

Syderstone

Design Codes and Guidance

Final report

March 2024

Quality information

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5	25/03/2024	Final report	Jack Wilton-Cooley	Graduate Planner

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Introduction

1

1. Introduction

1.1 The importance of good design

Through the Department for Levelling Up, Housing and Communities (DLUHC) Neighbourhood Planning Support Programme led by Locality, AECOM was commissioned to provide design support to Syderstone Parish Council.

As the National Planning Policy Framework (NPPF) (paragraph 131) 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; see, for example, *The Value of Good Design*¹) has shown that good design of buildings and

1. Available at: <https://www.designcouncil.org.uk/our-resources/archive/reports-resources/value-good-design/>

places can improve health and well-being, increase civic pride and cultural activity, reduce crime and anti-social behaviour and reduce pollution.

This document aims to offer guidance in future development that promotes good design, respects and preserves local characteristics, whilst encouraging modern and innovative design.

1.2 The purpose of this document

Following an analysis of the Neighbourhood Area, a set of architectural and design qualities will be identified. This set of qualities combined with good design practice will form the design guidelines that development within Syderstone should follow in order to comply with this parish-wide design guide document.



Figure 01: Terraced flint faced housing facing Rudham Road.



Figure 02: Redbrick semi-detached property on Rudham Road.

The NPPF 2023, paragraph 132 states that:

'Plans should... set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development...'

The Government is placing significant importance on the development of design guidance in order to set standards for design upfront and provide key principles regarding how sites should be developed.

Therefore this report's main objective is to develop design codes to sit alongside the Neighbourhood Plan to inform design proposals within Syderstone Parish and ensure that they remain sympathetic to

the surrounding character. In particular it elaborates on key design elements that were agreed with the Neighbourhood Plan Steering Group, namely:

- Preserving the character and context of Syderstone as a historic village;
- Ensuring that any new development is sensitively set within the village and upholds its traditional vernacular; and
- Supporting a landscape-led approach to upholding design standards within the village.

Therefore this document seeks to harness an understanding of how quality design can sensitively incorporate the best aspects of Syderstone's overall character into any future development.

Chapter 1 provides a brief summary of the scope of this report while outlining the wider spatial context relating to the Neighbourhood Area.

Chapter 2 provides a summary of the Neighbourhood Area regarding its history, heritage, patterns of development and landscape characteristics. The findings that are extracted will then, shape the design guidelines.

Chapter 3 presents a set of parish-wide design guidance alongside character area specific design considerations. These have been informed and shaped by analysis of the Neighbourhood Area with the aim of guiding future development of any scale within Syderstone.

Chapter 4 provides a checklist for all applicants to consider a proposals' fundamental design principles applicable to all contexts.

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

1.3 Process

STEP 1

Inception meeting with the Neighbourhood Plan Steering Group

STEP 2

Site visit to Syderstone Parish and guided walk

STEP 3

Preparation of design principles and guidelines

STEP 4

Initial draft report with design guidelines and codes sent to the Steering Group

STEP 5

Review and revision of report followed by submission to Locality for comments

STEP 6

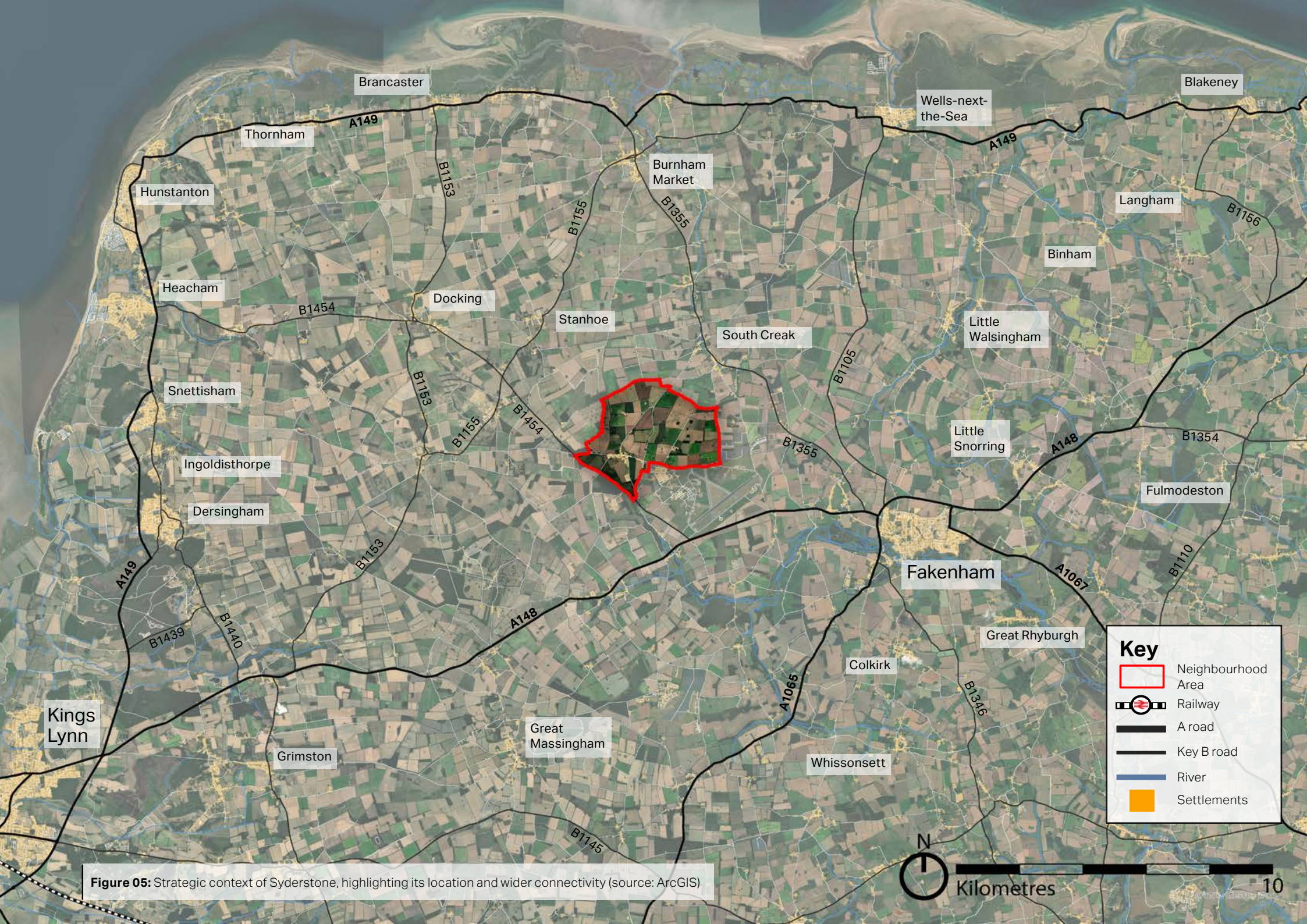
Final report sent to Steering Group.



Figure 03: Brick and flint faced property on Docking Road.



Figure 04: Flint terraces on Docking Road.



Key

- Neighbourhood Area
- Railway
- A road
- Key B road
- River
- Settlements

10

Figure 05: Strategic context of Syderstone, highlighting its location and wider connectivity (source: ArcGIS)

1.4 Area of study

Syderstone is a small Norfolk village located approximately 5.5 miles to the west of Fakenham, 15.5 miles from Kings Lynn, and 28 miles from Norwich. The parish also lies in close proximity to a multiplicity of other small villages, scattered among the overwhelmingly rural surrounding landscape. Additionally, Syderstone lies approximately 8 miles to the south of multiple small towns and villages along the North Norfolk Coast, frequented regularly by tourists.

Connectivity to surrounding settlements is exclusively reliant on vehicular travel. The main village settlement is located along The Street which directly links to the B1454. This enables onward access to the A148 which runs east-west through to north Norfolk between Kings Lynn and Cromer. This route also provides additional links with the A1067 which runs directly to Norwich.

Syderstone's nearest rail connections are accessed from Kings Lynn Railway Station with direct services to London Kings Cross

via Cambridge. Additionally, limited bus services are available within the village. These include the 26A, 27, 27A, 28, and the 201 providing connectivity with surrounding settlements including Burnham Market, Fakenham, Hempton, Pudding Norton, Wicken Green, Wells-next-the-Sea and South Creak.

The Neighbourhood Area features little in the way of services and facilities. The Village Hall and St Mary's Church are well-used community assets and are the only non-residential uses contained within the main village envelope. Until recently, The Lynn Arms served as a vibrant pub, though this has now closed with its re-opening considered a significant community aspiration. There is also an active industrial estate to the south of the Neighbourhood Area and much of the surrounding landscape is made up of arable farmland.

Syderstone's built up areas are primarily characterised by dense clusters of linear, residential development. The main instance

of this is along The Street where many of the village's historic buildings are set. Older buildings predominantly front directly onto the south side of the street with instances of modern back-land development behind the building line set on land previously used for farming. Other more recent buildings are set along the northern edge of The Street with instances of linear development and small cul-de-sacs away from the main village core.

1.5 Planning policy and guidance

This section summarises the relevant design policy and guidance produced at national and local levels which have informed this design guidance and codes document. It specifies how the relevant policies and guidelines have been incorporated in the production of the design codes included in this document. Any application for new development should be familiar with these documents.

1.5.1 National planning policy and guidance

The following section summarises key relevant policy and guidance documents at both the national and local level.

2023 - National Planning Policy Framework

DLUHC

Development needs to consider national level planning policy guidance as set out in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG). It sets out a number of principles that planning policies and decisions should consider ensuring that new developments are well-designed and focus on quality.

2021 National Model Design Code

DLUHC

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

2020 - Building for a Healthy Life

Homes England

Building for a Healthy Life (BHL) is the new (2020) name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The new name reflects the crucial role that the built environment has in promoting wellbeing. The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed (and completed) developments.

2019 - National Design Guide

DLUHC

The National Design Guide (Department for Levelling Up, Housing and Communities, 2019) illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

2007 - Manual for Streets

Department for Transport

Development is expected to respond positively to the Manual for Streets, the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts and place the needs of pedestrians and cyclists first. A revision of the document was under preparation at the time of writing this report.

2011 - Kings Lynn & West Norfolk Borough Council Core Strategy

Kings Lynn & West Norfolk Borough Council

The Core Strategy is the primary policy document for local development control. Adopted in 2011 it provides the baseline policies which are intended to guide development within the area until 2026. Within the Core Strategy, Syderstone is designated as a Rural Village, which are areas deemed to be appropriate for some limited development such as infill or new affordable housing.



**Neighbourhood Area
context analysis**

2

2. Neighbourhood Area context analysis

This chapter details the local context and key characteristics of Syderstone by exploring its heritage, built environment, connectivity, vernacular and surrounding landscape.

2.1 History & heritage

2.1.1 Early history

Human settlement at Syderstone dates from between 2400 and 1500 BC. This is evidenced by the collection of bowl barrow burial grounds to the north west of the parish at Womack Woods. In addition are the remains of a fort on Bloodgate Hill just beyond the parish boundary dated between 800 BC and 43 AD. This demonstrates the presence of human activity continuing throughout the Bronze and Iron ages. There is also significant evidence of Roman activity from archaeological finds in the parish, though the remains of any dwelling or structure are yet to be found.

Syderstone features in the Domesday Book of 1086, with the given name of “Sidestern”, which is understood to have derived from the Saxon words for “large property” or “estate”. During this time, there was a recorded population of 20 households, putting Syderstone within the top 20 per cent of largest settlements recorded at the time.

Throughout the medieval period, a succession of families held dominion over parish lands which were primarily used for the rearing of sheep. By the late 16th Century, lands within the parish were inherited by the Walpole family of Houghton, with Syderstone becoming part of the Houghton estate until being sold in the 1920s.



Figure 06: View of the Grade I listed medieval St Mary's dating back to the 12th century.



Figure 07: Converted historic agricultural buildings set behind the building line along The Street.

Development time-line



Figure 08: OS Map of Syderstone in 1904.
Available at: <https://maps.nls.uk/geo/find/>

1900s

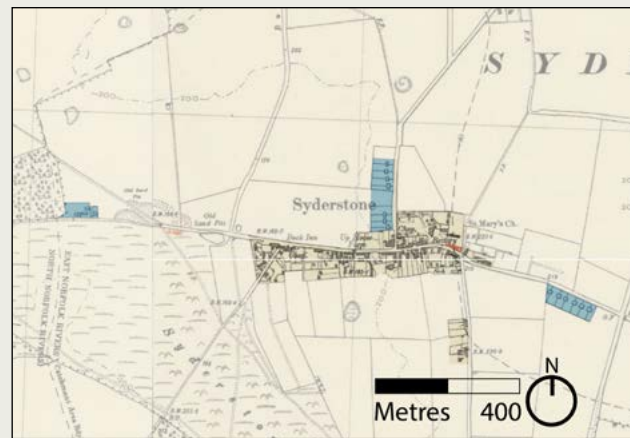


Figure 09: OS Map of Syderstone in 1950.
Available at: <https://maps.nls.uk/geo/find/>

1950s



Figure 10: Aerial image of Syderstone in 2024.
Available at: www.bing.com/maps

2020s

2.1.2 Historic development

1900s: By the turn of the 20th century, Syderstone consisted of a dense collection of dwellings, farm buildings and coach-houses. Many of these are distinctly set along only the southern edge of The Street. However, around St Mary's Church are dwellings set along both sides of the route. Many of these buildings present within the village during this period make up Syderstone's historic core.

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1950s: By the mid 20th century, some additional development began to expand the extent of the village envelope. This included seven new council houses to the north of the village along Creake Road, as well as six additional dwellings to the east of The Street. Furthermore, there is a collection of dispersed and detached dwellings to the west of the main village envelope along Docking Road.

2020s: In the present day, Syderstone has expanded far beyond its historic boundaries. New development stretches along the northern edge of The Street together with new dwellings set behind the building line along the southern edge of The Street with further residential expansion along Mill Lane and Creake Road. Furthermore, contemporary Syderstone also features a sizable area of commercial development to the south, which is made up of light industrial buildings and greenhouses.

2.1.3 Listed buildings & scheduled monuments

Syderstone features a collection of well preserved listed assets which underpin the village's vibrant historic character. These include:

- Grade I listed Church of St Mary.
- Grade II listed K6 Telephone Kiosk.
- Grade II listed Manor Farmhouse
- Grade II listed Syderstone War Memorial
- Grade II listed The Laurels
- Grade II listed Thurnby House
- Grade II listed White Hall



Figure 13: Church of St Mary with round steeple tower.



Figure 11: Telephone kiosk.



Figure 14: Manor Farmhouse.



Figure 12: Thurnby House.

2.2 Settlement Pattern

The Neighbourhood Area contains a contiguous village envelope, primarily made up of dense ribbon development. Many of Syderstone's buildings are concentrated along The Street with additional instances of linear settlement patterns stretching along Creake Road and Mill Lane. Further to the east of the village core, and separated by a sizable settlement gap, is another stretch of ribbon development along Ashside towards the junction with Tattersett Road. There is also a small cluster of detached buildings to west of the village core. These are also buffered from the main envelop by a settlement gap with dense vegetation screening plots from Docking Road.

Many of Syderstone's historic buildings are set along the southern edge of The Street and Docking Road. Typically, these front directly onto the road creating an intimate relationship between building fronts and the overall street scene. Furthermore, there is a regimented building line with buildings set closely together.

The solid nature of this building line is reinforced by the strong presence of hard boundary treatments along the southern edge of The Street. Flint and cobblestone walls are commonly used to detail building curtilage, creating an unbroken hard-scape along The Street. Such interventions simultaneously enhance the sense of enclosure.

Contrastingly, modern buildings on the opposing side of The Street feature greater setbacks with deep front gardens and driveways. Often tall trees and mature vegetation serve as boundary treatments alongside open lawns. Many of these dwellings are elevated from the main road with a bounding low flint wall to elevate and buttress front gardens from the pavement. This creates a more open feel and sustains a positive street character with a gentler feeling of enclosure and natural surveillance.

Behind the building line on the southern edge of The Street are some contemporary instances of back-land development. Here clusters of mainly detached houses are



Figure 15: Older buildings fronting directly onto the pavement along the southern edge of The Street.



Figure 16: More modern dwellings along The Street's northern edge with deeper front gardens, slight elevation from the street and a low flint wall.

set on small cul-de-sacs, formed out of small parcels of land previously used for agricultural purposes. Additionally, older buildings such as coach houses and barns have been converted for residential use and are often integrated with newer infill developments. Furthermore, dwellings set within these back-land plots feature a range of roof designs and pitches, forming a distinctive roofline.

To the west of the main envelope is a small, triangular perimeter block at the converging point between Docking Road and Rudham Road. Here, a mix of new and historic cottages form a bounding edge to each route alongside a small access road forming the western edge of the block. There are very shallow set backs and regular building lines alongside a small row of terraced cottages. These are set perpendicular to Rudham Road, enabling space for larger front gardens.

Additionally, some houses directly oppose this block along Rudham Road, creating an enclosed gateway feature into the village

when approached from the south west. This is further enforced with the presence of a small green space which has the effect of merging building lines along Rudham Road.

Syderstone also features multiple cul-de-sac developments. These are incorporated into the contiguous built up area of the village and form much of the parish's later 20th century expansion. Set behind the eastern edge of Mill Lane is Heath Rise and Norman Way. Both streets feature single storey housing with a regimented building line along the route. Furthermore, there is a small cul-de-sac of post-war housing at Glebe Court on the eastern edge of Creak Road, though this is a more organic layout.

Away from the main village envelope are a series of ribbon developments along Creak Road, The Street, Mill Lane and Tattersett Road. Each feature consistent building lines and consist mainly of post-war housing arranged along these routes with a regular rhythm of spacing between buildings.



Figure 17: Building set within a small cluster of back-land development set behind The Street.



Figure 18: Connecting route forming the western edge of small perimeter block formed by Docking Road and Rudham Road.

2.3 Landscape

Syderstone is surrounded by open countryside, giving the village an overwhelmingly rural character. Much of the surrounding landscape is today used as arable farmland, though historically sheep herding was the primary agricultural activity.

Detailed within the King's Lynn Local Landscape Character Assessment, much of Syderstone's surrounding farmland is characterised by its large fields and "overriding sense of openness". There is a regular field pattern with land used for intensive crop cultivation.

Consequently, fields and roads are demarcated by dense hawthorn hedgerows with oak and beech trees punctuating the landscape. These areas also feature a tapestry of small villages and hamlets, including Syderstone, with churches forming prominent landmarks on the landscape.²

² Kings Lynn Landscape Character Assessment. Available at: https://www.west-norfolk.gov.uk/downloads/download/77/landscape_character_assessment

To the west of the Neighbourhood Area is Syderstone Common, a significant area of woodland, heathland and ephemeral ponds. The Common is designated as a Site of Special Scientific Interest owing to its concentration of species and habitats. Crucially, the Common is one of the few inland nesting sites for the natterjack toad. Additionally, the River Tat arises from Syderstone Common. It is a chalk stream and a tributary of the River Wensum which, subsequently feeds into the River Yare.³

The Neighbourhood Area also features three key open spaces. These provide recreational space, as well as further access to the surrounding rural environment. Open green spaces within the village include Syderstone Playground, St Mary's Churchyard, and the allotments along The Street.

³ See - <https://www.norfolkwildlifetrust.org.uk/wildlife-in-norfolk/nature-reserves/reserves/syderstone-common>



Figure 19: Wood and heathland at Syderstone Common.



Figure 20: Landscape character along Mill Lane.

Key

- Neighbourhood Area
- Grade I listed building
- Grade II listed building
- Scheduled monument
- B road
- Local routes
- Public right of way
- Flood zone 2
- Flood zone 3
- SSSI
- Open green spaces
- Woodland
- Buildings

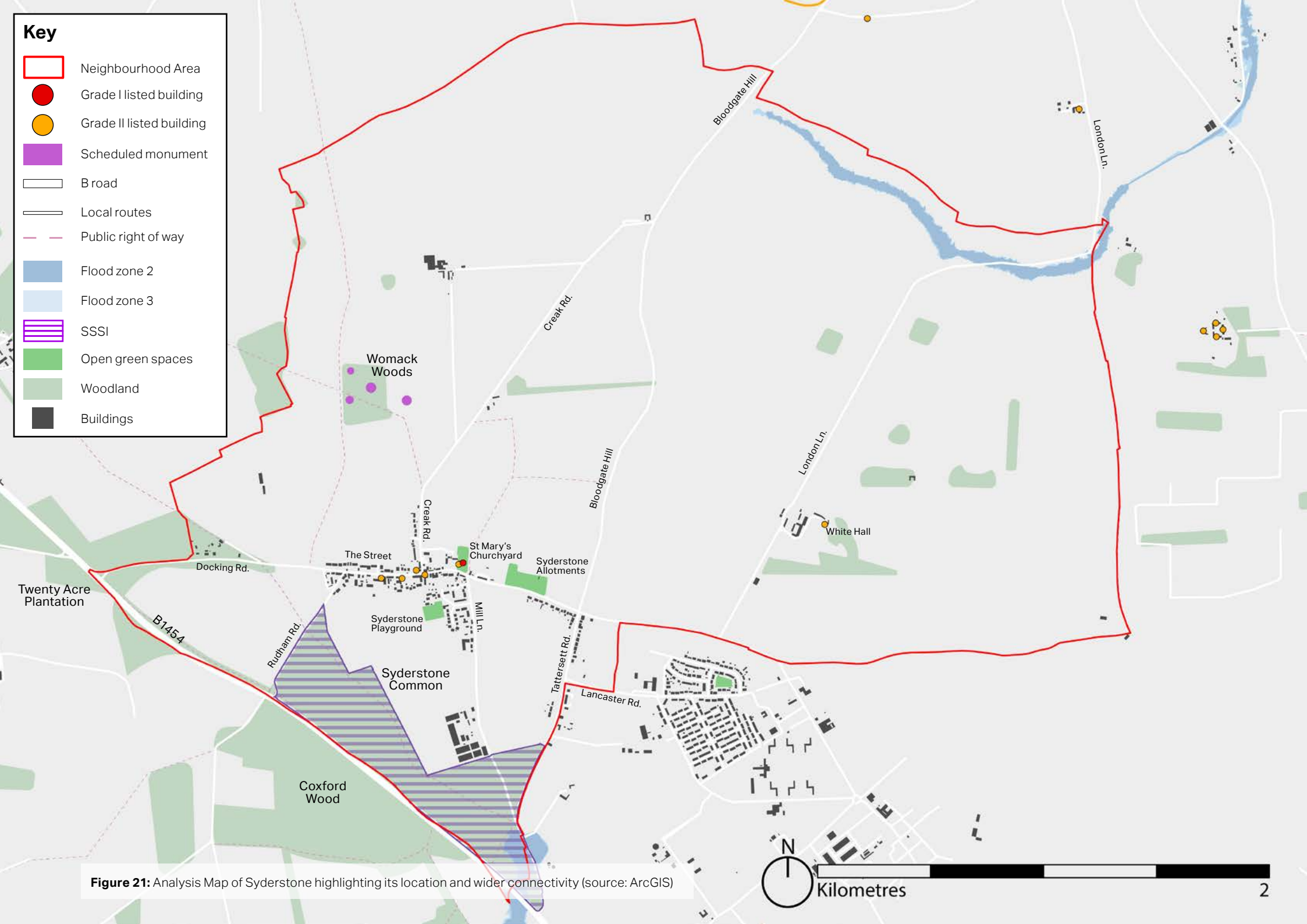


Figure 21: Analysis Map of Syderstone highlighting its location and wider connectivity (source: ArcGIS)

N
0 1 2
 Kilometres

2.5 Material palettes & architectural details



Figure 22: Local example of a contemporary two-storey detached dwelling with a cobblestone exterior finish and red brick detailing.



Figure 24: Historic building along The Street with a flint exterior finish with teal casement windows with glazing bars. A typical example of the vernacular within Syderstone's village core.



Figure 23: The Manor Farmhouse, featuring a white render exterior finish, with red brick dressing. Large sash windows with glazing bars are also a dominant feature with black decorative lintels.

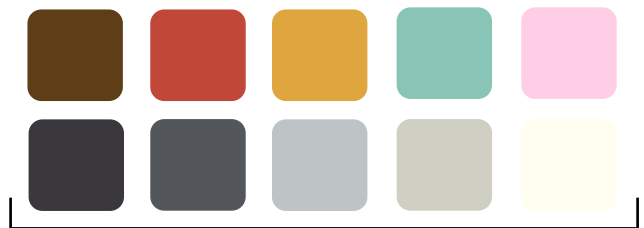


Figure 25: Local example of detached two-storey dwelling with red brick finishing.

2.4 Vernacular

Syderstone's vernacular is overwhelmingly influenced by its historic architecture. These include features such as flint walls, render and more recent uses of tar covered weatherboarding. These represent materials abundant in the Norfolk area prior to industrialisation and as such, greatly influence the village's contemporary vernacular. Contrastingly, some later developments built in the post-war period feature exterior finishes typical of the period such as red and brown brick.

However, more recent developments have taken greater care to reference Syderstone's historic vernacular with regular use of cobblestones, weatherboarding, and red brick detailing.



Colour Palette

Figure 26: Representative colour palette found throughout Syderstone.

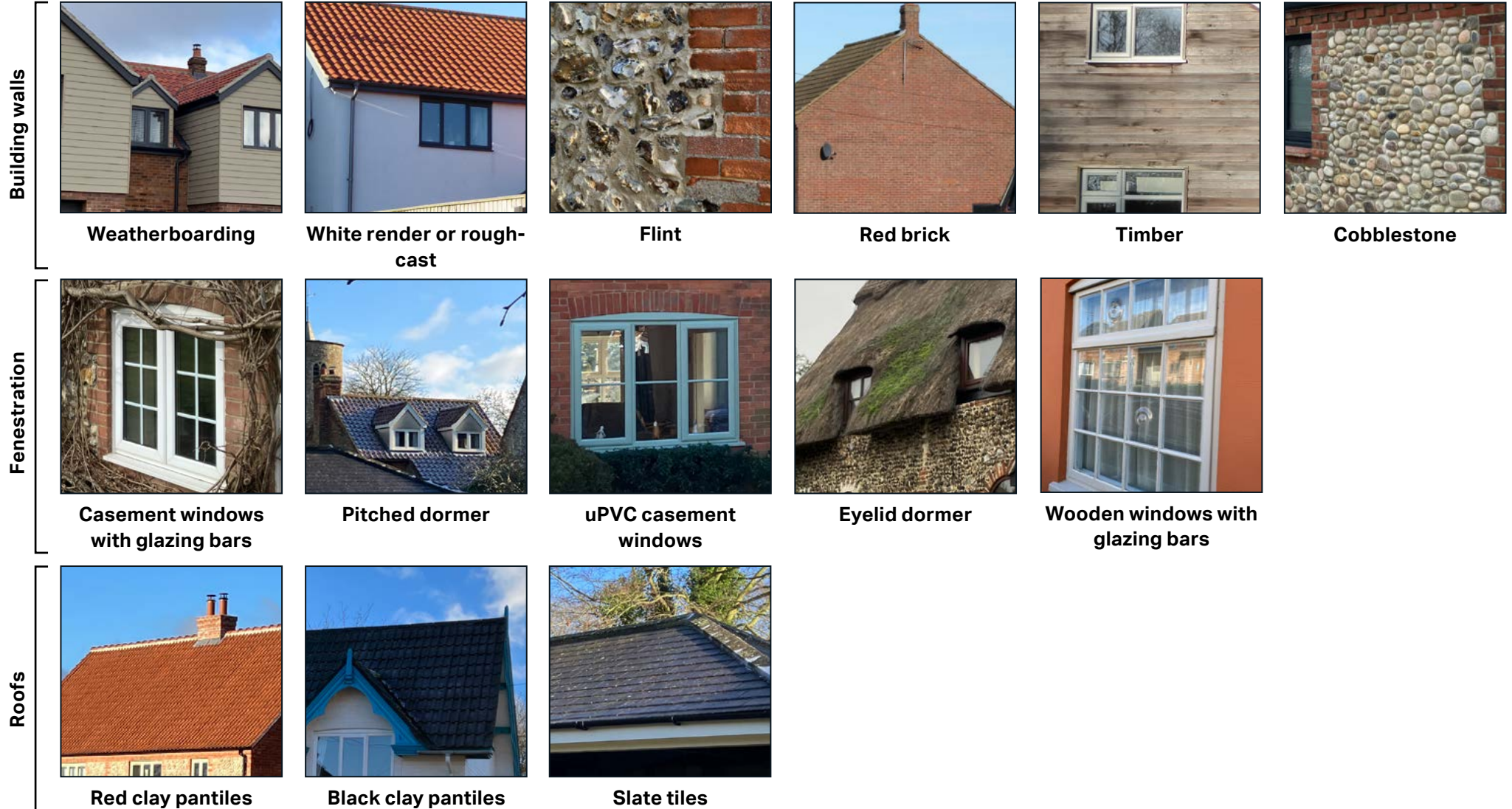


Figure 27: Representative architectural features and materials found throughout Syderstone.



Design guidance & codes

3

COMMON END

3. Design Guidance & Codes

This section sets out the principles that will influence the design of potential new development and inform any alterations to existing properties in the Neighbourhood Area. Where possible, local images are used to exemplify the design guidelines and codes.

3.1 Introduction

This section is divided into two parts:

Part 1. General design codes. A set of general design considerations which should be applied throughout the Neighbourhood Area. These are appropriate to Syderstone’s environment and character and must be addressed by applicants and their design teams.

Part 2. Character area design codes. A more detailed set of design guidelines, regarding key aspects/characteristics specific to Syderstone’s two distinct character areas.

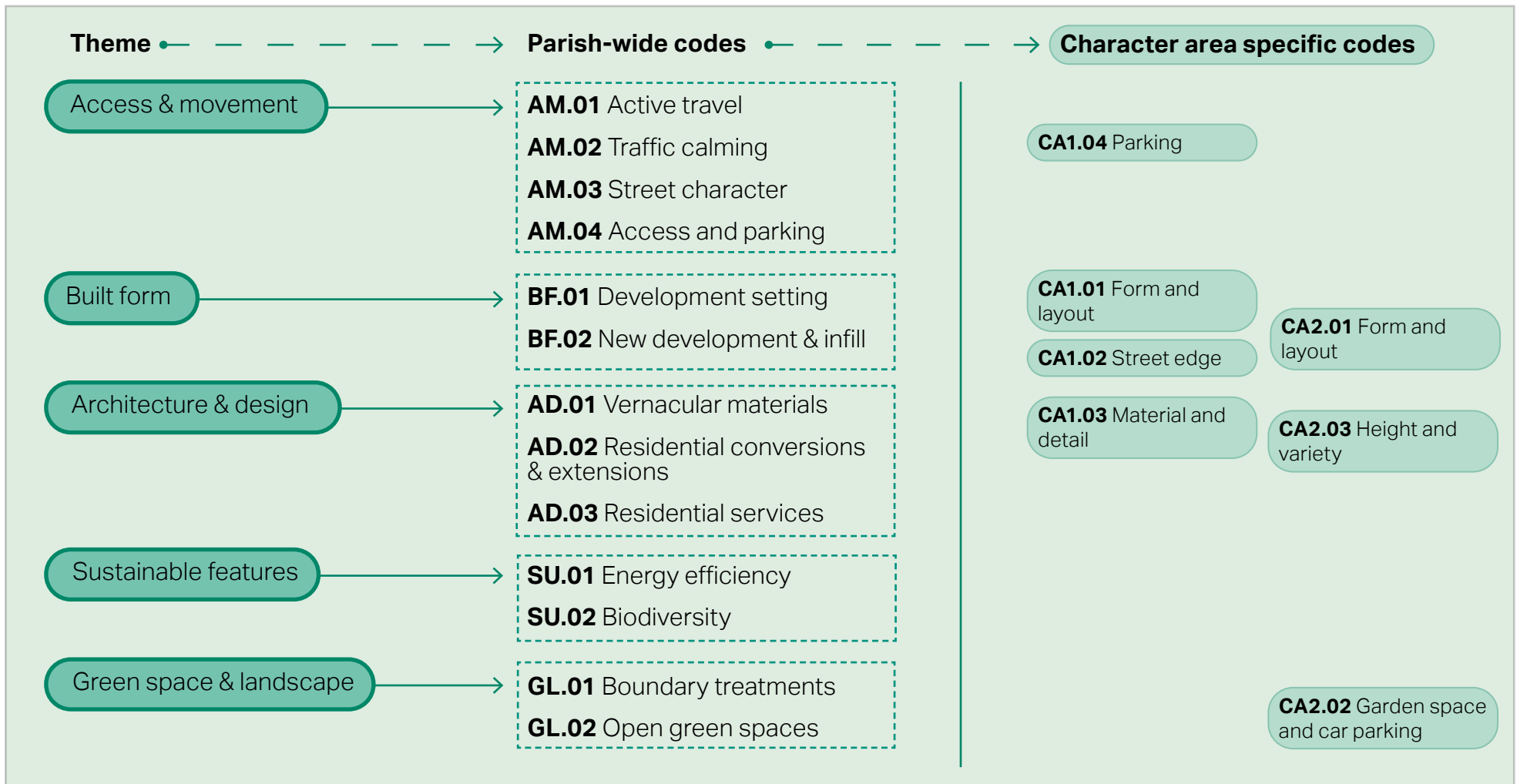
The matrix overleaf demonstrates the relationship between parish-wide and character area design codes. In total, these represent Syderstone residents’ key concerns relating to design within the Neighbourhood Area.

The design principles presented in both Parts 1 and 2 will be used:

1. As a guide for applicants, developers or landowners reflecting the ambitions of the community in Syderstone;
2. As a reference point, embedded in policy, against which to assess planning applications. This report should be discussed with applicants during any pre-application discussions;
3. As a guide for the Parish Council when commenting on planning applications, ensuring that the parish-wide design guidance is complied with; and
4. As a tool to promote community-backed development and inform comments on planning applications.

The table on the following page offers an overview of how the themes covered in Parts 1 and 2 are related.

3.2 Neighbourhood Area design guidance & codes matrix



3.3 Access & movement

Movement throughout Syderstone is reliant on a few local routes running through built-up areas of the village. They are narrow and have a rural character providing further access to surrounding villages and public rights of way. Moreover, routes through the village often sustain all modes of transport with high levels of activity. The following codes are intended to ensure that new development sustains high quality movement throughout the village for all users.

AM.01 - Active travel¹

Regard for all users, including pedestrians, cyclists, and those with disabilities in tandem with car users must be a consideration for all development proposals. While vehicular travel is often necessary for access to local services and facilities, adequate provision for active travel should be at the heart of all new development. Proposals must therefore:

¹ Active travel includes walking or cycling.

- Provide adequate pedestrian routes and pavements which logically link new development with main routes such as The Street and key spaces such as Syderstone Common and Syderstone Playground;
- Offer links with public rights of way. These must also retain and enhance existing connections between public rights of way and main routes through the village where possible;
- Be laid out in a permeable² pattern, allowing for multiple connections and choice of routes, particularly pedestrianised routes. Any cul-de-sac should be relatively short and provide easy pedestrian access to existing main routes; and
- Should, where appropriate, consider spaces and surface treatments which elevate active travel and the needs of those with disabilities.

² A permeable street pattern is well-connected and offers a choice of routes to all destinations.



Figure 28: Pavements along both sides of The Street are narrow and exposed to vehicular traffic.



Figure 29: Paths along Docking Road introduced to service new housing development. Pavement a more substantial width of at least 1.8m also featuring grass verges.

AM.02 - Traffic calming

Effective containment of speeds along vehicular routes is a key concern when considering the needs of all road users. This should be done in a manner which is not detrimental to Syderstone's rural feel. The following codes are intended to encourage appropriate traffic calming interventions which positively contribute to Syderstone's overall character. Designs must therefore consider:

- Utilising side friction along busier routes through built up areas of the village, as well as main access roads for larger proposals which may come forward. This can be achieved by introducing low-lying shrubbery, and grass verges. Within the village core, harder treatments which contribute to the near continuous flint and cobblestone wall along The Street may also be appropriate;
- The role of street furniture, such as benches and notice boards along key routes as part of wider traffic calming interventions. Creating meeting spaces

will require greater caution by vehicular road users, while further enhancing pedestrian activity and reducing the apparent width of the road;

- Enhancing gateway treatments at the edge of built up areas. Interventions should further emphasise village gateways with additional vegetation, as well as gentle build-outs to create additional side friction while signalling the approach to built-up areas; and
- Surface or texture changes along routes to delineate junctions or pedestrian crossings. Level-raises should also be considered to prioritise pedestrian movement. Such interventions are more appropriate than excessive road markings, given Syderstone's rural village setting.



Figure 30: Kerb build-outs that incorporate landscaping and signs could form gateway treatments (source: Cycling Embassy of Denmark).



Figure 31: Example of gateway treatment near the Buriton Conservation Area, Dorset (source: Hamilton-Baillie).



Figure 32: Enclosure along The Street with a street width to height ration of approximately 1:1.



Figure 33: Positive relationship between building fronts and the street enabling views of the pavements and natural surveillance.

AM.03 - Street character

Syderstone features a varied street character throughout the Neighbourhood Area. While linear development patterns make up much of village's built up area, the nature of development along many of Syderstone's routes differs. Other street typologies add further differentiation in the overall settlement pattern and contribute a more enriched street character throughout the village. This must be preserved and enhanced by:

- Considering the placement of new dwellings in a manner which responds contextually to existing views and sight-lines along main routes, as well as views of prominent village landmarks;
- Ensuring that new development forms an adequate link between building frontage and the street. Architectural details and fenestration must be visible from the street and allow for transparency of use;
- Ensuring that proposals that include individual dwellings screened by hard boundary treatments such as high walls and gates are not permitted;
- Considering the feeling of enclosure, particularly for pedestrians. Building heights and any tall trees must consider the width of the carriageway which development is to be placed along to create a street width ratio of 1-2:1; and
- Using street furniture and signage to enhance navigability to key public spaces and Public Rights of Way must utilise designs which are sensitive to the historic character of the area.

AM.04 - Access & parking

While delivering a high-quality network of walking and cycling routes within Syderstone is a priority, the demand for private cars still remains high. Subsequently, access to car parking spaces remains a key feature for any new development. The following codes must be considered to ensure that parking doesn't detract from Syderstone's character:

- Development proposals should think holistically about available space within a building's curtilage. Therefore, on-plot parking set to the side of dwellings is preferred;
- However, where parking is proposed at the front of properties, the area must be designed to minimise its visual impact and to suit the prevailing street character;
- Parking areas and driveways must be designed to minimise impervious surfaces through the use of permeable paving and soft landscaping;
- Garage structures, where required, should be designed to be subservient to the main building with roofs and building footprints smaller than that of the main building. Additionally, detached garages should be set slightly behind or alongside the main building line;
- Any proposals featuring off-plot parking or parking courts should not dominate the overall street scene. Small parcels of parking spaces should be buttressed by landscaping interventions with additional vegetation used to screen the overall impact of cars on the street scene;
- Additionally, off plot parking must be overlooked by properties to increase natural surveillance; and
- Cycle parking should be integrated into all new housing.

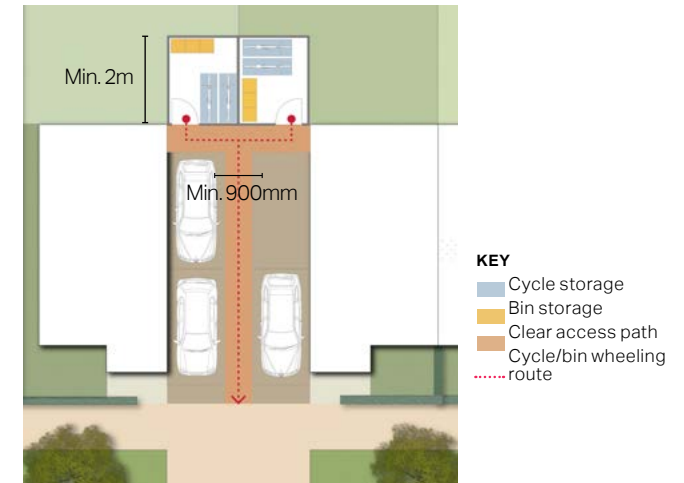


Figure 34: Indicative layout of a bicycle and bin storage area at the back of semi-detached properties.

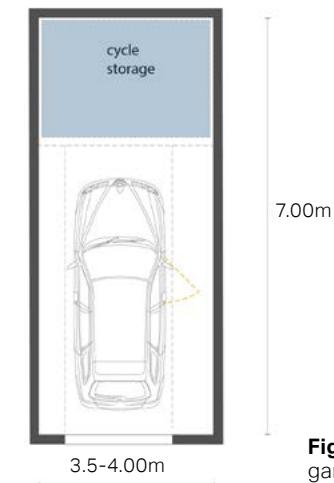


Figure 35: Illustrative layout of a garage with a cycle storage.

3.4 Built form

Syderstone is made up of primarily residential development, within a small contiguous built up area. The village's built form is primarily influenced by its historic development, consisting of ribbon development alongside later constructions expanding the village envelope. As such, Syderstone's built form greatly influences its overall character.

BF.01 - Development setting

Syderstone's settlement pattern is broadly consistent throughout the Neighbourhood Area. Much of its built-up area consists of linear development patterns, with a few small deviations in form featuring cul-de-sacs and instances of back-land development. The following codes are intended to ensure that proposals sensitively adhere to Syderstone's overall built form by:

- Retaining the prevailing massing and scale of proximate buildings within the surrounding context. Additionally, a

consistent spacing and rhythm between buildings should be retained unless it is deemed necessary to uphold the existing character within a particular area ([see section 3.8.1](#));

- Encouraging slight variance in building heights either through roof pitch or number of storeys is encouraged between buildings to retain the overall distinctiveness of Syderstone's roof-scape;
- Conforming with the pattern of development within the surrounding context, maintaining the massing and spacing between adjacent buildings;
- Ensuring that new buildings, where possible, front onto and overlook routes, green spaces or open fields; and
- Requiring proposals be sensitive to countryside views. New development must demonstrate consideration of appropriate setting, scale, massing, to maintain visual connections to open fields and surrounding landscape.



Figure 36: Slight variance in building heights and roof pitch between buildings creating interest in the prevailing roof line.



Figure 37: Consistent spacing between buildings contributing to the overall street character along Creak Road.



Figure 38: Example of a later development at the settlement edge with a scale, massing and roofline which is consistent and refers to its immediate surroundings.



Figure 39: Infill development forming a consistent building line along The Street sustaining natural surveillance.

BF.02 - New development & infill

It is anticipated that any new development will likely consist of infill or small scale housing clusters at the edge of the village envelope. This presents specific challenges and the following codes are intended to ensure that these types of developments contribute positively to Syderstone's built form.

- Infill development will be permitted, subject to the policies, provided that proposals do not deviate from the existing rhythm and spacing between buildings. Additionally, such proposals must not deviate from the scale, height and massing of its surrounding context;
- Where infill is proposed behind the main building line, designs should minimise the impact of overlooking. Here, building heights should not exceed those of existing surrounding buildings and should incorporate dense vegetation to providing screening;
- Proposals for one or more additional dwellings behind the building line may be permissible, provided they are unobtrusive and are not an overbearing feature within the existing curtilage of the existing property; and
- For larger scale developments proposals should include a mix of housing typologies which appropriately meet local need.

3.5 Architecture & design

Syderstone's varied and rich vernacular is, and should continue to be, a key driver of quality within the village's built-up areas. It is vital that any proposals made contain architectural design which positively enhances Syderstone's overall built qualities.

AD.01 - Vernacular materials

Syderstone is abound with traditional architectural styles, typical of its rural Norfolk context. Contemporary development has been achieved in recent years in a manner which is sensitive to its prevailing vernacular. The following design codes are intended to ensure that future development continues in such a manner.

- Design in new developments shall reflect high quality design references within Syderstone's natural and built environment and make a valuable contribution to the character of the area;
- Architectural designs can be either traditional or contemporary in nature. However, designs must reference the local character and palette of materials and colours detailed in [Section 2.4](#) as inspiration;
- Fenestration must consider the surrounding size, symmetry, profile and rhythm of the surrounding area to retain consistency and quality;
- Blank facades or buildings which ignore their street or corner frontage are to be avoided;
- New development must reflect the surrounding roofline and reflect high quality materials within the local context. Furthermore, variation in the height, pitch and slope of the roofline is permitted and often encouraged.;



Figure 40: Chalet style dwelling with cobblestone and red brick facade, exposed timber framed porch and pitched dormers



Figure 41: Consistent rhythm of fenestration between semi-detached cottages. Small windows and doors add interest.

- Where colour is applied to a building facade, a muted tone should be used which refers to the existing colour palette outlined within [Section 2.4](#); and
- Where possible, the use of wooden windows and doors is preferred. However, the use of uPVC windows and doors is permissible, provided colour choices sit well with the prevailing palette outlined in [Section 2.4](#).



Figure 42: Modern uPVC fenestration applied to older buildings with colour palettes sensitively contributing to the historic vernacular.



Figure 43: Example of how a mix of contrasting materials between dwellings can positively enhance the overall vernacular.



Figure 44: Cobblestones and red brick detailing is a common facade treatment on recently constructed dwellings and contribute positively to Syderstone's prevailing vernacular.



Figure 45: Opportunity to preserve now defunct features such as shop fascias to retain Syderstone's vibrant character.

AD.02 - Residential conversions and extensions

Permitted development rights may allow for housing extensions within certain conditions. However, the following design codes are intended to be used as a reference point for any works to existing buildings:

- Housing extensions must not be greater in height or have a larger floor plan than the existing building. Extensions must also be placed to the rear or side of properties and not interfere with the primary building line;
- Modest extensions to the front of a property will be considered appropriate, provided they match the form of the existing building and mirror the existing roof pitch. Additionally, they should have an equivalent or lower cornice height, and their ridge should be below the existing ridge height;

- Extensions should reflect the surrounding local vernacular and material palette and be complementary to the existing building as noted in [Section 2.4](#)

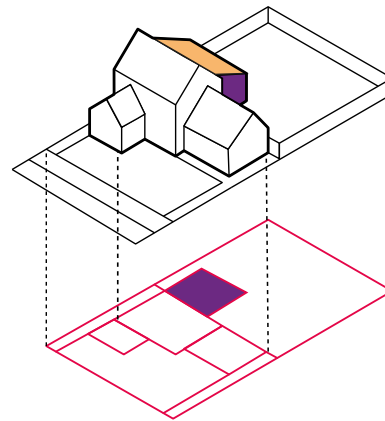


Figure 47: Indicative example demonstrating the form, scale and mass of rear of dwelling extensions.

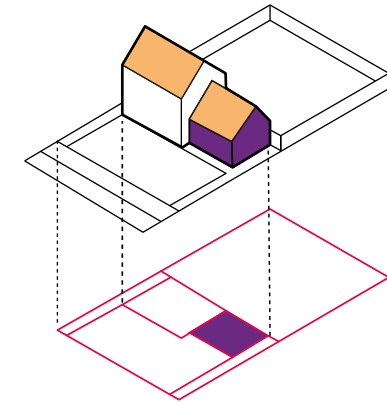


Figure 48: Indicative example demonstrating the form, scale and mass of side of dwelling extensions.

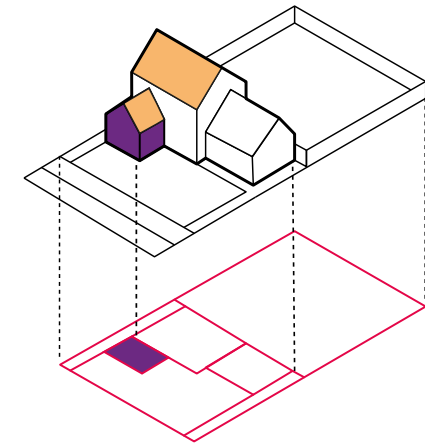


Figure 46: Indicative example demonstrating the form, scale and mass of front of dwelling extensions.

3.6 Sustainable features

Sustainable features will be encouraged in retrofits, replacements, and newbuild developments across the neighbourhood area. Please refer to the following guidance.

SU.01 - Energy efficiency

Dwellings should strive for the highest possible energy efficiency levels. New-builds which adhere to national guidance³ will be looked on favourably..

- Applicants should consider the features in the diagram in [Figure 49](#) which includes appropriate systems for newbuild developments as well as retrofits of existing buildings.

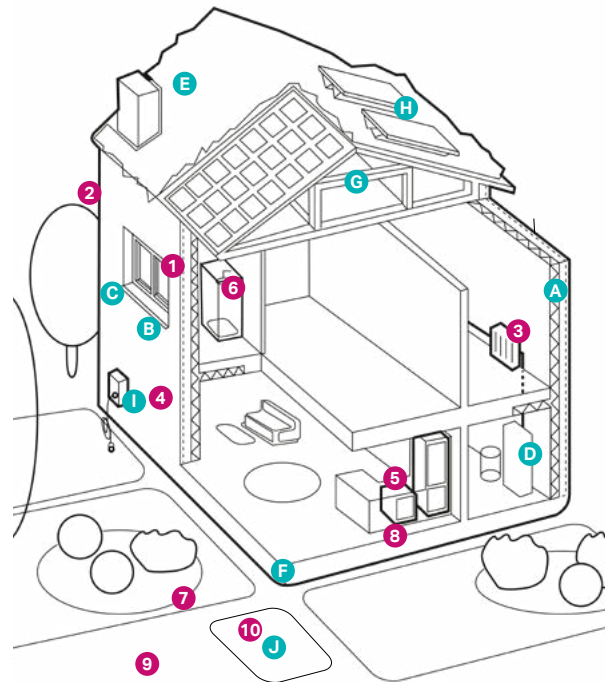


Figure 49: Diagram outlining the location of sustainable features within dwellings.

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 water-efficient devices** with low-flow showers and taps, insulated tanks and hot water thermostats
- 7** **Permeable 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
- 9** **Permeable hardstanding** on driveways and surface parking
- 10** **Rainwater harvesting** collected from roofs and other above ground surfaces via a system of above ground pipes and tanks.

New build homes

- A** **High levels of airtightness** ideally to Passivehaus standards
- 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 electrics, concrete floors and greening your garden, permeable ground surfaces
- G** **Construction and site planning** timber frames, sustainable transport options (such as cycling)
- H** **Solar panels**
- I** **Electric car charging point**
- J** **Rainwater harvesting** collected from roofs and other above ground surfaces via a system of above ground pipes and tanks.

³ See the National Model Design Code Part 1: [here](#).

3.7 Green Space and Landscape

Due to the rural and isolated nature of the village, landscape and green elements have a strong impact on the overall atmosphere. Syderstone benefits from its setting in the rolling arable fields of North Norfolk and typically, each dwelling has provision for a planted garden.

Green spaces are also invaluable for biodiversity benefits as well as mitigating surface water flooding.

GL.01 - Boundary treatments

Garden treatments differ noticeably between both character areas and therefore will be covered by the **character area** specific guidance later in this report. However, boundary treatments follow similar typologies across the village and will be covered by the following guidance:

- Varied boundary treatments will be accepted across the village. Brick walls, flint walls, hedgerows, trees, and timber fences will be considered suitable.
- Boundary treatments to the front of the property should be low enough in height to sustain sight-lines across the street and improve passive surveillance.

GL.02 - Open green space

Green space should be considered by every multi-dwelling development where the site allows for such. Should development proposals involve the creation of green space, it should adhere to the following principles:

- Where new green spaces have been created, dwellings should be oriented towards this space.
- Green space should be fully accessible and should include native plant species where possible.



Figure 50: Example of an attractive boundary wall making use of vernacular red brick and flint.






Figure 51: Example of green space on Rudham Road which is framed by a row of 19th century cottages.

3.8 Character area codes

Despite its expansive parish boundary, Syderstone's built up area is relatively small. It consists of a dense cluster of mainly historic ribbon development along The Street, alongside some smaller areas of post-war and modern developments. The latter comprise significant expansion with characteristics which contrast with those of Syderstone's historic core'.

The below character areas are intended to distinguish its historic core from more recent development in the village and outline the historic character which Syderstone's residents would like to protect.

Where character area specific guidance is provided, this will take precedence over the previous general guidance.

Key	
	Neighbourhood Area
	Historic core
	Post-war development

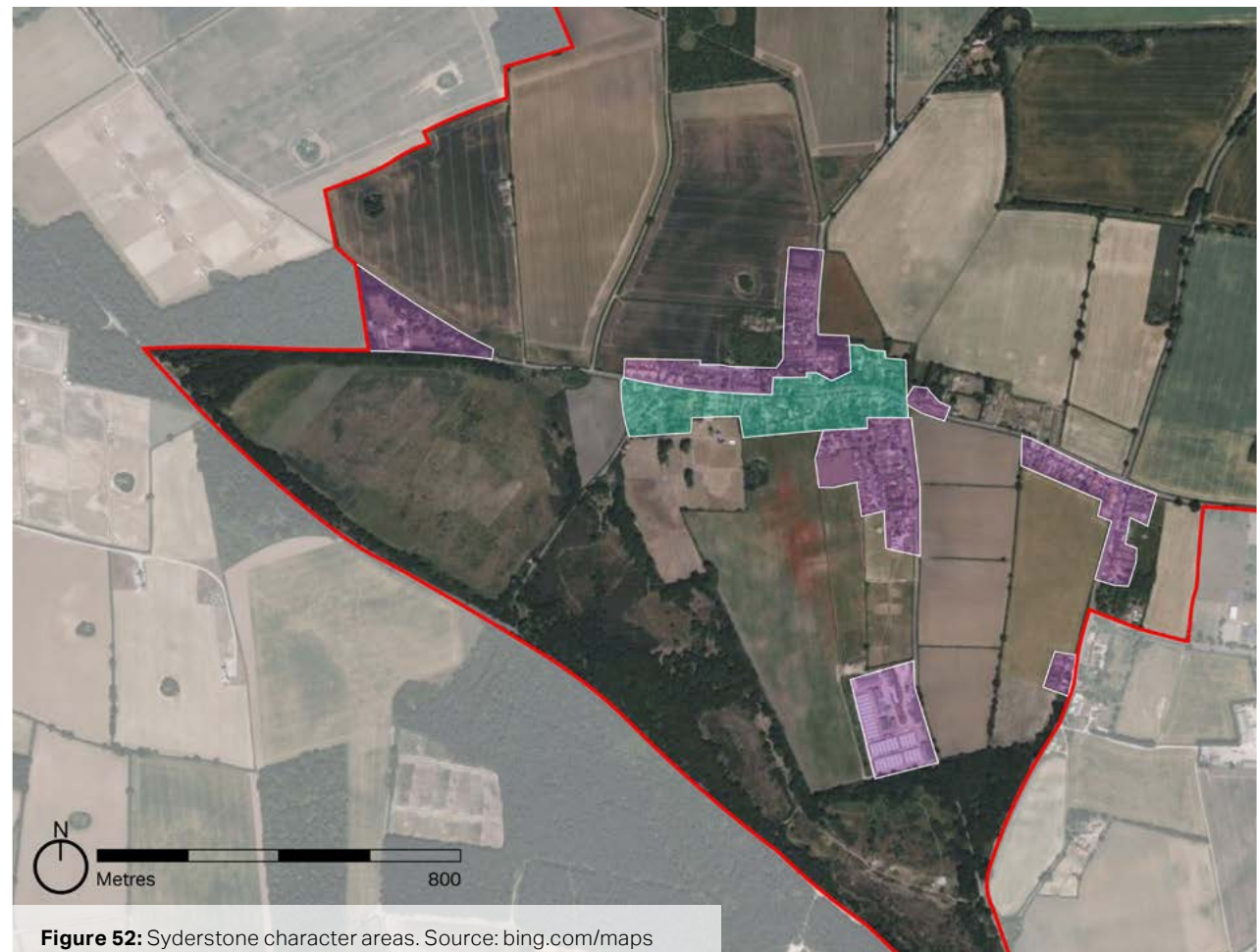


Figure 52: Syderstone character areas. Source: bing.com/maps

3.8.1 Historic core

Development pattern	Primarily ribbon development set along The Street and a small section of Docking Road. There are some instances of infill, including mainly back-land development. Here there are small cul-de-sacs in informal arrangements set closely behind the building line. A small block is formed at the convergence of Rudham Road and Docking Road forming a key gateway into the village.
Land use	Predominantly residential, though also including St Mary's Church, the Village Hall and a currently disused pub. There is a small green space along Docking Road.
Building lines, plots & setbacks	Building lines within the character area are varied. Buildings directly fronting onto The Street form a consistent and regular building line following the route's direction of travel. Instances of back-land development provide the greatest variation in the building lines, depending on the infill plot's shape and size with some properties having greater setbacks, or facing perpendicular to adjacent properties. Furthermore, plot sizes are varied throughout with older buildings along The Street featuring smaller building footprints and curtilage compared with more contemporary developments.
Building heights & roofline	Building heights within the character area are varied. There is a mix of one, two and three-storey buildings. Additionally, St Mary's church tower stands as a prominent landmark within the village roofscape. Pitched roofs are the dominant roof type with occasional hipped roofs and gable fronts.
Materials & boundary treatments	Materiality within the character area is heavily influenced by the many designs and architectural details of the area's historic buildings. Here, flint, timber and render are commonly used due to their abundance locally. Similarly, boundary treatments within the area utilise hard materials, particularly along the southern edge of The Street where there is an almost continuous stretch of flint wall along the route.



Figure 53: Historic core character area.

The historic core broadly contains much of Syderstone's contiguous built up area and is made up of many of the village's historic buildings constructed prior to the Second World War. Additionally, the character area contains a sizable number of the village's contemporary dwellings. However, their proximate setting, complementary building arrangements, and homogeneous vernacular align these developments with the historic context of this character area.



Figure 54: Round tower of St Mary's Church.



Figure 56: Dense cluster of historic dwellings on the southern edge of The Street.



Figure 58: View looking eastward along The Street showing the dominant building line along the route's southern edge.



Figure 55: Terraced red-brick cottages at the junction of The Street and Creake Road.



Figure 57: Renovated buildings, originally set within farm yards set behind the building line along the southern edge of The Street.



Figure 59: Renovated Methodist Church.

Code	Rationale	Implementation
CA1.01: Form and layout	<p><i>The historic core is distinctive due to its fine grained layout and dense pattern of development.</i></p> <p><i>This area has a strong street edge with a continuous frontage of two storey dwellings.</i></p>	<ul style="list-style-type: none"> Dwellings may be arranged in organic clusters, reflective of the farmyard infill development which has been successful in the village core. Terraces and semi-detached developments will be supported in this area. New terraces should reference the scale, rhythm, and arrangement of the existing 19th century terraces in the village core.
CA1.02: Street edge	<p><i>The Street, in places, has a high enclosure ratio of approx 1:1 which affords a consistent active frontage. This provides safety, security, and visual interest.</i></p>	<ul style="list-style-type: none"> Dwellings in this character area should have a street addressing frontage where fenestration is oriented towards the street. New development should continue the strong building line at the street's edge but may be set back by up to 2m.
CA1.03: Material and detail	<p><i>The 19th century built stock of the historic core has a particular palette of vernacular materials which are typical of North Norfolk and provide a strong sense of place.</i></p>	<ul style="list-style-type: none"> Dwellings in this area will be expected to show a core restrained material palette, including primarily flint, red brick, or smooth plaster. Detail should be achieved by adding material intricacies such as ornate brick patterns or arches.
CA1.04: Parking	<p><i>Parking in the historic core is dealt which discretely and attractively which improves the streetscape by controlling car clutter.</i></p>	<ul style="list-style-type: none"> Parking along The Street should not be provided to the front of the property. Parking courts or side driveways will be encouraged. Car parking should be topped with gravel or another porous material.



Figure 60: Two storey 19th century terraces on The Street with red brick detailing and flint facades.



Figure 61: Side driveway off of the main route within topped with gravel.

3.8.2 Post-war development

<p>Development pattern</p>	<p>Linear developments of terraced, semi-detached and detached dwellings are most prominent along The Street, Mill Lane, Creake Road, and Tattersett Road. Along Docking Road are some larger detached dwellings on secluded plots, as well as cul-de-sacs at Norman Way, Glebe Court, and Heath Rise. The area's southern-most extent includes Syderstone Business Park, an area of rectilinear commercial units and greenhouses.</p>
<p>Land use</p>	<p>The area is primarily residential. Syderstone Business Park is a significant commercial area sustaining light industrial activity. Furthermore, there is a small open green space inclusive of play and sports equipment.</p>
<p>Building lines, plots & setbacks</p>	<p>Within the linear development patterns, the building line is fairly regular. However, along the northern edge of The Street and Creake Road, there is greater variation in setbacks and orientation. Building lines are more regimented along the western extent of The Street and Tattersett Road. At Docking Road, there is no discernible building line owing to the secluded and organic layouts of individual properties.</p>
<p>Building heights & roofline</p>	<p>Building heights are one and two-storeys, though some industrial buildings at Syderstone Business Park stand out in height compared with residential dwellings. Pitched roofs and intersecting gable fronts are commonly used.</p>
<p>Materials & boundary treatments</p>	<p>Materials are influenced by Syderstone's historic vernacular, although to a lesser extent than in the historic core. Newer properties often feature cobblestone and weatherboarding with some refacing properties as part of a renovation. However, more generic materials such as red and brown brick, white render and wooden cladding are often used. Buildings at Syderstone Business Park feature a mix of brick, sheet metal and polythene coverings on greenhouses. Furthermore, soft boundary treatments including lawns trees and hedges are more common.</p>



Figure 62: The post-war development character area.

The post-war development area features much of Syderstone's residential and commercial expansion. The area is primarily made up of long stretches of residential linear development with some cul-de-sacs and more secluded housing. Some development is set away from the village's contiguous built up area, separated by settlement gaps. The area also contains the Syderstone Business Park with a contrastingly commercial and agricultural vernacular.

Code

CA2.01: Form and layout

Rationale

This character area has a greater sense of openness due to the lower sense of enclosure and the visual connection to the surrounding countryside.

Dwellings follow a regular layout with a more standard setback and un-built gaps between neighbouring properties. Long terraces are uncommon in this area.

Implementation

- Development proposals in this character area should reflect the surrounding density and should have a plot coverage ratio below 1:2 where an individual plot has more garden space than its building footprint.
- New development proposals should include regular and generous un-built gaps between buildings, retaining outward views into the surrounding hinterland. Long terraces (more than 3 dwellings) are discouraged.
- Dwellings should reflect the setback of surrounding properties; this is generally between 6-15m.

CA2.02: Garden space and car parking

Front gardens are typical of this character area and reinforce the sense of openness.

On-plot car parking is common with overspill visitor car parking generally accommodated on-plot.

- New developments must include planted front garden provision where the site allows for this.
- Parking may be accommodated to the front or side of dwellings. Garage space will not be accepted in lieu of on-plot car parking spaces.

CA2.03 Height and variety

A mix of one and two storey dwellings are found across this character area, contributing to the area's character.

- Single storey bungalow development will be considered acceptable in this area.



Figure 63: Recent housing development on Docking Road displaying regular un-built gaps between properties and a standard setback.



Figure 64: Example of on-plot parking to the front of the dwelling.



Figure 65: Semi detached house with cobblestone tile facade treatment along the northern edge of The Street.



Figure 67: Cottages built in the latter 20th century at Glebe Court accessed from Creake Road.



Figure 69: Single storey dwellings at Norman Road.



Figure 66: Timber boarding and stone mix of facade treatments representing the great material diversity in the area.



Figure 68: Contemporary dwellings constructed in the 2020s at the eastern periphery of the Neighbourhood Area along Tattersett Road.



Figure 70: Light industrial and commercial buildings at Syderstone Business Park.



Checklist

4

4. Checklist

4.1 Checklist

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

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



Figure 71: Heathland and pathway within Syderstone Common.



Figure 72: Green space along Rudham Road.



Figure 73: Cottages accessed from Rudham Road.

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 buildings 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 patterns of movement?
- Do the points of access conform to the statutory technical requirements?

3

Local green spaces, views and character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquility of the area been fully considered?
- How does the proposal affect 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 (continued)

Local green spaces, views and 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

Building 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 built environment?
- 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?

5 (continued)

Building layout and grouping:

- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads; and/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

6

Building line 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 heights and roofline:

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

8

Household extensions:

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

9

Building materials and surface treatment:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Do the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?

9 (continued)

Building materials and surface treatment:

- 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?

