

Sporle with Palgrave

Design Guidance and Codes

Final Report
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Quality information

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Revision History

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A photograph of a residential street with brick houses on the left and a grassy verge in the foreground. A large green circle is overlaid on the right side of the image, containing the text 'Introduction' and '01'.

Introduction

01

1. Introduction

Through the Ministry of Housing, Communities and Local Government (MHCLG) Neighbourhood Planning Support Programme led by Locality, AECOM was commissioned to provide design support to Sporle with Palgrave Parish Council.

As the National Planning Policy Framework (NPPF) (paragraph 131) notes, 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities' (see **page 8**).

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

1.1 Purpose of this document

This document sets out design guidance and codes based on the existing features of Sporle with Palgrave. The document is intended to sit alongside the Neighbourhood Plan to provide guidance for applicants preparing proposals in the NA and as a guide for the Neighbourhood Plan Steering Group and Breckland Council when considering planning applications.

1.1.1 What is Guidance versus Codes?

Design guidance identifies how development can be carried out in accordance with good design practice. Design codes are requirements that provide specific, detailed parameters for development. Proposals for development within the NA should demonstrate how the guidance has informed the design and how the design codes have been complied with. Where a proposal cannot comply with a code (or several) a justification should be provided.



Figure 01: Slide and climbing wall in children's play park.



Figure 02: Georgian style houses on The Street.

1.2 Area of study

Sporle with Palgrave is a civil parish in the English county of Norfolk. The Neighbourhood Area contains the small village of Sporle, where development is focused, and the hamlet of Palgrave. It covers an area of 17.21 km² and has a population of 1047 people. Much of the land surrounding the settlements is flat arable farmland which is typical of Norfolk.

The A47 is a main route which bisects the south of the Neighbourhood Area and is a primary route linking the settlements of Kings Lynn and Norwich. Kings Lynn is approximately 25km to the northwest and Norwich is 40km east of the Sporle with Palgrave and are the largest settlements in the area both with railway stations connecting to other major UK cities.

Swaffham is the bordering Neighbourhood Area and a market town hosting a range of amenities which are well used by the surrounding community. While most people will travel to Swaffham for shopping,

secondary school and other leisure activities, Sporle does have a number of its own amenities that serve the local community. These include; a premier store, King Charles 3rd pub and restaurant, Sporle C of E Primary School, the village hall, St Marys Church and the recreation grounds. As well as this there are five farms present within the village.

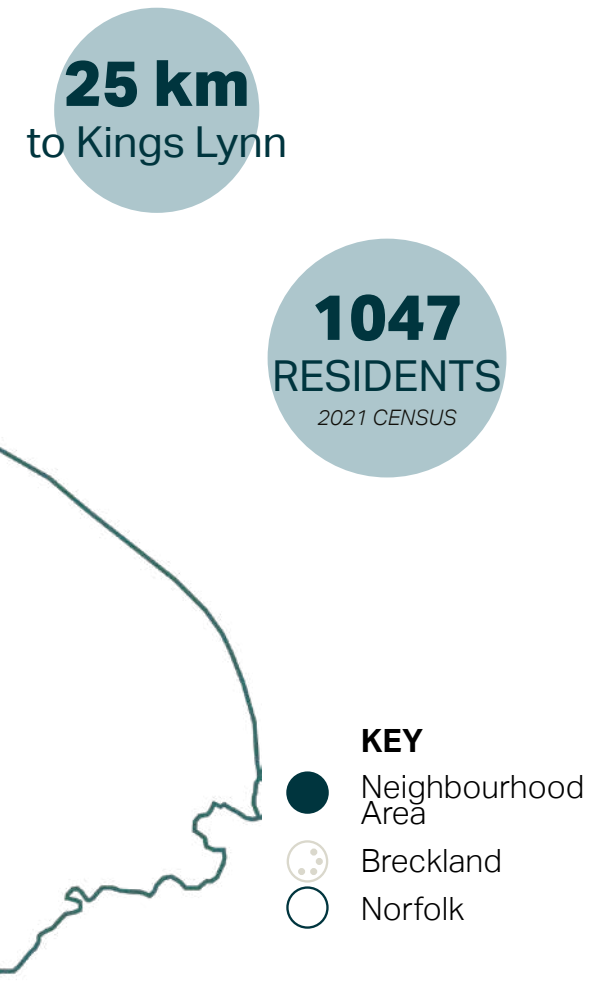


Figure 03: County context of the Neighbourhood Area.



Figure 04: Sporle with Palgrave Area of Study map.

1.3 Planning policy context

The NPPF 2024, paragraph 132 states that:

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

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

Therefore this report's main objective is to develop design codes to sit alongside the Neighbourhood Plan to inform design

proposals within Spole with Palgrave and ensure that they remain sympathetic to the character.

Other research, such as for the Government's Commission for Architecture and the Built Environment (now part of the Design Council; see, for example, *The Value of Good Design*¹) has shown that good design of buildings and places can improve health and well-being, increase civic pride and cultural activity, reduce crime and anti-social behaviour and reduce pollution.

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

Additionally, these following documents have informed the design guidance and codes within this report to ensure they are best aligned with the needs and opportunities identified for the NA:

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

National planning documents

2007 - Manual for Streets

Department for Transport

The Manual for Streets is the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes developments that avoid car dominated layouts and place the needs of pedestrians and cyclists first.

2019 - National Design Guide MHCLG

The National Design Guide (Ministry of Housing, Communities and Local Government 2019) illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

2020 - Building for a Healthy Life Homes England

Building for a Healthy Life (BHL) is the government-endorsed industry standard for well-designed homes and neighbourhoods. The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of developments.

District planning documents

2023 - Breckland Local Plan Breckland District Council

The Breckland Plan aims to:

- Set a spatial vision and strategy for the district, with clear economic, social and environmental objectives;
- Meet the needs and aspirations of Breckland's residents.

The Local Plan forms the development plan for the district. Where 'made,' neighbourhood plans also form part of the development plan for their relevant area. The Local Plan contains the following elements:

- A Spatial Portrait setting out the conditions that exist in Breckland and highlighting issues to be addressed within the document.
- A Strategic Vision highlighting how Breckland will be at the end of the plan period in 2036, and how this will be achieved.
- 19 Spatial Objectives which all new development will need to meet in order to implement the Local Plan.

2024 - Breckland Design Guide and **2022 - Breckland Landscape and Settlement Character Assessment**

Breckland District Council

Breckland Council has prepared, with the help of its residents and other stakeholders, the Breckland Design Guide and the Breckland Landscape and Settlement Character Assessment. The aim of these supplementary planning documents is to raise the bar in the design of new development across the Breckland District by providing developers and their agents with guidance on what is expected from the design of their schemes.

The Breckland Landscape and Settlement Character Assessment describes the character of Breckland. This document describes the distinctive characteristics of each market town in Breckland but it has also identified character areas types which are common to all of them. For villages, a unique methodology has been developed to describe their character based on

their historic origin and morphology (their development pattern) and their relationship to the landscape.

The Breckland Design Guide forms the starting point for new development and should be read alongside this document. We do not repeat the guidance within it.

1.4 Process and engagement

A one-day site visit took place on 22/11/2024 commencing with an in-person meeting between AECOM and representatives of the Sporle with Palgrave Neighbourhood Plan Steering Group to explore the group's key aims and objectives and to address any initial concerns.

This was followed by a tour of the parish, via car and on foot. This activity allowed consultants to appraise local character and the features informing its sense of place, such as heritage and landscape features. The exercise also provided valuable local insight into the area's pertinent design issues and opportunities, good and bad practice, as well the overall context for which the evidence-base of the Neighbourhood Plan will reflect.

This document has resulted from a collaborative effort between the Neighbourhood Plan Steering Group and AECOM, reflecting the priorities of local residents. The design coding process includes the following steps:

AECOM



Figure 05: A brief chronological breakdown of the key elements and milestones used throughout the duration of the production of this document.

1.5 How to use this document

This document will be used differently by different people in the planning and development process.

A valuable way codes and guidance can be used is as part of a process of co-design and involvement that seeks to understand and takes account of local preferences for design quality. As such the codes and guidance can help to facilitate conversations to help align expectations, aid understanding, and identify key local issues.

The resulting design guidance and codes can then set out how to adequately respond to these issues in future development.

Design codes and guidance alone will not automatically secure quality design outcomes, but they will help to prevent poor outcomes by creating a rigorous process that establishes expectations for design quality.

What follows is a list of actors and how they will use the design guidelines:

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

Table 01: A list of potential users of this documents and how they will apply the design guidance and codes.

A photograph of a brick building, likely a church or chapel, with a large green circular overlay in the center. The building has a gabled roof and a large arched window. A sign above the entrance reads "Sporle Methodist Chapel".

**Neighbourhood Area
context analysis**

02

2. Neighbourhood Area context analysis

Achieving quality development starts with a comprehensive understanding of place. Places have a clear and strong identity and character. They are a combination of their physical form, their activities and their meaning to people.

2.1 Historic assets

One of the things that gives Sporle with Palgrave its identity is the rural historic charm of the streetscape in the settlement. There are 5 listed buildings in the parish, 3 of which are located in a cluster in the northern part of Sporle.

The oldest and most historic of the buildings in the parish is the Church of St Mary which is Grade I listed. St Mary's Church is of Saxon origin and pre-dates an earlier priory which was situated in the lost medieval village of Great Palgrave. In fact, Sporle with Palgrave is recorded in the Domesday Book of 1068.

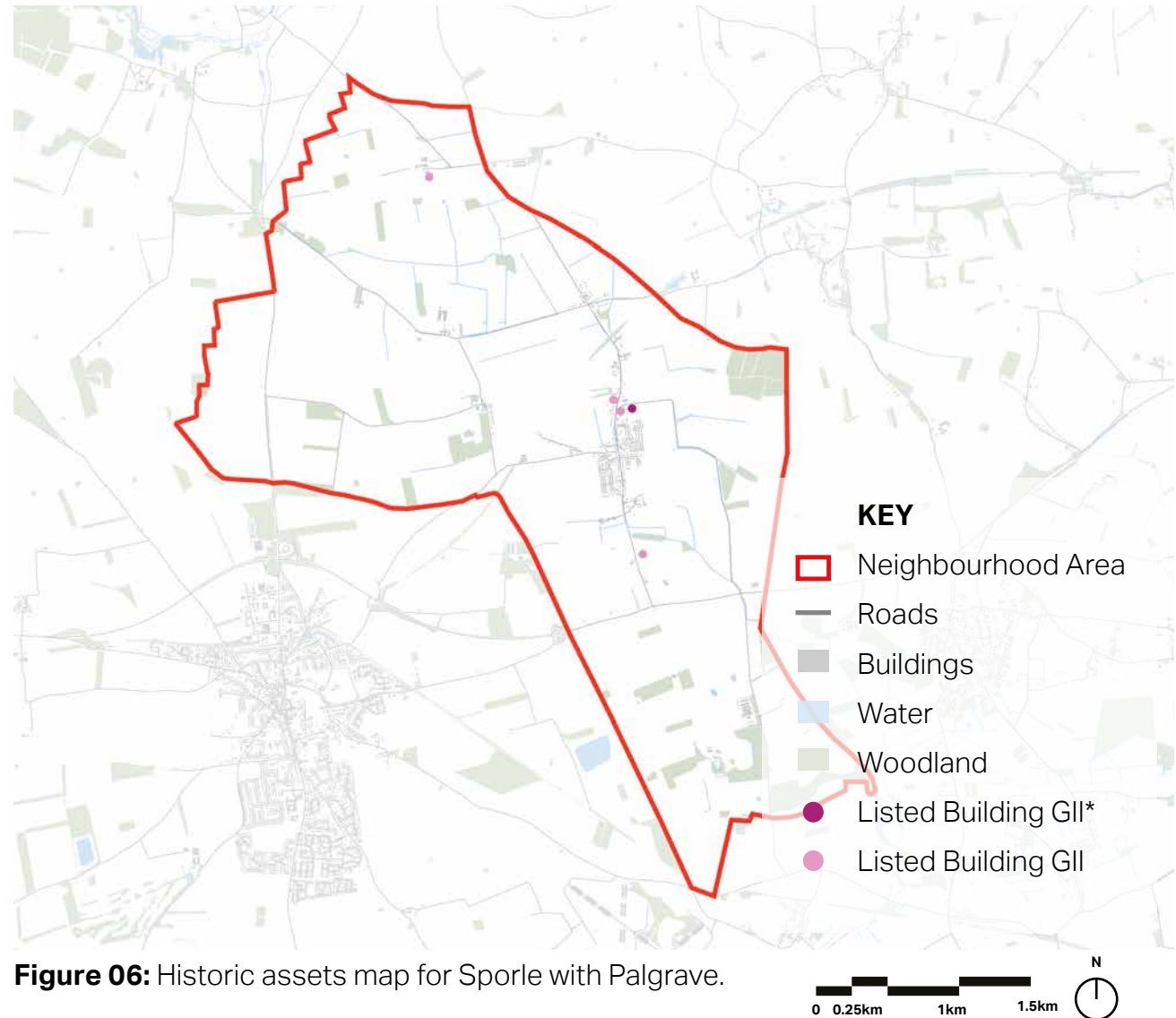


Figure 06: Historic assets map for Sporle with Palgrave.

2.2 Access and movement

The primary route connecting Kings Lynn and Norwich bisects the southern part of the parish. This means that Sporle with Palgrave is well connected to nearby destinations. One of the consequences of this is that the area of the parish to the south of the A47 is cut off from the settlements to the north.

The Street connects the north and the south of the parish and is the spine of both Sporle and Palgrave. This and Southacre/ Sporle Roads are rural routes connecting the area with other surrounding villages.

The more recent bungalow housing developments in Sporle are of a cul-de-sac style which means that there are low levels of traffic however leads to a lack of onward connectivity. This is helped in places by public footpaths.



Figure 07: Example of a passageway in Sporle connecting different parcels of development.



Figure 08: Image showing The Street and how grass verges and hedgerows create a rural feel.



Figure 09: Image showing the Stream running along The Street, leading to a distinctive rural identity.

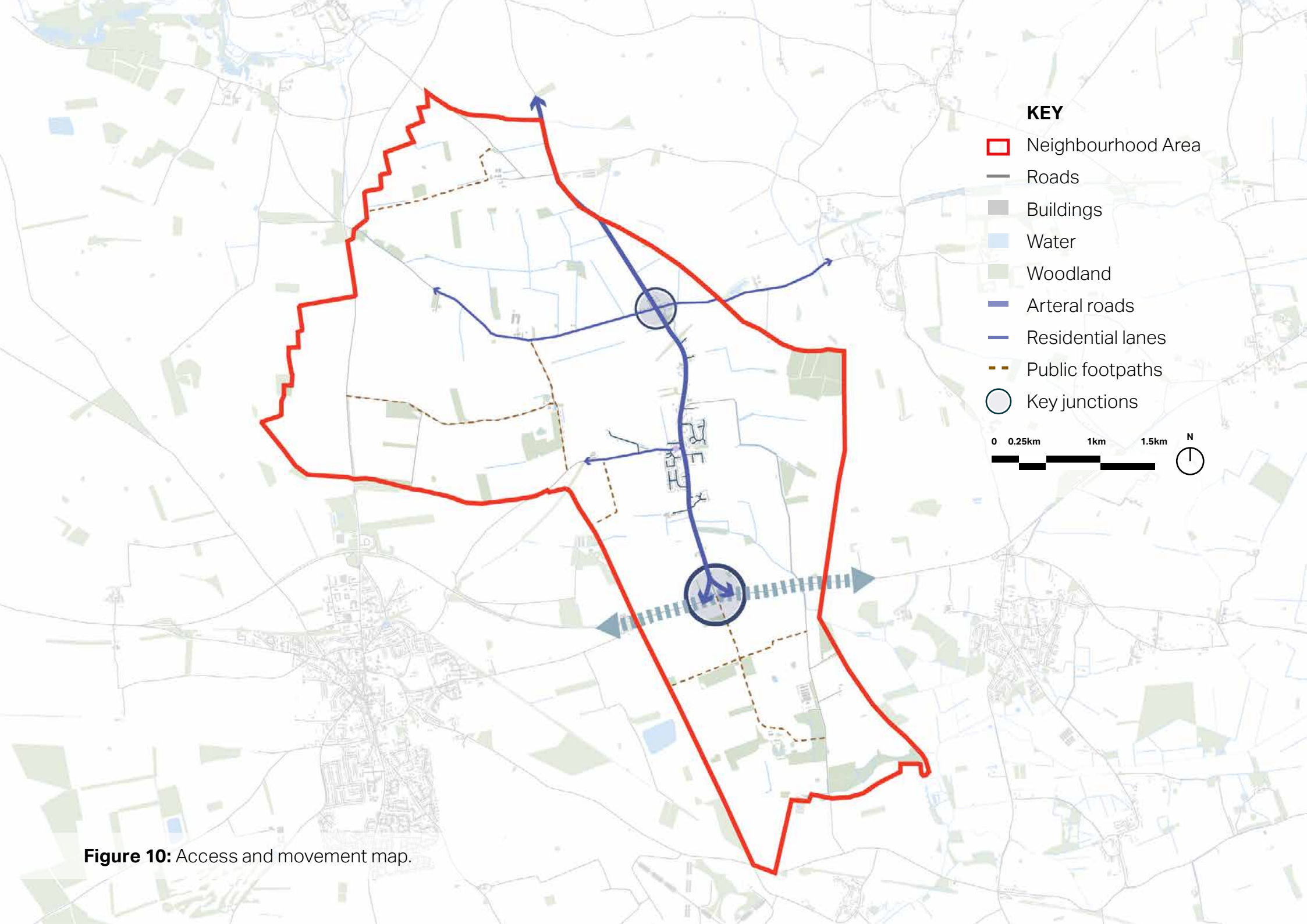


Figure 10: Access and movement map.

2.3 Green and blue infrastructure

As is typical with the rural parts of Norfolk, the built up area is surrounded by arable farmland. Much of this land is worked on by the five farms within the parish. The farming fields are bordered with hedgerows and scatterings of woodland. These provide the local wildlife with habitat, food source and shelter from predators.

There are pockets of the woodland that is designated as deciduous woodland all over the parish and one area of ancient woodland in the eastern edge of the neighbourhood area.

Drains and Streams are common throughout the parish, lining the arable farm fields and in some cases running parallel to the roads. This adds massively to the rural character of the streetscape in Sporle where houses on one side of the road have

bridges over a grassy stream to access their driveways. The Streams and drains also help relive the surface water flood risk to the area.

The old railway line which ran through the northern end of the village now comprises of natural woodland. This element of the areas history has therefore been preserved at the same time as enhancing local wildlife and views of the local landscape.



Figure 12: St Mary's Church from the recreation grounds.



Figure 11: Trees, hedgerows and open fields in one of the green gaps to the north of Sporle.

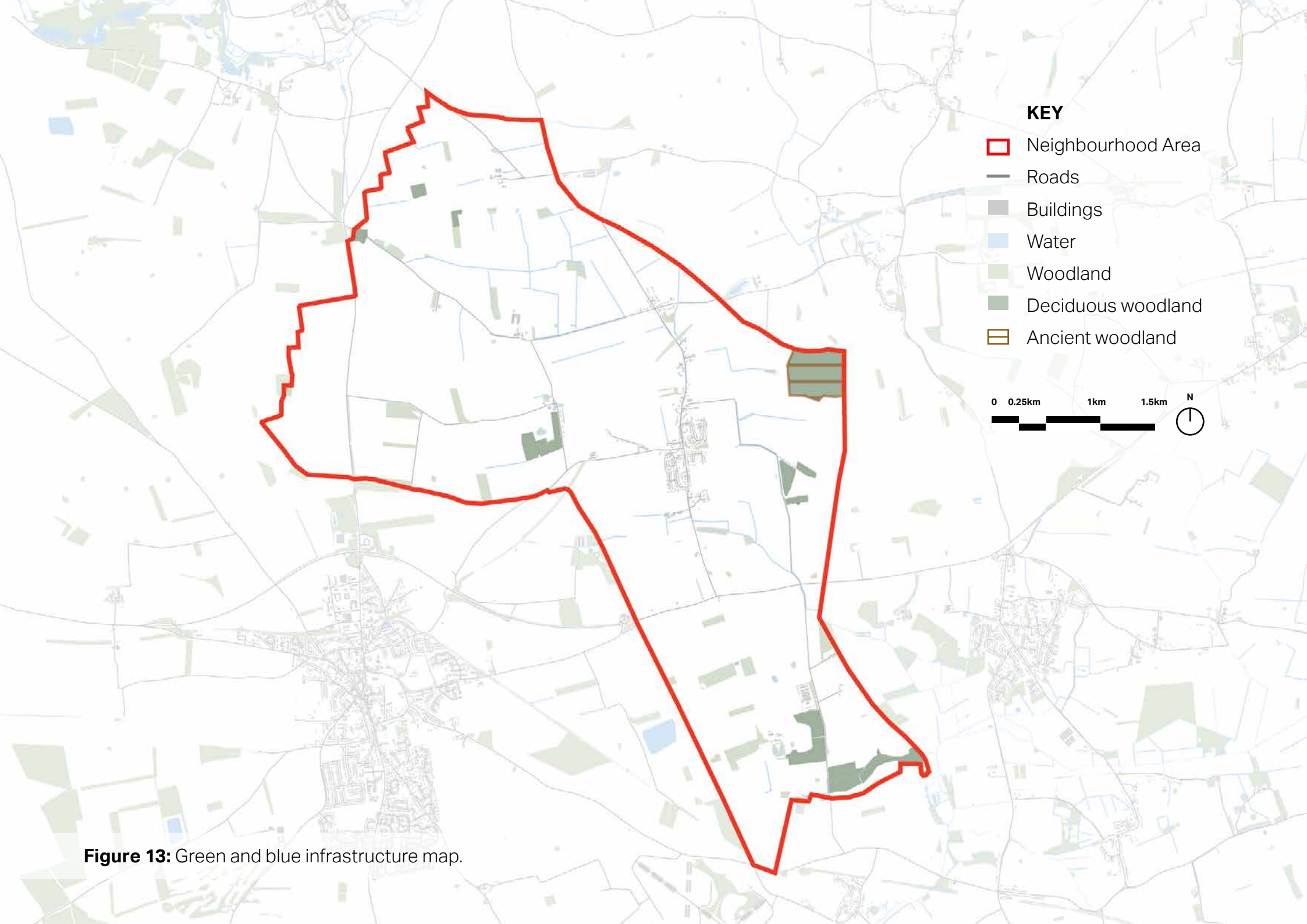


Figure 13: Green and blue infrastructure map.

2.4 Assets and challenges

The analysis in this section highlights several important assets and challenges that are integral to the unique character of Sporle with Palgrave parish.

These assets collectively paint a vivid picture of some of the neighbourhood area's most valuable features and areas for improvement. Preserving the assets and tackling the challenges is key in maintaining Sporle with Palgrave's distinctiveness and ensuring it remains a desirable place for residents, businesses and visitors alike.

By safeguarding the assets and making sure that current constraints are considered, the essence of Sporle with Palgrave can be protected, fostering an environment that continues to attract people and support a thriving community. The preservation of these assets will help ensure that the area retains its identity and continues to flourish.



Active transport/walkability

- There is currently a lack of pavements in the parish, particularly along The Street, making active transport in a north/south direction difficult.
- There is an opportunity to better connect different parts of the parish by improving the green infrastructure network along clearly defined routes.



Figure 14: View along The Street, where there are no pavements.



High quality, characterful housing

- Sporle with Palgrave's identity is shaped by its rich history, architectural form and low rise housing.
- Subtle variation in styles, setbacks and heights helps create an interesting rural streetscape and an identity for the area.



Figure 15: Example of typical terrace farm cottages with characterful front gardens.



Appropriate density and spacing

- Development in the historic centre of the village is slightly higher creating a sense of enclosure. When moving out towards the edge of the settlement, spacing between buildings increase, leaving gaps for views towards the countryside and creating a more open feel.



Figure 16: Image showing development on the edge of the village where gaps have been left between buildings.



Enhance the natural environment

- Close proximity to the countryside allows people to have a feeling of tranquility as well as access to rural walking routes.
- Green and blue infrastructure helps create a rural streetscape as well as giving The Street a valuable identity.



Figure 17: Image showing how vegetation is heavily integrated into the streetscape.



Provision of car parking

- Throughout the parish there is a lack of on-plot car parking leading to people parking on the street. This creates a cluttered street scene that is sometimes dangerous for both drivers and pedestrians.



Figure 18: Image showing on-street car parking on both sides of the road in Sporle.

A photograph of a stone and brick wall, likely part of a historic building or garden wall. The wall features sections of rough-hewn stone and smooth bricks. A large green circle is overlaid on the center of the image, containing the text 'Design opportunities' and the number '03'. The background shows trees and a clear blue sky.

**Design
opportunities**

03

3. Design opportunities

3

This section outlines the design objectives, which were influenced by the contextual analysis, character study and community engagement process.

The two design objectives provide holistic and high level guidance and apply to development in the whole Neighbourhood Area. The design codes in the next chapter, are broken into topics based on the design objectives and provide specific guidance for Sporle with Palgrave parish.

Based on the contextual analysis in Chapter 2 the two key topics that the design guidance and codes will fall under are ‘Rural village feel’ and ‘Sustainable design’.



Figure 19: View of the church, the village hall and the bus stop from the street.

3.1 Rural village feel

The historic rural character of the parish is characterised by its narrow linear streets. The buildings in the parish, particularly along The Street, have varying setbacks which creates an element of townscape to Sporle with Palgrave. Farmsteads also add to the rural feel. In addition to this, grass verges and street trees are heavily integrated into the streetscape. These along with the soft boundary treatments and the presence of the Stream creates a rural and pleasant environment.



Figure 20: Image of cream render house with solar panels on the roof.

3.2 Sustainable design

Sporle with Palgrave parish is keen to encourage modern technologies in new homes as they see it as imperative to both limit their contribution to global warming and to adapt to climate change extremes. As well as this, surface water flooding is an issue to the parish faces due to much of the developed area being at the bottom of a valley. Given this, it is important that sustainable drainage solutions are encouraged in the design guide.



**Area wide guidance
and codes**

04

4. Area wide guidance and codes

This section sets out the design guidance and codes that should be used to improve the design quality of development coming forwards in the Neighbourhood Area. This design guide supplements the Neighbourhood Plan, local and national planning policy and guidance on design.

Development in the Neighbourhood Area should demonstrate how best practice design guidance contained in national and local policy and guidance documents, including this design guide, has been considered in the layout, architectural and landscape design.

4.1 Guidance and code themes

This section identifies design guidance and codes for development in the Neighbourhood Area. These are organised under the design objectives for the Neighbourhood Area.

The design guidance and codes apply to the whole Neighbourhood Area. In some instances, guidance and codes may be more relevant to certain areas of the parish than to others.

Codes and Guidance are arranged under the following overarching headings:

- A Rural Village**
- B Sustainable Design**

4.2 Rural Village

The layout of new development should maintain the rural character of Sporle with Palgrave, which contributes to its friendly, village feel.

Connection and access to the rural landscape, open countryside and the Public Rights of Way, are an important and highly valued part of the neighbourhood area. The variety in building styles creates an interesting non-uniform street scene, which is further complimented by well kept front gardens, hedgerows and street trees.

The design guides and codes in this section will ensure that this character is preserved and enhanced as far as possible.

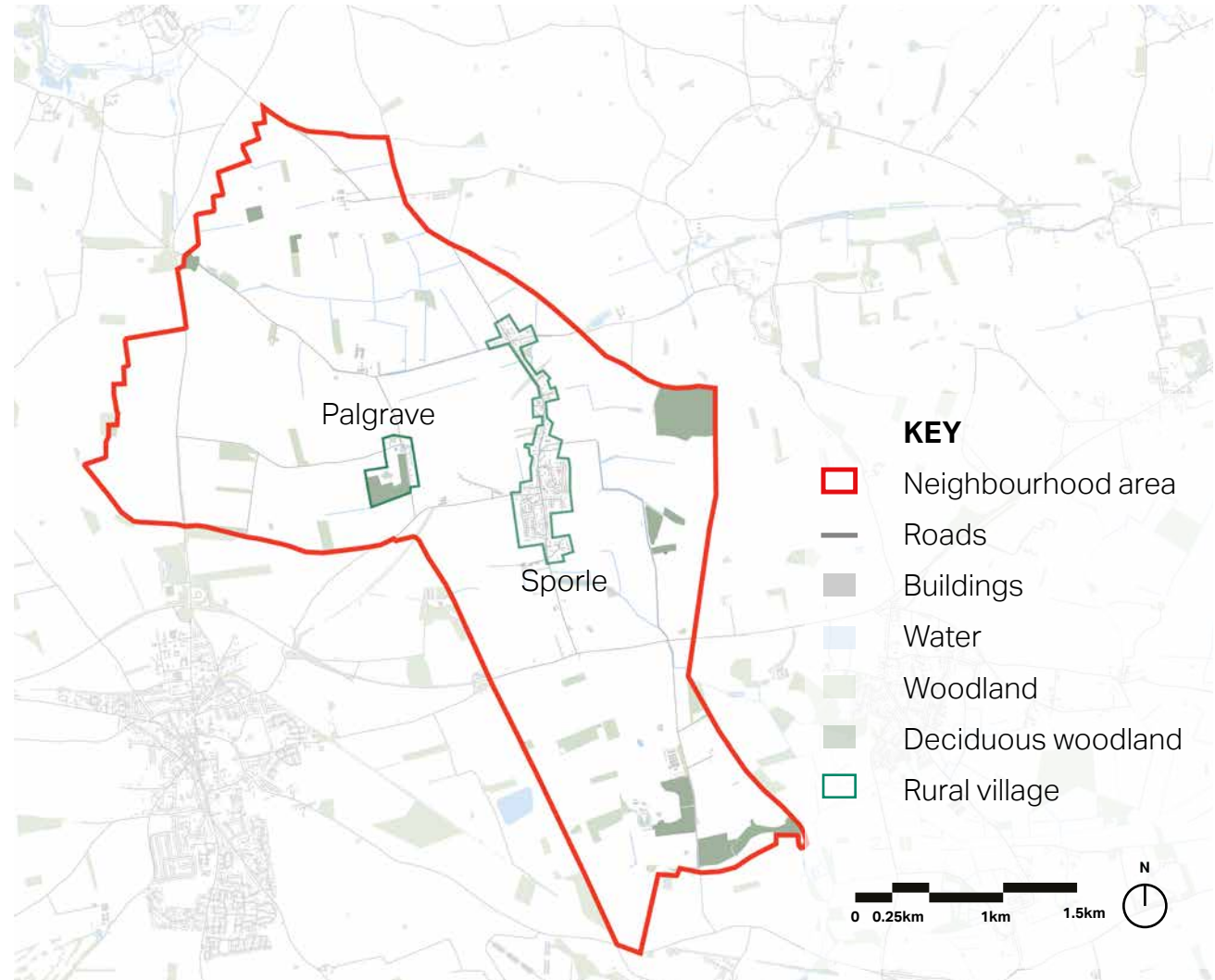


Figure 21: Map supporting the theme analysis.



For district wide guidance please see the Breckland Design Guide: <https://www.breckland.gov.uk/article/22914/Breckland-Design-Guide>

A1: Countryside views and vistas

Views and vistas towards the countryside from the village and landmarks within Sporle are fundamental to the village's landscape and historic setting.

The following principles should be considered by development:

- Ensure the scale and design of development, and including landscape screening where appropriate, is not visually intrusive;
- Respect the existing elements of the village by protecting and enhancing the setting and views of notable and listed buildings and features;
- Where appropriate, incorporate landscape and built features to create and strengthen views and vistas or create landmarks, helping with legibility. For example, mature trees and other landscape features at en-

trances to the development provide visual sequences of experience for pedestrians;

- Maintain existing visual connections to the surrounding countryside and long views out of the settlement; and
- Create short-distance views broken by buildings, trees or landmarks to help create memorable routes and places, and easily intelligible links between places. Orientate buildings to maximise the opportunities for memorable views and visual connectivity.



Figure 22: View of the church from Priory Close.



For district wide guidance please see the Breckland Design Guide: <https://www.breckland.gov.uk/article/22914/Breckland-Design-Guide>

A2: Tree planting

The abundance of trees is one of the parish's greatest assets. The following guidelines focus on the design aspects and appearance of planting and trees in private gardens as well as public open spaces and streets.

- Aim to preserve existing mature trees, incorporating them into the new landscape design and using them as accents and landmarks, where appropriate;
- Consider canopy size when locating trees; reducing the overall number of trees but increasing the size of trees is likely to have the greatest positive long-term impact;
- Size of tree pits should allow sufficient soil around the tree. Ensure tree stems are in the centre of the verge to provide a 1m clearance of the footway or carriageway;
- Tree root zones should be protect-

ed to ensure that trees can grow to their mature size. Root barriers must be installed where there is a risk of damaging foundations, walls and underground utilities;

- New trees should be integrated into the design of new developments from the outset rather than left as an afterthought to avoid conflicts with above- and below-ground utilities; and
- To ensure resilience and increase visual interest, a variety of tree species is preferred over a single one. Tree species should be chosen to reflect the prevailing character of the landscape, soil conditions and the associated mix of native species, but should also have regard to climate change, environmental/habitat benefits, size at maturity and ornamental qualities.



Figure 23: Tree planting in the front garden of a property along The Street.



Figure 24: The use of grass verges and planting creating a rural character.



For district wide guidance please see the Breckland Design Guide: <https://www.breckland.gov.uk/article/22914/Breckland-Design-Guide>

A3: Rural streets

The leafy streetscapes within the parish are a reoccurring characteristic and create the canvas for the rural identity of the settlements. Overhanging trees, hedges and grass verges, in particular alongside the stream on The Street, make for a pleasant experience when traveling through the village that is distinctive to the parish. The following guidelines should be considered by developers to ensure that streets are locally distinctive.

- Ensure streets are laid out to encourage connectivity, including direct access to key destinations such as The Street, the school and church. Designers should collaborate with adjacent landowners and provide connections to existing and future development areas, particularly via walking and cycling routes;

- Encourage public access to community facilities, green space and the countryside by ensuring publicly accessible streets are adjacent, and provide direct access and views, to these places;
- The grass verges and the drain running along The Street are vital components of Sporle's character and therefore should not be impacted by any future development.
- Streets should be designed to have the appearance of a rural village by incorporating:
 - *Narrow geometric street layouts that encourage active frontages, slow traffic and avoid large impervious areas; and*
 - *Minimal street furniture and road markings. The limited use of timber bollards and wayfinding signs that are already present in the Neighbourhood Area may be appropriate.*



Figure 25: Grass verges and drain creating a distinctive character along The Street.



Figure 26: Grass verges and vegetation creating a rural feel to the edge of the settlement.



For district wide guidance please see the Breckland Design Guide: <https://www.breckland.gov.uk/article/22914/Breckland-Design-Guide>

A4: Landscape setting and settlement edge

The neighbourhood area features well preserved green gaps, woodland, hedgerows and arable farm fields. As well as this the main part of Sporle is set in a valley. These features play a significant role in shaping how the built up area interacts and creates a seamless relationship with the surrounding countryside. The following guidance will help ensure that this continues.

- Abrupt edges with minimal vegetation or open landscaping at the development's perimeter should be avoided. Instead, new developments should incorporate dense vegetation to create a seamless transition from urban areas to the rural landscape. Most of the existing built environment within the parish upholds and maintains this

feature, as numerous properties have generously sized rear gardens surrounded by sizable trees and abundant vegetation.

- Any new development should aim to preserve the green gaps as far as possible. An example of a green gap is along The Street between the Church and the cross roads at the north edge of the village.



Figure 27: View from the northern edge of Sporle across arable farmland.



Figure 28: Image from Newfields showing the topography of the settlement.



For district wide guidance please see the Breckland Design Guide: <https://www.breckland.gov.uk/article/22914/Breckland-Design-Guide>

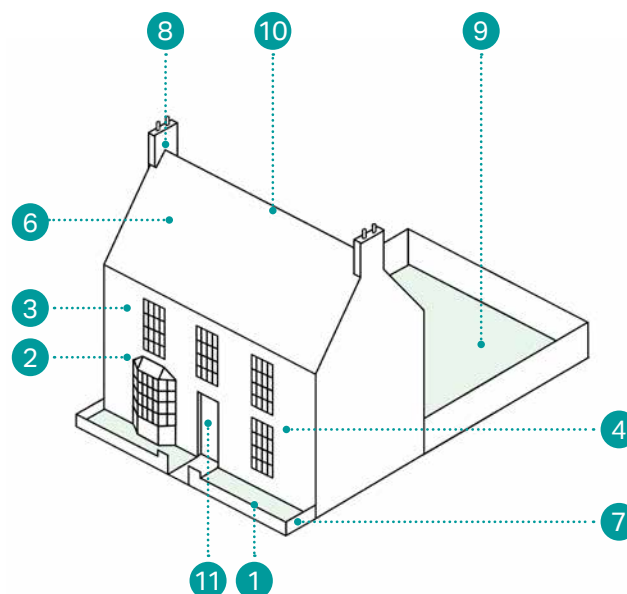
A5: Housing variety

One of the characteristics of Spore with Palgrave is the vibrant mix of building types which helps create an interesting street scene. The images on the following pages show some of the types typically found in the parish along with some general features associated with them.

The following guidance should be considered by developers:

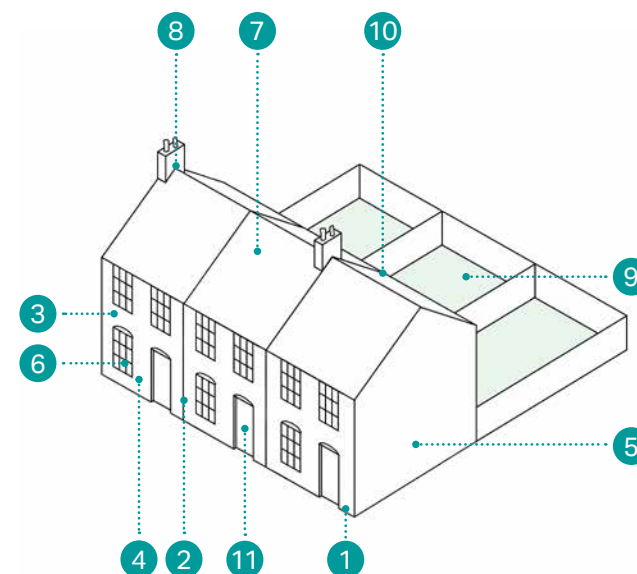
- Any new development should reflect the built form of any surrounding properties.
- Subtle variation in building setback is encouraged.
- Contemporary design may be acceptable if it still follows the rules set by the existing typologies as shown opposite.

Georgian/Victorian detached



1. Small or no setback / front garden.
2. Painted render / red brick frontage.
3. Two-storey detached house.
4. Symmetrical fenestration / facade.
5. Sash or bay windows.
6. Red pantiles or grey slate tiles.
7. Low stone / brick wall boundary.
8. Chimney stack on both ends.
9. Medium back garden.
10. Pitched gable roof of varying heights.
11. Double pane timber door.

Terraced

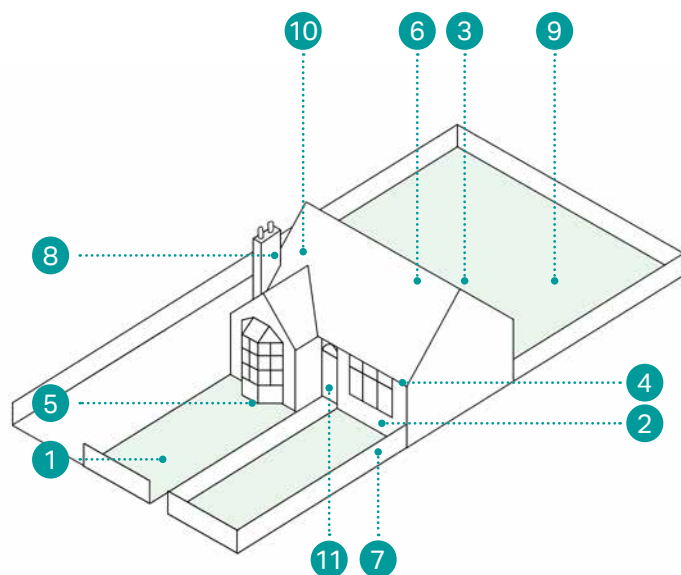


1. No setback .
2. Painted render / red brick frontage.
3. Two-storey terraced houses.
4. Repetitive fenestration / facade.
5. Rows of 3-8 houses.
6. Sash windows.
7. Red pantiles or grey slate tiles.
8. Chimney stack per house.
9. Small to medium back gardens.
10. Pitched gable roof.
11. Double pane timber door.



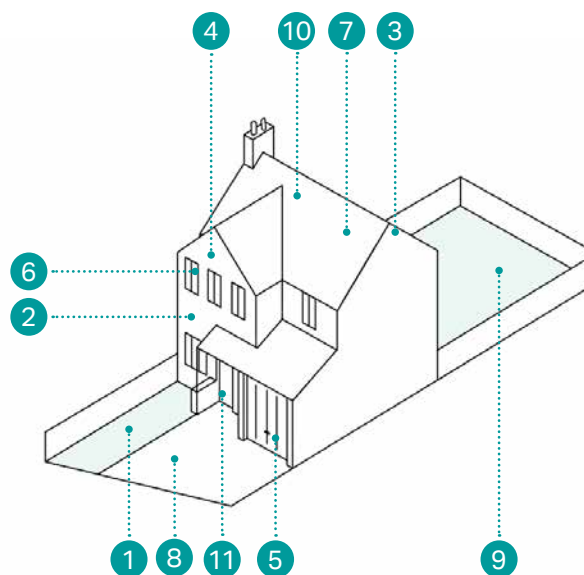
For district wide guidance please see the Breckland Design Guide: <https://www.breckland.gov.uk/article/22914/Breckland-Design-Guide>

Bungalow



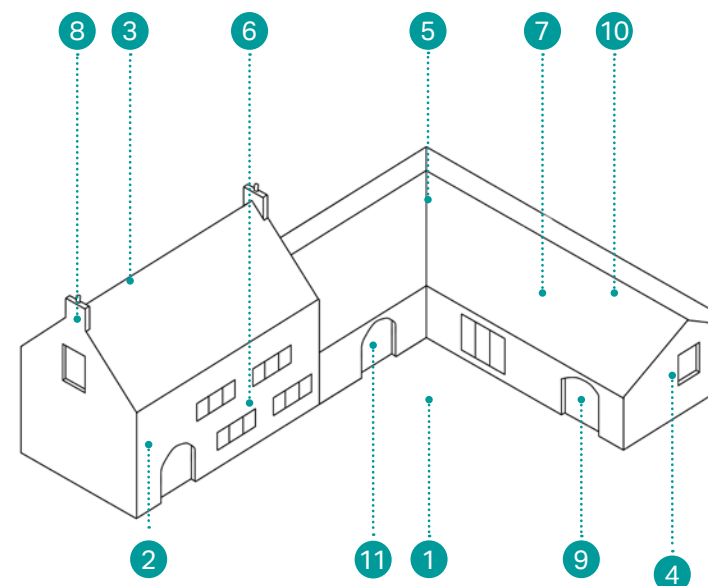
1. Small to large front garden.
2. Render or brick frontage.
3. One-storey bungalow.
4. Asymmetric fenestration / facade
5. Casement or bay windows.
6. Red pantiles or grey slate tiles.
7. Stone or brick wall / hedgerow boundary.
8. Chimney stack on one end.
9. Medium to large back garden.
10. L-shaped pitched roof.
11. Various style of door.

20th Century detached



1. Irregular shaped front garden.
2. Various colour brick frontage.
3. Two-storey detached house.
4. Asymmetrical fenestration / facade.
5. Built-in garage.
6. Neo-Georgian/Victorian features.
7. Various roof-tiles.
8. Driveway in front of house.
9. Medium to large back garden.
10. L-shaped pitched roof.
11. Georgian/Victorian style door.

Farmstead



1. Courtyard arrangement.
2. Brick and timber frontage.
3. Height ranging between 1 and 2 storeys.
4. Outbuildings / garages.
5. L-shaped building footprint.
6. Informal window arrangement.
7. Red pantiles or grey slate tiles.
8. Chimney stacks.
9. Stable entrances.
10. L-shaped pitched roof.
11. Wooden farmhouse doors.



For district wide guidance please see the Breckland Design Guide: <https://www.breckland.gov.uk/article/22914/Breckland-Design-Guide>

A6: Architectural details and materials

Future constructions must demonstrate respect for existing architectural styles and utilise materials that are considerate of those employed in nearby residences. Key materials and finishes found across the villages are listed on the following page.

- New developments should draw inspiration from the high-quality local design references. It is essential for these designs to make a meaningful contribution to preserving the rural character of the village.
- New development should ensure that it puts forward a comparable level of greenery, incorporating native and context-appropriate plant species, to establish a cohesive setting that aligns with the existing natural environment.

	Sporle	Palgrave
Roof		
Pitched roof	x	x
Gabled roof	x	x
Hipped roof	x	x
Clay tiles	x	x
Grey slate tiles	x	x
Brick chimney	x	x
Gabled dormers	x	x
Facade		
Red brick	x	x
Flint walls	x	x
Yellow brick	x	
Render	x	
Weatherboarding	x	
Tile hanging	x	
Windows		
Casement windows	x	x
Sash windows	x	x
Brick detailing around	x	x



Figure 29: Different colours of painted render but mirroring of fenestration across three cottages creating subtle variation.



Figure 30: Typical 1970s bungalow found in the more recent developments within the parish.



Parking guidance for new developments in Norfolk: <https://www.north-norfolk.gov.uk/media/9011/i4-parking-guidelines-for-new-developments-in-norfolk-2022.pdf>

A7: Parking

Due to the remote location of the parish, the demand for private cars and car parking remains high. Car parking typologies across villages include on-plot parking (front and side), on-street parking, and garages. Therefore, the design guidelines on the next pages will focus on the prevailing typologies.

On-plot parking

- On-plot parking should be sufficient to the local residents' needs to avoid issues of parking overflow along the narrow rural lanes. The level of car parking provision should be in accordance with current Norfolk guidance.
- As a general rule, no more than a third of the front garden space should be dedicated to parking, while two-thirds of the front garden should remain as green space.

- Parking should be well integrated into design so as not to dominate the public realm. Especially, high-quality and well-designed soft landscaping, hedges, hedge-rows, and trees, should be used to increase the visual appeal of the parking, at the same time increasing local biodiversity and enhancing the natural character of the Parish.

Garages

- Garages must not dominate the appearance of dwellings and must not reduce the amount of active frontage to the street.
- The design of any garage enclosure should integrate well with the surroundings in terms of visual and physical impact.

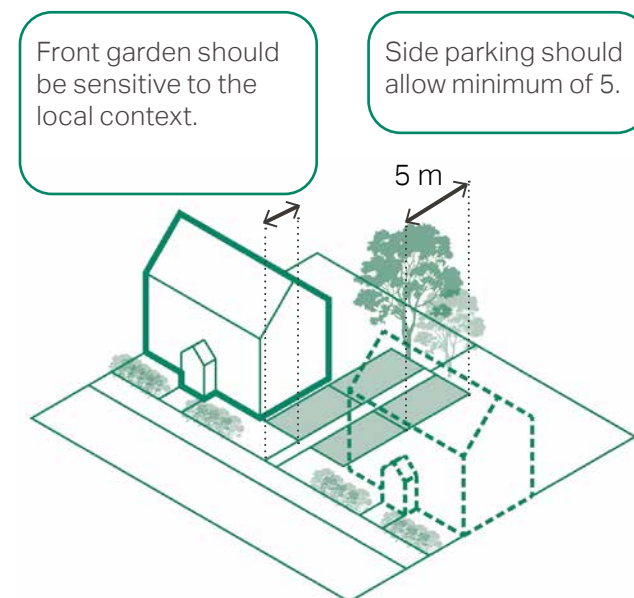


Figure 31: An illustrative diagram showing the indicative layout of on-plot parking.

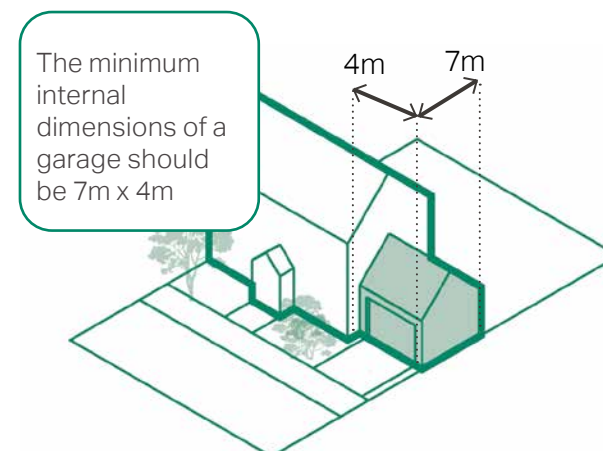


Figure 32: Illustrative diagram showing recommended measurements of garage parking.

4.3 Sustainable design

The following section elaborates on energy efficient technologies that could be incorporated in buildings. Use of such principles and design tools should be encouraged in order to contribute towards a more sustainable environment. In addition to this sustainable drainage techniques are considered due to the fact that the village of Sporle is located in a valley, making it susceptible to flooding.

Energy efficient or eco design combines all around energy efficient appliances and lighting with commercially available renewable energy systems, such as solar electricity and/or solar/ water heating and electric charging points.



Figure 33: Example of solar panels that have been fitted to an existing building in Sporle with Palgrave.



For district wide guidance please see the Norfolk Drainage design standards: <https://www.norfolk.gov.uk/38639>

B1: Permeable paving

It is recommended that the majority of the unbuilt areas in the plot (i.e. gardens) are permeable by means of landscape such as grass or earth as well as permeable and filtrating pavements. As a rule of thumb the % permeable area should be between 30% to 70% of the unbuilt areas. Permeable pavement must also comply with:

- Regulations, standards, and guidelines relevant to permeable paving and sustainable drainage are listed below:
- Sustainable Drainage Systems - non-statutory technical standards for sustainable drainage systems;
- The SuDS Manual (C753);
- BS 8582:2013 Code of practice for surface water management for development sites;
- BS 7533-13:2009 Pavements con-

structed with clay, natural stone or concrete pavers; and

- Guidance on the Permeable Surfacing of Front Gardens.

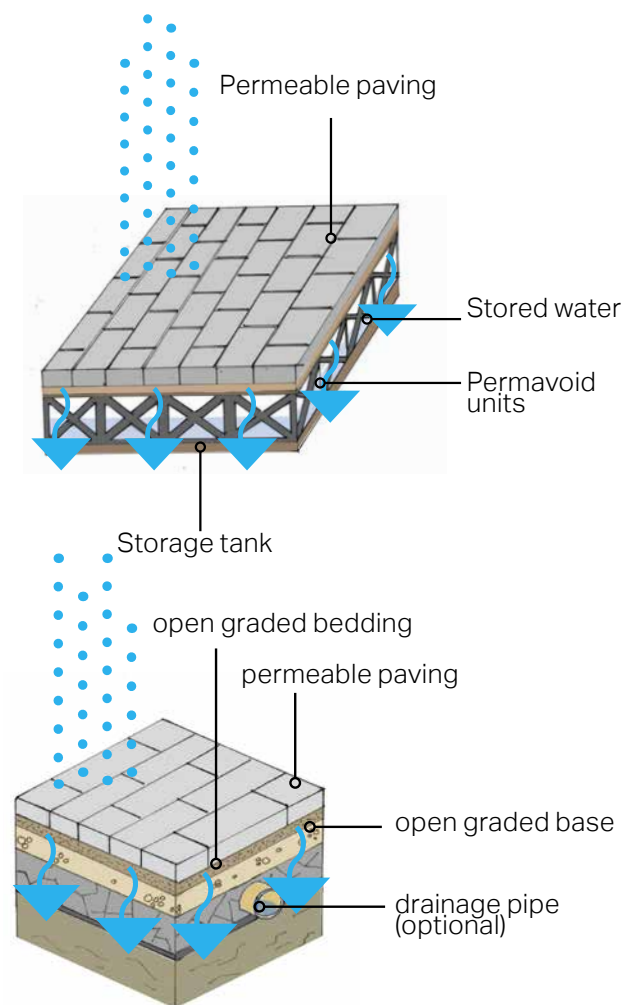


Figure 34: Diagrams illustrating the functioning of a soakaway.



For district wide guidance please see the Norfolk Drainage design standards: <https://www.norfolk.gov.uk/38639>

B2: SuDS

Sustainable drainage solutions (SuDS)
It is a general consensus that the risk of flooding is a major concern in the parish and the majority of the residents would want to see some improvements to the surface water drainage. Therefore, the introduction of some sustainable drainage systems, known as SuDS, would be beneficial for the village.

The most effective type or design of SuDS would depend on site-specific conditions such as underlying ground conditions, infiltration rate, slope, or presence of ground contamination. However, a number of overarching principles that could be applied in new development are:

- Manage surface water as close to where it originates as possible;
- Reduce runoff rates by facilitating

infiltration into the ground or by providing attenuation that stores water to help slow its flow down;

- Improve water quality by filtering pollutants to help avoid environmental contamination;
- Integrate into development and improve amenity through early consideration in the development process and good design;
- SuDS are often also important in areas that are not directly in an area of flood risk themselves, as they can help reduce downstream flood risk by storing water upstream;
- Some of the most effective SuDS are vegetated, using natural processes to slow and clean the water, whilst increasing the biodiversity value of the area; and
- Best practice SuDS schemes link the water cycle to make the most efficient use of water resources by reusing surface water.



Figure 35: Example of SuDS designed as a public amenity and integrated into the public realm, Stockholm.



Figure 36: Example of a tailing pond that has been integrated as part of a new development elsewhere in the UK.



For district wide guidance please see the Breckland Design Guide: <https://www.breckland.gov.uk/article/22914/Breckland-Design-Guide>

B3: Eco Design

Buildings contribute almost half (46%) of carbon dioxide (CO₂) emissions in the UK. The government has set rigorous targets for the reduction of CO₂ emissions and minimising fossil fuel energy use.

Given the acknowledged urgency of responding to climate change a universal commitment needs to be made by communities and developers to achieve carbon net zero by designing houses and environments that would be adaptable to the climate.

Sporle with Palgrave Neighbourhood Plan aspires to have a positive impact to the environment. Any future development should aim to minimise energy use and contribute to biodiversity.

There are a good number of energy efficient technologies that could be

incorporated in buildings. The use of such principles and design tools is strongly encouraged to future-proof buildings and avoid the necessity of retrofitting.

Energy efficient or eco design combines all around energy efficient appliances and lighting with commercially available renewable energy systems, such as solar panels for electricity generation and/or water heating. Figure 37 features an array of sustainable design features, where the top ones are strongly encouraged to be implemented into existing homes, while those on the bottom show additional features that new build homes should be encouraged to incorporate from the onset.

Lifetime homes

The fastest route to building a functional, supportive, neighbourly community is to build homes that people can and want to live in for most of their lives instead of having to move every time domestic circumstances change.

'Lifetime' homes means designing in the flexibility and adaptability needed to allow for easy incorporation of wheelchair accessibility, addition/removal of internal walls, and ease of extension - both vertically and horizontally. This is particularly important for the aged, infirm or expanding/contracting families who may be dependent on nearby friends and family for emotional and physical support.

Building fabric - 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.

Thermal storage in construction elements can be provided, 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. Mass can be combined with suitable ventilation strategies.

Insulation

Thermal insulation can be provided for any wall or roof on the exterior of a building to prevent heat loss. Particular attention should be paid to heat bridges around corners and openings at 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 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.

An airtight layer should be formed in the floor, walls and roof. Doors, windows and roof lights to the adjacent

walls or roof should be sealed. Interfaces between walls, the floor and between walls and the roof, including around the perimeter of any intermediate floor should be linked. Water pipes and soil pipes, ventilation ducts, incoming water, gas, oil, electricity, data and district heating, chimneys and flues, including air supplies to wood burning stoves, connections to external services, such as entry phones, outside lights, external taps and sockets, security cameras and satellite dishes should be considered.

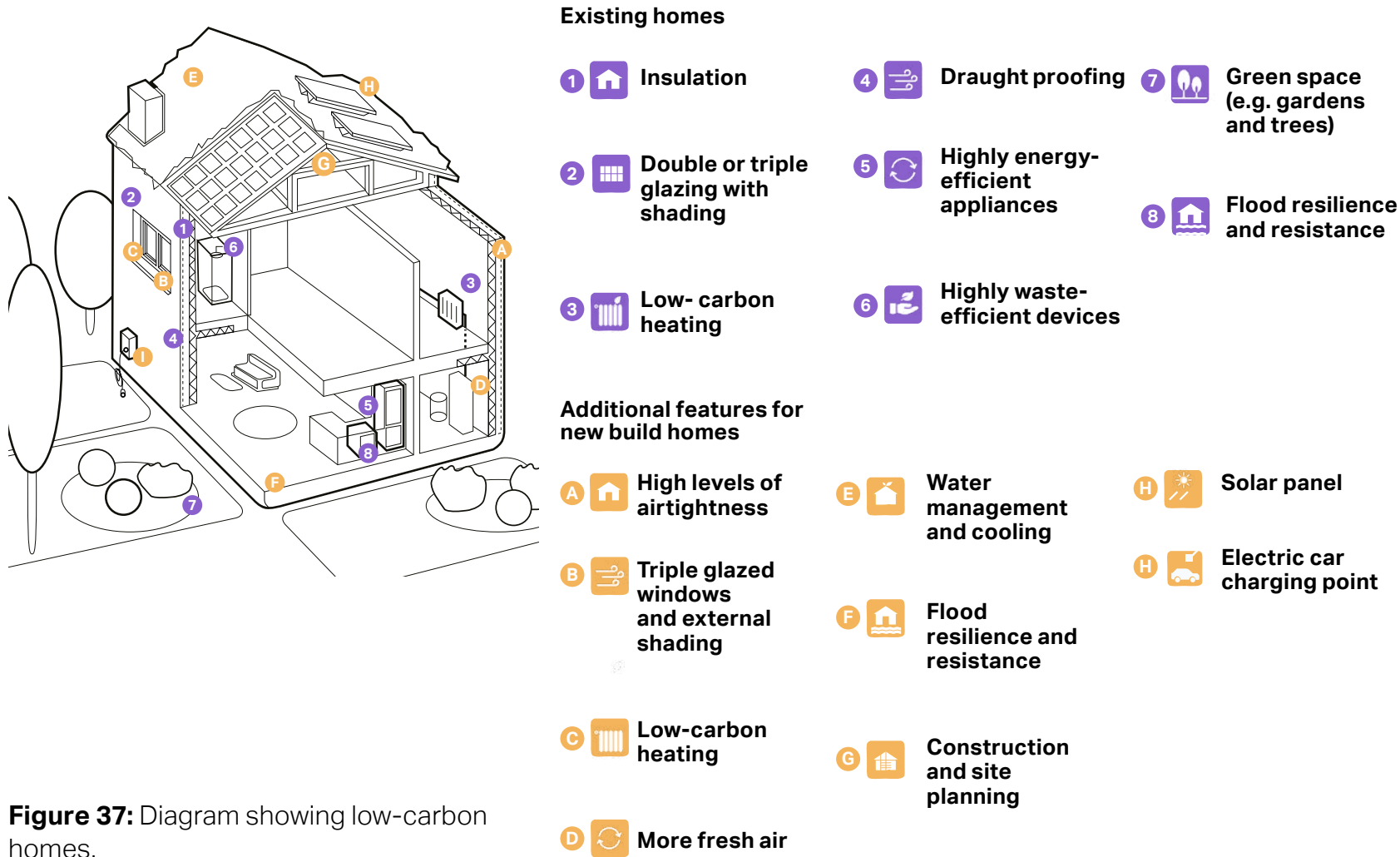


Figure 37: Diagram showing low-carbon homes.



Checklist

05

5. Checklist

This section sets out a general list of design considerations by topic for use as a quick reference guide in design workshops and discussions.

General design guidance for new development:

- Does new development integrate with existing paths, streets, circulation networks and patterns of activity to allow accessibility and connectivity?
- Is there an opportunity to reinforce or enhance the established settlement character of streets and other spaces?
- Does the proposal harmonise with and enhance the existing settlement in terms of physical form, architecture and land use?
- Does the proposal relate well to local topography and landscape features, including prominent ridge lines and long-distance views?
- How can the local architecture and historic distinctiveness be reflected, respected, and reinforced?
- Does the proposal adopt contextually appropriate materials and details?
- Have important existing features been retained and incorporated into the development?
- Have surrounding buildings been respected in terms of scale, height, form and massing?
- Are all components e.g. buildings, landscapes, access routes, parking and open space well related to each other?
- Has adequate open space been provided for the development in terms of both quantity and quality?
- Does the proposal incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features?
- Has management, maintenance and the upkeep of utilities been considered by the proposal?

General design guidance for new development:

- Are energy efficient technologies (for example ground or air source heat pumps, rainwater harvesting, biomass and solar energy) positively integrated where appropriate?
- Does the proposal make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation) without adverse impact on the street scene, the local landscape, or the amenities of neighbours?
- Is there an opportunity to implement passive environmental design principles (for example, site layout being optimised for beneficial solar gain, techniques to reduce energy demands and the incorporation of renewable energy sources)?

Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

Local green spaces, views & character:

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

Local green spaces, views & character:

- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how will this be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

Gateway and access features:

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

Building line and boundary treatment:

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

Buildings layout and grouping:

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the villagescape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

Building heights and roof-line:

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

Household extensions:

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

Building materials & surface treatment:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Do the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?
- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

Car parking:

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a bio-diverse roof in its design?

