

7.31. Material Style 1

- 7.31.1. The use of black weatherboarding on the rural edges of the site has been carefully considered to respond both to the local character of surrounding rural settlements as well as to buildings within the college. Historically, many buildings in the surrounding area feature black weatherboarding cladding due to its durability and low maintenance. This traditional choice of materiality allows these areas of the development to sit comfortably alongside the surrounding landscape, providing a contemporary means of continuing the areas visual heritage.
- 7.31.2. The combination of the black weatherboarding with buff brick has been chosen to create a balanced and contextually sensitive palette. The natural tones of buff brick reflect the colour of several traditional and contemporary buildings found within St Albans city centre.
- 7.31.3. Together, the combination of materials creates a harmonious relationship between tradition and modernity, ensuring that these units sit well amongst its rural-suburban setting.



Figure 120. EMB52 Style 1



Figure 121. EMB52 Style 2

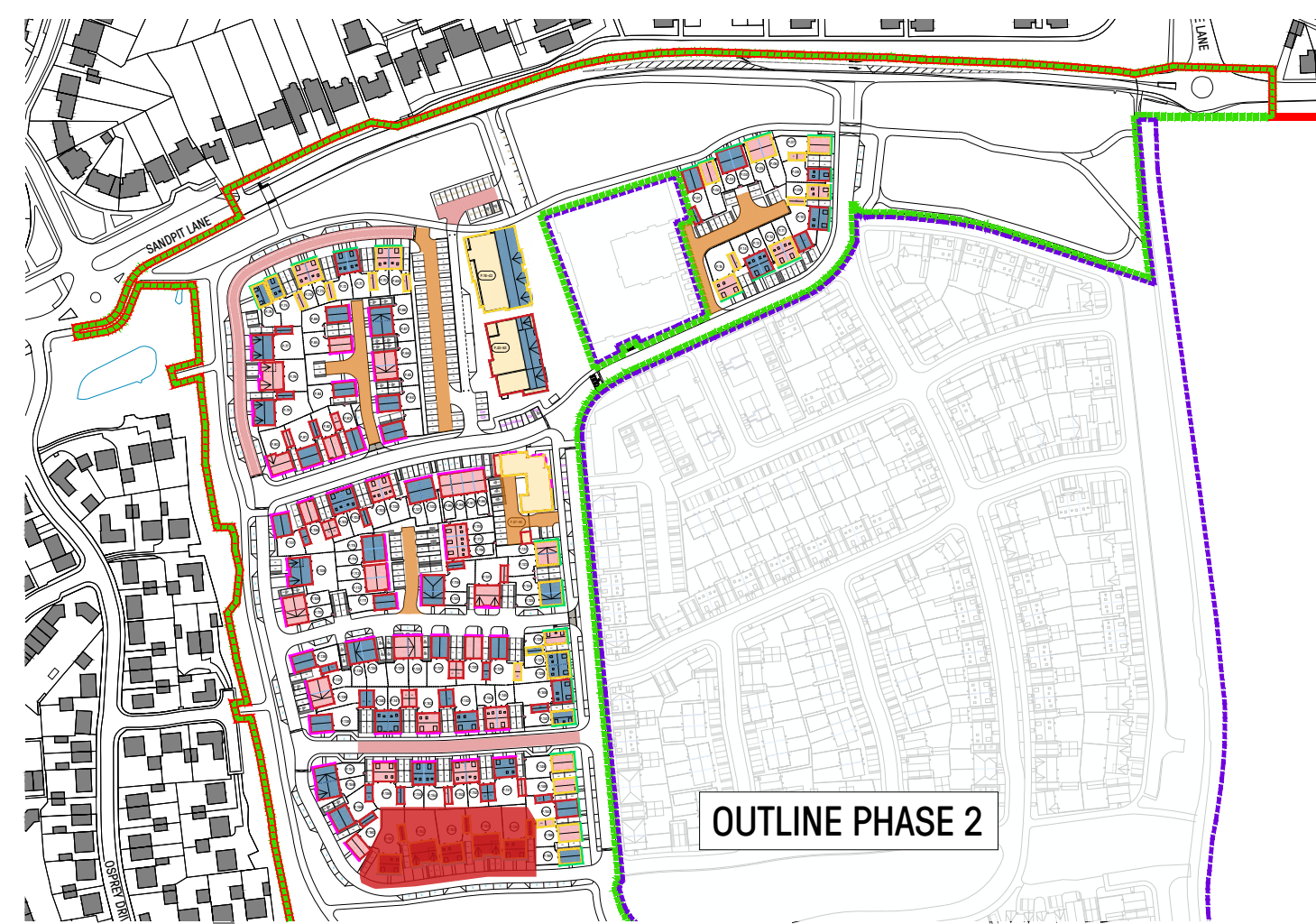


Figure 119. Material Style 1 Units



Figure 122. Material Style 1 Palette

Roofs

- 7.31.4. The use of traditional red pantile roof coverings reinforces the buildings connection to the architectural language of the surrounding countryside. The distinctive curved profile of pantile roof tiles have long been a feature of rural agricultural buildings and old cottages throughout the region. The warm tones of the red pantile roofs complement the buff brick and black weatherboarding base. When combined, the design achieves a coherent balance between traditional rural references and a contemporary architectural expression.
- 7.31.5. Roof pitches range between 30° and 45°, with the steeper 45° pitches reserved for gable-fronted elements, helping to maintain a varied roofscape while minimising visual impact across the wider setting.

Windows

- 7.31.6. In striving for a contemporary architectural approach on the site, we have drawn inspiration from the local context while ensuring symmetrical window frames. Windows play a crucial role in defining building façades, contributing to proportion, rhythm, and overall character. Wherever possible, their design emphasises verticality to counter balance the horizontal proportions of the structure.
- 7.31.7. To align with the proposed contemporary aesthetic, the fenestration remains simple in form, avoiding excessive ornamentation. Larger glazed openings have been incorporated where feasible, reinforcing the modern design language of the dwellings. Black windows are proposed which responds to the weatherboarding as well as to the local context. Additional visual interest is introduced through projecting brick panels, further accentuating the vertical expression of the façades.



Figure 123. Material Style 1 Window Variations

7.32. Material Style 2

7.32.1. The combination of red and buff brick has been selected to reflect the varied masonry traditions found within the local area in and around St Albans. There is an abundance of red brick found in St Albans city centre, so we have reflected this in material style 2, which is the chosen material style for more suburban regions of the scheme around primary and secondary roads.

7.32.2. The combination of red brick and buff brick reflects the local vernacular, with many buildings in the area opting for this choice of materiality. By blending the two, the units with this style draw from the heritage of St Albans and the surrounding area.



Figure 125. EMA34 Material Style 2



Figure 127. EMT33 Material Style 2

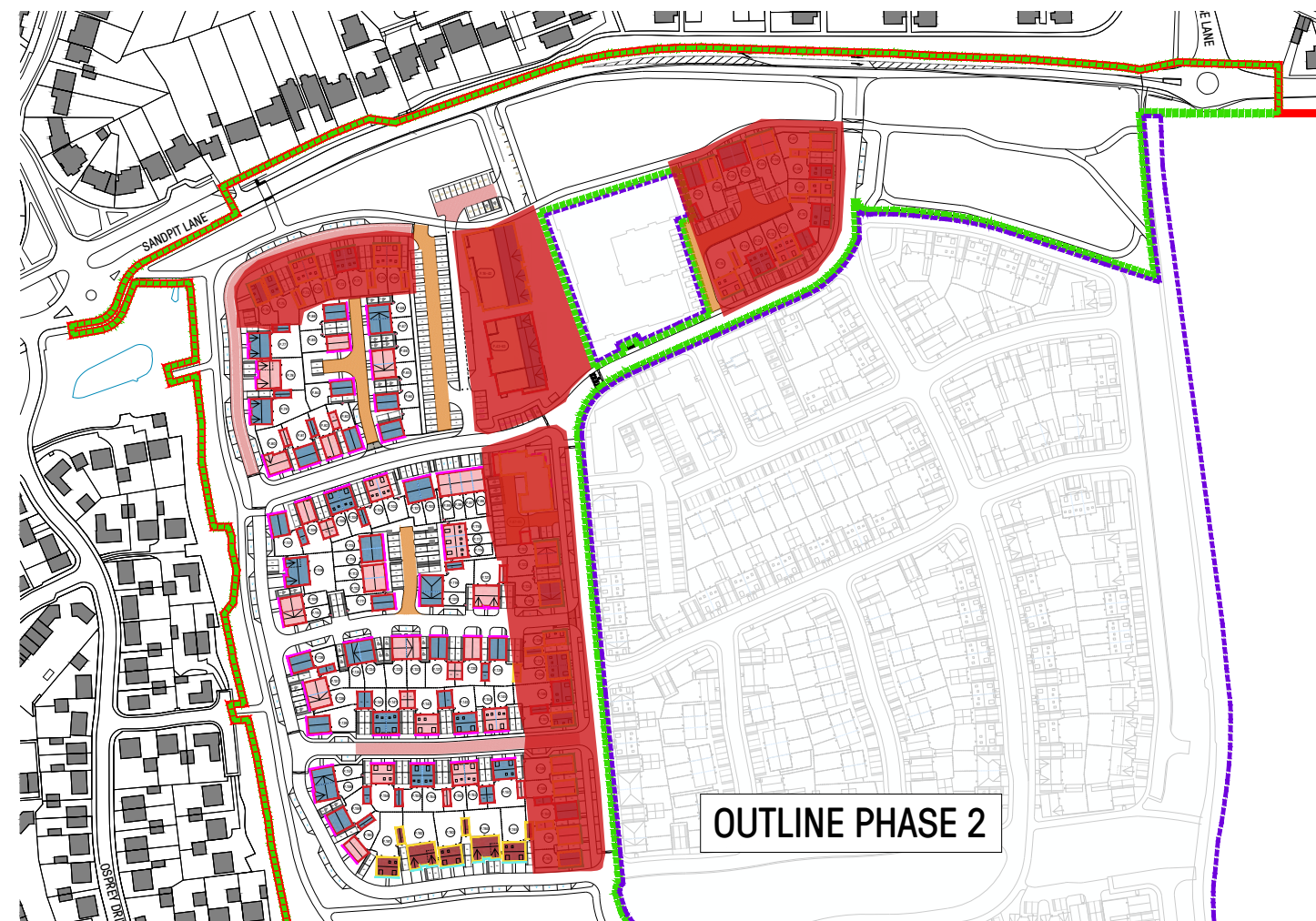


Figure 124. Material Style 2 Units



Figure 126. EMB31 Material Style 2



Figure 128. EMT31 Material Style 2

7.33. Material Style 3

7.33.1. The combination of red brick and grey green weatherboarding has been selected to reflect the varied masonry traditions found within the local area and the city centre, whilst the grey green weatherboarding creates subtle links to the green window frames found in the neighbouring Oaklands Grange site, and continues the theme of using weatherboarding as a complementary material, particularly to the edges of the site.

7.33.2. This material style is deployed to many of the secondary and tertiary streets within the phase 1 development, particularly along the western edge interfacing Oaklands Grange.



Figure 130. EMAP22 Material Style 3



Figure 131. EMG51 Material Style 3

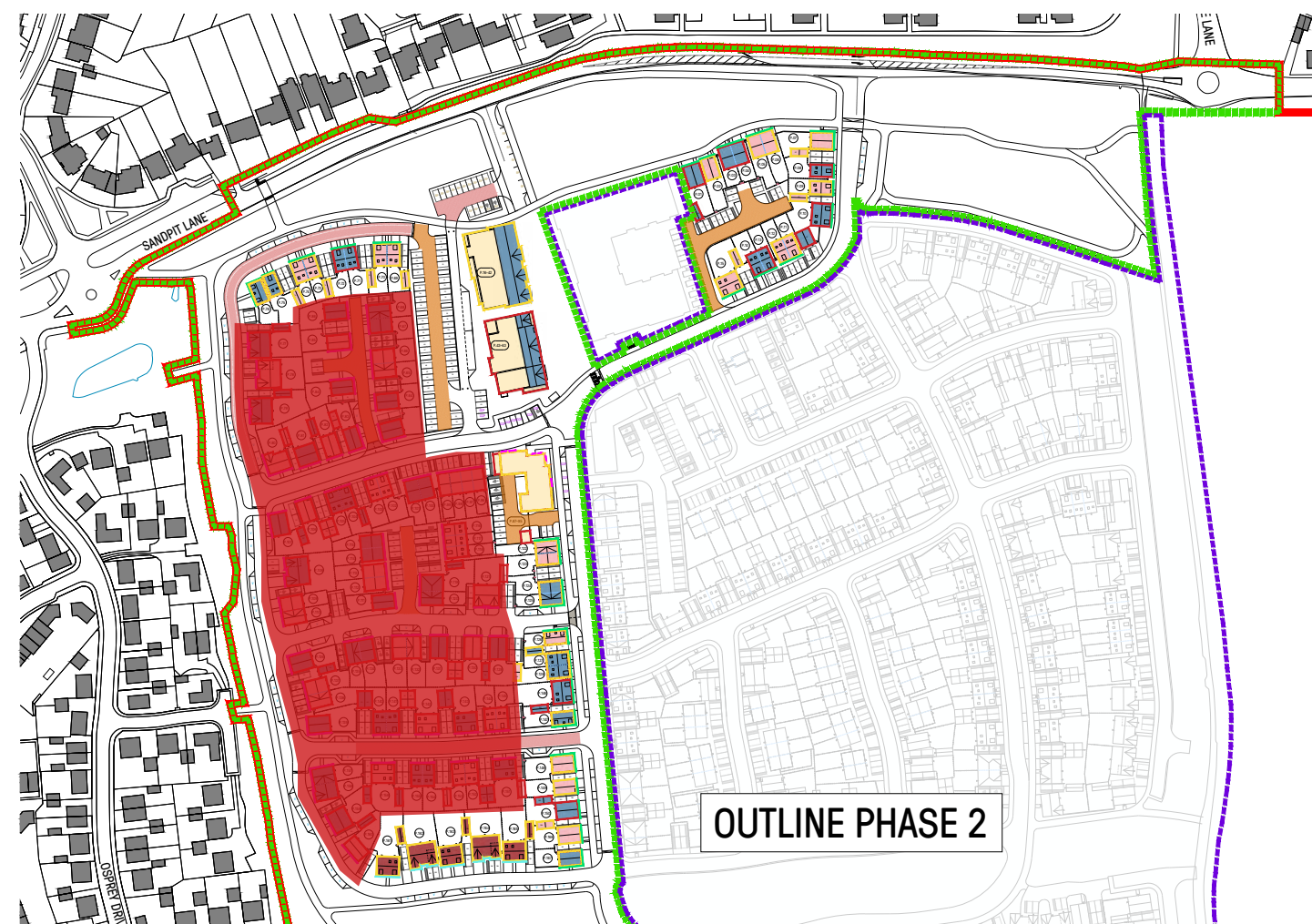


Figure 129. Material Style 3 Units



Figure 132. EMB31 Material Style 3



Figure 133. EMT41 Material Style 3

Roofs

- 7.33.3. The primary street predominantly features gable-fronted roof forms, enhanced with varied architectural brick detailing to reinforce its distinctive character. Along the secondary street, roofs are largely pitched parallel to the street, while the tertiary streets and private drives offer a balanced mix of pitched and gable-fronted roofs. Roof pitches range between 30° and 45°, with the steeper 45° pitches reserved for gable-fronted elements, helping to maintain a varied roofscape while minimising visual impact across the wider setting.
- 7.33.4. To support the scheme's contemporary character, dentil brickwork has been introduced in place of traditional eaves where appropriate. In locations where hanging tiles is proposed, boxed eaves have been used to deliver a clean, refined edge. A carefully coordinated palette of two complementary roof colours has been selected to harmonize with the designated brick tones, contributing to a cohesive and visually appealing streetscape.



Figure 134. Roof Tiles

Windows

- 7.33.6. In striving for a contemporary architectural approach on the site, we have drawn inspiration from the local context while ensuring symmetrical window frames. Windows play a crucial role in defining building façades, contributing to proportion, rhythm, and overall character. Wherever possible, their design emphasises verticality to counter balance the horizontal proportions of the structure.
- 7.33.7. To align with the proposed contemporary aesthetic, the fenestration remains simple in form, avoiding excessive ornamentation. Larger glazed openings have been incorporated where feasible, reinforcing the modern design language of the dwellings. Black windows are proposed which responds to the weatherboarding as well as to the local context. Additional visual interest is introduced through projecting brick panels, further accentuating the vertical expression of the façades.



Figure 135. Windows

Stone Sills

- 7.33.5. Stone sills have been incorporated into the window detailing of dwellings fronting both the primary and secondary streets, serving as subtle yet effective architectural wayfinding element. Their use enhances the visual rhythm of the streetscape and helps define key routes through the development. This design decision draws inspiration from the surrounding context, where through the context analysis has been identified in nearby buildings. By referencing these local vernacular details, the scheme reinforces a sense of place while contributing to a refined and cohesive architectural language.



Figure 136. EMT33 Material Style 2

Projecting Bay Windows

7.33.8. The majority of projecting bay windows have been strategically positioned at key locations throughout the principal route, particularly on corner-turner plots, to enhance visual interest and provide natural surveillance over the public realm. These bays act as architectural markers, aiding wayfinding and reinforcing the street character. Designed as contemporary interpretations of traditional forms, they feature hipped roofs and square bay structures. The window styles are consistent with the overall fenestration approach, ensuring a cohesive and harmonious aesthetic throughout the development.



Figure 137. Projecting Bay Window Examples

Doors

7.33.10. To reflect the more contemporary approach on building styles promoted within the scheme, the door styles proposed complements the facade treatment by not being overly simple in design with single glazed elements incorporated to emphasise the vertical proportions.



Figure 138. Single leaf front door & Single leaf front door with side glazed panel

Canopies

7.33.9. Entrance canopies play a key functional and aesthetic role, offering both practicality and contributing to the architectural character of the homes, whilst shielding the entrance from the elements. A variety of types enhance the visual interest of the overall elevation.



Figure 139. Flat Canopy, Flat Canopy with posts & Lean-to-canopy

7.34.Key Buildings & Terminating Vistas

- 7.34.1. The development layout has been carefully designed to enhance legibility and wayfinding through the strategic placement of key marker buildings. These prominent structures are positioned at key locations, such as along the primary access route and at important intersections, reinforcing the hierarchy of the street network.
- 7.34.2. In addition to guiding movement, marker buildings serve to terminate vistas, creating visually striking focal points that help users orient themselves within the development.
- 7.34.3. Where possible, key marker buildings and terminating vistas have been emphasized through the change of material, distinguishing them from surrounding structures, giving these buildings a unique identity and strengthening their role in wayfinding within the development. These architectural elements contribute to a sense of place while enhancing the overall character and coherence of the scheme.



Figure 141. Entrance key building

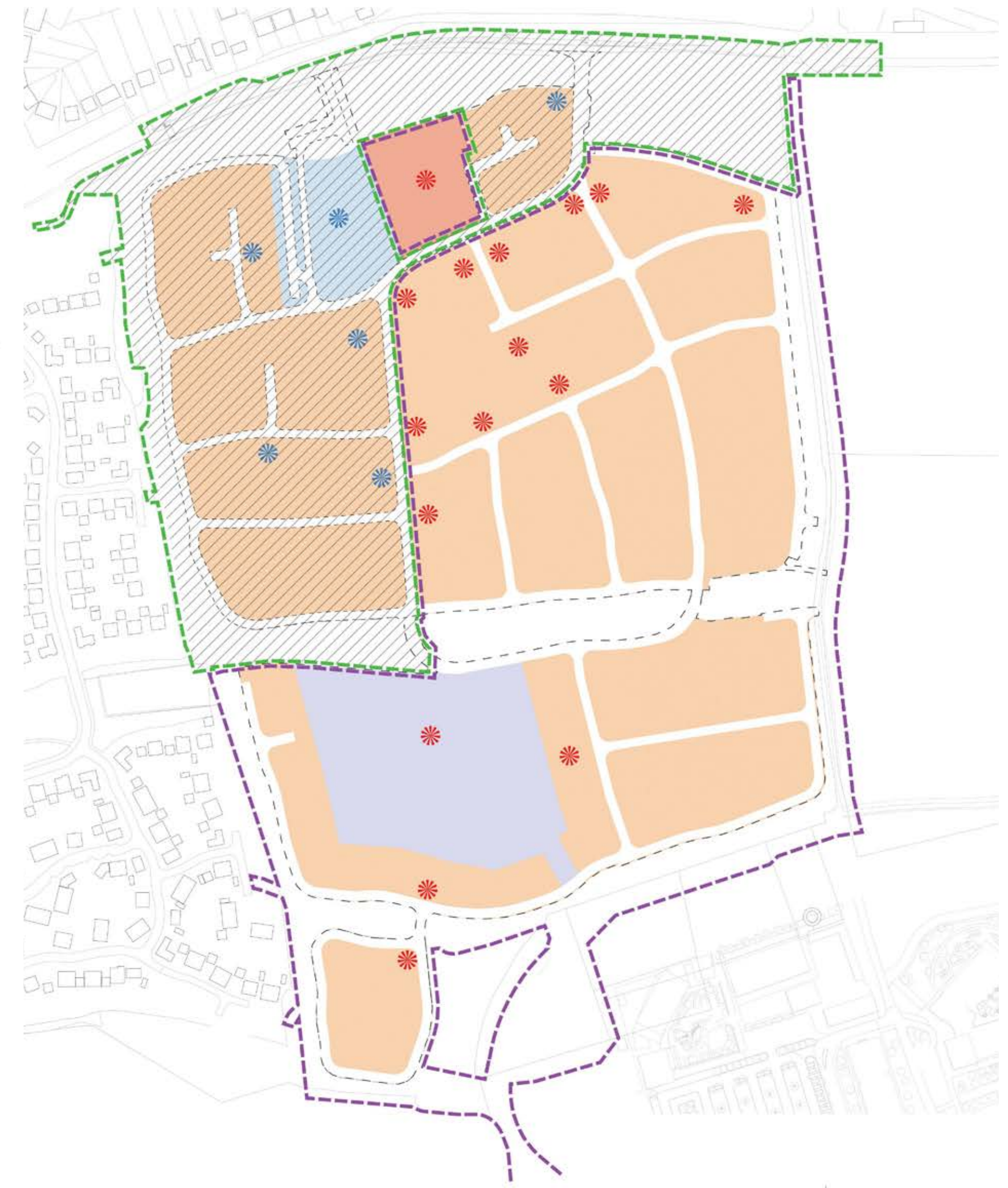
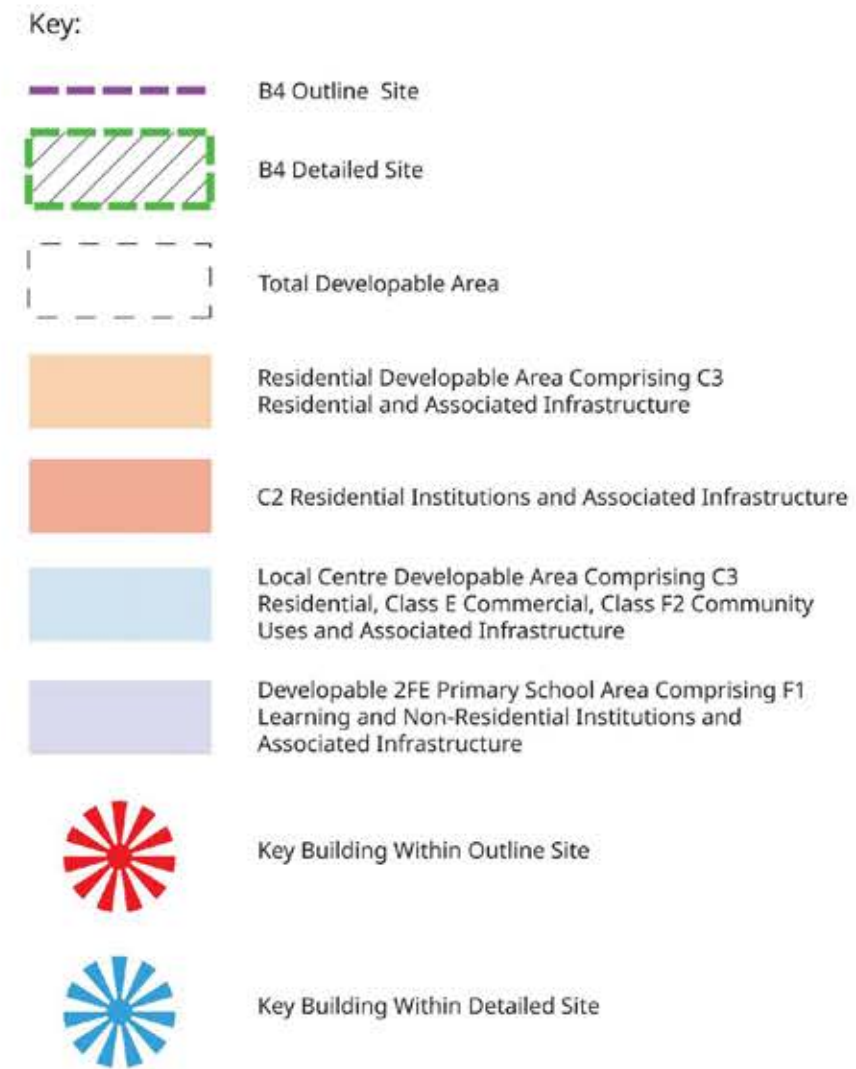


Figure 140. Key Buildings & Terminating Vistas

7.35. Parking Strategy

- 7.35.1. Parking has been carefully integrated into the development to ensure it is functional without dominating the public realm. A range of parking solutions are proposed for the residential properties, such as on-plot parking, frontage parking and courtyard parking.
- 7.35.2. On-plot parking primarily consists of driveways positioned between dwellings and occasionally to the rear, which keeps the majority of parking behind building lines and out of the street scene. There is some use of frontage parking, but this has been kept to a minimum so parking does not dominate the street scene. Lay-by parking has been introduced to accommodate visitor spaces, ensuring sufficient provision across the scheme. A total of 58 visitor parking spaces are distributed throughout, equating to approximately 34% of the total number of units. Where garages are included, they are set back from the main building line to reduce visual impact.
- 7.35.3. In total, the development provides 386 parking spaces for 167 dwellings, plus 58 visitor spaces, 2 parking spaces for the children's home, 11 parking spaces for the Community Centre and 20 parking spaces for the retail area of the Local Centre, bringing the overall provision to 476 spaces.
- 7.35.4. To meet the updated Building Regulation Part S requirements, every unit will have an active Electric Vehicle (EV) charging point. Properties with driveways will have directly connected charging points, while those with frontage parking will feature standalone charging pillars to ensure compliance with Building Regulation Part M and maintain accessibility standards.



Figure 143. Example of Front Parking



Figure 144. Example of On-Plot Parking

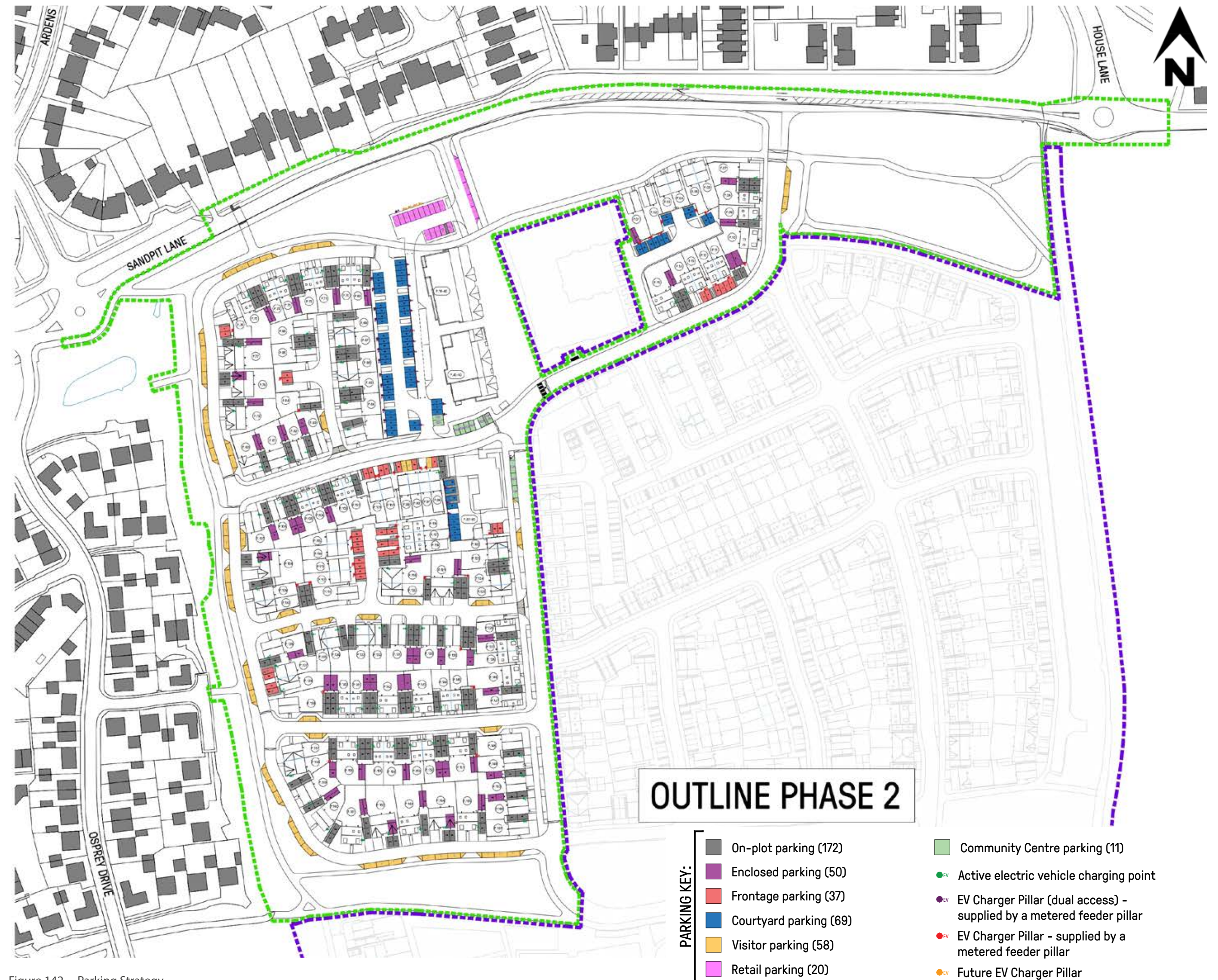


Figure 142. Parking Strategy