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Great Ringstead

DESIGN GUIDANCE AND CODES

FINAL REPORT | AUGUST 2022

Quality information

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Introduction

01

1. Introduction

01

Through the Department for Levelling Up, Housing and Communities Neighbourhood Planning Programme led by Locality, AECOM was commissioned to provide design support to Great Ringstead 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 developments.

1.1 Purpose of this document

The Neighbourhood Plan Steering Group has sought to develop a set of design codes guiding any future development in the village.

The National Planning Policy Framework (NPPF; 2021, paragraph 127) states that "Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers."

The stages of production for this document are outlined here:

STEP 1

Meeting with the group and site visit.

STEP 2

Urban design and local character analysis.

STEP 3

Preparation of the design principles, guidelines and codes to be used to inform the design of the Parish and future developments.

STEP 4

Draft report with design guidelines.

STEP 5

Submission of a final report.

01

1.2 Area of study

Great Ringstead, known locally as Ringstead, is a civil parish situated within King's Lynn and West Norfolk District in Norfolk County. The parish is entirely rural, comprising mostly of arable farmland and Great Ringstead village. The majority of the parish falls within the Norfolk Coast Area of Outstanding Natural Beauty (AONB), which is an area defined by its remote marsh coastland. Great Ringstead is approximately 3km east of Hunstanton and 4.5km northeast of Heacham.

Great Ringstead was referenced as 'Ringside' in 1050 and was later recorded as 'Rincsteda' in the Domesday Book in 1086. The parish forms part of the Le Strange Estate, which is an estate of an influential Norfolk family which dates back to the 15th and 16th centuries. The ancestral home of the Le Strange family is the nearby Hunstanton Hall, which falls in the neighbouring parish of Old Hunstanton.

Great Ringstead Village has a traditional form, with residential properties, St Andrew's Church, the former Methodist Chapel, Gin Trap Inn, the village hall, and The General Store fronting the High Street. The village also includes a nursery, a playing field and allotments within the built-up area. Smaller groupings of properties also exist along Docking Road, Holme Road, Peddars Way North and Hall Lane. Elsewhere in the parish, isolated farmsteads and thin tracts of woodland pockmark the otherwise rolling arable landscape. The easternmost area of the parish includes open fields.

Figure 01: Great Ringstead War Memorial and Church of St Andrew on High Street

Figure 02: Retail along High Street

01

Great Ringstead is a classic 'honeypot'[1] village that is enjoyed by residents and tourists alike. The village is situated on the National Cycle Network and Peddars Way (a 46-mile long distance trail which follows a Roman road route), which help to promote and benefit the village by attracting tourists to use local services and facilities.

Various architectural elements and materials such as carrstone masonry, galletting and red pantiles roofs typify the village core and help to add interest to the local character. Ultimately, these distinctive local architectural features play a critical role in establishing sense of place.

Figure 03: A view towards arable landscape

Figure 04: A two-storey detached house on High Street constructed with red pantiles with a glazed pantile roof

Figure 05: The old school has a plaintile roof and has been converted to residential use

1 Honeypot villages are defined as areas which contain attractive scenery and/or historic andculturally significant buildings. Such locations typically attract lots of visitors.

F.6 **Figure 06:** Map showing the area of study within its context, depicting built-up areas around the village along with major roads and the river

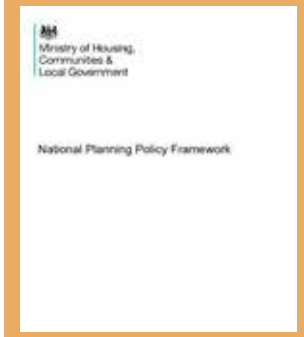
1.3 Design guidance and best practice

01

This section summarises the relevant design policy, guidance and evidence base produced at national, county and borough levels which have informed this design code. Any new development application should be familiar with these documents.

National Design Guidance

2021



National Planning Policy Framework - Department for Levelling Up, Housing and Communities

Relevant national planning policy is contained within the National Planning Policy Framework (NPPF, July 2021). The NPPF was updated in July 2021 to include reference to the National Design Guide and National Model Design Code and the use of area, neighbourhood and site-specific design guides. Paragraph 126 states that: "the creation of high quality buildings and places is fundamental to what the planning and development process should achieve" and outlines that "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."

2021

National Design Guide - Department for Levelling Up, Housing and Communities

The National Design Guide sets out the government's ten priorities for well designed places and illustrates how well-designed places can be achieved in practice. The ten characteristics identified include: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan. The Guide also reinforces the National Planning Policy Framework's objective in creating high quality buildings and places. The document forms part of the government planning practice guidance.

2021

National Model Design Code - Department for Levelling Up, Housing and Communities

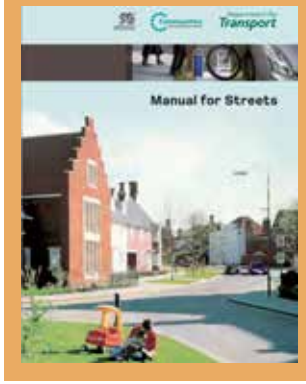
The draft National Model Design Code provides guidance on the production of design codes, guides and policies to promote well-designed places. It sets out the key design parameters that need to be considered when producing design guides and recommends methodology for capturing and reflecting views of the local community.

2020

Building for a Healthy Life - Homes England

Building for a Healthy Life updates Homes England's key measure of design quality as the national housing accelerating body. The document sets out 12 considerations for creating integrated neighbourhoods, distinctive places and streets for all. While it is not part of the national policy, it is recognised as best practice guidance and design tool in assessing the design quality of developments.

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 and promote active travel.

01

Local Policy

2011

Core Strategy - King's Lynn & West Norfolk Borough Council

The Core Strategy is part of the Local Development Plan. Adopted in 2011, the Core Strategy sets out the spatial planning framework for the development of the borough up to 2026 and is part of King's Lynn and West Norfolk's Local Development Framework. The Core Strategy provides guidance on the scale and location of future development for the next 15 years. It also includes the policies needed to deliver the Core Strategy vision and objectives, and a system for monitoring whether the strategy is being delivered. The Core Strategy is a Development Plan Document, which means it forms the starting point for determining planning applications. All other Development Plan Documents must conform to the adopted Core Strategy.

2016

Site Allocations and Development Management Policies Plan - King's Lynn & West Norfolk Borough Council

The Site Allocations and Development Management Policies Plan is part of Local Development Plan. It gives effect to and complements the adopted Core Strategy. It allocates land to deliver the development requirements of the Core Strategy, such as housing, employment, recreation, green spaces, community and leisure uses. Additionally, it includes development management policies which apply across the Borough and these will be used when determining planning applications.

2009

Great Ringstead Conservation Area Character Statement

King's Lynn & West Norfolk Borough Council

This document highlights the special qualities that underpin the character of the conservation area, justifying its designation. It also seeks to increase awareness of those qualities so that where changes to the environment occur, they do so in a sympathetic way without harm to the essential character of the area.

Neighbourhood Area Context Analysis

02

2. Neighbourhood Area Context Analysis

This section outlines the broad physical, historic and contextual characteristics of the Neighbourhood Area.

2.1 Surrounding context

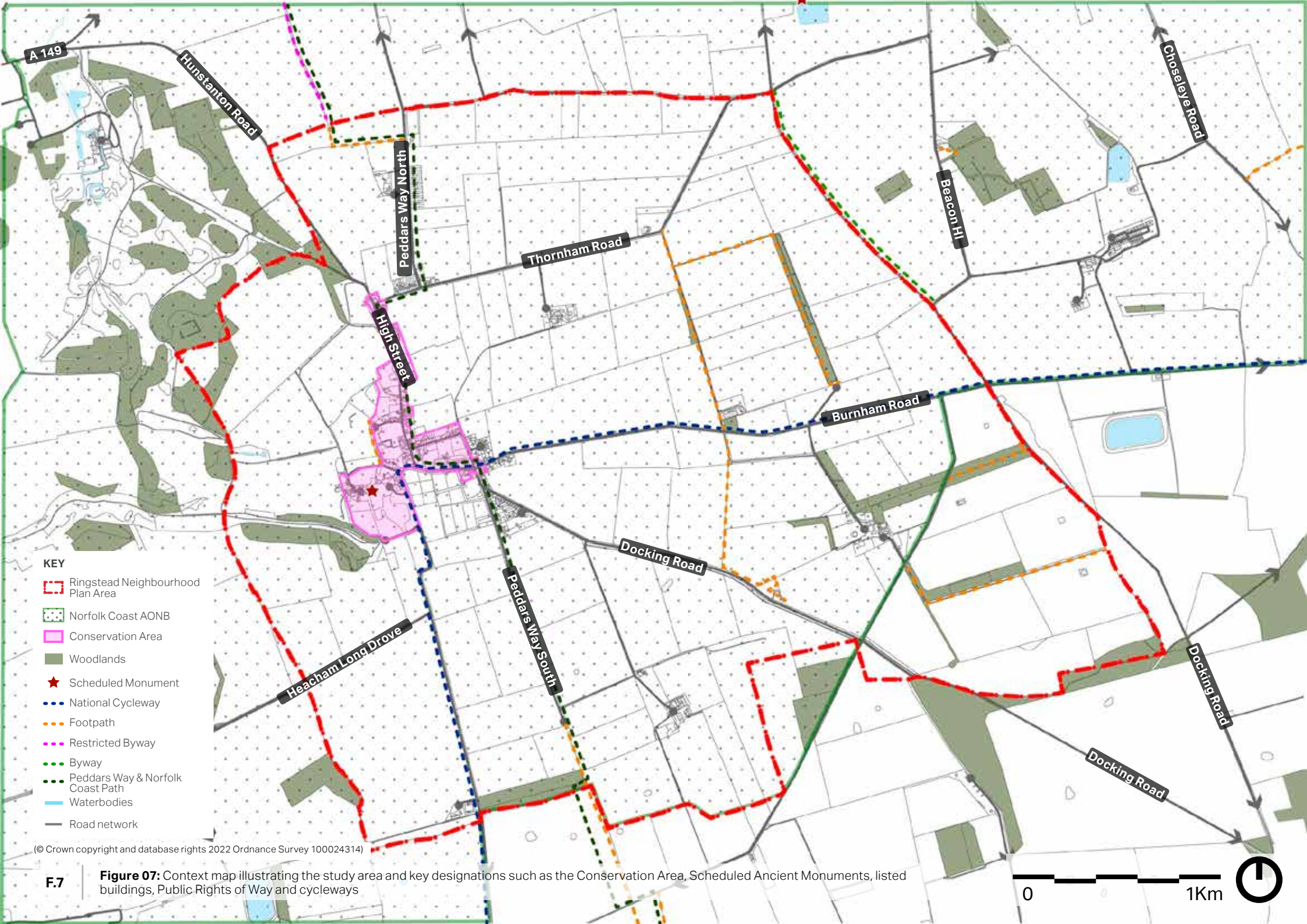
Great Ringstead is located inland from the North Norfolk Coast. This area is characterised by rolling open farmland with isolated farmsteads and dispersed deciduous woodland shelterbelts. The majority of the parish falls within the Norfolk Coast AONB.

Great Ringstead village's growth accelerated in the 17th century due to various improvements in agricultural techniques and increased demand for crops and livestock. Today, the village core includes various historic properties which date back to the 17th, 18th and 19th centuries. The Great Ringstead Conservation Area covers all properties within the main settlement area. Much of the built environment consists of low density two-storey detached dwellings. Historic dwellings along the High Street incorporate local material such as flint, carrstone and clunch.

It is also worth noting that the parish boundary abuts the boundary of the Hunstanton Hall Registered Park and Garden (which also contains the Old Hunstanton Deer Park) to the northwest. The dense tree line boundary of the Old Hunstanton Deer Park is visible from along the High Street in Great Ringstead. Whilst outside the parish boundary, it is important to recognise the village's historical ties to this estate.

There are a number of Grade II* and Grade II listed buildings within the core of the village, particularly along the High Street and Docking Road. There is also a Scheduled Ancient Monument in the west of the parish that is accessible via Hall Lane.

The village benefits from a variety of footpaths and cycleways – notably the National Cycle Network Route 1 and Peddars Way. These long-distance routes provide onward links around the Norfolk coastline.



F.7

Figure 07: Context map illustrating the study area and key designations such as the Conservation Area, Scheduled Ancient Monuments, listed buildings, Public Rights of Way and cycleways

Figure 08: Two-storey family house, formerly two cottages, with garage built with stone and casement window on Burnham Road

Figure 09: Pasture landscape on Docking Road

Figure 10: National Cycle Route 1 along Burnham Road

Figure 11: A bungalow with red pantile and casement window on Peddars Way South

2.2 Movement Network

The main settlement has developed along a north-south axis from the Hunstanton Road/Holme Road junction in the north to the High Street/Docking Road junction in the south. As the settlement has evolved, more recent growth has been focused along Foundry Lane, Docking Road and Burnham Road. This has resulted in a sinuous development pattern with properties fronting link roads which connect Great Ringstead to Hunstanton in the north and Docking in the southeast. Of particular interest is Foundry Lane, as small-scale development along this road has enveloped an arable field to the south.

Some local streets such as Foundry Lane, Hall Lane and Peddars Way South stem from the main link roads, providing access to properties. The connectivity of local streets is however somewhat limited, as some include dead ends which merely link farmsteads to the main settlement.

Great Ringstead generally has a flat topography which provides optimal conditions for active travel. A section of the National Cycle Route 1 (which also forms part of the EV12 North Sea Cycle Route) passes through Great Ringstead along Burnham Road southwards into the neighbouring parish of Sedgeford along Sedgeford Road. National Cycle Route 1 provides onwards links to King's Lynn and Wells-next-to-the-Sea. The separate 'Great Ringstead Loop' explorer route is a 23-mile long cycleway connecting a section of the National Cycle Route 1 with the local road network. This recreational route connects key seaside towns such as Heacham and Hunstanton to the rural villages of Great Ringstead, Sedgeford and Docking.

Public Rights of Way (PRoWs) and byways provide pedestrian linkages between Thornham Road, Burnham Road, Docking Road and Beacon Hill to the east of Great Ringstead village. Another PRoW links Chapel Lane to Hall Lane in the west of the village. Within the east of the parish, two separate PRoWs connect Docking Road to rural tracks. These footpaths provide opportunities to access the local countryside via safe means with clear wayfinding along the various routes.

Peddars Way national trail also passes through Great Ringstead, providing long distance pedestrian routes from Knettishall Heath Country Park in Suffolk to Holme-next-the-Sea. Peddars Way is also formally joined with the Norfolk Coast Path, offering trail walkers varied coastal and intertidal scenery.

Great Ringstead is served by the Go To Town 21 bus service, which offers onward journeys to King's Lynn and Hunstanton.

Parking is limited in the village centre due to the relatively small setbacks of properties fronting the High Street. Off-street car parking is provided at the village hall and Gin Trap Inn. Parking along Foundry Lane is a particular issue, as this is a single-track lane with parking confined to informal verges.

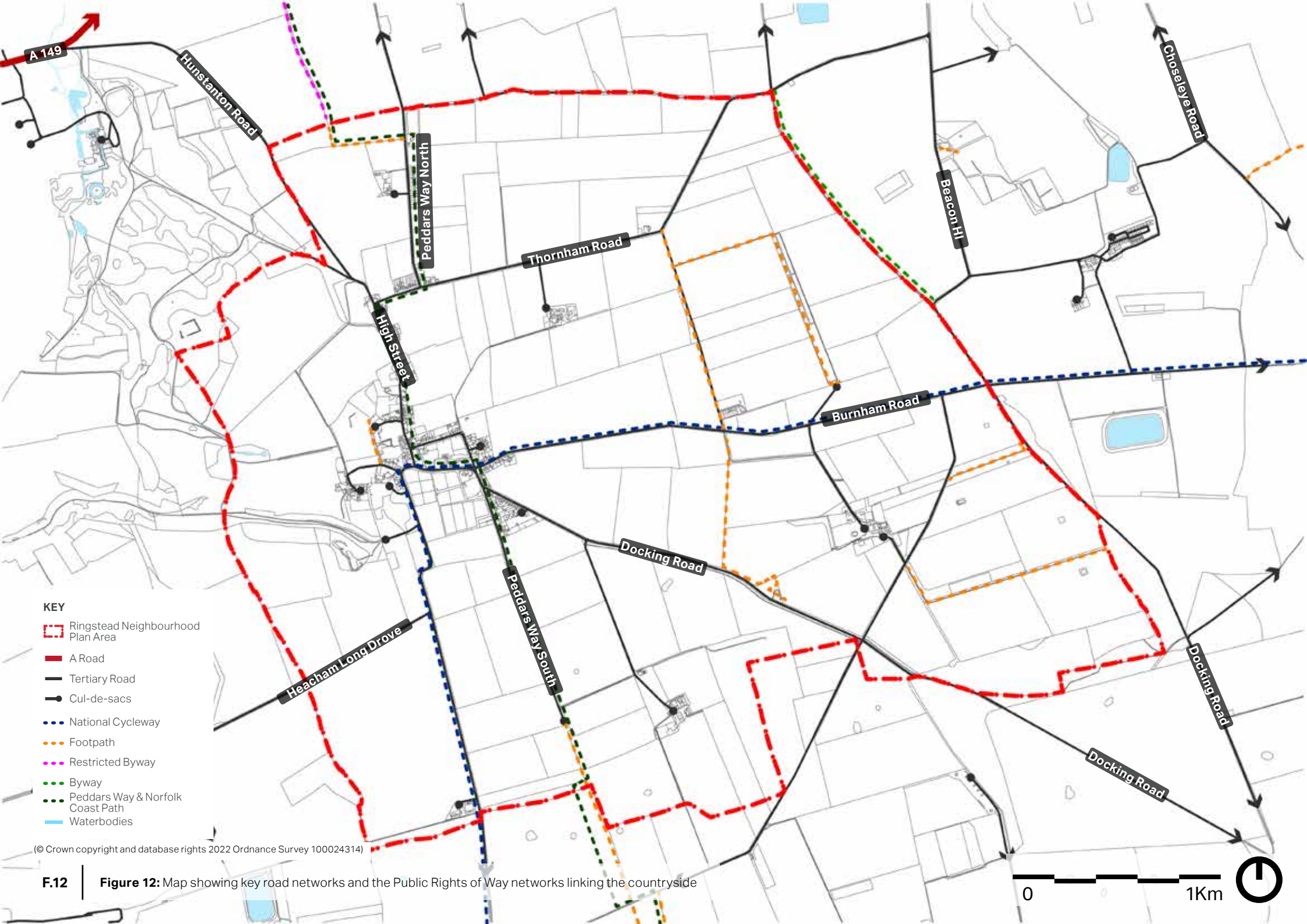


Figure 12: Map showing key road networks and the Public Rights of Way networks linking the countryside

2.3 Conservation Area

Remaining historical evidence helps to illuminate the Parish's earlier origins and historical development. Peddars Way, a route built by the Romans around AD61, and the prehistoric Icknield Way evidence the parish's significance as a historic passing point. In addition, evidence of burials dating from the late Neolithic or early Bronze Age (c 2500 to 2000 BC) can be found on Great Ringstead Downs. It is considered that the existing settlement dates back to the Saxon period.

The Great Ringstead Conservation Area encompasses much of the built-up area of Great Ringstead, which comprises a series of small settlements including 'Top End' (Top End Farm south to Geddings Farm), the High Street (south of the Old Rectory to Sedgeford Road Farm) and the 'Lower End' (East End Farm south and east). The majority of historic buildings within the village date back to the seventeenth, eighteenth and nineteenth centuries, which reflects a prosperous period for local sheep and corn farmers.

Great Ringstead has a number of listed buildings ranging from Grade II to II* and one Scheduled Monument within the Parish. Collectively, these heritage assets contribute towards the village's strong rural identity and sense of place.

Scheduled Monument:

St Peter's Church Tower (List Entry Number [LEN]: 1003987), forms part of the demolished St Peter's Church. The tower dates back to the 12th century. The tower was re-used as a garden building when the church was demolished in 1792. The northern end includes a central mullion of a 15th or 16th century belfry window.

Listed Buildings:

Great Ringstead Mill (List Entry Number [LEN]: 1342270), a Grade II listed tower mill built in the early 19th century. The tower has 6 storeys, with a cap forming a further storey. The mill is header bonded with partly blackened gault brick.

Geddings Farmhouse (List Entry Number [LEN]: 1171965), a Grade II listed farmhouse constructed in the 17th and 18th centuries

Figure 13: 22-26 and adjoining barns on High Street

Figure 14: The White House on Docking Road

with some 19th century details. A two-storey, four window house of two builds built out of clunch and carrstone with brick dressings, whitewashed finish and a red pantiled roof.

Old Rectory, High Street (List Entry Number [LEN]: 1077927), a Grade II listed former Rectory House situated along the High Street. It is dated 1643 on its south gable with irregular 19th and 20th century fenestration. The house is built from course squared and rubble carrstone with red brick dressings and a tiled roof. The north gable end includes brick quoins, kneelers, a stone coped parapet and a large external stack with 2 mid-nineteenth century octagonal stacks.

Church of St Andrew (List Entry Number [LEN]: 1342270), a Grade II* Parish church, with limestone and carrstone and a green and blue slate roof. The church building has continuously evolved through the centuries, with the following additions: a 13th century tower, a 14th century chancel, a 15th century nave and the north aisle and interiors completed in 1865.

Great Ringstead War Memorial (List Entry Number [LEN]: 1454944), a Grade II war memorial. The memorial was erected following the First World War in around 1920.

22-26 and adjoining barns, High Street (List Entry Number [LEN]: 1077926), a Grade II listed row of three cottages with a barn and cottages at right angles. All buildings were constructed in the 18th century. The cottages are built with whitewashed clunch with brick dressings and red pantiled roofs. The barn is built with coarsely squared clunch with brick dressings and a red pantiled roof.

Rose Cottage The Nook Tylers Cottage (List Entry Number [LEN]: 1342269), a pair of Grade II listed cottages deriving from the 18th century with 17th century rears. The cottages are constructed with whitewashed brick and black glazed pantile roofs.

The Gin Trap Inn (List Entry Number [LEN]: 1171927), a Grade II listed public house built in the 17th century with 19th century detailing. The building is constructed with whitewashed clunch with brick dressings and a red pantiled roof.

Sedgeford Road Farm (List Entry Number [LEN]: 1077929), a Grade II listed farmhouse, largely constructed in the 18th century, with some earlier details such as the west gable which includes a date stone of 1678. The farmhouse is constructed with course squared clunch with galletting and a red pantiled roof.

East End Farmhouse (List Entry Number [LEN]: 1171911), a Grade II listed farmhouse built in the 16th and 17th centuries, constructed from carrstone and clunch with brick dressings and red pantiled roofs. The building is of three or four different builds, all within the 17th century.

The White House (List Entry Number [LEN]: 1077925), a Grade II listed farmhouse built in the late 18th century and constructed with whitewashed brick and an orange pantiled roof.

The Lodge (List Entry Number [LEN]: 1172060), a Grade II listed farmhouse built in the 18th century, constructed with buff-grey gault brick and a smut pantiled roof. A

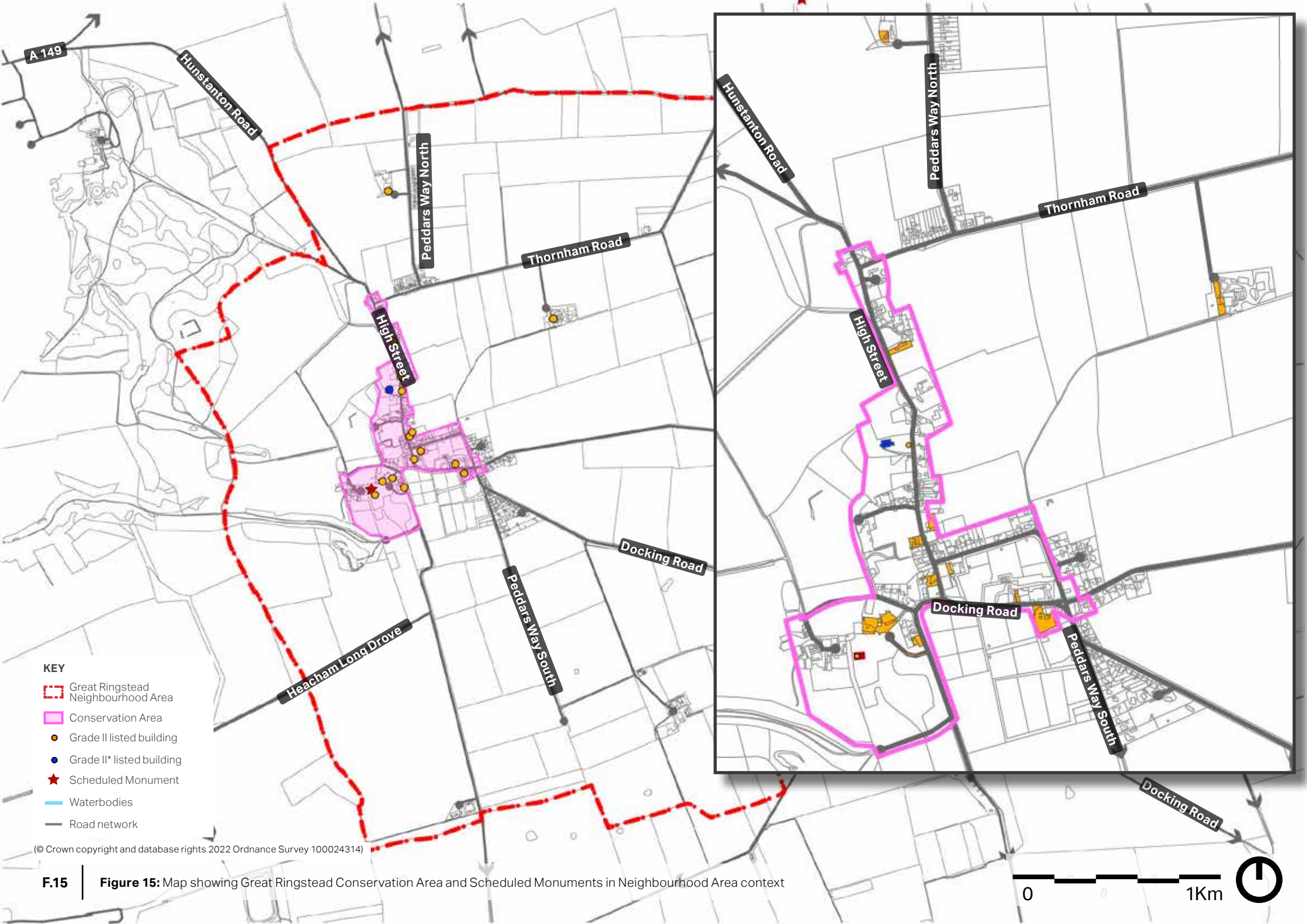


Figure 15: Map showing Great Ringstead Conservation Area and Scheduled Monuments in Neighbourhood Area context

three-bay two-storey house with two-storey lean-to-wing at the north end.

Great Ringstead Bury House Stable (List Entry Number [LEN]: 1172043), a Grade II listed stable with a course carrstone façade, rubble carrstone returns and a black glazed pantiled central roof and red pantiled wings.

Great Ringstead Bury House (List Entry Number [LEN]: 1077928), a Grade II listed former Rectory House built in the 18th century. The house is constructed in a simple Georgian domestic classical style, with brick front pile and east gable, course carrstone west gable, and course galleted clunch and carrstone at rear with red pantiled roofs.

Ruins of Church of St Peter (List Entry Number [LEN]: 1172004), the Grade II ruins of the former parish church of St Peter, with a round tower dating back to the 12th century. The church was demolished in 1792.

Bluestone Farmhouse (List Entry Number [LEN]: 1342271), a Grade II listed farmhouse dated 1798. It was constructed with gault brick with a smut pantiled roof to west and a rest pantiled roof to the east.


F.16

Figure 16: Rose Cottage, The Nook Tylers Cottage on High Street


F.17

Figure 17: Old Rectory on High Street


F.18

Figure 18: Geddings Farmhouse on High Street

2.4 Landscape and Open Space Network

The majority of the parish falls within the Norfolk Coast AONB. The Norfolk Coast AONB Management Plan (2014-2019, superseded version withdrawn) states that the AONB encapsulates an area which transitions from flat coastal marshes inland towards a rolling plateau landscape with underlying chalk glacial drift. This inland landscape includes large arable fields and a string of coastal villages, such as Great Ringstead.

Two Sites of Special Scientific Interest (SSSI), namely Hunstanton Park Esker and Great Ringstead Downs are located just outside of the NP area. The former one falls within Hunstanton Parks and Gardens which is situated to the north west of the NP area.

The King's Lynn and West Norfolk Borough Council Landscape Character Assessment defines the landscape within the parish as 'rolling open farmland', which is defined as having medium to large scale landscapes with an overriding sense of openness.

Figure 19: A view towards Tree Preservation Orders on High Street

Figure 20: The view towards the arable open field around the settlement

This area is dominated by intensive arable crop production contained within a network of regular shaped fields that are interspersed with hawthorn hedgerows and dramatic linear shelterbelts of Scots pine. Settlements within this landscape character area are dispersed and low-density.

The landscape surrounding Great Ringstead includes scattered isolated dwellings and farmsteads which are accessed by straight and narrow country lanes.

The parish includes a number of dispersed shelterbelts and plantations, including the Larch Plantation, Chalkpit Plantation, Wharton's Belt, North Wood, New Wood, Bluestone Farm Plantation, Fir Wood, Sedgeford Belt, Glebe Belt and a section of the Ling Plantation. The majority of these are classified as priority habitat deciduous woodland.

Great Ringstead Common is separate from the built-up area of the main settlement and consists of open grassland. Adjacent fields to the west are classified as good quality semi-improved grassland.

It is also recognised that the Draft Neighbourhood Plan identifies the following areas as local green spaces: Churchyard, Children's Playground, Greens pace at the corner of Chapel Lane and High Street, Ringstead Common and Ringstead Downs. Once the Neighbourhood Plan is formally adopted, these areas are to be protected from development unless there are exceptional circumstances which outweigh the harm to these spaces.


F.21

Figure 21: View along Peddars Way North and surrounding landscape. Hedgerows and green verges are dominant.

Figure 22: Great Ringstead Churchyard


F.22

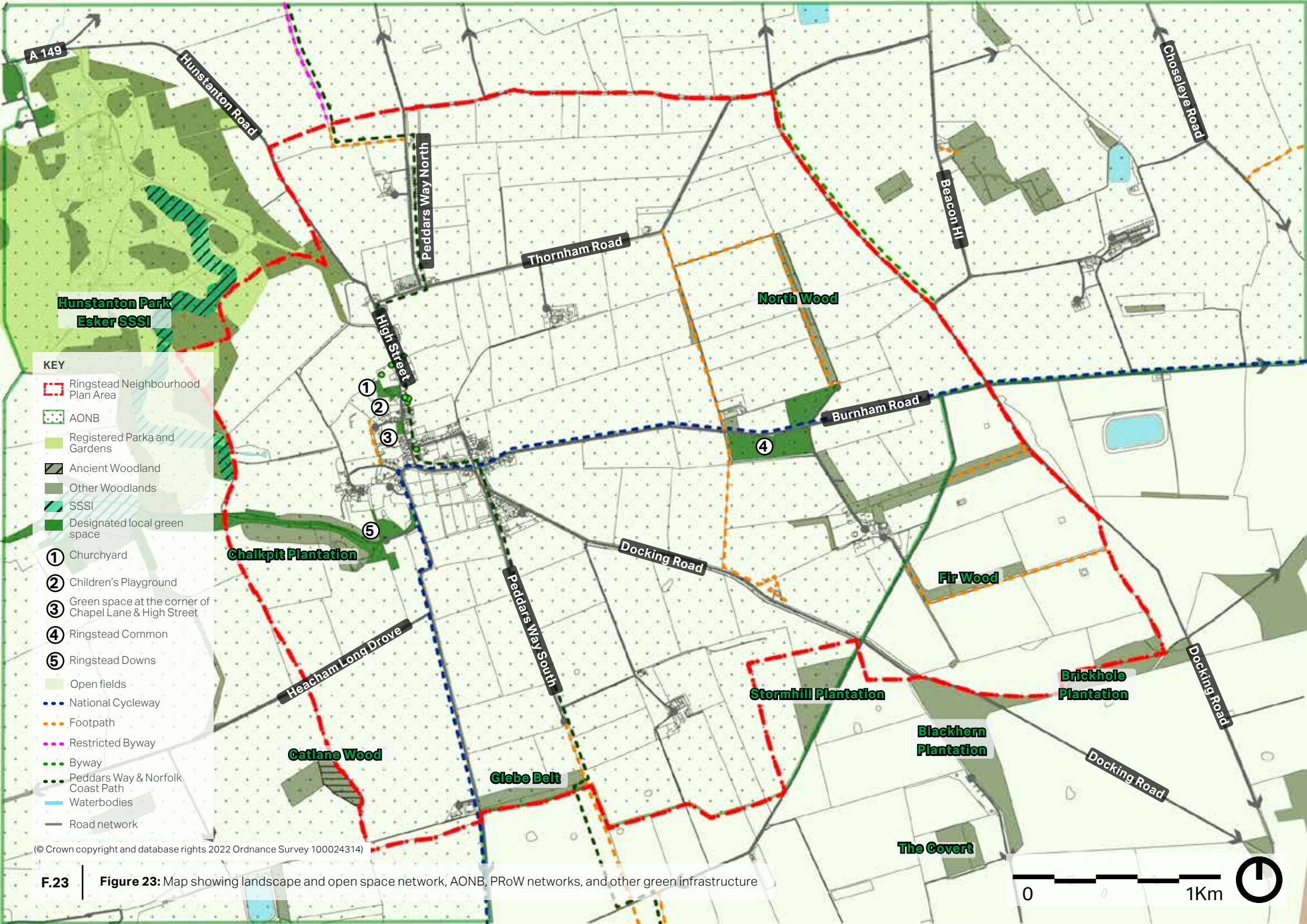


Figure 23: Map showing landscape and open space network, AONB, PRoW networks, and other green infrastructure

2.5 Topography and Flood Risk

Great Ringstead parish has a relatively flat topography, with elevation ranging from 20m AOD to 60m AOD. It should be acknowledged that the parish sits in a coastal transitional landscape, where flatter inland areas sit at higher elevations.

The entire parish falls within Flood Zone 1, which confirms that the area has a low probability of flooding from rivers and the sea. With regard to surface water flooding, the majority of the parish falls within Flood Zone 1 (low probability of flooding), however land to the south of Docking Road and land to the north of Burnham Road fall within Flood Zones 2 and 3 (high and medium probability of flooding).

It is worth noting that Great Ringstead is surrounded by coastal settlements that are susceptible to flooding. Neighbouring towns such as Heacham and Hunstanton are protected by various sea defences, including flood walls and embankments.

Figure 24: A pond on Peddars Way South

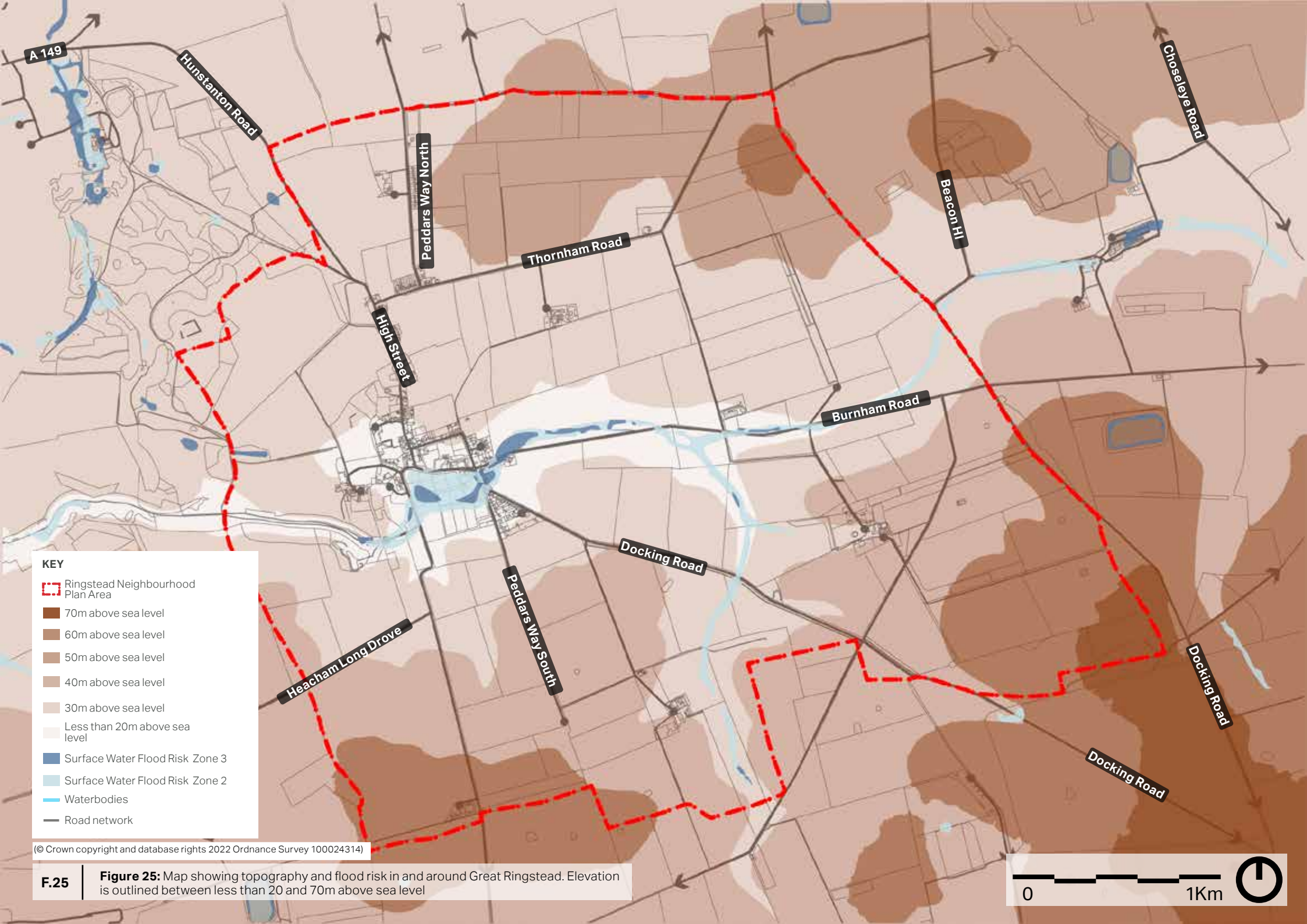


Figure 25: Map showing topography and flood risk in and around Great Ringstead. Elevation is outlined between less than 20 and 70m above sea level

Character Study

03

3. Village Character Assessment

3.1 Defining the Character Areas

Following on from the analysis set out above, this part of the report focuses on the different character areas within the parish. The different areas are characterised by variations in topography, movement, views and landmarks, green space and landscape cover, public realm and streetscape, built form and architectural details.

Great Ringstead has three character areas (See **Figure 26**), which have been defined with the Neighbourhood Plan Steering Group, and are as follows:

- CA1- Conservation Area
- CA2- Post World War 1 Development
- CA3- Countryside

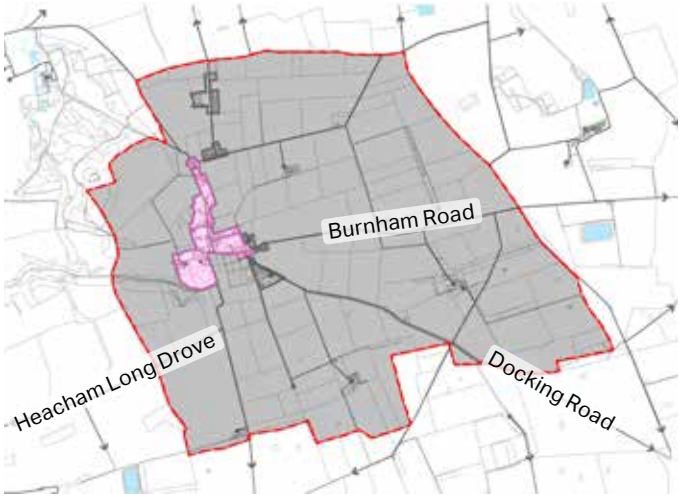
CA1- Conservation Area

CA2- Post WW1 Development

CA3- Countryside

Figure 26: Great Ringstead identified character areas map

CA1- Conservation Area



The Conservation Area forms the historic core of the village and is situated in the west of the parish. This area is primarily residential and the majority of properties within this character area date back to the seventeenth, eighteenth and nineteenth centuries. This character area also contains a number of community and retail uses.

Land Use	Primarily residential with a number of community, retail uses including The General Store, The Gin Trap Inn, St Andrew's Church, Ward's Nurseries and a playground.
Pattern Of Development	A compact linear settlement that is centred along the High Street and Foundry Lane.
Building Line/Plot Arrangement	This character area consists of a range of plot sizes and arrangements. Residential development along the High Street either fronts onto the road or lies perpendicular to it. Properties fronting the High Street have narrow setbacks, and, in places are only separated from the road by a footpath. Properties perpendicular to the High Street have a loose courtyard form. Properties along Foundry Lane front onto the roadway and have balanced ratios of front and back garden sizes.
Boundary Treatment	Residential development along the High Street includes low red brick and flint walls. Development along Foundry Lane is separated from the road by low red brick walls, picket fencing, hedges and stone walls.
Heights & Roofline	The majority of housing in the character area is 2-storey with open gable pitch and hipped roofs, with some examples of dormer windows in gable roofs.
Public Realm	Public realm within this character area is limited to the public footpaths along the High Street.
Materials	Red brick, carrstone, galleting, clunch with brick dressings, flint, gault brick, red pantiles, black glazed pantiles.

Conservation Area images


F.27


F.29

Figure 27: A row of terraced houses along High Street with shed dormers, constructed in the 1980s

Figure 28: Two-storey house (formerly two cottages) constructed from by a mix of carrstone and red brick and pantile roof on Foundry Lane. The property, constructed in the 1990s, is well set back from the road with a deep front garden

Figure 29: Detached house with small front garden, with casement windows and chimney stacks on High Street

Figure 30: Two-storey house with well- kept front garden constructed from painted brick and red brick on Burnham Road

Figure 31: Terraced houses built with a mix of white clunch and carrstone and shed dormers on Chapel Lane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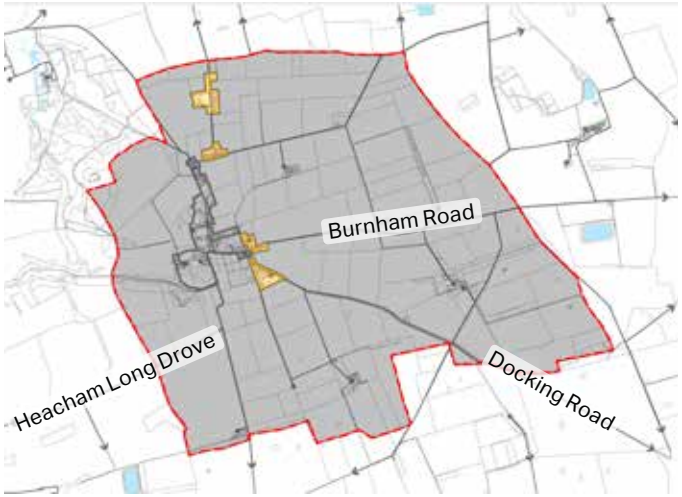
CA2- Post WW1 Development



Post World War I development consists of four separate linear residential developments centred along Docking Road, Peddars Way North, Thornham Road, and Burnham Road. The two linear settlements in the north of the parish are separated from Great Ringstead village and are inset into the countryside.

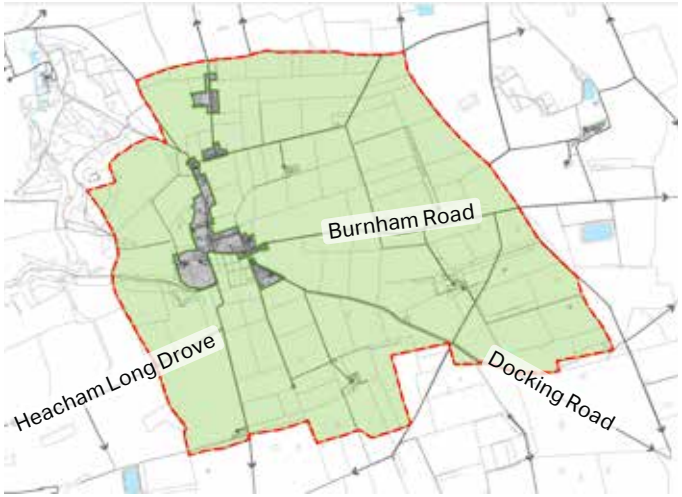
Land Use	All development within this character area is residential.
Pattern Of Development	Four small linear developments centred along Docking Road/Peddars Way South, Peddars Way North, Holme Road and Burnham Road. The Docking Road/Peddars Way South development consists of a linear development that has been infilled back towards the Docking Road/Peddars Way South junction. Modern development (constructed in the 2010s) is situated along Burnham Road. Whilst most development within the character area originates from post WW1, Ringstead Mill is a Grade II listed early 19th century tower mill situated in the north of the parish. The mill was converted to domestic use in 1927.
Building Line/Plot Arrangement	The Docking Road/Peddars Way South development comprises mostly detached houses with bungalows with long narrow plots and long back-to-back distances. Houses fronting Docking Road have short setbacks and well-proportioned back gardens. Properties fronting Peddars Way South have smaller back gardens and larger front gardens to accommodate a driveway. Houses along Peddars Way North and Holme Road have moderate-sized plots which accommodate short driveways, narrow front gardens and large back gardens.
Boundary Treatment	This character area includes a mix of low wooden fencing, hedges, shrubs and low red brick borders.
Heights & Roofline	The majority of housing within this character area is 2-storey, although it is noted that there are mostly one-storey bungalows some with dormers in the Docking Road/Peddars Way South development. Roof styles are either open gable pitched or hipped. Properties along Holme Road include dormers under hipped roofs.
Public Realm	Public realm within this character area is confined to the footpaths along the local road network. These footpaths encourage active travel and enable occupiers to access local services in Great Ringstead village.
Materials	Red brick, carrstone, galleting, clay tiles, red pantiles, white rendering

Post WW1 Development images

Figure 32: A detached house with spacious front garden on Docking Road

Figure 33: Low wooden fencing on Peddars Way South

CA3- Countryside



The countryside is the largest character area within the parish and includes land outside Great Ringstead village and the clusters of post-World War One developments. Land within this character area is typically characterised as rolling open farmland which includes large arable fields interspersed with hedgerows and shelterbelts.

Land Use	This character area includes agricultural land and associated uses.
Pattern Of Development	There is minimal development within this character area. Development consists of isolated farmsteads.
Building Line/Plot Arrangement	Farmsteads are isolated on large plots inset within open arable fields. Farmsteads have dispersed layouts, containing loose clusters of outbuildings with extensive yards areas.
Boundary Treatment	Farmsteads are separated from the surrounding countryside by dense hedgerows and tree lines, which help to soften barriers, retain countryside views and maintain the rural setting.
Heights & Roofline	Most agricultural buildings are 1-2 storey and have pitched roofs. Metal roof outbuildings are typically low pitched.
Public Realm	Public realm within this character area is confined to the Public Rights of Way network, which provides onward links into the Norfolk Coast AONB and surrounding countryside.
Materials	Red brick, carrstone, chalk, red pantile, metal roof

Countryside images


F.34

Figure 34: View northwards across countryside from Peddars Way North

Figure 35: A view across open fields on Holme Road to the south

Figure 36: A view to the bus stop and the countryside beyond on Holme Road

Figure 37: Countryside views east of the High Street


F.36


F.35


F.37

Design Guidance and Codes

04

4. Design Guidance and Codes

This section sets out the principles that will influence the design of potential new development and inform the retrofit of existing properties in the Ringstead Neighbourhood Plan Area. Where possible, local images are used to exemplify the design guidelines and codes. Where these images are not available, best practice examples from elsewhere are used.

4.1 Introduction

The following section describes a set of design codes that have been put together based on the existing context of Great Ringstead.

These codes will aim to guide any changes or development within the village to ensure the local character is respected whilst still allowing space for innovation within the built environment.

The design codes have been split into two categories. The first section is relevant to the whole Neighbourhood Plan Area while the second section introduces design codes for each identified character areas and therefore codes may not be applicable to the whole of Great Ringstead. More detail about this structure is provided in **section 4.1.3**. Both national and regional guidance, outlined in chapter 1, should be read in conjunction with these codes. These codes act as a support to these documents and should not be considered in isolation.

4.1.1 The importance of good design

As the NPPF (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".

Research, such as for the Government's Commission for Architecture and the Built Environment (now part of the Design Council[1]) has shown that good design of buildings and places can:

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

The Design Guidance and Codes report seeks to harness an understanding of how good design can make future development as endearingly popular as the best of what has gone before.

1. The Value of Urban Design, commissioned by CABE and DETR, 2001.

4.1.2 Placemaking and Design Codes

These design codes are underpinned by a set of placemaking principles that should influence the design of future development areas, public realms, homes, green spaces, and the interfaces between them.

What designers and planners call 'placemaking' is about creating the physical conditions that residents and users find attractive and safe, with good levels of social interaction and layouts that are easily understood.

The placemaking principles set out in the following pages should be used to assess the design quality of future development or regeneration proposals. These key principles should be considered in all cases of future development as they reflect positive place-making and draw on the principles set out in many national urban design best practice documents including the National Design Guide, Building for a Healthy Life and the Urban Design Compendium[2].

2. Urban Design Compendium, English Partnerships, 2000

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

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

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

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

4.1.3 Structure of the design codes

Based on the understanding gained in the previous chapters, this section will identify design codes for future development to adhere to. As identified in the diagnostic report and following the meeting with the group, the following design codes have been created to apply to the whole Neighbourhood Plan area. After introducing the design guidelines and codes for the whole village, **Section 4.2** shows how to apply the codes into the character areas analysed in chapter 3.

SL. Settlement Layout

SP. Streets and Parking

B. Built Form

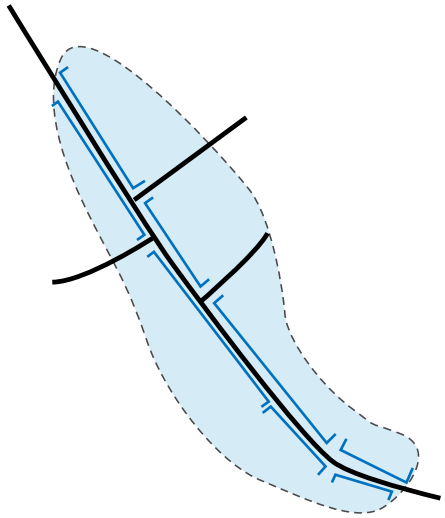
EE. Environmental and Energy Efficiency

SL. Settlement layout

SL 01- PATTERN OF DEVELOPMENT

Great Ringstead has a linear development with recent development evolving around the main core. Any new development should respect the following principles:

- Proposals should maintain the continuity of built form along the main routes. However, buildings should not be repetitive, and should provide a variety of building types and design with coherent scale, massing and detailing;
- Treatment of main road frontages should include occasional tall trees, hedgerows and the boundary walls typical of the village to increase the sense of enclosure and linear form;
- Linear pattern settlement almost always orientates inwards or perpendicular towards the main road, with its back towards the landscape to the rear. New development should reflect this orientation pattern;
- Boundary treatments can vary, from low walls to soft landscaped edges on the periphery of the settlement. Residential development with a hard edge which imposes an abrupt transition from the settlement to the surrounding countryside should be avoided.



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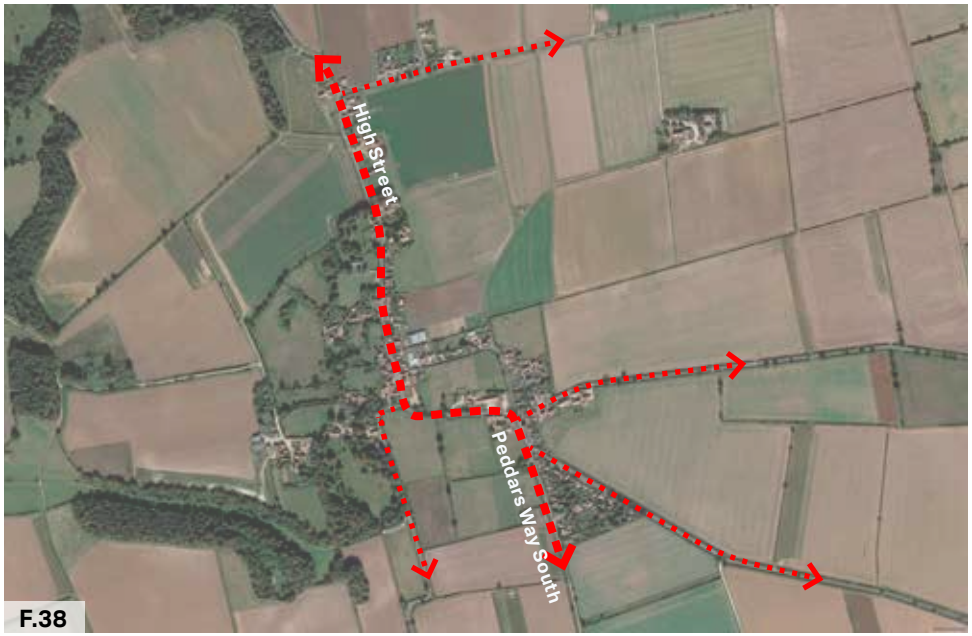


F.38

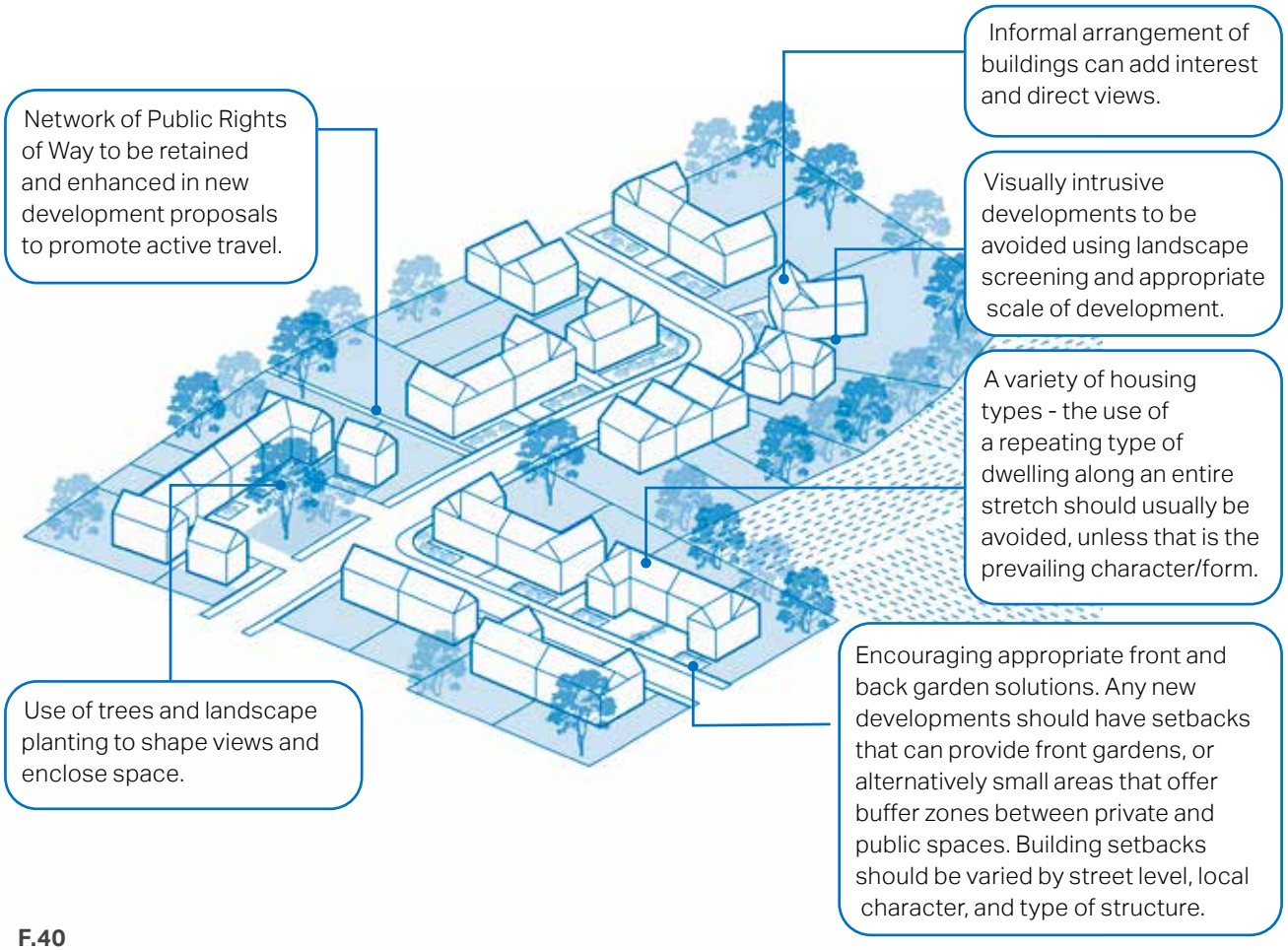
Figure 38: Diagram showing the linear pattern development

Figure 39: Great Ringstead pattern of development. The core development formed along the High Street. Outer development is located along lanes which link to the main routes

SL 02- LAYOUT OF BUILDING

The Parish owes much of its character to the historic pattern and layout of its buildings and settlements. Any new development should respect the particular building patterns of each settlement in order to contribute positively to their character. In particular:

- All new development should adopt the enclosure characteristics demonstrated in the village. New development should strive to knit in with the existing settlement morphology by adopting similar characteristics;
- All new development should be considered strategically at the settlement level and should not be considered in isolation;
- All new development should be planned to be permeable, promoting active travel at all times, providing plentiful non-



F.40

Figure 40: Diagram showing layout of building elements such as enhancing PRoW networks, respecting views and front and back garden solutions which could positively contribute to local character

vehicular connections;

- Layout, clustering and massing should take precedent from the best examples of development within the surrounding context. The following page illustrates some precedent examples from the existing Neighbourhood Plan Area; and
- All new development should respond to site specific micro-climates and sun paths and use these as key design drivers to increase the environmental comfort for building users, both internally and externally.

Figure 41: Respect should be given to existing settlement pattern to maintain local character

Figure 42: Informal arrangement of building adds interest and direct views on Foundry Lane

Figure 43: The building height does not exceed 2 storey in the village

SP. Active travel and parking

The following pages set out policies to consider when developing both existing and new development within Great Ringstead. They are generic design codes that apply to all areas of the village and are not specific to one character area.

SP 01- ACTIVE TRAVEL

Increasing the number of residents walking and cycling around the village is an important part of improving health and the quality of their experience.

- Where there is a choice, new development in Great Ringstead should be selected where it would generate the least amount of car movements and be within a comfortable distance of local services. This will help to promote active travel, an important feature in 'liveable' neighbourhoods;
- All new development should ensure that pedestrian and cycle routes are incorporated into new designs ensuring that the option to travel on foot or by bike is incentivised.
- These routes should link to facilities on The Conservation Area and other existing routes to form a network of walkable areas;
- Users of public and private space are varied and include disabled users, parents/carers with buggies and young children. It is important for these users to be catered for when designing new development;
- Walking routes along a roadway should provide safety from vehicles on the road. This requires a footway, grass verge or pavement that is wide enough (depending on the road types it could be between 2-2.6 metre) to ensure pedestrians do not conflict with vehicles; and
- Walking routes should not pass through hazardous areas such as fields with large animals, dykes, ditches or areas of flooding.

Figure 44: A footpath linking Chapel Lane to Hall Lane (See Figure 12)

SP 02 - CAR PARKING SOLUTIONS

Parking areas are a necessity of modern development. However, they do not need to be unsightly or dominate views towards the house. Parking provision should be undertaken as an exercise of placemaking.

- When placing parking at the front of a property, the area should be designed to minimise visual impact and to blend with the existing streetscape and materials. The aim is to keep a sense of enclosure and to break the potential of a continuous area of car parking in front of the dwellings. This can be achieved by means of walls, hedging, planting, and the use of quality paving materials;
- When needed, residential car parking can be translated into a mix of on-plot side, front, garage, and courtyard parking, complemented by on-street parking;
- For family homes, cars should be placed at the side (preferably) or front of the property. For small pockets of housing, a rear court is acceptable;
- Car parking design should be combined with landscaping to minimise the presence of vehicles; and
- Parking areas and driveways should be designed to improve impervious surfaces, for example, through the use of permeable paving. 1 or 2 bedroom dwellings should provide at least 1 on-plot parking space. Dwellings with 3 or more bedrooms should provide 2 on-plot parking spaces.

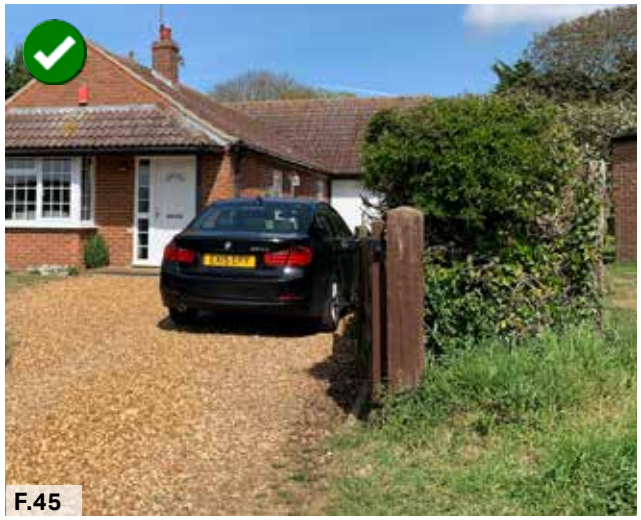


Figure 45: On-plot parking on Peddars Way South

Figure 46: On-street parking on High Street

ON STREET PARKING

On-street parking is the only parking option for several dwellings within the Conservation Area such as the High Street. In order to reduce the visual impact of parked cars on the street, on-street parking as the only means of parking should be avoided in future development wherever possible.

- On-street parking must be designed to avoid impeding the flow of pedestrians, cyclists, and other vehicles, and can serve a useful informal traffic calming function;
- On low-traffic residential streets or lanes that are shared between vehicles and pedestrians, parking bays can be clearly marked using changes in paving materials instead of road markings; and
- Where possible, every opportunity must be taken to integrate electric vehicle charging technologies into new developments, the fabric of the road and street furniture in the public and private realm.

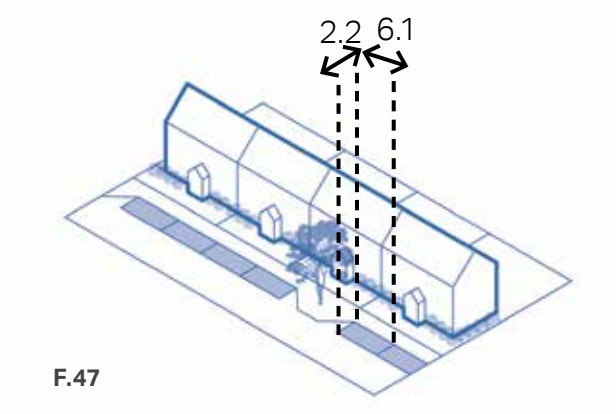


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Figure 47: Illustrative diagram showing an indicative layout of on-street parking

F.48

Figure 48: On-street parking on Foundry Lane

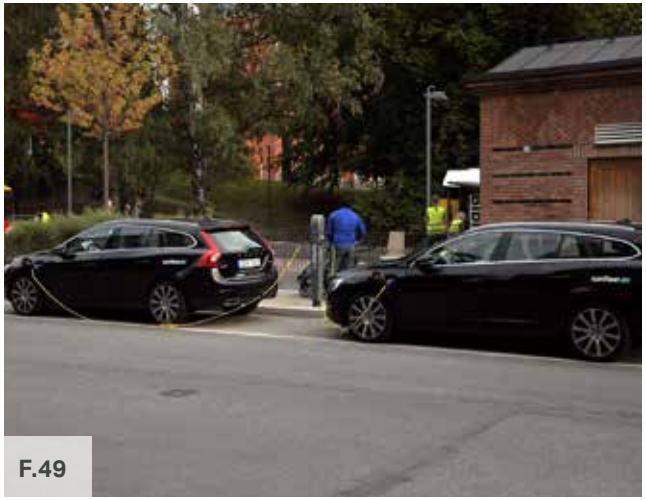

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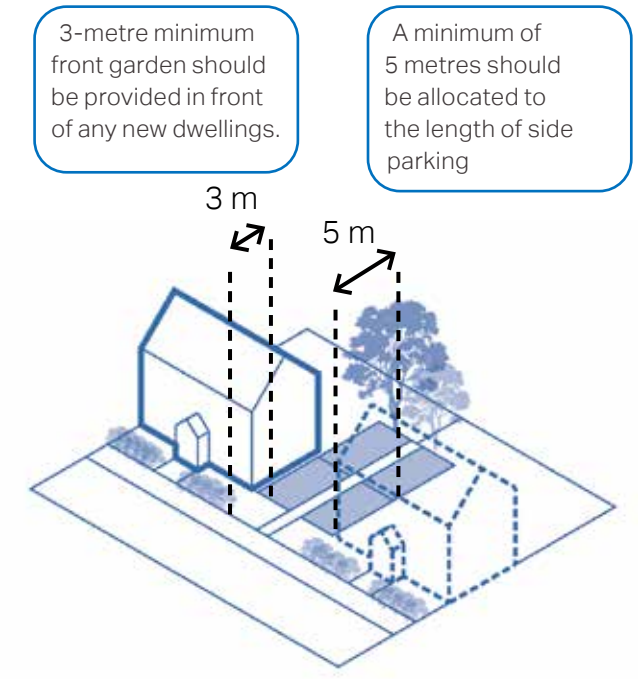
Figure 49: Inset on-street parking with electric vehicle charging points

ON- PLOT SIDE OR FRONT PARKING

- Parking provided on driveways directly in front of dwellings should be restricted due to the visual impact that cars have on the street. Therefore, a maximum of 2 dwellings in a row will be permitted to provide parking in this way. Front gardens should be a minimum depth of 6m to allow movement around parked vehicles and also be well screened with hedgerows when providing parking space to the front of a dwelling; and
- Parking being provided on a driveway to the side of a dwelling should be of sufficient length (5m minimum) so that a car can park behind the frontage line of the dwelling. This will reduce the visual impact that cars will have on the street scene. When parking is provided to the side of a dwelling a minimum front garden depth of 3m should be provided.



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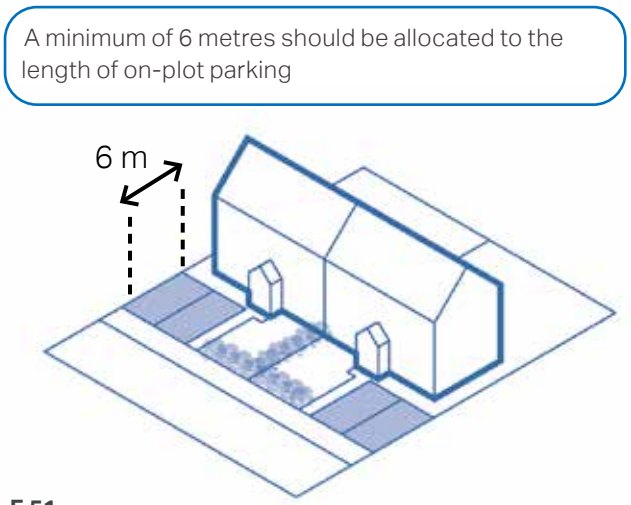

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Figure 50: Illustrative diagram showing an indicative layout of on-plot side parking

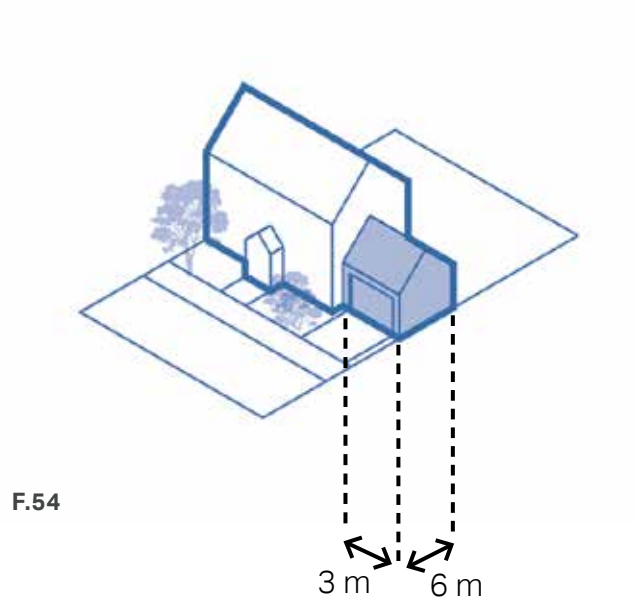
Figure 51: Illustrative diagram showing an indicative layout of on-plot front parking

Figure 52: On-plot front parking on Foundry Lane

Figure 53: On-plot side parking on Holme Road

GARAGE PARKING

Parking being provided in a garage to the side of a dwelling should be in line with, or slightly set back from the frontage line of the existing dwelling, which is in keeping with the character of the existing village and will reduce the visual impact of cars on the street. Garages should also provide sufficient room for cars to park inside them as well as providing some room for storage. The minimum internal dimensions of a garage should therefore be 6m x 3m.



The minimum internal dimensions of a garage should be 6m x 3m

Figure 54: Illustrative positive example of on-plot garage parking

Figure 55: Garage parking on Burnham Road

PARKING COURTYARD

- This parking arrangement can be appropriate for a wide range of land uses. It is especially suitable for terraces fronting busier roads where it is impossible to provide direct access to individual parking spaces;
- Ideally all parking courts should benefit from natural surveillance;
- Parking courts should complement the public realm; hence it is important that high-quality design and materials, both for hard and soft landscaping elements, are used; and
- Parking bays must be arranged into clusters with groups of 4 spaces as a maximum. Parking clusters should be interspersed with trees and soft landscaping to provide shade, visual interest and to reduce both heat island effects and impervious surface areas.

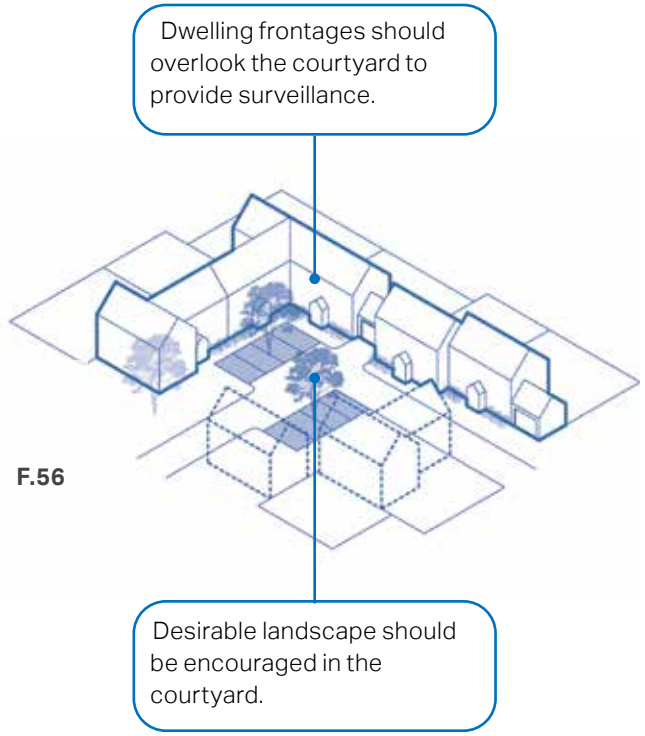


Figure 56: Illustrative diagram showing an indicative layout of parking courtyards

Figure 57: Terraced houses with courtyard parking on High Street

SP 03- SAFEGUARD TREES, LANDSCAPING AND VIEWS

The abundance of trees is one of the Parish's greatest assets. They provide shading and cooling, absorb carbon dioxide, act as habitats and green links for species, reduce air pollution and assist water attenuation and humidity regulation. For people, they help alleviate stress and anxiety, help with recovery from ill-health and create a sense of positive mental health and well-being. In addition, they add life to the landscape and help shape and add character to open spaces.

F.58

Figure 58: An indicative diagram showing green spaces and landscape planting

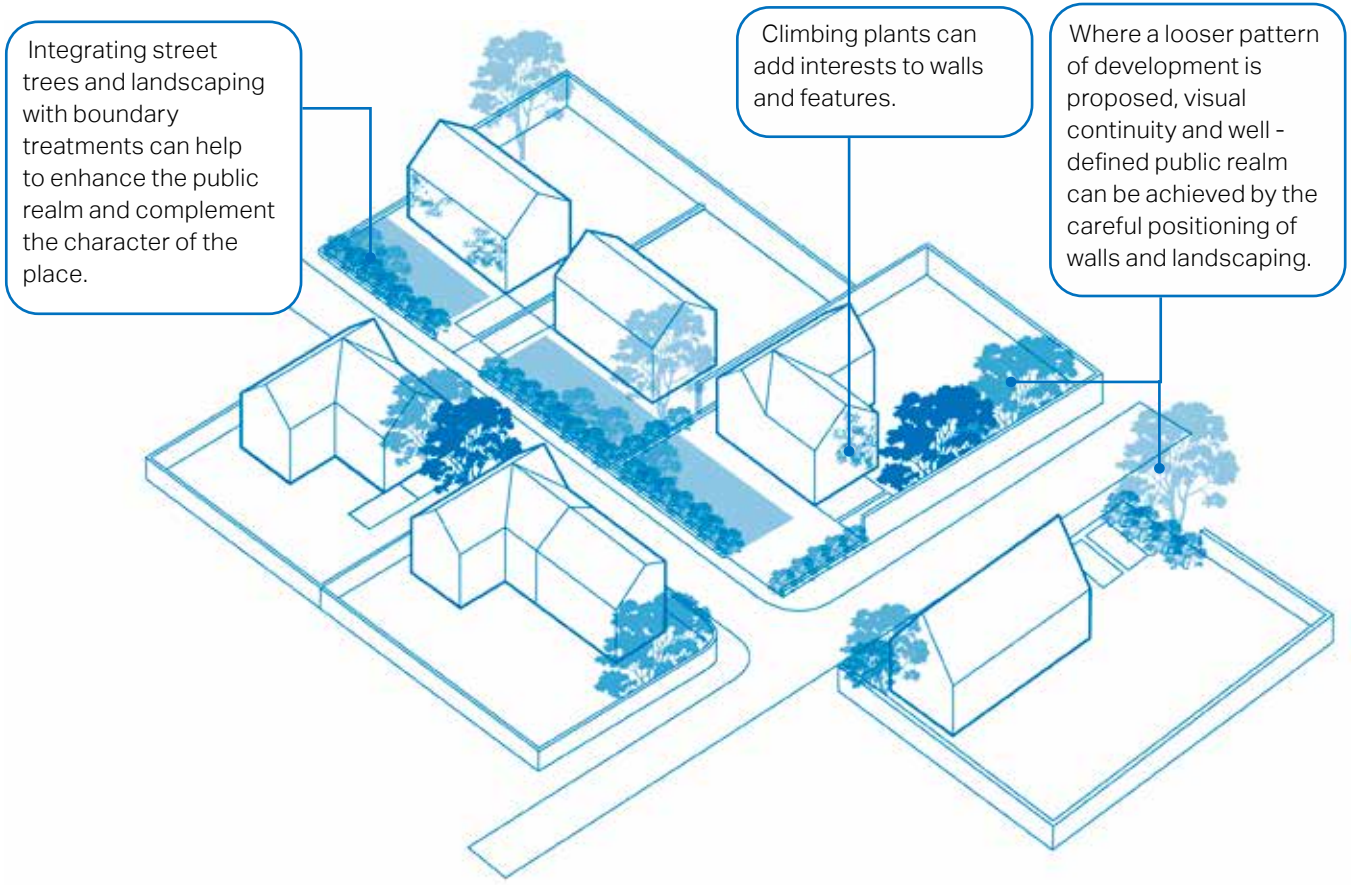
There are different green spaces which need to be protected such as designated local green space, various woodlands, TPOs, the allotments and other green infrastructure (See **Figure 23**).

The following guidelines focus on the design aspects and appearance of planting and trees in private gardens as well as public open spaces and streets.

PLANTING STANDARD

- Aim to preserve existing mature trees, incorporating them into the new landscape design and using them as accents and landmarks, where appropriate;
- Consider canopy size when locating trees; reducing the overall number of trees but increasing the size of trees is likely to have the greatest positive long-term impact;
- Size of tree pits should allow sufficient soil around the tree. Ensure tree stems are in the centre of the verge to provide a 1m clearance of the footway or carriageway;
- Tree root zones should be protected to ensure that trees can grow to their mature size. Root barriers must be installed where there is a risk of damaging foundations, walls and underground utilities;
- New trees should be added to strengthen vistas, focal points and movement corridors, while retaining clear visibility into and out of amenity spaces. They should, however, not block key view corridors and vehicular circulation sight lines;
- New trees should be integrated into the design of new developments from the outset rather than left as an afterthought to avoid conflicts with above- and below-ground utilities;

- To ensure resilience and increase visual interest, a variety of tree species is preferred over a single one. Tree species should be chosen to reflect the prevailing character of the landscape, soil conditions and the associated mix of native species, but should also have regard to climate change, environmental/habitat benefits, size at maturity and ornamental qualities;
- Regulations, standards, and guidelines relevant to the planting and maintenance of trees are listed below:
- Trees in Hard Landscapes: A Guide for Delivery;[1]
- Trees in the Townscape: A Guide for Decision Makers;[2]
- Tree Species Selection for Green Infrastructure;[3] and



F.59
Figure 59: Diagram showing trees and landscaping that complement the public realm and create a sense of enclosure

[1] Trees & Design Action Group (2012). *Trees in Hard Landscapes: A Guide for Delivery.* Available at: http://www.tdag.org.uk/uploads/4/2/8/0/4280686/tdag_trees-in-hard-landscapes_september_2014_colour.pdf
[2] Trees & Design Action Group (2012). *Trees in the Townscape: A Guide for Decision Makers.* Available at: http://www.tdag.org.uk/uploads/4/2/8/0/4280686/tdag_treesinthetownscape.pdf

[3] Trees & Design Action Group (2019). *Tree Species Selection for Green Infrastructure.* Available at: http://www.tdag.org.uk/uploads/4/2/8/0/4280686/tdag_treespeciesguidev1.3.pdf

- BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations.[4]

GIVE SPATIAL ENCLOSURE, PROVIDE SCREENING AND PRIVACY

The use of hedges, hedgerow trees and walls contributes to the strong character of the area and a sense of enclosure. To respect the existing context, both the building and the boundary feature should be consistent with the prevailing character, although there should be some allowance for some variation to provide added visual interest.

- Existing hedges, hedgerow trees and walls should, wherever appropriate, be retained to contribute to this sense of enclosure. Additional or replacement hedges and trees should be planted to maintain the continuity of existing hedges providing continuity of hedge and hedgerow tree cover; and
- Where appropriate and feasible, any new developments should have setbacks that allow for front gardens or else a small area to provide a planted buffer zone between the private space and public space.

COMPLEMENT PUBLIC REALM AND ENHANCE BUILT ENVIRONMENT AND LOCAL IDENTITY

Planting can make an appreciable difference to the appearance of an area, as well as adding to the local identity.

- New development should use boundary features which are complementary to the street and enhance the character of the village. The use of trees, hedges and planting in publicly visible areas, including edges and interfaces, should be encouraged; and
- Climbing plants are good at screening features such as garages, blank walls and fences.

FORM FOCAL POINTS AND FRAME VIEWS

In addition to the intrinsic value of trees, they can also have a practical use value. In a small-scale open space, trees provide a focal point of interest.

[4] British Standards Institution (2014). *BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations.* Available at: https://shop.bsigroup.com/ProductDetail/?pid=000000000030219672

Figure 60: Mature trees as a focal point. A view from Docking Road towards Foundry Lane

Figure 61: Visual continuity by using a mix of low wall and hedgerows along Foundry Lane

Figure 62: Mature trees enhance the public realm and character of the place

SP 04- STREET LIGHTING AND DARK SKIES

The 'dark skies' character of the countryside should be protected. Dark skies benefit both people and wildlife.

Any new development should minimise impact on the existing 'dark skies' within the settlements and reduce light pollution that disrupts the natural habitat and human health.

The following guidelines aim to ensure there is enough consideration given at the design stage:

- In line with existing settlement character, street lighting should be avoided.
- Exterior lights on individual dwellings should, where possible, be avoided. Any essential exterior lighting should be respectful of the area's rural character.

B. Built form

The following section outlines policies that should be considered by developers when creating new development within Great Ringstead. Some of the following guidance is directed at development on existing plots, such as extensions, though many can be applied to both new and existing development.

In general, the historic form of parts in Great Ringstead is of moderate plots and dwellings. In some cases, dwellings have been converted and/or extended to provide additional space. While this is appropriate when development or redevelopment occurs in those existing developed areas, other, newer, areas should be developed in a coherent form with modern best practice. That is, there should be a proportional relationship between size of plot, dwelling and spaces between the dwellings. In general however, Great Ringstead exhibits a low to medium density with heights averaging 1.5 to 2 storeys and a reasonable space between dwellings. The following illustrative diagrams show this intention and new proposals would need to demonstrate that this has been observed.

The structure of the following codes generally starts with policies on a larger scale and subsequently moves to codes related to specific built form details.

BF 01- OVERLOOK PUBLIC SPACE

In order to provide a sense of security and natural surveillance, the windowed front elevation of a dwelling should face the street where this is in keeping with local character. The rear boundaries facing the street should be avoided as this has a negative impact on the character of a street and reduces levels of security and natural surveillance. Rear boundaries should back on to other rear boundaries or provide a soft transition into the natural environment such as at the settlement edge.

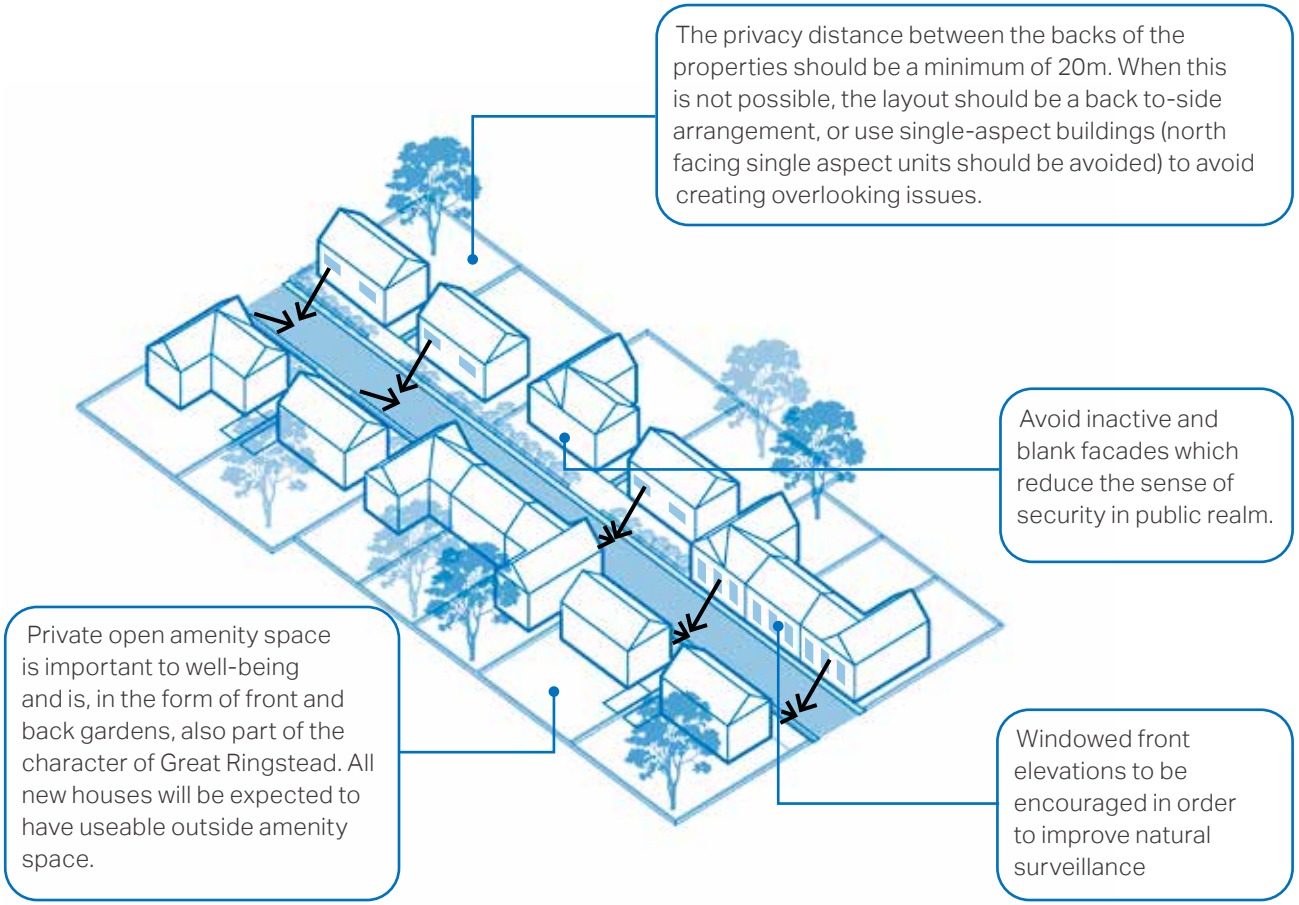


Figure 63: Diagram to highlight the importance of natural surveillance to improve the security

BF 02- DENSITY

The concept of density is important to planning and design as it affects the vitality and viability of the place. The density within the Parish is quite low, less than 30 dwelling per hectare (dph), which is justified by its rural character. The following guidelines highlight how new development should be designed to ensure that existing density within the parish is respected:

- If a site is to come forward within this area, slightly higher densities could be proposed around the High Street where the density is about 25 dph (See **Figure 64**).
- Density should be appropriate to the location of any new development and its surroundings and enhance the character of the existing village;
- Housing densities should be reduced towards development edges and along rural edges in order to create a gradual transition towards the countryside. The density in the developments bounded by Docking Road and Peddars Way South have low density of around 10dph (See **Figure 65**);
- Pedestrian and cycle movement should be a priority and taken into account in larger development schemes. Housing density should support a 'human scale' development; and
- Small scale development and in-fills are encouraged, as they follow the scale and pattern of existing grain and streets and therefore, retain the character of the area.

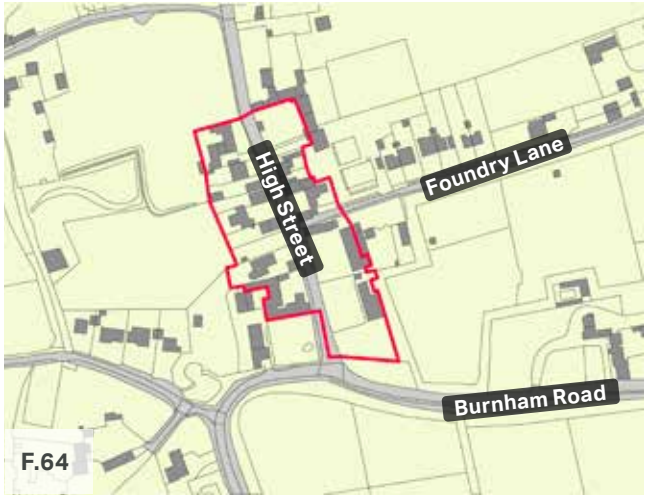


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Figure 64: Example of higher density development in the Conservation Area (CA1) with reduced green spaces and gaps between properties.

Figure 65: Local example of a low density settlement in CA2 with generous gaps between properties and good-sized front and back gardens.

BF 03- DEFINE FRONT AND BACK GARDENS

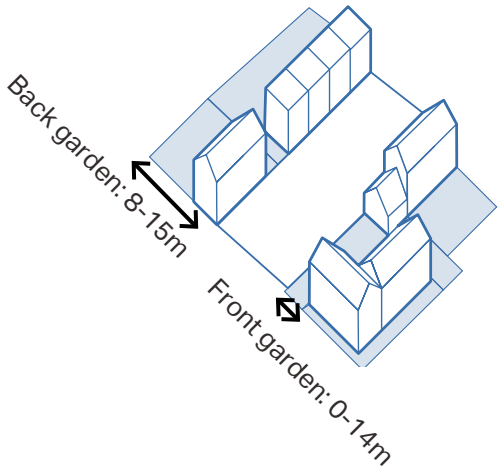
The ratio of garden space to built form within the overall plot is exceptionally important to ensure that the sense of openness and green space within the village is maintained.

There are different garden dimensions in each of the character areas. New development should be respectful of these existing dimensions. In CA1, the front garden proportions range from 0 to 14m and the back garden are between 8 to 15m. Holme Road which falls within CA2 provides big plots with front and back garden size ranging from 5-12m and 5-30m, respectively.

CA3 has more generous gardens with an average width of 7-10m and 12-30m for front and back gardens, respectively.

Back gardens should be a minimum depth of 10m and provide a minimum area of 50m^2 of useable amenity space.

North facing back gardens should exceed 10m in length to ensure sunlight is maximised.



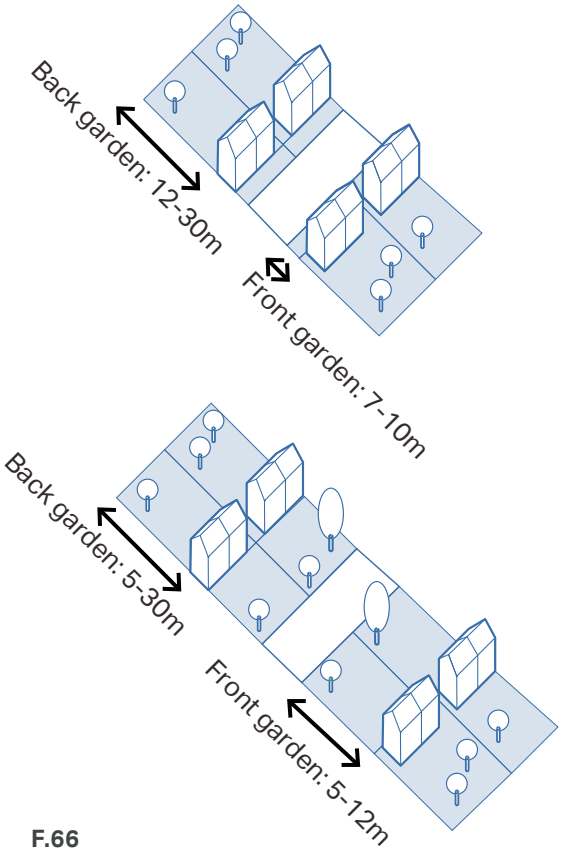


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Figure 66: Different proportion of green space variations. From left (Conservation CA), top (Countryside CA) and bottom right (WW1 Development CA)

BF 04- MAINTAIN A CONSISTENT BUILDING LINE

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

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

Figure 67: Varied setbacks along the High Street in the Conservation Area

Figure 68: Inconsistent building line with various size of front and back gardens on Chapel Lane in the Conservation Area

Figure 69: Subtle changes in building lines follow Holme Road in WW1 Development Character Area

BF 05- DESIRED HEIGHT PROFILE

- Development building heights should accord with the settlement character of two storey dwellings and should be consistent with neighbouring properties;
- Roofs in the village tend to be generally traditionally pitched or hipped with some gabled dormers. New roof type and pitch should reflect this. The use of red pantile is widespread and should be the main roofing material for new development in the Neighbourhood Plan Area along with other roof materials such as black glaze pantiles, and clay tiles;
- Innovation which explores the integration of green roof should be encouraged;
- The scale of the roof should always be in proportion to the dimensions of the building itself. Flat roofs for buildings, extensions, garages and dormer windows should be avoided; and
- Chimney type and height should be congruent with the typical Neighbourhood Plan Area chimney precedent examples.

Figure 70: A bungalow with hipped roof constructed with interlocking concrete tiles

Figure 71: A two-storey detached property with red pantiles

BF 06- ESTABLISH A CONSISTENT PROPERTY BOUNDARY

- Buildings should normally front onto or be perpendicular to streets. The building line can have subtle variations in the form of recesses and protrusions, but will generally follow a consistent line;
- Buildings should be designed to ensure that streets and/or public spaces have good levels of natural surveillance from adjacent buildings. This can be achieved by placing ground floor habitable rooms and upper floor windows facing the street;
- Natural boundary treatments should reinforce the sense of continuity of the building line and help define the street, appropriate to the character of the area. They should be mainly continuous hedges and low walls, as appropriate, made of traditional materials found elsewhere in the village;

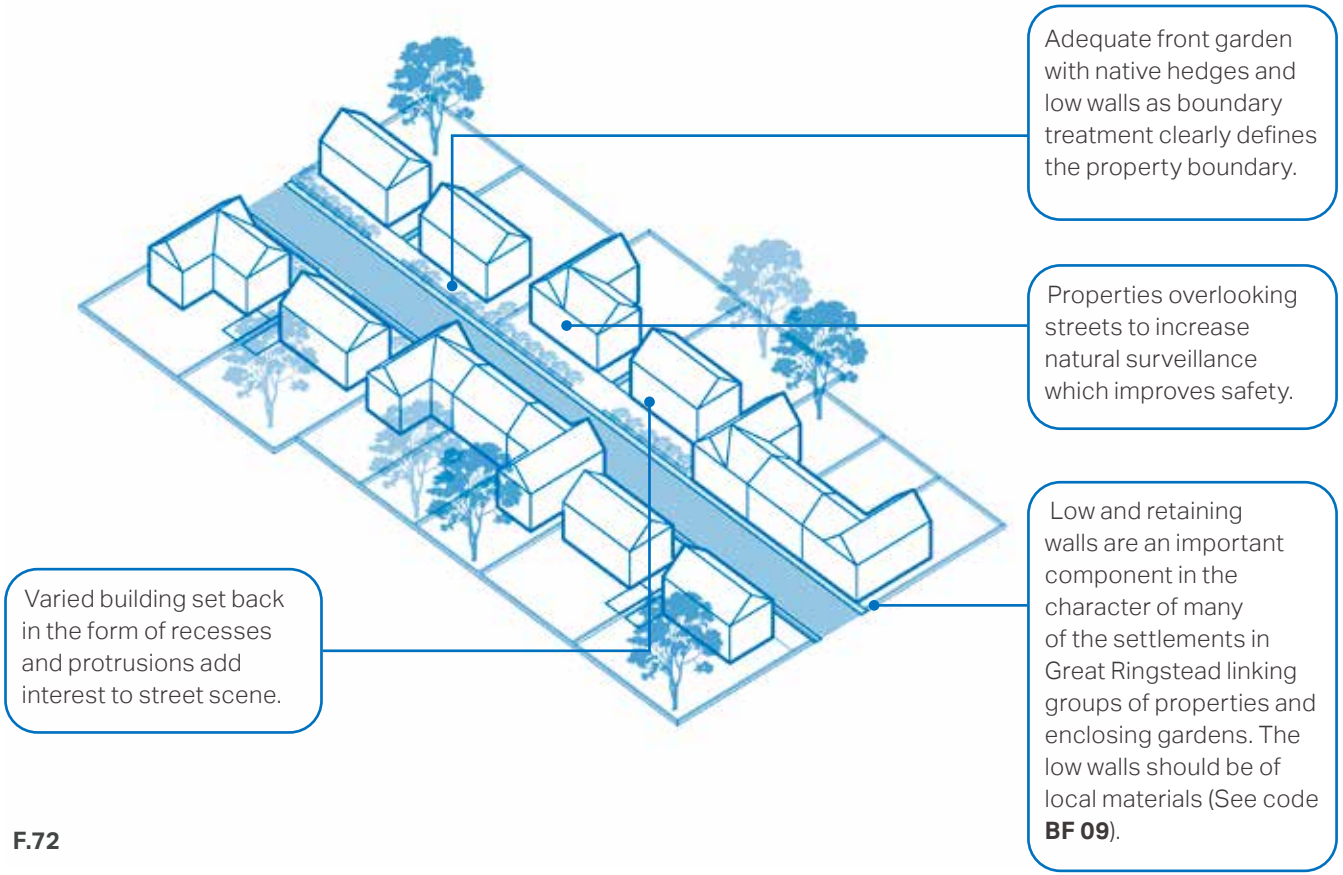


Figure 72: Illustrative diagram showing boundary treatments

- Front gardens/soft planted shallow setbacks should be provided in most instances, although it is recognised that there are some parts of Great Ringstead where the prevailing character and form is one where buildings sit to the back of the footway/ highway;
- If placed on the property boundary, waste storage should be integrated as part of the overall design of the property. Landscaping could also be used to minimise the visual impact of bins and recycling containers; and
- Locally distinctive landscape features and planting, such as low wall boundary and hedges of native species should be used in new development to define boundaries. Any material that is not in keeping with the local character should be avoided.

Figure 73: Low wall built with red brick and clunch on Docking Road

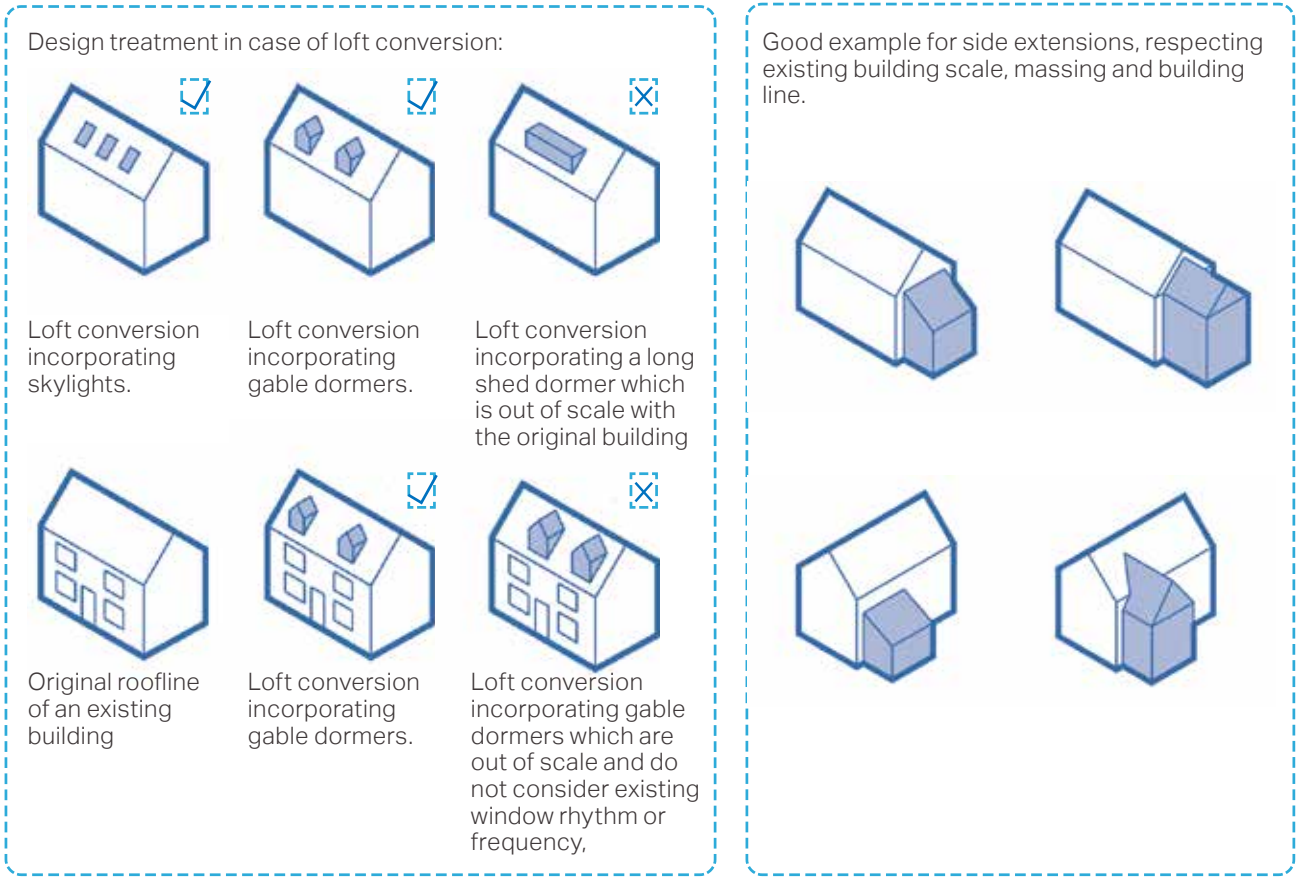
Figure 74: Hedgerows as a type of boundary treatment on Foundry Lane minimise the impact of hard landscaping and on-plot parking

Figure 75: Red brick and chalk wall

BF 07- EXTENSIONS AND CONVERSIONS

There are a number of principles that residential extensions and conversions should follow to maintain character:

- Many household extensions are covered by permitted development rights, and so do not need planning permission. These rights do not apply in certain locations such as Conservation Areas;
- The original building should remain the dominant element of the property regardless of the scale or number of extensions. The newly built extension should not overwhelm the building from any given viewpoint;
- Extensions should not result in a significant loss to the private amenity area of the dwelling;
- Designs that wrap around the existing building and involve overly complicated roof forms should be avoided; and
- The pitch and form of the roof used on



F.76

Figure 76: Some examples for different type of building extensions

the building adds to its character and extensions should respond to this where appropriate;

- Extensions should consider the materials, architectural features, window sizes and proportions of the existing building and respect these elements to design an extension that matches and complements the existing building. When repairing or repointing walls, consideration should be given to ensure materials are reflective of the existing built form. The size and shape of flints, carrstone and bricks, together with the colour and type of mortar and galleting dressing should be sensitively thought through.
- In the case of side extensions, the new part should be set back from the front of the main building and retain the proportions of the original building. This is in order to reduce any visual impact of the join between existing and new;
- In the case of rear extensions, the new part should not have a harmful effect on neighbouring properties in terms of overshadowing, overlooking or privacy issues;
- Roof extensions and dormer windows should be well integrated;
- The same tiling materials and brickwork patterns should be used/applied;
- Flat roofs are not traditional forms and are unsightly and should be avoided;
- Consideration should be given to the overall effect of adding an extension to an existing extension. Where the overall adverse effects outweighs the positive effects, such development should be avoided;
- Any housing conversions should respect and preserve the building's original form and character; and
- Where possible, reuse as much of the original materials as possible, or alternatively, use like-for-like materials. Any new materials should be sustainable and be used on less prominent building parts.

Figure 77: Unsympathetic front extension which fails to use original materials

Figure 78: A positive example of a side extension on High Street

Figure 79: Positive example of side extension in Burnham Market

Figure 81: Extension in contrasting style in Holme-Next-The-Sea

Figure 83: A positive example of side extension (Source: Parish Design Statement- Brancaster, Brancaster Saithe and Burnham Deepdale)

Figure 80: An unsympathetic front extension (taken from elsewhere in the UK). The materials used are not in keeping with the material of the original building.

Figure 82: Small group of semi-detached houses in Burnham Deepdale are well sited, arranged and scaled. They are simple and not over detailed (Source: Parish Design Statement- Brancaster, Brancaster Saithe and Burnham Deepdale)

Figure 84: A positive example of side extension (Source: Parish Design Statement- Brancaster, Brancaster Saithe and Burnham Deepdale)

DESIGN OF AGRICULTURAL BUILDINGS

The redevelopment of farm buildings has been a feature in Great Ringstead, with some high quality conversions adding to the variety of housing.

- Avoid domestic add-ons such as chimneys, porches, satellite dishes, domestic external lighting and hanging baskets;
- Retain characteristic features of historic working buildings such as the openings, which should not be filled in, ventilation slots (often patterned) and any use-specific historic additions;
- New openings should generally be avoided, and kept to a minimum when necessary. They should never be planned in a regular or symmetrical pattern, as this is overly domestic;
- Avoid features such as dormer windows. If rooflights are used, they should be sited discreetly so as to not become a feature in the landscape;
- Where included, solar PV panels should integrate with the overall pitch, materials and feel of the roof;
- Existing brickwork should be reused or reclaimed. The material source should match the colour, texture, size and bond of the existing brickwork and flints;
- Courtyards should be surfaced in a material that reflects its rural setting. Farmyards should remain open and not be divided by fences or walls. Parking spaces should not be formally marked out; and
- Boundary brick or carrstone/flint walls should be left intact, and not chopped through or reduced for access or to create visual splays.
- Alterations to agricultural buildings should comply with guidance in Section 3 of the Norfolk Coast AONB Integrated Landscape Guidance[1].

1 https://www.norfolkcoastaonb.org.uk/wp-content/uploads/2021/01/Integrated-landscape-character-intro-section-3.pdf

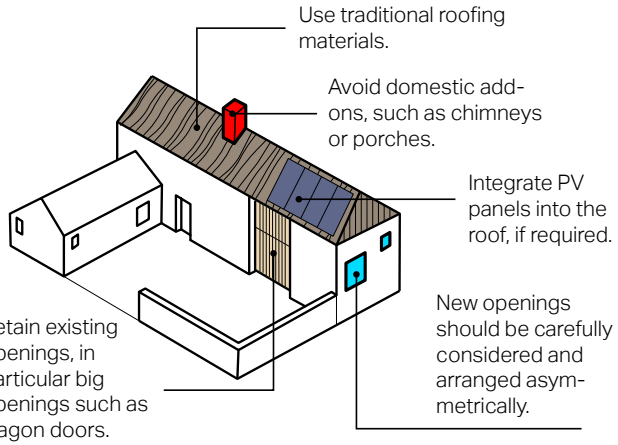


Figure 85: Diagram to illustrate some design principles for the design of agricultural buildings

BF 08- INFILL DEVELOPMENTS

Infill sites will vary in scale, context and location within a settlement. Any new infill can have significant impact on the character and appearance of the built environment. The following principles should be applied in any future infill site:

- Infill development should respect the existing settlement pattern and complement the street scene into which it will be inserted. It does not need to mimic the existing styles but its scale, massing and layout need to be in general conformity with the existing (this is particularly important for ridge/eave heights, especially for terraced or dense groupings of buildings);
- The building line of new development should be in conformity with the existing. Very often, with terraced or dense groupings, the building line will be exactly the same, but in other cases it might be acceptable that it closely aligns with the exiting arrangement of buildings where there is an irregular, meandering building line;
- The density of any new infill development should reflect its context and its location in the village (centre or edge), or in a smaller settlement nestled in a wider landscape. The optimum density will respond to surrounding densities whilst making efficient use of land; and
- Where there are opportunities for infill development, proposals should demonstrate that existing views and vistas between buildings and along view corridors have been considered and the aim should be that they are retained, wherever possible.

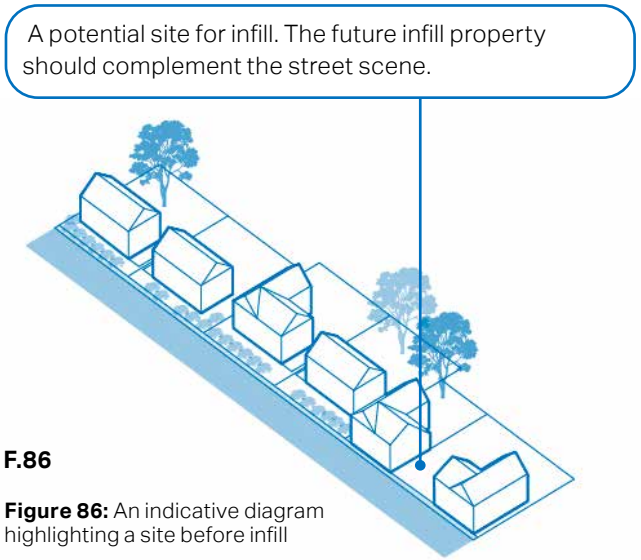


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Figure 86: An indicative diagram highlighting a site before infill

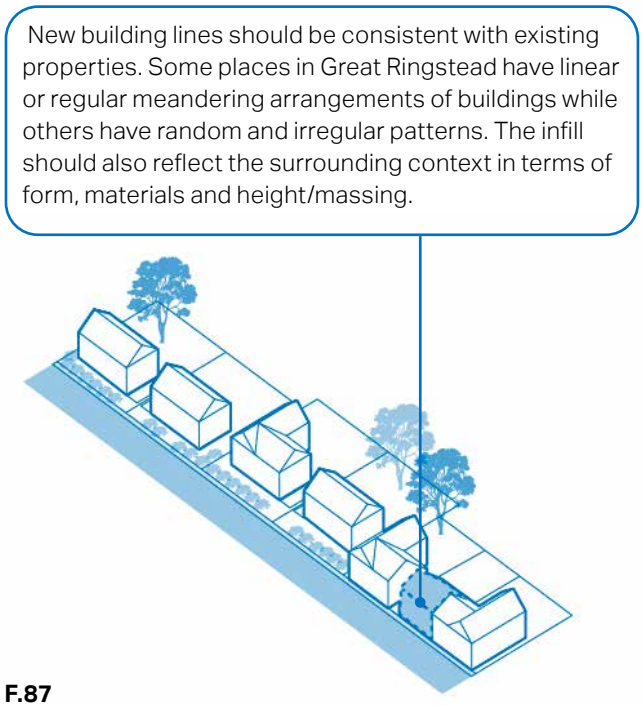

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Figure 87: An indicative diagram highlighting a site after infill building

BF 09- ARCHITECTURE DETAILS, MATERIALS AND COLOUR PALETTE

There are diverse architectural styles in the Parish ranging from the 17th, 18th and 19th centuries with the majority of the buildings being detached (many were formerly semi-detached or rows of cottages).

Some of the buildings have modern extensions and alterations. New developments should encourage and support innovative and proactive approaches to design and opportunities to deliver decentralised energy systems powered by a renewable or low carbon source and associated infrastructure, including community-led initiatives.

New developments should strive for good quality design that meets climatic targets for CO2 emissions and that can be constructed sustainability, maximising opportunities for recycling.

The special character of buildings in Great Ringstead Conservation Area arises from the mixture of carrstone, chalk and red brick.

Figure 88: Mix of carrstone and red brick on wall and use of red brick as decoration around casement windows

Figure 89: 1.5-storey house on Holme Road built by mix of chalk and red brick. This house was formerly two cottages.

Figure 90: Cottages constructed of flint cobblestones dated 1829 on Chapel Lane

Informed by the local vernacular, the following pages illustrate acceptable materials and detailing for future housing developments in Great Ringstead. The use of traditional construction finishes should be specified for all new development and repair work. The requirement for additional housing in the village should not trump architectural quality and character of the area.

Future developments should carefully apply this code to avoid creating a pastiche of the existing local vernacular. Detailing can be interpreted using contemporary methods to avoid this.

In the case of a conversion of an existing historic building into a residential use, this should look to preserve and enhance any existing heritage features, to maintain the integrity of the original building. Any new fenestration should be positioned carefully to maintain the character and balance of the building and reflect the existing design through use of complementary

Figure 91: Two-storey house (formerly two cottages) with weatherboard porch

Figure 92: A family house (formerly a pub) constructed from a mix of white render and red brick. The use of white render is unsympathetic to surrounding properties.

Figure 93: A bungalow constructed from brown carrstone, red brick, gabled porch with timber frame and red pantiles on Hall Lane

materials and finishes. In particular, UPVC/ composite windows in buildings within the Conservation Area should be avoided, as wooden windows are more in keeping with the Conservation Area and are often easier to repair. The use of reclaimed materials for quoins helps to maintain the impression of age. Windows in the Conservation Area should be replaced like for like.

Wall materials

There are different wall materials in the village such as red brick, carrstone, gault brick, clunch, flint, random painted brick dressing, white rendering and galleting. New brickwork should match the existing palette.

Fenestration materials

There are various materials used for windows and doors in Great Ringstead such as sash, casement, bay windows and pitched porches.

Roof materials

Red pantile, clay pantiles and glazed black pantiles are the most common roof materials in the parish. The majority of buildings have pitched roofs, but hipped roofs can also be found in the parish.

Ground surface materials

Generally gravel is used in the majority of grounds surfaces in the village.

Boundary treatment materials

There are a wide variety of boundary treatments such as hedgerows, low walls with carrstone, flint, red brick and mature planting.

Wall

Mix of clunch and galleting

Red brick

Flint

Brown carrstone

Fenestration

Casement window and red brick dressing

Sash window

Bay window

Casement window with painted timber

Sash window and details

Wooden door and details

Gabled porch built with timber

A timbered door on the corner of building

A wooden door with red brick dressing

Roof

Gabled roof and red pantiles

Shed dormer

Hipped roof with concrete tiles

Hipped dormer

Black glazed pantiles

Red pantiles and a chimney stack

Ground surface

Gravel

Asphalt

Pebble

Mix of cement and pebble

Green verges

Gravel

Boundary treatment

Low wall with flint

Hedges and shrubs

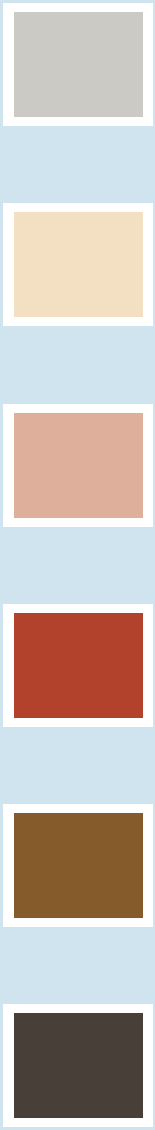
Hedges

Picket fencing

Mix of wooden fencing and hedge

Well-kept front garden and picket fencing

Colour palette



EE. Environmental and energy efficiency

Design codes in the following section apply to the whole parish. They contain important policies that will help to reduce our collective impact on the planet while allowing the natural environment in and around Great Ringstead to flourish.

They include general guidance that apply to both new and existing development as some of the policies can be used to modify existing dwelling to become more environmentally sustainable.

EE 01- FEATURES IN DWELLINGS

The following section elaborates on energy efficient technologies that could be incorporated in buildings and at broader parish design scale as principles.

Use of such principles and design tools should be encouraged in order to contribute towards a more sustainable environment.

Energy efficient or eco design combines all around energy efficient appliances and lighting with commercially available renewable energy systems, such as solar electricity and/or solar/ water heating and electric charging points.

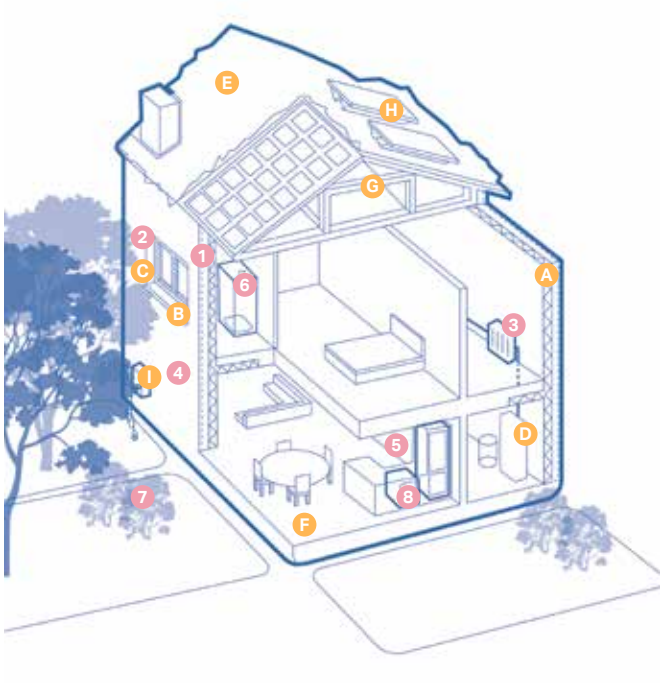


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Figure 94: Diagram showing low-carbon homes in both existing and new build conditions.

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

Existing and 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 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 panels**
- I **Electric car charging point**

EE 02- BUILDING FABRIC

THERMAL MASS

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

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

INSULATION

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

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

AIRTIGHTNESS

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

An airtight layer should be formed in the floor, walls and roof. Doors, windows and roof lights to the adjacent walls or roof should be sealed. Interfaces between walls and floor and between walls and roof, including around the perimeter of any intermediate floor should be linked. Water pipes and soil pipes, ventilation ducts,

incoming water, gas, oil, electricity, data, chimneys and flues, including air supplies to wood burning stoves, connections to external services, such as entry phones, outside lights, external taps and sockets, security cameras and satellite dishes should be considered.

The opposite diagram illustrates some of these key considerations.

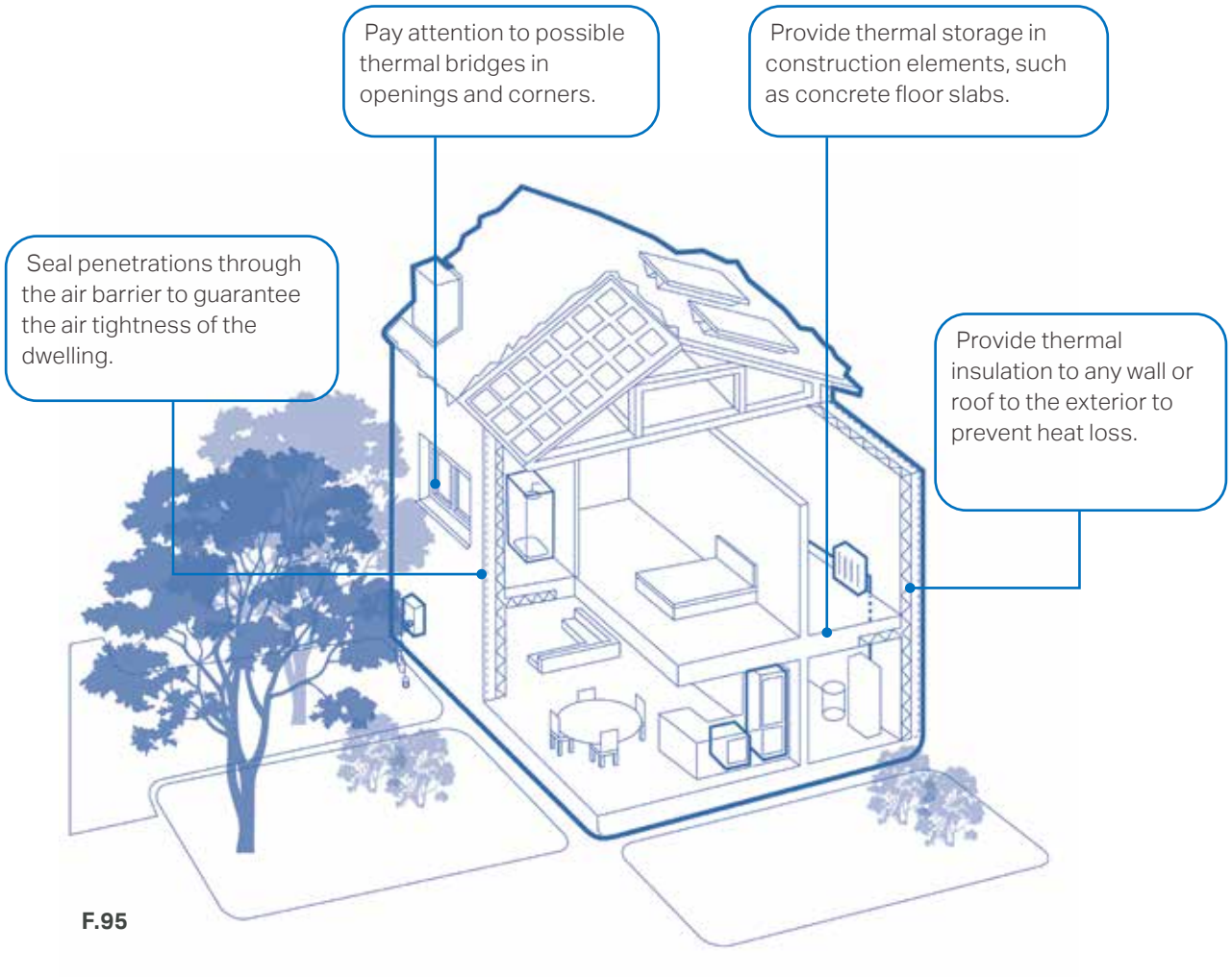

Figure 95: Diagram illustrating aspects of the building fabric to be considered

EE 03- FLOOD MITIGATION

One of the issue within Great Ringstead is surface water flooding which affects some parts of the village as shown on **Figure 25**.

There are various ways to mitigate flood risk such as Sustainable urban Drainage System (SuDS), rainwater harvesting, and permeable pavements which are elaborated on the following pages.

SUSTAINABLE URBAN DRAINAGE SYSTEM (SUDS)

The term SuDS stands for Sustainable Urban Drainage Systems. It covers a range of approaches to managing surface water in a more sustainable way to reduce flood risk and improve water quality whilst improving amenity benefits.

SuDS work by reducing the amount and rate at which surface water reaches a waterway. Usually, the most sustainable option is collecting this water for reuse, for example in a water butt or rainwater harvesting system, as this has the added benefit of reducing pressure on important water sources.

Where reuse is not possible, an alternative approach using SuDS can be applied, whereby water percolates into the ground and eventually restores groundwater by a process known as infiltration.

The most effective type or design of SuDS would depend on site-specific conditions such as underlying ground conditions, infiltration rate, slope, or presence of ground contamination. A number of overarching principles can however be applied:

- Reduce runoff rates by facilitating infiltration into the ground or by providing attenuation that stores water to help slow its flow down so that it does not overwhelm water courses;

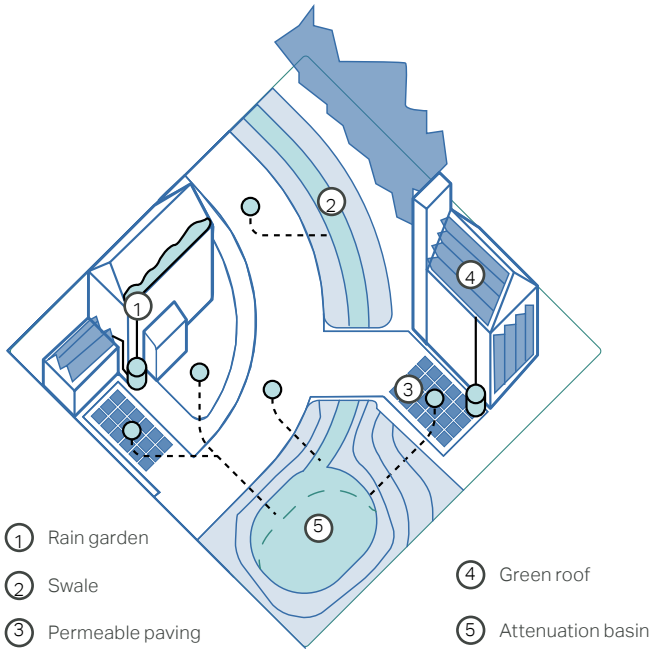

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Figure 96: Diagram showing the best use of harvesting water systems rain garden, swales, permeable paving, green roofs

- 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.

Figure 97: Examples of SuDS designed as a public amenity and fully integrated into the design of the public realm, Sweden

RAINWATER HARVESTING

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

- Concealing tanks with complementary cladding;
- Use attractive materials or finishing for pipes, unsightly pipes should be avoided;
- Combine landscape or planters with water capture systems; and
- Use underground tanks.

Figure 98: Example of a rainwater harvesting tank in the shape of a bee hive

Figure 99: Example of a modular water tank

PERMEABLE PAVEMENTS

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

Permeable paving can be used where appropriate on footpaths, public squares, private access roads, driveways, and private areas within the individual development boundaries.

It is recommended that the majority of the unbuilt areas in the plot (i.e. gardens) are permeable by means of landscape such as grass or earth as well as permeable and filtrating pavements. As a rule of thumb the % of permeable area should be between 30% to 70% of the unbuilt part of a plot.

In addition, permeable pavement must also comply with:

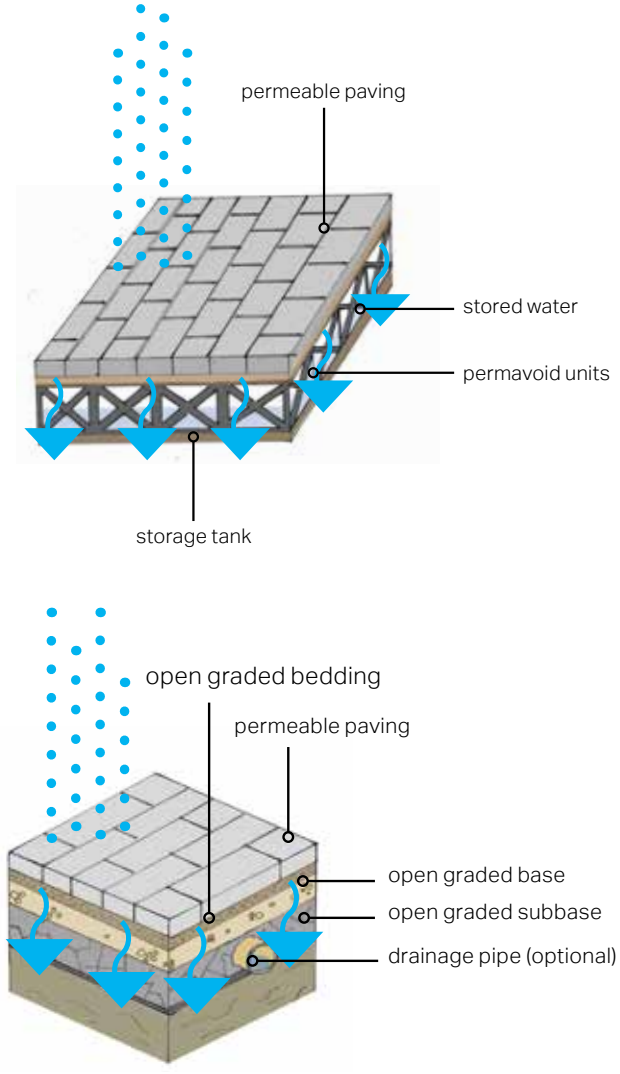
- Flood and Water Management Act 2010, Schedule 3;[1]
- The Building Regulations Part H – Drainage and Waste Disposal;[2]
- Town and Country Planning (General Permitted Development) (England) Order 2015;[3]

Regulations, standards, and guidelines relevant to permeable paving and sustainable drainage are listed below:

[1] Great Britain (2010). *Flood and Water Management Act, Schedule 3*. Available at: http://www.legislation.gov.uk/ukpga/2010/29/schedule/3

[2] Great Britain (2010). *The Building Regulations Part H – Drainage and Waste Disposal*. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/442889/BR_PDF_AD_H_2015.pdf

[3] Great Britain (2015). *Town and Country Planning (General Permitted Development) (England) Order 2015*. Available at: http://www.legislation.gov.uk/uksi/2015/596/pdfs/uksi_20150596_en.pdf



F.100

Figure 100: Diagrams illustrating the functioning of a soak away

- Sustainable Drainage Systems - non-statutory technical standards for sustainable drainage systems;[4]
- The SuDS Manual (C753);[5]
- BS 8582:2013 Code of practice for surface water management for development sites;[6]
- BS 7533-13:2009 Pavements constructed with clay, natural stone or concrete pavers;[7] and
- Guidance on the Permeable Surfacing of Front Gardens.[8]

Figure 101: A good example of permeable paver (Source: https://www.paverconnection.com/testimonial/hedwig-village-permeable-driveway-and-patio-upgrade/)

Figure 102: A good example of clay paver (Source: https://www.londonstone.co.uk/brick-pavers/paving-bricks/)

[4] Great Britain. Department for Environment, Food and Rural Affairs (2015). *Sustainable drainage systems – non-statutory technical standards for sustainable drainage systems*. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf

[5] CIRIA (2015). *The SuDS Manual (C753)*.

[6] British Standards Institution (2013). *BS 8582:2013 Code of practice for surface water management for development sites*. Available at: https://shop.bsigroup.com/ProductDetail/?pid=000000000030253266

[7] British Standards Institution (2009). *BS 7533-13:2009 Pavements constructed with clay, natural stone or concrete pavers.* Available at: https://shop.bsigroup.com/ProductDetail/?pid=000000000030159352

[8] Great Britain. Ministry of Housing, Communities & Local Government (2008). *Guidance on the Permeable Surfacing of Front Gardens*. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf

EE 04- WASTE STORAGE AND SERVICING

With modern requirements for waste separation and recycling, the number and size of household bins has increased. This poses a problem with the aesthetics of the property.

- Servicing arrangements should have a specific and attractive enclosure of sufficient size for all the necessary bins, this avoids the blocking of pavements with bins and makes the public realm more attractive. The storage solutions should be kept to the minimum dimensions in order to prevent the footprint being converted into an annexe at a later date;
- Create a specific enclosure of sufficient size for all the necessary bins;
- Bins should be placed as close to the dwelling's boundary and the public highway, such as against wall, fence or hedge;
- Refer to the materials palette to analyse what would be a complementary material;
- Create an environmentally sustainable enclosure to contain all bins; and
- The illustrations below show some successful design solutions for accommodating bins within the plot.

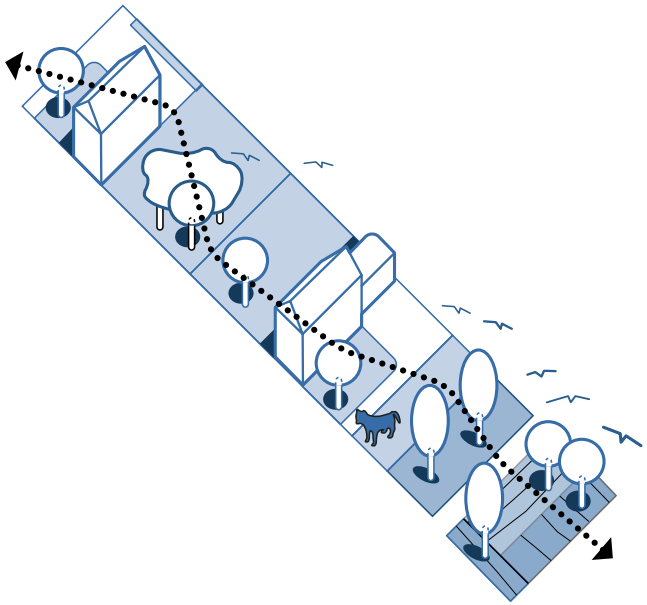
F.103

Figure 103: Examples of successful storage design solutions for accommodating bins and bicycles at the front of buildings

EE 05- WILDLIFE FRIENDLY FEATURES

Biodiversity and woodlands should be protected and enhanced where possible.

- Roadside verges, hedges, and trees should act as natural buffers and should be protected when planning new developments;
- Abrupt edges to development with little vegetation or landscape on the edge of the settlement should be avoided and, instead, comprehensive landscape buffering should be encouraged;
- New developments and building extensions should aim to strengthen biodiversity and the natural environment;
- Ensure habitats are buffered. Widths of buffer zones should be wide enough and based on specific ecological function;



F.104

Figure 104: Diagram to highlight the importance of creating wildlife corridors.

F.105

Figure 105: Examples of a bughouse decorating rear gardens or public green spaces.

F.106

Figure 106: Examples of a frog habitat decorating rear gardens or public green spaces.

- New development proposals should include the creation of new habitats and wildlife corridors such as planting wildflowers and bulbs on the village green spaces, meadows and verges;
- Avoid low maintenance gardens which are harmful to wildlife by reducing hard landscaping; and
- The loss of any tree and garden should be discouraged. Encourage permeable pavement and gardens which is beneficial to biodiversity net gain.

Figure 107: Re-wilding green spaces can help to increase biodiversity in the parish

4.2 How to apply design codes to character areas

The character area codes are designed to provide specific guidance to areas within Great Ringstead. These areas were set out in the character analysis undertaken in chapter 3. The specific guidance builds upon the general design codes outlined in the previous section and highlights guidelines that will both preserve and enhance the existing character of the area. These should be read jointly with the previous codes.

The codes within each character area are split into street codes and building codes to further outline particular features within the areas that need to be protected or improved.

Developers seeking to build in these areas should refer to these sections when considering the street layout, placemaking and architectural features of new development.

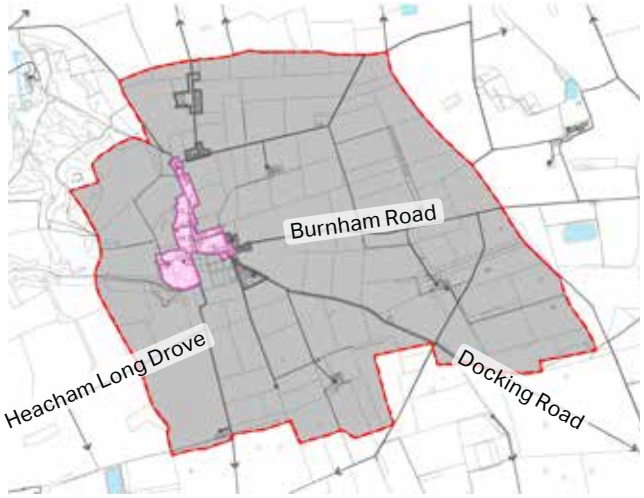
CA1- Conservation Area

CA2- Post WW1 Development

CA3- Countryside

CA1- Conservation Area

The codes in the following pages address the Conservation Area character and its street, built form and shop fronts characteristics.



F.108

Figure 108: Map showing Conservation Area Character in Great Ringstead

EXISTING CHARACTERISTICS

- Primarily a residential area with a number of community and retail uses;
- The character areas has a mostly linear form;
- Sections of continuous frontages;
- Some of the properties have no front gardens and some of them are well set back from the road;
- On-plot and courtyard parking can be seen along the High Street; and
- No pavement on either side of the roads which reduced safety.

PROPOSED CHARACTER

- Protect the local character and retain the history of the retail/business area on The High Street through similar use of materials and colour palette;
- Protecting the landscape features through the identification of local green spaces, wildlife corridors and providing well-kept front gardens;
- Maintain a consistent building line along High Street;
- Retain and enhance the playing field which is an important part of the village;
- Proposing safe footpaths wherever possible to increase the safety of passersby;
- Mitigate the area affected by flooding; and
- Maintain and enhance the existing footpaths.

CONSERVATION AREA STREET CODES

The following codes highlight codes that relate to the streets in the centre of Great Ringstead. The proposals for the future development in this area should comply with the conservation objectives written on Great Ringstead Conservation Area Character Statement.

BF 04 **Maintain a consistent building line**

Buildings should be aligned to form a continuous frontage along the street with gaps interspersed throughout.

EE 03 **Flood mitigation**

Prioritise mitigation solutions such as SuDS wherever possible.

SP 03 **Trees and landscaping**

The landscape and mature trees should be enhanced and retained. Integrate new trees and vegetation in order to improve net gain and attract wild life along the High Street.

SP 01 **Active travel**

Encourage active travel mode such as walking and cycling along the Conservation Area CA1.

SP 02 **Car parking**

On-street and courtyard parking should be provided and they need screening to reduce the visual impact of cars.

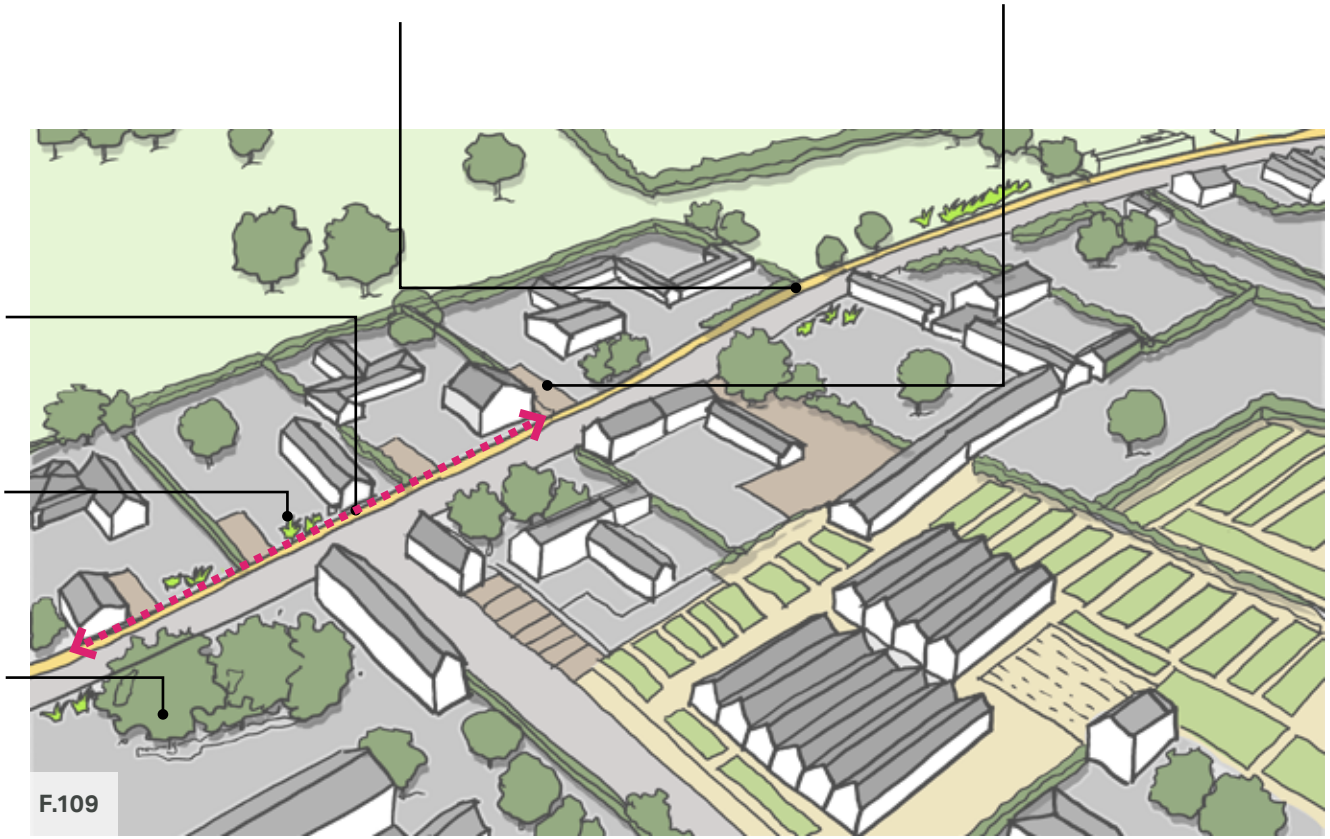


Figure 109: Diagram showing the 3D view of Conservation Area Character from an axonometric view

CONSERVATION AREA BUILT FORM CODES

Developers should refer to design codes written in this section and also the objectives written on Great Ringstead Conservation Area Character Statement.

BF 06 **Establish a consistent property boundary**

The use of well-kept front gardens should be encouraged. Design buildings to ensure that streets have good level of natural surveillance by placing ground floor habitable rooms and upper floor windows facing the street. Some of the buildings have no set back and should be kept the same to respect the local character.

SL 02 **Layout of building**

New development should be planned to be permeable, providing well-connected non-vehicular connections to different places. Maintain Peddars Way & Norfolk Coast Path.

BF 01 **Overlook public space**

Improve natural surveillance by orientating the windowed front elevation of a dwelling to the street or perpendicular to it.

BF 03 **Define front and back gardens**

Provide adequate front (0-14m) and back gardens (8-15) along the Conservation Area.

BF 09 **Architectural details and materials**

Materials and colours should be used to respect the local vernacular.

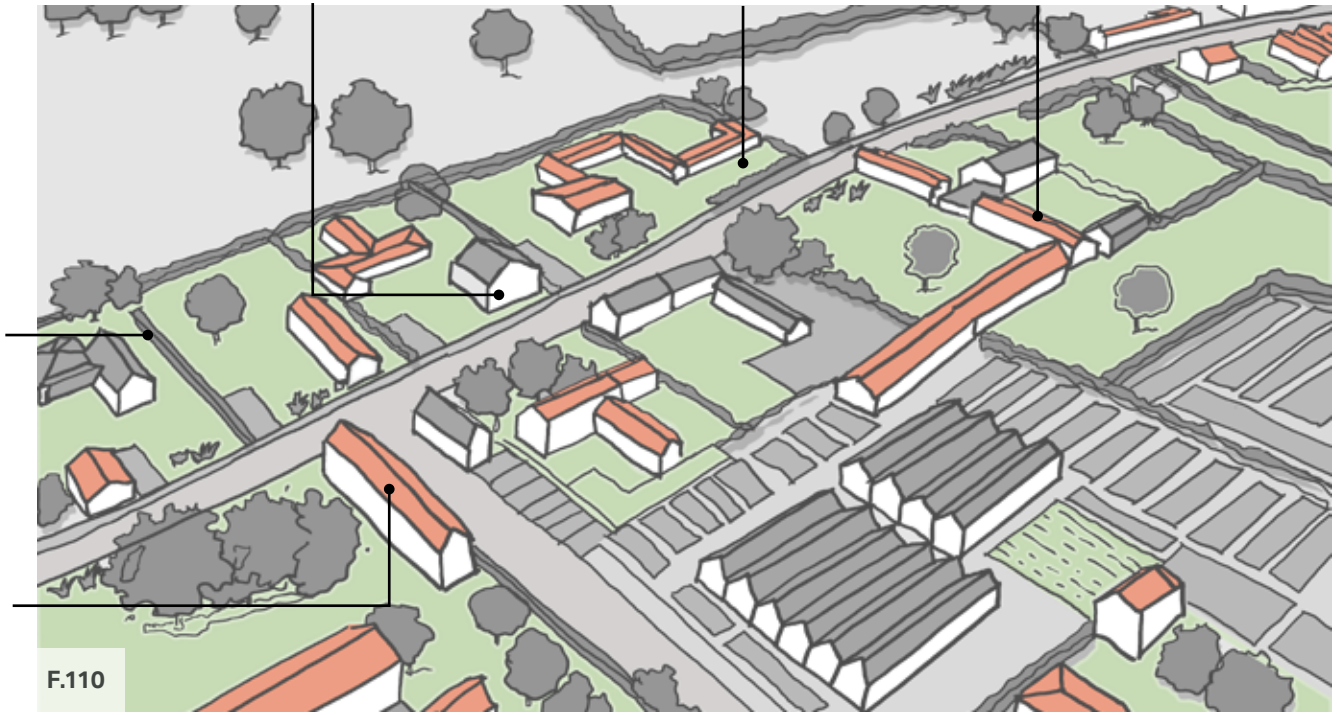
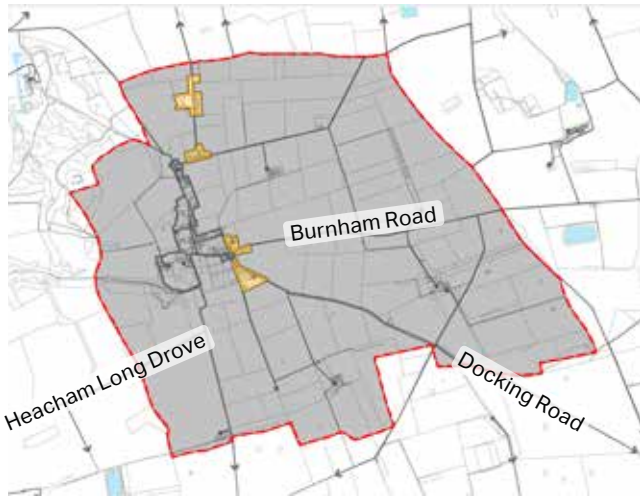


Figure 110: Diagram showing a typical area in Conservation Area Character from an axonometric view

CA2- Post WW1 Development

The codes in the following pages address the Post WW1 Development Character Area and both its street and built form characteristics.



F.111

Figure 111: Map showing Post WW1 Development Character Area in Great Ringstead

EXISTING CHARACTERISTICS

- The character area is predominantly residential;
- Settlements are linear or loosely nucleated within this character area;
- Some of the properties have spacious front and back gardens;
- Mix of low wooden fences, hedges, shrubs and low red brick used as boundary treatment;
- A mix of 1 to 2 storey houses can be found in this area; and
- The building typologies are a mix of bungalows, semi-detached and detached houses.

PROPOSED CHARACTER

- Proposed new development with hipped or pitched roof styles;
- Use the local material and colour palette (See **BF 09**);
- Preserve the exiting green spaces and integrate new trees, and vegetation wherever possible; and
- Improve active travel by maintaining and enhancing the existing footpaths.

POST WW1 DEVELOPMENT STREET CODES

These street codes relate to the Post WW1 Development within the village.

SP 01 **Active travel**

Enhance and maintain connectivity where possible.

SP 02 **Car parking**

On-plot parking and on-plot garages can be proposed for this area. If cars are parked at the front, it is a good practice to propose at least 50% of the frontage to be landscaped and have a boundary treatment. This can increase the amount of green spaces, improving biodiversity, drainage and amenity.

EE 03 **Flood mitigation**

Prioritise mitigation solutions such as SuDS wherever possible.

BF 01 **Overlook public space**

New dwellings should face the roads and public open spaces to improve the natural surveillance.

SP 03 **Trees and landscaping**

Preserve landscaping, hedgerows and trees whilst introducing new vegetation in areas where its lacking.

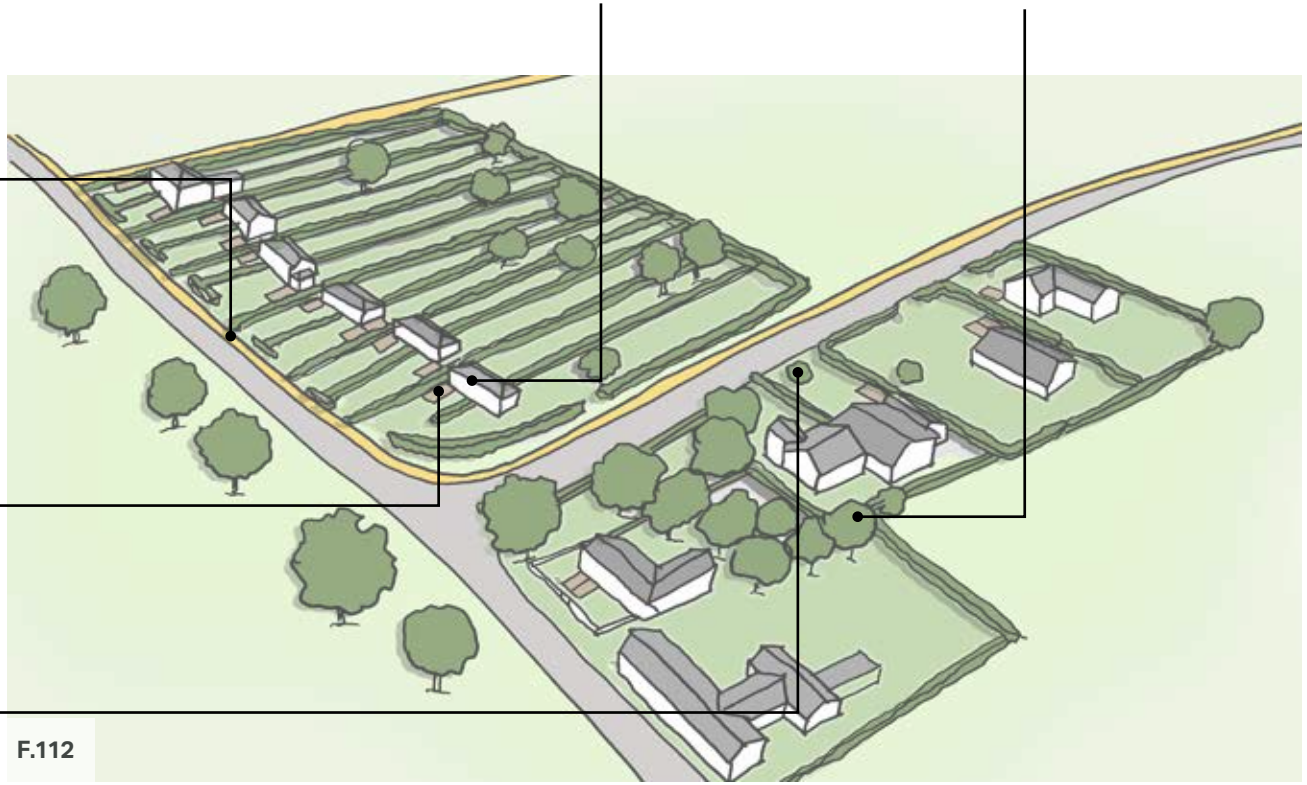


Figure 112: Diagram showing the 3D view of Post WW1 Development Character Area from an axonometric view

POST WW1 DEVELOPMENT BUILT FORM CODES

These built form codes relate to the Post WW1 Development within the village.

BF 03 **Define front and back gardens**

Provide adequate front (5-12m) and back gardens (5-30m).

BF 05 **Desired height profile**

Roof styles should be pitched with some occasional hipped roofs. The building heights should not exceed 2 storey.

BF 07 **Extensions and conversions**

Rear extensions are acceptable in this character area. The extensions should respect the original form of the main building.

BF 09 **Architectural details and materials**

Materials and colours should be used in a way to respect the local vernacular and adjacent built environment context.

EE 04 **Waste storage and servicing**

Bins should be placed as close to the dwelling's boundary and the public highway as possible, such as against walls, fences and hedges.

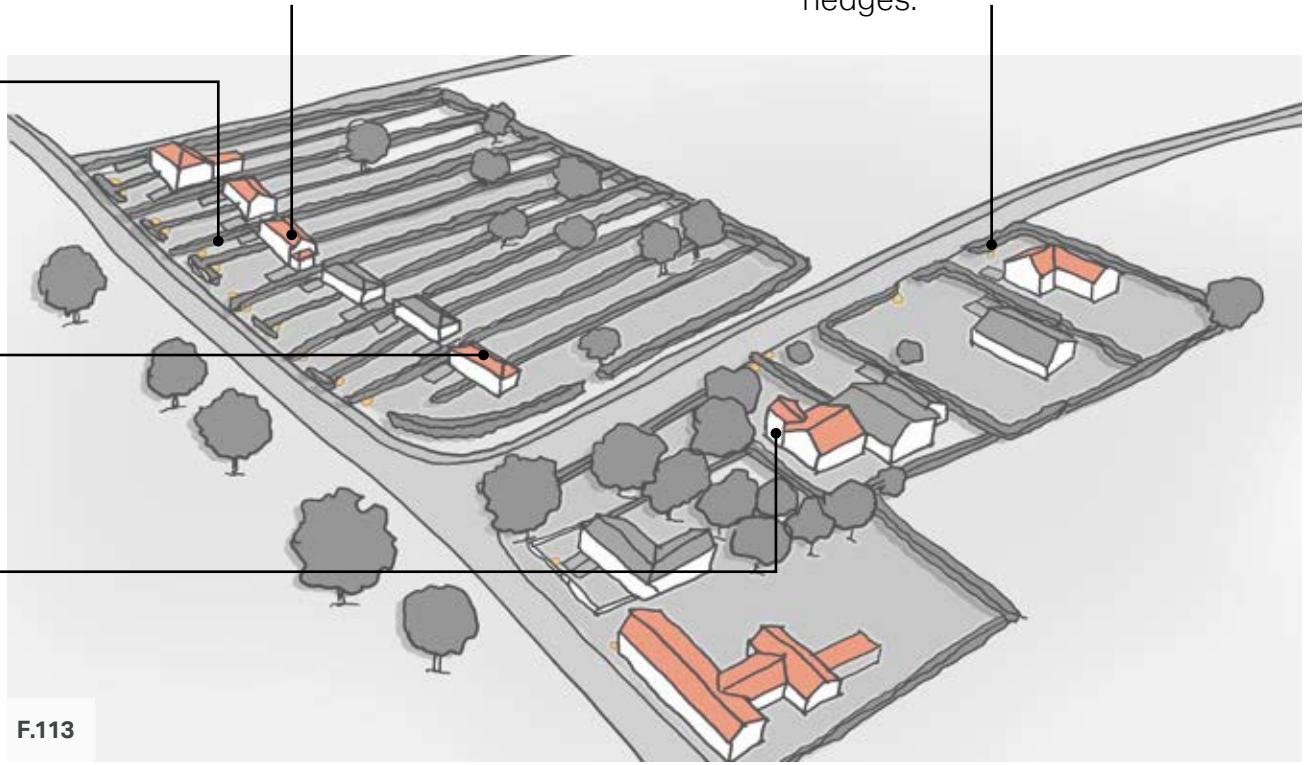
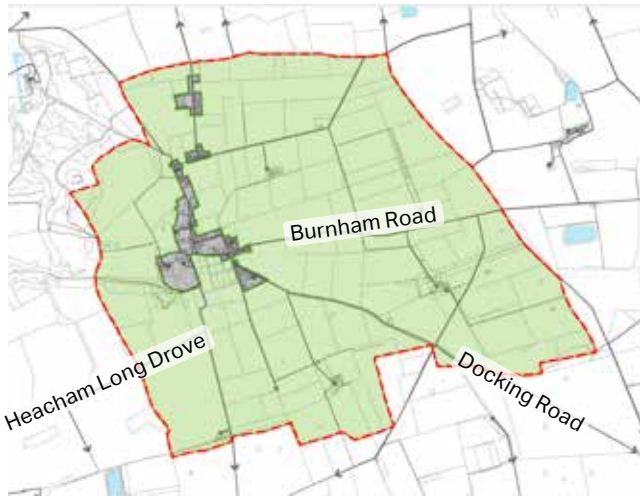


Figure 113: Diagram showing a typical area in Post WW1 Development Character Area from an axonometric view

CA3- Countryside

The codes in the following pages address the Countryside Character Area and both its street and built form characteristics.



F.114

Figure 114: Map showing Countryside Character Area in Great Ringstead

EXISTING CHARACTERISTICS

- Agricultural land is the main feature and there are scattered farmsteads in this area;
- Low lying landscape with panoramic view towards countryside;
- No defined development pattern;
- The farmsteads have large plots with loose clusters of outbuildings with extensive yards areas;
- There are a great amount of green spaces in this character area including dense hedgerows and tree lines which gives a rural atmosphere to this CA; and
- 1-2 storey properties with pitched roof.

PROPOSED CHARACTER

- Consideration should be given to ensure that development does not cause adverse effects to green and blue infrastructure;
- Propose spacious front and back gardens to maintain the rural character of the area;
- Retain the hedgerows and mature trees as boundary treatment and propose the same features in new developments;
- Propose new pedestrian and cycleway where possible to promote active travel;
- Building heights should be between 1-2 storey; and
- Design low-dense properties where possible to be in keeping with the rural character.

EDGE DEVELOPMENT STREET CODES

These street codes relate to the edge development within the village.

SL 01 **Pattern of development**

Preserve linear pattern of the development. New buildings need to conform to the existing building line along residential roads.

SP 03 **Trees and landscaping**

Retain the existing trees and integrate new trees into design of the new development. Preserve gaps and respect the views towards the countryside.

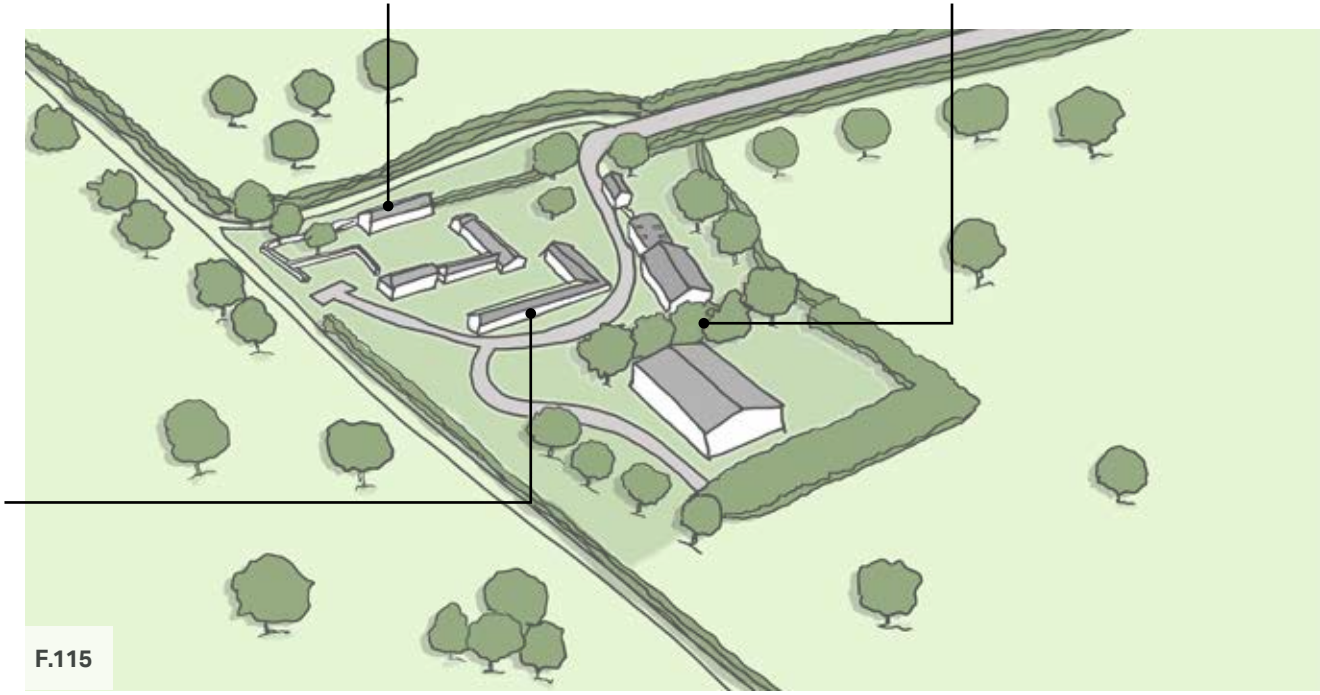


Figure 115: Diagram showing the 3D view of Countryside Character Area from an axonometric view

BF 01 **Overlook public space**

Buildings facing the street and provision of spacious front and back gardens give rural atmosphere and feeling of gradual transition moving toward the countryside.

EDGE DEVELOPMENT BUILT FORM CODES

These built form codes relate to the edge development within the village.

BF 03 **Define front and back gardens**

Ample front (7-10m) and back gardens (12-30m) should be proposed for this character area with tall mature trees, green veges and hedges forming the natural boundary treatments.

SP 01 **Active travel**

Maintain and enhance connectivity where possible.

BF 05 **Desired height profile**

The building heights should be designed in accordance with the settlement character of 1 or 2 storey dwellings. The Countryside CA presents very low density due to the size of plots and height profile.

EE 05 **Wildlife friendly features**

Comprehensive landscape buffering should be encouraged along the Countryside CA to define the edge of settlement.

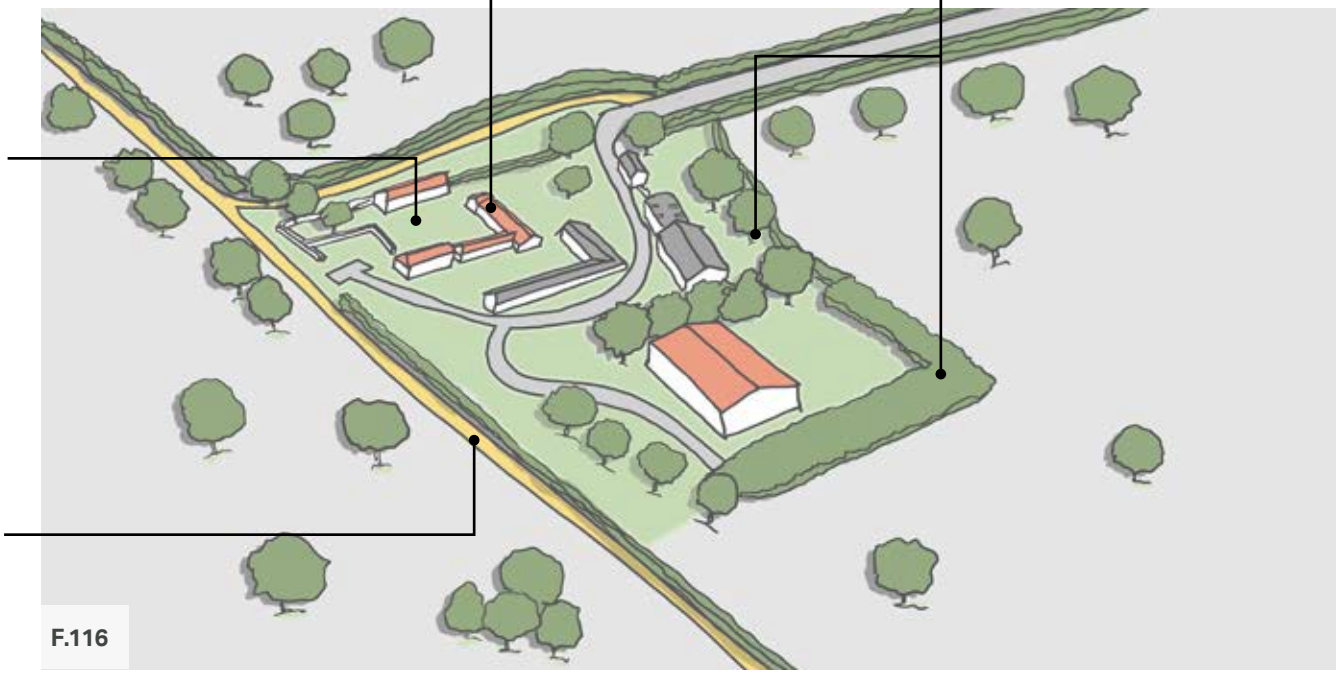


Figure 116: Diagram showing a typical area in Countryside Character Area from an axonometric view

4.3 Checklists

Because the design guidance and codes in this document cannot cover all design eventualities, this chapter provides a number of questions based on established good practice against which the design proposal should be evaluated. The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has considered 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 guidance for new development'. Following these ideas and principles, several 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; and
- 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 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 their respective visibility splays and patterns of movement?
- Do the points of access conform to the statutory technical requirements?

3 (continues)

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?
- 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?

3

Local green spaces, views & character:

- 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)?

4

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?

5 (continues)

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?

5

Buildings layout and grouping:

- If any of the buildings were to be heated by an individual air source heat pump (ASHP), is there space to site it within the property boundary without infringing on noise and visual requirements?
- 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 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 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?

7

Building scale and height:

- 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 (continues)

Building materials and surface treatment:

- 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 materials and surface treatment:

- 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 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?

11

Architectural details and design:

- If the proposal is within a conservation area, how are the characteristics reflected in the design?
- Does the proposal harmonise with the adjacent properties? This means that it follows the height massing and general proportions of adjacent buildings and how it takes cues from materials and other physical characteristics.
- Does the proposal maintain or enhance the existing landscape features?
- Has the local architectural character and precedent been demonstrated in the proposals?
- If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?
- Is it possible to incorporate passive environmental design features such as larger roof overhangs, deeper window reveals and/or external louvres/shutters to provide shading in hotter months?
- Can the building designs utilise thermal mass to minimise heat transfer and provide free cooling?
- Can any external structures such as balconies be fixed to the outside of the building, as opposed to cantilevering through the building fabric to reduce thermal bridge?

Delivery

05

5. Delivery

5.1 How to use this guide

The Design Guidelines will be a valuable tool in securing context-driven, high quality development within the parish of Great Ringstead. They will be used in different ways by different actors in the planning and development process.

What follows is a list of actors and how they will use the design guidelines:

Actors	How They Will Use the Design Guidelines
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 Guidelines as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The Design 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 Design 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.

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