

SECTION 2:

Design Response

Our Design Propopsals for R1 - R3. The design response to the planning policies, local design codes and local contexts.

2.1 The Proposal

This Reserved Matters planning application comprises the following:

- 198 Residential dwellings with access from Westerfield Road.
- 176 no. houses including a mix of 2, 3 and 4 bedroom family homes, and 22 no. 1 & 2 bedroom apartments in the form of flatted 3 storey blocks
- 11% of the total dwellings will be provided as affordable homes.
- Associated parking and cycle storage for all dwellings
- Associated open space and landscaping, including a central 'Green' incorporating native planting and rain gardens
- Provision of local play facilities and sustainable drainage.

The design, siting and layout of dwellings within the residential parcels have been informed with regard to key design criteria outlined in the Design Code. The layout has been sensitively designed to respond to the neighbouring and emerging context, with new homes overlooking the green open spaces where possible.

Density is higher within the 'Core' area with strong continuous frontage at 3 storeys facing the proposed District Centre. Densities reduce at the edges of the parcel, particularly along the Green Edge frontages.



Illustrative Roof Plan

2.2 Dwelling Mix

The proposals are for 198 dwellings, providing a wide variety of new homes, ranging from 1 - 2 bedroom apartments to 2 - 4 bedroom houses.

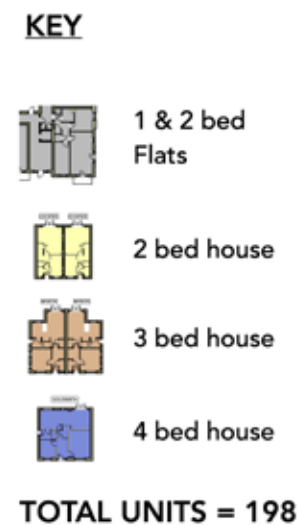
There is also a range of building typologies including detached, semi detached, terraced cottages, corner turner dwellings and apartment blocks.

Most homes will be 2 storey with 3 storey development within the Core character area only.

A wide range of housing is proposed - to create a diverse neighbourhood that offers choice of accommodation for prospective residents, whilst ensuring an attractive and varied streetscape.

To ensure a good level of accessibility and in accordance with the OPA condition 21, 25% of dwellings will comply with Part M4(2) of the Building regulations. This includes all the affordable houses and ground floor flats.

The mix includes the provision of family sized units, as well as smaller units, providing a balanced response to local housing needs. All of the proposed new dwellings have been designed to be of a high quality, with access to private and communal amenity space.



Unit Mix Plan

2.3 Tenure Integration

11% of the new homes will be affordable (22 out of 198).

- 18 of these will be rented (81.8%)
- 4 will be shared ownership (18.2%)

The affordable homes are distributed across the south of R1 and will be ‘tenure blind’ - indistinguishable from the market homes.

The adjacent plan shows the provision and distribution of affordable homes.

Summary Mix					
Private Flats					
	Number	Sub	%		
1 bed flat	3		1.5%		
2 bed flat	8		4.0%		
SUB TOTAL		11	5.6%		
Private Houses					
2 bed house	12		6.1%		
3 bed house	124		62.6%		
4 bed house	29		14.6%		
SUB TOTAL		165	83.3%	176	88.9%
Affordable flats - rent					
1 bed flat	3		1.5%		
2 bed flat	8		4.0%		
SUB TOTAL		11	5.6%		
Affordable houses - rent					
2 bed house	5		2.5%		
3 bed house	2		1.0%		
SUB TOTAL		7	3.5%	18	9.1%
Affordable houses - S/O					
3 bed house	4		1.7%		
SUB TOTAL		4	1.7%	4	2.0%
GRAND TOTAL	198				
GRAND TOTAL		198		198	100.0%

Summery Mix

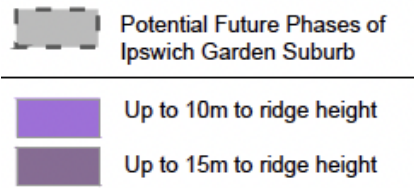
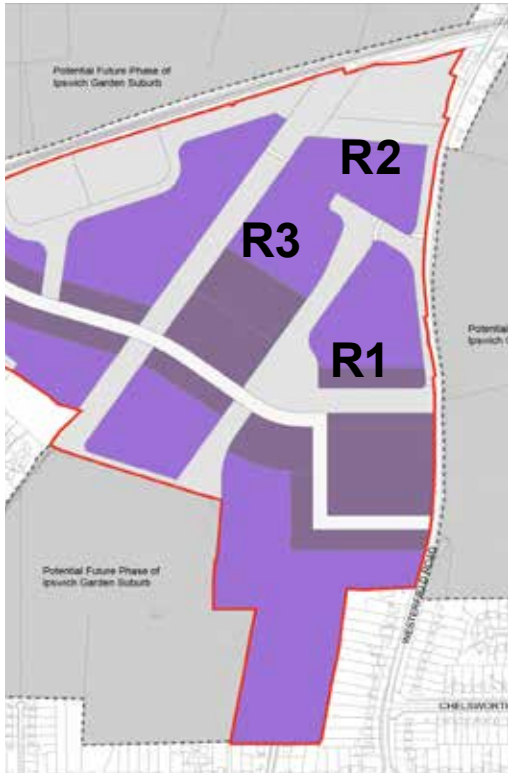


Tenure Strategy

2.4 Townscape & Massing

Proposed building heights range between 2-3 storeys across R1-3, in line with the parameter plans and Design Code.

- The scale and massing of the development for Phase 4/5 is in accordance with the Parameter Plans approved as part of the outline application.
- The tallest (3 storey) buildings in this phase are located along the Spine Road in the form of apartment blocks and 3 storey semi-detached houses with feature gables.
- The apartment blocks have an L shaped form to help create a 'gateway' and book-ends along this important frontage. This creates an appropriate response to this urban part of the masterplan.
- The massing is 2 storeys in height elsewhere but with variety in the roofscape created using feature gables, pitched roofs, gablettes and chimneys.
- These features can often be found in key locations, for example as 'view-stoppers'.
- Materiality and detailing is also used to emphasis focal buildings



Parameter - Building heights

KEY



2.5 Defining the Public Realm

Boundary treatments have been carefully chosen to provide security and privacy and clearly define the public and private realm. Our strategy also follows the principles set out in the Design Code. A variety of boundary treatments are used as follows:

- Brick piers and walls provide the interface between the public realm and private gardens. Brickwork walls will be used where rear gardens are visible from the public realm, in key locations.
- Brickwork boundary walls will be in colours to harmonise with the dwellings.
- Timber fencing between gardens will be used where they are not clearly visible from the public realm.
- Soft planting defines the front garden boundary along the Green Edge - hedges and robust shrub planting.
- The Core character area has a combination of low walls and railings where a more formal and urban response is appropriate.
- Low walls are also used within the streets, particularly at key junctions as identified within the Code.

The Design Code sets out mandatory boundary conditions and guidance on boundary conditions and we are following those principles.

Building For Life also advises clearly defining private and public spaces with clear boundary conditions, such as railings, walling and robust planting. Creating spaces that are well overlooked by neighbouring properties and providing opportunity for residents to see streets and spaces from within their homes.

KEY

- 1.8m close boarded timber fence
- Soft planted boundary condition (lawn, hedge or shrubs) Refer to Landscape drawings
- 1.8m high brick wall
- 1.1m metal railings
- Low brick wall with railings above and 1.1m high brick piers between
- 1.0m low brick wall (no railings) with brickwork piers and low shrub planting in gardens, where front gardens face on to a key junction



Boundary Condition Strategy

2.6 Density

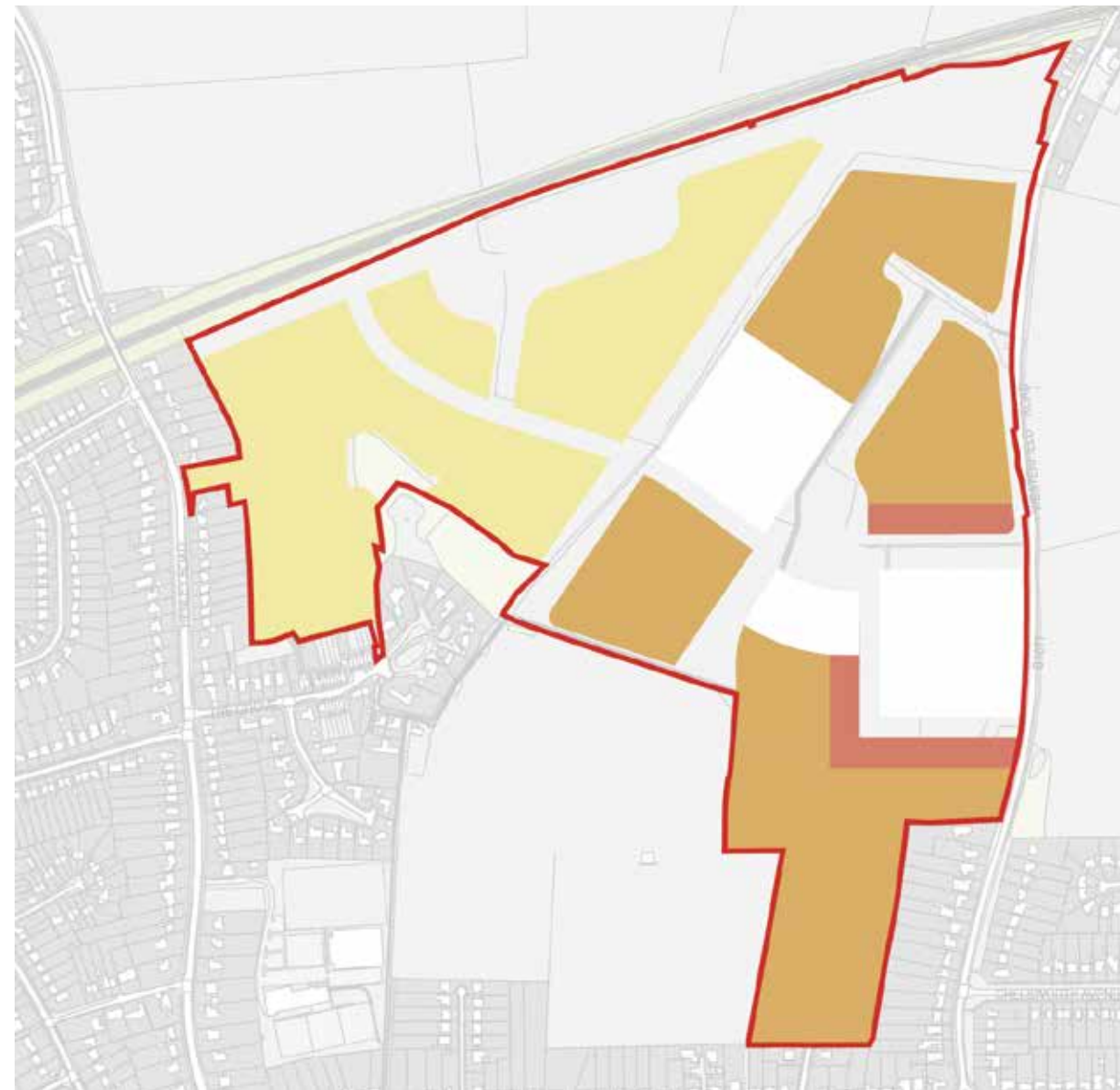
Density varies across R1 – R3 reflecting the outline density parameter plan and the density plan set out in the Overarching Design Code.

There are differences between the parameter plan and the Design Code which can be seen here, with the Design Code taking precedence. R2 and R3 can be up to 35 d/ha. R1 is 35 – 40 d/ha with higher density along the district centre frontage.

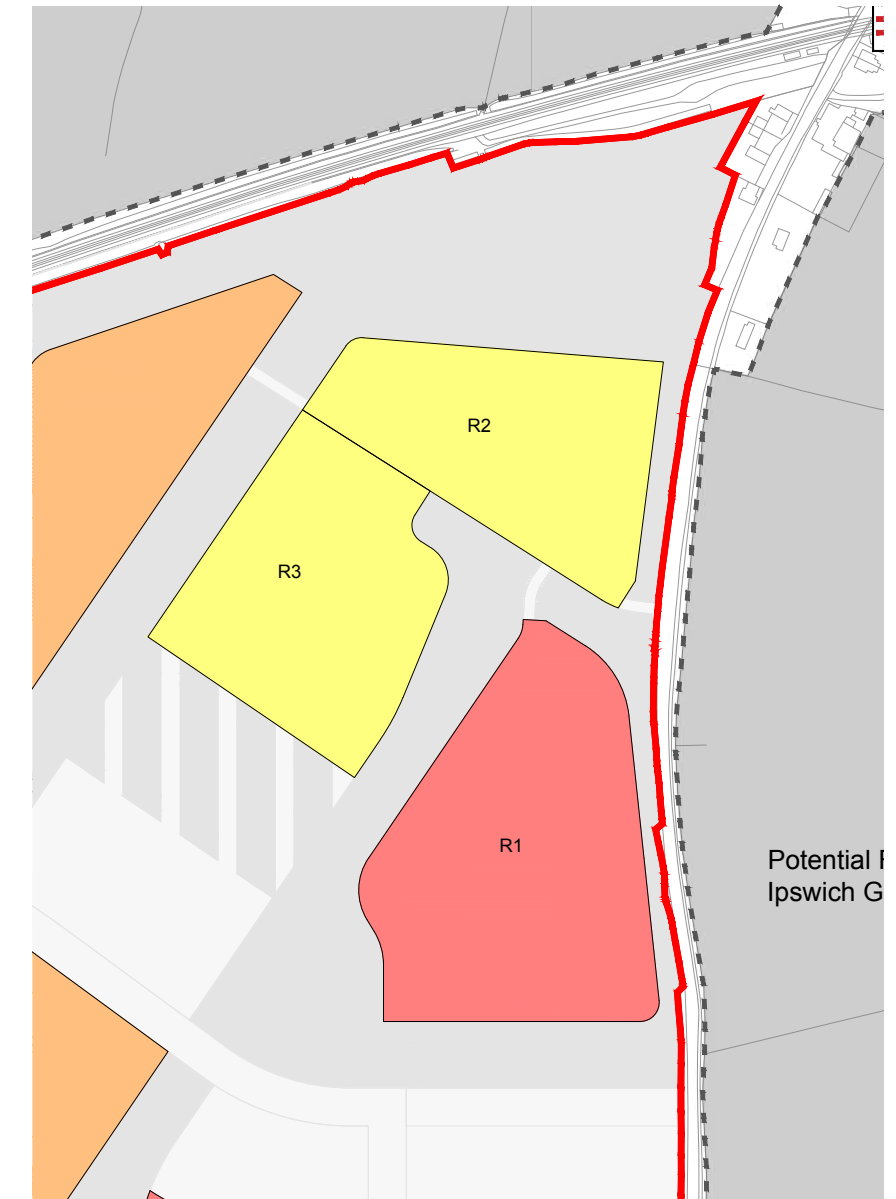
In the spirit of the Code, our proposed density is higher along the Core edge where the 3 storey apartment blocks and terraced houses push up the density. Overall the density in R1 is just less than 40 d/ha.

Density reduces as you get closer to the green edges with more detached houses and greater spacings between dwellings. Density within R2 and R3 is on average 31 d/ha which falls within the allowable range.

These densities support a mixture of houses and apartments. Houses are arranged in rows, semi-detached or detached. The more urban forms and flatted blocks are within the Core, facing the District Centre. Development is looser at the linear green edges and in the north, which is in the spirit of the outline parameter plan and Code.



Design Code Density Plan



Density Parameter Plan

2.6 Density

The average density of R2 and R3 combined is 31 d/ha which is within the allowable density set out in the Density Design Code and the Density Parameter Plan.

Our design therefore responds to and complies with the Design Code and OPA.

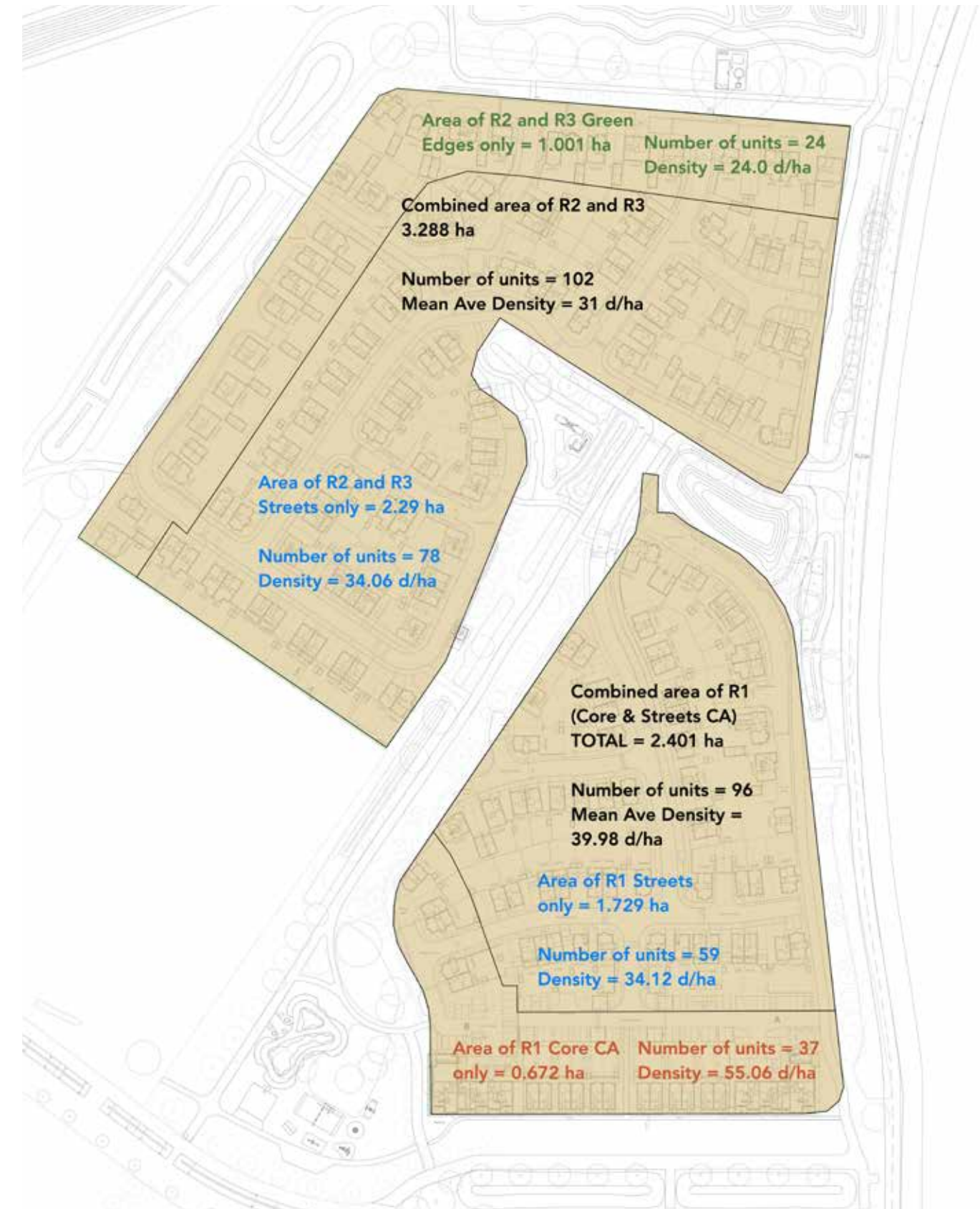
R1 density is slightly above the density parameters but in the spirit of the narrative established at outline stage. This is because the higher density of the Core is pushing up the average density to nearly 40d/ha.

The 3 storey flats and terraced houses located within the core create a strong frontage next to the District Centre and align with the character principles within this central zone along the primary Street namely:

- Well defined, urban character
- Densities and building heights will be higher than other character areas
- Consistent building line with short terraces, flats and townhouses

The density of the 'streets' within R1 is 31 d/ha which again complies with the OPA and Design Code.

There is a high proportion of smaller unit types (1, 2 and 3 bed homes) to address market demand for smaller family sized homes which pushes up the density figures.



Density Strategy

2.7 Managing the Car (Parking)

Choosing an appropriate parking strategy is fundamental to the creation of successful townscape. Streetscapes shouldn't be dominated by cars, instead cars should be integrated into the layout in a way that is safe and convenient.

Places are usually most successful where car parking is incorporated in a combination of ways, rather than adopting just one solution, which is the approach here.

Most homes have on plot parking, on drives and in garages. Parking courts have also been used which discreetly tucks cars away so they do not dominate the public realm (within the 'Core' character area for example).

Rear parking for plots 74 to 85 is necessary to create the strong continuous frontage desired in the Core. Pergolas are used to break up the courtyard with landscaping and trees breaking the area up further to create a more attractive environment.

Generally 4 bed homes have 3 spaces and some has a garage. 3 and 2 bed homes have 2 allocated spaces. 1 bed flats have 1 space and 2 bed flats have 2 spaces.

Visitor parking has been provided in lay-bys, throughout the development at 0.25 spaces per unit (50 spaces).

Garages have been sized so that they can be counted as a space 3m x 7m and also accommodate cycles.

198 units
Visitor parking = 50 no.

KEY

Car Parking

- Allocated On Plot Parking
261 no Spaces
- Allocated On Plot Garage Parking
28 no Spaces
- Allocated Parking (frontage or rear) Behind house
29 no Spaces
- Allocated Pergola Parking Behind house
16 no Spaces
- Allocated Courtyard Parking
32 no Spaces
- Part M4(2) Compliant Parking
31 no Spaces
- Visitor Parking (50 required to achieve 0.25 for 198 units)
50 no Spaces

Cycle Parking

- Cycle Parking sheds (2.1x1.5m)
1 no Space per house
- Cycle Parking for apartments
- Cycle Parking within garage, when garage is provided

EV Charging

- Electric Vehicle Provision
1 charging point per house
Wall mounted EV
- EV Provision: 1 charging point per house, freestanding column
- All apartments to be provided with electric points in the communal parking courtyard
- EV Provision for visitors
In accordance with SCC policy (Suffolk Guidance for Parking 2019), EV charging is not required to visitor bays within adopted roads. 50% of unallocated spaces in private areas have EV charging.
- Power and Lighting to garages



Parking Strategy

2.7 Managing the Car (Parking)

Visitor Parking

In accordance with Suffolk policy, visitor parking has been provided in lay-bys, throughout the development at 0.25 spaces per unit (50 spaces). These have been pepper potted throughout the development and are located sensitively so as not to dominate the public realm and particularly the green edges.

EV Charging strategy

Electric vehicle charging will be provided to all homes. Charging points will be distributed in the following ways:

- Wall mounted EV where drives are next to the plot.
- Free-standing columns in courtyards or where drives are remote from the building they serve.
- Free-standing columns for apartments – on a pay-as-you-go system.
- Visitor EV charging is in accordance with SCC policy. Ie, none to adoptable roads. 50% of unallocated spaces in private areas have an EV charging column.

Cycle Parking

Secure, covered cycle parking is also provided for all residential units with dedicated cycle stores provided within the blocks and flats and each house has a private cycle shed in the garden.

Cycle storage is provided in rear gardens or within secure covered integral stores within the apartment blocks.



Visitor Parking examples



Electric Vehicle charging
(Image courtesy of Google)
(<https://aboutmanchester.co.uk/government-to-announce-all-new-homes-to-be-fitted-with-electric-vehicle-charging-points/>).



Electric Vehicle charging - Bollard
(Images courtesy of Google)
(<https://www.express.co.uk/life-style/cars/1481510/electric-car-charging-station-rented-driveway-homeowner>);



Electric Vehicle charging
(Images courtesy of Google)
(<https://www.motortrader.com/motor-trader-news/automotive-news/used-ev-stock-levels-fall-consumer-demand-grows-16-08-2023>).

2.8 Refuse and Servicing Strategy

The layout has been designed with a consideration for the collection of refuse and recycling. Provision has been made for the convenient storage of refuse and appropriate access for refuse collection vehicles. The adjacent diagram illustrates our approach to the storage and collection of refuse.

- Refuse stores are to be conveniently located for residents- with a paved area provided in rear gardens for the storage of bins provided by the local council.
- Refuse stores are provided in discreet locations away from the public realm, improving the quality of the streetscape.
- Residents will bring refuse bins to the front of their property or collection points on collection days.
- Access is provided from stores in gardens to collection points without going through the house – all houses have direct access to rear gardens.
- Communal refuse stores for the apartments are conveniently located within the parking courtyards for each block.

Access for emergency vehicles has also been considered and a Fire tender is able to gain access to all plots across this parcel. The assumption is that plots xx – xx will be accessed from the rear.

Following Suffolk's planning policy, bin stores are provided in secure external stores.

For each block of 11 flats:

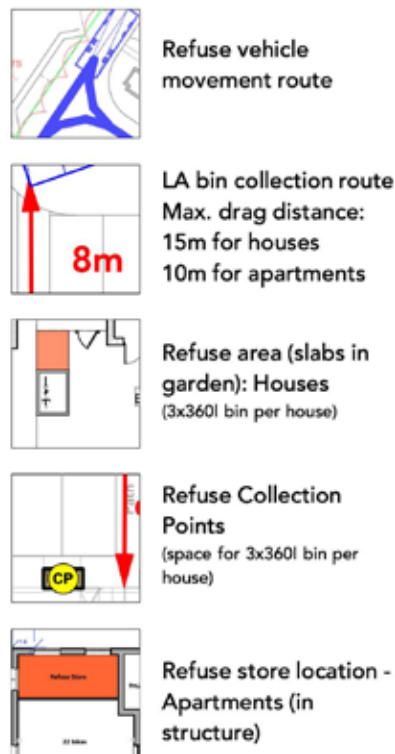
- 2x1100l bin-Residual waste
- 2x1100 bin-Mixed Recycling
- 2x240l bin-Garden Waste

For each house:

- 1x360l bin-Residual waste
- 1x360l bin-Mixed Recycling
- 1x360l Garden Waste

Bins are collected from the front of properties or collection points on collection days.

KEY



Refuse Strategy

2.9 Access and Circulation

The principal access point into R1 – R3 (from Westerfield Road) was identified in the outline planning approval and Design Code.

Indicative street connections were also identified at the outline stage on the Vehicular Access and Movement Framework Plan and our proposals comply with this.

Our layout follows the principles set out in the Phase Design Code – with the locations of the secondary and tertiary streets.

Positioning of the shared surface streets have changed slightly in order to benefit the scheme:

- We have reduced the amount of roads
- The road layout has been simplified and there are is an opportunity for more homes to overlook green space (rather than side-on)
- There is less road facing the Westerfield Greenway but homes still overlook this space.
- The emergency access is no longer required (shown light blue on the Design Code Plan in the SW corner of the 'Core')

Building for Life encourages layouts that use street hierarchy and built form that work together to enhance legibility. This goes beyond just defining the route of the carriageway – it also informs and supports townscape and character areas.

- We have created a clear access and circulation strategy that optimises the balance of pedestrian safety and vehicle movement. The adjacent

diagram illustrates the key routes through the site.

- The secondary street from Westerfield Road branches off to tertiary streets (with 2m footpaths), then finally shared surfaces and private drives at the end of cul-de-sacs.
- Pedestrians will have priority on these shared surfaces and they are used in places where it is safe and appropriate.
- Proposed levels within the public realm are designed to enable access for all.
- Access is provided for refuse and emergency vehicles throughout.



Access and Movement Strategy

2.10 Amenity

All houses have gardens which comply with Ipswich policy. 2 bedroom houses have gardens in excess of 50m2 and larger 3 and 4 bedroom homes have gardens of at least 75m2.

Generally, back to back distances are 21m but where this isn't achievable windows have been moved or positioned accordingly to avoid overlooking. Bathroom windows are obscure glazing so overlooking is not an issue at 1st floor between bathrooms.

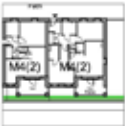
All upper floor flats have an inset balcony of approx. 9m2 and ground floor flats have patios and small private gardens. Each flat block also benefits from a communal garden which can be enjoyed by residents.

The use of inset balconies ensures that residents do not feel 'exposed' as there is an element of screening. Most of the balconies are also south facing and help to articulate the façade providing an attractive frontage towards this key route into the site.

KEY



Gardens to be minimum 75m2 for 3 bed+ houses 50m2 for 2 beds houses



Flats have ground floor patios (9m2) or inset balconies



Flats have a communal garden so the TOTAL AREA of amenity space is 275m2 for 11 flats

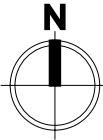


Diagram to illustrate amenity provision

2.10 Amenity Space



Amenity Provision Plan Extract - Core Character Area

2.11 Materials Strategy

The choice of materials is inspired by the local context and is in accordance with the mandatory elements of the Design Code.

The proposed materials palette is render, light and red multi-stock brickwork, a contrasting detail brick, with light or dark weatherboarding. Roof finishes include grey slate-effect tiles, red pantiles and brindle tiles, as shown on the adjacent diagram. Window frames in both the Core and Green Edge character area will be dark grey PVC with white windows within the streets.

The location of different materials reinforces the definition of the different character areas and materiality is one way that focal buildings are expressed.

Where cladding is applied it is wrapped around the whole building.

KEY

ROOF TILES

Note - Ridge tiles to match main tiles in all cases

Grey Tile - Slate Effect Roof
SVK Montana Textured Tile

Red Tile 1 - Marley Ashmore Old English - Dark Red
Red pantiles for Streets & Core

Red Tile 2 - Marley Ashmore - Smooth Brown
Brindle tiles for Green Edge

FACING BRICKS

Fontena Clumber Red - Dark Red Brick

Fontena Worcester Red Multi - Light Red Multi Brick

Fontena Hampton Rural Blend - Light Red Brick

Fontena Village Out Buff - Light Red Buff Brick

WEATHERBOARDING AND RENDER

White Weatherboard (Ref: Arctic White)

Dark Composite Weatherboard (Ref: Anthracite Grey)

Off White Render (Ref: Chalk White)

CHIMNEYS

Chimney on apex

Chimney stack - feature gable

RAINWATER GOODS

Black UPVC

FASCIA & SOFFITS

Dark Grey

WINDOWS & DOORS

Grey UPVC - The Streets

White UPVC - The Core & Green Edges

Fontena Clumber Red - Dark Red Brick
Apartment blocks and Portman Houses and detail brick in other CAs

Fontena Worcester Red Multi - Light Red Multi Brick
The streets CA

Fontena Hampton Rural Blend - Light Red Brick
The streets CA and on apartment blocks

Fontena Village Out Buff - Light Red Buff Brick
The green edge CA

White Weatherboard (Ref: Arctic White)
Marley Cadral WB (Grey ref C05, LAP fitting)

Dark Composite Weatherboard (Ref: Anthracite Grey)
Marley Cadral WB (Pewter ref C54, LAP fitting)

Off White Render (Ref: Chalk White)

SVK Montana Textured Tile

Marley Ashmore Old English - Dark Red
Red pantiles for Streets & Core

Marley Ashmore - Smooth Brown
Brindle tiles for Green Edge

Materials Strategy

2.11 Materials Strategy



Fonterra Worcester Red Multi - Light Red Multi



Fonterra Hampton Rural Blend - Light Red Brick



Fonterra Clumber Red - Dark Light Red



Fonterra Village Oat Buff - Light Red Buff Brick



Slate Effect Roof



Dark Weatherboarding



White Weatherboarding



Off White Render



Clay Effect Roof - brindle



Clay Effect Roof - pantile

SECTION 3:

Character

Our aspirations for the new homes and what
they will look like.

3.1 Character Analysis

A huge amount of research and site analysis was undertaken at the outline and Design Code stage to inspire the character of Fonnereau. We have absorbed and built upon this analysis in order to inform the design of Phases R1 - R3. Further analysis has been undertaken of the site's context, to fully understand the essence of the place.

The development will display a site- specific and original architecture that contributes to a distinct character and identity. The built form will not be a pastiche of traditional styles, rather it will take clear character references from the vernacular architecture of the surrounding area, interpreting them in an appropriate way for the 21st century.

The transition between the 3 character areas will be subtle, rather than jarring - with changes in building typology, materials and landscape treatment.

As set out in Section One of this document, there are 3 character areas identified within the Phase Design Code: The Core, Streets and Green Edges, as identified on the adjacent diagram.

This section of the DAS will explain how the building typologies and forms, materials, detailing, boundary conditions, and landscape will combine to create distinctive character across the site.

- Key
- The Core
 - The Green Edges
 - The Streets



Extract from Phase 1 - 3 Design Code showing the 3 character areas

3.2 How the Site’s Context Inspires the Design

Suffolk’s local distinctiveness is a valuable asset and is one of the qualities that makes this a popular place to live. In order to preserve and enhance the existing character - whilst also establishing a new identity and sense of place for the site - we need a clear understanding of the area’s existing characteristics.

We have analysed built form, building typologies, architectural detailing and the use of materials within the local area, so that the proposed development will respond to its context in an appropriate way. This study has reviewed traditional buildings and local architectural details, and also the contemporary developments within the immediate area - such as Fuller’s Field.

The Pre Application Design Document Outline Design Principles identifies the following key issues that relate to local character:

Character

- Ensuring local distinctiveness by making the most of the site’s natural features and addressing the site topography.
- Introducing variation in building form and scale and providing cohesive architectural design treatment to provide an identity.

Legibility

- Accommodating character areas across the site, through density and scale, and/or materials and landscape.
- Assisting in way finding by providing focal points, gateways and land-marks, through buildings and street definition / hierarchy.

This Local Character Study has informed the architectural language of the new development, in a way that acknowledges the rich local heritage and yet is responsive to contemporary living.

6.0 CONTEXT: CHARACTER STUDY

Local Character

In order to gain an understanding of the local character, we have analysed built form, building typologies, architectural detailing and the use of materials within the local area, so that the proposed development will respond to its context in a positive way. This study includes traditional buildings and also more contemporary developments.

A wide variety of building types and characters can be found in Westerfield Village and the surrounding area. Predominant materials include red brick, white and pastel coloured render, and black weatherboarding. Light coloured weatherboarding is also common on newer buildings. Slate roofs can be found but clay and clay-effect (concrete) roof finishes are the most widely used.

Building heights average 2 storeys with some bungalows and occasional 2.5 storey dwellings. St Mary Magdalene Church is an attractive and historically interesting focus within the village.

The Outline planning application included context studies of Westerfield Road, Woodbridge (traditional character and gables) and Ravenswood as an example of a contemporary residential neighbourhood.

There was an aspiration for a contemporary approach at outline stage, using traditional materials and building forms (eg repetitive gables). The site wide Code isn't heavily prescriptive on the appearance of the buildings but the guidance encourages a contemporary approach to the Core and a more traditional approach to the streets and green edges.

6.0 CONTEXT: CHARACTER STUDY

Westerfield Road

Westerfield Road runs along the eastern edge of the development and is characterised by large, detached properties set back from the road in generous plots. Most buildings are 1 or 2 storey and have clearly defined boundary treatments and on plot parking on driveways and in garages. Nearly all the houses have hipped roofs. Mature trees and wide green verges create a suburban, leafy feel.

6.0 CONTEXT: CHARACTER STUDY

Lower Road and Church Lane

A wide variety of building typologies can be found along Lower Road and Church Lane. Many have a traditional character, characterized by their asymmetrical facades, chimneys, gables, dormer and bay windows. Windows tend to be sash or casement and predominant materials are red brick and render.

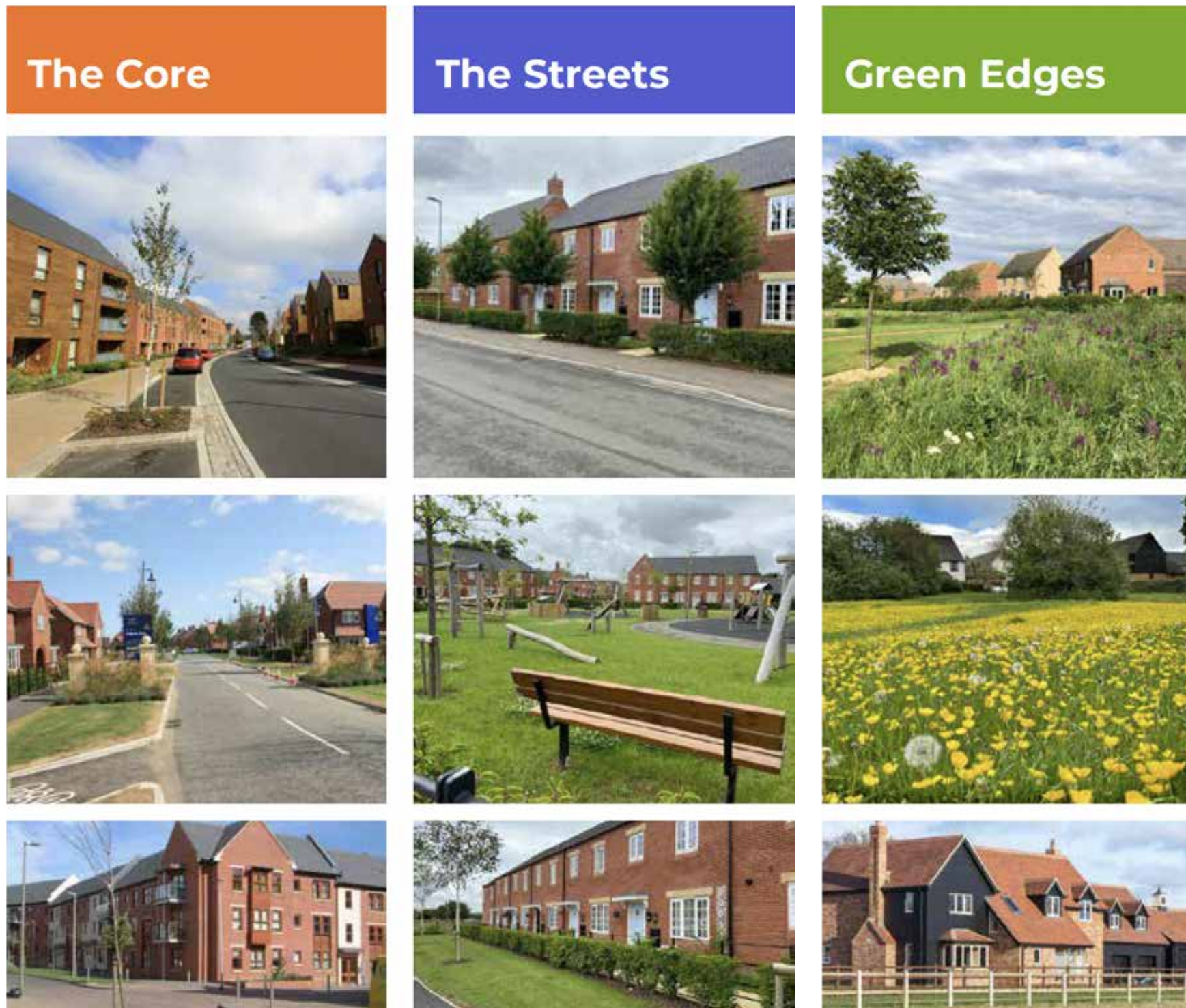
On the edge of the village, more contemporary homes can be found.

6.0 CONTEXT: CHARACTER STUDY

Fullers Field Development

The homes that are currently being delivered in the Fullers Field development are located to the north of Phase 1, within Westerfield. The housing is nestled into the topography of the site and repeated details and architectural elements create rhythm and a unified character. weatherboarding with clay and slate effect roofs. Windows are generously sized with dark grey frames lending the development a modern character.

3.3 The Design Codes



Extract from Design Code Illustrating Character Areas

1. The Core

The Core character area forms the southern boundary of R1 - along the route of the Primary Street. The Code encourages a well-defined, urban character area with contemporary architecture and design influences. The continuous built form of up to 3 storeys, comprised predominantly of short terraces or townhouses with some blocks of apartments will provide formality and enclosure. Marker buildings using localised increases in height or changes in material will be located at key locations, junctions, and open spaces.

2. The Streets

The Streets is the dominant character area with R1,2 and 3. It will therefore be varied, with a range of house and street types which provide considered transitions between the Green Edges and Core character areas. Predominantly 2 storeys in height and mainly traditional in its architectural approach, façade embellishments and occasional marker buildings will provide accents at key locations such as around incidental open spaces or as view-stoppers.

3. The Green Edges

The Green Edges character area can be found along the north western boundaries of R2 and R3. This area forms a transition point between built and open space; an area which performs an important role in embedding the new Garden Suburb into its landscape setting. Lower densities and building heights can be found here. Private front gardens and the associated boundary treatments will contribute strongly towards the Garden Suburb character.

3.4 The Core

Buildings in the Core Area will provide a continuous frontage to the primary street and Fonnereau Park and will be defined by a contemporary architecture character.

The continuous built form comprises 2 'bookend' apartment blocks which successfully turn the corners with 3 storey houses in between to provide formality and enclosure. The paired gables give the houses a contemporary feel but are inspired by the twin gables that are commonly found in the local area.

The twin gables can also be found on the apartment blocks, which are attractive focal buildings on this key pedestrian gateway into the site, overlooking the district centre. Balconies are inset rather than bolt-on to create a crisp façade and more privacy for residents.

Formal boundary treatments of brick walls or railings define the curtilages, with hedge planting behind, in accordance with the Design Code and contributing to the Garden Suburb character.

The material palette is simple with 2 tones of brick and some simple brick detailing. Roofs are grey slate effect on the main frontage with some pantiles to the houses overlooking Fonnereau Park.

This area has a slightly different character to the rest of R1-R3 with simple detailing, generous fenestration, flat canopies (rather than pitched) and more formal boundary conditions.



Location Plan Extract






Elevation EE: The Core



Elevation DD: The Core frontage

3.4 The Core

This page summarises the key mandatory items for the Core character area.

MANDATORY	Boundary Treatment	
	Low brick wall and hedges, where front gardens face on to a junction	
	Formal hedge and railing, to all other front gardens	
	<ul style="list-style-type: none"> Boundary treatments to front gardens to be a maximum of 1.0m in height. Street-facing side and rear garden boundaries to be 1.8m high brick in street or open space-facing / visually prominent locations and 1.8m high timber fencing between private back 	

MANDATORY

- Dwellings must front on to the Primary Street and/or adjacent open spaces, to provide natural surveillance and activation of the public realm.
- A consistent building line must be provided, to give regularity to the level of enclosure to the Primary Street.
- Buildings must be predominantly 3-storeys, with up to 4-storeys adjacent to the District Centre.
- Residential densities must be
 - 35-40 dph around the District Centre;
 - 30-35 dph within the central area opposite the school; and
 - 30-32 dph within the western area.
- Parking must be accommodated without being visually intrusive or creating a negative impact on place-making.



THE CORE	MANDATORY					MANDATORY			GUIDANCE
Character Matrix	Street types	Building heights Refer to building height plan	Density Refer to density plan	Housing types	Parking	Key public realm and landscape characteristics	Boundary treatments	Materiality	Key frontage and building plot characteristics
A well-defined urban character area running along the route of the primary street. Higher densities and building heights with smaller frontage set-backs to give definition to the street.	Primary street Secondary street Structural Secondary Street	Up to 15m ridge height Predominantly 3 storeys; Up to 4 storeys adjacent to District Centre	Varies : 35 - 40 dph around Community Hub; 30 - 35 dph to central area; 28 - 32dph to western area;	2-4 bed houses; 1-2 bed apartments; Semi-detached; Short terraces; Some apartment blocks near to District Centre	Parking must be accommodated without being visually intrusive or creating a negative impact on place-making; Refer to Appendix A for further requirements relating to cycle and car parking storage	Tree-lined primary and structure secondary streets with segregated Walking and cycling paths; Formal, urban and consistent building lines and architectural appearance; Existing trees and hedgerows retained are to be sensitively integrated into the public and realm and landscape and supplemented with additional planting; Pedestrian and cycling crossing points to feature traffic-calming measures such as raised tables;	Formal boundary treatments to provide clear definition between public realm and private gardens; Brick wall and hedge boundary to gardens which face on to a junction; Metal railing and clipped hedge boundary to all other gardens; Street-facing side and rear garden boundaries to be 1.8m high brick in prominent locations and 1.8m high timber fencing elsewhere;	A 'harder' and more formal appearance reflecting similar primary streets in the local urban context; Brick; Render; Red pan tiles; Slate appearance tiles	Consistent building line through the Character Area to give regularity to the level of enclosure to the street; Primary façade of houses to face towards the street to provide enclosure, passive surveillance and activation; Roof line to generally be consistent but with variation at key locations / marker buildings;

3.5 The Streets

The Streets accommodate a range of house and street types and successfully transition between the Core and Green Edges. 2 storeys in height and mainly traditional in its architectural approach, occasional marker buildings provide accents at key locations such as around incidental open spaces or on prominent sight lines. These marker buildings will be different by materiality or detailing. For example, they may be weatherboarded or rendered and have steeper pitched roofs, chimneys (apex or offset), gablets or gable features. Brick walls with hedging behind can also be found at key junctions, in accordance with the Code. This will aid legibility and wayfinding.

The character of the green edges (within the streets character area) will have a subtly different character to the streets and courtyards with the application of more light-coloured weatherboarding and render.

Planting to streets, the public realm and private front gardens will create a green and soft environment with the Garden Suburb character prominent throughout.



Location Plan Extract



Elevation CC: The Streets



Elevation FF: The Streets East

3.0 Creating Distinct Character

xxiv

3.5 The Streets

This page summarises the key mandatory items for the Streets character area.

MANDATORY	Boundary Treatment	Image
	Low brick wall with lawn and low shrub planting within gardens, where front gardens face on to a key junction	
	Formal hedge	
	Open front garden laid to lawn with low shrub planting within gardens	

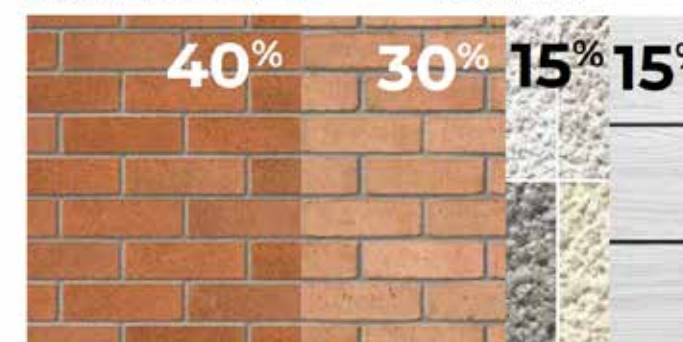
MANDATORY

- Dwellings must front on to the adjacent street, to provide natural surveillance of the public realm.
- Where dwellings are located immediately adjacent to Vere Way Park, they must overlook the open space.
- Buildings must be predominantly 2-storey, with the potential for 3-storey buildings to act as marker buildings, where located on key sightlines and around incidental inner-parcel open spaces which must include architectural accents such as façade embellishment or variation in colour or roof line.
- Residential densities must be 30-35 dph in the eastern part of the site; and 28-32 dph in the western area.
- On-plot (driveway/garage) parking must be provided for dwellings, in addition to visitor parking on-street. Parking must be accommodated without being visually intrusive or creating a negative impact on placemaking.



Grey slate appearance tiles

Red pan tiles



Multi light red brick

Buff-red brick

Natural/
white
render

Black/white boarding facades to be used on key or visually prominent frontages on first floor or gable elements

THE STREETS	MANDATORY					MANDATORY			GUIDANCE
Character Matrix	Street types	Building heights Refer to building height plan	Density Refer to density plan	Housing types	Parking	Key public realm and landscape characteristics	Boundary treatments	Materiality	Key frontage and building plot characteristics
<p>A varied Character Area which provides considered transitions between the Green Edges and the Core.</p> <p>A mainly traditional approach to architecture with soft landscape to streets, public realm and private gardens playing an important role in creating the Garden Suburb character and will help shape the garden courtyards in particular.</p> <p>Visual and physical connectivity with the wider landscape network being a key component.</p>	Secondary street Private drives Shared surface mews	Predominantly 2 storey, with potential for 3 storeys as marker buildings Up to 10m ridge height with potential for up to 3-storeys as marker buildings	Varies: 30 - 35 dph around Community Hub and to central area; 28 - 32dph to western area;	2-4 bed houses; Semi-detached; Short terraces; Some detached.	<p>Parking must be accommodated without being visually intrusive or creating a negative impact on placemaking;</p> <p>On-plot (driveway / garage); Visitor parking on-street.</p> <p>Refer to Appendix A for further requirements relating to cycle and car parking storage.</p>	<p>Accessible and clearly legible streets providing convenient and comprehensive walking and cycling connectivity between development and open spaces;</p> <p>Incidental open spaces to provide informal meeting and play opportunities;</p> <p>Good visual connectivity between strategic open spaces and inner parcel areas;</p> <p>SuDS features incorporated positively into streets and open space areas;</p> <p>Street trees within grass verges, in appropriate locations;</p> <p>Private gardens to contribute strongly to the Garden Suburb character.</p>	<p>Formal hedge boundary treatments; Open front gardens laid to lawn with low shrub planting;</p> <p>Low brick walls with lawn and shrub planting beyond to gardens which face on to a key junction to provide a more defined boundary;</p> <p>Street-facing side and rear garden boundaries to be 1.8m high brick in prominent locations and 1.8m high timber fencing elsewhere;</p>	<p>A range of materials to accommodate a variety of house types and provide transitions between neighbouring Character Areas and complement existing residential properties adjacent to the site; Brick; Render; Black / white boarding; Grey slate appearance tiles; Red pan tiles; Weatherboarding is to be used on key or visually prominent frontages on first floor or gable elements.</p> <p>Where located on key sightlines and around incidental inner-parcel open spaces marker buildings/ key groupings to include architectural accents such as façade embellishment or variation in colour or roof line.</p>	<p>Range of plot types to provide a variety of house types;</p> <p>Frontages generally facing the street;</p> <p>Windows to be included in street/open space facing side elevations;</p> <p>Mainly a traditional architectural design approach;</p>

3.6 The Green Edges

The Green Edges character area has lower densities and storey heights and development plots are larger which gives this area a relaxed and open feel, embedding the new Garden Suburb into its landscape setting.

In accordance with the Design Codes, the new homes front onto the surrounding green spaces to provide natural surveillance onto the public realm. The building line undulates slightly and parking is all on plot with wider spacings between plots. Visitor parking is provided along the green edges but sparingly, in order to minimise the impact of the car.

Materials are brick and dark weatherboarding with dark grey window frames and brindle tile roofs, giving the green edge a unique character. Occasional chimneys and gablets add interest to the roofscape.

Planting is used to define private garden boundaries with estate railings used along the green edges to deter illegal parking.



Location Plan Extract



Elevation AA: The Green Edges North



Elevation BB: The Green Edges

3.6 The Green Edges

This page summarises the key mandatory items for the Green Edges character area.

Boundary Treatments

MANDATORY	Boundary Treatment	Image
	Formal hedge	
	Formal hedge and railing	

• Boundary treatments to front gardens to be a maximum of 1.0m in height.
 • Street-facing side and rear garden boundaries to be 1.8m high brick in street or open space-facing / visually prominent locations and 1.8m high timber fencing between private back.

MANDATORY

- Dwellings must front on to the adjacent open spaces and retained trees and hedgerows, to provide natural surveillance of the public realm.
- Where dwellings are located on the periphery of the site and overlook open space, they must be characterised by a more informal (inconsistent) building line, to provide a relaxed and open character to the green edges.
- Buildings must be between 2 and 2.5 storeys in height.
- Residential densities within the eastern area must be around 30-32 dph and around 28-32 dph within the western area.
- On-plot (driveway/garage) parking must be provided for dwellings, in addition to visitor parking on-street and be setback from the dwelling frontage. Parking must be accommodated without being visually intrusive or creating a negative impact on placemaking.



Brindle tiles



Grey PVC window frame



Multi red brick



Red brick



Natural/black boarding facades to be used on key or visually prominent frontages on first floor or gable elements

Material percentages are provided to indicate the overall character and appearance through the application of materials to create distinctive Character Areas. Reserved matters applications are to confirm broad compliance with percentages prescribed for each character area.

GREEN EDGES		MANDATORY				MANDATORY			GUIDANCE
Character Matrix	Street types	Building heights Refer to building height plan	Density Refer to density plan	Housing types	Parking	Key public realm and landscape characteristics	Boundary treatments	Materiality	Key frontage and building plot characteristics
Transition point between open space and development. Green and natural character with lower densities and building heights, and wider and bigger building plots.	Secondary street Private drives Shared surface mews	2 - 2.5 storeys; Up to 10m ridge height	30 - 32dph to eastern area; 28 - 32 dph to western area;	3-5 bed houses; Detached; Semi-detached; Short terraces where appropriate	Parking must be accommodated without being visually intrusive or creating a negative impact on place-making; On-plot (driveway / garage); Visitor parking on-street; Where provided, garages and on-plot parking spaces are to be set back from dwelling frontage. Refer to Appendix A for further requirements relating to cycle and car parking storage.	Amenity open space with formal and informal walking and cycling access; Predominantly planted with native species; Integrated SuDS as features within the open spaces; Good visual connectivity between strategic open spaces and inner parcel areas; Private front gardens to contribute strongly to the Garden Suburb character.	Formal hedge or formal hedge and railing boundary treatments; Private gardens and planted boundary treatments contributing to the green character of the open space; Boundary treatments to front gardens to be a maximum of 1m in height; Street-facing side and rear garden boundaries to be 1.8m high brick in prominent locations and 1.8m high timber fencing elsewhere;	Typically a 'softer' appearance utilising a higher percentage of natural materials; Brick and natural / black boarding facades; Brindle tiles Weatherboarding is to be used on key or visually prominent frontages on first floor or gable elements.	Typically wider plots giving a more broken and informal building line; Localised areas of increased formality with closer building groupings and consistent building lines at key locations such as gateways and open space features; Typically min. 2-3m deep set-backs; Mainly a traditional architectural design approach;

SECTION 4:

Design Development

How the design has evolved.

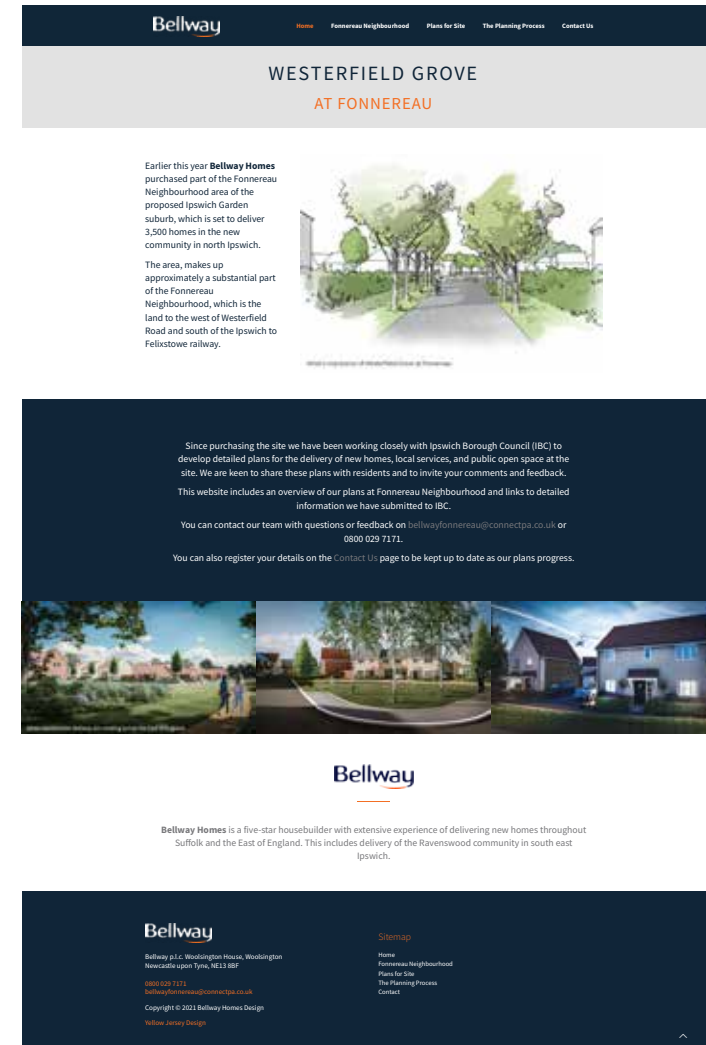
4.1 Consultations

Bellway have been consulting with Ipswich Borough Council planning officers and the Design Officer over a number of months, during the design development stage of the proposals. Comments have also been received from Suffolk County Council Highways.

Some of the key issues raised by Officers include the following:

- Compliance with the Codes and the OPA.
- Strategic landscape and street trees.
- Wider connections and path links.
- Density
- Amenity spaces – ensuring both the houses and flats have policy compliant amenity space.
- Parking - and particular the distribution of visitor bays.
- Character and the differences and interface between the 3 character areas.
- How marker ‘focal’ buildings will be different.
- More detailed comments on individual house types and their material treatment
- The design of the Apartment blocks and Core Character Area

This section summarises how these issues have been addressed and incorporated into the revised scheme.



4.2 Layout Development

The 2 plans on this page show how the design evolved from 2022 to June 2023. The main changes on the layout can be summarised as follows:

- More frontage onto the wider green spaces
- Less road and hard infrastructure, following the principles of a 'Garden suburb'. The convoluted road arrangements have been removed.
- Stronger frontage onto the Local Centre (within the Core CA) and bespoke apartment blocks with inset balconies.
- The hard-landscaped 'Garden Courtyard' in the north part of the site has been replaced with a pocket green with feature tree. The circulation in this area has also been simplified.
- Pergola parking introduced in the courtyards to soften the parking area.



Layout by LAP



GSA Layout presented at pre-app meeting 28th June 2023

4.3 Character Areas Development

Following comments from Ipswich Borough Council Officers and Place Services other changes that have been incorporated into the design include:

- More street trees added and a green verge to the secondary street (3m wide as requested).
 - Key junctions are marked by focal buildings (see above) and changes in hard-scape materials.
 - Some semi detached dwellings were introduced within the Green Edge CA, to accord with the Code.
 - All homes comply with the Amenity standards set out in policy.
 - The apartment blocks have been redesigned to incorporate inset balconies (rather than bolt on) and the south facing 'Core character' elevation has been redesigned as a 'whole' with the houses and flats presenting an attractive contemporary façade to the Community hub.
 - All homes have front gardens with soft planting to soften the streetscape. Boundary walls have been incorporated at key junctions (with hedges behind) in accordance with the Code.
 - Some staggering has been incorporated along the Green Edge - with houses having variable set-backs.
 - A number of amendments have been made to the wider links and connections following feedback from IBC.
 - Visitor parking spaces have been re-distributed to minimise their impact on the Garden suburb character – with screening where appropriate.
 - Sub-station relocated and landscaped screening
 - Driveways shortened in some cases to ensure only 2 cars can park – to avoid half parked cars overhanging pavements.
 - Affordable units distributed to avoid clustering

Changes to the design of buildings include the following:

 - Focal buildings will be marked by one or more of the following:
 1. Change of materials
 2. Additional detailing such as gable features or brick details
 3. Chimneys
 4. Steeper roof pitch
 5. Generally larger house typologies located in key focal areas.
 - Houses are entirely rendered or boarded.
 - Chimneys have been incorporated as follows:
 - Offset chimneys on focal buildings
 - Apex chimneys on some larger house types and in key locations eg view-stoppers and the green edges where buildings are more visible.
 - Fenestration amended in Core character area to create a more interesting streetscape.

provided.



Previous Core Frontage Elevation



Core Elevation July 2023



Proposed Core frontage elevation

SECTION 5:

Landscape

The landscape setting.

5.1 Landscape Strategy: (Landscape Principles)

The landscape strategy addresses the landscape, arboricultural and ecological constraints and opportunities afforded by the Site. These elements have been taken into account in order to formulate a robust and holistic landscape strategy for the Site.

The overall vision for the Site's proposed new landscape and public realm is to create a distinctive, high-quality place, which is informed by best practice design guidance. Central to these proposals is to create a pedestrian friendly environment with a strong sense of place, all designed in accordance with the approved Fonnereau Design Code. The current landscape proposals reflect an extensive and lengthy pre-application process with officers.

The following **Landscape Strategy Principles** have been applied throughout the design process for the landscape master plan:

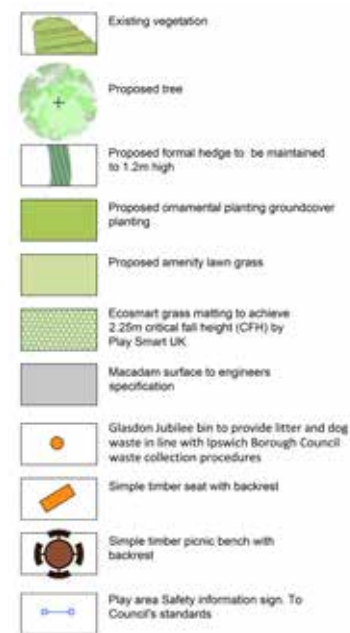
- An inclusive public realm is to be created within the proposed new residential area that promotes feelings of safety and security. The public realm will be designed to address the needs of the whole community including the disabled and the elderly.
- Subject to layout and service easement restrictions, existing, good quality trees and hedgerows on the periphery and within the core of the Site are to be protected and retained within an adequate and meaningful landscape setting.
- The proposed street tree planting framework aids legibility through the Site and supports the hierarchy for pedestrian and cycle movement.

- Three key areas of public open space are included within this phase of the development; an area at the northern end of the development that will feature an extensive mosaic of wildflower grassland and a SuDS attenuation basin with a permanently wet shallow pond. Careful design of the landform and dense planting of aquatic marginal plants will contribute towards the safety of the basin.
- In the centre of the development, an equipped LEAP children's play area is proposed, including seating and a picnic bench. The play area has been designed in accordance with Fields in Trust Guidance. The activity area immediately surrounding the play equipment is greater than 20m distance from the nearest residential frontages.



Plan showing LEAP play area

Legend



Play equipment



Kompan four towers with bridges

Kompan cocowave pendulum swing



Kompan toddler carousel with toddler

Kompan double swing



Kompan CSAW



Kompan tipi carousel with top brace

- A NEAP play area is proposed at the south-western corner of this phase of the development that includes a surfaced BMX / Pump Track with boulder arrival space; a Half Muga ball court, a picnic area with three picnic benches and a children's play area.

- 204 new trees are to be planted within the development and these will help to define character within the different streets and public open spaces. All trees are to be planted within the public realm to ensure they can be retained and maintained in perpetuity. New tree planting within the residential part of the site will largely comprise of 'streetwise varieties' of indigenous trees. The selection of trees corresponds with those suggested within the approved design code for the three different character areas within this phase of the development (See Page 95 of the Design Code for the landscape recommendations for the Green Edges Character Area, Page 103 for the Core Character Area and Page 111 for the Streets Character Area).



Plan showing NEAP play area

Legend

	Existing trees and vegetation		Sheffield Cycle Stands
	Proposed tree		Glasden Jubilee bin to provide litter and dog waste in line with Ipswich Borough Council waste collection procedures
	Proposed amenity grass		Simple timber seat with backrest
	Proposed wildflower grassland		Simple timber picnic bench
	Ecosmart grass matting to achieve 2.25m critical fall height (CFH) by Play Smart UK		Boulders (informal seating)
	Macadam surface to engineers specification		Play area safety information sign

Play equipment



'Tamino 1' Toddler Multiplay



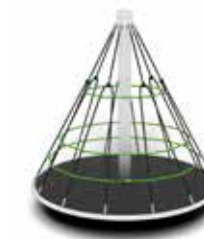
'Quina 1' Slide



Double Swing Robinia



'Supra 3' Horizontal Bar in Robinia



Treadsafe Cone-Climber 2400



'Volucris' Nest-Swing in Robinia



Aerial view looking north towards the BMX/ Pump track



Illustrative image showing Half MUGA
(note the housing in the background is indicative)



Half MUGA

Front Gardens:

Front gardens will play an important role in the overall landscape strategy for the new development. Ornamental planting to the front gardens of the new homes will be in the cottage garden style, comprising of a mix of flowering evergreen shrubs and evergreen herbaceous plants, designed to provide a pleasing contrast of colours and textures and prolonged seasonal interest throughout the year, with some architectural accents to help define front doors. A high percentage of these garden plants will be selected to be bee and butterfly friendly ensuring that front gardens contribute to biodiversity gain as well as the general visual amenity of the scheme. Front garden boundary treatments are an important part of creating a garden suburb character. Low hedgerows will be planted in some parts of the development in order to define garden frontages and reinforce sense of place. Climbing plants will be utilised to green up some garden walls that can be seen from the public realm. Detailed planting proposals along with plant schedules and will come forward once the layout design has been approved.

Planting Palettes for the Character Areas:

A series of planting palettes have been created to help to introduce characteristic colour themes for each character area. It is not intended that only the plants within each palette will be used within each character area, rather that they might form a core of new planting with other suitable plants also to be specified that will also complement the colour theme that it is proposed to create within each character area. It is intended to repeat plant certain species and groups of plants within separate front gardens along each street so that seasonal colour is emphasised on a street wide basis.

Hard Landscape Palette:

Hard landscape surfacing will be applied across the development in a consistent way regardless of the different character areas. This will provide a unifying design element for the development. Front paths will be surfaced in silver grey coloured granite effect setts in three sizes with a block border (Sienna setts). Shared surfaced streets and shared drives will be surfaced with 200 x 100mm blocks

in ‘Burnt Ochre’ colour. Residential drives and visitor parking bays will be surfaced in 200 x 100mm blocks in dark grey colour. All surfaces and boundary treatments are shown on the landscape masterplan drawing PR213-01.

Landscape & Ecological Management Plan:

A Landscape & Ecological Management Plan is to be prepared that will set out the long-term objectives for this landscape and to ensure that it can be managed sustainably and to a high standard into the long term.



Front path surfaces - Silver grey granite effect setts



Residential drives and visitor parking bay surface in dark grey



Shared surfaced streets and shared drives in burnt ochre

5.2 Character Areas: The Green Edges

This phase of the Westerfield residential development includes three different character areas; The Green Edges, The Streets & The Core.

Whereas some landscape elements will be designed as unifying elements across the Site (such as the palette of proposed hard landscape surfacing materials and cottage garden style planting to front gardens), other landscape elements such as street tree planting and hedges and boundary treatments defining front gardens will be more character area specific in order to reinforce character, legibility and sense of place for the different character areas that are being created.

The Green Edges Character Area:

The ‘Green Edges’ character area reflects the transition point between built and open space; an area which performs an important role in embedding the new Garden Suburb into its landscape setting.

Hard and Soft Landscape:

The public realm and landscaping within the Green Edges must seek to maximise the visual and physical connections between inner parcel homes and the adjacent open spaces and retained trees and hedgerows.

The Green Edges will benefit from their proximity to and outlook onto the adjacent open spaces and retained trees and hedgerows. This will provide an established and mature character to Fonnereau. There will be a strong relationship between the landscape and the built elements with planting used to define private garden boundaries. Private front gardens and the associated boundary treatments will contribute strongly towards the Garden Suburb character.

Areas of adjacent amenity open space will provide integrated walking and cycling routes as well as SuDS features. New planting will predominantly comprise of native species, in accordance with the specified boundary treatments and planting palette.

The use of hedges, grass verges and street trees, wherever practicable, will provide an attractive green setting to the streetscape, typical of a Garden Suburb character, with the dual function of providing green links and creating wildlife habitats.

Street Trees:

(See Page 95 of the Design Code for the landscape recommendations for tree planting within the Green Edges Character Area).

Colour palette for the ‘Green Edges’ Character area, showing character indicator species; colour themes: white and pink flowers with some white variegated and gold foliage



Legend

- | | |
|--|-----------------------------------|
| 1. Geranium ‘Czakov’ | 11. Rosa rugosa ‘Alba’ |
| 2. Cornus alba ‘Elegantissima’ | 12. Rosa rugosa |
| 3. Cornus sanguinea | 13. Tulipa ‘White Triumphator’ |
| 4. Fuchsia magellanica ‘Olga Storey’ | 14. Viburnum davidii |
| 5. Choisya ‘Aztec Peal’ | 15. Vinca minor ‘Gertrude Jekyll’ |
| 6. Geranium macrorrhizum ‘Album’ | 16. Weigela florida ‘Variegata’ |
| 7. Heuchera ‘Firefly’ | 17. Convulvulus cneorum |
| 8. Hydrangea anomola subsp. petiolaris | 18. Euonymus ‘Silver Queen’ |
| 9. Lonicera nitida ‘Maygreen’ | 19. Native Hedge Mix |
| 10. Polystitchum polyblepharum | 20. Viburnum tinus ‘Eve Price’ |

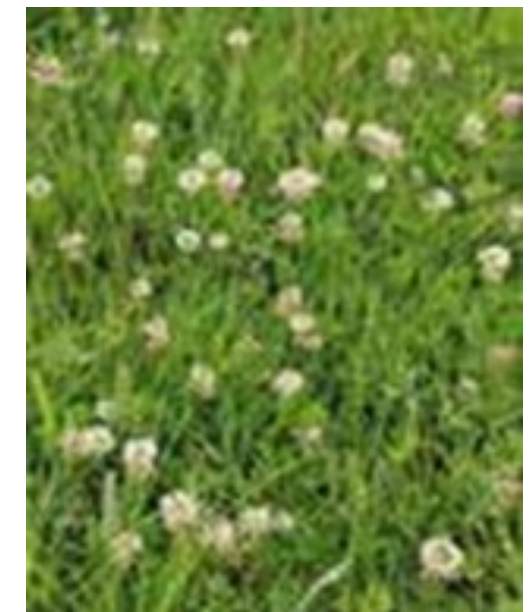
Garden Boundary Treatments:

The minimum garden width for front gardens within Tertiary Streets & Shared Private Drives within the Green Edge Character Area is to be 1.5m wide.

Front garden boundary treatments will comprise of Formal hedges or formal estate fencing with low planting, or formal hedge and estate fencing boundary treatments. The transition between the edge of the built development and the 'Green Edge' is to be defined by metal estate fencing.

Characteristic hedge species to include *Carpinus betulus* (hornbeam), or *Ligustrum ovalifolium* (Japanese privet) in accordance with the list of suitable species within the Design Code. Boundary treatments to front gardens to be a maximum of 1m in height. Where adjacent to on-plot parking, hedge and shrub planting within the respective visibility splays should be no higher than 600mm.

Where verges are present within Tertiary Streets they are to be 3.0m wide, and verges (or service strips within the Shared Private Drives) should be seeded with species rich amenity grass mix. Grass verges (not the service strips) may to be planted with seasonal bulbs.



Example of front garden boundary treatments

5.3 Character Areas: The Streets

The Streets Character area:

The Streets will comprise of a varied character area with a range of house and street types which provide a considered transition between the Green Edges and Core Character Areas.

Planted streets, public realm and private front gardens will create a green and soft environment with the Garden Suburb character prominent throughout. Clear and regular visual and physical access between inner- parcel areas and the wider landscape, through neighbouring character areas, will be an important feature of street and parcel layouts in this character area.

A mainly traditional approach to the landscape design of the streets, public realm and private gardens will play an important role in creating the Garden Suburb character. In addition, SuDS features will be incorporated positively into streets and open space areas.

Hard & Soft Landscape:

The public realm and landscaping within The Streets Character Area must provide visual and physical connectivity with the wider landscape network, through soft landscaping to streets, the public realm, and private gardens, to create a Garden Suburb character.

Garden Boundary Treatments:

Low brick walls with lawn and low shrub planting within gardens, where front gardens face on to a key junction.

Elsewhere, front gardens to be bounded with a formal hedge;

Or open front gardens laid to lawn with areas of low shrub planting.

Boundary treatments to front gardens to be a maximum of 1.0m in height.

Street-facing side and rear garden boundaries to be 1.8m high brick in street or open space-facing / visually prominent locations and 1.8m high timber fencing between private back gardens.

Boundary Hedgerows:

Boundary hedgerows will comprise of common Hornbeam or Privet, in accordance with the guidance on page 111 of the Design Code.



Example of street with private front gardens



Example of boundary hedgerows

Front Garden Planting:

Low level herbaceous and shrub species with a focus on ornamental species that promote pollinating insects.

See adjacent Planting Palette which shows indicative plant species for front gardens for more information.

Service strips & Verges:

Service Strips & Verges will be seeded with species rich amenity grass mix.

Surface Finishes & Materials

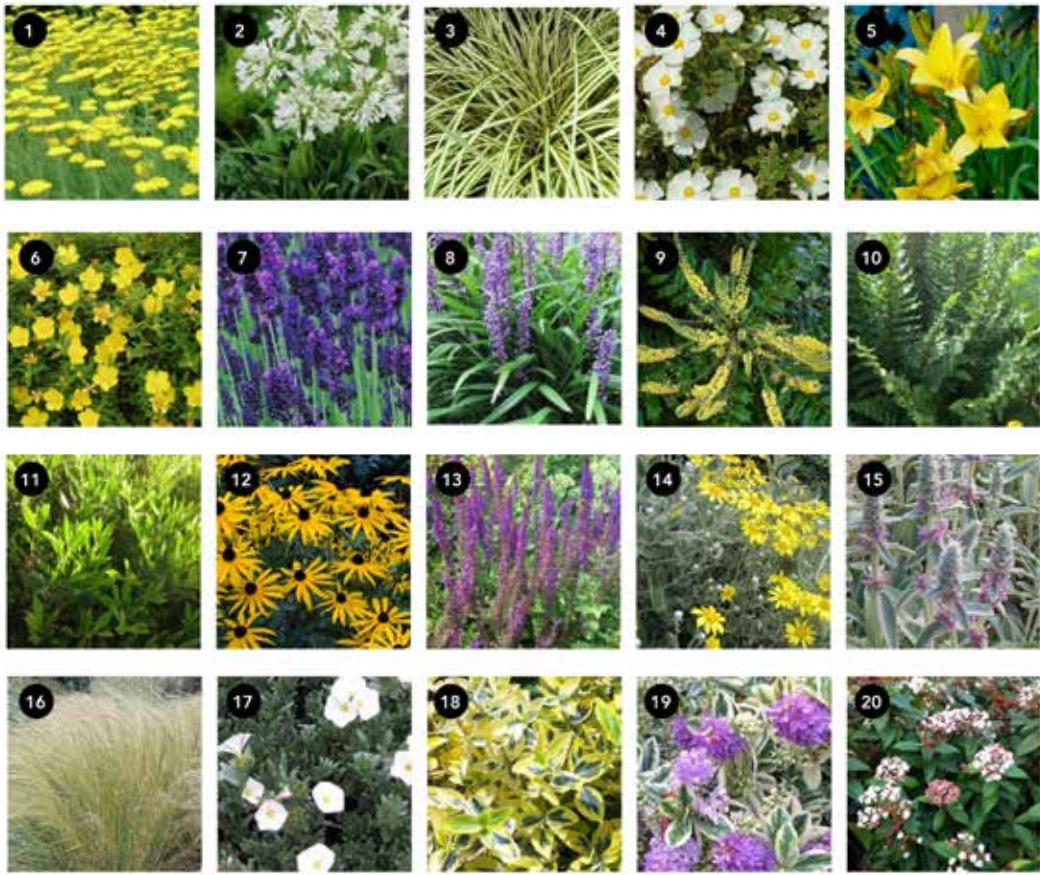
Secondary Streets and associated footpaths/cycleways will be surfaced in macadam. Private Drives and shared surface mews will be surfaced in block paving.

Planting Palette (Trees):

The Streets Character Area includes formal, tree-lined secondary streets & areas of open space. Tree planting will comprise of species set out on Page 111 of the Design Code for the different contexts within the Streets Character Area (Structural Secondary Streets, Secondary Streets).

Trees are to be Located in 3m wide verges within the Structural Secondary Streets At approximately 15m spacings. Tree canopy to be no lower than 2.6m over foot / cycle way and 5.2m over vehicular carriageway.

Planting palette for the 'Streets' character area, showing character indicator species; colour themes: purple/blue, white and yellow flowers with some gold variegated and silver foliage



Legend

- 1. Achillea 'Moonshine'
- 2. Agapanthus 'White Ice'
- 3. Carex-morrowii 'Evergold'
- 4. Cistus corbariensis
- 5. Hemerocallis 'Stella d'oro'
- 6. Hypericum 'Hidcote'
- 7. Lavendula 'Hidcote'
- 8. Liriope 'Big Blue'
- 9. Mahonia 'Charity'
- 10. Polystichum setiferum
- 11. Prunus laurocerasus 'Zabeliana'
- 12. Rudbeckia 'Goldsturm'
- 13. Salvia Superbum
- 14. Senecio 'Sunshine'
- 15. Stachys byzantina
- 16. Stipa tenuissima
- 17. Convulvulus cneorum
- 18. Euonymus 'Emerald 'n' Gold'
- 19. Hebe 'Franciscana Variegata'
- 20. Viburnum tinus 'Eve Price'

Planting palette for 'Parking Courtyards'



Legend

- 1. Choisya 'Aztec Peal'
- 2. Euonymus 'Emerald n Gold'
- 3. Euonymus 'Silver Queen'
- 4. Lonicera nitida
- 5. Mahonia aquifolium
- 6. Prunus laurocerasus 'Zabeliana'
- 7. Viburnum davidii
- 8. Viburnum tinus 'Eve Price'
- 9. Vinca minor 'Gertrude Jekyll'
- 10. Vinca minor 'La Grave'

5.4 Character Areas: The Core

The Core Character Area:

The Core character area forms the central zone along the route of the tree-lined primary street and structural secondary street and will be a well-defined, urban character area. Within this phase of the development the Core character area fronts a tree lined primary cycle route and a key area of POS.

Apartment buildings will front the public realm with formal boundary treatments of low brick walls with brick columns with railings and hedgerows defining the boundary of communal space. Clipped hedges will be planted behind railings in key locations to contribute to the Garden Suburb character.

Hard and Soft Landscape:

The public realm and landscaping (both within the public realm and through boundary treatments) within The Core must give definition that emphasises the more formal and urban character.

Garden Boundary Treatments:

Low brick wall with brick columns and railings and hedges, where front gardens face on to a junction.

Formal hedge and railing, to all other front gardens, other than where forward visibility for private driveways prohibits this for safety reasons, (in which case low formal hedgerows, to be maintained to a height of less than 600mm high will be planted). Boundary treatments to front gardens to be a maximum of 1.0m in height.

Street-facing side and rear garden boundaries to be:

1.8m high brick in street or open space-facing / visually prominent locations and

1.8m high timber fencing between private back gardens.

Planting Palette (Trees):

The Core Character Area includes formal, tree-lined primary and secondary streets with segregated Walking and cycling paths. Tree planting will comprise of species set out on Page 103 of the Design Code for the different contexts within the Core Character Area (Primary Street, Secondary Streets, Public open Space Areas, and Verges). However, in places, with regards to street tree selection, these will need to be moderated to comply with Highways specific requirements for street tree planting.



Example of apartment buildings fronting the public realm



Example of formal hedge and railing



Example of boundary hedgerows

Regular tree planting within the verge to southern side of Primary Street (verges to be kept clear of utilities). Spacing between trees to be co-ordinated with junctions, lighting and highways requirements and generally be no greater than 12m. Tree canopy to be no lower than 2.6m over foot / cycle way and 5.2m over vehicular carriageway.

For secondary streets, trees to be Located in verges to Structural Secondary Streets. At approximately 15m spacings. Tree canopy to be no lower than 2.6m over foot / cycle way and 5.2m over vehicular carriageway.

Boundary Hedgerows:

Boundary hedgerows will comprise of Privet, Cherry Laurel and Portugal Laurel in accordance with the guidance on page 103 of the Design Code. Where hedgerows need to be maintained below 600mm high in order to facilitate forward visibility from adjacent private driveways, more suitable and compact evergreen species will be specified.

Service strips & Verges:

Service strips & Verges will be seeded with species rich amenity grass. Verges could include seasonal bulbs, and these will differ from the other character areas to help reinforce character.

Surface Finishes & Materials:

Adopted Primary and Secondary Streets will be surfaced in macadam.

Planting palette for 'The Core' character area, showing character indicator species; colour themes: purple, orange and white flowers with some silver, bronze and white variegated foliage



- Legend
- 1. Allium 'Purple Sensation'
 - 2. Choisya 'Aztec Peal'
 - 3. Verbena rigida
 - 4. Cordyline australis
 - 5. Crocosmia 'Emily Mckenzie'
 - 6. Euonymus 'Silver Queen'
 - 7. Fatsia japonica
 - 8. Tulipa 'Flaming Spring Green'
 - 9. Hemerocallis 'fulva'
 - 10. Heuchera 'Palace Purple'
 - 11. Tulip 'Ballerina'
 - 12. Phormium 'Bronze Baby'
 - 13. Potentilla fruticosa 'Hopleys Orange'
 - 14. Prunus laurocerasus 'Zabeliana'
 - 15. Rosa rugosa 'Alba'
 - 16. Stachys byzantine
 - 17. Convulvulus cneorum
 - 18. Lavandula stoechas
 - 19. Hebe 'Franciscana Variegata'
 - 20. Viburnum tinus 'Eve Price'

Street Furniture:

Street furniture is to be provided across the development to cater for the needs of residents and visitors to the Garden Suburb. Furniture should be provided which encourages the use of public spaces, regardless of age or mobility, to promote positive health and mental wellbeing through access to green spaces and wildlife and active lifestyles. A simple palette of street furniture will be specified that will be used for all the different character areas.

Street furniture selection should have an emphasis on simple, contemporary design with consistent, low maintenance and easy to fix or replace product types to be used across the development.

- Products should be sourced from established suppliers with a consistent proven supply chain, wherever possible, to ensure a reliable procurement and replacement process.
- Preference should be given to materials with a low embodied energy and wherever possible, materials that are locally sourced.
- Cycle parking facilities should be logically incorporated into the streetscape, ensuring cycle use within the development is easy and convenient.
- Wayfinding signage should complement the street furniture palette and should be integrated where appropriate, to reduce street clutter.



Simple timber picnic bench with backrest



Simple wide timber seat with backrest



Glasdon Jubilee 240Litre Bin. In-Ground with dog bin sign.



Sheffield Cycle Stands. 51mm dia galv. Steel root fixed.



Landscape Master Plan