Broads Authority

Design Guide

Character Appraisal & Guidance

May 2022



Contents

Introduction	1	Design Guidance	17
Building Types	3	Guide Approach	18
Chalets	4	Built Form, Scale & Massing	19
Waterside Homes	7	Identity	22
Boatyards	9	Sustainability & Nature	24
Historic Clusters	11	Movement	26
Rural Homes	13	Demonstration	27
Farmstead & Enclosures	15	Chalets	28

Introduction

Purpose

The purpose of these documents is to provide clarity of design expectations at an early stage in the development process. The design guide appraises the local character and design preferences.

This document has been informed by local people with an early engagement survey and consultation alongside the emerging local plan.

Driver

The revised National Planning Policy Framework July 2021 (NPPF) includes a requirement for all Local Planning Authorities (LPAs), including the Broads Authority, to prepare design guides or codes consistent with the principles set out in the National Design Guide January 2021 and National Model Design Code June 2021.

Specifically the National Design Guide defines a well design place with these characteristics:

- Context enhances the surroundings.
- Identity attractive and distinctive.
- Built Form a coherent pattern of development.
- Movement accessible and easy to move around.
- Nature enhanced and optimised.
- Public spaces safe, social and inclusive.
- Uses mixed and integrated.
- Homes & Buildings functional, healthy and sustainable.
- Resources efficient and resilient.
- Lifespan made to last

Scope

The geographic coverage of the documents, the level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place.

This design guide focuses on the following building types:

- Chalets
- Waterside Homes
- Boatyards
- Historic Clusters
- Rural Homes
- Farmsteads & Enclosures

These types have been selected as they comprise most of the built form found within the Broads Authority area. It is not exhausted and does not consider all built form such as:

- Industry, including the Cantley Sugar Factory
- Garden Centres, including the Wayford Nursery
- Hospitality such as pubs and campsites

Although the design guide is not exhaustive in encompassing all types of possible development it is anticipated most will accord to one of the 6 identified types. Where it does not the guide may still be relevant in part due to similarity, proximity or applicable principle or aim expressed within this document such as sustainability or biodiversity.

The appraisal section of this document comprises and general overview of these building types. It is recommended that a more detailed assessment of the site specific context is carried out, taking a lead from this document, to support forthcoming proposals.







Mills *

Waterways

Building Types

Chalets4Boatyards9Waterside Homes7Historic Clusters11

Rural Homes	13
Farmstead & Enclosures	15

Key Defining Qualities

The development of chalets followed the emergence of The Broads as Victorian recreation destination supported by railways. Pleasure cruising and recreational use of the waterways was well established, in the 20th century the location of the chalets meant that they were attractive for recreation and holidays. Their growth, form and appearance is closely linked to the growth of the holiday market and use as incidental, recreation and holiday accommodation. The 21st Century saw some rebuilt in contemporary styles.

They are generally found on the fringes of settlements and sometimes near and around boatyards. The chalets range across development periods and typically fall within one of the following categories:

Cottages

Mid-20th Century

Shed Type

Contemporary Chalets

The buildings are typically of a lightweight, timber construction, typically over a single storey, in a linear plan, with a shallow pitch roof and direct access to the water. Chalets are often used as holiday and temporary accommodation but also for permanent residential use. Many have separate boathouses that are often of a small scale and match or have similar appearance to the chalet.

Traditional character and materials survive to a great extent on Chalets throughout the Broads. However, incremental, piecemeal and small scale changes over time, notably some contemporary examples, have resulted in the use of modern alternative materials, such as aluminium and glass over timber, which is not always successful and can, cumulatively, have a negative impact on the traditional character of chalets and their contexts.

Access is often easiest from the waterway, with overland often by private / shared track that is not publicly maintained or set out with a conventional street such as with a footway. At times these tracks are narrow and not comfortable for pedestrians or cyclists. Overland access is often circuitous and can be a significant distance from a publicly maintained street. Many chalets are only accessible from land by a footpath.



Example Locations:

- Brundall
- Horning
- Hoveton
- Potter Heigham & Martham

Prevailing Characteristics:

Period	Late 19th to present	Plot Sizes	min 15x12m max 60x35m
Height	1-1.5 floors	Plot Ratio	0.1-0.5
Building Type	Detached	Floor Area Ratio	0.2-0.7
Parking	0-2 spaces	Moorings	Private
Front Garden	Less than 2m	Other Details	Often with
Rear Garden	Circa 8m		Doathouses
Building Line	Staggered but linear		
1 Located by	the water		

Modest & symmetrical massing

3

- Regular rectangular building footprint, set either parallel or at perpendicular to the river
- Good relationship with the river, often with moorings
- Building set close to road/track with small waterfront garden, normally with soft landscaping
- Detached yet within close proximity to each other, although gaps between the buildings provide views to the river

Figure Ground

BROADS DESIGN GUIDE MAY 2022 | VERSION 1

4



More prevalent on the River Bure and Thurne (North Broads)

Cottage

- Akin to small rural cottages associated to historic hamlets and villages.
- Tend to use traditional materials such as thatch and render with timber details.

Roof, Form & Heights

Buildings are generally of a simple form set over a single floor and sometimes feature small dormer 'eyebrow' windows. Roofs are often hipped but at times feature gable ends. Generally the home is of balanced proportions (ie as wide as it is long) but with a greater emphasis on the waterside at times appearing 'double fronted'.

Elevations & Detailing

Often rendered and at times with half timber work or timber panels; or a combination thereof. Timber detailing and decoration often includes bargeboards, and extends to a porch or veranda including timber posts and brackets. Windows are often numerous but of a small a cottage style. Some are akin to the 'arts and craft' style.

Access & Water

Positioned close to the water with a private mooring and at times without easy land access.

Spaces

Often comprising a simple garden facing the water with simple boundary treatments, either comprising planting or timber fencing.

Prevailing Materials:





Timber Shingles

Thatch Roofs Render with Timber Details







Shed

- Compact, austere and simple construction akin to domestic ancillary or outbuildings
- Use of simple materials such as corrugated metal cladding and timber siding.

Roof, Form & Heights

Buildings are a simplistic form set over a single floor. Roofs are mostly gable roofs width with the ridgeline running the widest part of the building. Generally the building footprint is rectangular with the widest face orientated towards the water.

Elevations & Detailing

Often elevations are treated with dark stained timber siding or shingles with tin roofs which at time have been changed to tile. Windows are often concentrated on the water aspect but may not be numerous or overlook all sides. Some are decorated with inspiration from art nouveau, art deco or other flurries of small details, such as finials. Overall the appearance is quite plain.

Access & Water

Positioned close to the water with a private mooring and at times without easy land access.

Spaces

Often comprising a simple garden, at times aligned to the side of the chalet where it is particularly close to the waters edge. Boundaries often comprise hedges or timber fences.

Tin Roofs

Prevailing Materials:





Waney-Edge or Shiplap Cladding

Veranda & Balustrade

BROADS DESIGN GUIDE









20thCentury

- More domestic in character and use of modern materials and construction.
- Oftenset over more than one floor with dormer windows.

Roof, Form & Heights

Buildings are generally of a scale familliar to homes of the same period, but more modestly arranged over two floors, with a steeply pitched roof envelopes the first floor, with extensive use of dormer windows. Generally roofs are tiled. The building footprint is generally rectangular with either a wide or narrow frontage facing the water.

Elevations & Detailing

A mix of treatments can be found where render or timber siding are common. Windows tend to be large with emphasis around decking and projecting balconies. At times the appearance of elevations is quite plain.

Access & Water

Often positioned close to the water with a private mooring and at times not benefiting from ease of access overland.

Spaces

Gardens often feature patios and raised decking.

Prevailing Materials:





Tiled Roof

Dormer Windows







Contemporary

- Tend to be a recent rebuildand often sized as a full size family home
- Better examples include extensive use of glazing and recess balconies facing the water.

Roof, Form & Heights

Buildings are generally arranged over two floors and of a scale akin to a large home. A steep pitch roof often envelopes the first floor and a recessed balcony. Better examples push the building envelope shape such as curved roofs, eyebrows or exemplify sustainable architecture. The building footprint is generally rectangular with either a wide or narrow frontage facing the water.

Elevations & Detailing

Often elevations are treated with glazing, pale timber siding or render. Often there is a use of aluminium, glass or composite materials that can be in contrast, at at times harmful, to the character older styles of chalets.

Access & Water

Often positioned set back from the water in places closer to maintained roads and easier access overland.

Spaces

Boundaries are often more substantial with high timber fence panels.

Prevailing Materials:







Pale Timber Siding

BROADS DESIGN GUIDE MAY 2022 I VERSION 1

Render















Waterside Homes: Fstate

Key Defining Qualities

- Large Detached Homes & Garden
- Conventional Street Access & Frontage
- Incidental Extensions & Outbuildings
- Formal layout

Traditional Waterside Homes are formally laid out, often of substantial scale, and generally reflect prevailing national architectural and construction trends of the time. They are generally, but not always a planned primary domestic residence and not dissimilar in building from to inland properties, but are configured to make the most of their waterside setting, some with boathouses and habitable outbuildings.

Homes are generally of an impressive scale within a sizable plot often comprising of a large front garden with private drive and oversize rear gardens and lawns. Victorian and Edwardian homes are generally arranged over two or three floors with varied roof forms with varied ridge-lines punctuated by chimneys whereas contemporary examples tend to be simpler, low, forms.

Elevations tend to express a strong architectural order. Generally there is a strong street frontage and emphasis where facing the water with larger windows, sun-rooms and balconies. Often there is rich detailing, including brickwork as well as window dressing. The materials often vary, with changes between ground and above ground or protruding elements from the main building.

Properties tend to be served by a conventional residential streets, with a moderate carriageway and footway, apart from fringe locations. Private drives provide off-street parking. Often sighting of the water from streets is blocked by the scale of the homes, set back and landscaping. Access to the waterside is private and often dominated by large green gardens, dense boundary planting, to the rear, sometimes with boathouses or



Aerial Photography

- Large Plot with Detached House
- 2 Front Drive & Garage
- 3 Occasional Boat House or Outbuildings
- Large Garden with Planted Boundaries
- 5 Set back from Residential Street
- 6 Large Frontages with Organised Elevations







Figure Ground

Βι Fro R

Cov Floor



Slate Tiles

BROADS DESIGN GUIDE



Example Locations:

- Broad View, Oulton Broad (Con. Area) Anchor Street, Coltishall (Con. Area)
- Beech Road, Wroxham (Con. Area)
- The Street, Belaugh
- Ropes Hill, Horning
- Puddingmoor, Beccles

Prevailing Characteristics:

Period	1850-present	
Height	2-3 floors	
uilding Type	Detached	
ont Garden	Between 6-12n	n
ear Garden	Over 15m	
Roof Form	Mixed (Gable/H	Hipped)
Plot Sizes	min 15x35m	max 30x80m
Building verage Ratio	0.3-0.4	
r Area Ratio	0.4-1.3	

Prevailing Materials:

Red Brick & Clay





Render & Timber



Feature Windows



Brick Chimneys



Timber Boathouse

Waterside Homes: Marina

Key Defining Qualities

- Located on water's edge
- Formal terraces or semi detached homes
- 'Marina' style; set palette and form
- Waterside access
- Ease of car access and provision, with car parking often provided to the rear(street facing) side of the property

In common, with other waterside homes, 'marina' developments also reflect wider trends of contemporary development, but in this case of the late 20th and early 21st century, and more specifically, ubiquitous coastal developments gaitthat tionens at zerly atkithetest atet. south of England.

The design of these building's does not necessarily reflect the Broads' vernacular but like the other waterside homes they primarily address the water.

The notable difference to those is the scale and form of these buildings, with terraces common and the smaller size of the gardens or terraces which means that they sit closer to the river.

Building lines are generally irregular, with a mix of projecting gabled elements, and recessed ranges, often with verandahs/balconies adding to the elevation mix. There is often an extensive use of dormer windows, the prominence of which is highlighted by a change in material at upper floor levels.

The homes themselves tend to be conventionally configured, modern homes, with small streetside front gardens and front doors directly onto the street. This type of development is often sited within or on sites that have historically been part of a boatyard or associated light industry.



Aerial Photography

- Public riverside access 1
- 2 Linked or terraced homes and flats
- 3 Varied roof form and dormer windows
- Small front & modest rear garden
- Landside access primacy









Βι Fro Re

Cov Floor





BROADS DESIGN GUIDE MAY 2022 I VERSION 1 8



Example Locations:

■ Loddon Quay, Loddon Staitheway Road (North), Wroxham River View, Beccles

Prevailing Characteristics:

Period	1980-2010
Height	2-3 floors
uilding Type	Terraced
ont Garden	Between 2-4m
ear Garden	Around 10m
Roof Form	Mixed (Gable/Hipped) with Dormers
Plot Sizes	Around 7x20m
Building rerage Ratio	0.5
r Area Ratio	0.2

Prevailing Materials:



Timber Siding



Red Brick with Timber



Render



Slate or Clay Tiles



Modest Brick Detailing



Oriel & Bay Windows

Boatyards

Key Defining Qualities

• A mixture of large sheds of different volumes and yards arranged around inlets and waterways an adhoc way. Often comprising dry stacking, boat cranes and slipways.

Boatyards are intertwined with the function and enjoyment of the broads, historically comprising shipwrights and shipbuilders and more recently with maintenance, upkeep and storage. Some sites have reduced in size with pockets of housing development. Some locations are intermixed with chalets and show the change in activity on the waterways.

Activities within boatyards include:

- Welding
- Painting

Boat refurbishment

Engine maintenance

Cleaning

- Inspection
- Boat storage
- Metalwork
 - Boat launching Recreation Boathire

Locations vary in size and number of business they support. There form and layout reflect the changing demands for boats, their maintenance requirements and popularity over time. Boatyards play and important part in the functionality and recreational operation of the broads without which the area would be of a different character.

- Direct connection to water
- Numerous inlets and pontoons 2
- Yards for manoeuvring storage and maintenance
- Mixed mid-large building footprints
- Regular building form 5
- Good road connection 6



Aerial Photography



Figure Ground

Example Locations: Hoveton Brundall Wroxham (Con. Area) Bungay (Con. Area)

Prevailing Characteristics:

Period	1960
	2020
Height	1-2 flc
Building Type	Amor
Parking	Expar
Building Line	Stagg
	Rando
Building	min 7
FOOLPHILL	max 2

Prevailing Materials:







Hanger Doors



-	Yard Size	c40x50m
)	Building Coverage Ratio	0.4-0.5
DOrs	Floor Area Ratio	0.5
rphous		
nsive		

ggered -

ndom

7x15m

x 20x55m



Sheet Metal



Sheet Metal Roofs



Business Signs

Boatyards

Roof & Form

Roofs tend to be of a low to modest pitch in a gable form, with the ridge running the long width of the building. Often buildings are attached and create a rhythmic roof composition this is often varied with different widths and pitches. Buildings are generally of a large format with minimal windows and skylights. Often they comprise large hanger doors that are often open whilst in use.



TELEVIT



Uses

Yards

The yards enclose a significant amount of activity and operation. Business and industrial activities do not always take place under cover or within a building. The yards are often inseparable to the use, function and access to adjoining buildings. They often feature large apparatus and plant such as boat cranes and boat stackers. Generally they are occupied by a mix of cars and boats in an informal manner as the needs of the yard changes with the seasons. They are hard surfaced and do not feature planting.





Boatyards are generally accessed by a publicly maintained road, typically on a main road near a village. Often access and junctions are designed for large vehicles and at times pedestrian facilities and the crossing experience is poor. Many yards provide significant parking for associated businesses. Typically they are bounded by a security fence with lockable gates. Often there is no through route for pedestrians or cars, with only a single point of entry or exit.



BROADS DESIGN GUIDE



Boatyards underpin the function and enjoyment of the Broads and its waterways. Boatyards and heavily intertwined with recreation and visitors including boat hire. In some locations sites have evolved and reduced in size giving way to chalets or waterside 'marina' homes which whilst incongruous and creates challenges for continued and changing commercial operations creates varied areas. Despite being more commercial or industrial in nature the relationship to water makes neighbouring residential more palatable.

Waterside

Water access is inseparable from the function of a boat yard, many penetrated by inlets that maximise the efficient use of space and facilities within the boatyards. These inlets, together with open yards and the informal layout of buildings contribute to the flexibility and adaptability of locations for the different size, purposes and number of vessels that can be serviced. The variety of buildings, yards and inlets demonstrates the informal growth and change of the boatyards over time.

Architecture

Architecture is often austere and utilitarian. The changing scale of the simple forms from one building to the next provides the interest. More interesting examples of these building types feature painted sheet metal, coloured metal banding / recesses or signage.

Historic Clusters

Key Defining Qualities

Generally comprise clusters of pre-20th century buildings on narrow streets as part of settlements once dependent on the waterways.

These buildings are similar to those found in villages across East Anglia. These clusters are often found as part of larger settlements that straddle the Broads Authority boundary. Often these buildings have changed in use over time and have closely been related to agriculture, rural handicraft, subsistence, trade via the waterways. During this period staithes where important arrival points and departures into settlements.

Architecturally buildings take there lead from nationally prevalent styles with examples of English baroque, Georgian and Victorian styles. There are commonalities to their scale, use of materials and layout, such as relationship to the streets, each other and the water.

Together with various styles there are a variety of buildings types adding to the richness of these environments such as detached, semi-detached and row properties. Generally they properties are attached.

Historically these settlements were once closely related to the water, properties were often set some distance away, outside what would have once been marshy or regularly inundated with water. These settlements are now easily accessible by road or rail with water access mostly being for amenity and recreation.

- Properties front onto street
- Dense urban form- clusters of homes
- Consistent property line
- Less dominant connection to water
- Typical sized back gardens
- Gable/cross gable roof form common



Aerial Photography



Figure Ground

Example Locations: Coltishall (Con. Area) Reedham Belaugh (Con. Area) Ranworth Stokesby ■ Northgate, Beccles (Con. Horning (Con. Area) Area) Bungay (Con. Area) ■ Thurne

Prevailing Characteristics:

Period	1500
	1910
Height	1-4 flo
Building Type	Attac
Parking	1
Front Garden	0-2m
Rear Garden	10-20
Building Line	Cont
	Stage

Prevailing Materials:









Flint with Quoining

BROADS DESIGN GUIDE MAY 2022 I VERSION 1



-	Plot Sizes	min 5-15m
		max 25x40m
oors	Building Coverage Ratio	0.2-0.6
ched	Floor Area Ratio	0.5-1.1

- m
- 20m
- tinuous -
- gered



Redbrick



Decorative Brick & Stone Details



Painted Brick



Slate Tiles & Chimneys



Terracotta Pantiles



Thatch & Render

Elevations & Detailing

Buildings generally comprise of red brick, with some examples of flint, painted brick and render. Often there is brick dressing around windows, doors, and corners. Generally they are not overdressed, as to include different courses though there are elements of subtle changes such as the use of soldier courses.

Water Access

Often historic settlements are set a distance from the broads or on the upper reaches of tributaries that are outside the Broads Authority area. Where they are close to the water there are some homes with similarity to Waterside 'Estate' Homes such as large gardens leading to the waters edge. Some locations retain public routes to the waterside, reminiscent of the importance of access from the settlement to the water for subsistence and trade, such as Beccles and its series of scores narrow lanes between buildings offering views to and leading to the waters edge.

Gardens & Amenity Spaces

Properties tend to be located on narrow and long plots, which either have no or modest front gardens. Rear gardens can be either modest or large in size and tend to be well enclosed. The conventional layout of streets locates private gardens to the rear that are not often adjacent to public spaces (such as streets). Generally gardens and streets have been changed to accommodate contemporary requirements for bins, servicing, storage and parking that at times has a detrimental effect on the street scene.

Uses & Activities

Buildings have generally been adapted over time, many show signs of former uses as pubs, shops, light industry or warehouses and have since been converted to homes or offices. Often these changes are evident within the frontages of buildings, roof form or remnants of formers doors and windows. Though residential dominated some areas and streets feature small amounts of workspaces, offices, shops and leisure.

Roof & Form

Buildings are often of a regular shape though at times walls are angled to accommodate a street or accommodating a neighbouring property. Roofs are generally of a gable form which can feature dormer windows. Buildings can vary in height between a single floor, to two, three and four floors. At times these properties are split level. There are some examples of modern and contemporary infill that are of mixed success with good examples of responding to the local vernacular and context to positively contribute to the sense of place.

Parking, Streets & Spaces

Streets are often the older remnants of places than the buildings that have changed over time. These clusters tend to be compact around streets and spaces; illustrating a more dense urban grain. Streets are the primary face of properties, often with direct access (ie front doors onto the footway). Often properties do not comprise a front garden or set back from the street edge. In places streets can be narrow with narrow footways. Parking is generally constrained, either on plot or on-street. Some older garages and drives are not easily accessible.













Rural Homes

Key Defining Qualities

These low density homes are often the result of 20th century growth of hamlets, near farms, and villages, often on their fringes. Clusters are sometimes found as infill and late additions to historic clusters. Streets could comprise a mix of Historic Clusters and Rural Homes. Generally these are distinct from older development in that they are much lower density, with larger plots (and gardens), set along longer streets and cul-de-sacs. Often they are arranged in a linear pattern on a historic street or lane, at times on a ridge transition between the agricultural landscape on higher ground and the openess of the Broads on the slightly lower ground.

The location, design and layout (often having been adapted overtime) of these homes are generally orientated towards car use often featuring private drives and garages. There is some variety in form, especially with some extensions and adaption, though often there is a common form on lined up along a streets, often on just oneside, and with wide and double fronted homes.

The appearance and detail is often representative of the style of the time with a mix of georgian, victorian and mid-20th century. The latter often comprise of simple single story bungalows. Older properties tend to be more substantial with a deliberate order and design appearance whereas more recent homes tend to be plain and simple.

- Larger semi-detached/detached properties
- Spacious back gardens
- Wide fronted home set back from street
- Varied property frontage
- Incremental periods of development
- Strong relationship with open fields



Aerial Photography



Example Locations:

- Ormesby St Michael
- St Olaves
- Hardley Street
- Langley Street

Prevailing Characteristics:

Period	1800
	2020
Height	1-2 flo
Building Type	Deta
	Semi
Dorking	1-3
Parking	
Front Garden	5-8m
Front Garden Rear Garden	5-8m 10-16
Front Garden Rear Garden Building Line	5-8m 10-16 Stag

Prevailing Materials:



White Render



Red Brick

Clay Tile & Eaves Detail

BROADS DESIGN GUIDE

MAY 2022 I VERSION 1 13



-	Plot Sizes	min 10x30m
)		max 15x80m
oors	Building Coverage Ratio	0.1-0.3
ched -	Floor Area Ratio	0.1-0.4
-detached		

3m

gered Broken



Timber Sash Windows





Thatch & Dormer



Small Chimneys



Driveway & Gatepost



Timber Gates

Rural Homes

Roof & Form

Homes are often of a similar size and scale, set either over 1, 1.5 or 2 floors. This have often been extended over time with older properties often appearing conjoined or different interlinked components. Contemporary developments at times are much larger homes. Generally roofs comprise a mix of gable and cross gable forms with some punctuated by chimneys.

Appearance

In common, homes generally comprise red brick with either a thatch or clay tile roof. Recent developments often draws inspiration of historic references and traditional materials such as render, brick dressing and different roof treatments. Windows are generally a mix of timber sash or modern casement windows. Many have projecting or recessed porches, bay windows are unusual. There tends to be an emphasis for the property to overlook the street with a modest treatment at the rear.

Streets & Spaces

Homes are often arranged along historic streets and lanes that lead between farms and villages. These streets tend to be sized to accomodate two cars passing but do not feature a footway whereas more recent developments do. Often buildings are only arranged on one side of the street with open fields on the other.

Access & Parking

Many homes feature private drives found either at the side or the front of the property. Many have garages or and turning space as to allow drivers to need not reverse onto the street to leave, though this is not always the case.



















Gardens & Amenity Space

Generally homes are set in a large plot have large rear gardens providing good amenity space for high occupancy homes. Contemporary developments tend to have more modest gardens. Front gardens tend to provide some green and a driveway and parking. Gardens tend to have been personalised, more ornamental and formal (opposed to natural and informal), with planting over time and frequently include trees and established shrubs and low level planting.

Farmstead & Enclosures

Key Defining Qualities

■ Isolated clusters of buildings, often evolving from a farmstead that has been enlarged with workers cottages, agricultural and ancillary buildings supporting a farm and / or a mix of small scale uses.

The nuclei to farms and networks of fields is the farmstead. Many farms and assocated farm buildings are outside the Broads Authority area several are also found within. These cluster have often grown across the eras and evolution of farming in the region. Some are located on historic lanes and others set back from the public highway on private tracks.

Often farmsteads comprise of:

Farmhouse

- Workshops
- Workers Cottages
- Stores

Barns

Animal Housing

Often buildings have been adapted and changed hands over time such as becoming private dwellings, workspaces for businesses or holiday accomodation. This means some farms have transitioned from being occupied and managed by one party to having multiple different users and activities on site.



Aerial Photography



Example Locations:

- Stokesby Hall Farm
- Herringby Hall Farm
- Bounty Farm
- Rookery Farm

Prevailing Characteristics:

1500
2000
1-2 flc
Detac
2-4+ 9

Prevailing Materials:







Render on Stone



- Larger footprint barns/outbuildings
- **Rurally located**
- Typically gable/cross gable roof form
- Private driveway
- Limited connection to the water 6

Figure Ground



Clippesby Hall Farm Church Farm

0 -	Rear Garden	6-10m
00	Building Line	Courtyard
floors	Building Coverage Ratio	<0.1
tached	Floor Area Ratio	<0.1
+ spaces		



Flint, Rubblestone & Brick



Red Brick & Sheet



Clay Pantiles



Hangar Door



Thatch



Open Structures

Farmstead & Enclosures

Uses

Many are still functional farms. Some clusters of smaller barns, enclosures and homes are declining as modern farming practice has moved to larger buildings. Often the smaller, older buildings have been converted or adapted to other uses such as additional private homes, holiday accomodation or workshops.

Water

Farmsteads are generally set away from the water though fields and tracks often lead to the waterways. Some of these routes are also public rights of ways leading to the waterways and mills.

Access, Streets & Spaces

Access is often from a shared private track that may have been modifed and enlarged to support different and additional uses. Buildings are generally arranged around a shared courtyard. Both courtyard and track tend to be unmade or features stones and gravel.

Roof & Form

The form tends to be varied and incrementally extended over time to meet the needs of the farm. Often there is a significant timelapse between development of different buildings which comprise different materials, styling and scales. These creates a varied composition within the cluster.

Elevations & Detailing

Buildings having developed over different time periods show different proportions. Often comrpise a mix of materials. Detailing and dressing tends to be modest and constrained to window cills and headers.

Yards, Amenity Space & Green

Generally there are significant yards for farming activity and plant. Homes tend to have modest gardens set away from busier areas of the farm.





















Design Guidance

Built	Form, Scale & Massing	19	BA12 Conversion	21
BA4	Roof Form	19	Identity	22
BA2	Height & Storeys	19	BA13 Frontages & Entrances	22
BA1	Width & Bays	19	BA14 Fenestration	22
BA3	Building Line	19	BA15 Materials	22
BA9	Setback	20	BA16 Detailing	23
BA5	Extensions	20	Sustainability & Nature	24
BA6	Outbuildings	20	BA17 Boundaries	24
BA7	Boathouses	20	BA18 Biodiversity	24
BA8	Banks & Quays	20	BA22 Gardens & Landscaping	24
BA11	Replacement Building	21	BA19 Flood Risk	24



BA20	Planting	24
BA21	Drainage	24
BA26	Solar Gain	25
BA23	Sustainability	25
BA24	Embodied Carbon	25
BA25	Energy Efficiency	25
Mover	nent	26
BA27	Walking	26
BA28	Cycling	26
BA29	Parking & Access	26
BA30	Bin Stores & Collection	26

Guide Approach

Overarching Themes:

The key drive behind this is to deliver high quality along the following themes:

- Sustainable buildings, places and neighbourhoods
- Protection and enhancement of biodiversity and the natural environment
- Promotion of health and well being
- Creation of inclusive streets, spaces and homes
- Balanced communities

These themes can be seen as common thread through all the codes with each contributing to improving the Broads.

Design Guide

The design guide learns from the preceding appraisals, and is interlinked with local planning policy and guidance as well as national planning policy. The design guide is split into key components of a design offering guidance and recommendation, and where appropriate specific guidance relevant to particular building types. In this manner each code, reference BA1 for example, sets out the general or universal approach expected in the Broads and each sub code, reference BA1-1 sets out a specific response for that building type.

This guidance and the codes within support the local plan and national development management policies. These policies are of great importance to any proposal coming forward.

It is expected that any proposal will firstly learn from the character appraisal within this guide and build upon this assessment with a site specific context analysis and site assessment. Where applicable this should also be accompanied by an understanding and explanation of the local architectural influences for the proposal. Secondly, a proposal must directly address each of the codes set out within the design guide with application accompanied by a checklist.

Further consideration my be given for those proposals that include a listed building or located within a conservation area.

Demonstrations

Each code is can be seen as a firm rule on a particular aspect or component of design. The demonstration studies at the end of the guide illustrate how these codes interact with each other and provide a example of what compliance with the guide could look like applied to each of the six building types:

- Chalets
- Waterside
- Boatyard
- Historic Clusters
- Rural
- Farmsteads & Enclosures

Making a Submission

To make a submission and demonstrate consideration and compliance with a code, the checklist should be completed. This checklist comprises a list of each code (with reference number) and self assessment using a traffic light system. This assessment is defined as:

- **Green** full compliance
- Amber partial compliance, insofar as possible with accompanying explanation.
- Red an alternative approach has been applied with a justification of why the code has not been met.

Built Form, Scale & Massing

BA4 Roof Form

Choice of roof form should take their cue from their prevailing context. Roofs should generally comprise of gable type, either perpendicular or parallel to a street, waterway or public / semi public space. Dormer windows can often be beneficial to an interesting roofscape and form.



Chalets BA4-1

Variety of roof orientation and pitch adds richness to this character area. A steeper pitch may help accommodate a half / mezzanine floor, whereas a shallow or monopitch roof can help vary roof line composition.



Waterside Homes BA4-2

A more complex roof composition is generally more appropriate comprising a mix of cross gable, hipped or dominant and subservient elements.



Farmsteads BA4-3

Roofs whilst can be simple, can benefit from varying pitches to distinguish between new and old parts of buildings, or accentuate variation in form and configuration.

BA2 Height & Storeys

Buildings must generally comprise 1-2 floors, additional floors may be possible if supported by the context such as on a split level site or within a village centre. Often it is inkeeping with character to have a half floor within the roof space benefiting from dormer windows.



Chalets BA2-1

Chalets must generally be arranged between 1-1.5 floors. Variety in composition is a key component to this character area and therefore steeping up and down in height is advantages here.



Boatyards BA2-2

Height ought to be equivilant to 2-3 domestic floor levels. A low pitch roof and low ridgeline alleviates the possible visual dominenance of height.



Historic BA2-3

Older buildings are often set over more than two floors, where the context permits similar number of floors, say 3-4, may be appropriate, particularly in more accessible locations.

Width & Bays

Generally buildings should be arranged in narrow to deep floor plate presenting 2-3 bays at the front and rear of the property.



Waterside Homes BA1-1

Building footprints should generally be square. Fronts doors can either be centrally aligned or to the side.



Building Line

Buildings should keep a uniform building line to the front, be it close to the street edge or set back. Staggering the building line should only be an exception is special cases.

 Building lines across the broads tend to be continous, aligned to the neighbours, and on exception, stagger, step forward or back from this line a long a street or waterway.



Chalets BA1-4

The waterside building line ought to be staggered on both the water and landside. The building line may step back or forward by +2/-4m on the prevailing line. Where the building is waterside adjacent, as to not have meaningful amenity space between the building and the watersedge the building line should be broken with gaps to create sufficient garden / amenity space.



Rural BA1-2

Buildings should generally be wide fronted where possible, which a shallow building footprint.



Farmsteads BA1-3 A mix of building footprints to empahsis a cluster layout is encouraged.

Built Form, Scale & Massing

BA9 Setback

A setback should be informed by the prevailing building line.

Generally buildings are found to have between 1-4m set back from the street / landside.



Chalets BA8-1

Generally a chalet should either be set back from the water to create a meaningful amenity space or aligned side-by-side on the watersisde. Generally buildings should be no closer than 2m from the waters edge. Buildings should have over 2m set back from the landside access.



Waterside Homes BA8-2

Builds should be set back by greater than 4m, which can allowing for parking. Where set back the building must still have a clear relationship with the street.



Rural BA9-1

Buildings should generally be set back between 3-5m.



Historic BA8-3

Buildings may be located on the footway, be the door should be recessed to allow users to step off the footway.



Farmsteads BA9-2

Building setback should only be considered where next to a public street.

BA5 Extensions

Extensions should be subservient and comprise a small portion of the total floor area, where able to meet the prequisite codes on building lineand set back, roof form and storeys, may be appropriate subject to further study of the immediate context and its character. Extensions, both in their form and appearance, be subservient to the main property and not compromise the amenity of outdoor space.



Chalets BA5-1

Any extension must be clearly subservient to the main building and not erode the original form, composition and configuration of the building. Generally such an extension should be very minor that may be akin to only service rooms (ie not habitable or primary living space or stores.



Boatyards BA5-2

Large extensions may be considered where it does not unreasonably impact context and supports the business and use on site. Generally such extensions should be smaller than the main building, but can be substantial where they have particular regard for access, privacy and visual prominence.

BAG Outbuildings

Outbuildings should be clearly distanced and distinguishable from the main building. The function of the outbuilding must be wholly dependent on the main building (ie not include a full bathroom and / or kitchen for residential uses). It's appearance can be different to that of the main building but must generally be in keeping to it and the wider context.

The location and size of an outbuilding must not substantially reduce or extinguish the value and amenity of outdoor space (ie the garden). It is encouraged that an outbuilding's appearance; it's choice of materials, textures, tones, colours among other aspects reflect its surroundings such as gardens and landscape.



Chalets BA6-1

Outbuildings are generally not appropriate and often only as stores.



Farmsteads BA6-3

The function of the outbuilding should be reflected in the appearance of the building.

BA7 Boathouses

Boathouses must generally be just for the storage and private maintenance of boats attached to a home or chalet. The boathouse must be obviously subservient to the main building in both its form and appearance. It is encouraged that these buildings are well ventilated and have interspace within doors and elevations. Use of timber is generally encouraged.

Where a boathouse has a dual use as an outbuilding, such as have additional habitable space or stores, the outbuilding code should also be applied, accepting that the distance from the main building is led by the proximity to water. Even where the building supports multiple activities it must still be obviously subservient to the main building in both its form and appearance.

BA8 Banks & Quays

Banks and quays must be able to be continually maintained, both to maintain the operation of the public waterways and the biodiversity of the Broads. Subject to engineering considerations, where there is a 'hard' bank a piled quay and timber quayhead is acceptible. Generally banks and quays edges should be open and not feature substaintial fences or dense planting.



Boatyards BA6-2

Use of natural colours inspired from the surrounding landscape such as light greys, blues and greens can help soften the impact of these large forms, particularly if not comprising a 'main building'.

Built Form, Scale & Massing

BAT1 Replacement Building

Where a replacement home or building is proposed it must be demonstrated the existing building is deterioated beyond reasonable repair, does not meet current or future needs or is unreasonably habitable by current standards that can not be resolved by discreet or lesser interventions. The replacement building should generally not represent a multiple or the existing floor area and, if justifiable, only an increment of increase in size.

Where a replacement buildings are required it is encouraged to reuse materials or positive elements of the existing building. Examples of this include retaining facades or reuseing wall materials in garden boundaries.



Chalets BA11-1

If it is reasonable to replace a chalet, the size may be subject to the form, configuration and size of its neighbours as often it is detrimental to the character of these areas, defined by smaller building types, to substantially increase the size of buildings.

BA12 Conversion

Where buildings are either converted from one use to another or are vacant and to be brought back into use the adaption, which may include changes to materials, form, fenestration and frontages, must leave evident the history, previous uses and appearance of the building.

Insofar as reasonably possible all building elements and its fabric should be sought to be retained. On exception, if the building is vacant and cannot be reasonably occupied or habitable without substantial change this may be acceptable.

Identity

BA13 Frontages & Entrances

All properties must face the street, with primary entrances in a prominent and visible location. Properties should provide strong natural surveillance to all public spaces, be it streets, green spaces and waterways.



Chalets BA13-1

Chalets should treat their waterside frontage as their primary frontage. The landside frontage could be more modest but most identify a clear front door and overlook the access.



Waterside Homes BA13-2

Should demonstrate both a strong street and water frontage.



Boatyards BA13-3

Frontages may be limited with emphasis on ease of access for boat industry.



Farmsteads BA13-4

Frontages should be coherent with the layout of the farmstead cluster ie street facing, courtyard or track

BA14 Fenestration

Fenestration must be ordered across principle elevations (ie the front and rear), often displaying horizontal symmetry, vertical rhythm and variation between floors (ie ground and first).



Chalets BA14-1

Can be spontaneously organised or deviate from an order at waterside.



Waterside Homes BA14-2 Large 'feature' type glazing may occur where views of the water are present.



Boatyards BA14-3

Use of windows may be limited but they are encouraged alongside other types of opening.

BA15 Materials

Choice of materials must reflect the prevailing context. Primary materials, particularly where prominent, must be authentic, robust and patterned in such a way as to reflect the decorative traditions found within the Broads. Choice should be steered by neighbouring properties and can be applied differently to vary the composition of this character area.

It is encouraged to:

- use locally sourced materials as they can often have a lower carbon footprint, help to sustain the local economy and can help a new development to blend into its surroundings
- use of responsibly salvaged or recycled materials, on site from former buildings, nearby or within the region, as this can also help to reduce the energy usage in the construction of the dwelling
- use naturally renewable materials should be considered such as FSC (Forest Stewardship Council) certified timber (as these use less energy in production than manufactured materials such as uPVC)



Chalets BA15-1

Materials should generally comprise of timber or render with thatch, pantiles or metal sheet roofing.





Waterside Homes BA15-2

Materials should generally comprise of red brick, render or timber with slate or pantile roofing.





Boatvards BA15-3

The material palette is generally limited within boatyard locations and is typically metal cladding with sheet metal roofing. It is encouraged to use earth tones.









Identity

Materials continued



Rural BA15-4

Materials should generally comprise of red brick and render with thatch, slate or pantile roofing.







Historic BA15-5

Materials should generally comprise of red brick or painted brick with thatch, slate or pantile roofing. Flint is also a present material across this type.











Farmsteads BA15-6

Farmsteads typically illustrate a varied material palette across the building types within them ie homes, outbuildings, barns. Timber shingles, red brick, flint, stone and render are all present materials, with thatch, pantiles and metal sheets utilised for roofing.





BA16 Detailing

Architectural detailing must reflect the prevailing context and decorative traditions found within the Broads. Detailing should draw inspiration of historic references and traditional materials, particularly where prominent, to create an authentic and robust facade treatment.



Chalets BA16-1

There is an opportunity for modest artistic and stylistic detailing to add 'personality' to each property. This can reflect surrounding or prominent decorative traditions. Timber is often the material of choice. It is encouraged that additional (all weather) amenity be created with the use of porches, verandas, canopies and recessed (covered) balconies on the waterside.



Boatyards BA16-3

Boatyards should typically illustrate simple detailing and reflect structure and functionality.



Waterside Homes BA16-2

Elevations tend to express a strong architectural order, with rich detailing, including brickwork as well as window dressing. It is encouraged that additional (all weather) amenity be created with the use of porches, verandas, canopies and recessed (covered) balconies on the waterside.



Historic BA16-4

Often there is brick dressing around windows, doors, and corners. Generally they are not overdressed as to include different courses though there are elements of subtle changes such as the use of soldier courses.



Farmsteads BA16-5

Detailing and dressing tends to be modest and constrained to window cills and headers.

Sustainability & Nature

BA17 Boundaries

Front boundaries should generally match the prevailing materials on the front elevation of the buildings, such as brick walls for a brick elevation. Alternatively where the boundary ties into neighbouring properties matching materials may be appropriate, particularly where there are uniform materials within a streetscene. Complementary materials can be used as an alternative. Front boundaries, those leading to a front door, should generally be less than 1.0m high.

Rear boundaries, where adjacaent to a publically accessible area should match the prevailing materials of the building or its neighbours. Complimentary materials can be used as an alternative. Rear boundaries, those enclosing private amenity area, should generally not be greater than 2.0m high.

Use of hedges or combination with low level planting is encouraged, as an alternative to brick walls or timber fences.

Gates should only be used where necessary and where used at the front of the property, adjacent to a public street or space, they should not exceed the height of the boundary treatment and generally feature a high amount of interspace, as to be able to look through.



Chalets BA17-1

Boundary treatment should be closely tied to, or match, the architecture of the building. Hedges are encouraged on the landside, particularly adjacent to fields.



Boatvards BA17-2

Boatyards must be reasonably secure, but avoid creating an aggressive or hostile feel particularly next to streets and public access. It is encouraged that boundaries be visually open.

BA18 Biodiversity

Gardens and outside spaces play and important role in the biodiversity of places. Generally soft landscaping is encouraged and avoidance of say oversize driveways. New development should seek to enhance the biodiversity on the property.

Use the opportunity to create new habitats. Consider for example providing roosting / nesting spaces for bats / birds, using sustainable drainage systems or landscaping to create habitats, or managing an area for wildlife purposes. It is encouraged, where appropriate, natural boundaries such as native species hedges for enhanced wildlife and ease of maintenance.

Avoid adverse impacts on wildlife, for instance by scheduling construction work to avoid sensitive times such as nesting for birds or hibernation and maternity periods for bats.

BA22 Gardens & Landscaping

All residential properties must comprise a front garden, following the prevailing building line and set back. Generally a front garden should be no narrower than 1m. Where there is no front garden or a garden below 3m deep a recessed front door is encouraged.



Chalets BA22-1

These can comprise of a modest, functional, front garden with emphasis on the waterside to provide amenity space.

Flood Risk

Development and properties at risk of flooding should design for flood resilience. In order of preference, strategies could include:

- 1 Wet Flood Proofing Allowing flood water into the building that is resilient to its effects and minimises damage
- 2 Dry Flood Proofing Being able to seal a building so flood water cannot get in
- 3 Elevation Raising the ground floor above flood water level

Only in exceptional circumstances should flood walls encircling properties to keep flood water out be used.

Properties and development near the waters edge can consider floating homes; buildings that behave like pontoons whereby the building can rise and fall with the level of the water.

BA20 Planting

Allowing for personalisation of gardens and food growing, it is encouraged that planting in native species and benefit water quality and water percolation. Trees should be given extra consideration if they will be appropriate for the context, openness and soil type as often the Broad's landscape character is sparing on tree planting in favour of low level planting, wetlands and grasslands.

BA21 Drainage

Allowing for functional needs, such as working yards and heavily trafficed areas, it is encouraged that permeable materials and soft landscaping should be maximised. It is encouraged that run off from buildings use water butts or grey water recycling to contribute and aid private water use.

BA26 Solar Gain

Solar gain should be taken into account for the heating, cooling and natural ventilation of the building (to reduce or alleviate the need for heating, air conditioning, artificial lighting and / or mechanical ventilation). To this it is important to consider:

- Using the siting and layout of the dwelling to take advantage of solar gain by orientating the main glazed elevation to the south (or within 30 degrees of south).
- Siting, layout and orientation can also enable more natural daylight in the dwelling and reduce the amount of lighting required.
- Consider the size of windows, their solar exposure and if additional shading measures required.

BA23 Sustainability

The key principles for achieving sustainability in new development include:

- minimising the loss of existing native planting and natural features
- retaining and enhancing green and blue infrastructure, including habitat links and corridors
- incorporating suitable features to enhance biodiversity
- incorporating energy efficiency measures appropriate to the building
- incorporating suitable renewable energy measures that are sensitive to the local area and character
- using locally or sustainably sourced materials
- ensuring safe, attractive and well connected cycle and pedestrian access

Sustainability is a thread through all the guide, in particular, biodiversity, gardens and landscaping, planting, drainage, solar gain, embodied carbon, energy efficiency and materials. Proposals must state clearly they have reasonably exhausted all options to create a sustainable development.

BA24 Embodied Carbon

Re-use of existing homes and buildings may be a more sustainable option than replacement. The amount of carbon dioxide (embodied carbon) released in building a new house, or demolishing and replacing a building, is much higher compared to re-using existing buildings. It is strongly encouraged that existing buildings be refurbishment, adapted or extended to meet current and future needs. Only if this is not reasonably possible then a replacement or new building may be considered.

BA25 Energy Efficiency

When designing a building it is important to consider the energy hierarchy of.

- 1 Reduce energy demand
- 2 Improve energy efficiency
- 3 Source energy from renewable sources

The first consideration is to ensure that a new building is designed and constructed to reduce the amount of energy needed. This includes taking account of the orientation and siting of the building so that efficient use is made of the natural daylight and sunlight to reduce the need for lighting and heating. This is easier to incorporate into new buildings or extensions.

Secondly, consideration should be given to improving the efficiency of existing buildings. This can be achieved through a range of measures including simple schemes, such as increasing insulation, and fitting water management measures (including greywater recycling).

Finally, consideration turns to ways to source energy from other means, such as using renewables, to improve the energy consumption of the building and reduce carbon emissions. Where appropriate to context, integration with the built form / landscape and visual impact the use of one site solar, wind and / or heat pumps (either ground, air or water) or, at scale, combined heat and power (CHP) is encouraged.

Elements benefiting energy efficiency can be incorporated into existing building in a way that reflects the character of the original building, but improve its overall efficiency. It is encouraged, where appropriate, this comprise:

- Increased insulation
- High Performance windows or secondary glazing
- Efficient appliances and fixings
- Openable windows or wind cowls for provision for passive and natural ventilation
- Windows for solar gain, this could be moderated with screen planting, pergolas, brise soleil

Where qualifying proposals should be accompanied by compliance with Part L of the Building Regulations, the Government uses the Standard Assessment Procedure (SAP) to assess and compare the energy and environmental performance of dwellings.

sive and natural ventilation screen planting, pergolas, brise soleil

Movement

BA27 Walking

All buildings must be easily accessible by foot and provide a comfortable and safe route. Where streets or access does not comprise footways and development should provide space for a footway or pedestrian refuge.

BA28 Cycling

All uses must be accompanied by secure and convenient cycle storage of parking, appropriate for visitors, staff or residents as appropriate. Where permanent and secure cycle storage is required (such as for a home) it must be:

- Covered and protected from the rain
- Secure and lockable
- Convenient and able to be mounted, either by being near to the street or in a place able to ridden to (such as down a private drive). Needing to carry a bike through a buildings should be avoided.

It is often advantageous to integrate the parking in to the frontage of a building where it is most accessible. This should be done in a way as to not harm the appearance and composition of the building. Where outside the building lockers could be concealed or integrated into boundaries such as fences or hedges.

BA29 Parking & Access

Parking should be delivered, in order of prefence by:

- 1 Private Drive to the Side
- 2 Private Drive to the Front
- 3 Private Drive with a Drivethrough Carport
- Private Drive with a Garage 4
- 5 Rear shared Courtyard
- 6 Shared Cluster to the Front (with small number of spaces only).



Chalets BA29-1

Chalets should not improve or increase their vehicular access or parking provision unless necessary.



Boatyards BA29-2

Parking should be reasonably provided on site, operation and activity should not require intermittent extinguishing of parking provision.

BA30 Bin Stores & Waste Collection

Bin stores must be appropriate to the size and use, and encourage (by ease of access and use), the recycling and sorting of waste.

Stores must be reasonably located as to minimise the distance and obstruction to waste collection points. Waste collection must be able to be made where it does not conflict with public spaces or pedestrians such as on footways.

Stores must be located without detriment to the appearance of buildings and often can be integrated with, and match, boundary treatments.

26



Historic BA29-3

Parking should be reasonably provided on site, operation and activity should not require intermittent extinguishing of parking



Farmsteads BA29-4

Where buildings are arranged in a cluster, and front, around a courtyard, the courtyard may be used for parking.

Demonstration

Chalets	0
Waterside Homes	0
Boatyards	0
Historic Clusters	0
Rural Homes	0
Farmstead & Enclosures	0



BROADS DESIGN GUIDE MAY 2022 I VERSION 1 28

ling		10
Home	BA9 Banks & Quays	
	BA21 Bin Stores & Waste	
S	Collection	

20 BA20 Parking & Access

BA21 Bin Stores & Waste Collection

Reference Examples

29 BROADS DESIGN GUIDE29 MAY 2022 I VERSION 1

Cole Demontrator 6de toe Chaacles upe 2 Phruples, universal 2 Sample Wishahan 3 Chaades specific 3 Amotaled Codes + Whee applicable





•

Rural Edge Area Character



35

