

03 APPEARANCE & CHARACTER

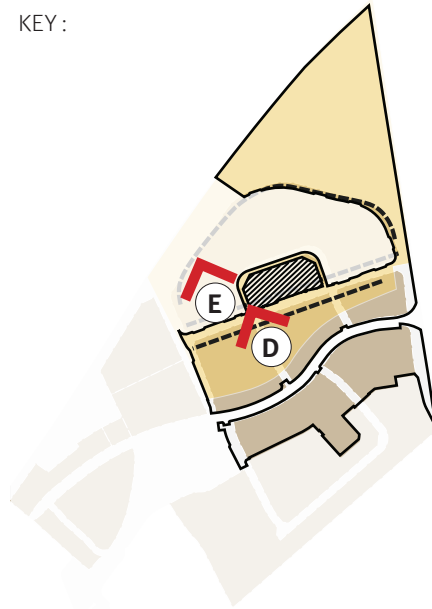
3.3.4. MEADOW VIEW CHARACTER AREA

This area benefit by its relationship with the open space of Hitchin Meadows and Dane Walk Linear Park.

Mainly detached and semi-detached units arranged to provide an articulation to the frontage. Lively roof scape with a mixture of side gable units and gabled features arranged in symmetrical and balanced composition provide variety across the street scene. Additionally, the combination of front and side parking arrangements offers opportunities for a diverse built form. Red brick material and grey roof tile are the main in use for this area with render elevations demarking corners and end stop vistas.

The units facing Dane Walk are characterized by large detached structures with pitched roofs aligned parallel to the street, creating a nice rhythm with the projected front gable elements. The design incorporates a blend of red brick and red tile hanging, adding to the overall aesthetic.

KEY:



KEY STREETSCENE RMA PHASE 1:



FIGURE 29: View D – Illustrative CGI of the Meadow View character area



FIGURE 30: Indicative massing of the Meadow View (Page- 68 of Highover Farm Design Code)

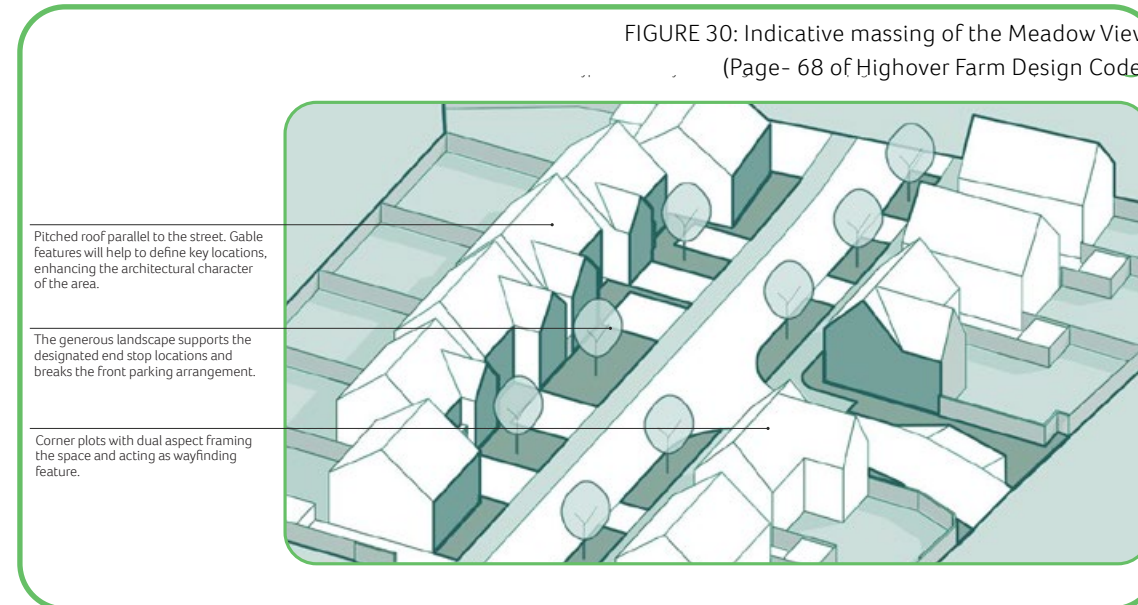


FIGURE 31: Illustrative Streetscenes BB RMA phase 1 of the Meadow View character area



FIGURE 32: View E – Illsutative CGI of the Dane Walk Frontage



FIGURE 33: Illustrative CGI of the Avenue character area



FIGURE 34: Illustrative CGI of the Grovelands character area



Design Code
Compliance
Checklist

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DESIGN CODE COMPLIANCE CHECKLIST

AP.1. DESIGN CODE MANDATORY COMPLIANCE CHECKLIST

02 LANDSCAPE CHARACTER AREAS				
2.2 HIGHOVER PARK				COMPLIANCE Y/N
NOTE.The details for Highover Park are not within the Phase 1 RM. Therefore, this section will not be included.				
2.3 THRESHING BARN GREEN				COMPLIANCE Y/N
NOTE.The details for Threshing Barn Green are not within the Phase 1 RM. Therefore, this section will not be included.				
2.4 HITCHIN MEADOWS				COMPLIANCE Y/N
MUST have/be	2.4.	5	Provision of parkland trees	Y
	2.4.	6	Use of predominantly native species	Y
	2.4.	8	Regularly mown grass margins adjacent to hard surfaces	Y
	2.4.	10	Provision of meadow grassland areas	Y
	2.4.	11	Provision of longer grass hedgerow margins	Y
	2.4.	12	Compensatory farmland bird habitat	Y
	2.4.	14	3.5m wide shared surface pathways	Y
	2.4.	15	Secondary 2m wide pathways	Y
	2.4.	16	Benches with arms and be placed at regular intervals	Y
	2.4.	17	Provision of litter and dog bins	Y
	2.4.	21	Bollard lighting to the cycleway	Y
	2.4.	28,29	LEAP minimum of 400sqm activity zone with minimum of 6 play pieces including minimum of 3 for inclusive play	Y
	2.4.	32	Non-toxic and thorn free planting within the play space	Y
	2.4.	33	Open boundaries and secure areas of play provided	Y
2.5 ICKNIELD LINEAR PARK				COMPLIANCE Y/N
NOTE.The details for Icknield Linear Park are not within the Phase 1 RM. Therefore, this section will not be included.				
2.6 STOTFOLD LINEAR PARK				COMPLIANCE Y/N
MUST be/have	2.6.	5	Existing hedgeline retained, protected and enhanced	Y
	2.6.	8	Use of predominantly native species	Y
	2.6.	14	Provision of longer grass hedgerow margins.	Y
	2.6.	16	3.5m wide shared surface pathways.	Y
	2.6.	17	Benches with arms and be placed at regular intervals	Y
	2.6.	18	Provision of litter and dog bins	Y
	2.6.	19	Timber bollards used to define perimeter of the space	Y
	2.6.	21	Bollard lighting to cycleway.	Y
2.7 DANE WALK				COMPLIANCE Y/N
MUST be/have	2.7.	1	Linear park with minimum width 12m	Y
	2.7.	3	Existing hedgeline retained, protected and enhanced	Y
	2.7.	9	3.5m wide shared surface pathways	Y
	2.7.	10	Secondary 2m wide pathways	Y
	2.7.	11	Benches with arms and be placed at regular intervals	Y
	2.7.	12	Provision of litter and dog bins	Y
	2.7.	13	Timber bollards used to define perimeter of the space	Y
	2.7.	14,15	Provision of Natural play on the way	Y
	2.7.	6,8	Regularly mown margins adjacent to hard surfaces	Y

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2.8 POCKET PARK				COMPLIANCE Y/N
NOTE.The details for the Pocket Park are not within the Phase 1 RM. Therefore, this section will not be included.				
2.9 ALLOTMENTS				COMPLIANCE Y/N
NOTE.The details for the Allotments are not within the Phase 1 RM. Therefore, this section will not be included.				
2.10 ECOLOGICAL MITIGATION & ENAHNCEMENT				COMPLIANCE Y/N
MUST be/have	2.10.	1.3	Minimum of 1,000sqm low management farmland bird habitat within Hitchin Meadows /along site boundaries	Y
	2.10.	1.5	Log piles/hibernacula incorporated into meadow/woodland edge planting	Y
	2.10.	1.6	Newly erected fences and impermeable boundaries to include Hedgehog Gateways	Y
	2.10.	1.8	All character areas and public open spaces to include ecological enhancement features such as boxes, hibernacula, log piles	Y
	2.10.	2	Minimum of 40 bird boxes for a range of species (1.1per hectare) split between integrated boxes within buildings and tree-mounted	Y
	2.10.	2	Minimum of 1 integrated bird box per character areas (target of 25-50%)	Y
	2.10.	7	Minimum of 20 bat boxes (1 per 1.85ha), split between tree-mounted and building integrated in each character area; on southern/south-eastern aspects at height 3-5m	Y
2.12 SUDS/DRAINAGE				COMPLIANCE Y/N
MUST be/have	2.12.		Attenuation pond side slopes 1 in 3 or flatter with flat bottom	Y
	2.12.		Swales side slopes 1 in 3 or flatter	Y
	2.12.		Seasonally wet SuDs seeded with EM8 Meadow mixture	Y
SHOULD be/have	2.13.		Permeable paving to be used at raised junction tables	Y
	2.13.		Permeable brick paving to private driveways to assist in surface water management	Y
	2.13.		Trees and planters/build outs to contribute to stormwater management	Y

03 MOVEMENT				
3.4 PRIMARY ROAD - THE AVENUE				COMPLIANCE Y/N
NOTE.The details for The Avenue are not within the Phase 1 RM. Therefore, this section will not be included.				
3.5 SECONDARY STREET				COMPLIANCE Y/N
MUST be/have	table 3.1		Highway extent of 12m	Y - Only exceptions are at the junctions (as expected), road width and footways on both sides remain but the verge reduces down to tie into the junction with Spine Road and allow ped/cycles to cross at the bellmouth.
				Y
	table 3.3		Design speed 20mhp	Y
	table 3.3		2m footway eitherside except facing open space	Y, both side
	table 3.3		Tarmac for carriageway/footway	Y
	table 3.3		Raised Verge min 1.5-3m to one side with trees/shrubs. No verge to public open space. Trees spaced 9-12m extra heavy standard of 16-18cm girth, bare root and rootballed	Y. Albeit with Parking incorporated as per the code.
	table 3.3		Frontage access	Y
	table 3.3	3.9.11.3/3.9.12.3	Visitor Parallel parking bays into verge of 6mx2.5m, or 5mx2.5m perpendicular. Tarmac	Y
	table 3.3		Galvanised steel column lighting at back of footway	Y
	table 3.3		Utilities under footways	Y
	table 3.3		Junction radii of 6m	Y
	table 3.7		Off street residents parking on plot side and front, Courtyards and fogs	Y
	3.5.	2	Build outs to include parking bays, builds out located every 60-70m with landscaping	Y
	3.5.	1	Tactile paving and dropped kerbs	Y
	3.3.	12.1	Connect to The Avenue	Y
SHOULD be/have	table 3.3		5.5m carriageway width (shared space with cars and cycles); narrow to 3.7m where build out features	Y - Narrows to minimum of 3.7m although generally 4.1m

3.6 TERTIARY STREET 1, 2 (LANE), 3 (EDGE)				COMPLIANCE Y/N
MUST be/have	table 3.1		Highway extent of 4.8m shared space width for cars, cycles, pedestrians (subject to requirements of utilities/sewer and tracking of vehicles)	Y
	table 3.4		Design speed 20mph	Y
	table 3.4		Block paving for carriageway with contrasting colours in key locations	Y
	table 3.4		No verge	Y
	table 3.4	3.9.11.3/3.9.12.4	Visitor On street parallel parking bays of 6x2.5m, or 5mx2.5m perpendicular, located between build outs. Block paving	Y
	table 3.4		1.2m pavement margin where required for utilities or to obtain required space for reversing vehicles	Y
	table 3.4		Junction radii 4m (subject to tracking)	Y - Radius varies from 4-6m but higher radius has been provided if required following tracking
	table 3.4		Lighting to be provided along the edges of the shared surface	Y
	table 3.4		On plot trees spaced min 1 tree per 4 plots extra heavy standard 14-16cm or 16-18cm girth. Bare root or rootballed	Y
	table 3.7		Off street residents parking on plot side and front, courtyards and fogs	Y
SHOULD be/have	3.6.4		Traffic calming build outs to be landscaped. Located very 60-70m	Y
	table 3.4		Carriageway width of 4.8m shared space for cars, cycles, pedestrians; subject to utilities/sewers/tracking; short section min4.1m where cars pass each other; 3.7m where build outs are located.	Y - Width of 6m has been provided where width is required following tracking
3.7 INFORMAL STREET				COMPLIANCE Y/N
MUST be/have	table 3.1		Highway extent of 4.1m width shared surface for cars, cycle, pedestrians.	Y - Min width of 4.1m provided although generally 4.5m
	table 3.4	3.9.11.3/3.9.12.4	Visitor On-street parallel parking bays of 6mx2.5m , or 5mx2.5m perpendicular, block paving	Y
	table 3.5		Design speed 10 mph	Y
	table 3.5		Block paving for carriageway	Y
	table 3.5		Off Street residents parking on plot side and front	Y
	table 3.5		Low level lighting where feasible	Y
	table 3.5		Utilities located under one side of surface	Y
SHOULD be/have	table 3.5		Carriageway of minimum 4.1m shared space for cars, cycles, pedestrians	Y

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3.9 CAR PARKING STANDARDS				COMPLIANCE Y/N
MUST be/have	table 3.6		1 bed min 1 parking space	Y
	table 3.6		2+ bed houses min 2 parking spaces	Y
	table 3.6		2 bed flats min 1 parking space	Y
	table 3.6		Visitor parking unallocated for 0.25-0.75 space per dwelling	52 Visitor parking provide on phase
	3.9.4		EV chargers to all houses to be located on side elevation	Y
	3.9.12.	1	Block paving must be used on private parking driveways and on courtyard shared space excluding bays.	Y
	3.9.12.	2	Tarmac must be used on parking bays in courtyards and on front parking.	Y
	3.9.8.5		Garages to be 7mx3m if counted as parking space	N/A
	3.9.9.2		On plot front parking to include min 2.5m gap every 4 spaces	Y
	3.9.9.5		Car ports to be without garage doors	Y
3.9.13 CYCLE PARKING STANDARDS				COMPLIANCE Y/N
MUST be/have	table 3.8		1 bed minimum 1 secure space	Y
	table 3.8		2+ bed minimum 1 secured space	Y
	table 3.8		Visitor provision 1 space per dwelling If no garage or secure area within curtilage of dwelling	Y
	3.9.13.2		Cycle parking - within shed in garden; within storage area at end of house drives; in garage where min size is 3mx7m; designated covered bike stores for flats	Y

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04 BUILDING FORM

4.5 THE AVENUE CHARACTER AREA				COMPLIANCE Y/N
MUST be/have	4.5.	1	Frontage primarily made of semi-detached and terraced dwellings with detached and apartments located as corners units	Y
	4.5.	3	Key buildings/corners use different material palette and/or detailing	Y
	4.5.	6	Use of car links/links	Y
	4.5.	7	Continuous set back building line 2-4m	Y
	4.5.	8	Primarily front facing gable roofs	Y
	4.5.	11,12	On plot parking for houses; rear court parking for apartments	Y
	4.5.	13	Main wall rough-cast render white to ¾ of elevation from ground floor sill on houses, first floor on apartments	Y
	4.5.	14	Dark red/burgundy brick as complementary material and for corbel/brick eaves	Y
	4.5.	15	Grey roof tile	Y
	4.5.	16	Up to 1.2m high vertical railings in black or grey with native clipped hedge up to 0.6m on primary frontages to public realm	Y
	4.5.	17	1.8m brick wall for side boundary on public realm/internal courtyards to match main wall material	Y
	4.5.	18	Up to 1.8m close boarded fence for internal plots between gardens	Y
	4.5.	20	Windows dark grey with top hung bars	Y
	4.5.	21	Primarily Lean-to canopy, occasional pitched porches	Y
	4.5.	22	Black/dark grey rainwater goods	Y
	4.5.	23	Flat arch or arch header in multi-red colour brick material or reconstituted stone material must be on Key buildings/corners	Y, reconstitued stone as header and cill
	table 4.1		Up to 3 storeys	Y
	table 4.1		Street type – primary road, secondary road, small section of lane	Y
	4.5.	10	Opportunity for dormers	Y, mainly on apartments buildings and corner plots
	4.5.	12	Opportunity for occasional rear court parking for houses	Y
4.6 SPECIAL PLACE – HIGH DANE				COMPLIANCE Y/N
Note.the details for the special place High Dane are not within the Phase 1 RM. Therefore, this section will not be included.				
4.7 SPECIAL PLACE – THE GATEWAY				COMPLIANCE Y/N
MUST be/have	4.7.	2	Continuous building line set back 2-4m	Y
	4.7.	4	Primarily front facing gable roofs	Y
	4.7.	5	On plot parking for houses; rear court parking for apartments	Y
	4.7.	6,7	Detached predominant on Stotfold Road; mainly terraced along The Avenue with potential courtyard arrangements and FOGS	Y
	4.7.	8	Main wall rough-cast render white to ¾ of elevation from ground floor sill on houses, first floor on apartments	Y
	4.7.	8	Dark red/burgundy brick as complementary material and for corbel/brick eaves	Y
	4.7.	8	Grey roof tile	Y
	4.7.	9	Windows dark grey with top hung bars	Y
	4.7.	9	Black/dark grey rainwater goods	Y
	4.7.	9.1	Flat arch or arch header in brick multi red/reconstituted stone on corner plot and end stop vistas	Y, reconstitued stone as header and cill
	4.7.	9.1	Mainly pitched porches	Y
	4.7.	10	Upto 1.2m high vertical railings in black or grey with native clipped hedge up to 0.6m on primary frontages to public realm	Y
	4.7.	10	1.8m brick wall for side boundary on public realm/internal courtyards to match main wall material	Y
	4.7.	10	Up to 1.8m close boarded fence for internal plots between gardens	Y
	4.7.	4	Opportunity for dormers	N/A

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4.8 HIGHOVER GREEN CHARACTER AREA				COMPLIANCE Y/N
NOTE.The details for the special place Highover Green C.A. are not within the Phase 1 RM. Therefore, this section will not be included.				
4.9 THRESHING BARN GREEN CHARACTER AREA				COMPLIANCE Y/N
NOTE.The details for the Threshing Barn Green C.A. are not within the Phase 1 RM. Therefore, this section will not be included.				
4.10 GROVELANDS CHARACTER AREA				COMPLIANCE Y/N
MUST be/have	4.10.	1	Detached/semi-detached/terraced along secondary street	Y
	4.10.	1	Predominant terraced on existing boundaries and pocket park	Y
	4.10.	1	Detached facing Highover Park	N/A
	4.10.	6	Continuous building line with set back 2m with small front garden	Y
	4.10.	9,10	On plot side parking for detached/semi-detached; on plot front parking for semi-detached and terraces with 2.5m planting gap every four bays	Y
	4.10.	8	Pitched roof aligned parallel to street	Y
	4.10.	7	Gable fronted on key end stops and corners	Y
	4.10.	12	Primary wall material red brick (ratio 60%)	N/A mainly frontage over tertiary
	4.10.	13	Multi red brick secondary material (25%), especially tertiary street	Y
	4.10.	14	Render in white for key corners/end stop vista on secondary road (15%). Render from first floor height on main elevation	Y
	4.10.	15	Roof tile grey for 70% along secondary street. Other roof tile red for tertiary street/courtyards 30%	Y
	4.10.	17	Low clipped hedge 0.6m with shrub planting for boundaries	Y
	4.10.	18	Single row timber bollards uniformly spaced to mark open space and ped/cycle route	Y
	4.10.	19	Black/grey metal vertical railings 1.2m on primary frontage to public realm	Y
	4.10.	20	1.8m brick wall for side boundary with public realm or internal courtyard, matching main building material	Y
	4.10.	21	Close boarded fence 1.8m for internal plots between gardens	Y
	4.10.	22	No corbel or brick eaves detail	Y
	4.10.	23	Windows in white top hung	Y
	4.10.	24	Flat canopy	Y
	4.10.	25	Fascias/sofits/bargeborads white	Y
	4.10.	25	Black or dark grey rainwater goods	Y
	4.10.	26,27	Flat arch headers and sill of reconstituted stone on secondary road; in red brick for corners along tertiary roads	Y
	4.10.	27	String courses, window surrounds in contrasting brick colour	Y
	table 4.1		Upto 2.5 storeys with taller buildings on key corner plots or along pocket park	Y
	table 4.1		Secondary street, tertiary street 1 & 2, informal street	Y
4.11 GROVELANDS - KEY FRONTAGE POCKET PARK				compliance Y/N
MUST be/have	As Grovelands except...			
	4.11.	8	Main material rough-cast render in white/off white on main elevations or gables from first floor height	Y
	4.11.	9	Dark red/burgundy brick as secondary wall material	N/A only limited number of building addressing this frontage on this phase
	4.11.	10	Grey tile roof	Y
	4.11.	11	Corbel/brick eaves in dark red/burgundy brick	N/A only limited number of building addressing this frontage on this phase
	4.11.	12	Windows in dark grey top hung with bars	Y
	4.11.	13	Predominatly lean to canopy, pitched occasional	Y
4.12 GROVELANDS - KEY FRONTAGE HIGHOVER PARK				COMPLIANCE Y/N
NOTE.The details for the Grovelands/ Key Frontage Highover Park are not within the Phase 1 RM. Therefore, this section will not be included.				

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4.13 MEADOW VIEW CHARACTER ARA				COMPLIANCE Y/N
MUST be/have	4.13.	1	Primarily detached with semi-detached/terraced around urban squares	Y
	4.13.	6	Building set back 2-6m where front parking required; minor gaps between dwellings where continuous frontage required	Y
	4.13.	7	Gable fronted on end stops/corners	Y
	4.13.	8,9	Pitched roof parallel to street; some hipped/barn style roofs	Y, mainly pitched parallel to street
	4.13.	10	On plot side parking for detached/semi-detached	Y
	4.13.	11	On plot front parking for integral /semi detached/terraces with planting gap of 2.5m for very four bays	Y
	4.13.	14	Wall material multi-red brick (ratio 60%)	Y
	4.13.	15	Red brick complementary secondary material 20% along tertiary roads	Y
	4.13.	17	Primary roof ratio 60% red tile. Secondary tile in grey	Y
	4.13.	18,19	On key corners black/grey metal estate vertical railings to 0.9m with 0.6m low clipped hedge and shrub planting	Y
	4.13.	20	1.8m brick wall for side boundary with public realm or internal courtyards	Y
	4.13.	21	Close boarded fence 1.8m for internal plots between gardens	Y
	4.13.	22	Flat arch or arch header in brick as per main wall	Y, flat arch in brick
	4.13.	23	Corbel or brick eaves in red brick and where render is used	Y, corbel and eaves in brick
	4.13.	24	Reconstituted stone/soldier course for window sills	Y
	4.13.	25	Windows in white with sash bars, Georgian bars or leaded	Y,mainly reconstitued stone
	4.13.	26	Flat canopy or lean-to	Y
	4.13.	27	Fascias/sofits, bargeboards in white	Y
	4.13.	27	Dark grey/black rainwater goods	Y
	table 4.1		Upto 2.5 storeys	Y
	table 4.1		Secondary street, Tertiary street 1, Lanes/Edges, Informal street	Y
SHOULD be/Thave	4.13.	16	Rough cast render in white to gables at key locations to ¾ main elevation from ground floor sill (20%)	Y
4.14 MEADOW VIEW - KEY FRONTAGE DANE WALK & HITCHIN MEADOWS				COMPLIANCE Y/N
MUST be/have	As per Meadow View except....			
	4.14.	6,7	Detached along Dane Walk; Detached facing Hitchin Meadows. Terraced facing Icknield Linear Park	Y
	4.14.	8	Red brick to Dane Walk frontage	Y
	4.14.	9	Multi-red brick to Hitchin Meadows frontage	N/A
	4.14.	10	Red hanging tile as secondary material on projecting gables	Y
	4.14.	11	Primary roof tile is grey	Y
	4.14.	14	Timber post and metal railing up to 1.2m	Y, timber bollards
	4.14.	15	Flat arch headers and sill of reconstituted stone at corners on secondary roads	Y
4.15 SERVICES/UTILITIES				COMPLIANCE Y/N
MUST be/have	4.15.	2.1	Landscape buffer to sub-stations/gas governors/telecommunications boxes	Y
	4.15.	2.4	Sub-station to have double doors that front to public vehicular access route	Y
	4.15.	3.4	On-plot bin storage within a covered store	Y
	4.15.	3.7	Communal covered and secure bin storage for apartments	Y
	4.15.	4.1	Maximum drag distance for bins from main dwelling entrance is 30m	Y
	4.15.	4.2,5.2	Waste collection vehicles maximum distance to bin collection point is 25m for houses; 10m for apartments	Y
SHOULD be/have	4.15.	1.2	Utility boxes designed to blend into surrounding character area	Y
	4.15.	2.2	Substation building to be separate to residential dwellings	Y
	4.15.	2.3	Substation in brick and masonry matching material of surrounding dwellings	Y

