

Bromham

Design Codes and Guidance

Final report

August 2024

Quality information

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Revision History

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	28.05.2024	First Draft	Holly MacMahon	Consultant Urban Designer
	01.02.2024	Site visit	Ben Castell	Director
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Contents

1	1. Introduction	5	3	3. Design guidance and codes	30
	1.1 Purpose of the report	5		3.1 Introduction	30
	1.2 Process	5		3.2 Design guidance and codes	31
	1.3 Area of study	7		3.2.1 Village character	31
	1.4 Planning policy and guidance	8		3.2.2 Green infrastructure	36
	1.5 Summary of spring 2023 resident consultation	12		3.2.3 Building design	41
				3.2.4. Low carbon	49
				3.3 Checklist for new development	52
2	2. Context analysis	15	4	4. Delivery	60
	2.1 Settlement patterns	15		4.1 How to use this guide	60
	2.2 Movement patterns	18			
	2.3 Built form and heritage	20			
	2.4 Landscape and ecology	24			



Introduction

01

1. Introduction

Through the Ministry for Housing, Communities and Local Government (MHCLG) Programme, led by Locality, AECOM was commissioned by Bromham Parish Council to provide design support as part of the Neighbourhood Plan process.

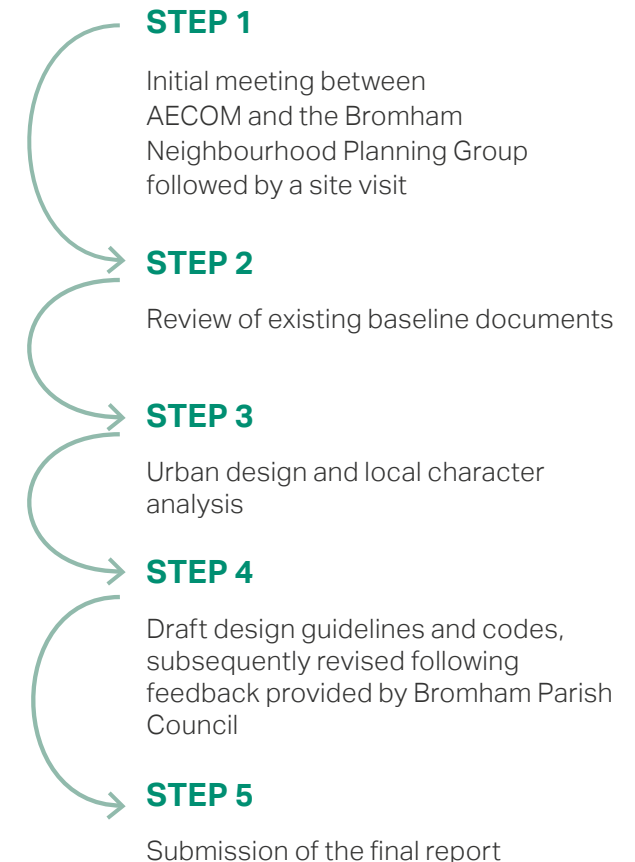
1.1 Purpose of the report

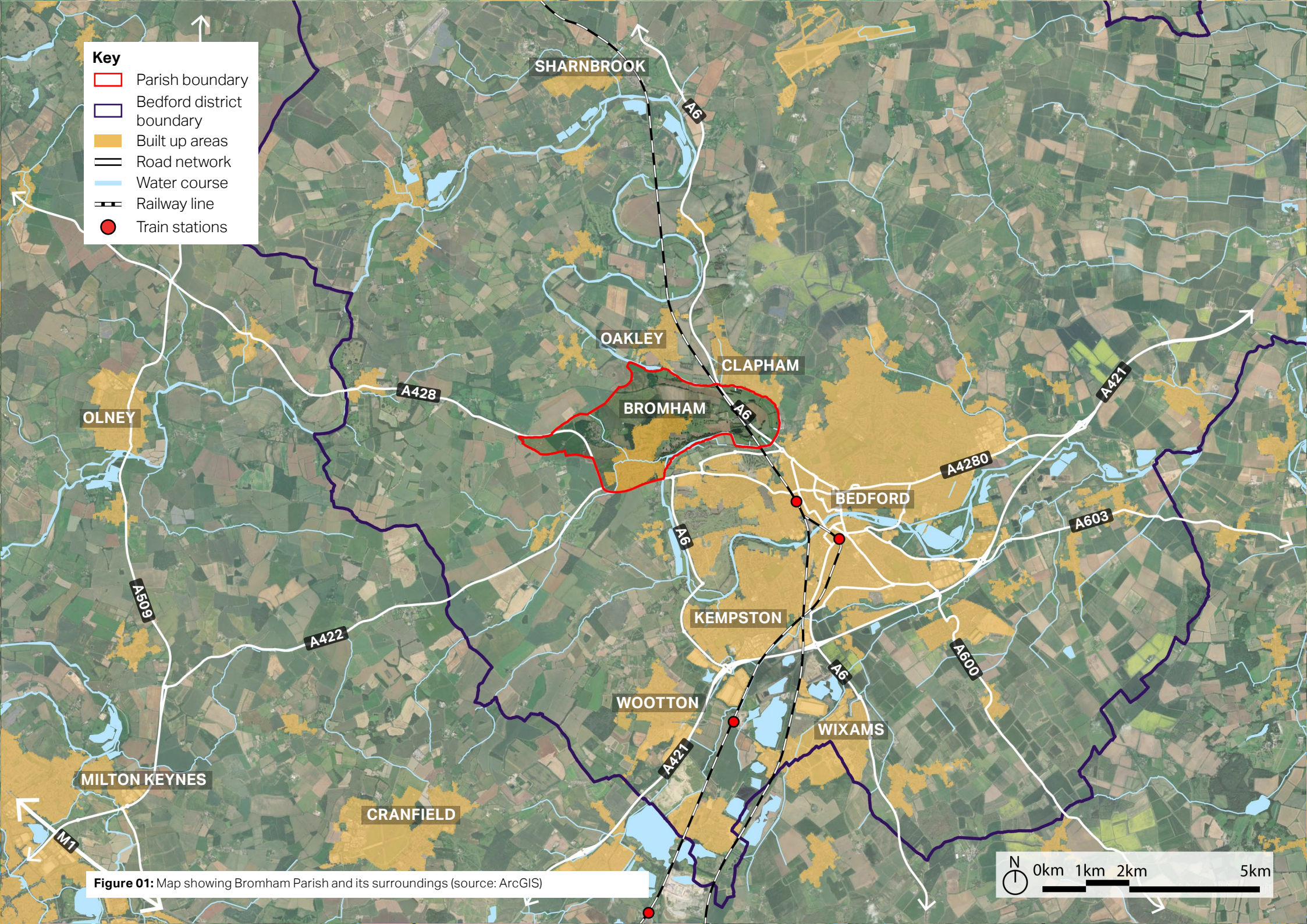
The Bromham Neighbourhood Area was adopted in 2014 by Bedford Borough Council. A Neighbourhood Plan was adopted in 2021 and the Neighbourhood Plan Group are now in the process of reviewing the plan.

The design recommendations made in this report are based on observations on the Neighbourhood Area as a whole.

1.2 Process

Following an inception meeting and a site visit with members of the Neighbourhood Plan Steering Group, AECOM carried out a high-level assessment of the Neighbourhood Area. The following steps were agreed with the group to produce this report:





Key

- Parish boundary
- Bedford district boundary
- Built up areas
- Road network
- Water course
- Railway line
- Train stations

Figure 01: Map showing Bromham Parish and its surroundings (source: ArcGIS)

1.3 Area of study

The Neighbourhood Area is the Parish of Bromham located in the district of Bedford, in the midlands of England. Bromham parish has a population of around 5,000 according to the 2021 census data (<https://bromham.parish.uk/census/>). The parish is bordered by the civil parishes of Stevington, Oakley, Clapham, Bedford, Biddenham, Kempston Rural, Stagsden, and Turvey.

There is archaeological evidence showing pre-historic human activity as far back as 50 BC. The settlement was first mentioned in 1086 in the Domesday book as Bruneham. At this time there were two mills, throughout the Middle Ages these provided the main sources of power for mechanical processes and the two waterwheels.

Significantly during the 16-17th century Sir Lewis Dyve's control over all four manors which covered Bromham influenced the landscape greatly through fencing off arable land and creating a vast landscaped park. From the mid-17th century up until the

1920s Bromham was a closed estate village with no newcomers allowed to move in. Villagers were displaced and the 'new' village developed along Village Road.

Following the division and sale of the estates in the 1920s, the village experienced most of its expansion and development over the 20th and 21st centuries.

The wider connections in the parish include the A roads, nearby railway lines and proximity to towns and cities. One of the main roads through the parish is the A428 which runs along the southern border and through the west of the parish. This connects to the A6 which connects to Clapham, Bedford as well as south to Kempston Church End. The A6 also runs north-south through the east of the parish and provides connections north to Rushden.

Though there is a trainline running through Bromham there is no railway station within the parish. The nearest railway station is Bedford Station which is on the Thameslink and Midland Main Line trainlines and is about 5km from the village.

Bedford is the nearest town to Bromham, lying east of the village. The nearest city of Milton Keynes is about 25km south-east of Bromham and London is approximately 90km south and only a 1hr train journey from the nearby Bedford train station.



Figure 02: Village sign on the local green along Village Road in Bromham.

1.4 Planning policy and guidance

This section summarises the relevant design policy and guidance produced at national and local levels which have informed this design guidance and codes document. It specifies how the relevant policies and guidelines have been incorporated in the production of the design codes included in this document. Any application for new development should be familiar with those documents.

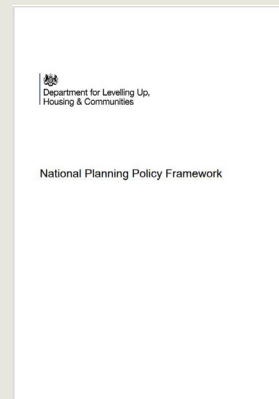
1.4.1 National Planning Policy and guidance

The following section summarises key relevant policy and guidance documents at the national level.

2023 - National Planning Policy Framework

MHCLG

Development needs to consider national level planning policy guidance as set out in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG). In particular, NPPF Chapter 12: Achieving well-designed places stresses the creation of high-quality buildings and places as being fundamental to what the planning and development process should achieve. It sets out a number of principles that planning policies and decisions should consider ensuring that new developments are well-designed and focus on quality.



2021 - National Model Design Code

MHCLG

This report provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on 10 characteristics of good design set out in the National Design Guide. This guide should be used as reference for new development.



2020 - Building for a Healthy Life

Homes England

Building for a Healthy Life (BHL) is the new (2020) name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The new name reflects the crucial role that the built environment has in promoting wellbeing. The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed (and completed) developments, but can also provide useful prompts and questions for planning applicants to consider during the different stages of the design process.

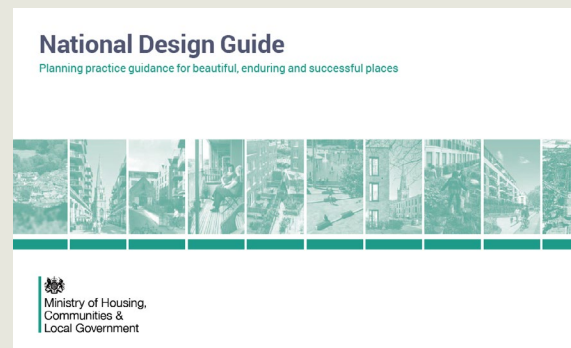


2019 - National Design Guide

MHCLG

The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

2007 - Manual for Streets



Department for Transport

Development is expected to respond positively to the Manual for Streets, the Government's guidance on how to design, construct, adopt, and maintain new and existing residential streets. It promotes streets and wider development place the needs of pedestrian and cyclists first and avoid car dominated layouts.



1.4.2 Local planning policy context

The following section summarises key relevant policy and guidance documents at the local level.

2020 - Bedford Borough Local Plan 2030

Bedford Borough Council

The Bedford Borough Local Plan, adopted in 2020, sets out borough wide policies, as well as more specific development policies and housing allocations for the parishes in the district. Policy 77S: Hierarchy of town centres classifies Bromham as a local centre, along with 7 other villages in the borough. The plan allocates 500 new homes in Bromham.



2014 - Parking Standards for Sustainable Communities: Design Good Practice

Bedford Borough Council

This Supplementary Planning Document provides guidance on parking provision for residential and non-residential developments and includes policies on the minimum dimensions and provision of different forms of residential parking spaces.



2018 - Supplementary Planning Document for Sustainable Drainage Systems

Bedford Borough Council

This Supplementary Planning Document provides planning and technical requirements for the implementation of Sustainable Drainage Systems (SuDS) in future developments.



2013 - Open Space Supplementary Planning Document

Bedford Borough Council

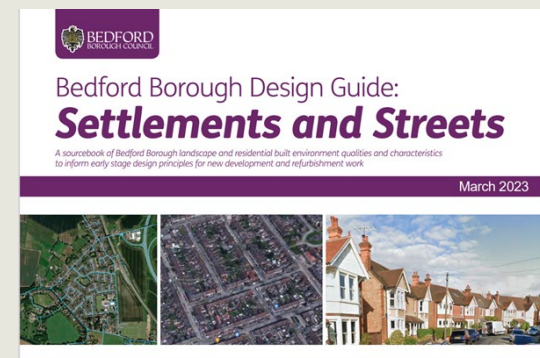
This Supplementary Planning Document provides guidance on the provision of open space with new development, including open space standards and requirements for different types of open spaces such as parks and gardens, accessible natural green space, equipped/ natural play areas, informal and amenity green space, outdoor sports space, and allotments.



2023 - Bedford Borough Design Guide: Settlements and Streets

Bedford Borough Council

This document has been prepared by Bedford Borough Council to provide over-arching guidance on residential building design across the borough. The guide is split into 3 sections: Part 1: Settlements (focused on the landscape character and analysis of 11 of the more rural settlements in the borough); Part 2: Streets (focused on Local Distinctiveness Areas and the typical street qualities of these areas) and Part 3: Design Guidance. The Design Guidance is formed of 16 design principles.



1.5 Summary of 2024 resident consultation

Bromham Parish Council carried out resident consultation in the summer of 2024 to gather themes and ideas from residents which appear to be widely shared.

There were 369 responses to the questionnaire in total and the questionnaire was comprised of 30 questions.

In relation to the design code and guidance report the following are relevant themes and responses which show common opinions about design issues in the parish.

Types of housing:

- The houses which had the most votes as 'strong need' were bungalows, affordable homes, eco-friendly housing and homes for 'downsizers'.

Particular design examples of suggested examples of good design:

- Use of stone - support for stone/ stone-faced housing.
- Eco-friendly houses.
- Sufficient garden space.
- There are too many big houses.
- Variety in design is important.
- Mixed responses on existing new developments with both positive and negative comments.

Issues most significant in new development:

- The issue which had the most votes as the most significant was houses should have sufficient off-road parking.
- Issues which also had a high number of votes as significant were house design should respect the existing character of the village, houses should be energy

efficient and have low environmental impact and building construction should be of the highest quality.

Transport:

- There were significant concerns about existing bus services, in particular the lack of frequency of bus services in the village.
- Recognition that pedestrian and cycling routes could be improved, with significance on safety of routes, the need for improved and new pavements and a safe passage over Bromham Bridge. Also more consideration of accessibility was mentioned such as pavement dips and ramped shop entrances for accessible access.
- Road safety was a significant issue. Traffic on Bromham Bridge and issues that flow from it was the principal focus.
- There was support for various traffic calming measures including visible

speed indicators, signs to encourage reduced speeds, speed bumps, 20mph zones and average speed cameras and enforcement.

Environment and green spaces:

- Protection of existing open space was voted the most significant issue, by a large margin, with regards to the local environment.
- In response to the question 'do you think the following green spaces in Bromham should continue to be protected from development?' a large majority of respondents voted that all of these should, with the highest number voting 'yes' for The Village Green, Village Road.
- There were a number of additional green spaces mentioned that respondents would like to see protected including the area around Bromham nature reserve and allotments.
- The majority of respondents (88.25%) would support the idea of a green corridor to provide an area of land with a

significant presence of vegetation that links outstanding natural areas in the village.

- There were general requests for more green spaces and more spaces for wildlife, both in the existing village and the new developments.



Figure 03: Houses adjacent to The Village Green on Molivers Lane.



Context analysis

02

2. Context analysis

This section outlines the broad physical, historic and contextual characteristics of the Neighbourhood Area.

2.1 Settlement patterns

Within Bromham Parish there is the main settlement area, Bridge End and Bromham Village. Originally Bromham was a linear settlement, with residential development predominantly along Village Road and around The Village Green. Up until the 20th century development remained relatively limited with further linear growth along Village Road and development along Grange Lane and to the south in Bridge End along Stagsden Road.

In the area to the west of the parish known as Thistley Green, Bromham House was built in 1897. The house and grounds were later sold to the Bedfordshire and Northamptonshire Joint Board for Mental Deficiency in 1930. This became known as Bromham Hospital after being transferred to the National Health service in 1948.

It then closed in 1997 and the site was developed through residential cul-de-sacs in a similar way to the 20th and 21st century development in the main village area.

The settlement pattern of the village changed significantly during the 20th century with much development introduced in the form of perimeter and cul-de-sac estates. Development joined the two previously separate areas of Bridge End and the main Bromham village centre. Post-war 20th- and 21st-century developments are detached, semi-detached or short terraces, usually consisting of just 3 properties.



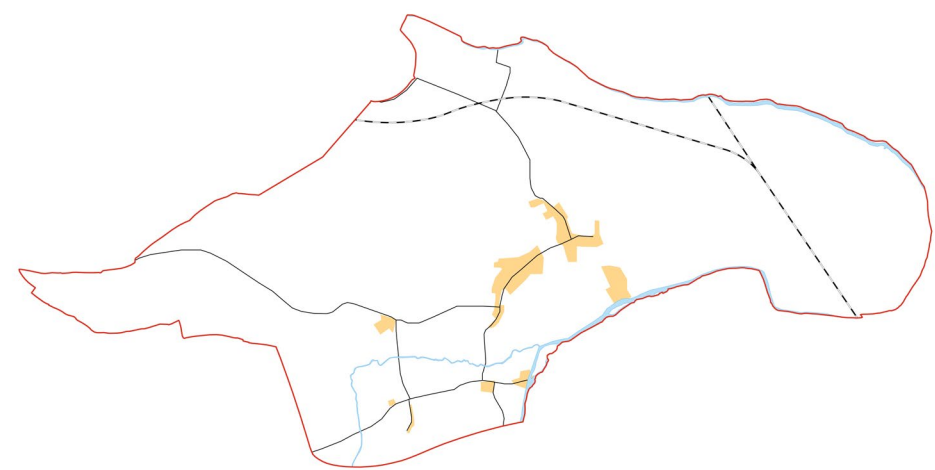
Figure 04: Houses and street trees along Brook Way.



Figure 05: Houses overlooking The Village Green along Village Road.

Evolution of Bromham:

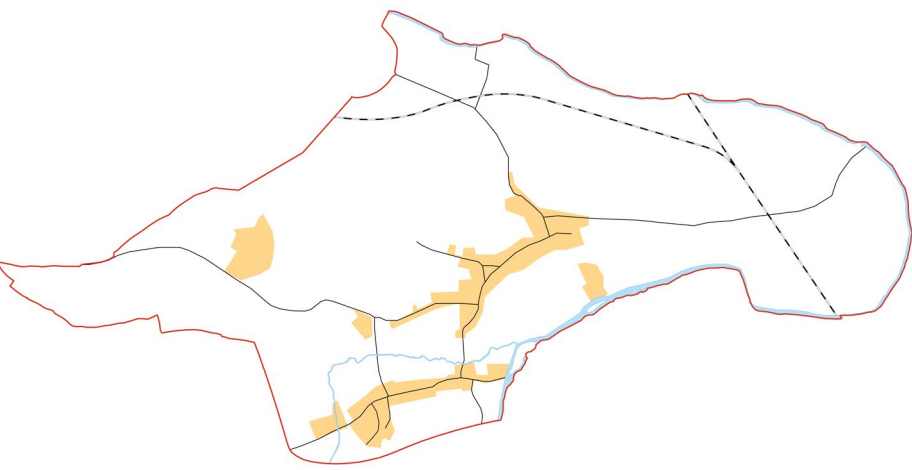
› 1880



- Key**
- ⋯ Town centre study area
 - Main road network
 - Water course
 - Railway
 - Settlement area

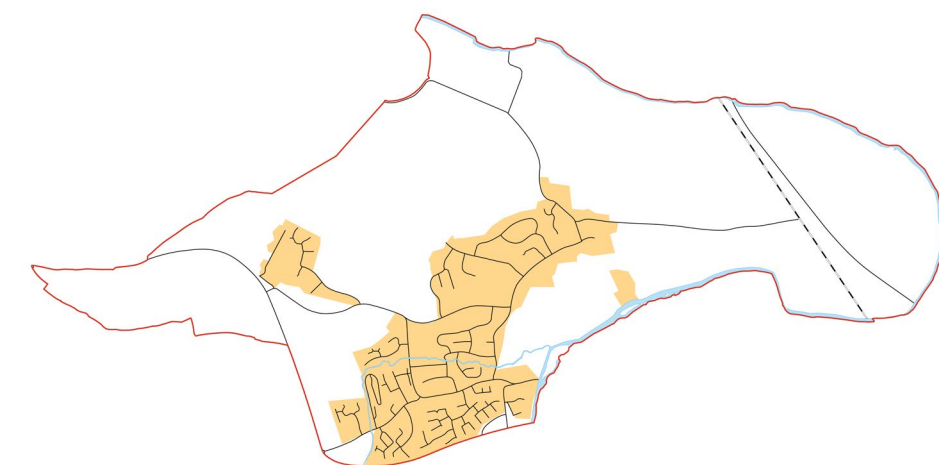
In the late 19th century settlement patterns in Bromham remained as predominantly linear development and were dispersed around the parish with the main settlement along Village Road around The Village Green. At this time there were two railway lines through the parish, north-south line as well as the east-west line.

› Mid 20th century



By the mid-20th century the previously closed off estates in Bromham had been sold off to landowners and development had started in the village. This began with extensions to the linear development on Village Road and linear development along Stagsden Road in Bridge End to the south. The development of Bromham House, sold at this point to become Bromham Hospital was located to the west of the parish. There were small changes in the road network, with a few new roads but broadly the road network remained relatively unchanged.

→ 21st century



Key

- Town centre study area
- Main road network
- Water course
- Railway
- Settlement area

Through the late 20th and early 21st centuries Bromham has undergone significant development, primarily through cul-de-sac estates which have infilled the existing linear development. Development is concentrated to the south of the parish. The original road network remains, though the village is changed considerably through the addition of many perimeter and cul-de-sac roads. Bridge End and Bromham areas are now connected.



Figure 06: 20th-century development along Molivers Lane.



Figure 07: The Village Green in Bromham.

2.2 Movement patterns

Road network

The main serving road for the parish is the A428 which links to the A6 to the east and runs west to neighbouring village Turvey. Within the village the main road network is formed of Village Road, Grange Lane, Stagsden Road, and Northampton Road.

Within the parish settlement roads vary in character. The older street network within the centre of the village is formed of the High Street, New Town, Bakers Lane, St Albans Road with old, long established country lanes towards the edge such as Cowards Lane and The Riddy. The remaining road network mainly serves 20th century expansion and consists of cul-de-sacs and perimeter development.

Public transport

Bus stops in the village are located along Stagsden Road, Village Road, Grange Lane, Northampton Road, Springfield Drive, Oakley Road, and Wingfield Road. Though the

Midland Main Line runs through the parish, there is no train station within the parish.

Public rights of way

There is a good network of footpaths, bridleways and other pedestrian paths in Bromham with routes both within the settlement area and out into the surrounding countryside including a number of walks across Bromham Park.

Heritage walking route

There is a heritage route through Bromham with signs around the village showing this route. The route follows particular heritage features and parts of the village which make up the character of Bromham.



Figure 08: Northampton Road, a secondary road in the parish which leads from the A428 into the village.



Figure 09: Pedestrian route through green space opposite Barker Drive and Peacock Road.

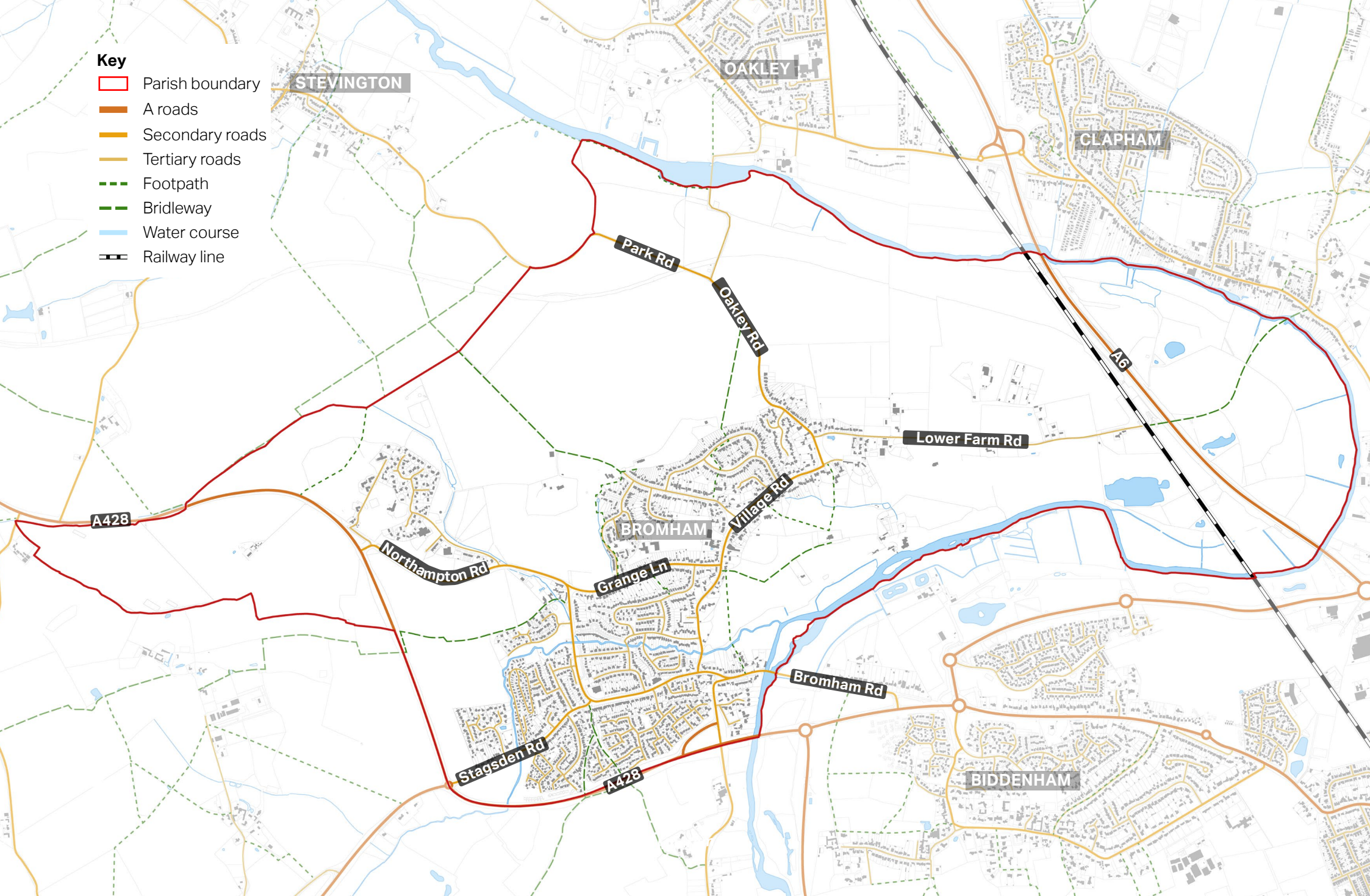


Figure 10: Map showing the movement network of Bromham Parish (source: © Crown copyright and database rights [2024] Ordnance Survey 0100031673)

2.3 Built form and heritage

Heritage designations

There are a total of 27 listed buildings in the parish, with the Parish Church of St Owen listed as Grade I, Bromham Hall listed as Grade II*, and all other buildings as Grade II. Particularly notable Grade II listed buildings include Bromham CVP School and Schoolhouse, West Lodge, and Bromham Mill.

There is one scheduled monument located within the parish boundary - Bromham Bridge. Additionally just north of the parish boundary is another scheduled monument - Oakley Bridge.

In addition to the statutory heritage designations there are other buildings, structures, and places which contribute to the heritage of Bromham. These are featured in the heritage trail of Bromham which is shown on signs around the village. Along with many of the listed buildings the trail includes the The Village Green (c1915) and The Old Post Office.



Figure 11: Grade II listed West Lodge, at the entrance to Bromham Park.



Figure 12: Grade II listed Bromham CVP School and Schoolhouse, dating to 1861.



Figure 13: Sign showing the route of the Bromham Heritage Trail and the buildings and places it incorporates.



Key

- Parish boundary
- Grade II listed buildings
- Grade II* listed buildings
- Grade I listed buildings
- Scheduled monument
- Green spaces
- Water course
- Railway line

Figure 14: Map showing the heritage features of Bromham Parish (source: © Crown copyright and database rights [2024] Ordnance Survey 0100031673)



Built form

There is a variety of architectural styles and materials in Bromham. The individuality of the built form is a key part of the village's character. Building wall materials include red brick, white render, some muted coloured render, stone, tiles, yellow brick, black weatherboarding, and exposed timber framing. Roofs are gabled in a variety of different styles including pitched, hipped and cross-gabled with thatch and clay being the dominant materials.

There are a range of window designs including gabled dormers, light leaded windows, double bay windows, and bay windows. Non-local or contemporary materials include hung clay tiles, vinyl cladding, pebbledash, and other forms of bricks.

The majority of buildings are 2 storeys in height with a few bungalows. Building heights above 2 storeys are not typical. Materials used in the parish for building walls, roofs, fenestration, porches and boundary treatments are shown on the following pages.

Building walls



Red bricks



White render



Coloured render



Stone



Tiles



Yellow brick



Black weatherboarding



Exposed timber framing

Roofs



Thatch



Clay plain tiles



Clay pantiles

Porches



Enclosed front porch with slate roof



Pitched roof canopy porch



Pentice canopy porch

Fenestration



Gabled dormers



Light leaded windows



Double bay window



Bay window

Boundary treatments



Stone topped brick wall



Hedge with small wooden gates



Hedgerow



Timber fence



Red brick wall

2.4 Landscape and ecology

In the Bedford Borough and Central Bedfordshire Landscape Character Assessment Bromham Parish falls into three categories: 1 Clay farmland, 2 Wooded Wolds and 3 Limestone Valleys. (*Bedford Borough Landscape Character Assessment* <https://www.bedford.gov.uk/planning-and-building-control/planning-policy/technical-reports>).

Key characteristics of 1 Clay farmland include:

- "Open and exposed character intersected by subtle wooded valleys
- Gently undulating landform
- Dispersed woodland
- Green lanes of significance for recreation and wildlife"

Key characteristics of 2 Wooded wolds include:

- "Elevated plateau with a sloping landform cut by tributaries of the River Great Ouse forming subtle valleys
- Small to medium scale landscape with an enclosed, peaceful character
- Significant woodland cover
- Predominantly linear hamlets and villages with consistent use of limestone
- A land use characterised by mixed arable and pastoral farming"

Key characteristics of 3 Limestone Valleys include:

- "The wide open floodplain of the River Great Ouse
- Agricultural landscape with a mixed land-use of pasture and arable land
- Variation in land cover and dispersed settlement creates a medium scale landscape

- Wetland vegetation including willow and poplar, line the River Great Ouse, picking out the course of the river
- Settlement character varies from small scale limestone hamlets and villages to larger settlements with a variety of building materials and considerable modern development
- An urban fringe character where the western edge of Bedford abuts the landscape type"

Designations

Within the parish there are several landscape designations.

Ancient woodland:

There are three areas of ancient woodland in the parish - Salem Thrift to the west and Bowel's Wood and Molliver's Wood which border the built-up area of Bromham village.

SSSI:

There is a SSSI just south of Bromham parish related to Hanger Wood.

Local Nature Reserve:

Bromham Lake Nature Reserve is located in the east of the parish, abutting the railway line. The lake is a former limestone quarry, now an important habitat for wetland birds and Great Crested Newts.

Priority habitat deciduous woodland:

Much of Bromham's woodland are priority habitat deciduous woodland. There is a stretch running alongside the River Great Ouse and Bromham Park.

Local green spaces

There are important green spaces within the parish which are not nationally designated. These include:

- Bromham Park (privately owned land)
- Bromham Mill Nature Reserve
- Churchyard of Saint Owen's Church
- Bromham Allotments
- Three Village Greens: The Village Green (Village Road), Vicarage Green (Oakley Road) and Swan Green (Bridgeend outside the Swan Pub)



Figure 15: The Village Green.



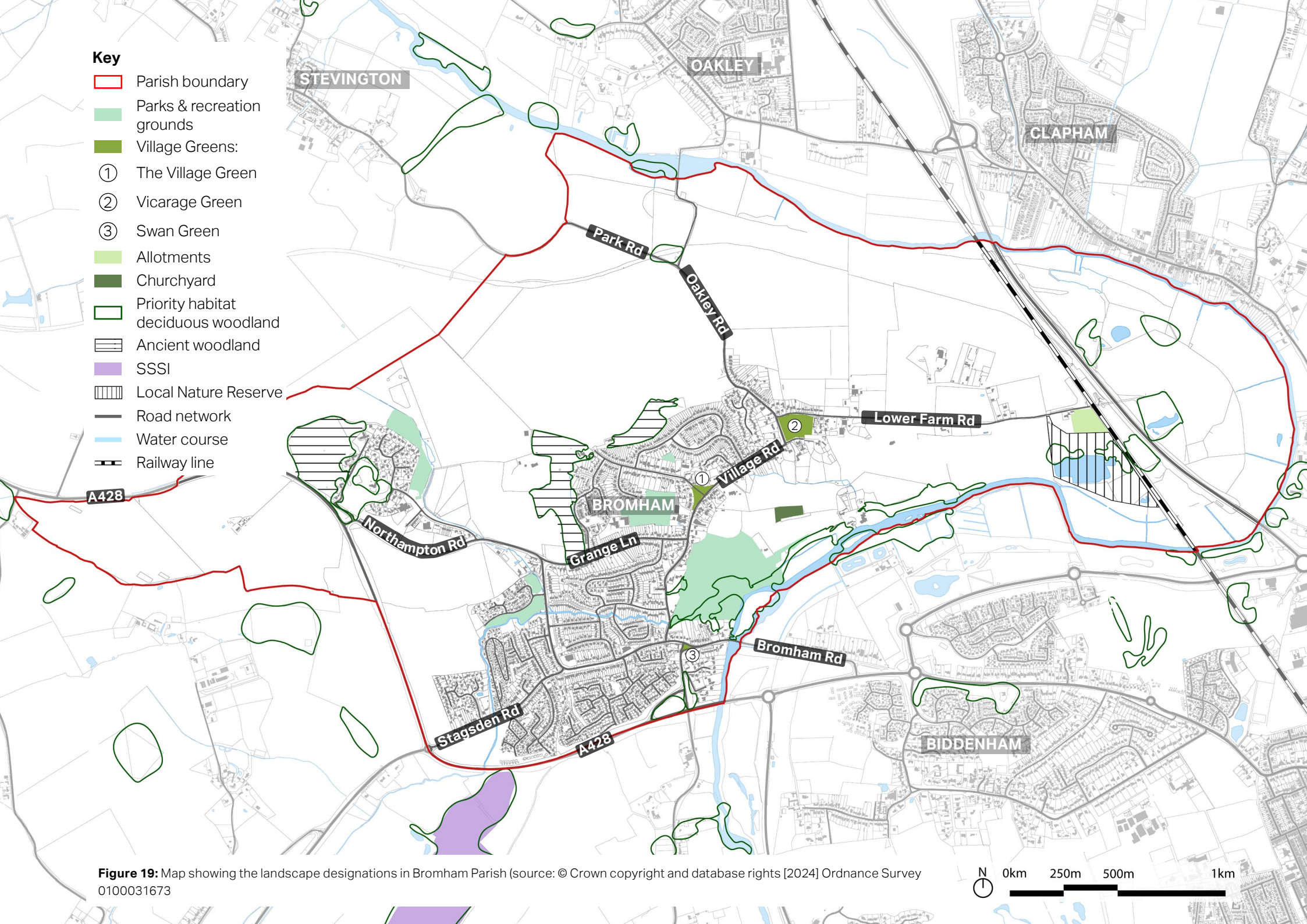
Figure 17: Bromham Park.



Figure 16: View out from the village to surrounding fields.



Figure 18: Arable land surrounding the village.



Key

- Parish boundary
- Parks & recreation grounds
- Village Greens:
 - ① The Village Green
 - ② Vicarage Green
 - ③ Swan Green
- Allotments
- Churchyard
- Priority habitat deciduous woodland
- Ancient woodland
- SSSI
- Local Nature Reserve
- Road network
- Water course
- Railway line

Figure 19: Map showing the landscape designations in Bromham Parish (source: © Crown copyright and database rights [2024] Ordnance Survey 0100031673)

N 0km 250m 500m 1km

Flood risk

There is significant potential for flooding in Bromham parish with flood risk zones 2 and 3 associated with the River Great Ouse. The River circles around the parish from the north, round to the east and then running south. The flood risk zones primarily do not affect the built up part of Bromham. However the south-eastern part of Bromham village abuts the river and this area lies in zone 3 flood risk zone.

Elevation and views

The river valley winds gently through the parish, creating gently undulating topography. Higher land is located to the west of the parish, affording views across to the east. There are some long distance views from within Bromham out across open countryside and towards woodland areas.



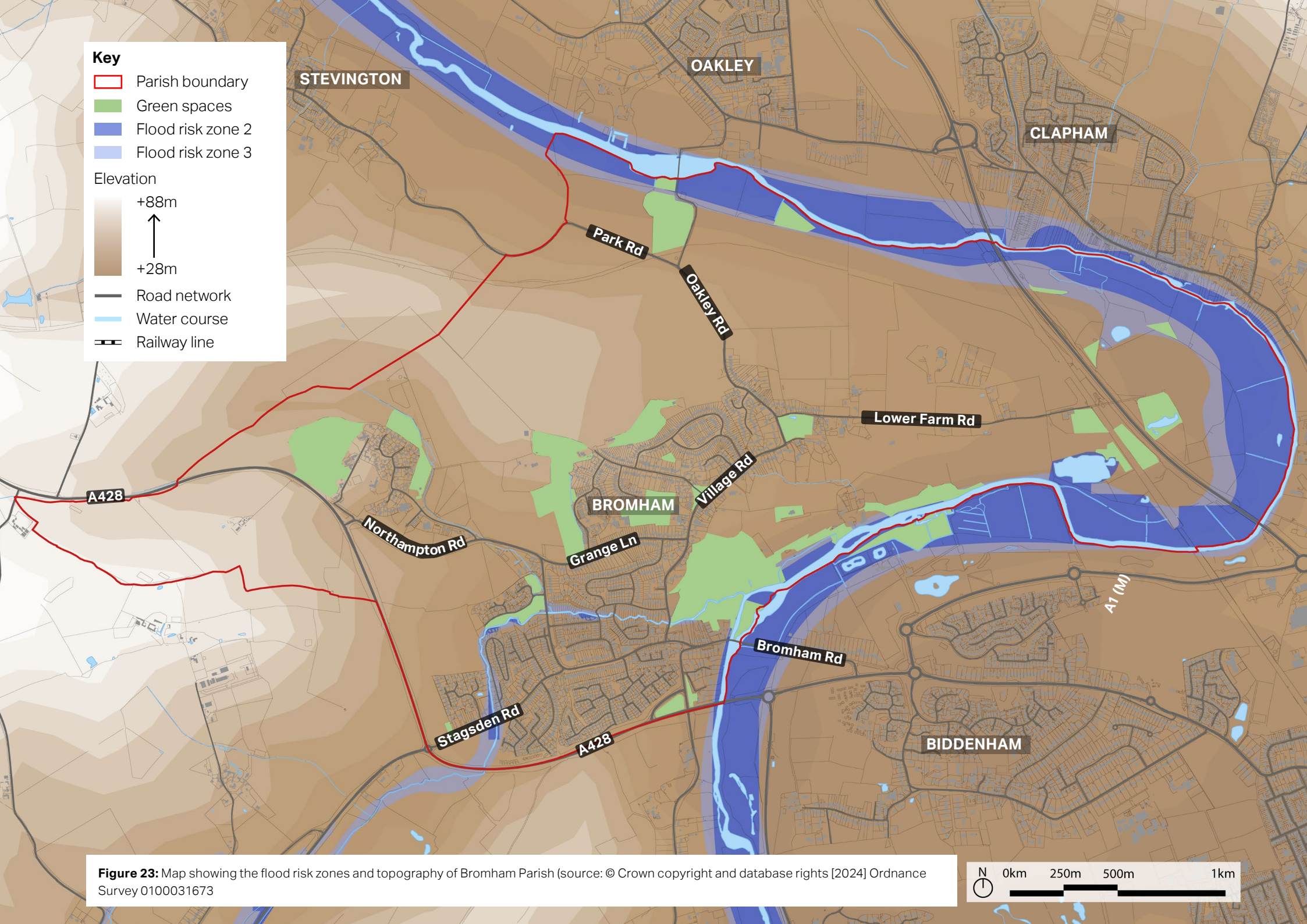
Figure 20: Long distance view over surrounding fieldland.



Figure 21: View towards St Owen's Church in Bromham Park.



Figure 22: View across open fields surrounding the village towards a belt of woodland.



Key

- Parish boundary
- Green spaces
- Flood risk zone 2
- Flood risk zone 3

Elevation

+88m
↑
+28m

- Road network
- Water course
- Railway line

Figure 23: Map showing the flood risk zones and topography of Bromham Parish (source: © Crown copyright and database rights [2024] Ordnance Survey 0100031673)





Design guidance and codes

03

3. Design guidance and codes

This section sets out the principles that will influence the design of potential new development and inform the retrofit of existing properties in the Neighbourhood Area. Where possible, local images are used to exemplify the design guidelines and codes. Where these images are not available, best practice examples from elsewhere are used.

3.1 Introduction

The design guidelines and codes listed hereby are organised under four principles that are particularly relevant to Bromham Neighbourhood Area. They have been generated based on discussions with members of the Neighbourhood Plan Steering Group, the site visit, the area analysis included in Chapter 2 of this report, and on good practice relevant to the physical context of the Neighbourhood Area.

The guidelines and codes developed in this part focus on residential developments. New housing development and modifications should not be viewed in isolation; rather, considerations of design and layout must be informed by the wider context. The local pattern of roads and spaces, building traditions, materials, and the natural environment should all help to determine the character and identity of a development. It is important with any proposal that full account is taken of the local context and that the new design embodies the 'sense of place'.

Reference to context means using what is surrounding, shown in Chapter 2, as inspiration and influence. Sensibility to the context should by no means restrict architectural innovation; in fact, the solution could be a contemporary design that is in harmony with the surroundings.

This chapter includes both guidance and codes. Guidance is advisory and is indicated by the use of the words "should" and "could". Codes, which use the word "must", are mandatory.

The main themes which design guidance codes are grouped under are:

- **Village Character**
- **Green Infrastructure**
- **Building Design**
- **Low Carbon**

VILLAGE CHARACTER

3.2 Design guidance and codes

3.2.1 Village Character

The village character of Bromham is influenced by the way the buildings sit within the landscape. A sense of openness and 'village feel' is important to the character of Bromham and should be maintained with any future developments. Components such as building scale, density, and layout need to be considered to ensure the village character is retained.

Scale

- **Building heights and scale must be sympathetic to surrounding context and reflect the heights and scales of buildings nearby.** This is important to preserve the 'village feel' of Bromham.
- Most buildings in Bromham are one- or two-storeys in height, with few three-storey buildings. This modest scale should be retained with any new developments or extensions

constrained to 2.5 storeys, with one- to two-storeys remaining the most prevalent heights.

- **The massing of new buildings must ensure a sufficient level of privacy, energy efficiency, and access to natural light for their occupants and avoid overshadowing existing buildings. New buildings must not significantly compromise existing property views of open and green spaces.**
- Variations in the roofline should reflect the character of built form in Bromham, where rooflines show diversity in roof shapes, orientations and materials. Roofs in Bromham are typically pitched, with some hipped and half-hip examples. The repetition of a standardised and uniform set of roof shapes and materials across a development should be avoided.
- The scale of the roof should always be in proportion with the dimensions of the building itself. The shape and orientation could be chosen to optimise lighting,

energy use, solar gains, and rainwater management.

- Where appropriate, dormers may be used as design elements to add variety and interest to roofs.

VILLAGE CHARACTER



Figure 24: Varied roofline of two storey houses along Molivers Lane.



Figure 25: Hipped roofs of two storey houses along Stagsden Road.



Figure 26: Hipped roof two storey houses on Molivers Lane.



Figure 27: Mixture of rooflines and heights from one to two storeys, Princes Road.

VILLAGE CHARACTER

Density

- **Density must be appropriate for the surrounding context and reflect existing density levels in Bromham.** A good understanding of the local context and the site's immediate surrounds should come prior to any design exercise.
- Building gaps are frequent in Bromham and provide visual connections with open countryside, maintaining the 'village' feel. Any new development should reflect this through use of similar building gaps to knit into existing built pattern and density levels.

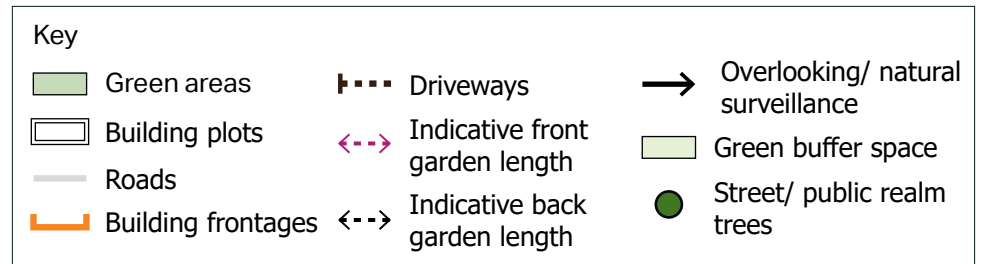
Layout

- Plot sizes should reflect the surrounding context, with appropriate space provided for gardens.
- Buildings should be orientated towards the road to provide natural surveillance and an active frontage.
- The pattern of plots should correspond to the local development patterns. In the north and more historic village the informal plot layouts should be retained to preserve the more rural character here. Plots at the edges of the development should also be designed to create a transition to the rural countryside, through use of more informal plot layout, longer back gardens and trees to buffer the built form onto any open landscape.
- Development should adopt the enclosure characteristics demonstrated in different parts of the neighbourhood area. New development should strive to fit in with the existing

settlement morphology by adopting similar characteristics. Overall the parish demonstrates relatively low enclosure, with an open and green feel, which should be replicated in new development.

- A particular characteristic of the village are green verges and street trees which give a leafy feel. **Layouts of any new development must incorporate green spaces and street trees where possible** to maintain this leafy character. Any green spaces should be overlooked by properties to provide natural surveillance.
- Layout, clustering and massing should take precedent from the best examples of development within the surrounding context.

VILLAGE CHARACTER



Informal development example:

Area around The Village Green in Bromham:



Figure 28: Example of informal development pattern around The Village Green in Bromham, which is part of the older area of the village. There is high variation in plot sizes, shapes and set-back distances, with a significantly larger plot at 86 Village Road. There is also variation in orientation and pattern of development with some linear plots and consistent building line and also examples of long driveways to individual properties and small closes. There are high levels of natural surveillance over The Village Green afforded by the short set-backs of the some of the houses surrounding it. However there are also examples of long front gardens, up to about 36m. Back gardens range from approximately 10 to 80m.

Development edge example:

Area in the north of the village, Woodland Drive and Wingfield Road



Figure 29: Example of edge development in the north of Bromham village along Woodland Drive. The green spaces, verges and street trees gives the area a green and leafy feel as well as lower enclosure to help the transition to the countryside. The properties which back onto the open landscape have long back gardens, of approximately 30-40m. There are buildings gaps including a gap for a footpath which leads from Woodland Drive out to the surrounding countryside. Building lines are relatively consistent, set back from the road with front gardens of around 5-9m and houses are orientated towards the road and green spaces to provide good levels of natural surveillance.

VILLAGE CHARACTER



Figure 30: Street trees and grass verges along Molivers Lane with low height development of 1-2 storeys creates a low enclosure.



Figure 31: Low height buildings with a set-back building line and green verges between the pavement and the road on Springfield Drive.



Figure 32: Houses overlooking The Village Green.



Figure 33: Low height buildings with a set-back building line and green verges between the pavement and the road on Springfield Drive.

GREEN INFRASTRUCTURE

3.2.2 Green Infrastructure

Protecting the parkland and woodland character

The parkland and surrounding woodland is part of what makes Bromham distinct. Bromham Park is the most significant green space in the village. It is privately owned land, which is publically accessible for pedestrians and cyclists and is formed of open landscape and woodland with listed buildings such as St Owen's Church and Bromham Hall.

- Development abutting Bromham Park is mostly one-plot deep, arranged informally with large back gardens. Any new development should preserve this development pattern to avoid any impact on the setting of the park.
- Currently there are multiple entrances to the park for pedestrians. Strategic signage, in other areas of the village towards these entrances could be used to further connect other parts of the village with the park. Any signage should



Figure 34: Map showing the parkland, trees and woodland areas and the informally arranged one-plot deep development which backs onto Bromham Park.

GREEN INFRASTRUCTURE

be appropriate for the village character. Use of wooden signs are encouraged to sit well within the local context. Signs should be non-illuminated and avoid the use of garish or day-glow colours.

- **The woodland character of the parish must be protected with any new development. Existing mature trees must be preserved where possible and incorporated into any new landscape designs.** Mature trees can be used as accents and landmarks, where appropriate.

New trees should be proposed with new development to maintain the leafy character. Guidelines for new trees include:

- New trees should be added to strengthen vistas, focal points and movement corridors, while retaining clear visibility into and out of amenity spaces. They should, however, not block key view corridors and vehicular circulation sight lines.

- 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. There should be arrangements made for tree and landscape management to ensure green infrastructure continues to be managed and maintained post-build.
- 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 of local provenance, but should also have regard to climate change, environmental/habitat benefits, size at maturity, and ornamental qualities.



Figure 35: Pedestrian route through Bromham Park.



Figure 36: Entrance into Bromham Park off Village Road.

GREEN INFRASTRUCTURE

Gardens

The ratio of garden space to built form within the overall plot is important to ensure that the sense of openness and green space within the village is maintained. Garden sizes vary throughout the parish, with the largest generally found at the edges of development, including those abutting Bromham Park. However in general all plots provide front and back gardens of relatively generous dimensions.

New development should adhere to the following principles:

- Back gardens should be a minimum depth of 10m and provide a minimum area of 50m² of usable amenity space.
- North facing back gardens should exceed 10m in length to ensure sunlight is maximised.
- Setbacks from the street and front garden landscaping should provide a balance between privacy for front living rooms and the need for natural surveillance and street enclosure.
- The privacy distance between the backs of the properties should be a minimum of 20m.
- Garden sizes should reflect the property size and a greater sized garden will be expected for larger dwellings.
- Boundary treatments should be incorporated into the plots of houses to clearly distinguish public and private space and also to ensure the street scene of Bromham is maintained. Appropriate materials for boundary treatments which fit with the context of Bromham include: low stone walls, hedgerows, dark/ natural coloured timber fencing with gaps and low red brick walls. Long stretches of high walls and fencing without gaps must be avoided to preserve natural surveillance and an active street scene.
- Use of native tree and plant species both with gardens and at plot boundaries are encouraged to support biodiversity in the parish and also ensure that planting is appropriate for the local character and climate conditions.



Figure 37: Hedgerow boundary treatment.



Figure 38: Front gardens with hedgerows and a low wooden post and gate.

GREEN INFRASTRUCTURE

Designing for wildlife

- New developments must demonstrate a 10% increase in biodiversity on or near development sites in alignment with national legislation on Biodiversity Net Gain.
- New developments should prioritise tree planting, identify existing biodiversity corridors, and contribute to their preservation and enhancement.
- Provision should be made for new open spaces and wildlife rich streets that connect communities with nature from the doorstep to key green infrastructure.
- Developments should incorporate wildlife friendly features that support movement and habitat. Bird or bat boxes, bee bricks and bug hotels, as shown in **Figures 39-42**, can be installed to enhance biodiversity and wildlife.
- Dark skies should be protected and light pollution minimised to benefit both residents and the local wildlife. There are in particular low lighting levels to



Figure 39: Example of a bug hotel that could be placed in the front or rear garden of a property.



Figure 41: Example of a bat box placed in the front or rear garden of a property.



Figure 40: An example of a hedgehog tunnel within a garden fence.



Figure 42: Example of a pollinator garden that could be placed in a communal green space within the built environment.

GREEN INFRASTRUCTURE

the north and west areas of the parish, further away from Bedford. Low-impact lighting schemes are encouraged to improve aesthetics and offer safety during the night.

This page offers examples of low-level lighting solutions that can be implemented in private properties and improve the aesthetics and safety, whilst retaining dark skies and the village character. These examples include lighting schemes that could be turned off when not needed ('part-night lighting') as well as low-impact lighting orientated downwards.

Further guidance on protecting dark skies can be found using these sources:

- "Towards a Dark Sky Standard", produced in partnership with the UK Dark Skies Partnership (<https://darksky.org/news/towards-a-dark-sky-standard/>).
- Institution of Lighting Professionals (ILP) Guidance Note GN01: The Reduction of Obtrusive Light (<https://theilp.org.uk/publication/guidance-note-1-for-the-reduction-of-obtrusive-light-2021/>)



Up-lighting: Focus light and attention on an object or tree from a low fixed location.

Figure 43: Example of down lighting which was used to illuminate the pathway.



Downlighting: Bullet type fixture placed well above eye level on an object or tree.

Figure 45: Example of down lighting which was used to illuminate the pathway.



Path lighting: Use of low fixtures which direct illumination downward and outward.

Figure 44: Example of up-lighting which is used to illuminate the trees within a property.



Backlighting: Fixtures placed at the back of an object to create a 'glowing' effect.

Figure 46: Example of backlighting used at the back of a bush to create a glowing effect.

BUILDING DESIGN

3.2.3 Building design

Variety and individuality

Key to Bromham's character is the variety and individuality of building design along a settlement street. This is particularly evident along Molivers Lane. Areas of monotonous and repeated designs detract from the character of the village, therefore any new developments should use the following guidelines:

- New development should propose a mix of housing to include a range of house types and sizes, both developer and self-built, to allow for a variety of options and bring balance to the population profile. The existing mix of housing in the parish, including detached, semi-detached, bungalows and terraced housing, should be enhanced.
- New development should avoid using only one housing typology along the street, as this creates monotonous elevations without visual interest and variations along the streetscape.
- Development involving multiple houses should ensure a variety of detailing is utilised to avoid homogeneous building designs.
- Affordable housing should be a priority in new development and its quality and architectural design should be of high standards to complement the local vernacular. In addition, they should be integrated into the layout to create tenure blind developments.



Figure 47: Two views of houses on Molivers Lane where neighbouring houses differ in design and materiality to create interest along the street scene.

BUILDING DESIGN

Traditional design

There are several elements of historic significance in the Neighbourhood Area which make a positive contribution to the character of the area. In particular, there is a concentration of listed building on and around Village Road, the historic village core. These listed buildings, as well as other older, non-listed buildings demonstrate traditional design and materials which make up the local vernacular. It is important for new development to complement existing traditional design and heritage buildings to maintain the village character. Therefore the following guidelines apply:

- **New development in close proximity to a heritage asset must respect its significance.** For example, the new development could allow for a generous setback from the asset and be of a massing and scale that is sensitive to the neighbouring structure.
- New development should propose architectural details and materials that reflect the surrounding heritage assets.

Materials seen in the local context are detailed in **Section 2.3** and the main wall, roof, fenestration and boundary treatment materials are also summarised opposite. Designs should draw on traditional design where possible, but not replicate these to avoid pastiche design. Designs can instead use detailing, materials and colours from the local palette.

- New development should strive to maintain and enhance the village character through choice of materials and colour palette. For example, use of darker colours for the roofs can fit better within the surrounding treeline.
- The use of traditional, natural and preferably locally sourced materials is generally more appropriate than man-made synthetic, pre-coloured materials as they lack the variation on colour and texture found in natural materials.

Wall materials

The main traditional wall materials for older buildings in Bromham are coursed limestone rubble, often colourwashed in white and muted colours, and colourwashed plastered timber-frame. There are also a few older properties which use red brick. Yellow brick is often used for chimney stacks. Where brick is used, bricks that match buildings in the surrounding area are preferred. Particular attention should be given to the bonding pattern, size, colour and texture of bricks.

Roof materials

Thatch and old clay plain tiles are the most common forms of traditional roofing. The majority of traditional buildings have pitched roofs, while hip and gabled roofs are also in use. Some roofs incorporate dormers, usually hipped or gabled and eyebrow dormers on buildings with thatched roofs.

Fenestration materials

Casement and sash windows are seen in the vernacular. Porch designs use sloped

BUILDING DESIGN

roof and pitched roofs, with either thatch or clay tiles.

Boundary treatment materials

Boundary treatments predominantly comprise of hedgerows or planting. There are some low walls, usually of stone and timber fencing. Any timber fencing should have gaps to avoid blank and inactive streetscape and obstructing wildlife corridors.



Figure 49: 17/18th century thatched house with colour-washed course limestone rubble and part roughcast over timber frame.



Figure 50: Red brick house with stone and clay tile roof.



Figure 51: 18th century cottage, muted yellow colour washed roughcast over timber frame with a thatched roof and two yellow brick end chimney stacks.



Figure 52: Mid-19th century estate-style house overlooking The Village Green with coursed limestone rubble, old clay tile roof and two yellow brick chimney stacks.

BUILDING DESIGN

Innovative design

In general design styles should aim to reflect the local vernacular, drawing on the local palette. However, excellence of design and innovation is encouraged.

- New developments should encourage and support innovative and proactive approaches to design and opportunities to deliver decentralised energy systems by a renewable or low carbon source and associated infrastructure, including community-led initiatives.
- New development should reflect the high-quality local design references in both the natural and built environment and make a valuable contribution to the character of the parish.
- **Building design detailing and fenestration must always be of good quality.** The number and size of windows should be appropriate and within scale of the building facade.
- Contemporary designs are encouraged where they are of the highest quality in

terms of architecture and landscape design and sustainability.

- Any contemporary designs should use colours which fit with the local palette to reflect the rural character. In general muted colours are preferable and anything too bright should be avoided, especially for visible elevations. The suggested colour palette for Bromham is detailed opposite.

Facade:



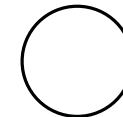
Limestone



Off-white and muted colours render



Natural coloured timber weatherboarding



White render



Dark painted timber weatherboarding



Red brick

Roof:



Grey slate



Dark brown clay/ thatch



Dark red-brown clay

BUILDING DESIGN

Extensions, conversions and infill

Extensions to dwellings can have a significant impact not only on the character and appearance of a building, but also on the street scene within which it sits. A well-designed extension can enhance the appearance of its immediate environment, whereas an unsympathetic extension can have a detrimental impact on the immediate environment, create problems for neighbouring residents, and affect the overall character of the area poorly.

There are examples in Bromham of extensions to both older buildings and to the modern developments of the 20th century. Many household extensions are covered by permitted development rights, and so do not need planning permission. Any extensions or alterations to listed buildings, however, require listed building consent.

- The original building must remain the dominant element of the property, irrespective of the number of

extensions. Extensions must not overwhelm the building from any given point.

- Proposed extensions, conversions and/or infilling that wrap around the existing building and involve overly complicated roof forms must be avoided. Any proposals should instead complement the streetscape by incorporating materials/colours that correspond to the immediate context of the building.
- Proposed extensions, conversions and infilling must consider the materials, architectural styles, fenestration and building proportions in such a way that is compatible with the original building and the character of the adjacent built environment. Local building materials should be used as described in the previous pages and **Section 2.3**.
- In case of side extensions, the new part should be set back from the front of the main building and retain the proportions of the original building. This is in order to reduce any visual impact of the articulation between existing and new structures.
- In case of rear extensions, the new part must not have a harmful effect on neighbouring properties in terms of overshadowing, overbearing or privacy.
- The use of traditional, natural and locally-sourced materials is generally more appropriate than man-made synthetic materials. The use of roofing which encourages moss growth is preferred.
- The pitch and form of the roof used on the building adds to its character and extensions should respond to this where appropriate.
- Any modifications should not reduce the number of parking spaces on the site.

BUILDING DESIGN



Figure 53: Example of an extension (left) that uses similar materials as the main building (right), elsewhere in the UK.



Figure 54: Example of an extension (right) subservient to the mass of the main building (left), elsewhere in the UK.

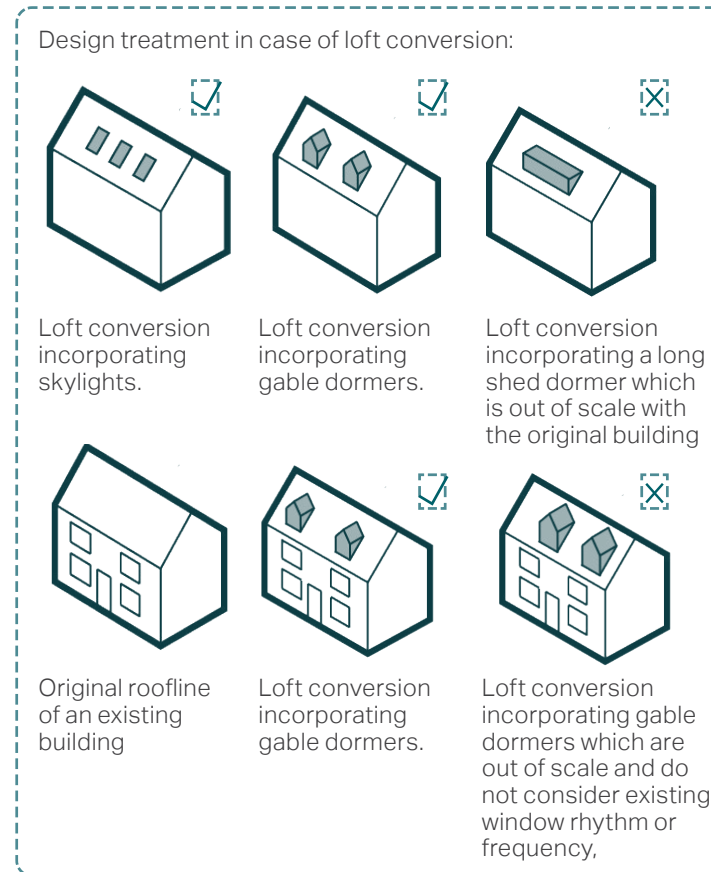
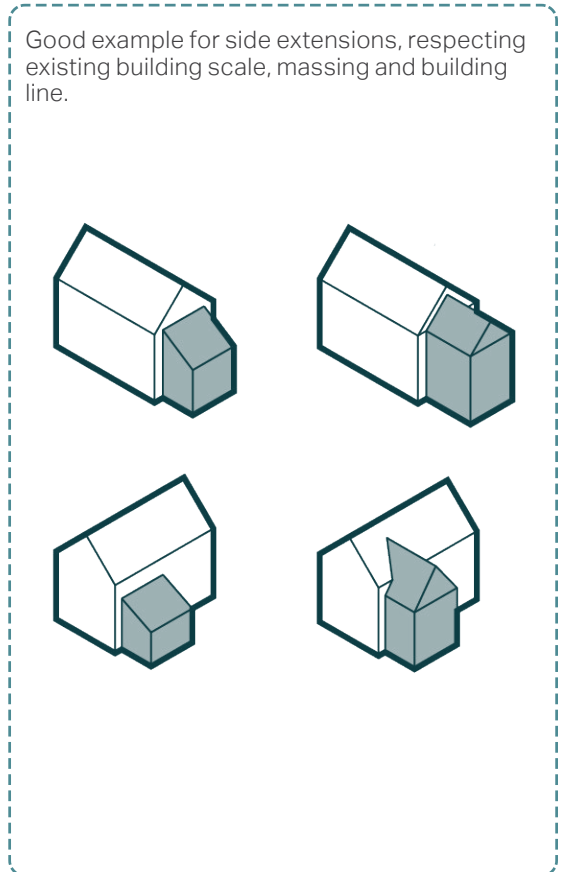


Figure 55: Design treatments for building extensions



BUILDING DESIGN

Infill development

Infill development is smaller-scale development (generally fewer than 10 homes) within an existing developed context. This type of development commonly consists of three main types:

- Gap site development within a street frontage;
- Backland development; and
- Site redevelopment (for example, replacement of existing building/s).

The following principles should apply to infill development:

- Building density, scale, and massing should be in-keeping with the prevailing development pattern. **They must not be overbearing on existing properties or deprive them of light, including overlooking or over-shadowing of both windows and amenity space.**
- The building line should reflect the existing street pattern and level of enclosure.
- Materials and architectural details should reflect positive local characteristics and harmonise with or complement adjacent properties, subject to the degree of variety in the character area.
- Building fenestration should be in keeping with the predominant positive buildings' character on the street or harmonise with adjacent buildings of good character.
- Building façades should respect the horizontal rhythm of neighbouring plots and subdivisions on the street in order to maintain visual continuity.
- Buildings heights should predominantly vary from 1-2 storeys, with maximum heights of 2.5 storeys, depending on adjacent plots. A variable eaves line and ridge line is allowed to create interest but variation between adjacent buildings should be a maximum of 0.5 storeys in general.
- Front and rear gardens should be of sufficient size and landscaped appropriately to fit in with the prevailing planting pattern or enhance greenery where it is lacking.
- Access and storage for bins should be provided with bin stores integrated within plot boundaries.
- Parking should be integrated on-site rather than on-street.

BUILDING DESIGN

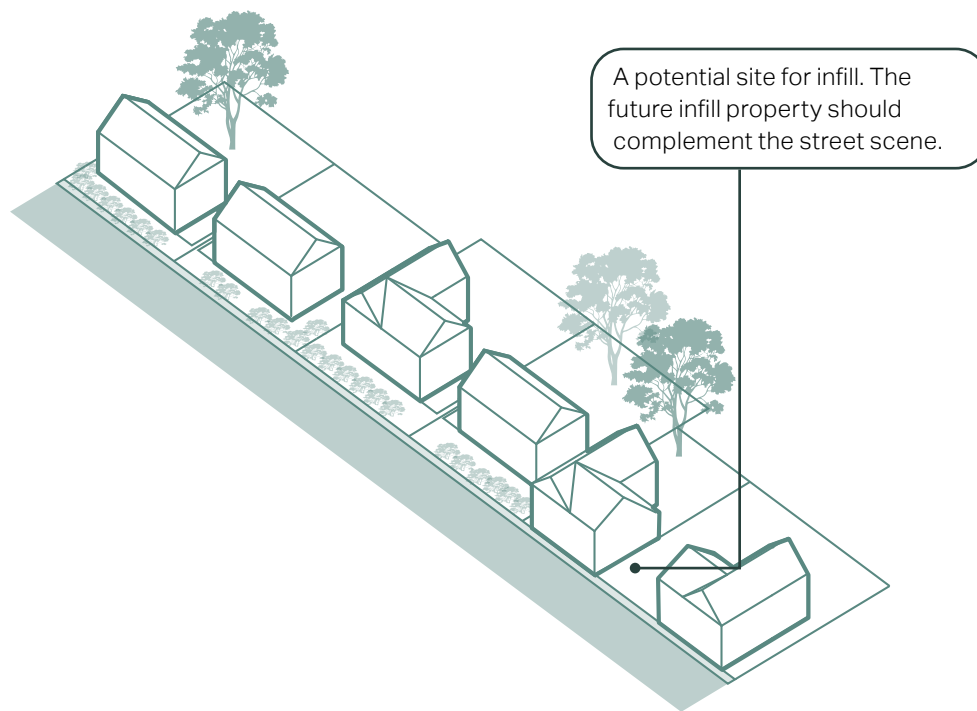


Figure 56: An indicative diagram highlighting a site before infill.

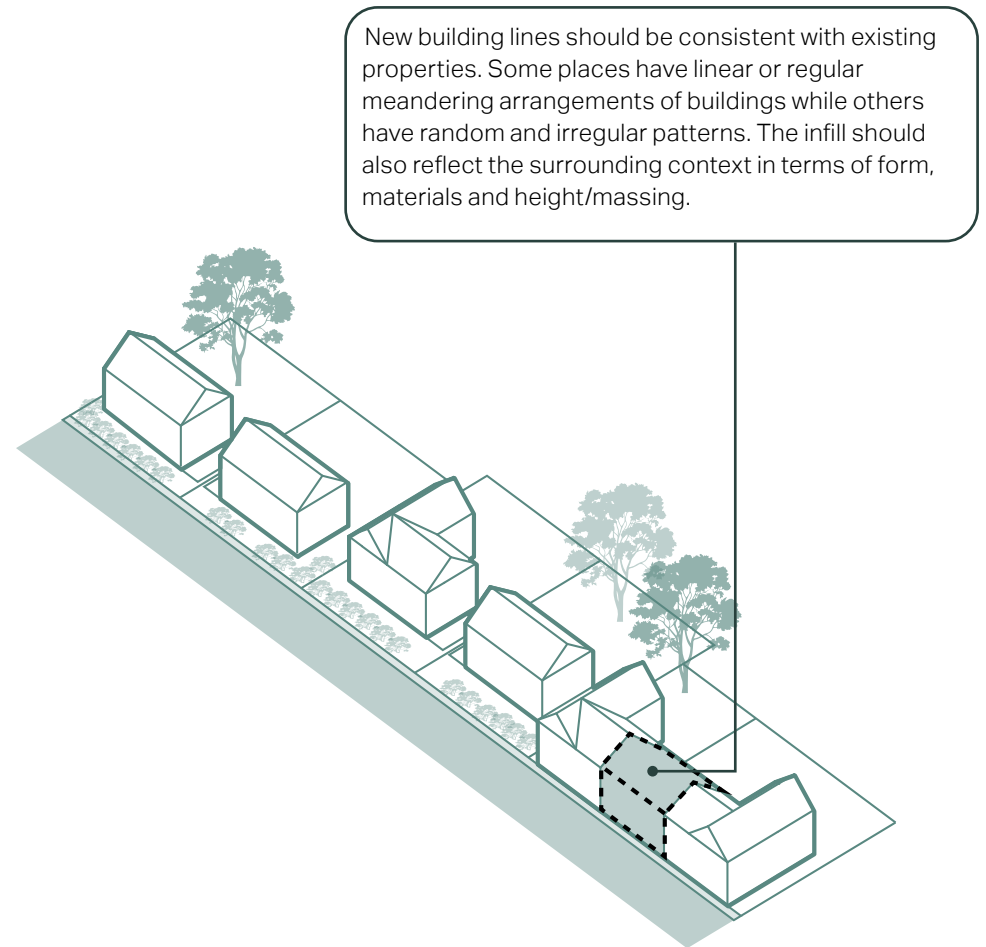


Figure 57: An indicative diagram highlighting a site after infill building.

LOW CARBON

3.2.4 Low carbon

Eco design and infrastructure

The climate emergency has created the need to decrease our carbon footprint towards net-zero by providing innovative solutions to transportation (electrification) and the energy use of buildings, as 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.

- Reducing energy calls for passive design principles for homes (window orientation, solar gain, solar shading, high-performance insulation, ventilation with heat-recovery).
- Development should maximise on-site renewable energy generation (solar, ground source, air source and wind driven).
- Development must consider building form and thermal efficiency: point-block / terraced / semi-detached / detached all have different energy efficiency profiles. **This must be balanced with local design preference and character considerations for development.**
- Net Zero aims should be integrated, and development should adopt low energy and energy generative technologies within the development at the start of the design process. Nature positive and biodiversity net gains should be a priority as well.
- New development should adopt contextually appropriate materials and architectural details should be a guide to material specification.
- New development should demonstrate strong design rationale, quality material specification and good detailing appropriate for the local climatic conditions of the Neighbourhood Area.
- Building performance in terms of 'conservation of heat and fuel' over-and-above building regulations, should be a key design driver for new development.

The illustration overleaf sets out the an example of a low carbon home.

LOW CARBON

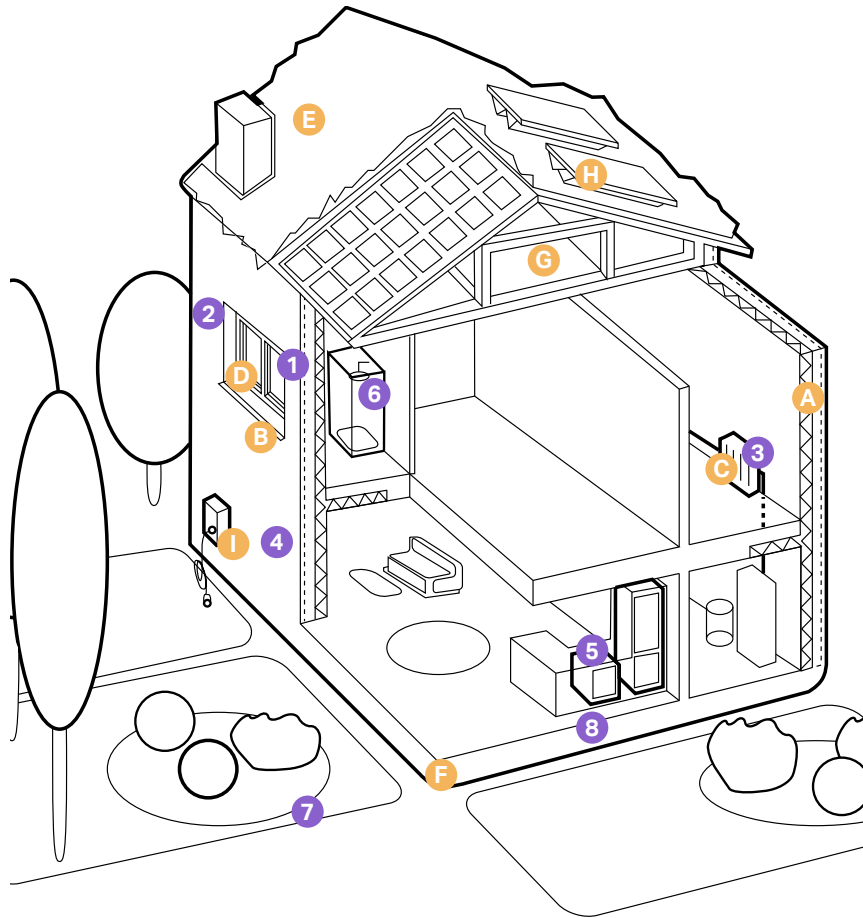


Figure 58: Diagram showing low-carbon homes in both existing homes and new builds.

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, windows and doors
- 5  **Highly energy-efficient appliances**
(e.g. A++ and A+++ rating)
- 6  **Highly water-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**
with removable air back covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors

Additional features for new build homes

- A  **High levels of airtightness**
- B  **Triple glazed windows and external shading**
especially on south and west faces
- C  **Low-carbon heating**
and no new homes on the gas grid by 2025 at the latest
- D  **More fresh air**
with mechanical ventilation and heat recovery, and passive cooling
- E  **Water management and cooling**
more ambitious water efficiency standards, green roofs, rainwater harvesting and reflective walls
- F  **Flood resilience and resistance**
e.g. raised electrical, concrete floors and greening your garden
- G  **Construction and site planning**
timber frames, sustainable transport options (such as cycling)
- H  **Solar panel**
- I  **Electric car charging point**

LOW CARBON

New and retrofit eco-housing

Starting from the design stage there are strategies that can be incorporated to include technologies such as passive solar heating, cooling and energy efficient landscaping which are determined by local climate and site conditions.

Buildings can also be retrofitted with eco design features. It should be noted that eco design can be adapted to a wide variety of architectural styles. Historic buildings can also be retrofitted in a way that respects both the environment and their historic features. It is important that any eco-design features are incorporated without visually damaging the environment.¹

Roof solar panels

Solar panels over a rooftop can have a positive environmental impact, however their siting, design and installation should be handled sensitively, particularly on heritage

assets, and may not always be appropriate. Preserving the character of the host building and wider setting/village should be a priority. It is also important to note that solar panels on listed buildings require consent.

- For new developments the design of solar panel features should be incorporated from the start, forming part of the design concept. Some attractive options are solar shingles and photovoltaic slates.
- For retrofits the proportions of the building and roof surface should be analysed in order to identify the best location and sizing of panels.
- Consideration should be made about the colour of the panels and how these will complement the colour of the roof. Use of black solar panels with black mounting systems and frames can be an appealing alternative to blue panels.



Figure 59: Use of shingle-like solar panels on a slate roof, with the design and colour of the solar panels matching those of the adjacent slate tiles.



Figure 60: Positive example of implementing solar panels since the design stage.

¹ Further guidance on eco-design adaptations of historic buildings can be found in Historic England draft guidance: 'Climate Change and Historic Building Adaptations' (November 2023).

3.3 Checklist for new development

The design guidelines and codes in this chapter cannot cover all design eventualities, therefore this concluding section provides a number of questions based on established good practice against which the design proposal should be evaluated.

The checklist can be used to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has taken into account the context and provided an adequate design solution.

As a first step there are a number of ideas or principles that should be present in all proposals. These are listed under "General design guidelines for new development." Following these ideas and principles, a number of questions are listed for more specific topics.



Figure 61: Grade II listed, thatched West Lodge on Village Road.



Figure 62: Bungalows overlooking green verges and the pedestrian route.



Figure 63: Village Road with a view towards the thatched house at one of the entrances to Bromham Park.

1

General design guidelines for new development:

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Positively integrate energy efficient technologies;
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

2

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?

3

Local green spaces, views and 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 to 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?
- In rural locations, has the impact of the development on the tranquility 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?

3 (continued)

Local green spaces, views and character:

- Have opportunities for enhancing existing amenity spaces been explored and do any proposals retain the green character of amenity space, i.e. no hard surfacing with exception of pedestrian access purposes, as required by local policy?
- 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)?

4

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?

5

Building 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 townscape?
- 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?

5 (continued)

Building layout and grouping:

- 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?

6

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?

7

Building heights and roofline:

- What are the characteristics of the roofline?
- 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?

8

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?

9

Building materials and 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?
- Does 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?

9 (continued)

Building materials and surface treatment:

- 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?

10

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 biodiverse roof in its design?

A large green circle is centered over a photograph of a park. The park features a dirt path, green grass, and several bare trees. In the background, there are brick houses and a clear blue sky. The green circle contains the text 'Delivery' and the number '04' in white.

Delivery

04

4. Delivery

4.1 How to use this guide

The Design Guidance and Codes will be a valuable tool in securing context driven, high-quality development in Bromham. They will be used in different ways by different actors in the planning and development process, as summarised in the table.

A valuable way they can be used is as part of a process of co-design and involvement that takes account of local preferences and expectations of design quality. In this way the guidance and codes can help to facilitate conversations on the various topics that should help to align expectations and help understand the balancing of key issues. A design code alone will not automatically secure optimum design outcomes.

Actors	How they will use the design guidelines
Applicants, developers, & landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Design Codes 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.

About AECOM

AECOM is one of the world's most trusted infrastructure consulting firms, delivering professional services throughout the project lifecycle — from planning, design and engineering to program and construction management. On projects spanning transportation, buildings, water, new energy and the environment, our public- and private-sector clients trust us to solve their most complex challenges. Our teams are driven by a common purpose to deliver a better world through our unrivaled technical expertise and innovation, a culture of equity, diversity and inclusion, and a commitment to environmental, social and governance priorities. AECOM is a *Fortune 500* firm and its Professional Services business had revenue of \$13.2 billion in fiscal year 2020. See how we are delivering sustainable legacies for generations to come at aecom.com and [@AECOM](https://twitter.com/AECOM).

