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1.0 Introduction

This document has been prepared on behalf of Trinity College Cambridge and Bidwells to inform the detailed design for the residential development of the site at Walton North, Felixstowe.

The master plan that formed the basis of the outline planning application was prepared by Saunders Architecture, Planning ref DC/16/2778/OUT which was approved in 2018. This was a hybrid application seeking outline planning permission for demolition of existing buildings and phased construction of up to 385 dwellings, associated infrastructure, new public open space and a new link road and linear park between Walton High Street and Candlet Road. All matters were reserved except access.

Full planning permission as well as listed building consent was approved for demolition of existing buildings and conversion of curtilage listed stables to B1 business use with associated infrastructure and enhancements to the curtilage of 362 High Street.

The process has set out to ensure appropriate linkages and harmony in design are delivered whilst still allowing scope for Walton North to be a readily identifiable place in its own right achieved through a contemporary vernacular approach and the use of quality design detailing and materials.

The Design Brief explains how the design vision and principles should be delivered in detail to ensure a consistent and appropriate manner across the different phases of development whilst still allowing sufficient flexibility to encourage good design. The code includes greater levels of prescription for some issues than others: it will be more prescriptive, for example, on how the land parcels will be distinguished. Particular detail is also included on other issues such as the design of the different street types, the frontages and setbacks of properties and the range of materials to be employed.

The Design Brief will therefore clearly define the design parameters that the detailed design will be required to adhere to and the reserved matters should therefore be in accordance with.

1.1 THE PURPOSE OF THIS DOCUMENT

The purpose of this document is to discharge Condition no. 19 of the approved application: ‘Notwithstanding the submitted Indicative Masterplan, a Site Wide Masterplan Document (SWMD) shall be submitted to the local planning authority either prior to or alongside the first application for approval of reserved matters. The SWMD shall be in accordance with the submitted Parameter Plans except where other planning conditions specify otherwise and shall include a set of Design Principles including:

(a) the principles for determining the design, form, heights and general arrangement of external architectural features of buildings;
(b) the principles of the hierarchy for roads and public spaces;
(c) potential arrangements for car parking;
(d) the principles for the design of the public realm;
(e) the principles for the layout of the green infrastructure, including the access, location and general arrangements of the sports pitches and play areas;
(f) the broad arrangement of development blocks including indications of active frontages;
(g) density ranges;
(h) maximum building heights;
(i) character areas;
(j) the location and general extent of public open space, including play areas;
(k) existing landscape features to be retained

Reason: to secure a high quality design and layout of the development having regard to the sensitive nature of the site as a gateway location and presence of heritage assets

1.2 CONTENT

In order to discharge this condition, the Design Brief for Walton North contains the following:

1. Restate the vision and key urban design principles:
2. Identify Character areas and explain the following range of elements:
   - Movement layout of roads and footpaths:
   - Street types, including details of widths, pavements and verges:
   - Public realm, including details of landscaping; public realm; materials; footpaths landscape and street lighting:
   - Block Principles:
   - Building Types & Uses:
   - Key Elevation and Architectural Principles:
   - Building Heights:
   - Building Materials:
   - Location of Landmark buildings and Gateways.
1.3 SITE CONTEXT AND ANALYSIS
The development site is to the north-west of Walton. Heritage buildings include no. 362 High Street, a Grade 2 listed early 19C hexagonal lodge and Walton Hall, a Grade II* listed mid 18C house and outbuildings. Curtilage listed stable buildings lie within the site boundary to the north of Walton Hall and beyond the site boundary to the South of Walton High Street, west of Walton Hall.

The development site is bordered by two major roads north and west, A154 Candlet Road and A14 Port of Felixstowe Road respectively.

The site is currently in agricultural use, and Felixstowe Rifle Club occupies a small area on its western edge. The broader context includes open farmland to the north, Trimley St Mary village to the west, Felixstowe docks to the south and Walton urban area and the coast beyond to the east.

1.4 THE VISION FOR WALTON NORTH
In order to establish development of the highest quality, the Vision for Walton North comprises the following key objectives:

To provide a new gateway to Walton and Felixstowe from Candlet Road and the A14, created by a new linear park, link road to Walton High Street and development and landscaping that creates a sense of arrival;

To provide an appropriate setting for Walton Hall and the adjacent heritage buildings through the creation of a new green space on the Walton High Street frontage;

To provide a green gap that will maintain a sense of separation between Walton and Trimley St Mary;

Create a strong sense of place, character and identity through ensuring development of the highest quality and ensuring that there is a mix of houses and apartments;

Enhance accessibility by all modes for all residents and visitors through establishing a clear network of interlinked streets, walkways and cycleways;

Ensure that there is a clear interface between the built up character of adjoining areas and the rural countryside through the design and layout of development;

Preserve and enhance existing site features and creating a network of habitats and wildlife corridors;

Build in the principles of sustainable development from the outset to create a long lasting and valued neighbourhood.

1.5 URBAN DESIGN PRINCIPLES
A number of key urban design principles have been identified which are representative of an overall approach to development which places design excellence at the heart of the master planning process. The principles draw on the findings of the site context analysis undertaken as part of the Masterplan design process.

The principles have been used to shape the form of the Walton North illustrative master plan.

The purpose of the illustrative master plan, and the components that underpin it, is to set out the disposition of development within Walton North, the land uses and the key development structuring elements including the main street hierarchy and open space network.

Following the principles of the outline planning application it should form the basis of the more detailed design and layout of Walton North which will be guided by the Design Brief and, ultimately, be submitted as a reserved matters planning application.
2.0 Urban Design Principles

2.1 ILLUSTRATIVE MASTERPLAN

Master plan components;

In order to make sure that the development of Walton North is sustainable, and of a high design quality, there are a number of master plan components that must be addressed. These will be important in making a new neighbourhood that is attractive, easy to get around and valued as a good place to live by future residents.

The components help illustrate and explain the various elements necessary to create a balanced new neighbourhood. They also form the basis of the Design Briefs. The illustrative master plan has been informed by a thorough understanding of the site and analysis as set out outline consent.

Key built form components have been incorporated into the master plan and are illustrated on diagram 1. They include:

- A gateway to the entrance to Walton North at both key entrance points;
- Neighbourhood squares and play spaces providing focal points;
- Important corners and emphasis of setting of local landmarks; and
- Principal built frontages

In addition, the illustrative master plan is informed by a number of character areas. The character areas are based on existing site features such as the setting of Walton Hall and stables as well as the PRoW and connectivity and will be defined by buildings, materials, street types and planting.

*It should be noted that the orientation of buildings facing onto Candlet Road will need to respond to context and emerging plans of future new development on adjacent sites.

KEY

- APPLICATION BOUNDARY
- PRINCIPLE GATEWAY
- VISUAL CONNECTIONS
- LINEAR PARK FRONTAGE
- KEY FRONTAGES
- KEY BUILDINGS
- PROPOSED BUILDINGS
- RECREATION & PLAY AREAS
- FOCAL POINT BUILDING
- KEY CORNERS
- ORIENTATION OF BUILDINGS FACING ONTO CANDLET ROAD WILL NEED TO RESPOND TO FUTURE NEW DEVELOPMENT
2.2 LAND USE

Walton North is a residential led development that will offer a variety and mix of different dwellings. Parkland, woodland and open spaces, incorporating children’s play space, will offer residents places to relax as well as linking into the proposed wider footpath and cycle networks. The disposition of land uses proposed for Walton North are shown in diagram.

There is also a requirement in the S106 for a pre-school/Early Years facility on the site. The location for this will need to be negotiated with the development of the particular Land Parcel. The plot required would be minimum 845.2sqm.
2.3 LANDSCAPE AND OPEN SPACE STRATEGY

Development proposals for Walton North will include a robust site wide strategy for landscape and public open space which is illustrated in diagram 3. The master plan has been developed around a key principle of enhancing and protecting the existing wood and hedgerows, and providing good links to the surrounding roads and adjacent communities with opportunities for informal recreation within the site. In particular, the strategy makes provision for:

- Access to open space within easy walking distance of all residents;
- Centrally located children’s play areas;
- Retention, enhancement and management of informal POS*;
- Tree planting and formal landscaping within the public realm;
- New footpaths and cycle routes will be created throughout the development.

DIAGRAM 3. LANDSCAPE AND OPEN SPACE STRATEGY

KEY
- APPLICATION BOUNDARY
- INFORMAL POS ≥ 0.55 Ha
- LANDSCAPE BUFFER ≥ 0.40 Ha
- PLAY AREAS ≥ 0.65 Ha
- STABLES
- GREEN PRIVATE OPEN SPACE
- INFILTRATION BASIN
- VERGE REQUIRED FOR DRAINAGE
2.4 RESIDENTIAL HEIGHTS AND MASSING

In order to make the best use of development land, and to provide for different forms of development character within Walton North, a range of residential massing types will be applied. The range of house heights and forms will deliver around 385 dwellings across the site. The parameter plan opposite illustrates the desired massing across the site.

The storey heights range from 1 storey for garages and car barns and up to 3 storey for town-houses and apartments. At the entrance to the site from the high street, a mixture of 2.5 and 3 storey dwellings are arranged to provide a sense of enclosure and to enable people to orientate themselves within the site. The taller buildings are generally arranged fronting onto the wide central, linear green space.

2 storey dwellings are set back up to 35m behind the stables so as to minimise the impact on the heritage setting and the ‘countryside gap’. 2 and 2.5 storey housing are proposed adjacent to Wisteria Lodge and continue behind 362 High Street. 1 storey garages and car barns are arranged either as detached buildings or as roofs linking dwellings together to provide continuous urban form particularly to the mews street. A mixture of 2.5 and 3 storey terraces overlook the central green space.
2.5 ACCESS, STREETS AND MOVEMENT

The master plan aims to deliver a joined up network of streets, footpaths and cycleways will make it easy for people to get around Walton North. This is a key principle of the master plan as it establishes an inclusive environment which can be accessed and used by all. Walton High Street is part of the National Cycle Route Network 51 which provides connections to Felixstowe and Newmarket. The development will link into this network. The principles of inclusive design require an integrated approach to designing in access at the various stages of the design process.

Public transport

Provision of bus stops along the high street (outside of the development) will mean that the majority of Walton North residents will be within a 5 minute walk of public transport. The network of streets and footpaths will make walking to the centre of the development convenient and attractive. A clear distinction in design terms between different types of street will also assist in giving Walton North a strong identity, making it easier for people to find their way around thereby enhancing 'legibility'.
2.6 STREET TYPES

Streets are one of the most important structuring elements in towns and cities providing a setting for development and allowing access to visitors and residents by a range of different modes. The design of the street, its width, the presence of footpaths and street trees, materials, geometry and availability of on-street parking all have a significant role to play in establishing identity and character. This is complemented and enhanced by the way adjoining development addresses and contains the street, the building height for example, or the distance frontages are set back from either the footpath or carriage way having a significant impact.

Because of the importance of the design of the street type to the essential character of Walton North they are illustrated on figure 7 and considered further in the following chapter 3.

There will be three different street types across Walton North, the Main Avenue or spine road, the Residential Streets (Transition Roads) and Home Zones. Each of the street types are illustrated opposite with detailed specifications provided in Design Brief Table 1.

The cross sections are for illustrative guidance only and should be read in conjunction with the specifications set out in the Design Brief table.
3.0 Streets

3.1 LINK ROAD

Swales to be incorporated into the landscape

≥ 2m
≥ 1.5m
≥ 6.7m
≥ 1.5m
≥ 2m

15m min between frontages

subject to vehicle tracking

Swales to be incorporated into the landscape
3.2 TRANSITION ROAD

Note: Some verges required for drainage. Refer to drawing no. 49051-PP-skol by Richard Jackson Engineers.
3.3 SHARED SURFACE

Note: Some verges required for drainage. Refer to drawing no. 49051-PP-sko1 by Richard Jackson Engineers
4.0 Archetype Felixstowe - Traditional design language

Felixstowe has a rich history in architectural design. Typical materials are white weatherboarding and brick with terracotta or slate tiled roofs.

There are a large number of Edwardian and Victorian houses in the area as well as large Victorian civic buildings.

There is a lot of post-war housing in the area as well as new residential developments of varying degrees of success architecturally.
4.0 Archetype Felixstowe - Contemporary Design language

Felixstowe has a recently refurbished sandy beach south from the pier, and a stoney beach north of the pier. A Victorian promenade runs along part of the beach, from the nature reserve in the southwest to Cobbolds Point (Maybush Lane in east), with traditional beach huts along most of that length. There are many new contemporary developments in Felixstowe including individual houses, larger housing developments and apartment buildings such as Stanley Road and a McCarthy & Stone development, Pavilion Court.
5.0 Land Parcel Diagram

LAND PARCEL DIAGRAM

This diagram identifies how the site could be broken down into separate land parcels if it is delivered by more than one housebuilder. Breaking the site down into distinct parcels within the Design Brief will ensure an appropriate balance between a cohesive character and variation in design across the scheme. Different materials palettes and character areas and specified within each parcel.

For example:

Land parcel 1 would have:

• three Material Palettes - MP1/MP2/MP3 (see Chapter 10 - Residential Land Parcels) and
• incorporate three character areas: Spine and Linear Park, Stables and Main Road and Home Zones
5.1 Character Areas diagram (A,B,C)
6.0 Character Area A - Linear Park and Spine

**Spine Road**
- The spine road and linear park inform this area. It is important that both sides of the spine road are cohesive to an extent.
- The landscape of this boulevard is indicative of this character.
- The generous linear park allows for buildings of more height, up to 2.5/3 storeys.

Gateway buildings (apartments) are special elements within the site as indicated on the illustrative Masterplan.
6.1 Character Area A

- CHARACTERISATION - Large houses/Mixed palette/Gateway buildings
- LAND USE - Park/Houses/Apartments
- DENSITY - low density/ large areas of landscape
- BUILDING HEIGHTS - 2.5/3 storeys
- PLACEMAKING - central linear park/focal point buildings
6.2 Character Area A - Houses precedents
The whole area is characteristic because of its detached and semi-detached nature.

Facades are simple and elegant in design with generous door and window proportions.

This area is characteristic because of its larger house types with varied architectural styles and key setting along the linear park.
6.3 Character Area A - Apartments precedents
The apartment buildings to the entrance gateways both to the North and South require a different architectural style and palette of materials to respond to their position of importance leading into the site. These prominent buildings should be architecturally designed to be key features to enhance wayfinding as well as giving the site its own identity.

The design should tie into elements of the overall Building Typology A but also be given a slightly contrasting appearance to the surrounding buildings.

The palette to be used here will consist of a grey brick, grey or white weatherboarding and tiled roofs.

The architecture of these buildings take reference from local landmarks such as The Fire Island lighthouse and Stanton Windmill as well as the listed barns on the site.
7.0 **Character Area B** - Frontage to stables, secondary road and High street

**Stables and secondary roads**

- This area adjacent to the stables leading into the site is of a rural vernacular.
- Plots in the middle zones are too small for detached houses but too large for terraces and therefore most suitable for semi-detached houses.
- Pitched roofs are a prevalent design feature.
- A segregated shared use path is a facility used by pedestrians and cyclists with some form of infrastructure or delineation in place designed to segregate these two modes.
7.1 Character Area B

CHARACTERISATION - Large detached/semi-detached houses/Mixed palette

LAND USE - Houses

DENSITY - Medium density

BUILDING HEIGHTS - 2/2.5 storeys

PLACEMAKING - frontage to Listed buildings
7.2 Character Area B - Houses
This area is characteristic because of its rural vernacular and village approach. This area references the rural archetype whereby several of the houses have a varied roof and material style.

Taylor Wimpey - Bury St Edmunds, Maccreanor Lavington Architects

The Avenue, Saffron Walden, Pollard Thomas Edwards Architects
Character Area B - Houses
BEECHWOOD VILLAGE, BPTW

EXAMPLE OF A CONTEMPORARY VARNACULAR
8.0 Character Area C

This area is defined by the home zones and pedestrian character.

- **Cul-de-sac** The dead end is a street with only one inlet/outlet. A dead end is also known as a cul-de-sac or no exit road. These are created to limit through-traffic in residential areas. While some dead ends provide no possible passage except in and out of their road entry, others allow cyclists, pedestrians or other non-automotive traffic to pass through connecting easements or paths, an example of filtered permeability. Its application retains the dead end’s primary function as a non-through road, but establishes complete pedestrian and bicycle network connectivity.

- **A home zone** here is a living street (or group of streets), which are designed primarily to meet the needs of pedestrians, cyclists, children and residents and where the speeds and dominance of the cars is reduced. Encouraging children’s play is an important aim of many home zone schemes. Home zones have a very good safety record, but are not primarily designed as road safety schemes.
8.1 Character Area C

- **CHARACTERISATION**: Smaller houses, Mixed palette
- **LAND USE**: Houses
- **DENSITY**: Lower density
- **BUILDING HEIGHTS**: 2/2.5 storeys
- **PLACEMAKING**: Shared surfaces/homezone/connections to countryside
8.2 Character Area C - Houses
HORSTED PARK, CHATHAM, PROCTOR AND MATTHEWS

FAÇADES ARE SIMPLE AND ELEGANT OF DESIGN WITH GENEROUS DOOR AND WINDOW PROPORTIONS

THIS AREA IS CHARACTERISTIC BECAUSE OF ITS SHARED SURFACES AND HOME ZONE ‘VILLAGE’ LOW RISE CHARACTER
Housing
50%* TYPE 1a
40%* TYPE 1b
10%* TYPE 1c/4a
*+/- 10%

Apartments
50%* TYPE 3a
30%* TYPE 3b
20%* TYPE 4a
*+/- 10%
9.0 Residential Land Parcel 01 - Material Palette

BUILDING TYPOLOGY OVERLAY

- BUILDING TYPOLOGY A - SPINE AND LINEAR PARK
- BUILDING TYPOLOGY B - STABLES AND MAIN ROAD
- BUILDING TYPOLOGY C - HOME ZONES

LAND PARCEL DIAGRAM 01

Land parcel 1 would have:
- Material Palettes - 1a/1b/1c/4a for houses
- Material Palettes - 3a/3b/4a for apartments
- Incorporate three character areas: Spine and Linear Park, Stables and Main Road and Home Zones (A, B and C)

Apartment buildings to be mix of white weatherboarding (Material Palette 3a) and grey brick (Material Palette 3b) and render (Material Palette 4a)
10.2 Material Palette for Land Parcel 01

**SLATE OR EQUIVALENT ROOFING TILES**

**GREY BRICK FOR FOCAL POINT APARTMENT BUILDINGS ONLY**
WHITE WEATHERBOARDING FOR FOCAL POINT APARTMENT BUILDINGS ONLY
Housing
50%* TYPE 1a 2a
40%* TYPE 1b 2b
10%* TYPE 1c
*+/- 10%

Apartments
60%* TYPE 3a
20%* TYPE 3b
20%* TYPE 3c
*+/- 10%
10.0 Residential Land Parcel 02 - Material Palette

BUILDING TYPOLOGY OVERLAY

BUILDING TYPOLOGY A - SPINE AND LINEAR PARK
BUILDING TYPOLOGY B - STABLES AND MAIN ROAD
BUILDING TYPOLOGY C - HOME ZONES

LAND PARCEL DIAGRAM 02

Land parcel 2 would have:

- Material Palettes - 1a/1b/2a/2b/1c for houses
- Material Palettes - 3a/3b/3c for apartments
- Incorporate three character areas: Spine and Linear Park, Stables and Main Road and Home Zones

Apartment buildings to be mix of white weatherboarding (Material Palette 3a) and grey brick (Material Palette 3b) and red brick (Material Palette 3c)
10.2 Material Palette for Land Parcel 02

WINDOW FRAMES AND DOOR FRAMES
RAL 7016
6.1 Material Pallet One - Light Brick Precedents
Housing

50%* TYPE 1a 2a
40%* TYPE 1b 2b
10%* TYPE 1c

*+/- 10%
11.0 Residential Land Parcel 03 - Material Palette

BUILDING TYPOLOGY OVERLAY

BUILDING TYPOLOGY A - SPINE AND LINEAR PARK
BUILDING TYPOLOGY B - STABLES AND MAIN ROAD
BUILDING TYPOLOGY C - HOME ZONES

LAND PARCEL DIAGRAM 03

Land parcel 2 would have:
• Material Palettes - 1a/1b/2a/2b/1c for houses
• Material Palettes - 3a/3b/3c for apartments
• Incorporate three character areas: Spine and Linear Park, Stables and Main Road and Home Zones

Apartment buildings to be mix of white weatherboarding (Material Palette 3a) and grey brick (Material Palette 3b) and render (Material Palette 4a)
10.2 Material Palette for Land Parcel 03

WINDOW FRAMES AND DOOR FRAMES
RAL 7016
6.1 Material Pallet One - Light Brick Precedents
Housing

50%* TYPE 1a 2a
40%* TYPE 1b 2b
10%* TYPE 1c/4a

*+/- 10%
12.0 Residential Land Parcel 04 - Materials Palette

**KEY TYPOLOGY AREA OVERLAY**

- **BUILDING TYPOLOGY A** - SPINE AND LINEAR PARK
- **BUILDING TYPOLOGY B** - STABLES AND MAIN ROAD
- **BUILDING TYPOLOGY C** - HOME ZONES

**LAND PARCEL DIAGRAM 02**

Land parcel 2 would have:

- Material Palettes - 1a/1b/2a/2b/3a
- Incorporate three character areas: Spine and Linear Park, Stables and Main Road and Home Zones

Apartment buildings to be mix of white weatherboarding (Material Palette 3a) and grey brick (Material Palette 3b)
10.2 Material Palette for Land Parcel 04

Material Palette for Land Parcel 04

WINDOW FRAMES AND DOOR FRAMES
RAL 7016
6.1 Material Pallet One - Light Brick Precedents
13.0 Land Parcel - The Stables
NOTES

- BOUNDARY BASED ON TOPO SURVEY (REF: SJ GEOMATICS SJG 637). SUBJECT TO LEGAL CONFIRMATION AND AGREEMENT BY ALL PARTIES
- HIGHWAYS ARRANGEMENT IS SHOWN INDICATIVELY ONLY
- PROPOSED WORKS ARE SUBJECT TO AGREEMENT WITH LOCAL HIGHWAYS AUTHORITY
- TREES AND LANDSCAPING SHOWN INDICATIVELY ONLY

This drawing to be read in accordance with the specification/Bills of Quantities and related drawings. No Dimensions to be scaled from this drawing. All stated dimensions to be verified on site and the Architect notified of any discrepancies.

Proposed side extension to Barn 4
Proposed repair & reconstruction of Barn 3 following arson attack (in accordance with Heritage Statement Addendum)
Proposed rear extension to Barn 2

Existing car park entrance retained & re-used for access to stables

Proposed planting shown indicatively - refer to Landscape Architect’s design for further detail

Proposed 1.2m high cast iron estate railings
Proposed 1.2m high timber post & stock wire fence integrated within clipped native hedge

Land subject to application for Listed Building Consent
STABLES LAYOUT

The layout, design and landscaping for the stable area (as well as the land around 362 High Street) has been approved in detail as part of the hybrid planning permission. Condition 20 of the planning permission identifies the approved plans. The following sections explain the design approach taken.

Principles of Retention, Repair, Conversion

The proposals to retain, repair and convert the existing curtilage listed stable blocks represent an opportunity not only to maintain and enhance these key heritage assets, but also to provide modern and flexible commercial office space for local businesses, whilst contributing to an important part of the countryside gap.

Three B1 units

These are ranging in size from 700 sqft. up to 1733 sqft, will be provided with small sensitively designed high quality extensions to contain modern utilities and supplementary spaces in materials which complement and reflect the local palette.

The existing building form will be maintained, keeping the functional character of the design of the original buildings, whilst providing a flexible modern interior for open plan offices. The setting of Walton Hall will also be maintained and enhanced.

The proposals

These will be set within a high quality landscaping scheme, respecting its visual relationship and proximity to Walton Hall. The open space facing the High Street will be retained and utilised as pasture.

Access

Existing vehicular access to the stables will be removed, with pedestrian access to be provided for the B1 units on the eastern side of the informal car parking area to west.

Landscape

High quality trees will screen the stables from the residential development to the rear to preserve their setting. The existing access into a private car park from the High Street will be utilised.

Native hedge and specimen trees are to be planted along boundary of the stables area, with a mown grass strip adjacent to the High Street footpath, promoting countryside character and softening the road edge to mitigate the loss of existing trees.

A sensitive approach to tree planting will be adopted, with a parkland style proposed for the space within the paddocks surrounding the stables, enhancing the diminished historic character of Walton Hall and reflecting the landscaping style of the Academy access road, opposite.

Key heritage features of the existing stables will be retained including massing, height, openings/shutters, brick plinths, roof tiles and weatherboarding.

A complimentary bin/cycle store outbuilding is proposed to supplement the operation and function of the new use and is designed to reflect the materiality of the main existing buildings.

- Existing stables to be renovated and converted to B1 use.
- Surrounding land to be utilised as pasture.
- Existing vehicular access to stables be removed, with pedestrian access to be provided for B1 units on eastern side of informal car parking to west.
- Native hedge and specimen trees to be planted along boundary of stables area, with mown grass strip adjacent to High Street footpath, promoting countryside character and softening road edge to mitigate loss of existing trees.
- Specimen native trees to be planted in parkland style within paddocks surrounding stables, enhancing the diminished historic character of Walton Hall and reflecting the landscaping style of the Academy access road, opposite.
14.0 Landscaping

MAINTENANCE
The maintenance of the landscaped areas will need to form part of an ongoing maintenance strategy to be agreed.
14.1 **Landscaping - Informal POS**

This area incorporates swales and is an informal unstructured natural landscape, with established trees, areas of permeable paving or gravel to contribute to surface water drainage.
14.2 Landscaping - Landscaped buffer

This area is planted in an informal nature, with grasses, native meadow flowers and hedge planting. Existing trees should be retained where possible to provide protection from road noise.
14.3 Landscaping - Linear Park

Informal open space with meandering paths (including new route of existing Public Footpath) providing passive recreation space, designed play space (LEAP), SUDS and native planting:

Swales and attenuation basins contribute to SUDS and provide usable open space when dry.

Paths in sympathetic materials such as stabilised gravel or hoggin, avoiding the use of bitmac where possible to provide a more rural experience.

Edges of open spaces protected by knee rail or post and rail fence, dependent upon location, to prevent vehicular trespass.

Native shrub mix planted in clumps to define smaller scale spaces within the green spine and allow strategic views through for security.

Small groups of trees within grass and native shrub planting provide height and seasonal interest. Clear stems allow views through for safety / security.
14.4 **Landscaping - Play areas**

Throughout the development, the small squares and greens within the neighbourhoods will provide informal opportunities for play and recreation in close proximity to homes. The required play area space according to policy is 0.65Ha which is the minimum to be provided across the site. Low mounds and tree planting enhance the setting of the Play Area and create opportunities for spontaneous play. Play equipment to be made of natural sustainable materials that blend into the landscape.
14.5 **Landscaping - Home Zones**

Shared space is an urban design approach which minimises the segregation of pedestrians and vehicles. This is done by removing features such as kerbs, road surface markings, traffic signs, and traffic lights.

A ‘Home Zone’ is the UK term for a street where people and vehicles share the whole of the road space safely, and on equal terms; and where quality of life for residents takes precedence over ease of traffic movement.

Car parking should be designed in as part of the shared surface. Blind and partially sighted people should be accommodated by providing way-finding features or safe pedestrian areas.

The highway materials used, which may be more expensive to maintain than a range normally adopted by Suffolk Council, require early discussion.
14.6 **Landscaping - Stables area**

Detailed Approval for the landscaping of the stables area has already been granted via the hybrid planning permission: DC/16/2778/OUT.

The proposals will be set within a high quality landscaping scheme, respecting its visual relationship and proximity to Walton Hall. The open space fronting the High Street will be retained and utilised as pasture.

High quality trees will screen the stables from the residential development to the rear to preserve their setting. The existing access into a private car park from the High Street will be utilised.

Existing vehicular access to the stables will be removed, with pedestrian access to be provided for the BI units on the eastern side of the informal car parking area to west. Native hedge and specimen trees are to be planted along boundary of the stables area, with a mown grass strip adjacent to the High Street footpath, promoting countryside character and softening the road edge to mitigate the loss of existing trees.

A sensitive approach to tree planting will be adopted, with a parkland style proposed for the space within the paddocks surrounding the stables, enhancing the diminished historic character of Walton Hall and reflecting the landscaping style of the Academy access road, opposite.

Key heritage features of the existing stables will be retained - including massing, height, openings/shutters, brick plinths, roof tiles and weatherboarding.

A complimentary bin/cycle store outbuilding is proposed to supplement the operation and function of the new use and is designed to reflect the materiality of the main existing buildings.
15.0 Lighting Strategy - Linear Park

Contemporary street lighting to allow safe vehicular movement. 5m maximum height. Protection degree IP65.
Lower level bollard lighting to allow safe pedestrian and cycle movement.
Both in black or dark grey.
15.0 **Lighting Strategy** - Home Zones and cycle routes

Street lamps to be 4m high maximum for low level, low glare lighting.

Pathway bollards with light directed downwards for illuminating paths in Home Zones and cycle routes. Safe, glare-free illumination of ground surfaces while being dark-sky conscious. Cost-effective and durable, LED technology with a warm white light color.
15.0 **Lighting Strategy** - Play Areas

In-ground luminaire to provide symmetrical up-light for highlighting trees, bushes, or play equipment. Corrosion resistant housing and trim ring allow for easy direct burial installations. LED technology with a warm white light color. Flush installation with ground suitable for foot traffic.