

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 – generally between 4m and 6.7m, minimal number of wider (9m). Gaps at end of runs to allow for up to 11m garden plus 3.3 to 5.7m.



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 st
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