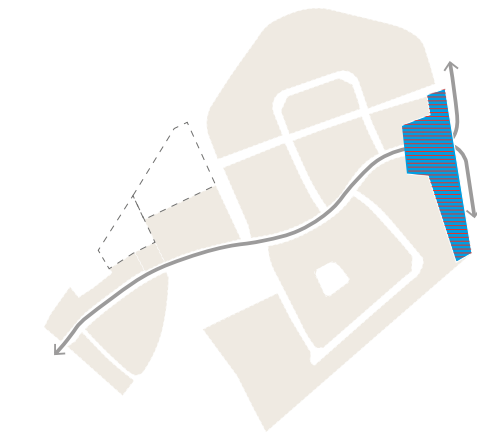


05 BUILDING FORM

THE AVENUE CHARACTER AREA: SPECIAL PLACE - THE GATEWAY



BUILDING TYPE	
PREDOMINANT ON STOTFOLD FRONTAGE	PREDOMINANT ON THE FIRST SECTION OF THE AVENUE
DETACHED 45%	SEMI-DETACHED 5%
SIDE (DRIVEWAY AND/OR GARAGE)	FOG 15%
	FOG AND /OR BACK (COURTYARD)

TABLE 5.10 BUILDING APPEARANCE MATERIALS SPECIAL PLACE THE GATEWAY	
MATERIALS	DESCRIPTION
WALL MATERIAL	
Render Rough-cast white/off-white	Employed as primary wall materials on main elevations or gable features. Render to be used on proportion of 3/4 of main elevation, from ground floor sill heights on houses and from second floor on apartments type.
Red/Orange Brick	Employed as secondary wall materials.
ROOF MATERIAL	
Slate Grey tile	Employed as roof material.
BUILDING DETAILS MATERIAL	
Reconstituted Stone	Flat arch and sill.
ARCHITECTURAL DETAILS	
- Windows to be grey. - Standards simple casement with bars. (top hang) - Pitched porch on detached. - Corbels and brick eaves details. - Dark grey coloured fascias/soffits. - Black or dark grey rain water goods. - Chimney on every plots.	



TABLE 5.11 BOUNDARY TYPOLOGIES SPECIAL PLACE THE GATEWAY	
BOUNDARY	DESCRIPTION
Masonry Wall	1800mm high brick wall for side boundary which are addressing street, public realm to match the main building material.
Low wall and ornamental hedge	Up to 600mm high brick wall. Brick wall with brick coping to match dwelling. Hedge.
Close boarding fence	Up to 1.8m in height for internal plots between gardens.



TERRACED UNITS GABLE FRONTED FACING RANSOM'S RECREATION GROUND IN HITCHIN

NOTE:
Indicative streetscenes of Gateway area. Tree locations on these drawings are illustrative only. The sketch will be subject to full consideration as part of Reserved Matters Application.

- KEY FRONTAGES
1. SEGREGATED CYCLELANE
 2. SHARED PEDESTRIAN/CYCLE LINK

A triple front gable on either side would signal the edge of the Gateway transitioning towards the rest of the Avenue

Symmetry on both side of the Avenue with consistent set back (3-4m)

Consolidated frontage broken only with access to rear courtyard.

Symmetrical arrangement, typology and heights fort the Gateway plots

Landscape led to announce your arrival enhancing the Gateway



05 BUILDING FORM

THRESHING BARN GREEN CHARACTER AREA

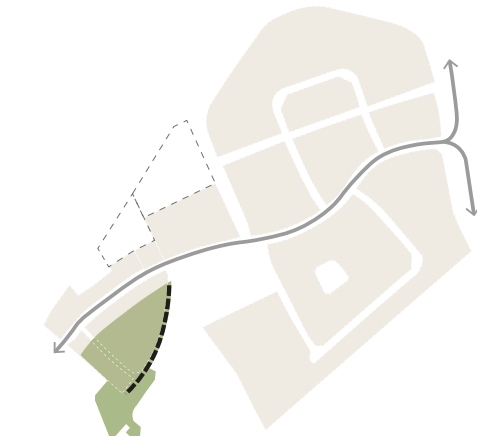


TABLE 5.37 CHARACTER SPECIFICATION THRESHING BARN	
STREET TYPE	- Secondary Street - Tertiary Street Lanes (2)
LAND USE	Housing
SCALE	Up to 2/2.5 storeys with potential for 3 storeys along intersection of Avenue and Highover Park.

BUILDING TYPE	
PREDOMINANT	Detached units facing open space and the grade II listed barn. Predominately semi-detached on internal block with terraced units.
DETACHED 40%	SEMI-DETACHED 40%
	TERRACED 20%

TABLE 5.38 BUILDING FORM THRESHING BARN	
ROOF TYPE	- Gable fronted dwellings. - Pitched roof forms aligned parallel to the street.
BUILDING LINE	- Minor gap between dwellings when a continuous frontage is required on internal block. (between 1m - 3.5m). - Consistent spacing along the edges. (between 3.5m - 7m).
SET BACK	- Set back typically 2m along edges. - Set back typically narrow between 1m-2m internal block.
APPEARANCE	- Rural character reference from the barn long edges and key plots. - Corner turners and key buildings must be distinct in presentation to assist in way-finding using different material.
PARKING	- On plot side parking for detached and semi-detached houses. - On plot front parking (planting gap min 2.5m every 4 bays) for semi-detached and terraced units. - Visitor on parallel parking in bays on street.

NOTE:
Indicative streetscenes of the Threshing Barn Tree locations on these drawings are illustrative only. The sketch will be subject to full consideration as part of Reserved Matters Application.

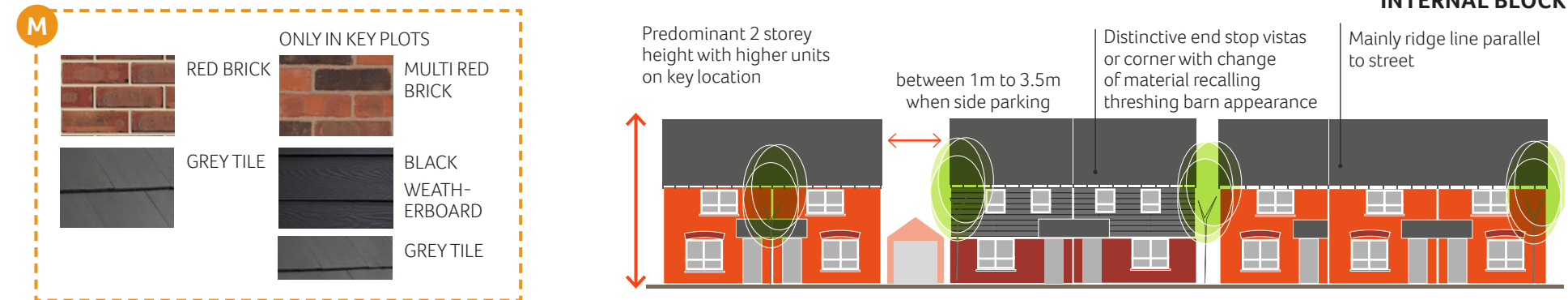
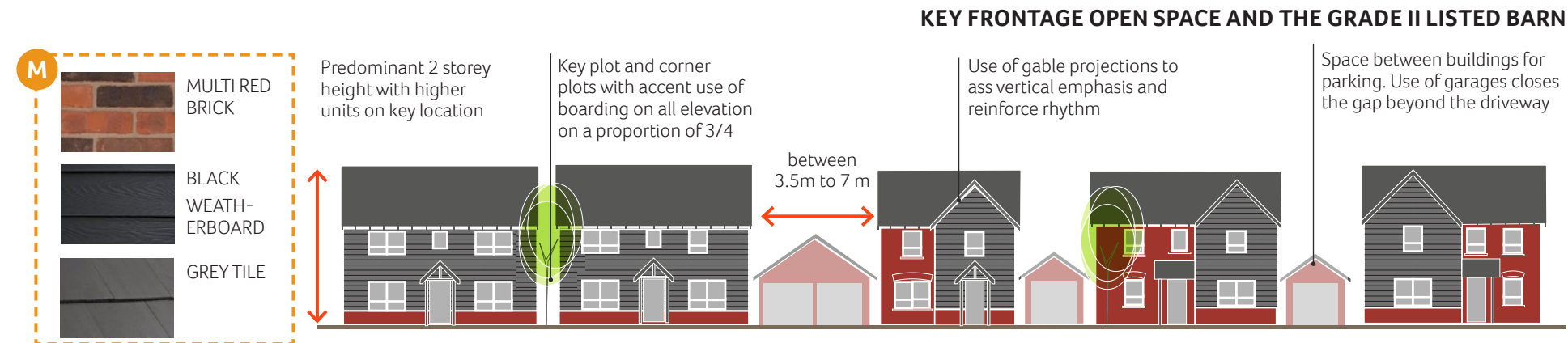


TABLE 5.39 BUILDING APPEARANCE MATERIALS THRESHING BARN	
MATERIALS	DESCRIPTION
WALL MATERIAL	
Red Brick	Employed as primary wall materials on internal block.
Multi red Brick	Employed as primary wall materials facing open space and key plot on internal block.
Black Weatherboarding	Employed as primary wall materials on main elevations on plots facing the open space or key plots on internal block. Boarding to be used with a proportion of 3/4 of main elevation for key plots or gabled elements. On internal block from ground floor window head heights.
ROOF MATERIAL	
Slate Grey tile	Employed as roof material.
BUILDING DETAILS MATERIAL	
Brick	Arch header and sill in contrasting colour where weatherboarding is not in use.
ARCHITECTURAL DETAILS	
- Windows to be predominant white on internal block. Grey window on plots facing POS and key plots using weatherboarding. - Standards simple casement with no bars. (top hang) - Timber pitched or lean to canopy, with leg for plots facing the POS. Black colour. - Dark coloured exposed rafter feet. - No corbels or brick eaves details. - Black or dark grey rain water goods.	

TABLE 5.40 BOUNDARY TYPOLOGIES THRESHING BARN	
BOUNDARY	DESCRIPTION
Masonry Wall	1800mm high brick wall for side boundary which are addressing street, public realm to match the main building material.
Estate stock railing and ornamental hedge	Up to 1.2m high railing painted either black or grey. Native species low clipped hedge. Up to 600mm in height. Used on primary frontages adjacent to public realm.
Close boarding fence	Up to 1.8m in height for internal plots between gardens or internal courtyards.
Timber Bollard	Single row of bollard, spaced at uniform intervals and identical heights should be used to de-mark space along open space and main pedestrian/cycle route.

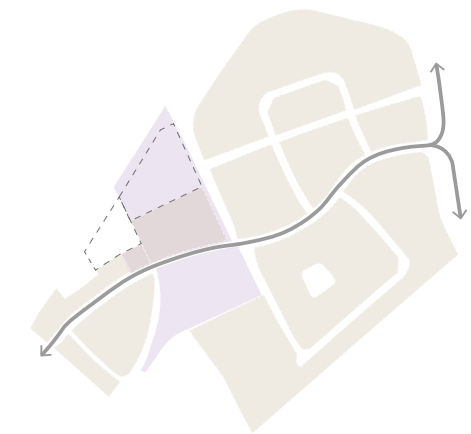


WEATHERBOARDING MATERIALS ON MAIN ELEVATIONS IN CANE HILL PARK©BDW



WEATHERBOARDING MATERIALS ON MAIN ELEVATIONS IN OAKHURST PLACE ©BDW

05 BUILDING FORM
HIGHOVER GREEN CHARACTER AREA



MANDATORY ELEMENTS

Delivering a grouping of the largest and most prominent buildings within Highover Farm and actively facing the square and bus gate.

The group of buildings must act as visual landmark facing the square and the Highover Park and offers long-range views from the surrounding streets.

Highover Green will be the heart of the neighbourhood forming a natural hub and meeting place, framed by the school site, the neighbourhood level facilities, the Avenue and Highover Park all coming together in a pedestrian and cycle friendly urban square.

The location is shown on the framework plans in the centre of the site, bound by the railway line and 'Icknield Linear Greenway' to the north, existing hedgerow to the east, commercial floorspace and allotments located to the west, and The Avenue and Highover Park to the south.

TABLE 5.12 CHARACTER SPECIFICATION HIGHOVER GREEN	
STREET TYPE	Primary Road: The Avenue
LAND USE	Educational (2FE Primary School) & Sport Pitches Mixed Use (Neighbourhood facility) Public realm and Highover Park/NEAP
SCALE	Up to 3 storeys for the neighbourhood building School to be up to 2 storeys (with the possibility of increase heights for the entrance up to 3 storey as per OPP).

TABLE 5.13 BUILDING FORM HIGHOVER GREEN	
ROOF TYPE	Pitched or Flat roof.
BUILDING LINE	Consistent building line with tight spacing is required to achieve the appropriate level of enclosure.
APPEARANCE	Clean and contemporary aesthetic. Materials used on opposing elevations must complement each other. The individual buildings should display a collective harmony required from a 'key grouping'.
PARKING	The access and parking strategy for the school and neighbourhood facility will be designed in such a way to minimise impact on the surrounding road network and pedestrian and cycle movements. Preferred location on side or rear of buildings.

KEY INDICATIVE LOCATION SUBJECT TO RM :

1. PARKING AREA
2. LOADING BAY
3. BUS LAY-BAY
4. BUS STOP
5. EXISTING HEDGES
6. CYCLE PARKING
7. ANPR CAMERA SYSTEM

- SCHOOL LAND BOUNDARY
- NEIGHBOURHOOD FACILITY BOUNDARY
- ZONE IN WHICH BUILDINGS COULD BE LOCATED
- POTENTIAL PUBLIC SPACE AREA WITH BUS GATE EXTENSION
- KEY BUILDING/VISTA STOPPER
- POTENTIAL PEDESTRIAN ACCESS
- POTENTIAL VEHICULAR ACCESS
- SEGREGATED CYCLE ROUTE
- MAIN PEDESTRIAN/CYCLE ROUTE TO HIGHOVER GROVELANDS C.A. AND HIGHOVER PARK WILL BE ALIGNED WITH SCHOOL ENTRANCE



NOTE:
Indicative sketch of Highover Green. Tree locations on these drawings are illustrative only.
The sketch will be subject to full consideration as part of Reserved Matters Application.

05 BUILDING FORM

MANDATORY ELEMENTS

SCHOOL

- School must be positioned to flank the urban square, defining a focal entry space with built form. This is intended to ensure the school is prominent within the square reflecting its role as a key community building.
This could be assisted by a potential expansion in height of this part of the building.
- The design of the school needs to tie in with the neighbourhood facility and public realm.
- The form of the building must comply with the Hertfordshire County Council Site Specification for primary schools.
- The building should be designed in accordance with Secure by Design for New Schools guidance.
- The playing fields must be located to the north side of the school building.

NEIGHBOURHOOD FACILITY

- The Neighbourhood facility must provide overlooking on both sides: public space and primary road, and act as a terminating vista from Highover park and street movements.



TABLE 5.14 BUILDING APPEARANCE MATERIALS HIGHOVER GREEN	
MATERIALS	DESCRIPTION
WALL MATERIAL	
Multi Red Brick	Employed as primary wall materials.
Red Brick	Employed as secondary wall materials.
ROOF MATERIAL	
Slate Grey tile	Employed as roof material.
BUILDING DETAILS MATERIAL	
Brick	Architectural features as string courses, and decorative patterns in red or multi red brick.
ARCHITECTURAL DETAILS	
Windows to be grey. Standards simple casement with no bars. Black or dark grey rain water goods.	

MANDATORY ELEMENTS

PUBLIC REALM

- Public space must be provided in front of the main entrance of the school, this will be formed as a focal entrance space, that will read as part of the urban square. The design principle must aim to create a welcoming and legible space, that emphasizes the school.
- High quality hardscape that will be distinct from the neighbourhood areas, so users feel they are entering a special place, landscaping/seating and hardscape will also need to be carefully coordinated.
- Distinctive planting palette to reflect this contrast.
- Carefully integrated visitor/customer parking to read as a public space first and foremost.
- Integration with the Bus Gate, located centrally in this area and potential location of sets of rising bollards/ANPR camera system. Narrowing of carriageway could be explored however should not affect bus and emergency vehicle circulation. The determining factor is whether the bus operates as a one-way or two-way service. The narrowing would only be delineated with different coloured blocks/planters and not a physical kerb.
- Pedestrian and cycle movement to be prioritised. There must be a legible crossing point for cyclists and pedestrians from active travel routes through Highover Park and for onward travel. Provision of parallel pedestrian crossing aligned with the entrance of the school and main access to the park.
- Cycle parking for parents and visitors on Highover green should be located close to parallel crossing and school entrance. Cycle parking must be incorporated into the public realm for use by visitors of the primary school and commercial floorspace.
- Predominant use of local materiality from surrounding areas.

TABLE 5.15 BOUNDARY TYPOLOGIES HIGHOVER GREEN	
BOUNDARY	DESCRIPTION
2FE Primary School	Boundary treatment separating school ground and public realm need to be robust and of high quality. Use of masonry wall and or masonry wall with railing Landscaping can be used to soften the boundary.
Neighbourhood facility Masonry Wall and or Masonry wall with railing	Boundary treatment separating facility ground and public realm need to be robust and of high quality. Use of masonry wall and or masonry wall with railing Landscaping can be used to soften the boundary. Boundary treatment between residential and facility ground need to ensure privacy with use of fences, masonry wall or planting.

TABLE 5.16 HARD AND SOFT LANDSCAPE ELEMENTS (EXCLUDING HIGHWAYS)	
PAVING	Tegula concrete sett paving in Pennet Grey
FEATURE PAVING BANDING	Conservation X blocks in silver grey and /or charcoal
TREE PLANTING	Structural narrow canopy trees: Acer campestre 'Green Column' Fagus sylvatica 'Dawyck'; Fagus sylvatica 'Dawyck Purple' Liquidambar styraciflua 'Fastigiata'
HEDGING	Robust clipped single species: Carpinus betulus (hornbeam)
SHRUB BEDS	Mix of shrub and herbaceous stock. Use of ornamental grasses to provide structure and interest.
STREET FURNITURE	Seating - Litchard seat and bench as supplied by Broxap Ltd or similar approved: Waste collection - Redsmere litter bin as supplied by Broxap Ltd or similar approved.

PRECEDENTS



TRUMPINGTON PARK PRIMARY SCHOOL, SOUTH CAMBRIDGE, SOURCE ©FRANK SHAW ASSOCIATES



WILLOW GROVE PRIMARY SCHOOL, WIXAMS SOURCE ©WILLOW GROVE PRIMARY SCHOOL



SAMPLE OF FRONTAGE DIRECTLY ONTO PUBLIC REALM. ERMINE STREET CHURCH ACADEMY, ALCONBURY WEALD SOURCE ©URBAN&CIVIC - AHMM ARCHITECTS

05 BUILDING FORM
GROVELANDS CHARACTER AREA

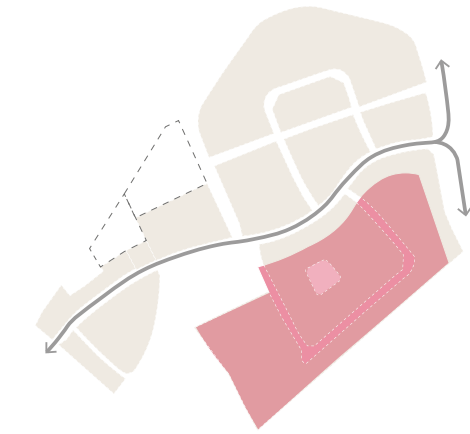


TABLE 5.17 CHARACTER SPECIFICATION GROVELANDS	
STREET TYPE	- Secondary Street - Tertiary Street 1 & 2 - Informal street
LAND USE	- Housing - Pocket Park/LEAP
SCALE	Up to 2/2.5 storeys with opportunities to emphasise key locations with high plots.

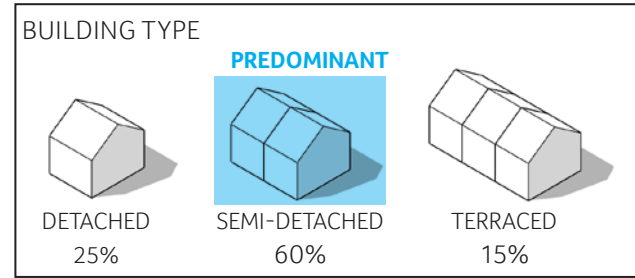


TABLE 5.18 BUILDING FORM GROVELANDS	
ROOF TYPE	- Gable fronted dwellings mainly on key location as end stop vistas, corners. - Pitched roof forms aligned parallel to the street.
BUILDING LINE	- Minor gap between dwellings when a continuous frontage is required between 1 m to 3.5m. - Varied spacing between buildings when stepped or staggered frontage is required between 3.5m - 7m.
SET BACK	Set back typically 2m narrow with small front garden.
APPEARANCE	- Urban and Formal in character. - Corner turners and key buildings must be distinct in presentation to assist in way-finding using different material.
PARKING	- On plot side parking for detached and semi-detached houses. - On plot front parking (planting gap min. 2.5m every 4 bays) for semi-detached and terraced units. - Rear court parking for units along the pocket park area. - Visitor on parallel parking in bays on street.

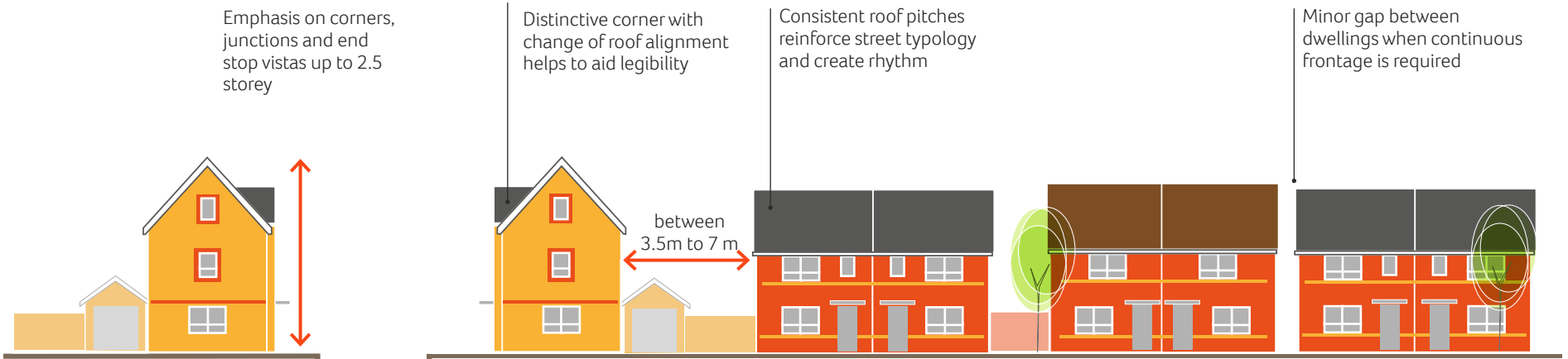


TABLE 5.19 BUILDING APPEARANCE MATERIALS GROVELANDS	
MATERIALS	DESCRIPTION
WALL MATERIAL	
Red Brick	Employed as primary wall materials on a ratio of 60%.
Buff Brick	Employed as secondary materials to assist key groupings area and/or along tertiary road on a ratio of 25%.
Render Rough-cast white/off-white	Employed occasionally on main elevations or gable features to key locations. Render to be used on proportion of 3/4 of main elevation from ground floor sill heights, on a ration of 15%.
ROOF MATERIAL	
Slate Grey tile	Employed as primary material on Secondary street and key areas on a ratio of 70%.
Slate Red tile	Employed as secondary material on tertiary road or courtyards on a ratio of 30%.
BUILDING DETAILS MATERIAL	
None	No header or sill features along internal block.
Brick	Flat arch or arch header and sill in contrasting red brick colour on main render wall material for key locations or grouping along tertiary movements. Architectural features as string courses, window surrounding and decorative patterns in contrasting brick.
Reconstituted Stone	Flat arch header and sill on key locations or grouping along secondary road.
ARCHITECTURAL DETAILS	- Windows to be white. - Standards simple casement with no bars. (top hang) - Flat canopy. - White coloured fascias/soffits and barge boards. - No corbels or brick eaves details. - Black or dark grey rain water goods.



TABLE 5.20 BOUNDARY TYPOLOGIES GROVELANDS	
BOUNDARY	DESCRIPTION
Masonry Wall	1800mm high brick wall for side boundary which are addressing street, public realm to match the main building material.
Planted zone	Low clipped hedge up to 600mm in height with shrub planting.
Close boarding fence	Up to 1.8m in height for internal plots between gardens or internal courtyards.
Timber Bollard	Single row of bollard, spaced at uniform intervals and identical heights is preferable to de-mark space along open space and main pedestrian/cycle route.
Railing	Up to 1.2m high railing. Black or grey painted Native species low clipped hedge. Up to 600mm in height. Used on primary frontages adjacent to public realm.



05 BUILDING FORM
GROVELANDS CHARACTER AREA

TABLE 5.21 BUILDING APPEARANCE MATERIALS POCKET PARK	
MATERIALS	DESCRIPTION
WALL MATERIAL	
Red/Orange Brick	Employed as primary wall material to be complemented with render.
Render Rough-cast white/off-white	Employed as primary wall materials on main elevations or gable features. Render to be used on proportion of 3/4 of main elevation, from ground floor sill heights on houses.
ROOF MATERIAL	
Slate Grey tile	Employed as roof material.
BUILDING DETAILS MATERIAL	
Brick	Flat arch or arch header and sill in contrasting red brick colour on main brick or render wall material on key plots. Corbel and brick eaves on same brick colour as per main wall. Red/orange brick when render wall material is in use.
ARCHITECTURAL DETAILS	- Windows to be grey. - Standards simple casement with bars. (top hang) - Predominant lean to canopy on semi and terraced, pitched porch on detached. - Corbels and brick eaves details. - Dark grey coloured fascias/soffits. - Black or dark grey rain water goods. - Chimney every pair of semis and key corner plots.

TABLE 5.24 BUILDING APPEARANCE MATERIALS THRESHING BARN	
MATERIALS	DESCRIPTION
WALL MATERIAL	
Multi red Brick	Employed as primary wall materials to be complemented with weatherboarding.
Black Weatherboarding	Employed as primary wall materials on main elevations on plots facing the open space. Boarding to be used from ground floor window head heights, with a proportion of 3/4 of main elevation for key plots or gabled elements.
ROOF MATERIAL	
Slate Grey tile	Employed as roof material.
BUILDING DETAILS MATERIAL	
None	No header or sill, or brick course details on elevations.
ARCHITECTURAL DETAILS	- Grey windows. - Standards simple casement with no bars. (top hang) - Timber pitched or lean to canopy with legs. Black colour. - Dark coloured exposed rafter feet. - No corbels or brick eaves details. - Black or dark grey rain water goods.

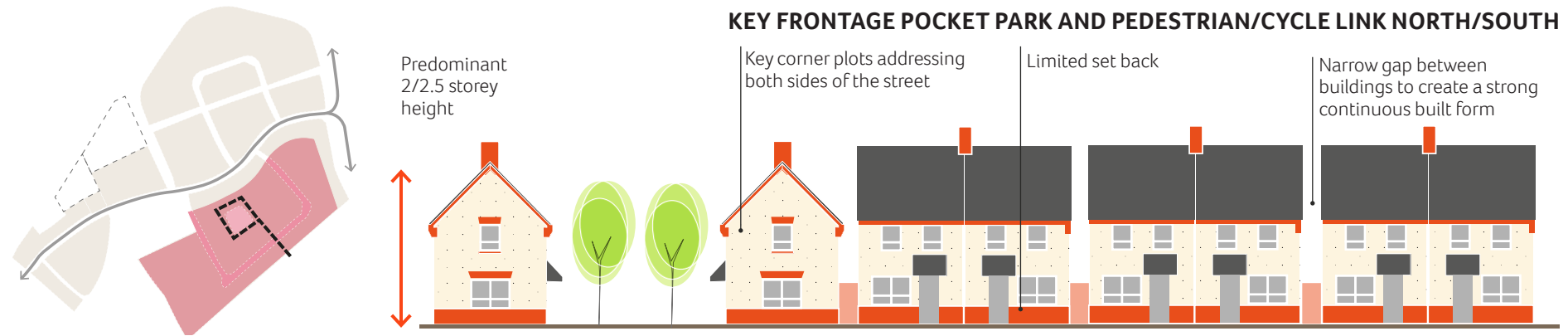


TABLE 5.22 BUILDING FORM POCKET PARK	
As per GROVELANDS CHARACTER AREA	
BUILDING TYPE	
DETACHED 10% SEMI-DETACHED 55% TERRACED 30% FOG 5%	



TABLE 5.23 BOUNDARY TYPOLOGIES POCKET PARK	
BOUNDARY	DESCRIPTION
Masonry Wall	As per Grovelands specification.
Planted zone	As per Grovelands specification.
Close boarding fence	As per Grovelands specification.
Low wall and ornamental hedge	As per Grovelands specification. Employed into the green area of the pocket park
Timber Bollard	As per Grovelands specification to de-mark main pedestrian/ cycle route.

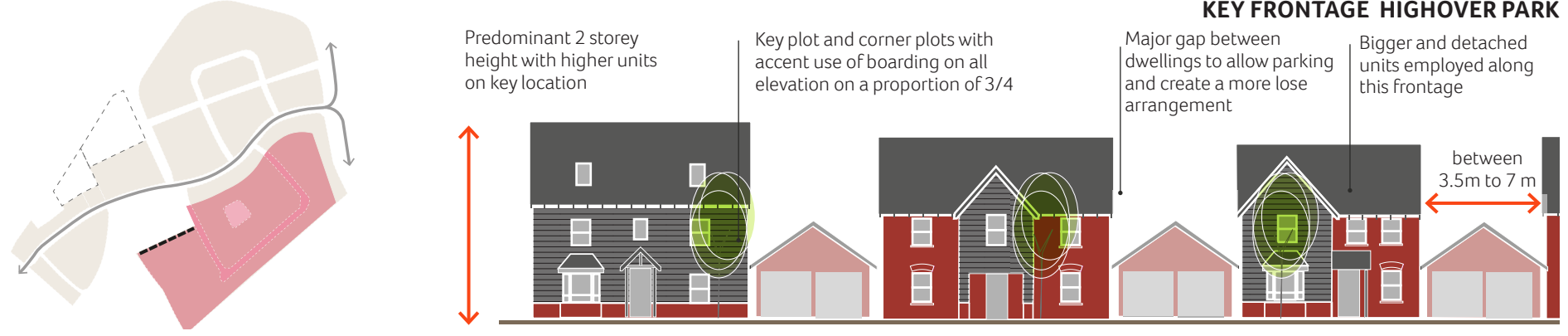


TABLE 5.25 BUILDING FORM FRONTAGE HIGHOVER FARM	
As per GROVELANDS CHARACTER AREA	
BUILDING TYPE	
DETACHED 100%	

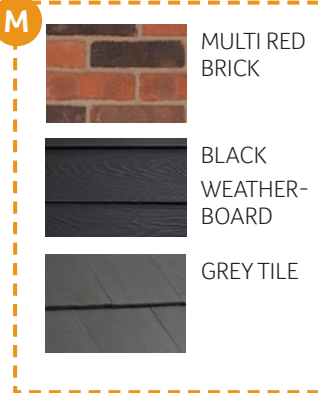


TABLE 5.26 BOUNDARY TYPOLOGIES THRESHING BARN	
BOUNDARY	DESCRIPTION
Masonry Wall	As per Grovelands specification.
Planted zone	As per Grovelands specification.
Close boarding fence	As per Grovelands specification.
Timber Bollard	As per Grovelands specification to de-mark space along open space.

05 BUILDING FORM
MEADOW VIEW CHARACTER AREA

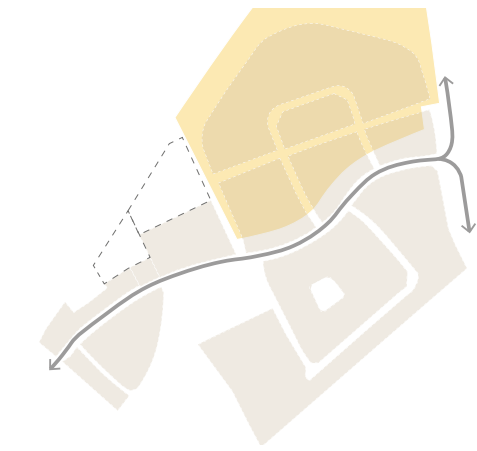
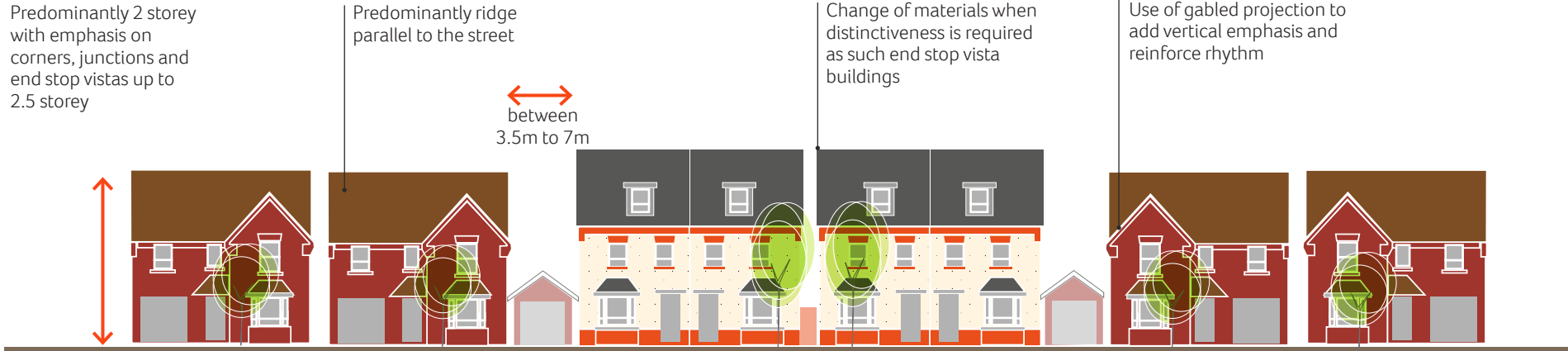


TABLE 5.27 CHARACTER SPECIFICATION MEADOW VIEW	
STREET TYPE	- Secondary Street - Tertiary Street 1, Lanes and Edge Lanes - Informal street
LAND USE	Housing
SCALE	Up to 2/2.5 storeys with opportunities to emphasise key locations with high plots.

BUILDING TYPE PREDOMINANT	
	DETACHED 50%
	SEMI-DETACHED 30%
	TERRACED 20%

TABLE 5.28 BUILDING FORM MEADOW VIEW	
ROOF TYPE	- Gable fronted dwellings mainly on key location as end stop vistas, corners. - Pitched roof forms aligned parallel to the street.
BUILDING LINE	- Minor gap between dwellings when a continuous frontage is required between 1m to 3.5m. - Occasionally bigger gap between 3.5m - 7m spacing when a break in the frontage is needed to soften the street scape.
SET BACK	Varied between 2m- 6m(when incidental green and/or front parking is required).
APPEARANCE	- Informal in character. - Corner turners and key buildings must be distinct in presentation to assist in way-finding using different material.
PARKING	- On plot side parking for detached and semi-detached houses. - On plot front parking (planting gap min 2.5m every 4 bays) for integral, semi-detached and terraced units. - Occasionally rear court parking for internal block. - Visitor on parallel parking in bays cut in verge along Secondary street - Visitor on parallel parking in bays on street on other street types.



NOTE:
Indicative streetscenes of the Meadow view. Tree locations on these drawings are illustrative only. The sketch will be subject to full consideration as part of Reserved Matters Application.

TABLE 5.29 BUILDING APPEARANCE MATERIALS MEADOW VIEW	
MATERIALS	DESCRIPTION
WALL MATERIAL	
Multi Red Brick	Employed as primary wall materials on a ratio of 60%.
Red Brick	Employed as secondary materials to complement key groupings area in render and/or along tertiary road on a ratio of 30%.
Render Rough-cast white/cream colour	Employed occasionally on main elevations or gable features to key locations. Render to be used on proportion of 3/4 of main elevation from ground floor sill heights. On a ration of 10%.
ROOF MATERIAL	
Slate Red tile	Employed as primary roof material on a ratio of 60%.
Slate Grey tile	Employed as secondary roof material on a ratio of 40%.
BUILDING DETAILS MATERIAL	
Brick	Flat arch or arch header in same colour as per main wall material. Red brick colour on main render wall material. Corbel and brick eaves on same brick colour as per main wall. Red brick when render wall material is in use.
Reconstituted Stone	Used mainly as sill to complement header in brick.
ARCHITECTURAL DETAILS	
- Windows to be white. - Decorative Sash Window with bars. - Flat canopy or Lean to canopy. - Corbels and/or brick eaves details. - White coloured fascias/soffits and barge boards. - Black or dark grey rain water goods.	

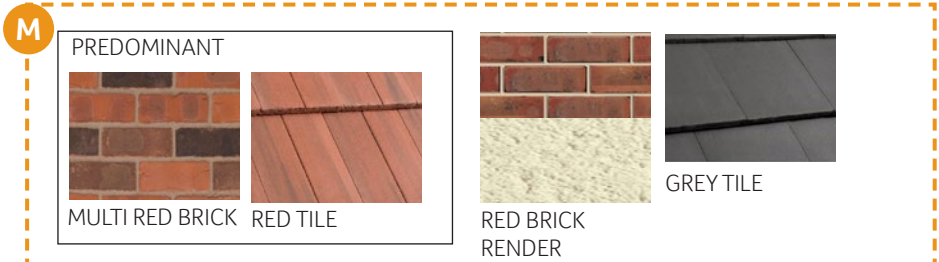


TABLE 5.30 BOUNDARY TYPOLOGIES MEADOW VIEW	
BOUNDARY	DESCRIPTION
Masonry Wall	1800mm high brick wall for side boundary which are addressing street, public realm to match the main building material.
Planted zone	Up to 600mm in height. Low clipped hedge with shrub planting.
Close boarding fence	Up to 1.8m in height for internal plots between gardens or internal courtyards.
Railing	Up to 0.9m in height. Black or grey metal painted estate rail or vertical rail design. Clipped hedge of continuous species. Gates to match railings. Occasionally on key locations.



END STOP VISTA WITH DISTINCT MATERIALS TO ASSIST IN WAY FINDING IN CASTLEGATE & MOWBRAY PARK ©BDW



WIDER DETACHED UNITS WITH CORBEL AND EAVES DETAILS IN SAME COLOUR OF THE MAIN WALL ABBOTS VIEW, COALVILLE ©BDW

05 BUILDING FORM
MEADOW VIEW CHARACTER AREA

TABLE 5.31 BUILDING APPEARANCE MATERIALS DANE WALK	
MATERIALS	DESCRIPTION
WALL MATERIAL	
Red Brick	Employed as primary wall material.
Cream Weatherboarding	Employed on projecting gable on main elevations on plots facing the open space. Boarding to with a proportion of 3/4 on elevation for gabled elements.
ROOF MATERIAL	
Slate Grey tile	Employed as primary roof material.
Slate Red tile	Employed as secondary roof material on corner or key plots.
BUILDING DETAILS MATERIAL	
Brick	Flat arch or arch header in same colour as per main wall material. Red brick colour on main render wall material. Corbel and brick eaves on same brick colour as per main wall. Red brick when render wall material is in use.
Reconstituted Stone	Used mainly as sill to complement header in brick.
ARCHITECTURAL DETAILS	
- Windows to be white. - Decorative Sash Window with bars. - Flat canopy or Lean to canopy. - Corbels and/or brick eaves details. - White coloured fascias/soffits and barge boards. - Black or dark grey rain water goods.	

TABLE 5.34 BUILDING APPEARANCE MATERIALS HITCHIN MEADOW	
MATERIALS	DESCRIPTION
WALL MATERIAL	
Red Brick	Employed as primary wall material.
Red Tile Hanging	Employed on projecting gable on main elevations.
ROOF MATERIAL	
Slate Grey tile	Employed as primary roof material.
BUILDING DETAILS MATERIAL	
Brick	Flat arch or arch header in same colour as per main wall material. Red brick colour on main render wall material. Corbel and brick eaves on same brick colour as per main wall. Red brick when render wall material is in use.
Reconstituted Stone	Used mainly as sill to complement header in brick.
ARCHITECTURAL DETAILS	
- Windows to be white. - Sash Window with bars. - Flat canopy or Lean to canopy. - White coloured fascias/soffits and barge boards. - Corbels and/or brick eaves details. - Black or dark grey rain water goods.	



NOTE:
Indicative streetscenes of the frontage facing Hitchin Meadow and Dane Walk. Tree locations on these drawings are illustrative only. The sketch will be subject to full consideration as part of Reserved Matters Application.

TABLE 5.32 BUILDING FORM DANE WALK	
As per MEADOW VIEW CHARACTER AREA	
BUILDING TYPE PREDOMINANT	
	DETACHED 100%

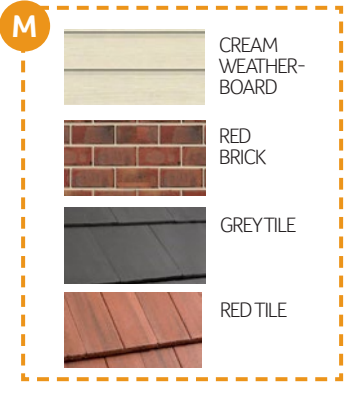


TABLE 5.33 BOUNDARY TYPOLOGIES DANE WALK	
BOUNDARY	DESCRIPTION
Masonry Wall	As per Meadow View specification.
Planted zone	As per Meadow View specification.
Close boarding fence	As per Meadow View specification.
Timber post & rail fence	Up to 1.2m in height.



TABLE 5.35 BUILDING FORM HITCHIN MEADOW	
As per MEADOW VIEW CHARACTER AREA	
BUILDING TYPE PREDOMINANT	
	DETACHED FACING HITCHIN MEADOW
	SEMI-DETACHED FACING ICKNIELD LINEAR GREENWAY



TABLE 5.36 BOUNDARY TYPOLOGIES HITCHIN MEADOW	
BOUNDARY	DESCRIPTION
Masonry Wall	As per Meadow View specification.
Planted zone	As per Meadow View specification.
Close boarding fence	As per Meadow View specification.
Timber post & rail fence	Up to 1.2m in height.

05

BUILDING FORM

SERVICES AND UTILITIES

HOUSEHOLD UTILITIES

The design of household utilities must not compromise the quality of the streetscapes and be well integrated within the overall design.

Utility and service boxes should be designed to blend in with the surrounding architecture, scale and materiality.

It is recommended to take positive measures to conceal utilities and service boxes, such as minimising their visual impact locating them on side elevation.

Where photovoltaics and/or solar panels are provided, it is recommended that a discrete system is in place to not detract from the overall appearance of the dwellings.

SIDE WIDE UTILITIES: SUBSTATION/ WATER PUMPING STATION/ GAS GOVERNORS/ TELECOMMUNICATION UTILITY BOXES

The location of all electricity substations, water pumping stations and gas governors will be well considered so as not to be located in prominent locations that detract from the street scene, or alternatively should be suitably screened with landscaping features.

The substation should be accommodated in a building separate from the residential units.

The substation should be in brick or masonry construction that matches the materials of the surrounding building, and a landscape buffer must be provided to minimise the appearance.

The substation must be fitted with a double door that fronts directly to a public vehicular access.

REFUSE STRATEGY

The design of storage and collection of refuse must be carefully considered during the planning stage and should avoid visual intrusion.

Sufficient storage space must be provided to enable bins to be stored off the highway between collections.

Households will be provided with wheelie bins that should be stored in the back garden and pulled out on the collection day to the appropriate collection point.

Residents of houses adjacent to the highway will leave their wheeled bins adjacent to the public footway for collection, at the appropriate times.

Residents of houses accessed from private drives, mews and lanes without turning provision, will place their bins at a predetermined collection point adjacent to the adoptable highway at the appropriate times.

Communal bin storage must be provided for apartment blocks. This can be located within the ground floor of the apartment block or be a separated bin store. They must be secured and easily accessible.

All roads requiring refuse vehicle access should be constructed to NHDC's adoptable standards.

In accordance with NHDC standards the distance that residents will need to take their bins for collection should follow:

HOUSES

Residents will not be required to carry waste more than 30m from the main dwelling entrance to the storage point.

Waste collection vehicles will be able to get to within 25m of the bin storage points

FLATS

Residents will not be required to carry waste more than 30m from the main door entrance to the storage point.

Collection staff will be able to get within 10m of the bin storage points.

Bin haul distances should comply with the requirements of Manual for Streets

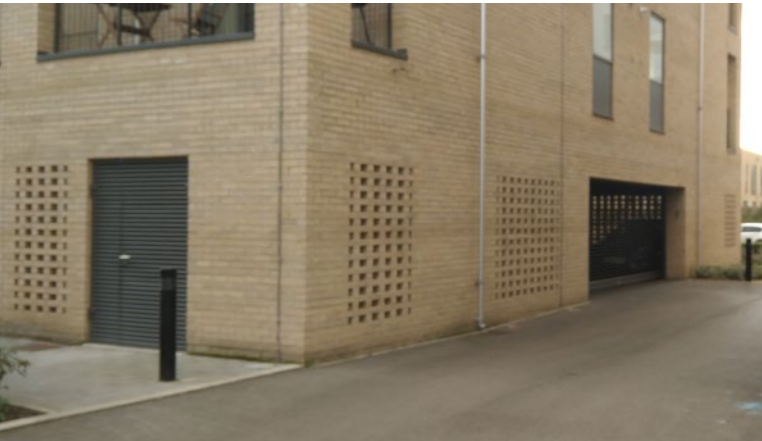
The mentioned standards relate to residential development, waste for non residential use will need to be determined on a case by case basis following discussion with local authority.



EXAMPLE OF INTEGRATED STORAGE ON MAIN ELEVATION



EXAMPLES OF INTEGRATED PV ON THE ROOF DESIGN



EXAMPLES OF SECURED AND EASY ACCESSIBLE BINS STORAGE ON BLOCK OF FLATS

Appendix

