

Quality information

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How to use this document

This section gives recommendations on how to embed findings in the Neighbourhood Plan and engage with local authorities.

This report considers the spatial and contextual character of Stutton and subsequently sets out the design codes for the Neighbourhood Plan. It demonstrates how future developments might create high quality places in a way which responds to and enhances the character and landscape of the parish.

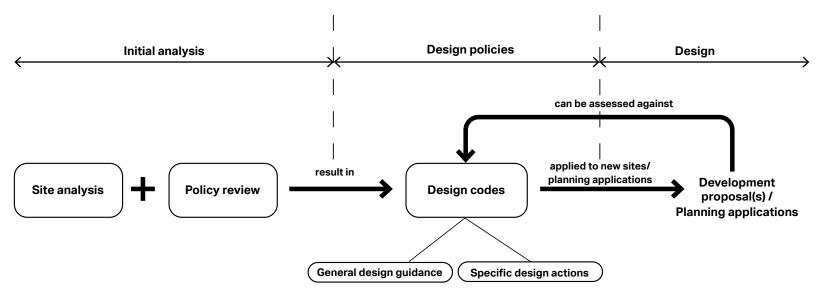
This design code will be a valuable tool for securing context-driven, high quality development in Stutton, especially on potential sites that might come forward in the future. It will provide more certainty to both developers and the community in securing developments that are designed to the aspirations of the community and that can speed up the planning process.

This design code aims to aid the design of new developments, redevelopment schemes of existing houses, influence house extensions in general and those needing planning permission in particular and guide householders in overall design issues in Stutton.

This design code is anticipated to be used by different stakeholders in the planning and development process in the various ways summarised in the table opposite.

Stakeholders	How to use this guideline
Applicants, developers, landowners	As a guide to community and Local Planning Authorities expectations on design, allowing a degree of certainty – they will be expected to follow these guidelines as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The design codes should be discussed with applicants during any pre-application discussions.
Parish Council	As a guide when commenting on planning applications, ensuring that the design 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.
Householders	As a reference to design issues in the area.

How to read the design codes



The design codes in this document are the result of the analysis of the conditions of Stutton and the relevant policy at national, district and area level.

The design codes include general design guidance that recommends good practises in relation to design but also include specific actions that will be enforced in relation to new development. In the text, the latter will be headed by the word *Actions* and followed by the specific conditions that are to be satisfied.

The design codes should be applied to any proposals and planning applications to come forward in Stutton. They also assist the relevant authority in assessing those planning applications.

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Introduction

Introduction

AECOM has been commissioned to provide design support to Stutton Parish Council through the Ministry of Housing, Communities and Local Government Neighbourhood Planning Programme led by Locality.

The Steering Group has requested professional advice on design guidelines and codes for future development within the parish. This document should be read in conjunction with the rest of Neighbourhood Plan policies that guide the assessment of future development proposals and encourage high-quality design. This document advises on how to approach the design of the physical environment to create distinct and lively places integrated within the parish.

Objective

The main objective of this document is to develop design codes that will inform any future development in the parish. These design codes gather the work being undertaken in the drafting of the emerging neighbourhood plan policies to produce design codes that respond to, retain and enhance the intrinsic features of the parish.

The core method to produce these design codes can be divided into the following steps:

- Review of emerging policy and other relevant documentation. These documents constitute the base to understand the objectives and aims for the plan and the residents' input into design. Together with conversations and meetings with the group, these documents shape the content and structure of the design codes.
- **Production of Design Codes.** The design codes constitute the specific design actions that any future

proposed development will need to implement to be successful. This document follows the character of the parish and specifically details the design codes relevant to each element of design, within the following four categories: street design, built form, environment & landscape and heritage assets & their setting.

Process

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

- Initial meetings.
- Design analysis.
- Preparation of design codes and other guidelines to be used to assess future developments.
- Draft report.
- Final report.

The area of study

Stutton is a civil parish located approximately seven miles south of Ipswich in Suffolk.

Situated on the Shotley peninsula between the rivers Orwell and Stour, the village has a community shop, a primary school, a village hall, a veterinary clinic, a hair salon, a 18th-century period self-catering holiday cottage, and a bed and breakfast. Stutton has two pubs: The Kings Head and The Gardeners Arms. They are both bars and restaurants. The village hall holds activities for both the young and old.

Stutton contains 30 Historic England listings, including 25 listed buildings, of which four, including Crowe Hall and Stutton Hall, as well as the Church of St Peter, are of very high significance and listed Grade II*.

The church of St. Peter's lies almost a mile from the centre of Stutton. Stutton Hall is a 16th-century Tudor house, it is a magnificent red brick house composed of an older east wing and a newer west wing.

Stutton is a peaceful parish situated in and surrounded by farming country. The settlement south of the B1080 is within the Suffolk Coasts and Heaths AONB. The northern half of the parish sits within the 'setting' of the AONB and is in the AONB Group's APA (Additional Project Area). The agricultural nature of the surrounding landscape adds favourably to this rural setting. The public right of way network and connectivity to the countryside are an essential part of the character of Stutton. North to the parish lies Alton Water reservoir, popular for windsurfing and sailing.

According to the 2011 census, Stutton has 812 residents.







Policy review

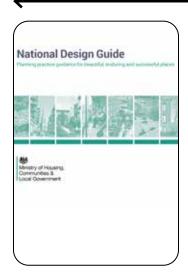
Policy & design guidance

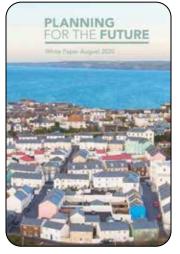
The following documents have informed the current report. Some of these guidelines have been produced at national, district or parish level.

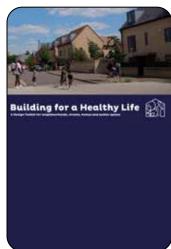
This section specifies how the specific policies and guidelines have been incorporated in the production of the design codes included in the current document.

Any new development application should be familiar with these documents and make explicit reference to how each of them is taken into account in the proposal.

National policy & guidance (continues in next page)









National Design Guide

Ministry of Housing, Communities & Local Government

2019

The National Design Guide (NDG) makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve.

The NDG should be read in conjunction with the design codes in the current document to achieve the best possible development.

Planning for the Future

Ministry of Housing, Communities & Local Government

2020

This white paper proposes a new planning system reform, as a step into stronger neighbourhood planning.

This paper can be understood as an attempt to consolidate design codes, not merely as guidelines but as rules. These are to be prepared locally and to be based on community involvement so that local residents have a genuine say in the design of new development.

The current document and the design codes herein should be read in the light of the white paper.

Building for a Healthy Life Homes England

2020

Building for a Healthy Life (BHL) updates this widelyused design tool for creating places that are better for people and nature.

The original 12 point structure and underlying principles within Building for Life 12 are at the heart of BHL.

The BHL should be read in conjunction with the design codes in the current document to achieve the best possible development.

The Setting of Heritage Assets

Historic England

2017

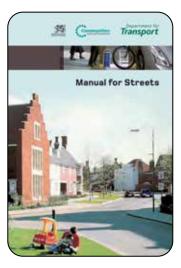
This document sets out guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.

This manual has informed the design codes in relation to Heritage.

National policy & guidance

District-wide policy & design guidance

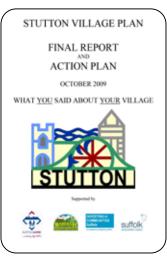
Parish-wide policy & design guidance











Neighbourhood Plan Stutton Parish (Under preparation)

Manual for Streets Department for Transport 2007

This manual collects standards and best practises on street design.

This manual should be read in conjunction with the design codes in this document to achieve the best possible development.

Joint Local Plan -Parts 1&2 Babergh and Mid-Suffolk 2020

The Babergh and Mid Suffolk Joint Local Plan provides a framework for shaping communities and guiding future development over the period to 2037 and will substitute the current plan in force.

The policies in this plan provide an understanding of where growth is directed and how development will be encouraged, whilst recognising the need to safeguard historic and natural environments.

The design principles in the current document are based on the broad objectives of the District Council.

Joint Local Plan -Part 3 Babergh and Mid-Suffolk 2020

The Place and Allocations
Policies document contains
a map of Sutton that includes
it in the Hinterland village
category and outlines
the settlement boundary
and allocated sites, it also
distributes the housing
numbers across four sites
and individual house plots.

Site Options & Assessment Stutton Parish 2020

This site assessment report considers six potential development sites to establish which, if any, of the sites are suitable for development.

These sites have been selected as the most likely to be delivered in the future, according to the viability criteria considered by the Neighbourhood group.

Stutton Village Plan Stutton Parish 2008

This report is the predecessor of the current Neighbourhood Plan under preparation.

This document presents the views and concerns of residents about the Parish and Village of Stutton, as a list of actions to be undertaken since its production to the completion of the emerging Neighbourhood Plan.

These actions have informed the design codes in the current document.

Stutton Neighbourhood Plan Stutton Parish 2020 (Under preparation)

The Neighbourhood Plan under preparation will set the objectives and policies for the parish in the coming years.

The design codes in the current document have been informed by the draft policies of the emerging plan.





Site Analysis

Mobility & access

Stutton develops along the B1080, which runs eastwest across Stutton, linking Brantham to Holbrook. The parish is composed of two distinct settlements developed along this route.

The swift transition between the rural character of the B1080 into the built environment of the parish is one of the defining characteristics of Stutton.

From this main road, a network of secondary roads and country lanes branch north and south, connecting to the surrounding countryside, the river Stour and Alton Water reservoir. The residential areas develop linearly along these roads, particularly to the north.

A number of big manors, halls and farms are located to the south of the B1080, and have private access lanes to their grounds.

Stutton boasts an extensive network of public rights of way, lanes and pathways, some are pedestrian and cycle only as part of private lanes.







Alton Water River Stour

Environment & landscape

The landscape in Stutton and the immediate surrounding area is characterised as Plateau Estate Farmlands.

The settlement south of the B1080 is within the Suffolk Coasts and Heaths AONB. To the south of the village is the Stour Estuary which forms part of the Stour and Orwell estuaries Special Protection Area (SPA) and Ramsar site.

There are some designated open spaces in the parish.

The agricultural nature of the surrounding landscape adds favourably to the rural setting of the parish.

To the north of the parish lies Alton Water reservoir, popular for windsurfing and sailing.

Figure 3: Landscape plan



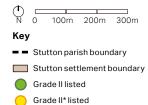
Heritage

Stutton is listed in the Domesday Survey in 1086 as half a church with 15 acres (under land of Robert Grenon), 2 Beehives (Count Alan of Brittany) as well as several manors. The name Stutton comes from Stuttuna, meaning Gnats or Bullocks as a enclosure or homestead on a hill.

The parish is home to 30 listings by Historic England, most of them buildings and barns with some walls and enclosures and a war memorial. Listed buildings date from the 15th to the 19th Centuries. They range from a number of large houses overlooking the river to the 16th Century Kings Head pub and small cottages.



Figure 4: Heritage plan





Location 01. Street Cottage.



Location 02. War Memorial.



Location 03. Almshouses.



Location 04. Manor House.



Location 05. Kings Head public house.



Location 06. Terrace in Lower Street.



Location 07. Lower Street Cottage.



Location 08. Rose Cottage.



Location 09. Barnfield.



Location 10. Barn at The Drift.

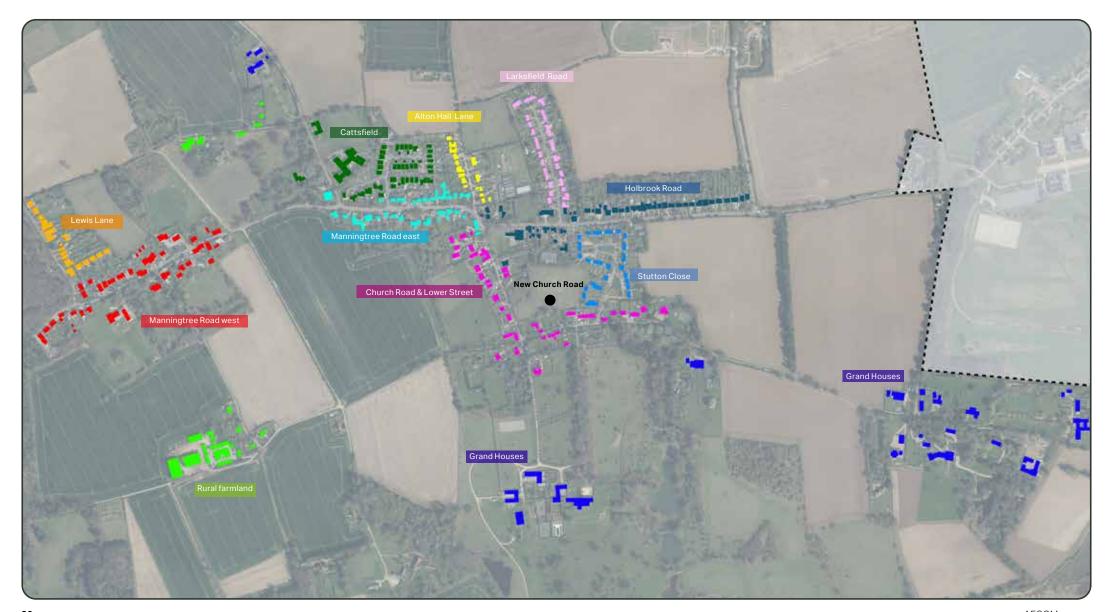


Location 11. St.Peter's church.



Location 12.Crowe Hall

Character assessment



The character assessment is used to describe and articulate what is special and distinctive about a place. It is used to identify recognisable patterns of elements or characteristics that make one place unique. The features introduced in this section are later used to inform design codes. The following twelve different characters have been identified in Stutton:



Lewis Lane has an edge of development condition, it is a narrow lane without pavement on either side facing Wolves Wood. Plots are deep and narrow with generous front gardens and separated from the carriageway by timber fences or low brick walls. Back gardens are very deep. The predominant typology is detached bungalows with some two-storey detached houses. There is an unusual row of houses distributed along the depth of one plot that only have pedestrian access to the front of properties.



The block structure of Cattsfield is a spine with branching cul-de-sacs. The street scene is dominated by garages and car parking. The pavement is narrow, and many front gardens are not directly open to the street, as they are covered by garages. This hinders the direct observation and activation of the street scape, and reduces the liveability of the area. The predominant typology is detached bungalows. The extra care housing estate The Oak House and the Baker Almshouses can be considered included in this area because of their proximity.



Holbrook road continues Manningtree road to the east. This area displays large plots with generous front gardens to the north of the road. Gardens display fencing and hedging. Properties are a mix of smaller detached bungalows and semidetached houses and larger two-storey detached houses. To the south, there is only a small newer development that can be found around a cul-de-sac access and the backs of the Stutton Close development, the rest is open fields. The western section of Holbrook Road constitutes the edge of the settlement, that becomes part of the landscape in a more tempered fashion that at the eastern edge.



Manningtree Road is the main road that runs east-west across Stutton. Plots at the very edge of the settlement are densely packed, around the pub Gardeners Arms. In this section there are no pavements, contributing to the rural feel of the approach, that becomes suddenly part of the denser settlement after turning the curve. Moving further into the village, the plots are generous and properties tend to have large setbacks from the road, only the north side of the carriageway displays pavements. Some of the plots to the south are kept unbuilt and display mature vegetation to the road. The predominant typology is detached bungalows and two-storey detached houses. The Community Hall & Shop is included in this section.



Alton Hall Lane runs north from Manningtree Road, it lacks pavement on either side of the carriageway, giving the lane an almost rural feel. Plots are wide and with generous front gardens that display hedging and planting to the street. Parking tends to be to the side of properties, displaying garages. The predominant typology is detached houses of generous dimensions on two floors. They tend to be setback from the street. The houses tend to display rendered facades of pastel colours.



Plots along Church Road and Lower Street have a natural feel as they are accessed via Roads that have a distinct rural lane character, as they display no pavements and reduced front gardens that are heavily planted. Some of the dwellings, particularly along Lower Street are amongst the oldest in Stutton, displaying traditional building techniques and materials



Some scattered farming and light industrial properties can be found to the north and south of the main settlement. They are normally accessed via the rural lanes that run north and south from Manningtree road. These lanes are key structuring elements at the edge of settlement locations that contribute to a smooth transition from the surrounding countryside into denser areas. These lanes make a positive contribution towards views, natural features and landscape setting of Stutton.



Stutton has a number of larger estates to the south of the village. These are large houses with extensive grounds, normally accessed via Lanes and along the eastern portion of Lower Street and Church Field Road. While properties are normally not visible from the street, they display high quality boundary treatments, such as mature hedgerows and brick walls, sometimes quite elaborate and ornate.



Larksfield Road runs north from Manningtree Road, it displays pavement on both sides of the carriageway. Plots are narrow and deep and front gardens are of an adequate dimension. They do not display abundant vegetation. Parking tends to be on the front garden or to the side of properties, displaying garages. The predominant typology is detached and semi-detached bungalows. They tend to be finished in brick and rendered panels.



Manningtree road on its eastern section tends to be more consolidated, it now displays pavements on both sides of the carriageway and it includes the largest pub in Stutton, the Kings head. Some businesses front this section of the road, and provide courtyard parking. Dwellings to the north of the road tend to be more recent, larger and detached and boast larger front gardens and hedges onto the road, whole dwellings to the south of the road tend to be smaller and display smaller front gardens. Some terraced typologies can be found to the south of the road.



Development around Stutton close is arranged around two open grassed areas. In addition to the open spaces, plots display large front gardens, sometimes limited by fences and hedgerow planting. Smaller bungalows tend to be located near the entry to the close, larger properties tend to be 2-storey detached houses with facades rendered in pastel colours.



This new development has granted permission for 34 houses and its under construction, it has the size to become a separate character area. The masterplan shows detached and semi-detached properties, including some bungalows, and a green space crossing the development north to south, parking tends to be on garages and front gardens seem to be smaller than the average in Stutton.





ST. Street design guidance

ST.01. Main access streets

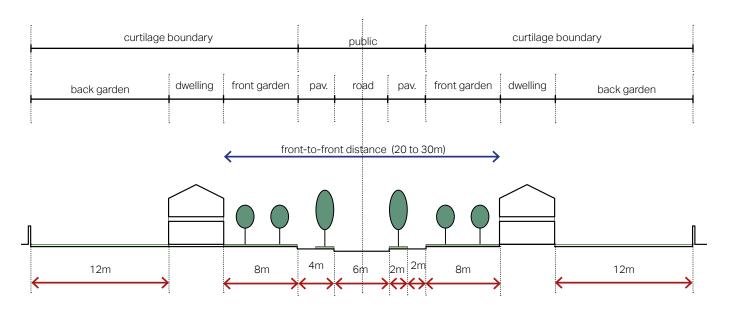
Main access street

This street provides the main access spine of a new development. It connects the development to the rest of the settlement.

Actions:

- Provide generous front gardens and street planting that contribute to the general feeling of openness.
- Locate parking to the side of properties and consider using garages to mitigate the impact of cars on the streetscape.
- This street type serves as the access to the new development. That
 fact that can be acknowledged by providing large trees and planting
 in the junction with the existing road. Buildings in the access and
 ending can display special architectural features to provide interest
 to the main spine.
- Way-finding can be eased by providing meaningful tree planting in corners, intersections with other streets and at end of views. Green spaces can also become independent open spaces in their own right. Consider providing those local green spaces, that are made accessible by being on the main structuring spine of the development.





Key dimensions

The nominal dimensions on the diagrams to the left are a guidance on the key elements and proportions to be provided on the main access street.

- Building height: maximum building height is 2 levels + pitch roof.
- Pavements: minimum width of pavements is 2m. An additional 2m is provided for street planting if required.
- Front gardens: minimum depth of front gardens is 8m. Tree planting is encouraged.
- Back gardens: minimum depth of back gardens is 12m.
- Front-to-front distance: the resulting street corridor width is in the range of 20 to 30m, contributing to the openness of the streetscape.

Examples

Some local examples of streets of similar condition are provided below.



Larksfield Road. Generous front gardens and openness of an access street



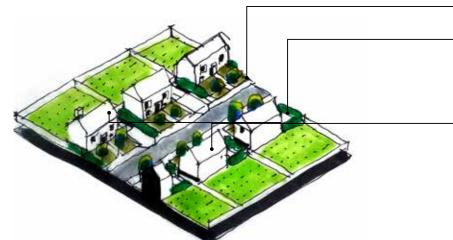
Lower street. Generous front gardens and general openness

ST.02. Residential streets

Residential street

Actions:

- Provide generous front gardens that contribute to the general feeling of openness.
- Locate parking to the side of the property to mitigate the impact of cars on the streetscape, when possible.
- Residential streets branch out from the main street, it is advisable to stagger branching streets organically to avoid monotonous long views.
- It is also advisable to stagger opposing buildings along the street so they are not directly facing each other, and therefore reduce the monotony along the streetscape.
- Routes should be accessible to all not just walkers and cyclists but also people using mobility scooters/wheelchairs or pushing.



Provide generous front gardens

Locate parking to the side of properties, to minimise the impact of cars on the streetscape

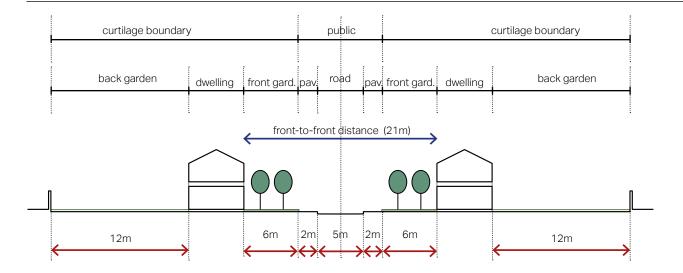
Stagger opposing buildings along the street to avoid direct overlooking between opposing dwellings and to reduce monotony on the streetscape

Cul-de-sac street

Actions:

- It is generally acceptable to increase the density and decrease
 the spacing of buildings in cul-de-sacs to favour activity and
 prevent them from becoming isolated, parking can be at the front
 of properties in this case. Garages separate from dwellings are not
 acceptable and neither are parking courtyards.
- Cul-de-sacs should have pedestrian paths that connect them
 to surrounding areas and increase their connectivity access
 and overlooking. Careful consideration should be given to the
 landscaping and lighting of these paths to increase their safety.
 Follow Secure by Design principles included in Secure by Design
 Homes 2019 or in the latest edition.
- Cul-de-sacs are typically backing onto the open land in Stutton.
 A side dwelling typology is suggested here as an alternative when properties back onto the open countryside. It provides distant views to the open land from the street.





Key dimensions

The nominal dimensions on the diagrams to the left are a guidance on the key elements and proportions to be provided on both residential and cul-de-sac streets.

- Building height: maximum building height is 2 levels + pitch roof.
- Pavements: minimum width of pavements is 2m. An additional 2m is provided for street planting if required.
- Front gardens: minimum depth of front gardens is 6m. Tree planting is encouraged.
- Back gardens: minimum depth of back gardens is 12m.
- Front-to-front distance: the resulting street corridor width is in the range of 20m, contributing to the general openness of the streetscape.

Examples

Some local examples of streets of similar condition are provided below.



Cattsfield. This example of a cul-de-sac to the front of Cattsfield display good overlooking and landscaping



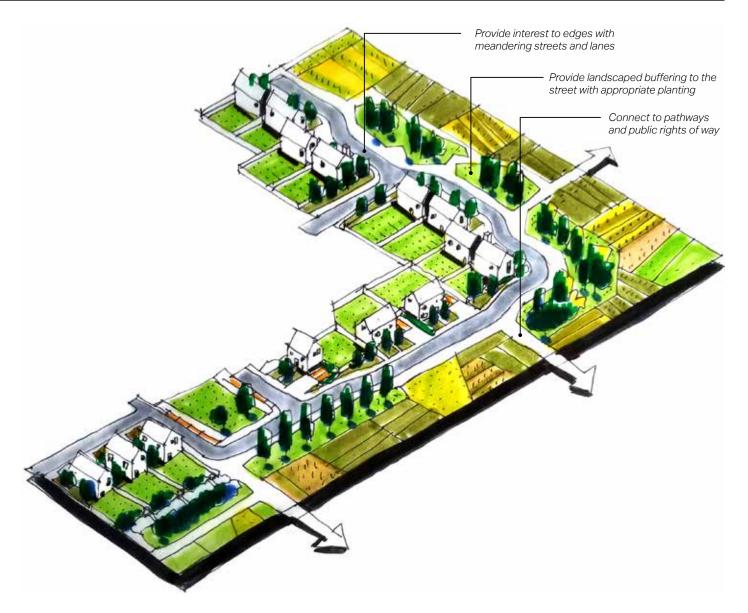
Cattsfield. This example of a cul-de-sac to the back of Cattsfield lacks sufficient overlooking

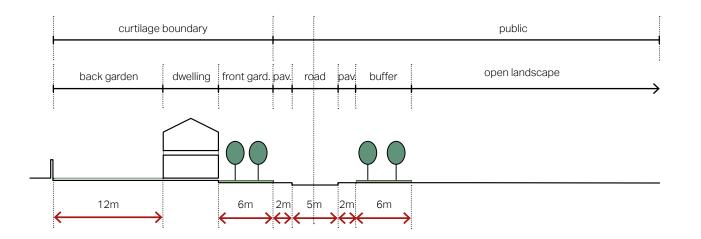
ST.03. Edge streets / lanes

Edge street / lane

Actions:

- Edge lanes are a suitable way of fronting the surrounding countryside making it accessible to most users.
- These streets can have gentle meandering, providing interest and evolving views while helping with orientation.
- Carefully consider landscaping as a buffer between development and the open countryside. This buffer can provide additional separation from any new potential development that might front to the edge lane in the future.
- Connect the edge lane to paths and other public rights of way.





Key dimensions

The nominal dimensions on the diagrams to the left are a guidance on the key elements and proportions to be provided on the main access street.

- Building height: maximum building height is 2 levels + pitch roof.
- Pavements: minimum width of pavements is 2m.
- Front gardens: minimum depth of front gardens is 6m. Tree planting is encouraged.
- Back gardens: minimum depth of back gardens is 12m.
- Buffer landscaping: this buffer guarantees separation from the open countryside, and form potential new developments that might come forward beyond the boundary of the current site. A minimum buffer distance of 6m is represented in this diagram, this dimension is flexible and should be adapted as per a case-by-case basis.

Examples

Some local examples of streets of similar condition are provided below.



Lewis Lane. This street has an edge lane condition, overlooking forested areas



Queech Lane. Numerous private roads function as pedestrian and cycle rights of way through the countryside

ST.04. Car parking solutions

Car parking design should be safe and should not undermine the quality and amenity of the streets. In residential developments, parking should be provided on plot, either in garages, car ports or on the plot to the side or to the front. Generally, on-street parking should be considered only for visitors and adjacent to public open spaces, and kept at a minimum.

On-plot parking

Actions:

- On-plot parking can be either in garages or car ports and/or on the driveway. If parking is proposed at the driveway, it is preferable to place it at the side of the building to minimise the presence of cars on the street.
- Driveway parking at the front of the building will only be allowed if it is combined with high quality and well designed soft landscaping.
- Quality landscaping and well-thought boundary treatments are key to achieving attractive streets. Make good use of hedges, trees, flower beds, low walls and high quality paving materials between the private and public space.
- Front gardens must dominate the fronts of properties, paved surfaces for driveways will never constitute more than 50% of the front curtilage. Hard standing driveways must be constructed from porous materials to minimise surface water run-off.

On-plot garages

Actions:

- Garages should preferably be designed in forms linked to the main building, rather than free-standing structures. In all cases, they should reflect the architectural style of the main building.
- Garages should be in line or recessed from the main building line, and not dominate the street.
- Integrate bicycle parking and/or waste storage into garages.

On-street parking

Actions:

- Provide parking for residents on plot and provide visitor parking on the street adjacent to public open spaces.
- Visual impacts from visitor parking on the street scene can be improved by the use of high quality landscaping and planting.

Other forms of parking

Courtyard parking and flat-over-garages are not deemed suitable.
 They are typical of more densely built up urban areas and not in keeping with the village.

On-plot parking on driveway





Larksfield Road. On-plot parking on driveway. Parking should be preferably to the side of the property. In this picture the parking dominates the front garden, which is undesirable

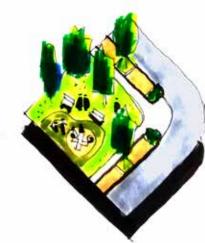
On-plot parking on garage





Church Road. On-plot parking on garage

On-street parking adjacent public open space





On-street parking should be limited to public open space locations

Local landmark buildings or distinct building features -such as towers, chimneys, or porches- at key nodes and arrival points help orientation

Use high quality trees and landscaping to help with the wayfinding along the main desired pathway

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

ST.05. Wayfinding

Wayfinding

A way of making walking and cycling easier is to ensure that routes are direct as well as memorable.

Actions:

- Create places that have a clear identity and that are easy to navigate.
- Local landmark buildings or distinct building features -such as towers, chimneys, or porches- and clear, direct routes can help with legibility. Clear signage should be placed at key nodes and arrival points to aid orientation.
- Use landscape and feature trees as both wayfinding aids and as elements that provide enclosure and attractiveness to the street. Trees can be a great design tool to mark the access to new developments and distinct parts of an area.

Serial vision

Actions:

- Subtle variations in alignment and small setbacks of buildings can have a powerful effect of discovery and drama when moving through a development.
- This effect can be achieved through delivering schemes that allow free movement from one place to another, movement to the enclosed space of a square or courtyard where people meet, and to the focal point where people go to.
- This process can be described as the interplay between sequences of focal buildings and building features, landmarks and vistas.

Inclusive mobility

It is important to make routes accessible to all, not just to walkers and cyclists but also people using mobility scooters/wheelchairs or pushing. *Actions:*

 Refer to the Inclusive Mobility Guide published by the Department of Transport (2005) to guarantee accessible routes and a barrier-free pedestrian environment.

ST.06. Street lighting

Manage lighting

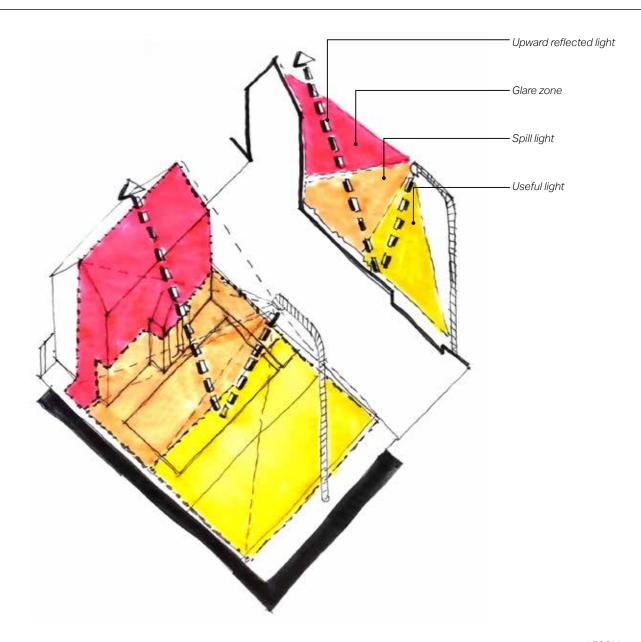
For maximum benefit, the best use of artificial light is about getting the right light, in the right place and providing light at the right time. Lighting schemes can be costly and difficult to change, so getting the design right and setting appropriate conditions at the design stage is important.

Actions:

- Ensure that lighting schemes will not cause unacceptable levels of light pollution particularly in intrinsically dark areas. These can be areas very close to the countryside or where dark skies are enjoyed.
- Consider lighting schemes that could be turned off when not needed ('part-night lighting') to reduce any potential adverse effects.
- Impact on sensitive wildlife receptors throughout the year, or at particular times (e.g. on migration routes), may be mitigated by the design of the lighting or by turning it off or down at sensitive times.
- The needs of particular individuals or groups should be considered
 where appropriate (e.g. the safety of pedestrians and cyclists).
 Schemes designed for those more likely to be older or visually
 impaired may require higher levels of light and enhanced contrast,
 together with more control, as the negative effects of glare also
 increase with age.
- Follow the policies in the current Suffolk Coast & Heaths Area
 of Outstanding Natural Beauty Management Plan (and any later
 updated AONB management plans) in relation to Dark Sky policies
 and general good guidance on wildlife-friendly lighting, in particular
 in relation to bats.



Suffolk Coast & Heaths Area of Outstanding Natural Beauty Management Plan (2018-2023)



Flower beds and ornamental bushes enrich the streetscape and generate 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 walls

ST.07. Street planting

Flower beds, bushes and shrubs

Flower beds, bushes and shrubs contribute to the livelihood of the streetscape. Normally planted within the curtilage boundary, ornamental species add interest and colour to their surroundings and become an identity and expressive feature of each dwelling. The use of native species should be favoured to avoid the impact of invasive species on the biodiversity of local habitat.

Hedges

Hedgerows are normally used to mark property limits, they can also be planted in front of bare boundary walls to ease their visual presence. They can be used to conceal on-plot car parking and driveways within curtilages. They can also be used as protective barriers on gable ends facing windows onto the street.

Trees

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

Planting standards

The British Standard 5837: 2012 'Trees in relation to construction-Recommendations' should be the principal reference document when considering new and existing trees on proposed development sites.

**Actions'*

- Existing trees should be retained as much as possible.
- Retained trees should be considered at the earliest design stage to ensure that any retained trees will be able to grow and mature in the future without outgrowing their surroundings;
- The success of tree planting is more likely to be achieved when it
 has been carefully planned to work in conjunction with all parts of
 the new development, parking, buildings, street lights, etc.
- In each new plot (containing a single dwelling) at least two new trees should be planted.





BF. Built form design guidance

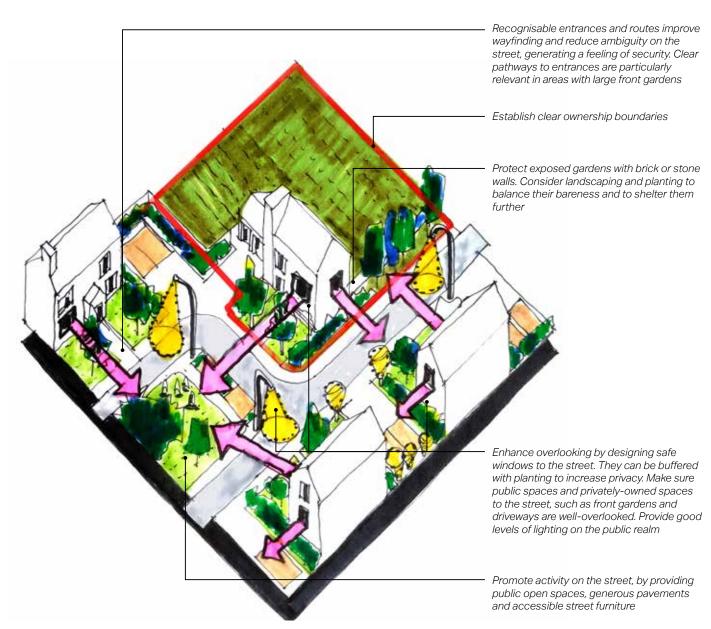
BF.01. Overlook the public space

Safe and lively spaces

Designing out crime and designing community safety is essential to the creation of successful, safe and attractive developments. The following guidelines are in line with the latest manual endorsed by the police 'Secured by Design Homes 2019'.

Actions:

- Access and movement: design places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security.
- Structure: design places that are organised and easy to read, so that different uses do not cause conflict.
- Activity: design places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.
- Surveillance: design places where all publicly and privately-owned open spaces (such as front gardens and driveways) are overlooked.
 Provide adequate levels of street lighting.
- Ownership: design places that promote a sense of ownership, respect, territorial responsibility and well defined dwelling boundaries.
- Physical protection: design places that include necessary, welldesigned security features, such as boundary walls and party fences.
- Management and maintenance: design places that are designed with ease of management and maintenance in mind, to discourage crime in the present and the future.



Buildings turning a corner have the opportunity to generate new local character, they are in visible points of the development, and can be key elements to reduce monotony and improve orientation. They can feature architectural elements that underline their special conditions In every case, overlooking towards the street and privacy of the dwellings should be carefully balanced

BF.02. Turn corners

Buildings turning a corner

Streets with active frontages provide visual attractiveness and enhance the streetscape, but also provide high levels of natural surveillance.

Actions:

- Animate both facades on corner buildings with doors and/or windows. Exposed, blank gable end buildings with no windows fronting the public realm should be avoided.
- Consider decorative architectural feature elements for these building types, given their prominence and their ability to create local character.
- As well as relating carefully to existing heritage features, landmark buildings should also be innovative and interesting. They should promote good architecture and ensure that places are distinct, recognisable and memorable.
- In any case, privacy measures should be taken into account from the early design stage. Issues such as overlooking from streets, private and communal gardens should all be considered. Setback from the street, front garden landscaping and detailed architectural design should help in balancing privacy to living spaces with the need for street overlooking.

BF.03. Maintain a consistent building line

Building lines

The way buildings sit in relation to the street can affect the feel of a development.

Actions:

- The building line should have subtle variations in the form of recesses and protrusions but should generally form a unified whole.
- Boundary treatments should reinforce the sense of continuity of the building line and help define the street, appropriate to the rural character of the area.
- Boundary treatments should not impair natural surveillance.

Setbacks

A setback is the distance between the edge of the pavement and the building line. The size of the setback contributes to the overall character and sense of enclosure along a street.

Actions:

 A coherent street frontage should be achieved by coordinating the setback between buildings and the street. Large differences in setbacks for adjacent properties should be discouraged as they do not contribute to the overall streetscape or cohesiveness of place.



The building line should have subtle variations in the form of recesses and protrusions but should generally form a unified whole

Boundary walls and treatments should reinforce the sense of continuity of the building line and help define the street

Buildings should be arranged to allow for and reinforce distant views to the landscape from the street Buildings should leave generous gaps between them to allow views into the streetscape and enhance the openness of the street

BF.04. Protect gaps and views

Gaps

Actions:

 Narrow gaps between buildings should be avoided, generous gaps between buildings contribute to the general feel of openness of the area.

Views

Actions:

- Buildings should be designed and arranged to reinforce views of existing landmarks and the open countryside through appropriate scale, mass and separation.
- Refer to the Key Views identified by the village as the ones that are recognised as having notable qualities or features, landmarks, or a particularly attractive composition and respect them and underline their value. Further reference can be found in the Stutton Parish Landscape Study.

BF.05. Establish a consistent property boundary

Nominal dimensions of a plot

In order to achieve the general separation and openness pertinent to Stutton, new plots should follow these dimensions. They determine the extent of the property boundary.

The general conditions of a plot are:

- Building height: maximum building height is 2 levels + pitch roof.
- Dwelling: no minimum dimensions are given in relation to the width or depth of the dwelling as they should be in accordance to the size and type of dwelling, however:
 - Parking spaces should not develop beyond the main building line
 - The main frontage of the dwelling should be facing the front garden
- Access to back garden corridor: minimum width of the corridor is 1m. Access to back gardens should be provided with a secure door. Allow an additional 0.5m band for planting at the side of the corridor to the neighbouring property.
- Overall plot depth: the minimum plot depth is 24m.
- Driveway width: minimum width of driveway is 5m.

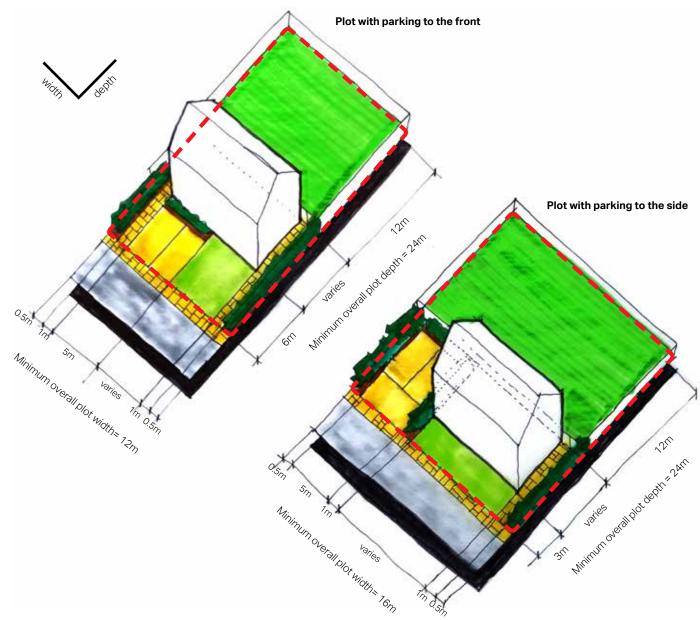
There are specific conditions to plots, in relation to the location of parking:

Plot with parking to the front

- Front garden: the minimum depth of front gardens is 6m.
- Overall plot width: the minimum plot width is 12m if parking is provided to the front of the property.

Plot with parking to the side

- Front garden: minimum depth of front gardens is 3m.
- Overall plot width: the minimum plot width is 16m if parking is provided to the side of the property.



Images below show positive examples of roofscape articulations and local styles of chimneys, typical of Stutton





BF.06. Roof profile

Roofline

Creating variety in the roof line is a significant aspect of designing attractive places. There are certain elements that serve as guidelines in achieving a good variety of roofs:

- Scale of the roof should always be in proportion with the dimensions of the building itself.
- Monotonous building elevations should be avoided, with subtle changes in roof line being promoted during the design process.
- Local traditional roof detailing elements should be considered and implemented where possible.
- Dormers can be used as a design element to add variety and interest to roofs.

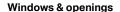
Chimneys

Chimneys add interest to roof lines, even if they are no longer needed to heat the home and they contribute towards the local vernacular. Often these structures can accommodate wood burners, which are an opportunity to use locally sourced timber for fuel

BF.07. Facades & fenestration

Wall materials

- Render: Traditionally, rendering is understood as a smooth floated finish in a limited range of naturally occurring colours. It is recommended to keep rendering to subtle tones. smooth floated finish in a limited range of naturally occurring colours. The local vernacular rendering is tone is white, ochre, pink and light pastel colours.
- Stone: Stone cannot be considered as part of the local vernacular in Stutton.
- Weatherboarding: This is a used cladding material in Stutton, normally in dark grey and black tones, normally used in barns and stables.
- Brick: Locally, the clays are predominantly rich hues of reds and orange, burnt headers are also characteristic. New development using brick should use a hue that is specific to the Stutton.



Windows are the 'eyes' of a building and are crucial to its character. *Actions:*

- A limited range of traditional window patterns are characteristic of traditional houses in the area and provide appropriate models where a period effect is sought or required.
- Where possible, timber windows should be selected over uPVC alternatives; they can allow a finer profile to be achieved and if they are maintained properly they tend to be more durable.
- Aluminium windows can also offer a much greater range of design possibilities than uPVC alternatives, however these should not be considered as the best option when choosing what material windows are made from.
- Large windows are preferred to ensure there is adequate internal lighting in new developments.
- In general traditional styled windows look best when painted white; although other colours are welcomed as they add interest to the street scene. If the timber weatherboarding is painted in darker colour (grey or black) windows could also be coloured like the rendering of the building to blend in.
- Cills and lintels frame a window and they should be designed with care. Timber lintels are the simplest form, characteristic of vernacular construction in timber-frame or brick areas.
- Ground floor windows can be larger and deeper than upper floor windows, as they add more animation to the streetscape.
- Corner windows are encouraged, they add architectural interest to the building and have a positive impact on the streetscape.









Weatherboarding



Brick



Windows



Windows

BF.08. Services & utilities







Poorly located meter boxes, their presence clutters front elevations

Porches / recessed entries can conceal the presence of meter boxes





Positive example of drainage channel as demarcation of thresholds of water run-off from and to dwellings



Use clean lines and sympathetic colours for gutters and downpipes

Services

Actions:

- Design shared common trenches for service and drainage runs to minimise disturbance to buildings and reserve space for pipeworks and drainage under the verges and service strips.
- Where existing pavements are excavated, they should be reinstated with matching materials to ensure coherent surfacing.
- Avoid any damage to the root system of retained tree species..

 Service runs should not be located within the tree root spreads or new tree planting corridors.
- Use sympathetic materials to the surrounding paved areas for manhole covers and make sure they fit with the surface material used. Ease of maintenance should be a priority.
- Integrate substations and other service kiosks into the design of new developments from the start.

Pipeworks & utilities

Utilities are necessary parts in the operation of public and domestic environments. Special attention is required for selection and location utilities such as pipeworks and utility boxes. Poor planning of utilities could easily hinder the overall quality of the street scene and create unattractive new development schemes.

Actions:

- The location and design of services on a building must be considered carefully and every effort should be made to locate these items as unobtrusively as possible.
- Pipework should be grouped together and run internally wherever practical. Chimneys can be used to disguise gas flues where they do not serve a working fireplace. By default, rainwater goods should be dark coloured unless they are matching a prevalent colour in the
- Meter boxes should be designed into a scheme from the outset to avoid cluttering the elevations. They should be on end rather than front elevations where possible. External meter boxes can be avoided through the use of smart meters.

BF.09. Use vernacular details

Architectural details

- It is important that the detailing and architectural elements used in new developments are of a high quality and reinforce the local character of Stutton.
- Architectural detailing in new developments shall typically display elements that equate to those on existing traditional buildings to provide interest to elevations.

Dormers, dormers & bay-windows

A dormer is a roofed structure, often containing a window, that projects vertically beyond the plane of a pitched roof. They can add interest to the roof, and can be considered as part of the Stutton vernacular.

Roofing

- The roof line of residential dwellings in Stutton is varied and full of interest thanks to the mentioned dormers. Generally, the building line is well-kept as neighbouring buildings tend to have a consistent number of either one or two storeys.
- New developments should strive to create coherent and vibrant roof lines, such as those displayed in the pictures on this page.
- The most predominant material used for the roof is natural slate. however some buildings use clay tiles, therefore both materials are acceptable.

Skirting

- A black rendered or exposed brick skirting appears to be typical of the vernacular cottages. New developments do not display that skirting.
- Consider replicating this skirting detail in new developments.

Chimneys

Traditionally, buildings display simply-shaped brick chimneys. New buildings can make use of accent and feature elements such as chimneys to generate visual interest in the roof line and the streetscape.







Projecting forms



Chimnevs

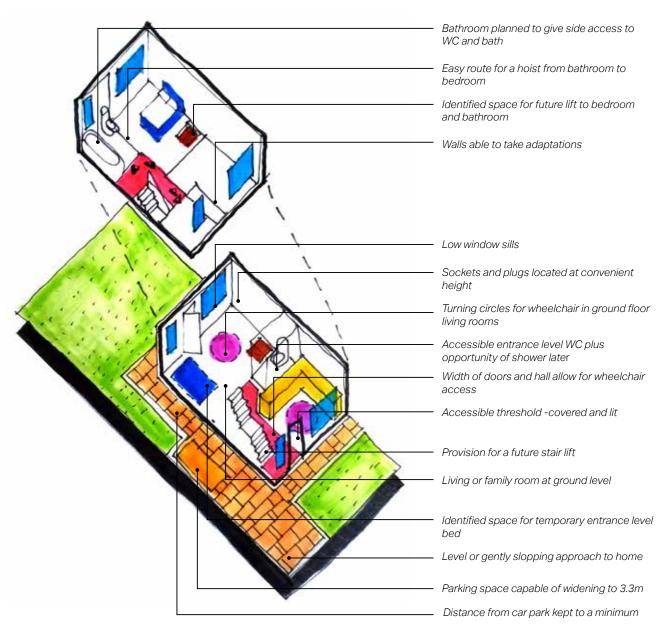




Dormer windows Images above show specific architectural features and details in Stutton



Dormer windows



BF.10. Design flexible homes

Houses for a lifetime

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 Lifetime Homes Standards design criteria in the design of new homes and to assess whether they can be retrofitted in existing properties.

The diagram to the left illustrates the main principles of inclusivity, accessibility, adaptability and sustainability.

Actions:

- Any new housing development of 10 or more dwellings must meet the M4(2) standards for accessible and adaptable homes for a minimum of 50% of its dwellings.
- The accessible and adaptable M4(2) standard is particularly relevant for a village such as Stutton with its disproportionate number of older households, and developers should be encouraged to build all homes to meet the M4(2) standard. This standard is intended to ensure that new homes are suitable to meet the changing needs of people over their lifetimes. It is similar to the Lifetime Homes Standard and is incorporated into the Building for Life standard. Such housing is suitable for households with young children, and for people of all ages with varying levels of mobility. It is of benefit not only to those living in such houses but also has been shown to reduce the demands on health and social care services.

BF.11. Ground appearance

Paved areas

Paved areas are a major element within most developments, and their design has a significant impact on the overall appearance, quality and success of a scheme. Care must be taken when choosing the materials and when detailing paved areas as part of the overall design. Materials should be robust, aesthetically attractive and with excellent weathering characteristics defining a sustainable and attractive place for residents and visitors.

Surface water management should also be considered when designing paved areas.

Road paving

Tarmac or block paving is generally recommended as road surface. In all cases, large unbroken areas of a particular surface material should be avoided, especially tarmac, and areas can be broken up successfully using materials of a similar colour but with different textures.

Pavements

High quality materials such as stone, brick or block paving can all constitute good options for pavements. Tarmac pavements are generally the most economical option but can generate monotony and make wayfinding more difficult and repair patches create dissonant streetscapes.

The laying pattern and materials used can make a significant contribution to the overall appearance, quality and success of a scheme. 45 degree herringbone patterns are less visually pleasing than other laying patterns such as random bond, broken bond, gauged width, and the European fan layout pattern.

Driveways

Permeable paving options can be successfully applied to driveways to maximise the accumulation effect of front garden greenery as a way to enhance the street landscape. Prioritise bigger portions of green within the pavement rather than a very granular paving pattern.

Pavements over driveways

Urban design should prioritise pedestrians over cars. Pavement patterns should prevail over the driveway access. To guarantee a coherent street and a continuous walkable path, parking kerbs should not invade the pedestrian pavement.

Crossings

Consider the use of traditional materials such as cobbles and pebbles in setts to manage traffic speed and contribute to traffic calming.



SuDS

Any proposed hard surfacing design will need to take into consideration the need for an underlying system to deal with water run-off, as any hard landscaping will impact the management water run off and affect the capacity of the drainage system. Preferably, implement SuDS schemes that minimise water run off into the main drainage system. Please refer to design code **EN.07. SuDS** for more detail.







BF.12. Boundary treatments

Quality boundary treatments are a key design element in new developments, particularly when they are facing green open spaces, and the perimeter of properties are visible to others.

High quality and durable materials, and/or grown hedgerows can define plot boundaries, separate rear gardens from the open space and generally contribute to the overall character of Stutton.

Front gardens

Actions:

- In general, it is advisable to avoid fencing to the front of properties to retain the openness of the streetscape.
- If boundary demarcation of front gardens and low level is required for security or given the conditions of the street, it will not normally be appropriate to allow fences higher than 1 metre.
- The selected material to mark curtilage boundaries will need to be appropriate to the surroundings and in keeping with that of neighbouring properties, wooden boarding is generally not advisable and brick and planting is preferred, as is in keeping with the traditional boundary treatments in the area.

Rear and side gardens

- Wooden boarding can be used for concealed rear and side gardens backing onto each other only if these gardens are never facing the street or open spaces.
- It is not advisable to use fences higher than 1.8 metres.
- When rear and side gardens are facing the street, a public space or the open countryside, the boundary treatment should add value to views onto the site. High quality materials, such as brick wall or planted hedges are in keeping with the character of Stutton.
- Wooden fencing facing the street can only be acceptable if high quality planting is provided in front of the face towards the public realm.

BF.13. Housing typologies

The following examples summarize the minimum room dimensions and spatial requirements for any development in the area. This section illustrates the versatility of a base dwelling of roughly 10x6m footprint.

The distribution and chosen typology will necessary need to reflect the character of the village and neighbouring properties as per the character assessment on pages 20 and 21 of this document.

1 bedroom base dwelling

Components: (areas GIA)

- 1 living room: 20m²
- 1 kitchen: 9m²
- 1 bathroom (shower): 5m²
- 1 bedroom (double): 12m²

This base dwelling also includes 6m² entry hall, 6m² landing at first floor, adequate storage next to kitchen and bedroom, and an outside terrace. It constitutes the base for larger options in the next sections.

The dwelling footprint is 54m², and the built up area is 90m²

2 bedroom dwelling

Components: (areas GIA)

- 1 living room: 20m²
- 1 kitchen: 9m²
- 2 bathroom (shower): 2x5m²
- 1 bathroom (bath): 10m²
- 1 bedroom (double): 12m²
- 1 bedroom (single): 12m²

This base dwelling also includes 6m² entry hall, 8m² landing at first floor, adequate storage next to kitchen and each bedroom.

The dwelling footprint is 54m², and the built up area is 108m² (not including garage sheds).

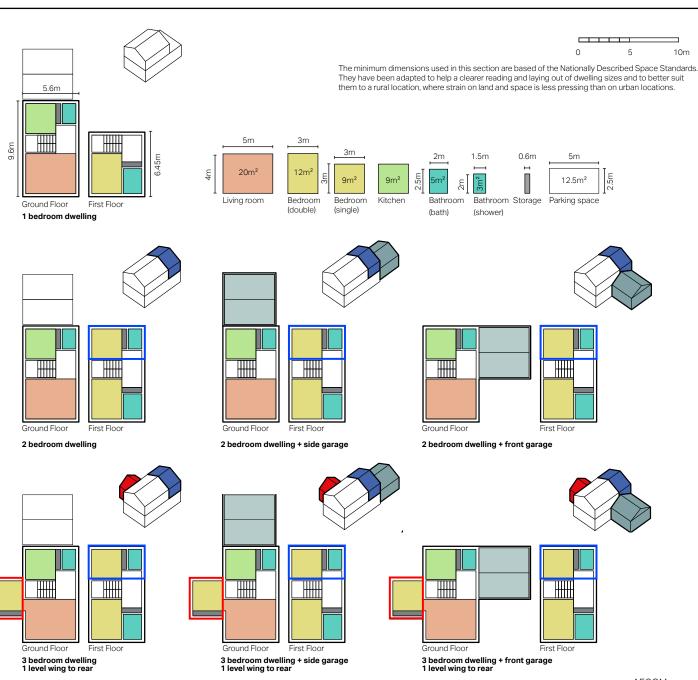
3 bedroom dwelling (1 level wing to rear)

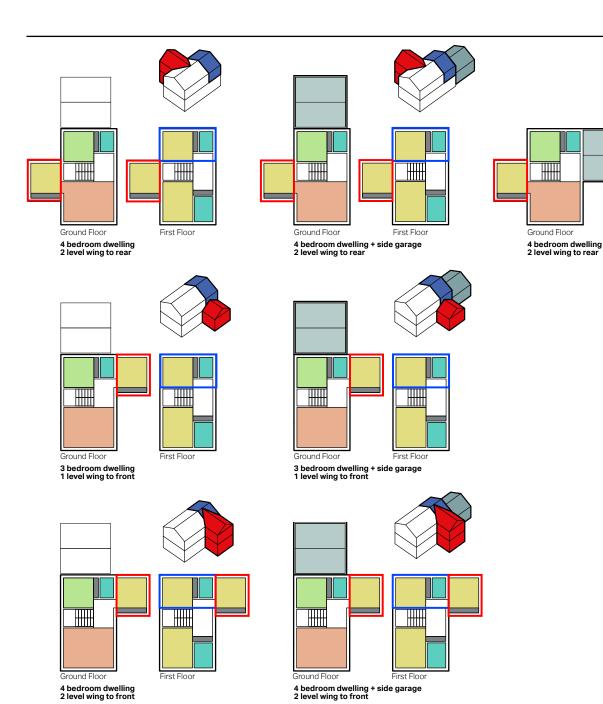
Components: (areas GIA)

- 1 living room: 20m²
- 1 kitchen: 9m²
- 2 bathroom (shower): 2x5m²
- 1 bathroom (bath): 10m²
- 1 bedroom (double): 12m²
- 2 bedroom (single): 2x9m²

This base dwelling also includes 6m² entry hall, 8m² landing at first floor, adequate storage next to kitchen and each bedroom. One single bedroom could be upgraded to a double with a larger wing to rear.

The dwelling footprint is $67m^2$, and the built up area is $121m^2$ (not including garage sheds).





4 bedroom dwelling (2 level wing to rear)

Components: (areas GIA)

- 1 living room: 20m²
- 1 kitchen: 9m²

First Floor

- 2 bathroom (shower): 2x5m²
- 1 bathroom (bath): 10m²
- 1 bedroom (double): 12m²
- 3 bedroom (single): 3x9m²

This base dwelling also includes 6m² entry hall, 8m² landing at first floor, adequate storage next to kitchen and each bedroom. Two single bedrooms could be upgraded to a double with a larger wing to rear. The dwelling footprint is 67m², and the built up area is 134m².

3 bedroom dwelling (1 level wing to front)

Components: (areas GIA)

- 1 living room: 20m²
- 1 kitchen: 9m²
- 2 bathroom (shower): 2x5m²
- 1 bathroom (bath): 10m²
- 1 bedroom (double): 12m²
- 2 bedroom (single): 2x9m²

This base dwelling also includes 6m² entry hall, 8m² landing at first floor, adequate storage next to kitchen and each bedroom. One single bedroom could be upgraded to a double with a larger wing to front. The dwelling footprint is 67m², and the built up area is 121m².

4 bedroom dwelling (2 level wing to front)

Components: (areas GIA)

- 1 living room: 20m²
- 1 kitchen: 9m²
- 2 bathroom (shower): 2x5m²
- 1 bathroom (bath): 10m²
- 1 bedroom (double): 12m²
- 3 bedroom (single): 3x9m²

This base dwelling also includes 6m² entry hall, 8m² landing at first floor, adequate storage next to kitchen and each bedroom. Two single bedrooms could be upgraded to a double with a larger wing to front. The dwelling footprint is 67m², and the built up area is 134m².

BF.14. Housing extensions

Extensions

General considerations

Extensions to dwellings can have a significant impact on the character and appearance of the building, but also on the streetscene within which they sit. A well-designed extension can enhance the appearance of its street, whereas an unsympathetic extension can have a harmful impact, create problems for neighbouring residents and affect the overall character of the area.

Even if this section is not mandatory where work falls within the definition of permitted development, it can be considered as a design reference in Stutton to achieve a cohesive and positive character in keeping with the village built form.

Actions:

- Alterations and extensions within the conservation area should reflect local character through the use of characteristic materials and detailing.
- All extensions should be appropriate to the mass, scale and design
 of the main building and should not exceed the height of the original
 or adjacent buildings. Two storey extensions should be constructed
 with the same angle of pitch as the existing roof.
- The form of extensions should respect the shape and style of the roof. Reference should be taken from the host building and the local vernacular to determine the most appropriate proportions for the extension.
- Innovative and creative material and design suggestions in extensions that complement the host building may be appropriate, but should always reflect local character in their form, scale and massing.
- Design codes BF.06, BF.07, BF.08 and BF.09 should also be followed in relation to modifications and extensions.

General forms

Actions:

- The original building should remain the dominant element of the property regardless of the amount of extensions. The newly built extension should not overwhelm the building from any given point.
- Avoid designs that wrap around the existing building and involve overly complicated roof forms.

Roof extensions

The pitch and form of the roof of buildings adds to its character and extensions should respond to this where appropriate.

Actions:

- Wherever possible, locate roof extensions to the rear of properties to minimise potential impact on the streetscape.
- Favour roof lights as a way of introducing natural light into a roof space without resulting in negative visual impact.

Extensions to side

Actions:

- Side extensions should be set back from the front of the main building, mirror the roof pitch, replicate or have lower cornice height, and ridges should be below the existing ridge height. Take careful consideration to avoid overshadowing of the neighbouring plot.
- Set-back the extension by at least 50cm from the main facade or at least by 1m if the extension is a car garage.
- A minimum distance of 1m between the property and its boundary (giving a total distance of at least 2m between properties) should be maintained by new side extensions.

Extensions to front

Actions:

- In general, front extensions have a greater impact on the street, and so should be avoided.
- Front extensions should take the form of the existing building, mirror the roof pitch, replicate or have lower cornice height and their ridge should be below the existing ridge height.

Extensions to rear

Actions:

Rear extensions should take the form of the existing building, mirror the roof pitch, replicate or have lower cornice height, and ridges should be below the existing ridge height. Take careful consideration to avoid overshadowing of the neighbouring plot.

Loss of private amenity

Actions:

Extensions should not result in a significant loss to the private amenity area (front, side and rear gardens) of the dwelling.

Architectural language & materials

Actions:

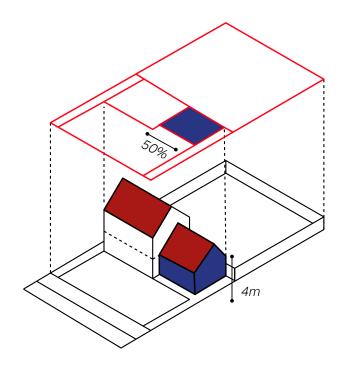
Extensions should consider the materials, architectural features, window sizes and proportions of the existing building and recreate

this style to design an extension that matches and complements the existing building. The original building should remain the dominant element of the property regardless of the amount of extensions. The newly built extension should not overwhelm the building from any given point.



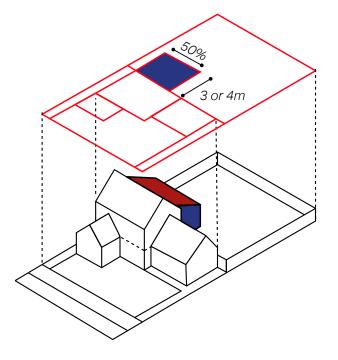


Images above show positive examples of extensions in Stutton



Extensions to side

- Only half the area of land around the original house can be covered by extensions or other buildings.
- Extensions cannot be higher than the highest part of the existing roof; or higher at the eaves than the existing eaves.
- Where the extension comes within two metres of the boundary the height at the eaves cannot exceed three metres.
- The extension cannot exceed four metres in height.
- The extension can only be a single storey.
- The extension can only be up-to half the width of the original house.



Extensions to back

- Only half the area of land around the original house can be covered by extensions or other buildings.
- Extensions cannot be higher than the highest part of the existing roof; or higher at the eaves than the existing eaves.
- Where the extension comes within two metres of the boundary the height at the eaves cannot exceed three metres.
- The extension cannot exceed four metres in height.
- The extension can only be a single storey.
- Single-storey rear extensions cannot extend beyond the rear wall of the original house by more than four metres if a detached house; or more than three metres for any other house.

For further information on permitted development Refer to https://www.planningportal.co.uk/info/200130/

Permitted development

Permitted development

Permitted development rights allow to extend a house without needing to apply for planning permission if specific limitations and conditions are met. If these are exceeded, it is likely that an application for householder planning permission is required.

Using this design guideline and codes

Extensions under permitted development rights are encouraged to use the design guidelines and codes in the current document to maximise their contribution towards the harmony of the streetscene in Stutton.

All extensions

- Only half the area of land around the original house can be covered by extensions or other buildings.
- Extensions cannot be higher than the highest part of the existing roof; or higher at the eaves than the existing eaves.
- Where the extension comes within two metres of the boundary the height at the eaves cannot exceed three metres.
- Extension cannot be built forward of the 'principal elevation' or, where it fronts a highway, the 'side elevation'.

Side extensions

Where it would extend beyond the 'side elevation' of the original house, the extension:

- Cannot exceed four metres in height.
- Can only be a single storey.
- Can only be up-to half the width of the original house*.

Single storey extensions

- Single-storey rear extensions cannot extend beyond the rear wall of the original house by more than four metres if a detached house; or more than three metres for any other house.
- Single-storey rear extensions cannot exceed four metres in height.

Extensions of more than one storey

- Extensions of more than one storey must not extend beyond the rear wall of the original house* by more than three metres or be within seven metres of any boundary* opposite the rear wall of the house.
- Roof pitch must match existing house as far as practicable (note that this also applies to any upper storey built on an existing extension).
- Any upper-floor window located in a 'side elevation' must be obscure-glazed; and non-opening (unless the operable part is more than 1.7 metres above the floor).
- All side extensions of more than one storey will require householder planning permission.





EN. Environment & landscape design guidance

EN.01. Insulate buildings

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.

Actions:

- The main orientation of the building should be within 30° of south. Houses oriented east of south will benefit from the morning sun. Those orientated west of south will catch the late afternoon sun – which can help delay the evening heating period.
- Provide thermal storage in construction elements, 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.
- Use mass combined with suitable ventilation strategies.

Insulation

Actions:

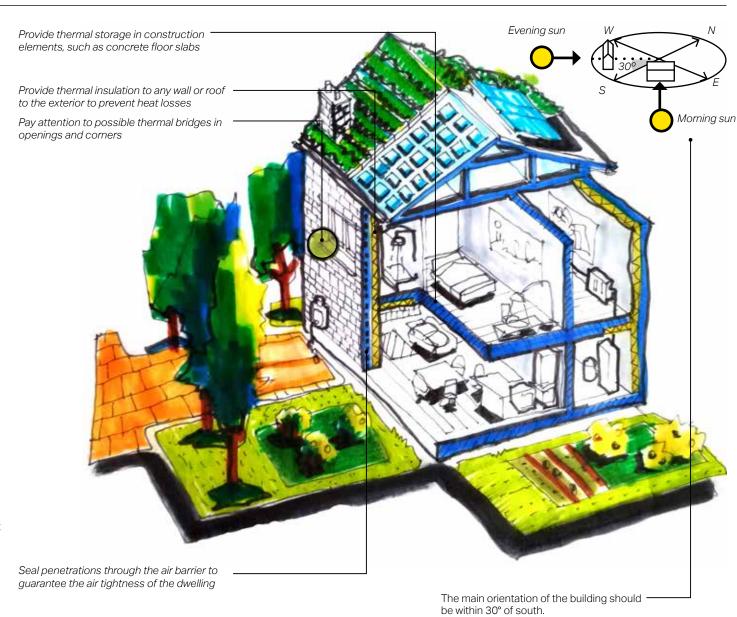
- Provide thermal insulation to any wall or roof to the exterior to prevent heat losses. Pay particular attention to thermal bridges around corners and openings in the design stage.
- Provide acoustic insulation to prevent the transmission of sound between active (i.e. living room) and passive spaces (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 in airtightness design. The fewer junctions, the simpler and more efficient the airtightness design will be.

Actions:

- Form an airtightness layer in the floor, walls and roof.
- Seal the doors, windows and roof lights (if applicable) to the adjacent walls or roof.
- 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.
- Design these strategies in combination with the right orientation for buildings and provide cross ventilation to maximise the benefits of this approach.



EN.02. Low carbon development

High Performance Residential Buildings

Energy efficient or eco homes combine all around energy efficient construction, appliances, and lighting with commercially available renewable energy systems, such as solar water heating and solar electricity. The aim of these interventions is to reduce home overall energy use as cost effectively as the circumstances allow for. Whereas, the final step towards a high performance building would consist of other on-site measures towards renewable energy systems.

Minimal requirements:

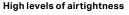
Ideal features:



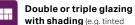
Insulation

in lofts and walls (cavity and solid)









window film, blinds, curtains and trees outside)



More fresh air

with the mechanical ventilation and heat recovery, and passive cooling



Low- carbon heating with

heat pumps or connections to district heat network



Triple glazed windows and external shading

especially on south and west



Waterproofing of floors, walls, windows and doors



Low-carbon heating and no new homes on the gas grid by

2025 at the latest



Highly energy- efficient appliances



Water management and cooling more ambitious water

efficiency standards, green roofs and reflective walls



Highly waste- efficient

devices with low-flow showers and taps, insulated tanks and hot water thermostats

Green space (e.g. gardens and trees) to help reduce the

risks and impacts of flooding and

overheating



Construction and site planning timber frames,

sustainable transport options (such as cycling)





Solar panels





Electric car charging points

EN.03. Roof solar panels

New houses should incorporate solar panels in their roof design, they should comply with the following guidelines as appropriate.

Colour & contrast

Actions:

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

Frames

Actions:

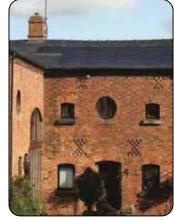
Panels without frames, or black-framed panels, should be used
where framed panels would detract from the building. Untreated
or natural finished metal panel frames can look out of place and
draw unnecessary attention to the panels. Many manufacturers sell
panels with frames that are painted or anodised to blend in better
with the building.



Select a colour and finish that matches the surroundings



Consider frameless panels



Proportions of the panels should be attuned to the language of the building and its feature elements





Favour symmetrical arrangements

Size and style

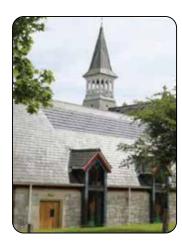
- Consider the style of the building and, if possible, position the solar PV panels so they are in proportion to the building and its features.
 For example, they can resemble roofing elements such as roof lights or windows.
- The way in which panels are laid out in relation to one another can make a huge difference to the appearance of the system – symmetrical installations tend to work much better.
- Consider how the installation relates to the shape of the roof or building. If possible, covering the whole roof or one of its gables is often advisable.

Surroundings

- Choose plant and tree types and locations so that plants will not grow to shade areas on the property or on neighbouring properties where solar energy systems are installed.
- Design and locate structures so they will not shade areas on the property or on neighbouring properties where solar energy systems are installed.
- Solar PV on adjacent houses of the same type may look out of place if the approaches are very different. If neighbours use different sizes and colours of panels or position them differently in relation to the roofs, it can have a significant impact. Consider using similar components to fit with the prevalent panel style in the area.



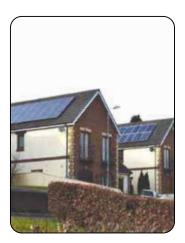
Often, covering a whole gable is the best way to relate to the general shape of a roof



Plant trees that do not overshadow the panels



Avoid overshadowing neighbouring properties



Maintain a consistent look with neighbouring properties

EN.04. Green roofs & walls

Orientate green roofs and walls to optimal sunlight radiation and minimise the effect of overshadowing



Protect green roofs and walls from excessive wind levels, in this case the sloping site assists in the protection of the roof



Favour ease of maintenance and accessibility to the green roof



Green roofs and walls should minimise power use and do not need to be heavily engineered solutions. Climbing plant species such as vines are a traditional way of achieving the same effects

Sunlight orientation & overshadowing

Actions:

 Sunlight, orientation and overshadowing from surrounding buildings have to be taken into account. Care must be taken to ensure that the plants receive sufficient but not excessive sunlight to grow.

Wind exposure

Actions:

Wind speed and exposure varies according to building height, orientation and location. The plants, soils and supporting structures must be able to withstand these forces. The plants and structure must be anchored so they cannot detach from the building and cause damage. The soils should be contained so the wind cannot blow them away.

Services

Actions:

Green roofs and walls need water, power and drainage for maintenance. Care must be taken to keep roots and leaves out of the drainage system, and this should be factored into design and maintenance. There should be points where the drainage system can be inspected and cleaned out regularly.

Power use

Actions:

Green roofs and walls should be designed to minimise power use. Consider the orientation of the roof and walls, and the access to natural light. Where possible, use gravity and not pumps for watering systems.

Installation

Actions:

 Green walls should be separated from the building elevations, so there is no moisture transfer to the wall.

Existing buildings and parapets

Actions:

Some roof parapets can lead to ponding and pooling of water. This
can overload the roof and impose a high hydrostatic pressure on
the roof's waterproof membrane. If the building has parapets, ensure
that there is good drainage The fitting of high-water alarm systems
should be considered if there is no clear overflow path.

EN.05. Storage

Bicycles

Actions:

- A straightforward way to encourage cycling is to provide secured spaces for bicycles within all new residential developments and publicly available cycle parking racks in the public realm.
- For residential units, covered and secured cycle parking should be provided within the domestic curtilage. The most appropriate location to avoid clutter on the streetscape is to provide space for bicycles within garage sheds or in secure bike storage boxes on the rear gardens.
- Access from the street to rear gardens should be provided via secured gates. Bulky bike storage on front gardens should be avoided.

Refuse bins

With modern requirements for waste separation and recycling, the number of household bins that need to be stored has generally increased. It is important that these are accommodated in ways that allow convenient access, and without increasing street clutter or harming the appearance of new buildings.

Actions:

- The most appropriate location to avoid clutter on the streetscape is
 to provide space for waste bins in rear gardens. To avoid difficulties
 for older and disabled people, that may be unable to move bins
 to the front for collection, bins at the rear will need to be easily
 accessible to the 'collect and return' service provided by the Council.
 If unable to provide such access, screened storage at the front
 would be preferable.
- It is normally advisable to have access to the back garden from the street with a secured door. It is also recommended to have direct exit to the back garden via the kitchen. A paved section on the garden can be located nearby and hold the required bins so they can take the organic waste generated in the kitchen and be taken out to the front of the property for collection.
- There are several solutions to minimise the presence of wheelie bins on the garden, by using screening or planting to conceal them.



Provide racking spaces on public open spaces



Access gate to back gardens, that provides a clear route for refuse bins to be moved from back gardens to the front of the property for collection

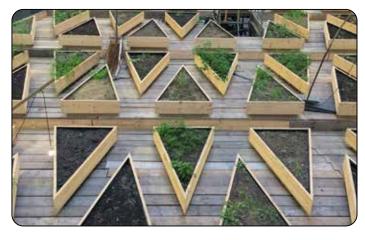


Provide secured storage space for bikes within the domestic curtilage



Positive example on how to conceal the presence of bins in back gardens

Create habitats for wildlife, such as bird and bee boxes



Consider the opportunities that allotments can offer for vibrant design



Incorporate water and wildlife friendly ponds in gardens



Allotments can have positive impact on the landscape and community

EN.06. Wildlife

Back and front gardens, together with public green open spaces and surrounding fields can have a key role in supporting wildlife in built-up areas. They have the potential to create habitat mosaics and enable wildlife corridors, often linking up with parks, tracks, rivers, churchyards and hedgerows.

New developments should provide a measurable net gain for biodiversity and contribute to the creation of biodiversity features through the use of landscaping, building and construction features and sustainable drainage systems (SuDS).

At the user level, residents can follow these steps to foster wildlife and habitat creation in their community.

Actions:

- Reduce or eliminate use of chemicals in gardens, use companion planting and physical removal to combat pests such as aphids, slugs and sawfly.
- Create habitats for wildlife; bee-boxes, hedgehog homes, log and stone piles for invertebrates, toads and slow worms who will also inhabit a compost heap.
- Plant late, mid-season and early blooming nectar rich flowers to attract pollinators and beneficial insects all year round.
- Make a pond, keep it ice free in winter by floating a ball on the top and ensure that it is safe for children.
- Feed birds through the winter and supply nesting boxes.
- Allotments can be another green structuring element that improves natural habitats, consider the need for allotment plot allocation when planning a new development.
- Allotments can be great opportunities for ambitious design that moves away from the poor landscape quality of some and provides true community amenity in the development.

EN.07. SuDS

SuDs

Drainage is a particular issue for some parts of Stutton and residents are concerned of the additional strain development may pose on the existing infrastructure. In the light of the Joint Babergh and Mid Suffolk Local plan, that highlights a particular need to introduce measures that address water scarcity, sustainable urban drainage systems in combination with water storage can be an appropriate response to this concern.

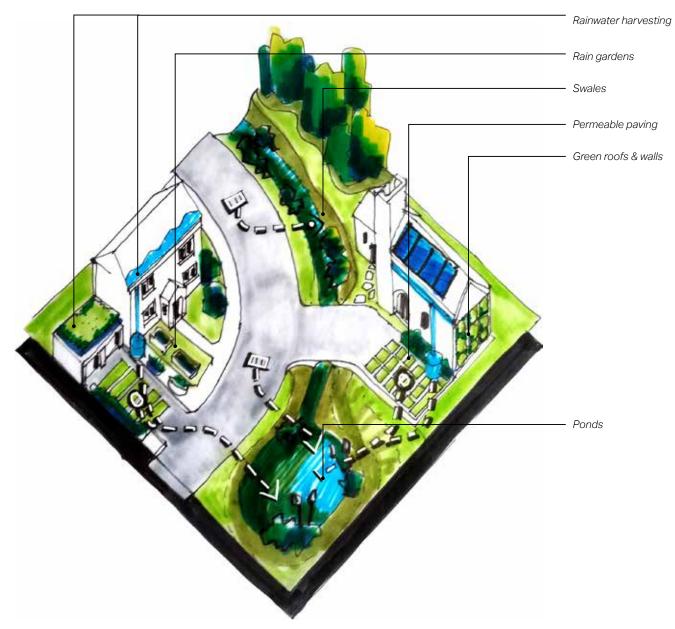
Sustainable Drainage Systems cover a range of approaches to managing surface water in a more sustainable way to reduce flood risk and improve water quality whilst improving amenity benefits.

In the light of the water stress declared in the Anglian Water area and the measures put in place in the Local Plan to increase water efficiency in new buildings, any efficient SuDS measures should look to reduce water consumption through good design and rainwater harvesting systems and should encourage greywater reuse.

Where reuse is not possible there are two alternative approaches using SuDS:

- Infiltration, which allows water to percolate into the ground and eventually restore groundwater; and
- Attenuation and controlled release, which holds back the water and slowly releases it into the sewer network. Although the overall volume entering the sewer system is the same, the peak flow is reduced. This reduces the risk of sewers overflowing. Attenuation and controlled release options are suitable when either infiltration is not possible (for example where the water table is high or soils are clay) or where infiltration could be polluting (such as on contaminated sites).

The most effective type or design of SuDS would depend on site-specific conditions such as underlying ground conditions, infiltration rate, slope, or presence of ground contamination. SuDS components will be further detailed in the Environment & Energy Efficiency section, but some of the key design elements are outlined in the diagram to the right.



EN.08. Green networks

Provide generous back and front gardens, with sufficient permeable surfaces to provide planting of local species of trees and shrubs Local green spaces can be a key element in guaranteeing connectivity of wildlife corridors. They should be carefully located in new developments to maximise their potential as such habitat connectors Agricultural fields can provide essential hedgerows and trees and contribute to the resilience of green networks Natural open spaces should be protected and safeguarded from unnecessary human action

Green networks

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

Actions:

 Provide a connected network of private and public green spaces that includes generous and vegetated back and front gardens, public green spaces, fields and natural open spaces.

EN.08. Green networks applied: The Green Corridor

The Green Corridor

The design code EN.08 could be applied by suggesting this structuring green connection that links Stutton with surrounding villages and provides amenity and recreation for residents and visitors.

A viable layout for The Green Corridor is suggested in the next page.

Protect existing properties and private fields Select, safeguard and Wildlife observation and habitat Connect to landscape, leisure from indiscreet overlooking with hedge underline key views of interest creation can be fostered by and amenity elements of value. planting and other landscaping strategies including The Green Corridor to the open countryside Such as forests, water reservoirs as part of existing tracks in and tourism sites established in forests Promote habitat creation by Consider using the Continue existina Provide playgrounds for children in providing bird boxes and other opportunity that The pavements and link suitable sites adjacent to The Green wildlife friendly homes to dwell Green Corridor provides them to The Green Corridor. Support those areas with

The Green corridor should link Stutton with nearby villages

Connect the landscaping and SuDS of new adjacent developments with The Green Corridor

Include signs that guarantee easy way-finding in The Green Corridor, so its continuity becomes clear

Promote safe crossings that underline the visual continuity of The Green Corridor when it intersects roads

throughout the year or seasonally.

to improve cycle

Corridor

quality planting and landscaping



EN.09. New woodlands

Planting a single tree has benefits for people, wildlife and the environment. Those benefits vastly increase when planting a whole woodland. New woodlands can help increase biodiversity, provide shelter, prevent soil erosion, and reduce flooding.

Actions:

 Encourage the planting of native broadleaf trees. Trees should be UK sourced and grown, and the seed origin should be fully traceable.

Location:

- Consider the planting location carefully. Archaeological sites, sites
 with rare or protected species, grassland that has never been
 ploughed, wetlands and heathland habitats should not be planted.
 Most trees can grow in a range of conditions, though some will
 prefer particular soil types. Select tree species that are suitable for
 the soil conditions of the area.
- Be aware of any under or above ground services and design planting accordingly. Growing trees can interfere with electricity cables, building structures or underground pipes. Provide sufficient buffer to existing infrastructure.
- Consider final size and spread of the trees and the use of the site as
 the trees grow. Avoid planting under existing trees, as shade and lack
 of water will seriously restrict growth. Allow plenty of distance from
 existing hedges as they could swamp the growth of new trees, and
 you'll need access to the hedge for future maintenance.

Species:

If the area to plant is large, consider using a mix of native species. UK
woods are under pressure from pollution, climate change, pests and
diseases. Including a broad range of native tree species will make
the new wood more resilient to these pressures and attract different
species of wildlife.

Spacing:

 Plant in wavy lines and varying spacing between trees. This will balance more densely planted sections with open areas for a natural look and feel. Plant small groups of the same species together – this will help reduce competition between different species as they grow.



Provide a mix of native species. Trees should be UK sourced and grown, and the seed origin should be fully traceable

Plant small groups of the same species together – this will help reduce competition between different species as they grow

Plant in wavy lines and varying spacing between trees. This will balance more densely planted sections with open areas for a natural look and feel.

Consider under or above ground services when selecting the location for new planting to avoid damage to the existing infrastructure

Consider the location when proposing new planting. Archaeological sites, sites with rare or protected species, grassland that has never been ploughed, wetlands and heathland habitats should not be planted

Locate play areas within walking distance from its target users, connect them to green networks and pathways Associate playgrounds with other leisure and communal activities, such as gyms and allotments Make surrounding buildings overlook play areas and public spaces Make playgrounds accessible and consider the design guidance for the different types of playground Include landscaping within and around play areas

EN.10. Playgrounds

Make play areas usable and integrate them in the community

Open spaces and play areas play a vital role in creating a positive environment. These are places fostering community and gathering; thus creating lively places in the neighbourhood.

Actions:

- New play areas should be located within walking distance from their intended users. If appropriate, these should be linked to form connected green networks and pathways. The networks are often more useful for visual amenity, recreational use and wildlife corridors than isolated parks.
- Where direct links are not possible, it may be appropriate to link these together through green routes, shared surface and streets.
- Playgrounds can be associated with other leisure and communal activities. Consider providing outdoor gym equipment, allotments, and other amenities together with play areas.
- Make surrounding buildings overlook play areas and public spaces and where possible. If play areas are proposed or required, the location of play spaces needs to take into account the surrounding context.
- Play spaces should be accessible to all children. Reference should be made to existing national guidance on inclusive play. When designing and planning play areas also consider seating areas for carers, shaded spaces and avoiding hidden spots.
- Take into consideration the existing guidance on designing LAPs (Local Area for Play), LEAPs (Local Equipped Area for Play), and NEAPs (Neighbourhood Equipped Area for Play) and their spatial requirements to select the most appropriate facility in relation to the size and catchment area of the development.
- Play areas should also include elements relating to nature and landscape. The equipment and fittings considered should be of high quality, durability and conforming to the relevant standard as defined by the district council.





HE. Heritage assets & their setting design guidance

HE.01. Identify heritage assets and the effect on their setting

To assess the impact of development on heritage assets, the initial stage is to identify the assets and their setting that are likely to be affected by the proposal.

The setting of a heritage asset is 'the surroundings in which a heritage asset is experienced'. Where that experience is capable of being affected by a proposed development, then the proposed development can be said to affect the setting of that asset.

The Setting of

Heritage Assets

Historic Environment Good Practice Advice in

Historic England

Plannina.

2017

Local authority involvement



Actions:

- At pre-application stage, it is advisable to inquire the local authority so it can indicate whether it considers that a proposed development has the potential to affect the setting of a heritage asset.
- The local authority can specify an 'area of search' around the proposed development within which it is reasonable to consider setting effects.

Large number of heritage assets



Where assessments of large numbers of

heritage assets are required, Historic England

consideration to the practicalities of gathering

and representing community interests and

opinions on changes affecting settings.

recommends that local planning authorities give

The codes in this section have been elaborated following the guidance on the *The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning. Note 3 (Second Edition)* published by Historic England and should be read in conjunction with it.

Historic England

The Setting of

Heritage Assets

Immediate surroundings



Actions:

For developments that are not likely to be prominent or intrusive, the assessment of effects on setting may often be limited to the immediate surroundings, while taking account of the possibility that setting may change as a result of the removal of impermanent landscape or townscape features.

Viewing points



Actions:

Where the development proposal affects views that affect the significance of an asset to be appreciated, it is often necessary to identify viewing points for assessment. An explanation why a particular viewing point has been selected

Larger assessment areas of large developments

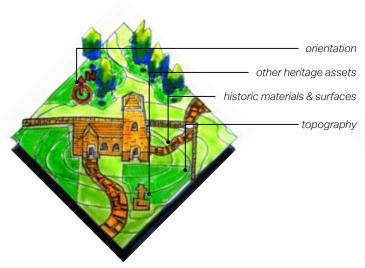


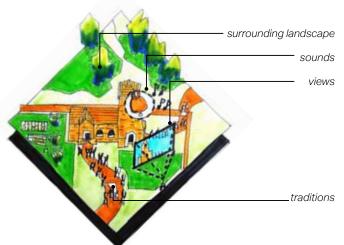
Actions:

The area of assessment for a large or prominent development can often extend for a distance of several kilometres. In these circumstances, while a proposed development may affect the setting of numerous heritage assets, it is advisable that local planning authorities work with applicants in order to minimise the need for detailed analysis.

HE.02. Assess the role of settings in the significance of heritage assets

The following is a (non-exhaustive) check-list of potential attributes of a setting that may help explain its contribution to the significance of a heritage asset. It may be the case that only a limited selection of the attributes listed is likely to be particularly important in terms of any single asset.





The second stage of the analysis of the impact of development on heritage assets is to assess whether the setting of an affected heritage asset makes a contribution to its significance and the extent and nature of that contribution.

This assessment should first address the key attributes of the heritage asset itself and then consider the following aspects:

Actions:

- Consider the physical surroundings of the asset, including its relationship with other heritage assets.
- Consider the asset's intangible associations with its surroundings, and patterns of use.
- Consider the contribution made by noises, smells, etc to the significance of the asset.
- Consider the way views allow the significance of the asset to be appreciated.

Physical surroundings of the asset

Including the following:

- Topography
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)
- Definition, scale and 'grain' of surrounding streetscape, landscape and spaces
- Formal design eg hierarchy, layout
- Orientation and aspect
- Historic materials and surfaces
- Green space, trees and vegetation
- Openness, enclosure and boundaries
- Functional relationships and communications
- History and degree of change over time

Experience of the asset

Including the following:

- Surrounding landscape or townscape character
- Views from, towards, through, across and including the asset
- Intentional intervisibility with other historic and natural features
- Visual dominance, prominence or role as focal point
- Noise, vibration and other nuisances
- Tranquillity, remoteness, 'wildness'
- Busyness, bustle, movement and activity
- Scents and smells
- Diurnal changes
- Sense of enclosure, seclusion, intimacy or privacy
- Land use
- Accessibility, permeability and patterns of movement
- Degree of interpretation or promotion to the public
- Rarity of comparable survivals of setting
- Cultural associations
- Celebrated artistic representations
- Traditions

HE.03. Assess the effects of the development on the significance of the heritage asset and its appreciation

In general, the assessment of the effects of the development should address the attributes of the proposal in relation to its:

- Location and sitting
- Form and appearance
- Wider effects
- Permanence

The following is a list of the potential attributes of a development affecting the setting of a heritage asset that can explain its implications in the significance of the heritage asset.

Location and sitting of development



Form and appearance of development



- Proximity to asset
- Position in relation to relevant topography and watercourses
- Position in relation to key views to, from and across
- Orientation
- Degree to which location will physically or visually isolate asset
- Prominence, dominance, or conspicuousness
- Competition with or distraction from the asset
- Dimensions, scale and massing
- Proportions
- Visual permeability (extent to which it can be seen through), eflectivity
- Materials (texture, colour, reflectiveness, etc)
- Architectural and landscape style and/or design
- Introduction of movement or activity
- Diurnal or seasonal change

Wider effects of the development



Permanence of the development

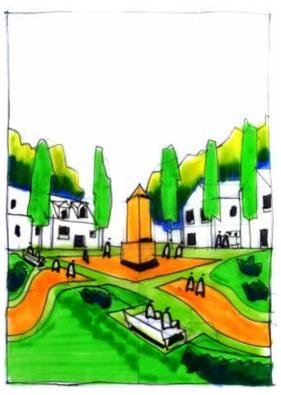


- Change to built surroundings and spaces
- Change to skyline, silhouette
- Noise, odour, vibration, dust, etc
- Lighting effects and 'light spill'
- Change to general character (eg urbanising or industrialising)
- Changes to public access, use or amenity
- Changes to land use, land cover, tree cover
- Changes to communications/accessibility/permeability, including traffic, road junctions and car-parking, etc
- Changes to ownership arrangements (fragmentation/permitted development/etc)
- Economic viability

- Anticipated lifetime/temporariness
- Recurrence
- Reversibility

HE.04. Maximise enhancement or minimise harm on the heritage asset

Maximise enhancement



Reduce harm



Maximise enhancement

Maximum benefits of development can be secured if any effects on the significance of a heritage asset likely to affect its setting are considered from the project's outset.

Actions:

- Removing or re-modelling an intrusive building or feature
- Replacement of a detrimental feature by a new and more harmonious one
- Restoring or revealing a lost historic feature or view
- Introducing a wholly new feature that adds to the public appreciation
 of the asset
- Introducing new views (including glimpses or better framed views) that add to the public experience of the asset
- Improving public access and interpretation of the asset and setting

Reduce harm

- Options for reducing the harm arising from development may include the repositioning of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements. Here the design quality may be an important consideration in determining the balance of harm and benefit.
- Where attributes of a development affecting setting may cause some harm to significance and cannot be adjusted, screening may have a part to play in reducing harm. As screening can only mitigate negative impacts, rather than removing impacts or providing enhancement, it ought never to be regarded as a substitute for well-designed developments within the setting of heritage assets.

HE.05. Make and document the decision and monitor outcomes

It is good practice to document each stage of the decision-making process. This should set out clearly how the setting of each heritage asset affected contributes to its significance or to the appreciation of its significance, as well as what the anticipated effect of the development will be, including of any mitigation proposals. Such assessment work is a valuable resource and should be logged in the local Historic Environment Record.

The true effect of a development on setting may be difficult to establish from plans, drawings and visualisations. It may be helpful to review the success of a scheme and to identify any 'lessons learned' once a development affecting setting has been implemented.





Appendix: design checklist

The aim of this section is to provide a useful checklist to assess design quality and appropriateness in residential development proposals. This checklist is to be read in conjunction with the rest of this document, particularly, in relation to the design codes. This checklist is produced as a set of questions that can aid the village authority when it comes to assessing potential planning applications.

General design considerations

As an initial appraisal, there should be evidence that development proposals have considered and applied the following general design principles:

- Stutton is a hinterland village, as such, limit the scale of development and design it in keeping with this small rural locality.
- Consider the local vernacular and local architectural character and its variation across the village in the different character area types.
- Harmonise with and enhance the existing settlement in terms of physical form, movement pattern and land use.
- Relate well to local topography and landscape features, including prominent long-distance views.
- Reinforce or enhance the established character of streets and other spaces.
- Integrate with existing paths, streets, circulation networks and patterns of activity
- Provide adequate open space for the development in terms of both quantity and quality.
- Reflect, respect and reinforce local architecture and historic distinctiveness.
- Retain and incorporate important existing landscape and built form features into the development.
- Respect surrounding buildings in terms of scale, height, form and massing.
- Adopt contextually appropriate materials and details.

- 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; to provide a safe, attractive and cohesive environment.
- Make enough 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.
- Sensitively integrate energy efficient technologies within the scheme at the start of the design process.

ST. Street design

- How will the new design or extension integrate with the existing street arrangement?
- What are the essential characteristics of the existing settlement and street pattern; are these reflected in the proposal?
- Are the new points of access appropriate in terms of movement?
- Does the proposal positively contribute to the quality of the public realm and streetscape?
- Has adequate provision been made for car and cycle parking both private and public?
- Do the proposed private car and cycle parking locations complement the existing provision or introduce new approaches? If new, do these new approaches change the character of the street?
- If cul-de-sacs are proposed, do they provide improved access and pedestrian paths that enhance connectivity? Do buildings provide adequate overlooking?
- Do the new points of access and street layout take regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?

- Do the points of access conform to the statutory technical requirements?
- Does the proposal control the levels of light pollution to avoid impact on intrinsically dark areas and the AONB?
- Have the needs of wheelchair users and people with buggies for example been adequately considered as part of the design?

BF. Built Form

- How does the proposal relate to the existing gaps between settlements?
- Does the new proposal respect or enhance the existing area or adversely change its character?
- How does the proposal affect the character of a rural or edge of settlement location?
- In rural and edge of settlement locations does the development impact the tranquillity of the area and has this been fully considered?
- Have all aspects of security been fully considered and integrated into the design of the buildings and open spaces?
- What is the pattern and layout of existing buildings and have these been respected in the proposal?
- Does the proposal maintain the character of existing building layouts and their relationship with the main roads through the settlement?
- What are the existing key views and visual landmarks in the area and have these been retained and enhanced in the proposal?
- Where long distance views exist, how are these respected in the design?
- Are new views and visual connections with the existing settlement and surrounding area incorporated into the proposal?
- Are new landmarks to be formed within the proposals?

- Does the proposal respect the existing building line and harmonise with the adjacent properties?
- Has the appropriateness of the boundary treatments been considered in the context of the site?
- Does the proposed development compromise the amenity of adjoining properties?
- Does the proposal overlook any adjacent properties or gardens?
- Has careful attention been paid to height, form, massing and scale of new buildings? Is it appropriate to reflect the adjacent scale or could a lower development be considered?
- If a proposal is an extension to an existing building, is it subsidiary to the existing form so it does not compromise its character?
- Does the proposal respect the existing building line and harmonise with the adjacent properties?
- Has the appropriateness of the boundary treatments been considered in the context of the site?
- Does the proposed development compromise the amenity of adjoining properties?
- Does the proposal overlook any adjacent properties or gardens?
- Has the local architectural character and precedent been demonstrated in the proposals?
- If the proposal is a contemporary design, are the details and materials a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?
- What are the distinctive materials in the area, if any? Do the proposed materials harmonise with the local vernacular?
- 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?

- Has adequate provision been made for bin storage including facilities for waste separation and recycling?
- Is the location of the bin storage facilities appropriate in relation to the travel distance from the collection vehicle?
- Has the impact of the design of bin storage facilities been considered, including quality of materials and location on the whole development? Could additional measures be incorporated to help integrate facilities into the development?
- Has the location of utilities including appropriate maintenance access been integrated into the proposal?
- Does the housing mix accord with the established housing need within the village and surrounding area?
- Where a development includes affordable housing is the scheme tenure blind with regard to design and integration?
- Does the housing design accommodate people's changing needs over their lifetime?
- Does the housing design accord with the most recent building regulations regarding space standards and accessibility

EN. Environment & landscape

- Is the use of energy saving/efficient technologies encouraged and maximised? Are these technologies integrated into the proposal and not 'bolt on'?
- Does the proposal respect local landscape features including topography and hydrology?
- What are the important landscape or historic features within and surrounding the site? Have these features including existing trees been considered in the proposal?
- Does the proposal encourage the presence of wildlife? Does it create habitat mosaics and enable wildlife corridors as well as provide plants and boxes for birds and insects?

- How does the proposal relate to its setting? Are there any important links both physical and visual that currently exists on and adjacent to the site?
- Does the proposal maintain or enhance the existing landscape features? Does it protect existing trees and hedgerows?
- Does the proposal include new street planting? Does it propose new woodland?
- Has the impact on the landscape quality of the area been considered?
- 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?

HE. Heritage

- If the design is within or adjacent to a heritage asset, have the elements which contribute to their significance been considered in the proposal? (Heritage assets include listed buildings, scheduled ancient monuments, registered landscapes and registered battlefields.)
- Does the proposal affect or change the setting and significance of a heritage asset?

About AECOM

AECOM is built to deliver a better world. We design, build, finance and operate infrastructure assets for governments, businesses and organizations worldwide. As a fully integrated firm, we connect knowledge and experience across our global network of experts to help clients solve their most complex challenges. From high-performance buildings and infrastructure, to resilient communities and environments, our work is transformative, differentiated and vital. See how we deliver what others can only imagine at aecom.com and @AECOM.

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