

Play Space Focus: Linear Park

Design Objectives

- A fun, playfully designed, stimulating and active play space for children of all ages.
- Designed for children of all ages up to those with relative independence as well as under supervision.
- Subtly zoned to provide separate spaces for children of different ages and abilities. The southern areas are more suited to older children and the northern area is more suited to younger children.
- To include a range of equipment which is 'inclusive' to children of all genders, and abilities including a variety of special needs and disabilities, both physical and mental.
- Encourage spontaneous free expression through play; via the interaction with sensory spaces, social engagement with others, imaginative games, and controlled risk-taking.

Equipment and Facilities

All individual play equipment details are to be confirmed through condition discharge. Facilities are to include, but not limited to:

- Elements of puzzle, musical, and manipulative objects.
- A stilted/elevated play hut.
- Standing see saw
- Pull up bars.
- Jumping beams.
- Net bridges/hammocks.
- Play boulders.
- Performance space
- Bug hotels
- Seating - picnic benches and seats with backrests
- Litter and recycling bins.
- Cycle parking.
- Information and way-finding signage.



Play Space Focus: Parsons Green

Design Objectives

- A small 'doorstep' play space acting as a bridge between the built development and the rural edge.
- Inclusive of 'natural' elements, including trees, open grass, play boulders, and timber logs.
- Designed with a natural character carried consistently through the selection and design of play equipment, natural play features, surfaces, and planting.
- Designed for younger children.
- To include equipment which is 'inclusive' to children of all ages with a variety of special needs and disabilities.

Equipment and Facilities

All individual play equipment details are to be confirmed through condition discharge. Facilities are to include, but not limited to:

- Elements of puzzle, musical, and manipulative objects.
- Balance beams.
- Play boulders.
- Bug hotels
- Picnic benches
- Litter and recycling bins.
- Cycle parking.
- Information and way-finding signage.



Play Space Focus: Botany Bay

Design Objectives

- A small 'doorstep' play space acting as a gateway into the Site from the foot and cycle connections at Botany Bay and Back Lane.
- Inclusive of 'natural' elements, including trees, open grass, play boulders, and timber logs, and adjoining the attenuation basin, providing an opportunity to include nature conservation-themed features.
- Designed with a natural character carried consistently through the selection and design of play equipment, natural play features, surfaces, and planting.
- Designed for younger children.
- To include equipment which is 'inclusive' to children of all ages with a variety of special needs and disabilities.

Equipment and Facilities

All individual play equipment details are to be confirmed through condition discharge. Facilities are to include, but not limited to:

- Elements of puzzle, musical, and manipulative objects.
- Basket seat swing.
- Springers.
- Balance beams.
- Play boulders.
- Bug hotels
- Picnic benches
- Litter and recycling bins.
- Cycle parking.
- Information and way-finding signage.



Tree Planting Strategy

The proposed tree planting plays an important role in integrating the built form into its immediate and wider landscape setting. The selection of species, by form, size, colour, and seasonal variety, helps to define the character of the new spaces and their functions, creating a healthy and desirable living environment. Urban trees moderate microclimate, improve water absorption, and support biodiversity, and carbon storage. A range of species of varying forms and scales are proposed to maximise opportunities for climate adaptation and minimise impacts of potential new climate-related diseases and pathogens. The tree planting strategy is aligned with the proposed urban character typology as follows:

Woodland / Rural Edge

- A selection of native species to complement the existing wooded boundaries
- Occasional use of native riparian species included alongside swales and basins.
- Selected use of native cultivars and non-native ornamental species to aid the transition into the built development, accentuating routes and spaces.
- Large-scale species commonly used within the broader boundary spaces, particularly focused on vistas from within the development.
- Addition of hedgerow tree species to reinforce existing gaps along the northern boundary and on new hedges framing streets and parking areas.
- Community orchard species comprising semi-dwarfing (MM106) rootstock. Local fruit varieties of apples, pears, plums and cherries, such as those listed on: <https://www.applesandorchards.org.uk/hertfordshire-information/>.
- Street trees to the diverted Back Lane of uniform size and form to provide rhythm and consistency. All highway verge trees to have 2m clear stems.
- Species include; Carpinus betulus 'Lucas', Acer campestre 'Streetwise', Quercus robur, Ulmus 'New Horizon', Acer campestre, Betula pendula, Carpinus betulus, Sorbus aria 'Majestica', Sorbus aucuparia, Prunus padus, Malus sylvestris (Hedging), Prunus avium (Hedging), and Prunus fruticosa 'Globosa'.



Quercus robur



Sorbus aucuparia



Prunus padus



Sorbus aria 'Majestica'

Southern Greenway

- A selection of native species to complement the existing wooded boundaries, with scattered tree planting to allow selected views into the development.
- Occasional use of native riparian species included alongside swales and basins.
- Selected use of native cultivars and non-native ornamental species along the development frontage to define the built development edge and provide an attractive backdrop to views into the site from the south.
- Large-scale species commonly used within the broader boundary spaces, particularly focused on vistas from within the development.
- All trees in highway verges to be of uniform size and form to provide rhythm and consistency, with selected larger species to bookend individual streets. All highway verge trees to have 2m clear stems.
- Species include; Betula pubescens, Sorbus aucuparia 'Streetwise', Sorbus aria 'Majestica', Betula pendula, Carpinus betulus, Quercus robur, Tilia cordata, Ulmus 'New Horizon', Sorbus aria, Malus 'Evereste' (garden), Prunus fruticosa 'Globosa' (garden), and Prunus avium (Hedging).



Tilia cordata



Ulmus 'New Horizon'



Carpinus betulas

Eastern Greenway

- A selection of native species to complement the existing vegetation flanking Back Lane.
- Small to Medium-scale species to complement the scale of the greenway path and ensure that this retains a degree of openness.
- New native hedgerow trees introduced where infilling existing gaps in the boundary.
- Existing hedgerow trees selected for retention whilst 'laying' the hedge.
- New native trees positioned on either side of the new hedgerow breaks to provide greater habitat connectivity at the canopy level.
- Scattered individual trees, including fruiting varieties, located alongside the swale to provide biodiversity value and seasonal visual interest.
- Species include; Prunus avium (Hedging), Acer campestre, Sorbus aucuparia, Carpinus betulus, Betula pendula, Prunus padus, Sorbus aria, Sorbus aucuparia, Prunus sargentii 'Rancho', Malus 'Evereste', Prunus fruticosa 'Globosa', and Sorbus aria 'Majestica'.



Prunus sargentii 'Rancho'



Acer campestre



Prunus fruticosa 'Globosa'

Green Spine

- Tree species selected to frame and define this focal green space.
- Medium to large-scale trees in highway verges, with species selected to provide uniformity and rhythm to the Park. Selected accent species located to bookend individual streets at junctions. All highway verge trees to have 2m clear stems.
- Smaller, ornamental trees are located to emphasise the 'Play on the Way' and small pocket spaces, offering seasonal interest.
- Species include; Prunus fruticosa 'Globosa', Tilia cordata 'Streetwise', Prunus 'Accolade', Amelanchier lamarckii 'Robin Hill', and Prunus sargentii 'Rancho'.



Acer campestre 'Streetwise'



Prunus fruticosa 'Globosa'



Prunus 'Accolade'



Amelanchier grandiflora 'Robin Hill'



Amelanchier grandiflora 'Robin Hill'

Haybluff

- Tree species selected to establish a formal, yet attractive and enticing streetscape.
- Medium to large-scale trees in highway verges, with species selected to provide uniformity and rhythm to the Park. Selected accent species located to bookend individual streets at junctions. All highway verge trees to have 2m clear stems.
- Contrast provided to the Green Spine through the use of species with strong Autumnal red colouration.
- Smaller, ornamental trees are located to emphasise the 'Play on the Way' and small pocket spaces, offering seasonal interest.
- Species include; Acer x Freemanii 'Autumn Blaze', Prunus 'Accolade', Prunus 'Sunset Boulevard', and Pyrus calleryana 'Chanticleer'.



Acer x freemanii 'Autumn Blaze'



Prunus 'Sunset Boulevard'



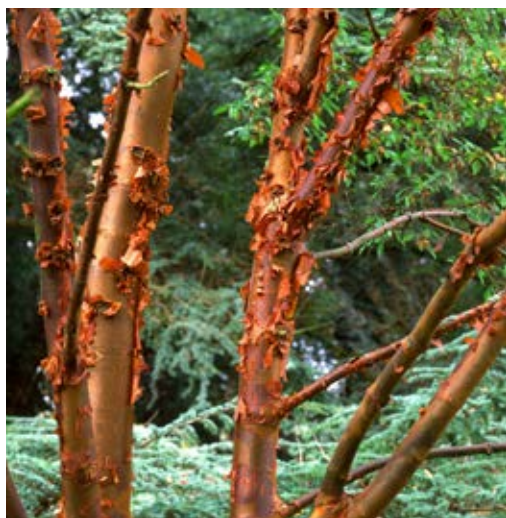
Pyrus calleryana 'Chanticleer'



Pyrus calleryana 'Chanticleer'

Transitions / Streets / Mews

- Typically featuring small-scale species relating to the scale of the spaces.
- Ornamental and fruiting species provide seasonal visual interest.
- Includes multi-stem tree species.
- Medium-scale trees with consistent form located within parking courtyards to provide shade and urban greening.
- Species include; Malus 'Evereste', Prunus fruticosa 'Globosa', Acer griseum, Prunus sargentii 'Rancho', and Prunus 'Accolade'.



Acer griseum

Back garden trees

- Small-scale species and ornamental and fruiting species provide seasonal visual interest.
- Species include; Acer griseum, Malus 'Evereste', Amelanchier lamarckii, and Prunus 'Accolade'.



Acer griseum



Amelanchier lamarckii



Prunus 'Accolade'

Planting Strategy Overview

The proposed planting strategy integrates native and non-native, wildlife-friendly species to create a visually appealing and ecologically rich environment. Planting mixes are tailored to specific locations and conditions, with an emphasis on maximizing biodiversity and seasonal interest.

Front Garden Planting

Front gardens facing public spaces are designed to balance privacy and visibility.

Key features:

- Low Clipped Hedges: Create a defensible edge while maintaining openness and sightlines.
- Ornamental Beds: Enhance visual appeal with planting heights ranging from ground cover to 1.5 meters.
- Lawns: Introduced selectively to reinforce openness in appropriate areas.

Design approach:

- Planting beds are grouped into sub-mixes tailored to specific aspects and locations.
- Final plant species will be selected to suit site-specific conditions, such as space and height requirements (e.g., maintaining clear views from windows).
- All species selection will be subject to approval through a Planning Condition.
- The planting proposals incorporate both native and non-native but wildlife-friendly species. Plant mixes are tailored to suit aspect, location, and maximise wildlife benefit.



Ajuga reptans
'Catlin's Giant'



Salix lanata



Daphne mezereum



Galium odoratum



Viburnum lantana



Cornus sanguinea
'Midwinter Fire'

Boundary and Public Open Space Planting

Planting in these areas reflects the surrounding natural landscape while enhancing ecological connectivity.

Key features:

- Native Species: Predominantly used in boundary areas to integrate the development with the local landscape and promote wildlife benefits.
- Infill and Supplementation: Retained vegetation is supplemented with native hedges and shrub mixes, ensuring continuity and natural appeal.
- Open Views: Maintained at key locations to provide visual links to the surrounding environment and create a sense of openness to recreational routes.
- Community Spaces: Include diverse plant mixes emphasizing nectar-rich perennials, textural grasses, and shrubs for year-round interest.
- Attenuation Basins: Incorporate native, water-tolerant shrubs to soften slopes, provide screening, and enhance ecological value.
- Highway Verges: Feature flowering grass seed mixes and groundcover plants to improve aesthetics, pedestrian safety, and streetscape structure.
- Site Boundaries: Dense native shrub planting to buffer and protect offsite possible ancient woodland.



Brachyglottis
'Sunshine'



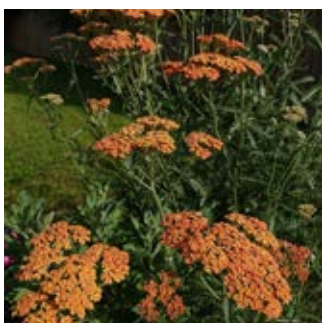
Euonymus fortunei
'Silver Queen'



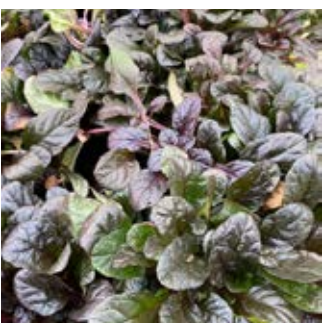
Hypericum
androsaemum



Sarcococca humilis



Achillea 'Terracotta'



Ajuga reptans
'Atropurpurea'



Calamagrostis
brachytricha



Rudbeckia
fulgida sullivanii
'Goldstrum'

Wetland

- Alisma plantago – aquatica
- Apium nodiflorum
- Caltha palustris
- Carex acutiformis
- Carex flacca
- Carex pseudocyperus
- Filipendula ulmaria
- Glyceria maxima
- Juncus inflexus
- Lythrum salicaria
- Myoostis scorpioides
- Phalaris arundinacea
- Ranunculus flammula
- Rumex hydrolapathum
- Schoenoplectus lacustris
- Veronica beccabunga



Apium nodiflorum



Carex acutiformis



Carex flacca



Filipendula ulmaria



Juncus inflexus



Ranunculus flammula



Glyceria maxima



Myostis scorpioides



Rumex hydrolapathum



Schoenoplectus lacustris

Native shrub structural mixes

Public Open Space or Green Edge Native Shrub

- Cornus sanguinea
- Corylus avellana
- Crataegus monogyna
- Euonymus europaeus
- Rosa arvensis
- Rosa canina
- Sambucus nigra
- Viburnum lantana
- Viburnum opulus

Native shrub (Play)

- Asplenium scolopendrium
- Corylus avellana 'Contorta'
- Corylus maxima 'Purpurea'
- Dryopteris filix-mas
- Salix lanata
- Sambucus nigra



Corylus avellana



Crataegus monogyna



Euonymus europaeus



Rosa arvensis



Sambucus nigra



Viburnum lantana



Corylus maxima 'Purpurea'



Dryopteris filix-mas

Amenity groundcover mixes

Public Open Space or Green Edge Groundcover Shrub

- Asplenium scolopendrium
- Salix lanata
- Salix repens

Public Open Space Evergreen Groundcover

- Ajuga reptans ‘Atropurpurea’
- Epimedium x versicolor ‘Sulphureum’
- Euonymus fortunei ‘Dart’s Blanket’
- Geranium x cantabrigiense ‘Biokovo’
- Liriope muscari
- Veronica prostrata
- Vinca major

Groundcover Shrubs - Sun –

- Brachyglottis ‘Sunshine’
- Cistus ‘Silver Pink’
- Deschampsia flexuosa ‘Tatre Gold’
- Hebe ‘Great Orne’
- Lavandula angustifolia ‘Munstead’

Groundcover Shrubs - Semi-shade

- Bergenia ‘Bressingham Ruby’
- Euonymus fortune ‘Emerald ‘n’ Gold’
- Hypericum ‘Hidcote’
- Viburnum tinus
- Sarcococca humilis

Groundcover Shrubs - Shade

- Brachypodium sylvaticum
- Euonymus fortunei ‘Emeral ‘n’ Gold’
- Viburnum tinus
- Sarcococca humilis



Salix repens



Liriope muscari



Vinca major



Cistus ‘Silver Pink’



Lavandula angustifolia ‘Munstead’



Bergenia ‘Bressingham Ruby’



Viburnum tinus



Hypericum ‘Hidcote’

Wildlife-friendly ornamental and native plant mixes

Landscape Shrubs - Sun

- Brachyglottis ‘Sunshine’
- Cistus ‘Silver Pink’
- Deschampsia flexuosa ‘Tatra Gold’
- Heuchera micrantha ‘Palace Purple’
- Philadelphus ‘Belle Etoile’
- Rosemarinus officinalis ‘Miss Jessop’s Upright’

Landscape Shrubs Semi-Shade

- Bergenia ‘Bressingham Ruby’
- Choisya ‘Aztec Pearl’
- Deschampsia flexuosa ‘Tatra Gold’
- Hydrangea macrophylla ‘Blue Wave’
- Hypericum ‘Hidcote’
- Potentilla fruticosa ‘Abbotswood’
- Rudbeckie fulgida sullivantii ‘Goldstrum’

Landscape Shrubs Shade

- Brachypodium sylvaticum
- Choisya ‘Aztec Pearl’
- Escallonia rubra macrantha
- Euonymus fortune ‘Emerald ‘n’ Gold’
- Geranium ‘Johnson’s Blue’
- Hypericum ‘Hidcote’
- Sarcococca humilis



Philadelphus ‘Belle Etoile’



Rosemarinus officinalis ‘Miss Jessop’s Upright’



Hydrangea macrophylla ‘Blue Wave’



Choisya ‘Aztec Pearl’



Potentilla fruticosa ‘Abbotswood’



Escallonia rubra macrantha



Geranium ‘Johnson’s Blue’



Sarcococca humilis

Perennial mixes

Public Open Space wildlife friendly perennial mix

- Achillea 'Terracotta'
- Ajuga reptans 'Atropupurea'
- Anemone hupehensis 'September Charm'
- Aruncus dioicus
- Calamagrostis brachytricha
- Cephalaria gigantea
- Geranium x cantabrigiense 'Biokovo'
- Geranium macrorrhizum
- Hakonechloa macra
- Monarda didyma
- Nepeta 'Six Hills Giant'
- Rudbeckia fulgida sullivantii 'Goldstrum'
- Rudbeckia nitida 'Juligold'
- Sedum 'Herbstfreuda'



Achillea 'Terracotta'



Anemone hupehensis 'September Charm'



Aruncus dioicus



Cephalaria gigantea



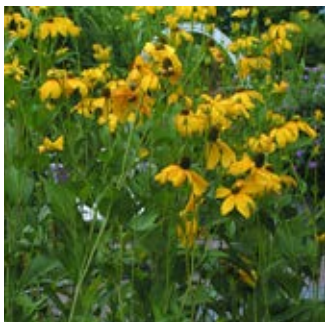
Hakonechloa macra



Monarda didyma



Nepeta 'Six Hills Giant'



Rudbeckia nitida 'Juligold'

Rain garden mix

Rain garden mix to provide visual interest, wildlife value and be tolerant of wet and dry conditions with a range of ferns, grasses and willow.

- Aruncus dioicus
- Asplenium scolopendrium
- Calamagrostis brachytricha
- Carex divulsa
- Deschampsia cespitosa
- Dryopteris affinis
- Pulmonaria angustifolia 'Munstead Blue'
- Salix lanata
- Salix repens
- Thalictrum aquilegifolium



Asplenium scolopendrium



Salix lanata



Salix repens



Calamagrostis brachytricha



Dryopteris affinis



Pulmonaria angustifolia 'Munstead Blue'



Carex divulsa



Thalictrum aquilegifolium

Marginal aquatic mixes

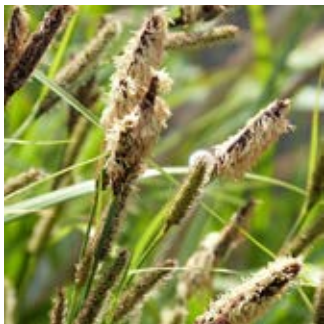
- Alchemilla mollis
- Aquilegia vulgaris
- Carex acutiformis
- Deschampsia cespitosa
- Echinacea purpurea
- Filipendula ulmaria
- Geranium Rozanne
- Geum rivale
- Juncus inflexus
- Lythrum salicaria
- Penstemon ‘Sour Grapes’
- Primula vulgaris



Alchemilla mollis



Aquilegia vulgaris



Carex acutiformis



Deschampsia cespitosa



Geum rivale



Lythrum salicaria



Penstemon ‘Sour Grapes’



Primula vulgaris

Native clipped hedging mixes

- Acer campestre
- Carpinus betulus
- Cornus sanguinea
- Corylus avellana
- Crataegus monogyna
- Ilex aquifolium
- Lonicera periclymenum
- Prunus insititia
- Rhamnus cathartica
- Rosa arvensis
- Rosa canina
- Viburnum lantana

Front garden hedges

Native Thornless Hedgerow

- Acer campestre
- Carpinus betulus
- Cornus sanguinea
- Corylus avellana
- Prunus insititia
- Viburnum lantana



Acer campestre



Carpinus betulus



Corylus avellana



Ilex aquifolium



Prunus insititia



Rhamnus cathartica



Rosa arvensis



Viburnum lantana

Front garden groundcover

Front Garden or Green Edge Groundcover
Shrubs – Sun

- Armeria maritima
- Brachypodium sylvaticum
- Daphne mezereum
- Hebe 'Mrs Winder'
- Salix lanata

Front Garden or Green Edge Groundcover
Shrubs – Semi-Shade

- Ajuga reptans 'Catlin's Giant'
- Blechnum spicant
- Daphne laureola
- Galium odoratum
- Hypericum androsaemum

Front Garden or Green Edge Groundcover
Shrubs – Shade

- Ajuga reptans 'Catlin's Giant'
- Blechnum spicant
- Daphne laureola
- Galium odoratum
- Lonicera pileata 'Loughgall Evergreen'



Armeria maritima



Brachypodium
sylvaticum



Daphne laureola



Galium odoratum



Blechnum spicant



Hypericum
androsaemum



Ajuga reptans
'Catlin's Giant'



Lonicera pileata
'Loughgall
Evergreen'

Front garden planting mixes

Front Garden or Green Edge Shrubs - Sun

- Achillea 'Coronation Gold'
- Cornus sanguinea 'Midwinter Fire'
- Daphne mezereum
- Epimedium x versicolor 'Sulphureum'
- Helichrysum italicum
- Salix lanata

Front Garden or Green Edge Shrubs – Semi-shade

- Brachypodium sylvaticum
- Cornus sanguinea 'Midwinter Fire'
- Daphne mezereum
- Geranium x oxonianum 'Wargrave Pink'
- Ribes uva-crispa
- Salix lanata

Front Garden or Green Edge Shrubs – Shade

- Ajuga reptans 'Catlin's Giant'
- Escallonia 'Apple Blossom'
- Iris foetidissima
- Luzula sylvatica
- Ruscus aculeatus
- Salix lanata



Achillea 'Coronation
Gold'



Cornus sanguinea
'Midwinter Fire'



Daphne mezereum



Ribes uva-crispa



Salix lanata



Escallonia 'Apple
Blossom'



iris foetidissima



Luzula sylvatica

Biodiversity Net Gain (BNG) and Ecology

Biodiversity Net Gain

A Biodiversity Net Gain metric calculation has been completed. The calculation uses area and linear habitat features as a proxy measure to capture a qualitative value of the site pre- and post- development.

Proposals have been designed to protect offsite habitats and hedgerows and to minimise hedgerow and tree loss as far as possible. The creation of semi-natural habitats is proposed around the edges of the development to buffer existing habitats as well as deliver a net gain in biodiversity. Planting proposals within the centre of the development include street trees and habitat types suitable for high levels of amenity pressure.

The proposals show a net gain in biodiversity of 17.77% habitat units and 14.27% hedgerow units.

Integrated Ecology Features

The following ecological enhancements will be provided in built areas:

- A minimum of one nestbox per equivalent plot if deemed ecologically appropriate and installed in line with the British Standard (BS 42021) including Swift boxes
- A minimum of 25 integral bat boxes will be inbuilt to buildings on the southern and western edges.
- Hedgehog highways will be provided, linking gardens across the site

Lighting Design

To the north and west of the site proposed lighting will not spill >0.5 lux onto the canopies of the adjoining woodlands. This will be extended by 1m from the canopy adjacent to possible Ancient Woodland.

On the south and east boundaries, a 7m wide sensitive lighting zone will be located following the route of the existing hedgerow or tree line. It is anticipated that the majority of the length of the eastern hedgerow will be subject to light spill of <1 lux at the centreline and along the majority of the southern boundary light spill would be < 0.5 lux at the centreline however several junctions and pedestrian crossings are required along it. At these locations lighting will be designed to a sensitive lighting design.

Across the site, the lighting design will include warm white light sources (3000 Kelvin or lower where possible) with LED luminaires used. Luminaires will have a negligible or zero Upward Light Ratio.

BUILDING CHARACTER AND APPEARANCE

Local Vernacular Precedents

The locality has a rich architectural heritage with the local vernacular providing a valuable source of inspiration to draw from for the design of the proposed landscape, boundary treatments and built form.

Key locations described in more detail on the following pages are located as shown on the aerial view opposite:

- Great Ashby, North Stevenage
- Stevenage Old Town
- Graveley
- Weston
- Hall's Green



Great Ashby, Stevenage

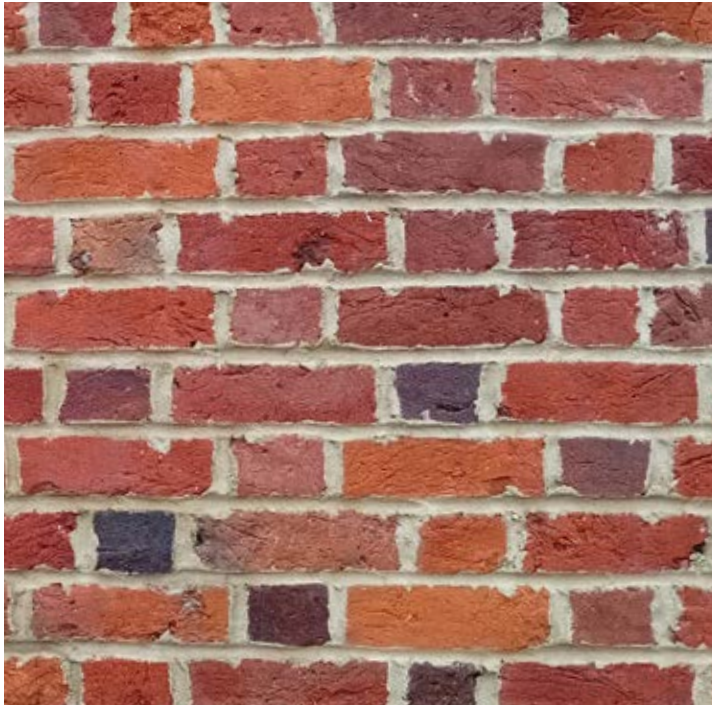
Part of the Great Ashby development lies immediately to the east of the site and comprises a mix of 3 storey flat blocks, 3 storey townhouses and a mix 2 and 2.5 storey houses.

There is a varied palette of materials including red brick, buff/yellow brick and clay and slate roofing. The aesthetic is a typical example of late 90s / early 20s layout planning and architecture, although the street trees provide structure and some softness to the public realm.



Stevenage Old Town

The traditional aesthetic of Stevenage Old Town provide a good basis to draw from to inform the vernacular of the proposed neighbourhood; in particular the areas use of brickwork detailing and controlled placement of fenestration which informs the articulation of the taller buildings along the high street.



Graveley, High Street

Graveley is located to the west of the site and is reached via Back Lane and is a remnant section of the route forming part of the Great North Road. This is evident from the number of public houses and larger scale homes immediately off the High Street.

The homes towards the periphery of the village and around the pond are low rise and in traditional materials.

The village is characterised by red multi-tone brick with a mix of clay and slate roofing material with entrances denoted by brickwork detailing.



Along Church Lane, Graveley

The materials palette from the centre of Graveley continues along Church Lane, however the introduction of render and tile hanging and the use of different boundary treatments provides variety to this locality.



Church of St Mary / Graveley Bury

This area is characterised by large farmstead clusters comprising the main farmhouse, which is grander in size and appearance than the associated ancillary outbuildings.

A mix materials are evident from red facing brickwork or white render to the main dwellings with black boarding being used for the ancillary barns, stables and outbuildings.



Hall's Green

Hall's Green is a small village to the south of Weston and is characterised by small country lanes with verges and hedges.

The buildings are of a regular geometry and are plain in appearance, with render being the predominant facing material. However, some of the brick buildings utilise dog-tooth brickwork detailing to providing interest to otherwise plain facades.

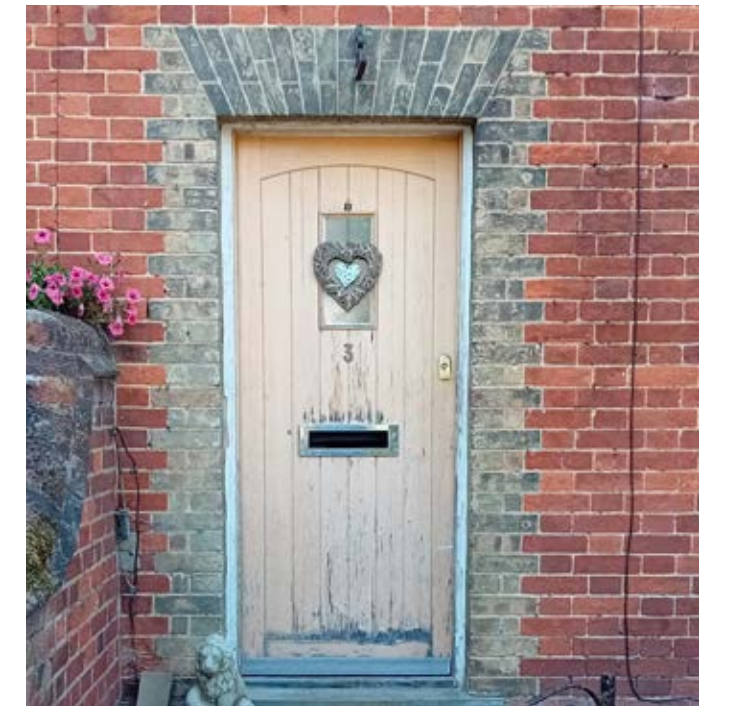


Weston, Fore Street

This part of Weston has homes predominantly in red brickwork with either clay or slate roofs.

The former Red Lion pub has render at first floor level and forms a key wayfinding marker for the village at the triangular intersection of Hitchin Road and Damask Green Road.

Homes are organised as terraces, semi-detached and detached arrangements.



Weston, Damask Green Road

The southern end of Weston, along Damask Road, is typically formed of homes with render facades with a mixture of boundary treatments being used from hedging, shrub planting or low brick walls.

The majority of building frontages are in close proximity to the carriageway edge.



Mood Board of Surrounding Character & Local Vernacular



Half render, chimneys



Strong articulation and controled fenestration



Voussoir headers. Brick detailing denotes door



Multi-tone brickwork, brick arch headers



Hipped roof bay windows



Tile hanging with club tile details



Brick quoins



Clay Tiles



Slate Tiles