

HIGHOVER FARM, HITCHIN – DESIGN CODE COMPLIANCE CHECKLIST – INFRASTRUCTURE RM (24/02780/RM)

Version 1.1, updated 4 August 2025

Infrastructure RM document reference and date: srs/503/55/1/DCCheck1 18/08/2025

DESIGN CODE MANDATORY SPECIFICATION, IE, <u>MUST/SHOULD</u>		COMPLIANCE Y/N
OPEN SPACES		
Icknield Linear Park		
MUST have/be	Retention of existing vegetation and fences along railway	n/a
	Width minimum 40m reducing to 12m at High Dane end	n/a
	Mounds no higher than 1.5m and gradients no greater than 1:3	n/a
	Litter/dog bins of galvanised steel bodies & powder galvanised prime & polyester powder coat	n/a
	Benches with arms and be placed at regular intervals	n/a
	Suds/ swales gradient 1:3	n/a
	Swales grass swards suitable for seasonally wet soils	n/a
	Combined pedestrian/cycleway of 3.5m width – unbound whin/granite dust with precast concrete edging, with 1m mown turf either side of path	n/a
	Minimum margin width of 500mm as longer grass adjacent existing hedgerow	n/a
	Mixture of grassland (Meadow/rough), native shrubs, standard native trees, with naturalised bulbs	n/a
	Bollard lighting if in open space or as part of the Highway lighting scheme	n/a
	Incorporate play on the way to BS EN1176	n/a
Allotments		
MUST be/have	1.5m wide unbound whin/granite dust path with tantalised edging serving each plot	n/a
	Mixture of plots at either 250sqm or 125sqm with topsoil depth of 450mm	n/a
	SRI1 1.8m green painted steel mesh fence with lockable gate	n/a
	A3 size notice board placed at the entrance	n/a
	Loading bay to frontage for drop off/pick up and 1x disabled bay near entrance gate	n/a
	Water butts provided for each plot	n/a
	Communal hub for storage/communal composting	n/a
	Each plot provided with a 6mx4m shed	n/a
	Provide Native mix hedgerow to boundaries adjacent to open space	n/a
Stotfold Linear Park		
	SUDS /swales gradient 1:3	n/a
	Width 20-25m reducing to south-east corner	n/a
	Existing hedgeline retained to a height of 2.5-3m	n/a
	Minimum margin width of 500mm as longer grass adjacent existing hedgerow. Mixture of grassland (meadow/rough), native shrubs, standard native trees	n/a

MUST be/have	Combined pedestrian/cycleway of 3.5m width – unbound whin/granite dust with precast concrete edging, with 1m mown turf eitherside of path	n/a
	Bollard lighting if in open space, or be as part of highway lighting scheme	n/a
	200mm square timber bollards with chamfered top, 450mmhigh and posts at max 2m centres as boundary treatment	n/a
	Benches with arms	n/a
	Litter/dog bins of galvanised steel bodies & powder galvanised prime & polyester powder coat	n/a
	Mixture of grassland (Meadow/rough), native shrubs, standard native trees, with naturalised bulbs	n/a
Pocket Park		
MUST be/have	Hornbeam hedges to boundary of LEAP	n/a
	LEAP of timber (robinia) equipment (min 6 pieces including min 3 inclusive pieces) to cater of ages 4-8 with minimum activity zone of 400sqm. Safety surfacing.	n/a
	Chicane access points	n/a
	Minimum 2 benches with arms	n/a
	Boundary treatment of traditional railings 1.2m high black (RAL 9005) with horizontal to railing solid bar with lower flat bar rails	n/a
	Footpath 2m wide bitumen Macadam with precast concrete edging	n/a
	Litter/dog bins of galvanised steel bodies & powder galvanised prime & polyester powder coat	n/a
Dane Walk		
MUST be/have	Existing hedgeline retained and enhanced to height of 2.5 to 3m	n/a
	Minimum width 12m	n/a
	Litter/dog bins of galvanised steel bodies & powder galvanised prime & polyester powder coat	n/a
	Path links (secondary paths) 2m width unbound whin or granite dust	n/a
	Minimum 2 benches with arms	n/a
	Timber bollard of 200mm square with chamfered top, 450mm high and posts at max 2m centres	n/a
	Mown turf sward to first 1m eitherside of paths and minimum width 500mm as longer grass at base of hedges	n/a
	Provision of Natural play on the way, safe, durable BS EN1176	n/a
Highover Park		
MUST be/have	Centrally located NEAP of min 1,100sqm with min 8 play pieces (including min 5 for inclusive play); BS EN 1176	n/a
	Minimum 2 benches for parents and children	n/a
	1,000mm high bowtop rail in moss green (RAL 6005) with 2 soft close gates in yellow	n/a
	Safety matting – grass or bonded rubber mulch	n/a
	Boundary of timber posts at appropriate centres	n/a
	Planting that is non-toxic, thorn free within NEAP area	n/a
	Provision of additional formal play outside NEAP area	n/a
	450mm high timber knee rail to highway boundary	n/a
	Bollard lighting where not in highway with spacing to be agreed with HCC	n/a
	Litter/dog bins of galvanised steel bodies & powder galvanised prime & polyester powder coat	n/a
	Path links (secondary paths) of 2m width unbound whin or granite dust	n/a
	Pathways within Park minimum of 3.5m wide, bitumen Macadam, whin or unbound granite dust with precast concrete edges	n/a
	Minimum 2 benches with arms	n/a

	Parkland trees – native standard and some feature specimens	n/a
	Native shrub planting	n/a
	Mown turf minimum of 1m eitherside paths	n/a
	Minimum 500mm margin as longer grass at hedgeline	n/a
	Rough grass edges to Park and meadow grass within	n/a
	Retain and enhance existing hedge and pond	n/a
Threshing Barn Green		
MUST be/have	Path links (secondary paths) of 2m width unbound whin or granite dust	n/a
	Pathways within Park minimum of 3.5m wide, bitumen Macadam, whin or unbound granite dust with precast concrete edges	n/a
	Minimum 2 benches with arms	n/a
	Parkland trees – native standard and some feature specimens	n/a
	Native shrub planting	n/a
	Mown turf minimum of 1m eitherside paths	n/a
	Minimum 500mm margin provided as longer grass at hedgeline	n/a
	Rough grass edges to Park and meadow grass within	n/a
	450mm high timber knee rail to highway boundary	n/a
	Bollard lighting where not in highway with spacing to be agreed with HCC	n/a
	Litter/dog bins of galvanised steel bodies & powder galvanised prime & polyester powder coat	n/a
	Traditional estate style railings with single species hedge clipped to 600mm to perimeter of all private drives ; 1.2m high railings in black (RAL 9005). Horizontal top rail solid bar with lower flat bar rail	n/a
	Retention of ditch	n/a
Hitchin Meadows		
MUST be/have	Path links (secondary paths) of 2m width unbound whin or granite dust	n/a
	Pathways within Park minimum of 3.5m wide, bitumen Macadam, whin or unbound granite dust with precast concrete edges	n/a
	Minimum 2 benches with arms	n/a
	Parkland trees – native standard and some feature specimens	n/a
	Native shrub planting	n/a
	Mown turf minimum of 1m eitherside paths	n/a
	Minimum 500mm margin as longer grass at hedgeline	n/a
	Rough grass edges to Park and meadow grass within	n/a
	CSS10/FBC wild Bird Food Mix and Finch & Corn Bunting AB9 planting in the northern corner	n/a
	Path links (secondary paths) 2m width unbound whin or granite dust	n/a
	Pathways within Park min 3.5m wide, bitumen Macadam of whin or unbound granite dust with precast concrete edges	n/a
	Minimum of 2 benches with arms	n/a
	Litter/dog bins of galvanised steel bodies & powder galvanised prime & polyester powder coat	n/a
	Bollard lighting where not in highway with spacing to be agreed with HCC	n/a
	LEAP minimum of 400sqm activity zone with minimum of 6 play pieces including minimum of 3 for inclusive play	n/a
	Minimum of 2 benches for parents and children	n/a
	Safety surfacing in grass matting or rubber bonded mulch	n/a

	All planting nontoxic and thorn free	n/a
	Open boundary to LEAP with thornless native species hedge	n/a
SUDS/DRIANAGE		
MUST be/have	Attenuation pond side slopes 1 in 3 or flatter with flat bottom	Y
	Swales side slopes 1 in 3 or flatter	Y
	Seasonally wet SuDs seeded with EM8 Meadow mixture	n/a
SHOULD be/have	Permeable paving to be used at raised junction tables	Y
	Permeable brick paved edge to private driveways to assist in surface water management	n/a
	Trees and planters/build outs to contribute to stormwater management	n/a
ECOLOGICAL MITIGATION AND ENHANCEMENT		
MUST be/have	Minimum of 1,000sqm low management farmland bird habitat within Hitchin Meadows /along site boundaries	n/a
	Log piles/hibernacula incorporated into meadow/woodland edge planting	n/a
	All character areas and public open spaces to include ecological enhancement features such as boxes, hibernacula, log piles	n/a
	Minimum of 40 bird boxes for a range of species (1.1per hectare) split between integrated boxes within buildings and tree-mounted	n/a
	Minimum of 1 integrated bird box per character areas (target of 25-50%)	n/a
	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	n/a
MOVEMENT		
Primary Street (The Avenue)		
MUST be/have	Highway extent 17.5m width; design speed 20mph	Y
	2m footway eitherside	Y
	3m two-way cycleway on south side in coloured asphalt	Y
	Tarmac for footway and carriageway	Y
	Traffic calming raised tables of block paving at junctions providing at grade crossing for pedestrian/cycles	Y
	Raised Verge minimum of 2m separating carriageway from foot/cycleway with 9-12m spaced trees of extra heavy standard and 18-20cm girth. Rootballed	Y
	Verge minimum of 2.5m when parking bay on verge	Y
	Bus gate area block paving	Y
	Visitor On-street parallel bays into verge or 6mx2.5m. Tarmac.	Y
	Off street residents parking on plot side	Y
	Galvanised steel column lighting at back of footway	Y
	Utilities under footways	Y
	2 Bus stop shelters	
	Junction radii of 6m	Y
SHOULD be/have	6m carriageway width	Y

Secondary Street		
	Highway extent of 12m; Design speed 20mhp; shared space environment	n/a
	2m footway either side except facing open space	n/a
	Tarmac for carriageway/footway	n/a
MUST be/have	Connect to The Avenue	n/a
	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	n/a
	Frontage access	n/a
	Visitor Parallel parking bays into verge of 6mx2.5m, or 5mx2.5m perpendicular. Tarmac	n/a
	Off street residents parking on plot side and front	n/a
	Galvanised steel column lighting at back of footway	n/a
	Utilities under footways	n/a
	2 Bus stop shelters	n/a
	Junction radii of 6m	n/a
	Tactile paving at dropped kerbs	n/a
	Build outs to include parking bays, build outs located every 60-70m with landscaping	n/a
SHOULD be/have	5.5m carriageway width (shared space with cars and cycles); narrow to 3m where build out features	n/a
Tertiary Street 1, 2 (Lane), 3 (Edge)		
MUST be/have	Highway extent of 4.8m shared space width for cars, cycles, pedestrians; Design speed 20mph; shared space environment	n/a
	Block paving with contrasting colours in key locations	n/a
	Traffic calming build outs to be landscaped. Located every 60-70m	n/a
	No verge	n/a
	Visitor On street parallel parking bays of 6x2.5m, or 5mx2.5m perpendicular, located between build outs. Tarmac	n/a
	Off street residents parking on plot side and front	n/a
	1.2m service margin for utilities in longitudinal block setts or paving in contrasting bond	n/a
	Junction radii 6m	n/a
	Galvanised steel column lighting at back of footway	n/a
	On plot trees spaced min 1 tree per 4 plots extra heavy standard 14-16cm or 16-18cm girth. Bare root or rootballed	n/a
SHOULD be/have	Carriageway width of 4.8m shared space for cars, cycles, pedestrians; 6m where cars drive not parking bays; 4.1m where cars pass; 3m where build outs are located.	n/a
Informal Street		
MUST be/have	Highway extent of 4.1m width shared surface for cars, cycle, pedestrians. Design speed 10 mph	n/a
	Block paving	n/a
	Visitor On-street parallel parking bays of 6mx2.5m , or 5mx2.5m perpendicular, tarmac	n/a
	Off Street residents parking on plot side and front	n/a
	Low level lighting	n/a
	Utilities located under one side of surface	n/a

SHOULD be/have	Carriageway of minimum 4.1m shared space for cars, cycles, pedestrians	n/a
Car Parking Standards		
MUST be/have	1 bed min 1 parking space	n/a
	2+ bed houses min 2 parking spaces	n/a
	2 bed flats min 1 parking space SHOULD???	n/a
	Visitor parking unallocated for 0.25-0.75 space per dwelling	n/a
	Garages to be 7mx3m if counted as parking space	n/a
	On plot front parking to include min 2.5m gap every 4 spaces	n/a
	Car ports to be without garage doors	n/a
	On plot side, front and courtyard parking spaces to be tarmac with block paving to mark circulation areas	n/a
	EV chargers to ALL houses to be located on side elevation	n/a
Cycle Parking Standards		
MUST be/have	1 bed minimum 1 secure space	n/a
	2+ bed minimum 1 secured space	n/a
	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	n/a
	Visitor provision 1 space per dwelling	n/a
BUILDING FORM/CHARACTER AREAS		
The Avenue		
MUST be/have	Primarily of semi-detached/terraced dwellings with detached/apartments as corner buildings	n/a
	Upto 3 storeys	n/a
	Key buildings/corners use different material palette/detailing	n/a
	Continuous set back building line 2-4m	n/a
	Car links/links	n/a
	Primarily front facing gable roofs	n/a
	On plot parking for houses; rear court parking for apartments	n/a
	Main wall rough-cast render off-white or white to ¾ of elevation from ground floor sill on houses, second floor on apartments	n/a
	Dark red/burgundy brick as complementary material and for corbel/brick eaves	n/a
	Grey roof tile	n/a
	Windows dark grey with top hung bars	n/a
	Lean -to canopy to predominate, with occasional pitched porches	n/a
	Black/dark grey rainwater goods	n/a
	Flat arch or arch header in brick multi red on corner plot and end stop vistas	n/a
	Upto 1.2m high vertical railings in black or grey with native clipped hedge upto 600mm on primary frontages to public realm	n/a
	1.8m brick wall for side boundary on public realm/internal courtyards to match main wall material	n/a
	Up to 1.8m close boarded fence for internal plots between gardens	n/a
	Street type – primary road, secondary road, small section of lane	n/a

SHOULD be/have	Opportunity for dormers	n/a
	Opportunity for occasional rear court parking for houses	n/a
Special Place – High Dane		
MUST be/have	Continuous building line set back 2-4m	n/a
	Roof ridge aligned to building frontage. Front gables to punctuate.	n/a
	On plot parking for houses; rear court parking for apartments	n/a
	First plots adjacent High Dane as semi-detached with no garages	n/a
	Main wall rough-cast render off-white or white to ¾ of elevation from ground floor sill on houses, second floor on apartments	n/a
	Dark red/burgundy brick as complementary material and for corbel/brick eaves	n/a
	Grey roof tile	n/a
	Windows dark grey with top hung bars	n/a
	Black/dark grey rainwater goods	n/a
	Flat arch or arch header in brick multi red on corner plot and end stop vistas	n/a
	Brick quoins without canopy in multi red	n/a
	Projecting brick quoins along edges in dark red-burgundy	n/a
	Upto 1.2m high vertical railings in black or grey with native clipped hedge upto 600mm on primary frontages to public realm	n/a
	1.8m brick wall for side boundary on public realm/internal courtyards to match main wall material	n/a
	Up to 1.8m close boarded fence for internal plots between gardens	n/a
SHOULD be/have	Opportunity for dormers	n/a
	Opportunity for hipped or barn-end roofs adjacent to High Dane	n/a
Special Place – The Gateway		
MUST be/have	Continuous building line set back 2-4m	n/a
	Primarily front facing gable roofs	n/a
	On plot parking for houses; rear court parking for apartments	n/a
	Detached predominant on Stotfold Road; mainly terraced along The Avenue with potential courtyard arrangements and FOGS	n/a
	Main wall rough-cast render off-white or white to ¾ of elevation from ground floor sill on houses, second floor on apartments	n/a
	Dark red/burgundy brick as complementary material and for corbel/brick eaves	n/a
	Grey roof tile	n/a
	Windows dark grey with top hung bars	n/a
	Black/dark grey rainwater goods	n/a
	Flat arch or arch header in brick multi red/reconstituted stone on corner plot and end stop vistas	n/a
	Mainly pitched porches	n/a
	Upto 1.2m high vertical railings in black or grey with native clipped hedge upto 600mm on primary frontages to public realm	n/a
	1.8m brick wall for side boundary on public realm/internal courtyards to match main wall material	n/a
	Up to 1.8m close boarded fence for internal plots between gardens	n/a
SHOULD be/have	Opportunity for dormers	n/a
Highover Green		

MUST be/have	School - Upto 2 storeys with entrance upto 3 storeys in a contemporary style; buildings to flank the square with public -facing interaction elements such as administration, reception areas along square frontage; designed in accordance with Secured by Design for Schools; playing fields to north side of school building; boundaries to north/east/west of high quality green or black fencing with natural planting; car park to contain disabled spaces with direct route to building entrance; single point of access to car park; car park to east or behind school building behind solid wall; cycle parking close to school entrance; high quality durable brick	n/a
	Neighbourhood building – upto 2 storeys with a taller element visible above any tree in square and in a contemporary style with high quality durable brick; loading and servicing discrete with raised loading bay to match footway height (25mm); active overlooking of square; building must frame square; car parking to rear with some short-stay to side; cycle parking close to entrance.	n/a
	Public realm – public square must be minimum 1,250sqm (excluding the bus corridor); cohesive block paving; grid statement trees; raised planters to integrate formal seating and frame bus route; cycle parking and seating within square; area in front of school to allow people to gather and circulate; pocket square between school front and Highover Park to be articulated with a gate structure/seating/play features; Existing hedges and trees to be removed ; cycle parking.	n/a
	Bus gate – single bus lane through square in paving that matches square; eastern end to be distinct tarmac with coloured markings to deter motorists; ANPR on lighting column if and when needed.	Y
	Tegula concrete setts in Pennet grey and burnt ochre	n/a
	Conservation X blocks in silver grey and /or charcoal for feature banding	n/a
	Trees to be narrow canopy	n/a
	Single species robust hedging to delineate boundaries	n/a
	Modern chunky timber and metal street furniture – Litchard seating bench (Broxap Ltd or similar); Redsmere litter bins	n/a
SHOULD be/have	School – covered/recessed walkway along frontage; strong civic presence; defibrillator on perimeter; legible inside and out	n/a
	Neighbourhood building – frontage incorporate glazing and landmark feature; external seating	n/a
	Public realm – lighting to respond to tree grid; materials and street furniture to complement Highover Green; paving to define pedestrian priority and should be permeable; incorporation of wayfinding features; trees to be different from remainder of The Avenue character area	n/a
	Selective variations in building line; creation of strong sense of enclosure; key buildings to offer shelter within public-facing facades	n/a
	Key building roofs to vary from residential form and context	n/a
Threshing Barn Green		
MUST be/have	Predominant detached to frontage with open space/listed barn; semi-detached on internal block with occasional terrace	n/a
	Upto 2.5 storeys with 3 storeys at intersection with Highover Park	n/a
	7 self build plots	n/a
	Key buildings/end stops different material palette or detailing	n/a
	Continuous frontage along internal block with minor gaps. Consistent spacing on southern edge of block	n/a
	Set back 2m along edges with 1-2m within blocks	n/a
	On plot side parking for detached/semi-detached; on plot frontage parking with planting gap of 2.5m every four bays for semi-detached and terraces	n/a
	Pitched roof aligned parallel to street. Front facing gables along southern edge	n/a
	Black weatherboard primary wall material facing open space for ¾ of elevation. Internal block key buildings weatherboard from ground floor window	n/a

	Red brick primary wall material on internal block with multi-red brick as complementary to weatherboarding facing open space and for key buildings or corner end vistas	n/a
	Roof tile grey	n/a
	Windows white for internal plots and dark grey on open space frontage. Top hung	n/a
	Arch header and sill multi-red colour	n/a
	Timber pitched or lean-to canopy in black with additional support legs facing open space	n/a
	Exposed rafter feet dark grey/black without corbel/brick eaves detail. Bargeboards in dark grey/black	n/a
	Dark grey/black rain water goods	n/a
	Estate stock rolling 1.2m railings. Ornamental hedge to 600mm on primary frontage.	n/a
	Single row bollard evenly spaced to mark open space/pedestrian/cycle route	n/a
	1.8m brick wall for side boundary matching main building material	n/a
	Close boarded fence to 1.8m for internal plots between gardens	n/a
	Secondary and tertiary streets/lanes	n/a
SHOULD be/have	Opportunities for visitor parking bays in verges along road/public open space edge	n/a
Grovelands		
MUST be/have	Detached/semi-detached/terraced along secondary street	n/a
	Predominant terraced on existing boundaries and pocket park	n/a
	Detached facing Highover Park	n/a
	Upto 2.5 storeys with taller buildings on key corner plots or along pocket park	n/a
	Continuous building line with set back 2m with small front garden	n/a
MUST be/have	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	n/a
	Pitched roof aligned parallel to street	n/a
	Gable fronted on key end stops and corners	n/a
	Primary wall material red brick (ratio 60%)	n/a
	Multi red brick secondary material (25%), especially tertiary street	n/a
	Render in white/off-white for key corners/end stop vista on secondary road (15%). Render from first floor height on main elevation	n/a
	Roof tile grey for 70% along secondary street. Other roof tile red for tertiary street/courtyards 30%	n/a
	No corbel or brick eaves detail	n/a
	Windows in white top hung	n/a
	Flat canopy	n/a
	Fascias/sofits/bargeboards white	n/a
	Black or dark grey rainwater goods	n/a
	Flat arch headers and sill of reconstituted stone on secondary road; in red brick for corners along tertiary roads	n/a
	String courses, window surrounds in contrasting brick colour	n/a
	Low clipped hedge 600mm with shrub planting for boundaries	n/a
	Single row timber bollards uniformly spaced to mark open space and ped/cycle route	n/a
	Black/grey metal vertical railings 1.2m on primary frontage to public realm	n/a

	1.8m brick wall for side boundary with public realm or internal courtyard, matching main building material	n/a
	Close boarded fence 1.8m for internal plots between gardens	n/a
	Secondary street, tertiary street 1 & 2, informal street	n/a
Grovelands Pocket Park Frontage		
MUST be/have	As Grovelands except...	n/a
	Main material rough-cast render in white/off white on main elevations or gables from first floor height	n/a
	Dark red/burgundy brick as secondary wall material	n/a
	Grey tile roof	n/a
	Corbel/brick eaves in dark red/burgundy brick	n/a
	Windows in dark grey top hung with bars	n/a
	Lean-to canopy in multi red on corner plots where render is used	n/a
Grovelands Highover Park Frontage		
MUST be/have	Detached dwellings	n/a
	As per Threshing Barn Green appearance	n/a
	Staggered frontage building line with variable set back	n/a
	Pitched roof aligned parallel to street with front facing gables	n/a
	On plot side parking	n/a
	Black weatherboard as wall material for ¾ of main elevations	n/a
	Multi-red brick to complement	n/a
	Grey roof tile	n/a
	Dark grey windows top hung	n/a
	Timber pitched or lean-to canopy in black, with support legs	n/a
	Exposed rafter feet in dark grey/black without corbel or brick eaves. Bargeboards in dark grey/black	n/a
	Rain water goods in dark grey or black	n/a
	Boundary treatment as per Grovelands	n/a
Meadow View		
MUST be/have	Primarily detached with semi-detached/terraced around urban squares	n/a
	Building set back 2-6m where front parking required; minor gaps between dwellings where continuous frontage required	n/a
	Upto 2.5 storeys	n/a
	Gable fronted on end stops/corners	n/a
	Pitched roof parallel to street; some hipped/barn style roofs	n/a
	On plot side parking for detached/semi-detached	n/a
	On plot front parking for integral /semi detached/terraces with planting gap of 2.5m for very four bays	n/a
	Wall material multi-red brick (ratio 60%)	n/a
	Red brick complementary secondary material 20% along tertiary roads	n/a
	Primary roof ratio 60% red tile. Secondary tile in grey	n/a
	Flat arch or arch header in brick as per main wall	n/a
	Corbel or brick eaves in red brick and where render is used	n/a
	Reconstituted stone/soldier course for window sills	n/a

	Windows in white with sash bars, Georgian bars or leaded	n/a
	Flat canopy or lean-to	n/a
	Fascias/sofits, bargeboards in white	n/a
	Dark grey/black rainwater goods	n/a
	On key corners black/grey metal estate vertical railings to 0.9m with 600mm low clipped hedge and shrub planting	n/a
	1.8m brick wall for side boundary with public realm or internal courtyards	n/a
	Close boarded fence 1.8m for internal plots between gardens	n/a
	Secondary street, Tertiary street 1, Lanes/Edges, Informal street	n/a
SHOULD be/have	Rough cast render in white or cream to gables at key locations to ¾ main elevation from ground floor sill (20%)	n/a
Meadow View Frontage with Dane Walk & Hitchin Meadows		
MUST be/have	As per Meadow View except....	n/a
	Detached along Dane Walk; Detached facing Hitchin Meadows. Terraced facing Icknield Linear Park	n/a
	Red brick to Dane Walk frontage	n/a
	Multi-red brick to Hitchin Meadows frontage	n/a
	Red hanging tile as secondary material on projecting gables	n/a
	Primary roof tile is grey	n/a
	Flat arch headers and sill of reconstituted stone at corners on secondary roads	n/a
	No metal railings	n/a
	Timber post and rail 1.2m	n/a
SERVICES/UTILITIES		
MUST be/have	Landscape buffer to sub-stations/gas governors/telecommunications boxes	n/a
	Sub-station to have double doors that front to public vehicular access route	n/a
	On-plot bin storage within a covered store	n/a
	Communal covered and secure bin storage for apartments	n/a
	Maximum drag distance for bins from main dwelling entrance is 30m	n/a
	Waste collection vehicles maximum distance to bin storage point is 25m for houses; 10m for apartments	n/a
SHOULD be/have	Substation building to be separate to residential dwellings	n/a
	Substation in brick and masonry matching material of surrounding dwellings	n/a
	Utility boxes designed to blend into surrounding character area	n/a