

Townscape and Design Assessment

15th March 2018

Introduction

This statement is in support of an application to South Norfolk District Council for the Greater Norwich Development Plan, for a plot of land off High Road, Roydon.

This statement assesses the potential impact of development on the existing Townscape.

Historic maps

Historic maps show High Road existing on tithe maps (c.1840) leading into Diss from the west, but that, other than the church and school to the west (at the rear gates of Roydon Hall), there was no settlement along this part of the road until the mid-20th Century.

Existing Townscape: Roydon

In this area of Roydon, along High Road, to the south side, the houses are generally detached bungalows, chalets or 2 storey houses. It is linear in pattern.

To the north side, the houses generally are rear elevations, screened from the road behind a wide grass verge and a continuous 2m high brick wall, enclosing the back gardens of a post-war (1970's) residential estate.

It is not a townscape of any architectural significance or historic interest.

Adjacent to the site, is generally the rear gardens of the chalets and bungalows along High Road. Perhaps the only building that stands out as being different is a brick water tower which was built after the second world war.

Existing development within The Waveney Valley

Either side of the Waveney Valley (enclosed between the roads along the north [the A1066/ Low Common Road], and the Low Road/ Fen Street along the south), farms are by far and away the most common form of development: between Denmark Bridge and the Little Fen (approx. 7km), there are at least 25 farms.

Farms are typically separated from settlements and are located at the threshold between the human environment and the managed landscapes. However, at the eastern end, in between the site and the valley, there is a linear ribbon development of houses along the edge of Roydon Fen; so whilst farms are an obvious feature of this landscape, this pattern of development is perhaps weakened around the site itself.

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Access to the site

There is potential access to the site from High Road at two points: a narrow access past the water tower, and a wider gap between two properties further to the east.

There is a public footpath, which runs along the western boundary of the site and connects High Road to the Angles Way.

Proposed Development Design Strategies

1. Access to the site from High Road should be via the existing gap between bungalows, with a secondary pedestrian/ cycle access past the Water Tower.
2. The public footpath should be strengthened, by adding new connections to it from the site.
3. The existing rear gardens should be protected, in terms of amenity, privacy and security: proposed layout needs to prevent over-looking, overshadowing and avoid locating any public open space adjacent to this boundary.
4. The development should be designed to respond to both the existing settlement, and to the form of development within the Waveney Valley.