Hemsby

Design Codes

Final report
August 2022

locality
the power of community

AECOM

Quality review

Quality review

Project role	Name	Position	Action summary	Signature	Date
Qualifying Body	Tracy Foster	NP Group Chairman	Final Report Submitted	Tracy Foster	13-06-2022
Director / QA	Ben Castell	Technical Director	Revision and approval of Final Report	Ben Castell	13-06-2022
Researcher	Alejandro de Miguel	Senior Urban Designer	Research, written content, drawings	Alejandro de Miguel	02-06-2021
Researcher	Simona Palmieri	Senior Urban Designer	Research, written content, drawings	Simona Palmieri	13-06-2022

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AECOM

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Scoping

The structure of this document is organised around the following steps

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2a **Design vision**

Aims for future development

2b **Area types**

Identify the different characters in the area

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3b **Applied design codes**

Summary of design codes and where they are applicable

04 **Next steps**

Delivery and how this guide can by used by different stakeholders

Scope

AECOM has been commissioned to provide design support to the Hemsby Parish Council through the Ministry of Housing, Communities and Local Government Neighbourhood Planning Programme led by Locality.

The Steering Group has requested professional advice on design guidelines and codes for future development within the parish. This document should be read as part of the Neighbourhood Plan policies that guide the assessment of future development proposals and encourage high-quality design. This document advises on how to design the physical environment to create distinct and lively places integrated within the Neighbourhood Plan area.

Objective & method

The main objective of this document is to develop design codes to guide any future development in the area. This document gathers the residents' aspirations and the work being undertaken in the drafting of the emerging neighbourhood plan policies to produce design codes that respond to, retain and enhance the intrinsic features of the area.

The key steps in the method to produce these design codes are:

• **1b. Baseline:** the review of the existing policy together with the analysis of the physical characteristics of the area constitutes the base to understand the objectives and aims for the plan and the residents' input into design.

• **2a. Design vision:** the proposed design codes need to be based on a vision for how a place

can develop in the future. The vision can be understood as the set of ambitions that the design codes will need to respond to.

• **2b. Area types:** area types with common character are identified in this section. They will be used to identify the locations with common characteristics where the conditions specified in the design codes apply.

• **3a. Design codes:** the design codes constitute the specific design actions that any future proposed development will need to implement if it wants to be successful. They are organised following the categories outlined in the design vision and are applied specifically to the different character area types.

Area of study

Hemsby is situated in the north of the Borough of Great Yarmouth, within close proximity to both Winterton-on-Sea and Martham. Today the settlement comprises a coalescence of Hemsby and Hemsby Beach, the latter is predominantly comprised of static caravans and associated holiday park facilities.

Hemsby is a small village of Viking origin; it developed around a 14th Century church, in a linear pattern following key roads into and out of the village. Development significantly increased between the 1920s and 1950s, with the growth of Hemsby as a holiday destination, predominantly facilitated by the railway.

At the time of the 2011 census, Hemsby had 3,275 residents, although that number varies seasonally.

Figure 01:
Neighbourhood plan area

Key

- - - NP boundary

0   125   250   500m   N
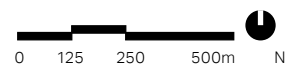
1b

Baseline

Policy review

This policy review ensures that the design codes in following sections are up to date with the latest guidance. New proposals should be aware and respond to the latest policies and guidelines at the different governance levels.

The documents and reports in this and next page have informed the current document. These guidelines have been produced at national, district or neighbourhood area level.

This section specifies how the specific policies and guidelines have been incorporated in the production of the design codes included in the current document.

New planning applications should be familiar with these documents and make explicit reference to how each of them is taken into account in the proposal.

National policy & guidance
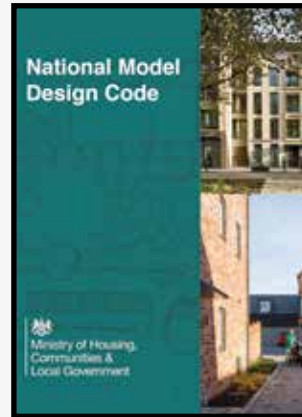
National Model Design Code

Ministry of Housing, Communities & Local Government

2021

The purpose of the National Model Design Code is to provide detailed guidance on the production of design codes, guides and policies to promote successful design.

It expands on the ten characteristics of good design set out in the National Design Guide.

The current document follows the suggested structure for a masterplan report, starting from a analysis of the area followed by the setting of a design vision linked to the specific designs and masterplan layouts to achieve it.

Building for a Healthy Life

Homes England

2020

The Building for a Healthy Life report (BHL) updates the original Building for Life 12 report, a widely-used design tool for creating better places for people and nature.

The original 12 point structure and underlying principles within Building for Life 12 are at the heart of BHL.

The BHL report and its principles have informed the masterplans in the current document to achieve the best possible outcome.

National Design Guide

Ministry of Housing, Communities & Local Government

2019

The National Design Guide (NDG) underlines that creating high quality buildings and places is a fundamental outcome of the planning and development process.

This guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

The NDG report and its guidance has informed the masterplans in the current document to achieve the best possible outcome.

Manual for Streets

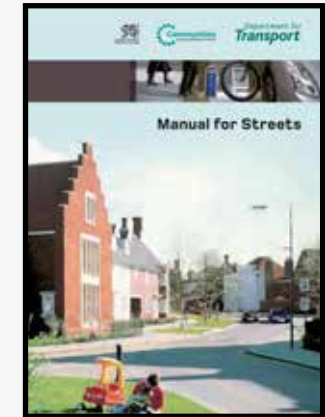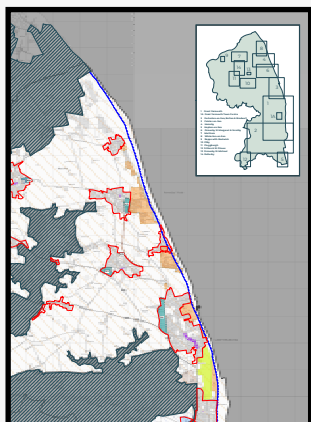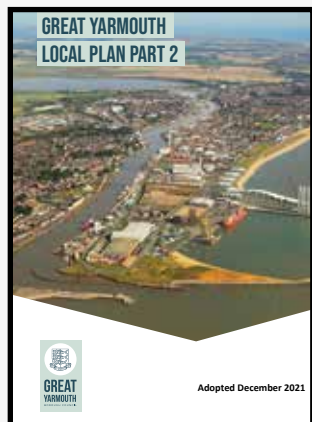**Department for Transport**

2007

This manual presents standards and best practice on street design.

This manual has informed the masterplans in the current document to achieve the best possible outcome.

District policy & guidance

NP policy & guidance

Local Plan Part 2

Great Yarmouth Borough Council

2021

The Local Plan Part 2 was adopted in 2021. This sets out the level of growth which needs to be planned for in Great Yarmouth Borough, where that growth should be located and how it should be delivered. It also sets out the planning policies which the Council will use in determining planning applications.

In the Local Plan, the 'indicative housing requirement' for Hemsby is considered zero. However, policy HY1 allocates the land at the former Pontins Holiday Camp, Hemsby for approximately 190 dwellings together with tourism and retail facilities.

Local Plan Policies Map - North

Great Yarmouth Borough Council

2021

The Local Plan Policies Map details the main urban areas, and the allocation of land destined to employment, retail, tourism, infrastructure, housing and natural environment.

This map has informed the boundaries for the area types in the current document.

Local Green Spaces Assessment

Non-designated heritage Assets Assessment

Important views Assessment

Hemsby NP Group

2021

These assessments, undertaken by the NP group, have helped in the preparation of the Neighbourhood Plan and have informed the site analysis in the current document.

Hemsby NP Consultation

Hemsby NP Group

2020

The consultation included a survey with 35 questions. Overall 311 responses were received which represents around a 10% response rate.

This consultation is one of the ways to access the resident's views and preoccupations for Hemsby's future.

The current document tries to take into account the input from residents as part of the design codes.

Road & street hierarchy

Hemsby develops along a north-south axis connecting with Great Yarmouth Borough and Winterton-on-Sea. The confluence of these primary roads with Martham Road and othereast-west running roads generates the core of Hemsby village. The tourism developments are developed following these secondary east-west corridors.

Hemsby is situated in the north of Great Yarmouth Borough, within close proximity to Winterton-on-Sea to the north and Martham to the west.

The roads running north-south, connecting the village to Winterton-on-Sea to the north and to Great Yarmouth Borough to the south can be understood as the structuring roads for the village. Their merging point at the core of the village coincides with the location where a number of shops and facilities can be found.

The second hierarchy of roads is completed with the roads running east-west. Martham Road links the village with Martham to the east, and splits when it reaches the core of the village. The continuation of Martham Road, as Newport Road and Beach Road, provides access to the tourist sites and the beach front beyond.

A substantial number of roads in the area have an edge condition, as they run at the fringes of the built areas and are open to countryside land. The transition from the rural landscape to the residential environment in the approach to Hemsby is key to the character of the area.

There is not a great number of Public Rights of Way, footpaths or bridleways in the area.

Figure 02:
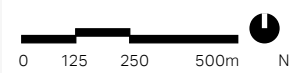Approach to Hemsby via Kings Way

Figure 03:
Approach to Hemsby via Martham Road

Figure 04:
Road and street hierarchy

0   125   250   500m   N

Key

▬▬ Primary road

▬▬ Secondary road

▬▬ Tertiary road

••••• Footpath

- - - NP boundary

Green infrastructure

Hemsby is in the vicinity of a number of landscape areas with national and international designations for nature conservation. Impacts of new planning applications should be carefully considered to assess potential harm to these natural spaces.

Landscape Designations

Hemsby is in the vicinity of The Broads National Park. It comprises areas with national and international designations for nature conservation. These include areas with habitat designations, such as The Broads Special Area of Conservation (SAC), the Broadland Special Protection Area (SPA); and areas with landscape designation, such as the Broadland Ramsar site, and Trinity Broads Site of Special Scientific Interest (SSSI).

The dunes to the north-east of the settlement form part of a designated Special Area of Conservation and Site of Special Scientific Interest (Winterton-Horsey Dunes), and the adjacent intertidal area lies within the Great Yarmouth North Denes Special Protection Area.

The Impact Risk Zones should be carefully taken into consideration to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites, most built-up zones in the area are under some degree of impact risk consideration.

Habitats

The surroundings of the Hemsby are considered Grade 1 and 2 agricultural land. Most of the land protected under The Broads Authority is comprised of broadleaved woodland. Some lowland fen wetlands can be also found in the area. The seafront is composed of dunes and cliffs and the sea bed is mainly sand and mud.

Figure 05:
Winterton-Horsey Dunes

Figure 06:
Ormesby Broad, part of the Trinity Broads SSSI

For further information, refer to:

- *Local Plan Part 2 (2021)*

- *The Great Yarmouth and Waveney Settlement Fringe Study (2016)*
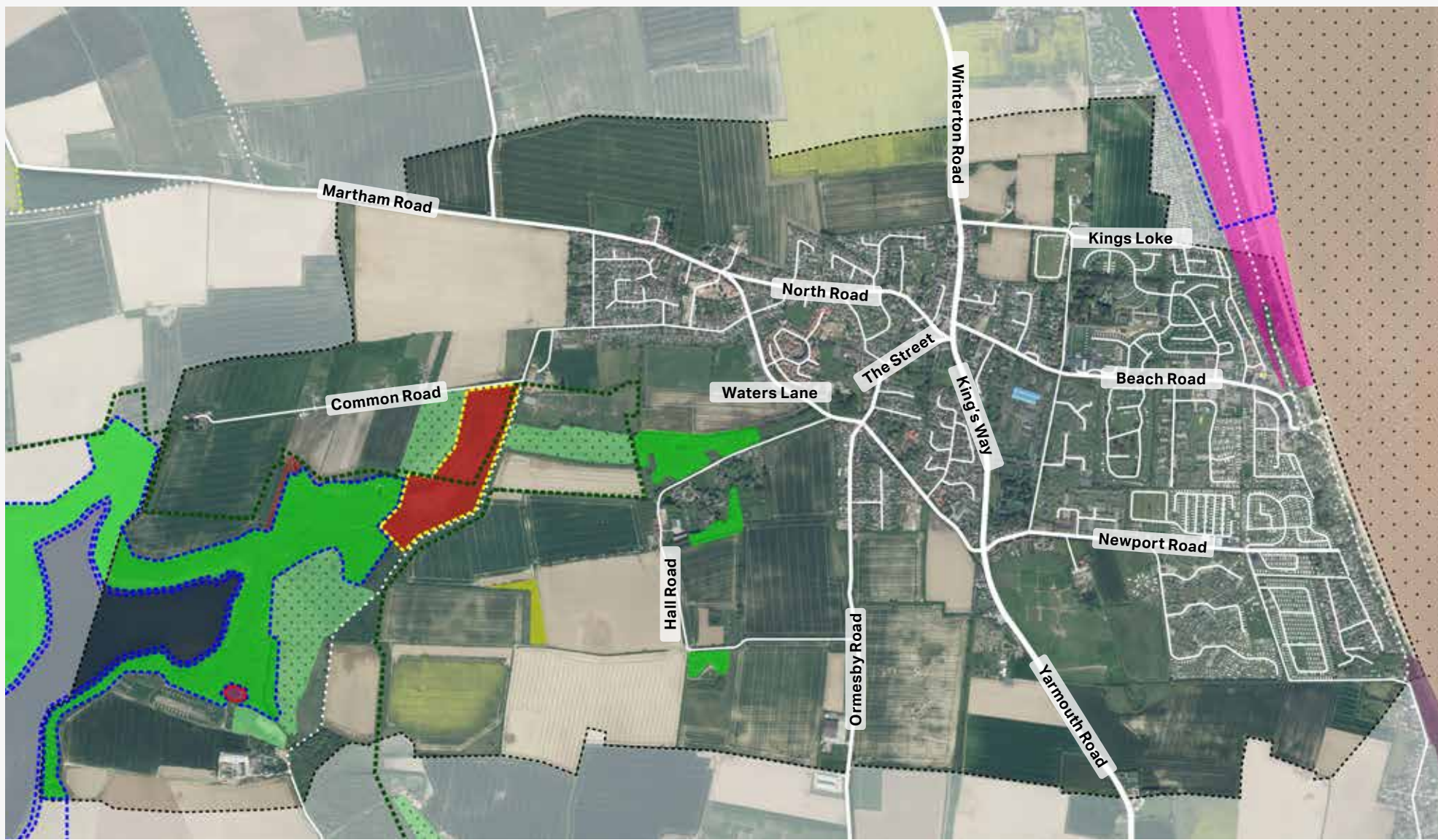
Figure 07:
Green infrastructure

0   125   250   500m   N
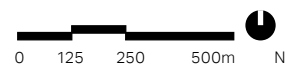
Key

– – NP boundary

Habitats

🟩 Broadleaved woodland

🟨 Conifer woodland

🟥 Lowland fens wetland

Sand & mud marine habitat

Coastal & floodland grazing marsh

🟪 Coastal sand dunes

🟪 Maritime cliffs & slopes

Landscape designations

– – Site of Special Scientific Interest

– – RAMSAR Sites

– – National Parks

AECOM

Blue infrastructure

The area is subject to surface water flooding. Coastal erosion is a major issue, that poses real threat to properties along the sea front.

Rivers and sea

According to the flood warning information mapping system, the risk of flooding from rivers and sea is reduced to some unpopulated areas to the west of the area, linked to the Ormesby Broad. Coastal erosion, however, is a major risk to properties on the sea front.

Surface water

As part of its ongoing programme of work, Norfolk Strategic Flooding Alliance has identified sixteen sites across Norfolk that are regularly at risk of flooding. One of the sites, Newport Road/Yarmouth Road, is located in Hemsby.

The Great Yarmouth Borough Surface Water Management Plan Stage 2 points at Haycroft Road, Barleycroft Road and Beach Road as hotspots for flooding in the area.

The same plan identifies Critical Drainage Areas, to identify those where more detailed investigation might be required. Within the Critical Drainage Area 8, several locations within Hemsby are identified to be at risk from deep (>0.3m) surface water flooding.

The study also identifies specific locations that have historically experienced flooding and the measures taken to prevent it.

The Great Yarmouth Borough Surface Water Management Plan Stage 2 Report (2014) should be a key reference for any future development in the area.

Coastal erosion

There has been a recent loss of properties along the Hemsby frontage due to coastal erosion, which has prompted the need to consider

Figure 08:
CDA 008: 1 in 200yr depth surface flooding risk

potential coastal management measures. The construction of a 500m long berm along Hemsby beach is currently under consultation.

For further information, refer to:

• *https://flood-warning-information.service.gov. uk*

• *Great Yarmouth Borough Surface Water Management Plan Stage 2 Report (2014)*

• *Hemsby Coast Erosion. Environmental File Note. Option screening. Great Yarmouth Borough Council. (2019)*

North Sea

Martham Road

Winterton Road

Kings Loke

North Road

The Street

Waters Lane

King's Way

Beach Road

Common Road

Hall Road

Newport Road

Ormesby Broad

Ormesby Road

Yarmouth Road
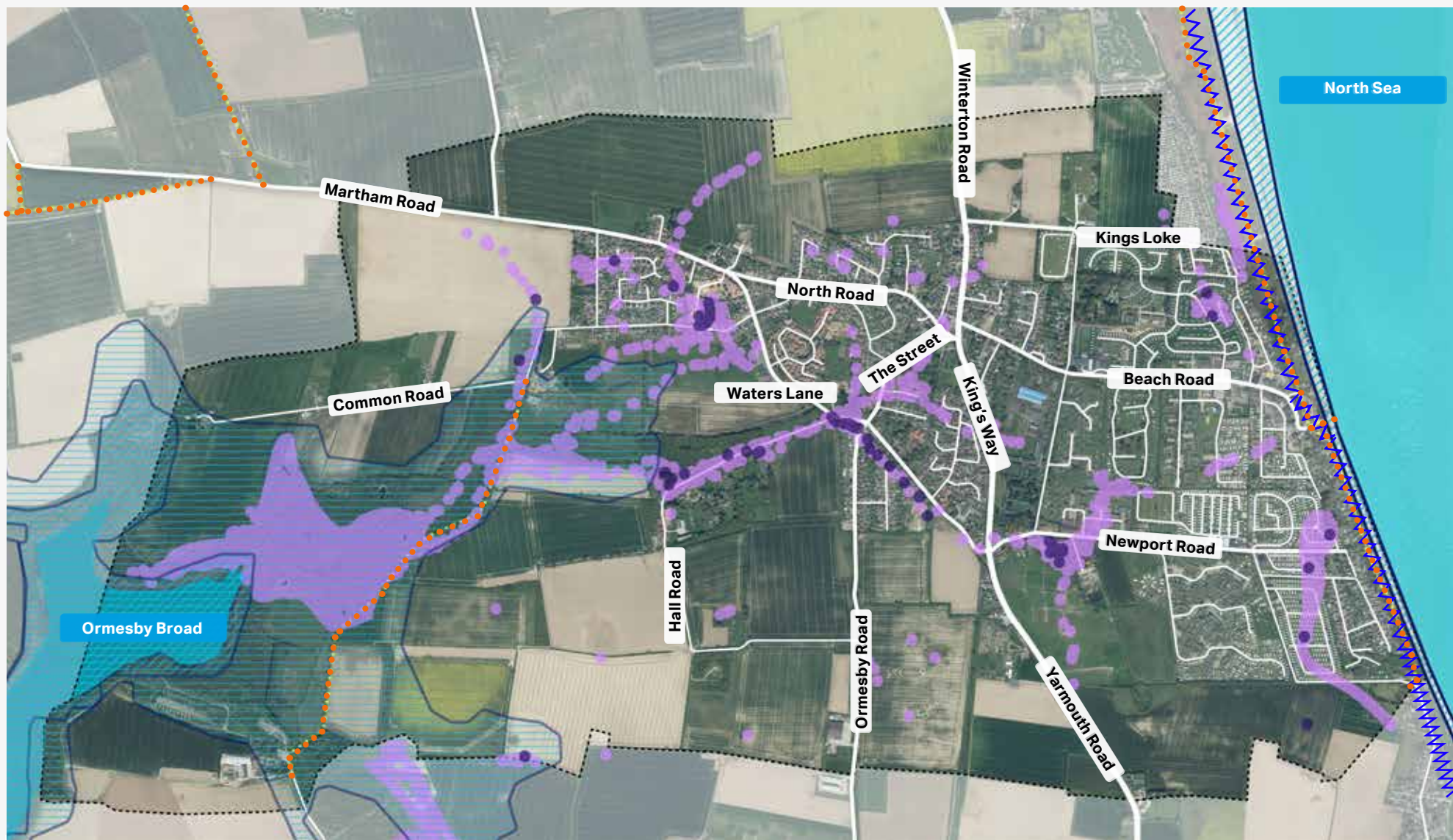
Figure 09:
Blue infrastructure

0   125   250   500m   N
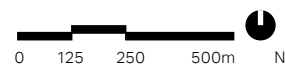
River and water body flooding

Waterbody

Flooding risk (high)

Flooding risk (low)

Surface flooding

Flooding risk (high)

Flooding risk (low)

NP Boundary

Pedestrian route

Coastal Change Management Area

17

Heritage

Cottages, barns and farms tend to be the key listed buildings in Hemsby.

The earliest prehistoric evidence in Hemsby dates from the Palaeolithic. The remains of Neolithic barrows and mortuary enclosures suggests the area was of significance to people during this period. The identification of two Bronze Age barrow cemeteries near these monuments suggests the landscape continued to hold ritual significance during the Bronze Age.

There is evidence of Roman and Middle and Late Saxon activity in the area.

The church of St Mary the Virgin dates to the 14th century, a cross of the same era can still be found nearby. In addition to the church, the parish also contains the oldest timber framed building in Norfolk. The aisled barn at Hall Farm dates to around 1300.

There are several buildings in the parish that date to the post medieval period. Shamrock Cottage was built around 1700, whilst Home Farm, The Chimneys and The Lodge are all 18th century. 19th century Decoy Farmhouse was built near the site of the earliest duck decoy built in Britain.

The coast was important during World War Two. Defences in the area included pillboxes, anti tank blocks and a spigot mortar emplacement along the beach.

The conservation area includes most of the listed buildings in the area. Other listed assets are traditional farms and barns in the vicinity.

Figure 10:
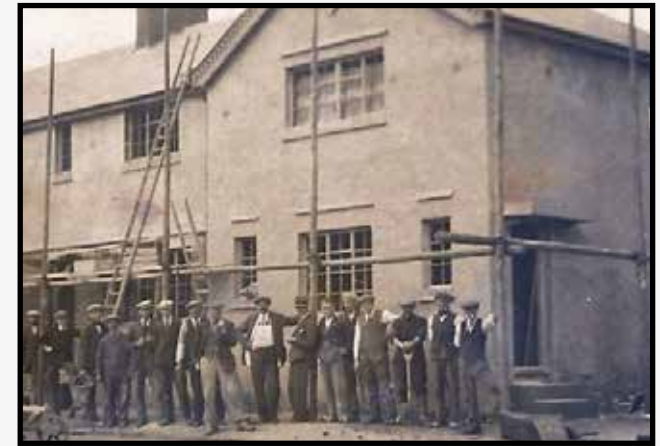Hemsby Post Office. Today, site of The Bell Public House.

Figure 11:
Hemsby council

Figure 12:
Heritage and local assets

0   125   250   500m   N
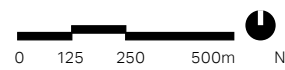
Key

- Grade I
- Grade II
- Grade II*
- Conservation area
- NP boundary

1b

Baseline

Local character

The surrounding landscape, local open spaces, designated and non-designated heritage assets, views and edges are key elements that contribute to the character of Hemsby.

Landscape character

A landscape of regular fields, occasionally bounded by low and small hedges is typical of Hemsby. Even if many fields have been joined as agriculture intensified, smaller fields remain largely unchanged, particularly along the southern edge of the village.

Local open spaces

Local open spaces are key structuring elements within on near the built settlement that contribute to its local character by virtue of their beauty, historic significance, recreational value (including as a playing field), tranquillity or wildlife richness.

Non-designated heritage assets

A number of buildings, not necessarily of historic origin, contribute to the local identity and legibility of Hemsby.

Important views

A number of important views, mostly related to the transition between the countryside and the built environment, the approach to the village or the natural character of Hemsby have been identified by the residents.

They include significant landscapes that help to define the natural character of Hemsby at a strategic level.

Sensitive edges

These are edges that face the open countryside and that could be negatively impacted if new development was to be proposed.

Figure 13:
St Mary the Virgin Church, at the centre of Hemsby

For further information, refer to the document:

- *The Great Yarmouth and Waveney Settlement Fringe Study (2016)*
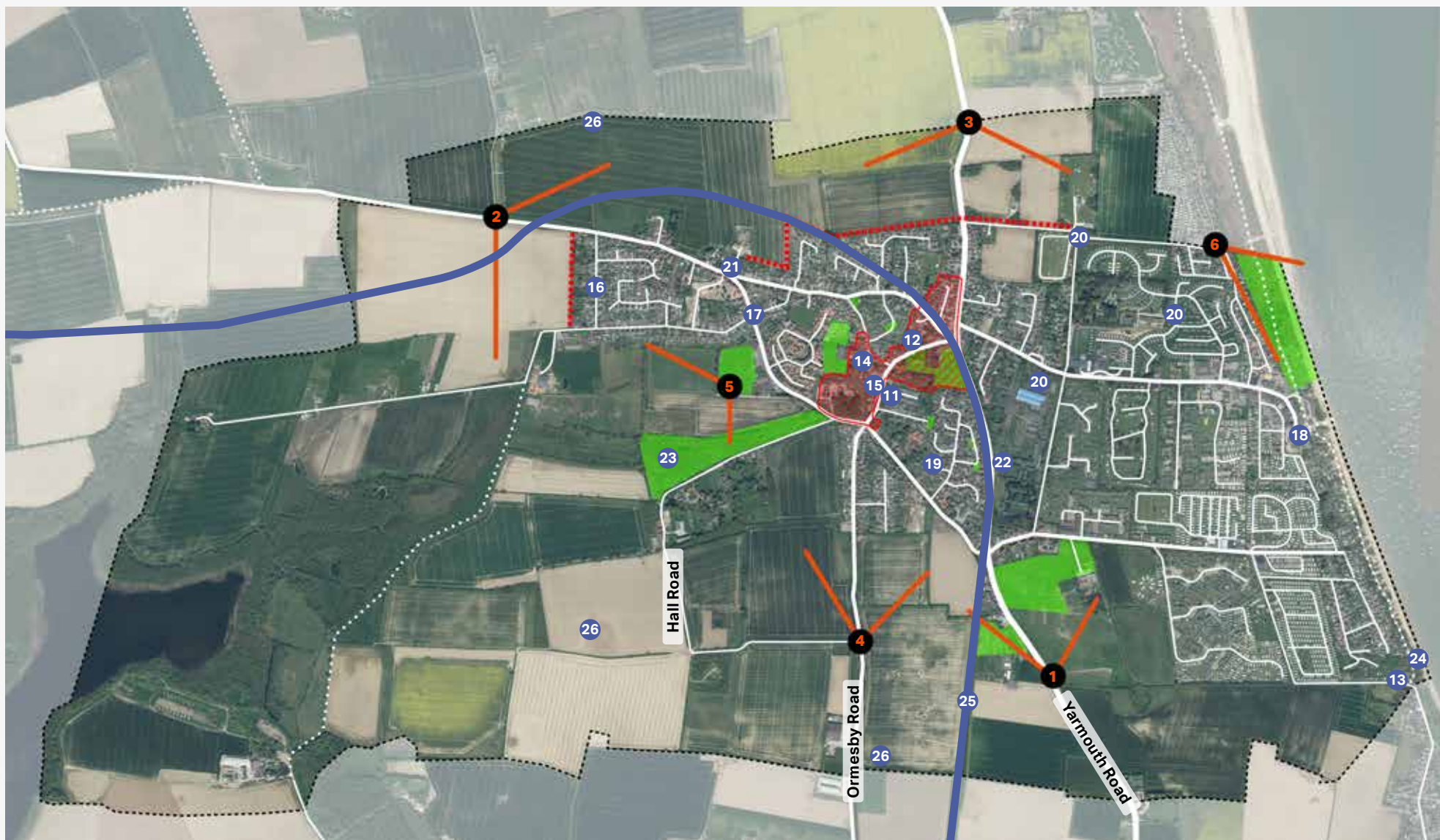
Figure 14:
Local character

0   125   250   500m   N
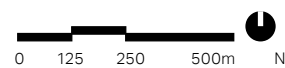
Key

- ▮ Local open spaces
- ● Non-designated heritage assets
- ⌇ Key views
- ▰ ▰ Sensitive Edges
- ▨ Conservation area
- ▬ ▬ NP boundary

Heritage & local assets

The following is a collection of designated and non-designated heritage assets that contribute positively to the character of Hemsby.

Key

- Grade I listed
- Grade II listed
- Grade II* listed
- Non-designated heritage

1 Remains of cross

2 Barn at Hall Farm
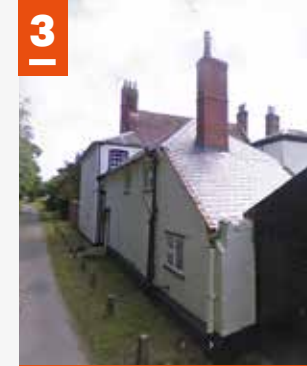
3 The Lodge
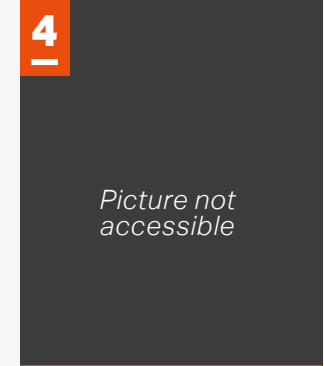
4 *Picture not accessible*

The Chimneys

5 Barn at Home Farm

6 Home Farm House

7 Shariot Cottage

8 Cross base (several)

9 St. Mary the Virgin

10 War Memorial

11 The Barnroom

12 The Vicarage

13

Newport Cottages

14

Primary School

15

Pitt Road Cottages

16

Mill Road Cottages

17

Methodist Chapel

18

Lacon Arms

19

Congregation Chapel
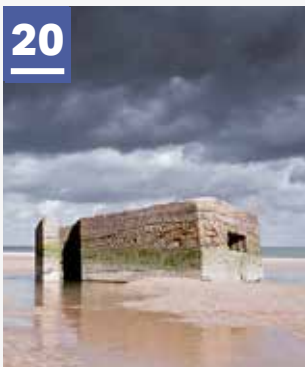
20

WW2 Pillboxes (several)

21

King's Head PH

22

Railway mileposts

23

No picture of remains

Brick Kiln Coverts

24

WW2 Spigot Emplacement

25

No picture of remains

Former Railway Line

26

No picture of remains

Bronze Age Barrows

1b

Baseline

Important views

The following are important views outlined in the Views Assessment, Neighbourhood Plan 2021-2036.

The location of these views are shown in Figure 14 on page 21.

v1

Coming into Hemsby from Scratby

v2

Coming into Hemsby down the hill from Martham

v3

From Winterton Road across the fields to Winterton Church, views either side of Collis Lane into Somerton

v4

From Ormesby Road to Hall Farm

v5

From Waters Lane recreation ground towards Hall Lane woodland

v6

Long Beach out to sea, from the botton of Long Beach Estate and the top of The Glebe

2a

Design vision

Design vision

The objectives in this section establish the vision for the area. They are aligned to both the objectives of the Local Plan and those of the area in a seamless fashion, one that is coherent with the needs of the Borough as a whole and specific to the area in particular.

This section establishes the objectives that any development in the area should aim for. They can be understood as the vision to be satisfied by any new development proposal in the area.

This overarching vision will crystallize and will be further detailed in specific design actions in the next sections as design codes.

The vision objectives outlined in this section are classified under the following topics: movement, nature, built form, public space, homes & buildings and energy & sustainability.

MO.01

MO.02

MO.03

MO.04

MO.01 Walking & cycling

Prioritising active travel is about making walking and cycling easy, comfortable and attractive for all users, so walking and cycling can be genuine choices for travel.

MO.02 Inclusive streets

Successful street design addresses needs of older people in the outdoor environment to remove physical barriers and improve the movement and accessibility of everyone.

MO.03 Car parking

Well-considered parking is convenient, safe and attractive to use. It is also well integrated into streets, and does not visually dominate the local environment.

MO.04 Cycle storage

The need for secured spaces for bicycles are a consequence on the emphasis on active travel. Cycle storage should be designed to avoid clutter on the streetscape.

NA.01

NA.02

NA.01 Green networks

Green spaces deliver a wide range of environmental and quality of life benefits. Green networks cover everything from country parks to green roofs and street trees.

NA.02 SuDS

Sustainable drainage systems are strategies to reduce the rate of rainwater run-off from development, mitigating the risk of flooding elsewhere whilst delivering amenity spaces.

Movement

Well-designed places should be accessible and easy to move around. This can be achieved through a connected network of streets, good public transport, the promotion of walking and cycling and well-considered parking and servicing.

Nature

New developments will need to take a proactive approach to mitigate their impact and to adapt to the specific landscape within and surrounding the Area.

New developments should also look to actively tackle climate change to future proof the proposals, taking into account the long-term implications for flood risk, biodiversity and landscapes.

Design vision

Built Form

Built form refers to the three-dimensional arrangement of buildings, and blocks. The layouts, forms, types, scales and heights constitute the fundamental elements of the built environment that define what a particular area is. These characteristics will vary considerably in each design code area type.

BF.01

BF.01 Density
Density is one indicator for how compact a development or place will be and how intensively it will be developed. Density in new developments should be appropriate to the context.

BF.02

BF.02 Types & forms
The size, shape and arrangement of both buildings and blocks is at the base of the character of an area.

BF.03

BF.03 Heights
Building heights and scale, the skyline, key views and vistas and the relative prominence of landmark buildings can influence the character of an area.

BF.04

BF.04 Building line
This line represents the alignment of the front face of the buildings in relation to a street or other public space. The relation of the building line to the street contribute to the character of an area.

Public Space / Identity

If the built form section refers to the formal characteristics of buildings, the public space section refers to the formal characteristics of streets. Streets are the main component of the public space and are defined primarily by their degree of enclosure with buildings and trees, and will vary considerably by design code area type.

The character of a place is made of many different elements that come together to create a unique sense of identity.

PS.01

PS.01 Street hierarchy
All new streets should be safe and overlooked and correspond to their role in the street hierarchy and area type.

PS.02

PS.02 Secured by design
Neighbourhoods need to be designed to make people feel safe and to reduce the incidence of crime.
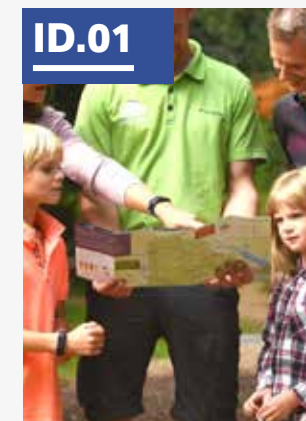
ID.01

ID.01 Legibility
The legibility of a place relates to how easy it is for people to find their way around. Including legibility and wayfinding principles into design improves the experience of a place.

ID.02

ID.02 Architecture
Some architectural features, such as brickwork, colour patterns or window details are part of a material tradition of places that contribute positively to the identity of a place.

HO.01

HO.02

HO.03

HO.01 Housing mix

Accessible homes can be easily reached, entered and used by everyone, regardless of age and physical ability. They are flexible, with a mix of typologies and can accommodate change in use and user needs.

HO.02 Gardens

A considerable amount of time is spent daily in the home environment. Access to external private space is important for people's wellbeing.

HO.03 Extensions

Flexible homes should be able to accommodate change over time. These should be done in a way that works with the existing dwelling and the area it is inserted into.

Homes & buildings

Well-designed homes and buildings are functional and accessible. They allow for change over time and provide sufficient amenity space within them for users to thrive.

SU.01

SU.02

SU.03

SU.04

SU.01 Insulation

Well insulated constructions help reduce heat loss, water and air infiltration, improving comfort and reducing energy consumption.

SU.02 Low carbon

Energy efficient homes combine all around energy efficient construction, appliances, and lighting with commercially available renewable energy systems.

SU.03 Solar panels

Photovoltaic panels that produce electricity and solar thermal panels that are used for heating purposes can make use of the energy from the sun for home use.

SU.04 Green communities

These include practices and strategies that improve environmental quality, address climate change, and reduce development impacts on natural resources.

Energy & sustainability

New developments should meet the needs of the present without compromising the ability of future generations to meet theirs.

New proposals should balance out the negative environmental impact of development by use of better design, higher efficiency in the consumption of energy and materials in the entire life cycle of buildings and adequate management of waste.

2b

Area types

2b

Area types

Area types

The identification of area types and their attributes can help understand the nature of the Neighbourhood Plan area, and identify the challenges and specific issues that the design codes need to target in each location.

The different areas displayed on the map in the next page are the consequence of this analysis:

- How has the village developed historically. What is its position in the landscape, and how this should influence any future growth.

- What are the factors that make the area distinctive and different from others. What are the vernacular features of architecture in the area and what are the most frequent building typologies.

- How does the green and blue infrastructure (including open spaces and vegetation features) contribute to the area and how these, and other aspects of value, should be subject to protection.

- How do the street pattern, the street scene, the walking and cycling networks and the traffic and parking provision affect the perception of the different areas.

- What is the typical plot type in each area. How many levels do residential buildings display and what is the average density of dwellings in the area.

Five area types have been identified: historic core, Hemsby village, Hemsby beach, Beach front and open countryside. **An additional area, new developments (Area type F), will be used in the design codes in the next sections to refer to new developments in any of these areas.**

Area type A. Historic core

Corresponding with the oldest part of the area, the historic core contains most listed and non-listed heritage assets, including St Mary the Virgin church and the commercial core of Hemsby Village, with some convenience shops grouped around King's way roundabout. Dwellings reach two storeys in the area.

Area type B. Hemsby village

The residential bulk of Hemsby Village is largely composed by one storey bungalows. The open character of the streets in Hemsby village is consequence of the low profile of bungalows and the generous front gardens. Recent developments detract from this character by reaching two storeys with typologies that are not in keeping with the character of the area.

Area type C. Hemsby beach

The tourist-based part of the village lies along Beach Road and is commonly known as Hemsby Beach. It features funfairs, crazy golf courses and children's rides. The beach end of the road has cafes, shops and amusement arcades, while at the upper end are houses and accommodation parks, consisting mainly of chalets and caravans.

Area type D. Beach front

Large sand dunes form a natural barrier between the beach and the village behind it. Detached beach dwellings of different typologies develop along the front line before the sandy cliffs. Hemsby's dunes are affected by erosion, impacting the properties in this area.
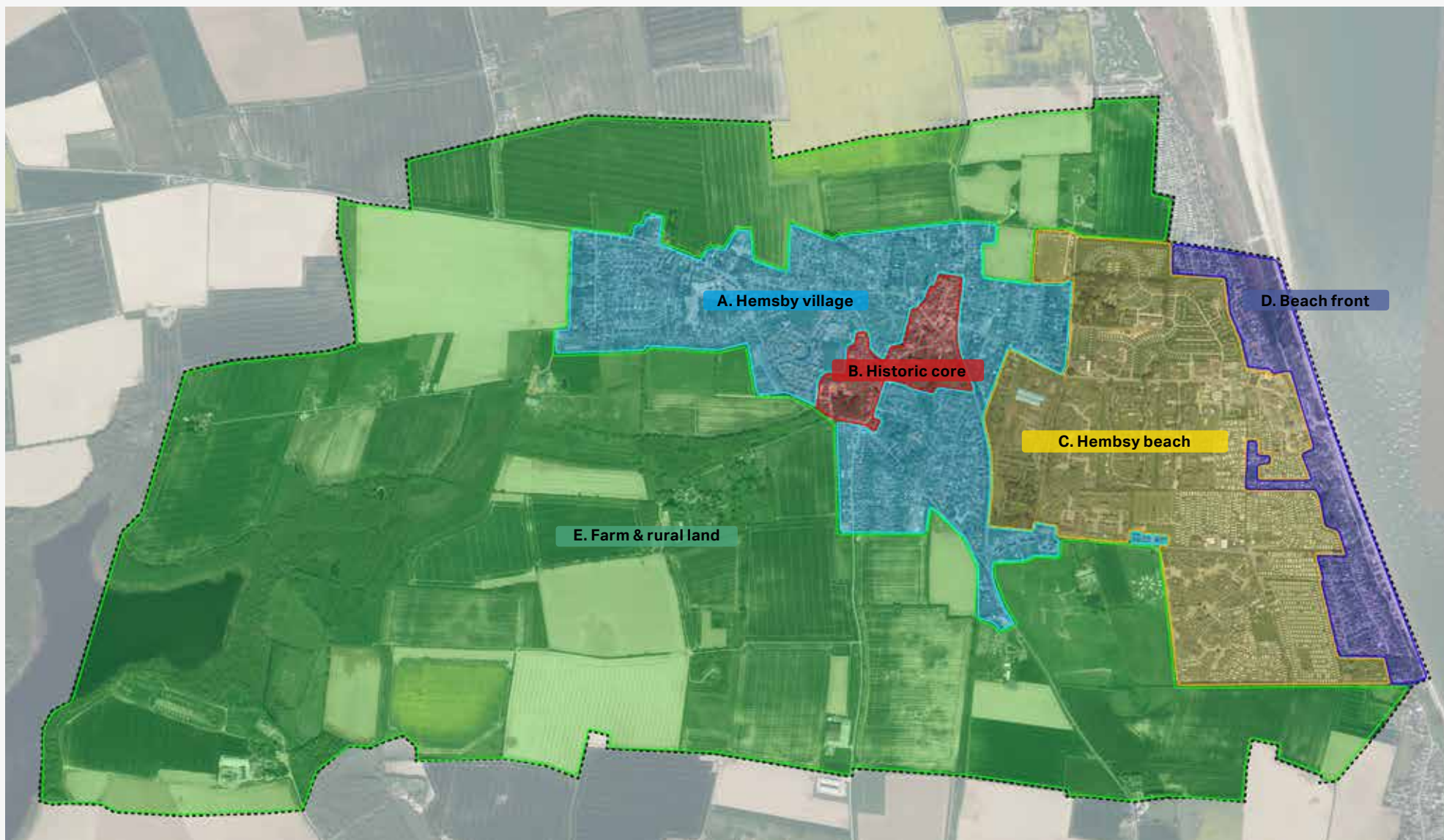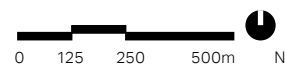
Figure 16:
Area types

0 125 250 500m N

Key

A. Historic core

B. Hemsby village

C. Hemsby beach

D. Beach front

E. Open countryside

F. New Developments

NP boundary

Map labels: A. Hemsby village, B. Historic core, C. Hembsy beach, D. Beach front, E. Farm & rural land

AECOM

3a

Design codes

Movement

MO.01 Walking & cycling

Links to the countryside & natural spaces

The neighbourhood plan area boasts high quality natural areas, such as The Broads Special Area of Conservation (SAC), the Broadland Special Protection Area (SPA), the Broadland Ramsar site, and Trinity Broads Site of Special Scientific Interest (SSSI).

The dunes to the north-east of the settlement form part of a designated Special Area of Conservation and Site of Special Scientific Interest (Horsey Dunes),

Actions:

- Create links with the countryside. In edge locations, consider connecting all streets to the network of public pathways and rights of way.

- Consider rivers, watercourses and beach fronts as part of a network of natural spaces to reverse the effects of biodiversity fragmentation.

- Retain approach routes and perceptions of a settlement.

Make use of the agricultural landscape

Actions:

- Promote freedom of movement within arable fields. Safe accessible paths & corridors within agricultural fields can become structuring elements that connect rural settlements to their hinterland.

New developments

Actions:

- Make the best use of existing public transport services and improve safe walking and cycling paths.

- Locate development where the need to travel will be minimised.

- Limit any significant impacts from and to the development of the highways and transportation network.

- Maximise road and street network connectivity.

This code is applicable to the following area types:
(Those areas where it is applicable are highlighted in colour)

| A | B | C | D | E | F |
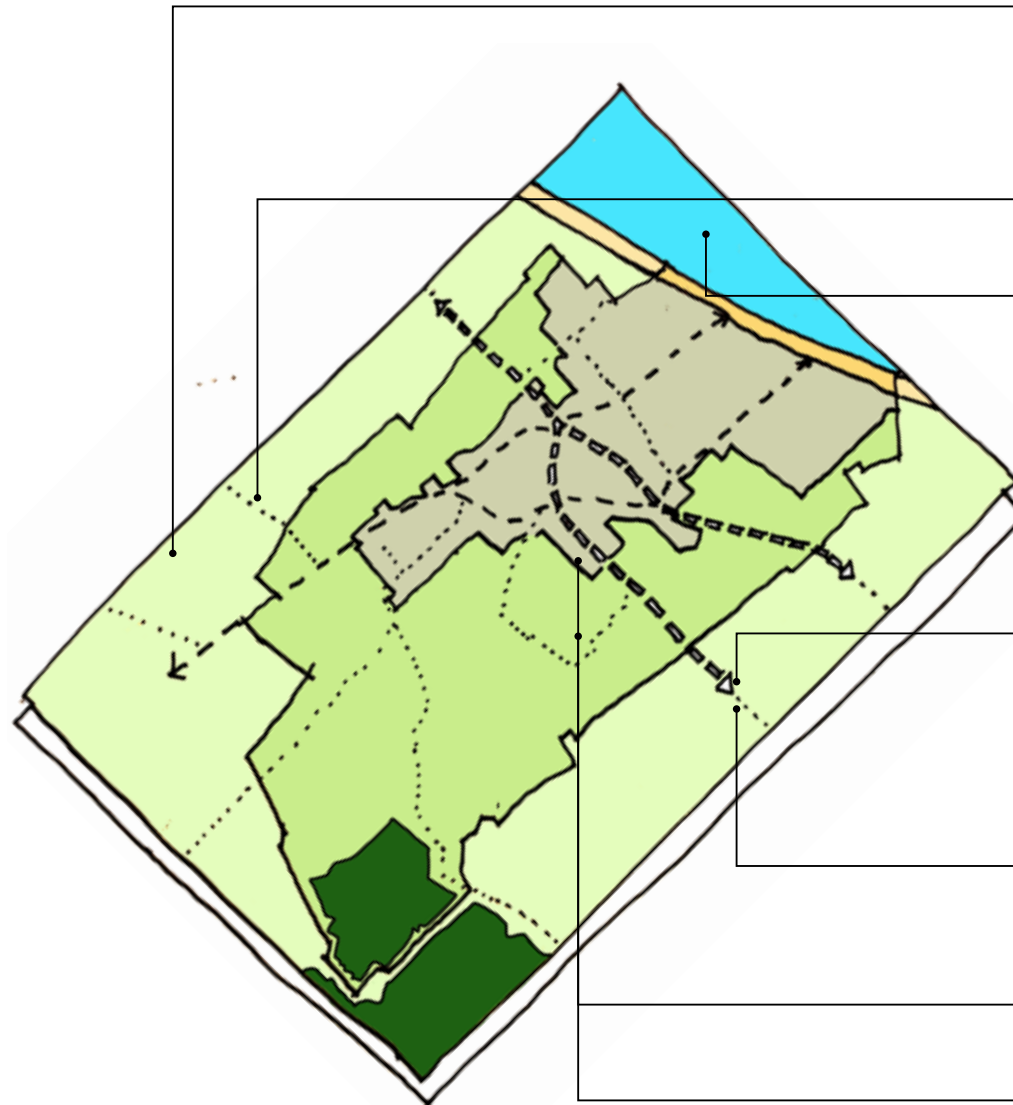
Hemsby is surrounded by arable fields and natural spaces. Safe and accessible corridors within the fields can improve the connectivity of the NP area

Include natural assets in a network of public pathways and rights of way

Consider the rivers, watercourses and beach front as part of a network of natural spaces

Maximise road and street network connectivity, particularly If cul-de-sacs are suggested

Make the best use of existing public transport services and improve safe walking and cycling paths

Locate development where the need to travel will be minimised

Limit any significant impacts from and to the development of the highways and transportation network

This code is applicable to the following area types:
(Those areas where it is applicable are highlighted in colour)

| A | B | C | D | E | F |

Use buildings or vegetation to frame long views to the open countryside or architectural features characteristic of the area

Local landmark buildings or distinct building features -such as towers, chimneys, or porches- at key nodes and arrival points help orientation

Use high quality trees and landscaping to help with the wayfinding along the main desired pathway

Make the most of active gable ends with windows and sides of buildings to provide an attractive street scape and facilitate orientation

Make the best use of mature trees to mark the entrance to a development or distinct area within it

Movement

Orientation

Wayfinding

A way of making walking and cycling easier is to ensure that routes are direct as well as memorable.

Actions:

- Create places that have a clear identity and that are easy to navigate.

- Local landmark buildings or distinct building features -such as towers, chimneys, or porches- and clear, direct routes can help with legibility. Clear signage should be placed at key nodes and arrival points to aid orientation.

- Use landscape and feature trees as both wayfinding aids and as elements that provide enclosure and attractiveness to the street. Trees can be a great design tool to mark the access to new developments and distinct parts of an area.

Serial vision

Actions:

- Subtle variations in alignment and small setbacks of buildings can have a powerful effect of discovery and drama when moving through a development.

- This effect can be achieved through delivering schemes that allow free movement from one place to another, movement to the enclosed space of a square or courtyard where people meet, and to the focal point where people go to.

- This process can be described as the interplay between sequences of focal buildings and building features, landmarks and vistas.

Movement

MO.02 Inclusive streets

Pavement widths

Actions:

• A clear width of 2m allows two wheelchairs to pass one another comfortably. This should be regarded as the minimum under normal circumstances.

Gradients

Actions:

• Recommendations vary somewhat across guidelines but, under normal circumstances, a figure of 2.5 per cent (1 in 40) should be regarded as the maximum acceptable. Where possible, it is preferable to have a crossfall between 1 and 2 per cent.

Surfaces

Actions:

• Uneven surfaces and gaps between paving slabs can cause problems for people using sticks and crutches, visually impaired cane users and wheelchair users. Joints between pavers should be as small as possible.

• When small paving bricks (paviours) are used, care should be taken to ensure that they are evenly laid; any unevenness can cause problems for some wheelchair users and some visually impaired cane users. Cobblestones should not be used.

Colours

Actions:

• Use colour / tonal contrasted marking to identify street furniture, railing or boarding around street works, scaffolding, and tactile paving surfaces. The main purpose of using contrasted marking is to help partially sighted people avoid obstacles that they might walk into or trip over.

This code is applicable to the following area types:
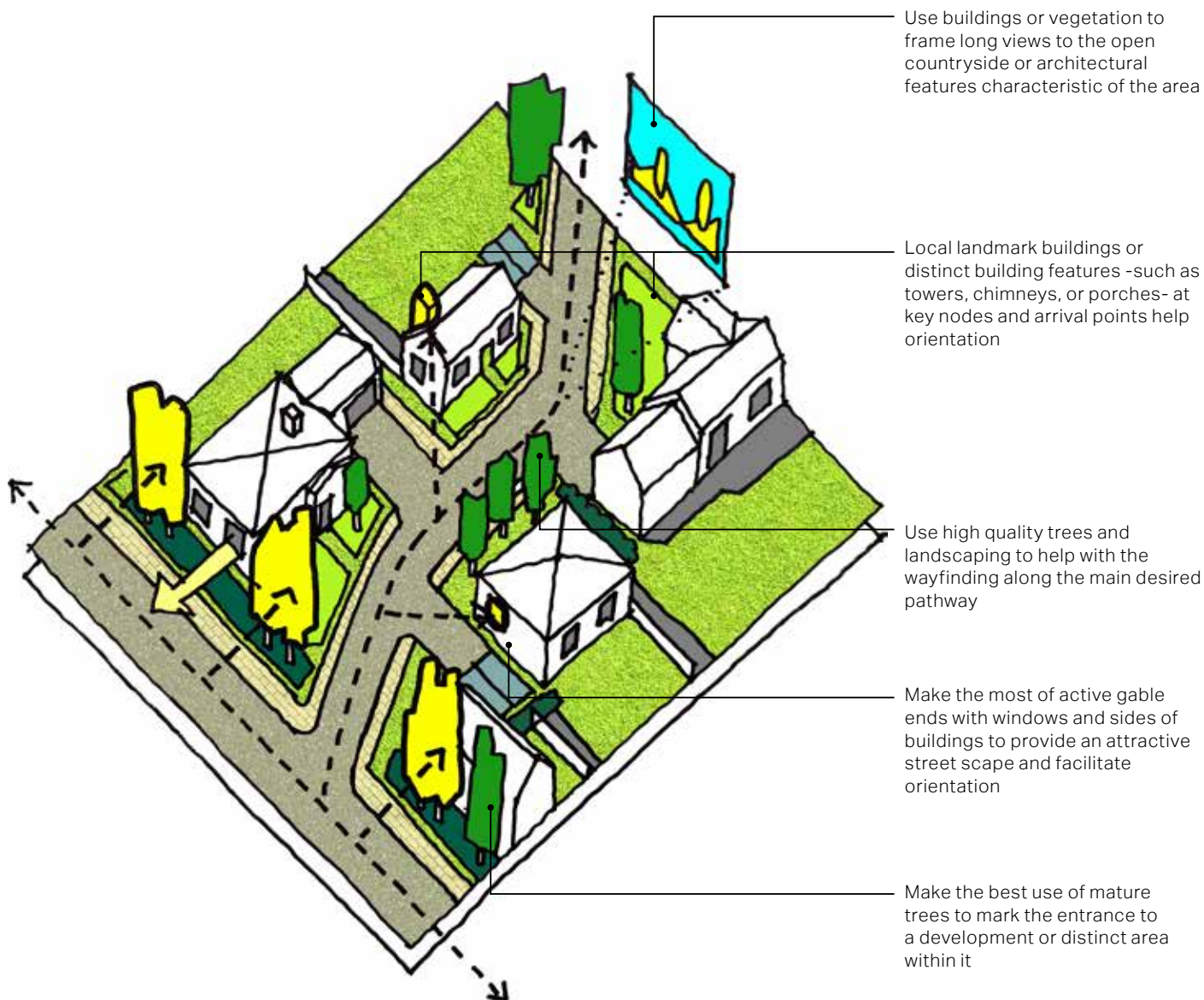*(Those areas where it is applicable are highlighted in colour)*

| A | B | C | D | E | F |

0.75m   0.90m   1.50m   1.20m

Footway (2m wide min)   Stay, chat (2.5m wide min)   Play (4m wide min)

2.5m   2m   4m
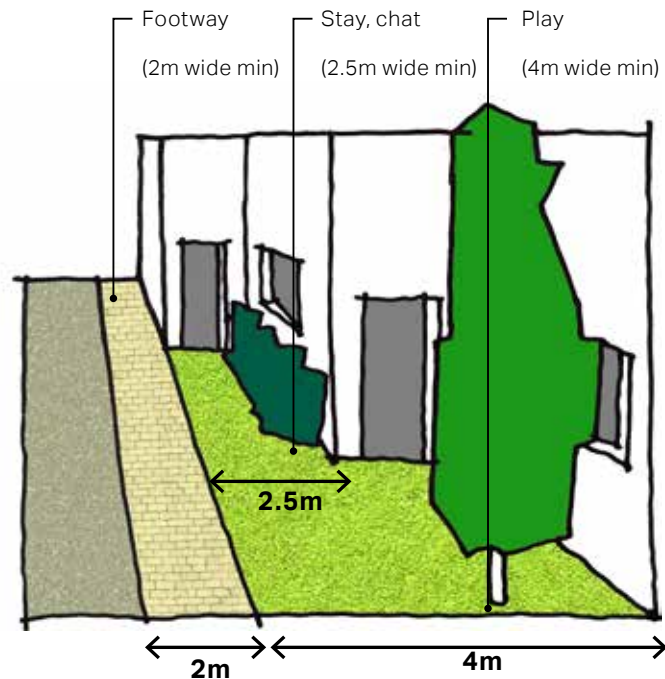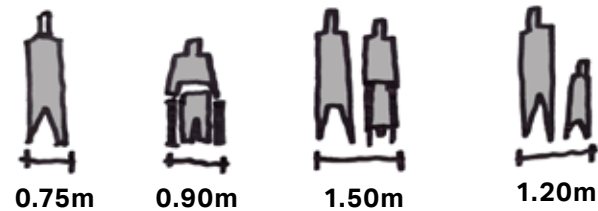
Pavement widths

The footway and pedestrian areas provide for a range of functions which can include browsing, pausing, socialising and play

Design codes

This code is applicable to the following area types:
(Those areas where it is applicable are highlighted in colour)

| A | B | C | D | E | F |
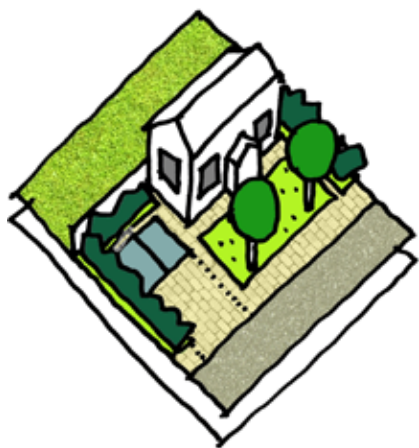
On-plot parking on driveway
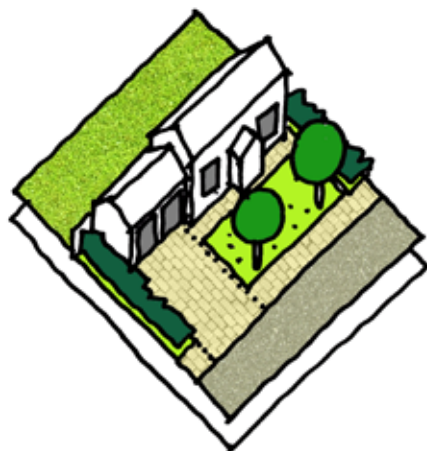
On-plot parking in garage

On-street parking adjacent public open space

Common Rd. On-plot parking on driveway

Common Rr. On-plot parking in garage

Kings Way. On-street parking should be limited to public open space locations

Movement

MO.03 Car parking

Car parking design should be safe and should not undermine the quality and amenity of the streets. In residential developments, parking should be provided on plot, either in garages, car ports or on the plot to the side or to the front. Generally, on-street parking should be considered only for visitors and near public open spaces, and kept at a minimum. Generally, parking courtyards and flat-over-garages are not allowed in residential areas.

On-plot parking

Actions:

- On plot parking can be either in garages or car ports and/or on the driveway. If parking is proposed at the driveway, it is preferable to place it at the side of the building to minimize the presence of cars on the street.

- Driveway parking at the front of the building will only be allowed if it is combined with high quality and well designed soft landscaping.

On-plot garages / car ports

Actions:

- Garages should preferably be designed in forms linked to the main building, rather than free-standing structures. In both situations, they should reflect the architectural style of the main building.

- Garages should be in line or recessed from the main building line, and not dominate the street.

- Integrate bicycle parking and/or waste storage into garages.

On-street parking

Actions:

- Provide parking for residents on plot and provide visitor parking on the street adjacent to public open spaces and on other streets only if the width of the road allows for it.

- Visual impacts from visitor parking on the street scene can be ameliorated by the use of high quality landscaping and planting.

Movement

MO.04 Cycle & refuse storage

Bicycles

Actions:

- A straightforward way to encourage cycling is to provide secured spaces for bicycles within all new residential developments and publicly available cycle parking racks in the public realm.

- For residential units, covered and secured cycle parking should be provided within the domestic curtilage. The most appropriate location to avoid clutter on the streetscape is to provide space for bicycles within garage sheds or in secure bike storage boxes on the rear gardens.

- Access from the street to rear gardens should be provided via secured gates. Bulky bike storage on front gardens should be avoided.

Refuse bins

With modern requirements for waste separation and recycling, the number of household bins that need to be stored has generally increased. It is important that these are accommodated in ways that allow convenient access, and without increasing street clutter or harming the appearance of new buildings.

Actions:

- The most appropriate location for waste bins to avoid clutter on the streetscape is in rear gardens.

- It is normally advisable to have access to the back garden from the street with a secured door. It is also recommended to have direct exit to the back garden via the kitchen. A paved section on the garden can be located nearby and hold the required bins so they can take the organic waste generated in the kitchen and be taken out to the front of the property for collection.

- There are several solutions to minimise the presence of wheelie bins on the garden, by using screening or planting to conceal them.

This code is applicable to the following area types:
(Those areas where it is applicable are highlighted in colour)

A B C D E F


Provide racking spaces on public open spaces

Provide secured storage space for bikes within the domestic curtilage

Access gate to back gardens, that provides a clear route for refuse bins to be moved from back gardens to the front of the property for collection

Positive example on how to conceal the presence of bins in back gardens

This code is applicable to the following area types:
(Those areas where it is applicable are highlighted in colour)

A B C D E F

Provide generous back and front gardens, with sufficient permeable surfaces to provide planting of local species of trees and shrubs

Local green spaces can be a key element to guarantee the connectivity of wildlife corridors. They should be carefully located in new developments to maximise their potential as such habitat connectors

Agricultural fields can provide essential hedgerows and trees and contribute to the resilience of green networks

Natural open spaces should be protected and safeguarded from unnecessary human action

Enhance connectivity between the different elements of the green network, promoting a safe and comprehensive network of pedestrian and cycle paths

Underline the importance of tourism sites and caravan parks in enhancing biodiversity. Include high-quality landscaping, new trees, and pollinator attractions amongst other measures to improve biodiversity

Nature

NA.01 Green networks

New development should improve existing habitats or create new ones to achieve measurable gains for biodiversity. This can include landscaping and tree planting.

Green links

Green networks, corridors and linkages are widely seen as a key mechanism for reversing the effects of fragmentation on biodiversity. They also deliver a range of other social and environmental benefits, including enhancement of local landscape character, and greater opportunities for public access and recreational use.

Actions:

- Provide a connected network of private and public green spaces that includes generous and vegetated back and front gardens, public green spaces, fields and natural open spaces.
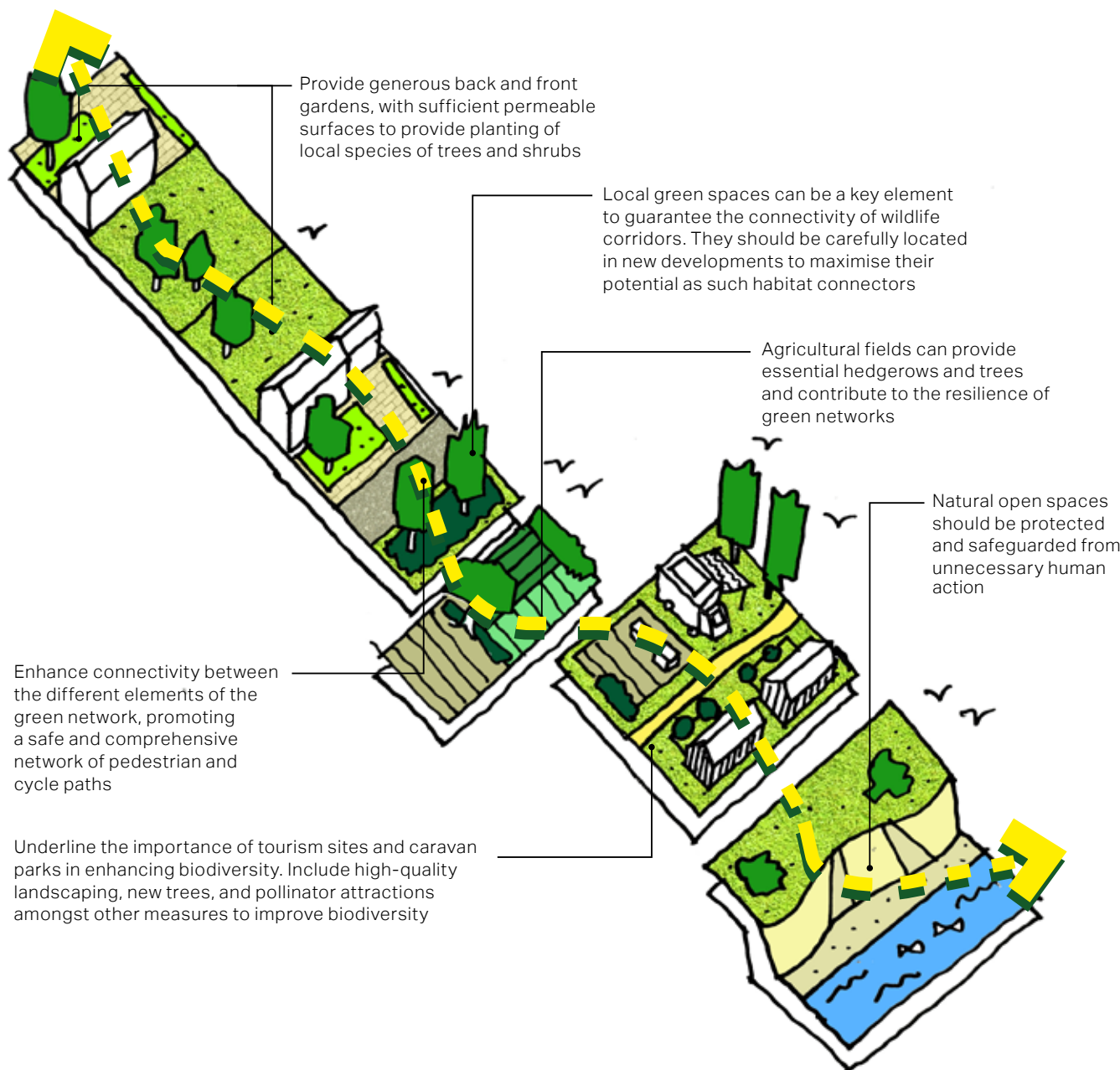
Nature

Street planting

Flower beds, bushes and shrubs

- Normally planted within the curtilage boundary, ornamental species add interest and colour to their surroundings and become an identity and expressive feature of each dwelling. The use of native species should be favoured to avoid the impact of invasive species on the biodiversity of local habitat.

Hedges

- Hedgerows are normally used to mark property limits, they can also be planted in front of bare boundary walls to ease their visual presence. They can be used to conceal on-plot car parking and driveways within curtilages. They can also be used as protective barriers on gable ends facing windows onto the street.

Trees

- Trees can normally be used to mark reference points and as feature elements in the streetscape. When planted at intersections and key locations, they improve privacy whilst enhancing the wayfinding and distinctiveness of the area. These tend to be within property curtilages.

- Trees should also be present in any public open space, green or play area to generate environmental and wildlife benefits.

Planting standards

- The British Standard 5837: 2012 'Trees in relation to construction- Recommendations' should be the reference document when considering new and existing trees on proposed development sites.

Actions:

- Existing trees should be retained as much as possible.

- The success of tree planting is more likely to be achieved when it has been carefully planned to work in conjunction with all parts of the new development, parking, buildings, street lights,etc.

This code is applicable to the following area types:
*(Those areas where it is applicable are highlighted in colour)*

| A | B | C | D | E | F |

Flower beds and ornamental bushes enrich the streetscape and contribute to the identity of a place

Trees can help with wayfinding and should be an integral part of any public open green space

Hedges help to separate property boundaries, conceal car parking from view and create visual protection to gable ends and bare boundary walls
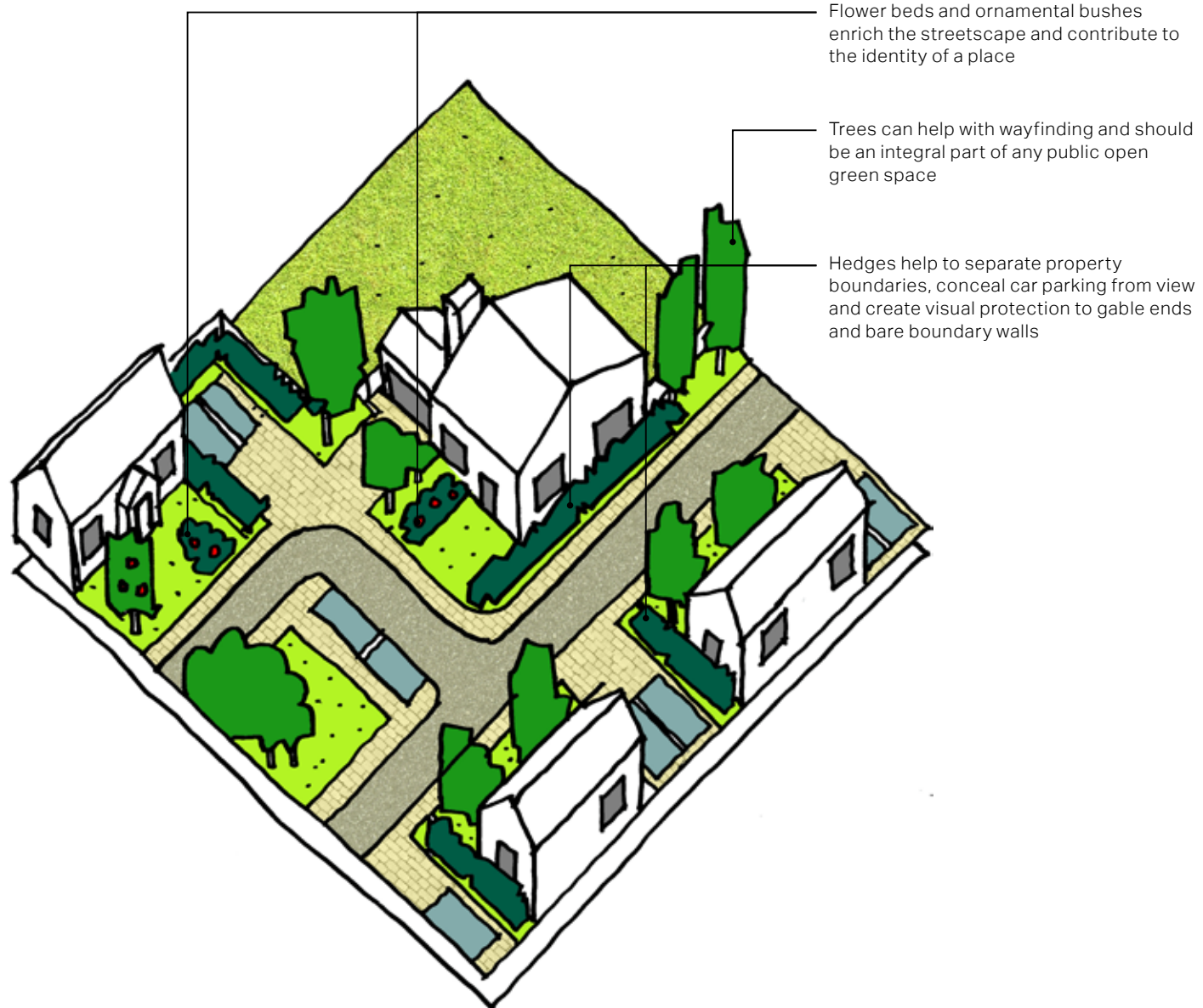
This code is applicable to the following area types:
(Those areas where it is applicable are highlighted in colour)

| A | B | C | **D** | **E** | F |

Provide a mix of native species. Trees should be UK sourced and grown, and the seed origin should be fully traceable

Plant small groups of the same species together – this will help reduce competition between different species as they grow

Plant in wavy lines and varying spacing between trees. This will balance more densely planted sections with open areas for a natural look and feel

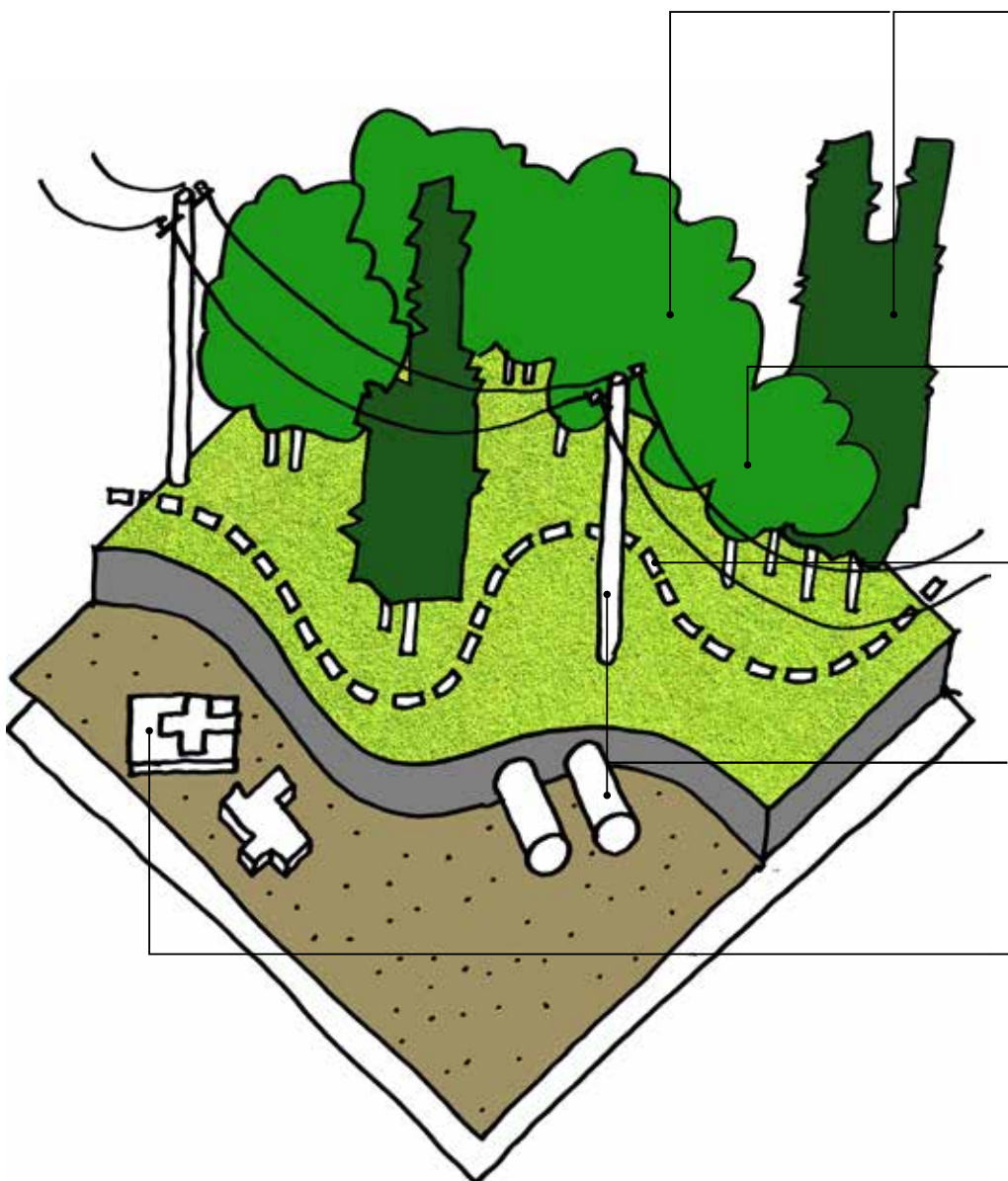Consider under or above ground services when selecting the location for new planting to avoid damage to the existing infrastructure

Consider the location when proposing new planting. Archaeological sites, sites with rare or protected species, grassland that has never been ploughed, wetlands and heathland habitats should not be planted

Nature

New vegetation

Planting a single tree has benefits for people, wildlife and the environment. Those benefits vastly increase when planting new vegetation. Further vegetation can help increase biodiversity, provide shelter, prevent soil erosion, and reduce flooding.

Actions:

- Encourage the planting of native broadleaf trees. Trees should be UK sourced and grown, and the seed origin should be fully traceable.

Location:

- Consider the planting location carefully. Archaeological sites, sites with rare or protected species, grassland that has never been ploughed, wetlands and heathland habitats should not be planted. Select tree species that are suitable for the soil conditions of the area.

- Be aware of any under or above ground services and design planting accordingly. Provide sufficient buffer to existing infrastructure.

- Consider final size and spread of the trees and the use of the site as the trees grow. Avoid planting under existing trees, as shade and lack of water will seriously restrict growth. Allow plenty of distance from existing hedges as they could swamp the growth of new trees.

Species:

- If the area to plant is large, consider using a mix of native species. UK woods are under pressure from pollution, climate change, pests and diseases. Including a broad range of native tree species will make the new wood more resilient to these pressures and attract different species of wildlife.

Spacing:

- Plant in wavy lines and varying spacing between trees. This will balance more densely planted sections with open areas for a natural look and feel.

AECOM

Design codes

Nature

NA.02 SuDS

Sustainable Urban Drainage Systems

Sustainable drainage systems or SuDS are designed to reduce the rate of rainwater run-off from new development, mitigating the risk of flooding elsewhere whilst delivering benefits for biodiversity, water quality and amenity. Ideally water needs to be captured for use on site for irrigation and non-potable uses. Where this is not possible schemes need to follow the hierarchy set out as follows in decreasing preference of measures, by which water is:

• Allowed to infiltrate into the ground.

• Attenuated for gradual release to a water body.

• Released into a water sewer, highway drain, or another drainage system.

• Released into a combined sewer.

Actions:

• The approach to each site will depend on its density, the position of watercourses, the ground conditions including permeability, contamination and the sensitivity of groundwater receptors.

• SuDS need to be considered early in the design process to ensure efficient integration with other aspects of design such as public open space, biodiversity provision, and highways so as to minimise the land needed.

• Multi-functional SuDS need to be prioritised allowing for attenuation features which can also be used for biodiversity and recreation.

This code is applicable to the following area types:
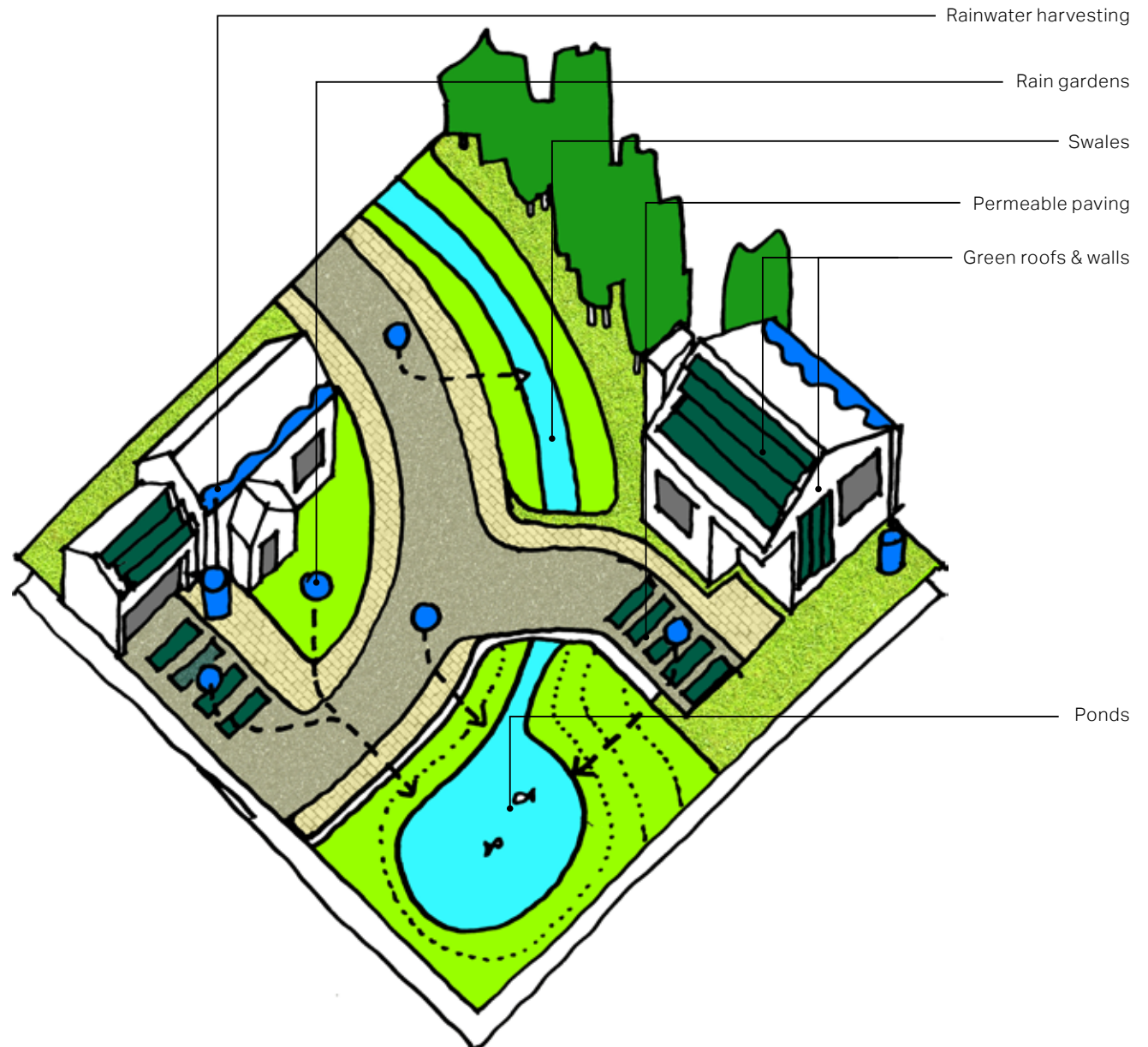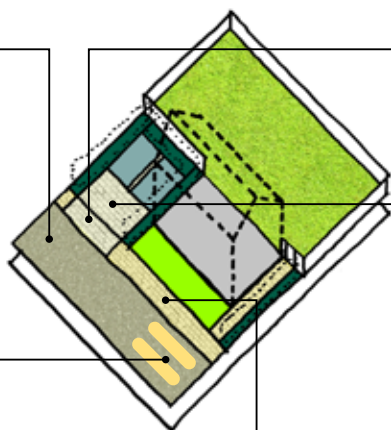*(Those areas where it is applicable are highlighted in colour)*

A B C D E **F**

Rainwater harvesting

Rain gardens

Swales

Permeable paving

Green roofs & walls

Ponds

This code is applicable to the following area types:
(Those areas where it is applicable are highlighted in colour)

A | B | C | D | E | **F**

Road paving

Interrupted pavements over driveways

Uninterrupted pavements over driveways

Crossings

Pavements

Driveways

Sustainable urban drainage systems

Any proposed hard surfacing design will need to take into consideration the need for an underlying system to deal with water run-off, as any hard landscaping will impact the management water run off and affect the capacity of the drainage system.

Nature

Surface treatments

Paved areas and surface treatments are a major element within most developments, and their design has a significant impact on the overall appearance, quality and success of a scheme.

The choice of pavement and its degree of permeability to the soil below is key in successful surface water management. Paving materials should be robust, aesthetically attractive and with good weathering properties to make a sustainable and attractive street scape.

Road paving

Block paving is generally recommended as road surface material that can permeate to the soil below, over tarmac. In all cases, large unbroken areas of a particular surface material should be avoided, and areas can be broken up successfully using materials of a similar colour but with different textures. Tarmac with added porosity can be a successful alternative.

Pavements

High quality materials such as stone, brick or block paving can all constitute good options for pavements. Tarmac pavements are generally the most economical option but are monotonous and make wayfinding more difficult, repairs patches create dissonant streetscapes, in addition to their reduced permeability. The laying pattern and materials used can make a significant contribution to the overall appearance, quality and success of a scheme.

Driveways

Permeable paving options can be successfully applied to driveways to maximise the accumulation effect of front garden greenery as a way to enhance the street landscape. Prioritise bigger portions of green within the pavement rather than a very granular paving pattern.

Pavements over driveways

Pavement patterns should prevail over the driveway access. To guarantee a coherent street and a continuous walkable path, kerbs should not invade the pavement.

Design codes

Built form

BF.01 Density

Density is the key indicator for how compact a development or place will be and how intensively it will be developed. Different density measures result in more compact or more open development, and therefore have a huge impact on the character of a place.

This section identifies the density ranges of exemplar locations within each character area, to understand how local variations in density result in different identities within the neighbourhood plan area.

Density in this section is measured in dwellings per hectare.

These density ranges can be used as reference for new developments, to facilitate the assessment of the level of compactness and the degree of built areas vs open spaces required in relation to the desired resulting character.

This code is applicable to the following area types:
(Those areas where it is applicable are highlighted in colour)

| A | B | C | D | E | F |

A   Historic core

Residential density: 20 - 25 dw/ha

B   Hemsby village

Residential density: 16 - 22 dw/ha

C   Hemsby beach

Residential density: 45 -50 dw/ha

Note: These are not permanent residences

D   Beach front

Residential density: 20 - 25 dw/ha

E   Farm & open countryside

Residential density: 0-5 dw/ha

F   New development

Great Yarmouth Local Plan suggests the use of a net minimum housing density of 30 dwellings per hectare in new developments to make an efficient and effective use of land. However, if the site is in a particular sensitive local character, it is suggested to use lower housing density.

This code is applicable to the following area types:
(Those areas where it is applicable are highlighted in colour)

A B C D E F

Built form

BF.02 Types and forms

Housing type refers to the size, purpose and arrangement of housing. Residences constitute the majority of the buildings in an area, and they have a huge impact on the character of a place.

The following section identifies the most frequent housing types in each of the character areas.

These types can be used as reference for new developments, to assess the appropriateness of suggested types in relation to the existing types in the neighbourhood plan area.

A Primarily detached and semidetached houses and cottages, few flats.

B Primarily detached bungalows with few terraced, detached and semidetached houses.

C Primarily holiday cottages, bungalows and holiday caravan parks.

D Primarily detached houses and bungalows.

E Primarily farms and detached houses and bungalows.

F New development

Types proposed in new developments should take into consideration the typologies of surrounding areas, being considerate with building types in the area.

Hemsby's character is originated from the low profile of buildings and the general openness of the street. Proposed typologies should be in keeping with the surrounding character.

Design codes

Built form

BF.03 Height

The following section identifies the height ranges for buildings in the neighbourhood plan area.

These typical heights can be used as reference for new developments, to assess the appropriateness of suggested types in relation to the existing types in the neighbourhood plan area.

This code is applicable to the following area types:
(Those areas where it is applicable are highlighted in colour)

| A | B | C | D | E | F |

2 storeys

A Historic core

1 storey

B Hemsby village

1 storey

C Hemsby beach

1 storey + pitch

D Beach front

1 storey

E Farm & open countryside

1 storey (sometimes including a habitable pitch roof) is the most frequent heights in the area. 2 storey dwellings tend to be limited to the historic core and at the end of cul-de-sacs.

Create variations in heights between new and existing developments. Large variations in heights should be avoided.

F New development

This code is applicable to the following area types:
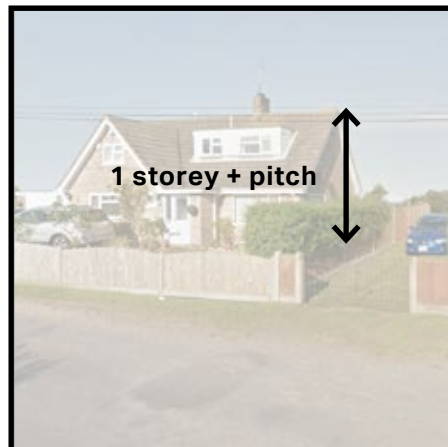*(Those areas where it is applicable are highlighted in colour)*

| A | B | C | D | E | F |
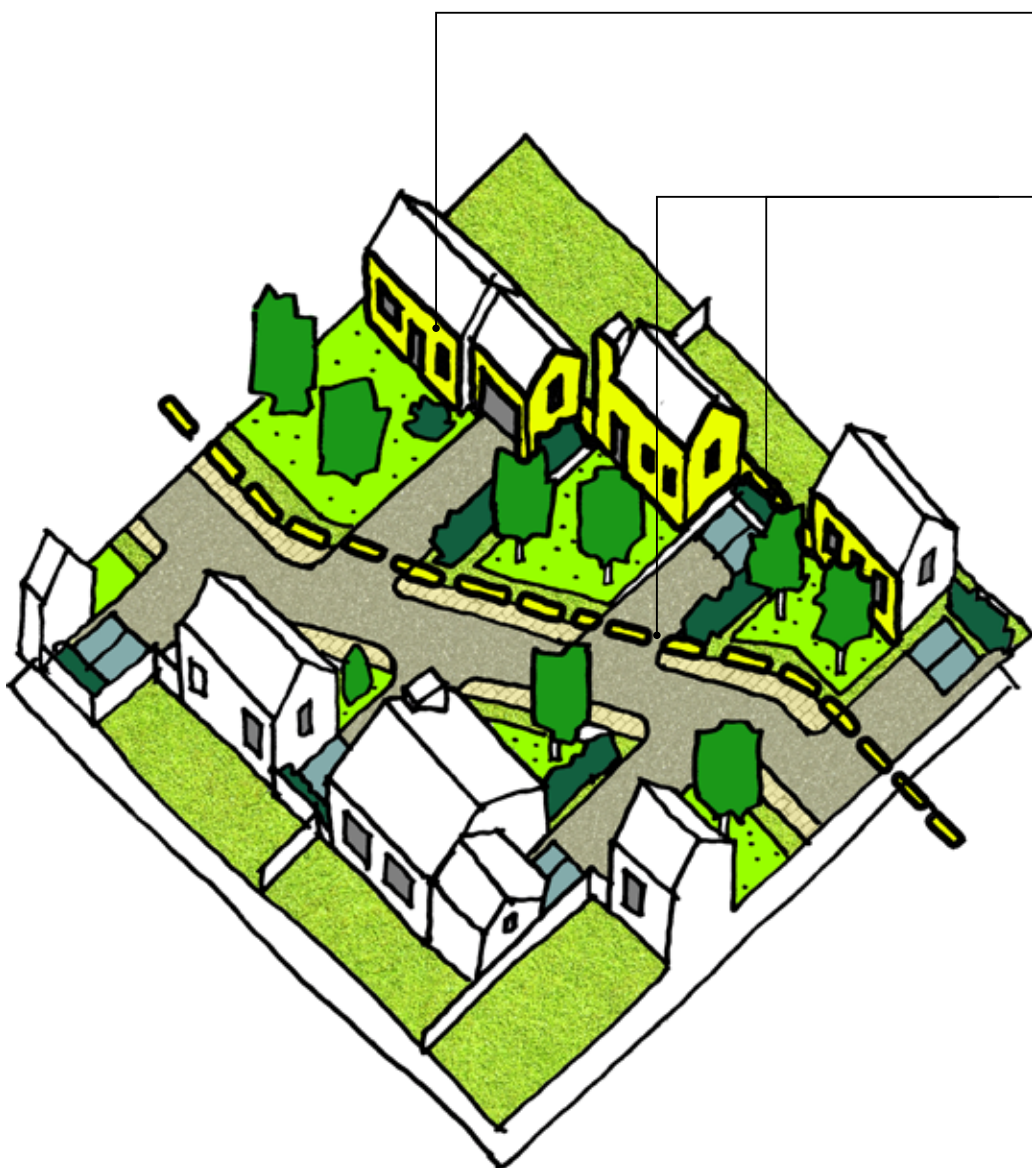
The building line should have subtle variations in the form of recesses and protrusions but should generally form a unified whole

Boundary walls and treatments should reinforce the sense of continuity of the building line and help define the street

Built form

BF.04 Building line

Building line

The way buildings sit in relation to the street can affect the feel of a development.

Actions:

• The building line should have subtle variations in the form of recesses and protrusions but should generally form a unified whole.

• Boundary treatments should reinforce the sense of continuity of the building line and help define the street, appropriate to the rural character of the area.

• Boundary treatments should not impair natural surveillance.

Setbacks

A setback is the distance between the back of the pavement and the building line. The size of the setback contributes to the overall character and sense of enclosure along a street.

Actions:

• A coherent street frontage should be achieved by coordinating the setback between buildings and the street. Large differences in setbacks for adjacent properties should be discouraged as they do not contribute to the overall streetscape or the cohesiveness of a place.

Design codes

AECOM

3a

Design codes

Public space

PS.01 Street hierarchy

Access street

This street provides the main access spine of an area or a new development. It connects the development to the rest of the settlement.

Actions:

- Provide generous front gardens and street planting that contribute to the general feeling of openness.

- Locate parking to the side of properties and consider using garages to mitigate the impact of cars on the streetscape.

- Main street serves as the access to the new development and that can be acknowledged by providing planting in the junction with the existing road. Buildings in the access and ending can have special features to provide interest to the main spine.

- Local open spaces can ease way-finding as planting in corners, intersections with other streets and end of views, but also as separate open spaces in their own right. Provide those local green spaces, that are made accessible by being on the main structuring spine of the development.

This code is applicable to the following area types:
*(Those areas where it is applicable are highlighted in colour)*

| A | B | C | D | E | F |
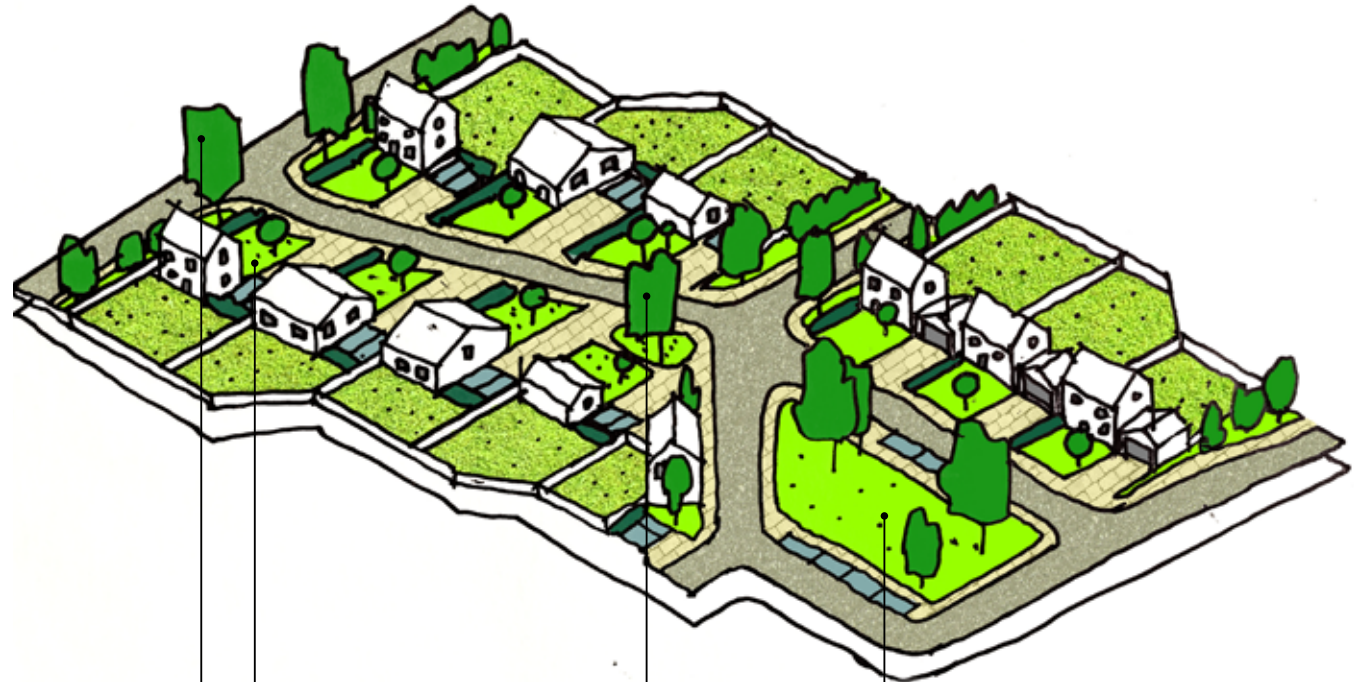
Provide generous front gardens that contribute to the openness of the street

Planting at key junctions and end of views can ease way-finding

Provide local green spaces, accessible by virtue of being located in the main street of the development, that include parking provision

Acknowledge the access to the new development with high quality planting in the junction with the existing road

Design codes

This code is applicable to the following area types:
(Those areas where it is applicable are highlighted in colour)

| A | B | C | D | E | F |

curtilage boundary — public — curtilage boundary

dwelling | front garden | pav. | road | pav. | front garden | dwelling

4m   6m   2m 2m

Examples

Common Road, to the left, is a local example of an access street that includes tree planting. In this case, the street does not include parking provision, which results in cars parked on pavements. There are accessibility problems as pavement is continuous only on one side of the street.

Common Road. Example of a local access street

AECOM

Design codes

Public space

Residential street

Actions:

- Provide generous front gardens that contribute to the general feeling of openness.

- Locate parking to the side of the property to mitigate the impact of cars on the streetscape.

- Residential streets branch out from the main street, it is good practise to stager branching streets organically to avoid excessive long views.

- It is also advisable to stagger opposing buildings along the street so they are not directly facing each other, and therefore reduce the monotony along the streetscape.

Cul-de-sac street

Actions:

- It is generally acceptable to increase the density and decrease the spacing of buildings in cul-de-sacs to favour activity and prevent them from becoming isolated, parking can be at the front of properties in this case. Garages separate from dwellings are not acceptable and neither are parking courtyards.

- Cul-de-sacs should have pedestrian paths that connect them to surrounding areas and increase their connectivity access and overlooking. Careful consideration should be given to the landscaping and lighting of these paths to increase their safety. Follow Secure by Design principles included in Secure by Design Homes 2019 (or latest edition).

- Cul-de-sacs are typically backing onto the open land in the area. This is generally not advisable. It is generally advisable to back onto gardens of other properties. A side dwelling typology is suggested here as an alternative when properties back onto the open countryside. It provides distant views to the open land.

Provide generous front gardens

Locate parking to the side of properties, to minimise the impact of cars on the streetscape

Stagger opposing buildings along the street to increase variation and reduce monotony on the street

Increased density in cul-de-sacs favours activity and prevents isolation of these areas

Increase connectivity of cul-de-sacs by providing pedestrian paths at ends, with landscaping and appropriate street lighting

Backing onto rear gardens

Backing onto open countryside

This code is applicable to the following area types:
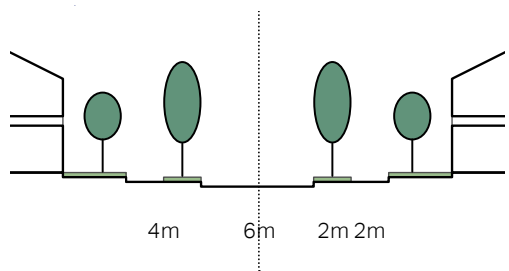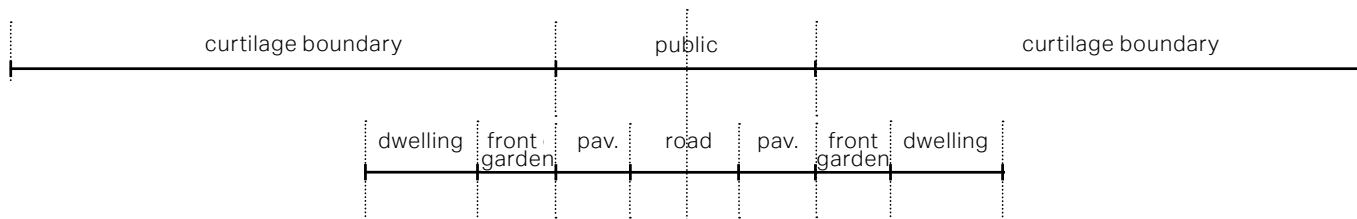*(Those areas where it is applicable are highlighted in colour)*

| A | B | C | D | E | F |

curtilage boundary | public | curtilage boundary

dwelling | front garden | pav. | road | pav. | front garden | dwelling

2m | 5m | 2m

Springfield Close. Example of a local cul-de-sac

Examples

Springfield Close, to the left, is a local example of a cul-de-sac that is well overlooked and includes a public and well-light pedestrian connection to surrounding areas. However, the safety of the connection could be improved by increasing the width, overlooking and landscaping of the path.

Public space

Edge street / lane

Actions:

- Edge lanes are a suitable way of fronting the surrounding countryside making it accessible to most users.

- These streets can have gentle meandering, providing interest and evolving views while helping with orientation.

- Carefully consider landscaping as a buffer between development and the open countryside. This buffer future proofs the development against potential development that might front to the edge lane in the future.

- Connect the edge lane to paths and other public rights of way.

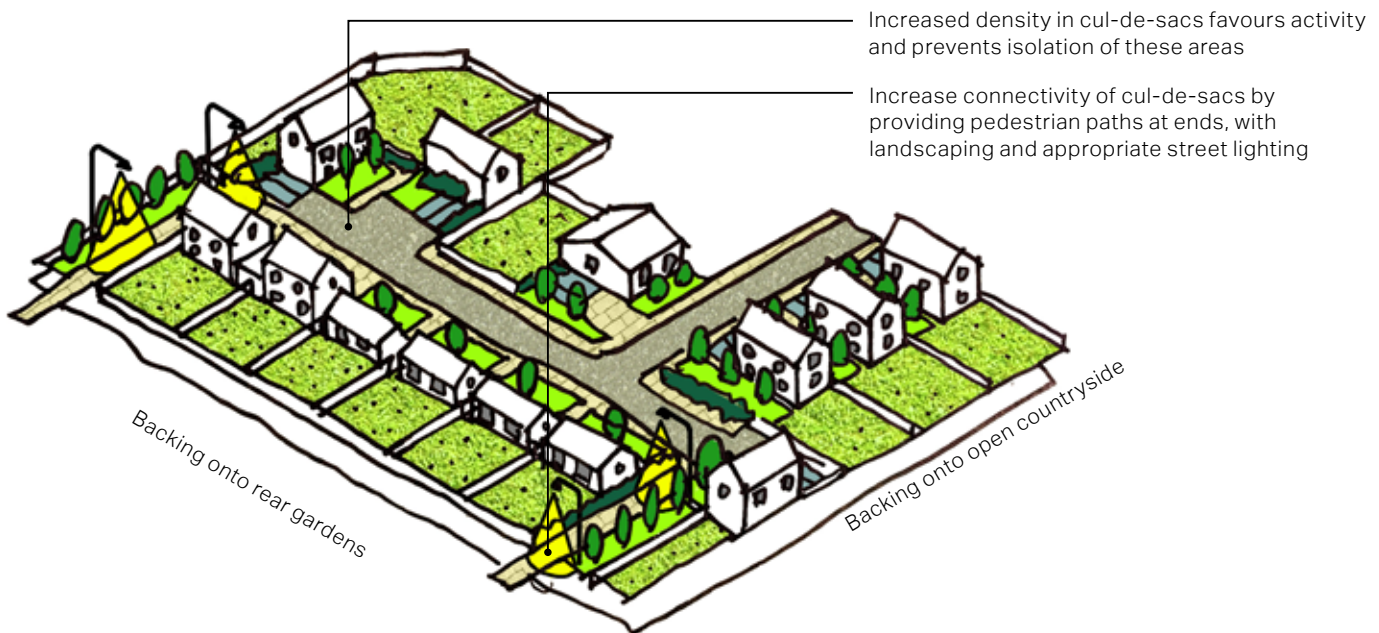**This code is applicable to the following area types:**
(Those areas where it is applicable are highlighted in colour)

A   B   C   D   E   **F**

Provide interest to edges with meandering streets and lanes

Provide landscaped buffering to the street with appropriate planting

Connect to pathways and public rights of way

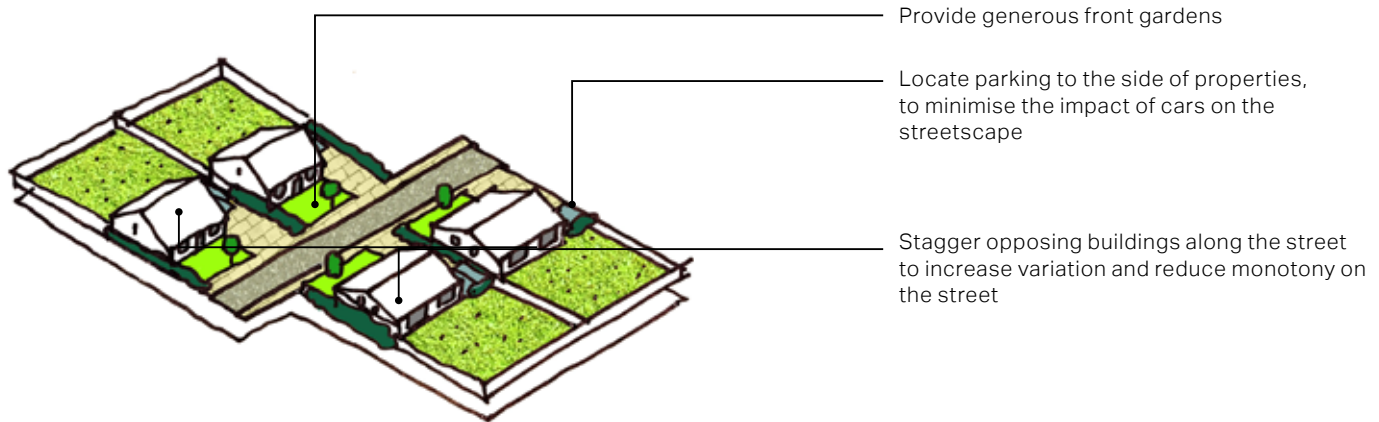**This code is applicable to the following area types:**
(Those areas where it is applicable are highlighted in colour)

A B C D E **F**
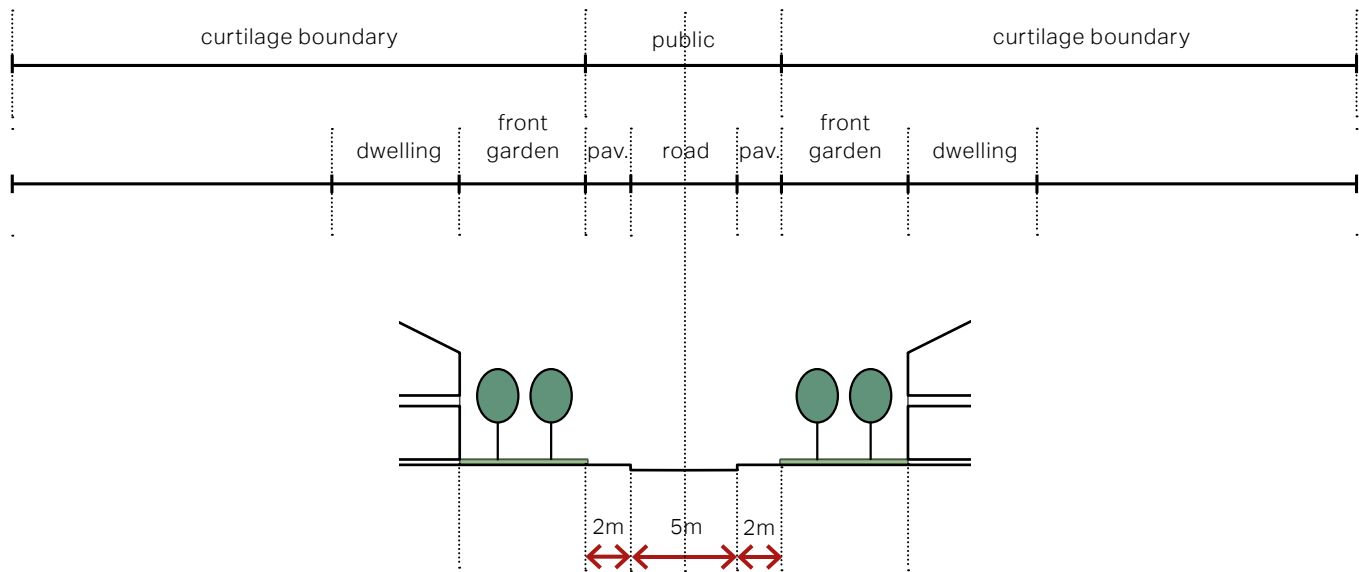
curtilage boundary   public

dwelling | front garden | pav | road | pav | buffer | open landscape

2m   5m   2m

Examples

King's Loke, to the left, is a local example of an edge lane. Frontage towards the street could be improved, as well as the connectivity to pathways and the landscape beyond.

King's Loke. Example of a local edge lane

Public space

PS.02 Secured by design

Safe and lively spaces

- Designing out crime and designing community safety is essential to the creation of successful, safe and attractive developments. The following guidelines are in line with the latest manual endorsed by the police 'Secured by Design Homes 2019'.

Actions:

- Access and movement: design places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security.

- Structure: design places that are structured and easy to read, so that different uses do not cause conflict.

- Activity: design places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.

- Surveillance: design places where all publicly and privately-owned open spaces (such as front gardens and driveways) are overlooked. Provide adequate levels of street lighting.

- Ownership: design places that promote a sense of ownership, respect, territorial responsibility and community-compromising well defined dwelling boundaries;

- Physical protection: design places that include necessary, well-designed security features, such as boundary walls and party fences.

- Management and maintenance: design places that are designed with ease of management and maintenance in mind, to discourage crime in the present and the future.
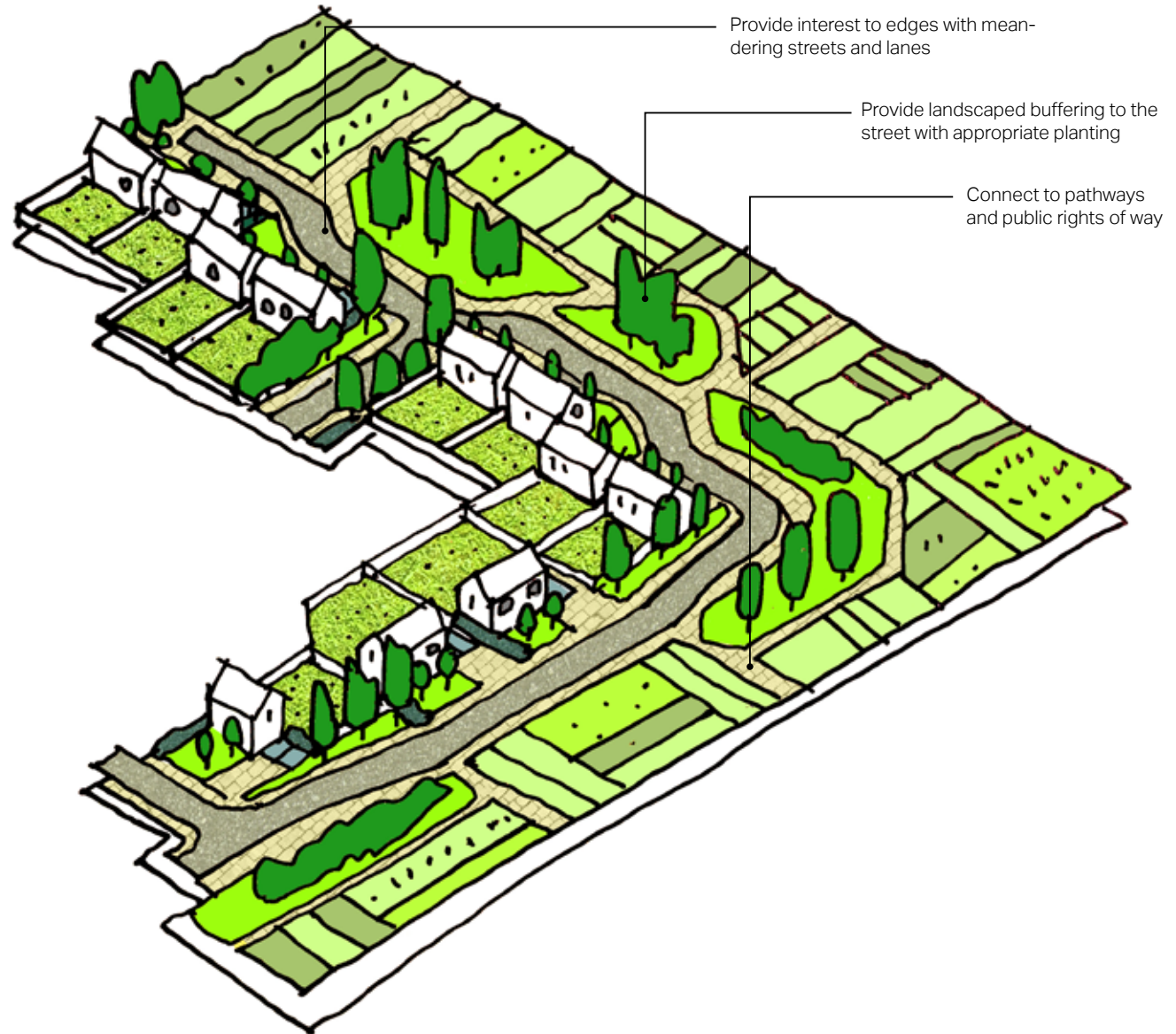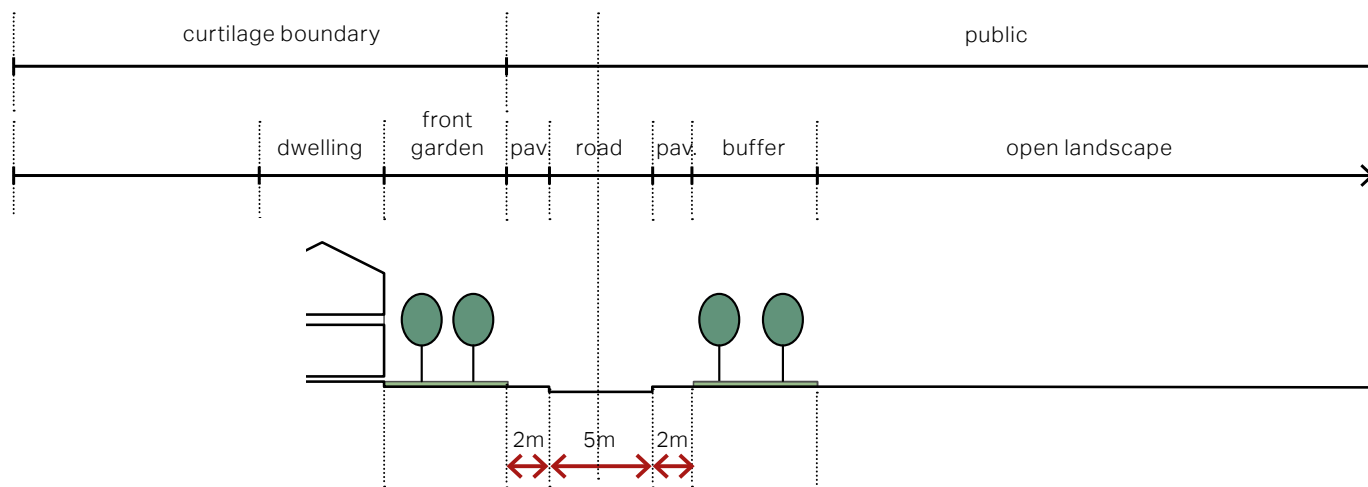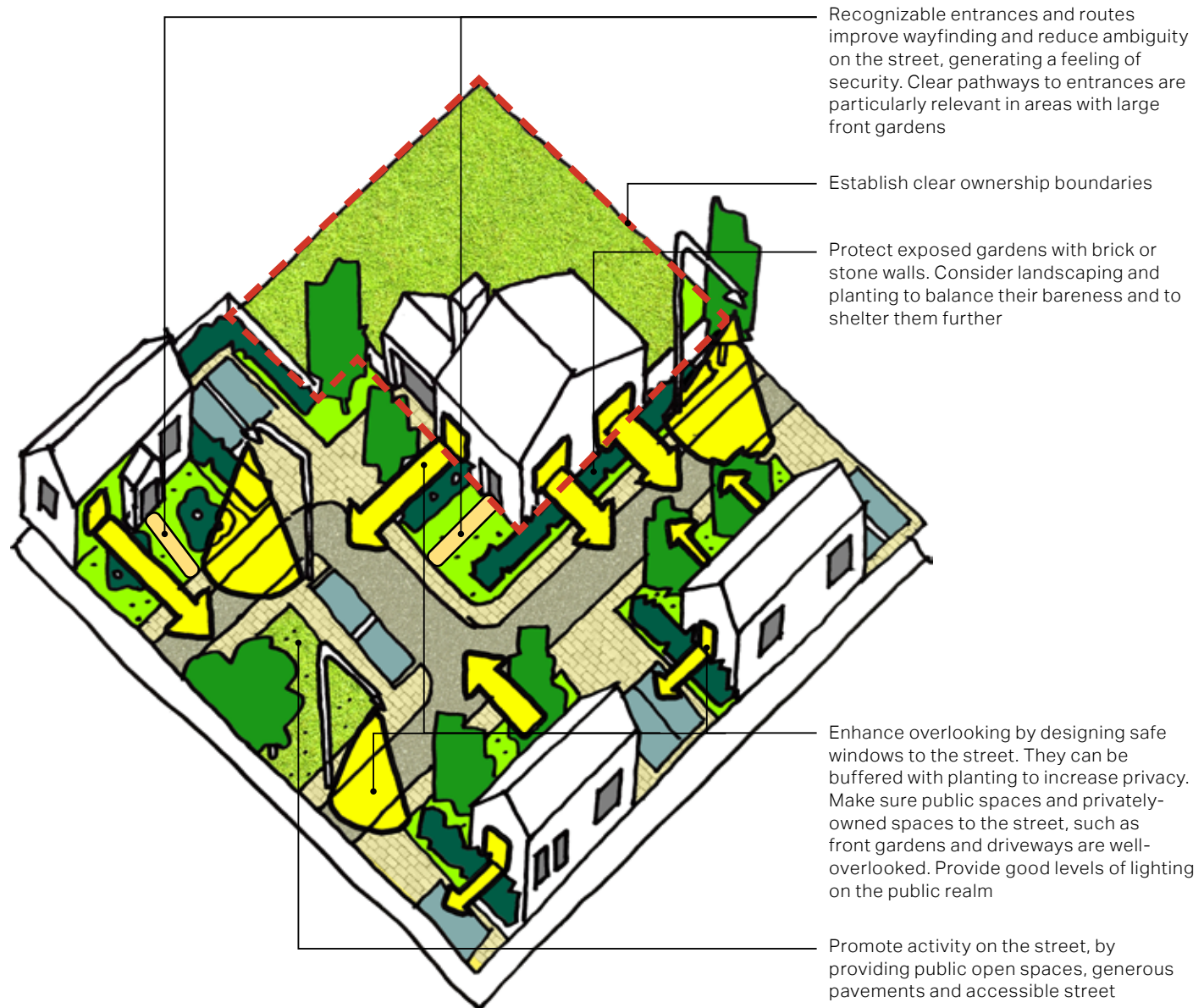
This code is applicable to the following area types:
(Those areas where it is applicable are highlighted in colour)

| A | B | C | D | E | F |

Recognizable entrances and routes improve wayfinding and reduce ambiguity on the street, generating a feeling of security. Clear pathways to entrances are particularly relevant in areas with large front gardens

Establish clear ownership boundaries

Protect exposed gardens with brick or stone walls. Consider landscaping and planting to balance their bareness and to shelter them further

Enhance overlooking by designing safe windows to the street. They can be buffered with planting to increase privacy. Make sure public spaces and privately-owned spaces to the street, such as front gardens and driveways are well-overlooked. Provide good levels of lighting on the public realm

Promote activity on the street, by providing public open spaces, generous pavements and accessible street

This code is applicable to the following area types:
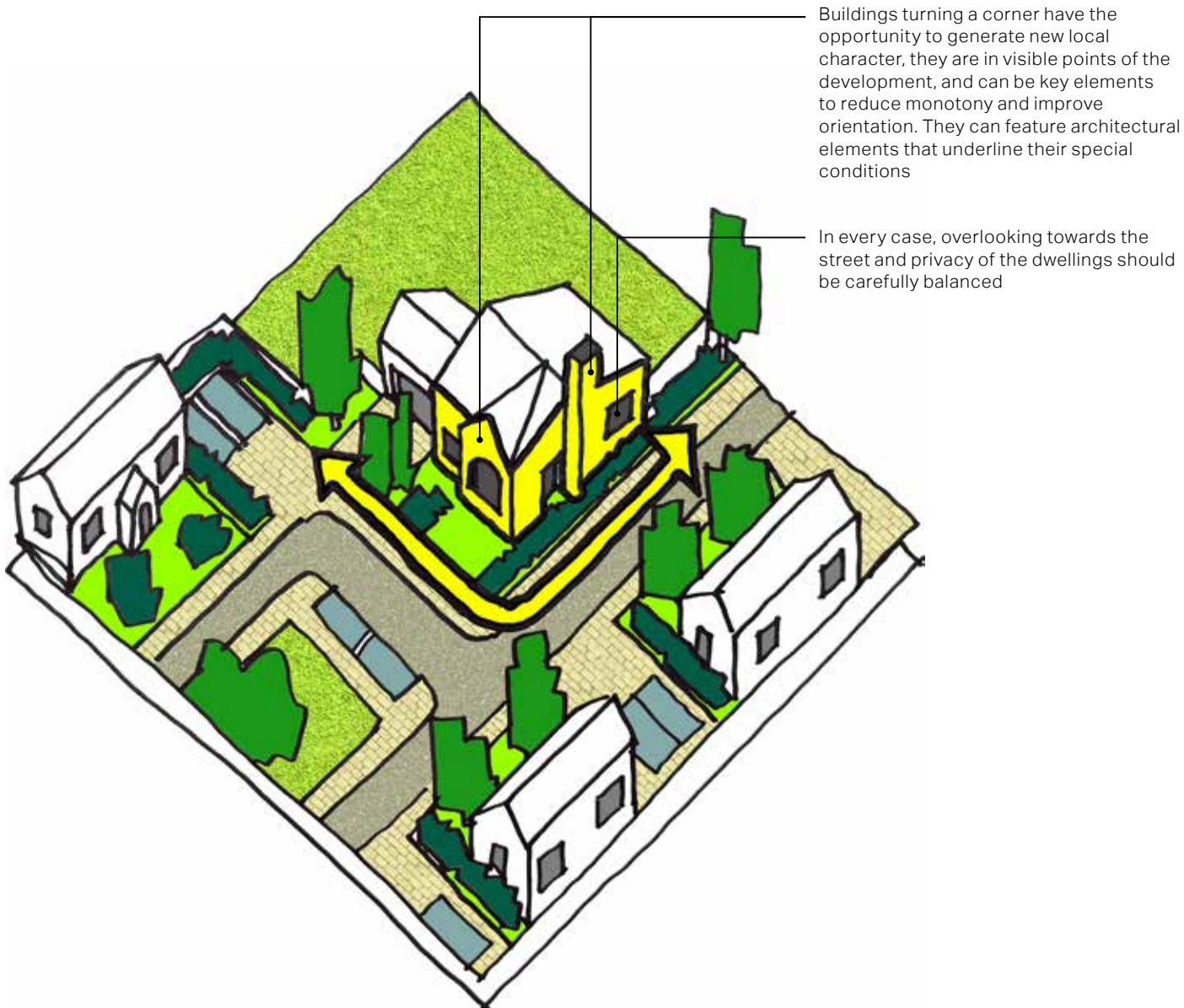*(Those areas where it is applicable are highlighted in colour)*

| A | B | C | D | E | F |

Buildings turning a corner have the opportunity to generate new local character, they are in visible points of the development, and can be key elements to reduce monotony and improve orientation. They can feature architectural elements that underline their special conditions

In every case, overlooking towards the street and privacy of the dwellings should be carefully balanced

Buildings turning a corner

Streets with active frontages provide visual attractiveness and enhance the streetscape, but also provide high levels of natural surveillance.

Actions:

- Animate both facades on a corner buildings with doors and/or windows. Exposed, blank gable end buildings with no windows fronting the public realm should be avoided.

- Consider decorative architectural feature elements for these building types, given their prominence and their ability to create local character.

- As well as relating carefully to existing heritage features, landmark buildings should also be innovative and interesting. They should promote good architecture and ensure that places are distinct, recognisable and memorable.

- In any case, privacy measures should be taken into account from the early design stage. Issues such as overlooking from streets, private and communal gardens should all be considered. Setback from the street, front garden landscaping and detailed architectural design should help in balancing privacy to front living spaces with the need for overlooking of the street.

Design codes
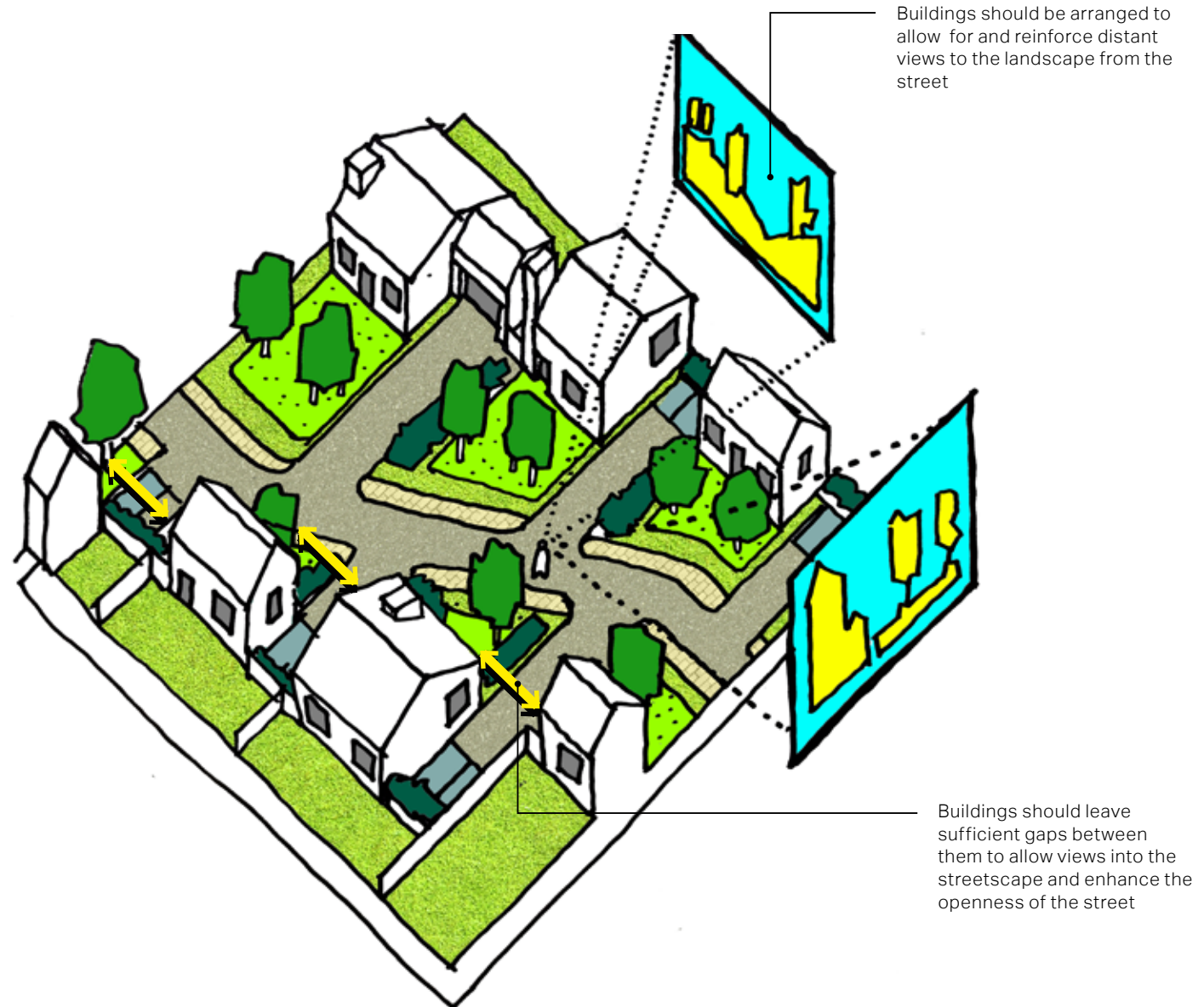
Identity

ID.01 Legibility

Gaps

Actions:

• Narrow gaps between buildings should be avoided, generous gaps between buildings contribute to the general feel of openness of the area.

• Refer to the nominal dimensions on the next design code to guarantee sufficient separation between buildings.

Views

Actions:

• Consider the sequence of views and the appreciation of the view as one moves through the street scene. Consider where are the most likely viewpoints for key views and plan the arrangement of buildings, tree planting and open spaces accordingly.

• Buildings should be designed and arranged to reinforce views of existing landmarks and the open countryside through appropriate scale, mass and separation.

• Planting, particularly of trees with the potential of growing large, should be carefully planned so they don't obstruct from views of key assets to the village.

This code is applicable to the following area types:
(Those areas where it is applicable are highlighted in colour)

| A | B | C | D | E | F |

Buildings should be arranged to allow for and reinforce distant views to the landscape from the street

Buildings should leave sufficient gaps between them to allow views into the streetscape and enhance the openness of the street
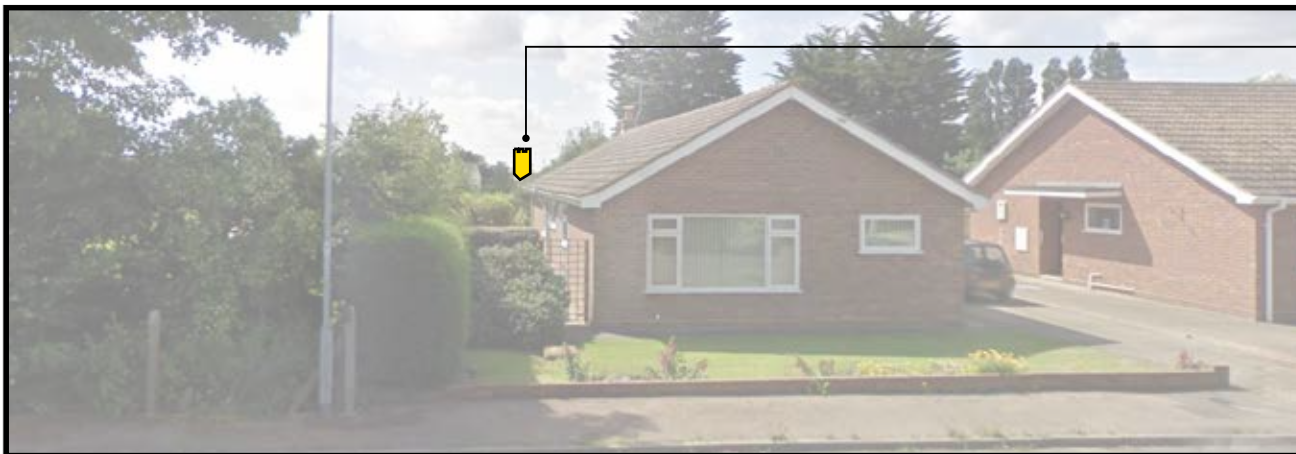
In the northernmost areas of Hemsby the topographical conditions allow for long views of St Mary the Virgin. Even if some gaps between buildings are generous enough to provide those views, the layout does not consciously acknowledge those views, and provides no framing.
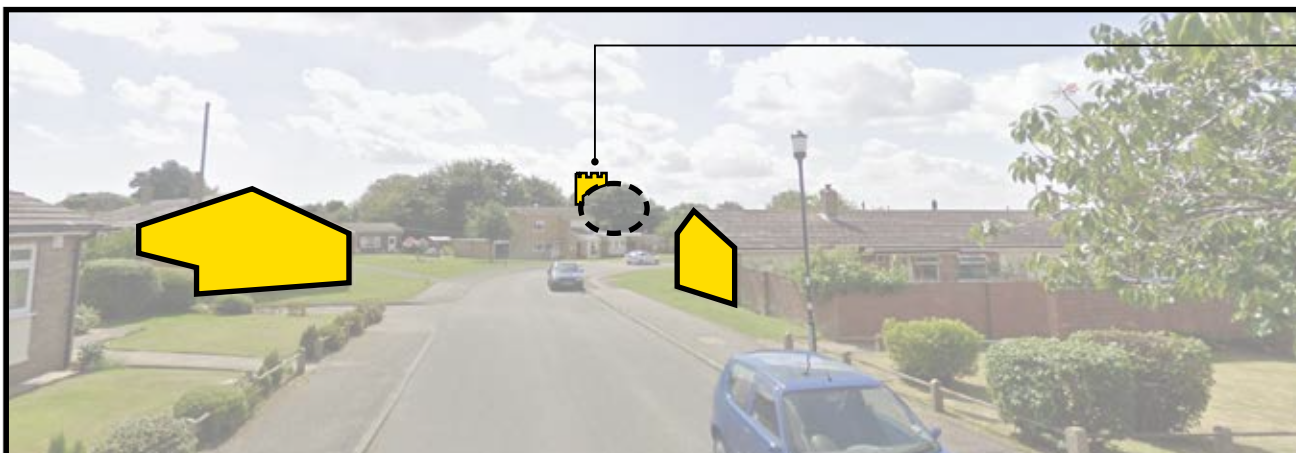
In this view, approaching closer towards the church, its position is framed by turning the gable ends of dwellings converging onto the church. The generally low profile of bungalows makes the church stand out in the view. However, the view towards the church is interrupted by planting, in some cases this is inevitable.
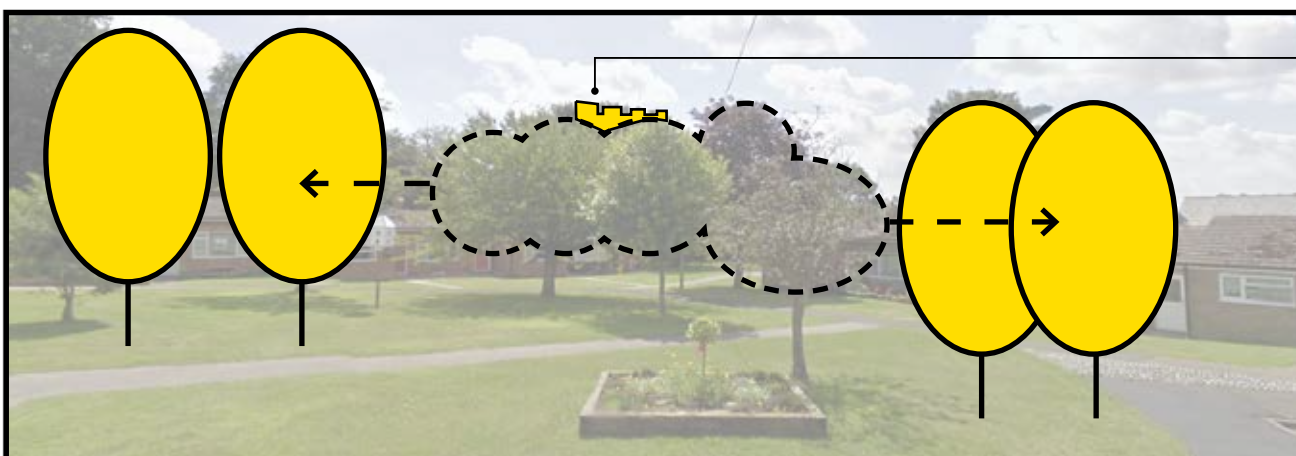
In a closer view, the church is completely lost behind poorly planned planting. By consciously considering which are the key assets to be contemplated and where the most likely viewpoints to do so would be, these assets can become valuable elements of the street scene.

In this case planting could have been planned as suggested, improving the overall legibility of the church.

Design codes

Identity

ID.02 Architecture

Roof profile

Creating variety in the roof line is a significant aspect of designing attractive places. There are certain elements that serve as guidelines in achieving a good variety of roofs:

- Scale of the roof should always be in proportion with the dimensions of the building itself.

- Monotonous building elevations should be avoided, with subtle changes in roof line being promoted during the design process.

- Local traditional roof detailing elements should be considered and implemented where possible.

- Dormers can be used as a design element to add variety and interest to roofs.

Roof materials

- The predominant material used for roofing is ceramic tile and natural slate. Thatched roofs are traditional in the area.

Wall materials

- Render: Not many examples of rendered traditional buildings can be found in the area. If rendered facades are suggested, it is recommended to keep rendering to subtle tones, such as smooth floated finish in a limited range of naturally occurring colours. The local vernacular rendering is tone is white, ochre, pink and light pastel colours.

- Stone: Stone cannot be considered as part of the local vernacular in the area.

- Weatherboarding: This is a used cladding material in Hemsby, normally in light tones in beach areas and dark brown and black tones in barns and stables.

- Brick: Locally, the clays are predominantly rich hues of reds and orange, burnt headers are also characteristic. New development using brick should use a hue that is specific to the area.

This code is applicable to the following area types:
(Those areas where it is applicable are highlighted in colour)

A   B   C   D   E   **F**

Vine Close. Image above shows positive examples of roofscape articulations

The Paddock. Images above show positive examples of roofscape articulations

This code is applicable to the following area types:
(Those areas where it is applicable are highlighted in colour)

A B C D E **F**

Brick facades and thatch roofs

Images above show typical materials in the area

Brick facades and ceramic tiled roofs

Images above show typical windows and openings in the area

Windows & openings

Windows are the 'eyes' of a building and are crucial to its character.

Actions:

- A limited range of traditional window patterns are characteristic of traditional houses in the area and provide appropriate models where a period effect is sought or required.

- Where possible, timber windows should be selected over uPVC alternatives; they can allow a finer profile to be achieved and if they are maintained properly they tend to be more durable.

- Aluminium windows can also offer a much greater range of design possibilities than uPVC alternatives, however these should not be considered as best option when choosing what material windows are made from.

- It is important that for good internal lighting the default position is for large windows on new development.

- In general traditional styled windows look best when painted white; although other colours are welcomed as they add interest to the street scene. If the timber weatherboarding is painted in darker colour (grey or black) windows could also be coloured like the rendering of the building to blend in.

- Cills and lintels frame a window and they should be designed with care. Timber lintels are the simplest form, characteristic of vernacular construction in timber-frame or brick areas.

- Ground floor windows can be larger and deeper than upper floor windows, as they add more animation to the streetscape.

- Corner windows are encouraged, they add architectural interest to the building and have a positive impact on the streetscape.

3a

Design codes

Special features

- It is important that the detailing and architectural elements used in new developments are of a high quality and reinforce the local character of Hemsby.

- Architectural detailing shall typically display elements that equate to those on existing traditional buildings which provide interest, scale and texture to form and elevations.

Dormers & bay-windows

- A dormer is a roofed structure, often containing a window, that projects vertically beyond the plane of a pitched roof. As the predominant typology in Hemsby, one-storey bungalows do not tend to display dormers. They can only be considered suitable feature elements for cottages and houses.

- Bay-windows, in contrast, are frequently displayed as part of the bungalow typology and can be used as local feature elements that add interest to facades.

Porches

- Frequently, porches and terraces tend to be associated with the bungalow typology, specially in coastal locations such as Hemby's. They can be considered as local feature elements that can create interest on the street.

Chimneys

- Traditionally, buildings display simply-shaped brick chimneys. New buildings can make use of accent and feature elements such as chimneys to generate visual interest in the roof line and the streetscape.

This code is applicable to the following area types:
(Those areas where it is applicable are highlighted in colour)

A   B   C   D   E   **F**

Images above show special architectural features in the area, such as bay-windows, porches and chimneys

Design codes

This code is applicable to the following area types:
(Those areas where it is applicable are highlighted in colour)

A B C D E **F**

Poorly located meter boxes, their presence clutters front elevations

Porches / entries can conceal the presence of meter boxes

Positive example of drainage channel as demarcation of thresholds of water run-off from and to dwellings

Use clean lines and sympathetic colours for gutters and downpipes

Services

Actions:

- Design shared common trenches for service and drainage runs to minimise disturbance to buildings and reserve space for pipework and drainage under the verges and service strips.

- Where existing pavements are excavated, they should be reinstated with matching materials to ensure coherent surfacing.

- Avoid any damage to the root system of retained tree species. Service runs should not be located within the tree root spreads or new tree planting corridors.

- Use sympathetic materials to the surrounding paved areas for manhole covers and make sure they fit with the surface material used. Integrate substations and other service kiosks into the design of new developments from the start.

Pipework & utilities

- Utilities are necessary parts in the operation of public and domestic environments. Special attention is required for selection and location utilities such as pipework and utility boxes. Poor planning of utilities could easily hinder the overall quality of the street scape in new developments.

Actions:

- The location and design of services on a building must be considered carefully and every effort should be made to locate these items as unobtrusively as possible.

- Pipework should be grouped together and run internally wherever practical. Chimneys can be used to disguise gas flues where they do not serve a working fireplace. By default, rainwater goods should be dark coloured unless they are matching a prevalent colour in the area.

- Meter boxes should be designed into a scheme from the outset to avoid cluttering the elevations. They should be on end rather than front elevations where possible. External meter boxes can be avoided through the use of smart meters.

AECOM

3a

Design codes

Homes & buildings

HO.01 Housing mix

Hemsby's street character is originated from the low profile of buildings and the general openness of the street. Most dwellings in the village are bungalows, and houses tend to concentrate at the end of cul-de-sacs or around the small historic core, where the bulkier profile of houses, over two storeys, does not detract from the general feel of the village.

Recent developments, such as the scheme on Stable Field Way or Marsh Road, are predominantly formed by two-storey houses and cannot be considered in keeping with the character of the village.

In spite of not determining a compulsory mix of typologies for new developments in these design codes, any new schemes should propose a set of typologies that take into account the character of Hemsby.

Therefore, any development that proposes typologies that are not in keeping with the character of the village will be contested.

This code is applicable to the following area types:
(Those areas where it is applicable are highlighted in colour)

A **B** **C** **D** **E** **F**

Examples of bungalows in the area, consistent with the more extended suggested 10x10m footprint in the typologies on previous pages. These are the most extended dwelling types in the area and contribute to the general openness and low profile of the streets in Hemsby.

Examples of houses in the area, consistent with more compact suggested 10x6m footprint proposed in the typologies on previous pages. These are relatively infrequent and limited to the end of cul-de-sacs and some small pockets near the historic core.

AECOM

This code is applicable to the following area types:
(Those areas where it is applicable are highlighted in colour)

A   B   C   D   E   F

Traditional brick boundary wall

Boundary limit marked with hedgerow

Low brick boundary wall

Wooden fencing boundary wall. Only acceptable in the Beach Front and Hemsby Beach character areas

Homes & buildings

HO.02 Gardens

Function

Front gardens can contribute positively to the character of the street scene. A well-maintained front garden adds to the overall look of the area.

Rear gardens can provide additional well-being benefits, as places to sit, eat and relax. They constitute opportunities to grow vegetables and fruits and can be appropriate places to install outdoor office spaces and working areas.

Planting

Actions:

- The British Standard 5837: 2012 'Trees in relation to construction- Recommendations' should be the reference document when considering new and existing trees on proposed development sites.

- Existing trees should be retained as much as possible.

Boundary treatments

Quality landscaping and well-thought boundary treatments are key to achieving attractive streets. Make good use of hedges, trees, flower beds, low walls and high quality paving materials between the private and public space.

Actions:

- If low level boundary demarcation of front gardens is required for security or given the conditions of the street, it will not normally be appropriate to allow fences higher than 1 metre to the street and 1.8metres to the rear, to separate rear gardens.

- The selected material to mark curtilage boundaries will need to be appropriate to the surroundings and in keeping with that of neighbouring properties, wooden boarding is generally not advisable and brick and planting is preferred, as is in keeping with the traditional boundary treatments in the area.

- Wooden boarding is frequently found in the Beach Front and Hemsby Beach character areas, so it could be acceptable as boundary marking in those areas. Generally, wooden fencing can be used for concealed rear and side gardens backing onto each other, if these gardens are never facing the street or open spaces.

Homes & buildings

HO.03 Extensions

This code is applicable to the following area types:
(Those areas where it is applicable are highlighted in colour)

A B C D E F

General considerations

Extensions to dwellings can have a significant impact on the character and appearance of the building, but also on the streetscene within which they sit. A well-designed extension can enhance the appearance of its street, whereas an unsympathetic extension can have a harmful impact, create problems for neighbouring residents and affect the overall character of the area.

Even if this section is not mandatory where work falls within the definition of permitted development, it can be considered as a design reference in Hemsby to achieve a cohesive and positive character in keeping with the village built form.

Actions:

• Alterations and extensions within the conservation area should reflect local character through the use of characteristic materials and detailing.

• All extensions should be appropriate to the mass, scale and design of the main building and should not exceed the height of the original or adjacent buildings. Two storey extensions should be constructed with the same angle of pitch as the existing roof.

• The form of extensions should respect the shape and style of the roof. Reference should be taken from the host building and the local vernacular to determine the most appropriate proportions for the extension.

• Innovative and creative material and design suggestions in extensions that complement the host building may be appropriate, but should always reflect local character in their form, scale and massing.

• Design codes BF.06, BF.07, BF.08 and BF.09 should also be followed in relation to modifications and extensions.

General forms

Actions:

• The original building should remain the dominant element of the property regardless of the amount of extensions. The newly built extension should not overwhelm the building from any given point.

• Avoid designs that wrap around the existing building and involve overly complicated roof forms.

Roof extensions

The pitch and form of the roof of buildings adds to its character and extensions should respond to this where appropriate.

Actions:

• Wherever possible, locate roof extensions to the rear of properties to minimise potential impact on the streetscape.

• Favour rooflights as a way of introducing natural light into a roofspace without resulting in negative visual impact.

Extensions to side

Actions:

• Side extensions should be set back from the front of the main building, mirror the roof pitch, replicate or have lower cornice height, and ridges should be below the existing ridge height. Take careful consideration to avoid overshadowing of the neighbouring plot.

• Set-back the extension by at least 50cm from the main facade or at least by 1m if the extension is a car garage.

• A minimum distance of 1m between the property and its boundary (giving a total distance of at least 2m between properties) should be maintained by new side extensions.

Extensions to front

Actions:

• In general, front extensions have a greater impact on the street, and so should be avoided.

• Front extensions should take the form of the existing building, mirror the roof pitch, replicate or have lower cornice height and their ridge should be below the existing ridge height.

Extensions to rear

Actions:

• Rear extensions should take the form of the existing building, mirror the roof pitch, replicate or have lower cornice height, and ridges should be below the existing ridge height. Take careful

consideration to avoid overshadowing of the neighbouring plot.

Loss of private amenity

Actions:

• Extensions should not result in a significant loss to the private amenity area (front, side and rear gardens) of the dwelling.

Architectural language & materials

Actions:

• Extensions should consider the materials, architectural features, window sizes and proportions of the existing building and recreate this style to design an extension that matches and complements the existing building. The original building should remain the dominant element of the property regardless of the amount of extensions. The newly built extension should not overwhelm the building from any given point.

This code is applicable to the following area types:
(Those areas where it is applicable are highlighted in colour)

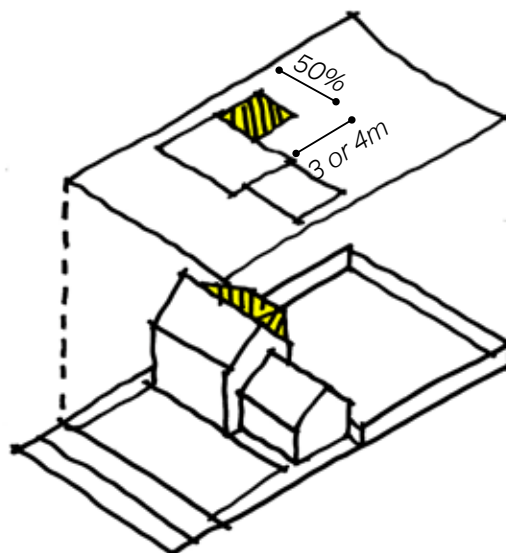| A | B | C | D | E | F |
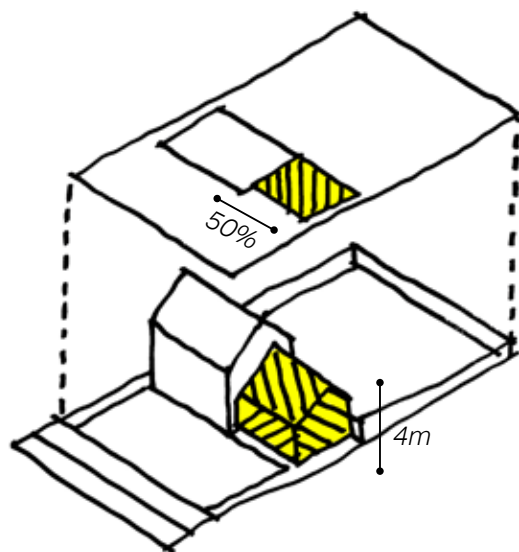
Extensions to side

- Only half the area of land around the original house can be covered by extensions or other buildings.

- Extensions cannot be higher than the highest part of the existing roof; or higher at the eaves than the existing eaves.

- Where the extension comes within two metres of the boundary the height at the eaves cannot exceed three metres.

- The extension cannot exceed four metres in height.

- The extension can only be a single storey.

Extensions to back

- Only half the area of land around the original house can be covered by extensions or other buildings.

- Extensions cannot be higher than the highest part of the existing roof; or higher at the eaves than the existing eaves.

- Where the extension comes within two metres of the boundary the height at the eaves cannot exceed three metres.

- The extension cannot exceed four metres in height.

- The extension can only be a single storey.

- Single-storey rear extensions cannot extend beyond the rear wall of the original house by more than four metres if a detached house; or more than three metres for any other house.

For further information on permitted development Refer to https://www.planningportal.co.uk/info/200130/common_projects/17/extensions

Permitted development

Permitted development rights allow you to extend a house without needing to apply for planning permission if specific limitations and conditions are met. If you want to exceed these, then it is likely that an application for householder planning permission will be required.

All extensions

- Only half the area of land around the original house can be covered by extensions or other buildings.

- Extensions cannot be higher than the highest part of the existing roof; or higher at the eaves than the existing eaves.

- Where the extension comes within two metres of the boundary the height at the eaves cannot exceed three metres.

- Extension cannot be built forward of the 'principal elevation' or, where it fronts a highway, the 'side elevation'.

Side extensions

Where it would extend beyond the 'side elevation' of the original house, the extension:

- Cannot exceed four metres in height.

- Can only be a single storey.

- Can only be up-to half the width of the original house*.

Single storey extensions

- Single-storey rear extensions cannot extend beyond the rear wall of the original house by more than four metres if a detached house; or more than three in any other case. They cannot exceed four metres in height.

Extensions of more than one storey

- Extensions of more than one storey must not extend beyond the rear wall of the original house* by more than three metres or be within seven metres of any boundary* opposite the rear wall of the house.

- Roof pitch must match existing house as far as practicable (note that this also applies to any upper storey built on an existing extension).

- Any upper-floor window located in a 'side elevation' must be obscure-glazed and non-opening (unless the openable part is more than 1.7 metres above the floor).

- All side extensions of more than one storey will require householder planning permission.

3a

Design codes

Energy & sustainability

SU.01 Insulation

This code is applicable to the following area types:
(Those areas where it is applicable are highlighted)

A **B** **C** **D** **E** **F**

Thermal mass

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

Actions:

• Provide thermal storage in construction elements, such as a trombe wall placed in front of a south-facing window or concrete floor slabs, that will absorb solar radiation and then slowly re-release it into the enclosed space.

• Use mass combined with suitable ventilation strategies.

Insulation

Actions:

• Provide thermal insulation to any wall or roof to the exterior to prevent heat losses. Pay particular attention to heat bridges around corners and openings in the design stage.

• Provide acoustic insulation to prevent the transmission of sound between active (i.e: living room) and passive spaces (i.e: bedroom).

• Provide fire insulation and electrical insulation to prevent the passage of fire between spaces or components and to contain and separate electrical conductors.

Airtightness

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

Actions:

• Form an airtightness layer in the floor, walls and roof.

• Seal the doors, windows and rooflights (if applicable) to the adjacent walls or roof.

• Link the interfaces between walls and floor and between walls and roof, including around the perimeter of any intermediate floor.

• Seal penetrations through the air barrier.

Provide thermal storage in construction elements, such as concrete floor slabs

Provide thermal insulation to any wall or roof to the exterior to prevent heat losses

Pay attention to possible thermal bridges in openings and corners
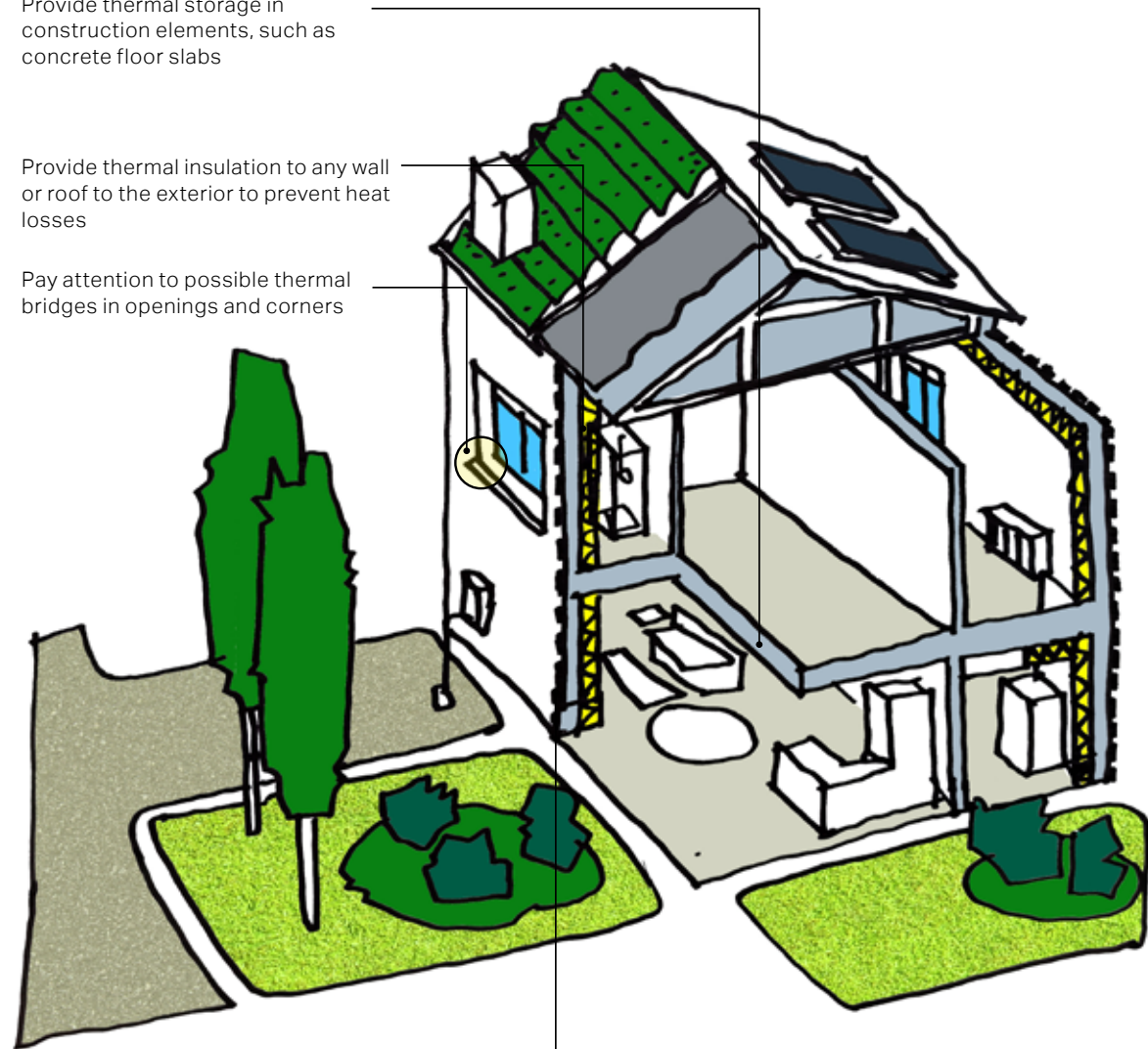
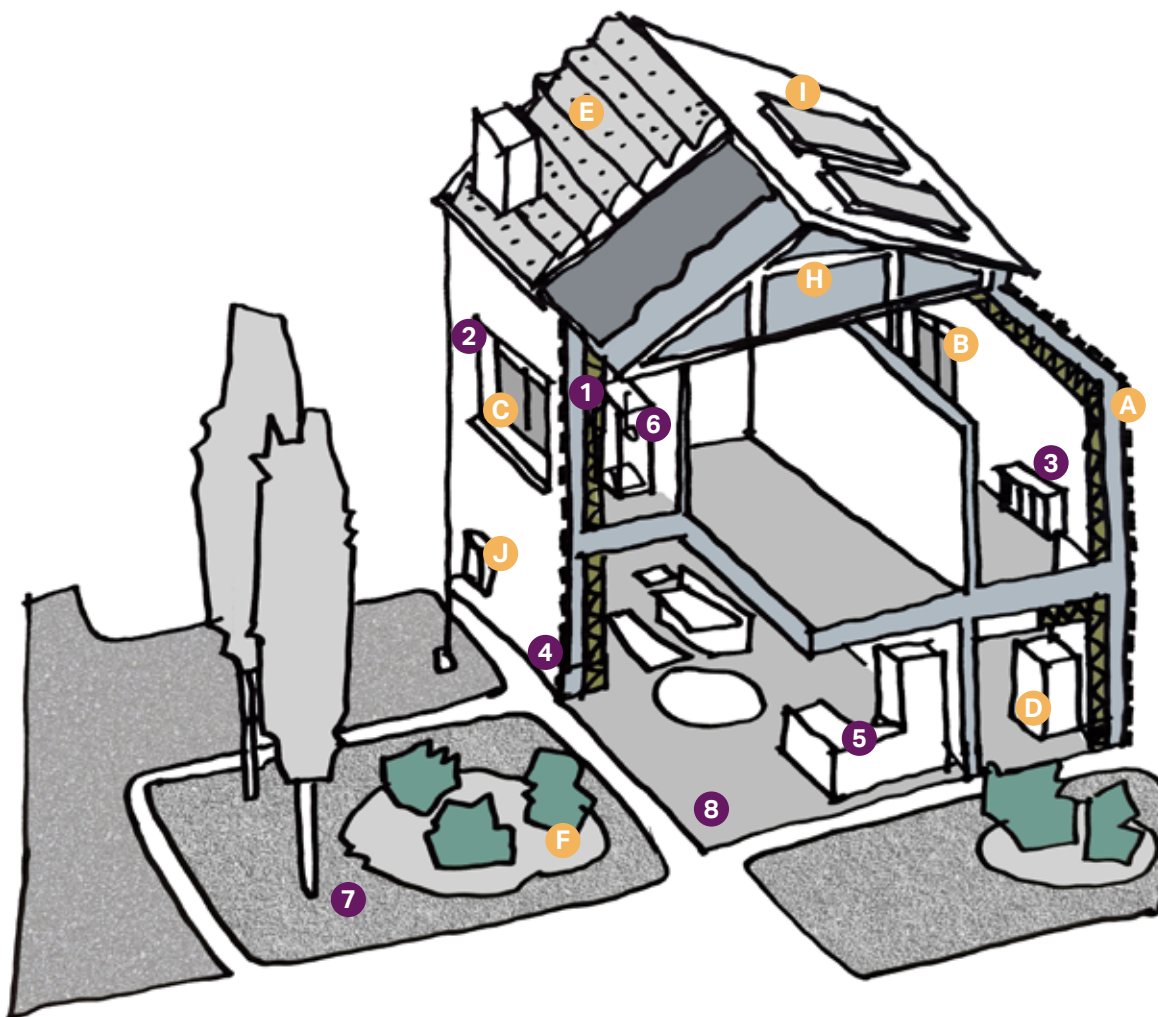Seal penetrations through the air barrier to guarantee the air tightness of the dwelling

Design codes

This code is applicable to the following area types:
(Those areas where it is applicable are highlighted)

A B C D E F

Energy & sustainability

SU.02 Low carbon

High Performance Residential Buildings

Energy efficient or eco homes combine all around energy efficient construction, appliances, and lighting with commercially available renewable energy systems, such as solar water heating and solar electricity.

The aim of these interventions is to reduce home overall energy use as cost effectively as the circumstances allow for. Whereas, the final step towards a high performance building would consist of other on-site measures towards renewable energy systems.

Existing homes

1 Insulation in lofts and walls (cavity and solid)

2 Double or triple glazing with shading (e.g. tinted window film, blinds, curtains and trees outside)

3 Low- carbon heating with heat pumps or connections to district heat network

4 Draught proofing of floors, walls, windows and doors

5 Highly energy- efficient appliances (e.g. A++ and A+++ rating)

6 Highly waste- efficient devices with low-flow showers and taps, insulated tanks and hot water thermostats

7 Green space (e.g. gardens and trees) to help reduce the risks and impacts of flooding and overheating

8 Flood resilience and resistance if needed in flood risk areas

New build homes

A High levels of airtightness

B More fresh air with mechanical ventilation and heat recovery, and passive cooling

C Triple glazed windows and external shading especially on south and west faces

D Low-carbon heating and no new homes on the gas grid by 2025 at the latest

E Water management and cooling more ambitious water efficiency standards, green roofs and reflective walls

F Flood resilience and resistance if needed in flood risk areas. E.g. raised electrical, concrete floors and gardens

H Construction and site planning timber frames, sustainable transport options (such as cycling)

I Solar panel

J Electric car charging point

AECOM

3a

Design codes

Energy & sustainability

SU.03 Solar panels

New houses should incorporate solar panels in their roof design, they should follow this general design guide as appropriate.

Colour & contrast

- The colour and finish of solar panels and how they reflect light should be chosen to fit in with the building or surroundings. The majority of crystalline and thin film panels are dark blue or black; within these shades are a variety of finishes and tones to help make the panels unobtrusive.

Frames

- Panels without frames, or black-framed panels, should be used where framed panels would detract from the building.

Size and style

- Consider the style of the building and, if possible, position the solar PV panels so they are in proportion to the building and its features. For example, they can resemble roofing elements such as roof lights or windows.

- The way in which panels are laid out in relation to one another can make a huge difference to the appearance of the system – favour symmetrical arrangements.

- Consider how the installation relates to the shape of the roof or building. If possible, covering the whole roof or one of its gables is often advisable.

Surroundings

- Choose plant and tree types and locations so that plants will not grow to shade areas on the property or on neighbouring properties where solar energy systems are installed.

- Solar PV on adjacent houses of the same type may look out of place if the approaches are very different. Consider using similar components to fit with the prevalent panel style in the area.

This code is applicable to the following area types:
(Those areas where it is applicable are highlighted in colour)

A	B	C	D	E	F

Select a colour and finish that matches the surroundings

Consider frameless panels

Proportions of the panels should reflect the language of the building and its elements
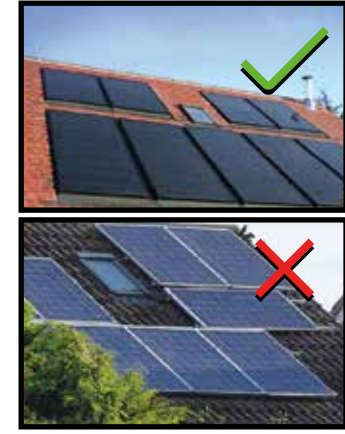
Favour symmetrical arrangements

Often, covering a whole gable is the best way to relate to the general shape of a roof

Plant trees that do not overshadow the panels

Avoid overshadowing neighbouring properties

Maintain a consistent look with neighbouring properties

This code is applicable to the following area types:
(Those areas where it is applicable are highlighted in colour)

A B C D E F

Energy & sustainability

SU.04 Green communities

Green roofs

Sunlight orientation & overshadowing

- Sunlight, orientation and overshadowing from surrounding buildings have to be taken into account. Care must be taken to ensure that the plants receive sufficient but not excessive sunlight to grow.

Wind exposure

- Wind speed and exposure varies according to building height, orientation and location. The plants, soils and supporting structures must be able to withstand these forces. The plants and structure must be anchored so they cannot detach from the building and cause damage. The soils should be contained so the wind cannot blow them away.

Services

- Green roofs and walls need water, power and drainage for maintenance. Care must be taken to keep roots and leaves out of the drainage system, and this should be factored into design and maintenance. There should be points where the drainage system can be inspected and cleaned out regularly.

Power use

- Green roofs and walls should be designed to minimise power use, at that effect, consider the orientation of the roof and walls, and the access to natural light. Where possible, use gravity and not pumps for watering systems.

Installation

- Green walls should be separated from the building elevations, so there is no moisture transfer to the wall.

Existing buildings and parapets

- Some roof parapets can lead to ponding and pooling of water. If the building has parapets, ensure that there is good drainage The fitting of high-water alarm systems should be considered if there is no clear overflow path.

Orientate green roofs and walls to optimal sunlight radiation and minimise the effect of overshadowing

Protect green roofs and walls from excessive wind levels, in this case the sloping site assists in the protection of the roof

Favour ease of maintenance and accessibility to the green roof

Green roofs and walls should minimise power use and do not need to be heavily engineered solutions. Climbing plant species such as vines are a traditional way of achieving the same effects

Energy & sustainability

This code is applicable to the following area types:
(Those areas where it is applicable are highlighted in colour)

| A | B | C | D | E | F |

Homes, gardens, community

Back and front gardens, together with public green open spaces and surrounding fields play a key role in supporting biodiversity in built-up areas. They have the potential to create habitat mosaics and enable wildlife corridors, often linking up with parks, tracks, rivers, churchyards and hedgerows. Users can follow these steps to foster wildlife and habitat creation in their community.

Actions:

- Reduce or eliminate use of chemicals in gardens, use companion planting and physical removal to combat pests such as aphids, slugs and sawflies.

- Create habitats for wildlife; bee-boxes, hedgehog homes, log and stone piles for invertebrates, toads and slow worms who will also inhabit a compost heap.

- Plant late, mid-season and early blooming nectar rich flowers to attract pollinators and beneficial insects all year round.

- Make a pond, keep it ice free in winter by floating a ball on the top and ensure that it is safe for children.

- Feed birds through the winter and supply nesting boxes.

- Allotments can be another green structuring element that improves natural habitats, consider the need for allotment plot allocation when planning a new development.

- Allotments can be great opportunities for ambitious design that moves away from the poor landscape quality of some and provides true community amenity in the development.

Create habitats for wildlife, such as bird and bee boxes

Incorporate water and wildlife friendly ponds in gardens

Consider the opportunities that allotments can offer for vibrant design

Allotments can have positive impact on the landscape and community

Design codes

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3b

Applied design codes

Applied design codes

This section includes a summary of the different design codes and their primary areas of application.

Key

🟦	Character Area A: Historic Core
🟥	Character Area B: Hemsby village
🟨	Character Area C: Hemsby beach
🟦	Character Area D: Beach front
🟩	Character Area E: Farm & open countryside
⬛	Character Area F: New development

x   Design code applicable to character area

-   Design code not applicable to character area

			A	B	C	D	E	F
MO.01	**Walking & cycling**							
	Connecting		x	x	x	x	x	x
	Orientation		x	x	x	x	-	x
MO.02	**Inclusive streets**		x	x	x	x	x	x
MO.03	**Car Parking**		x	x	x	x	x	x
MO.04	**Cycle & refure storage**		x	x	x	x	-	x
NA.01	**Green Networks**							
	Green links		x	x	x	x	x	x
	Street planting		x	x	x	x	x	x
	New Woodland		-	-	-	x	x	-
NA.02	**SuDS**							
	SuDS		-	-	-	-	-	x
	Surface treatments			-	-	-	-	x
BF.01	**Density**		x	x	x	x	x	x
BF.02	**Types & forms**		x	x	x	x	x	x
BF.03	**Heights**		x	x	x	x	x	x
BF.04	**Building line**		-	-	-	-	-	x

Applied design codes

		A	B	C	D	E	F
PS.01	Street hierarchy	-	-	-	-	-	x
PS.02	Secured by design	-	-	-	-	-	x
ID.01	Legibility	x	x	x	x	x	x
ID.02	Architecture	-	-	-	-	-	x
HO.01	Housing mix	x	x	x	x	x	x
HO.02	Gardens	x	x	x	x	x	x
HO.03	Extensions	x	x	x	x	x	x
SU.01	Insulation	x	x	x	x	x	x
SU.02	Low carbon	x	x	x	x	x	x
SU.03	Solar panels	x	x	x	x	x	x
SU.04	Green communities						
	Green roofs	x	x	x	x	x	x
	Homes, gardens, communities	x	x	x	x	x	x

04
Delivery

Delivery

Delivery

These design codes consider the spatial and contextual character of Hemsby and subsequently set out the conditions that any development in the area should follow. These codes inform how future developments might create high quality places in a way which responds to and enhances the rich character of the area.

These design codes can be a valuable tool for securing context-driven, high quality development in Hemsby, especially on potential sites that might come forward in the future. They will provide more certainty to both developers and the community in securing developments that are designed to the aspirations of the community and that can speed up the planning process.

These design codes are anticipated to be used by different stakeholders in the planning and development process in the various ways summarized in the table opposite.

Stakeholders	How to use this guideline
Applicants, developers, landowners	As a guide to community and Local Planning Authorities expectations on design, allowing a degree of certainty – they will be expected to follow these guidelines as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The design codes should be discussed with applicants during any pre-application discussions.
Parish Council	As a guide when commenting on planning applications, ensuring that the design codes are complied with.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

Delivery

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About AECOM

AECOM is built to deliver a better world. We design, build, finance and operate infrastructure assets for governments, businesses and organizations worldwide. As a fully integrated firm, we connect knowledge and experience across our global network of experts to help clients solve their most complex challenges. From high-performance buildings and infrastructure, to resilient communities and environments, our work is transformative, differentiated and vital. See how we deliver what others can only imagine at aecom.com and @AECOM.

Contact
Ben Castell
Director - Design, Planning and Economics
D +44 (0)20 7798 5137 M +44 (0)7739 498 458
E: ben.castell@aecom.com