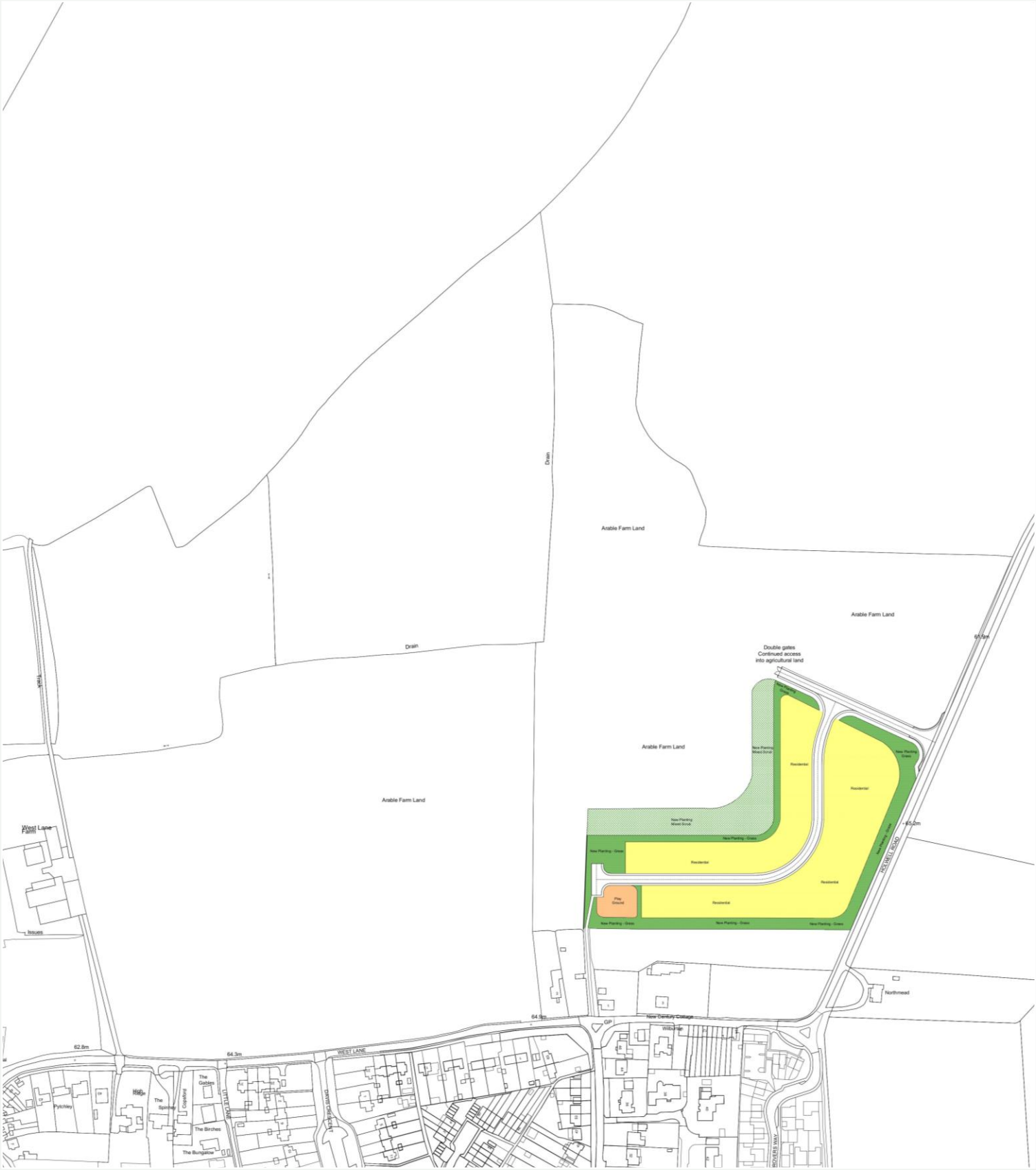




INDICATIVE SITE LAYOUT - LAP SITE 001 REV A



Village-edge and wider agricultural context



Indicative watercolour concept - illustrates a landscape-led village-edge arrangement only.

DESIGN DRIVERS

- Rural edge rather than suburban estate
- Low-profile majority building form
- Strong landscape structure and native planting
- Varied but coherent local materials
- Integrated low-carbon technology

DESIGN RESPONSE

- A landscape-led extension to Pirton, using hedges, mixed scrub, meadow grass and trees to soften the new northern edge.
- A majority of single-storey and 1.5-storey barn / farmstead forms, with occasional taller focal elements rather than a continuous two-storey roofline.
- Buildings facing the principal street and green spaces, with private gardens behind and visually restrained parking / servicing.
- A locally responsive palette of clay tile, slate, red brick, timber weatherboarding, selective render and flint/stone accents, combined with contemporary glazing.
- PV, green roofs, passive design and low-carbon services integrated as part of the architecture; exact house types, siting and landscape remain for Reserved Matters.

POLICY BASIS

NPPF (Aug 2026) DP3 | North Hertfordshire Local Plan SP9 & D1 | North Herts Design Code SPD (Jun 2026) | Pirton Neighbourhood Plan PNP2

The photographic survey shows that Pirton is not defined by one architectural style. The consistent lesson is a rural village grain: simple pitched roofs, varied ridge heights, a broad natural-material palette and strong planted boundaries.



RECURRING CUES TO CARRY FORWARD

Pitched roofs + gables

Clay tile + slate

Brick / render / stone

Varied ridge heights

Hedged frontages

Timber / agricultural cues

No single house style

REFERENCE IMAGERY - BUILDING FORM & DETAIL



Client-provided reference imagery - illustrative design precedent only.

DESIGN PALETTE

-  Dwarf red brick / feature brick
-  Horizontal timber weatherboarding
-  Slate / dark roof planes
-  Red clay plain tiles / pantiles
-  Selective flint / fieldstone
-  Sedum / planted roof elements

FORM Predominantly single-storey barn and courtyard forms; occasional 1.5 / 2-storey focal element to create hierarchy without a continuous suburban roofline.

ROOFS Simple pitched gables with red clay tile and/or slate. Green roofs limited to lower links and ancillary elements. Roof geometry coordinated with PV.

OPENINGS Deep reveals and vertical window proportions to public elevations; larger garden-facing glazing and selected glazed gables to capture views and daylight.

LANDSCAPE Native hedges, meadow verges, post-and-rail fencing, orchards / small trees, permeable gravel and restrained hard landscaping.

Contemporary rural, not pastiche: local forms and materials interpreted with restrained modern detailing.

INDICATIVE HOUSE TYPES | 1 & 2 BEDROOM HOMES

1 BEDROOM - COMPACT SINGLE-STOREY BARN



- Linear low-profile form with a clearly expressed gable.
- Clay-tile pitched roof with integrated / flush-mounted PV.
- Dwarf red-brick plinth and horizontal timber weatherboarding.
- Vaulted living space with garden-facing glazed gable; optional green-roof ancillary element.

2 BEDROOM - L-SHAPED LOW BARN / COURTYARD HOME



- Single-storey L-shaped plan framing a private garden or small courtyard.
- Brick and timber walls with a sheltered timber entrance porch.
- Slate / clay roof mix with a small green-roofed connector.
- Generous rear glazing balanced by more restrained public-facing openings.

Illustrative artist impressions only: these images do not establish approved floor areas, heights, elevations, materials or house types at outline stage.





3 BEDROOM - LONG BARN WITH VAULTED / MEZZANINE POTENTIAL



- Predominantly single-storey / 1.5-storey barn with a strong linear roof form.
- Red clay tile, timber weatherboarding and brick base / chimney elements.
- Selected glazed gable to a vaulted living space, with optional internal mezzanine.
- PV integrated into the principal roof plane; landscape-facing openings maximise daylight and views.

4 BEDROOM - FARMSTEAD / TITHE-BARN COMPOSITION



- Majority low-rise composition with a selective two-storey brick / flint farmhouse or tithe-barn focal element.
- Varied ridge heights create a village / farmstead silhouette rather than a uniform estate edge.
- Mixed clay-tile and slate roofscape with a modest green-roof link.
- Timber, brick, flint / stone and glazing form a coherent but deliberately varied material family.

The intention is a family of related rural buildings, not repetition of one standard house type. Detailed mix, architecture and levels remain Reserved Matters.



