

02 LANDSCAPE CHARACTER AREAS

2.2 Highover Park

MUST be/have	2.2. 2, 18
	2.2. 5
	2.2. 6
	2.2. 7
	2.2. 8
	2.2. 9
	2.2. 12
	2.2. 13
	2.2. 14
	2.2. 15
	2.2. 16
	2.2. 17, 33
	2.2. 20
	2.2. 32
	2.2. 26, 27, 28

2.3 Threshing Barn Green

MUST be/have	2.3. 3
	2.3. 4
	2.3. 6
	2.3. 7
	2.3. 8
	2.3. 10
	2.3. 11
	2.3. 12
	2.3. 13
	2.3. 14
	2.3. 15
	2.3. 16
	2.3. 17

2.4 Hitchin Meadows

MUST have/be	2.4. 5
	2.4. 6
	2.4. 8
	2.4. 10
	2.4. 11
	2.4. 12
	2.4. 14
	2.4. 15
	2.4. 16
	2.4. 17
	2.4. 21
	2.4. 28, 29
	2.4. 32
	2.4. 33

2.5 Icknield Linear Park

2.5. 1
2.5. 6

	2.5. 11
	2.5. 12
	2.5. 8, 13
MUST have/be	2.5. 14
	2.5. 15
	2.5. 16
	2.5. 17
	2.5. 19
	2.5. 20, 21

2.6 Stotfold Linear Park

	2.6. 5
	2.6. 8
	2.6. 14
MUST be/have	2.6. 16
	2.6. 17
	2.6. 18
	2.6. 19
	2.6. 21

2.7 Dane Walk

	2.7. 1
	2.7. 3
	2.7. 9
	2.7. 10
MUST be/have	2.7. 11
	2.7. 12
	2.7. 13
	2.7. 14, 15
	2.7. 6, 8

2.8 Pocket Park

	2.8. 3
	2.8. 6
	2.8. 8, 20
MUST be/have	2.8. 9
	2.8. 10
	2.8. 12
	2.8. 11, 17, 18, 19

2.9 Allotment

	2.9. 2
	2.9. 3
	2.9. 4
	2.9. 6
MUST be/have	2.9. 6
	2.9. 7
	2.9. 8
	2.9. 9
	2.9. 10

2.10 Ecological Mitigation & Enhancement

2.10. 1.3

	2. 10. 1. 5
	2. 10. 1. 6
MUST be/have	2. 10. 1. 8
	2. 10. 2
	2. 10. 2

2. 10. 7

2. 12 SuDS/Drainage

	2. 12.
	2. 12.
MUST be/have	2. 12.
	2. 13.
	2. 13.
SHOULD be/have	2. 13.

Retain, protect and enhance existing vegetation (where achievable)
Provision of Parkland trees
Use of predominantly native species
Regularly mown grass margins adjacent to hard surfaces
Provision of meadow grassland areas
Provision of longer grass hedgerow margins
3.5m wide shared surface pathways
Secondary 2m wide pathways
Benches with arms and be placed at regular intervals
Provision of litter and dog bins
Pathway connecting to Highover Farm
Timber bollards used to define the perimeter of the park and discourage adhoc parking
Bollard lighting to the cycleway
Non-toxic and thorn free planting within the play space
Centrally located NEAP of min 1,100sqm with min 8 play pieces (including min 5 for inclusive

Provision of parkland trees
Use of predominantly native species
Regularly mown grass margins adjacent to hard surfaces.
Provision of meadow grassland areas
Provision of longer grass hedgerow margins.
3.5m wide shared surface pathways.
Secondary 2m wide pathways.
Benches with arms and be placed at regular intervals
Provision of litter and dog bins
Traditional estate style railings with single species hedge to all private drive interfaces
Timber bollards used to define perimeter of the space and discourage adhoc parking
Retention of ditch course
Bollard lighting to the cycleway.

Provision of parkland trees
Use of predominantly native species
Regularly mown grass margins adjacent to hard surfaces
Provision of meadow grassland areas
Provision of longer grass hedgerow margins
Compensatory farmland bird habitat
3.5m wide shared surface pathways
Secondary 2m wide pathways
Benches with arms and be placed at regular intervals
Provision of litter and dog bins
Bollard lighting to the cycleway
LEAP minimum of 400sqm activity zone with minimum of 6 play pieces including minimum of 3 for
Non-toxic and thorn free planting within the play space
Open boundaries and secure areas of play provided

Width minimum 40m reducing to 12m at High Dane end
Swales grass swards suitable for seasonally wet soils

Provision of longer grass hedgerow margins.
Use of predominantly native species
3.5m wide shared surface pathways.
Benches with arms and be placed at regular intervals
Provision of litter and dog bins
Retention of existing vegetation and fences along railway
Mounds no higher than 1.5m and gradients no greater than 1:3
Bollard lighting to the cycleway.
Provision of Natural play on the way

Existing hedgeline retained, protected and enhanced
Use of predominantly native species
Provision of longer grass hedgerow margins.
3.5m wide shared surface pathways.
Benches with arms and be placed at regular intervals
Provision of litter and dog bins
Timber bollards used to define perimeter of the space
Bollard lighting to cycleway.

Linear park with minimum width 12m
Existing hedgeline retained, protected and enhanced
3.5m wide shared surface pathways
Secondary 2m wide pathways
Benches with arms and be placed at regular intervals
Provision of litter and dog bins
Timber bollards used to define perimeter of the space
Provision of Natural play on the way
Regularly mown margins adjacent to hard surfaces

Grove style planting
Regular cut amenity grass
Footpath 2m wide bitumen Macadam with precast concrete edging
Benches with arms and be placed at regular intervals
Provision of litter and dog bins
Boundary treatment of traditional railings 1.2m high black (RAL 9005) with hedging
LEAP with timber(robinia) equipment (min 6 pieces including min 3 inclusive pieces) to cater

Provision of a native mix hedgerow to boundaries adjacent to open space
1.5m wide unbound whin/granite dust path with tantalised edging serving each plot
Loading bay to frontage for drop off/pick up and 1x disabled bay near entrance gate
SRI1 1.8m green painted steel mesh fence with lockable gate
A3 size notice board placed at the entrance
Mixture of plots at either 250sqm or 125sqm with topsoil depth of 450mm
Water butts provided for each plot
Communal hub for storage/communal composting area
Each plot provided with a 6mx4m shed

Minimum of 1,000sqm low management farmland bird habitat within Hitchin Meadows /along site k

Log piles/hibernacula incorporated into meadow/woodland edge planting
Newly erected fences and impermeable boundaries to include Hedgehog Gateways
All character areas and public open spaces to include ecological enhancement features such as
Minimum of 40 bird boxes for a range of species (1.1per hectare) split between integrated boxes
Minimum of 1 integrated bird box per character areas (target of 25-50%)
Minimum of 20 bat boxes (1 per 1.85ha), split between tree-mounted and building integrated in
eastern aspects at height 3-5m

Attenuation pond side slopes 1 in 3 or flatter with flat bottom
Swales side slopes 1 in 3 or flatter
Seasonally wet SuDs seeded with EM8 Meadow mixture
Permeable paving to be used at raised junction tables
Permeable brick paving to private driveways to assist in surface water management
Trees and planters/build outs to contribute to stormwater management

compliance Y/N

compliance Y/N

compliance Y/N

compliance Y/N

compliance Y/N

compliance Y/N

compliance Y/N

compliance Y/N

compliance Y/N

compliance Y/N

3.4 Primary Road – The Avenue

	table 3.1
	table 3.2
	table 3.2
	table 3.2
	table 3.2
	table 3.2
	table 3.2
MUST be/have	table 3.2
	table 3.2
	table 3.2
	table 3.2
	table 3.7
	3.4. 1
	3.2.6

SHOULD be/have	table 3.2
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3.5 Secondary Street

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MUST be/have	table 3.3
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	3.3. 12.1

SHOULD be/have	table 3.3
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	table 3.4
MUST be/have	table 3.4 3.9. 11. 3/3.9. 12. 4
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SHOULD be/have	table 3.4
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MUST be/have	table 3.5
	table 3.5
	table 3.5
	table 3.5
	table 3.5
SHOULD be/have	table 3.5
	table 3.6
	table 3.6
	table 3.6
	table 3.6
MUST be/have	3.9.4
	3.9.12. 1
	3.9.12. 2
	3.9.8.5
	3.9.9.2
	3.9.9.5
MUST be/have	table 3.8
	table 3.8
	table 3.8
	3.9.13.2

03 MOVEMENT

Highway extent 17.5m width
Frontage access
Design speed 20mph
2m footway eitherside
3m two-way cycleway on south side in coloured asphalt
Tarmac for footway and carriageway
Raised Verge minimum of 2m separating carriageway from foot/cycleway. Between 9-12m (subject to extra heavy standard and 18-20cm girth. Rootballed
Bus gate area block paving
Galvanised steel column lighting at back of footway
Utilities under footways
Junction radii of 6m
Off street residents parking on plot side
Traffic calming raised tables of block paving at junctions providing at grade crossing for pedestrians
2 bus stop shelters

6m carriageway width

Highway extent of 12m
Design speed 20mph
2m footway eitherside except facing open space
Tarmac for carriageway/footway
Raised Verge min 1.5-3m to one side with trees/shrubs. No verge to public open space. Trees s
16-18cm girth, bare root and rootballed
Frontage access
Visitor Parallel parking bays into verge of 6mx2.5m, or 5mx2.5m perpendicular. Tarmac
Galvanised steel column lighting at back of footway
Utilities under footways
Junction radii of 6m
Off street residents parking on plot side and front, Courtyards and fogs
Build outs to include parking bays, builds out located every 60-70m with landscaping
Tactile paving and dropped kerbs
Connect to The Avenue

5.5m carriageway width (shared space with cars and cycles); narrow to 3.7m where build out for

3.6 Tertiary Street 1, 2 (Lane), 3 (Edge)

Highway extent of 4.8m shared space width for cars, cycles, pedestrians (subject to requirements of vehicles)
Design speed 20mph
Block paving for carriageway with contrasting colours in key locations
No verge
Visitor On street parallel parking bays of 6x2.5m, or 5mx2.5m perpendicular, located between 1.2m pavement margin where required for utilities or to obtain required space for reversing vehicles
Junction radii 4m (subject to tracking)
Lighting to be provided along the edges of the shared surface
On plot trees spaced min 1 tree per 4 plots extra heavy standard 14-16cm or 16-18cm girth. Bare
Off street residents parking on plot side and front, courtyards and fogs
Traffic calming build outs to be landscaped. Located every 60-70m

Carriageway width of 4.8m shared space for cars, cycles, pedestrians; subject to utilities/se where cars pass each other; 3.7m where build outs are located.

3.7 Informal Street

Highway extent of 4.1m width shared surface for cars, cycle, pedestrians.

Visitor On-street parallel parking bays of 6mx2.5m , or 5mx2.5m perpendicular, block paving

Design speed 10 mph

Block paving for carriageway

Off Street residents parking on plot side and front

Low level lighting where feasible

Utilities located under one side of surface

Carriageway of minimum 4.1m shared space for cars, cycles, pedestrians

3.9 Car Parking Standards

1 bed min 1 parking space

2+ bed houses min 2 parking spaces

2 bed flats min 1 parking space

Visitor parking unallocated for 0.25-0.75 space per dwelling

EV chargers to all houses to be located on side elevation

Block paving must be used on private parking driveways and on courtyard shared space excluding

Tarmac must be used on parking bays in courtyards and on front parking.

Garages to be 7mx3m if counted as parking space

On plot front parking to include min 2.5m gap every 4 spaces

Car ports to be without garage doors

3.9.13 Cycle Parking Standards

1 bed minimum 1 secure space

2+ bed minimum 1 secured space

Visitor provision 1 space per dwelling If no garage or secure area within curtilage of dwelling

Cycle parking - within shed in garden; within storage area at end of house drives; in garage

compliance Y/N

compliance Y/N

compliance Y/N

compliance Y/N

compliance Y/N

compliance Y/N

covered bike stores fo

04 BUILDING FORM

4.5 The Avenue Character Area

	4.5. 1
	4.5. 3
	4.5. 6
	4.5. 7
	4.5. 8
	4.5. 11, 12
	4.5. 13
	4.5. 14
MUST be/have	4.5. 15
	4.5. 16
	4.5. 17
	4.5. 18
	4.5. 20
	4.5. 21
	4.5. 22
	4.5. 23

table 4.1

table 4.1

SHOULD be/have	4.5. 10
	4.5. 12

4.6 Special Place – High Dane

	4.6. 2
	4.6. 3
	4.6. 5, 6
	4.6. 7
	4.6. 9
	4.6. 10
MUST be/have	4.6. 10
	4.6. 10
	4.6. 10
	4.6. 11
	4.6. 12
	4.6. 12
	4.6. 12
	4.6. 13

SHOULD be/have	4.6. 5
	4.6. 6

4.7 Special Place – The Gateway

	4.7. 2
	4.7. 4
	4.7. 5
	4.7. 6, 7
	4.7. 8
	4.7. 8
MUST be/have	4.7. 8
	4.7. 9
	4.7. 9

4. 7. 9. 1
4. 7. 9. 1
4. 7. 10
4. 7. 10
4. 7. 10

SHOULD be/have

4. 7. 4

4. 8 Highover Green Character Area

4. 8. 20, 21, 22, 23,
24, 25, 26

4. 8. 31, 32, 33, 34,
35

MUST be/have

4. 8. 39, 40, 41, 42,
44, 45

4. 8. 43, 46
4. 8. 52, 53, 54
4. 8. 56
4. 8. 57,
4. 8. 58
4. 8. 59
4. 8. 61

SHOULD be/have

4. 8. 27, 28, 29, 30
4. 8. 36, 37, 38
4. 8. 47, 48, 49, 50,
52
4. 8. 11
4. 8. 9

4. 9 Threshing Barn Green Character Area

4. 9. 1, 2
4. 9. 4
4. 9. 5, 6
4. 9. 7, 8
4. 9. 9, 10
4. 9. 11, 12, 13
4. 9. 14
4. 9. 15
4. 9. 16, 17
4. 9. 18
4. 9. 19
4. 9. 20
4. 9. 21
4. 9. 22
4. 9. 23
4. 9. 24
4. 9. 25

MUST be/have

4. 9. 26
4. 9. 27
table 4. 1
table 4. 1

SHOULD be/have 4. 9. 13

4. 10 Grovelands Character Area

4. 10. 1
4. 10. 1
4. 10. 1
4. 10. 6
4. 10. 9, 10
4. 10. 8
4. 10. 7
4. 10. 12
4. 10. 13
4. 10. 14
4. 10. 15
4. 10. 17
MUST be/have 4. 10. 18
4. 10. 19
4. 10. 20
4. 10. 21
4. 10. 22
4. 10. 23
4. 10. 24
4. 10. 25
4. 10. 25
4. 10. 26, 27
4. 10. 27
table 4. 1
table 4. 1

4. 11 Grovelands - Key Frontage Pocket Park

4. 11. 8
4. 11. 9
MUST be/have 4. 11. 10
4. 11. 11
4. 11. 12
4. 11. 13

4. 12 Grovelands - Key Frontage Highover Park

4. 12. 1
4. 12. 2
4. 12. 4
4. 12. 5
4. 12. 6
4. 12. 7
MUST be/have 4. 12. 8
4. 12. 9
4. 12. 10

- 4. 12. 11
- 4. 12. 12
- 4. 12. 13
- 4. 12. 14

4. 13 Meadow View Character Ara

- 4. 13. 1
- 4. 13. 6
- 4. 13. 7
- 4. 13. 8, 9
- 4. 13. 10
- 4. 13. 11
- 4. 13. 14
- 4. 13. 15
- 4. 13. 17
- 4. 13. 18, 19
- MUST be/have 4. 13. 20
- 4. 13. 21
- 4. 13. 22
- 4. 13. 23
- 4. 13. 24
- 4. 13. 25
- 4. 13. 26
- 4. 13. 27
- 4. 13. 27

table 4. 1

table 4. 1

SHOULD be/Thave 4. 13. 16

4. 14 Meadow View – Key Frontage Dane Walk & Hitchin Mea

- 4. 14. 6, 7
- 4. 14. 8
- MUST be/have 4. 14. 9
- 4. 14. 10
- 4. 14. 11
- 4. 14. 14
- 4. 14. 15

4. 15 SERVICES/UTILITIES

- 4. 15. 2. 1
- 4. 15. 2. 4
- 4. 15. 3. 4
- 4. 15. 3. 7
- 4. 15. 4. 1
- MUST be/have 4. 15. 4. 2, 5. 2

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- 4. 15. 1. 2
 - 4. 15. 2. 2
 - SHOULD be/have 4. 15. 2. 3

Frontage primarily made of semi-detached and terraced dwellings with detached and apartments
Key buildings/corners use different material palette and/or detailing
Use of car links/links
Continuous set back building line 2-4m
Primarily front facing gable roofs
On plot parking for houses; rear court parking for apartments
Main wall rough-cast render white to $\frac{3}{4}$ of elevation from ground floor sill on houses, first floor
Dark red/burgundy brick as complementary material and for corbel/brick eaves
Grey roof tile
Up to 1.2m high vertical railings in black or grey with native clipped hedge up to 0.6m on private
1.8m brick wall for side boundary on public realm/internal courtyards to match main wall material
Up to 1.8m close boarded fence for internal plots between gardens
Windows dark grey with top hung bars
Primarily Lean-to canopy, occasional pitched porches
Black/dark grey rainwater goods
Flat arch or arch header in multi-red colour brick material or reconstituted stone material material
Up to 3 storeys
Street type – primary road, secondary road, small section of lane

Opportunity for dormers
Opportunity for occasional rear court parking for houses

First plots adjacent High Dane as semi-detached with no garages
Continuous building line set back 2-4m
Roof ridge aligned to building frontage. Front gables to punctuate.
On plot parking for houses; rear court parking for apartments
Main wall rough-cast render white to $\frac{3}{4}$ of elevation from ground floor sill on houses, first floor
Grey roof tile
Windows dark grey with top hung bars
Black/dark grey rainwater goods
No canopy but brick dorr surrounding in multi/red brick
Dark red/burgundy brick as complementary material and for corbel/brick eaves/brick quoining all
Up to 1.2m high vertical railings in black or grey with native clipped hedge up to 0.6m on private
1.8m brick wall for side boundary on public realm/internal courtyards to match main wall material
Up to 1.8m close boarded fence for internal plots between gardens
Flat arch or arch header in multi-red colour brick material or reconstituted stone material material

Opportunity for hipped or barn-end roofs adjacent to High Dane
Opportunity for dormers

Continuous building line set back 2-4m
Primarily front facing gable roofs
On plot parking for houses; rear court parking for apartments
Detached predominant on Stotfold Road; mainly terraced along The Avenue with potential courtyard
Main wall rough-cast render white to $\frac{3}{4}$ of elevation from ground floor sill on houses, first floor
Dark red/burgundy brick as complementary material and for corbel/brick eaves
Grey roof tile
Windows dark grey with top hung bars
Black/dark grey rainwater goods

Flat arch or arch header in brick multi red/reconstituted stone on corner plot and end stop v
Mainly pitched porches

Upto 1.2m high vertical railings in black or grey with native clipped hedge up to 0.6m on pri
1.8m brick wall for side boundary on public realm/internal courtyards to match main wall mate

Up to 1.8m close boarded fence for internal plots between gardens

Opportunity for dormers

School – Upto 2 storeys with entrance upto 3 storeys in a contemporary style; buildings to fl
elements such as administration, reception areas along square frontage; designed in accordanc
fields to north side of school building; boundaries to north/east/west of high quality green
contain disabled spaces with direct route to building entrance; single point of access to car
behind solid wall; cycle parking close to school entrance; high quality durable brick

Neighbourhood building – upto 2 storeys with a taller element visible above any tree in squar
durable brick; loading and servicing discrete with raised loading bay to match footway height
must frame square; car parking to rear with some short-stay to side; cycle parking close to e

Public realm – public square must be minimum 1,250sqm (excluding the bus corridor); cohesive
to integrate formal seating and frame bus route; cycle parking and seating within square; are
circulate; pocket square between school front and Highover Park to be articulated with a gate
Existing hedges and trees to be removed ; cycle parking.

Bus gate – single bus lane through square in paving that matches square; eastern end to be di
Tegula concrete setts in Pennet grey and burnt ochre

Conservation X blocks in silver grey and /or charcoal for feature banding

Trees to be narrow canopy

Single species robust hedging to delineate boundaries

Modern chunky timber and metal street furniture – Litchard seating bench (Broxap Ltd or simil

School – covered/recessed walkway along frontage; strong civic presence; defibrillator on per

Neighbourhood building – frontage incorporate glazing and landmark feature; external seating

Public realm – lighting to respond to tree grid; materials and street furniture to complement

Selective variations in building line; creation of strong sense of enclosure; key buildings t

Key building roofs to vary from residential form and context

Predominant detached to frontage with open space/listed barn; semi-detached on in ternal blo
Key buildings/end stops different material palette or detailing

Continuous frontage along internal block with minor gaps. Consistent spacing on southern edge
Set back 2m along edges with 1-2m within blocks

Pitched roof aligned parallel to street. Front facing gables along southern edge

On plot side parking for detached/semi-detached; on plot frontage parking with planting gap c
7 self build plots

Black weatherboard primary wall material facing open space for $\frac{3}{4}$ of elevation. Internal block
Red brick primary wall material on internal block with multi-red brick as complementary to we
Roof tile grey

Estate stock rolling 1.2m railings. Ornamental hedge to 0.6m on primary frontage.

Single row bollard evenly spaced to mark open space/pedestrian/cycle route

1.8m brick wall for side boundary matching main building material

Close boarded fence to 1.8m for internal plots between gardens

Windows white for internal plots and dark grey on open space frontage. Top hung

Arch header and sill multi-red colour

Timber pitched or lean-to canopy in black with additional support legs facing open space

Exposed rafter feet dark grey/black without corbel/brick eaves detail. Bargeboards in dark grey/black rain water goods
Upto 2.5 storeys with 3 storeys at intersection with Highover Park
Secondary and tertiary streets/lanes

Opportunities for visitor parking bays in verges along road/public open space edge

Detached/semi-detached/terraced along secondary street
Predominant terraced on existing boundaries and pocket park
Detached facing Highover Park
Continuous building line with set back 2m with small front garden
On plot side parking for detached/semi-detached; on plot front parking for semi-detached and
Pitched roof aligned parallel to street
Gable fronted on key end stops and corners
Primary wall material red brick (ratio 60%)
Multi red brick secondary material (25%), especially tertiary street
Render in white for key corners/end stop vista on secondary road (15%). Render from first floor
Roof tile grey for 70% along secondary street. Other roof tile red for tertiary street/courtyard
Low clipped hedge 0.6m with shrub planting for boundaries
Single row timber bollards uniformly spaced to mark open space and ped/cycle route
Black/grey metal vertical railings 1.2m on primary frontage to public realm
1.8m brick wall for side boundary with public realm or internal courtyard, matching main building
Close boarded fence 1.8m for internal plots between gardens
No corbel or brick eaves detail
Windows in white top hung
Flat canopy
Fascias/sofits/bargeboards white
Black or dark grey rainwater goods
Flat arch headers and sill of reconstituted stone on secondary road; in red brick for corners
String courses, window surrounds in contrasting brick colour
Upto 2.5 storeys with taller buildings on key corner plots or along pocket park
Secondary street, tertiary street 1 & 2, informal street

As Grovelands except...

Main material rough-cast render in white/off white on main elevations or gables from first floor
Dark red/burgundy brick as secondary wall material
Grey tile roof
Corbel/brick eaves in dark red/burgundy brick
Windows in dark grey top hung with bars
Lean-to canopy in multi red on corner plots where render is used

As per Threshing Barn Green appearance
Staggered frontage building line with variable set back
Pitched roof aligned parallel to street with front facing gables
On plot side parking
Detached dwellings
Black weatherboard as wall material for $\frac{3}{4}$ of main elevations
Multi-red brick to complement
Grey roof tile
Dark grey windows top hung

Timber pitched or lean-to canopy in black, with support legs
Exposed rafter feet in dark grey/black without corbel or brick eaves. Bargeboards in dark grey
Rain water goods in dark grey or black
Boundary treatment as per Grovelands

Primarily detached with semi-detached/terraced around urban squares
Building set back 2-6m where front parking required; minor gaps between dwellings where continuous
Gable fronted on end stops/corners
Pitched roof parallel to street; some hipped/barn style roofs
On plot side parking for detached/semi-detached
On plot front parking for integral /semi detached/terraces with planting gap of 2.5m for very narrow plots
Wall material multi-red brick (ratio 60%)
Red brick complementary secondary material 20% along tertiary roads
Primary roof ratio 60% red tile. Secondary tile in grey
On key corners black/grey metal estate vertical railings to 0.9m with 0.6m low clipped hedge
1.8m brick wall for side boundary with public realm or internal courtyards
Close boarded fence 1.8m for internal plots between gardens
Flat arch or arch header in brick as per main wall
Corbel or brick eaves in red brick and where render is used
Reconstituted stone/soldier course for window sills
Windows in white with sash bars, Georgian bars or leaded
Flat canopy or lean-to
Fascias/sofits, bargeboards in white
Dark grey/black rainwater goods
Upto 2.5 storeys

Secondary street, Tertiary street 1, Lanes/Edges, Informal street

Rough cast render in white to gables at key locations to $\frac{3}{4}$ main elevation from ground floor s
dows

As per Meadow View except...

Detached along Dane Walk; Detached facing Hitchin Meadows. Terraced facing Icknield Linear Pa
Red brick to Dane Walk frontage
Multi-red brick to Hitchin Meadows frontage
Red hanging tile as secondary material on projecting gables
Primary roof tile is grey
Timber post and metal railing up to 1.2m
Flat arch headers and sill of reconstituted stone at corners on secondary roads

Landscape buffer to sub-stations/gas governors/telecommunications boxes
Sub-station to have double doors that front to public vehicular access route
On-plot bin storage within a covered store
Communal covered and secure bin storage for apartments
Maximum drag distance for bins from main dwelling entrance is 30m
Waste collection vehicles maximum distance to bin collection point is 25m for houses; 10m for flats
Utility boxes designed to blend into surrounding character area
Substation building to be separate to residential dwellings
Substation in brick and masonry matching material of surrounding dwellings

compliance Y/N

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compliance Y/N

compliance Y/N

compliance Y/N

sts; ANPR on lighting column if and when needed.

y and should be permeable; incorporation of wayfinding features; trees to be differ

compliance Y/N

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s or corner end vistas

compliance Y/N

compliance Y/N

compliance Y/N

compliance Y/N

compliance Y/N

compliance Y/N

ent from remainder of