Design Guide

July 2022

Broads Authority

Issue Record	
Date	08/06/2022
Revision	1
Author	NMH

Contact
Neil Harvie
Senior Urban Designer
neil.harvie@turley.co.uk

Office Address
40 Queen Square
Bristol
BS1 4QP
Telephone
0117 989 7000

Turley

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.

Scope

This design guide focuses on the following building types:

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

These types are summarised in the adjacent boxes and are appraised within the building type section. They have been identified as they comprise the majority of built form found within the Broads Authority area. It is not exhaustive 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
- Urban or High Density homes, such as Swonnell's Walk, Lowestoft, that has a character reflecting its context near a town or city.

Although the design guide does not encompass all types of possible development it most will accord to one of the 6 identified types. Where it does not the guide will still be relevant in part due to similarity, proximity or applicable principle or aim expressed within this document such as sustainability. It should also be noted that some buildings may fall into more than one building category.

The appraisal section of this document comprises a general overview of these building types and their characteristics. When considering a development proposal, a more detailed assessment of the site-specific context should be carried out, taking a lead from this document, to support forthcoming proposals.

Chalets

- Incidental and informal layout and development
- Close relationship and design emphasis on water frontage
- Located adjacent to the water, often with private mooring
- Simple built form and appearance

Waterside Homes

Key Defining Qualities

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

Boatyards

Key Defining Qualities

- A mixture of large sheds of different volumes and yards arranged around inlets and waterways in an adhoc manner often dictated by function. Also comprising dry stacking, boat cranes, moorings and slipways.

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.

Rural Homes

Key Defining Qualities

- Low density homes, with sizable gardens
- Generally detached or semi-detached 20th century homes
- Represent incremental growth of hamlets and village fringes

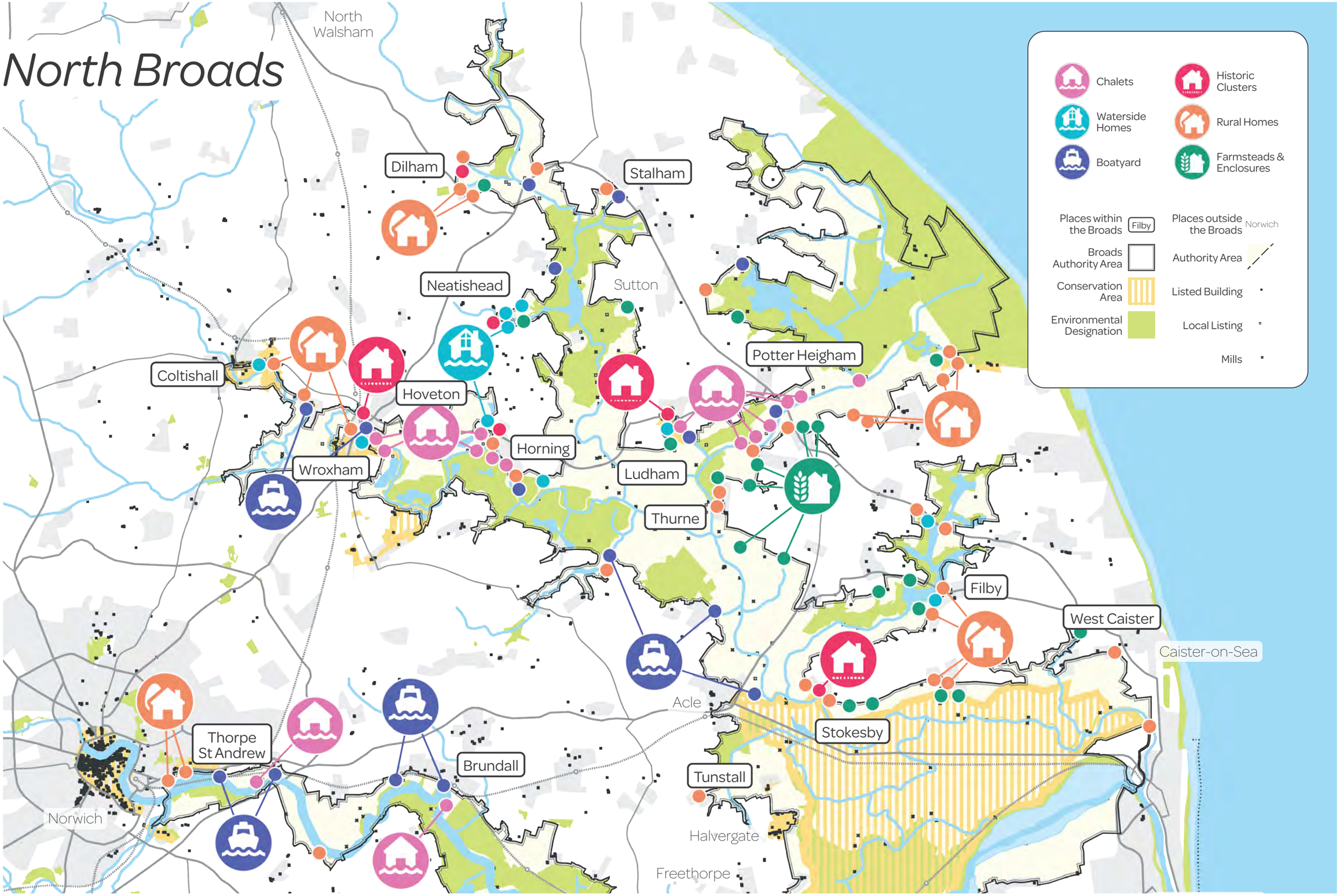
Farmsteads & Enclosures

Key Defining Qualities

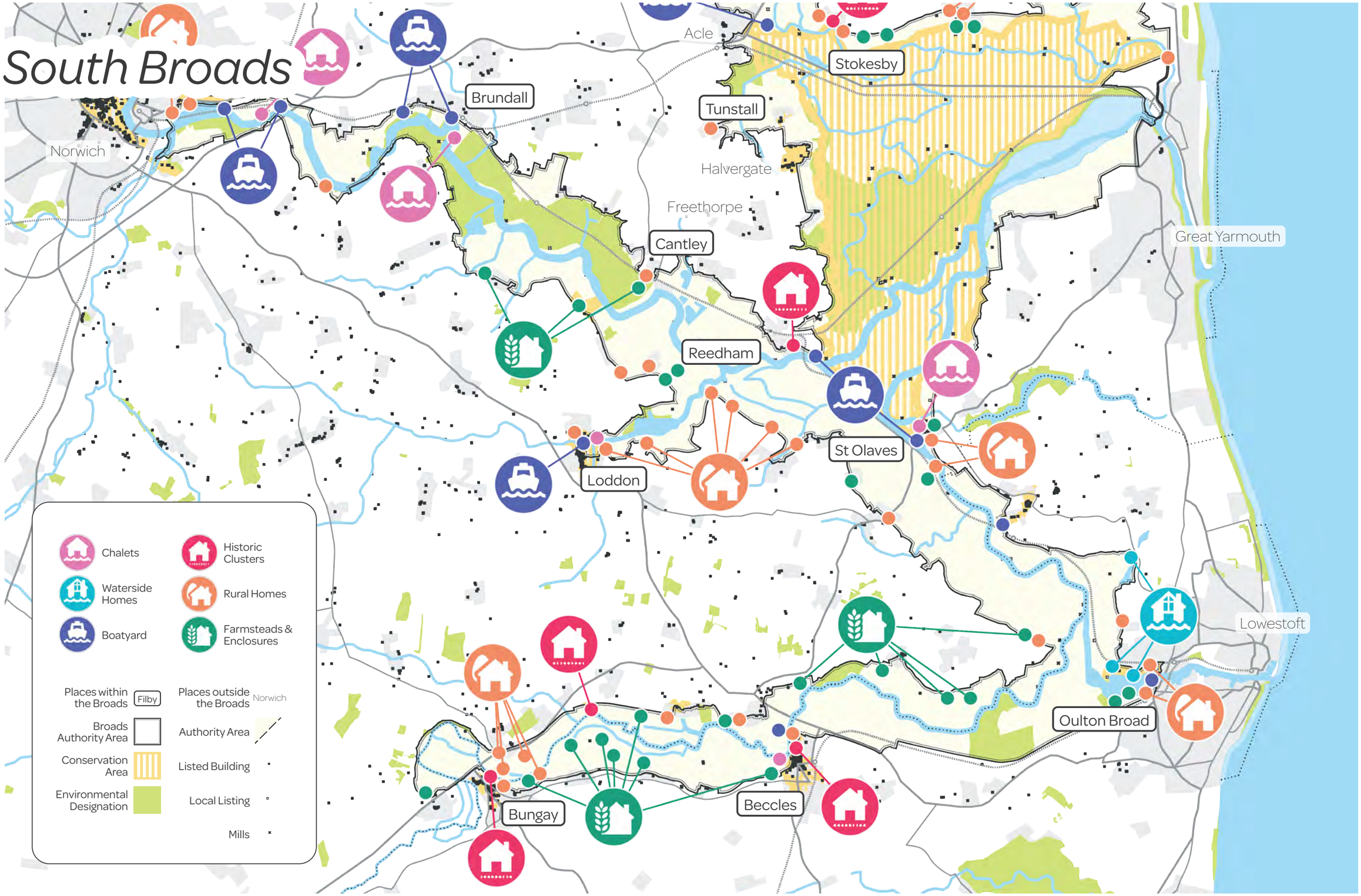
- Isolated clusters of buildings, often evolving from a farmstead that has been enlarged with workers'cottages, agricultural and ancillary buildings supporting a farm and / or a mix of small scale uses.

The diagrams on the following pages indicate where there are significant numbers of the identified building types and where proposals are will need to respond to the building type appraisals and the guidance set out within this document.

North Broads



South Broads



Chalets

Key Defining Qualities

- Incidental and informal layout and development
- Close relationship and design emphasis on water frontage
- Located adjacent to the water, often with private mooring
- Simple built form and appearance

The development of chalets followed the emergence of The Broads as Victorian recreation destination, supported by the development of the railways. Pleasure cruising and the recreational use of the waterways was well established during the 20th century and the waterside location of the chalets meant that they were an attractive holiday and recreational retreat. The general form of the buildings directly relates to their function, with many being simple in design with little ornamentation. During the 19th and early 20th century, many chalets were manufactured by companies such as Boulton and Paul in Norwich. The popularity of the chalets has continued into the 21st century.

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

- Cottages
- Shed- Type
- Mid-20th Century
- Contemporary Chalets

The buildings are typically of a lightweight, timber construction, suitable for the marshy ground on which they sit. They are often slightly raised above ground level and accessed via steps. They are normally one or one and a half storeys in height with a pitched roof and have direct access to the water. They are normally arranged in a linear group following the line of the water's edge and consistently within a flood zone and at risk of inundation. Chalets are often used as holiday and temporary accommodation but can be permanently used as dwellings. Many have separate boatsheds that are often of a small scale and have a similar appearance to the chalet .

Traditional character and materials survive to a great extent on chalets throughout the Broads. However, incremental small-scale changes over time have resulted in the use of modern materials, such as aluminium, composite materials and glass in structures such as balustrades, which is not always successful and can cumulatively have a negative impact on the traditional character of chalets and their wider contexts.

Access is often easiest from the waterway, with overland access frequently by private shared tracks. These shared tracks are generally not publicly maintained and are relatively narrow, with an unmade or gravelled surface which has the potential to cause problems for pedestrians and cyclists. Some chalets are not accessible by car but have footpath access.

Aerial Photography © Bluesky International Ltd. & Getmapping PLC.

Figure Ground © Crown Copyright.

Example Locations:

- Brundall
- Horning
- Hoveton
- Potter Heigham & Martham
- *More prevalent on the River Bure and Thurne (North Broads)*

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
Garden to Track	Less than 2m	Other Details	Often with boathouses
Waterside Garden	Circa 8m		
Building Line	Staggered but linear		

1. Located by the water
2. Modest & symmetrical massing
3. Regular rectangular building footprint, set either parallel or at perpendicular to the river
4. Good relationship with the river, often with moorings
5. Building set close to road/track with small waterfront garden,
6. Detached yet within close proximity to each other, although

Chalets

Cottage-style Chalets

- Influenced by the 'cottage ornee' movement of the 19th century with a 'chocolate-box' cottage appearance
- Tend to use traditional materials such as

Roof, Form & Heights

Buildings are generally of a simple form set over a single floor although they sometimes feature small dormer 'eyebrow' windows where there is a room within the roof space. Roofs are often hipped but at times feature gable ends. Generally, the building is of balanced proportions but with a greater emphasis on the waterside elevation.

Elevations & Detailing

Often rendered, sometimes with pargetting and at times with applied 'mock' timber-framing or a combination thereof. Alternatively, the buildings may have timber or timber-shingle cladding. Timber detailing and decoration often includes bargeboards, and extends to a porch or veranda including timber posts and brackets, sometimes rustic-style 'un-worked' timber is used . Timber windows are often numerous and are small cottage-style casements, sometimes with Arts and Crafts-style detailing or stained glass. Windows and other joinery are often painted in a contrasting colour to the walls.

Access & Water

Positioned close to the water with a private mooring cut for boats and at times without easy land access. On occasions, the chalets are raised above a boat shed with simple timber gates.

Spaces

Often comprising a lawned garden facing the water with simple boundary treatments, either comprising planting or timber fencing. Sites have an open aspect to the river-frontage. There may be small ancillary outbuildings such as sheds, summer-houses or boat-sheds on the plot.

Prevailing Materials:

Render with Timber Details (at times

Shed-type Chalets

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

Roof, Form & Heights

Buildings have a simplistic form set over a single floor. Roofs are mostly relatively shallow pitched with gable-ends, although occasionally hipped, with the ridge-line running parallel to the river. Generally the building footprint is rectangular with the widest elevation orientated towards the water.

Elevations & Detailing

Often elevations have stained or painted timber cladding or shingles, with corrugated metal roofs, some of which have more recently been changed to tile which can erode the character. Windows are often concentrated on the water-frontage but may be limited in number and size. These are traditionally timber or Crittal-style windows. Buildings often have a terrace or the roof overhangs a verandah along the river-elevation. These are of timber construction along with other timberwork such as bargeboards and finials. Some have art nouveau, art deco or other detailing. However, overall the appearance is quite plain.

Access & Water

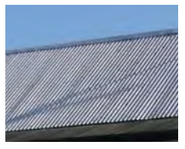
Positioned close to the water with a private mooring cut for a boat and at times without easy land access.

Spaces

Often comprising a simple lawned garden, at times to the side of the chalet where the building is particularly close to the water's edge. Boundaries often comprise hedges or timber fences. Sheds, summer-houses or boat sheds can be found on the site. Sites have an open aspect to the river-frontage.

Prevailing Materials:

Waney-Edge or Shiplap Cladding



Tin Roofs

Veranda & Balustrade

Chalets

20th Century Chalets

- More domestic in character and use of modern materials and construction.
- Larger buildings with accommodation in the roof space and 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 cut for boats and at times not benefiting from ease of access overland.

Spaces
Gardens often feature lawns, patios and raised decking. Boat sheds are also sometimes present on site. Sites have an open aspect to the river-frontage.

Prevailing Materials:


Tiled Roof


Render


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

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 close to the water with a private mooring cut for boats. They are sometimes closer to maintained roads and can have easier access overland than other chalets.

Spaces
Boundaries are often more substantial with high timber fence panels. Boat sheds are also sometimes present on site. Sites have an open aspect to the river-frontage.

Prevailing Materials:


Pale Timber Siding


Glazing


Recessed Balcony


Chalet with Patio, Large Bifold Doors and Recessed Balcony under a Curved Roof.

Waterside Homes *Detached*

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 to inland properties, but are configured to make the most of their waterside setting, some with boathouses and other ancillary outbuildings.

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

Elevations tend to express a strong architectural order and often incorporate variation between the ground and upper floors or protruding and recessed elements to the building's facade. As well as a prominent street frontage, emphasis is often placed on the river-facing elevation where large windows, sunrooms and balconies can be found. Often there is rich detailing. Materials can vary, but are often less visually light-weight than those found on chalets, for example, red brick, flint, and clay tile or slate roofs. They are still primarily traditional materials.

Properties tend to be served by conventional residential streets, with a moderate carriageway and footway, apart from fringe or rural locations. Private drives provide off-street parking. Often views of the water from roads 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 garden rooms overlooking the water.

Aerial Photography © Bluesky International Ltd. & Getmapping PLC.

1
2
3
4
5
6

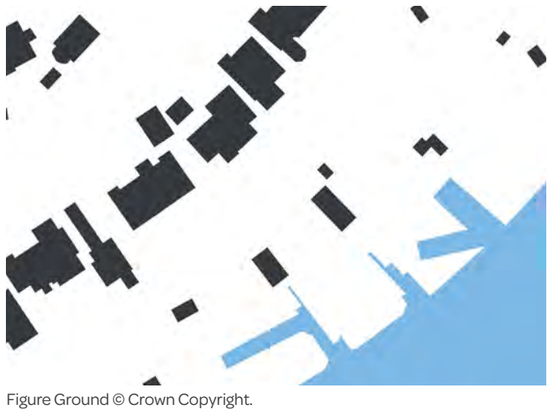


Figure Ground © Crown Copyright.

Example Locations:

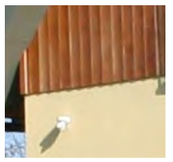
- Broad View, Oulton Broad (Con. Area)
- Anchor Street, Coltishall (Con. Area)
- Beech Road, Wroxham (Con. Area)
- The Street, Belaugh
- Ropes Hill, Horning
- Puddingmoor, Beccles

Prevailing Characteristics:

Period	1850-present
Height	2-3 floors
Building Type	Detached
Front Garden	Between 6-12m
Waterside Garden	Over 15m
Roof Form	Mixed (Gable/Hipped)
Plot Sizes	min 15x35m max 30x80m
Building	0.3-0.4
Floor Area Ratio	0.4-1.3

Prevailing Materials:


Red Brick & Clay Tile


Render & Timber


Brick Chimneys


Slate Tiles


Feature Windows


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 reflect wider trends of contemporary development, but in this case of the late 20th and early 21st century, and more specifically, ubiquitous coastal developments of that time, notably, in the south and east of England.

The design of these building's does not necessarily reflect the Broads' vernacular, but like the other waterside homes they do 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 and recessed elements and gables, often with verandas and / or balconies adding to the elevational 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 street-side front gardens or 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 © Bluesky International Ltd. & Getmapping PLC.

1. Public riverside access
2.
3.
4.
5.

Figure Ground © Crown Copyright.

Example Locations:

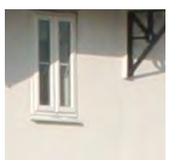
- Loddon Quay, Loddon (Con. Area)
- Staitheway Road (North), Wroxham (Con. Area)
- River View, Beccles (Con. Area)

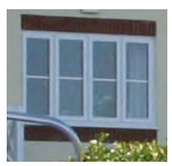
Prevailing Characteristics:

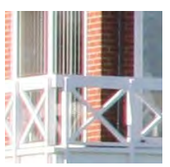
Period	1980-2010
Height	2-3 floors
Building Type	Terraced
Front Garden	Between 2-4m
Rear Garden	Around 10m
Roof Form	Mixed (Gable/Hipped) with Dormers
Plot Sizes	Around 7x20m
Building	0.5
Floor Area Ratio	0.2

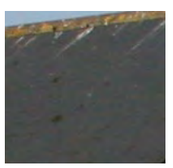
Prevailing Materials:


Timber Siding


Render


Modest Brick Detailing


Red Brick with Timber


Slate or Clay Tiles


Oriel & Bay Windows

Boatyards

Key Defining Qualities

- A mixture of large sheds of different volumes and yards arranged around inlets and waterways in an adhoc manner often dictated by function. Also comprising dry stacking, boat cranes, moorings and slipways.

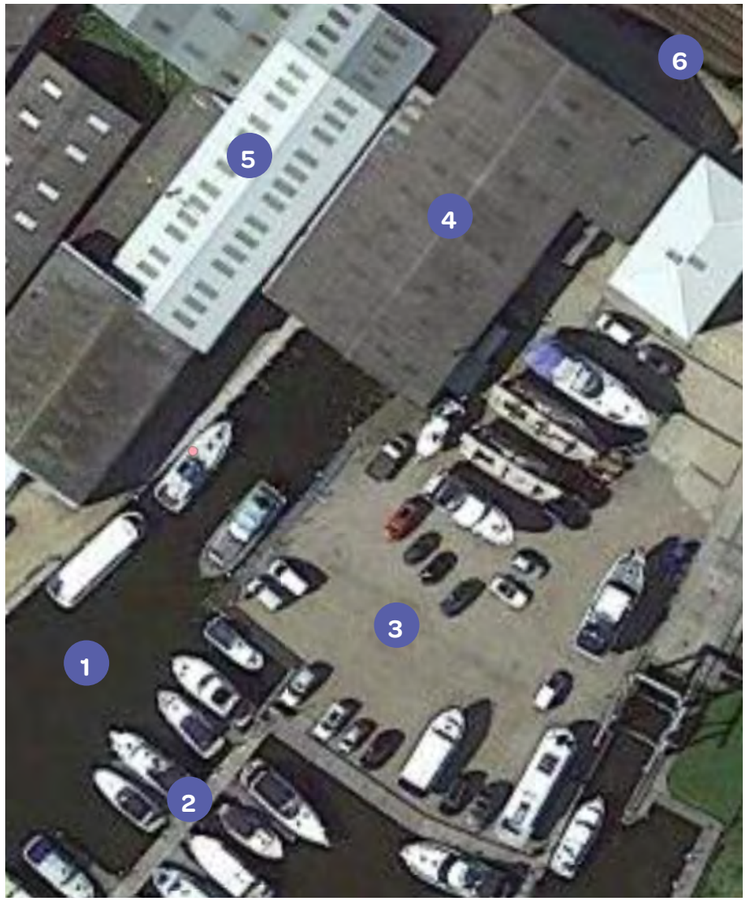
Boatyards are intertwined with the function and enjoyment of the Broads. Although they were historically used for boat building, in some instances boatyards are now primarily used for boat maintenance, repair and storage. Some sites have reduced in size with pockets of housing or holiday accommodation around their periphery. Some locations are intermixed with chalets and show the change in activity on the waterways.

- Welding
- Painting
- Cleaning
- Boat building
- Boat refurbishment
- Engine maintenance
- Inspection
- Boat storage
- Metalwork
- Boat launching
- Recreation Boat hire
- Facilities for holiday makers or day trippers (WCs, showers, kiosks)

Activities within boatyards include:

Boat yards vary in size and the number of business they support and in some areas several boatyards are grouped in close proximity to one another. Their form and layout reflect the changing demands for boats, their maintenance requirements and popularity over time. Boatyards play an important part in the functionality and recreational operation of the Broads without which the area would

1. Direct connection to the water
2. Numerous inlets, moorings and pontoons
3. Yards for manoeuvring storage and maintenance
4. Medium to large building footprints
5. Regular building form
6. Good road connection



Aerial Photography © Bluesky International Ltd. & Getmapping PLC.


Figure Ground © Crown Copyright.

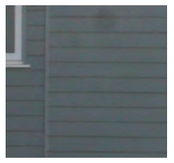
Example Locations:

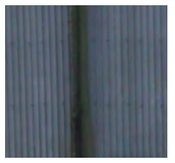
- Hoveton
- Brundall
- Wroxham (Con. Area)
- Bungay (Con. Area)

Prevailing Characteristics:

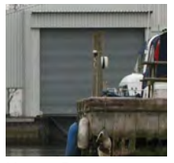
Period	1960 - 2020	Yard Size	c40x50m
Height	1-2 floors	Building Floor Area Ratio	0.4-0.5
Building Type	Amorphous		0.5
Parking	Expansive		
Building Line	Staggered - Random		
Building Footprint	min 7x15m max 20x55m		

Prevailing Materials:


Metal Cladding


Sheet Metal


Timber Cladding


Hanger Doors


Sheet Metal Roofs

Business Signs

Boatyards

Roof & Form

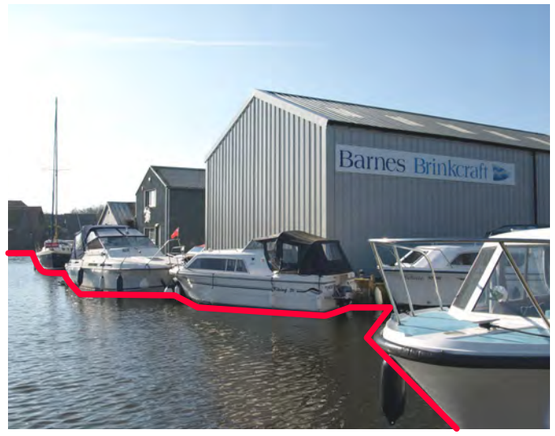
Roofs tend to be of a low to modest pitch in a gable form, with the ridge running the long width of the building and the gables fronting the river. Often buildings are attached and create a rhythmic roof composition; this is varied with different widths, ridge heights and pitches. Buildings are generally of a large format with minimal windows and skylights. Windows are often arranged in a long row of clerestorey windows directly below the eaves line. The buildings have large hanger doors that are left open whilst in use.

Uses

Boatyards underpin the function and enjoyment of the Broads and its waterways. Boatyards are heavily intertwined with recreation and visitors, including boat hire. In some locations, functional boatyards have reduced in size giving way to chalets or waterside 'marina' homes. This can create challenges for continued and changing commercial operations, but does result in lively and varied areas. Despite the boatyards being more commercial or industrial in nature, the relationship to water makes neighbouring residential more palatable.

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.

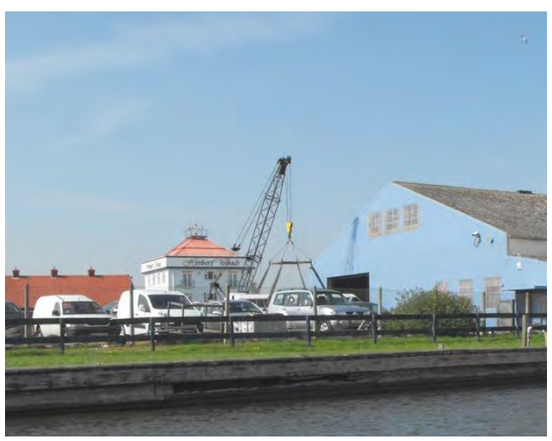


Waterside

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

Access

Boatyards are generally accessed by a publicly Boatyards are generally accessed by a publicly maintained road, typically on a main road in or near a settlement. Often access and junctions are designed for large vehicles and at times pedestrian access can be poor. Many yards provide areas of 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.



Yard Comprising Boat Cradles, Lift & Slipway with Large Shed Setback from

Architecture

Architecture is often austere and utilitarian. The changing scale of the simple forms from one building to the next provides the interest. Rows of clerestorey windows beneath the eaves. More interesting examples of these building types feature painted sheet metal, 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 been closely related to agriculture, rural trades and subsistence with trade via the waterways. Staithes where important arrival and departure points into settlements.

Architecturally, buildings take their lead from nationally prevalent styles, with examples of vernacular, neo-Classical and Gothic Revival styles. There are commonalities to their scale, use of materials and layout, such as relationship to the streets, each other and the water.

The variety of buildings types adds to the richness of these environments with detached, semi-detached and terraced properties, as well as the juxtaposition between commercial and residential buildings. Generally, the properties are attached or positioned in relatively close proximity to one another with quite a dense grain of development.

Historically these settlements were once closely related to the water in the way in which they functioned. Properties were located away from marshy areas or those that regularly flooded. These settlements are now easily accessible by road or sometimes rail with water access mostly being for amenity and recreation.

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

Aerial Photography © Bluesky International Ltd. & Getmapping PLC.

Figure Ground © Crown Copyright.

- Coltishall (Con. Area)
- Belaugh (Con. Area)
- Stokesby
- Horning (Con. Area)
- Thurne
- Reedham
- Ranworth
- Northgate, Beccles (Con. Area)
- Bungay (Con. Area)

Prevailing Characteristics:

Period	1500 - 1910	Plot Sizes	min 5-15m max 25x40m
Height	1-4 floors	Building	0.2-0.6
Building Type	Attached	Floor Area Ratio	0.5-1.1
Parking	1		
Front Garden	0-2m		
Rear Garden	10-20m		
Building Line	Continuous - Staggered		

Prevailing Materials:


Timber Sash Window


Redbrick


Painted Brick


Terracotta Pantiles


Flint with Quoining


Decorative Brick & Stone Details


Slate Tiles &


Thatch & Render

Historic Clusters

Uses & Activities

Buildings have generally been adapted over time. Many exhibit 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 former doors and windows. Although residential dominates most areas, streets often contain a small amount 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 formed gradually over time and provide evidence of historic land use and ownership. Buildings are close around streets and spaces, creating a dense urban grain. Properties often have their primary elevation facing the street, sometimes with front doors onto the footway. Properties either have small front gardens or sit directly on the street edge. In places, streets can be narrow with narrow or no pavements. Parking is generally constrained, either on plot or on-street. Some older garages and drives are not easily accessible.

Pub with Prominent Front Door and Small Windows.


Terraced Homes, of Repeating Order, with Front Gardens.


Modest Home with Varied Materials & Dormer Windows


Buildings Backing onto Waterside with Former Outbuildings & Gardens


Narrow Streets & Lanes (at times Without a Footway)


Setback Homes, on Higher Ground, with Gardens Stretching Down to the

Elevations & Detailing

Buildings generally comprise of red brick, with some examples of flint, painted brick and coloured render. They are relatively simple in design with subtle decorative features such as the use of gauged brickwork over windows and doors, mock timber framing and knapped flintwork.

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 Detached homes, such as large gardens leading to the water's edge. Many settlements retain public access to the waterside, either via staithes (Belaugh and Irstead), a river frontage (Reedham and Coltishall) or narrow alleyways ('The Scores' in Beccles). Historically, these would have been used for subsistence and trade, but today provide important views and access to the water for all.

Gardens & Amenity Spaces

Properties tend to be located on narrow and long plots, which either have no or modest front gardens. Private rear gardens can be either modest or large in size and tend to be well enclosed. Where gardens and streets have been changed to accommodate modern requirements for bins, servicing, storage and parking, it has at times had a detrimental effect on the street scene.

Rural Homes

Key Defining Qualities

- Low density homes, with sizable gardens
- Generally detached or semi-detached 20th century homes
- Represent incremental growth of hamlets and village fringes

These low-density homes are often the result of 20th century growth of hamlets or villages, often on their fringes or alternatively were built as worker's homes in proximity to farms. Streets sometimes 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 along a road. Sometimes just one side of a road will have development with open-fields, woodland or marshes on the other, providing a pleasant outlook for homes. At times these are located on a ridge where the landscape transitions between the agricultural landscape on higher ground and the openness of the Broads on the slightly lower ground.

Private drives and garages are often included on the plots due to their larger size and location. There is some variety in built form, especially due to extensions and adaption. Buildings are often 1-2 storeys in height and are relatively wide.

The appearance and detail are 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 substantial with a deliberate order and design, whereas more recent homes tend to be more plain and simple.

1. Larger semi-detached/detached properties
2. Spacious back gardens
3. Wide fronted home set back from street
4. Varied property frontage
5. Incremental periods of development
6. Strong relationship with open fields

Aerial Photography © Bluesky International Ltd. & Getmapping PLC.

Figure Ground © Crown Copyright.

Example Locations:

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

Prevailing Characteristics:

Period	1800 - 2020	Plot Sizes	min 10x30m max 15x80m
Height	1-2 floors	Building	0.1-0.3
Building Type	Detached - Semi-detached	Floor Area Ratio	0.1-0.4
Parking	1-3		
Front Garden	5-8m		
Rear Garden	10-16m		
Building Line	Staggered Broken		

Prevailing Materials:


White Render

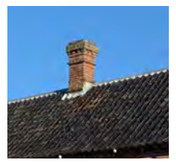

Timber Sash Windows

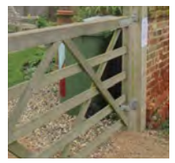

Thatch & Dormer


Driveway & Gatepost


Red Brick


Clay Tile & Eaves Detail


Small Chimneys


Timber Gates

Rural Homes

Roof & Form

Homes are often of a similar size and scale, set either over 1, 1.5 or 2 floors. These have often been extended over time with 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 more 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 accommodate 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.

Simple Bungalow Setback with Private Drive and Recessed Front Door.

Cottage with Private Drive and Prominent Thatch Roof with Domers.

Georgian Home with Strong Sense of Proportion & Symmetry.

Extended Georgian Home with Clear Main & Original Building.

Cottage with Informally Arranged Elevation & Pronounced Roof.

Sequentially, Ordered & Symathetically Extended Cottage.

Joined & Added to Cottage with Porch and Covered Patio.

Homes Set Back From Roads, Set Amongst Arable Fields, Hedges & Trees.

Gardens & Amenity Space

Generally, homes are set in a large plot and 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 greenery 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 associated farm buildings are outside the Broads Authority area but several are also found within. These have often developed in accordance with the evolution of farming in the region. Some are located on historic lanes and others set back from the public highway accessed via long private tracks.

Often farmsteads comprise of:

- Farmhouse
- Workers' cottages
- Barns
- Workshops
- Stores
- Animal housing
- Silos

Often buildings have been adapted and changed over time such as becoming private dwellings, workspaces for businesses or holiday accommodation. 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 © Bluesky International Ltd. & Getmapping PLC.

1. Properties informally arranged around central space
2. Larger footprint barns/outbuildings
3. Rurally located
4. Typically gable/cross gable roof form
5. Private driveway
6. Limited connection to the water

Figure Ground © Crown Copyright.

Example Locations:

- Stokesby Hall Farm
- Herringby Hall Farm
- Bounty Farm
- Rookery Farm
- Clippesby Hall Farm
- Church Farm

Prevailing Characteristics:

Period	1500 - 2000	Rear Garden	6-10m
Height	1-2 floors	Building Line	Courtyard
Building Type	Detached	Building	<0.1
Parking	2-4+ spaces	Floor Area Ratio	<0.1

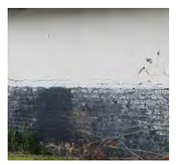
Prevailing Materials:


Timber Cladding


Flint & Brick


Clay Pantiles


Thatch


Render on Flint Plinth


Red Brick & Sheet


Hangar Door


Open Structures

Farmstead & Enclosures

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

Water
Farmsteads are generally set away from the water, although fields and tracks often lead to the waterways. Some of these routes are also public rights of way leading to the waterways.

Access, Streets & Spaces
Access is often from a shared private track that may have been modified and enlarged to support different and additional uses. Buildings are generally arranged around a courtyard. Both courtyard and track tend to be unmade or gravelled, although working farm courtyards may be concreted.

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 time-lapse between development of different buildings which comprise different materials, styling and scales. These create a varied composition within the cluster. Historic barns frequently have parapetted brick gables with steep pitched roof slopes that would have been (or are still) thatched. In some instances, the thatch has been replaced with pantiles or corrugated metal. Single storey outbuildings often form courtyards and have hipped, pantiled roofs. More modern farm buildings tend to be larger in scale with lower pitched, sheet metal roofs.

Elevations & Detailing
Buildings are generally functional, have developed over time and have different proportions, all of which reflect the use for which they were built. Often comprise a mix of materials. Detailing and dressing tends to be modest. Agricultural buildings often have large areas of blind walls with limited openings, restricted to small windows and larger functional doors.

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. Where farm buildings have been converted for other uses, the sub-division and treatment of these spaces needs to be carefully considered.


Redundant Historic Principle Barn & Ancillary Buildings


Image to be Inserted


Outbuildings Enclose Yards


Brick Barn & Outbuildings with Few Windows


Converted Barn to Home


Image to be Inserted


Converted Home, with Expressed Former Barn Use Alongside Ancilliary

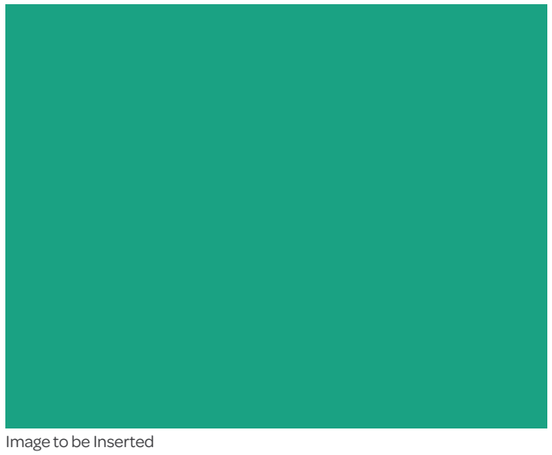


Image to be Inserted

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 guides with each contributing to improving the Broads.

Driver

The revised National Planning Policy Framework (NPPF), July 2021 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. This requirement was re-iterated in the Levelling Up and Regeneration Bill, May 2022.

This document is also being prepared concurrently with the review of the Local Plan for the Broads.

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.

How to Use

When developing a proposal, 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, which should demonstrate an understanding of the local architectural influences and context for the proposal. Secondly, a proposal must directly address each of the guides set out within the design guide with any planning applications accompanied by the checklist outlined in the last section.

The design guide is split into the key considerations for a design, offering guidance and recommendations, and where appropriate specific guidance relevant to particular building types. In this manner each guide (for example, reference BA1), sets out the general approach expected in the Broads and each sub guide (for example, reference BA1-1), sets out a specific response for one of the building types. Where a type does not have a corresponding sub guide (for instance where there is not bespoke guidance for Rural Homes under the 'Roof Form' guide it is expected the general approach be followed.

Each guide is a requirement for a particular aspect or component of design. The demonstration studie at the end of the guide illustrate how these guides interact with each other and provide an example of what compliance with the guide could look like when applied to each of the six building types:

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

This guide should be used and read in conjunction with planning policy and supplementary or supporting documents such as 'Planning for waterside bungalows/chalets' (concerning the chalet building type).

Choice of roof form should take their cue from their prevailing context. Roofs should generally comprise of pitched with gables, either perpendicular or parallel to a street, waterway or public / semi-public space. Dormer windows can often be beneficial to provide additional space internally and to add interest to the roofscape. The form of dormer windows (e.g. pitched, catslide or flat) should reflect those found in the vicinity.

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 roof can help vary roof line composition. The roof form should relate to the predominant and historic roof form

Waterside Homes
A more complex roof composition is generally more appropriate, comprising a mix of cross gable, hipped or dominant and subservient elements. Flat roofs may also be considered appropriate on more contemporary designs and green roofs are encouraged for these to enhance biodiversity and reduce rainwater run-off. Chimneys may help to break up the roofline.

Farmsteads
Whilst roofs can be simple, they can benefit from varying pitches to distinguish between new and old parts of buildings, or variation in form and configuration. Traditional roof forms should be used, normally pitched (often with parapetted gables) or hipped.

Boatyards
Low pitch roofs with a mix of gable and hipped types, in-keeping with the character of boatyards, to moderate the visual presence of larger buildings.

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 in-keeping with character to have a half floor within the roof space benefiting from dormer windows.

Chalets
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 advantageous here.

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

Historic Clusters
In most instances 2 storeys will be appropriate and should relate to older buildings in village clusters. In some instances more floors may be considered acceptable, dependent on context.

Generally buildings should be arranged in narrow to deep floor plate presenting 1-2 bays at the front and rear of the property.

Waterside Homes
For *Detached* building footprints and number of bays can vary. Often the buildings are wider across the plot than they are deep. Fronts doors can either be on the front 'street-side' elevation or to the side.

For *Marina* a narrower footprint is applicable and houses are often arranged in terraces, running along the water's edge.

Rural
Buildings should generally be wide fronted where possible, with a shallower building footprint. A centrally-positioned door may be appropriate.

Farmsteads
A mix of building footprints is encouraged.

Buildings should keep a uniform, continuous and aligned to the front, be it close to the street edge, set back behind a street-facing garden or arranged parallel to the river. Staggering the building line should only be an exception.

Chalets
The building line ought to be slightly staggered on both the water and land side. The building line may step back or forward by +2/-2m on the prevailing line. New chalets should be positioned with an open margin between the building and the water's edge, the building line should be broken with gaps to ensure sufficient amenity space and allow views between the water and land.

A setback should be informed by the prevailing building line.

Chalets
Generally a chalet should be set back from the water to create a meaningful amenity space. Buildings should be no closer than 2m from the water's edge and ideally more dependent on context. Buildings should have over 2m set back from the landside access.

Waterside Homes
Builds should be set back from the street by greater than 4m, which can allow for parking. Where the property is in proximity to the street it should be designed to address it.

Historic
Buildings may be located directly on the road or footway if that is characteristic, but the door should be recessed to allow users to step off the footway.

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

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

Extensions should be subservient and comprise a small portion of the total floor area. Where possible they should meet the prerequisite guides on building line, set back, roof form and storeys. Extensions, both in their form and design, should be subservient to the main property, relate to their wider context and should not compromise the amenity of outdoor space.

Chalets
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 and in some instances may not be considered appropriate due to the impact on the host building or the increased footprint on a limited sized plot.

Boatyards
A large extension to a building may be considered appropriate where it does not unreasonably impact on the wider area and supports the business and use on site. Generally such extensions should be smaller than the main building, but can be substantial where appropriate. Access and visual prominence in the wider context should be considered.

Outbuildings are only acceptable where an extension or annexe is not possible or would be unreasonably detrimental. Outbuildings should be clearly distinguishable from the main building. The function of the outbuilding must be wholly ancillary to the main building (i.e. not include a full bathroom and / or kitchen for residential uses), or support home working or home-based business. It's appearance can be different to that of the main building but must be subservient to it and generally be in keeping with the character of the main building and the wider context.

The location and size of an outbuilding must not substantially reduce or extinguish the value and amenity of outdoor space (i.e. the garden). Thought should be given to the positioning of the outbuilding on the site so that it relates to other buildings and is not prominently positioned. It is encouraged that an outbuilding's appearance (the materials, finishes and design) should complement and relate to its setting (other buildings, garden and / or wider landscape).

Chalets
Outbuildings are generally not appropriate and often only as small stores.

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

Boatyards
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'.

Boathouses must generally be just for the storage and private maintenance of boats and are often ancillary 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 gaps within doors and elevations. Use of timber is generally encouraged.

Where a boathouse has a dual use as an outbuilding, with additional habitable space or stores, the outbuilding guide 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. The appearance should relate well to the host building and wider context.

Banks and moorings 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 acceptable. Recycled plastic and steel quay heading are considered acceptable in certain circumstances (often busier, more built-up areas) and timber whaling and capping may be required in order to improve its appearance. For more detailed guidance the Broads Authority's Mooring Design Guide should be referred to. Generally banks and quays edges should be open and not feature fences or dense planting.

Where a replacement home or building is proposed it must be demonstrated the existing building is deteriorated beyond reasonable repair, does not meet current or future needs or is not habitable by current standards and that cannot be resolved by lesser interventions . This is in order to retain embodied energy within these buildings and reduce carbon emissions created during the construction of new buildings and materials.

Where a replacement building is considered acceptable, it should generally not result in an increase of the existing floor area and, if justifiable, only an increment of increase in size . It is encouraged to reuse materials or parts of the existing building. Examples of this include retaining façades or reusing wall materials in garden boundaries.

Chalets

If it is reasonable to replace a chalet, the size may be subject to the form, configuration and size of its neighbours and the size of the plot as often it is detrimental to the character of these areas, defined by smaller building types, to substantially increase the size of buildings. Gaps between built form on chalet plots are important in retaining views through the sites from the road to the water.

Broads' Local Plan policies relating to the acceptability of building conversion must be considered. Where buildings are either to be converted from one use to another or are vacant and to be brought back into use, the adaption, must reflect the history and previous uses. This may include changes to materials, form, fenestration and frontages responding to character, appearance and setting of the building and not result in an adverse effect on the Broads' landscape.

The building should be capable of conversion without major rebuilding or substantial extension and should retain features of the original building that positively contribute to the character of the building .

Farmsteads

The conversion of farm buildings should ensure that the character of agricultural buildings is retained and is not domesticated. For example, porches, chimneys and dormers are unlikely to be acceptable. Existing openings should be used for windows and doors and any new windows should be kept to a minimum and carefully positioned and fenestrated to ensure that the agricultural character of the building is retained.

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 or waterways.

Chalets
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
Should demonstrate both a strong street and water frontage.

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

Farmsteads
Frontages should be coherent and relate to the predominant layout (for example, courtyard or road-side).

Fenestration must be ordered across principle elevations (i.e. the front and rear), often displaying horizontal symmetry, vertical rhythm and variation between floors (i.e. ground and first). Use of fenestration and glazing must have regard to 'Towards a Darksky Standard'.

Chalets
Can be spontaneously organised or should be symmetrical in accordance with the predominant characteristics of the chalet-type. The size of windows should also relate to the type of chalet (eg. smaller windows where cottage and shed-type chalets are predominant) but larger windows may be considered where there is a more contemporary character.

Waterside Homes
Large 'feature' type glazing may occur where views of the water are present. This would preferably be recessed so as to minimise the reflective nature and glare from the glass in the wider landscape.

Boatyards
Clerestory glazing is encouraged alongside other types of opening.

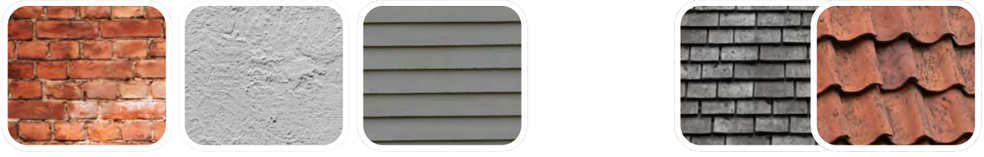
Choice of materials must reflect the prevailing context. Primary materials, particularly where prominent, must be authentic, robust and patterned in such a way as to reflect the decorative traditions found within the Broads. Choice should be steered by neighbouring properties and can be applied differently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

It is encouraged to:

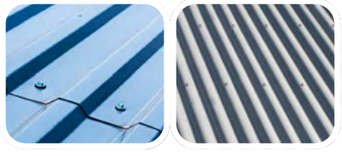
- use locally sourced materials as they can often have a lower carbon footprint, help to sustain the local economy and can help a new development to blend into its surroundings
- use of responsibly salvaged or recycled materials, on site from former buildings, nearby or within the region, as this can 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 to produce than manufactured materials such as uPVC)

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

Waterside Homes
Materials should generally comprise of red brick, render or timber cladding with slate or pantile roofing. Where flat roofs are considered appropriate on contemporary designs, a green-roof should be considered. .

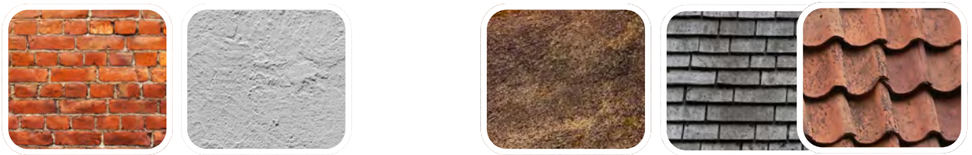


Boatyards
The material palette is generally limited within boatyard locations and is typically metal or timber cladding with sheet metal roofing. It is encouraged to use blue or grey tones.

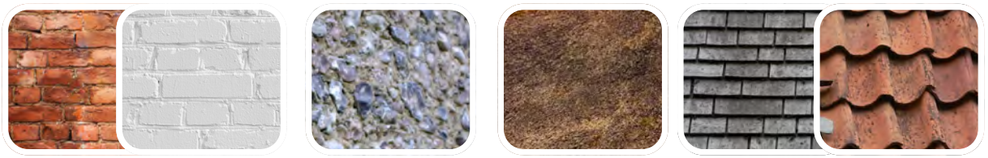


Materials continued

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



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



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

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

Chalets
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.

Waterside Homes
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. The size of these should be appropriate for the dwelling size.

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

Historic
Generally, buildings are relatively simple in their detailing. Often there is gauged brick dressing around windows, doors, and corners or other elements of decorative brickwork (such as dog-tooth eaves detailing). In some instances, further detail is provided by simple porches and door-hoods or fenestration.

Detailing and dressing tends to be modest.

Where it is appropriate to have a built boundary, front boundaries should generally match the prevailing materials on the front elevation of the buildings, such as brick walls for a brick elevation. Alternatively, the predominant materials within a streetscene should be used. Front boundaries along the road should generally be less than 1.0m high.

Rear boundaries, where adjacent to a publicly 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 areas, should not be greater than 2.0m high. It will rarely be appropriate to have a boundary treatment along the water's edge.

Use of native-species hedges is encouraged, as an alternative to brick walls or timber fences and in many locations, this will be the most appropriate boundary treatment. Existing trees and hedges along boundaries should be retained for many reasons, including their biodiversity benefits, their contribution to the landscape and the habitats that they provide.

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 should generally feature gaps to enable views through. Vehicular gates must be set into the site from the road to enable a car to pull off the road and open the gate, as per Highways requirements.

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

Boatyards
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.

Gardens and outside spaces play an important role in the biodiversity of places. Generally soft landscaping is encouraged and hard landscaping, for example oversize driveways or patios, should be avoided. As well as enhancing biodiversity and creating habitat, this provides a more attractive appearance and provides better drainage in areas that are often prone to flooding. New development should enhance the biodiversity on the property.

Use the opportunity to create new habitats. Consider for example providing roosting / nesting spaces for bats, birds and invertebrates; use sustainable drainage systems (SUDS) or landscaping to create habitats, or manage an area for wildlife purposes. Where appropriate, natural boundaries such as native species hedges are encouraged for enhanced wildlife and ease of maintenance. Biodiversity must achieve Biodivesity Net Gain (BNG) requirements and should utlise 'Biodiversity Enhancements Planning Guidance'.

The law requires that construction work should be scheduled to avoid disturbance of bats and birds. This must be considered.

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
These can comprise of a modest, functional, front (track-side) garden with emphasis on the waterside to provide amenity space. Chalets should generally maintain a clear open margin to the river frontage and the retention of lawns and the provision of flower or shrubbery planting will be encouraged. Areas of decking may not always be acceptable and should be limited in their extent. Glazed balustrades to verandas, decking (or in other areas) are unlikely to be acceptable due to their shiny and reflective qualities which are at odds with the natural materials predominantly used and they can have a detrimental impact on the wider landscape setting.

Historic Clusters
Where buildings are predominantly located directly adjoining the street, it may be considered inappropriate to have a front garden, with rear or side garden space instead being provided.

Where there are new uses of agricultural buildings, the sub-division and landscape design of previously open space around the buildings must be carefully considered. Physical sub-division should be kept to a minimum. Where it is necessary, light-weight 'Detached' type' railings or timber post-and-rail fences may be considered acceptable. Landscaping should reflect the historic use of the space and should not be over-domesticated.

Development and properties at risk of flooding should design for flood resilience, respond to the 'Flood Risk Supplementary Planning Document'. 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 and this would only be considered appropriate where it would not have an adverse impact on the character or appearance of the area and wider landscape.

Planting is encouraged for personalisation of gardens and food growing and to benefit water quality and water percolation. Native species should be used wherever possible. Before planting trees, consideration should be given to the context, in particular the landscape quality of the area, the soil type, ground conditions and whether the tree position will be of detriment to navigation or access to the river. Parts of the Broad's landscape has relatively few trees so context is important.

Allowing for functional needs, such as working yards and heavily trafficked 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 to private water use. Groundwater storage should also be considered .

Nutrient neutraility is a key consideration to development in some areas. This must be addressed on site where possible.

Development proposals must demonstrate that all opportunities to reduce light pollution have been taken, and must ensure that the measured and observed sky quality in the surrounding area is not negatively affected, having due regard to the following hierarchy:

- The installation of external lighting is avoided; and
- If lighting cannot be avoided, it is demonstrated to be necessary and appropriate, for its intended purpose or use:
- Any adverse impacts, including from glazing, are reasonably avoided; or

If that is not achievable, then adverse impacts are mitigated to the greatest reasonable extent followng 'Towards a Dark Sky Standard' and the Dark Sky status of Broads.

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 do 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 or set back of windows are required .

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 how they have reasonably exhausted all options to create a sustainable development.

Development proposals must demonstrate thinking aligned to the Broads Authority 'Sustainability Guide'.

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. The visual impact of such measures and how they will integrate with the built form and landscape need to be considered. They include the use of on-site solar panels, wind turbines and / or heat pumps (either ground, air or water) or, at scale, combined heat and power (CHP) is encouraged.

Energy efficiency measures should be incorporated into existing buildings in an appropriate manner. These can include:

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

When considering these measures the design and function of existing buildings should be considered, especially pre-1919 historic buildings. For example, if the building has solid wall masonry it will need to 'breathe' and wall insulation could increase the likelihood of damp. In these circumstances expert advice should be sought.

The Government uses the Standard Assessment Procedure (SAP) to assess and compare the energy and environmental performance of dwellings. Qualifying proposals should be compliant with Part L of the Building Regulations accompanied by a SAP assessment.

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.

All buildings must be easily accessible by foot and provide a comfortable and safe route. Where streets or access does not have pavements, development should seek to enhance the provision with space for a footway or pedestrian refuge.

All uses must be accompanied by secure and convenient cycle storage, 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 be ridden to (such as down a private drive). Needing to carry a bike through 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 and the design of any bike sheds must be appropriate for their context.

Parking should be delivered, in order of preference by:

1 Private drive to the side
2 Private drive to the front
3 Private drive with a garage or open-sided shelter
4 Rear shared Courtyard or parking area
5 Shared parking to the front (with small number of spaces only).

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

Boatyards
Parking should be reasonably provided on site. Parking, meeting minimum requirements, should be permanent and not frequently repurposed due to other activity or operations.

Historic Clusters
Parking should be provided on site where the site size, position and configuration allows.

Farmsteads
Where buildings are arranged around a courtyard, the courtyard may be used for parking.

When buildings are being converted for new uses, the treatment of external spaces, including courtyards, should be carefully designed in terms of their surface treatment, sub-division and boundary treatment and landscaping so as not to affect the character of the space.

Bin stores must be appropriate to the size and use of the property, 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 areas and where possible should be integrated with, and match, boundary treatments.

Demonstration

This demonstration study for the Chalets shows what the sum of all the design guides for this building type could look like. This demonstrates how the guides could be applied. The indicative illustration visually shows what is meant by induvidual guides and can be read alongside the previous section.

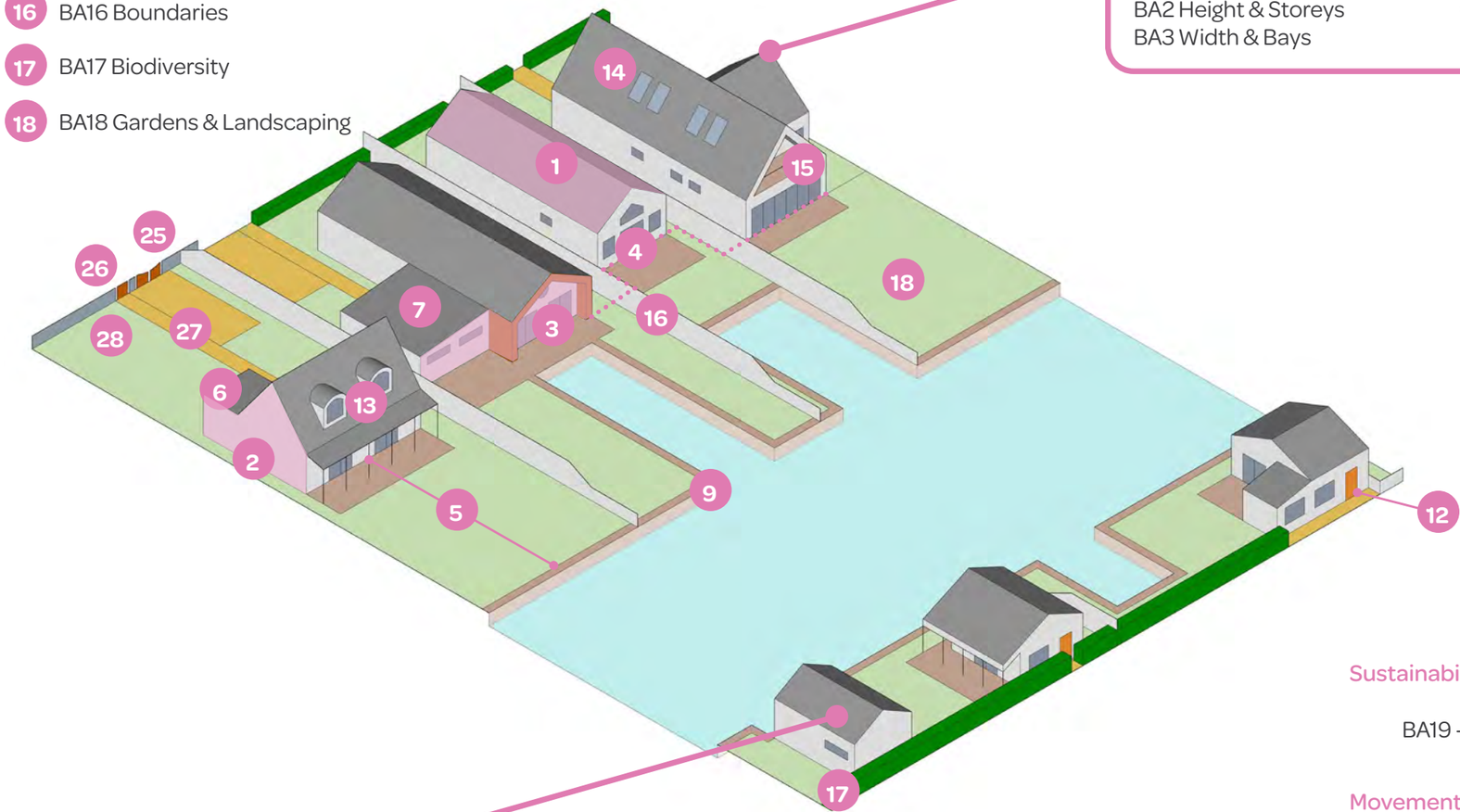
Chalets

Built Form, Scale & Massing

1. BA1 Roof Form
2. BA2 Height & Storeys
3. BA3 Width & Bays
4. BA4 Building Line
5. BA5 Setback
6. BA6 Extensions
7. BA7 Outbuildings
8. BA8 Boathouses
9. BA9 Banks &
10. BA10 Replacement Building
11. BA11 Conversion
12. BA12 Frontages & Entrances
13. BA13 Fenestration

Identity

14. BA14 Materials
15. BA15 Detailing
16. BA16 Boundaries
17. BA17 Biodiversity
18. BA18 Gardens & Landscaping



Key Guides:

BA10 Replacement Home
BA1 Roof Form
BA2 Height & Storeys
BA3 Width & Bays
BA9 Banks & Quays
BA21 Bin Stores & Waste Collection

Key Guides:

BA8 Boathouses
BA1 Roof Form
BA9 Banks & Quays
BA2 Height & Storeys

Sustainability & Nature

BA19 - BA26 also relevent here.

Movement

27. BA27 Walking
28. BA28 Cycling
29. BA29 Parking & Access
30. BA21 Bin Stores & Waste Collection

Checklist

Making a Submission

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

- **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 guide has not been met.

Where a proposal deviates from the guide, either with a amber or red, then a full explanation should be offered. This further explication can be either, or both, a reference to a specific section within the Design & Access Statement or Planning Statement that addresses the particular aspect of the design and reflects upon the guide directly or an additional comment page appended to the checklist (as suggested on the next page).

The purpose of the checklist allows applicants to reflect upon the guidance and offer a explanation for the proposal and address any inconsistencies. This allows an application to be better understood, alongside considering other policies and guidance, to form a basis for feedback and constructive discussions where there is a different approach taken to that outlined in the guide. The following questions may help in devising an explanation where a proposal deviates from the guidance:

- What design aspect, or part, does not wholly meet the guidance?
- Have other alternatives been explored, with the proposed demonstrating greater benefits, than that suggested in the guidance?
- Has further assessment of the local and regional context informed the different approach?
- Are there on-site constraints that have otherwise limited the design response that mean the design guide cannot be met?
- Has the difference resulted from emphasis on meeting other design guides that mean this guide cannot be fully met?
- Is the proposal innovative in such a way that the design is more appropriate for the site than what is suggested in the guidance?
- Have other technical studies resulted in a solution that is better suited than suggested in the guidance?
- Would the proposed deviation to the guidance result in adverse, harm or unreasonable to the setting of adjacent buildings, placemaking and design quality overall?

Building Type:

Reference	Guide		Notes
BA1	Roof Form		
BA2	Height & Storeys		
BA3	Width & Bays		
BA4	Building Line		
BA5	Setback		
BA6	Extensions		
BA7	Outbuildings		
BA8	Boathouses		
BA9	Banks & Moorings		
BA10	Replacement Building		
BA11	Conversion		
BA12	Frontages & Entrances		
BA13	Fenestration		
BA14	Materials		
BA15	Detailing		
BA16	Boundaries		
BA17	Biodiversity		
BA18	Gardens & Landscaping		
BA19	Flood Risk		
BA20	Planting		
BA21	Drainage		
BA22	Lighting & Dark Skies		
BA23	Solar Gain		
BA24	Sustainability		
BA25	Energy Efficiency		
BA26	Embodied Carbon		
BA27	Walking		
BA28	Cycling		
BA29	Parking & Access		
BA30	Bin Stores & Waste		

Site Address:	Building Type:	Applicant:

Reference	Guide Addressed:
BA	

Explanation:

Turley