Design Expectations Validation Form 1 (DEVF1)

This document/form applies to all proposals. 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.

1. 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? **Yes**

2. Does the development require an Environmental Impact Assessment? **No**

3. Has the local community been consulted and participated in the design and layout process? Can evidence be provided of this involvement and any support given. **No**

4. Has a constraints and opportunities plan been produced and considered in relation to the proposal? **No**

5. Has a conceptual design been prepared, which has taken account of any community consultation and has clearly emerged from the appraisal of the site? **No**

6. 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? **No**

7. Have appropriate investigations been undertaken to establish historic and archaeological value? **No**

8. Have steps been taken to ensure the conservation and enhancement of any archaeology, wildlife and habitats found on site and how? **No**

9. Please state if there will be Hedgehog friendly fencing installed, Owl, Swift, Bat or other Bird Boxes and/or Bee Bricks included and how? **No**

10. Will the proposals lead to a 10% or more uplift in biodiversity value and how will this be achieved? **No**

11. Are the proposals a compatible and quality response to landscape/townscape character* including the scale of the buildings, streets, landscape and roofscape? (*Identified in the Landscape Character Assessment, Conservation Area Character Appraisal, Village Design Statement, Neighbourhood Plan) **Yes**

12. How has the development, including the buildings, streets, roofscape, walls, and open spaces, informed and shaped by the characteristics, identity, history, constraints and opportunities of the site? **The existing link between existing cottage and old forge dictated extension placement, rear parking and road access shipped cart-lodge placement.**

13. Have elements contributing to the character and distinctiveness of the location, including landscape, cultural and bio-diversity, been protected and/or enhanced? **Yes**

14. Is there a coherent response to settlement pattern, views, vistas and topography of the site and its surroundings? Please explain. **N/A**

15. 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? **Yes**

16. 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)? **N/A**

17. Does the proposal maximise development potential whilst respecting and enhancing the environment, the physical characteristics of the site, its features and surroundings without prejudice to the existing uses or potential development of adjacent sites and adjoining amenities? **Yes**

18. 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? **Yes**

19. Does the development provide private open space and/or communal open space of sufficient size to meet the needs of the future community? **N/A**

20. Does the development provide and identify accessible locations for a wide range of challenging and imaginative open spaces (including play space), that meet the needs of the future and existing community and are also easily and safely accessible? **N/A**

21. 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? **N/A**

22. Where SuDs are to be integrated as part of the public open space does the design allow for safe duel use? **N/A**

23. 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? **No**

24. Can you calculate the residual energy demand for the site and maximises the amount of residual demand which can be provided through on site generated renewable energy? **N/A**

25. 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? **N/A**

26. Is there an implementable waste strategy that: re-uses existing buildings, infrastructure and materials (where appropriate), minimising generation of onsite waste during the construction and lifetime of the development; and integrates bin storage, recycling and composting facilities into the development? No

27. 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 allow for Bin collection areas and access of refuse vehicles to take place while ensuring good design is maintained? **N/A**
28. Does the development ensure the provision of at least one composting area per dwelling? **N/A**
29. What are your U values, Air pressure test and your thermal bridging targets for the development (part of TFEE (Target fabric energy efficiency))? **N/A**
30. Does the development include on-site energy production from renewable sources, that will reduce CO2 emissions from energy use by users of the buildings? **No**
31. Will the development be assessed and achieve the highest standards of resource and energy efficiency as well as reductions in carbon emissions? **Yes**
32. 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? **N/A**
33. 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? **N/A**
34. Will it be easy to direct someone to where 'you' live/work by landmarks, focal points, gateways, public art or views? **Yes**
35. How do the proposals clearly define public space from private, work or play spaces and these can recognised by clear boundary treatments? **N/A**
36. Are the streets and/or public spaces appropriately enclosed by buildings, landscape or boundary treatments that are an appropriate height to the width of the street/public space, (or are there open views and vistas that can be exploited or does the existing character of the area inform the proposals)? **N/A**
37. How are the streets and public spaces enclosed and 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? **N/A**
38. 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? **N/A**
39. Do the proposals ensure all public open space(s) is useable, not left over space, has clear ownership and maintenance for the lifetime of the development and has an appropriate boundary treatment? **N/A**

40. 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?
N/A

41. Has an opportunity to make a contribution to public art on site been taken?
N/A

42. Is the proposed development easy to get to and move through for cyclists and pedestrians as a priority?
N/A

43. How are the proposed streets designed to have a distinctive character that is appropriate to its hierarchy and the character of the surrounding area?

N/A

44. Are the roads designed for low traffic speeds as well as being pedestrian and cycle friendly?
N/A

45. Are the parked vehicles well integrated so that they do not dominate the street scene and/or other spaces? **Yes**

46. Does the development include tandem parking (of three spaces or more)? **No**

47. Is there electric charging points available for each occupier of the development? **N/A**

48. 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?**N/A**

49. How do the landscape proposals mitigate visual impact, and are they in scale with the proposed development? N/A

50. How do the landscape proposals maximise opportunities for biodiversity, sustainable   drainage, and reinforce the energy efficiency of buildings? **N/A**

51. Have the proposals for planting, building layout and service runs been checked against each other to ensure they do not conflict? **Yes**

52. 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**

53. 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? **N/A**

54. How are the external spaces, parking and thoroughfares appropriately lit, overlooked by the public rooms of buildings (e.g. living rooms, café seating areas) and enclosed by buildings with frequent entrances? **N/A**

55. 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? **N/A**
56. How have materials been selected and detailed to respect and enhance the local character and be of good quality in themselves **Yes**
57. What brick bond/s is/are proposed and was there a reason for the choice. **N/A**
58. Are windows to be recessed or flush or a mix of both approaches? **Refer to drawings**
59. 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? **Obvious entrances, open plan living**
60. Has the building(s) been designed to allow easy adaptation, conversion or extension and allow access for mobility issues? **yes**
61. Has the building(s) design (regardless of any name change) been used before in East Anglia in 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? **N/A**

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