

THE RIDGE





04.20 The Ridge Appearance

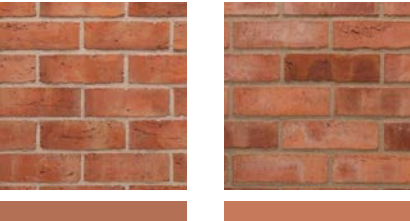


The Ridge character area is located to the south west of the masterplan. The proposed massing for this area is sensitive to the ridgeline with massing varying up to 2.5 storey to the southern edge. The blocks have been densely populated to ensure there is a strong primary street and building line.

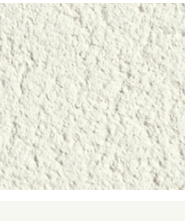
The architectural style and detailing within this character area are intended to remain traditional, consistent with the wider development. The primary facing material will be brick, selected in colours that reflect those used in adjacent character areas to maintain continuity. Red brick is expected to be the predominant material, complemented by selective use of render and weatherboarding to ensure cohesion across the development. Weatherboarding will be applied primarily along the perimeter edges, while render will be introduced along the primary street.

The detailing should be consistent throughout within the overall development and variations will be considered to suit massing and use.

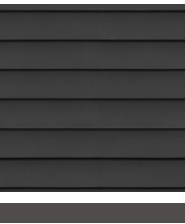
Primary Brick Facing Materials



Render Facing Materials



Accent Materials - Weatherboarding



Roofing Materials



Precedents



Crest Nicholson



Crest Nicholson



Crest Nicholson



Kenilworth SUE - IDP



PLATEAU





04.21 Plateau Appearance

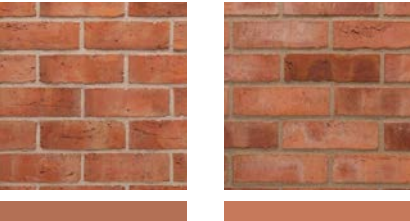


The Plateau character area is located in the centre of the masterplan. The proposed massing for this area is sensitive to the ridgeline with massing varring up to 3 storey to the southern edge. The blocks have been densely populated to ensure there is a strong primary street and building line facing along the greenbelt edge.

The architectural style and detial in this character area is proposed to be traditional as per the rest of the development. The main facing materials proposed for the area is brick in colours that are consistent with the character areas surrounding for continuity. It is expected that red brick will be the main materials with accents of render and weatherboarding to ensure there is consistency through the development.

The detailing should be consistent throughout within the overall development and variations will be considered to suit massing and use.

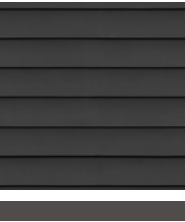
Primary Brick Facing Materials



Accent Brick Facing Materials



Accent Materials - Weatherboarding



Roofing Materials



Precedents



Fence Avenue - IDP



Fairham Phase 3 + 4 - IDP



Camphill - IDP

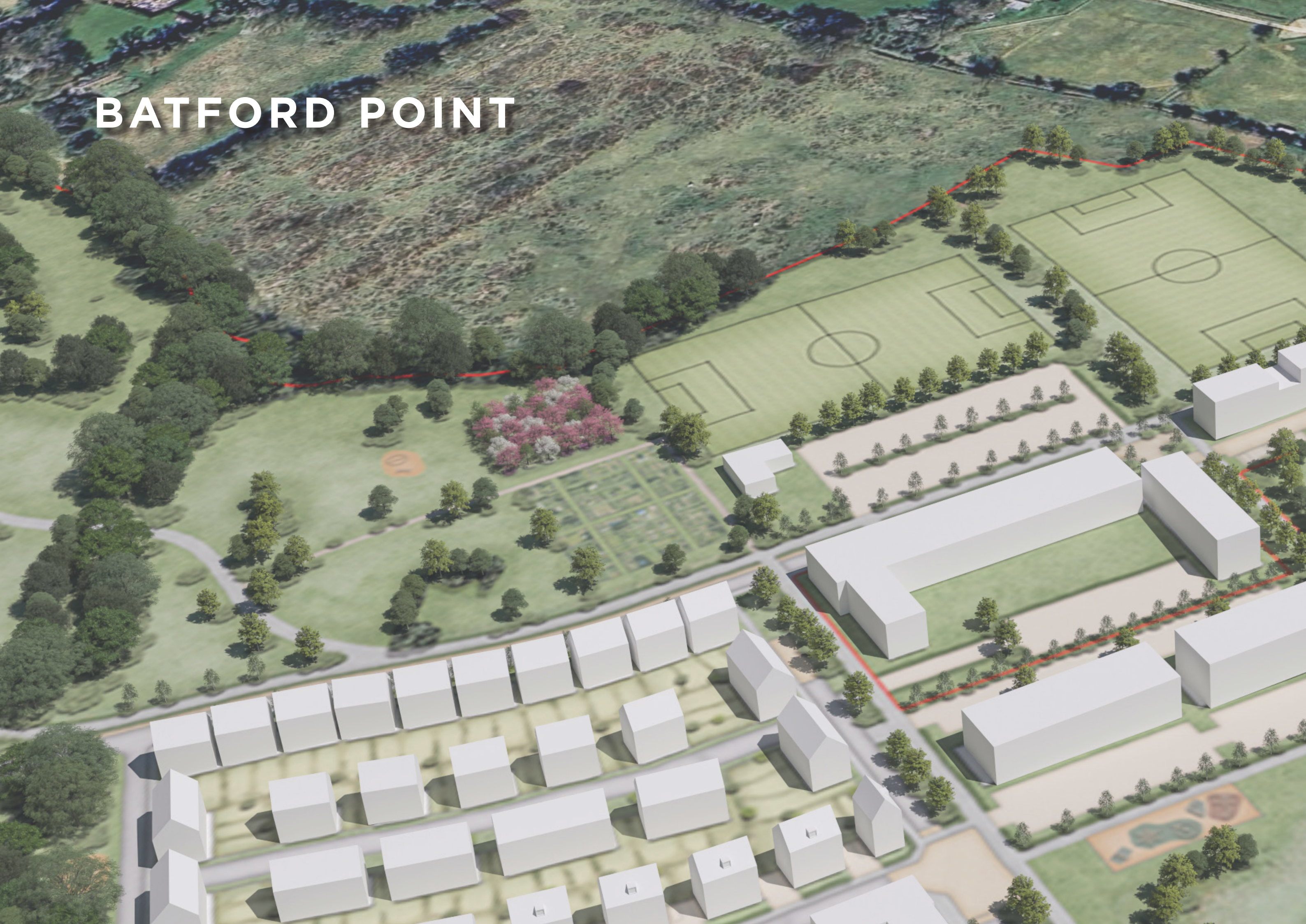


Aylesbury Village - IDP CGI

Perimeter Street Overlooking Greenbelt



BATFORD POINT





04.22 Batford Point Appearance

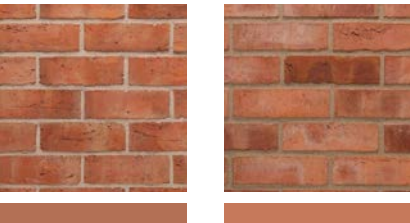


The Batford Point character area is located on the northern edge of the masterplan. The proposed massing for this area includes the extra care, apartment blocks and non residential uses. The blocks have been spaciouly located ensure there is clear legibility, views and recreational facilities around the uses.

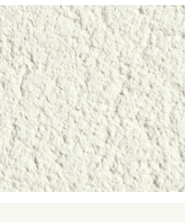
The architectural style and detial in this character area is proposed to be traditional as per the rest of the development with the potential of incorporating contemporary elements within the local centre and school elevations. The main facing materials proposed for the area is brick in colours that are consistent with the character areas surrounding for continuity. It is expected that red brick will be the main materials with accents of render and weatherboarding to ensure there is consistency through the development.

The detailing should be consistent throughout within the overall development and variations will be considered to suit massing and use.

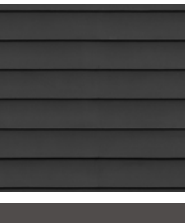
Primary Brick Facing Materials



Render Facing Materials



Accent Materials - Weatherboarding



Roofing Materials



Precedents



Shard End, Birmingham



Monksmoor Park Local Centre, Daventry



St Gabriel's CofE Academy, Clifton-upon-Dunsmore

Aspiration View towards the local centre



SAUNCEY VIEW





04.23 Sauncey View Appearance

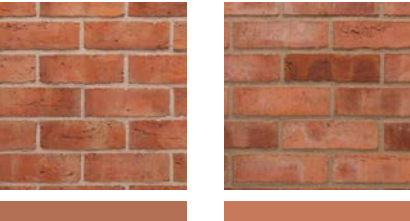


The Sauncey View character area is located on the eastern edge of the masterplan. The proposed massing for this area is located within the existing TPA, providing a secluded community.

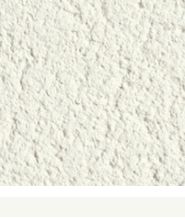
The architectural style and detail in this character area is proposed to be traditional as per the rest of the development. The main facing materials proposed for the area is brick in colours that are consistent with the character areas surrounding for continuity. It is expected that red brick will be the main materials with accents of render and tile hanging. There will be consistency along the primary street through all character areas to ensure that the development flows well.

The detailing should be consistent throughout within the overall development and variations will be considered to suit massing and use.

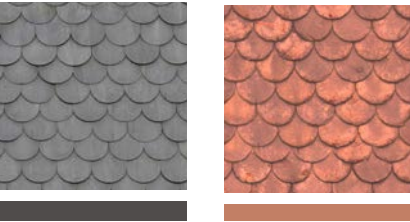
Primary Brick Facing Materials



Render Facing Materials



Accent Materials - Tile Hanging



Roofing Materials



Precedents



Crest Nicholson



Camphill - IDP



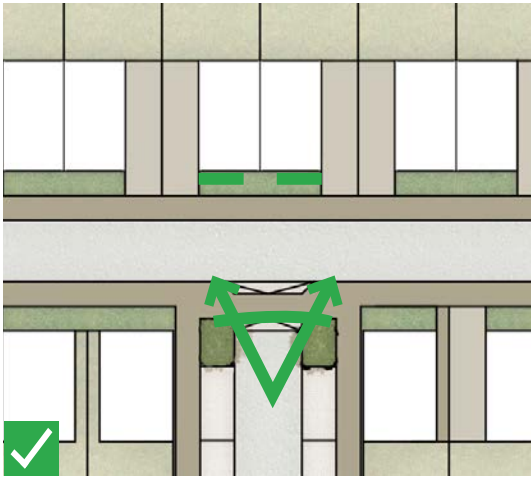
Cottam 5 - IDP



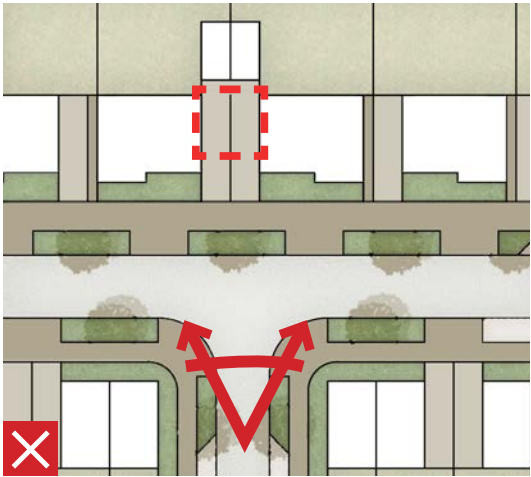
04.24 Good Practice - Views and Vistas

Views and vistas are an important element to create a legible development.

All diagrams are not extracts of Lower Luton Road, Harpenden. They are to be referred to for the purpose of illustrating the principles of good practice.



Vista terminated with building frontage



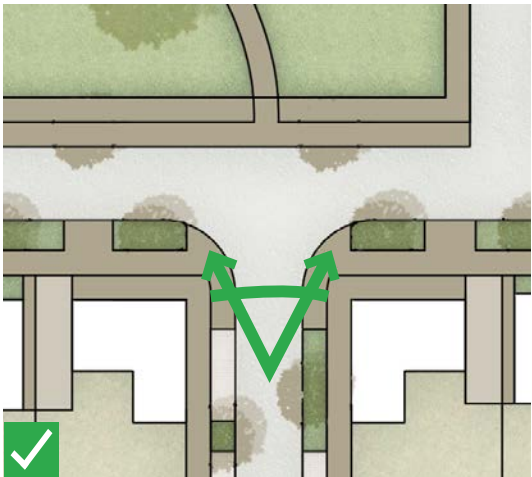
Vista terminated with drive and garage



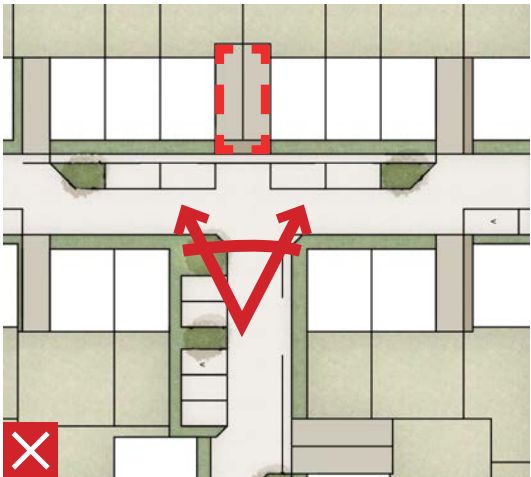
Successful vista with feature building



Side of building and garden boundary



Vista with view out to open space



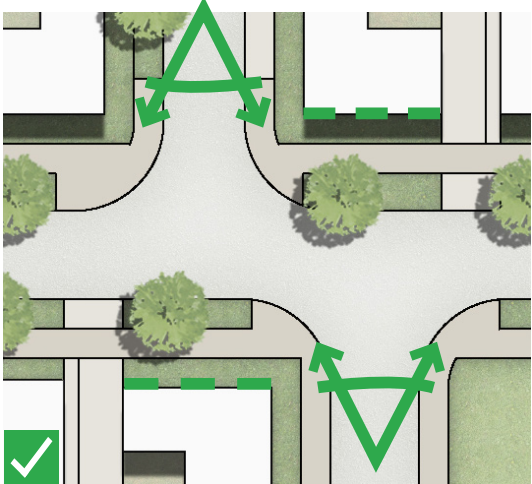
Vista terminated with driveway



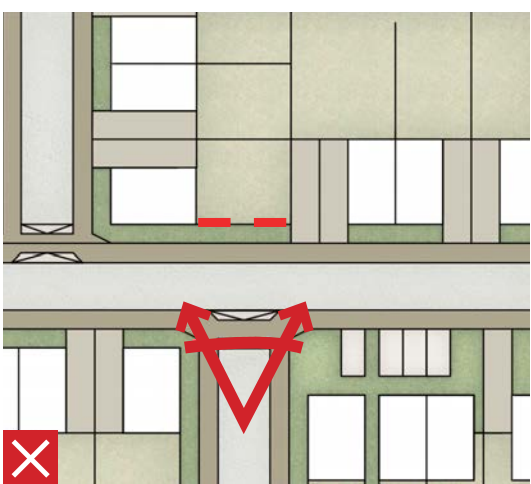
2.5 storey terrace successfully terminating vista



Car parking and boundary wall



Views terminated across the junction



Vista terminated with side garden boundary



Buildings open out to view of POS



Driveway and car in line of vista