

Plaistow and Ifold parish-wide design codes

1. Executive summary

2. Introduction

This chapter will include all the introductory information about this package, the process that will be followed and the importance of design codes.

- 1.1. The importance of good design
- 1.2. The purpose of this document
- 1.3. Preparing the design codes document

2 Local character analysis

This chapter will include the analysis of the parish, and the settlements, from a place-making and spatial perspective with reference to the existing Village Design Statement. The aim of this chapter is to build a strong baseline, highlight the rurality of the place and the key characteristics that make it unique. These key characteristics will be the reference for any new development, of any scale, within the parish and help define the Design Codes chapter later.

2.1 Parish-wide analysis

- 2.1.1 Access and movement
- 2.1.2 Green and blue infrastructure
- 2.1.3 Summary table of the key characteristics of the parish

2.2 The character of the 4 settlements

- 2.2.1 Plaistow
- 2.2.2 Ifold
- 2.2.3 Durfold Wood
- 2.2.4 Shillinglee
- 2.2.5 Summary table of the key characteristics of the settlements

3 Design codes

This chapter will provide guidance for future developments, of any scale, and building extensions and conversions, with a focus on potential impacts on the surrounding landscape.

3.1 Introduction

3.2 Design codes for the parish

- 3.2.1 Set in rural landscape/development edges
- 3.2.2 Patterns of growth within the rural landscape
- 3.2.3 Heritage, views and landmarks
- 3.2.4 Development in close proximity to heritage assets
- 3.2.5 Housing extensions and conversions
- 3.2.6 Infill development and backland development
- 3.2.7 Boundary lines and boundary treatment
- 3.2.8 Materials and architectural details

3.3 Additional design codes for new development (above 3 houses) in the parish

- 3.3.1 Accessible and attractive footpath network/ access to the countryside
- 3.3.2 People friendly streets
- 3.3.3 Parking
- 3.3.4 Create a green network
- 3.3.5 Biodiversity
- 3.3.6 Building heights
- 3.3.7 Building density
- 3.3.8 Housing mix
- 3.3.9 Continuity and enclosure
- 3.3.10 Legibility and wayfinding

3.3.11 Lighting schemes and protection of dark skies

3.4 Additional design codes on sustainability for new houses in the parish

3.4.1 Minimising energy use

3.4.2 Lifetime and adaptability

3.4.3 Water management

3.4.4 Electric vehicle charging points

3.4.5 Storage and slow release

3.4.6 Permeable paving

4 Next steps