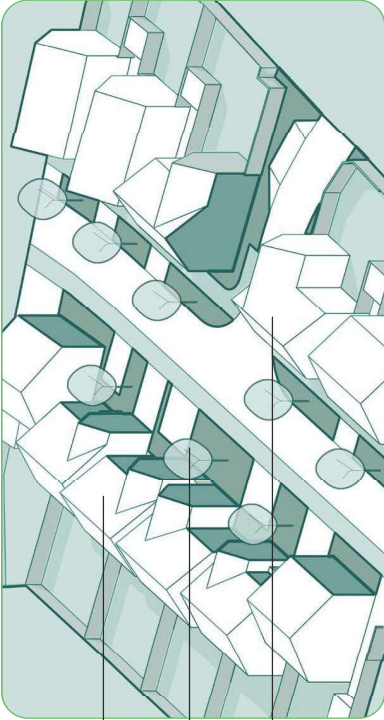


24/02906/DOC - Design Code (Cont'd)

Meadow View Character Area

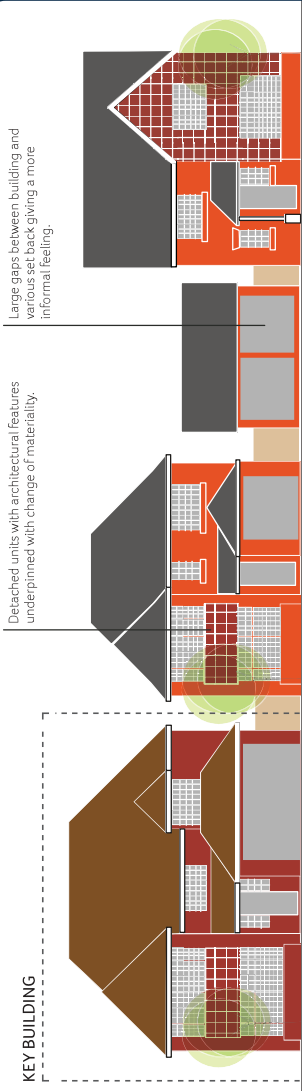


Pitched roof parallel to the street. Gable features will help to define key locations, enhancing the architectural character of the area.

The generous landscape supports the designated end stop locations and breaks the front parking arrangement.

Corner plots with dual aspect framing to create space and acting as wayfinding feature.

Indicative Massing



KEY BUILDING

Detached units with architectural features underpinned with change of materiality.

Large gaps between building and various set back giving a more informal feeling.

Indicative Streetscene - Key frontages



RED BRICK

MULTI RED BRICK

RED TILE

WHITE/CREAM

GREY TILE

Proposed Materials



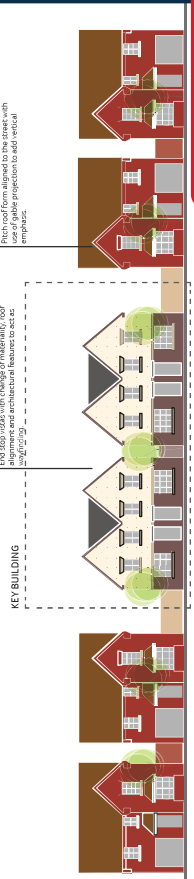
RED BRICK
ALONG SANE
WALK

MULTI RED BRICK
ALONG HITCHIN
MEADOWS

RED TILE
HANGING

GREY TILES

Proposed Materials - Key frontages



KEY BUILDING

Key steps relate with change of materiality, roof alignment and architectural features to act as wayfinding.

Pitched roof form aligned to the street with use of gable projection to add vertical emphasis.

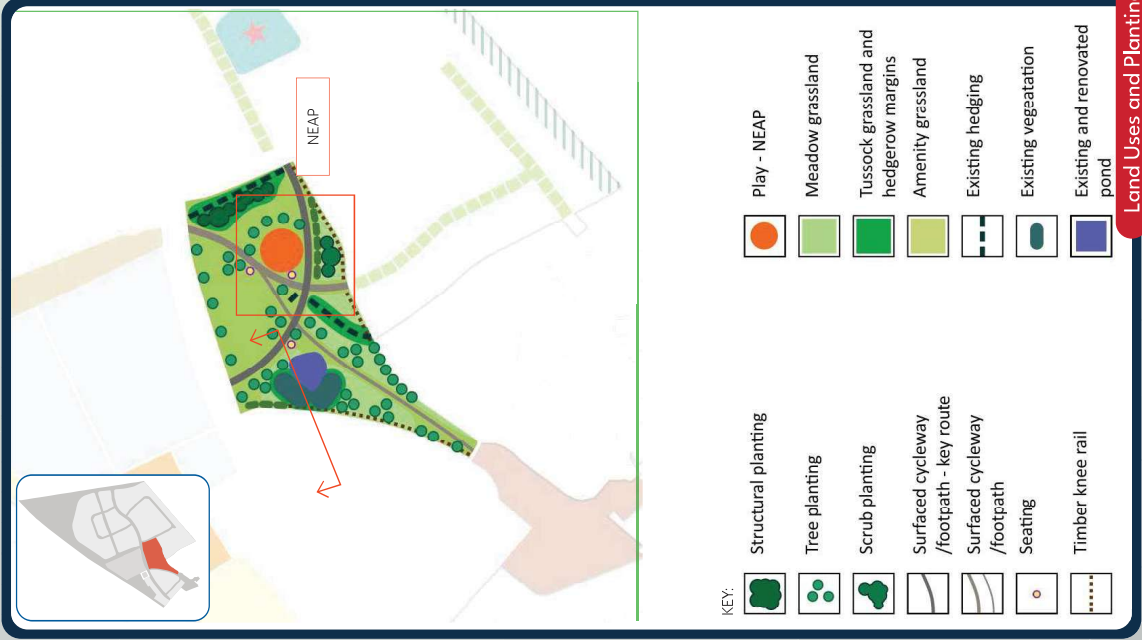
Indicative Streetscene

Phase 1 Residential Proposals (Cont'd)



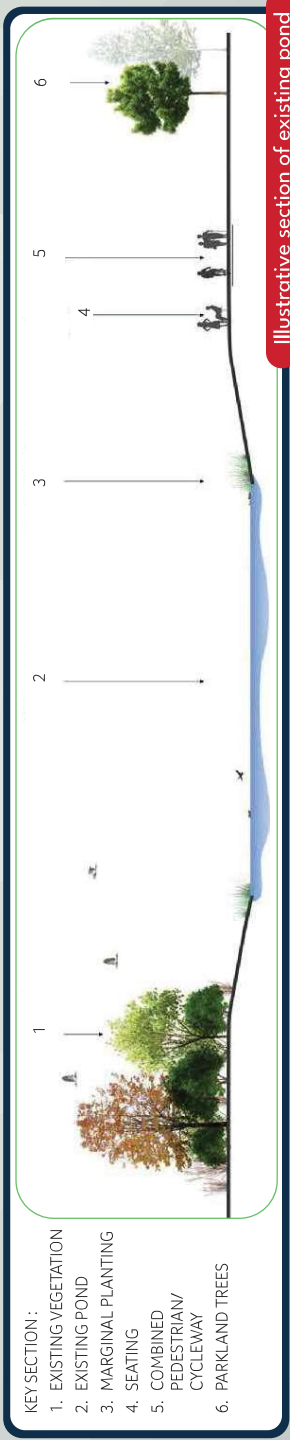
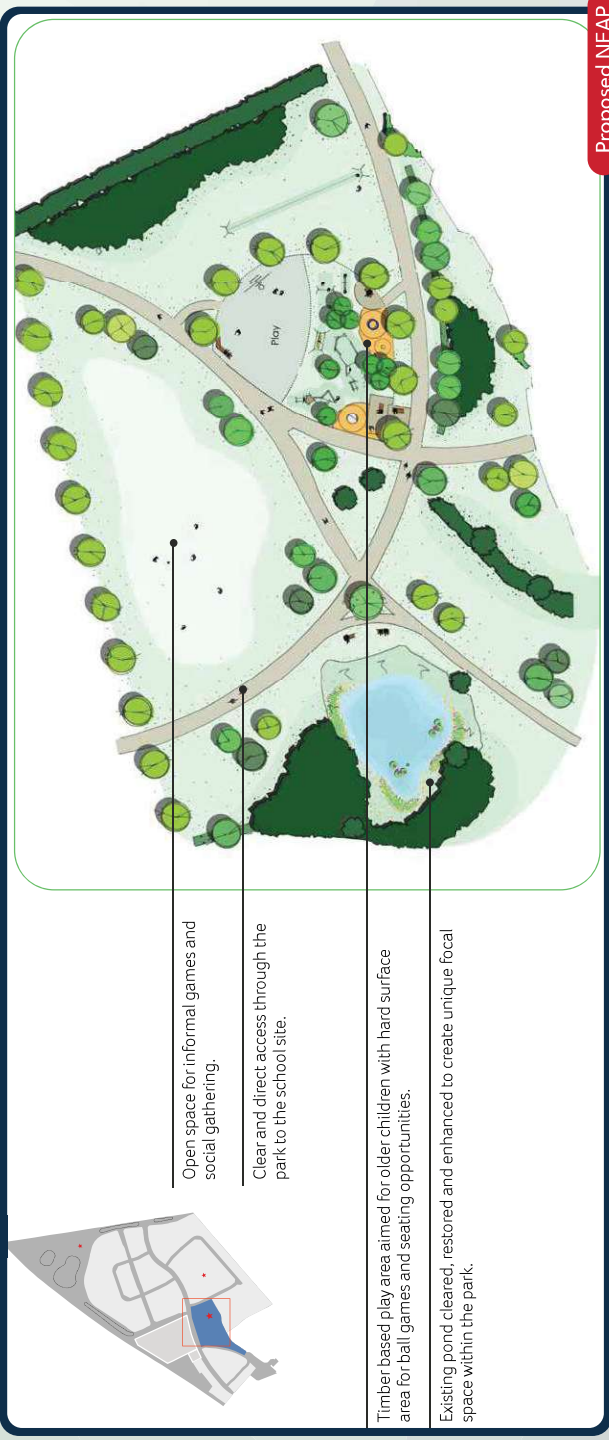
Land at Highover Farm, Hitchin

Highover Park



Highover Park will provide the largest dedicated playspace and equipment. The space will have a minimum of activity zone of 1,100m2 and contain at least 8 play experiences, consisting of at least 5 “inclusive” pieces of play and swing units for both toddlers and older children. An area offering seating and social integration opportunities will be included, as will benches for parents and children to interact.

Safety surfacing will be provided, either as grass matting or bonded rubber mulch, installed to suit current regulation. All planting will be non-toxic and thorn free and will provide a transition to the native treatment of the wider meadow area. Boundary treatments will be provided to not allow children to leave unattended. Gates will be finished in yellow to aid partially sighted users.



Highover Park (Cont'd)



NATIVE PLANTING



POND PLANTS



BOWTOP RAILING IN ASPECT ©BDW



KNEE RAILING



EXISTING POND



PLAY AREA WITH TIMBER EQUIPMENT

Dane Park

Dane Park is a linear park and will typically no narrower than 12m in width. The existing hedge line will be retained, enhanced and infilled to secure its welfare and future with an appropriately located path meandering through this more informal and rural in character space offering access and connectivity for users.

What do you think of our own and play space proposals?

What would you like to see more of?

Is there anything you think we should change?



Land Uses and Planting

