

NORTH EAST CHARACTER AREA

IPSWICH URBAN CHARACTERISATION STUDY



IPSWICH
BOROUGH COUNCIL



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Westbury Road



Whitby Road



Rushmere Common



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INTRODUCTION

The North East Character Area is characterised by early – mid 20th century suburban housing, being largely undeveloped heath and farmland with isolated farmsteads, institutions and villas until the end of the 19th century.

This character area retains evidence of some of these more historic sites, and also provides extensive examples of the variety in both public and private housing schemes, from the interwar period, through the post war era, and into the later 20th century, illustrating changes in residential fashion, design and aspirations.

The North East Character Area extends to the borough boundary to the north and east, which provides the area with a soft, rural edge, indicative of the character of the North East prior to the beginning of the 20th century. To the north west of this character area is a large area of open land which has been allocated to the garden suburb extension which will see the introduction of large residential schemes which will adjoin this rural edge.

Owing to such architectural and landscape variety, the North East Character Area has been subdivided into the following sub areas for further evaluation:

- Rural Edge
- Colchester Road
- Rushmere Estate
- Rushmere Road
- Woodbridge Road East
- Heath Road
- The Heaths



Colchester Road

Inverness Road, Dorchester Road



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The North East Character urban characterisation area and sub-areas.





The North East area in 1927 (Ordnance Survey map)

This area is characterised generally by lighter heathland soils and has mostly been built-up prior to any requirements for archaeological investigation, with some remaining undeveloped land at the fringes, which may have archaeological potential. Occasional, sparse finds from all periods are recorded but this area may have been more generally open land.

The recent redevelopment of the former fire station off Sidegate Lane uncovered Roman remains (IPS 717), and in the grounds of the former St Clements Hospital, Bronze Age remains have been found (IPS 595). The area also has known earthworks of unknown ages (IPS 736, IPS 614) and more specifically, 20th century earthworks associated with military training/defence (RMA 023, IPS 743) (some now destroyed by post war development).

Rushmere Heath, found to the east of the character area is now much reduced in size, but was a historically and socially significant site as a military training ground prior to the Napoleonic Wars, as well as the location of the gallows – punishment under the feudal justice system where prisoners who had been found guilty at trial were often burned or hanged. There is a claim that the last witch was burnt on

Rushmere Heath, referring to Margery Beddingfield, who was strangled and burnt in 1763 for persuading her servant to murder her husband. This must have been quite an event, as boys from Christ's Hospital in the town were permitted half a day's liberty to see the execution.

The survey area also included some large houses and estates. Redhouse Park occupied a large estate to the west of the character area which was developed for housing in the mid-20th century, now the site of Chelsworth Avenue. The history of Redhouse Park is explored in the Parks Urban Character Study.



Copy of a watercolour by H. Davey 1851 of Roundwood House – reproduced by kind permission of Suffolk Record Office, Ipswich Branch (reference K681/1/262/2602)



Victorian image of Ipswich Asylum, later known as St Clements Hospital – photo courtesy of David Kindred

Rushmere Hall, a large 17th century farmhouse could be found on Humber Doucy Lane, occupying the site of a former moated building, whilst the grounds of Pinetoft on Colchester Road were said to have ruins from the ill-fated Wolsey's College. These large houses were demolished in the 20th century to make way for modern housing developments. Westerfield House and Humber Doucy House have fortunately survived into the 21st century, both being Grade II listed.

Also of note is Roundwood Farm off Rushmere Road, a large rendered farmhouse purchased by Vice Admiral Horatio Nelson in 1797 for £2,000. Roundwood was said to be the first house which Nelson owned, although it is thought that Nelson never actually stayed at the property, being abroad most of the time of owning the building. Nelson's wife and father occupied the house, and it was reported that Roundwood was often in Nelson's thoughts. Before he met Lady Hamilton, he intended that Roundwood would be a haven for his old age, however it was sold by Nelson in 1800. Roundwood was demolished in the 1960s, and was replaced with the dwellings along Victory Road and St John's Primary School.

Being rural hinterland, the North East was an ideal location for the establishment of Victorian institutions. The Borough Asylum (later known as St Clements Hospital), the Hospital for Infectious Diseases and Ipswich Workhouse (later Heathfields) were all located in this survey area, originally being located 2 miles out of the town centre of Ipswich.

Approaches to public health and unemployment changed in the 20th century, which led to the reuse of these large institution buildings. The workhouse was later used as a care home and hospital before being substantially demolished, whilst the Borough Asylum became known as St Clements Hospital, which is now being converted to residential use.

The building of these establishments illustrates the Victorian principles of institutionalisation to address 'social problems' with the destitute, poor, unemployed and sick. These issues were amplified in the 19th century by the rapid rise in population growth and unemployment following the development of technology and machinery. The large number of people living together in close proximity in these

establishments meant outbreaks of infectious diseases were common, and so the positioning of these institutions outside of the urban core would have been deliberate to reduce the risk of diseases spreading to the wider population of Ipswich. Being situated out of town, these institutions were located in substantial grounds, with associated farms and mills to enable self-sufficiency.



Ipswich Workhouse, later known as Heathfields. Photo taken in 1960s prior to substantial demolition of site – reproduced by kind permission of Suffolk Record Office, Ipswich Branch (reference Ipswich Information, No. 24, 'Homes for the Elderly', Jul/Aug 1968)



Bomb damage to Bixley Road from a WWII air strike on June 3rd 1942 – photo courtesy of David Kindred

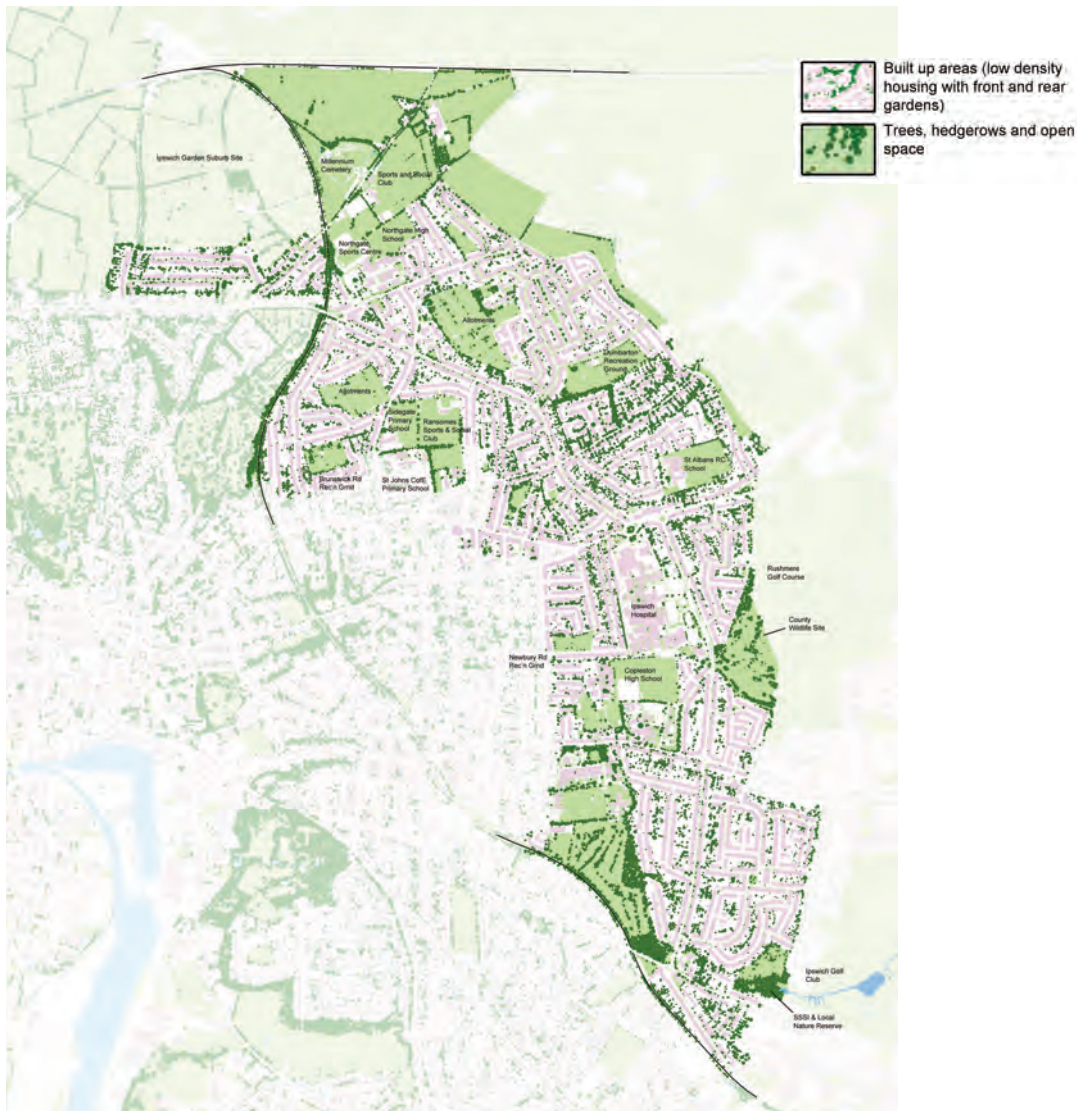
To the north of Northgate High School, there was a series of 30 Second World War air raid shelters, a necessary defence, as the North East of Ipswich was damaged in several air raids throughout the war. 178 houses around Heath Road, Melbourne Road and Glenavan Road were damaged by an air strike on 21 September 1940 alone.

The North East also has a long association with military history, with both Bixley Heath and Rushmere Heath being used as a training and drill grounds. Evidence of WWII military defences can still be found on the edge of Rushmere Heath, with a row of anti-tank cubes along the boundary of the common with Heath Road. These anti-tank cubes would have been intended to prevent enemy armoured vehicles from crossing the open heath into urban Ipswich.

The early 20th century saw a change in attitude and policy towards housing following reports into the living conditions of residents in back to back 'slum housing'. The inter and post war period thus saw mass demolition of slum housing within the town, which required the development of land on the periphery of Ipswich for mass housing. The North East therefore has several examples of housing schemes which reflected post-war ideologies and fashions in housing design and suburban living, often with wide, grassed pavements and generously spaced plots, representative of early principles of planning.



Anti-tank cubes at Rushmere Common



The North East Character Area benefits from views of open fields to the north and east of the survey area which provides a rural buffer, signalling the edge of the town.

Within the more built up core of the North East, there are several schools which benefit from large playing fields, which break up the housing mass, whilst allotments to the northern half of the character area also produce the same effect.

The southern half of the character area includes the heaths of Rushmere Common and Bixley. Bixley Heath has largely been developed for housing, although there is an expanse of remaining accessible heathland which forms part of the Sandlings Walk, a 55 mile walking route starting in Ipswich and ending in Southwold through the Suffolk Coast & Heaths Area of Outstanding Natural Beauty. Golf clubs have utilised this heathy landscape for courses at Rushmere Common and a portion of Bixley Heath to the south of the former St Clements Hospital.

Whilst the original heathy landscape of the character area has been partially eroded by the development of land for suburban housing, the high volume of mature trees does allow for the character area to be read as a modern suburb in a more historic landscape.

The housing developments in this character area are relatively spacious, with examples of tree lined avenues, wide, landscaped pavements, with a surrounding backdrop of mature trees, which gives this area a suburban, edge of town character.

New development should look to provide biodiversity improvements where possible and appropriate. This could include the provision of green roofs, green walls, bat and bird boxes, tree planting and enhancements to existing green corridors.



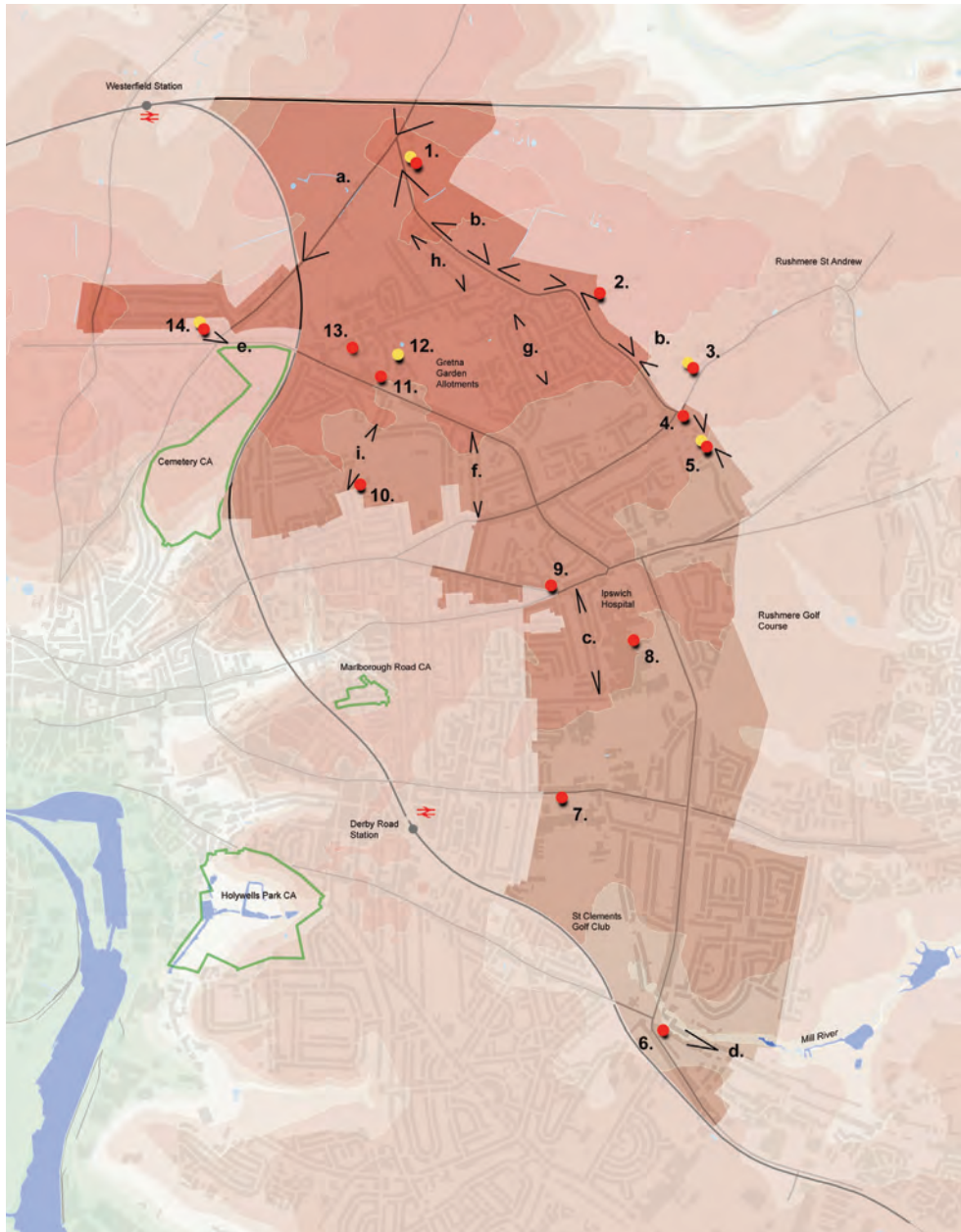
Tuddenham Road looking north



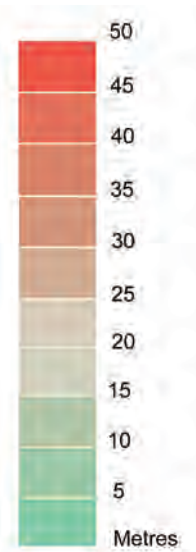
Brunswick Road Recreation Ground







Bixley Heath



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-  Built up area
-  Landmark buildings
-  Listed buildings
-  Distinctive views

Pictures clockwise from top left:
 Westerfield House, Humber Doucy Lane
 Ipswich Hospital maternity tower
 St Augustine's Church, Bucklesham Road
 Church of Jesus Christ of Latter Day
 Saints, Sidegate Lane West
 Tuddenham Road

Views

- a Tuddenham Road – open countryside view
- b Humber Doucy Lane – semi-rural views, hedgerows and hedgerow trees
- c Lattice Avenue – suburban streetscape view, mature gardens and street trees
- d Bucklesham Road – view of St Augustine's in a mature garden and amenity tree setting
- e Tuddenham Road Roundabout – view of Cranfield Court Almshouses and Red House Park trees.
- f Westbury Road – suburban streetscape view, mature gardens and street trees
- g Moffat Avenue – suburban streetscape view, mature gardens and avenue tree planting
- h Inverness Road – suburban streetscape view, mature gardens and street trees
- i Sidegate Lane – suburban road with mature tree planting in adjoining grounds

Landmark Buildings

- 1 Westerfield House (Grade II listed), Humber Doucy Lane
- 2 Seven Cottages, Seven Cottages Lane
- 3 St Andrews Church (Grade II* listed), The Street, Rushmere
- 4 226 Rushmere Road (Locally listed)
- 5 Humber Doucy House, Humber Doucy Lane (Grade II listed)
- 6 St Augustine's RC Church, Bucklesham Road
- 7 St Clements Hospital (former) entrance and tree planting (Locally listed)
- 8 Ipswich Hospital Maternity Tower
- 9 The Lattice Barn public house
- 10 Sidegate Lane Primary School
- 11 The Royal George Public House (Locally listed)
- 12 240 Sidegate Lane (Grade II listed)
- 13 The Church of Jesus Christ of Latter Day Saints (Locally listed)
- 14 Cranfield Court Almshouses, Lodge and Lych-Gate (Grade II listed)



This sub area is located to the north of the character area, forming the borough boundary to the north and east.

This area has a sparse, largely undeveloped character, with open fields occupying much of the space, providing open countryside views towards Westerfield and Rushmere and appears to have been largely unaltered since the 19th century.

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There are some isolated residential properties along Tuddenham Road, with the bridge above the train line signifying the change from suburban Ipswich to the rural edge. The properties along Tuddenham Road are generally red brick and render, and date from the late 18th/early 19th century. These may have been domestic properties for agricultural workers. The Spinney is a large dwelling, possibly a former agricultural holding of an earlier date.



The Millennium Cemetery occupies an area of land to the north of Tuddenham Road, a garden of remembrance which is well landscaped with trees and beds of standard roses laid out in concentric rings. The dense landscaping around the north of the site screens the cemetery from the surrounding rural landscape, and provides a peaceful place for reflection.

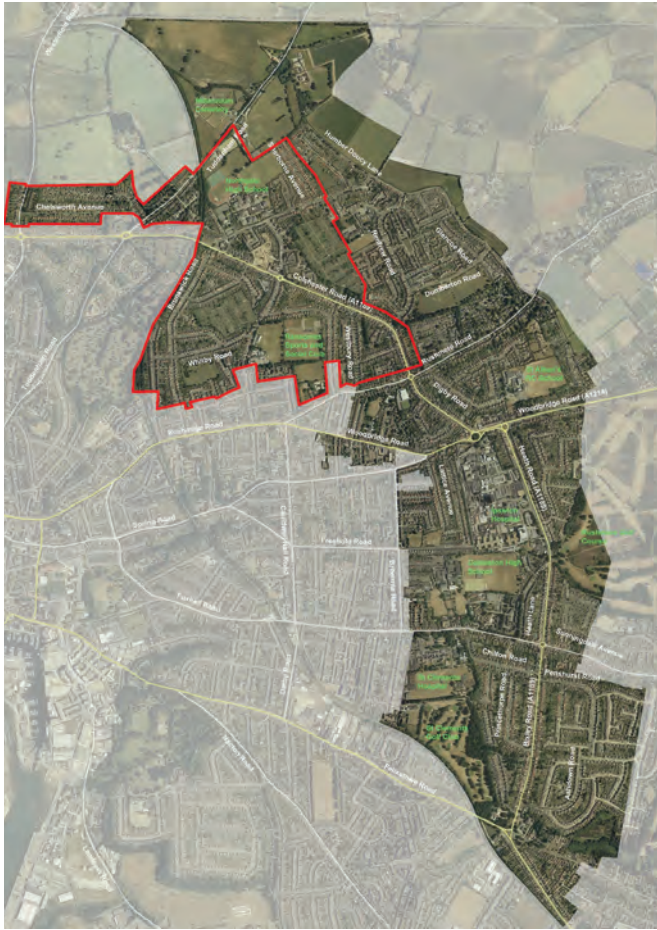


Humber Doucy Lane is a narrow road with some open views across fields to the east. To the north of Humber Doucy Lane is the Grade II listed Westerfield House, a large 18th century house with an older 16th century timber framed core, occupying a prominent position in the landscape. Westerfield House has an isolated setting, being separated from the 20th century development further south, which reinforces the prominence of the building. The edge of the Rushmere Estate forms the west side of much of Humber Doucy Lane, and provides countryside views looking east.



The Ipswich Garden Suburb is proposed to the west of this sub area, which will reduce the open, natural landscape of this rural fringe, although the final design of this new development is still to be agreed.

Pictures from top to bottom:
 Halfway Cottages, Tuddenham Road
 Humber Doucy Lane
 Tuddenham Road



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Housing along Colchester Road largely dates from the 1930s and 40s, and is generally private housing with distinctive two storey bay windows under projecting gables with arched brick porches.

This sub area is characterised by detached and pairs of semi-detached houses which address the street with active frontages with brick and render finishes. These dwellings feature modest walled front gardens, and the hipped roof forms add to the sense of a generous, spacious layout.



The layout of the residential development is generally linear, with roads gently curving and leading to further streets of housing. This layout provides the sub area with long vistas of traditional 1930s housing which delivers pleasant street scenes of suburban character.

There are pockets of later 20th century housing which are generally legible as distinctive developments. Although of differing architectural designs, the more recent housing in this sub area has generally retained similar spacing and layouts to the more traditional 1930s housing, and largely feature active frontages, allowing them to sit comfortably within the area.

Lower scale, single storey houses penetrate the Colchester Road sub area in small pockets between the surrounding traditional 2 storey houses. The Art Deco inspired housing on Clare Road serves as an interesting example of 1930s fashions, contrasting with the more typical 2 storey housing styles adjacent. The single storey dwellings in this area generally benefit from hipped roofs and red brick finishes, and create a visual break between larger 2 storey houses, contributing to the spacious, suburban character of the area.

This area of housing is broken up by four main areas of open space – two large allotment gardens off Sidegate Lane, the recreation ground off Brunswick Road, and playing fields to the rear of Sidegate Primary School and St John’s Primary School. These open spaces are largely bound with mature vegetation, although the relatively level topography of this sub area means that these open spaces often sit discreetly in the streetscape, yet punctuate the residential character of the area with important green spaces.

Pictures from top to bottom:
Sidegate Lane West, Chelsworth Avenue
Brunswick Road, Colchester Road

The Rushmere estate is an area of public housing towards the north east of Ipswich, adjacent to the borough boundary, with roads named after Scottish settlements. The estate was built in the 1940s in response to the housing shortage which followed the Second World War.



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This sub area includes over 130 pre-fabricated dwellings off Humber Doucy Lane, Sidegate Lane and Inverness Road, constructed using pre cast concrete panels, originally under shallow asbestos roofs, erected before the majority of the Rushmere estate. Most of these pre-fabricated units have been re-rendered, however there are a small number of bungalows on Sidegate Lane which have retained their original finish, demonstrating the pre-cast panel construction. These pre-fabricated bungalows are positioned on wide, landscaped streets, and are an example of medium density housing, typical of post war planning. The pre-fabricated units were fast to construct, and were expected to be a short term solution to the housing shortage, anticipated to have a life expectancy of only 10-15 years. Yet the pre-fabricated bungalows at Rushmere are well maintained, and have far exceeded their intended life span.

Whilst pre-fabricated dwellings could be quickly constructed, the national demand for the units meant that there was often a long delay for the components to be produced by factories, and therefore authorities realised that 'traditional' houses could be built in a similar length of time as the delay for the pre-fabricated units. The core of the Rushmere estate therefore comprises two storey, red brick and rendered dwellings, generally built in pairs of semi-detached houses or short terraces.

The houses in the Rushmere estate continue the medium density layout seen in the arrangement of the pre-fabricated units, located on generous plots, on wide, landscaped pavements, tree lined avenues, and centred around the greens of Moffat Avenue and Dumbarton Road. The ridges of the roofs generally run parallel with the road, curving around the estate, and generate wide corner plots and spacious gardens. Dwellings on the periphery of the Rushmere estate feature two storey canted bay windows under hipped roofs, and some single storey dwellings, continuing the suburban character of the area.

On Selkirk Road, the parade of shops with flats above and a pub, The Selkirk, retain some interesting original details such as the round headed central gable and vertical concrete stairway hall windows. The inward layout of the Rushmere estate centred around the green on Moffat Avenue provides the estate with an insulated, community feel, and gives this peaceful area an edge of town character.

Pictures from top to bottom:
 Dumbarton Road
 Pre-fabricated bungalows at Inverness Road
 Moffat Avenue
 Pre-cast panels on pre-fabricated bungalows on Sidegate Lane



Rushmere Road runs East/West through suburban Ipswich, intersected by Colchester Road and is the location of some of the oldest houses in the character area.

Many large houses and estates were located along Rushmere Road at the beginning of the 20th century, raising its status and prestige, making it an attractive place for private house building throughout the early-mid 20th century.



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The area benefits from a distinctive character defined by large detached dwellings, set back from the road by spacious gardens. Its suburban character is enhanced further by mature trees which line the main road.



Houses on Rushmere Road are generally built in brick with some render, often featuring gables and hipped roofs. The area provides a cross section of private housing tastes throughout the 20th century, from large Edwardian villas to Arts and Crafts style houses and later chalet bungalows.

There is a cluster of Locally Listed buildings at the west end of Rushmere Road built to the designs of local architect JS Corder in 1909. These villas feature prominent chimneys, front gables and decorative porches which form an attractive group, signifying the transition into suburban Ipswich moving away from the higher density housing found to the west towards the town centre in California.



The 1960s saw the demolition of some of the older villas along Rushmere Road which occupied large grounds, to make way for mass housing schemes. Evidence of this can be seen at The Lawns and Thornley Drive, an area of suburban housing located to the north of Rushmere Road. These roads comprise single and two storey houses, generally utilising buff brickwork with pitched roofs with ridges running parallel with the road. The mature trees which bound these housing schemes belonged to former large estates, and give the area a pleasant, enclosed character. These planned housing schemes reflect the character of the properties along Rushmere Road, benefitting from generous gardens and a well-spaced layout.



Pictures from top to bottom:
 Locally listed building on Rushmere Road
 Rushmere Road street scene illustrating the area's green, suburban character
 Rushmere Road illustrating varied 20th century architecture
 Rushmere Road illustrating plot spacing and architectural variations

As a historic route out of Ipswich, Woodbridge Road is varied in its architectural language. The western end of Woodbridge Road adjoins the California character area, and influences of Victorian and Edwardian red brick semi-detached dwellings can be found in this area, although much of the development in Woodbridge Road is mid-late 20th century.

Along Colchester Road and Digby Road, typical 1930s and 1940s houses with two storey bay windows, arched porches and hipped roofs dominate the area. There are some more unusual Art Deco inspired dwellings along the west side of Colchester Road and Crofton Road with long, curved bays giving dwellings a more horizontal emphasis, illustrative of the more moderne style of the era. These dwellings are set in generous gardens with active frontages addressing the wide road, often benefitting from grass verges, contributing to the suburban character of the area.



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A small local centre of amenity shops can be found to the north side of Woodbridge Road with prominent chimneys and decorative timber bargeboards. The use of historic styles and building techniques suggests the influence of the early 20th century Arts and Crafts movement - the movement of using historic practices and skills to build contemporary buildings.

More recent development can be found off Digby Road, generally using simpler architectural detailing, but the generous plot sizes and spacing of these dwellings allow for these houses to sit harmoniously with the earlier buildings.

A short stretch of Humber Doucy Lane is located in this character area which is more architecturally varied, with the 16th century Grade II listed Humber Doucy House being the oldest building in this character area, surrounded by later 1950s and 60s housing. Off Humber Doucy Lane at Summerfield Close there are low density, single storey dwellings which contribute well to the edge of town character. The buildings along Humber Doucy Lane have an integral relationship with the open countryside to the east, signifying the edge of the town.

There is little planned green space in this sub area, although the wide pavements and domestic garden planting helps sustain the suburban residential character. The eastern edge of Humber Doucy Lane is a buffer between the built up area and the countryside.

Pictures from top to bottom:
 Crofton Road
 Local centre amenity shops at Woodbridge Road
 Edwardian terraces on Woodbridge Road towards town centre
 Art Deco influenced houses on Colchester Road



The Heath Road sub area occupies the sites of several former Victorian institutions, whose grounds and surviving buildings still contribute to the area's interest. This area was principally developed in the 1930s and 1940s with suburban residential development, and the varied architectural approaches and design of housing adds to the character of the area.



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The northern part of this sub area principally comprises Ipswich Hospital, developed over the 20th century on the site of the Ipswich Workhouse, later known as Heathfields.

The hospital complex features the prominent maternity building which towers above much of the surrounding development, but aside from the recent A&E building, most of the buildings which comprise the hospital complex are generally 2-3 storey in height.



Despite the prominent presence of the hospital, this area benefits from a largely suburban character. To the west of the hospital site is Lattice Avenue, a residential street which features a run of 1930s houses bounded by rendered front walls and finished with timber cladding on projecting gables, a design which is quite unique in the North East Character Area.



Along Bixley Road and Heath Road, the more typical 2 storey 1930s houses which have been noted previously along Colchester Road are prominent, whilst Heath Lane features short terraces of 4 houses which borrow more from Edwardian principals of architecture, and provides an interesting contrast with other contemporary housing styles in this sub area.



To the west of Bixley Road is further 1930s housing comprising modest single storey dwellings, with some traditional two storey housing, as well as later 20th century chalet bungalows. These are set against the backdrop of mature vegetation which bounds St Clements Golf Course, contributing to the suburban character of this area.



Off Foxhall Road, later 20th century communal blocks of flats are located on the site of the former Hospital for Infectious Diseases. These campus style modern blocks are of a larger scale than most surrounding residential development but are set back from the edges of the site and within the lawns and mature trees which survive from the grounds of the former hospital. The landscape setting screens the development and continues to make an important contribution to the character sub area.

Pictures from top to bottom:
Lattice Avenue
Temple Road
Heath Lane
Heath Road

This sub area comprises later residential development than that which is found elsewhere within the North East, built on land formerly associated with Rushmere Common and Bixley Heath. Small fragments of the heaths fall within the borough boundary.

The Australia estate is located to the north east of this sub area, an area of residential development which comprises pairs of semi-detached dwellings under hipped roofs with canted bay windows, dating from the late 1930s. The curved layout of this estate provides wide grass pavements, and spacious corner plots laid to garden.

Rushmere Heath abuts the Australia estate which is principally used as a golf course, although public access through the common has long been established, and the route forms part of the Sandlings Walk.



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The Broke Hall estate is located further south and has a complex road layout which leads to properties of varied architectural design dating from the 1960s. There are some prominent detached houses along Dorchester Road which feature cat slide roofs, bungalows with ridges running parallel with the road punctuated by projecting gables, and more typical post war two storey semi-detached houses. The architectural variety of the houses located on the Broke Hall estate is amplified through the various palette of materials, utilising buff and red brick, render and hanging peg tile finishes, hipped and pitched roofs.

The spacing of the properties along the Broke Hall estate is generous, with properties set back by well-maintained front gardens. The variation in topography within the Broke Hall estate, paired with the winding road network and the varied architectural styles provides this estate with an interesting character, with several examples of mid-late 20th century housing fashions.

Further south, St Augustine's Church occupies a prominent position at the junction of Felixstowe Road and Bucklesham Road. This residential area takes the form of the more traditional 1930s houses with two storey bay windows set back from the highway by generous gardens. A pocket of single storey dwellings on the north side of Bucklesham Road set back by long, narrow front gardens provide an interesting contrast to the general pattern of development in this area, and help signal the departure from urban Ipswich into the countryside.

Pictures from top to bottom:
Dorchester Road
Golfers on Rushmere Common
Tasmania Road
Lulworth Avenue



SUMMARY



Grade II listed cast iron milestone located on Woodbridge Road, cast in 1818.

RURAL EDGE

New development along the rural edge requires careful consideration. Piecemeal, linear development along Humber Doucy Lane and Tuddenham Road could diminish the rural character of this sub area, and could harm the significance of several historic buildings by eroding their intended isolated setting and relationship with the open countryside.

Any new development along the rural edge requires very careful and sensitive consideration, should be master-planned, and have regard to contributing to the green rim and other strategic walking and cycling routes where appropriate.

COLCHESTER ROAD

Proposals for new development should seek to respond positively to the architectural language of adjacent buildings.

Front extensions should avoid obscuring the characteristic detailing of the arched porches and bay windows commonly found in this sub area, whilst side extensions should ensure that the spacious quality of this sub area is not eroded. New development should respect the generally linear layout of this area.

Green spaces which punctuate this sub area should be retained, and more tree planting encouraged where any opportunity arises.

RUSHMERE ESTATE

As an established housing estate, this sub area features limited scope for new residential development.

Where new development is proposed, it should reflect the scale and density of existing housing, and should take care to avoid eroding the distinctive post war character of the estate which benefits from generous plots and open green spaces. Additional tree planting should be provided where possible.

RUSHMERE ROAD

The linear layout of Rushmere Road and piecemeal development of housing throughout the 20th century has meant that there is limited opportunity for new residential development, with few identifiable 'gap sites'.

Where new development is proposed, including extensions to existing dwellings, care should be taken to avoid eroding the spaciousness of the dwellings in this sub area, presently benefitting from breathing room between each dwelling. The design of new development should have regard for the style of architecture of the host building and neighbouring buildings.

WOODBRIDGE ROAD EAST

Although an architecturally varied part of the town, there are distinctive groups of housing styles in this sub area.

Where new development is proposed, it should complement the varied architectural character of the surrounding area, where appropriate,

taking a contemporary approach to design. Development on the eastern edge of this sub area should consider the open countryside to the east.

HEATH ROAD

Where new development within the hospital site is proposed, more innovative, landmark designs would be desirable, whilst still respecting the scale of surrounding suburban development.

Where residential development is proposed, this again should attempt to respectfully reflect the architectural character of the host building and adjacent properties.

It is important that green space and street trees are retained, for instance along Foxhall Road, as contributors to the pleasantly landscaped and gardened

suburban setting of the sub area.

THE HEATHS

Further development of the heathlands should be avoided in order to retain the remaining fragments of the historic landscape which formed the periphery of the borough.

Where residential development is proposed, it should respect the scale of existing development, and ensure that the spacious character of the sub area is not eroded. A contemporary design approach to extensions and new additions would be encouraged in this sub area where appropriate.