

Built Form and Landscape Design Code

Land East of The Common, Barwell

On behalf of Redrow Homes Ltd (Harrow Estates Division) | 18 December 2023





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Disclaimer
This drawing/document is for illustrative purposes only and should not be used for any construction or estimation purposes. Do not scale drawings. No liability or responsibility is accepted arising from reliance upon the information contained in this drawing/document.



opposite: The application site is denoted by the red line. Additional land within the applicant's control is denoted by the blue line.

1. Introduction

This document has been prepared to guide future Reserved Matters applications and demonstrate a commitment to deliver high quality design at Land East of The Common, Barwell.

1.1 The Development

1.1.1 The description of development is as follows:
"Demolition of all buildings on site and development of up to 95 dwellings, together with associated access, open space and landscaping"

1.1.2 The application is made in outline with all matters, except for access, reserved. The development is for up to 95 dwellings, together with associated access,

open space and landscaping. Full details of the vehicular access from The Common are submitted for approval. The application is supported by an Illustrative Masterplan which sets out the Applicant's particular proposals for the site, including strategic landscaping proposals, demonstrating why this proposal should be considered acceptable.

1.1.3 The Application is supported by an accompanying Design and Access Statement (DAS) which explains the design principles and concepts that have been applied to the development; and how issues relating to access to the development have been dealt with.

1.2 The Design Code

1.2.1 The Built Form and Landscape Design Code has been prepared to direct the preparation of Reserved Matters proposals pursuant to the anticipated approval of the Outline Planning Application this statement accompanies. It contains placemaking principles for the future development of the site and focuses on the built form and landscaping aspects of the scheme.

1.2.2 All development situated within the site must adhere to the regulations set out within this document. Mandatory principles and requirements are highlighted as follows throughout the document:

- The site will deliver...
- All streets must be...

1.2.3 It has been prepared in order to demonstrate a commitment to deliver high quality design at Land East of The Common, Barwell.

1.2.4 It is intended that this document is bound into any permission, with an appropriately worded planning condition requiring that future reserved matters applications adhere to the principles and parameters that this document establishes. The condition that we are suggesting is applied to any permission reads:

"All applications for approval of reserved matters shall be broadly in accordance with the Design Code, dated ..."

below: Artist's impression of the site entrance



2. Site Wide Principles

This section explains the site-wide design strategy that underpins the development and introduces binding principles to establish an overall development character.

2.1 Regulatory Plan

2.1.1 The Regulatory Plan sets out the mandatory placemaking elements of the masterplan. All information contained within the Regulatory Plan is mandatory and must be cross referred to the relevant section where more detailed design guidance relating to the development characteristics is provided.

2.1.2 A limited deviation of +/- 5m should be allowed to area boundaries to give flexibility of the detailed street design at Reserved Matters stage, whilst balancing the overall quantum.

2.1.3 Routes shown are approximate, start and finish points are fixed, the exact route will be refined at Reserved Matters stage.

2.1.4 It is integral to design quality that attention to detail within the buildings, streetscape and landscape is paid. The Regulatory Plan embodies the landscape and townscape concepts and principles set out and established in this report and provides a reference point for how these concepts and principles are developed in more detail through the Code.

2.1.5 The Illustrative Masterplan on the following page shows one way in which this could be achieved.

-  Site boundary
-  Land also under the control of the applicant
-  Proposed all modes access
-  Proposed pedestrian and cycle access
-  Proposed pedestrian access
-  Proposed pedestrian route
-  Proposed pedestrian and cycle route
-  Residential development core
-  Residential development edge
-  Self build development
-  Public open space
-  Meadow grassland with mown paths
-  Maintenance area
-  Attenuation area
-  Proposed green corridors (to include verges and/or swales)
-  Existing hedges / trees / planting
-  Proposed hedges / strategic planting infrastructure
-  Play area

opposite: Regulatory Plan



2.2 The Illustrative Masterplan

2.2.1 The Illustrative Masterplan on the opposite page provides an indication of how the principles set out in the Regulatory Plan may be configured.

2.2.2 The main features of the scheme are set out below and are marked on the plan accordingly:

- 1** Access from The Common, with a main street leading through to a focal green space, which in turn leads through the wider green space.
- 2** Pedestrian and cycle access from Dawson's Lane can provide a direct route to the town centre.
- 3** The main street leads to courtyards and private drives, creating an edge of settlement feel.
- 4** Green space permeates the masterplan, taking advantage of existing informal links to the open space proposed to the east and linking this back into the residential area. There are a number of incidental green spaces within the residential area.
- 5** The SUDS area is located to the south of the residential area, within the green edge to the site.
- 6** Swales are proposed as part of the Green Infrastructure (GI) strategy, providing GI links through the development
- 7** The play area is within the development footprint and forms a focal green space in the centre of the development and part of an east west GI link.
- 8** Buildings address POS, with private drives to promote quiet streets and development frontages overlooking them to provide natural surveillance.

-  Site boundary
-  Land also under the control of the applicant
-  Proposed all modes access
-  Proposed pedestrian and cycle access
-  Proposed pedestrian access
-  Proposed pedestrian route
-  Proposed shared pedestrian and cycle route
-  Residential development
-  Self build development
-  Proposed main street and pathway
-  Proposed shared surface
-  Public open space
-  Meadow grassland with mown paths
-  Maintenance area
-  Attenuation area / swales
-  Existing hedges / trees / planting
-  Proposed trees
-  Proposed woodland
-  Proposed hedges / strategic planting infrastructure
-  Play area
-  Outdoor recreation
-  Walking routes
-  Offsite proposed permissive pedestrian route

opposite: Illustrative Masterplan





2.3 Sustainable Design

2.3.1 The National Planning Policy Framework clearly highlights that sustainable development is that which seeks to balance economic, social and environmental objectives.

Social and Economic Benefits

2.3.2 The development should provide social and economic benefits to both new and existing residents, through:

- The provision of 30% affordable homes.
- A mix of dwelling sizes including 2, 3 and 4 bedroom homes, to provide a balanced community.
- The inclusion of extensive Green Infrastructure, providing local recreational opportunities for new and existing residents.
- Design in accordance with Manual for Streets and the Building for a Healthy Life Guidance, to enhance the well-being of residents.
- Creation of new jobs throughout the construction period.
- Section 106 benefits for the area.

Mitigating and Adapting to Climate Change

2.3.3 The development should incorporate a range of measures to reduce carbon emissions, mitigating the effects of climate change and adaptation measures to ensure long term resilience. Measures should include:

- Orientation of dwellings to allow the installation of Solar Photovoltaic Panels where possible.
- Homes to include heat pumps or be designed to be heat pump ready.
- Electric Vehicle charging infrastructure should be provided for all homes.
- Reducing carbon emissions in line with the full Future Homes Standard will deliver Net Zero Ready homes and allow for the ability to live Net Zero through the purchase of certified renewable energy.
- Specification of water efficient fittings to reduce water consumption to 110 litres per person per day in line with the government’s higher water efficiency standard.
- Development of new homes in Flood Zone 1 and provision of a surface water drainage system designed to mitigate a 1 in 100 storm event, including a 40% allowance for climate change.
- Homes designed to take into account increasing annual temperatures set out in the UKCP18 climate projections to minimise the risk of overheating.

- Windows should be positioned to allow for cross ventilation, reducing the need for mechanical cooling.
- Room layout within the buildings should be considered, with bedrooms placed on the cooler side of homes.
- Trees should be used as natural shading, in accordance with The Value of Trees toolkit created by Leicestershire County Council.

Environmental Protection and Enhancement

2.3.4 Through a range of measures the development should aim to protect and enhance the local environment, including:

- Buildings should make use of sustainable materials to reduce environmental impacts of construction.
- The development should prioritise walking and cycling by including connections to existing pathways and the provision of cycle storage for all homes.
- Provision of measures to protect on-site ecology and enhancement measures to deliver a biodiversity net gain in excess of 10%.
- The size of back gardens should facilitate the growing of food.
- Trees planted in back gardens should be fruit trees.
- Hedgehog highways should be provided through back gardens.
- Swift boxes should be included on the new homes.
- Provision of sustainable waste management measures through construction and operation of the site to reduce pollution, minimise waste and encourage recycling. This could be in conjunction with the local allotment association.
- The development should allow adequate space for the inclusion of storage space for waste and recycling bins within private rear gardens.
- All the proposed gardens should have external pedestrian routes to them, to allow ease of access for bins / recycling.



2.4 Development Blocks

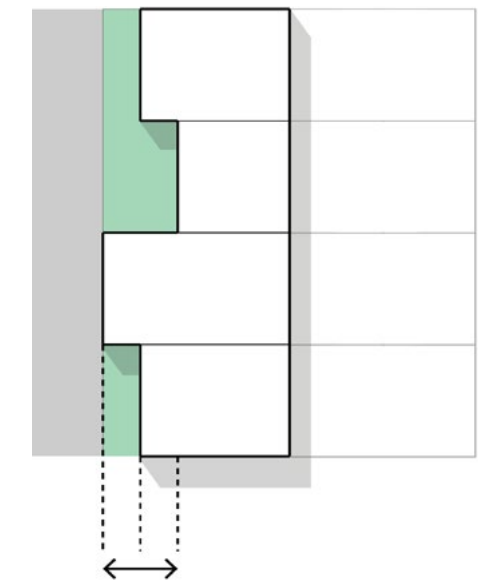
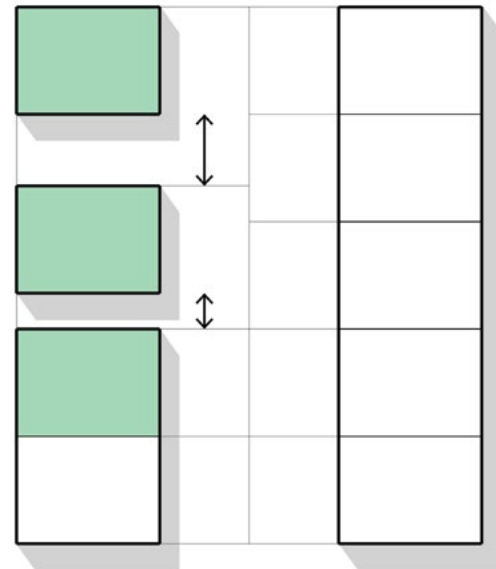
2.4.1 The characteristics of blocks and buildings within the masterplan, such as block shape and size, pattern of individual building plots, continuity of building lines, and heights of buildings, should be varied in design to impart particular character to different parts of the masterplan and to allow and encourage particular activities both within buildings and outdoor streets and spaces.

2.4.2 Varying the block size and shape throughout the site will contribute towards an interesting and varied neighbourhood. Long, linear blocks can feel more formal such as along the main route through the site, while smaller blocks feel more domestic in character.

2.4.3 Including a range of different building plots within urban blocks will also provide variety and can create different degrees of enclosure and formality. Quieter streets around the edges of the site should be less continuously contained by buildings that could also be lower in height, signifying lower density. More active streets and areas will have higher proportions of continuous frontage to create a strong sense of place and formality.

2.4.4 Buildings and streets should be carefully positioned to provide a series of changing views and perspectives that provide interest and encourage the pedestrian to move through the site. Changing views are created by:

- Utilising different set-back distances to create varying characters and spaces.
- Situating focal buildings, which differ from the surroundings through height or architectural design, at important entrances and at key corners to aid legibility.



2.4.5 While there will be variation in urban blocks, as explained above, the following principles are mandatory:

- Perimeter blocks should have development fronting all streets to ensure natural surveillance
- Facing rear windows to be a minimum of 21m from each other
- Rear gardens to be a minimum of 50m²
- Buildings situated at corners must provide windows and attractive frontage onto each adjacent street

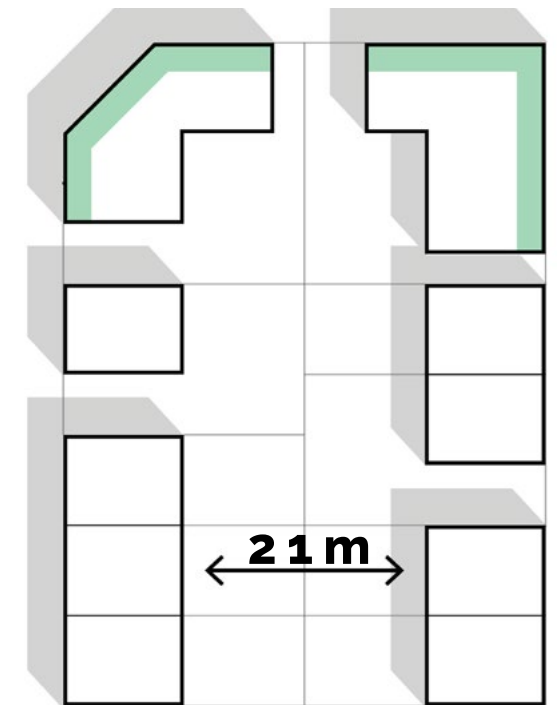
2.5 Building Heights

2.5.1 The careful design and manipulation of building heights can add to a legible and rich environment. Within the masterplan, taller buildings help signify main routes, whilst lower building forms can sensitively address existing landscape edges.

2.5.2 A mix of building heights will create a more informal streetscape, particularly around low-density residential streets.

2.5.3 Mandatory principles regarding building heights are:

- 2 storey dwellings should be no more than 9m tall
- Where chimneys are found these should be a minimum of 1m tall

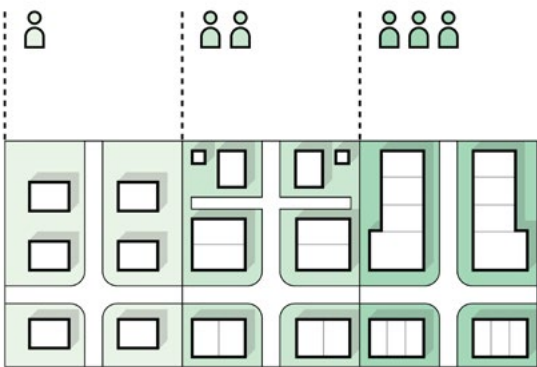


2.6 Density

2.6.1 Densities of built residential development should be varied within the site in order to address the following principles:

- To create differentiation and distinction between areas of greater use mix and intensity, such as at the primary street, and areas of lower use mix and intensity, such as areas overlooking the green edges of the proposed development.
- Reinforce the urban design characteristics of different street types, thereby enhancing environmental legibility.
- Adding to the creation of a range of residential character areas accommodating different housing size mixes, thereby contributing to the development of a sustainable mixed community.

2.6.2 The density of development should be appropriate for the site's location and reflect the lower density areas of Barwell. The average density across the site should be approximately 25 dwellings per hectare.



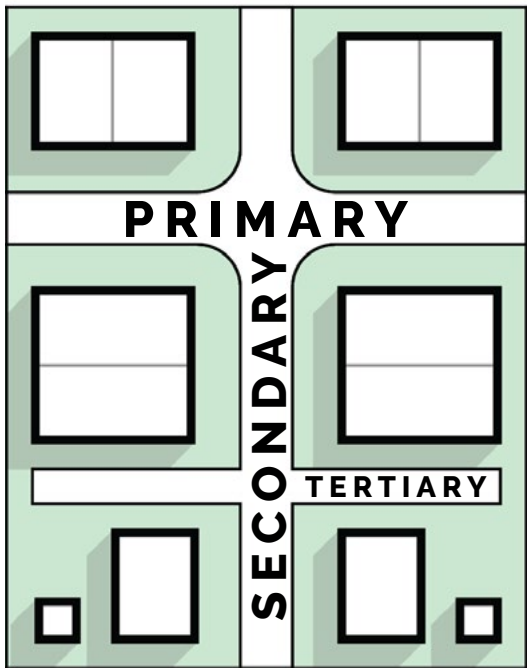
2.7 Streets

2.7.1 Streets are the public thoroughfares used as pedestrian, cycle and vehicular routes onto which buildings or public spaces open. Streets are the primary urban design component within the masterplan and provide the connective framework around which urban blocks are structured.

2.7.2 The scheme should consist of a clear hierarchy of streets that provide a connected network of routes of differing size, appearance, function and level of activity, that help people find their way and understand the function and character of the place that they are passing through.

2.7.3 A primary route should run through the site, with smaller residential streets, courtyards and private drives accessed from it.

2.7.4 The routes should all form part of a site-wide movement strategy that ensures efficient and sustainable connectivity for pedestrians, cyclists, public transport and cars.



2.8 Creating a Place

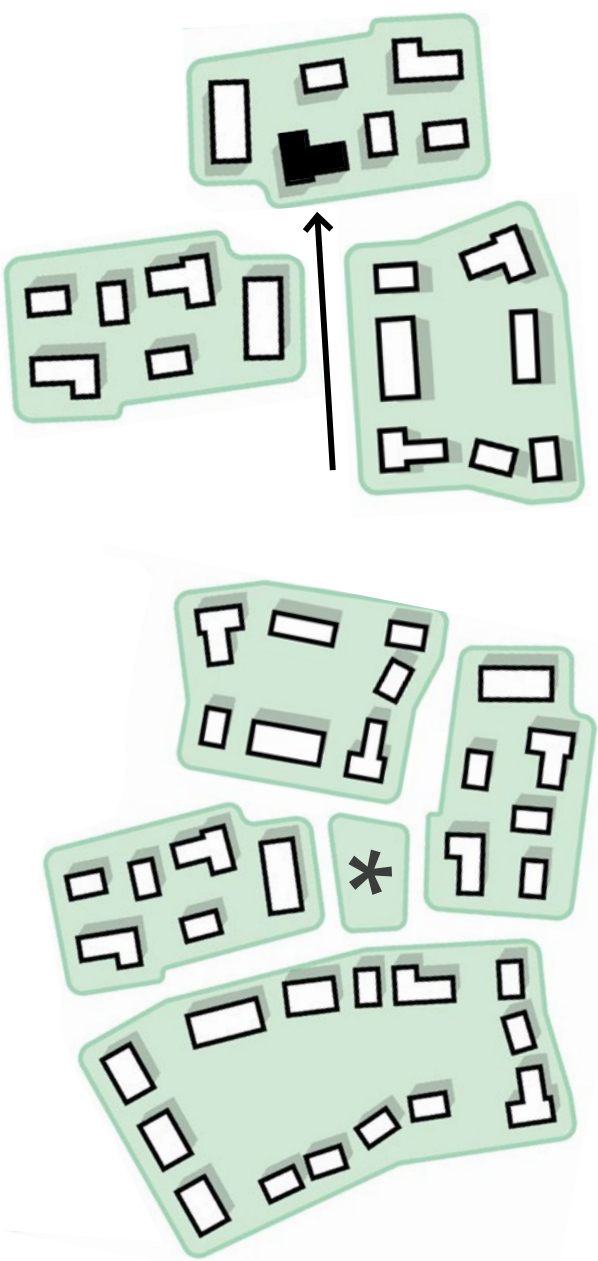
2.8.1 Focal buildings and focal spaces should be used within the masterplan to create interest and to form memorable places.

2.8.2 Focal buildings should be easily identifiable and can be distinctive by the use of colour, material, landscaping, building height or roof form.

2.8.3 Focal buildings should be situated at key corners to frame views within the development or emphasise movement corridors, or located at vista ends to create interest and recognisable points within the development.

2.8.4 Focal spaces are 'landmark' spaces within the development which will have a high level of activity or a distinct sense of place, and should be easily recognisable. The streets, landscape and buildings around these focal spaces should be carefully designed to create a distinctive character. Using continuous frontage and locating main building entrances onto a focal space will contribute towards this.

2.8.5 The strategy for creating focal spaces and situating focal buildings is based on locations of green infrastructure and key internal viewpoints from pedestrian routes, which is explored further in the following sections of this document.



2.9 Boundary Treatments

2.9.1 Marking boundaries to individual plots helps to create clarity between public and private areas and between neighbouring houses and uses.

2.9.2 Clear demarcations between public and private spaces can assist with the legibility of a place and encourage people to personalise the front of their homes, whilst also offering opportunities to integrate level changes, utility boxes and waste storage.

2.9.3 While enclosing or dividing a space, the boundaries used within the site should ensure public spaces are well overlooked to maintain natural surveillance and promote safer streets, by limiting the height and specifying the type of boundary that would be appropriate in these locations.

2.9.4 The front garden boundary types that could be used within the site should be based on those commonly seen in the local area including:

- low walls
- hedges
- front garden planting

2.9.5 Homes could also be set on the back of the pavement.

2.9.6 Boundary treatments at the front of plots should be a maximum height of 1.2m

2.9.7 To the rear or side of plots, closeboard fencing should be used to divide rear gardens, with brick walls along boundaries which adjoin streets. Closeboard fencing will not be applied within the public realm.

2.9.8 Boundary treatment is explored further within the Character Areas chapter of this document.

2.10 Public Realm

Streets

2.10.1 Streets should have a consistent approach to surfacing with contrasting materials employed for pedestrian and vehicular areas, and raised table junctions and areas.

2.10.2 Well detailed edges to pavements and shared surface areas will be delineated by contrasting paviours or small changes in vertical alignment and should avoid the need for inappropriately sited services access points wherever possible.

Street Furniture

2.10.3 Street furniture should be of a high quality which contributes to the sense of place within the scheme. This includes street lighting and road signage.

Street Landscaping

2.10.4 Trees should be included within the street scene and should be provided in co-ordination with the street lighting design. Further guidance of how these should be incorporated is found within the Landscape chapter of this document.

Examples of front garden boundary treatments



Examples of dwellings set on the back of the pavement



Examples of rear garden boundary treatments



3. Movement and Access

Design principles relating to access and movement are illustrated throughout the following pages by a series of annotated diagrams and accompanying information.

3.1 Access and Movement Strategy

3.1.1 A well-connected movement network is proposed for the site, which ensures that all areas of the development will be accessible, easy to navigate and secure for all users. The site location, adjacent to Barwell is a positive characteristic which has been maximised through the provision of direct and attractive pedestrian and cycle routes.

3.1.2 The proposed access and movement strategy, demonstrated in the plan opposite and explained within the following sections, focuses on the delivery of the below elements which are in accordance with the objectives of national and local planning policy:

- Pedestrian and cycle movement network
- Street hierarchy

3.2 Pedestrian and Cycle Network

3.2.1 The following mandatory principles will be applied to the pedestrian and cycle network:

- Pedestrian footpaths to be minimum 2m wide.
- Pedestrian connection provided between the A47 and the northern eastern access along Dawson's Lane, located adjacent to residential development within the eastern open space.
- Cycle connection to be provided along the main route, linking The Common and the north-western access point along Dawson's Lane

3.2.2 The development of an integrated pedestrian and cycle network within the site is a key part of the transport infrastructure for the site and will facilitate active travel to surrounding facilities and public transport connections. Pedestrians are led into the site from links created between areas of existing and proposed residential development. A key new pedestrian link within the public open space will be provided, which follows field edges and links Dawson's Lane in the north to Leicester Road (A47) in the south.

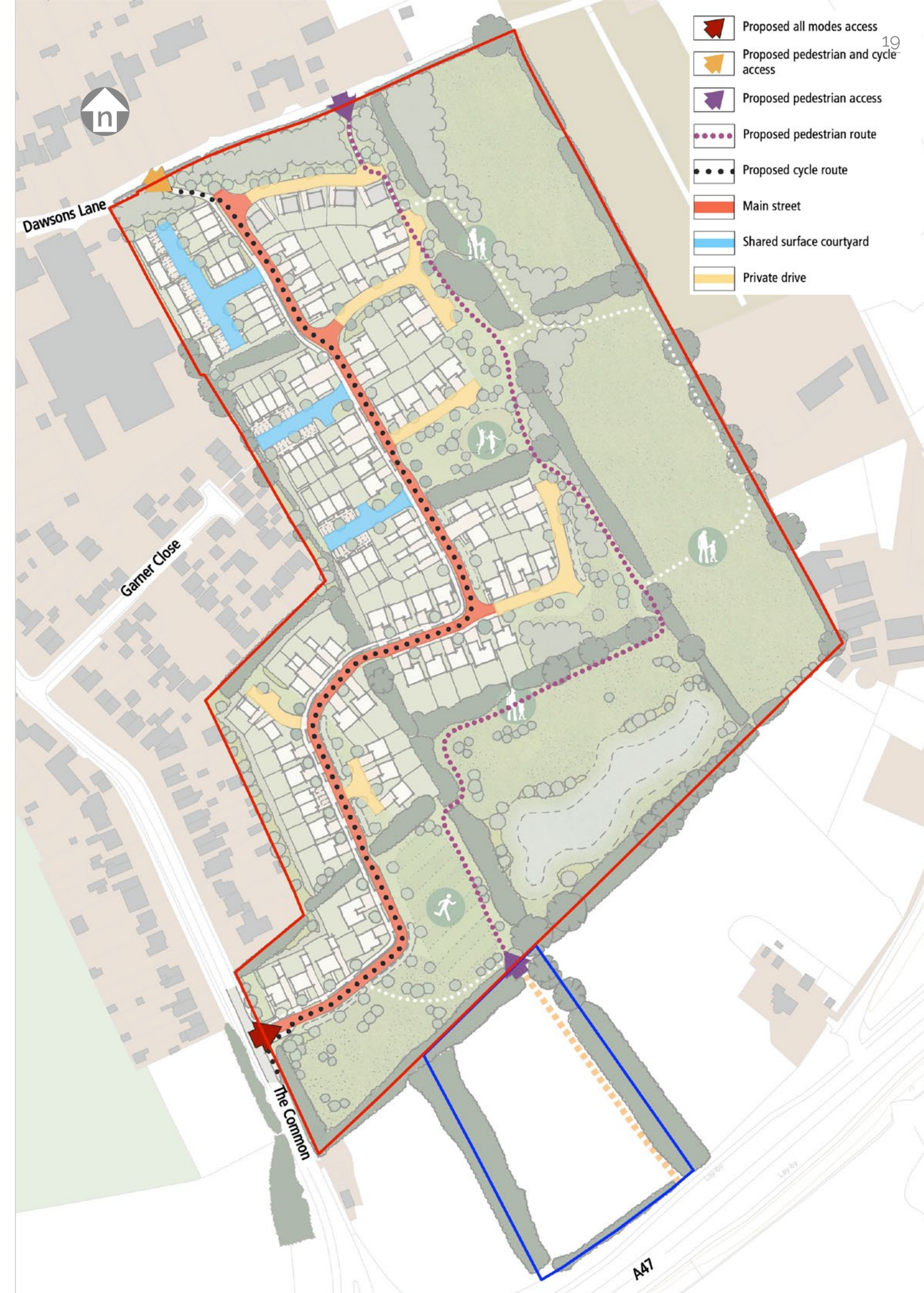
3.2.3 Cycle use is encouraged by ensuring a permeable layout and encouraging low vehicular speeds (circa 20mph) to provide a safer cycling environment. The cycle connection runs along the carriageway from the access at The Common, and will be 3m wide where it leaves the carriageway and meets Dawson's Lane.

3.2.4 To ensure that vehicular movement corridors do not become a barrier to pedestrian/cyclist movements, crossing points will be defined where appropriate, to enable all users to cross safely.

3.3 Street Hierarchy

3.3.1 Streets will be defined by the building layout, so that buildings and spaces, instead of roads, dominate the street scene. Applying different street typologies within a hierarchy contributes towards creating different characters and assists with legibility across the site. The different street typologies applied are described in the following sections.

opposite: Movement Strategy



3.4 Main Street

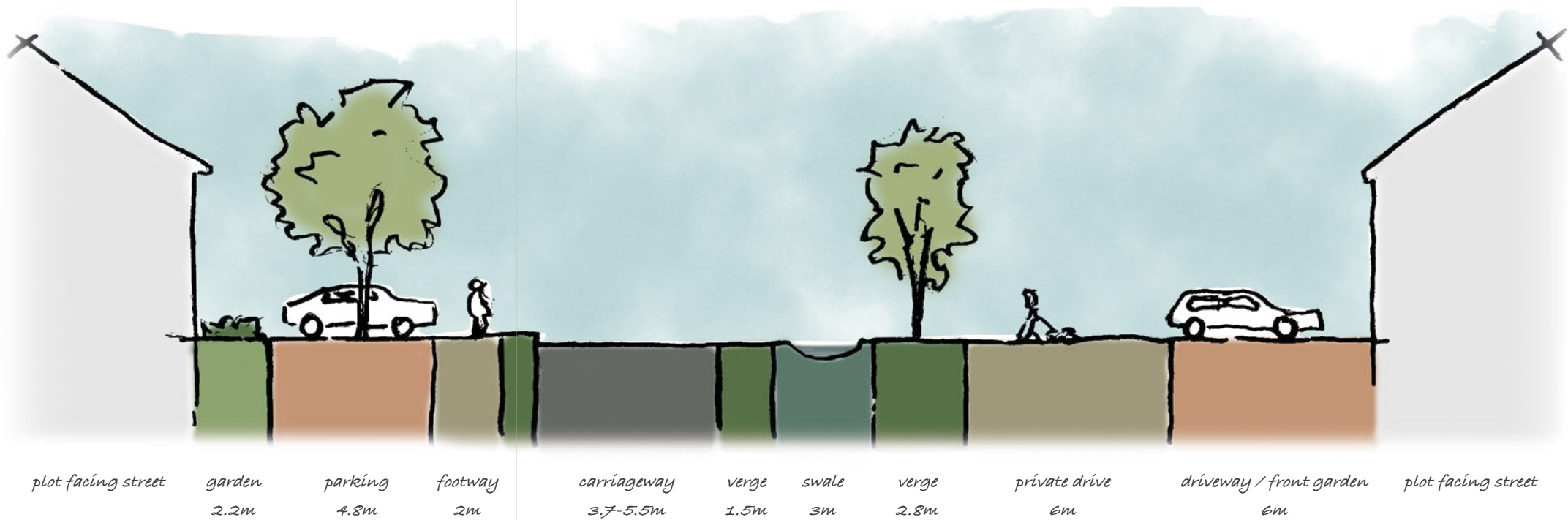
3.4.1 The Main Street is the primary movement corridor that runs through the site from the access at The Common, providing connections to the smaller streets within the masterplan. Refuse and emergency vehicles can traverse the full length of the Main Street.

3.4.2 This route will be varied in character along its length, with footways on one or both sides. Verges (some with swales) and street trees will be included within this street typology to bring green infrastructure into the development.

3.4.3 Footways, where provided, will be 2m wide to allow a safe pedestrian access across the development and out to surrounding facilities. The footways will be raised to ensure legibility for all users at the higher volume route in the development.

3.4.4 Mandatory principles for the Main Street are:

- 5.5m carriageway width, with potential for limited lengths of narrowing to 3.7m to slow traffic speeds.
- Regular tree planting within verges.
- No parking bays directly on the street, parking must be separated from carriageway by the footway, maintenance strip or accessed via private drives.
- A raised 1m verge then 2m footway on the western/northern side of the carriageway.
- The eastern/southern edge of the carriageway will vary throughout the site and could be:
 - Open space
 - A footway
 - A verge incorporating a 3m swale
 - A 0.5m maintenance strip then plot



above: Example section taken across the Main Street



top: Example of footway along a main route

bottom: Example of swale alongside a main road



above: Example main street

Landscaping

3.4.5 Private front gardens will be planted with ornamental hedgerows to create a strong landscape structure along the street scene and help define the public and private interface. These hedgerows will be punctuated with tree planting and specimen shrub planting.

3.4.6 The street scene will be populated with regular tree planting (where space permits in co-ordination with street lighting design).

3.4.7 Trees to be planted within private front gardens and public open space areas creating a leafy appearance to the street. The highway entrance off the common will comprise of a double tree avenue to both sides of the highway where an area of public open space interfaces with the street.

3.5 Shared Surface Courtyards

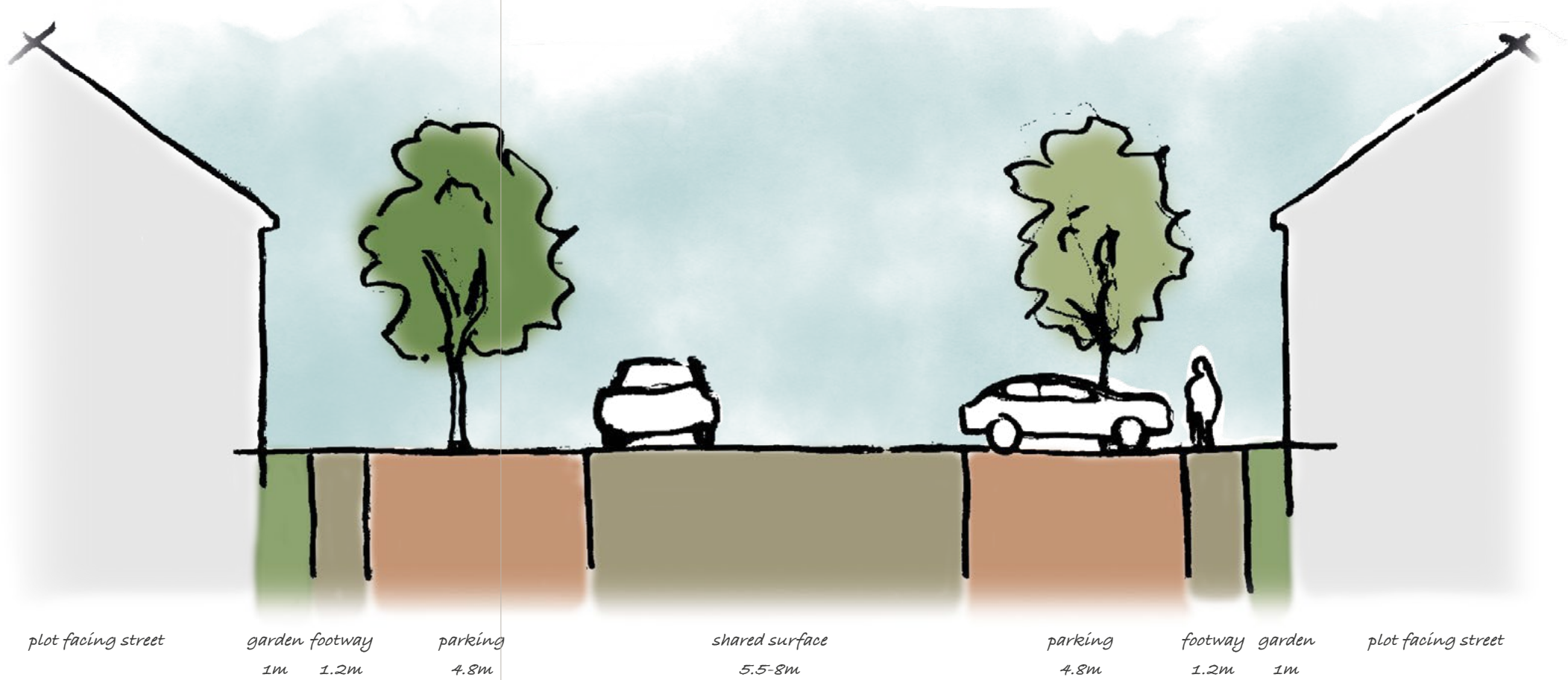
3.5.1 From the Main Street stem a number of Shared Surface Courtyards. These provide access to the development located along the north western edge of the site. They will be formal in character with green infrastructure provided at regular intervals between parking areas.

3.5.2 The carriageway is designed to be used equally by all users within these quieter areas of the site. It is intended that refuse and emergency vehicles will be able to use these roads, and turning heads will be provided within these areas.

3.5.3 The courtyards will include bay parking, surfaced in a different material to that of the carriageway. Adjacent to the parking, footways will run in front of plots which will be surfaced in a material distinct to the parking and the carriageway.

3.5.4 Mandatory principles for the Shared Surface Courtyards are as follows:

- Shared surface 5.5m - 8m in width.
- Parking spaces to be interspersed with shrub / tree planting at a minimum of every 4 spaces, and preferably every 3 spaces.
- Different materials are to be used for surfacing the carriageways, parking and footways, to indicate changes of use, rather than indicating changes in use via changes in level.



above: Example section taken across a Shared Surface Courtyard



above: Example of courtyard parking



above: Example shared surface

Landscaping

3.5.5 Opportunities to soften the presence of hard materials and building elevations will be maximized through tree planting (where space permits, including rear gardens), private gardens filled with low level ornamental mixed shrub bed planting (with a focus on pollinator species). Larger growing ornamental shrub planting and climbers will soften the appearance adjacent walling.

3.6 Private Drives

3.6.1 Private Drives will form quiet shared surface areas serving a small number of homes around the edges of the development. The character of these streets will be domestic and more informal.

3.6.2 They will allow reversing of refuse vehicles and access to bin collection areas either on-plot or at shared collection areas.

3.6.3 These road types will vary in width with potential for narrowing to reduce vehicle speeds and for widening to allow for parallel parking. There will be no separate pedestrian footway, allowing the carriageway to be used equally by all users within these quieter areas of the site.

above and right: Examples of private drives



3.6.4 Mandatory principles for Private Drives are:

- Minimum shared surface width of 5.5m
- Maximum of 5 homes to be served
- Bin muster points should be provided in appropriate locations



above: Example section taken across a Private Drive

below: Example private drive



Landscaping

3.6.5 Private front gardens will be filled with a combination of mixed ornamental shrub planting (with a focus on pollinator species), lawn and tree planting or large specimen shrubs where space permits. Single species native hedgerows will define the interface between private drives and public open space areas.

4. Landscape

This section sets out details on the different types of landscape spaces and how these should be developed and managed to provide green infrastructure benefits.

4.1 Green Infrastructure (GI) Strategy

4.1.1 The existing matrix of mature field boundary hedgerows provide the framework for a landscape led approach to the development masterplan.

4.1.2 Existing trees and hedgerows are retained where achievable with minimal removal to allow for highways access and circulation within the site.

4.1.3 Residential parcels are compartmentalised by the existing GI and are located to the western areas of the site, adjacent to the boundaries to existing properties. The residential parcels are connected with a primary street that exhibits a strong landscape character.

4.1.4 Retained grassland to the eastern and southern areas of public open space will be sensitively enhanced

to increase the species diversity within the existing sward. Any gaps within existing hedgerows wider than 1m will be infilled with new mixed native hedgerow and tree planting to reinforce the existing GI on site and connecting habitats. Maintenance access provision to the existing hedgerows and infill perimeter tree and shrub planting will safeguard future management.

4.1.5 New tree and shrub planting within public open spaces will comprise of native species typically found within the local landscape character area. Tree planting within residential areas will be of native species (and cultivars) with ornamental shrub and hedgerow planting. Edges of public open space interfacing with the residential areas will be softened and define with single species native mixed hedgerows and native tree groupings.

 Site boundary	 Proposed native shrub planting	 Potential all modes access
 Land outside the application within control of the applicant	 Proposed ornamental shrub planting	 Potential pedestrian and cycle access
 Existing trees/vegetation to be retained	 Proposed native hedgerow planting to POS areas	 Potential pedestrian access
 Existing trees/vegetation to be removed	 Proposed ornamental hedgerow planting to plot frontages	 Proposed shared pedestrian and cycle route
 Retained and enhanced meadow grassland	 Proposed amenity grassland	 Proposed pedestrian route
 Proposed strategic infrastructure planting	 Proposed bulb planting	 Proposed offsite permissive pedestrian route (not part of the application)
 Proposed feature trees	 Proposed marginal/aquatic planting	 Proposed surfaced path
 Proposed street trees to primary street	 Proposed play equipment	 Proposed mown path
 Proposed street trees to plot frontages/street scene	 Proposed seating provision	 Gated maintenance access
 Proposed POS trees		

- Notes:**
- 1: Play area
 - 2: Walking routes
 - 3: Outdoor recreation
 - 4: Attenuation area

opposite: Landscape Masterplan (Pegasus)



Site Entrance

4.1.6 Existing hedgerow vegetation at the site entrance will be modified to accommodate the access bell mouth and the visibility splays. The Blackthorn thicket that sits behind the existing hedgerow to the south of the proposed site access point will be retained and enhanced with native shrub and tree planting to maintain/strengthen the robust existing landscape feature. To the north of the proposed site access point, new native hedgerow planting will be planted behind the visibility splays, supplemented with groupings of native tree planting.

below: Site Entrance Landscape Proposals (Pegasus)



4.1.7 These combined groups of existing and new vegetation will over time establish to enclose either side of the site access point and retain the overall physical presence along The Common.

4.1.8 Across the paddock adjacent to the site entrance, the road will curve northwards into the main component of the built form through the grassland, with a limited number of units to its north, fronting southwards across regular tree planting along the main street and further south a series of tree groups in an open grassland meadow setting.



Interface with Existing Settlement Edge of Barwell

4.1.9 New native woodland buffer planting to the northern boundary (to Dawson’s Lane) and along the east facing edge of proposed built form reinforces the retained existing field boundary hedgerows and hedgerow trees. This woodland buffer will help reduce intervisibility of development from the north with robust landscape features.

4.1.10 Margins of mixed native shrub and tree planting reinforces the presence of existing trees and hedgerows along the boundaries of the development.

4.1.11 These areas will connect and reinforce existing green infrastructure and habitats and provide margins of intervening vegetated buffers along boundaries to adjacent existing properties.

above: Example native planting
right: Example boulevard planting



Boulevard Tree Planting

4.1.12 The primary highway through the development will exhibit a strong landscape character.

4.1.13 The street scene will be populated with regular tree planting (where space permits in co-ordination with street lighting design).

4.1.14 Trees to be planted within private front gardens and public open space areas creating a leafy appearance to the street.

4.1.15 The highway entrance off the common will comprise of a double tree avenue to both sides of the highway where an area of public open space interfaces with the street. Secondary side streets, private lanes and shared surface courtyards will be populated with tree planting to private front gardens to soften edges of built form and presence of hard materials.



Active Public Open Space (including Village Green and Play Area)

4.1.16 Areas of amenity grass will provide opportunities for formal and informal recreation on the doorstep. A play space is located centrally within the development within a small pocket park. A larger area of open amenity grass, the ‘Village Green’ provides informal recreation opportunities. These spaces are connected by a network of surfaced footpaths through the public open space.

Play Strategy

4.1.17 A local equipped area for play (LEAP) is located centrally within a small pocket park. The play space can be accessed on level, surfaced footpath routes to maximise inclusivity.

4.1.18 The play space will be of natural play theme and positively contribute to the setting of the public open space. The play space will provide equivalent provision to the Fields in Trust design guidance for LEAP play provision with a focus on inclusive play experiences for all user needs. This includes:



- Intended primarily for children who are beginning to go out and play independently
- Within 5 minutes walk from the child’s home
- Positioned beside a pedestrian route
- Minimum of 400sqm activity zone
- A buffer zone of 20m between the activity zone to the nearest property
- Designed to provide a stimulating and challenging play experience that may include equipment providing opportunities for balancing, rocking, climbing, overhead activity, sliding, swinging, jumping, crawling, rotating, imaginative play, social play and play with natural materials such as sand and water, or other activities
- Seating for accompanying adults and siblings should be provided, together with one or more litter bins

above: Example open space
right: Example play space

Meadow Grassland and Biodiversity Enhancement

4.1.19 Retained grassland to the eastern and southern areas of public open space will be sensitively enhanced to increase the species diversity within the existing sward. Drainage attenuation basins and swales will be seeded with new wetland meadow mixtures. Informal, mown footpath routes follow the edges of the meadow to facilitate and control pedestrian movement.

Sustainable Urban Drainage Systems (SUDS)

4.1.20 The provision of open attenuation swales and basin drainage features within public open spaces and adjacent to highways will be integrated into the landscape setting. A large attenuation basin within the public open space to the south has been sensitively configured to create an organic or ‘naturalistic’ appearance.

4.1.21 The basin will be integrated into the landscape through the presence of wetland scrub and tree planting to help disguise the edges of the earthwork. New wetland wildflower meadow to the slopes and base with marginal planting will create a naturalistic appearance and will create new habitats on site. Seating opportunities will be provided at key locations within the open space to take advantage of the attractive landscape.

Pedestrian Movement

4.1.22 A network of pedestrian footpaths link through the public open space areas connecting residential parcels through to the wider, local footpath network beyond the site. Footpath routes towards the southern boundary of the site seek to link to a permissive footpath off-site.



4.1.23 Further footpath connections have been created to the site’s northern boundary connecting to Dawson’s Lane. A shared footpath cycleway links Dawson’s Lane to the main street running through the scheme, facilitating a cycle route through the site to The Common.

top: Example wildflower meadow
middle: Example SUDS
bottom: Example mown path



4.2 Soft Landscape Palette

4.2.1 Below schedules set out typical planting species palettes for public open space and residential areas.

Public Open Spaces

Public Open Space Trees

Strategy	Suggested Species
Parkland, individual tree and tree groupings with public open space areas.	Alder – Alnus glutinosa
	Beech – Fagus sylvatica
	Cherry – Prunus avium
	Field maple – Acer campestre
	Lime – Tilia cordata
	English Oak - Quercus robur
	Hornbeam – Carpinus betulus
	Sessile Oak – Quercus petraea
	Rowan – Sorbus aucuparia
	Silver Birch – Betula pendula
	Whitebeam – Sorbus aria

above and opposite: Example Redrow schemes

Woodland Planting

Strategy	Suggested Species
New woodland planting to Dawson’s Lane boundary and eastern edges of residential built form.	Beech – Fagus sylvatica
	Field maple – Acer campestre
	Lime – Tilia cordata
	English Oak - Quercus robur
	Sessile Oak – Quercus petraea
	Rowan – Sorbus aucuparia
	Silver Birch – Betula pendula
	Cherry – Prunus avium
	Understorey shrubs: See below.

Native Hedgerow & Shrub Planting

Strategy	Suggested Species
New native shrub and hedgerow planting. Infill and reinforcement to existing hedgerow/vegetation. New shrub planting to structural landscape, buffer planting and woodland edges.	Field maple – Acer campestre
	Dogwood – Cornus sanguinea
	Hazel – Corylus avellana
	Hawthorn – Crataegus monogyna
	Holly – Ilex aquifolium
	Blackthorn – Prunus spinosa
	Dog rose - Rosa canina
	Guelder rose - Viburnum opulus



Residential Landscape

Tree planting

Street Type	Strategy	Suggested Species
Main Street	Tree lined boulevard. Medium sized upright habit trees regularly spaced at approximately 15m centres to each side of the highway. Larger trees planted with public open space areas.	Field Maple - Acer campestre ‘Elsrijk’ Hornbeam – Carpinus betulua ‘Frans Fontaine’ Lime – Tilia cordata ‘Greenspire’
Private drives and shared surface courtyards	Small to medium sized street tree planting within front gardens where space permits.	Serviceberry - Amelanchier lamarckii Cherry - Prunus serrulate ‘Sunset boulevard’ Apple varieties – Malus trilobata

Shrubs and Hedgerow

Street Type	Strategy	Suggested Species
Main Street	Formal, evergreen hedgerow with lawn/turf to private frontages supplemented with specimen shrubs. Hedgerows maintained to 1.20m in height.	Portuguese Laurel – Prunus lusitanica
Shared Surface Courtyards	Private front gardens to vary in size and planted with a variety of mixed shrub beds, supplemented with specimen shrubs to focal/key plot frontages.	Mixed evergreen shrubs: Aucuba, Brachyglottis, Choisya, Hebe, Lavender, Ceanothus, Photinia, Rosemary, Skimmia, Viburnum
Private Drives/ Lanes	Private front gardens to vary in size and planted with a variety of mixed shrub beds, with lawn/turf, supplemented with specimen shrubs to focal/key plot frontages.	Mixed evergreen shrubs: Aucuba, Brachyglottis, Choisya, Hebe, Lavender, Ceanothus, Photinia, Rosemary, Skimmia, Viburnum
	Single species native hedgerow to edges of public open space.	Beech – Fagus Hornbeam – Carpinus

5. Character Areas

This section explains the qualities of the different character areas and how these will have some overarching characteristics which will bring the scheme together visually.

5.1 Building Character and Identity

5.1.1 The built form of the development has been split into three character areas which reflect the location within the scheme:

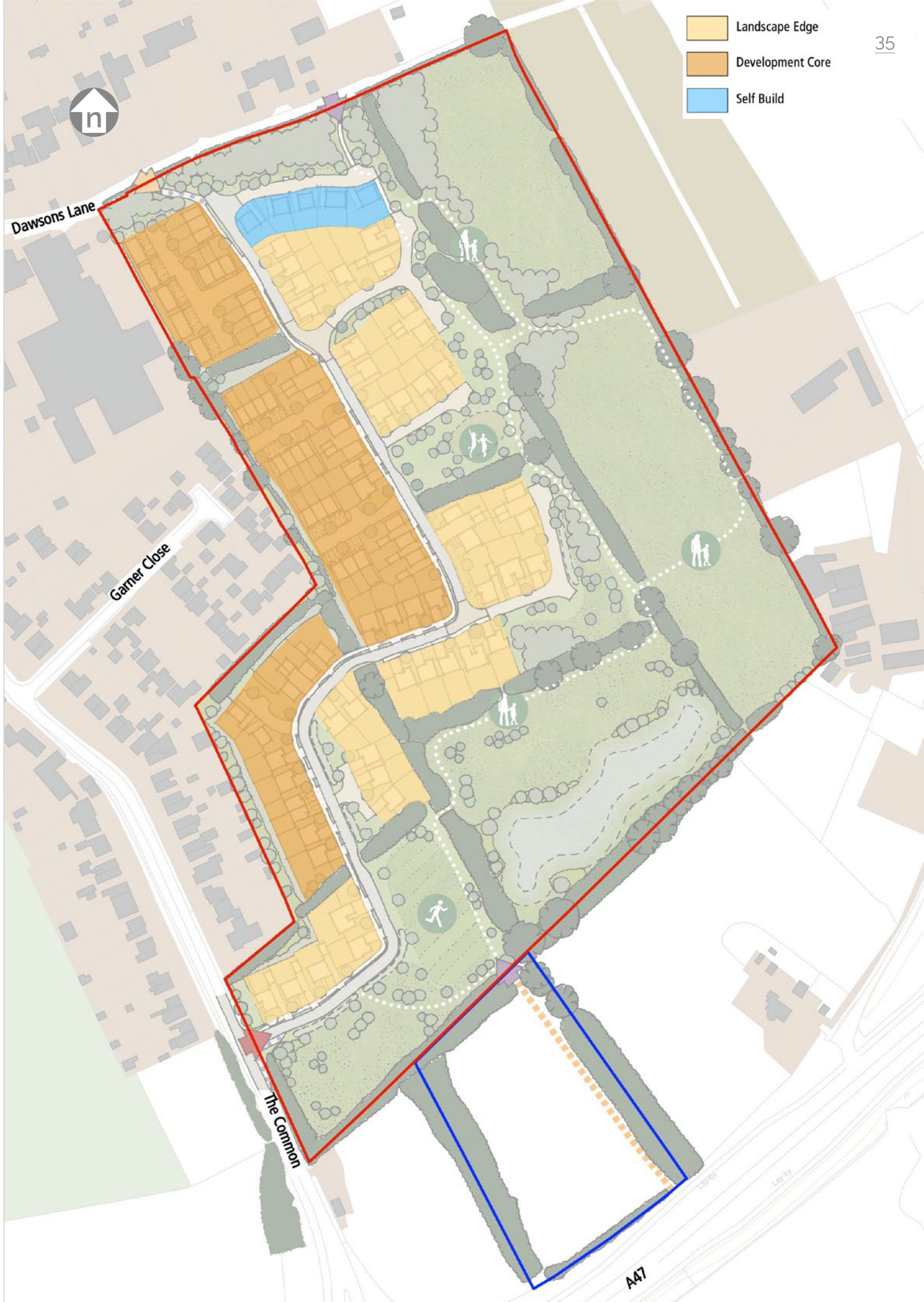
- Landscape Edge
- Development Core
- Self Build Area

5.1.2 The character areas should draw from the same common language of materials and details, with varying frequencies (decreasing from frequent, to occasional, minimal or none) to tie the scheme together, whilst also creating differences between areas. These differing frequencies are set out in the Mandatory Fixes tables for each character area.

5.1.3 There are some common design features which will apply to all of the character areas including:

- Repetition and symmetry of forms
- Brick should be red
- Render should be smooth
- Slate grey or brown roof tiles
- Chimneys should be brick
- Window frames should be white
- Black rainwater goods

opposite: Character Areas Plan
below: Artist's impression of a similar scheme (Paul Barnes)



5.2 Landscape Edge

5.2.1 The edges of the scheme will provide a key interface between the residential development and the public open spaces which lie to the east of the site.

5.2.2 The style of dwellings in this area will pick up on the Arts and Crafts areas of Barwell. The mix of detailing on the dwellings will soften their appearance and create a more rural environment.

5.2.3 Dwellings will be predominantly 2 storeys with varying ridge heights to add interest to the street scene. Building frontages will be broken up with landscaping to add to the semi-rural feel.

right: Artist's impression of a similar scheme (Paul Barnes)

below: Artist's impression of the view across the play area



Mandatory Fixes	
Density	18 - 28 dph
Dwelling types	Detached - frequent
	Semi-detached - occasional
	Terraced - none
Set back distances	2m minimum
	7m maximum
Parking	Side of plot - frequent
	Front of plot - frequent
	Rear of plot - none
Boundaries	Low walls with planting - occasional
	Front garden planting - frequent
Wall materials	Brick - frequent
	Render (white) - frequent
	Render (pale coloured) - occasional
Wall details	Hung tiles where appropriate
	Timber details to gables

Mandatory Fixes	
Roof materials	Grey tiles - occasional
	Brown tiles - frequent
Roof details	Eaves fronted - occasional
	Hipped - frequent
	Chimneys - frequent
Door details	Colour - pastel tones
	Style - varied, could include glazed panels
	Door canopies - occasional and eaves fronted
Window details	Horizontal emphasis to windows
	Stone or vertical brick lintels on brick properties
	Unexpressed lintels to rendered properties
	Angled bay windows on some homes, single or double storey



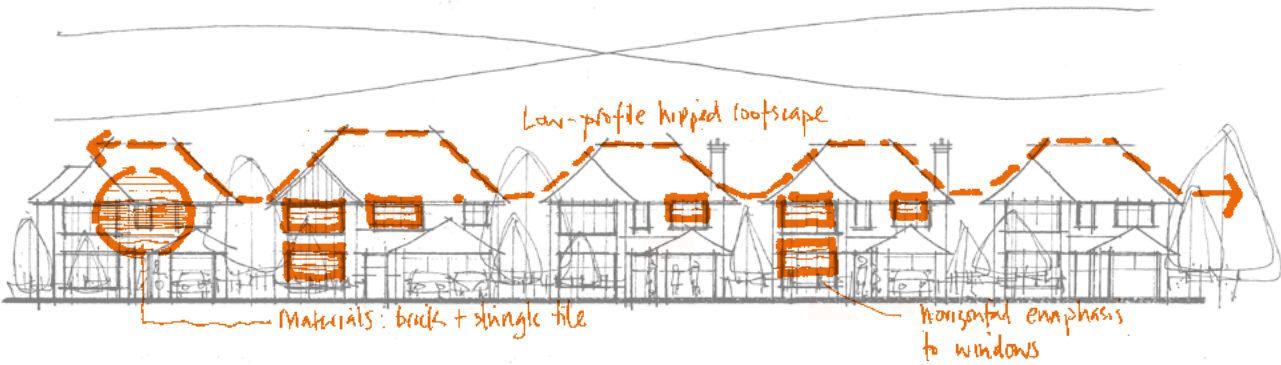
Urban Form

5.2.4 This area will be lower density, with spaces between plots broken up by landscaping. The houses will provide informal frontage to the open spaces which many overlook. Street form should be relatively organic to add to the informality.

Plot Form

5.2.5 Homes should be set back behind planted front gardens of varying depths, with the opportunity for trees to be provided within larger front gardens which will soften the street scene.

below: Principles for the street elevation
bottom: Artist's impression of the street scene



Building Style, Materials and Details

5.2.6 The appearance of dwellings should be inspired by the Arts and Crafts areas of Barwell and should use a mix of materials on the elevations. Elevations should be predominantly brick and render, with additional interest added through the use of timber detailing to gable fronted elements or hung tiles.

5.2.7 Windows should have a horizontal emphasis to them. These could be casement windows with potential for glazing bars.

5.2.8 Tall brick chimneys are a feature of the area and should be provided with detailing to add interest.

Materials and Details Palette

Wall Materials



Roof Materials

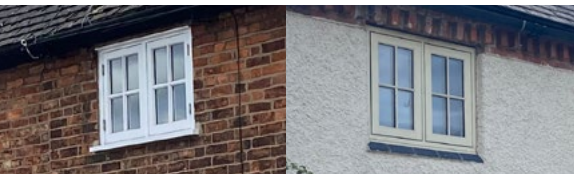


Chimneys

Door Colours



Window Details



above: Street Elevation Location Plan



5.3 Development Core

5.3.1 The Development Core is located adjacent to the existing built up area of Barwell.

5.3.2 The style of dwellings in this area will pick up on the Victorian areas of Barwell, reflecting the higher density brick terraces found in these area.

5.3.3 Dwellings will be 2 storeys with more continuous development frontage when compared to the Landscape Edge.

opposite: Artist's impression of a similar scheme (Paul Barnes)

below: Artist's impression of the northern shared surface courtyard



Mandatory Fixes	
Density	25 - 35 dph
Dwelling types	Detached - frequent
	Semi-detached - occasional
	Terraced - frequent
Set back distances	2m minimum
	7m maximum
Parking	Side of plot - frequent
	Front of plot - frequent
	Rear of plot - occasional
Boundaries	Low walls with planting - frequent
	Front garden planting - frequent
Wall materials	Brick - frequent
	Render (white) - occasional
	Render (pale coloured) - none
Wall details	Brick detailing under eaves

Mandatory Fixes	
Roof materials	Grey tiles - frequent
	Brown tiles - occasional
Roof details	Eaves fronted - frequent
	Hipped - occasional
	Chimneys - frequent
Door details	Colour - strong tones
	Style - varied, could include glazed panels
	Door canopies - none
Window details	Vertical emphasis to windows
	Stone or vertical brick lintels on brick properties
	Stone lintels to rendered properties
	Angled bay windows on some homes, single or double storey





Urban Form

5.3.4 This development core will be higher density than the landscape edge. The street form and landscaping provided within the street scene will be more formal and regular.

Plot Form

5.3.5 Homes should be set back behind planted front gardens of varying depths, although there should be a higher proportion of homes set behind smaller front gardens to express the higher density nature of the area.

Building Style, Materials and Details

5.3.6 The appearance of dwellings should be inspired by the Victorian areas of Barwell with predominantly brick elevations. Additional interest should be added through the use of brick detailing around windows and under the eaves.

5.3.7 Windows should have a vertical emphasis to them. These could be sash windows or tall casement windows.

5.3.8 Tall brick chimneys are a feature of the area and should be provided with detailing to add interest.

opposite: Artist's impression of a similar scheme (Paul Barnes)

Materials and Details Palette

Wall Materials



Roof Materials



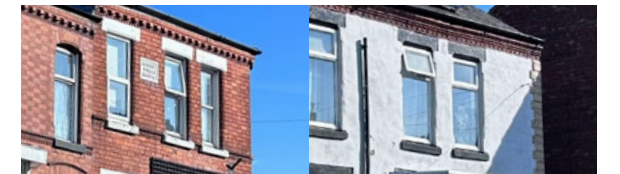
Chimneys



Door Colours



Window Details





5.4 Self Build Area

5.4.1 The Self Build Area of the scheme is located along the northern edge of the development area. This will reflect the varied nature of the existing dwellings along Dawson’s Lane which forms the northern boundary of the site.

5.4.2 The style of dwellings in this area will be determined by individual Reserved Matters applications for the individual plots.

5.4.3 The Plot Passport Plan illustrates the 5 self build parcels and sets out the parameters which they must comply with, which are expanded on further on the following pages.

Mandatory Fixes	
Building Height	Maximum 8m
Primary Elevation	Contains the main entrance and windows overlooking the public realm
Secondary Elevation	Contains windows overlooking the public realm and gardens and secondary doors
Tertiary Elevation	Any windows or doors must have obscured glass where they are above 1.8m
Street Boundary	Maximum 3.5m width paved, the remainder to be planted for at least 2m depth
Internal Boundary	1.2m brick wall where in front of building line
	1.8m high fence between properties
Edge Boundary	1.8m brick wall
Planted Boundary	Low planting below windows of the secondary frontage

NOTE: Exact position of edge and planted boundaries (where these adjoin the highway or open space) should be determined in conjunction with the position of the dwelling.



- Build zone - up to 1200 sqft
- Build zone - up to 1500sqft
- Gardens
- Primary elevation
- Secondary elevation
- Tertiary elevation
- Street boundary
- Internal boundary
- Edge boundary
- Planted boundary

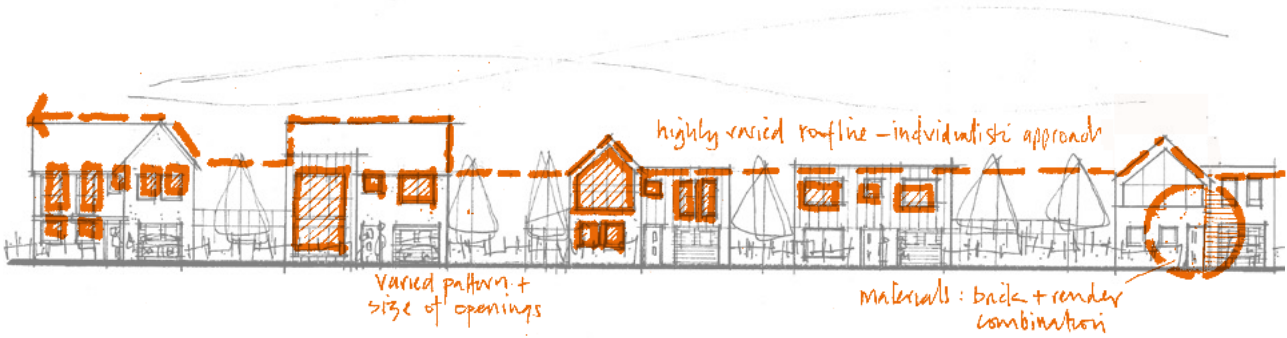
above: Plot Passport Plan
opposite: Artist’s impression of a similar scheme (Paul Barnes)

Plot Form

5.4.4 The plot passport plan sets out the envelope within which self builders can develop. Broadly this is set 2m back from the street (0.5m from the turning head), 8m in from the rear garden boundary and 1m in from the side garden boundaries. Each plot has an overall square footage limit for development, which will include all rooms and garages.

5.4.5 Plots will also include an element of parking, with a maximum paved width of 3.5m across the plot frontage, with the remainder to be planted to ensure an attractive street scene.

below: Principles for the street elevation
bottom: Artist's impression of the street scene



Building Style, Materials and Details

5.4.6 The materials used on the self build homes should reflect those found elsewhere within the scheme, red brick or white or pale coloured render, but these could be used in a more contemporary style.

5.4.7 Window and door style should also reflect the style of the dwelling and frames do not need to be white if a different colour suits the style of the dwelling.

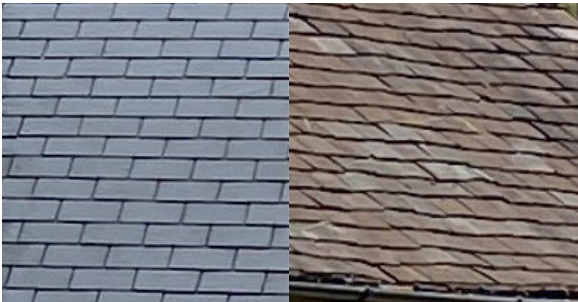
5.4.8 Traditional pitched roofs should use grey or brown tiles. Mono pitched or flat roofs could also be used with an appropriate darker coloured finish. If chimneys are provided the style of these should also match the style of the dwelling.

Materials Palette

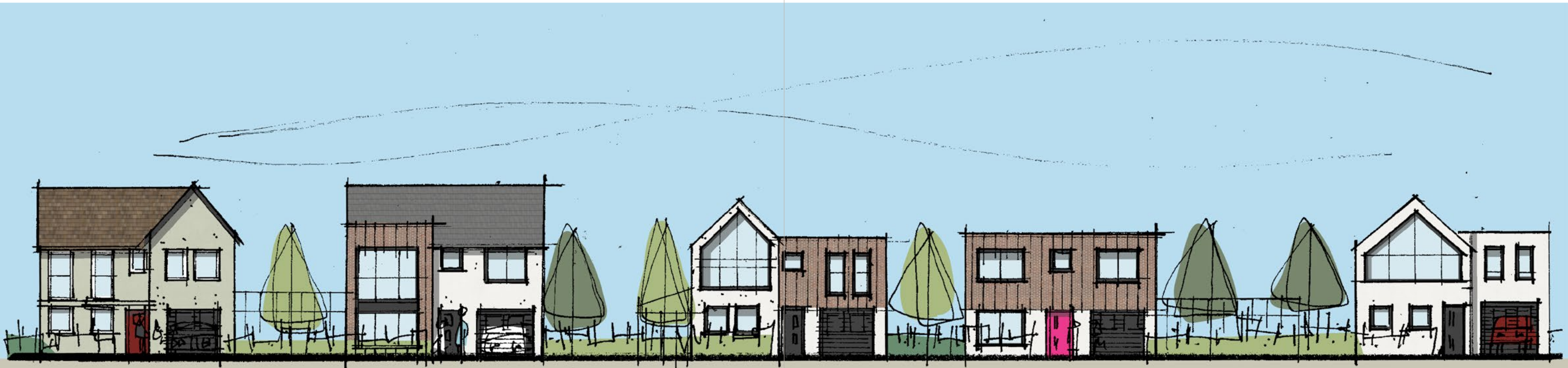
Wall Materials



Roof Materials



above: Street Elevation Location Plan



6. Conclusion

This design code sets principles and requirements for future reserved matters applications for the site, which will support the delivery of a high quality and beautiful development.

6.4.1 The details contained within this Design Code set principles and requirements for future reserved matters applications for the site, which will support the delivery of the following on the site:

- Up to 95 new homes, in a range of types and sizes to meet policy requirements and identified need.
- 30% of the housing would be affordable housing.

- Approximately 65% of the site would form generous public open space and green infrastructure.
- Significant new planting both around the public open space and throughout the development to bring nature into the built environment.
- The provision of a new children's play area and wildflower meadows.

6.4.2 The scheme responds to the landscape influences of the site and surroundings, with a large public open space along the western boundary, which will create a defensible edge to the settlement and preserve the gap Green Wedge in perpetuity.

6.4.3 The proposals represent a sustainable development with access to the facilities available within Barwell and the wider area. The homes will be constructed to minimise their carbon consumption through the use of efficient features and sustainable materials (amongst other measures) which will help the Council towards its carbon reduction targets.

below:: Artist's impression of the site entrance



