AECOM

Design Guidance and Codes

WHERSTEAD

FINAL REPORT | AUGUST 2021

Quality information

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Revision History

Revision	Revision date	Details	Name	Position
1	10/08/2021	Review	Robin Coates	Wherstead Parish Council
0	16/07/2021	Report preparation	Sheina P. Rijanto Simona Palmieri	Graduate Urban Designer Senior Urban Designer

CONTENT

Introduction

01

01. INTRODUCTION

Through the Ministry for Housing, Communities and Local Government's Neighbourhood Planning Programme, led by Locality, AECOM has been commissioned to provide design support to Wherstead Parish Council.

01.1 Objectives

The main objective of this report is to develop design guidance that future development in Wherstead should follow to retain and protect the existing tranquil character and scenic beauty of the area. In particular, it elaborates on strategic design guidance, as well as on the specific codes that were agreed with the Neighbourhood Plan Steering Group at the outset of the project.

01.2 Process

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

1. Initial meeting and joint virtual site visit between AECOM and the Wherstead Neighbourhood Planning Group. As this was during the national Covid 19 lockdown, a joint virtual site visit was carried out via Teams;
2. Urban design and local character analysis;
3. Preparation of the design principles, guidance and codes to be used to inform the design of the Parish and future developments;
4. Draft report with design guidance; and
5. Submission of a final report.

01.3 Area of study

Wherstead is a village and a civil parish located in the county of Suffolk, England. The village is approximately 5 km south of Ipswich on the Shotley peninsula (as shown in *Figure 1*).

It is an ancient settlement that has brought numerous evidences of occupation by Romans and early Britons. The existence of Bronze and Iron Age tracks, ditches and enclosures occur over the parish, indicating extensive farming from that period. Through the centuries, the village has been a rural and agricultural based community.

This historic village is home to 21 Grade II listed buildings, a Grade II* listed church and 21 further buildings have been identified as being of local heritage significance.

In 2019, the village had 135 homes with 337 residents. Most housing is centred around Bourne Hill, Bourne Terrace, The Strand, and the upcoming new development of Bourne View. However, housing also extends out into the more rural areas of the parish.

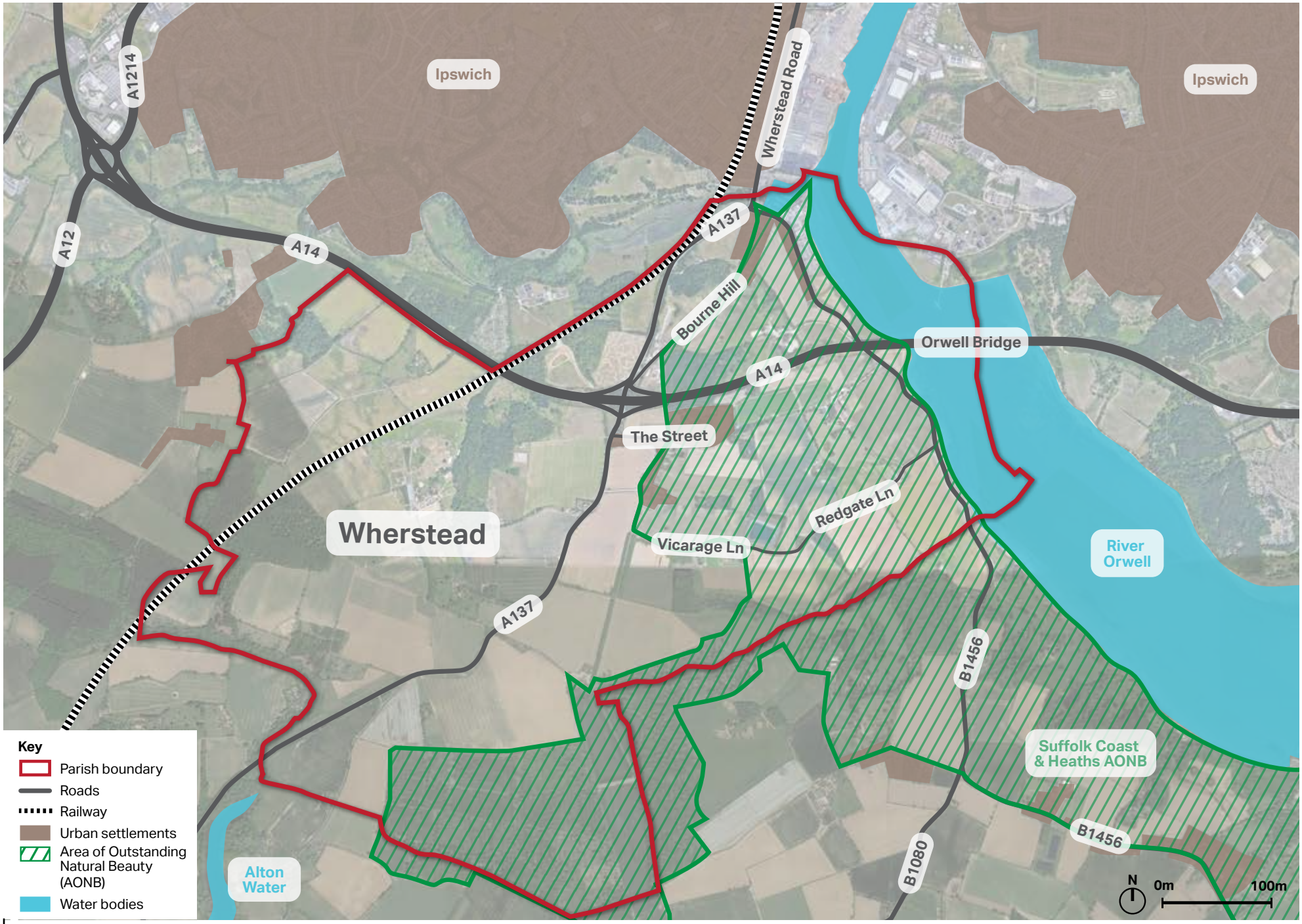
In recent years, the Parish has had an influx of businesses which have re-purposed many of the existing buildings, with the Mansion first being the headquarters for the Eastern Electricity Board and now the East of England Co-Op and agricultural sites becoming the home to many companies through their conversion to Business Parks.

Within the parish, there are 90 active businesses with a total daily business population estimated at over 1,200.

There are 110 individual business premises across seven general locations. Each location houses between 10-30 individual enterprises and they are generally located in re-purposed agricultural buildings.

There are also several small businesses within the Parish. This includes Puddleducks Nursery, Bourne Hill Kennels & Cattery, and a number of local independent restaurants and cafes.

Currently, there are 25 empty commercial premises and three new sites that have been granted planning permission.



F.1 **Figure 01:** Map showing context of the Wherstead Neighbourhood Plan Area.

01.4 Wherstead Neighbourhood Plan Consultation Questionnaire (2020)

A survey of Wherstead residents was undertaken in December 2020 as part of the preparation of the Neighbourhood Plan. A total of 62 responses were received and the results have been used alongside other information and evidence to help inform this document.

The questionnaire included questions with regard to the residents' views on the following issues:

- Housing development;
- Business development;
- Movement, transport and connectivity;
- Historic and natural environment;
- Community facilities; and
- Safer communities.

The results concluded that the residents of Wherstead strongly discourage the notion of more housing or business developments in the Parish. It is recommended that the re-use of existing buildings, conversion of brownfield sites and infill/extensions on existing developments should precede considerations of any new greenfield development.

The questionnaire discussions also resulted in a four-part vision statement for the future of Wherstead:

1. The village landscape, with its many historic and listed structures and links back to Wherstead's past, is maintained.
2. Links between the two population centres of the village are strengthened and the more remote homes in the village retain their setting and independence.
3. Wherstead's separate identity from Ipswich and surrounding villages is maintained.
4. The unique, distinct character of the village is maintained by ensuring additional housing and business development is in proportion to the current size and needs of the Parish.

Context analysis

02

02. CONTEXT ANALYSIS

This chapter describes the local context and key characteristics of Wherstead village related to heritage, landscape and environmental designations, land uses, building typology, heights and topography.

02.1 Heritage

The signs of human activity in Wherstead have been identified from the artifacts that have been discovered, from Palaeolithic implements found in a quarry at Pannington hall area, through Neolithic stone axe heads which indicate forest clearance by the first farmers, and rubbish pits with pottery, indicating settlement, from a quarry at the top of Bourne Hill.

Evidence of occupation during the Bronze and Iron age is apparent from tracks, ditches and enclosures which although long since ploughed over can be seen a crop marks from the air.

The sites of six Roman settlements, presumably small farms, are known in the parish. A Roman coin hoard was found in 1985 consisting of over 100 coins dating from CE 260-274.

The crossing of the Orwell, known in the Middle Ages as Downham Bridge, might well have started as a causeway and ford during the Roman period, with the Wherstead end at Redgate Hard and the eastern side at Pond Hall.

The entries in the Domesday Book (1086 CE) relating to what is now Wherstead Parish, can be fairly confidently identified with existing farming units which have survived more of less intact: Wherstead Hall, Redgate Hall, Bourne Hall, Lees Farm, Pannington Hall, Bluegates and Thorington Hall. It is clear that in 1086 Wherstead, Pannington and Thorington were still separate settlements, all of which could have earlier Anglo-Saxon origins.

The Churches of Pannington and Thorington disappeared during this time but Wherstead Church was built during the 12th century, and became the Parish Church. The Church of St Mary, Wherstead, is a Norman structure.

The Parish has sixteen domestic buildings dating to the 16th-18th century which are dispersed across the parish. The Manor of Bourne Hall was granted to Henry VIII in 1528 and the hall dates to this period.

The village has provided homes for the agricultural workers through the years working the farms within the Parish. Around the turn of the 20th century the Homes on Bourne Terrace were established for the brick workers and their families who extracted raw materials for the brick earth pits dug in the woods opposite.

Figure 02:
Photograph of Pannington Hall.

Figure 03:
Photograph of Wherstead Park Mansion.

Figure 04:
View of the Orwell Bridge across River Orwell from B1456 road.

Figure 05:
Photograph of St. Mary's Church and cemetery grounds along Church Lane.

02.2 Listed buildings

Listed Buildings are buildings of special architectural or historic interest considered to be of national importance and therefore worth protecting. The buildings added to the National Heritage List for England are graded in three categories of 'significance': Grade I for buildings of the highest significance, Grade II* and Grade II (92% of all listed buildings).

There are 21 Grade 2 Listed Building in the parish of Wherstead and one Grade 2* (refer to ***Figure 6*** for list and location).

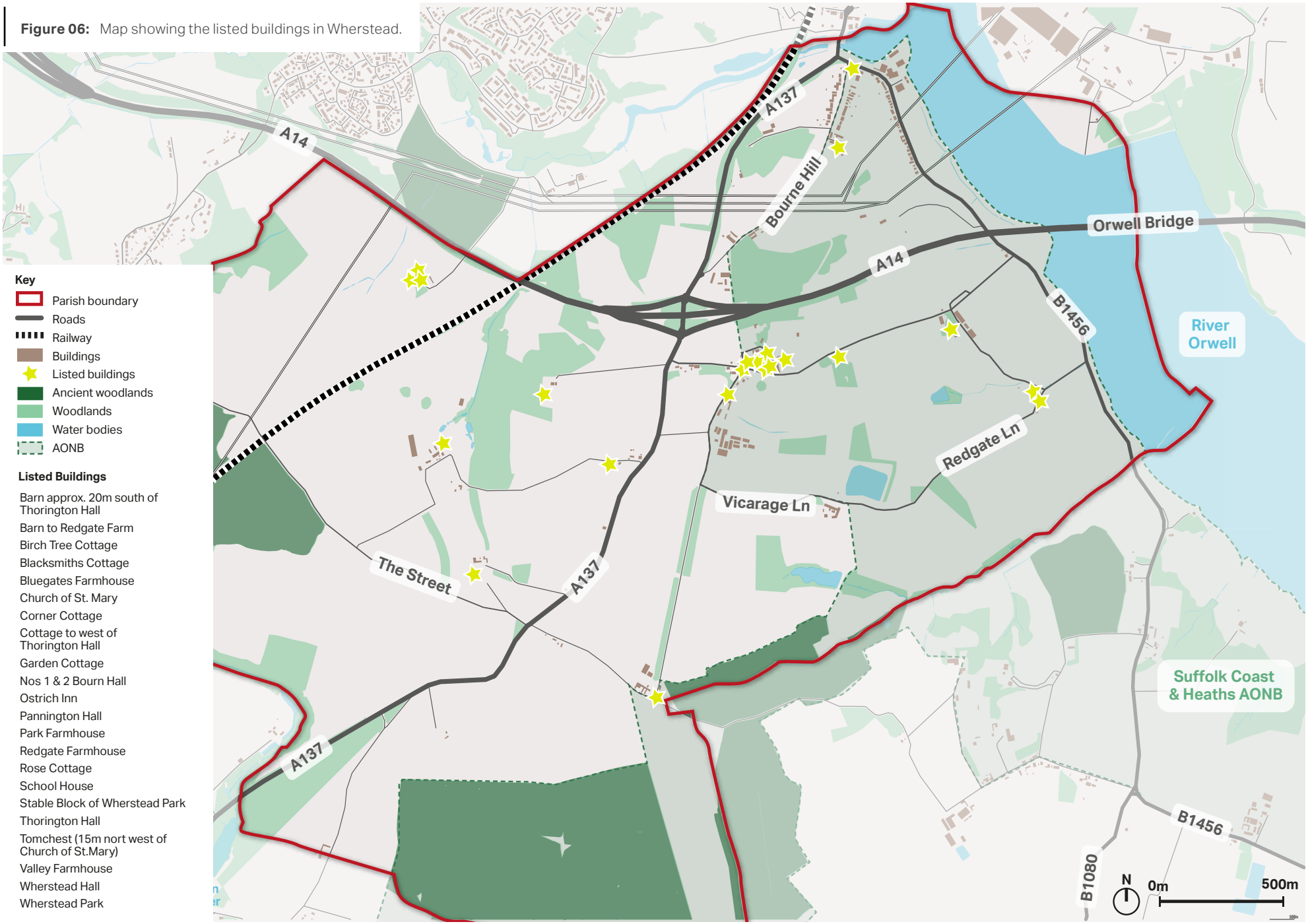
Listing means there will be extra control over what changes can be made to a building's interior and exterior. Owners need to apply for Listed Building Consent for most types of work that affect the 'special architectural or historic interest' of their home.

The current list of nationally important buildings (Listed Buildings) isn't as comprehensive as it should be owing to inadequate inspection and there are non-listed buildings and structures in the parish of equal value to those which have been listed. These buildings and structures are of local significance and some are included in a Local Heritage List. The Local Heritage List is available on the village website and a copy can be obtained from the Parish Council.

Some of the buildings and structures in this list include:

- 1-3 Bourne Cottages
- The Barn, Bourne Hill
- Bourne Terrace
- Holly Cottage and Walnuttree Cottage
- Lynchgate to St.Mary's Church
- Lodge adjacent to Stables at the Mansion
- New Lodge, The Street
- North Lodge, Bourne Hill
- Pannignton Hall barns
- Pannington Hall cottages
- A collection of barns at Park Farm (Unit 1-5 Peninsula Business Centre)
- Red House, Peppers Lane/The Strand
- The Old Byre, Bourne Hill
- The Old School (Harland House)
- Walled Garden and The Water Tower, The Street
- Vicarage Cottage and Glebe Cottage
- Well Cottage, The Street
- Wherstead Hall Lodge, Church (Peppers Lane)

F.6 **Figure 06:** Map showing the listed buildings in Wherstead.



Key

- Parish boundary
- Roads
- Railway
- Buildings
- Listed buildings
- Ancient woodlands
- Woodlands
- Water bodies
- AONB

Listed Buildings

Barn approx. 20m south of Thorington Hall
Barn to Redgate Farm
Birch Tree Cottage
Blacksmiths Cottage
Bluegates Farmhouse
Church of St. Mary
Corner Cottage
Cottage to west of Thorington Hall
Garden Cottage
Nos 1 & 2 Bourn Hall
Ostrich Inn
Pannington Hall
Park Farmhouse
Redgate Farmhouse
Rose Cottage
School House
Stable Block of Wherstead Park
Thorington Hall
Tomchest (15m nort west of Church of St.Mary)
Valley Farmhouse
Wherstead Hall
Wherstead Park

02.3 Transport and mobility

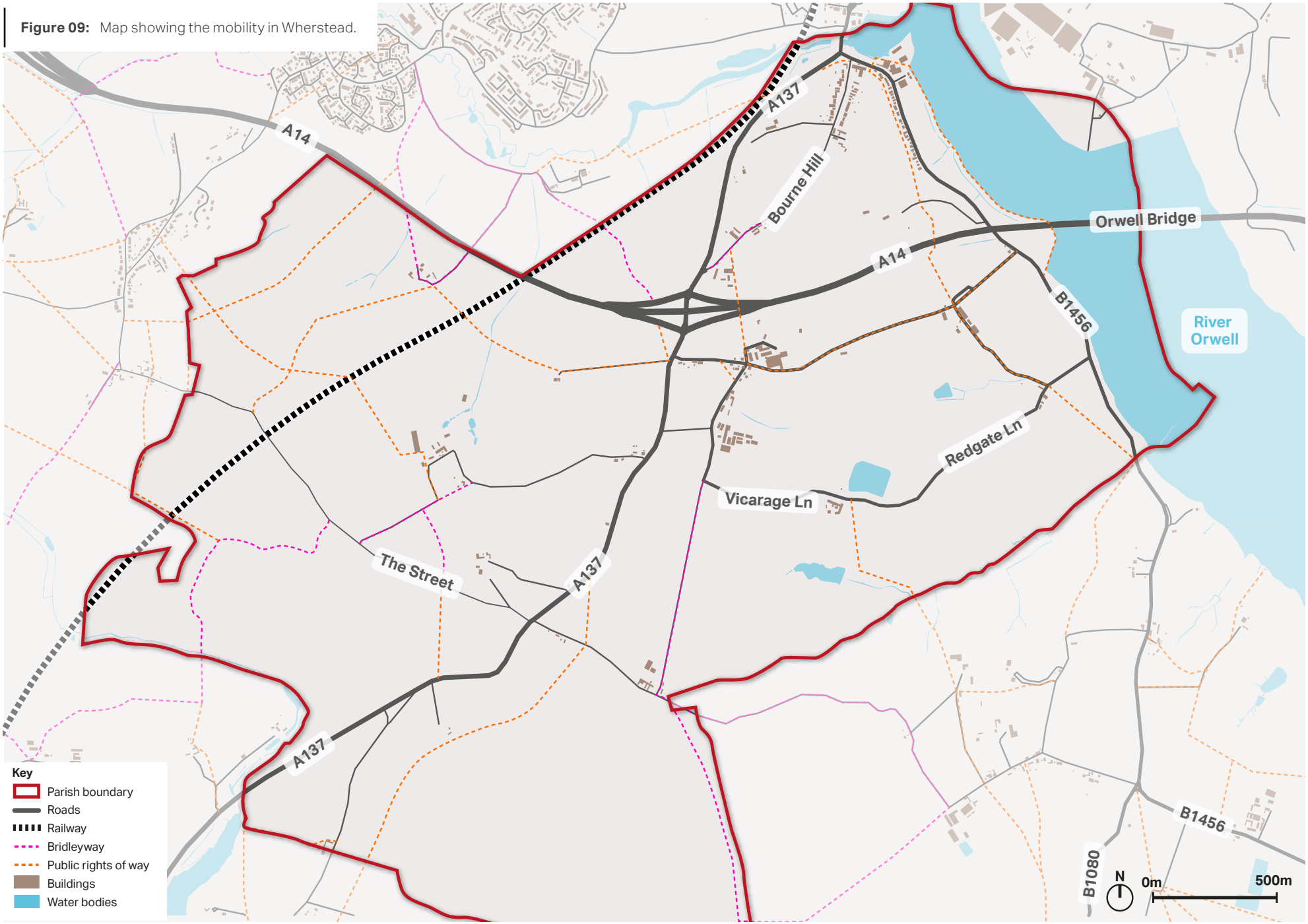
Wherstead is a very well connected village situated around the junction of the A14 and A137 strategic links. The village is bordered by the B1456, along the eastern edge, adjacent to the River Orwell waterfront. The western edge of the village is bordered by a rail line that serves the neighbouring town of Ipswich to the north. Wherstead is mainly situated on large scale farmlands with a good network of bridleways and public rights of way, as shown in Figure 09. The public rights of way at the eastern edge of the village is one of many access points to the River Orwell waterfront.

The rest of the road network within the village is made up of narrow residential and agricultural lanes.

Figure 07:
View towards an access to the village from the A14.

Figure 08:
Photograph of The Stand, a residential street facing Fox's Marina and the waterfront.

F.9 **Figure 09:** Map showing the mobility in Wherstead.



02.4 Urban grain & housing typologies

Housing within Wherstead village is very sparse, with the majority of existing houses located towards the north of the village at Bourne Hill and The Strand. Along Bourne Hill and The Strand, the typologies of the houses range from bungalows to semi-detached and detached housing. The majority of the remaining houses across the village, like those along Vicarage Lane and Pannington Hall Lane, tend to be larger and mainly detached houses. Terraced houses can also be found along Bourne Terrace and Bourne View.

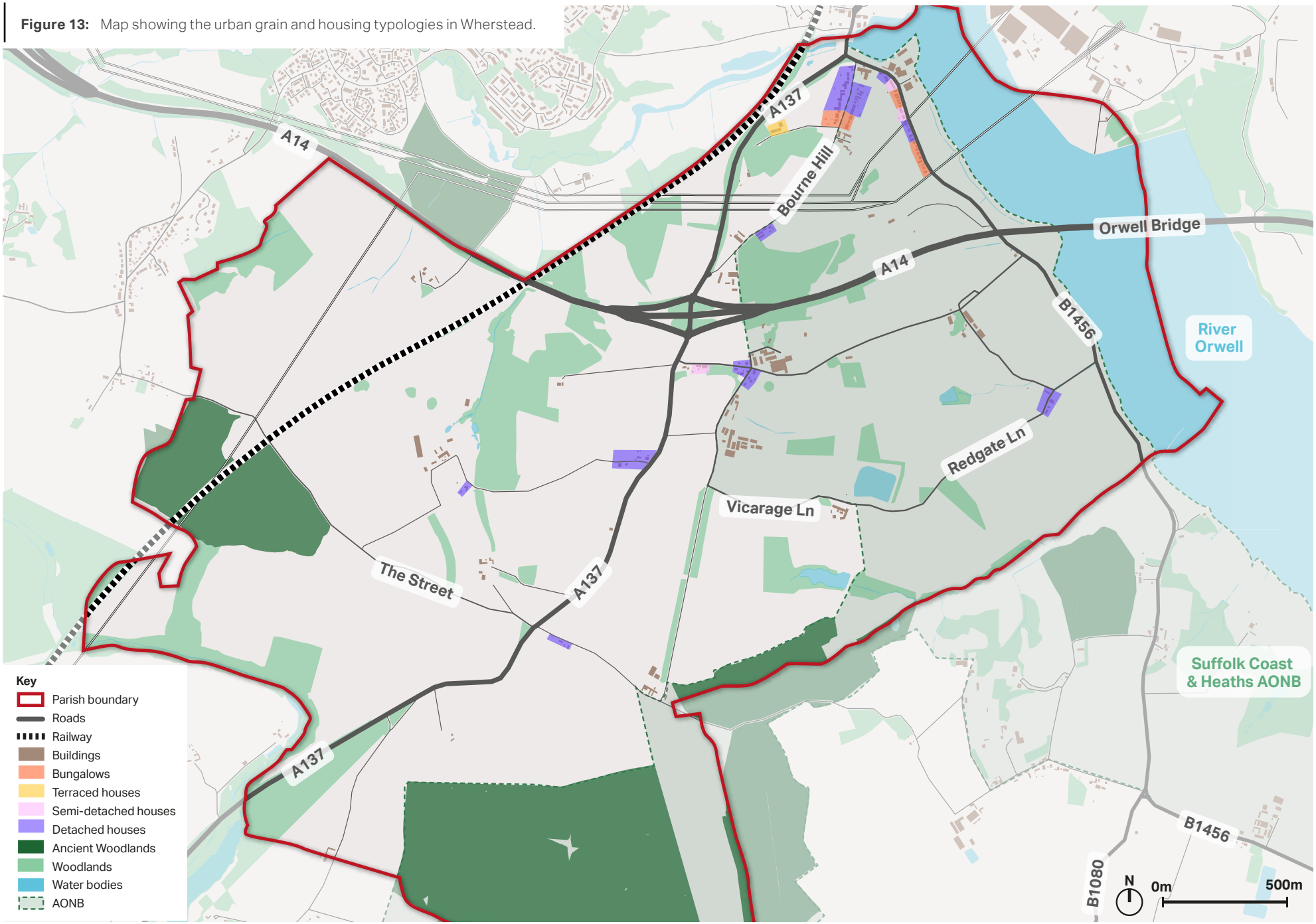
The remaining buildings in the Parish are rurally located houses or large agricultural buildings, with some converted for commercial uses while others remain for agricultural uses. These buildings are very common within the village and play an essential role to the heritage and character of Wherstead.

Figure 10:
Photograph of Peninsular Business Centre, an example of re-purposed agricultural buildings.

Figure 11:
Photograph of detached housing with hard boundary treatment along Bourne Hill.

Figure 12:
Photograph of terraced houses along Bourne Terrace.

F.13 **Figure 13:** Map showing the urban grain and housing typologies in Wherstead.



02.5 Landscape character

Despite the development of the recent decades, Wherstead remains a small settlement. The village's former parkland landscape was severed by the A14 approach to the Orwell Bridge and much of the former parkland landscape features have been lost. The valley slopes are now being used as arable farmland and there are some woodlands and coverts surrounding the village.

The main landscape character found in Wherstead are the Rolling Estate Farmlands. The other three landscape characters in Wherstead are Rolling Estate Sandlands, Valley Meadowlands and the Coastal level land.

The former is only found inland of the Shotley Peninsula, of which Wherstead is a part. Its character consists of an elongated, elevated and relatively flat central spine with sloping sides dissected by river valleys.

The latter landscape character forms a narrow strip that runs along the south side of the Belstead Brook and along the coastal edge of the Shotley Peninsula, including the river valley around Holbrook. This landscape character is included within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty as well as being adjacent to European designated sites, including the Stour and Orwell Estuaries are designated as a Special Protection Area/ RAMSAR[1].

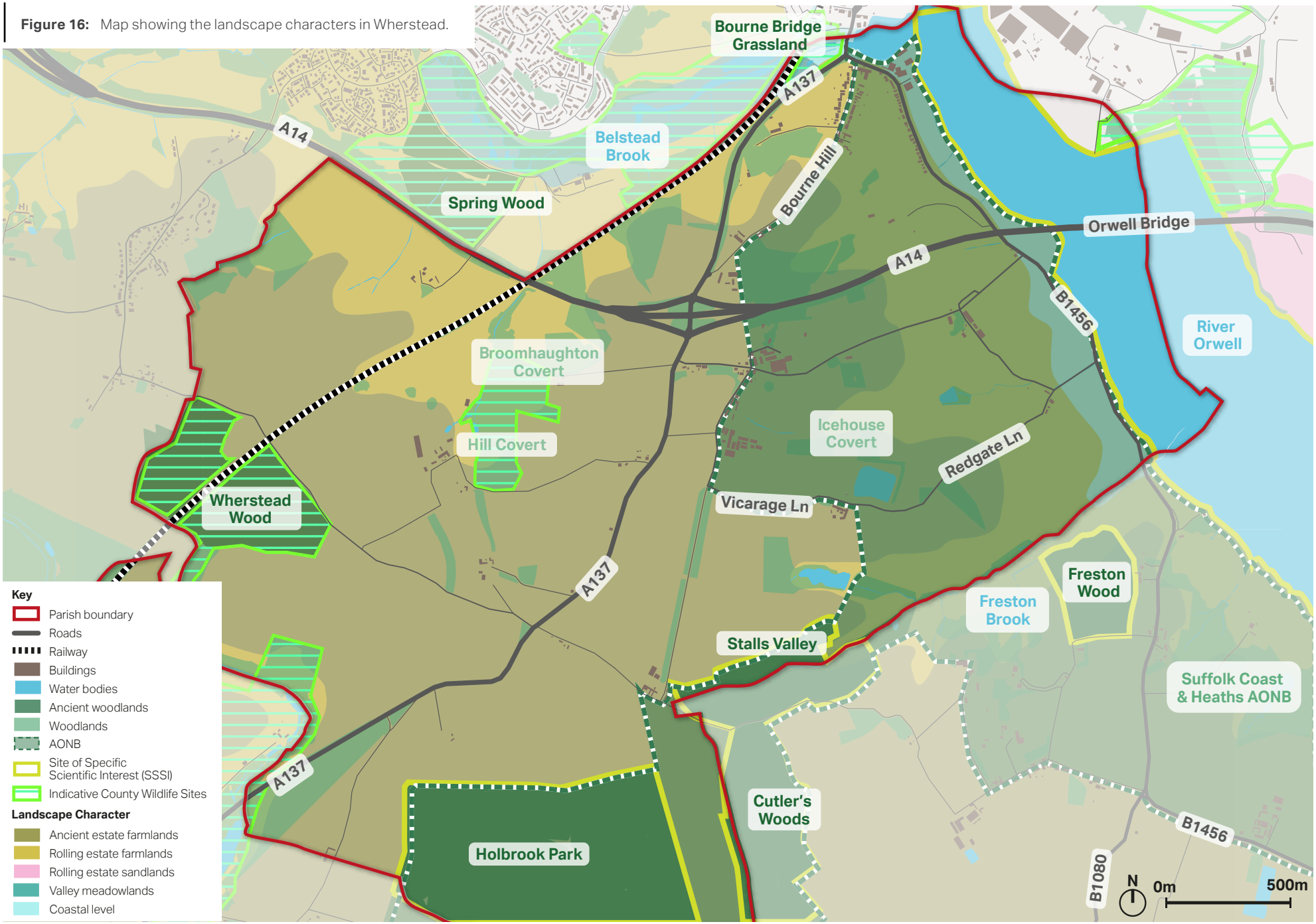
There are four County Wildlife Sites associated with Wherstead. They are: Spinney/Wherstead Wood with southern linear woodland, Wherstead Heath, Hill Covert and Bourne Bridge grassland. These sites are indicated on *Figure 16*.

Figure 14:
Photograph of rolling estate farmlands with the village and the marina in the background.

Figure 15:
Photograph of the view towards rolling estate farmlands from the A14, showing the River Orwell to the west and an undulating topography of farmlands to the east.

1 Joint Babergh and Mid Suffolk District Council Landscape Guidance. August 2015. Available at: https://www.babergh.gov.uk/assets/DM-Planning-Uploads/Joint-Landscape-Guidance-Aug-2015.pdf

F.16 **Figure 16:** Map showing the landscape characters in Wherstead.



02.6 Character areas

Following the general design guidance and codes, the second half of the design guidance is based around four character areas. These character areas reflect that the parish is not homogeneous and will require a different design response if development is proposed. In addition to the general design guidance and codes, applicants of future developments will need to understand the context of these specific character areas and demonstrate how their designs have responded to them. Short descriptions of the character areas are included in the second half of Chapter 04.

Figure 17 shows the extent of each of the four character areas listed to the right and the extents of existing business sites in the village. The extent of *Character Area 4: Employment and Leisure Sites*, would vary depending on the sites approved for future developments for businesses.

1 **Character area 1: Bourne Bridge and Bourne View**

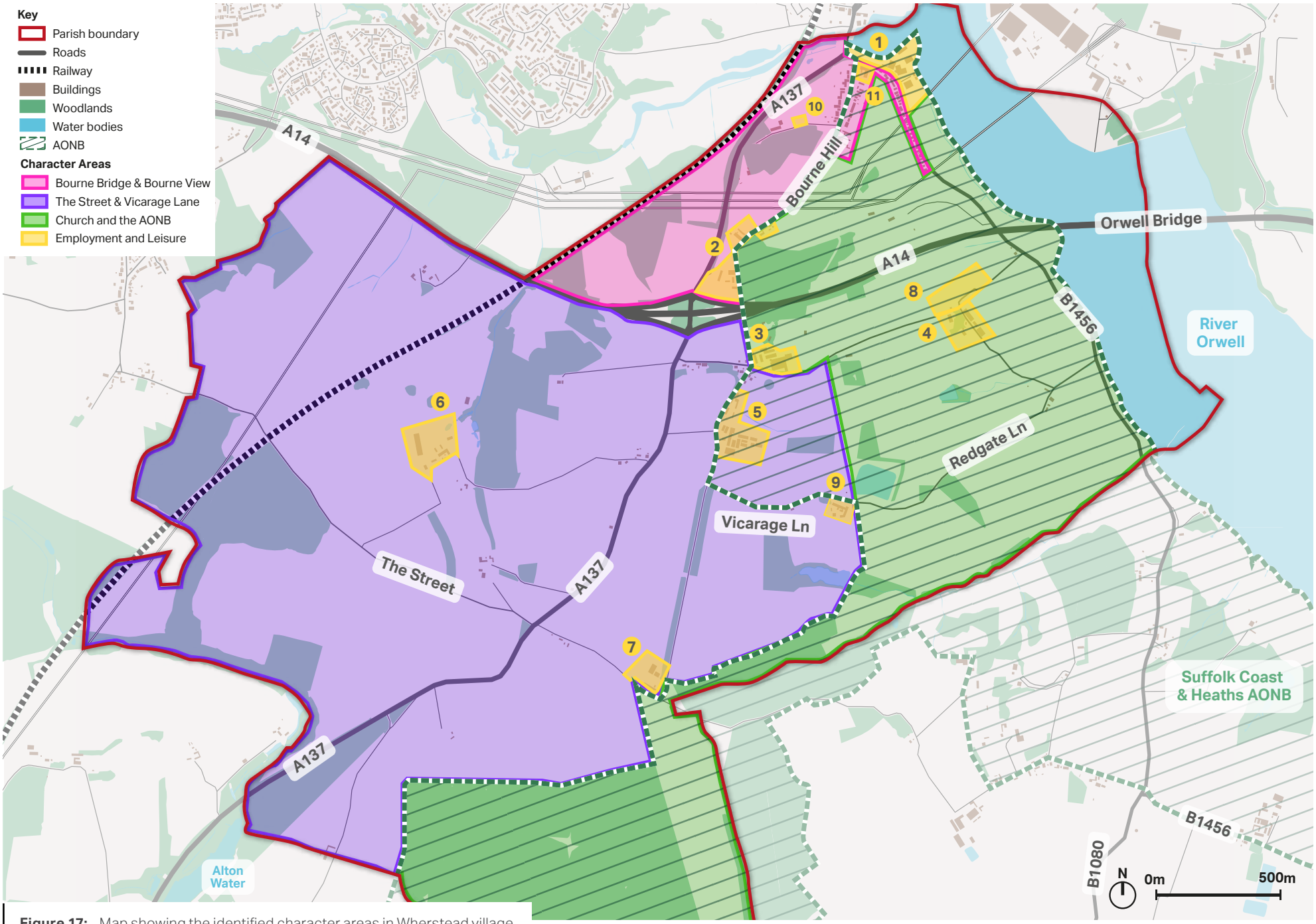
2 **Character area 2: The Street & Vicarage Lane**

3 **Character area 3: Church and AONB**

4 **Character area 4: Employment and Leisure Sites**

Employment & Leisure Sites

1. Marina and waterfront complex
2. Bourne Hill Leisure Complex, Kennels and Blue Cross Centre
3. Wherstead Park
4. Suffolk Food Hall Complex, Gym, Field Fit and Pilates Centres
5. Peninsula and Park Farm Business Centres
6. Jimmy's Farm Complex
7. Alton Business Centre and Valley Farm
8. Field Fit
9. Nursing Home
10. Costal RC, Radio controlled Car Centre
11. Beefeater



F.17 **Figure 17:** Map showing the identified character areas in Wherstead village.

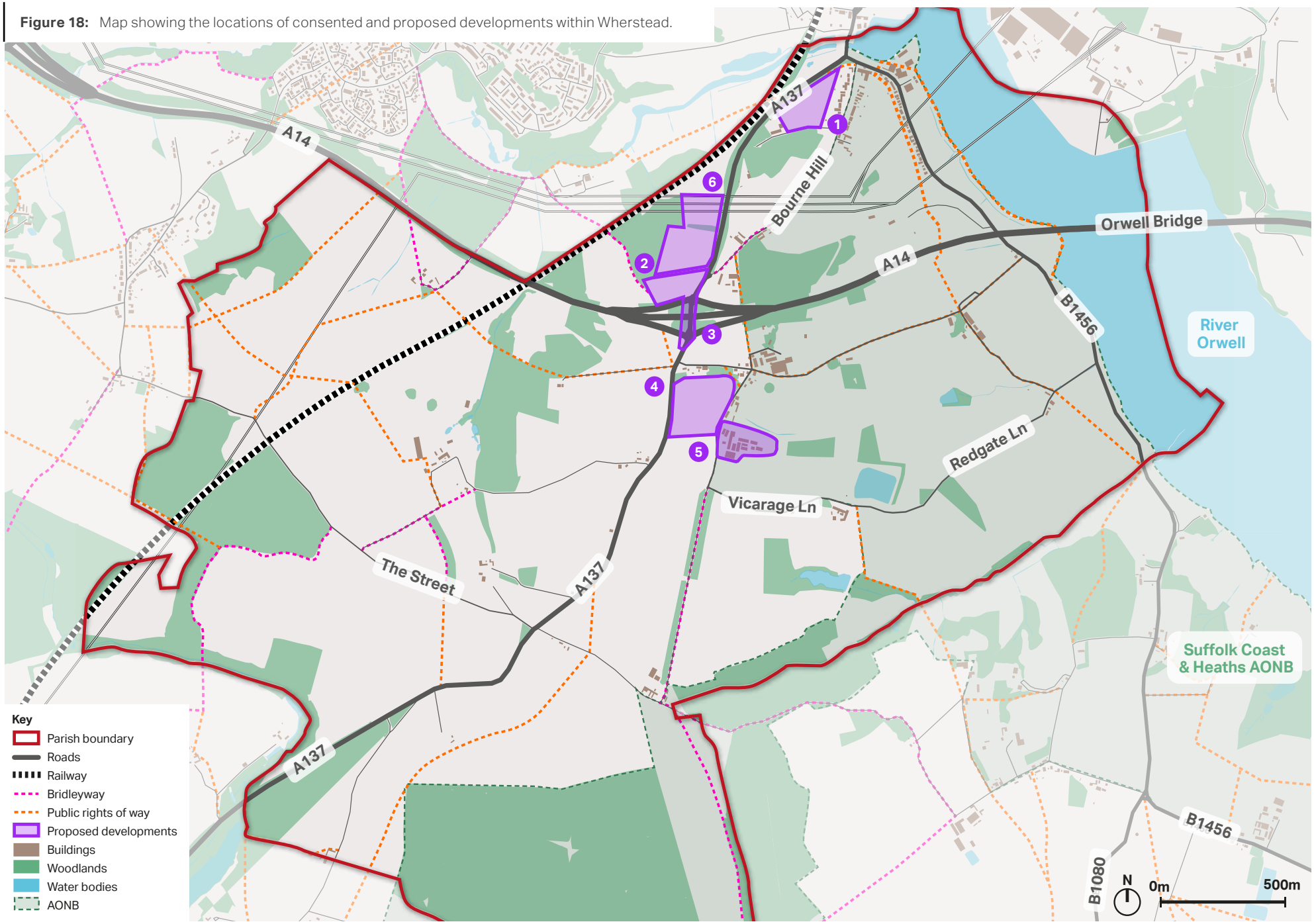
02.7 Consented and proposed developments

There are a number of proposed developments within the village that have been given planning approval. They include a mix of uses ranging from residential, employment, and retail. Some of the notable proposed developments include:

1. Up to 75 dwellings on Klondyke field west of Bourne Hill (DC/18/00706);
2. A petrol station and a service station with a McDonald's along the A14 (DC/19/05093);
3. Highway improvements (DC/19/02798);
4. Commercial and retail spaces across the land west of Vicarage Lane (DC/19/05624); and
5. A business park of 24 units by Park Farm Barns on Vicarage Lane (DC/18/02200).
6. Four large warehouses along the A137 (DC/19/05093)

Figure 18 on the following page outlines the locations of the aforementioned proposed developments.

F.18 **Figure 18:** Map showing the locations of consented and proposed developments within Wherstead.



Design Guidance and Codes

03

03. DESIGN GUIDANCE AND CODES

This chapter sets out the guidance that will influence the design of the potential new development and inform the retrofit of existing properties in Wherstead. The aim is to enhance local distinctiveness by creating good quality developments, thriving communities and prosperous places to live.

03.1 Introduction

This chapter is divided into three main parts:

Section 03.2 includes a set of general principles and guidance that are applicable to any potential development and may take place throughout the Parish;

Section 03.3 includes specific guidance and codes for the three identified residential character areas in the village;

Section 03.4 includes specific guidance and codes for the identified business sites in the village.

Where possible, images from Wherstead are used to exemplify the design guidance. Where these images are not available, the following outputs are used:

- Descriptive text;
- General principles and guidance;
- Images from best practice examples; and
- Illustrations and explanatory diagrams.

03.2 General design guidance and codes for Wherstead

This section provides guidance on the design of development, setting out the expectations that applicants for planning permission in the village will be expected to follow.

The guidances developed in this part focus on residential environments. However, new housing development should not be viewed in isolation, but considerations of design and layout must be informed by the wider context.

The local pattern of streets and spaces, building traditions, materials and the natural environment should all help to determine the character and identity of a development.

It is important with any proposal that full account is taken of the local context and that the new design embodies the 'sense of place'.

Many of the codes will contribute to designing against crime and should be considered alongside advice from Suffolk Police's Design Out Crime Officer and Suffolk Constabulary's 'Designing Out Crime Residential Design Guide'.

Reference to context means using what is around, shown in Chapter 2, as inspiration and influence and it could be a contemporary solution that is in harmony with the surroundings.

The set of design principles shown on the next pages are specific to Wherstead and are based on the analysis of the village character and discussions with members of the Neighbourhood Plan Steering Group.

The themes covered below are shown to the right. For each theme, key guidance has been drawn out and included in the orange boxes.

LG Layout and grain

MO Mobility

HS Housing

MD Materials and details

SU Sustainability

LG. Layout and grain

This section looks at the patterns of development within Wherstead. If any development should come forward, it must reflect the existing layout and grain of the village.

LG.01 Pattern of developments

Wherstead has three main patterns of development within its boundary. There is a linear form of development along Bourne Hill and along the B1456 starting from the industrial area and the marina site. The remaining of the village has a more scattered pattern of development that respects its surrounding countryside and provides a sense of openness.

Adjacent to the Bourne Hill development, planning applications have been approved for future housing developments within the Klondyke area. All new developments should reflect the local context ensuring that it makes a positive contribution to the existing built form.

To ensure a good fit between new and old, it is important that any new development seeks to conserve and enhance the character of the existing settlement in terms of urban form as well as character.

Design Guidance for Pattern of Developments

- Developments affecting the transitional edges between a settlement and countryside should be softened by landscaping to complement the character of the adjacent or surrounding countryside;
- Developments affecting the areas set within the boundaries and the setting of the AONB should respect the rural character of the area and protect its landscape amenities;
- Several views should be protected, with the impact of massing, height and architectural quality of any new developments to be considered.

LG.02 Layout and grain

Future developments should be sympathetic to local character and history, and establish or maintain a strong sense of place. Understanding and appreciating the local historic environment and the different character areas can help to ensure that the potential new development is properly integrated with the existing settlement and does not result in the loss of local distinctiveness.

Design Guidance for Layout and Grain

- Developments should respect the historic locally distinctive grain of each character area in the village. It should consider and reflect the area's mix of form, layout and size.
- Siting and layout of new developments must be sympathetic to the specific character areas and must respect the historic heritage of the village.
- Developments which are high density and do not reflect the current grain of each character area should be avoided unless on a site identified for a different design approach. Proposals need to consider existing density and the relationship between buildings and plot sizes.

Figure 19:
Higher density urban grain with large building set backs along The Strand.

Figure 20:
Higher density urban grain with minimal building set back along Bourne Terrace.

MO. Mobility

Mobility looks at how to create safe, attractive and convenient connections around Wherstead and to the wider area utilising sustainable modes of transport where possible. Walking and cycling should be promoted to support growth, limit the negative impacts of traffic congestion on the roads and create direct and memorable routes.

This section will also discuss how adequate parking solutions need to be integrated into neighbourhoods and new developments.

MO.01. Parking typologies

Adequate parking solutions need to be integrated into neighbourhoods and new developments.

There is no single best approach to domestic car parking. A good mix of parking typologies should be deployed, depending on, and influenced by: location, topography and policy requirements

The main types to be considered are shown on this page and the next one.

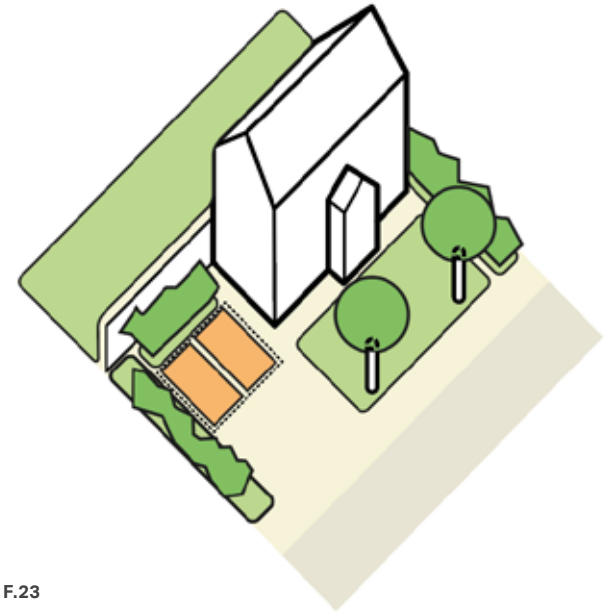
- For family homes, cars should be placed at the front or side of the property. For small pockets of housing a front or rear court is acceptable.
- Car parking design should be combined with landscaping to minimise the presence of vehicles.
- Parking areas and driveways should be designed to minimise impervious surfaces, for example through the use of permeable paving.
- When placing parking at the front, the area should be designed to minimise visual impact and to blend in with the existing streetscape and materials. The aim is to keep a sense of enclosure and to break the potential of a continuous area of car parking in front of the dwellings by means of walls, hedging, planting, and use of differentiated quality paving materials.
- Cycle parking should be integrated into all new housing.

Figure 21:
On-plot parking along Vicarage Lane.
Figure 22:
On-plot parking along Bourne Hill.

Design Guidance for Parking Typologies

On plot side or on front parking

- On-plot parking can be visually attractive when it is combined with high quality and well designed soft landscaping. Front garden depth from the pavement back should be sufficient for a large family car.
- Boundary treatment is the key element to help avoid a car-dominated character. This can be achieved by using elements such as hedges, trees, flower beds, low walls, and high quality paving materials between the private and public space.
- Driveways should be constructed from porous materials to minimise surface water run-off.
- *Figure 23* shows how on-plot side parking can be arranged.



F.23

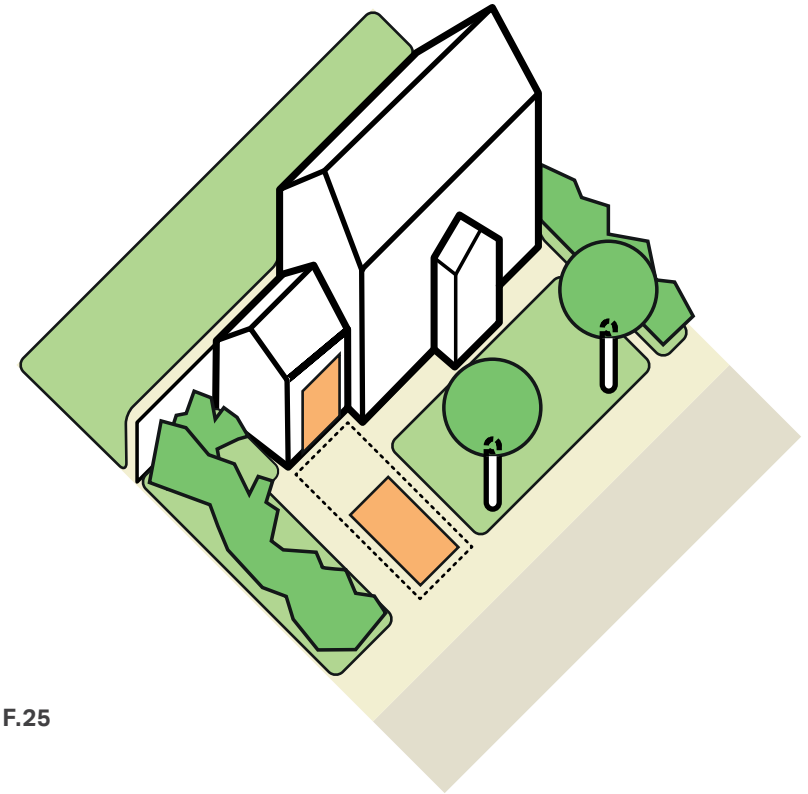
Figure 23:
Diagram showing side parking in a row.

Design Guidance for Parking Typologies

On plot parking with garage

- Where provided, garages must be designed as complementary structure to the main building. It must complement and harmonise with the architectural style of the main building rather than forming a mismatched unit.
- Often, garages can be used as a design element to create a link between buildings, ensuring continuity of the building line. However, it should be considered that garages are not prominent elements and they must be designed accordingly.
- Consideration must be given to the integration of bicycle parking into garages.
- Any infill or renovation of development should also include consideration for off-road parking.

F.24



F.25

Figure 24:
Photograph of on plot parking with garage along Bourne Hill.

Figure 25:
Diagram showing on-plot parking with garage.

MO.02. Cycle parking

A straight forward way to encourage cycling is to provide secured covered cycle parking within all new residential developments and publicly available cycle parking in the public realm.

Cycle Parking

Houses without garages:

- For residential units, where there is no on-plot garage, covered and secured cycle parking should be provided within the domestic curtilage.
- Cycle storage should be provided at a convenient location with an easy access.
- When provided within the footprint of the dwelling or as free standing shed, cycle parking should be accessed by means of a door at least 1,300mm and the structure should be at least 2m deep.
- Parking should be secure and well integrated into the streetscape.
- The use of native species planting and trees along cycle parking can mitigate any visual impact on adjacent spaces or buildings.

Cycle Parking

Houses with garages:

- The minimum garage size should be 7m x 3m to allow space for cycle storage.
- Where possible, cycle parking should be accessed from the front of the building either in a specially constructed enclosure or easily accessible garage.
- The design of any enclosure should integrate well with the surroundings.
- The bike should be removed easily without having to move the vehicle. New development should promote cycling by providing more cycle routes and monitor the condition of the existing ones.
- For apartments, cycle parking should be allocated in the basement or ground floor.

MO.03. Signage and wayfinding

A legible and well signposted place is easier for the public to understand as people can orient themselves with visual landmarks and direct routes, Being able to navigate around a place makes people feel safe as well as offering a more pleasant living environment.

Design Guidance for Signage and Wayfinding

- Wherstead should use a variety of identifiable landmarks, gateways and focal points to create visual links and establish a clear hierarchy between places.
- The village should be complemented by distinctive architectural elements around gateways and nodes.
- New developments should be designed around a series of nodal points focusing on the relationship with the existing character areas as well as the surrounding landscape and waterfront.
- Wayfinding must be clearly established throughout the village, particularly along pedestrian and cycle routes and should be designed to complement and not clutter the public realm.

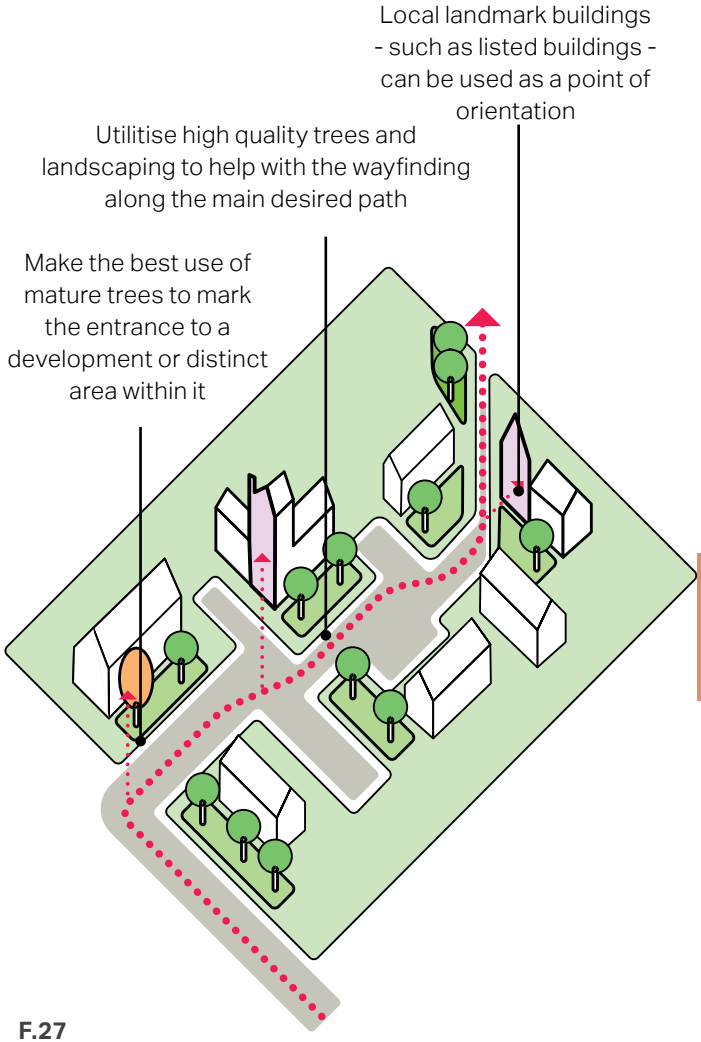


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Figure 27:
Diagram showing wayfinding elements within the public realm.

HS. Housing

With the forthcoming housing development in Bourne View, Wherstead residents strongly feel that the re-use of existing buildings, conversion of brownfield sites and infill/extensions on existing homes should precede any consideration of new development.

The development of any new form must be of an appropriate size and meet local needs. They should depend on supporting facilities and not strain existing infrastructure.

HS.01 Scale, form and massing

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

Building heights within Wherstead are very consistent, with the majority of the buildings being between one and two-storeys.

Design Guidance for Scale, Form and Massing

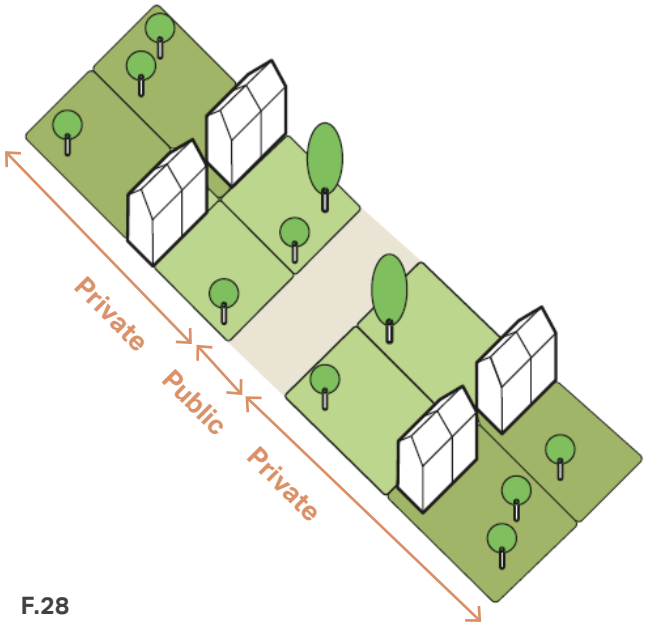
- The scale and massing of new buildings should be consistent with the form and massing of neighbouring properties.
- New developments should seek to respond to the surrounding context by using similar configurations with a modern interpretation. Buildings and developments that do not respect the existing village-scape should be avoided.
- The height of new buildings should respond to the surrounding context and should not be overbearing or dominant in the existing street scene.
- It will be important that building heights do not have a detrimental impact on the key features of identified important views.

HS.02 Distinctive public and private spaces

A clear definition between public and private space is a fundamental principle for good place-making. Buildings fronting the streets and open spaces give life to the public realm, primary access and principal frontages should therefore always face onto public spaces.

Design Guidance for Public and Private Spaces

- In residential areas, the distances between the backs of the properties need to be proportioned in consideration with privacy.
- Setbacks from the street and front garden landscaping, together with more detailed architectural design should balance privacy for front living rooms with natural surveillance of the streets, and maintaining street enclosure.
- The privacy distance between the backs of the properties should be a minimum of 20m. When this is not possible, the layout should be a back to-side arrangement, or use single-aspect buildings (north facing single aspect units should be avoided) to avoid overlooking.
- Appropriate boundary treatments including low walls, hedges and railings must be incorporated into design proposals to clearly distinguish public and private space.
- Private open amenity space is important to wellbeing and is, in the form of back gardens, also part of the character of Wherstead. All new houses will be expected to have usable outside amenity space.



F.28

Figure 28:
Diagram of public and private spaces in semi-rural zone.

HS.03 Roofline

Traditional buildings within the parish are unified by their simplicity of form, with gables and pitched roofs, which combined with variations in the height of eaves and ridges levels and the number of storeys, make an important contribution to defining the character of the area.

Design Guidance for Rooflines

- Varied rooflines can help to create a more visually appealing and distinctive village-scape.
- Roofs should be in proportion with the dimensions of the building. Subtle changes in the roofline can avoid monotonous elevations.
- Roofline should respect the view corridors and do not obstruct them. The roofline should also be considerate of the topography and potential impact on key features of important views when designing the new development.

Figure 29:
Varied roofline due to varied building heights along The Strand.

Figure 30:
Varied roofline of bungalows along Bourne Hill.

HS.04 Building line and setbacks

The use of continuous building lines and setback distances contribute to the overall character of the area and the sense of enclosure of the streets and public spaces. Continuous building lines with a minimum gap create a strong distinction between public and private spaces, and provide definition to the public realm. Where buildings are more generously set back from the carriageway, the threshold spaces should be well landscaped.

Design Guidance for Building Line and Setbacks

- To ensure sufficient street enclosure, private front approach should have sufficient depth to accommodate a small garden or area for planting.
- Low to medium densities in residential areas can vary setbacks in order to respond to the landscape context and the more open character of the area.
- Front gardens can be much deeper where an undulating topography may require so or to respond to existing character areas. It also helps to create a softer transition between countryside, green spaces, river front and built environment.

Figure 31:
Building set back of a house along The Street.

Figure 32:
Building set back of Holly Cottage.

HS.05 Corner buildings

An important village-scape principle is for buildings to satisfactorily address the corner. Where corner sites are visually prominent buildings should define the corners architecturally.

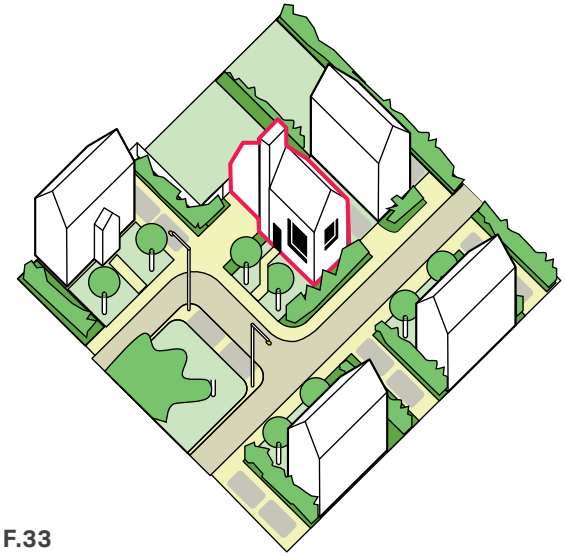


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Figure 33:
Diagram showing a corner building with two frontages.

Figure 34:
Corner building with two frontages of Mansion Lodge.

Figure 35:
Corner building example with lack of dual active frontage along Vicarage Lane.

Design Guidance for Corner Buildings

- Buildings should have multiple entrances if possible and at least two active frontages should be created by incorporating prominent entrances and windows.
- On corners which are less visually prominent, such as within the lower density residential areas, continuous built frontage should address the corner by using a series of linked dwellings where possible.
- When a terraced, detached or semi-detached house faces out onto the corner, the buildings should have the main entrance and habitable room windows facing both sides to create activity, and should overlook the street. This building can also be taller or have a distinctive architectural element to ensure a greater presence.

F.34

F.35

HS.06 Active frontages

Active frontages bring life and vitality to streets and public spaces.

Design Guidance for Active Frontages

- Introducing regular doors, windows, front gardens and front parking, providing it does not dominate, can stimulate activity and social interactions.
- Narrow frontages with a vertical rhythm can create a more attractive and interesting streetscape, while articulation of facades and use of bays and porches can create a welcoming feeling.
- Exposed blank facades facing the public realm must be avoided. They should normally be fully fenestrated.

HS.07 Aspect and orientation

Buildings should be designed to maximise solar gain, daylight and sun penetration, while avoiding overheating. Subject to topography and the clustering of existing buildings, new buildings should be orientated to incorporate passive solar design principles.

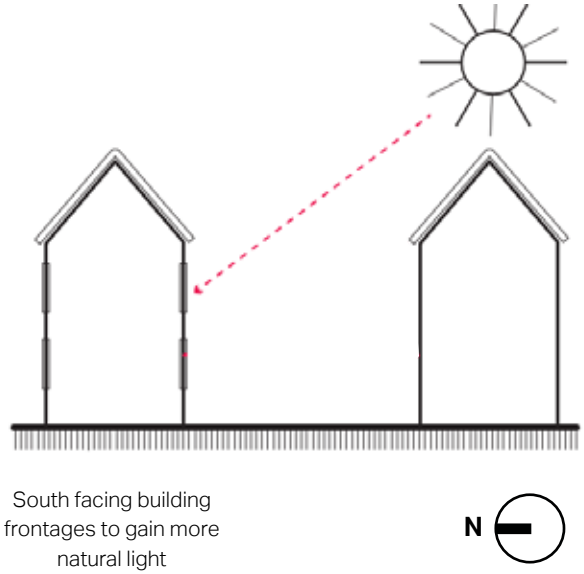


Figure 36:
Diagram showing appropriate aspect and orientation.

Design Guidance for Aspect and Orientation

- The location and size of windows should be considered in relation to solar shading.
- One of the main glazed elevations should be within 30° due south.
- Pitched roofs can be used to maximise the solar gain where the orientation of the building is not in the ideal direction.
- North facing single aspect units should be avoided or mitigated with the use of reflective light or roof windows. Wherever possible, south facing buildings are preferred.

HS.08 Building proportion

The relationship between the building and its elements can provide visual interest and enhance the local character.

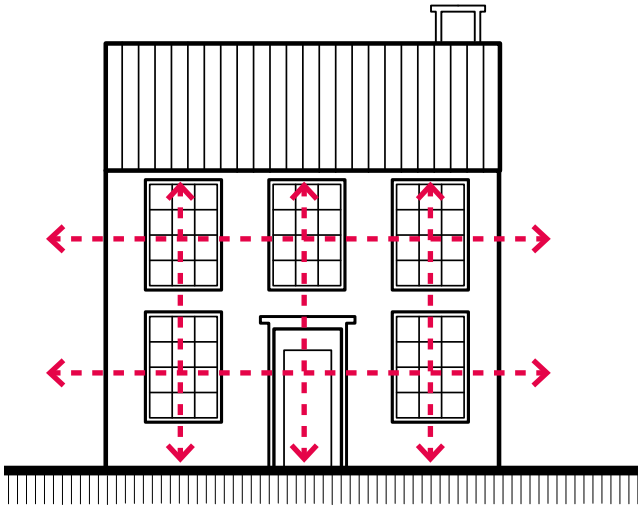
Design Guidance for Building Proportion

- The proportion of a building's elements should be related to each other as well as the scale and proportion of the building.
- The proportions should be dictated by and respond to the type of activity proposed as well as the composition of the existing streetscape.
- The front elevation of the buildings must be arranged in an orderly way to avoid creating cluttered facades.
- Features such as windows, doors and solid walls should create vertical and horizontal rhythms along the facade providing variety.

Figure 37:
Elevation showing typical building proportion in a detached house.

Figure 38:
Housing facade with good building proportions both vertically and horizontally on Vicarage Lane.

Figure 39:
Housing facade with good building proportions both vertically and horizontally on The Strand.



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HS.09 Landmarks and articulation

Landmark buildings should be easily recognisable and memorable as they often mark the end of vistas or long views as well as being able to address prominent corners.

Design Guidance for Landmarks and Articulation

- Buildings should be designed with a number of different features that can create a landmark (e.g. projecting bays, large windows openings, expressive roof forms and taller elements in keeping with the village character and skyline).
- To provide articulation and a welcoming feeling, building facades should have occasional projections such as bays and porches.
- New developments should include some landmark buildings to improve legibility and provide varying features to create articulation which allows

Figure 40:
Landmark building of Blacksmith's Corner at the entrance to The Street.

Figure 41:
Distinctive corner building with different coloured landscaping features that adds to the wayfinding of the area.

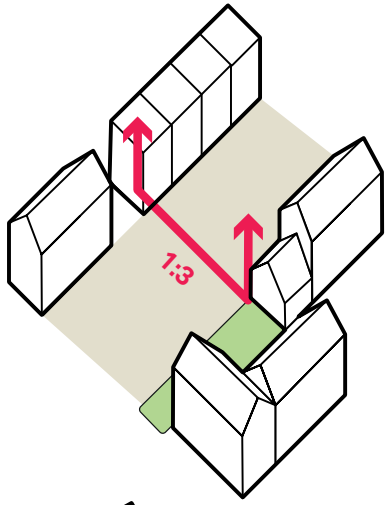
HS.10 Enclosure

Enclosure is the relationship between public spaces and the buildings or other features that surround them. A proportionate enclosure ensures a more cohesive and attractive built environment. It also helps determine the character of an area. Within Wherstead, wider enclosures should be maintained to ensure preservation of the rural character of its built environment.

The following principles serve as general guidance that should be considered to achieve a satisfactory sense of enclosure:

Design Guidance for Enclosure

- Facades should have an appropriate ratio between width of the street and the building height, guided by the existing street for infill.
- Narrow gaps between buildings must be avoided, they should be either detached/semi-detached or be properly linked.
- Building lines should run parallel to the back of the pavement.
- In places with lower density, the sense of enclosure is provided from the use of natural elements such as trees and hedges.
- In the case of terraced buildings, it is recommended that a variety of plot widths, and facade alignments should be considered during the design process to create an attractive village-scape.



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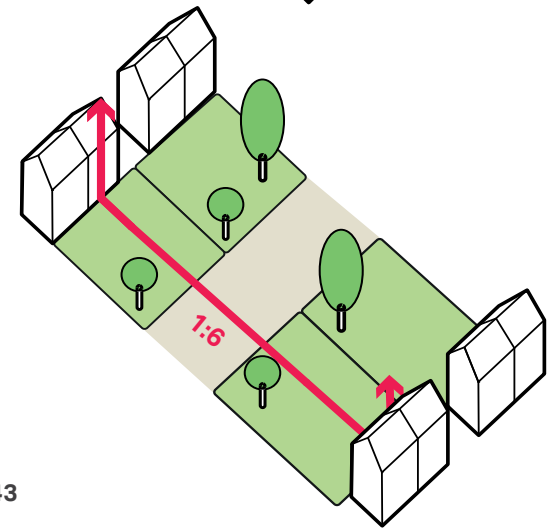

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Figure 42:
Enclosure ratio in village centre, typically 1:3 enclosure ratio.

Figure 43:
Enclosure ratio in semi-rural zone, typically can be more than 1:6 ratio.

HS.11 Views

Considering Wherstead's varying topography that slopes down towards the river, the following principles should be taken into consideration:

Design Guidance for Views

- Development should preserve the existing views and sight-lines to and from current built-up areas.
- The impact of the massing, building height and architectural details of any new development within the main view corridors should be carefully designed.
- The view towards Orwell Bridge and Fox's Marina should be protected, and the impact of the massing, height and architectural details of any new development within the view corridor should be attentively designed and significant local views are safeguarded from inappropriate development. The Bridge forms an integral part of the AONB.
- Longer distance views across the valley and short views should be preserved.
- Individual views that hold particular local significance and that contribute to the significance of a local heritage asset should be protected and any new development should be designed in a way that safeguards the locally-significant views.

Figure 44:
View towards Orwell Bridge.

Figure 45:
Views of the marina and the waterfront along the B1456.

HS.12 Boundary treatment

Boundary treatment, such as hedges, low walls and railings should be included in design proposals to clearly distinguish public and private spaces.

Design Guidance for Boundary Treatment

- Boundary treatments should reflect locally distinctive forms and materials consisting of red bricks, flint walls, wooden fence, and metal rail fencing often found on the south side of the village.
- Development shall identify existing boundary treatments in the context of the site and consider appropriate boundaries for new development to ensure integration with existing context.
- Existing boundary trees and hedgerow should be retained and should be reinforced with native species.
- Boundary treatments should use locally distinctive traditional materials or hedging comprising native species.

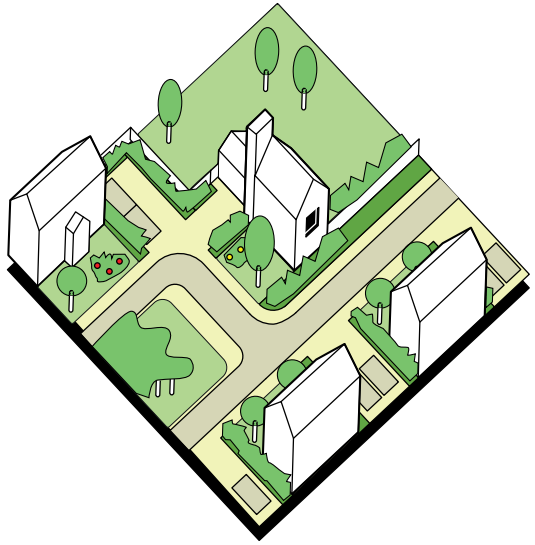

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Figure 46:
Diagram showing the boundary treatment such as low wall and hedges in front of houses.

Figure 47:
Boundary treatment using hedges and low fences along Garden Cottage.

MD. Materials and details

New developments should take local character into consideration. They should take initiative to develop a character that is in harmony with the existing built environment of Wherstead.

Designs should reference the best of the past whilst being innovative and forward thinking. It should consider location, identity, and relationship to other dwellings. New designs should contribute to local distinctiveness through the use of appropriate materials and detailing.

As much of Wherstead is set within an AONB, use of materials and details should be sensitive and reflective of the colours found within the surrounding landscape and typical buildings in the village. and shown on page 45.

MD.01 Materials

There are a range of architectural styles and materials used within the village for walls, roofscape and fenestration. Examples of a selection of architectural detailing and materials are shown on page 46.

Design Guidance for Materials

- The materials and architectural detailing used in Wherstead contribute to the historic and rural character of the village.
- Architectural design shall reflect high quality local design references in both the natural and built environment and reflect local distinctiveness.
- Any future development proposals should demonstrate that the palette of materials has been selected based on an understanding of the surrounding built environment.

Clay pantiles

Peg tiles

Red brick

Chimney

Dormer windows/doors

Bay windows

Timber framed barn

Gable showing decorative plaque

Soft landscaping

Metal rail fencing

Timber detailing

Pink cottage

Figure 48:
Materials and architectural styles found within the surrounding landscape.

MD.02 Windows

The detailing, materials and fenestration of windows along building facades can inform the character of the street. Within Wherstead, there are a variety of window styles which should be used as guidance for future windows in the village.

Design Guidance for Windows

- Windows should match the general orientation, proportion and alignment of other windows in the same building as well as those on adjacent properties, reinforcing the continuity of the streetscape.
- Window subdivisions should be arranged symmetrically about the horizontal and vertical areas of the openings. Large panes of glass that are not subdivided should be avoided, as they can distort the visual scale of the building.
- Windows in new developments should have consistent colour, thickness of frame and quality of windows across all elevations.
- Windows should employ a particular design approach by adopting either a contemporary or traditional style. Contemporary style buildings can have a variety of window designs whereas traditional building styles should have a limited range of patterns.

Figure 49:
Houses with dormer windows are commonly found along The Street and Vicarage Lane.

Figure 50:
Houses with bay windows are commonly found along The Strand.

MD.03 Doors

Different door types are used throughout Wherstead that creates an interesting and varied streetscape. Examples are shown to the right.

Design Guidance for Doors

- New development should use the best of existing architectural styles, where popular, as inspiration.
- Small porches at the entrance of buildings should respect the building line of the street, particularly where a strongly defined building line is an important characteristic of a street. The roof pitch should match that of the original building to ensure it blends in with the building.

Figure 51:
House with gabled doors and timber detailing that adds to the varied streetscape of Bourne Hill.

Figure 52:
House with unique arched red brick doorway that adds to the varied streetscape of Bourne Hill.

MD.04 Roofscape

The scale of a roof should be designed in proportion to the height of the elevation. Subtle changes in angle of the roof pitch provides a variety of roofscapes, avoiding monotonous building compositions.

Design Guidance for Roofscape

- Roof should have a simple form and avoid shallow pitches. Ridge heights should be limited by narrowing the plan depth rather than lowering the roof pitch.
- Development shall use a common palette of locally distinctive vernacular building materials for gables and pitched roofs.
- Roof renovation shall have regards of any existing feature of interest and ensure the use of matching details and materials.

MD.05 Chimneys

Chimneys can be seen across the village in all housing types. Therefore, they can be placed in several locations. They should only be incorporated where they serve a function.

Design Guidance for Chimneys

- Chimneys should match the primary elevation material and placed symmetrically to the ridge line.
- Chimneys should rise above the roof and when on an end elevation should connect to the ground.
- Chimneys should be positioned on the ridge of the roofs, centrally on a gable end, or against an outside wall and should have pots.

Figure 53:
House with two chimneys, dormer windows and a high pitched roof that adds to the roofscape of The Street.

Figure 54:
Varied roof heights that adds to the roofscape of Bourne Hill.


F.52


F.53

SU. Sustainability

New developments should encourage and support innovative and proactive approaches to design and opportunities to deliver decentralised energy systems powered by a renewable or low carbon source and associated infrastructure, including community-led initiatives. They should strive for good quality design that meets climatic targets for CO2 emissions and that can be constructed sustainably maximising opportunities for recycling.

SU.01 Biodiversity

Wherstead has a rich and varied landscape character. An Area of Outstanding Natural Beauty (AONB) occupies the eastern half of the parish. In addition, there are several Sites of Specific Scientific Interest (SSSIs) in the southern and eastern ends, including Orwell River. These landscape features all contribute to provide habitats for biodiversity to flourish.

Therefore, any new development or any change to the built environment should:

Design Guidance for Biodiversity

- Protect and enhance woodlands, hedges, trees and road verges, where possible. Natural tree buffers should also be protected when planning for new developments.
- Avoid abrupt edges to development with little vegetation or landscape on the edge of the settlement. Instead, aim for a comprehensive landscape buffering.
- Strengthen biodiversity and the natural environment.
- Ensure habitats are buffered appropriately. Buffer zone widths should be determined by the specific ecological functions of the existing landscape feature.
- Include the creation of new habitats and wildlife corridors in new schemes (e.g. aligning back and front gardens or installing bird boxes or bricks in walls).
- Propose wildlife corridors in the surrounding countryside through green links. This will enable wildlife to travel to and from foraging areas.
- Protect mature and veteran trees, wide green verges and species-rich hedgerow. Hedgerows in particular, provide habitat for the fauna and help prevent soil erosion.

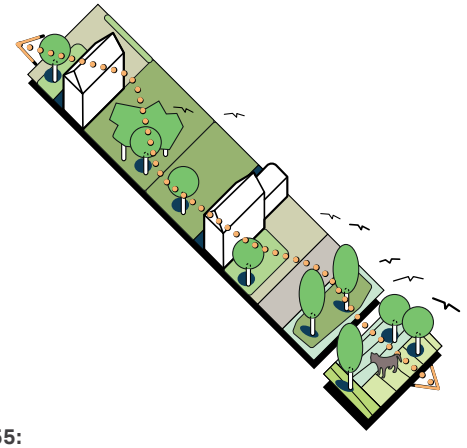

Figure 55:
Diagram showing the creation of wildlife corridors.

SU.02 Open space

Wherstead has a good network of public rights of way and footpaths across a wide range of green spaces. The eastern half of the village is also set within the Suffolk Coast and Heaths AONB and has a number of ancient woodlands along its southern boundary. Due to its rich surrounding landscape, development of open spaces in the future should consider the following principles:

Design Guidance for Open Space

- Development of open spaces in Wherstead should focus on infill plots rather than creating large new open spaces.
- Design new open space to incorporate existing landscape features to create an informal park with opportunities for natural play and recreation.
- All existing good quality woodland, New trees, grassland and shrubs to be planted to supplement existing vegetation.
- Active frontages to face onto green spaces.
- Provide allotments or other community garden facilities where appropriate.
- Allow for flexible use of the space allowing temporary uses to fluctuate with a changing programme of events and uses.

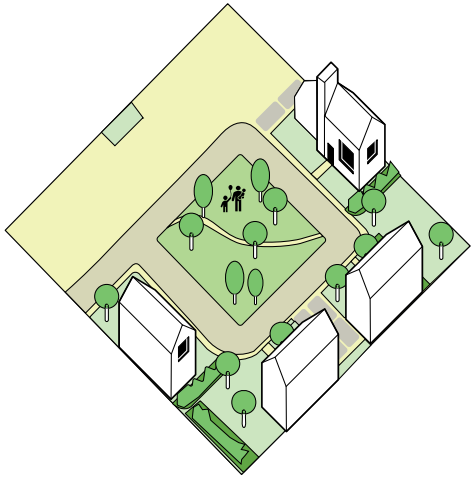

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Figure 56:
Diagram showing development of open spaces.

SU.03 Energy efficient housing and energy production

Energy efficient or eco design combines all-round energy efficient construction, appliances, and lighting with commercially available renewable energy systems, such as solar water heating and solar electricity.

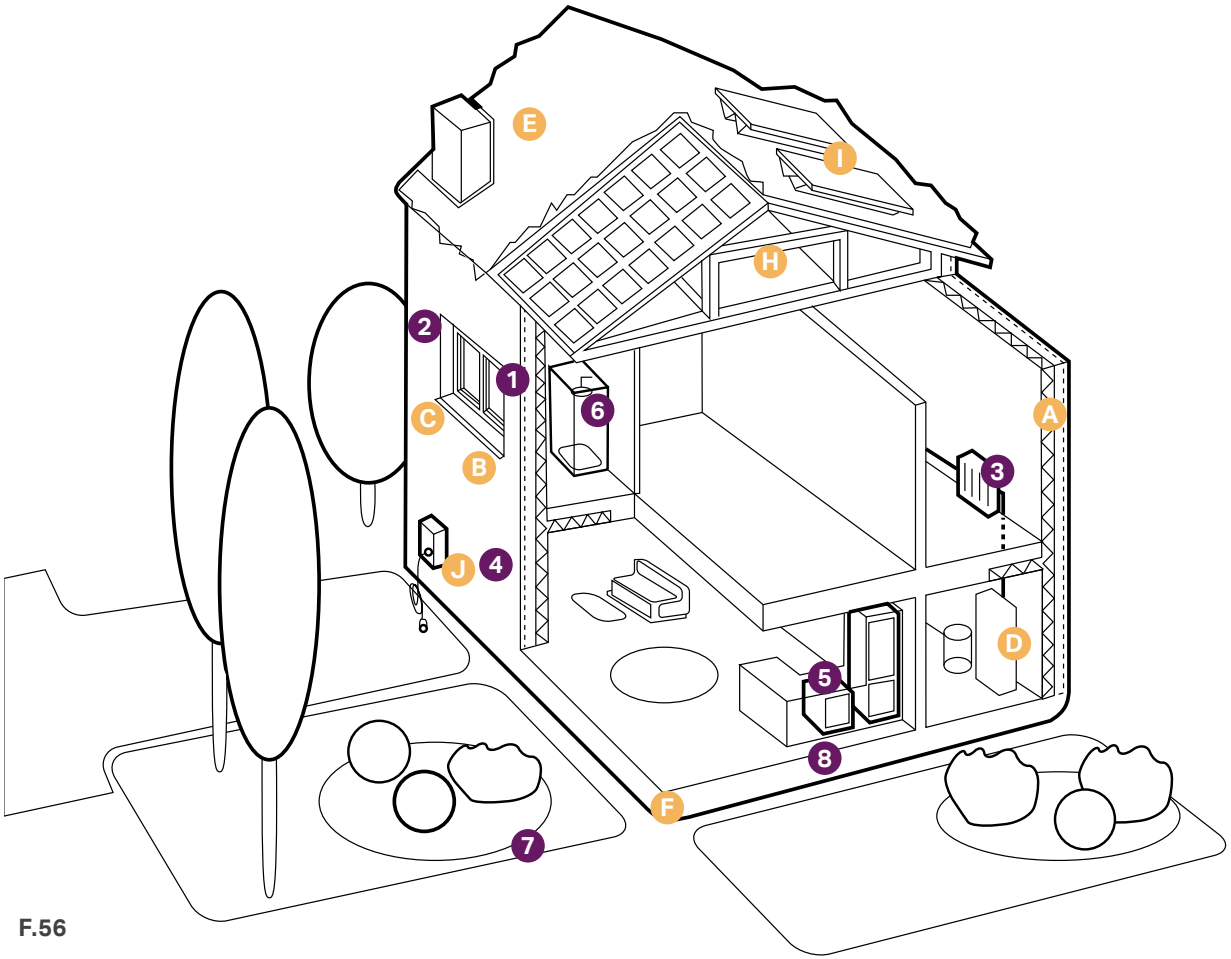
Starting from the design stage, there are strategies that can be incorporated towards passive solar heating, cooling and energy efficient landscaping which are determined by local climate and site conditions. The retrofit of existing buildings with eco design solutions should also be encouraged.

The aim of these interventions is to reduce overall home energy use as cost effectively as the circumstances permit. The final step towards a high-performance building would consist of other on site measures towards renewable energy systems.

It must be noted that eco design principles do not prescribe a particular architectural style and can be adapted to fit a wide variety of built characters. A wide range of solutions is also available to retrofit existing buildings, included listed properties, to improve their energy efficiency[1].

As shown in Figure 56, electrical vehicle charging points should be included in new homes or installed in existing ones.

1 Historic England. https://historicengland.org.uk/advice/technical-advice/energy-efficiency-and-historic-buildings/



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Existing homes

1. **Insulation** in lofts and walls (cavity and solid)
2. **Double or triple glazing with shading** (e.g. tinted window film, blinds, curtains and trees outside)
3. **Low- carbon heating** with heat pumps or connections to district heat network
4. **Drought proofing** of floors, walls, windows and doors
5. **Highly energy- efficient appliances** (e.g. A++ and A+++ rating)
6. **Highly waste- efficient devices** with low-flow showers and taps, insulated tanks and hot water thermostats
7. **Green space (e.g. gardens and trees)** to help reduce the risks and impacts of flooding and overheating
8. **Flood resilience and resistance** with removable air back covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors

New build homes

- A **High levels of airtightness**
- B **More fresh air** with the mechanical ventilation and heat recovery, and passive cooling
- C **Triple glazed windows and external shading** especially on south and west faces
- D **Low-carbon heating** and no new homes on the gas grid by 2025 at the latest
- E **Water management and cooling** more ambitious water efficiency standards, green roofs and reflective walls
- F **Flood resilience and resistance** e.g. raised electrical, concrete floors and greening your garden
- H **Construction and site planning** timber frames, sustainable transport options (such as cycling)
- I **Solar panel**
- J **Electric car charging point**

Figure 57:
Diagram of a low-carbon home.

SU.04 Sustainable drainage system

The Sustainable Draining System (SuDs) 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.

SuDS work by reducing the amount and rate at which surface water reaches a waterway or combined sewer system. The most sustainable option is collecting this water for reuse as this has the added benefit of reducing pressure on important water sources.

Where reuse is not possible there are two alternative approaches using SuDS in Box 1. The most effective type of SuDs depend on site-specific conditions (infiltration rate, slope, presence of ground contamination, etc.). However, a number of overarching principles summarised in Box 2 can be applied.

1

- Infiltration, which allows water to percolate into the ground and eventually restore groundwater.
- Attenuation and controlled release, which holds back the water and slowly releases it into the sewer network. This reduces the peak flow of the sewer system and prevents overflowing. This option is suitable when infiltration is not possible or where infiltration could be polluting.

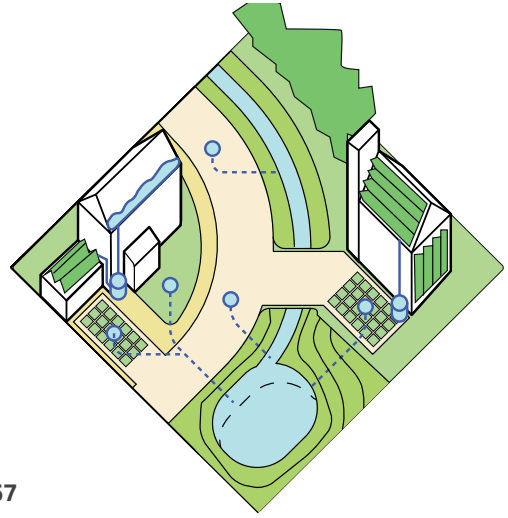

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Figure 58:
Diagram showing the best use of harvesting water systems rain garden, swales, permeable paving, green roofs, etc.

2

- Reduce runoff rates by facilitating infiltration into the ground or by providing attenuation that stores water so that it does not overwhelm water courses or the sewer network.
- Integrate into development and improve amenity through early consideration in the development process and good design practices.
- SuDS are often as important in areas that are not directly in an area of flood risk themselves, as they can help reduce downstream flood risk by storing water upstream.
- Some of the most effective SuDS are vegetated, using natural processes to slow and clean the water whilst increasing the biodiversity value of the area.
- Best practice SuDS schemes link the water cycle to make the most efficient use of water resources by reusing surface water.
- SuDS must be designed sensitively to augment the landscape and provide biodiversity and amenity benefits.

SU.05 Permeable pavements

Most built-up areas, including roads and driveways, increase impervious surfaces and reduce the capacity of the ground to absorb runoff water. This in turn increases the risks of surface water flooding. Permeable pavements offer a solution to maintain soil permeability while performing the function of conventional paving. The choice of permeable paving units must be made depending on the local context; the units may take the form of unbound gravel, clay pavers, or stone setts.

Permeable paving can be used where appropriate on footpaths, public squares, private access roads, driveways, and private areas within the individual development boundaries. In addition, permeable pavement must also follow regulations listed in Box 1.

More regulations, standards, and guidance relevant to permeable paving and SuDs can also be found in Box 2 references.

1

- Flood and Water Management Act 2010, Schedule 3.[1]
- The Building Regulations Part H – Drainage and Waste Disposal.[2]
- Town and Country Planning (General Permitted Development) (England) Order 2015.[3]

1 Great Britain (2010). Flood and Water Management Act, Schedule 3. Available at: http://www.legislation.gov.uk/ukpga/2010/29/schedule/3
2 Great Britain (2010). The Building Regulations Part H – Drainage and Waste Disposal. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/442889/BR_PDF_AD_H_2015.pdf
3 Great Britain (2015). Town and Country Planning (General Permitted Development) (England) Order 2015. Available at: http://www.legislation.gov.uk/uksi/2015/596/pdfs/uksi_20150596_en.pdf

2

- Sustainable Drainage Systems - non-statutory technical standards for sustainable drainage systems.[1]
- The SuDS Manual (C753).[2]
- BS 8582:2013 Code of practice for surface water management for development sites.[3]
- BS 7533-13:2009 Pavements constructed with clay, natural stone or concrete pavers.[4]
- Guidance on the Permeable Surfacing of Front Gardens.[5]

1 Great Britain. Department for Environment, Food and Rural Affairs (2015). Sustainable drainage systems – non-statutory technical standards for sustainable drainage systems. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf
2 CIRIA (2015). The SuDS Manual (C753).
3 British Standards Institution (2013). BS 8582:2013 Code of practice for surface water management for development sites. Available at: https://shop.bsigroup.com/ProductDetail/?pid=000000000030253266
4 British Standards Institution (2009). BS 7533-13:2009 Pavements constructed with clay, natural stone or concrete pavers. Available at: https://shop.bsigroup.com/ProductDetail/?pid=000000000030159352
5 Great Britain. Ministry of Housing, Communities & Local Government (2008). Guidance on the Permeable Surfacing of Front Gardens. Available at:https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf

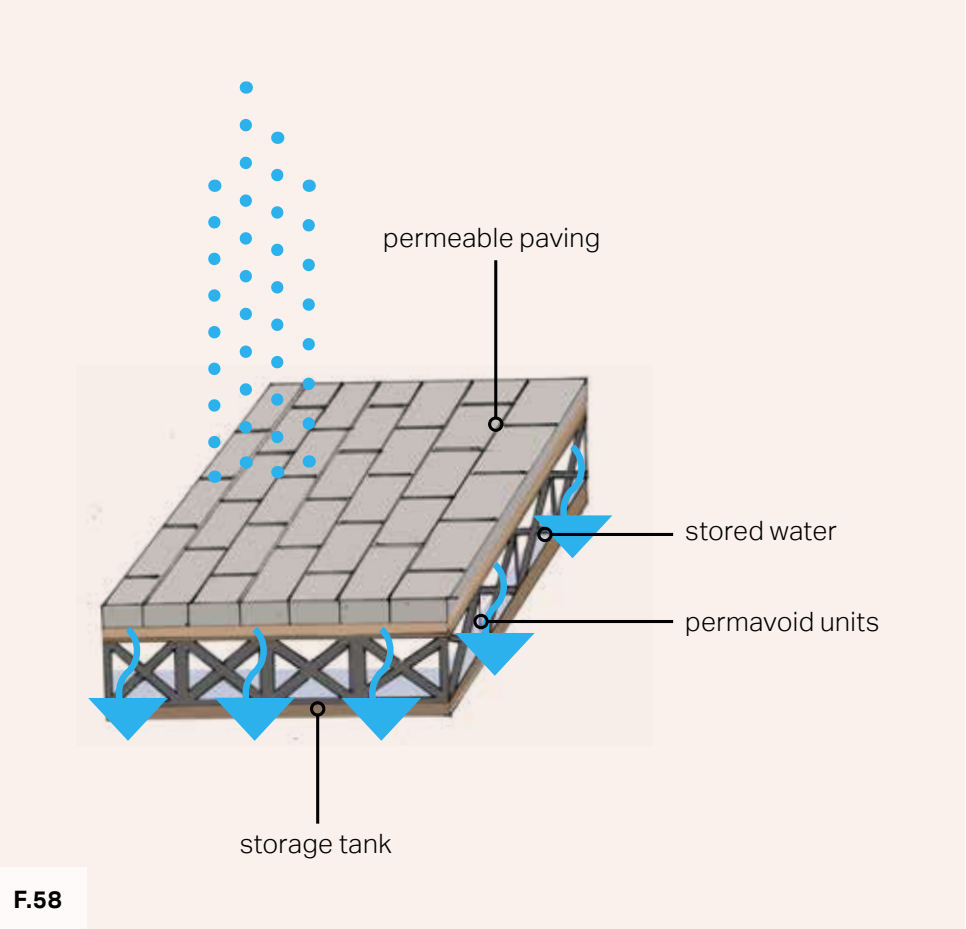


Figure 59:
Diagram illustrating the functioning of a soak away.

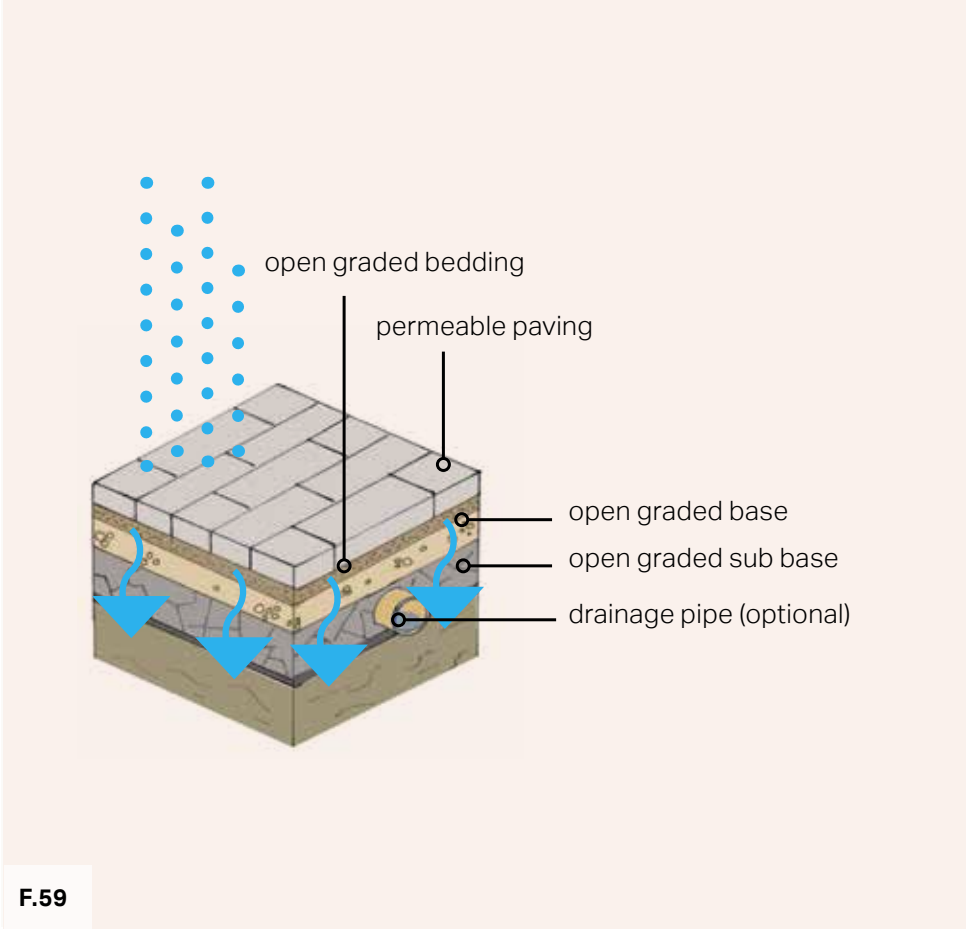


Figure 60:
Diagram illustrating the functioning of a soak away.

SU.06 Storage and slow release

Rainwater harvesting refers to the systems allowing the capture and storage of rainwater as well as those enabling the reuse in-site of grey water.

Simple storage solutions, such as water butts, can help provide significant attenuation. To be able to continue to provide benefits, there has to be some headroom within the storage solution. If water is not reused, a slow release valve allows water from the storage to trickle out, recreating capacity for future rainfall events.

New digital technologies that predict rainfall events can enable stored water to be released when the sewer has greatest capacity to accept it.

These systems involve pipes and storage devices that could be unsightly if added without an integral vision for design. Therefore, some design recommendations would be to:

Design Guidance for Storage and Slow Release of Rainwater

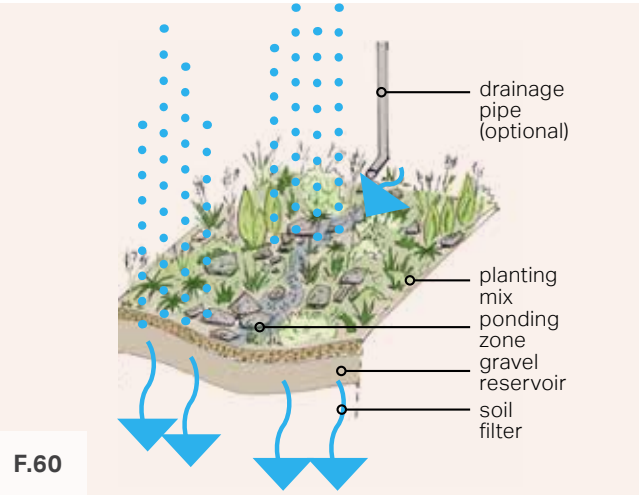
- Conceal tanks by cladding them in complementary materials.
- Use attractive materials or finishing for pipes.
- Combine landscape/planters with water capture systems.
- Underground tanks.
- Utilise water bodies for storage.

SU.07 Bioretention systems

Bioretention systems, including soak away and rain gardens, can be used within each development, along verges, and in semi-natural green spaces. They must be designed to sit cohesively with the surrounding landscape, reflecting the natural character of the Parish. Vegetation must reflect that of the surrounding environment.

They can be used at varying scales, from small-scale rain gardens serving individual properties, to long green-blue corridors incorporating bioretention swales, tree pits and mini-wetlands, serving roads or extensive built-up areas.

These planted spaces are designed to enable water to infiltrate into the ground. Cutting of downpipes and enabling roof water to flow into rain gardens can significantly reduce the runoff into the sewer system. The UK Rain Garden Design Guidelines provides more detailed guidance on their feasibility and suggests planting to help improve water quality as well as attract biodiversity.[1]



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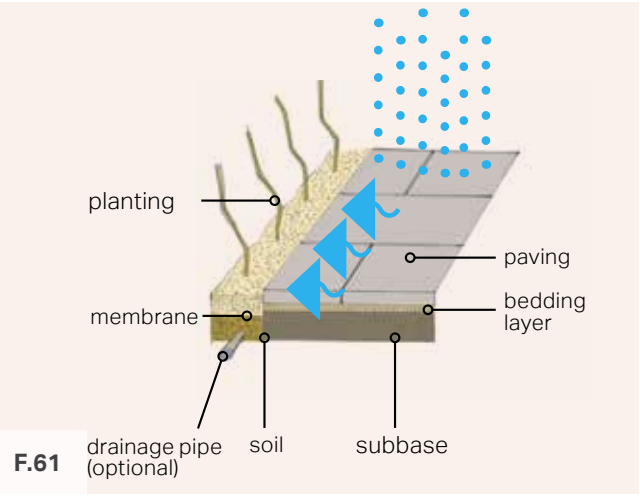

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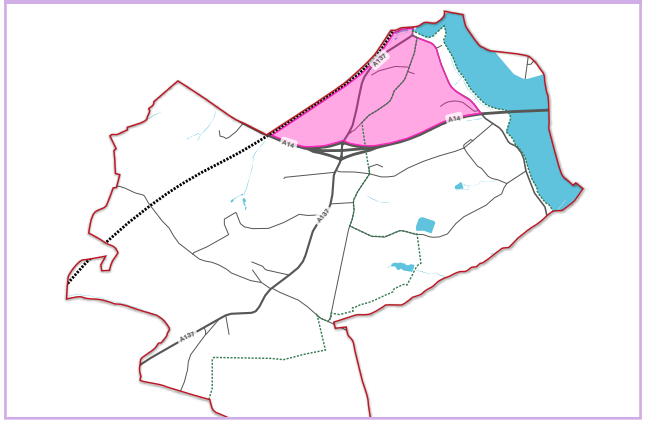
Figure 61:
Diagram illustrating the functioning of a rain garden.

Figure 62:
Diagram illustrating the functioning of a soak away garden.

1 UK Rain Gardens Guide. Available at: https://raingardens.info/wp-content/uploads/2012/07/UKRainGarden-Guide.pdf

03.3 Specific design guidance and codes for residential areas

1 Character area 1: Bourne Bridge and Bourne View



This is the most populated residential area in the village, with a unique waterfront edge to the east. It is the northern entrance to the village and includes Bourne Hill and The Strand.

Place-making

Morphology: The morphology of this character area should reflect the alignment of the main residential streets such as Bourne Hill and The Strand that runs parallel to the A137 and the waterfront.

Enclosure: The enclosure ratio should typically be 1:6 in this semi-rural area. The sense of enclosure is provided from the use of natural elements such as trees and hedges.

Legibility and wayfinding: There are two listed buildings along Bourne Hill.

Public and private space: Distinction between public and private space should be maintained with the use of boundary treatment, such as low brick walls, wooden fences and hedgerow.

Views: Views towards Bourne Hill, Ostrich Meadows, Orwell Bridge and Orwell River should be protected and enhanced where possible.

Figure 63:
Wide building enclosure with green verges and clear boundary treatments along Bourne Hill.

Figure 64:
Houses and relationship to the street and surrounding landscape along The Strand.

Building scale and form

Density: It should be in the guide range of 10-20 dwellings per hectare.

Typology: Bungalows, detached and semi-detached houses are the most common typologies found in this area.

Building heights: One to two storey buildings.

Building lines and set backs: Buildings should have some set back from the street, typically including a green verge with footpaths and private front gardens.

Front and back garden: Houses within this area should be provided with relatively large back gardens. Houses with large front gardens are more common along Bourne Hill, but less common along The Strand or the forthcoming Bourne View development.

Active frontages: Buildings should have the front facing the street and promote active frontages onto Bourne Hill or towards the waterfront along The Strand. Entrances to buildings should be accessible from the footpaths.


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Figure 65:
Bungalow housing typology.

Figure 66:
The use of green verges and footpaths as building set back along Bourne Hill.

Figure 67:
Building line with little set back along Bourne Terrace,

Figure 68:
Typically large front gardens with on-plot parking along Bourne Hill.

Figure 69:
Shorter building set back and on-plot parking with no front garden for waterfront facing houses along The Strand.

Materials and details

Roofs: The use of clay tiles and slate should be used for the roofs. The pitched roof should be encouraged in the area.

Aspect and orientation: Avoid blanc facades towards open spaces. Buildings should face onto the street and the open spaces. Housing plots should be rectangular and follow the existing urban pattern.

Boundary treatment: Low walls and fences are typically used to separate public and private space. The use of soft boundary treatments such as hedges, trees and other landscaping features are also often used in this area.

Materials: The use of red bricks and multi-tonal bricks, white and grey render, and timber detailing reflect the character of this area.

Heritage

Listed buildings: The listed buildings along Bourne Hill are the Barn, The Ostrich Inn and No.s 1 and 2 Bourne Hall. The materials and architectural details showcased by these buildings should be considered when altering existing developments or designing new development.

Figure 70:
House with red brick and slate roof (left) and white render, timber detailing, and clay tiled roofs (right) along Bourne Hill.

Figure 71:
Low brick walls and shorter front gardens for waterfront facing houses along The Strand.

Figure 72:
Use of landscaping features and low brick walls for a softer and more attractive boundary treatment along Bourne Hill.

Figure 73:
Red brick house along Bourne Hill.

Figure 74:
Houses with grey render and timber detailing along Bourne Hill.

Green and blue infrastructure

Open space: Where possible, the waterfront edge along The Strand should be protected and enhanced. Similarly, public rights of way should be protected and where possible, enhanced to create a more pleasant walking environment.

Public realm: Public amenities such as the adjoining Fox's Marina and the commercial uses surrounding it should be integrated with the existing landscape and its waterfront edge.

Access, movement and street design

Street typologies: Bourne Hill, Bourne View and The Strand are the primary residential streets within the village and should be regarded as an important focal point of the village.

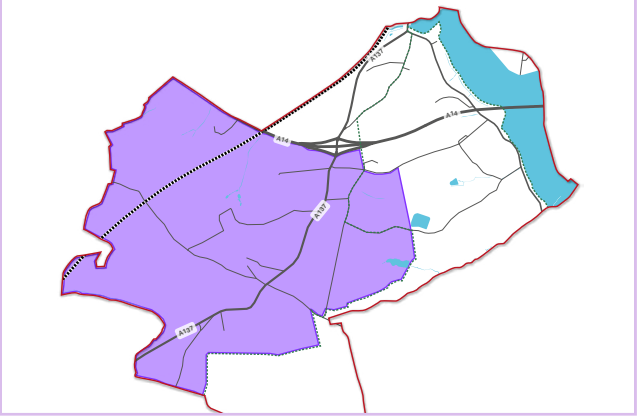
Pedestrian movement: Pavement widths in residential streets within this area should not be less than 2m wide.

Parking typologies: On-plot parking is most appropriate for this character area. Private garages are also common within this character area.

Figure 75:
View of the bridge and River Orwell waterfront edge from The Strand.

Figure 76:
Houses with private garages and on-plot parking along Bourne Hill.

2 Character area 2: The Street and Vicarage Lane



This area is much more rural and is set within the backdrop of agricultural lands and woodlands. Streets in this area are narrower and winding as they reflect the rural character and agricultural heritage.

Place-making

Morphology: The morphology of this character area should reflect the alignment of the two main streets (The Street and Vicarage Lane) that run parallel to the A14 and A137.

Enclosure: the enclosure in this area should be 1:6 with hedges and/or trees to articulate the sense of enclosure and ensure the area's rural character.

Legibility and wayfinding: Use corner houses as wayfinding or existing landscaping features.

Public and private space: clearly define public and private space with the use of boundary treatments.

Views: Where possible, views towards surrounding woodlands and open countryside should be preserved.

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Building scale and form

Density: it should range around 15 -20 dwellings per hectare.

Typology and building heights: The dominant typology in this character area should be detached houses, typically 1 to 2 storeys in height.

Building lines and set backs: Buildings are typically set back further than those found in Character area 1. However, along the narrower streets, houses are set closer to the street and less set back.

Front and back garden: houses may have large front and back gardens.

Active frontages: Buildings should have the active frontages overlooking the main streets.

Heritage

Listed buildings: Most of the listed buildings in Wherstead are concentrated within this character area, mainly along The Street. The materials and architecture details showcased by these buildings should be considered when altering existing developments or designing new development.

Figure 77:
Corner houses along the junction of The Street and Vicarage Ln.

Figure 78:
1:3 enclosure along The Street with hedges to add more sense of enclosure.

Figure 79:
View of the rolling farmlands,

Figure 80:
House with private driveway accessible from The Street showing wide building set back.

Figure 81:
Houses with minimal building set back and no front gardens along The Street.

Materials and details

Roofs and windows: The use of pitched roofs with clay tiles and slate should be used. Dormer windows are a common feature of houses in this area.

Aspect and orientation: Buildings should face the street with an accessible entrance. Corner houses should have two frontages with windows or entrances facing to both streets. Some buildings along Vicarage Lane share a plot with a private residential lane. In this case, buildings should face the private lane.

Boundary treatment: Landscaping features such as hedges are most often used for boundary treatment in this area. Where possible, this should be replicated to maintain the attractiveness of the area.

Materials: The use of red bricks and white render with timber detailing reflect the character of this area. This area has a lot of notable listed buildings and reflecting the materials used is important to protect its heritage.


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Figure 82:
House with a mix of white render and red brick walls along The Street.

Figure 83:
House with white render, dormer windows and red brick detailing along The Street.

Figure 84:
Several houses on the same plot with a private residential access lane and buildings oriented towards the AONB.

Figure 85:
Corner house with brick walls and dormer windows along The Street.

Figure 86:
Blacksmiths Corner building with timber detailing along The Street.

Green and blue infrastructure

Open space: A vast majority of this character area is open fields and woodlands that can be accessed through public right of ways. There are no formal open spaces accessible from residential areas, thus the use of PROWs, open fields and woodlands should be promoted and improved. It is advised to maintain the existing atmosphere and character where possible.

Access, movement and street design

Street typologies: The streets are mainly rural residential streets that tend to be narrower and lined with tall hedges or trees.

Pedestrian movement: There are no dedicated footpaths in this area and pedestrian movement is limited to public rights of way and bridleways around the area.

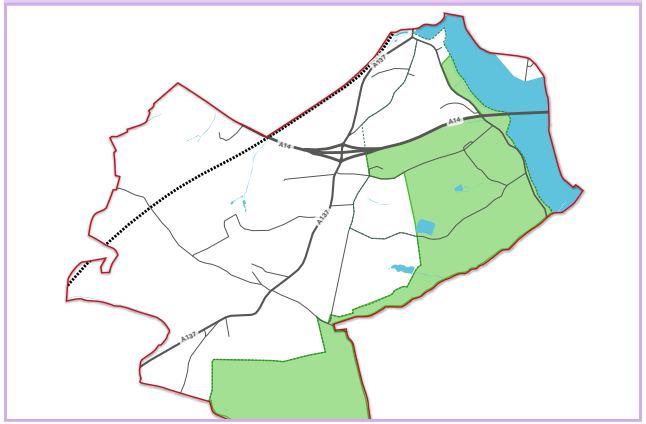
Parking typologies: On-plot parking and private garages are the most common parking typologies in this area. There are no on-street parking as roads have no sufficient width to accommodate parking and are also winding.

Figure 87:
View of the character area from above.

Figure 88:
Pannington Hall Lane lined with tall hedges and trees.

Figure 89:
The Street lined with tall hedges and trees.

3 Character area 3: Church and AONB



This area is set within the Suffolk Coast and Heaths AONB. Thus, no future developments should be supported within its boundaries.

Place-making

Morphology: The buildings and the relationship with the streets and AONB should be harmonious with the existing morphology.

Enclosure: This area has a similar rural character to character areas 1 and 2. It should follow a 1:6 enclosure ratio with hedges and trees to add to the sense of enclosure and ensure its rural character.

Views: Views towards the AONB, Orwell Bridge and River Orwell coast should be protected and enhance where possible. The views from the Church to the Orwell Estuary should also be protected.

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Building, scale and form

Density: This area should remain at a very low density as it is now. Future development within this character area will not be supported in order to maintain the character of the AONB.

Typology and building heights: There are a number of a detached houses within this character area.

Building lines and set backs: As the streets are very narrow and winding, houses are set closer to the street with a small set back.

Front and back garden: Front gardens in this area tend to be smaller whilst back garden are still large in keeping with the detached housing typology.

Active frontages: Buildings should have the front facing the street and promote active frontages.

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Figure 90:
Views along the waterfront footpath,

Figure 91:
View towards Orwell Bridge and the river in the distance.

Figure 92:
3 storey house along Redgate Lane.

Figure 93:
House with small building set back from the street along Redgate Lane.

Materials and details

Roofs: Pitched roofs with clay tiles and slate should be used for the roofs.

Aspect and orientation: Buildings should face the street with an accessible entrance along the main streets.

Boundary treatment: Low brick walls and hedges are typically used to separate public and private space.

Materials: The use of red bricks and white render with timber detailing reflect the character of this area. More attention should be given to the use of materials to respect the setting of the AONB.

Green and blue infrastructure

Open space: There are no formal open spaces within the character area. However, the B1456 provides interesting views to the waterfront with an Orwell Bridge viewpoint that should be protected and enhanced where possible. this functions as a landmark as well.

Access, movement and street design

Street typologies: The streets in this character area are very narrow and winding. They mostly give access to agricultural buildings in the area.

Pedestrian movement: There are no formal footpaths along the narrow streets. Pedestrian movement is limited to public rights of way through agriculture fields. This is in keeping with the character of the AONB should be maintained as such.

Parking typologies: The most common parking typology in this area is on-plot parking.


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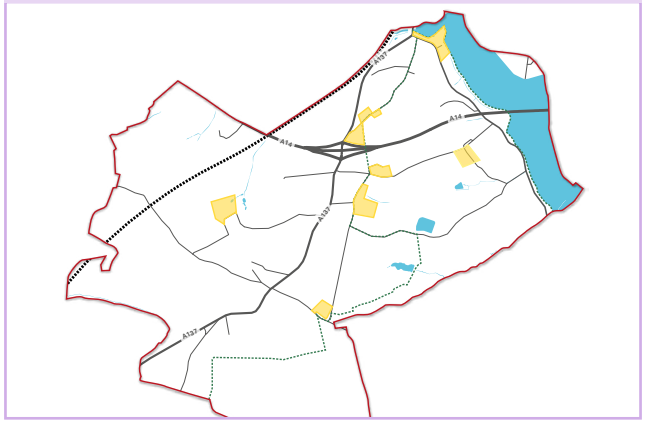
Figure 94:
Orwell Bridge viewpoint.

Figure 95:
View of the water and St. Mary's church that captures the AONB.

Figure 96:
On-plot parking example.

03.4 Specific design guidance for employment and leisure sites

4 Character area 4: Employment and Leisure Sites



All sites in Wherstead Village identified as part of this character area, and possible future developments of such, should consider the following design principles. These sites should also adhere to the general principles previously outlined.

Place-making

- Further employment or leisure developments along the A14 should be limited.
- New development should focus on the refurbishment or re-purpose of existing facilities before considering allocation of new sites.
- Where new development is planned, a range of open spaces should be provided to strengthen the connection between business sites and adjacent residential areas.
- New development will be sympathetic to its village and rural setting.

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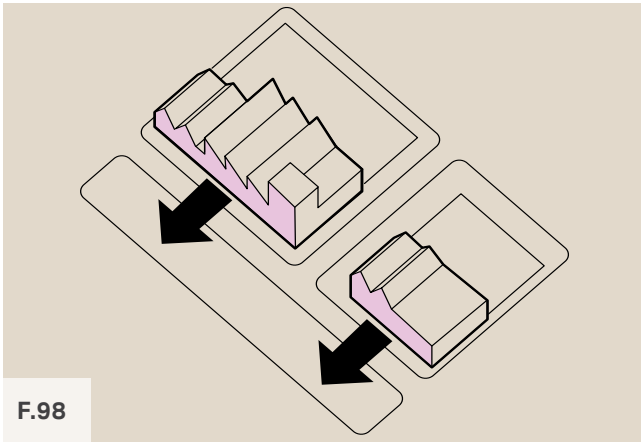
Location

- New development of employment sites should be located within settlement boundary or on previously developed land.
- Proposals which stand outside the settlement boundary or greenfield sites should be avoided whenever possible.

Site layout and frontage

Design of future employment sites should consider:

- Build with a consistent set back to neighbouring buildings to create a cohesive street character and remove the need for fences.
- Locating yard and loading spaces away from the street edge and towards the middle or rear of the site.
- Positioning active uses or operating main areas at ground floor, along the street.
- Ensure ground floor uses adjacent to the street have higher levels of visual permeability.
- Massing, heights and materials should be sympathetic and unintrusive.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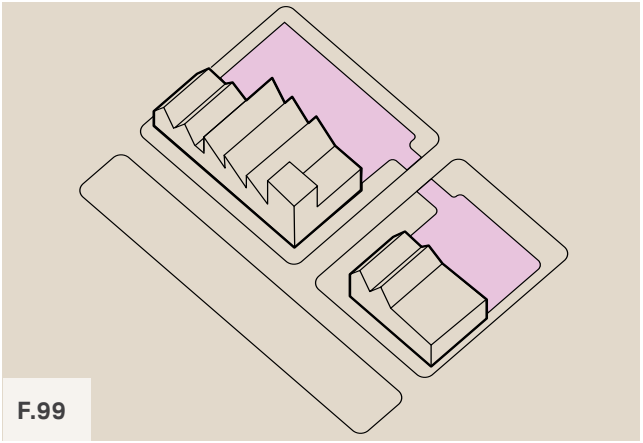
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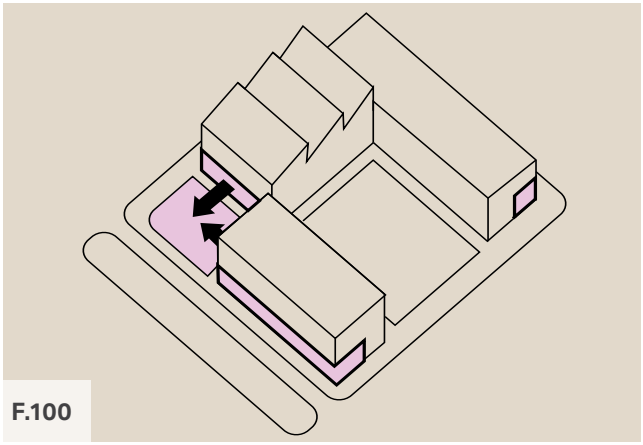
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Figure 97:
Photograph of Jimmy's Farm

Figure 98:
Photograph of Blue Cross.

Figure 99:
Diagram showing building to the edge of the plot.

Figure 100:
Diagram showing yard and loading space located to the rear.

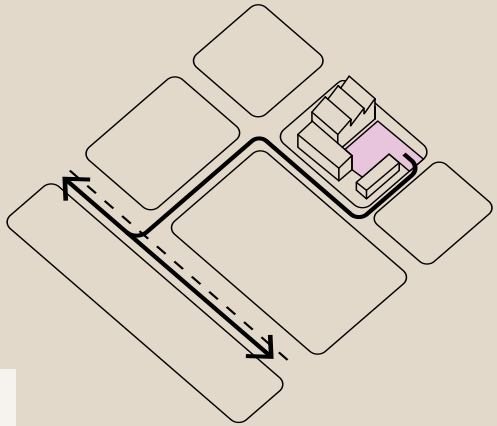
Figure 101:
Diagram showing location of active uses on the ground floor fronting the street and increasing their visual permeability.

Figure 102:
Photograph of Alton Business Park layout.

Figure 103:
Photograph of Fox's Marina.

Movement

- Ensure HGV routes connect to the strategic road network as efficiently as possible to reduce conflict between HGVs and other road users.
- Impacts on the traffic levels of the main roads in Wherstead, namely the A137 and A14, should be highly considered as well as the need for separation of traffic.
- Consideration must be given for pedestrians to access employment and leisure sites.
- Promote businesses working together to consolidate deliveries where possible to reduce HGV movements.



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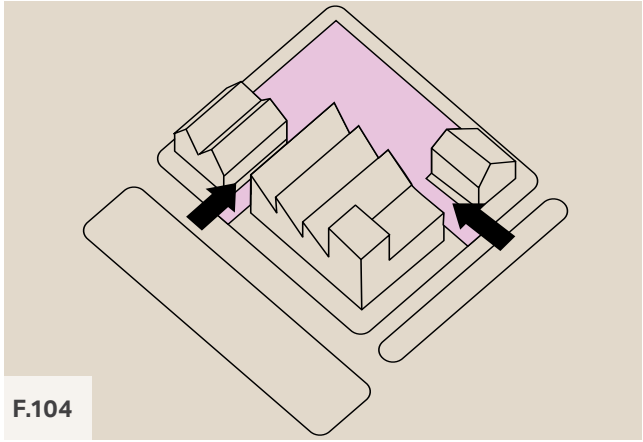
Access, yards, servicing and parking

- Provide a dedicated pedestrian entrance directly from the street and segregate servicing and pedestrian routes.
- Take advantage of sites with access from multiple sides to separate access.
- Consider shared yard to optimise space on smaller sites.
- Incorporate sufficient space for HGV turning circles within the site to prevent HGV manoeuvring on highways.
- Consider provision of shared HGV parking for units that only require occasional HGV access.
- Integrate parking within buildings and away from the street edge and separate yard-space, employee parking and visitor parking.



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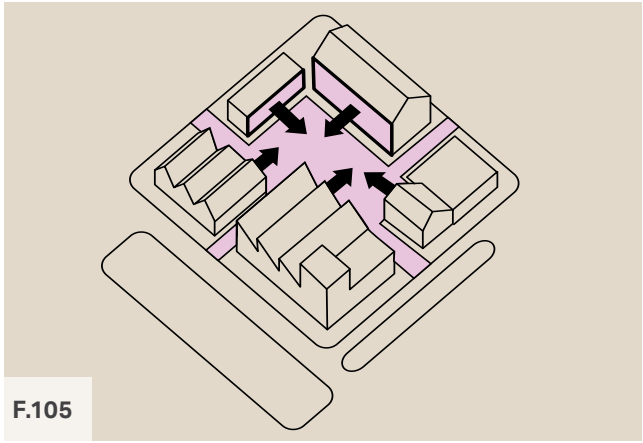

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Figure 104:
Diagram showing HGV routes connected to road network efficiently and promoting clusters of businesses to minimise impact of HGV movements.

Figure 105:
Diagram showing a favoured site with access from multiple sides to separate access points.

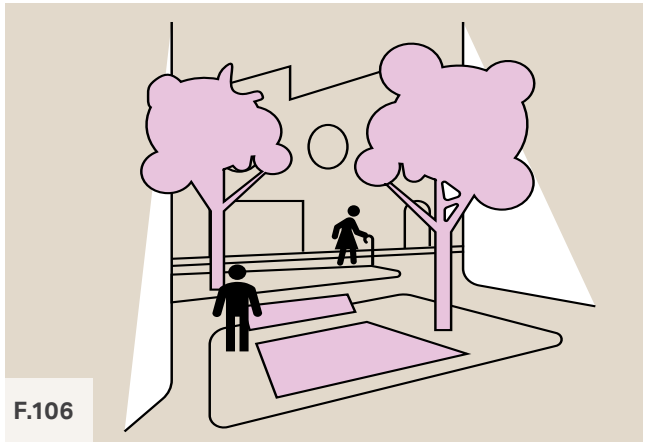
Figure 106:
Diagram showing shared yards to optimise operation space on smaller sites.

Amenity space and adjacencies

- Create well designed public spaces and meeting places, avoid creating new low quality green space at the edge of an employment or industrial site.
- Orient industrial and residential units to minimise overlooking of yard space.
- Incorporate acoustic mitigation measures such as winter gardens, high-quality windows and mechanical ventilation, triple glazing and walls into residential blocks.
- Use ancillary uses and landscaping to provide a buffer between residential and employment or industrial uses such as parking or cycle storage.
- Use landscaping to buffer sites adjacent to main roads such as the A14 or A137 to limit the noise and pollution impact of the busy roads.

Lighting

- The type and design of lighting should be appropriate to the the individual building and be respectful of the existing context.
- Avoid using visually distinct sources of illumination that result in disproportionate signage and intrusive to the countryside, such as internally-illuminated box signs and totem pole.



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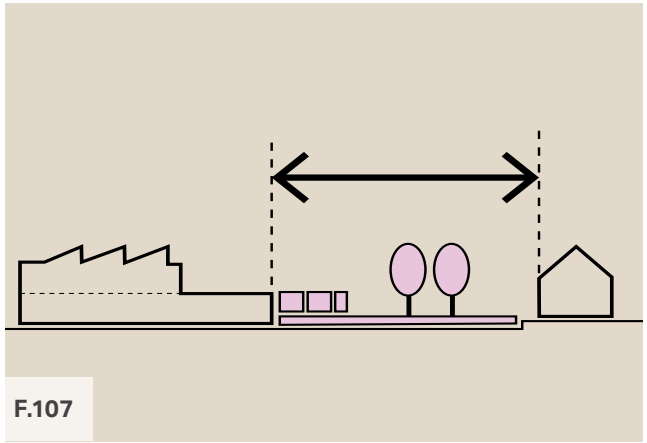

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Signage

- Maintain the signage within the established proportions and confines of the fascia board. Large box signs or additional flat boards should be avoided as they create disproportionate depth and height.
- Hanging signs should be appropriately sized in relation to the building and street. They should not dominate the pavement space. They should use an appropriate material, shape, and form avoiding large box signs.
- Hanging signs should be held by slender, well-designed brackets using a high quality material.
- In the case of corporate brands, those should be sensitive to the existing context, size and scale and use materials and textures from the local vernacular of the area.

Figure 107:
Diagram showing public spaces integrated within the employment site.

Figure 108:
Diagram showing the use of ancillary uses and landscaping to provide a buffer between residential and employment/industrial uses.

Figure 109:
Photograph of Suffolk Food Hall and its use of appropriate signage.

Delivery

04

04. DELIVERY

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

This document provides design guidance and codes for Wherstead based on an assessment of the existing built form and environmental components that characterise the Neighbourhood Plan area. This document is intended to facilitate future development in creating high quality places that respond to and complement the existing character and landscape setting of the village.

The design guidance and codes will be the mechanism by which the Neighbourhood Plan group can secure suitable, context drive developments in the village. It will give certainty to both the local communities and developers and provide them with an understanding of what is expected of new developments. It is hoped that this certainty will bring benefits - both in terms of quality and timeliness required to progress development proposals through the planning system.

The different ways in which the design guidance and codes might be used by different stakeholders are set out in the table below:

Actors	How They Will Use the Design Guidance
Applicants, developers, and landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidance as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The Design Guidance should be discussed with applicants during any pre-application discussions.
Parish Council	As a guide when commenting on planning applications, ensuring that the Design Guidance 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.