

## APPENDIX 2 - DEVELOPMENT DESIGN CHECKLIST

Source – Broomfield Design Guidelines – AECOM April 2020

<b>A. Harmonise and enhance existing settlement in terms of physical form pattern or movement and land use.</b>
What are the particular characteristics of this area which have been taken into account in the design?
Is the proposal within a conservation area?
Does the proposal affect or change the setting of a listed building or listed landscape?
<b>B. Relate well to local topography and landscape features, including prominent ridge lines.</b>
Does the proposal harmonise with the adjacent properties?
Has careful attention been paid to height, form, massing and scale?
If a proposal is an extension, is it subsidiary to the existing property so as not to compromise its character?
Does the proposal maintain or enhance the existing landscape features?
How does the proposal affect the character of a rural location?
<b>C. Reinforce or enhance the established urban character of streets, squares and other spaces.</b>
What is the character of the adjacent streets and does this have implications for the new proposals?
Does the new proposal respect or enhance the existing area or adversely change its character?
Does the proposal positively contribute to the quality of the public realm/streetscape and existing pedestrian access?
How does the proposal impact on existing views which are important to the area?
Can any new views be created?
<b>D. Reflect, respect and reinforce local architecture and historic distinctiveness.</b>
What is the local architectural character and has this been demonstrated in the proposals?
If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?
<b>E. Retain and incorporate important existing features into the development.</b>
What are the important features surrounding the site?
What effect would the proposal have on the streetscape?
How can the important existing features including trees be incorporated into the site?
How does the development relate to any important links both physical and visual that currently exist on the site?
<b>F. Respect surrounding buildings in terms of scale, height, form and massing.</b>
Is the scale of adjacent buildings appropriate to the area?
Should the adjacent scale be reflected?
What would be the reason for making the development higher?
Would a higher development improve the scale of the overall area?
If the proposal is an extension, is it subsidiary to the existing house?
Does the proposed development compromise the amenity of adjoining properties?
Does the proposal overlook any adjacent properties or gardens?

<b>G. Adopt appropriate materials and details</b>
What is the distinctive material in the area, if any?
Does the proposed material harmonise with the local material?
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?
<b>H. Integrate with existing paths, streets, circulation networks and patterns of activity.</b>
What are the essential characteristics of the existing street pattern?
How will the new design or extension integrate with the existing 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?
Do the new points of access have regard for all users of the development (including those with disabilities)?
How can the cycle network be integrated into the existing street network?
How can bicycle parking be integrated into the new design?
<b>I. Provide adequate open space for the development in terms of both quantity and quality.</b>
Is there adequate amenity space for the development?
Does the new development respect and enhance existing amenity space?
Have opportunities for enhancing existing amenity spaces been explored?
Are there existing trees to consider?
Will any communal amenity space be created? If so, how will this be used by the new owners and how will it be managed?
<b>J. Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features.</b>
What visual impact will services have on the scheme as a whole?
Can the effect of services be integrated at the planning design stage, or mitigated if harmful?
Has the lighting scheme been designed to avoid light pollution?
<b>K. Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other, to provide a safe and attractive environment.</b>
Has the proposal been considered in its widest context?
Is the landscaping to be hard or soft?
What are the landscape qualities of the area?
Have all aspects of security been fully considered and integrated into the design of the building and open spaces?
Has the impact on the landscape quality of the area been taken into account?
Have the appropriateness of the boundary treatments been considered in the context of the site?
In rural locations has the impact of the development on the tranquillity of the area been fully considered?
<b>L. 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.</b>
Has adequate provision been made for bin storage?
Has adequate provision been made for waste separation and relevant recycling facilities?
Has the location of the bin storage facilities been considered relative to the travel distance from the collection vehicle?
Has the impact of the design and location of the bin storage facilities been considered in the context of the whole development?