Use attractive materials or finishing for pipes, unsightly pipes should be avoided.

- Combine landscape or planters with water capture systems.

- Use underground tanks.

Figure 74: Water tank cladded with a complementary material.

Figure 76: Concealed tanks integrated with the design.

EE3. ROOF SOLAR PANELS

Solar panels should be designed to have minimal visual impact on the roof of a building. New builds should incorporate solar panels from the beginning and form part of the design concept. Some attractive options are solar shingles, photovoltaic slates or tiles. Solar panels can also be used as a roofing material in its own right.

When retrofitting existing buildings the proportions of the roof and building should be considered to identify the best location and sizing of the panels. Tiles or slates of different colours can be added to the roof to better integrate the solar panels.

Figure 75: Retrofitted solar panels integrated sympathetically with a traditional building.

Figure 77: Solar panels integrated with a contemporary building design.

EE4. GREEN ROOFS AND WALLS

Green roofs can improve drainage and enhance biodiversity, as well as being an attractive option. Some design considerations are:

- To integrate the green roof into the design process.

- Easy to reach for maintenance.

- Should complement the surrounding landscape.

EE5. PERMEABLE PAVEMENTS

Permeable pavement should be used in front of properties along with front gardens to help with drainage and allow water to filter through. Some design considerations are:

- To respect the material palette of the building and the street.

- Harmonise with the landscape treatment of the property.

- Create an arrival statement and help define the property boundary.

EE6. CAR CHARGING POINTS

Electric car charging points should be included in new developments. Ideally, every house would have the provisions for an electric charging point. Within public spaces, electric charging points can be retrofitted to ensure easy and convenient access to encourage residents to switch to electric.

Figure 78: Housing extension with a green roof.
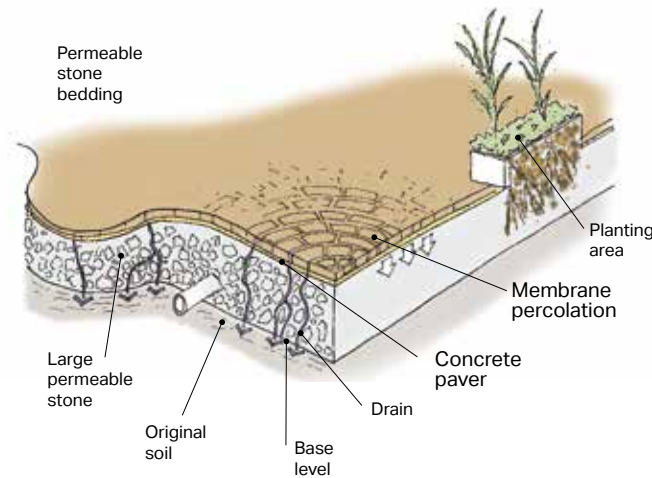

Figure 80: Garden building with a green roof.

Figure 79: Diagram showing a section through permeable paving.

Figure 81: Public car charging point incorporated into the street design.

EE7. STORAGE

Storage can be provided for things such as bicycles, waste bins and deliveries that might otherwise clutter the streetscene.

CYCLE STORAGE

- Residential cycle storage should be provided within the property boundary. Dwellings with a garage can have combined cycle and waste storage within the garage. Dwellings without a garage should have a secure covered cycle enclosure.

- Ensure a sufficient level of security if the storage is accessible from the street.

- The design of the storage should be well-integrated and can be used as part of the property boundary.

WASTE STORAGE

- Specific enclosures of a sufficient size should be created for all the necessary bins. Bin storage can be used as part of the boundary treatment.

- Unattractive and unsafe rear alleyways between back garden fences must be avoided.

POST AND DELIVERIES

- All dwellings should be provided with individual, lockable post boxes as well as a secure place to deposit parcel deliveries.

- Parcel boxes should be designed into the scheme from an early stage to avoid cluttering the streetscape. They must be placed discretely away from front elevations.

Figure 82: Residential cycle storage with a green roof.

Figure 84: High-quality materials used for the waste bin storage.

Figure 83: Waste bin storage used as a boundary treatment.

Figure 85: Example of a delivery box.

EE8. WILDLIFE FRIENDLY

There are a number of ways in which the built environment can support wildlife and even help it thrive. As well as design considerations there are a number of actions that can be taken by individuals and communities to foster wildlife and habitat creation.

BIODIVERSITY CORRIDORS

- Front and back gardens along with public green spaces and surrounding fields can play a key role in supporting wildlife. They have the potential to create habitat mosaics and enable wildlife corridors, often linked up with parks, tracks, rivers, churchyards and hedgerows.

- To support biodiversity corridors the use of chemicals in gardens should be reduced or eliminated.

- Plant early, mid-season and late blooming nectar rich flowers to attract pollinators and beneficial insects all year round.

HABITAT CREATION

- There are a number of ways to create local habitats for wildlife such as bee boxes, hedgehog homes, log and stone piles for invertebrates, toads and slow worms that will also inhabit compost heaps.

- Bird or bat boxes such as a hollow brick can be installed.

Figure 86: left: paved back garden, right: biodiverse back garden.

Figure 88: Example of a bee box.

Figure 87: Bird box that can be used for nesting birds.

Figure 89: Small ponds can increase biodiversity.

Delivery

05

6. Delivery

This Design Code will be a valuable tool when securing context-driven, high-quality development within Great Waldingfield. The design codes 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 Codes
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 codes as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The Design Code should be discussed with applicants during any pre-application discussions.
Neighbourhood Forum	As a guide when commenting on planning applications, ensuring that the Design 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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