

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 for 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. **Dormer Windows** - Contemporary interpretation - simple box type, dark material cladding. Small rooflights only acceptable on frontage - max 0.9m width.
7. **Porches** - mix of solutions - integrated into catslide, recessed within projecting gable, under tiled pitched canopy, can be combined with bay window.
8. **Materials - Roof** - red tile
9. **Materials - Walls** - red 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.
10. **Materials - Windows** - grey UPVC
11. **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 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.
- 3. Visitor car parking** on side streets only (or on central avenue), and for the largest plots a single visitor car parking space on the driveway.

