



Talbot Way, Letchworth

RURAL EDGE DESIGN CODE

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Revision C

Letchworth
Garden City
Heritage Foundation



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WHERE QUALITY LIVES





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INTRODUCTION

Introduction

DOCUMENT PURPOSE

The Purpose of this Design Code is to control the appearance of new development on site LG3 in accordance with Condition 16 of Outline Planning Permission 21/00504/OP.

IMPORTANCE OF EDGE OF SETTLEMENT

The edge of Letchworth Garden City has particular distinctive qualities that this Design Code aims to preserve in new development at site LG3 in accordance with policies SP9 and D1 in the North Hertfordshire Local Plan 2011-2031 and Section 12 of the National Planning Policy Framework.

WHERE DOES THE PARCEL CODE APPLY TO

The area that the Rural Edge Design Code applies to is shown on the right. The Code focuses on elements that have a significant relationship to the Woodland Edge and which will define the qualities of the appearance and experience of encountering the edge of Letchworth Garden City from the surrounding countryside.



Location of Site LG3 on the North-East edge of Letchworth Garden City



The area covered by the Rural Edge Design Code is outlined in red dashed line in the illustration above.

CODE REQUIREMENTS

The full text of Condition 16 is shown on the right, and each point is addressed in this Code.

Related points are addressed together in sections as shown in the second column.

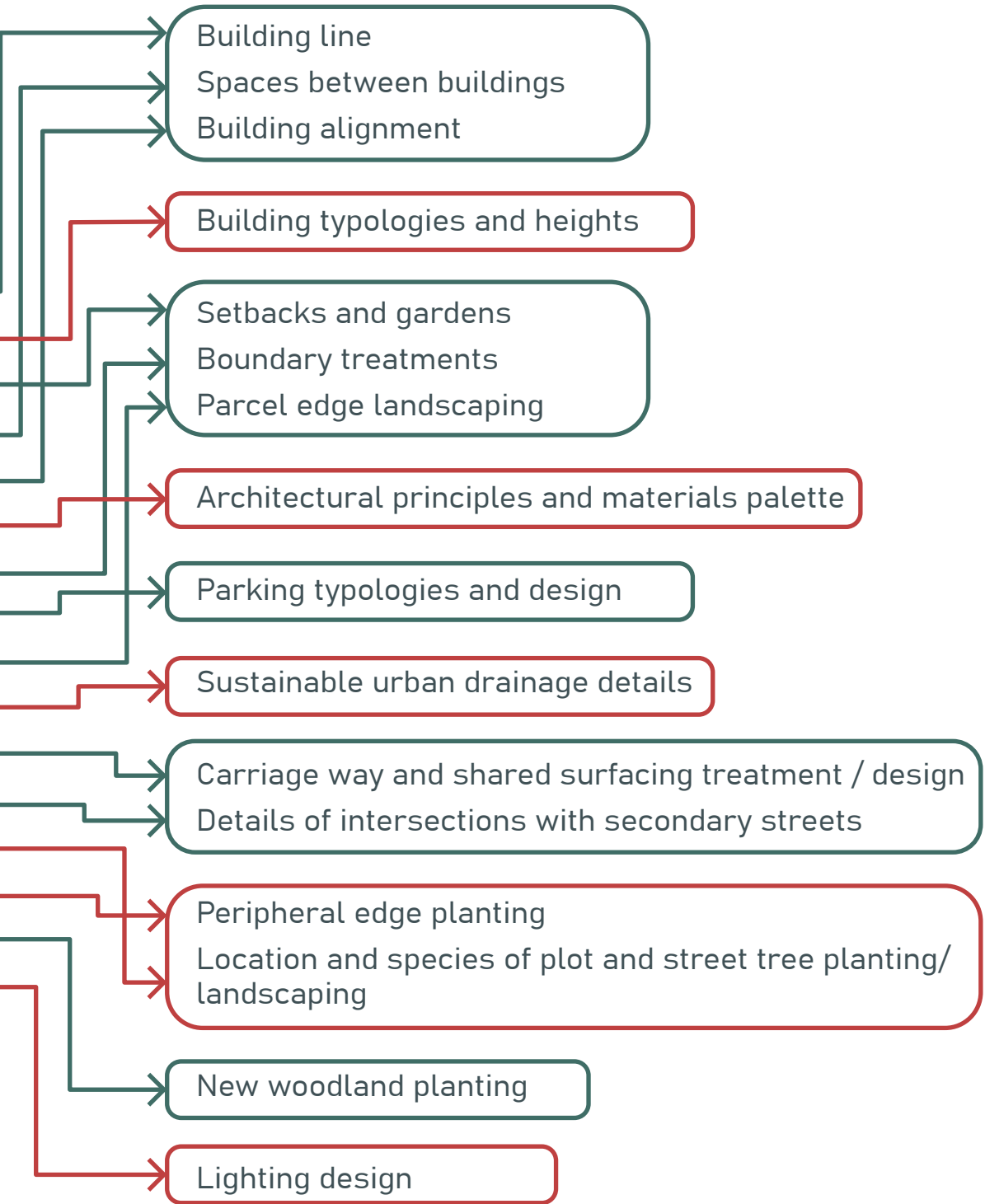
Condition 16

Prior to or concurrent with the submission of any reserved matters application a Design Code for the rural edge lane and adjacent block design as indicated on Figure 35 shall be submitted to and approved in writing by the Local Planning authority to build upon the submitted Masterplan Framework.. The Design Code shall include details of the following:

Cross sections and long sections for:

- Building line
- Building typologies and heights
- Setbacks and gardens
- Spaces between buildings
- Building alignment
- Architectural principles and materials palette
- Boundary treatments
- Parking typologies and design
- Parcel edge landscaping
- Sustainable urban drainage details
- Carriageway and shared surfacing treatment/design
- Details of intersections with secondary streets
- Location and species of plot and street tree planting/landscaping
- Peripheral edge planting
- New woodland planting
- Lighting design

Reason: To ensure good quality design in accordance with Policies SP9 and D1 of the North Hertfordshire Local Plan 2011-2031 and in accordance with the Section 12 of the National Planning Policy Framework.



1. BUILDING LINE, SPACES BETWEEN, ALIGNMENT

Building Line, Spaces Between, Alignment

KEY REQUIREMENTS FOR RURAL EDGE LANE

1. **Staggered, Gently Curving** – receding at each junction, pushing slightly out between
2. **Corner Turners** at either end – avoid radiused layout
3. **Frontage alignments** – subtle variations from orthogonal – avoid opening up awkward wedges of space
4. **Spaces between buildings** – driveway gaps varied – single driveways generally between 4.3m and 5.3m, minimise number of wider gaps e.g. double driveways (6.5m). Gaps at end of runs to allow for around 11m garden plus 4.3m to 5.3m



2. BUILDING TYPOLOGIES AND HEIGHTS

Building Typologies and Heights

KEY REQUIREMENTS FOR RURAL EDGE LANE

1. **Gentle Variation** - typologies should be similar but not repeated in runs of more than 2. No type to form more than 40% of total
2. **Heights** - 2 to 2.5 storey
3. **Typology** - principally detached homes, minimum frontage width 6 metres. Small proportion semi-detached acceptable - no more than 15%
4. **Corners** - must have bespoke corner turning types, fenestrated on both elevations



3. SETBACKS AND GARDENS, BOUNDARIES AND PARCEL EDGES

Setbacks and Gardens, Boundaries and Parcel Edges

KEY REQUIREMENTS FOR RURAL EDGE LANE

1. **Varied Front Garden depth** - 1.5 to 3m to contribute to gently varying profile
2. **Corners** - Min 600mm soft landscape between radius and building corner
3. **Front Garden** - hedge boundary
4. **Flank Walls** - brickwork. Soft landscape in front may be hedged private garden or soft landscape maintained by management company as part of Green Street
5. **Rear Gardens** - min 10m deep. All gardens to be contiguous with neighbouring gardens in perimeter block form, no rear parking courts within parcels



4. ARCHITECTURAL PRINCIPLES AND MATERIALS PALETTE

Architectural Principles and Materials Palette



KEY REQUIREMENTS FOR RURAL EDGE LANE

- 1. **Mix of Frontage types** - Fully Gabled, part gable, eaves frontage. Eaves frontage must be in the minority, any eaves frontage block must be flanked by gabled units.
- 2. **Gable form** - may be cat-slide or symmetrical
- 3. **Corners** - always incorporate a gabled form on one corner
- 4. **Windows** - main frontage windows to have horizontal proportion, composed of approx 600mm casements
- 5. **Bay windows** - used at key corners or to punctuate elevation, pitched roofs
- 6. **Porches** - mix of solutions - integrated into catslide, recessed within projecting gable, under tiled pitched canopy, can be combined with bay window.
- 7. **Materials - Roof** - brown tile
- 8. **Materials - Walls** - red-brown multi stock brick or render - dwelling frontages may be mix of both, render used to accentuate corners, gable features or to punctuate elevations. Min 35% render along woodland edge frontage.
- 9. **Materials - Windows** - warm light grey UPVC
- 10. **Decorative treatment** - simple and limited to horizontal projecting creasetile or brickwork courses, simple decorative gable creasetile or brickwork features.



5. PARKING TYPOLOGIES AND DESIGN

Car Parking Typologies and Design

KEY REQUIREMENTS FOR RURAL EDGE LANE

- 1. Parking Type** - On plot to side or rear of dwelling only. No frontage parking or private on-street bays to Woodland edge.
- 2. Parking Design** - tandem to side of houses, paved driveway. Garages to be detached and not impose on architecture of house. Allow 1m side route where house abuts neighbours parking. Minimise the number of double driveways whenever possible
- 3. Visitor car parking** on side streets or in small runs on the far side of the Rural Edge Lane.



6. CARRIAGEWAY AND SHARED SURFACE DESIGN. DETAILS OF INTERSECTIONS WITH SECONDARY STREETS

Carriageway and Shared Surface Design

Details of Intersections with Secondary Streets

KEY REQUIREMENTS FOR RURAL EDGE LANE

1. **Road Hierachy** - Woodland Edge to be served by mixture of shared surface and private drive.
2. **Alignments** - Woodland Edge alignment to be organic, incorporating extra planting at junctions with side streets (Green Streets)
3. **Permeability** - Ensure pedestrian continuity along Woodland Edge
4. **Materials** - significant use of paviments required in side streets and Rural Edge Lane, Rural Edge Lane to be distinguished from side streets by different colour.



7. SUSTAINABLE URBAN DRAINAGE DETAILS

Sustainable Urban Drainage Details

KEY REQUIREMENTS FOR RURAL EDGE LANE



1. Village Green:

Depth: 1m

Max slope: 1:3

Typically Wet or Dry: Typically dry with play space to the west occupying upper extents

Planting: Species-rich meadow suited to seasonally damp soils within eastern basin; Tree planting to margins and mixed shrub planting to frame and accent the eastern section.



2. South East Corner:

Depth: 1.3-1.5m

Max slope: 1 in 3

Typically Wet or Dry: Typically dry

Planting: Species-rich meadow suited to seasonally damp soils; Mixed native planting suited to seasonally damp conditions adjacent to inlets, outlets and low-flow channel.

8. PERIPHERAL EDGE PLANTING

Peripheral Edge Planting

KEY REQUIREMENTS FOR RURAL EDGE LANE

- 1. Planting to Dwelling Frontages:** Single species native hedgerow planting such as *Carpinus betulus* with mixed ornamental planting of native character, such as *Prunus* sp and *Viburnum* sp.
- 2. Planting to Rain Gardens and Swale:** Species-rich meadow suited to seasonally damp soils.
- 3. Planting to Woodland Edge:** Ecotone to be created by establishing a species-rich meadow sward between the carriageway and woodland with clusters of tree planting.
- 4. Focal tree planting,** such as *Prunus avium* 'Plena' to be planted at the end of the Green Streets.



9. NEW WOODLAND PLANTING

New Woodland Planting

KEY REQUIREMENTS FOR RURAL EDGE LANE

- 1. **New Woodland Planting:** Mixed native species such as *Acer campestre*, *Crataegus monogyna*, *Corylus avellana* and *Prunus spinosa* planted at a minimum depth of 5m.



10. LIGHTING DESIGN

New Lighting Design

KEY REQUIREMENTS FOR RURAL EDGE LANE

Bollard Lighting Strategy to be developed.

Bollards on the shared surface only, none on shared private drives.

Bollards to satisfy HCC requirements.

Bollards to be located on the woodland side of the shared surface facing in to minimise lightfall outside the street and avoid cluttering the street elevations.





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