

MATTISHALL

DESIGN GUIDE AND CODE

Final report
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Quality information

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1. INTRODUCTION

Church Plain in Mattishall's historic core. The Grade I listed Church of All Saints, a medieval building constructed of flint with ashlar and some brick dressings, is photographed in the foreground to the left. The 19th century and Grade II listed house, Etherton, is photographed in the background to the right.



1.1 PURPOSE

This report provides guidance and codes for some policies of the Mattishall Neighbourhood Plan (Neighbourhood Plan), which forms part of the statutory development plan for the district of Breckland. The practical guidance and codes must be implemented by development to comply with the relevant policies of the Neighbourhood Plan.

Significant weight will be given to developments that reflect the local design guidance and codes of this report, and other relevant design policies and guidance. Other sustainable or high-quality designs may also be given weight when reflective of the overall form and layout of their surroundings.¹

¹ Refer to National Planning Policy Framework (NPPF), Chapter 12 Achieving Well Designed Places (September 2023) for further information.

1.2 PROCESS

Mattishall Parish Council (**Parish Council**) led the preparation of the Neighbourhood Plan in collaboration with the local community.

Through the Department for Levelling Up, Housing and Communities (**DLUHC**) Neighbourhood Planning Programme led by Locality, AECOM was commissioned to provide design guidance to support the group. AECOM undertook a site visit and meeting with the Parish Council prior to drafting this report. In turn, the Parish Council provided and coordinated stakeholder feedback and local knowledge that informed this report.



Church Plain in Mattishall's historic core which has an intimate sense of enclosure due to the historic buildings and brick walls providing a continuous frontage to the narrow street. The churchyard of All Saints Church is behind the brick retaining wall, to the right of the photograph, which creates a change in ground level that is a character feature of Mattishall's centre.

1.3 POLICY AND GUIDANCE

This design guide has been prepared with reference to key national and local policy and guidance. This report builds on, and does not repeat, existing design policy and guidance. Development must therefore consider all relevant design policy and guidance alongside this report.

The National Model Design Code (DLUHC) and Breckland Design Guide (Breckland District Council) provide lists of key references that provide further information on urban design and placemaking. These documents should be considered by development, as relevant.



Dereham Road with the Methodist Church photographed in the foreground and spire of the All Saints Church in the background. The open views to the sky and low sense of enclosure along the street, which is lined by vernacular buildings and vegetation, has a rural character.



2. PARISH AND CHARACTER AREAS

Historic dwellings along Mill Street, which are present on late 18th century and early 19th century mapping. A historic corn windmill is sited behind the red brick dwelling photographed in the foreground. These buildings make an important contribution to the character of Mattishall and are indicative of the village's rural origins. However, they are not listed buildings or located within the Conservation Area and are therefore not offered the protections of the Planning (Listed Buildings and Conservation Areas) Act 1990.



2.1 AREA OF STUDY

The Mattishall Neighbourhood Area is a parish in the Breckland District of Norfolk. It contains the Mattishall village settlement. There are also other farmsteads and areas of development located in the open countryside, such as parts of Mattishall Burgh and South Green. The Neighbourhood Area is 21km west of Norwich and 6km east of Dereham.

The village contains a diverse mix of buildings ranging from medieval churches and historic shops, farmhouses and windmills, to modern churches, a school, and various residential housing developments. There is a strong connection between the village and surrounding agricultural land.

The Breckland Local Plan identifies Mattishall as a local service centre within the settlement hierarchy due to the village having the presence of public transport, community facilities, employment, shops/post office, and a school.

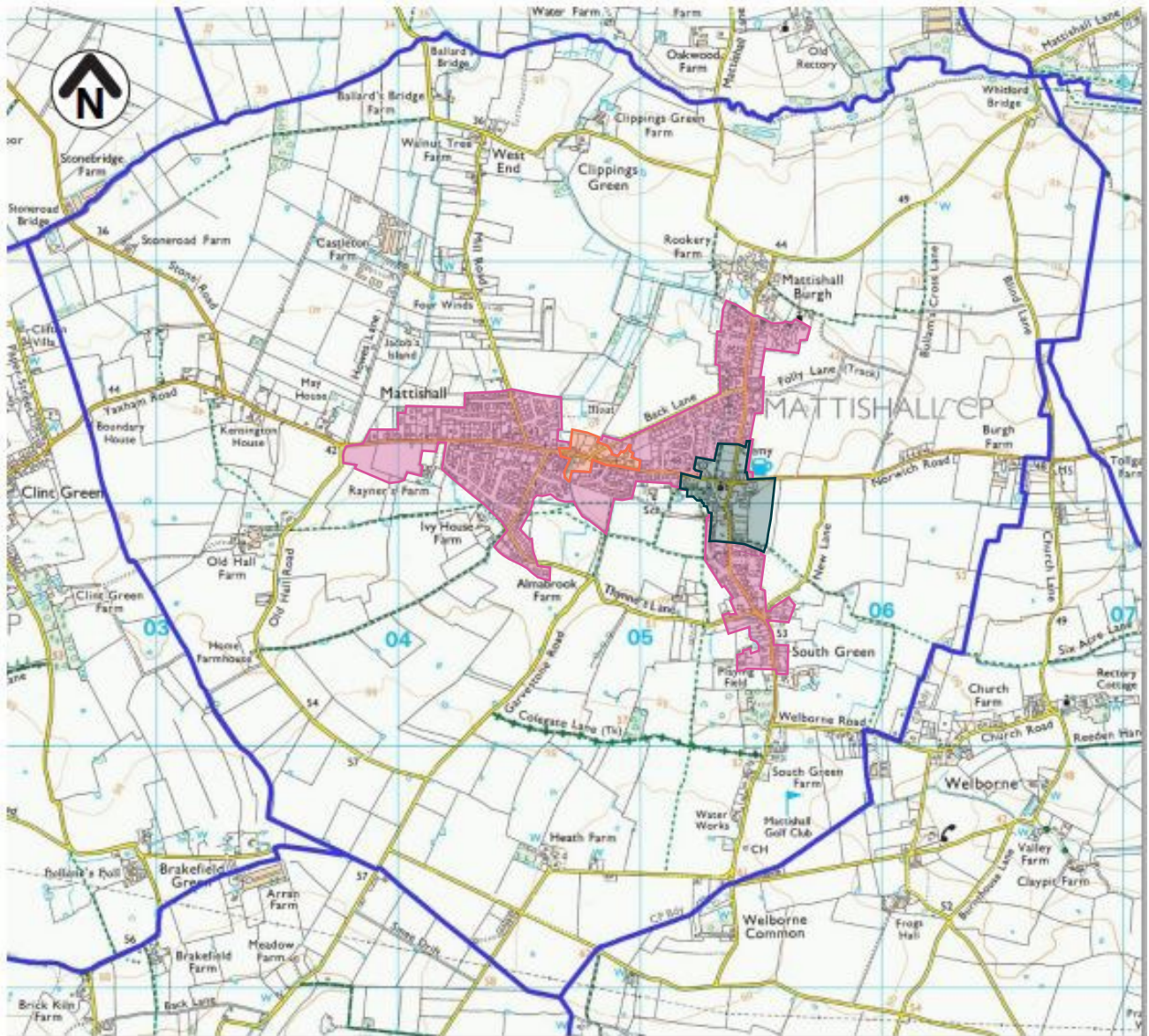
2.2 CHARACTER AREAS

Four character areas have been identified within the Neighbourhood Area (refer to the **Page 11 Map**).

- **All Saints Church**, which is defined by the eastern Conservation Area
- **Methodist Church**, which is defined by the western Mattishall Conservation Area.
- **Village Residential**, which is defined by the residential housing of Mattishall village. It includes areas outside the Conservation Areas but within the settlement. The boundary of this character area is not definitive as it will include any future site allocations or other expansion to the settlement.
- **Countryside**, which is defined by the remaining Neighbourhood Area that is not within the one of the three character areas outlined above. The boundary of this character area is not definitive as it will depend on whether development at the settlement edge is considered to be within the Village Residential character area.

The character areas have been identified through an assessment of the period of development, built form and landscape. The boundaries of the character areas are considered indicative, as they will evolve over time.

Pages 12 to 19 provide an introduction and overview of key characteristics for each character area. The key characteristics of each character area have informed the relevant guidance and codes for development in **Section 3**.



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Key

- Neighbourhood Area
- All Saints Church character area
- Methodist Church character area
- Village Residential character area

The remainder of the Neighbourhood Area outside of these character areas forms the Countryside character area.

2.2.1 ALL SAINTS CHURCH CHARACTER AREA

The All Saints Church character area is defined by the eastern Mattishall Conservation Area, which was designated in 1974.

This character area comprises the historic village core and is centred around the Grade I listed All Saints Church. There is a range of housing, local shops together with food and drink services.

The properties are largely of two storeys and traditional in design. The All Saints Church is the tallest building. It is a significant landmark for the character area and wider Neighbourhood Area, with the spire extending above surrounding buildings.

Mainly the properties are terraced however, there are some examples of larger detached properties. The narrow streets are lined by buildings, which are set in close proximity to the street, creating an intimate sense of enclosure.



The church spire of the Grade I listed medieval All Saints Church. The church spire is one of the tallest structures in Mattishall and is therefore a defining skyline feature that signifies the location of the historic village core.



Residential buildings along Church Plain constructed with red brick walls, a slate tiled gable roofs, recessed porches, slender brick chimneys and white timber fenestration. These architectural materials and features are locally distinctive.



Residential building on the corner of Burgh Lane and Norwich Road that has a strong local architectural vernacular.

Key Features of the Character Area

<p>Architectural Features and Materials</p>	<ul style="list-style-type: none"> • Facades of buildings are predominantly constructed from red brick, with some examples of white painted brick or white and cream (and one pink) painted render. • Roofs are typically red or clay tiles. • Doors and windows are typically white, although there are examples of coloured painted doors. Both historic and modern buildings generally utilise traditionally designed casement and sash windows.
<p>Building Height and Roofscape</p>	<ul style="list-style-type: none"> • Historic and modern buildings generally two storeys. • As the tallest structure, the church spire is a prominent skyline feature. • Typical roof form of residential buildings is gabled. However, there are examples of hipped roofs and extensions, which include small dormer windows. • Many buildings have traditional, tall chimney stacks.
<p>Landscape, Vegetation and Open Space</p>	<ul style="list-style-type: none"> • The dense historic core doesn't allow for many front gardens. The churchyard and walled back gardens therefore provide for most of the greenery. • Streets approaching the core are lined with gardens and other open spaces, hedges and vegetation. • There is greenery behind buildings and walls within the historic core - gardens, Mattishall Village Green, the churchyard, allotments and the cemetery, and agricultural fields. This greenery provides a separation between the historic core and surrounding Neighbourhood Area.
<p>Street Hierarchy</p>	<ul style="list-style-type: none"> • The streets are historic and narrow. Within the dense historic core they are fronted by buildings and walls, with little to no setback. • A public car parking open area within centre of dense core provides a significant opening in front of the church. • There are no footpaths where buildings adjoin the road.
<p>Density, Set Back and Building Line</p>	<ul style="list-style-type: none"> • There is a strong sense of enclosure within the historic core due to compact clustering of historic development, with only small gaps between buildings. The raised ground level of churchyard behind a brick retaining wall and walled back gardens maintain this sense of enclosure. • Along the approaches to the character area, along Mill Street, Burgh Lane and Dereham Road, there are more recent housing developments with deep set backs from the road. The transition to the historic built form is therefore dramatic and sudden. • Areas of greenery surrounding the historic core afford views to the historic buildings while approaching the village along Burgh Lane and Norwich Road. • Some properties benefit from off street parking to the side or rear.

2.2.2 METHODIST CHURCH CHARACTER AREA

The Methodist Church character area is defined by the western Mattishall Conservation Area, which was designated in 1974.

This character area is predominantly residential with several historic buildings. Most modern buildings are traditional in design, with only a few contemporary designs. The Methodist Church, which opened in 1900 is situated within the character area.

Houses are generally detached and set back within larger plots with front gardens. In comparison to the other Conservation Area, the settlement pattern is more spacious with irregular plot shapes and sizes.



The Methodist Church building which is a key destination within the character area.



45 Dereham Road, a Grade II listed residential building. The architectural materials, colours and features are a unique architectural example within Mattishall.



The Madingley, Dereham Road, a Grade II listed residential building. The architectural materials and features, particularly the red Norfolk brick, clay pantiles, and white fenestration, are typical of Mattishall.

Key Features of the Character Area

<p>Architectural Features and Materials</p>	<ul style="list-style-type: none"> • Buildings predominantly constructed from red brick, with some examples of painted brick. • Roofs typically red clay tiles. • Doors and windows, including dormers, are typically white, although there are examples of coloured painted doors. • Both historic and modern buildings generally utilise traditionally designed casement and sash windows.
<p>Building Height and Roofscape</p>	<ul style="list-style-type: none"> • Residential building heights are generally two storeys. • Typical roof form of residential buildings is gabled. Some of which have small dormer windows with cat slide roofs that match the primary roof material. • Many buildings have traditional, tall chimney stacks.
<p>Landscape, Vegetation and Open Space</p>	<ul style="list-style-type: none"> • Larger plots have significant mature vegetation. Where a small set back is provided, the front gardens of properties are generally landscaped and bordered by low fencing or metal railings with hedging. • There are views of the agricultural fields to the north from some parts of the streets and properties.
<p>Street Hierarchy</p>	<ul style="list-style-type: none"> • The historic Dereham Road has a sense of enclosure with a narrow footpath on the northern side of the road and densely vegetated front gardens. • The southern end of Back Lane is a narrow rural lane with no footpaths, enclosed by hedges, dense vegetation and a historic outbuilding.
<p>Density, Set Back and Building Line</p>	<ul style="list-style-type: none"> • Buildings are sited at varying orientations and set backs, along the historic Dereham Road and Back Lane. There is a variety of larger plots, with irregular boundaries. Together, these features create a lower density, organic settlement pattern. • The large plots provide for significant vegetation in the front and/or back garden, and off-street parking.

2.2.3 VILLAGE RESIDENTIAL CHARACTER AREA

The Village Residential character area is defined largely by 20th and 21st century residential housing and some business premises. Both large and small residential developments have expanded Mattishall village over time.

The gradual expansion has resulted in the coalescence of the historic settlement clusters, including the two Conservation Areas. Today, the Village Residential character area displays a varied mix of residential types and styles within the village due to the varying periods of development.

This character area comprises the current settlement of Mattishall, excluding the two Conservation Areas. It will also include any future site allocation or other expansion of the settlement. The boundary of this character area is defined by the 'Village boundary'.



Residential building constructed during the 20th century. The red brick and tiled roof are locally distinctive. The dark brown fenestration and grey colour of the tiled roof are not typical of Mattishall's historic vernacular.



Cedar Rise development completed in 2019 at the edge of Mattishall village, south of Dereham Road. The white render facades, tiled gable roofs and spacious layout reflect the local character of Mattishall. However, the design may have been enhanced if other aspects responded to an analysis of the local context of the plot, character area and Mattishall.



Residential building constructed 2022 at the edge of Mattishall village, on the western side of Gregs Close. The white render facade and tiled gable roof are locally distinctive. However, the dark grey fenestration and roof and wooden panel detailing are not typical of Mattishall's historic vernacular. The open fencing along the rear of the plot helps maintain a connection with the agricultural landscape beyond.

Key Features of the Character Area

<p>Architectural Features and Materials</p>	<ul style="list-style-type: none"> • Buildings constructed from a variety of materials including red and light brick, with some examples of render; largely white or light cream. • Roofs are typically red or grey concrete tiles. • Doors and windows, including dormers, are typically white. There are examples of dark grey fenestration and dark timber cladding. However, this appears at odds with the typical material palette. • Front boundary treatments are typically low hedging and trees and low red brick walls.
<p>Building Height and Roofscape</p>	<ul style="list-style-type: none"> • Residential building heights are a mix of one to two storeys. • The typical roof form of residential buildings is gabled. However, there are some examples of hipped roofs.
<p>Landscape, Vegetation and Open Space</p>	<ul style="list-style-type: none"> • Front gardens tends to be well landscaped along historic streets, providing a sense of street enclosure with green canopies and hedges. More recent residential developments provide front gardens that tend to be occupied by front of plot car parking or grass. • Parts of the character area has views between properties to the surrounding agricultural fields, with woodland often forming a component of the view.
<p>Street Hierarchy</p>	<ul style="list-style-type: none"> • Buildings are sited in a linear development layout along historic roads that connect the village to the surrounding settlements. • Over time, residential development has expanded the village and created a network of residential access streets, including cul-de-sacs and narrow streets, which connect to the historic roads. The sprawl of the village has resulted in development at the periphery being some distance from services in the village core, encouraging the use of cars. • The recent residential developments usually provide footpaths along one or both sides of the streets. Some developments also provide grass verges of varying widths. The streets feel open due to the wide road corridor and building set backs with limited front garden vegetation.
<p>Density, Set Back and Building Line</p>	<ul style="list-style-type: none"> • Modest and well-defined plots provide for a variety of housing types with a regular building line oriented towards the street, set backs that provide for front and back gardens, and on-plot parking to the side or rear. Together, these elements provide a suburban character that is typical of 20th and 21st century development. • Properties adjacent to the Methodist Church character area are of a lower density, providing a transition to the Conservation Area. • Some houses have been extended over time. While some of these extensions are of a high-quality design. Others have been to the front, rear or side of the original building and have adversely impacted on the: privacy, solar access and amenity of neighbouring properties; the street scene with an inconsistent building line; and/or the agricultural character of the village by blocking views between buildings.

2.2.4 COUNTRYSIDE CHARACTER AREA

The Countryside character area comprises the Neighbourhood Area outside the settlement of Mattishall village. To the north is Mattishall Burgh, which is largely scattered residential housing and includes several listed buildings; the flint Grade I listed St Peter's Church and Grade II Grove and Rookery farmsteads are defining features.

Some of the other buildings were developed during a similar period to the listed buildings and/or are traditional in design. However, there are also contemporary examples.

To the south, within part of South Green, there are scattered residential houses and South Green Park, a business park. The business park is mixed-use and includes office, meeting, educational and venue spaces, a gym, outdoor recreation, and a cafe. The remaining area is largely agricultural with isolated housing, farmsteads and businesses.



South Green Park, located south of the village off South Green. The business park is valued by the community for employment and recreation. The building is set back from South Green behind large areas of landscaping and has a height of one storey. Together, these design features result in a development that is not visually intrusive from the street. However, the light concrete building blocks and blue fenestration and features are not typical of Mattishall's local character.



St. Peter's Church, Mattishall Burgh, is situated off the bottom end of Burgh Lane. The church is a Grade I listed building and believed to have first been constructed in the 14th century.



Traditional style house on Church Lane, Mattishall Burgh. The cream render, vertically proportioned dormer and sash windows, tiled roof and narrow brick chimney are locally distinctive. The building is well set back from the road on a large plot.



The Old Mill (corn mill built in 1857/58) on Mill Road is reflective of Mattishall's agricultural past and the strong prevailing winds over the flat plateau. The mill has been sympathetically converted to a residential use, with its original use still being apparent.

Key Features of the Character Area

<p>Architectural Features and Materials</p>	<ul style="list-style-type: none"> Residential buildings are constructed from a variety of materials, such as red and light brick and render; largely white and light cream. Roofs typically include red and grey concrete tiles. Doors and windows, including dormers, are typically white. There are some examples of dark grey fenestration and dark timber cladding. However, this appears at odds with the typical material palette.
<p>Building Height and Roofscape</p>	<ul style="list-style-type: none"> Historic and modern buildings generally two storeys. As the tallest structure, the church spire is a prominent skyline feature. The typical roof form of residential buildings is gabled. However, there are examples of hipped roofs and extensions, which include small dormer windows. Many properties benefit from traditional tall chimney stacks.
<p>Landscape, Vegetation and Open Space</p>	<ul style="list-style-type: none"> Many parts of the character area benefit from open views across the agricultural fields and to the village. There are significant hedgerows interspersed with native trees, ponds and abundant wildlife. Front boundary treatments are typically hedging and trees, with some examples of timber fencing. This retains the relatively rural character.
<p>Street Hierarchy</p>	<ul style="list-style-type: none"> Norwich-Dereham Road transverses the Neighbourhood Area from east to west. It is the historic, primary road from which a network of roads connect. The roads are generally narrow and rural in nature, intermittently enclosed by hedgerows and hedge oaks. Properties are set back at varying distances from these roads, concealed behind vegetation. They are accessed by narrow cul-de-sacs or private driveways.
<p>Density, Set Back and Building Line</p>	<ul style="list-style-type: none"> The character area benefits from a spacious layout of housing. To the north of Burgh Lane and Church Lane, the properties vary in terms of their set back from the street. However, generally retain a large set back with modest plots. Similarly, to the south of the village, the properties are spacious in their layout and set back from the street scene with large plots that back onto open fields at the rear. There are some limited examples of historic buildings that are set closely to the street. However, this is not typical for recent development.

3. DESIGN GUIDANCE AND CODES



Residential housing within the Village Residential character area. The dwellings are typical of development across the UK in the 20th century. However, the red brick or rendered facades, white fenestration, and tiled gable roofs align with Mattishall's historic architectural palette. The spacious layout is typical of the western part of Mattishall's Conservation Area and appropriate for the agricultural context. The locally distinctiveness of the development may have been enhanced with a consistent building line and a sense of enclosure with boundary treatments and landscaping along the street.



3.1 HOW TO USE THE GUIDANCE AND CODES

3.1.1 STRUCTURE OF THE DESIGN GUIDANCE AND CODES

The guidance and codes seek to preserve and enhance the character features of Mattishall. The guidance and codes have therefore been organised into three key themes, as set out below, which capture the key characteristics of the Neighbourhood Area.

- **Agricultural village and landscape**
- **Local Architectural Vernacular**
- **Comfortable and Functional Homes**

Within each theme the following information is provided:

- **Introduction** to the theme and background information that provides a brief summary of why the theme is important.
- **Overarching design guidance** for development
- **Design codes**, which set out how the guidance will be achieved

3.1.2 APPLYING THE DESIGN GUIDANCE VERSUS CODES TO DEVELOPMENT

The guidance and codes apply to all development within the Neighbourhood Area. Additional guidance and codes is provided for the character areas if required.

The guidance provided for each theme is that achieved by the associated codes. Where development is unable to meet a code, it must be demonstrated how the design achieves the corresponding guidance statement.



3.2 AGRICULTURAL VILLAGE AND LANDSCAPE

Vegetation alongside the Public Rights of Way footpath access from Church Plain. This area sits adjacent to, and is easily accessed from, the village of Mattishall demonstrating the inherent connection between the settlement and landscape.

The village has a strong agricultural character. The settlement form and buildings, which have been defined by the village's agricultural past, are set within a tranquil landscape.

The landscape is characterised by panoramic views across the flat plateau and uninterrupted skyline. The valley of the River Tud, blocks of woodland, hedges and hedgerow oaks provide a sense of enclosure and visual interest within the open scenery.

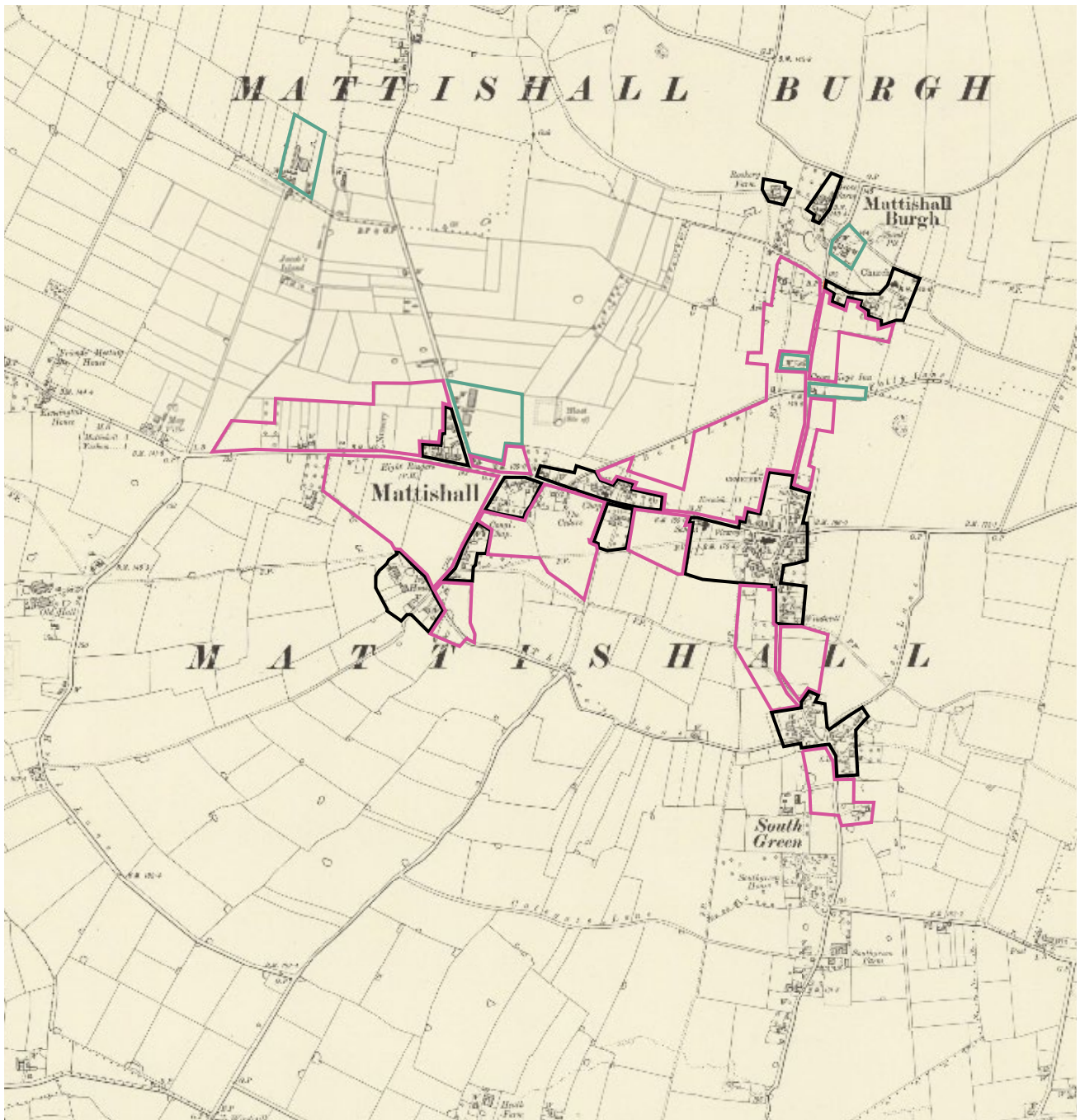
Historic churches, millhouses and farmsteads, amongst other buildings, provide a strong agricultural character to Mattishall despite significant development throughout the 20th and 21st centuries.

The guidance and codes provided for development seeks to protect and enhance these locally distinctive features.

Settlement Form

Mattishall historic settlement form, consisting of several clusters of development, is attributed to it having a range of functions. Development over the 20th and 21st centuries has coalesced the separate development clusters. Agricultural production has also intensified, resulting in the amalgamation of the patchwork of smaller, historic fields. This evolution of the Neighbourhood Area has resulted in a loss of cultural elements.

Today, Mattishall's settlement is a single nucleated village. The character of the village is largely represented by the vernacular buildings around All Saints Church. Residential development areas have a suburban character with some scattered historic, agricultural buildings.



Ordnance Survey Map, Second Edition, 1907
 Indicative periods of development demonstrate the coalescence of Mattishall village's historic settlement clusters². Historic buildings indicative of the village's origin include windmills, farm and churches.

2. Informed by the Breckland District Settlement Fringe Landscape Assessment 2007 and aerial photography. To avoid any doubt, this is not a settlement boundary.

Key

-  Historic Development to 1892
-  Historic Development 1892 - 1907
-  Development 1952-2023

The Breckland Landscape and Settlement Character Assessment (2022) provides an overview of the village's historic and current settlement form.

- **Mattishall's origin character is identified as agricultural:** small settlements which initially originated as a series of dispersed buildings which have since developed into villages. The village's historical origins were likely due to a range of functions. Historical mapping and buildings include several farmsteads and corn millhouses due to good agricultural productivity and the open landscape, where high winds prevail. The Toll Gate Farm at the eastern extent of the parish indicates the presence of a toll road. However, this area did not eventuate into a settlement.
- **Mattishall's historic morphological form is a polyfocal nucleated village,** which was likely due to its varied historic functions. Nucleated villages are settlements clustered around a central point. Polyfocal refers to when two or more nucleated villages have expanded and merged together. Faden's 1797 map shows development around All Saints Church and west along Dereham Road, at Mattishall Burgh, and at South Green. Development over the 20th and 21st centuries has coalesced the separate development clusters, which, in addition to agricultural intensification, has resulted in a loss of cultural elements.
- **Today, Mattishall's morphological form is a single nucleated village.** The character of the village is largely represented by the vernacular buildings around All Saints Church. Residential development areas have a suburban character with some scattered agricultural buildings. Historic buildings, such as farmsteads and windmills, provide a connection to the village's agricultural past.

Landscape Features

The Neighbourhood Area has a broad, flat countryside landscape with a long-settled agricultural character. Most of the countryside is enclosed with a patchwork field system bounded by hedges, hedgerow oaks and curving lanes.

Within parts of the Neighbourhood Area, there are long range views between the village and countryside. The landscape areas surrounding the village are of moderate to high landscape sensitivity to change.

The plateau is dissected by the River Tud, which frames the northern boundary of the Neighbourhood Area and, together with its flood plain, creates a more intricate landscape.

Chalk geology is overlain by gravels, sands and glacial till to create a complex pattern of soils, each with distinct patterns of natural vegetation. There are two designated Sites of Special Scientific Interest (SSSI), Mattishall Moor and Rosie Curston's Meadow Mattishall.



Street within Mattishall village that has a strong agricultural character due to the mature vegetation and low density housing that allows for views to the surrounding areas.

The National Character Area Profile: 84 Mid Norfolk (2014) provides a national assessment of the landscape character. It identifies the Neighbourhood Area within the Mid Norfolk National Character Area which has broad, flat countryside landscape with a long-settled agricultural character. Within parts of the Neighbourhood Area, there are long range views between the village and countryside.

The plateau is dissected by the River Tud, which frames the northern boundary of the parish and creates a more intricate landscape. Chalk geology is overlain by gravels, sands and glacial till to create a complex pattern of soils, each with distinct patterns of natural vegetation.

Throughout the Neighbourhood Area there are small areas of grassland (coastal and floodplain grazing marsh, lowland meadows), wetland (lowland fen) and deciduous and broadleaved woodland. Beyond these contained areas, the Neighbourhood Area has an agricultural landscape, primarily arable with some pasture along the valley floors. Most of the countryside is enclosed with a patchwork field system bounded by hedges, hedgerow oaks and curving lanes.

The Breckland District Landscape Character Assessment (2007) provides a local level landscape study. It identifies the Neighbourhood Area within three Landscape Character Areas.

- **E – Plateau Farmland (E5 Central Breckland Plateau Landscape Character Area)**, which is predominantly arable agricultural land that is relatively open and large in scale, interspersed with small blocks of woodland. There is a strong sense of exposure with long distance and panoramic views to the landscape and skyline.
- **B – Settled Tributary Farmland (B6 River Wensum and Tud Tributary Farmland)**, which provides a transition between river valleys and the plateau farmland landscape types. It includes a range of wetland features and larger scale landscapes associated with arable farming. There are variable field patterns and boundaries, including remnant hedgerows and hedgerow oaks.
- **A – River Valleys (A5 Upper Tud)**, which is a broad, gently undulated chalk valley. The watercourse forms a small component of the broad but clearly defined valley. Due to the containment provided by landform and vegetation, views are intermittent. The skyline is tree-lined although open in some areas.

The Breckland District Settlement Fringe Landscape Assessment (2007) provides a detailed assessment of the landscape at Mattishall's village edge and its sensitivity to change. The assessment identifies land surrounding the village within three Local Landscape Character Areas.

- **MA1 Clippings Green Small Scale Tributary Farmland**, which is defined by a combination of small scale pastoral farmland associated with the network of ditches around Mill Road and a network of relatively large scale arable fields to the east. It is of moderate landscape sensitivity.
- **MA2 Mattishall Hall Small Scale Plateau Farmland**, which is defined by small to medium scale mixed agricultural fields set within mixed native hedgerows, with hedgerow oaks and roadside hedgerows, distinctive elements of the local landscape. It is of moderate/high landscape sensitivity.
- **MA3 Mattishall Burgh Large Scale Plateau Farmland**, which is defined by a range of landscape elements, including an enlarged arable field pattern as a result of agricultural intensification, interspersed with relic components of the historic landcover (e.g. woodland and oak field trees/hedgerow trees). Hedgerows of intermittent density add variety to the landscape. It is of moderate landscape sensitivity.



House set back from the street allowing for a large front garden with mature vegetation. The significant greenery contributes to Mattishall's agricultural character.



Open space provided by the recent Kingfishers residential development. The open space will be a significant asset to the community and also provides for a gradual transition to the countryside.



Path through the agricultural fields surrounding Mattishall village. The strong connection between the village and countryside is not only a physical connection, but also a lifestyle for residents.

Design Guidance and Codes

01. Protect the open, long-range views between the countryside and village, and to the open-skyline.

1.1 Design residential buildings to a maximum ridge height of two storeys to minimise the impact of development on the broad-open plateau and skyline views. Dormer windows should be contained within the roof.

1.2 Design non-residential buildings and structures to a maximum height that is generally consistent with the surrounding buildings.

1.3 In the **Countryside Character Area**, or at the edge of the settlement and within the **Village Residential Character Area**, provide new landscape areas that are of a sufficient widths to accommodate dense vegetation that screens development from surrounding agricultural fields. Narrow landscaping strips that do not accommodate dense vegetation are to be avoided.



New build property that has been constructed to two storeys with dormer windows contained within the roof, which is consistent with the street scene. Gaps have been retained between the dwellings to allow for open views of the countryside beyond. The building is set back within the plot to maximise space for a front garden. Siting the building with a front garden and gaps to neighbouring properties provides a lower density of housing, which is appropriate for the open character of the settlement edge.

1.4 In the **Countryside Character Area**, or at the edge of the settlement and within the **Village Residential Character Area**, consider the interface of development with the surrounding context and situate buildings on the plot to minimise the exposure of them from surrounding areas. Buildings must:

- Not be located at the highest elevation of the site if visual prominence is increased at higher topographies;
- Be concealed behind existing mature vegetation on and surrounding the site;
- Maximise space for landscaping between buildings to reduce the cumulative scale of individual buildings that are clustered together.



An example of a development that could have been designed to more appropriately consider the local context and interfaces of the site. The flat plateau of Norfolk makes the transition between rural and built-up areas difficult to achieve. However, the guidance and codes of this design guide seek to ensure future developments are not readily visible from the surrounding countryside through a careful consideration of materials and colour palette, site layout and buffer landscaping the blend development with the rural character of Mattishall.



The above photos demonstrate developments at the edge or along main roads of Mattishall village that have retained mature vegetation to screen new dwellings, and /or provided areas for landscaping that will screen new dwellings in the future. The photo in the centre has provided a large open space that will be planted as a community woodland. The developments have also considered the wider context of Mattishall in the site layout and building design, which also contributes to being sensitively integrated with the landscape.

02. Strengthen the unique identity of the historic settlement clusters of the village, which have coalesced over time.

2.1 Provide well landscaped front gardens with large native trees, hedges and shrubs along Mill Road, Burgh Lane and Dereham-Norwich Road. These key streets connect the historically separate development clusters of Mattishall and provide green approaches to the dense historic core of the All Saints Church Character Area.

2.2 In the **Methodist Church Character Area**, maintain the existing low density of residential housing with varied, irregularly shaped and sized plots. The western Mattishall Conservation Area is distinctly lower density than the immediate 20th and 21st century developments within the surrounding Village Residential Character Area.



Shared front garden of residential development along Dereham Road. The landscape areas include tree and shrub planting to soften the built form from the street and maintain a green approach to dense historic core.

03. Create beautiful and welcoming streets that are comfortable for residents and visitors and reflect the agricultural context of the village.

3.1 In the **Village Residential Character Area**, provide front gardens and/or landscaped areas with large trees and hedges. Vegetation should provide greenery and shade along the footpaths to encourage walking and enhance the agricultural character of the village.

3.2 In the **Village Residential Character Area, Methodist Church Character Area, All Saints Church Character Area** and where boundary treatments are proposed, utilise hedges, low red brick walls, or low and open fencing in black.

3.3 In the **Countryside Character Area**, provide hedge and/or open timber post and rail front boundary treatments with landscaping that conceal buildings from the road.



Church Lane forms the boundary of the Village Residential and Countryside Character Areas. The hedge boundary treatments that conceal buildings from the road are appropriate for the agricultural character of the settlement edge.



The above photo demonstrate boundary treatments - hedges and low brick wall and open fencing - that are sympathetic to the street scenes of the Village Residential, Methodist Church and All Saints Character Areas.



3.3 LOCAL ARCHITECTURAL VERNACULAR

Historic building within the eastern Mattishall Conservation Area. The building integrates architectural features, materials and colours that are typical of the local character of Mattishall, including red brick and white render facades, traditional white timber fenestration, and a red tiled roof with a hipped form.

Mattishall's intact historic core around All Saints Church has a strong local vernacular. Other historic buildings - such as those clustered at Mattishall Burgh and South Green and situated along Dereham Road - also reflect the local vernacular, but are more integrated with the agricultural surroundings.

Development throughout the 20th and 21st centuries diluted the local vernacular. Houses are typical of the period of development, rather than location within Mattishall. However, contrary to this, some recent developments integrate building materials, colours palette and architectural features and forms that are sympathetic to the historic local vernacular and agricultural setting of the village.

The guidance and codes provided for development seek to maintain and strengthen the local vernacular that has been somewhat lost over the decades.

Architectural Vernacular

The Neighbourhood Area contains two Grade I medieval churches, the All Saints Church and St Peter's Church, and twenty-four other listed buildings. Most of the listed buildings are located along Dereham-Norwich Road and around the Mattishall All Saints Church. Two Conservation Areas were designed in 1974 in recognition of the historically significant areas where many of these buildings are located. However, at the time of preparing this report, no appraisals had been prepared for the Conservation Areas.

Beyond the designated historic buildings and areas there are several historic buildings that make a significant contribution to Mattishall's character. Particularly historic agricultural buildings, such as the windmills on Mill Road and Mill Street, which reflect the functional origins of the village.

The designated and non-designated historic buildings within the Neighbourhood Area established the strong local vernacular of Mattishall. Typically, this vernacular consists of two storeys buildings with simple forms, the orderly placement of fenestration, and gable or pitched roofs with slender brick chimneys. Architectural materials and colours predominantly consist of Norfolk red brick, white painted brick and/or white/cream rendered facades, natural slate or clay roof tiles, and traditional white timber fenestration.

More recent 20th and 21st century development has integrated aspects of this local vernacular with varying success. Some have diluted the Mattishall's character with non-place specific scale, form and characteristics. Others have been sympathetically integrated with the historic character, and also show a strong consideration for the landscape.

The Breckland Landscape and Settlement Character Assessment (2022) provides a local level study of the architectural character. It notes that Breckland has many different settlements and buildings of historic and architectural interest, dating from different periods. These settlements and buildings display many of the characteristics of the local vernacular in terms of materials, building forms and methods of construction, although their uses may have changed over time. However, Mattishall's vernacular character and sense of place has been diluted by the non-place specific scale, form and characteristics of some 20th and 21st century developments.

The assessment identifies architectural materials (brick, clay, flint, chalk, timber and plaster, thatch, clay tiles and slate), building forms (timber framed and masonry construction), and features (vernacular detailing to facades, gables and roofs) are prevalent across the district.

Villages like Mattishall are rightly identified to have an inherent historic character due to the presence of the largely intact vernacular buildings that display a range of materials including dressed stone, Norfolk red brick, clay pantiles and colour washed render. With higher status buildings, such as churches, often constructed from flint. The architecturally varied buildings generate insight into the historic development of the settlement.

The National Character Area Profile: 84 Mid Norfolk (2014) provides a national assessment of the landscape character. It identifies Mattishall to be located within the Mid Norfolk National Character Area. Generally, vernacular buildings within Mid Norfolk date from the late-17th and early-18th centuries onwards, with some earlier timber frame buildings.

The local architectural vernacular varies across the Mid Norfolk, however, buildings are typically:

- Masonry construction, both single pile cottages and deeper plan buildings;
- Red brick and/or flint, often with clay pantiles roofs;
- Timber framed cottages are concentrated into the south and east, many now faced with brick, with clay pantiles roofs;
- Some clay lump construction mainly in the south.

Examples of Recent Development

What developments are considered to be high quality design is a subjective matter that will therefore differ from person to person. The focus of this report is therefore not to state what is high quality design but rather to ensure that the design of new development reflects the unique local character of Mattishall. Recent developments have implemented locally distinctive features to varying success.

The Cedar Rise housing development integrated some locally distinctive materials, colours and features, including red brick or white render facades, with gable tiled roofs. However, other aspects of the design, such as the timber panel facade detailing, urban plot layout, and red roof tiles are not distinctive to the local context. This report, together with the Breckland Design Guide, seeks to ensure the design of new development responds to the locally distinctive context of Mattishall. For example, the Cedar Rise plot layout may have been more sensitive to its agricultural interface by integrated larger landscape areas and buffers, and the design may have utilised and applied more locally

distinctive materials and colours. It is noted that the development incorporated sustainable features and green space for the community, which are encouraged.

The Kingfishers housing development utilised locally distinctive materials, colours and features, including red brick or cream render facades with ornate brickwork, with gable, grey tiled roofs. Windows are of a traditional design in white, while there are examples of white and coloured doors. The mix of styles within the housing development integrates well with Mattishall's varied, historic vernacular. While the buildings are considered to be locally distinctive, aspects of the plot layout may have been more reflective of the context. Larger landscaping areas to screen development from the street would have been more reflective of Mattishall's agricultural character. The large areas of green space are a significant and positive asset to the community, which are encouraged.

The Old School Green development has incorporated rendered walls and a grey tiled roofs. The two storey height of the properties is also in keeping with surrounding development. As with the Kingfishers housing development, the buildings are in keeping with the local character, however, the site layout may have been improved with wider landscape strips to provide denser greenery to screen the frontage of the development.



Cedar rise housing development.



Kingfishers housing development.



Old School Green housing development.

Design Guidance and Codes

04. Preserve and enhance Mattishall's undesignated and designated historic buildings and landscape features that are important to the Neighbourhood Area's historic and agricultural character.

4.1 Extensions, conversions and modifications to historic buildings should utilise architectural forms, materials, colours or features that are reflective of the building's original character.

4.2 Utilise like-for-like architectural features and materials for extensions.

When extending a historic building, contrasting materials, colours and features may be used to differentiate between the original building and additions. If this design approach is applied to development, the design of the extension must exhibit architectural excellence and provide a rationale for its architectural vernacular.

4.3 Avoid blocking views to historic buildings, from streets and other public places.

4.4 Retain and protect existing mature vegetation such as trees, hedges and hedgerow oaks. The design of new development should integrate existing mature vegetation within the plot layout and landscape design for development.

05. Strengthen the locally distinct architectural vernacular of Mattishall in both contemporary and traditional designs of development.

5.1 In the **All Saints Church Character Area** or **Methodist Church Character Area**, designs should be traditional and utilise historic architectural materials, colours and features (refer to the **Diagram and Images on Pages 37 to 39**).

5.2 In the **Countryside Character Area** or **Village Residential Character Area**:

- Contemporary designs are appropriate but must demonstrate how Mattishall's historic architectural materials, colours and features have been considered;
- Traditional designs must utilise Mattishall's historic architectural materials, colours and features.

(refer to the **Diagram and Images on Page 37 to 39**)

5.3 New developments are to avoid pastiche designs that incorporate a mix of historic styles and detailing. If a traditional vernacular is being applied, it should reflect Mattishall's historic buildings.

5.4 Integrate traditional or contemporary architectural features that are distinctive of Mattishall. For example, slender brick chimneys; ornate and quion brickwork; mixed render and brick facades; light-weight front door canopies; and/or vertically proportioned sash, dormer and casement windows (refer to the **Images on Page 37 to 39**).

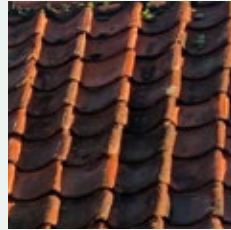
Roof Materials



Natural slate

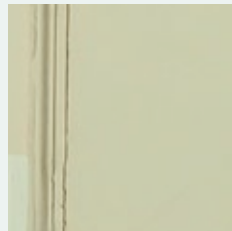


Grey concrete tiles



Red/brown clay tiles

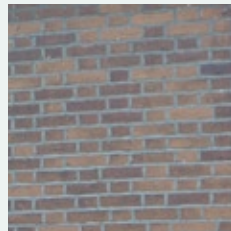
Stonework and Wall Materials



Cream render



White render



Red brick

The above diagram demonstrates facade and roof materials and colours that are typical of Mattishall's local vernacular.



The above photos demonstrate the range of architectural materials and features used throughout the area that are in keeping with the local vernacular of Mattishall.



The above photos demonstrate the range of architectural materials and features used throughout the area that are in keeping with the local vernacular of Mattishall.



The above photos demonstrate the range of architectural materials and features used throughout the area that are in keeping with the local vernacular of Mattishall.

3.4 COMFORTABLE AND FUNCTIONAL HOMES



Modern residential extension in Mattishall that incorporates a building form, site layout and materials that are sympathetic to the local character and original building.

The redevelopment, modification and extension of existing houses in Mattishall is common due the needs of residents' changing as they age and modern ways of living. However, the scale, siting and features of some developments overwhelm the existing plot by reducing the gaps between buildings, introducing windows that overlook or shadow neighbouring properties, and reducing space for landscaping.

It's important for housing redevelopments, modifications and extensions to be designed in a way that maintains the amenity, privacy and comfort of neighbouring properties and residents, and protects the character of the street scene and village.

The guidance and codes provided for development seek to ensure the design of housing redevelopments, modifications and extensions consider the plot, neighbouring properties, and character of the street scene and village.

It is noted that many improvements or extensions to houses would be permitted development and not require planning permission. However, this report seeks to provide general guidance to homeowners in these instances.

Design Guidance and Codes

07. Reflect the historic origins and rural spaciousness of Mattishall in the layout of the development.

7.1 In the **Village Residential Character Area**, new buildings and extensions must maintain the average building line of the street they are situated within. Within the set back, provide a well landscaped private or shared front garden.

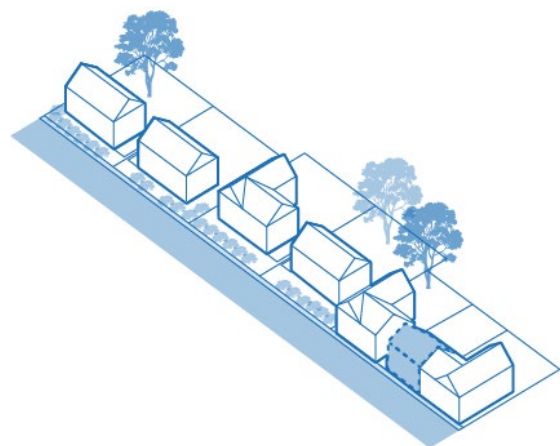
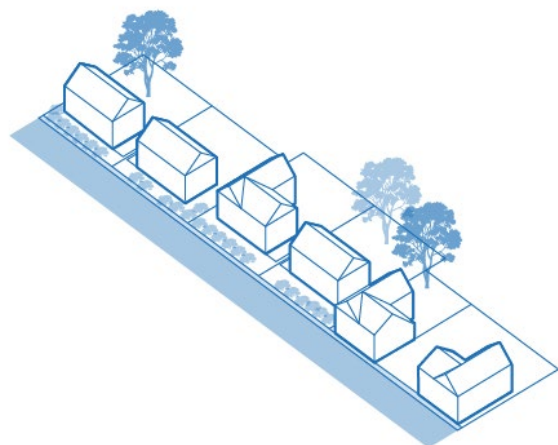
If the new buildings are situated within a new development area, establish a consistent building line that is set back from the street to provide private or shared front garden(s). The garden(s) should be of sufficient depth to support large, mature vegetation.

7.2 In the **All Saints Church Character Area**, maintain the transition between lower density areas with open spaces at the periphery of the character area, relative to the denser historic core. Buildings situated at the periphery of the character area should be set back from the street within deep, landscaped gardens and/or open space.

7.3 In the **Methodist Church Character Area**, new buildings and extensions must maintain the lower density character of the plots.

The plots should be of a lower density than the adjacent 20th and 21st century housing development within the Village Residential Character Area, and maintain the existing views to the northern agricultural fields.

7.4 In the **Countryside Character Area**, where development is deemed acceptable, it should be set back within the plot to allow for significant landscaping that blends the building(s) with the landscape.



Diagrams indicating a street before and after infill development that is in keeping with the existing building line of the street.

08. Layout development to respect the plot size and dimensions, ensuring no adverse impact on the neighbouring properties or character of the street scene and village.

8.1 Loft conversions that integrate dormer windows should maintain the rhythm of existing fenestration and be in keeping with the scale of the original building (refer to the adjacent **Diagram**).

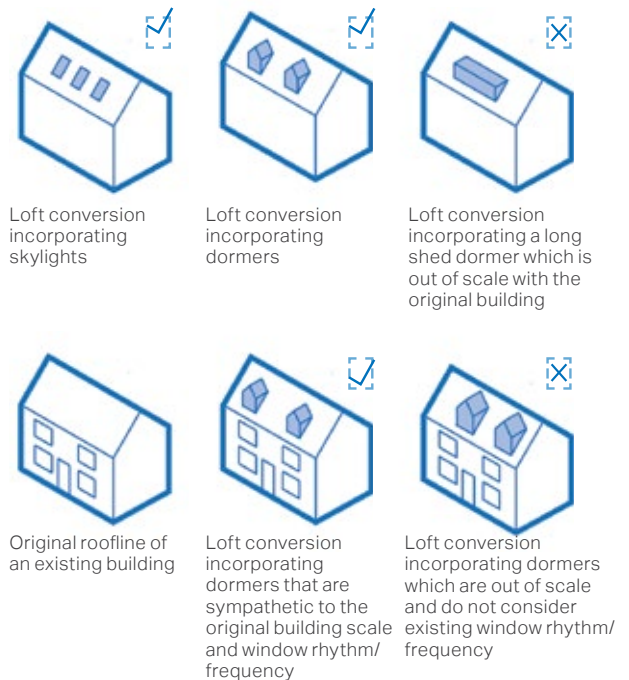
8.2 Where there is an opportunity for overlook, loft conversions to the side of the original dwelling with windows facing neighbouring dwellings are not supported.

8.3 Extensions must be to the rear or side of a dwelling (refer to the adjacent **Diagram**), unless it is demonstrating that the reduced front set back is in keeping with the average set back and character of the street.

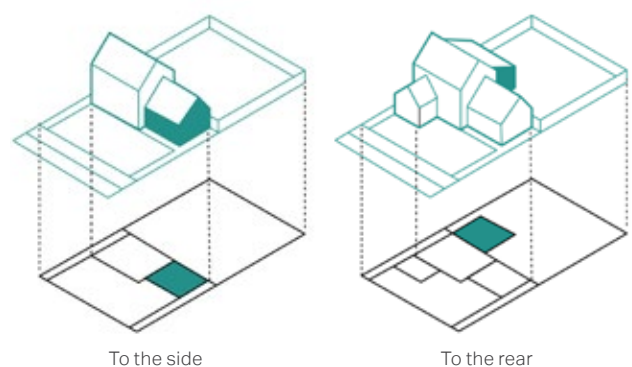
8.4 Extensions to the side of a dwelling must provide a gap between the plot boundary and building that is of a sufficient size to support mature vegetation or provide views to agricultural fields beyond. Small gaps between buildings are only acceptable when it is demonstrated that they are appropriate to the local context and street scene.

8.5 Where an extension is proposed to the side of a dwelling and fenestration is oriented towards the neighbouring properties windows or back garden, green screening - such as hedges - must be provided. Where there is insufficient room to provide and maintain green screening. Locally sensitive window screens must be utilised. For example, operable shutters or stained/obscured glass.

8.6 Extensions to a dwelling must demonstrate no adverse impact to the solar access of the adjacent property. Terraced designs that have a lower building height closer to the plot boundary or large set backs from the plot boundary are required.



An indicative diagram highlighting design considerations for loft conversions with skylights or dormer windows.



Diagrams illustrating an appropriate scale and location, being to the side and rear of the primary building, for an extension to a dwelling.

A photograph of a brick building with a dark tiled roof and a gabled dormer window. The text '4. EVALUATING GOOD DESIGN' is overlaid in white on the roof. The building has a red brick facade and a dark window frame. A black downspout is visible on the right side of the brick wall. The sky is a clear, light blue.

4. EVALUATING GOOD DESIGN

Recent infill development in Mattishall incorporates a contemporary design with elements of traditional architectural features. The material colour palette and front-facing gable is not typical of Mattishall.



4.1 STAKEHOLDERS INVOLVED IN THE DESIGN OF DEVELOPMENT

This document will be used differently by various stakeholders during the development process, as summarised in the Table adjacent.

4.2 CHECKLIST

Because the design guidelines and codes in this chapter cannot cover all scenarios, this concluding section provides a number of questions based on established good practice against which the design proposal should be evaluated.

The checklist can be used 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 new development'. Following these ideas and principles, a number of questions are listed for more specific topics.

Stakeholder	How they may use this design guide
Applicants, developers, and landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the guidance and codes as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The guidance 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 guidance and codes are complied with.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

1

General design guidelines for development:

- Does the development integrate with existing paths, streets, circulation networks and patterns of activity?
- Does the development reinforce or enhance the established settlement character of streets, greens, and other spaces?
- Does the development harmonise and enhance existing settlement in terms of physical form, architecture and land use?
- Does the development relate well to local topography and landscape features, including prominent ridge lines and long-distance views?
- Does the development reflect, respect, and reinforce local architecture and historic distinctiveness?
- Does the development retain and incorporate important existing features into the development?
- Does the development respect surrounding buildings in terms of scale, height, form and massing?
- Does the development adopt contextually appropriate materials and details?
- Does the development provide adequate open space for the development in terms of both quantity and quality?
- Does the development incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features?
- Does the development ensure all components (e.g. buildings, landscapes, access routes, parking and open space) are well related to each other?
- Does the development 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?
- Does the development positively integrate energy efficient technologies?
- Does the development ensure that places are designed with management, maintenance and the upkeep of utilities in mind?
- Does the development seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources?

2

Street grid & layout:

- Does the development 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 development?
- How does the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

3

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 development maintain or enhance any identified views or views in general? How have they been incorporated into the design?
- Does the development affect the trees on or adjacent to the site?
- Have 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.
- Does the development consider its wider physical context?
- Does the development consider the landscape quality of the wider area?
- In rural locations, does the development maintained the tranquillity of the area?
- Can the development create any new views? Have these been provided?
- Does the development provide adequate amenity space?
- Does the development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?
- Does the development create any communal amenity space? If so, how this will be used by the new owners and how will it be managed?

3

Local green spaces, views & character:

- Does the development take opportunities to increase the local area biodiversity?
- Does the development use green space for natural flood prevention e.g. permeable landscaping, swales etc.?
- Does the development utilise water bodies to provide evaporative cooling?
- Does the development have space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

4

Gateway & access features:

- What is the arrival point to the development, 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?

5

Buildings layout & 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 village?
- 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?

6

Building line & boundary treatment:

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

7

Building heights & roofline:

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

8

Household extensions:

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

9

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?

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 maintain 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?

