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the power of community

Elmstead

Design Guidance and Codes

Final Report
June 2022

Delivering a better world

Quality information

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Revision History

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2	28.06.2022	Review	Annabel Osborne	Locality
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0	18.03.2022	Research, site visit, drawings	Holly Turner	Urban Designer

Contents

Introduction

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1. Introduction

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

1.1 Purpose of the report

The government is placing significant importance on the quality of design through the development of design codes which aim to set standards for design upfront and provide firm guidance on how sites should be developed. The role of design guidelines and codes in the development of a Neighbourhood Plan is expressed in the NPPF 2021, paragraph 128 which states that:

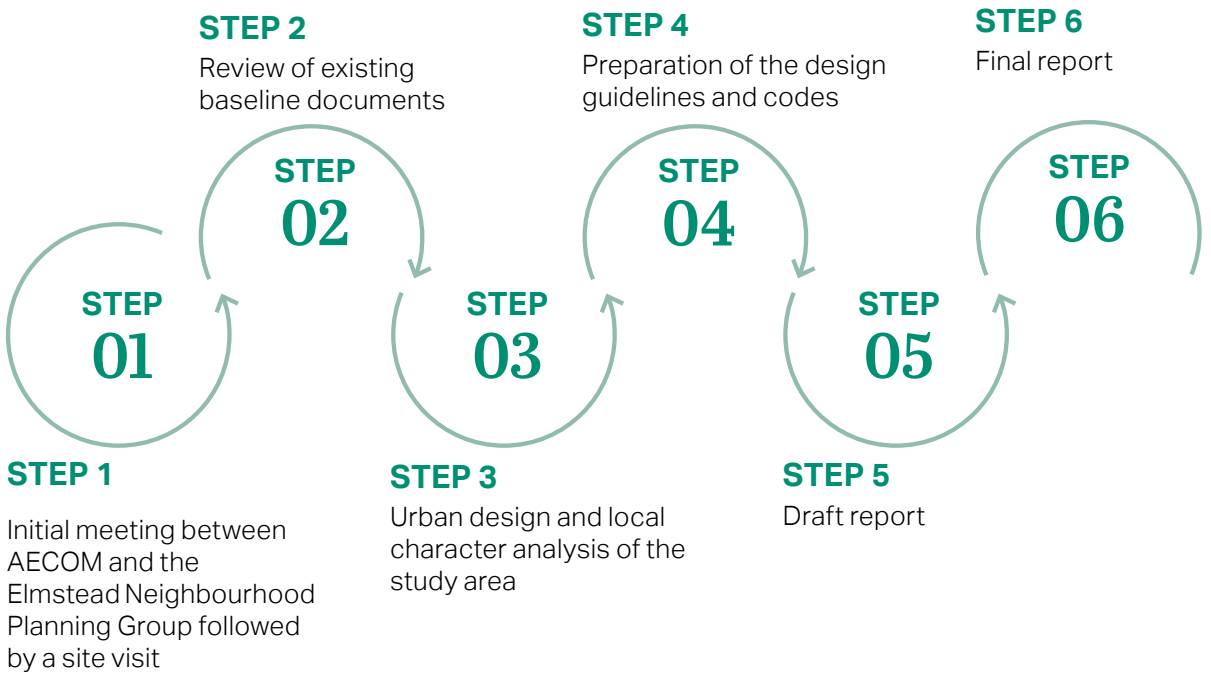
'To provide maximum clarity about design expectations at an early stage, plans... should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high-quality standard of design. However, their level of detail and degree of prescription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

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

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

1.2 Preparing the report

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



1.3 Area of study

Elmstead is a civil parish located in the Tendring district of Essex in the east of England. It lies 3km north east of Wivenhoe and 6km east of Colchester. The main built-up area within Elmstead is Elmstead Market a village which is located centrally within the parish.

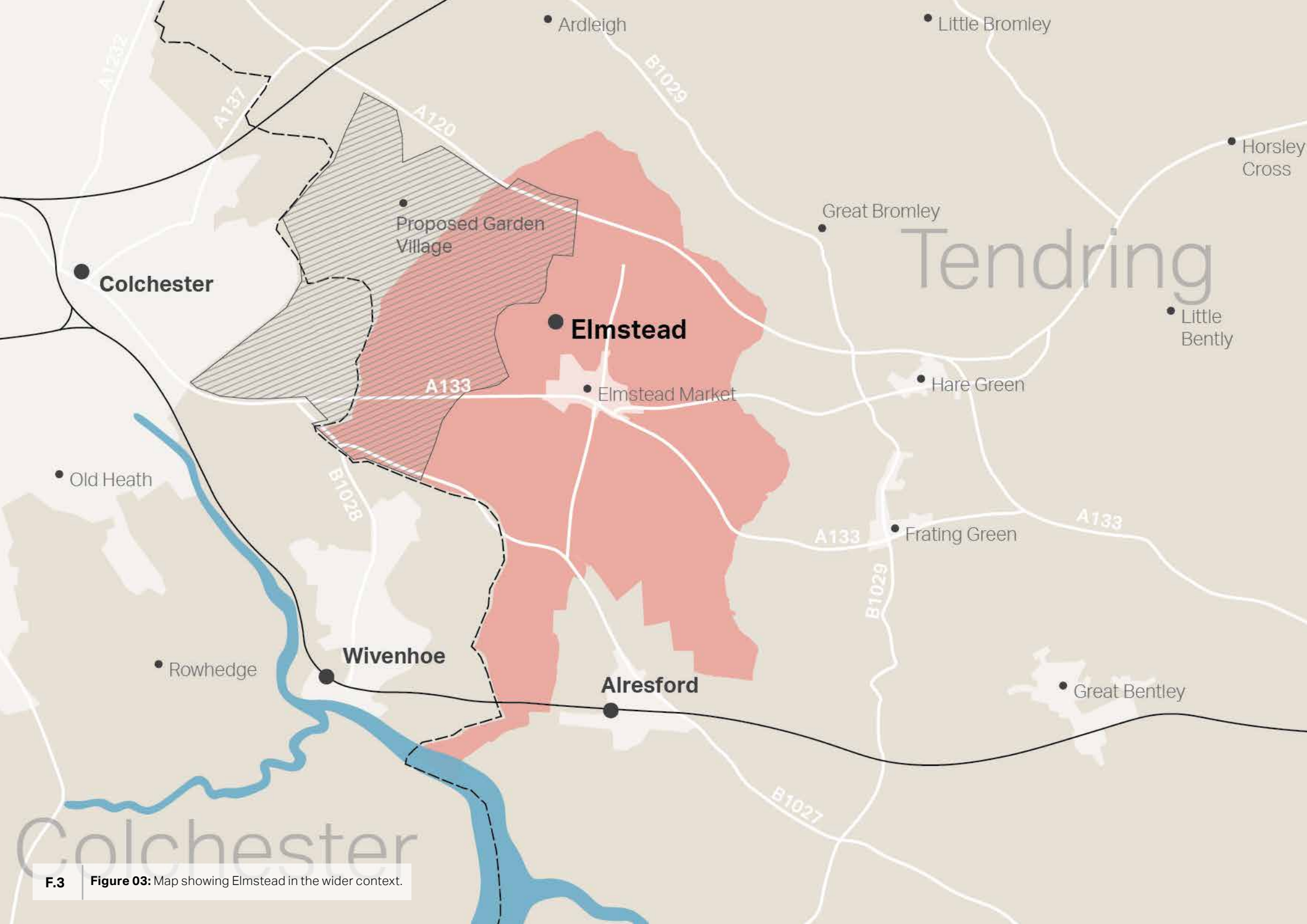
The original name of the village was Almesteada and dates back to the time of the Saxon King Edward the confessor, however by the 13th Century it had become Elmstead. Historically, Elmstead was a farming community and still is to this day. Prior to the development of the railway to the south of Elmstead it was a wealthy area, however it was subsequently overtaken by Wivenhoe and Alresford due to their proximity to the railway line.

Elmstead could potentially see a lot of growth in the coming years due to the proposed garden village that lies to the west of the parish partially in Colchester and partly in the Tendring District. Although the garden village falls partly within the neighbourhood area this document does not seek to influence the design of the garden village.

There are also a number of approved housing developments within the parish, mostly on the outskirts of the village and will form extensions to the village. The remainder of the neighbourhood area is made up of countryside with the occasional farmhouse or cluster of a few houses. Therefore, outside of the village there is a more rural feel to the area.

Figure 01: Existing village hall within Elmstead.

Figure 02: Traditional cottage within the centre of Elmstead.



F.3 **Figure 03:** Map showing Elmstead in the wider context.

Policy Review

02

2. Policy Review

2.1 National planning policy and guidance

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

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

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

2021 National Model Design Code DLUHC

This report provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on 10 characteristics of good design set out in the National Design Guide. This guide should be used as reference for new development.

2020 - Building for a Healthy Life Homes England

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

2019 - National Planning Policy Framework DLUHC

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

2019 - National Design Guide
DLUHC

The National Design Guide (Ministry of Housing, Communities and Local Government, 2019) illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

2007 - Manual for Streets
Department for Transport

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

2.2 Local planning policy context

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

Elmstead lies within the District of Tendring which has an adopted local plan from 2007. More recently Tendring is working with neighbouring districts Braintree and Colchester to address strategic planning matters. Collectively they are known as the North Essex Authorities and have produced the Tendring District Local Plan 2013-2033 and Beyond: North Essex Authorities' Shared Strategic Plan. Section 1 of the plan was adopted in January 2021 and Section 2 was adopted in January 2022.

2021 - Tendring District Local Plan 2013-2033 and Beyond: North Essex Authorities' Shared Strategic Section 1
North Essex Authorities

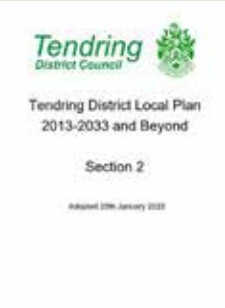
Section 1 of the local plan sets out the need for a strategic approach and covers cross boarder opportunities and challenges. In particular section 1 focuses on cross boundary garden communities such as the one boarding Colchester and Tendring that will have an impact on Elmstead as it falls within the parish boundary.

2021 - Tendring District Local Plan 2013-2033 and Beyond: Section 2

Tendring District Council

Section 2 covers local policies for the Tendring District, identifying the main characteristics of the district and its challenges. The plan sets out the vision with strategic priorities for achieving sustainable development and planning for economic growth.

The Local Plan also provides a broad framework of policies and proposals for individual communities to add further detail and local requirements through the preparation of a Neighbourhood Plan, which is currently being done in Elmstead.



Neighbourhood Area Context Analysis

03

3. Neighbourhood Area Context Analysis

This section outlines the broad physical, historic and contextual characteristics of the Neighbourhood Area as well as focusing in on the main built up area, Elmstead Market.

3.1 Access and movement

Elmstead is set in a fairly rural area, however it is located nearby to a number of towns including Colchester to the west. Due to its location the main routes in and out of the parish and the village Elmstead Market are via road.

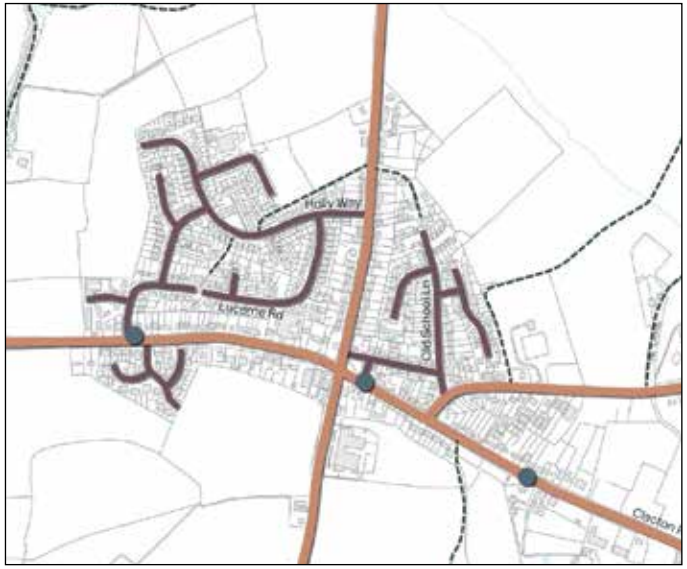
The main road through the village is the A133/ Clacton Rd connecting Elmstead to Colchester to the west and Clacton-on-Sea to the east. This is a busy road through the centre of the village with fast moving traffic. The A120 runs east to west through the north of the neighbourhood area and prevents some through traffic running through the village. Due to these convenient connections many residents travel by car to nearby towns for work.

There is a road that runs north to south through the village centre, School Rd/ Church Rd. This connects to Alresford to the south and creates a crossroad in the centre of the village which acts as a focal point. Within the village there are also a number of local roads that are used by the residents as most are not through routes but cul-de-sacs.

There are some Public Right of Ways connecting the village to the surrounding countryside mainly to the north and to the south.

To the south of the neighbourhood area lies a railway line with frequent connections to Colchester and London to the west and Frinton-on-Sea and Walton-on-the Naze to the east. The nearest train station is Alresford station to the south which is roughly 5.5km from the village.

There are several bus services that run through the village with three bus stops along the A133/ Clacton Rd. The bus routes go to Colchester to the west and Clacton-on-Sea or Jaywick to the south east.



KEY

- Neighbourhood area boundary
- Water body
- Primary road
- Secondary road
- Local road
- PRoW
- Railway line
- Railway station
- Bus stop

A120
Slough Rd
Church Rd
Tye Rd
A120
Bromley Rd
Clacton Rd
A133
Elmstead Rd
School Rd
Clacton Rd
Wivenhoe
Alresford
N
0
500m

F.4 | **Figure 04:** Access and movement within Elmstead with inset of Elmstead Market.

3.2 History and heritage

There has been a settlement in the Elmstead area since the Saxon times and is mentioned in the Doomsday Book of 1086. Traditionally, Elmstead was a farming community, which is still present today. Much of the landscape and housing derives from its agricultural roots.

Historically there were three distinct areas within Elmstead known as Elmstead, Elmstead Market and Elmstead Heath. The area known as Elmstead Heath at the southern end of School Road was given to Alresford in the 1940s, therefore is no longer part of Elmstead.

The area known as Elmstead was to the north of the parish surrounding the Grade II* listed Elmstead Hall and the Grade I listed Church of St Anne and St Lawrence. Elmstead Market the third historical area, now considered the core of the village was developed around the crossroad which was the site of the original market. Subsequently, this encouraged houses and cottages to be built around the village green near the crossroad. This area of housing depicts much of the village's traditional character.

In more recent years ribbon development has taken place along the A133 that runs east to west through the village, extending the village in both directions.

There are a number of listed buildings within the neighbourhood area. There is a cluster of Grade II listed buildings within the village as well as some scattered throughout the rest of the parish. To the south east of the village there is a registered park and garden, the Beth Chatto gardens named after Beth Chatto an award-winning garden designer who chose to live in the village after falling in love with the parish. Just outside of the parish boundary to the west there is also Wivenhoe Park which is also listed.

There are also some buildings within Elmstead that are not nationally recognised but have local significance to the community and local character.

Figure 05: The Church of St Anne and St Lawrence, Grade I Listed Building.

Figure 06: Glen Cottage, Grade II Listed Building.

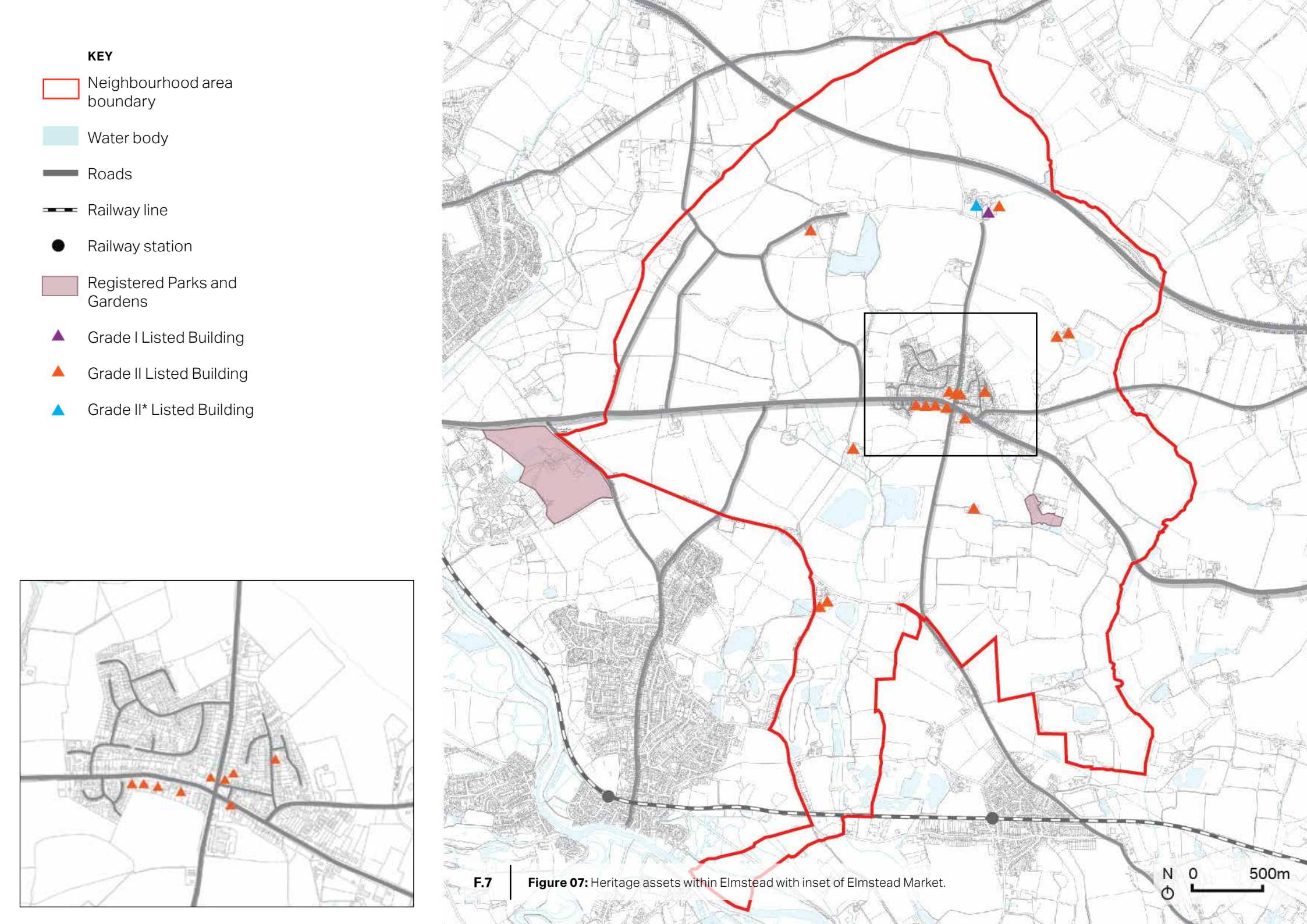


Figure 07: Heritage assets within Elmstead with inset of Elmstead Market.

3.3 Landscape and green infrastructure

Elmstead has a countryside setting with various landscape and green infrastructure elements. There are scattered areas of woodland within the neighbourhood area, some of which contain ancient woodland which should be protected. Some of these wooded areas are also local wildlife sites.

The Woodland Trust have planted young trees to the west of the village to create a new woodland providing a valuable resource for local people and wildlife such as breeding barn owls and buzzards. There are a number of important views throughout the neighbourhood area, as identified by the Neighbourhood Planning Group, some of which look out to the open countryside, others to the woodland and some overlook the green spaces within the village.

Elmstead Market has some open green spaces within the village including a cricket ground to the north and school playing fields to the south. In the centre of the village there is the village green to the north of the A133 as well as a strip of green space to the south of the A133.

The location of the green spaces within the village and the footpaths around the village could offer an opportunity to connect the green spaces in and around the village.

Figure 08: View across the cricket pitch.

Figure 09: Footpath along the village green.

F.10 **Figure 10:** Landscape and green infrastructure within Elmstead with inset of Elmstead Market.

3.4 Character areas

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

The village makes up five of the character areas: the village centre, village gateways, general neighbourhood, 20th Century estate and modern estates. The remaining character area, the countryside identifies any buildings outside of the development boundary of the village, as any development in this area will need to be sensitive to its landscape and countryside setting.

Character area	Area characteristics
Village centre	This area is centred around the historic crossroad and the two parts of the village green to the north and to the south of the road. Houses are arranged with their primary facades facing the green which is characteristic of this character area. The main amenities within the village are located along the main road including Budgens, the petrol station and the village hall. The houses are more traditional with some thatched cottages.
Village gateway	The entrances to the village from the east and the west have wide streets with fast moving traffic. The houses are generally two-storey with generous front gardens and large setbacks from the road. They are mostly detached houses with gaps in between creating a sense of openness.
General neighbourhood	This area has a green character with a mixture of two-storey houses and bungalows. The streets are generally quieter with a footpath on one or both sides of the road. There is often a large setback from the street with vegetated front gardens. Many of the boundary treatments use hedges which contributes to the green feel of the area.
20th Century estate	This area has mainly been built in the later half of the 20th Century with many of the buildings having a 70s style of light coloured brick and shallow pitched roofs making it highly distinctive from other parts of the village. The houses are fairly uniform with a strong building line and consistent setback from the road with a front garden.
Modern estate	This small area consists of a more modern development. The houses are situated close together with only a small setback from the street often with no front garden just a paved area for car parking. This area has a more suburban feel due to the higher level of enclosure along the street, which is not part of the character of Elmstead, however the orientation of the dwellings to face onto an open green space is characteristic of Elmstead.
Countryside	This area covers the parish area outside of the village, therefore it has a mostly open character with a green landscape. There are scattered farmhouses and the occasional dwelling or small cluster of housing. The houses in this area are generally setback from the road and do not negatively affect the surrounding landscape setting.

KEY

- Neighbourhood area boundary
- Water body
- Roads
- Railway line
- Railway station
- Approved housing development
- Village centre
- Village gateway
- General neighbourhood
- 20th Century estate
- Modern estate
- Countryside

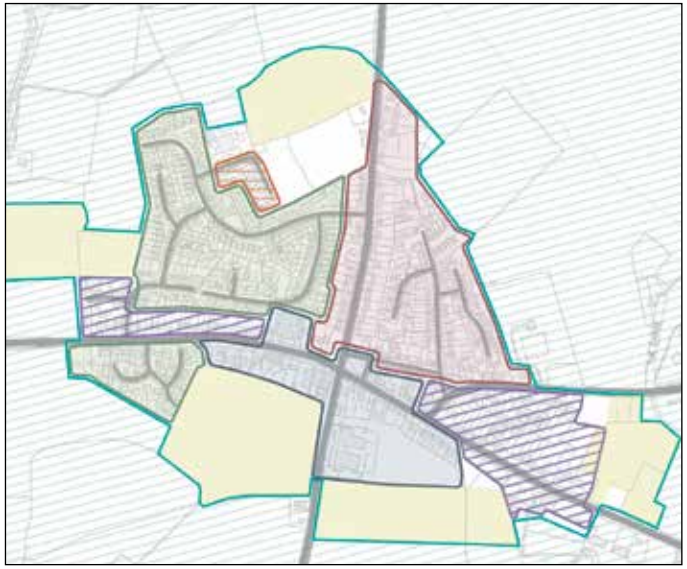


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Figure 11: Character areas within Elmstead with inset of Elmstead Market.

Figure 12: Crossroad in the village centre.

Figure 14: Large setbacks and consistent boundary treatments in the general neighbourhood.

Figure 16: Modern estate housing overlooking green space.

Figure 13: Wide road and houses with gaps in between in the village gateway.

Figure 15: Uniform bungalows with front gardens in the 20th Century estates.

Figure 17: Individual house set within the countryside.

Design guidance & codes

04

4. Design guidance & codes

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

4.1 Introduction

The guidance and codes provided in this section outlines expectations that applicants for planning permission in the neighbourhood area will be expected to follow in relation to design.

This section sets out the guidelines and codes that can be applied to the whole neighhourhood area relating to the local pattern of streets and spaces, building traditions and materials as well as the natural environment, all of which help to determine the character and identity of the existing built environment and any new development.

4.1.1 The Codes

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

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

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

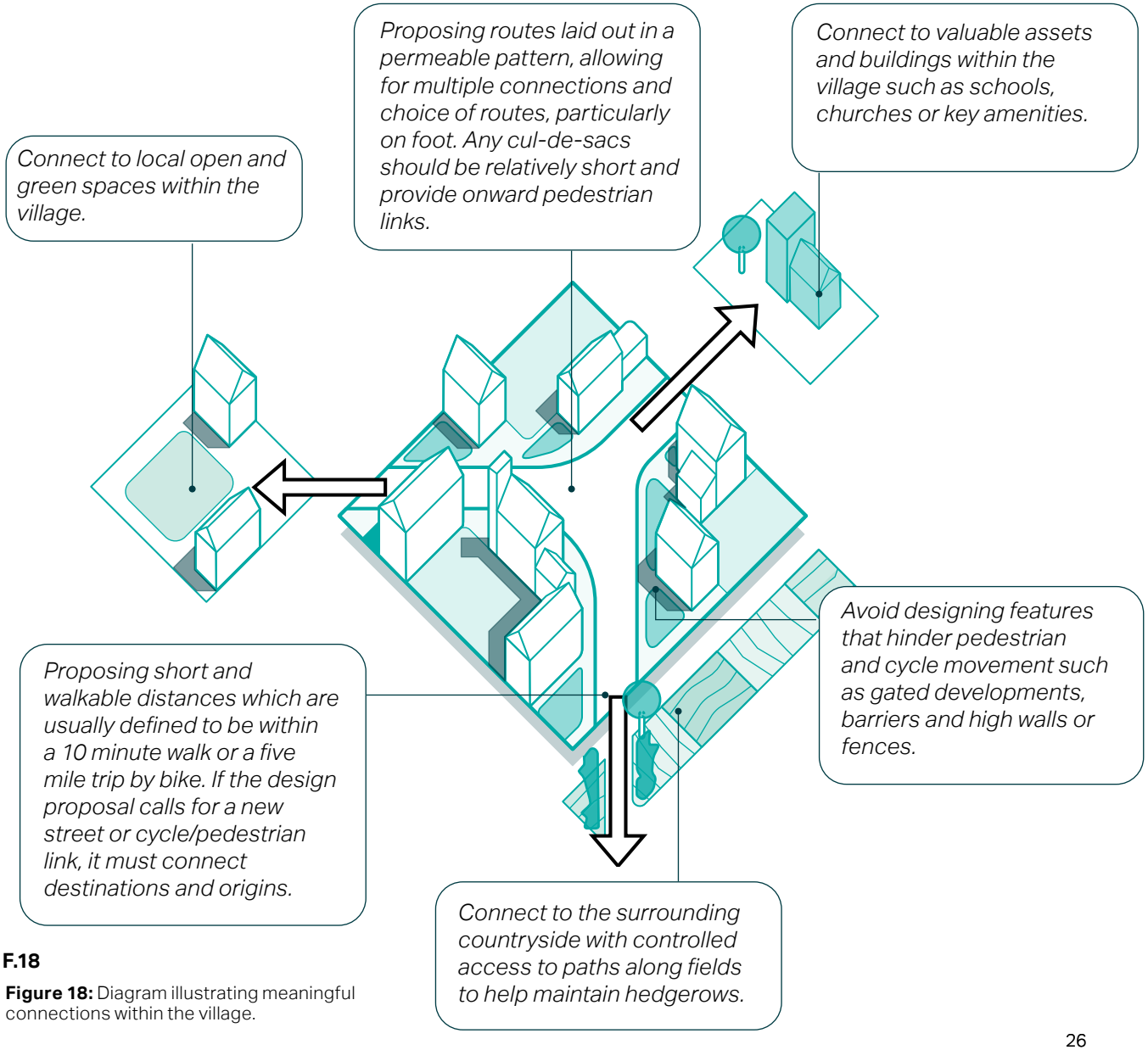
Theme	Code	Title
Strategic design	SD1	Provide meaningful connections
	SD2	Pattern of development
	SD3	Settlement edges
	SD4	Heritage assets
	SD5	Views and landmarks
Built form	BF1	Enclosure
	BF2	Building lines and boundary treatments
	BF3	Corner buildings
	BF4	Overlook public space
	BF5	Roofline and building heights
	BF6	Architectural details, materials, and colour palette
	BF7	Waste storage and servicing
	BF8	Infill development
	BF9	Extensions and alterations
	BF10	Housing mix
Access and movement	AM1	Prioritise walking and cycling
	AM2	People friendly streets
	AM3	Parking typologies
	AM4	Legibility and wayfinding
	AM5	Street lighting
Landscape, nature, open space	LO1	Create a green network
	LO2	Landscaping and trees
Sustainability and climate change	SC1	Sustainable buildings
	SC2	Water management

4.2 Strategic design

SD1. Provide meaningful connections

Elmstead Market has a good network of footpaths connecting the village to the surrounding countryside. Within the village connections can be improved to provide various routes to encourage walking and cycling. Good practice favours a generally connected street layout that makes it easier to travel by foot, cycle, and public transport.

A more connected pattern creates a 'walkable neighbourhood' were routes link meaningful places together. New development in Elmstead should seek to connect to the existing village and create easy direct routes to existing services and amenities. New development should improve the existing street network by:



F.18

Figure 18: Diagram illustrating meaningful connections within the village.

SD2. Pattern of development

There is a settlement boundary surrounding the main built-up area of the village, indicating that development should take place within this boundary in order to preserve the countryside and avoid coalescence with neighbouring villages and towns. Some guidance for the pattern of development with Elmstead includes:

- Any future development should seek to conserve and enhance the character of the existing settlement in terms of form and character as well as reflecting the local context and making a positive contribution to the existing built form.
- Proposals for development outside of the settlement boundary will only be supported if they are appropriate to a countryside setting.

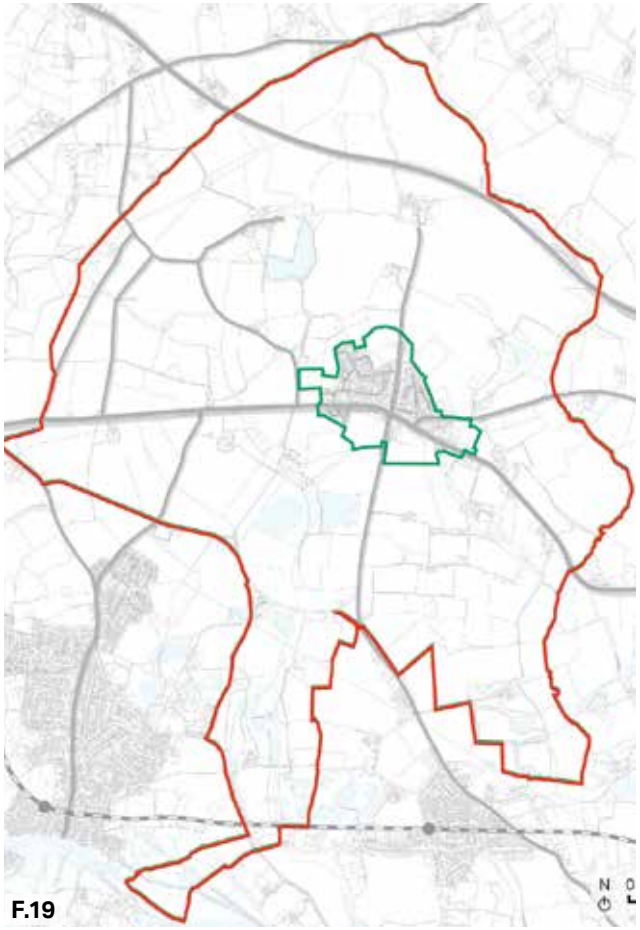
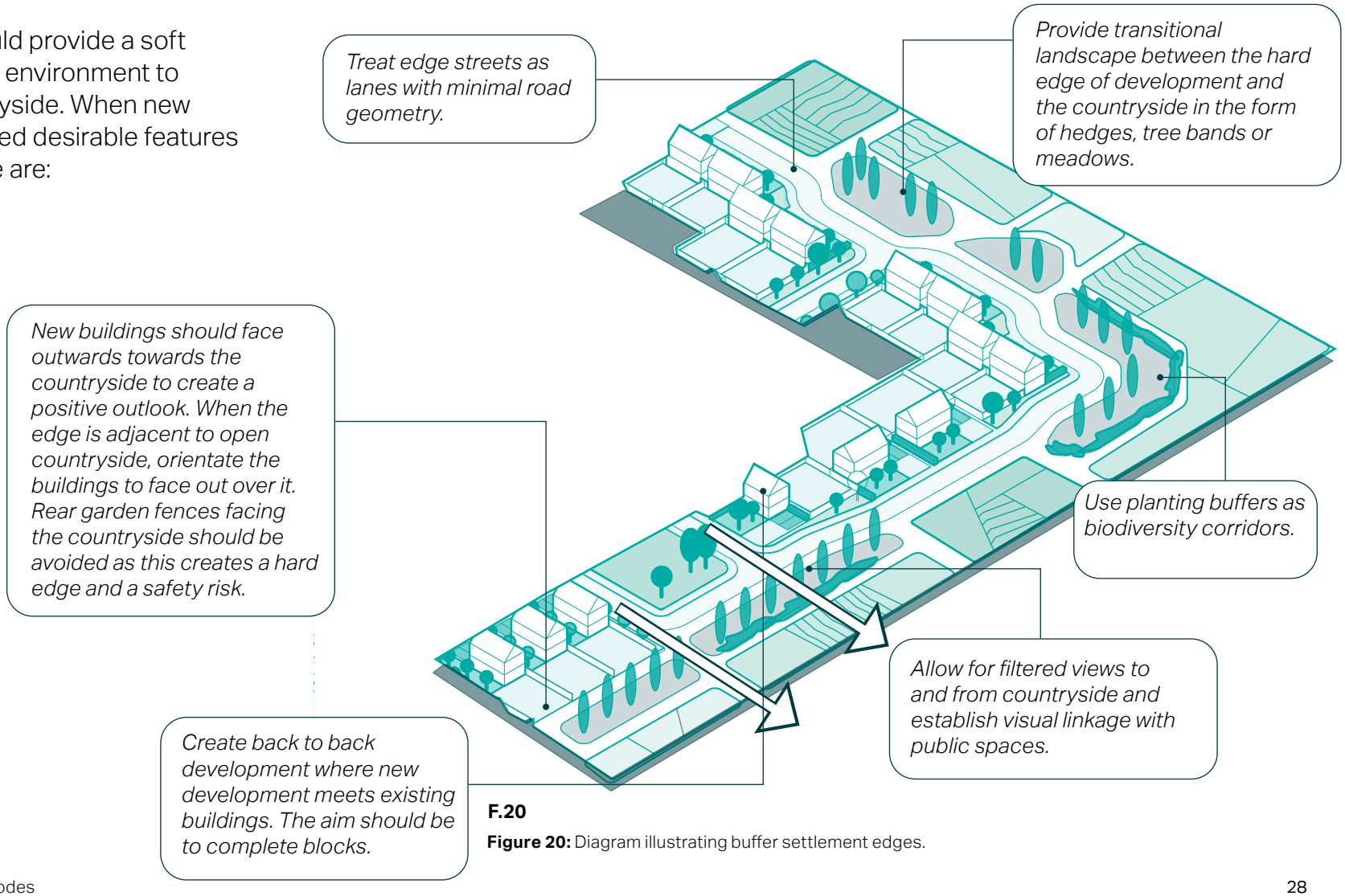


Figure 19: Settlement boundary shown in green surrounding the village.

SD3. Settlement edges

Settlement edges should provide a soft transition from the built environment to the surrounding countryside. When new development is proposed desirable features for the settlement edge are:



F.20

Figure 20: Diagram illustrating buffer settlement edges.

SD4. Heritage assets

Elmstead has a long history which has resulted in a number of heritage assets that are essential to its character. The numerous listed buildings and their settings as well as non-designated local heritage assets and their historic features must be respected. Any proposed development should be sympathetic to the design and historical significance of these assets.

- New development will need to respect and respond to the historical context of the immediate surroundings as well as the wider area.
- Development which affects any designated and non-designated heritage asset must demonstrate how local distinctiveness is reinforced.
- Particular consideration shall be given to maintaining their role in framing, punctuating or terminating key views through, out of and into the village. As well as key views to the surrounding landscape.
- Consideration should also be given to the retention of open spaces and gaps between buildings to sustain the historic form and pattern of development as well as the setting of the heritage assets.

Figure 21: Church of St Anne and St Lawrence, Grade I listed building.

Figure 22: War memorial located on the village green.

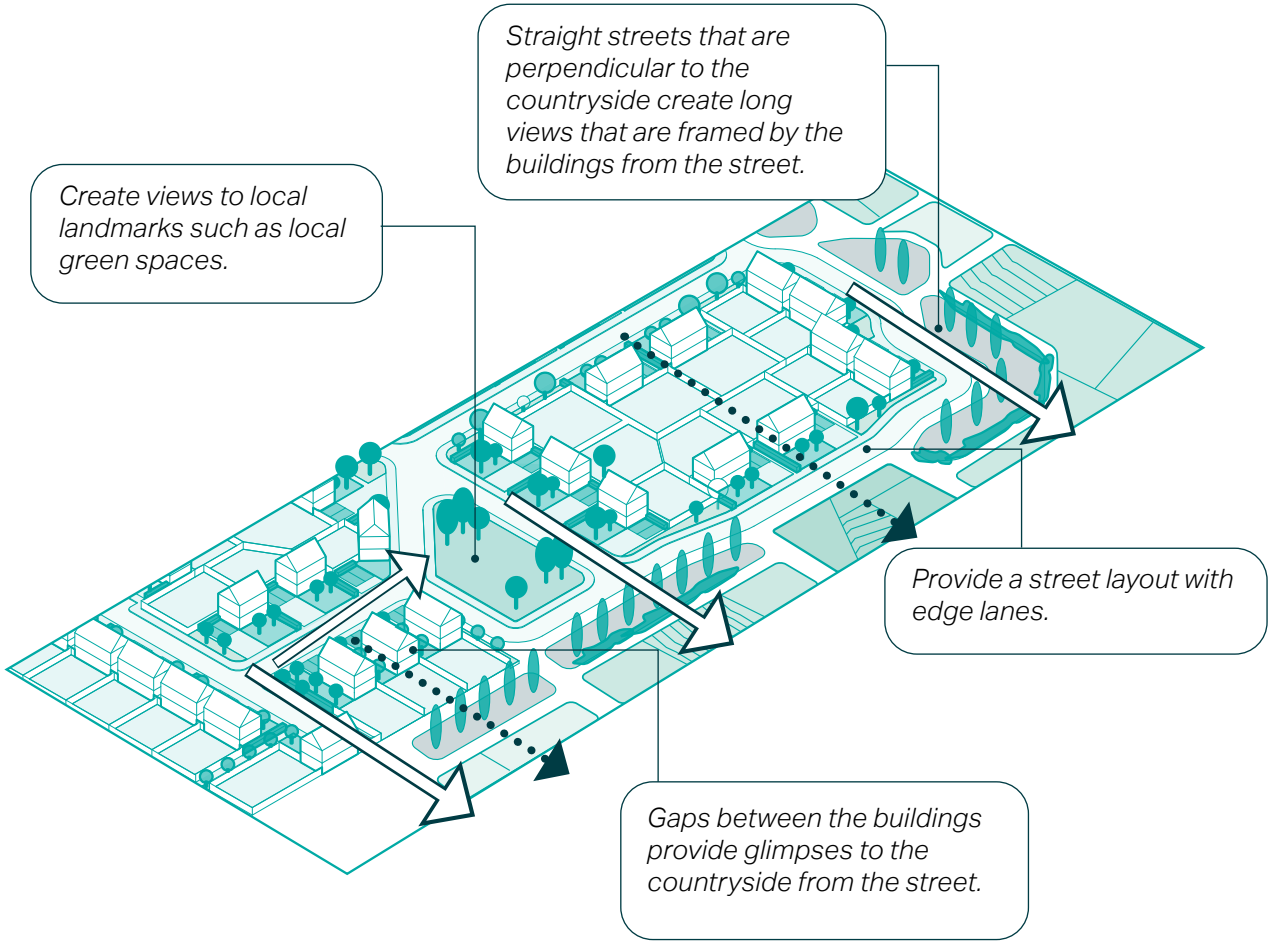
SD5. Views and landmarks

Within Elmstead a number of important views have been identified that contribute to the character of the area. Therefore, new development should seek to minimise any negative impact on these views.

Furthermore, new development should aim to create views by providing framed moments within the built environment of landmarks, green space or the open countryside.

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

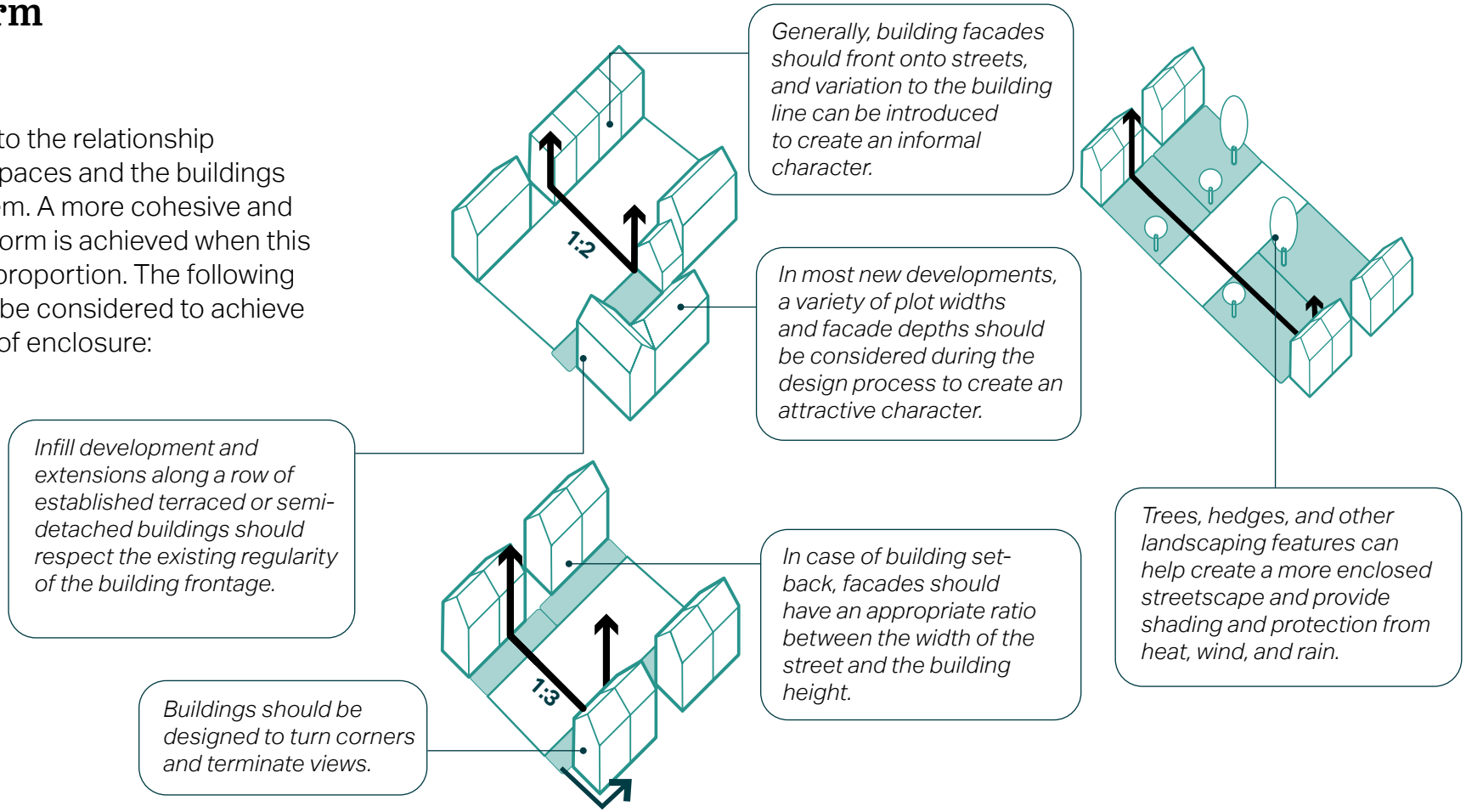
Streets should be perpendicular to the open countryside to create long views along the street. This allows everyone to enjoy the countryside views and enhances legibility through orientation in relation to the open space.



4.3 Built form

BF1. Enclosure

Enclosure refers to the relationship between public spaces and the buildings that surround them. A more cohesive and attractive urban form is achieved when this relationship is in proportion. The following guidance should be considered to achieve the desired level of enclosure:



F.23

Figure 23: Diagrams showing different levels of enclosure created by building heights and street widths.

BF2. Building lines and boundary treatments

Building Lines

Within Elmstead there is often a strong building line along the street which reinforces the sense of continuity and helps to define the character of the street.

The building line along a street should generally be consistent and form a unified whole, allowing for subtle variations with recesses and protrusions. This provides variety and movement along the street. Some other guidelines for building lines are:

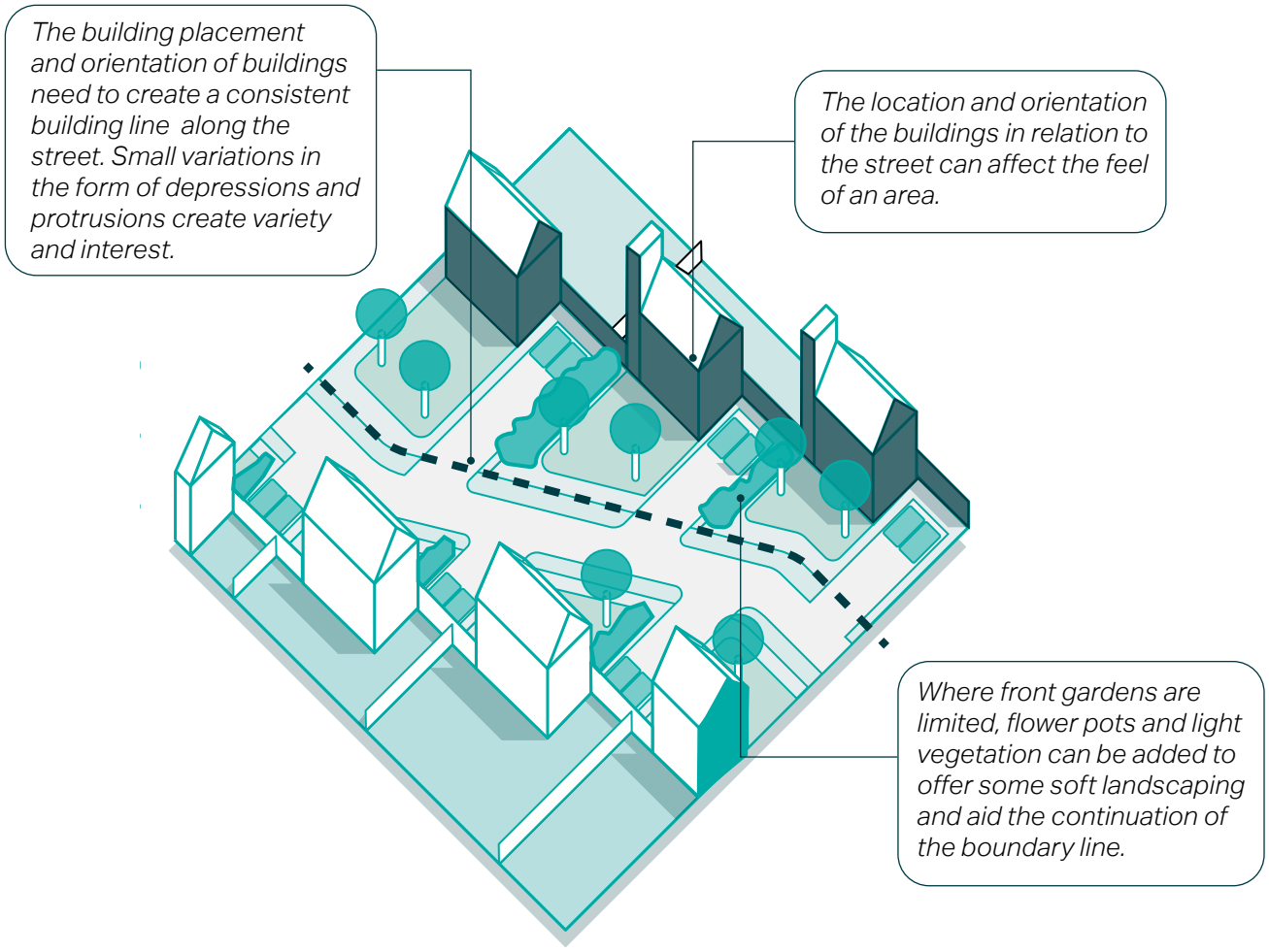


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Figure 24: Diagram showing a continuous building line.

Boundary Treatments

The use of boundary treatments throughout Elmstead varies between the different character areas, however the areas with the most cohesion within Elmstead generally make use of consistent boundary treatments. Therefore, boundary treatments should be used at the plot edge to bring a sense of continuity to the street.

Boundary treatments also provide good separation between the public and private domains. Therefore, having no form of boundary treatment should be avoided.

Properties should have a front garden or privacy strip ranging from 1 to 6m in depth to create the desired amount of enclosure along the street.

Using a range of high-quality materials such as brick, hedgerows, ironmongery, planting, or a combination of these along the property edge bringing cohesion and provided visual interest. In addition, the height of the boundary treatment should not intrude on neighbouring views and lighting.

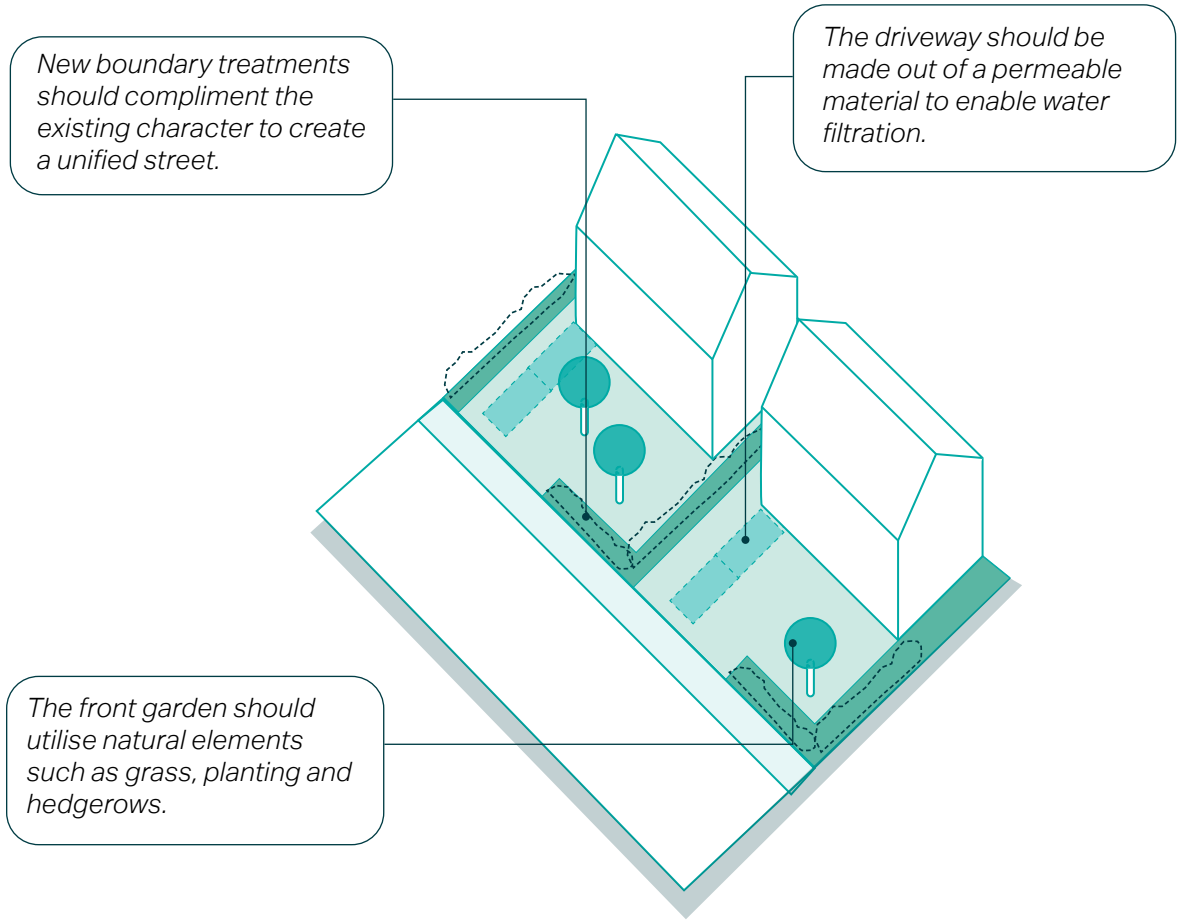

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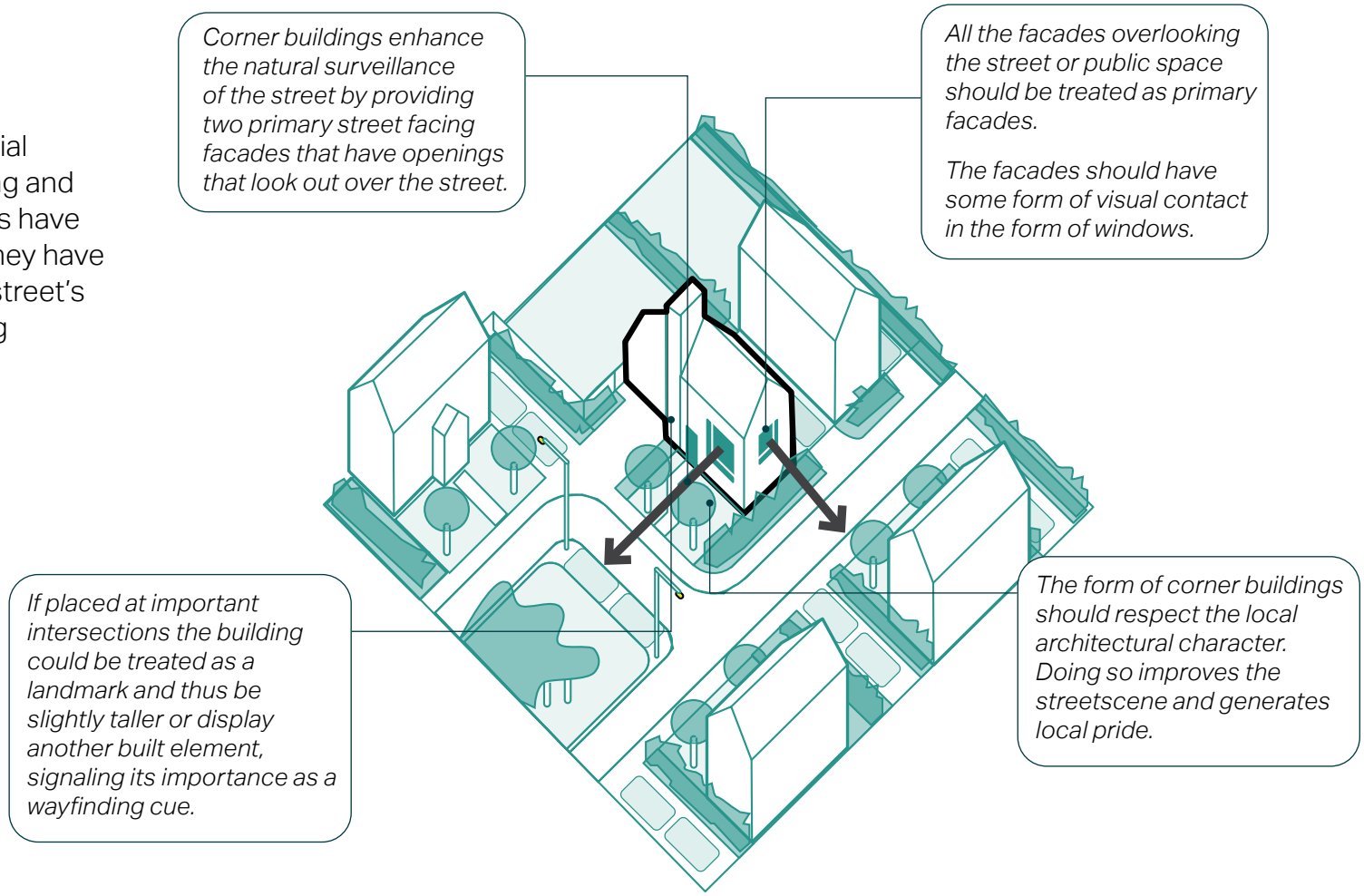
Figure 25: Diagram illustrating boundary treatments.

BF3. Corner buildings

Corner buildings are one of the crucial aspects of a successful visual setting and built environment. As these buildings have at least two public facing façades, they have twice the potential to influence the street's appearance. Therefore, the following guidelines apply to corner buildings:

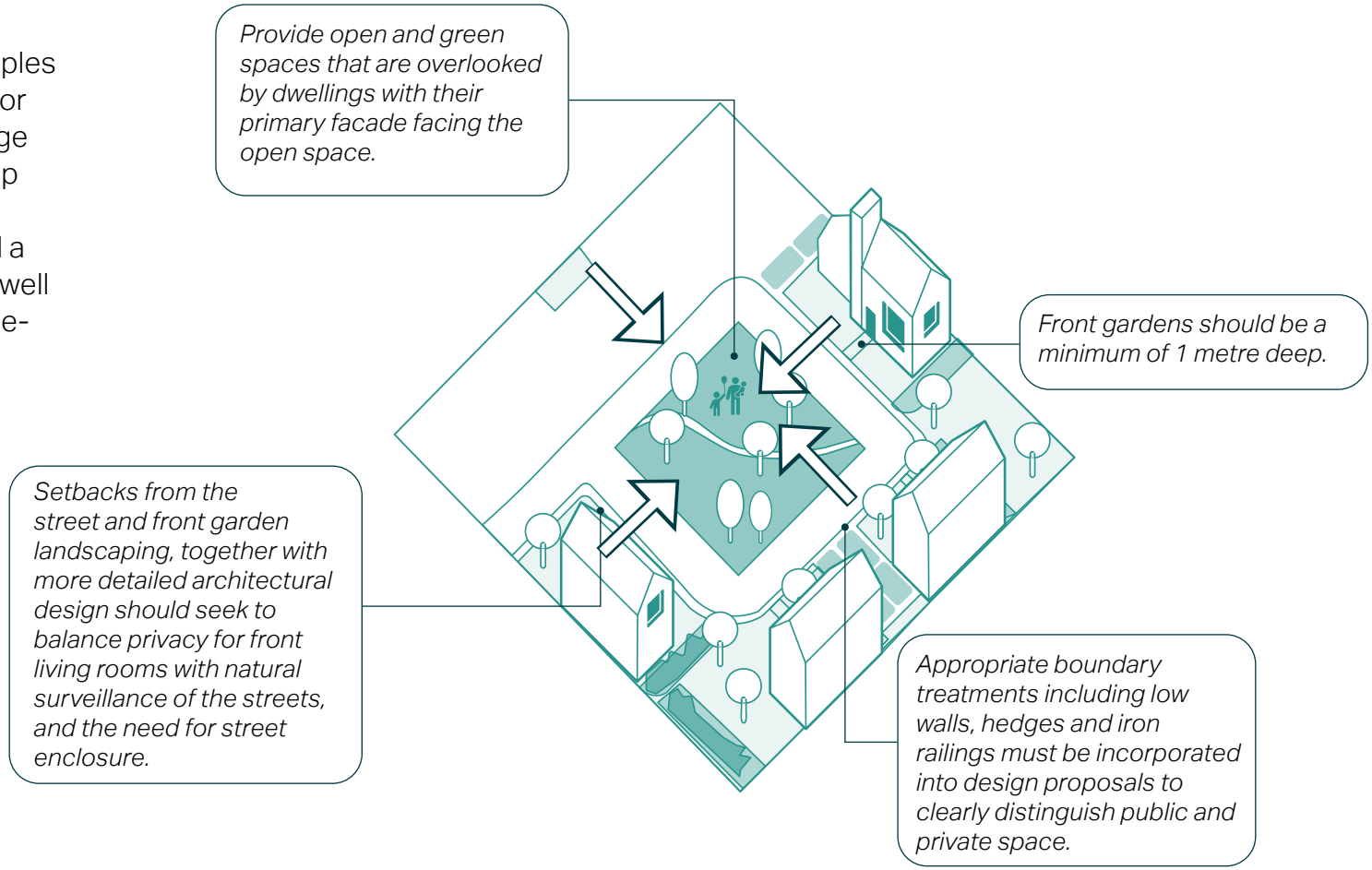


F.26

Figure 26: Diagram showing a corner building with windows on both street facing façades.

BF4. Overlook public space

Within Elmstead there are multiple examples of buildings fronting onto public space, for example the dwellings that face the village green. This creates a positive relationship with the open space and gives life to the public realm and is therefore considered a key attribute of Elmstead's character as well as a fundamental principle for good place-making.



F.27

Figure 27: Diagram showing dwellings overlooking public space.

BF5. Roofline and building heights

Roofline

Creating a good variety in the roofline helps make a place attractive. Within Elmstead there are a number of different roof types but the most common are pitched and hipped roofs. The pitches and height of the roofs vary throughout the village with some areas such as the 20th Century estates character area having roofs with a shallow pitch compared to other areas of the village. This variation across the different areas of the village creates visual interest. Some considerations for rooflines are:

- Roofline should be well articulated and in proportion with the dimensions of the building with subtle changes to avoid monotonous elevations.
- Local traditional roof detailing elements should be considered throughout the design process.

Building heights

Throughout the village there are a mixture of two storey and one storey dwellings with the occasional building up to 2.5 storeys in height. The building heights are vital to maintaining the village character of Elmstead as introducing taller buildings may create a more urban feel which would be out of character for Elmstead. Therefore, some design considerations for building heights are:

- New buildings should respect the existing character of the village by providing development at an appropriate scale with the right amount of enclosure along the street.
- The building heights of new development should respect the existing surrounding buildings and not dominate the streetscape.

Figure 28: One storey bungalow within Elmstead.

Figure 29: Dwellings with shallow gable ended pitched roofs.

BF6. Architectural details, materials and colour palette

The combination of architectural features, materials and the colour palette found in Elmstead are unique to the place and create an important link between the built environment and the village's history. Therefore, development within the village should closely align with the materials and colour palette set out in the next few pages.

The architectural details have been split into four categories. They are roofs, facades, ground materials and property boundary.

Roof materials and colour palette

The most common roof forms found in Elmstead are pitched and hipped roofs. Therefore, future development should replicate these styles using similar materials.

Roof materials seen throughout Elmstead include slate or concrete tiles, some clay pantiles as well as the occasional thatched roof although not many remain.

The colour palette is generally darker colours such as dark grey, brown or red.

Slate tile

Concrete tile

Clay pantile

Thatch

Materials

Brown

Dark grey

Red

Colour Palette

Facade materials and colour palette

Facades contribute to Elmstead's character through their materials and colour palette. Brick is one of the most dominant materials used throughout the village. Different coloured bricks can be seen in different areas of the village. For example the modern estate generally use red brick where as the earlier 20th Century estates use lighter brown bricks. There are also instances of different coloured render and weatherboarding.

The colour palette is generally warm including facades with red, yellow and brown as well as white and cream rendering.

Brown Brick

Red brick

Render

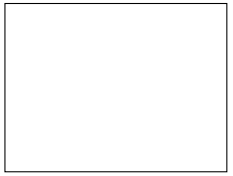
Weatherboading

Materials

Red

Brown

Yellow



White

Cream

Colour Palette

Ground materials and colour palette

Ground materials include concrete, concrete pavers, permeable gravel, and some unpaved roads. The materials used depends on the street typology with concrete used for main streets and residential streets.

Quieter streets and edge lanes may use concrete pavers and permeable options depending on their context and requirements for the road.

Roads are generally a dark grey colour due to the concrete material used though concrete pavers and gravel roads can be lighter in colour, either honey of buff coloured.

Concrete

Concrete pavers

Gravel road

Materials

Colour Palette

Dark grey

Honey

Buff

Property boundary materials and colour palette

Within Elmstead there are a mixture of boundary treatment materials. Some of the most common are brick walls and green hedges. There are some instances of wooden fences some of which are painted white.

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

Brick wall

Green hedge

Timber fence

Materials

Red

Brown

White

Green

Colour Palette

BF7. Waste storage and servicing

With modern requirements for waste separation and recycling, the number and size of household bins has increased causing issues with the aesthetics of properties. Some guidelines for future development are:

- Bins should be located away from areas used as amenity spaces.
- Create a specific enclosure of sufficient size for all the necessary bins. Cycle storage could also be integrated.
- Bins should be placed within easy access from the street and, where possible, open on the pavement side to ease retrieval.
- Bins should be placed as close to the dwelling's boundary to the public highway, such as against wall, fence, hedge but not in a way as to obstruct pedestrian and vehicle movements.
- The materials palette should be referred in order to select suitable materials for enclosures.

Figure 30: Waste storage along the boundary treatment.

Figure 31: Positive example on how to conceal the presence of bins in back gardens.

BF8. Infill development

Infill development takes two main forms, the first is development that has a primary frontage to an existing street. The second is backland development which is located to the rear of existing properties. Some guidelines for both types of infill development are:

- Sufficient private amenity for residents of existing buildings should be retained.
- The height of a proposal should take into consideration the surrounding context in terms of height and massing.
- Development fronting onto an existing street should comply with the existing building line and should have its primary aspect and windows facing the street, particularly if aspect in all other directions is constrained due to overlooking of neighbouring properties.
- The materials and detailing of the infill development should be in keeping with the existing buildings.
- Where appropriate, green roofs can be considered to ensure no net loss of green cover and to enhance biodiversity.

Figure 32: Plan showing infill development with a frontage to the existing street.

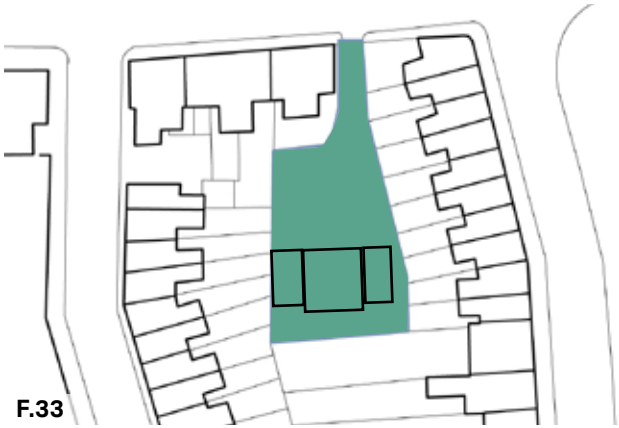


Figure 33: Plan showing backland infill development.

BF9. Extensions and alterations

Side Extensions

Side extensions are another popular way to extend a building to create extra living space. However, if they are badly designed, they will detract from the appearance of the building and the wider townscape. Single-storey and double storey side extensions should be set back from the main building and complement the materials and detailing of the original building, particularly along the street elevation. The roof of the extension should harmonise with that of the original building; flat roofs should be avoided. Side windows should also be avoided unless it can be demonstrated that they would not result in overlooking of neighbouring properties.

Rear Extensions

Single storey rear extensions are generally the easiest way to extend a house and provide extra living space. The extension should be set below any first-floor windows and designed to minimise any effects of neighbouring properties, such as blocking daylight. A flat roof is generally acceptable for a single storey rear extension.

Double storey rear extensions are not common as they usually effect neighbours' access to light and privacy, however, sometimes the size and style of the property allows for a two-storey extension. In these cases, the roof form and pitch should reflect the original building and sit slightly lower than the main ridge of the building.

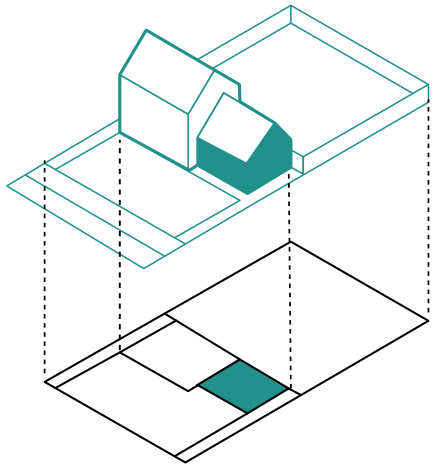


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Figure 34: Diagram showing a side extension.

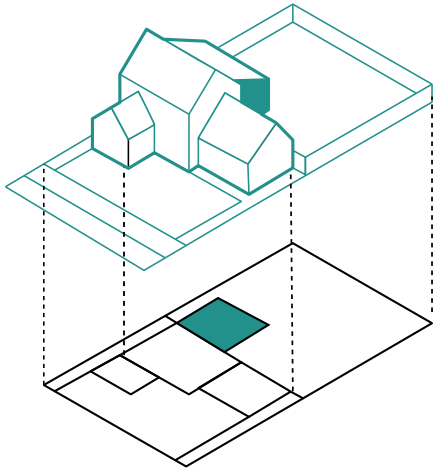

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Figure 35: Diagram showing a rear extension.

BF10. Housing mix

Providing a good housing mix within Elmstead is crucial for meeting the need of different groups within the community and ensuring there is a mixed and balanced community.

- Any new development should enrich the supply of housing by providing a variety of options in terms of size and height, whilst still respecting the existing surroundings.
- Additional consideration should be given to creating starter homes and smaller houses for downsizing as this is currently lacking in Elmstead.

Figure 36: Large house within Elmstead.

Figure 37: Bungalow within Elmstead.

4.4 Access and movement

AM1. Prioritise walking and cycling

It is essential that the design of new development includes streets that incorporate the needs of pedestrians, cyclists, and, if applicable, public transport users. Some guidelines for future development are:

- Routes must be laid out in a connected pattern, whilst cul-de-sacs must be relatively short and provide onward pedestrian and cycle links;
- Streets must incorporate opportunities for street trees, green infrastructure, and sustainable drainage;
- Crossing points must be placed at frequent intervals on pedestrian desire lines and at key nodes;
- Junctions must enable good visibility between vehicles and pedestrians. For this purpose, street furniture, planting, and parked cars must be kept away from visibility splays to avoid obstructing sight lines; and
- Sufficient width of footway should be provided to facilitate a variety of mobilities, such as young family with buggies, mobility scooter, wheelchairs, etc. The Department for Transport Manual for Streets (2007)[1] suggests that in lightly used streets, the minimum width for pedestrians should generally be 2m.

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

Figure 38: Footpath within a residential area that creates alternative routes for pedestrians and cyclists, Great Kneighton.

Figure 39: Alleyways with high fences on either side should be avoided.

AM2. People friendly streets

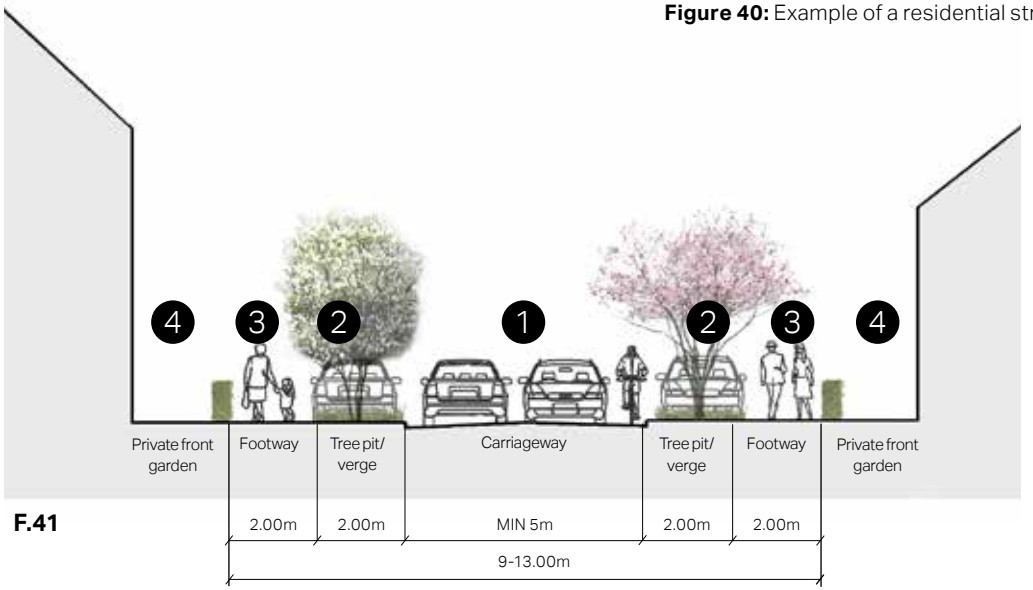
The following pages introduce suggested guidelines and design features including a range of indicative dimensions for street types that may be found in smaller developments.

Residential street

Residential streets should provide access to homes from the surrounding primary roads.

- The carriageway should accommodate two-way traffic as well as cyclists and parking bays. Traffic calming should be achieved by design through traffic calming measures such as landscaping and building layout, avoiding the traditional forms of engineered traffic calming such as humps, cushions and chicanes.
- Residential streets should have a good level of enclosure, created by built form with consistent building lines and setbacks.
- Where possible, street trees and greenery should be provided along the street.

Figure 40: Example of a residential street in Elmstead.



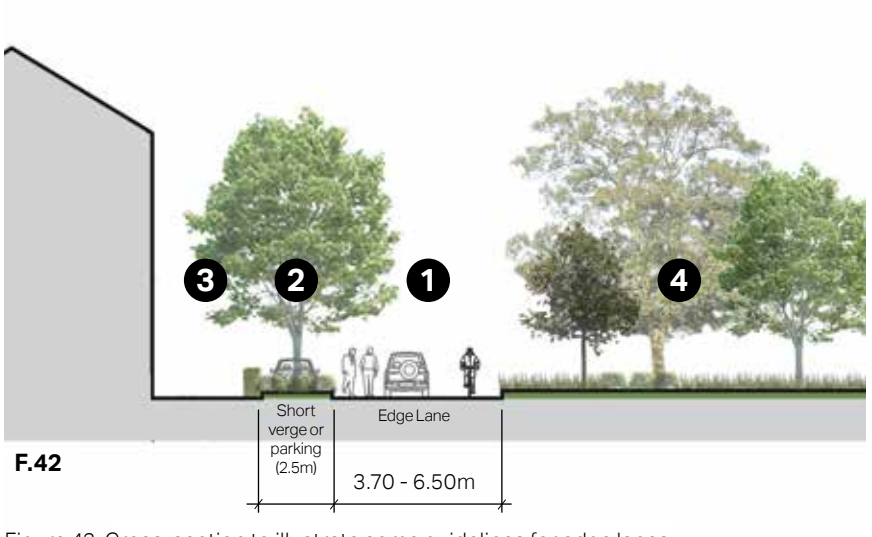
1. Carriageway should accommodate both vehicles and cyclists (local access). Traffic calming measures may be introduced at key locations.
2. Tree verge or pit with small trees. The latter are optional but would be positive additions. Parking bays on both sides of the carriageway to alternate with trees to avoid impeding moving traffic or pedestrians.
3. Footway.
4. Residential frontage with boundary hedges and front gardens.

Figure 41: Cross-section to illustrate a residential street.

Edge Lane

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

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



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

Figure 42: Cross-section to illustrate some guidelines for edge lanes.

Figure 43: Examples of an edge lanes within Elmstead.

AM3. Parking typologies

On-plot parking

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

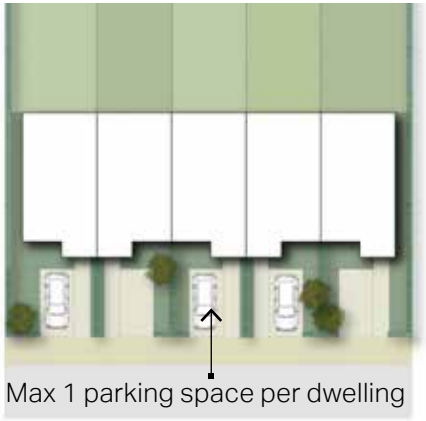


Figure 44: On-plot front parking.

Figure 46: On-plot side parking.

Figure 45: On-plot front parking, Elmstead.

Figure 47: On-plot side parking, Elmstead.

On-street parking

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

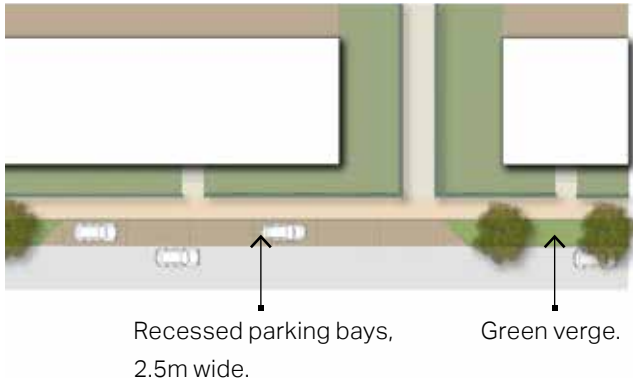


Figure 48: Diagram showing on-street parking.

Figure 49: On-street parking, Elmstead.

AM4. Legibility and wayfinding

Signage and wayfinding techniques are an integral part of encouraging sustainable modes of transport as they make walking and cycling easier by ensuring that routes are direct and memorable.

- Places should be created with a clear identity and be easy to navigate.
- Local landmark buildings or distinctive building features such as towers or chimneys can aid legibility.
- Landscape features, distinctive trees and open spaces can also be used as wayfinding aids as well as providing an attractive streetscape.

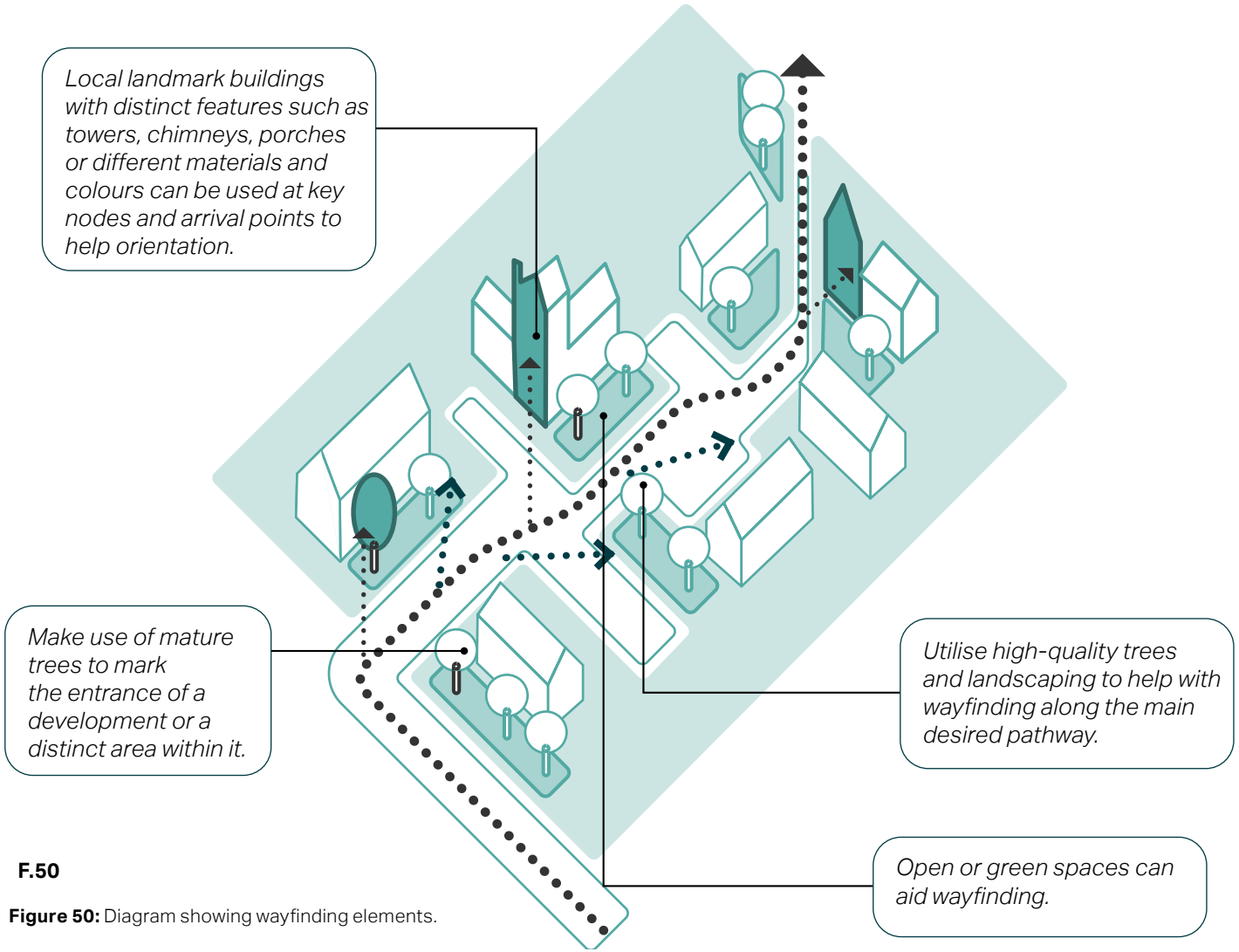


Figure 50: Diagram showing wayfinding elements.

AM5. Street lighting

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

- Ensure that lighting schemes will not cause unacceptable levels of light pollution, particularly in intrinsically dark areas. These can be areas very close to the countryside or where dark skies are enjoyed.
- Consider lighting schemes that could be turned off when not needed (part night lighting) to reduce any potential adverse effects.
- Reduce the impact on sensitive wildlife receptors throughout the year, or at particular times by turning the lighting down or off.

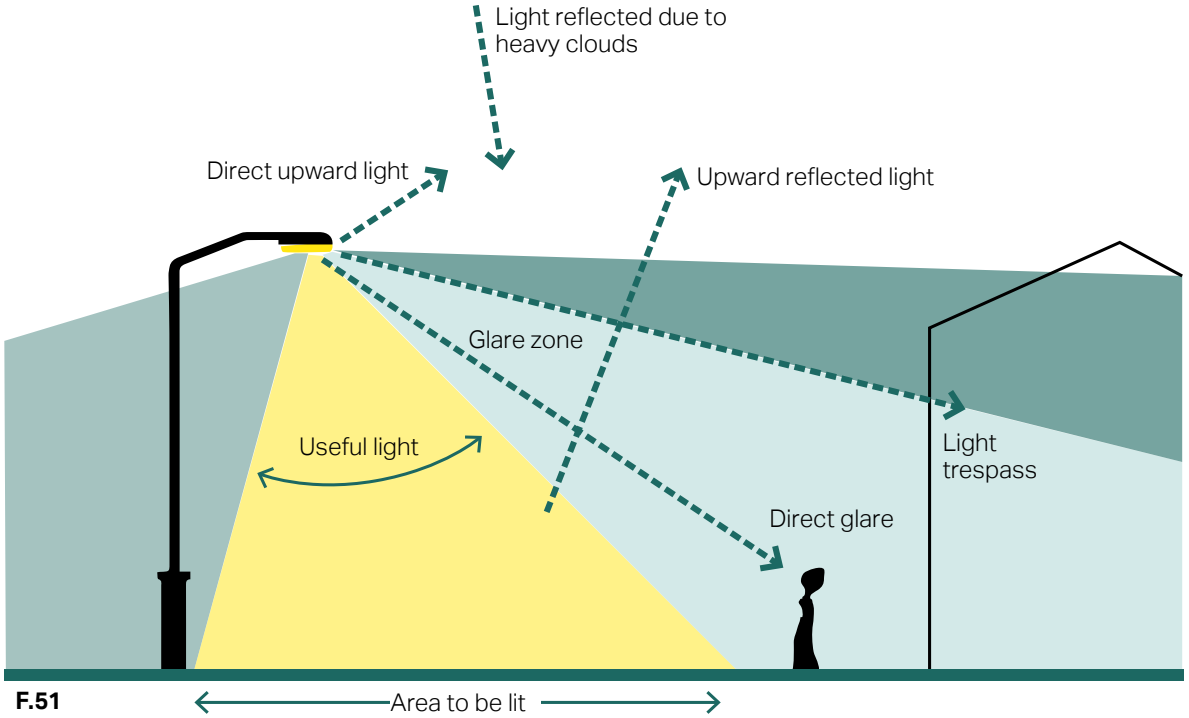


Figure 51: Diagram showing the different elements of light pollution and 'good' lighting.

4.5 Landscape, nature and open space

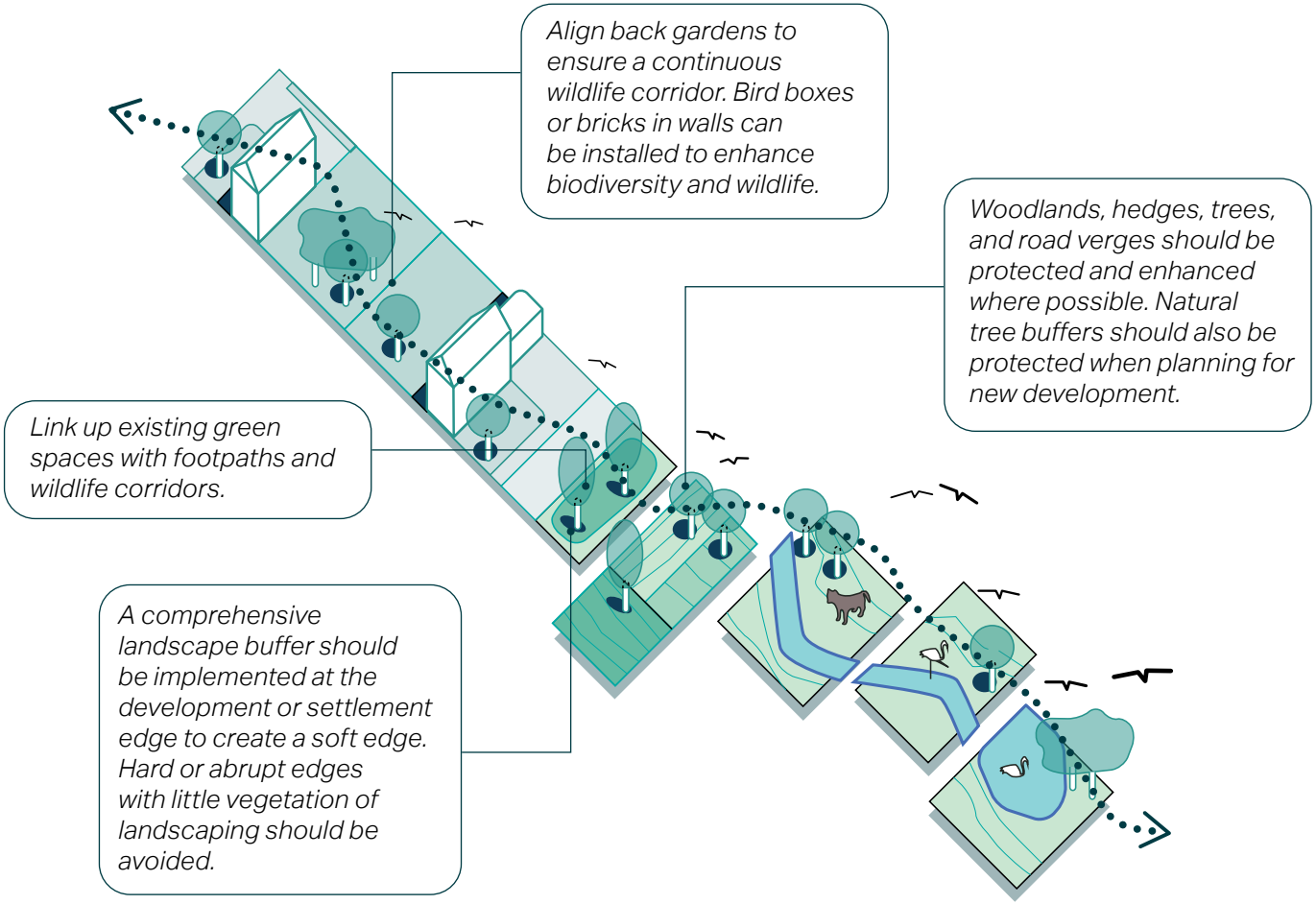
LO1. Create a green network

Elmstead has rich green infrastructure with open countryside surrounding the village as well as green spaces, front and back gardens, landscaping and street trees which all contribute to the green network.

In order to create a comprehensive green network existing green spaces and footpaths should be identified and linked up for the benefit of people and wildlife.

F.52

Figure 52: Diagram showing how a green network can be created in Elmstead by linking existing green spaces.



F.53

Figure 53: Diagram showing a green network.

LO2. Landscape and trees

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

Providing street trees within the built up areas of the village can bring many benefits. Firstly, they are aesthetically pleasing and create variation and interest along the street. Furthermore, they can add to the identity of a place and act as a traffic calming measure. They also can improve people's physical and mental health.

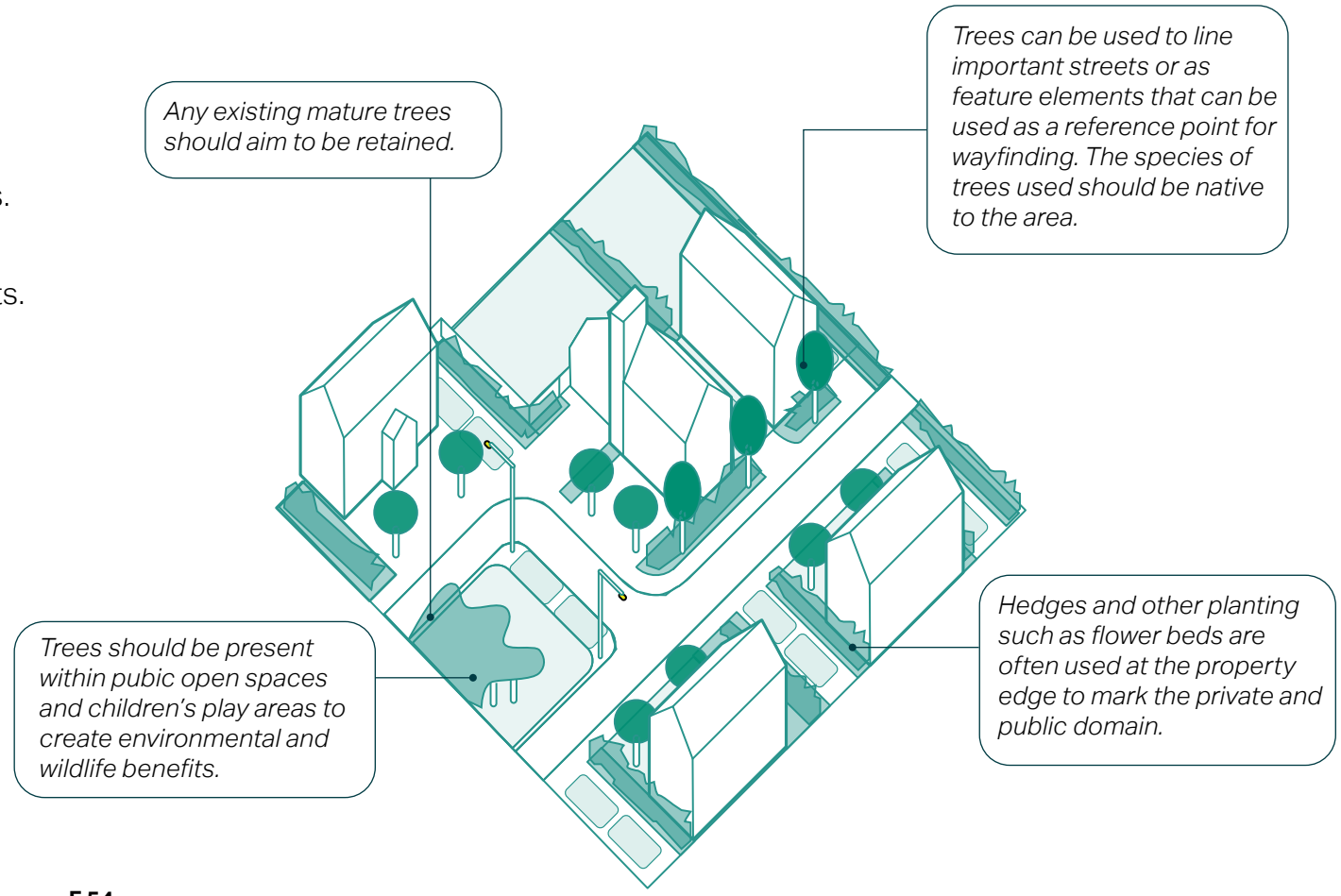


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Figure 54: Illustrative diagram of landscaping and trees in a residential area.

4.6 Sustainability and climate change

SC1. Sustainable buildings

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.

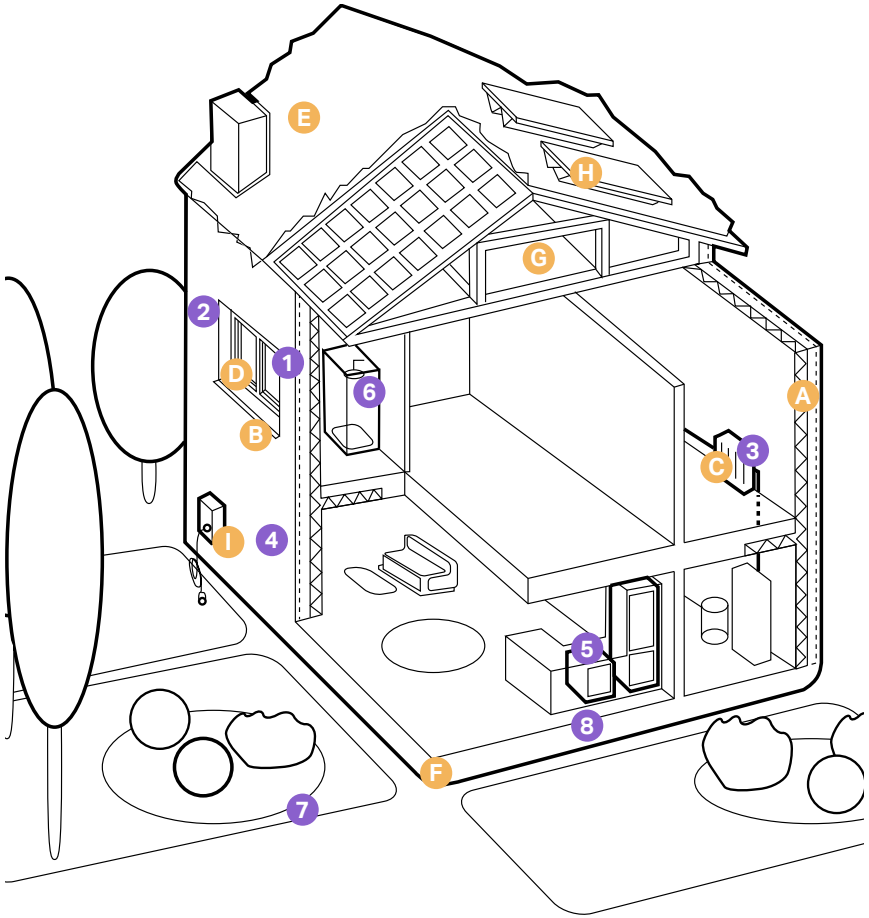
Starting from the design stage, there are strategies that can be incorporated towards passive solar heating, cooling and energy efficient landscaping which are determined by local climate and site conditions. The retrofit of existing buildings with eco design solutions should also be encouraged.

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, including listed properties, to improve their energy efficiency[1] to the heritage significance.

- Buildings must be built with high levels of energy efficiency. Construction materials should be effectively reused, recycled and locally sourced. Material should be transported on site in the most sustainable manner and have low embodied energy.
- Buildings must achieve at least a minimum level of carbon reductions through a combination of energy efficiency, on-site energy supply and/or (where relevant) directly connected low carbon or renewable heat and choose from a range of (mainly off-site) solutions for tackling the remaining emissions.

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



F.55

Figure 55: Diagram showing low-carbon homes in both existing homes and new builds.

Existing homes

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

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

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

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

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

6 **Highly 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

Additional features for new build homes

A **High levels of airtightness**

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

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

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

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

F **Flood resilience and resistance** e.g. raised electrical, concrete floors and greening your garden

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

H **Solar panel**

I **Electric car charging point**

Electric vehicle charging points

New development should cater for electric vehicles on both on-street and off-street car parking spaces. Some guidelines for each typology are:

On-street car parking

- Car charging points should be provided next to public open spaces;
- Where charging points are located on the footpath, a clear footway width of 1.5m is required next to the charging point, for a wheelchair user and a pedestrian to pass side-by-side; and
- Charging points should be located in a way that are not blocked by petrol or diesel vehicles.

Off-street car parking

- Mounted charging points and associated services should be integrated into the design of new developments; and
- Cluttered elevations, especially main façades and front elevations, should be avoided.

Figure 56: Examples of on-street car charging points.

Figure 57: Examples of off-street mounted car charging points.

SC2. Water management

The term sustainable drainage system (SuDs) covers a range of approaches to surface water management that reduce flood risk and improve water quality in a more sustainable way. Collecting water for reuse is the most sustainable option and has the added benefit of reducing pressure on important water sources. Where reuse is not possible the most effective type of SuDs depend on site-specific conditions such as the underlying ground conditions or topography. However, a number of overarching principles can be applied:

- 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; and
- SuDS must be designed sensitively to augment the landscape and provide biodiversity and amenity benefits.

Sustainable Drainage Systems

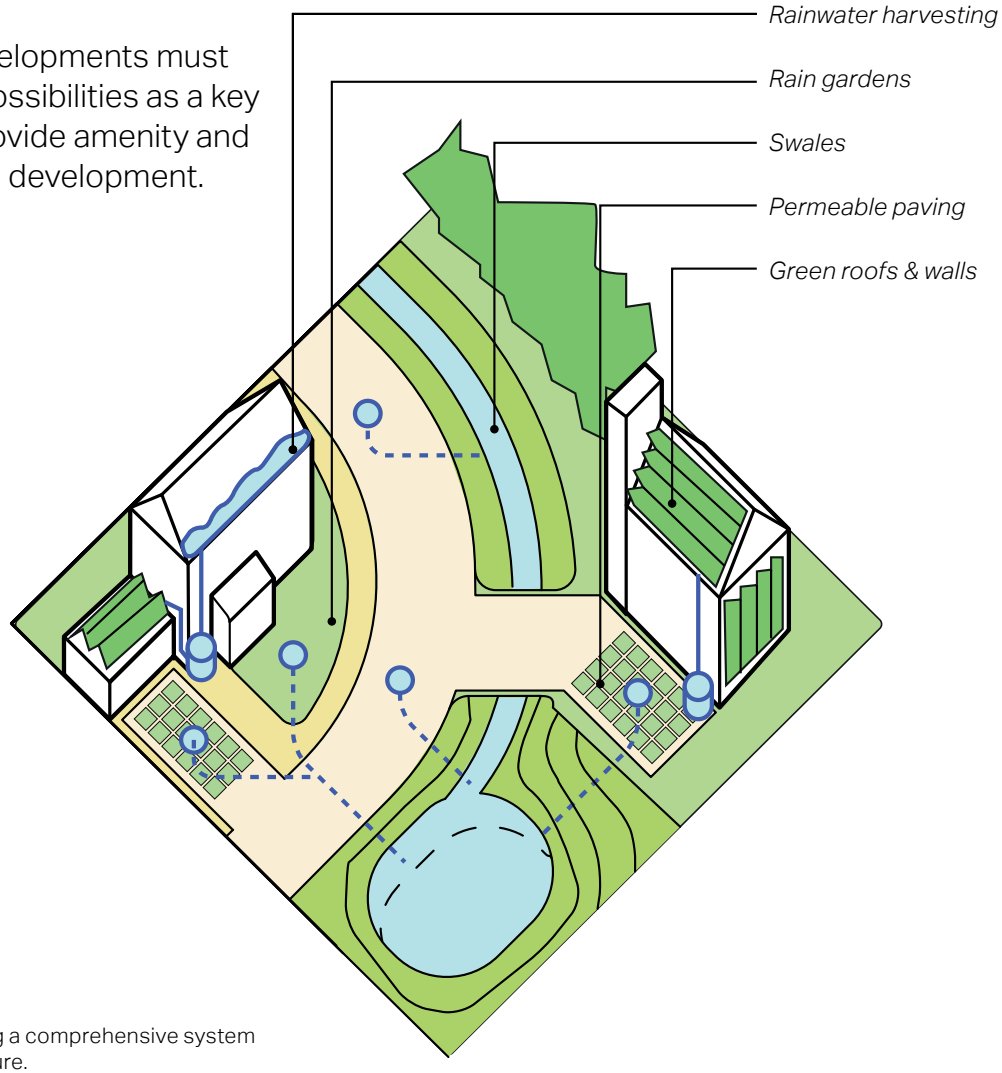
Any development should seek to reduce flood risk overall through the creation of multi-functional green infrastructure and sustainable drainage systems. It is essential to demonstrate that the development will be safe and it does not increase the flood risk elsewhere.

It is important to challenge the traditional approach to managing flood risk and change to one that recognises the value of water as a resource and maximises the benefits through the design process.

New developments should consider the amenity and aesthetic value of surface water in the urban environment alongside long term environmental, biological and social factors in the context of climate change and urbanisation.

SuDS should be considered as a key design tool to achieve those wider goals and not a mere functional requirement.

- New and existing developments must capitalise on SuDS possibilities as a key design element to provide amenity and aesthetic value to the development.



F.58

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

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:

- 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.

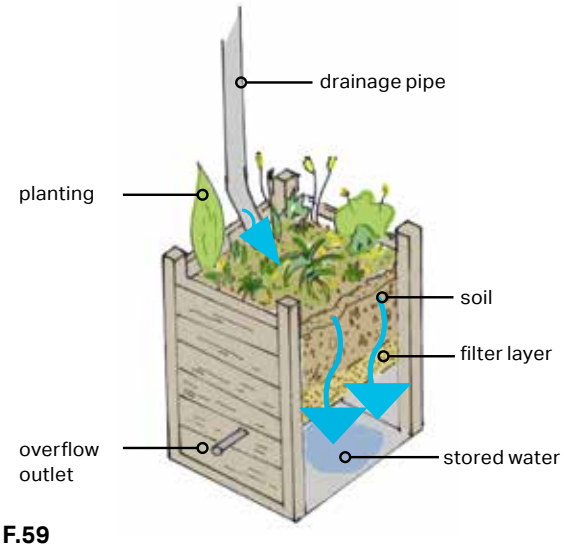


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Figure 59: Diagram showing how a stormwater planter.

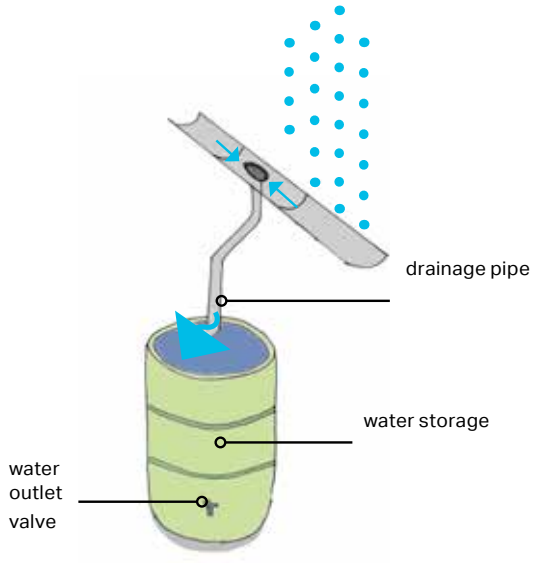

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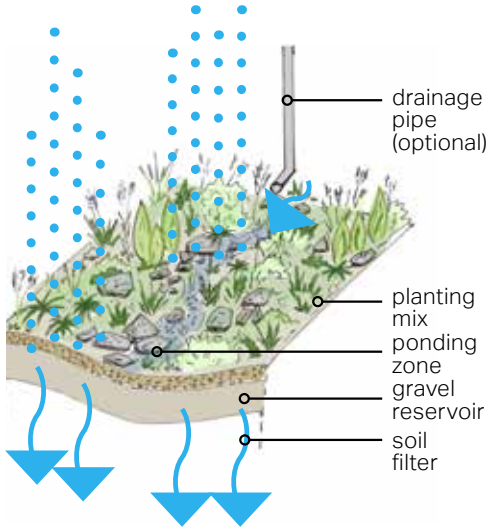
Figure 60: Diagram showing how a water butt works.

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 town. Vegetation must reflect that of the surrounding environment.

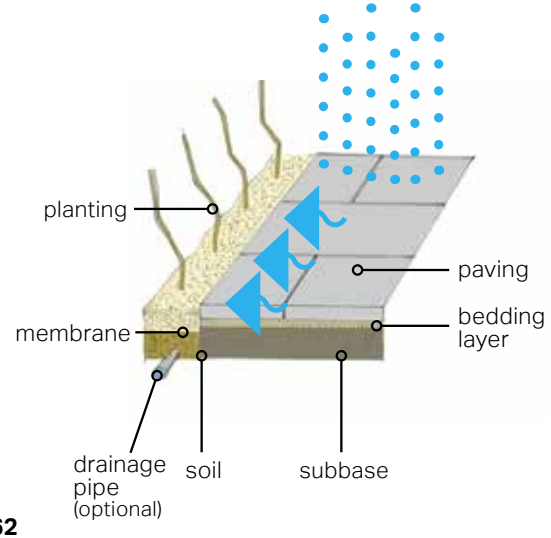
They can be used at varying scales, from small-scale rain gardens serving individual properties, to long green-blue corridors incorporating bioretention swales, tree pits and mini-wetlands, serving roads or extensive built-up areas.

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]



F.61

Figure 61: Diagram showing how a rain garden works.



F.62

Figure 62: Diagram showing how a soak away garden works.

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

4.7 Development proposal checklist

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

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

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

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

1

General design guidelines for new development:

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

2

Local green spaces, views & character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

3

Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

4

Buildings layout and grouping:

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

5

Gateway and access features:

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

6

Building materials & surface treatment:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Does the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?
- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

7

Household extensions:

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

8

Building heights and roofline:

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

9

Building line and boundary treatment:

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

10

Car parking:

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?

Next steps

05

5. Next steps

5.1 Delivery

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

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

About AECOM

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