

Design Expectations Validation Form 1 (DEVF1)

If you consider a question not relevant, please explain why the question is not relevant as this can be just as informative to the design process. This document does not seek to find a version of what is good design, only that your version of good and sustainable design can be understood better. Take this opportunity to provide the reasoning as to why positive design choices have been made and explain why others have not. If you use this document as the form, please expand the boxes as needed.

1. (ALL) How has the site and its context been appraised, identifying all the factors that contribute to its character and locality, as well as other planned development?

The site has been appraised by the architect and in the Planning Statement which accompanies this application.

2. (ALL) Has the local community been consulted and participated in the design and layout process? Can evidence be provided of this involvement and what changed as a result?

The local community will be consulted through the planning application process.

3. (ALL) Has a constraints and opportunities plan been produced and how has this been considered in relation to the proposal?

The constraints and opportunities of this application have been considered in the planning statement.

4. (RES & FUL) Has there been a topographical survey to ensure any design is a true representation of the existing and proposed site levels to ensure design opportunities and constraints of different levels are explored, including understanding of relationships with neighbouring dwellings?

The site is small and level so a topographical survey has not been undertaken.

5. (ALL) Have appropriate investigations been undertaken to establish historic and archaeological value and what enhancement is proposed?

The site has been assessed from a heritage standpoint. It has been concluded that there will be no impact on any nearby heritage assets.

6. (ALL) Have steps been taken to ensure the conservation and enhancement of wildlife and habitats found on site and how?

An ecology report and tree survey has been conducted on the site. These recommendations will be implemented.

7. (RES & FUL) Please state if there will be Hedgehog friendly fencing installed, Owl, Swift, Bat or other Bird Boxes and/or Bee Bricks included and how?

Biodiversity improvement measures such as these have been recommended in the ecology report, which will be implemented should permission be granted.

8. (ALL) Will the proposals lead to an increase in biodiversity value and how will this be achieved?

Yes, through the implementation of the mitigation measure suggested in the ecology report.

9. (ALL) Are the proposals a compatible and quality response to landscape/townscape character, including the scale of the buildings, streets, landscape and roofscape, as identified in the Landscape Character Assessment, Conservation Area Character Appraisal, Village Design Statement, Neighbourhood Plan

Yes, the character of the local village has been taken into account in the design of the proposals. The site is screened by the existing building limiting the views from any nearby listed buildings or the village.

10. (ALL) Is the use and amount of development appropriate to the site's accessibility to jobs, shops, local services, community facilities and the frequency of public transport service?

The size of the development is appropriate for the village.

11. (ALL, Majors, Dwellings) Where residential development is proposed does the development offer a mix of residential types and tenures that reflect the needs of the locality, including affordable housing, (which is indistinguishable from the general housing)?

This development is being created specifically for the applicant, a local resident.

12. (ALL and Majors) Has an appropriate analysis been undertaken of the environmental constraints and opportunities on the site and have the findings informed the development of green infrastructure proposals for the site? Does the development provide private open space and/or communal open space of sufficient size to meet the needs of the future community?

A tree survey has been undertaken to ensure that the trees and environment are protected through the development of the site.

13. (ALL) Where opportunities exist, does the development provide safe routes for pedestrians and cyclists that connect into the wider green infrastructure, and are these appropriately combined with routes to other services and amenities?

Yes, the local roads and footpaths connect to the wide countryside.

14. (ALL and Majors) Where SuDs are to be integrated as part of the public open space, explain how does the design allow for safe dual use?

There is no public open space so this is not applicable.

15. (ALL) Is there an implementable energy strategy that forms part of the design and minimises energy demand for the site through layout, building orientation, landscaping, includes natural ventilation and passive solar design?

This application is for the reuse and extension of existing buildings. The resulting property will be highly insulated and well ventilated.

16. (ALL, Majors) How has provision been made for managing flood risk and water resources (e.g. sustainable drainage systems, harvesting rainwater and grey water recycling schemes) and is there opportunity for betterment in doing more than mitigating net increase of flooding?

The application site is not within a flood risk area so this is not relevant.

17. (RES & FUL) How does the development allow for at least three bins per dwelling (each capable of 350litres) and these can be removed easily from street frontage and public view when not bin collection day. Does development or surrounding roads allow for Bin collection areas and access of refuse vehicles to take place while ensuring good design is maintained?

The development has space set aside for storage and presentation of recycling and refuse bins.

18. (RES & FUL Dwellings) Does the development ensure the provision of at least one composting area per dwelling?

There is space for a composting area in the garden of the property.

<p>19. (RES & FUL, Dwellings) What are your U values, Air pressure test and your thermal bridging targets for the development (part of TFE (Target fabric energy efficiency))?</p> <p>Targets will be as per the requirements of building regulations.</p>
<p>20. (RES & FUL) Does the development include on-site energy production from renewable sources, that will reduce CO2 emissions from energy use by users of the buildings?</p> <p>The building will be highly insulated to reduce the energy use requirements of future users.</p>
<p>21. (OUT when access and/or layout included, RES & FUL) How will the proposed layout contribute to a network of connected streets and open spaces that also, where opportunities exist, connect to existing patterns of streets and open spaces or is there any reason not to do this?</p> <p>The application site will have access onto the public highway in accordance with Suffolk Highways requirements.</p>
<p>22. (RES & FUL, Major Dwellings) Is there a clear hierarchy of streets and open spaces, each with a clear 'desired character' (the desired character should inform the road design and not the other way around), which are designed to have appropriate traffic speeds?</p> <p>N/A</p>
<p>23. (RES & FUL and OUT if landscaping and/or layout is included) How do the proposals clearly define public space from private, work or play spaces and these can be recognised by clear boundary treatments and be well defined by active frontage such as front doors, windows, shopfronts etc. that are interesting and varied, that provide supervision as well as respecting each other?</p> <p>N/A</p>
<p>24. (RES & FUL, Major) Do the areas of open space (squares, parks, formal/informal spaces and play areas etc.), together with the streets, form a public realm that is integral to the development and respects and enhances its surroundings?</p> <p>N/A</p>
<p>25. (RES & FUL, Major, Dwellings) Have the ground surfaces, kerbs, changes of levels, lighting, public art, landscape, public seating and street furniture, together with utility boxes, cables, signage and poles, been designed into the street and/or public space to avoid clutter? And do they respect, integrate into and/or enhance the character of the area?</p> <p>N/A</p>
<p>26. (All, Major) Has an opportunity to make a contribution to public art on site been taken?</p> <p>N/A</p>
<p>27. (RES & FUL, Major) Is the proposed development easy to get to and move through for cyclists and pedestrians as a priority and how is this achieved?</p> <p>N/A</p>
<p>28. (RES & FUL and if roads included in proposal) How are the roads designed for low traffic speeds as well as being pedestrian and cycle friendly?</p> <p>N/A</p>
<p>29. (RES & FUL) How are the parked vehicles well integrated so that they do not dominate the street scene and/or other spaces?</p> <p>Parked cars are screened by hedges and are away from the road.</p>
<p>30. (RES & FUL) Does the development include tandem parking (of three spaces or more)?</p> <p>No</p>
<p>31. (ALL) Is there electric charging points available for each occupier of the development?</p> <p>This can be arranged if required.</p>

32. (RES & FUL) How do the landscape proposals fit with and enhance the character of the site and its setting, including pattern, layout, materials, and choice of species? How do the landscape proposals mitigate visual impact, and are they in scale with the proposed development?

The landscape proposals seek to preserve the existing trees and hedges. An arboricultural appraisal is submitted with this application which shows the newly constructed elements of the proposal will not have an adverse impact of the trees around the site. The visual impact of the newly constructed section of the building will be very limited as the new section is screened by the existing building and the hedges and trees.

33. (RES & FUL) Have the proposals for planting, building layout and service runs been checked against each other to ensure they do not conflict?

Yes.

34. (RES & FUL) Are the landscape proposals designed to be robust and survive long term, easy to maintain and have space to grow while avoid conflict with occupiers?

Yes, these have been designed to grow and survive long term.

35. (RES & FUL) Does the overall design and juxtaposition of buildings and spaces ensure that there are no potential entrapment spots, including hiding spaces and secluded areas, where crime and antisocial behaviour could occur?

The building will be secure with locks on the doors and windows for residents.

36. (RES & FUL) How will the specification of the boundary treatments, windows, doors and garage doors, together with their associated locks, secure an area and/or building in a manner that respects and enhances the character of an area?

The house will be enclosed by the existing boundary treatment. All windows and doors will be lockable.

37. (RES & FUL) How have materials been selected and detailed to respect and enhance the local character and be of good quality in themselves

The design has been carefully considered to complement the local character of the area.

38. (RES & FUL) What brick bond/s is/are proposed for the building/s proposed and was there a reason for the choice.

No exposed brickwork is proposed.

39. (RES & FUL) Are windows to be recessed or flush or a mix of both approaches?

Windows are proposed to be flush to the property.

40. (RES & FUL) How has the building(s) been designed so that all people can easily access it (eg is the entrance obvious), and easily move within it? Has the building(s) been designed to allow easy adaptation, conversion or extension and allow access for mobility issues?

The building is all on one level so could easily be adapted for residents with mobility issues.

41. (RES & FUL, Major) Has the building(s) design (regardless of any name change) been used before in East Anglia the last twenty years. When and where has this taken place and why is it appropriate for reuse in this location in relation to local distinctiveness?

No – the design is bespoke.