Arnesby

Design Guidance and Codes

Final report

March 2023

Delivering a better world

Quality information

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Revision History

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1	02.03.2023	Draft report	Angus McNeill Peel	Urban Planner
2	15.03.2023	Draft report review	Gary Kirk	Consultant for and on behalf of Arnesby Neighbourhood Plan Steering Group
3	16.03.2023	Final report for Locality review	Angus McNeill Peel	Urban Planner

Contents

Introduction

01

1. Introduction

Through the Department for Levelling Up, Housing and Communities Neighbourhood Planning Programme led by Locality, AECOM was commissioned to provide design support to Arnesby Parish Council in support of the Arnesby Neighbourhood Plan. The support is intended to provide design guidance and codes based on the character and local qualities of the parish to help ensure future development, particularly forthcoming housing, coheres with and enhances Arnesby.

1.1 About this document

This document sets out design guidance and codes based on the existing features of Arnesby. The Design Guidance and Codes are intended to sit alongside the Neighbourhood Plan to provide guidance for applicants preparing proposals in the area and as a guide for Neighbourhood Plan Steering Group and Harborough District Council when considering planning applications. It sets out the expectations for proposals and ensures that they will reflect on Arnesby's key defining characteristics.

What is Guidance versus Codes?

Design guidance identifies how development can be carried out in accordance with good design practice. Codes are requirements that provide specific, detailed parameters for development. Development must implement the codes and demonstrate how the guidance has informed the design. Code instructions will be found under *Implementation* in chapter 2.

F.1

Figure 01: Steps undertaken to produce this document

F.2 **Figure 02:** Map showing the Arnesby Neighbourhood Area.

1.2 Overview of Arnesby

Arnesby is a village and civil parish in Leicestershire in Harborough District. The population as of the 2011 census was 357. The village is located approximately 8.6 miles south of Leicester, the nearest city, which is accessed by Welford Road.

Arnesby is remote in terms of public transport, road access is provided by the A5199, the main road between Leicester and Husbands Bosworth, albeit most traffic north south in this location is found on the M1 motorway to the west, rendering the area quiet and tranquil. Leicester offers rail services to other regions of England.

Arnesby has an active community and benefits from facilities such as the Village Hall, Village Playing Field, Arnesby Church of England Primary School, and several green spaces throughout the village. Arnesby has one restaurant, Little India, as well as the Cafe at The Barn which is hosted on a volunteer capacity on the grounds of the Arnesby Baptist Church which is one of two churches in the village.

Figure 03: St Peter's Church.

Figure 05: View south on St. Peter's Road.

Figure 04: Green space within the village on St Peter's Road.

Figure 06: Lutterworth Road, one of the village's primary entry points, looking southeast.

1.1.1 Layout

Arnesby has a nucleated, compact village layout. The village is largely located to the south of Lutterworth Road and west of Welford Road, this results in the village core being free of through-traffic. This aspect of layout is a major asset as it means that the village is tranquil and pleasant for pedestrians and cyclists to roam.

The village has an informal organic character where setbacks and orientation varies from building to building. Arnesby developed gradually through individual property infill on smallholdings. St. Peter's Road is densely arranged with a fine grained layout and buildings placed close to the street edge, this creates a strong sense of enclosure. The village core has a range of dwelling typologies from terraced homes to detached cottages and manor houses.

The village is surrounded by a largely flat and open agricultural landscape. The area has a rural feel due to the lack of urbanising influences and broad expansive views of gently undulating landscape.

1.1.2 History

At the southeastern corner of the Arnesby Conservation Area lies the designated Scheduled Monument of a medieval manorial site. The Domesday survey of 1086 details the Manor of 'Erendesbi' or Arnesby on the site which was held by William Peverel. Today the monument features the buried remains of the manor house as well as its moat, fishponds and water control features.

Arnesby has a number of Grade II listed buildings across the parish as well as the Church of St. Peter which is Grade II* listed. The church structure is mostly Norman with the two central arcades dating from the early 12th century and the addition of the chancel, west tower, and south and north aisles in the early 14th century.

The various other listed assets in the village date from the 16th to the 20th centuries. Of note, the Baptist church is associated with noted early 19th century English Baptist Robert Hall whose father was a village pastor. The windmill, built in 1815, is visible for miles around and Grade II listed.

Figure 07: Indicative diagram of the parish layout, showing the primary routes of Welford Road and Lutterworth Road passing outside of the village core.

Figure 08: The Manor House, late 18C Grade II listed structure, Church Lane.

1.1.3 Conservation Area

Arnesby Conservation Area was designated by Harborough District Council in 1987. The boundary was later revised in 2007. This status is afforded to the village on the basis of its heritage merit. The village demonstrates a variety of buildings along a compact street network with open spaces. Many buildings date from the 17th century with red brick and slate roofs, with some examples of timber and thatch. There are also several imposing Georgian buildings such as Arnesby House and the Manor House.

The Baptist Church dating from 1790 and context of open space represents an important part of the Conservation Area. The 12th century Church of St Peter and former Manor House are found to the south east. The 19th century Westfield House and its grounds form a strong visual boundary between the village and the countryside to the west. The windmill is a key landmark and represents the rural economy of the village.

1.1.4 Listed buildings

The village has 13 listed buildings, a notable concentration in a village of this size. The following 12 Grade II buildings are described briefly. The Windmill was built in 1815 and restored in 1976, it is a five storey brick tower visible for many miles. Arnesby Baptist Chapel is an elegant and early example dating to 1799. The granite war memorial is found in the baptist churchyard. The Cottage, The Homestead Farmhouse, Home Farmhouse, The Walnuts and Glebe Cottage are early examples of domestic vernacular architecture in the village, representing the rural occupations of the inhabitants. These properties have early timber frames and are substantially dating back to the 16th, 17th or early 18th centuries. Arnesby House and The Manor House represent grander Georgian architecture. The Old Adult School south of Longacre and the Elms Farmhouse represents more humble early 19th century homes. The Church of St Peter is Grade II* listed and is partially 12th century but mostly 13th century on the exterior.

Figure 10: The Walnuts, which dates to the late 16th century. Timber frame with brick panel infill and Welsh slate roof. An impressive example of Tudor domestic architecture.

Figure 09: The Cottage with thatched roof, behind open space.

1.2 Signpost to other documents

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

Applicants should refer to these key documents when planning future development in the Arnesby Neighbourhood Area. The following documents have informed the design guidance and codes within this report.

NATIONAL LEVEL

2007 - Manual for Streets
Department for Transport

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

2021 - National Planning Policy Framework
DLUHC

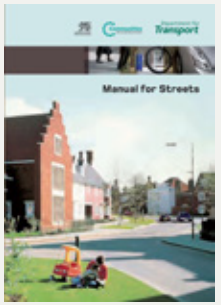
Development needs to consider national level planning policy guidance as set out in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG). In particular, NPPF Chapter 12: Achieving well-designed places stresses the creation of high-quality buildings and places.

2021 - National Design Guide
DLUHC

The National Design Guide (Department for Levelling Up, Housing and Communities, 2021) illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

2020 - Building for a Healthy Life
Homes England

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



DISTRICT LEVEL

2019 - Harborough Local Plan 2011 to 2031

Harborough District Council

The Harborough Local Plan provides an important strategy for Harborough District. It will play a significant role in delivering sustainable development in appropriate locations and in helping to protect the countryside, important green spaces, and the built and natural heritage from inappropriate or insensitive development, thus enhancing the quality of life for people and communities.

2021 - Development Management Supplementary Planning Document (SPD)

Harborough District Council

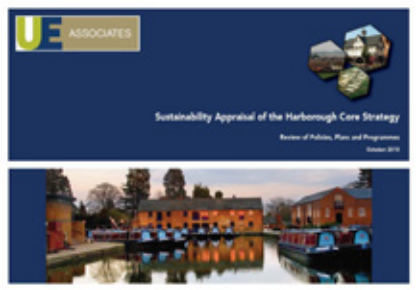
This Supplementary Planning Document (SPD) provides additional guidance to assist with the interpretation and implementation of Harborough Local Plan Policies particularly:

- GD1: Achieving sustainable development;
- GD3: Development in the countryside;
- GD8: Good design in development;
- BE1: Provision of new business development;
- CC1 to CC3: Climate change;
- HC1: Built heritage;
- H4 & H5: Specialist Housing, self build and custom housing;
- RT3: Shop fronts and advertisements.

2010 - Sustainability Appraisal of the Harborough Core Strategy

Harborough District Council

This updated Policy Plan and Programme (PPP) review accompanies the Pre-Submission SA Report for the Harborough Core Strategy. The PPP review provides a summary of the key synergies between the Harborough Core Strategy and the sustainability objectives of international, national and local policies, plans and programs.



1.3 Engagement

As part of the Neighbourhood Plan development, Arnesby Parish Council Neighbourhood Plan Advisory Committee organised a drop-in event on Neighbourhood Planning in the Village Hall on Saturday 11th of February.

Local residents were shown a set of posters prepared by AECOM which featured various housing developments (seen in figure 12) and asked the following questions:

What do you like about this?

What don't you like about this?

The following is a summary of the key topics identified through the responses which fall under the influence of the Design Guidance:

Key results

- Height and scale must be carefully considered, three storey buildings will only be appropriate in certain locations.
- The green and open feel of the village must be protected, front gardens, planting, and natural boundary treatments contribute to this.
- Context specific design must be provided in new development, with features and materials that reflect or reference the vernacular.
- Parking must be carefully considered to avoid on-street parking across the village.
- Variety and individual design must be promoted to protect the quality of Arnesby's streetscape.
- Sustainable features should be supported and incorporated into overall design where possible.

Figure 11: Arnesby Parish Council Neighbourhood Plan Advisory Committee drop-in event, Arnesby Village Hall.

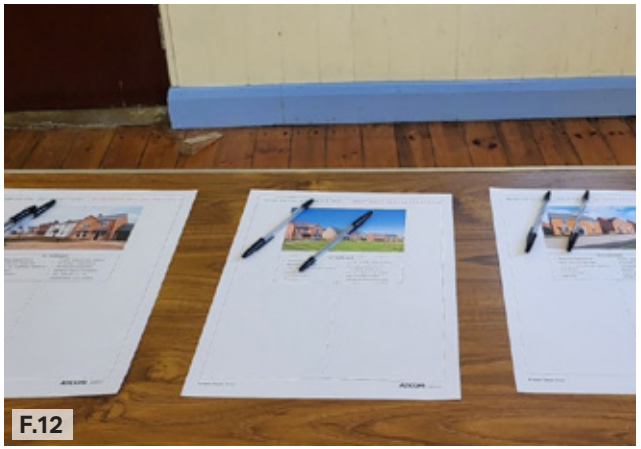


Figure 12: AECOM engagement boards for housing design.

1.4 How to use this document

The Design guidance and codes will be a valuable tool in securing context-driven, high quality development within Arnesby. 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, & landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the guidance and codes as planning consent is sought.
Harborough District Council	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.
Arnesby Parish Council	As a guide when commenting on planning applications, ensuring that the Design Guidance and Codes are complied with.
Local Arnesby 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.

Codes to promote good design in Arnesby

02

2. Codes to promote good design in Arnesby

This section outlines the positive physical, historic and contextual characteristics of Arnesby and how these features should be factored into new development or retrofit of existing buildings.

2.1 Rural character

Arnesby is defined by its agricultural heritage. The village is set around multiple 18th and 19th century farmhouses such as Arnesby House, The Manor House, and Elms Farmhouse which are some of the most prominent buildings in the parish. Later infill development is contained on several of the ex-farmyards that made up the village core.

Arnesby has an informal feel due to its staggered setbacks and rooflines, this exemplifies the village's rural character.

Future developments should seek to reflect this character by adhering to the following codes:

Code	Implementation
RC.01 **Informal layout**	New developments should reflect the informal layout of the village by slightly staggering setbacks, orientation, and rooflines. Developments must avoid monotony in appearance and form in order to reflect the village's organic layout and appearance where individual dwellings have been added over time in an incremental fashion.
RC.02 **Boundary treatments**	Low-rise red brick walls are a common boundary treatment across the village. This style is reminiscent of a farmyard infill development pattern and should be reflected in new development.
RC.03 **Hardscaping**	New development must use permeable paving finishes, avoiding urbanising hardscapes such as tarmac.

Figure 13: View southwards on St. Peter's Road, displaying a variety of heights, rooflines, and setbacks across buildings.

Figure 14: Example of permeable paving in the village core which reflects the rural atmosphere.

2.2 Green spaces[1]

Arnesby's core is distinct in character due to its multiple open green spaces which support a natural feel and provide arrival points when entering the village. Open spaces also provide a sense of contrast and framing for the fine grained[2] development on St. Peter's Road and Mill Hill Road.

The prominence of green space in the village helps to knit Arnesby back into its surrounding agricultural landscape and provides a gentle transition when moving from outside the village to inside.

Future developments should seek to reflect this character by adhering to the following codes:

Code	Implementation
GR.01 **New green space**	In the case of multiple dwelling development proposals, consideration must be given to green space in the form of verges and provision for front gardens.
GR.02 **Engaging with green space**	When new development interfaces with an existing green space, fenestration should be oriented to provide enclosure.
GR.03 **Protecting green space**	New development proposals in proximity to a green space must avoid overshadowing or detrimentally impacting the quality of the space.

Figure 15: An example of how an open space creates a focal point and frames many attractive dwellings in Arnesby.

Figure 16: View looking southward towards green space on Mill Hill Road.

1 *'Green spaces' in this document does not refer to Neighbourhood Plan designated 'Local Green Spaces' but rather any visible green space across the village regardless of ownership and use.
2 Fine grained development refers to smaller building footprints which are placed close together and allow for movement pathways in-between.

2.3 Vernacular architecture and features

Arnesby has a wide variety of architectural styles spanning several historical periods from as far back as the 16th century.

The village has a prevalence of Georgian and Victorian red brick buildings which tend to have symmetrical fenestration, fine brick detailing, and timber sash windows.

Red brick buildings across the parish are broken up by multiple timber framed buildings with white render rand thatched roofing. These buildings date from the 16th and 17th centuries.

There have been several instances of modern infill within the village, some of it in traditional styles and some of it contemporary.

Future developments should seek to reflect this character by adhering to the following codes:

Code	Implementation
VA.01 **Architectural variety**	New development should complement the village's existing architectural variety by providing variation in built form and style.
VA.02 **Detailed facades**	New development should seek to support visual interest in the streetscape by including design details on frontages and avoiding blank facades or buildings which ignore their street or corner frontage.
VA.03 **Fenestration**	Where fenestration is street facing in new developments, timber fittings will be preferable, especially as replacements to existing windows. Plastic windows in traditional style will also be acceptable.
VA.04 **Materials**	New development should reference or complement the existing palette of materials in Arnesby as displayed on page 16. Where brick is used, real brick rather than imitation cladding is greatly preferred.

Figure 17: Example of a building with ornate architectural details and asymmetrical fenestrations, Chestnut Lane.

Figure 18: Example of detailed facade which creates visual interest on the street, with simple use of different coloured brick and ornament.

Fenestration

Solid porch

Sash window

Dormer windows

Casement window

Innovative wood frame window

Colourfully painted front door with a lunette window

Roof

Slate roof

Varied roofscape and pitched roofs of different angles

Chimney and decorative gable end

Facades

Red brick

Timber frame with render over brick infill

Flat render

2.4 Walkable village

Due to its compact form and lack of through traffic, Arnesby has a pleasant and attractive pedestrian environment. The village's connected street layout also supports convenient and direct routes through the settlement.

A well-designed and connected network gives people the maximum choice in how to make their journeys. This includes walking, cycling, and by car.

Future developments should seek to reflect this character by adhering to the following codes:

Code	Implementation
WA.01 **Streets**	New development which involves the creation of new streets or roads must provide direct, safe, and attractive routes for pedestrians and cyclists, see guidance by the Highways Authority[1].
WA.02 **Wayfinding**	New developments should consider wayfinding elements such as signage and legibility to improve pedestrian mobility. Opportunities should be taken to connect to surrounding path networks.
WA.03 **On-plot parking**	New development must provide on-plot parking to avoid on-street parking infringing on the pedestrian realm.
WA.04 **Bedroom increase**	When an extension increases the number of bedrooms in a dwelling, increased parking provision should be provided, where feasible, to the minimum level prescribed by the Highways Authority.
WA.05 **Accessibility**	New developments should provide safe and legible crossings including level paving finishes and dropped kerbs.
WA.06 **Public Rights of Way**	New developments should facilitate outward connections by linking to PRoWs.

Figure 19: Example of on-plot parking to the side of dwelling.

1 See Manual for Streets.

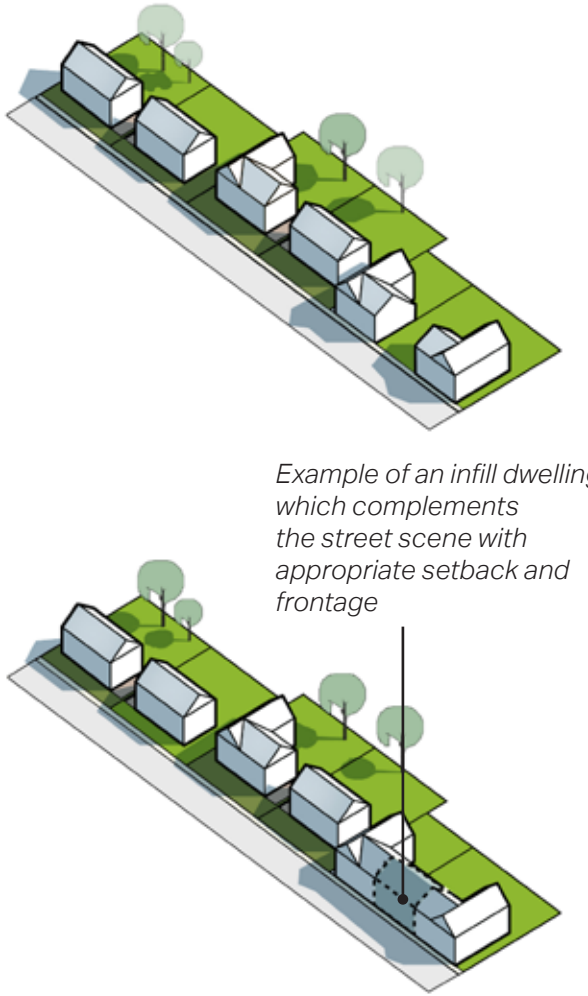
2.5 Infill development

Arnesby presents limited opportunities for infill at small scales across the village, as well as potential for modification and reuse.

The village has a varied typology, ranging from terraced, detached, and semi-detached dwellings. St. Peter's Road, Robert Hall Road, and Mill Hill Road all have dense, fine grained development where, in many instances, buildings are placed directly adjacent to each other. Backland[1] and tandem[2] development is also common across the village as seen on St. Peter's Road.

Future infill development should be controlled by the following codes:

Code	Implementation
IN.01 **Tandem development**	Tandem development which creates urban levels of density should be avoided.
IN.02 **Backland development**	Large scale backland development behind existing dwellings should be avoided to prevent disruption to the well defined nucleated settlement pattern.
IN.03 **Setback and street edge**	Plot infill should largely respect the existing setback if there is a standard street edge.
IN.04 **Regard for context**	New infill development should display regard for visual integration with neighbouring buildings by using a complimentary material palette.



Example of an infill dwelling which complements the street scene with appropriate setback and frontage

Figure 20: Indicative diagram of infill site. **F.20**

1 Backland development involves the development of land behind an existing frontage.
2 Tandem development involves the placing of one dwellings behind another within a single plot.

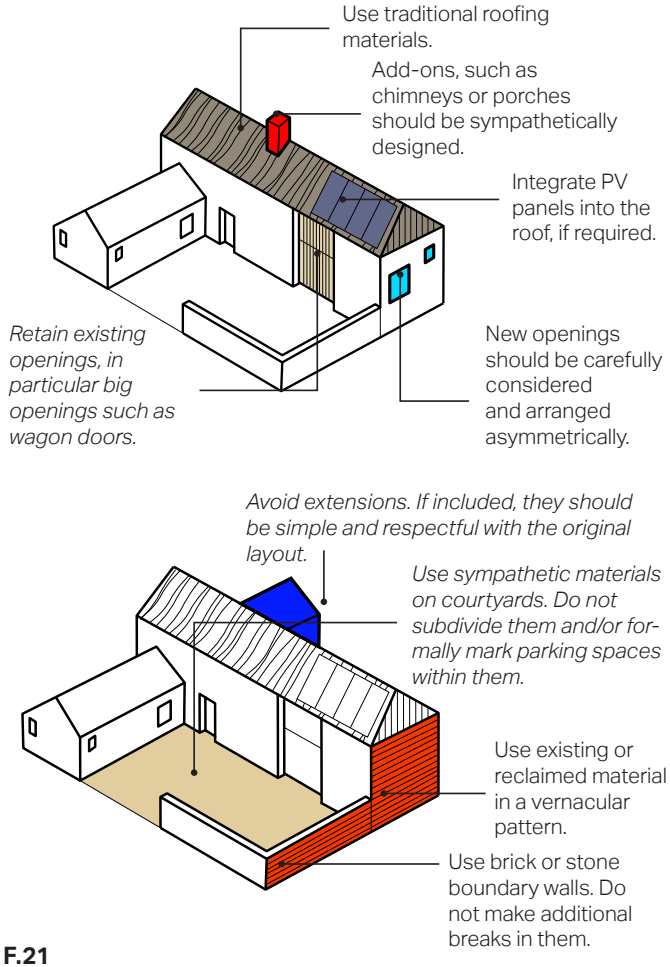
2.6 Agricultural heritage

Arnesby's agricultural legacy is evident through the numerous historic farmhouses and barns spread across the parish area. Many of these structures will provide opportunities for modification and reuse.

There are multiple ways to create extra space within a building using different types of extensions. Extensions must be designed to an appropriate scale and be secondary to the original building. The pitch and form of a building's roof forms part of its character; therefore, extensions should respond by enhancing the existing character. The design integrity of original structures must be retained in the event of conversion or extension. The previous agricultural use of the building must also remain evident in its form and composition.

Future conversions and modifications will be controlled by the following codes:

Code	Implementation
SC.01 **External additions**	External additions should be subordinate in scale to the original or primary form of the building.
SC.02 **Materials**	Extensions should be designed to match or compliment the existing facade material of the structure.
SC.03 **Sympathetic modification**	Modifications must retain evidence of a structure's previous use where possible.
SC.04 **Appearance**	Modifications must respect or enhance the appearance of the original building and the wider scene.
SC.05 **External add-ons**	Street facing facades should be free of domestic add-ons such as satellite dishes, external lighting, and hanging baskets.



F.21

Figure 21: Barn conversions should follow these principles.

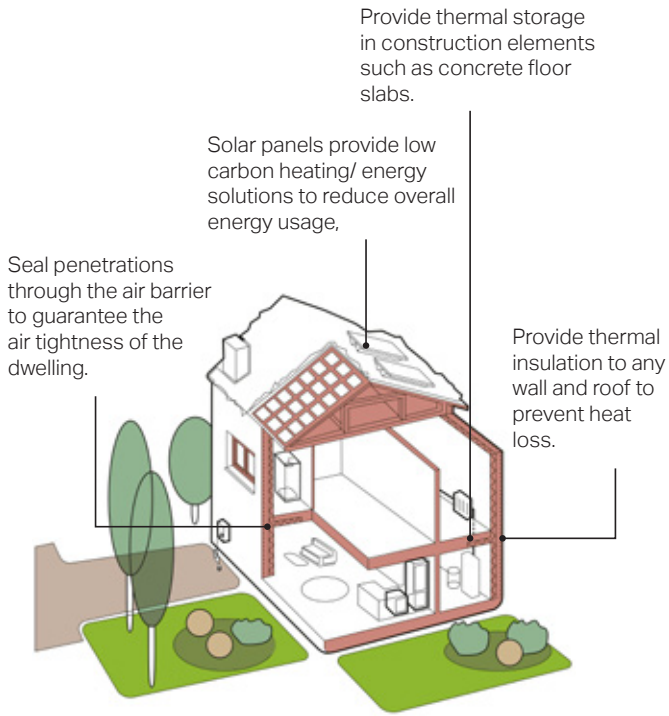
2.7 Sustainable features

This section focuses on energy efficient technologies that could be incorporated in existing buildings and new build developments.

Use of such features should be encouraged in order to contribute towards a more sustainable environment. Energy efficient or eco-design combines all around energy efficient appliances with commercially available renewable energy systems, such as solar electricity and/or solar/ water heating and electric charging points.

Sustainable features in new and existing dwellings will be controlled by the following codes:

Code	Implementation
SU.01 **Design integration**	Sustainable features should be incorporated from the design phase and seamlessly integrated into the built fabric.
SU.02 **Key considerations**	New development proposals should show regard for key considerations such as thermal mass, drainage, and low carbon energy solutions.
SU.03 **Attractive features**	Sustainable features should make attractive additions to the streetscape, i.e., SuDs and rainwater harvesting facilities should be visually attractive.
SU.04 **Biodiversity**	Wherever possible, biodiversity should be supported by the inclusion of features such as hedgehog corridors, bird/bat boxes, or bee bricks.



F.22

Figure 22: Diagram illustrating some aspects of the building fabric to be considered.

Checklist for new development

03

3. Checklist

Because the design guidelines and codes in this chapter cannot cover all design eventualities, this section provides a number of questions based on established good practice against which design proposals in Arnesby 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 taken into account the context and provided an adequate design solution. As a first step in part 1, there are a number of ideas or principles that may be present in most proposals for new development. There may be some elements which are not relevant to minor householder applications such as modifications and extensions.

These are listed under 'General design guidelines for new development'. Following these ideas and principles, a number of questions are listed for more specific topics.

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;

1 (continued)

General design guidelines for new development:

- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- 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

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?
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?

3

Building line, access 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?
- 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?

4

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?

5

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?

6

Building materials & surface treatment:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Does the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?
- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.

6 (continued)

Building materials & surface treatment:

- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?
- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

7

Buildings 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?
- 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?

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

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 and integrated within the design?
- Can secure cycle storage be provided at individual building level or through a central 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?

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