Design Guidance and Codes

04

4. 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 parish. Where possible, local images are used to exemplify the design guidelines and codes. Where these images are not available, best practice examples from elsewhere have been used.

4.1 Introduction

based on the existing context of Langdon.

categories. The first section is relevant to

introduces design codes for each identified

section 4.1.3

4.1.1 The importance of good design

4.1.2 Placemaking and design codes

influence the design of future development

conditions that residents and users find

development as they reflect positive place-

layout must be informed by the wider context.

account the local context and that the new design embodies the 'sense of place'.

Reference to context means using what is existing, as shown in the first three chapters, as inspiration and influence and it could be a

Thoughtfully respond to its context

4.1.3 Structure of the design codes

adhere to. As identified in the diagnostic

SP. SAFE STREETS AND PARKING

SP01 - IN KEEPING WITH RURAL

SP02 - WELL CONNECTED AND SAFE STREET NETWORK

SP03 - EDGE STREETS/ LANES

SP04 - ACTIVE TRAVEL

SP05 - CAR PARKING SOLUTIONS

SP06 - TREES AND LANDSCAPING

SP07 - STREET LIGHTING AND DARK SKIES

SP08 - STREET FURNITURE AND VISITOR INFORMATION SITES

BF. BUILT FORM

BF01 - OVERLOOK PUBLIC SPACE

BF02 - DEFINE FRONT AND BACK GARDENS

BF03 - MAINTAIN A CONSISTENT BUILDING LINE

BF04 - DESIRED HEIGHT PROFILE

BF05 - RESPECT THE IMPORTANT VIEWS

BF06 - EXTENSION AND CONVERSION

BF07 - INFILL AND BACKLAND DEVELOPMENTS

BF08 - ARCHITECTURE DETAILS, MATERIALS AND COLOUR PALETTE

EE. ENVIRONMENTAL AND ENERGY EFFICIENCY

EE01 - FEATURES IN DWELLINGS

EE02 - BUILDING FABRIC THERMAL MASS

EE03 - FLOOD MITIGATION

EE04 - WILDLIFE FRIENDLY FEATURES

SP. SAFE STREETS AND PARKING

SP 01 - IN KEEPING WITH RURAL CHARACTER

fields to avoid coalescence with other

with the existing rural character are as

this is retained and reflected in any new

SP 02-WELL CONNECTED AND SAFE STREET NETWORK

To avoid speeding issues traffic calming

network, the amount of traffic that the roads carry and how this affects the character of

Traffic along the narrow lanes should

free flows and prevent congestion. The effects of increased traffic from

are susceptible to excessive traffic;

Figure 46: Example of the rural lanes which form the road

SP 03-EDGE STREETS/LANES

Edge lanes are low-speed and low-traffic

traffic or pedestrians.

single lane of traffic in both direction, and

be considered. Other traffic calming

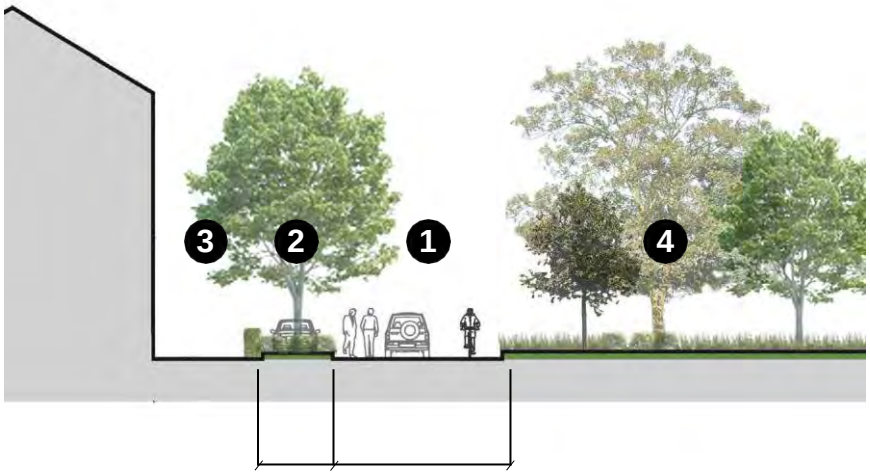


Figure 47:

Figure 48: Examples of an edge lane, UK.

SP 04- ACTIVE TRAVEL

and the quality of the experience of the

pedestrians do not conflict with vehicles

hazardous areas such as fields with dykes, ditches or areas of flooding,

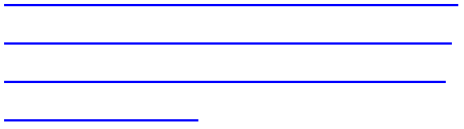
Figure 49: Example of cycle storage that could be incorporated

Figure 50: Example of pedestrian route through development

SP 05 - CAR PARKING SOLUTIONS

ON- PLOT SIDE OR FRONT PARKING

sufficient length (5m minimum) so that a



and a maximum of 0.5m set-back with

water run-off and there help mitigate potential flooding; and

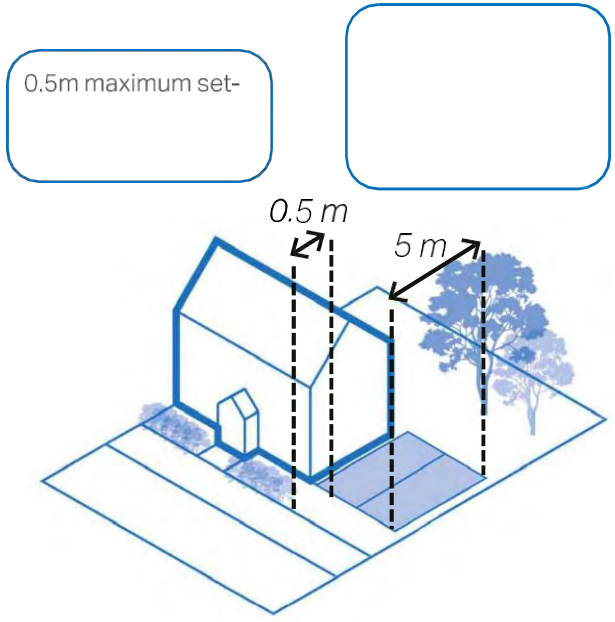


Figure 51:

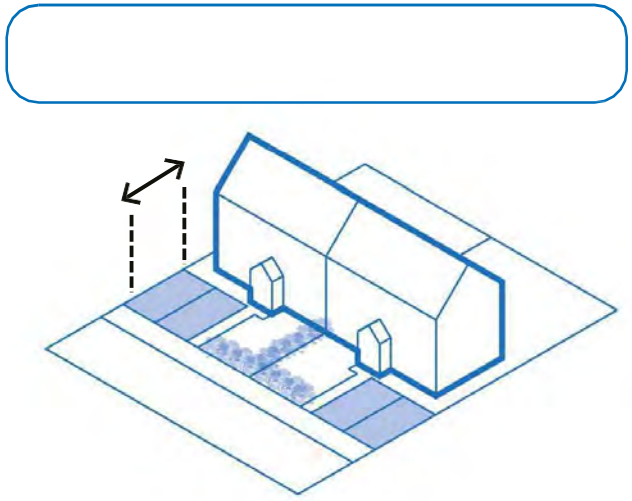


Figure 52:

Figure 53: Local example of on-plot side parking in East

Figure 54: Local example of on-plot parking which uses gravel, a

GARAGE PARKING/ COVERED PARKING

PARKING COURTYARD

Figure 55:

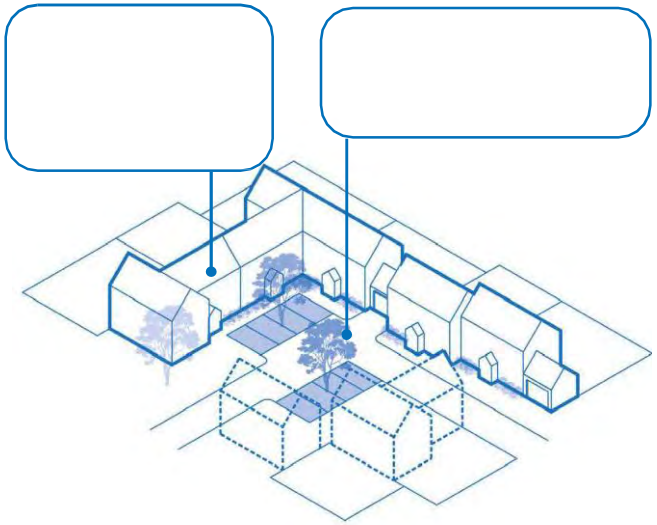


Figure 56:

for example in Figure 56 and the design reflects Langdon's rural character and effects and impervious surface areas.

VISITOR PARKING AND SPACES FOR DELIVERY VEHICLES

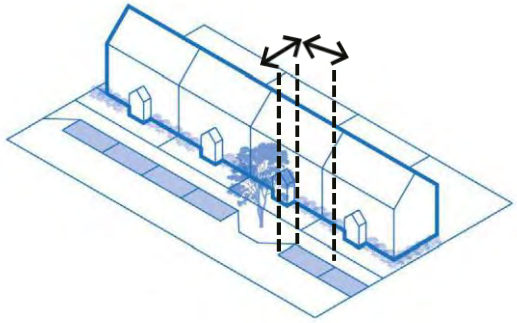


Figure 57:

street parking to reduce overfill parking

avoid impeding the flow of pedestrians,

serve a useful informal traffic calming

On low-traffic residential streets or

Figure 58: On-street parking example in East Langdon

SP 06- TREES AND LANDSCAPING

dioxide, act as habitats and green links for

anxiety, help with recovery from ill-health

There are different green spaces which

playing fields, the churchyards of St

PLANTING STANDARD

Size of tree pits should allow sufficient

to avoid conflicts with above- and

Figure 59:

species should be chosen to reflect the

change, environmental/habitat benefits,

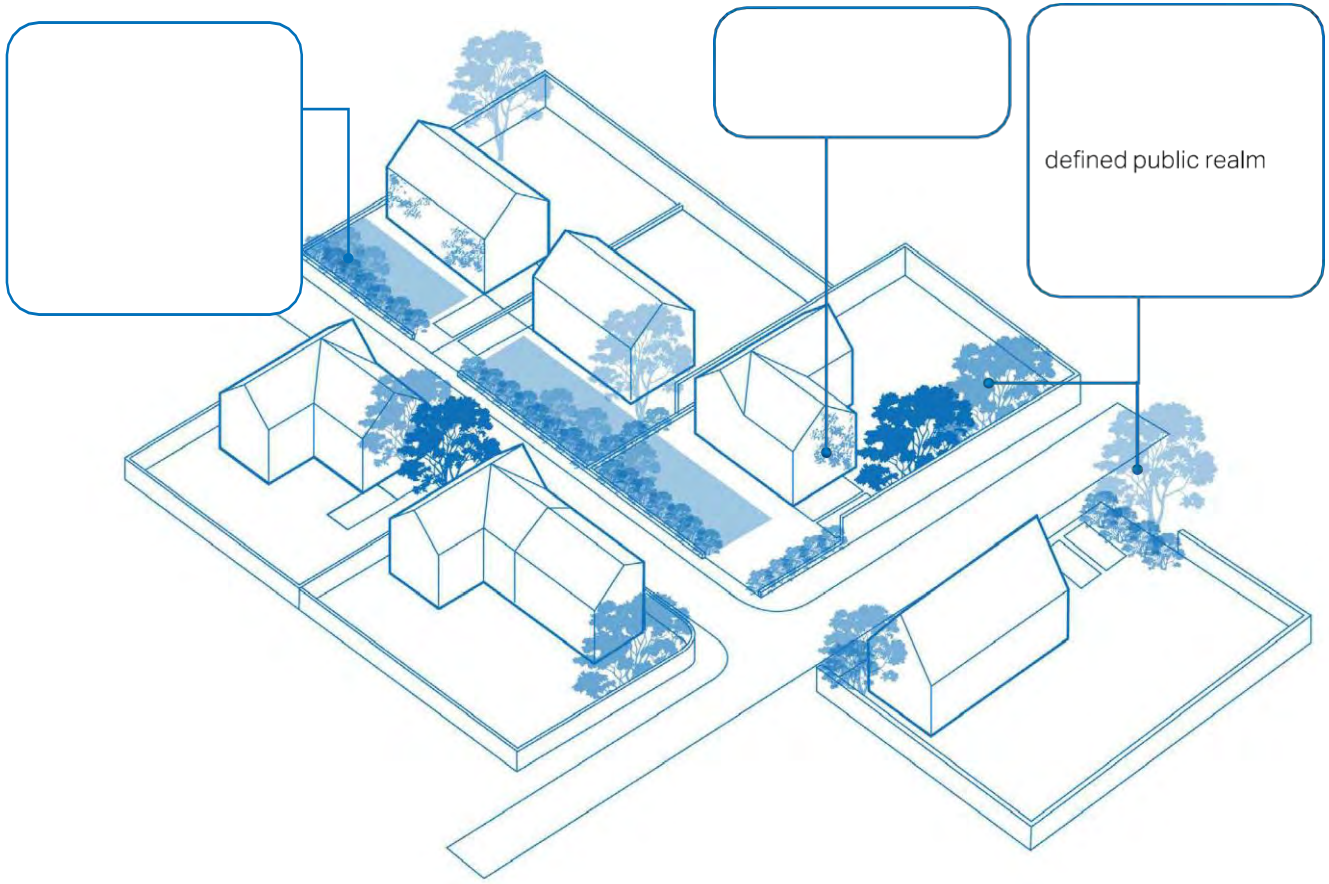


Figure 60:

British Standards Institution (2014). *BS 8545:2014 Trees: from nursery to independence in the landscape - Recom*

BS 8545:2014 Trees: from nursery

GIVE SPATIAL ENCLOSURE, PROVIDE SCREENING AND PRIVACY

respect the existing context, both the

small area to provide a planted buffer

COMPLEMENT PUBLIC REALM AND ENHANCE BUILT ENVIRONMENT AND LOCAL IDENTITY

difference to the appearance of an area, as

Figure 61:

FORM FOCAL POINTS AND FRAME VIEWS

Figure 62:

SP 07- STREET LIGHTING AND DARK SKIES

pollution provide health benefits for people, wastage from unnecessary or excessive lighting schemes that could be turned off when not needed ('part-night lighting') as well as down-looking lighting. Examples of

offer additional protection over glare and light spill; exterior lighting fittings must be fully shielded if fitted with a

should be energy-efficient and sustainable.

Particular guidance for artificial lighting and artificial-lighting/.

1 K refers to Kelvin which is the measure of colour temperature

2 Lm refers to Lumens which is the measure of the total amount

3 https://cranbornechase.org.uk/wp-content/uploads/2022/07/

Figure 63: Local example of low-level lighting scheme on Long

Figure 64: Example of path lighting where all lights are directed

SP 08- STREET FURNITURE AND VISITOR INFORMATION SITES

of the area and be a nice fit to the

and white fingerpost signs in Langdon

reflect the rural character of the parish;

Figure 65: Example of local sign to the Lantern Pub in Martin. .

Figure 66:

B. BUILT FORM

is directed at development on existing plots, such as extensions, though many can be applied to both new and existing

related to specific built form details.

Langdon exhibits a low density with

BF 01- OVERLOOK PUBLIC SPACE

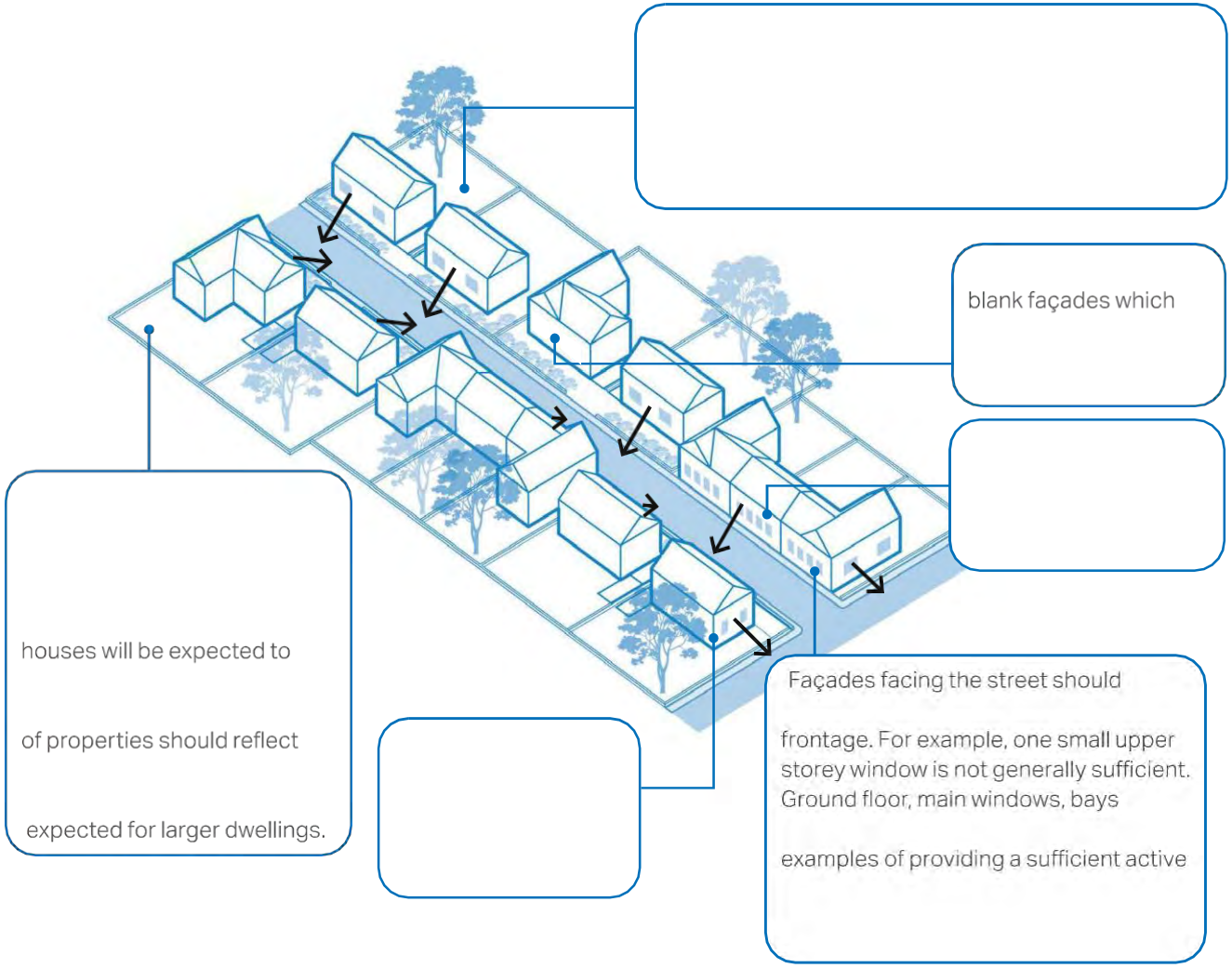


Figure 67:

BF 02- DEFINE FRONT AND BACK GARDENS

within the overall plot is exceptionally a wide variety across different parts of

There are different garden dimensions in the existing plot patterns and back and

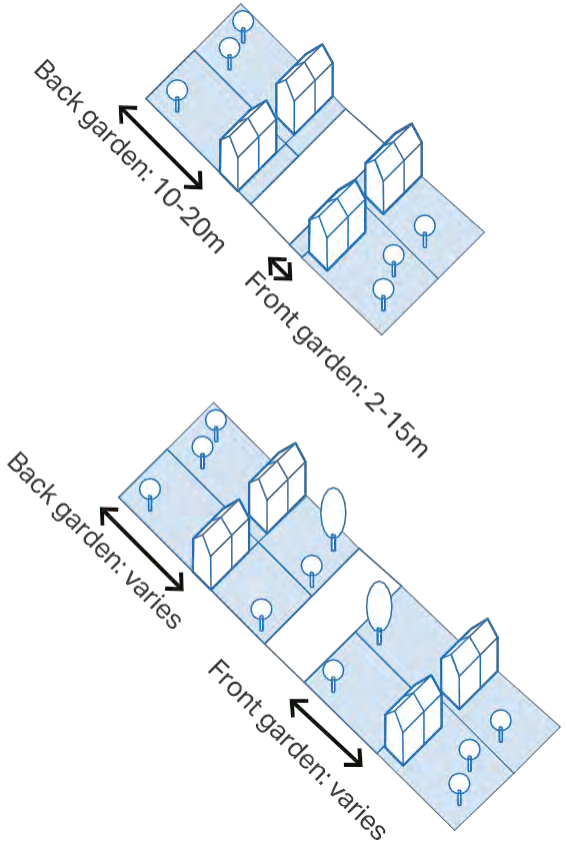


Figure 77:

BF 03- MAINTAIN A CONSISTENT BUILDING LINE

should be consistent with the context and

reflect the different characters of the areas.

knit into the existing development pattern

context so that the individual character of

To ensure sufficient street enclosure,

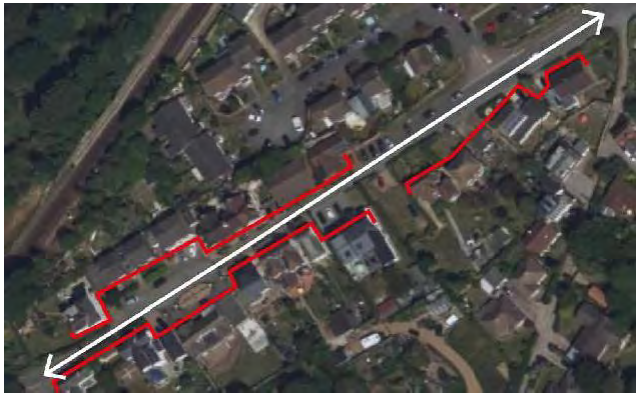


Figure 69:

Figure 70:

Figure 68:

Figure 71:

BF 04- DESIRED HEIGHT PROFILE

reflect this. The use of clay plain tiles

should be the main roofing materials for

Figure 72:
Langdon at the bottom of the valley with the roofline screened by trees and the open fields to the right which are at higher

Figure 73: Roofline in East Langdon, which features hipped

BF 05- RESPECT IMPORTANT VIEWS

landscape character area and, as identified

area is the 'extensive and panoramic

Any infill development, building extension or modification should not

views and vistas are identified in the

Figure 74:

Figure 75:

1 Dover District Council,

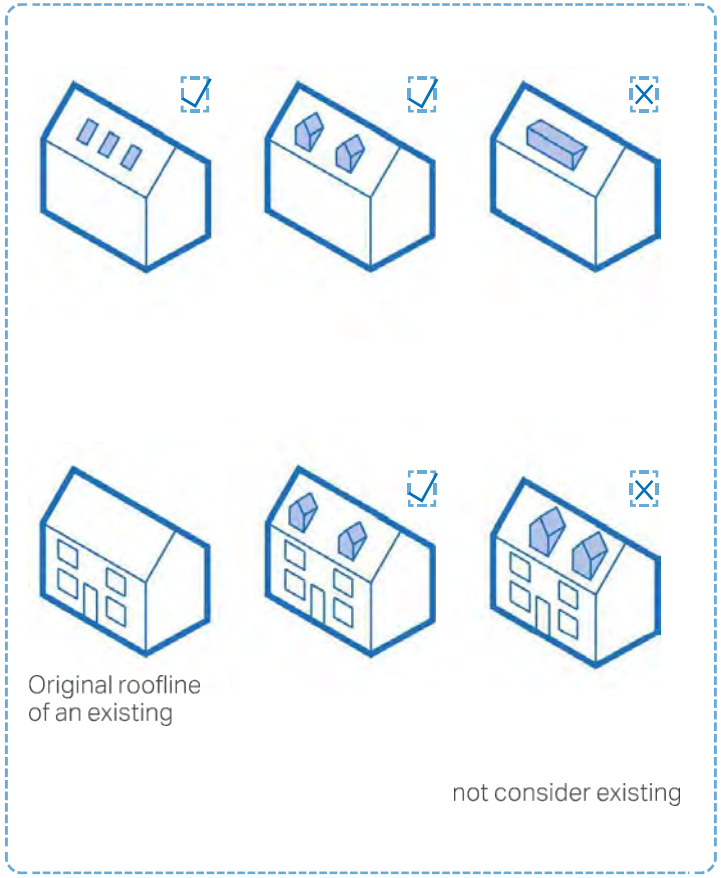
examination-home/submission-documents/submission-

BF 06- EXTENSION AND CONVERSION

residential extensions and conversions

part should not have a harmful effect

significant loss to the private amenity



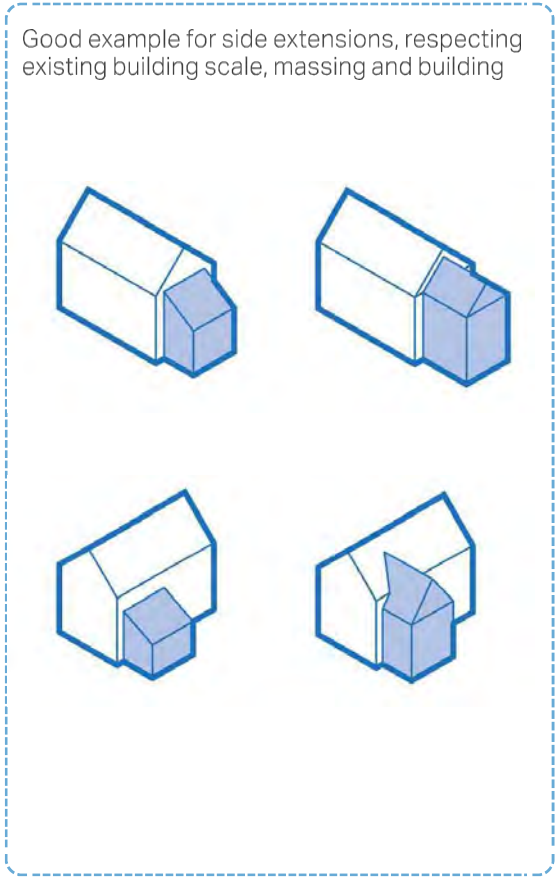


Figure 76: Some examples for different type of building extensions

Figure 77: Good example of a side extension which respects the

Figure 78: Good example of a recent extension to Mill House in

BF 07- INFILL AND BACKLAND DEVELOPMENTS

The context and scale of infill development

infill site; however any proposed infill development can have significant impact

Infill development should complement

with the existing. In particular infill

Infill development in close proximity

treatment and materials of the infill

The building to plot size ratio of infill

garden sizes in Langdon which differ

are more common. Infill development

The building line of any new infill

houses, the building line of infill should

The density of any new infill development should reflect its context

while making efficient use of the land;

Where there are opportunities for infill

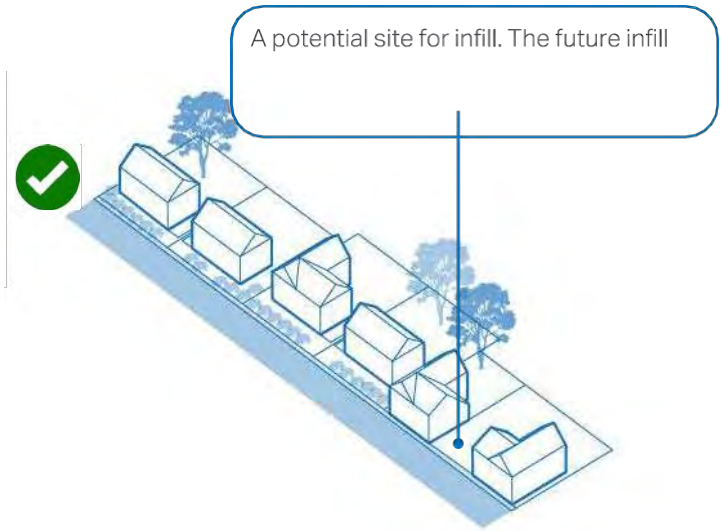
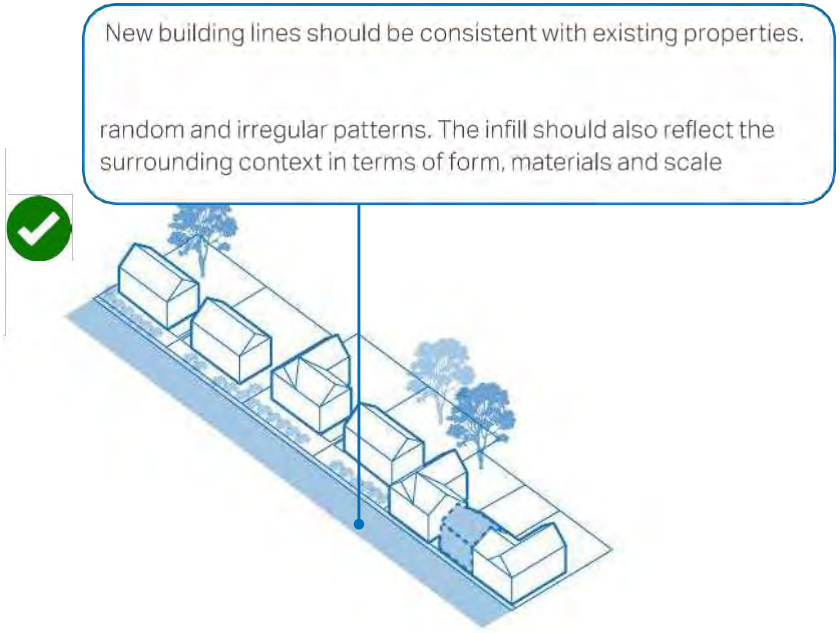


Figure 79: An indicative diagram highlighting a site before infill



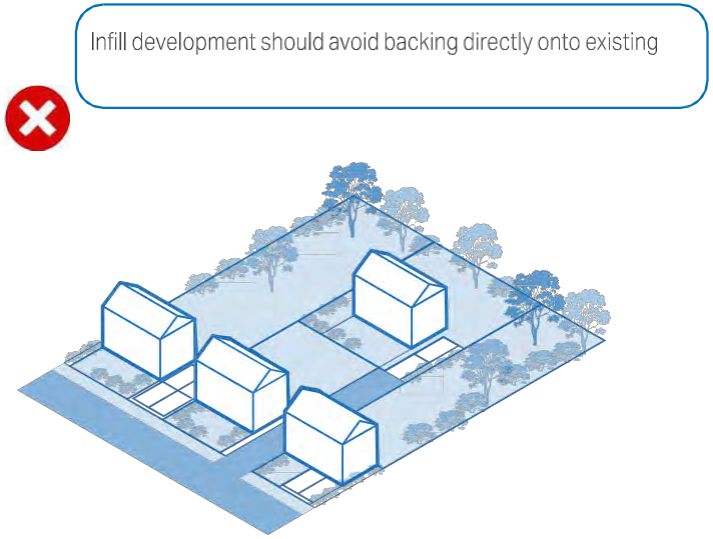


Figure 80:

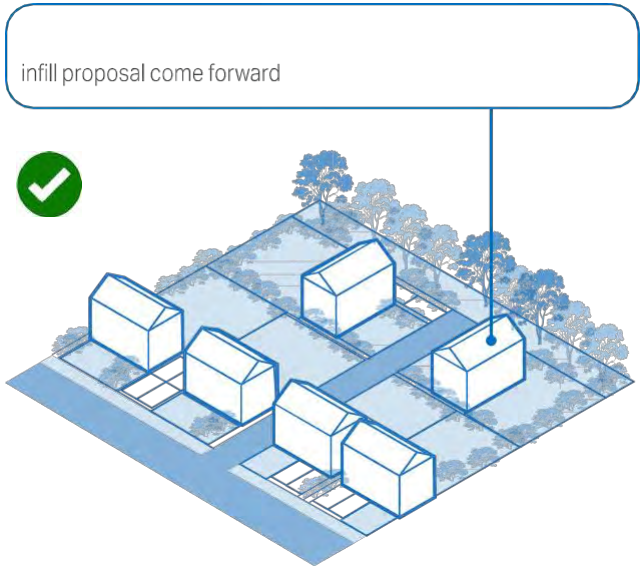


Figure 81:

BF 08- ARCHITECTURE DETAILS, MATERIALS AND COLOUR PALETTE

examples of older, vernacular architecture,

a mix of building typologies, details and

are appropriate for the local context (see

In the case of a conversion of an existing

existing heritage features, to maintain the

the building and reflect the existing design

and finishes.

conversions of existing historic buildings

Figure 82:

Figure 83:

Wall

White painted brick

Flint knap and brick dressings

Smooth render

Dark weatherboarding

Kent peg tiles in dark brown and flint knap

Kent peg wall tiling

Red brick

Wooden weatherboarding

Roof

Slate tile pitched roof

Clay plain tile hipped roof

Clay tile cat slide roof

Kent peg tiles in light/ red brown and gabled dormers

Kent peg tiles in dark brown

Fenestration

Wooden casement windows and wooden panel door

Wooden sash windows

Sash windows with light frames

Sash windows with dark frames

Wooden painted door and small canopy porch

Slate roof pitched roof porch

Boundary treatment

Hedges

Wooden fence with gaps

Red brick wall with flint knap

Brick wall with buttress

Low brick wall with hedges

No boundary treatment

Ground surface

Gravel driveway

Asphalt

EE. ENVIRONMENTAL AND ENERGY EFFICIENCY

EE 01- FEATURES IN DWELLINGS

energy efficient technologies that could be

be constructed sustainability, maximising

Energy efficient or eco design combines all around energy efficient appliances

EE 02- BUILDING FABRIC THERMAL MASS

even out variations in internal and external

external conditions, such as solar radiation,

Existing homes

1. **Insulation**
2. **Double or triple glazing with shading** (e.g. tinted window film,
3. **Low- carbon heating**
4. **Draught proofing** of floors, windows
5. **Highly energy-efficient appliances**
6. **Highly water-efficient devices** with low-flow showers
7. **Green space (e.g. gardens and trees)** and impacts of flooding
8. **Flood resilience and resistance** flooding, removable air flooring (avoiding wood flooring and carpets)

Existing and new build homes

A. **High levels of airtightness**
B. **Triple glazed windows and external shading**
C. **Low-carbon heating**
D. **More fresh air**
E. **Water management and cooling** efficiency standards, reflective walls
F. **Flood resilience and resistance** concrete floors and
G. **Construction and site planning**
H. **Solar panels**
I. **Electric car charging point**

Figure 84: Diagram showing low-carbon homes in both existing

are cooler. This can be beneficial both

concrete floor slabs that will absorb solar

INSULATION

wall or roof on the exterior of a building

insulation to prevent the passage of fire

AIRTIGHTNESS

by sealing a building to reduce infiltration-

more efficient the airtightness design will

floor, walls and roof. Doors, windows and

walls and floor and between walls and

intermediate floor should be linked. Water

and district heating, chimneys and flues,

stoves, connections to external services,

external taps and sockets, security cameras

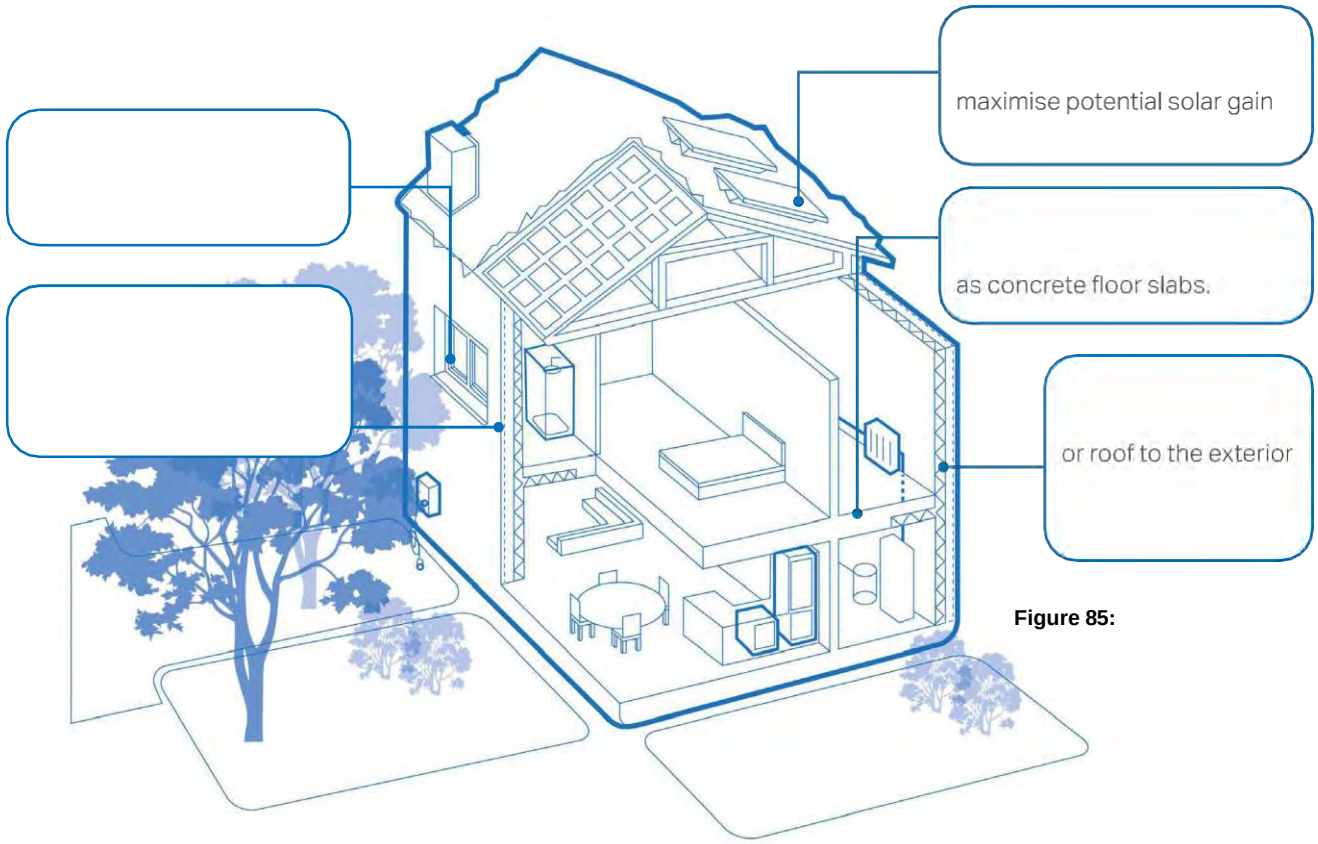


Figure 85:

EE 03- FLOOD MITIGATION

Figure 12

flood risk from surface water and these particularly affect the narrow lanes through

There are various ways to mitigate flood risk

SUSTAINABLE URBAN DRAINAGE SYSTEM (SUDS)

flood risk and improve water quality whilst improving amenity benefits.

collecting this water for reuse, for example

system, as this has the added benefit of

Infiltration, which allows water to

flow is reduced. This reduces the risk of sewers overflowing. Attenuation

suitable when either infiltration is not

infiltration could be polluting (such as on

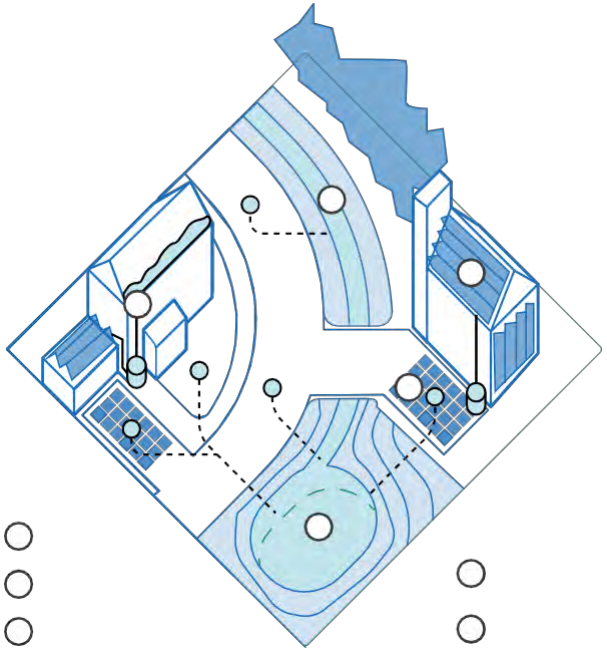


Figure 86:

The most effective type or design of SuDS would depend on site-specific conditions

infiltration rate, slope, or presence of

Some of the most effective SuDS are

water cycle to make the most efficient

Reduce runoff rates by facilitating infiltration into the ground or by

to help slow its flow down so that it does

biodiversity and amenity benefits.

Figure 87: Examples of SuDS designed as a public amenity and

guidance on SuDS and specific guidance

that are not directly in an area of flood

Council: 'Water.People.Places.' (2013)

downstream flood risk by storing water

waste-and-planning/flooding-and-

EE 04- WILDLIFE FRIENDLY FEATURES

Ensure habitats are buffered. Widths of buffer zones should be wide enough and based on specific ecological

sites in the parish as identified in the

should act as natural buffers and should

buffering should be encouraged;

Figure 88: Example of comprehensive landscape buffering along

Figure 89: Examples of a bughouse decorating rear gardens or

Figure 90: Examples of a frog habitat decorating rear gardens

4.2 How to apply the design codes to the character areas

bulbs and wildflowers), streams, swales or ditches (enhance with wildflower planting - bog mint, flag iris etc). Other

Where appropriate, specific considerations

CA1- Martin Mill

CA2- Martin

CA3- West Langdon

CA4- East Langdon

CA5- Countryside

(including artificial turf) which have limited benefit to wildlife. Reduce hard

beneficial to biodiversity net gain.

CA1- Martin Mill

SP 02:

negatively impacting traffic through the village. There is also seasonal increase in visitor traffic

where these routes are missing. For example

BF 03: Building lines should follow the existing pattern. Plot sizes should reflect existing

BF 04:

should be considered with regard to the effect

BF 08:
and short terraces (where immediate context supports them, e.g. sufficient parking spaces),

CA2- Martin

SP 01:

SP 02: Traffic calming solutions appropriate to the rural context can address speeding issues

accommodate high volumes of traffic.

SP 03:

BF 03:

subtle differences in setbacks to maintain the

BF 04:

BF 08:

traditional materials such as flint, brick and

native species hedges, low flint or brick walls

CA3- West Langdon

SP 01:

not be appropriate in this context.

SP 02:

BF 04:
to fit with existing context. There is steep

open and the existing low building heights/ roofline should be maintained to mitigate

BF 05:

BF 08:

EE 03: There are medium flood risk zones from

address any negative impacts of flooding.

CA4- East Langdon

SP 02:

SP 05:

SP 07: Street lighting should not affect the

BF 01:

treatments suited to the rural context.

BF 03:

BF 04:

BF 08:
existing colour and material palette, use of flint

CA5- Countryside

SP 01:

follow linear patterns or existing rural tracks.

SP 02: Traffic calming solutions appropriate to the rural context can address speeding and rat-

SP 04:

SP 05:

SP 06:

BF 02:

BF 04:

BF 05:

BF 08:

materials such as flint can also be used, but hard

and then restricted to low brick or flint walls, low

EE 03:
the negative impact of flooding.

EE 04:

buffering is recommended along the edge of


Delivery
05

5. Delivery

5.1 How to use this guide

tool in securing context-driven, high

Langdon. They will be used in different ways by different actors in the planning and

Actors	How They Will Use the Design Guidelines
Applicants, developers, and landowners	expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is
Local Planning Authority	
Parish Council	
Community organisations	
Statutory consultees	
Existing homeowners	

About AECOM

firm, delivering professional services throughout the

solve their most complex challenges. Our teams are driven by a

technical expertise and innovation, a culture of equity, diversity

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.

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