

UPTON LODGE

BUILDING MATERIALS & ARCHITECTURAL DETAILS

PRIMARY MATERIAL



Red brick

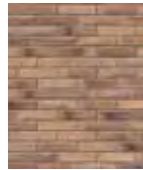
SECONDARY MATERIAL



Local Stone

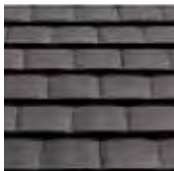


Render



Buff brick

ROOF MATERIAL



Concrete interlocking tiles: Slate grey



Red clay tiles

DORMERS & CHIMNEYS



Flat roof dormer

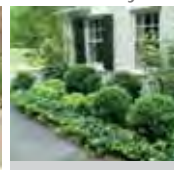


Gable end chimney

BOUNDARY TREATMENT



Informal planting

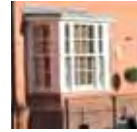


Hedges

WINDOWS, DOORS & CANOPIES



Casement flush windows in white/off white, light grey and light green.



Flat roof bay windows to be of simple style.



Front door canopies to be of simple style and flat roofed.



Vertical plank timber doors.



4/6 pane timber doors.



Front door colour to be consistent within main routes and key locations.

STREET FURNITURE & LIGHTING



Active side elevation for corner buildings

Potential for varying architectural treatment

Mix of terraced & semi-detached with occasional detached units to convey a more suburban and less formal character than the Urban Core area.

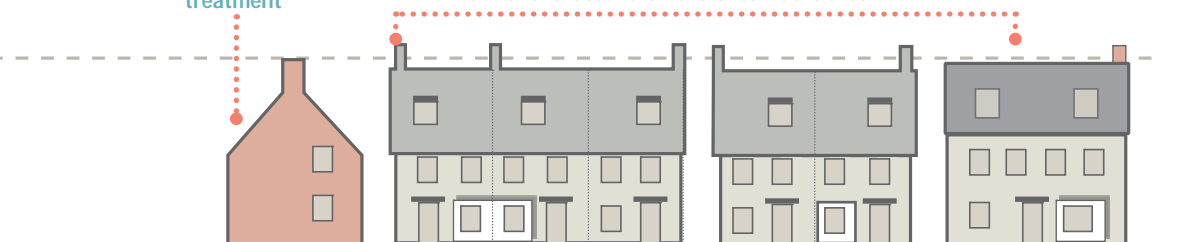
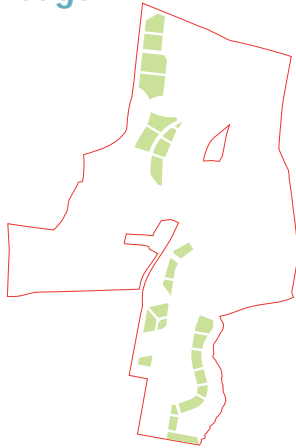


Figure 9.11 Indicative Elevation Principles and indicative building detailing

Rural edge

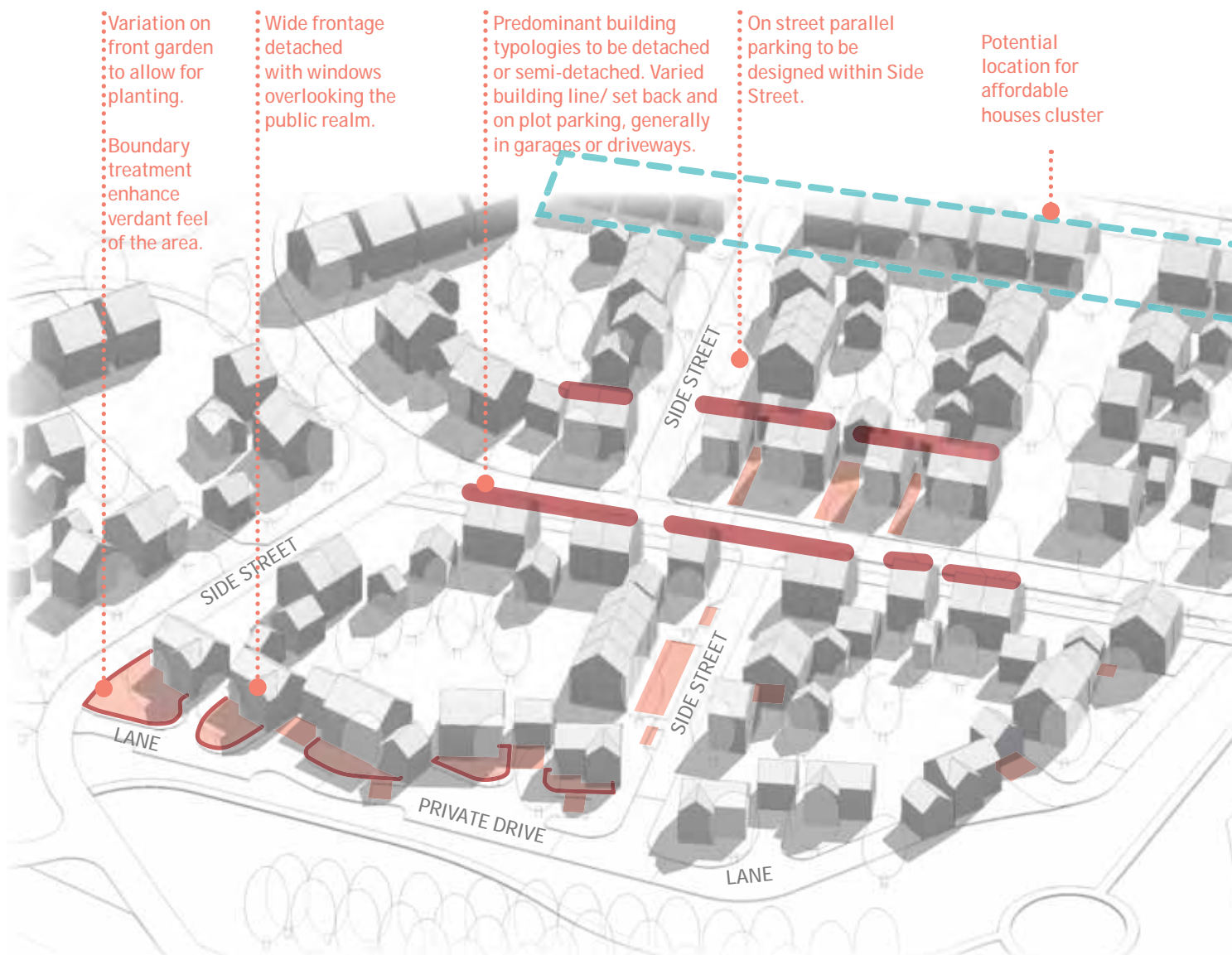


9.64. The Rural Edge Character Area is situated along the western part of the development. It is characterised by its openness to the landscape and rural character, inspired by traditional local villages including Harpole and Kislingbury. The design principles for Rural Edge are summarised as follows:

- Lower densities for parcels located to the south near the proposed school. Medium density for northern parcels adjacent to future JCC Policy N4 and site access.
- Predominantly 2 storeys, with variation of roof line and ridge heights.
- Organic block structure with variable building line and orientation. Irregular and informal typologies with emphasis to the landscape.
- Verdant character with trees within plots, hedgerows and climbing plants on façades.
- Detached and semi-detached units are the dominant typologies within this area.
- Front gardens with hedges and/or informal planting will give variation and informality to the area.
- Organic street pattern with narrow access lanes off side streets. Properties are serviced directly from Lanes and Side Streets.
- Variation between units in form, material and detailing along the same street scene to reinforce informal character.

Distinctive Areas	Rural Edge Neighbourhood
References	Harpole & Kislingbury
Layout	
Density	20-30 dph
Architectural Style	Generally traditional rural style.
Block Structure/ Parking arrangement	Back to back blocks with on-plot parking.
Building Line and Setback	Variable setback and building variation.
Front Boundary	Hedgerows and climbing plants on façades.
Frontage and corners	A more fragmented frontage with irregular spacing between buildings. Variation in the building orientation to emphasise character. Active windows and doors on both faces when possible.
Building Form and tenancy	
Affordable Housing	Clusters of affordable housing will be distributed throughout the Rural Edge area. The precise location and size of the clusters will be proposed and approved at detailed application stage, having regard to the adopted local development plan policies and requirements of the relevant affordable housing provider.
Building types	Predominantly detached properties.
Building height	Predominantly 2 storeys.
Building Elements	
Roof	Varied roof styles to emphasise informal character.
Dormers	Not a common feature.
Openings	Casement windows with glazing bars to have a more horizontal emphasis. Doors to be located offset from the centre.
Chimneys/ Ventilation Stacks	Traditional style chimneys/ventilation stacks to be located in the gable end.
Material and Details	Wall materials to vary and provide an informal character as well as give dwelling individuality. Materials to include red/orange brick, timber framing, white render, stone or imitation equivalent.

Table 9.3 Rural Edge Coding Principles




 Potential clustering of affordable houses/flats

Figure 9.12 Rural Edge Block Layout

RURAL EDGE

Green Edge Key Frontage

9.65. In response to the rural setting and lower density areas around the perimeter of the development, dwellings fronting onto Green Edge will be inspired from the organic structure and traditional character of the surrounding villages.

9.66. This key frontage will mark a change in character to a more informal and irregular building arrangement. These dwellings will have a strong estate character with varying architectural styles and materials that reflect local essence and often with a strong soft landscape emphasis.



Key Plan

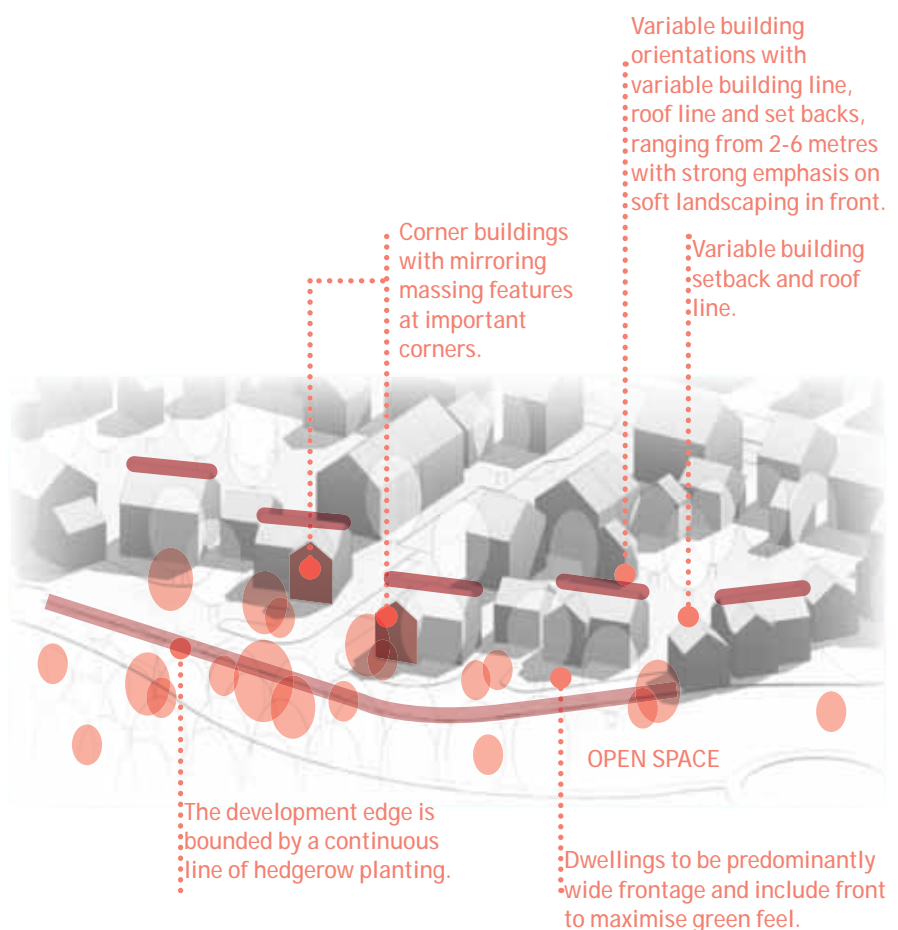


Figure 9.13 Green Edge Key Frontage Code



Figure 9.14 Illustrative 3D view along Green Edge Key Frontage

RURAL EDGE

MATERIALS & APPEARANCE

Inspiration

9.67. The general appearance of the Rural Edge area takes inspiration from the villages of Harpole and Kislingbury, with a looser urban grain largely influenced by their landscape context.

9.68. The use of wide frontages dwellings and a larger proportion of semi-detached and detached units set within organic street patterns, give this area a more rural and green feel.

9.69. The following pages illustrates the proposed material and architectural features that should be commonly used within this character area, providing an identity to this part of the development. The following pages are for guidance only and variation may be appropriate at detailed design stage.

Porches, Doors, Windows & Chimneys

- Good proportion for doors and Porches, Doors, Windows & Chimneys
- Good proportion for doors and porches that reflect the local vernacular will be encouraged.
- Front doors to be of 4/6 timber panels or with vertical planks, all painted in a limited colour palette.
- Porches and door hoods should be of simple style and closely integrated with the building fabric.
- Roofing on porches and door hoods to reflect the roofing material of the principal structure.

- Traditional style flush windows with subdivisions that are proportionate to the entire building.
- A wider range of window frames colour finishes to include grey, white, green and black.

Street lighting and furniture

9.70. Street lighting and furniture should be guided by the County Council's Road Adoptions Policy and reflect the hierarchy of the street.



Boundary treatment with railings and hedges to provide additional greenery to frontage.



Openings overlooking the public realm.



Local stone to be used occasionally to emphasise prominent buildings. Traditional architecture to be the predominant architectural style.

Wall materials to include render, brick, timber and local stone.

Informal building line and varied roof line.

Large openings with window bays on ground floor to be a feature

Variable building alignment, set backs & spacing between dwellings to create a more rural character.

Garages to be generally set back from street and detached from dwelling.

Varied roof profiles and building massing to provide variation to street scene.

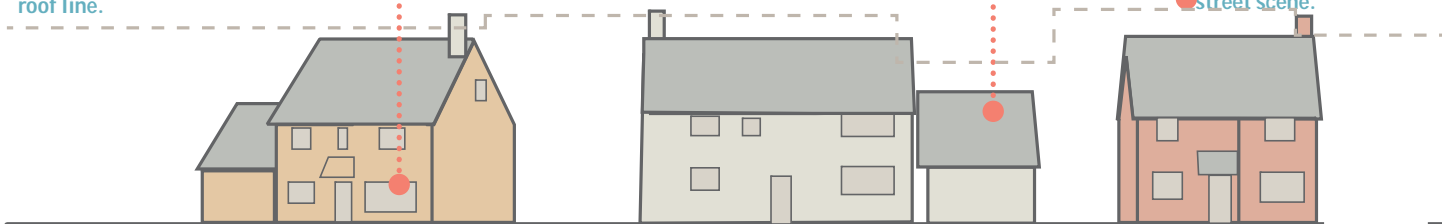


Figure 9.15 Indicative Elevation Principles and indicative building detailing

RURAL EDGE

BUILDING MATERIALS & ARCHITECTURAL DETAILS

PRIMARY MATERIAL



Red brick

LANDMARK BUILDING



Local Stone



Render

ROOF MATERIAL



Concrete interlocking tiles: Slate grey



Red clay tiles

CHIMNEYS



Gable end chimney

BOUNDARY TREATMENT



Hedges



Informal planting



Walls

WINDOWS, DOORS & CANOPIES



Casement flush windows in white/ off white, light grey, green and black.



Front door canopies to be of simple style and flat roofed.

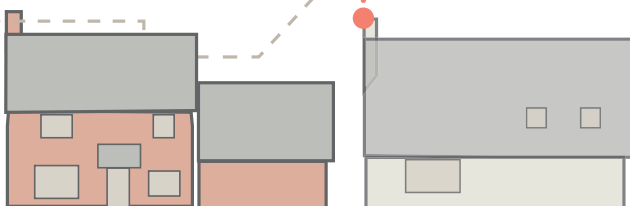


Vertical plank timber doors. Front door colour to include more variation than other 2 character areas.

STREET FURNITURE & LIGHTING



Chimneys to be a feature and mainly located at gable end



Building Typologies Envelope

9.71. A basic 'pattern' for built forms with min/max dimensions shown in Tables 9.4 and 9.5 is a helpful tool for future developers to achieve a coherent approach across all character areas. The tables includes a range of heights (z), lengths (x) and depths (y) to establish the building parameters for both the residential and non residential built components of the development.

9.72. The following axonometric diagrams are not prescriptive and will be further developed at Reserved Matters Stage.

9.73. Building forms in Table 9.4 are applicable for all three character areas. Table 9.5 is only applicable for the Local centre (Section 10).

9.74. Different proportions of certain typologies will respond to characteristics of the proposed areas i.e. a larger proportion of terrace typologies will be appropriate for the Urban Core character area whilst a larger proportion of detached and semi-detached will be applicable to the Rural Edge Character area.

Table 9.4 Residential and Mixed Use Building Envelopes



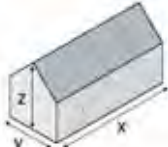




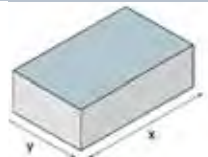
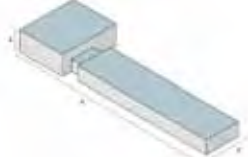
		LENGTH (x) (metres)		DEPTH (y) (metres)		HEIGHT (z) (metres)	
		min	max	min	max	min	max
Detached		7	11	6	10	6	12 (3 storey)
Semi-Detached		LENGTH (x)		WIDTH (y)		HEIGHT (z)	
		min	max	min	max	min	max
		9	12	7	10	6	12 (3 storey)
Terrace		LENGTH (x)		WIDTH (y)		HEIGHT (z)	
		min	max	min	max	min	max
		13.5	48	6	10	6	12 (3 storey)
Apartments		LENGTH (x)		WIDTH (y)		HEIGHT (z)	
		min	max	min	max	min	max
		8	18	7	12	9 (3 storey)	15 (4 storey)
Dwelling Over Garage		LENGTH (x)		WIDTH (y)		HEIGHT (z)	
		min	max	min	max	min	max
		10	13	6	8	5.5 (2 storey)	12 (3 storey)
Garage		LENGTH (x)		WIDTH (y)		HEIGHT (z)	
		min	max	min	max	min	max
		3	12	6	8	2.5 (1 storey)	8.5 (1.5 storey)
Mixed Use		LENGTH (x)		WIDTH (y)		HEIGHT (z)	
		min	max	min	max	min	max
		8	40	7	25	6 (2 storey)	18 (4 storey)

Table 9.5 Non-Residential Building Envelopes

		LENGTH (x)		DEPTH (y)		HEIGHT (z)	
		min	max	min	max	min	max
Community Centre		18	30	15	35	6 (1 storey)	18 (3 storeys)
School		LENGTH (x)		WIDTH (y)		HEIGHT (z)	
		min	max	min	max	min	max
		50	100	12	20	6 (1 storey)	13 (2 storeys)

10. Local Centre

10.1. This Planning Application makes provision for a mixed-use Local Centre located at the heart of the development. The Local Centre will provide a vibrant focus for the Site with a mix of retail, community and residential uses. The design of and uses to be provided within the Local Centre will be subject to a Design Brief prior to Detailed Planning Application.

10.2. Figures 10.1 illustrates the potential uses for the Local Centre. These may include residential (use class C3), A minimum of 500sqm of retail (use classes A1, A2, A3, A4 and A5), and A minimum of 750sqm of community facilities (use class D1). The scale and massing of the Local Centre will follow the principles below:

- Building heights will accord with the approved building height parameters (Figure 3.1) and consider the height of adjacent uses.

- Building heights to be predominantly 3 storeys with apartments overlooking the public realm which contribute to the legibility and place-making purpose of the Local Centre.
- Landmark buildings should be of greater height than the surrounding buildings to aid legibility and way finding.

10.3. Parking spaces for the Local Centre will comply with Northamptonshire Parking Standards Chapter 9 (Sep 2016) as follows:

- For the 500sqm retail uses (A1), 1 space per 25sqm is required which is a total of 20 spaces.
- For the 750sqm community hall (D1), 1 space per 30sqm is required which is a total of 25 spaces.

10.4. Figure 10.1 also illustrates how the parking spaces and Local Centre uses can be distributed.

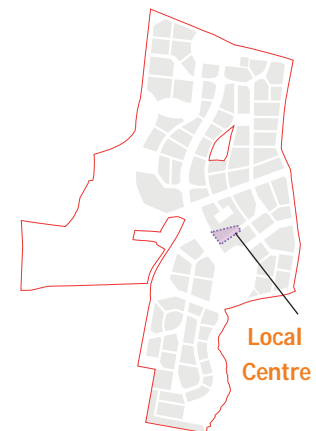


Figure 10.1 Local Centre Illustrative Layout

LOCAL CENTRE

Density and Building Height

- Density within the Local Centre and blocks adjacent to be up to approximately 40dph with building heights of 2, 2.5 and 3 storeys at key locations.

Set back and alignment

- Consistent building alignment and set back.
- Building orientation to allow maximum sun light onto square.

Architectural Style and Treatment

- Contemporary or traditional architectural style and form with reference to local materials.
- Larger openings, particularly at frontages facing the square.
- Dormer windows to be used scatteringly at key locations.
- Local centre square to be carefully designed and provide a destination point.

Surface/ Boundary Treatment

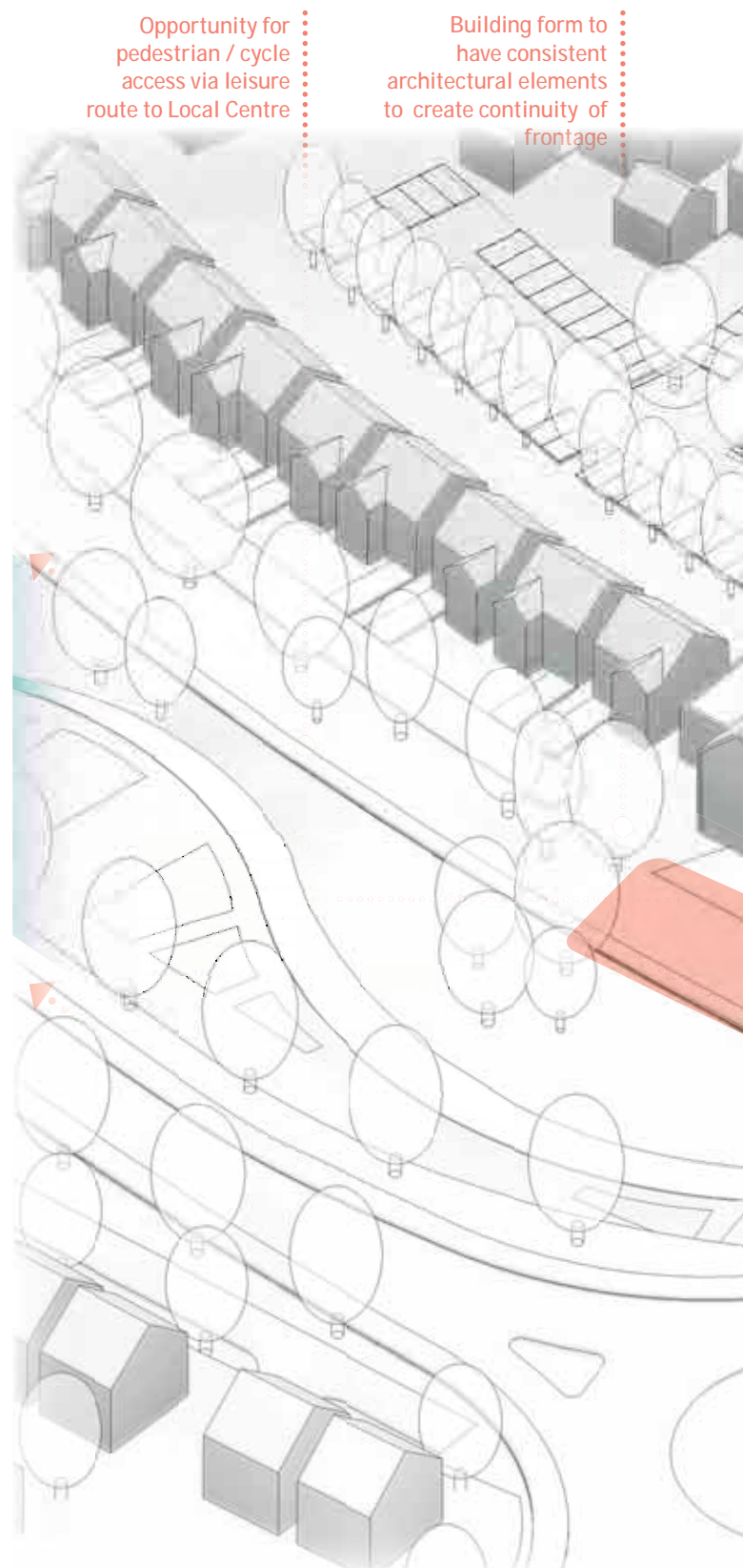
- High quality surface material to be used in the square and parking spaces.
- Parking areas to include softer surface treatment to provide continuity to the landscape.
- Residential dwellings and parking courts to include hedge planting to define private/semi private areas

Servicing and Parking

- Residential accommodation above shops will be provided with secure car parking separate from the parking provided for the commercial units.
- Servicing to retail units predominantly from rear with occasional front servicing allowed in loading bays where possible. This will be subject to detailed design.

Street lighting and furniture

- Street lighting and furniture should be guided by the County Council's Road Adoptions Policy and reflect the hierarchy of the street.



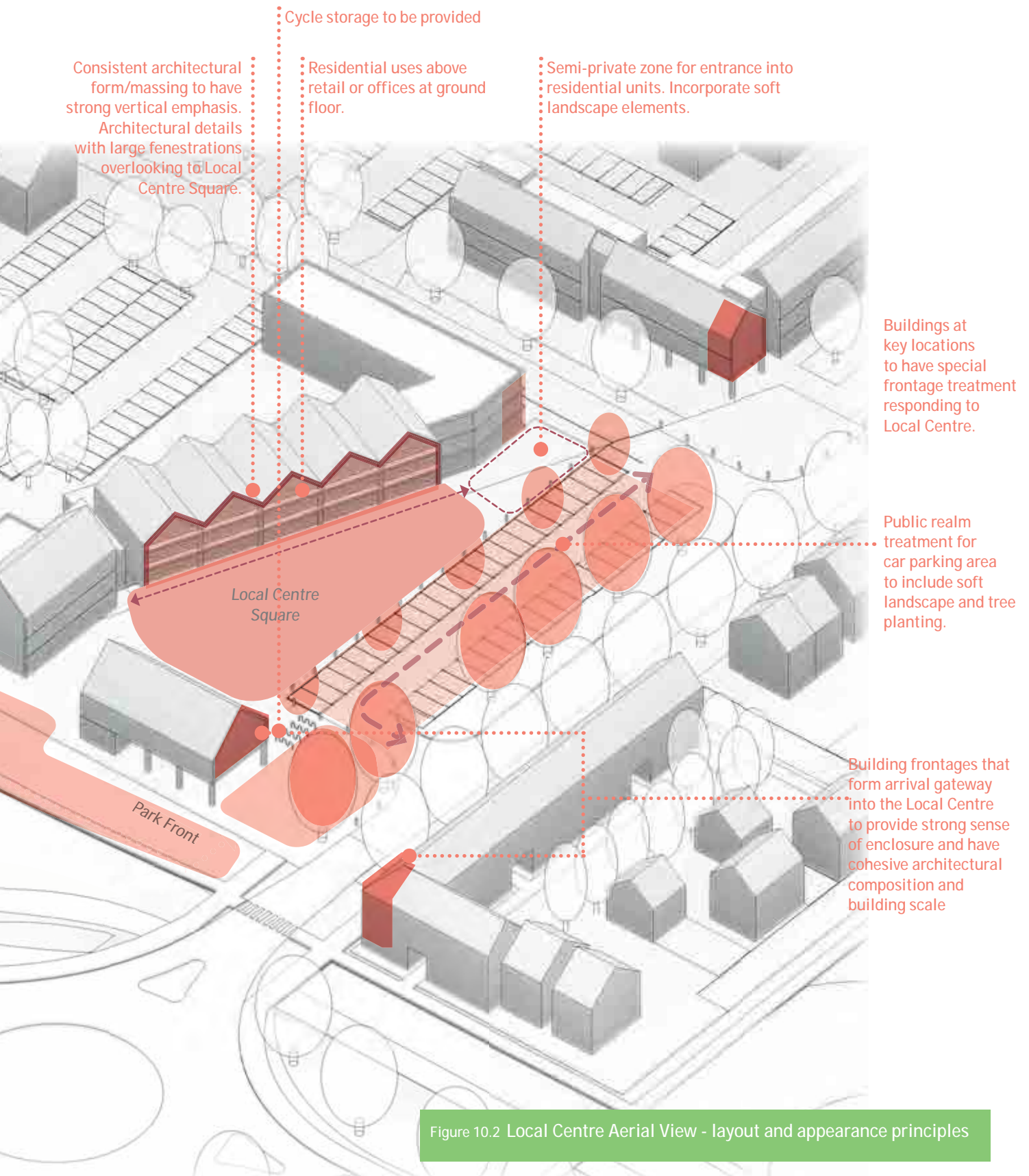


Figure 10.2 Local Centre Aerial View - layout and appearance principles



Figure 10.3 Illustrative 3D visualisation of Local Centre square



Public space to incorporate public furniture and seating that encourage social gathering and interaction.



Public Realm to have structured planting with soft and hard landscape.



Potential for outdoor cafés and shops on ground floor of mixed use blocks.

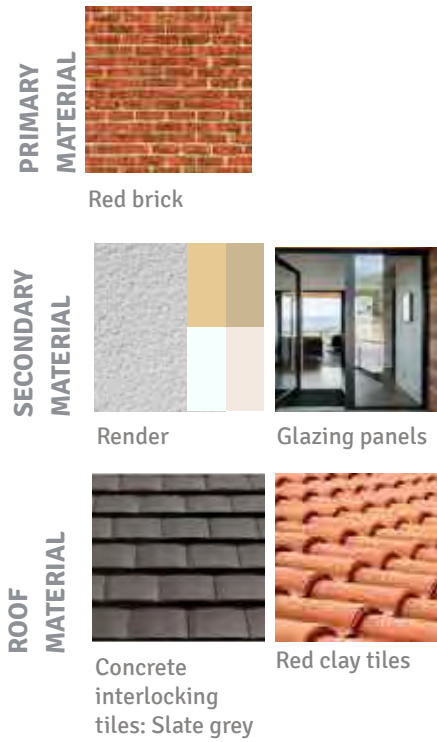


Local centre square to have the potential of hosting pop-up and temporary exhibitions and events.

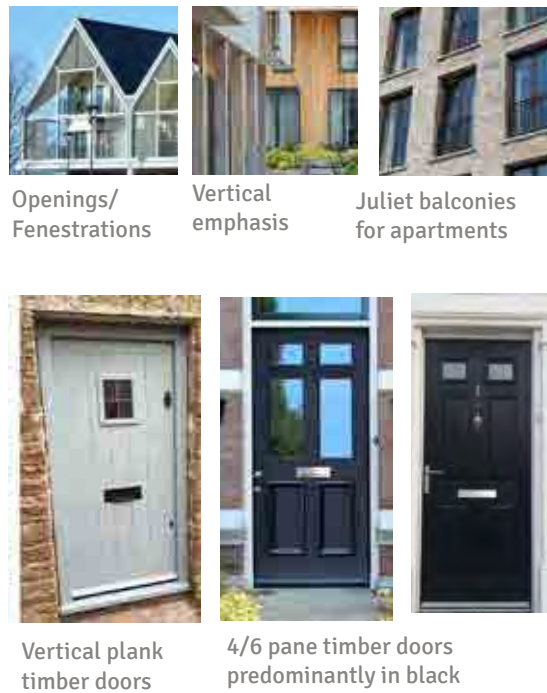


Parking on shared surfaces and screened with tree planting.

BUILDING MATERIALS & ARCHITECTURAL DETAILS



WINDOWS & DOORS



Planting Examples:

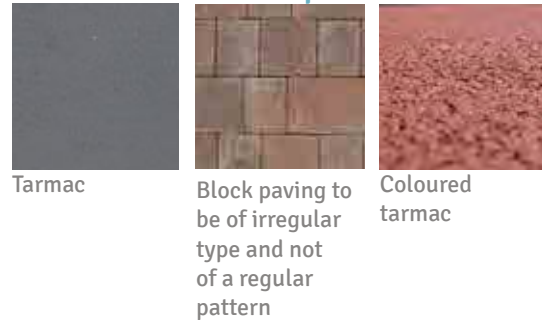


Street Tree Planting

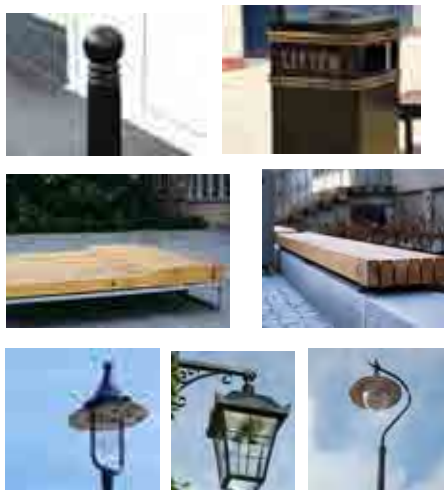


Acer campestre

Surface Material for Footpath and Access Lanes:



STREET FURNITURE & LIGHTING



DORMERS & CHIMNEYS

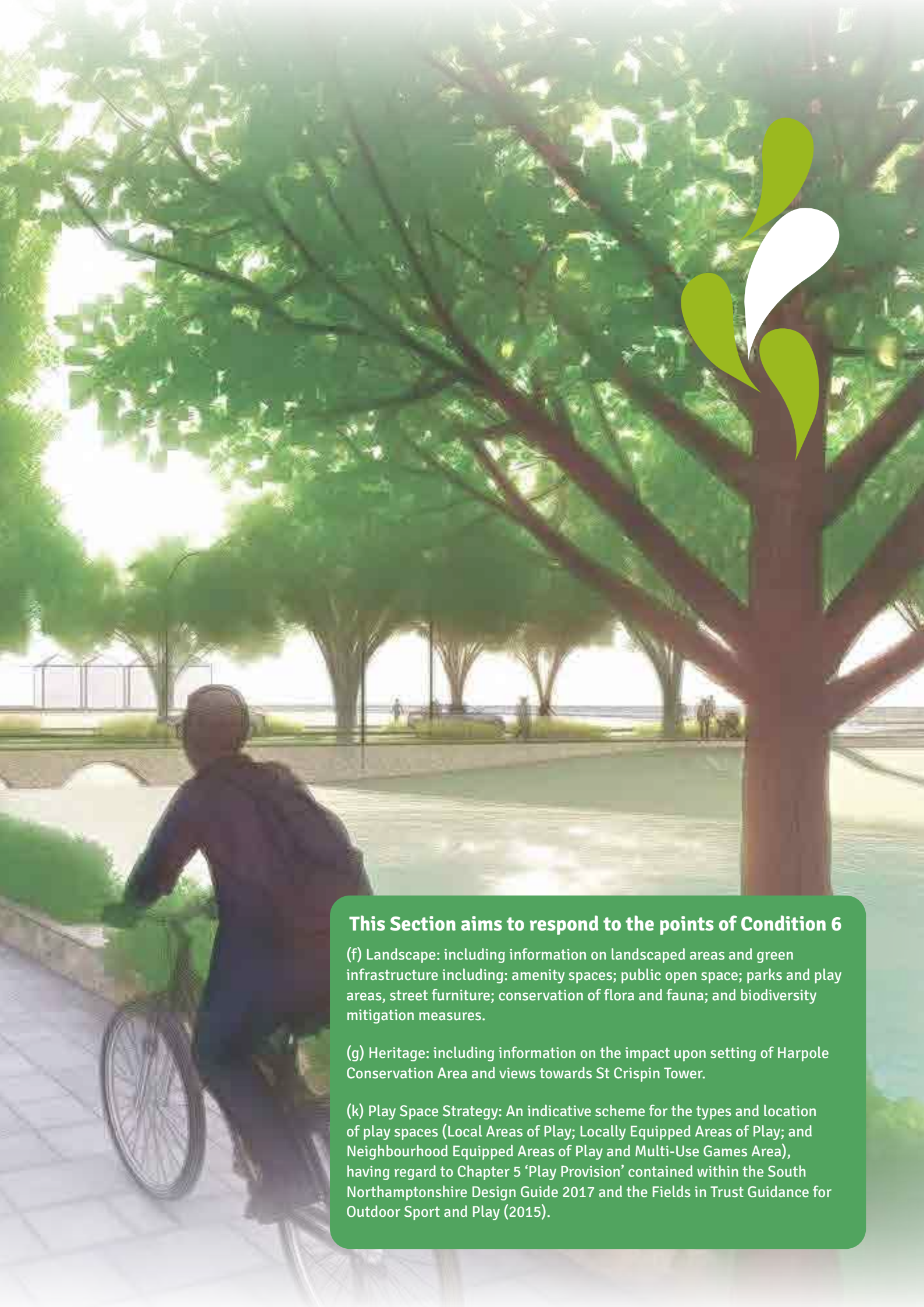


BOUNDARY TREATMENT



Green Infrastructure





This Section aims to respond to the points of Condition 6

(f) Landscape: including information on landscaped areas and green infrastructure including: amenity spaces; public open space; parks and play areas, street furniture; conservation of flora and fauna; and biodiversity mitigation measures.

(g) Heritage: including information on the impact upon setting of Harpole Conservation Area and views towards St Crispin Tower.

(k) Play Space Strategy: An indicative scheme for the types and location of play spaces (Local Areas of Play; Locally Equipped Areas of Play; and Neighbourhood Equipped Areas of Play and Multi-Use Games Area), having regard to Chapter 5 'Play Provision' contained within the South Northamptonshire Design Guide 2017 and the Fields in Trust Guidance for Outdoor Sport and Play (2015).

11. Landscape Strategy

11.1. The disposition of open space within the development as described in Section 13 - Green Infrastructure of the approved Outline DAS and follow the principles below:

- The need to provide water attenuation at the low point of the Site.
- Preserve and enhance the setting of Harpole and give the development local distinctiveness.
- Maintaining and integrating existing landscape features such as trees, hedgerows and watercourses within open space corridors and spaces wherever possible.
- Providing an opportunity for amenity/recreation areas, well integrated within the landscape design approach and easily accessible.
- Delivering east/west green links in line with the Policy N9A proposals.

11.2. The key objectives of the Landscape Strategy are:

- Limiting built development to areas of the Site with minimum landscape and visual constraints.
- Establishing a major buffer of strategic open space to the north of Larkhall Lane to protect the visual/physical setting of Harpole. This includes strategic woodland planting and retained agriculture to maintain the countryside context of the village.
- Create a network of pedestrian routes with additional native trees and hedgerows for walking, dog walking or cycling throughout the development.

- Create informal paths suitable for cycling and walking with distance markers.
- To deliver a range of open spaces permeating throughout the development which respect key sight lines, existing environmental infrastructure and enrich the urban fabric.
- To create incidental parks and play spaces within the urban realm, tree lined streets and more formal 'urban parks'.
- To minimise the loss of the existing landscape fabric and wherever possible.
- To deliver habitat enhancements along watercourse corridors and in association with the attenuation features.
- To create attractive and accessible surroundings for the built environment, especially around its edges and interface with the open countryside.
- To deliver additional public benefit to the local community through an extension of Harpole Recreational Ground.
- Conservation of flora and fauna and biodiversity measures to mitigate against the potential impacts of development and achieve net biodiversity gain

11.3. This section of the Design Code will built upon the above principles and provide further design guidance on key open spaces, play strategy, street furniture and the Country Park located on the west part of the Site.

Strengthen mature vegetation along boundaries to separate Site from surrounding landscape or buffer from adjacent development

Strategically placed pocket parks to deliver play areas within 400m walking distances.

Strategically placed green corridors creating connections between areas of open space

Primary green corridors follow watercourses and link existing retained woodland

Create a large area of open space to the west of the ridgeline to incorporate various open space uses

New native hedgerows to strengthen and enhance the existing network. Hedgerows will increase refuge and foraging for birds as well as creating green corridors for bat, reptile and badger dispersal.

Strategically placed pocket parks to deliver play areas within 400m walking distances.

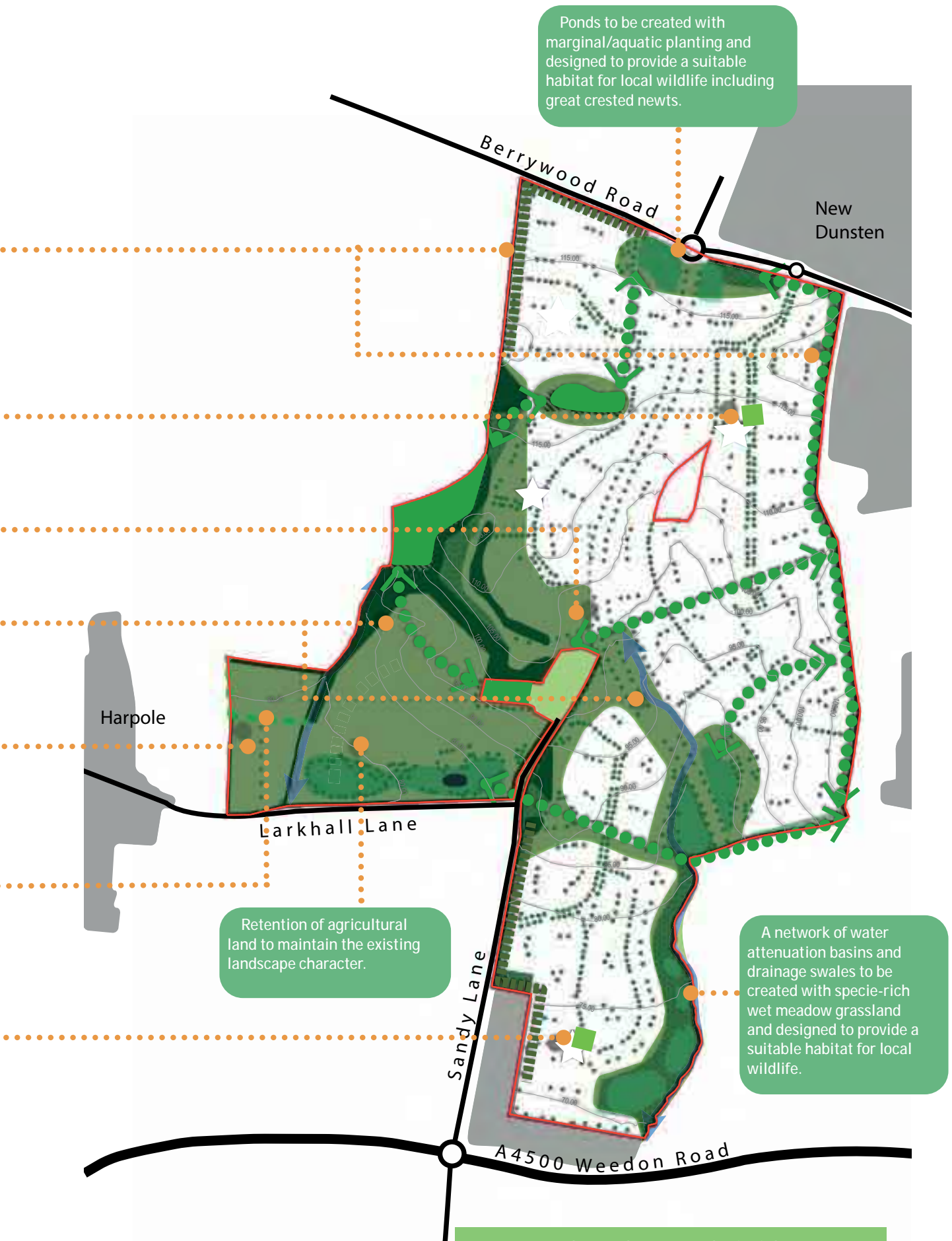


Figure 11.1 Landscape Concept and Principles

12. Play Strategy

Children's Play

12.1. The following play strategy have been developed in line with Chapter 5 'Play Provision' in the South Northamptonshire Design Guide 2017. As such, one Multi Use Games Area (MUGA) and four Local Equipped Areas for Play (LEAP) will be distributed within the green space network to ensure they are within walking distances from most of the proposed development. The locations of play areas are illustrated on Figure 12.2.

12.2. The MUGA will be located adjacent to the proposed school. It will comprise of a multi-sport playing field which will form part of a wider network of open space and footpaths. A minimum area of 0.1ha (approx. 40 x 20 metres) will be provided with a minimum of 30m separation between activity zone and dwelling boundaries. The design of the MUGA will be part of Reserved Matters Application.

12.3. Native trees to be planted alongside play areas to increase amenity quality of the area and biodiversity opportunities. Picnic bench seating to be also provided.

12.4. All LEAPs and MUGA proposals will be designed in line with Local Plan 2 POLICY GS1 standards and planning policy at the time when it is built.

12.5. It will promote on the 'natural play' philosophy advocated by the Forestry Commission. This approach recognises that a successful play space specially designed for its location next to the woodland edge, provides as much value as possible.

12.6. Natural features, such as logs, earth mounds, trees and other vegetation, as well as fixed equipment have been incorporated to provide a stimulating play environment with an individual sense of place. Further detailed design of each LEAP within the scheme is to be carried out at a later stage following the principles set out in this document.

12.7. No permanently wet SUDS to be located within 30m of any play area or MUGA.

12.8. All elements are to accord with the European Standard for Children's Play (EN1176) and for Play Surfaces (EN1177).

Sports Park

12.9. The Proposed Development includes an area dedicated for new sports pitches and pavilion. The area will include (as specified in the S106 Planning Obligation which forms part of the planning permission for the development):

- One senior football pitch (approximately 116 yards x 76 yards with 3 yards of space surrounding the marked-out pitch);

- One junior football pitch (approximately 86 yards x 56 yards with 3 yards of space surrounding the marked-out pitch);
- Both pitches to be in accordance with Sport England guidance and minimum 30 metres from any SUDS features;
- A changing pavilion with a minimum gross internal floor area of 245 square metres, in accordance with Sport England guidance and the requirements of the Section 106 Planning Obligation."

12.10. The fields will comply with Sports England standards. As such, the design of the facilities will comply with the following:

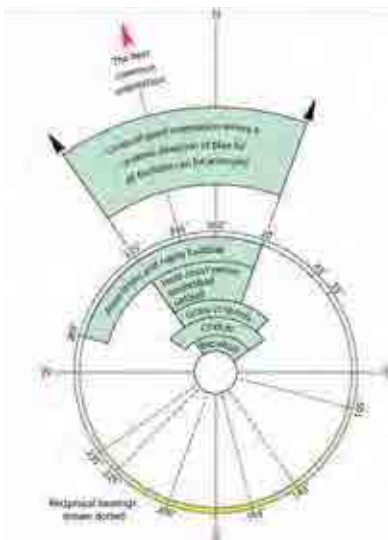
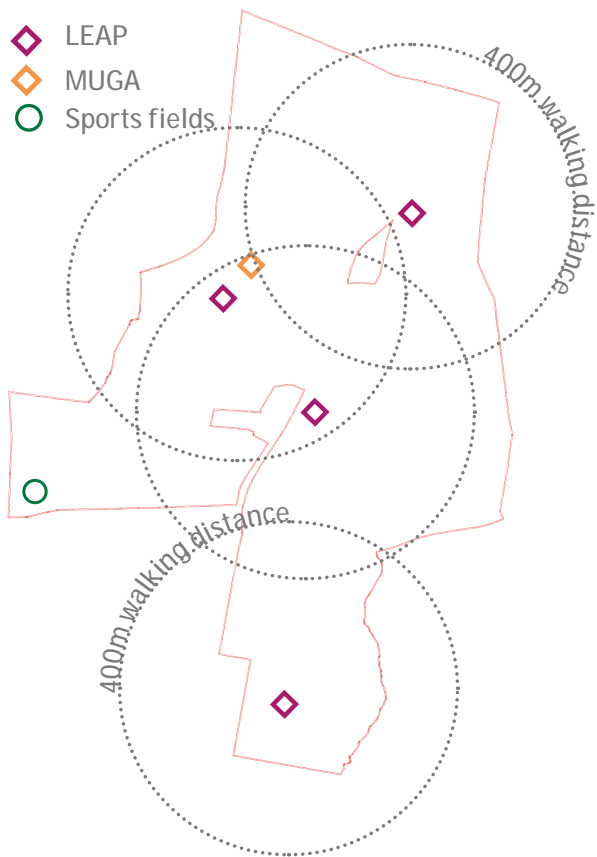
- Careful consideration must be given to the specific requirements of the playing surfaces and the supporting ancillary facilities.
- Natural playing surfaces will need to be located within well-drained areas.
- The fields to be positioned ideally within 25 degrees North/South orientation.
- Ensure sufficient space is available for the for future expansion.
- Access is available for service and emergency vehicles.





Figure 12.1 Landscape Typologies and Play Strategy

Figure 12.2 Indicative Play and Sports Facilities Locations



Recommended pitch orientation (Goal to goal, wicket to wicket, or baseline to baseline based on the National Playing Fields Association's pitch and orientation diagram, but amended to take account of ECB guidance).



13. Street Furniture

13.1. The selection of street furniture must be considered in a comprehensive manner to ensure that a common language of elements is maintained across the development. Street furniture is to be simple yet elegant, modern and respectful of the Site's context. The final choice of furniture to be used within adoptable areas will be subject to approval by the Local Authority who will need to consider implications for future maintenance, repair and replacement.

13.2. Furniture styles and materials should be selected to complement the street hierarchy. Timber will be a favoured material to complement the landscape-lead approach of the development, except in relation to the Urban Core character area, where urban materials will be encouraged. A more formal design could be used along the SLRR, Primary street and Local Centre, whilst informal design within the edges and parks.

13.3. The use and placement of street furniture should reflect the following general principles:

- Ensure that it is kept to a minimum to reduce street clutter.
- Ensure that it is robust and durable with hidden/recessed vandal-resistant fittings.
- Street furniture should facilitate pedestrian flow by maintaining clear and unimpeded movement corridors for all, and especially those with visual or mobility impairment.
- Affix signage to existing poles/posts such as lighting columns where possible. Signage fixed to buildings should be secured at high street level.
- Signage should be of a consistent colour and style.
- Orientate seating towards adjacent open space or street/movement corridors and ensure seating is perceived to be safe from vehicular traffic.
- Seating should be set back from footpaths to reduce fear induced by inappropriate loitering.
- Litter bins should be provided at all pedestrian nodes and entrances and 3-4 metres away from seating. Street litter bins must be fixed to existing poles, such as lighting columns, where possible.
- Dog waste bins should be provided in all open spaces as approved by the Local Authority.
- Cycle parking should be provided at all key locations (eg. Community, retail, employment areas).
- Bollards should have reflective bands if adjacent to traffic and comply with Highways standards.
- Street furniture should be obtained from established manufacturers and suppliers where possible and timber elements to be from FSC approved source.
- The location of street furniture elements should consider the direction of pedestrian movement maintaining clear, unrestricted access corridors for all, with consideration for the elderly, and the visually and mobility impaired.



- Cycle stands to be easily available within key destination areas.



- Use of wooden street furniture as the preferred material.



- Outdoor recycle bins provided near public buildings and key spaces.



- Seating areas to be widely available within public spaces overlooking water features.



- Information boards to be available.



- Timber bollards to be provided around pedestrian dominant areas.

14. Conservation of Flora and Fauna and Biodiversity Measures

14.1. Inherent to the landscape and open space strategy are measures to mitigate against the potential impacts on suitable habitats, including for breeding birds, bats, badger and great crested newt, and to achieve and maximise biodiversity gain.

14.2. A Landscape and Ecological Management Plan and the Reserved Matters will provide the specific detailed proposals and measures for the retention, provision, protection and management of measures to conserve flora and fauna and the biodiversity mitigation measures, which will accord with the following design principles:

- Retention of existing landscape features, where possible, including the boundary hedgerows, mature woodland and tree belts, ponds, and the majority of the ditch network which delineates the field parcels.
- Retention of the country park area as a mixed agricultural and open space with recreational use focused on the new sports ground and 'informal' footpaths, with biodiversity enhancement through new native woodland and tree planting, wet meadow grassland creation and inclusion of permanently wet basins;
- New native structure tree/shrub, woodland and specimen tree planting scattered throughout the site to enhance the areas of green open space, and to maintain habitat connectivity through the site;
- A combination of species-rich, native amenity, wildflower and meadow grassland planting, together with ornamental shrub and herbaceous within open spaces across the site.
- New native hedgerow lengths throughout the site to strengthen and enhance the existing network. Hedgerows will increase refuge and foraging for birds as well as creating green corridors for bat, reptile and badger dispersal;
- Water attenuation basins and drainage swales and retained and new pond features, with some permanently wet basins with appropriate planting to provide a suitable habitat for local wildlife;
- The inclusion of measures within the open space and built development areas, including homes and community/leisure/retail buildings including bird and bat boxes, hedgehog refugia and great crested newt hibernacula; and
- Delivery of a sensitive lighting strategy, designed to retain dark corridors for nocturnal fauna, as well as preventing light spill into areas retained for biodiversity.



15. Key Spaces Code

15.1. A sequence of spaces along the SLRR and other parts of the development have been created to provide variation in character and treatment, traffic calming, as well as to assist with legible movement for pedestrians and cyclists.

15.2. The key spaces as illustrated in Figure 15.1 are further described in the following pages:

- Berrywood Park
- Norwood Green
- Weedon Park

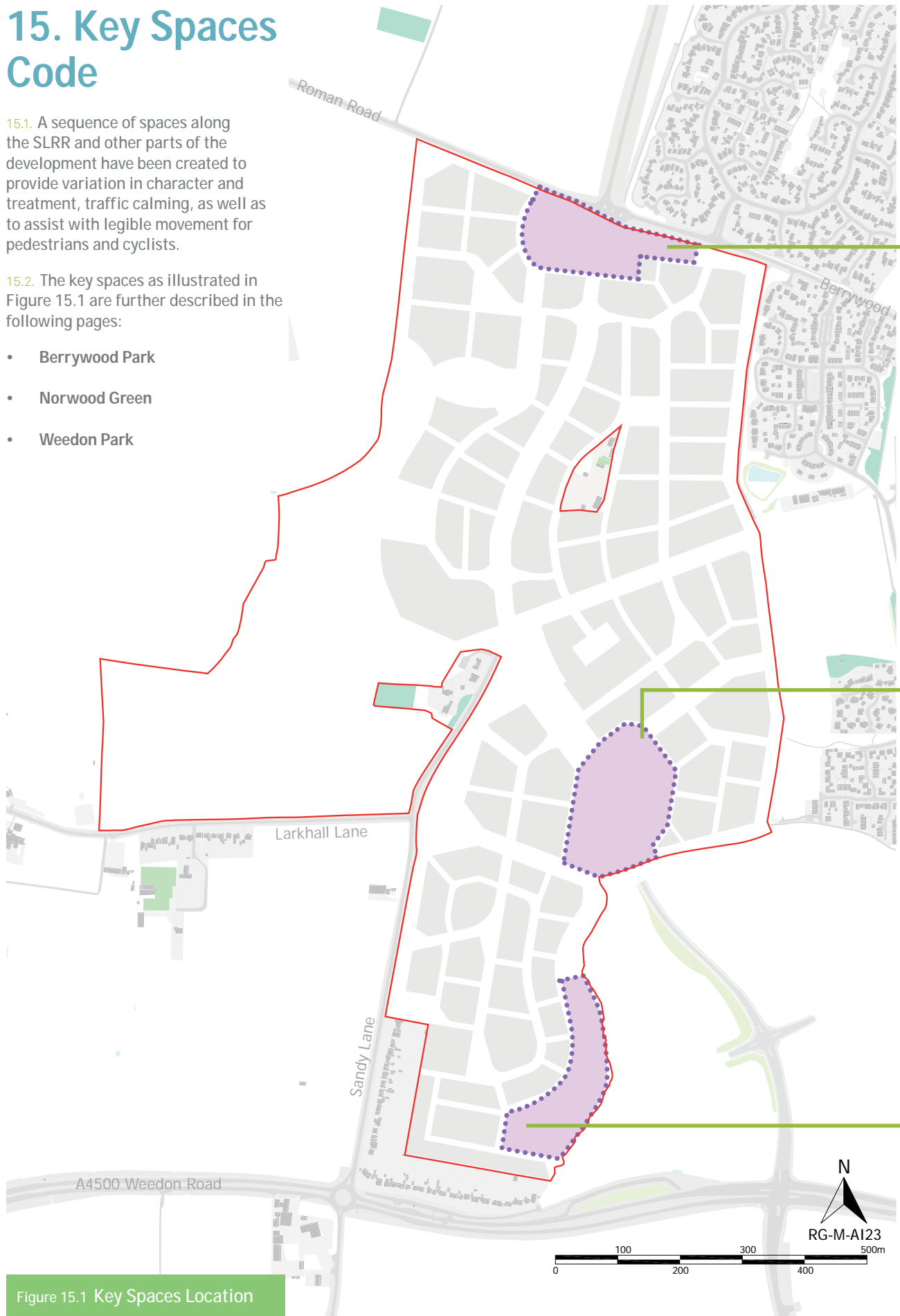


Figure 15.1 Key Spaces Location

BERRYWOOD
PARK



NORWOOD
GREEN



WEEDON
PARK



BERRYWOOD PARK

15.3. This area of open space forms the main gateway entrance to the development. It contains open grassland for informal recreation and two permanent water-bodies with marginal vegetation and wet meadow grassland. The landscape design should reflect its multifunctional character as follows:

- Water attenuation and drainage areas to retain rain water and encourage habitat creation.

- Visual amenity to minimise the effects of the SLRR and proposed roundabouts.
- Accommodate existing and new areas for tree planting, retaining the tree lined character of Roman Road and enhance it with additional under-story planting.

15.4. The following pages illustrates a possible layout for the park, including a set of design principles to be followed at detailed planning application.

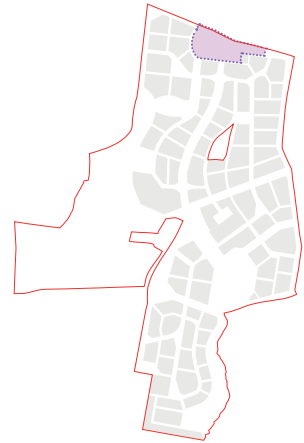


Figure 15.2 Berrywood Park Illustrative Layout



- Examples of areas of natural landscape with attenuation basins



Figure 15.3 Illustrative 3D visual across water basins

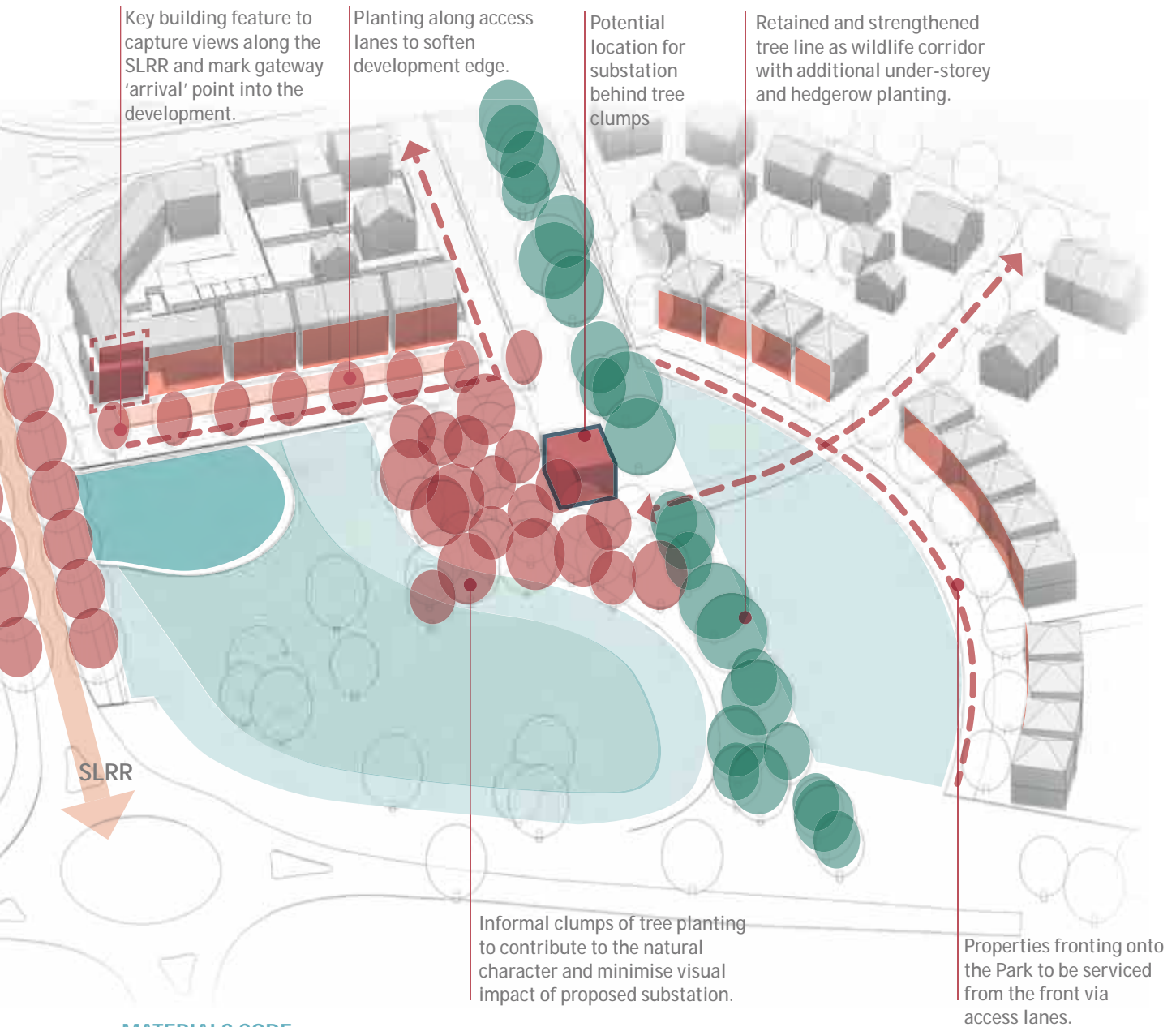
BERRYWOOD PARK



Figure 15.4 Coding Principles for Berrywood Park

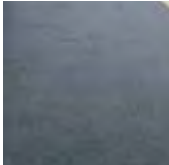


- Dry attenuation swales along street corridor



MATERIALS CODE

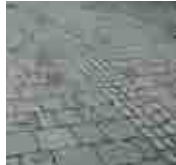
Surface Material for Street:



Tarmac



Coloured
tarmac



Block paving

Example of tree planting



acer platanoides



alnus cordata



acer campestre

PLANTING CODE

Planting Examples:



Boundary Treatment:



NORWOOD GREEN

15.5. Centrally located within proximity to the local centre, this area of open space is the 'heart' of development. The Park should include the following:

- A children's play area with natural play equipment which complements the landscape setting
- Two water attenuation basins with permanent wet areas, surrounded by marginal vegetation.

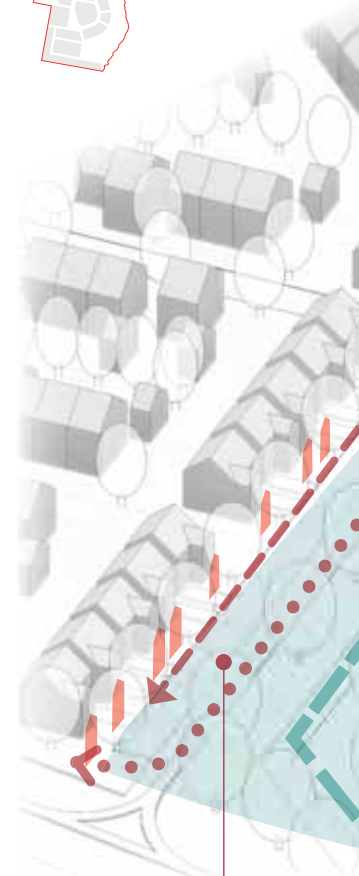
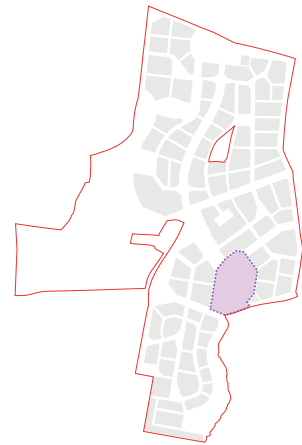
- Flower-rich grassland for habitat and biodiversity including reptiles and amphibians.

- Specimen trees to feature along street side and park fringes. Incidental play and exercise equipment could feature alongside formal footpaths within the Park.

15.6. Figure 15.5 illustrates a possible layout for the Park and Figure 15.6 includes a set of design principles and coding information.



Figure 15.5 Key Space 02 - Norwood Green Illustrative Layout



Properties fronting onto the Park to be serviced from the front via access lanes.



Wide planted swale feature within low wall dams to provide water attenuation.



Potential opportunities for pond dipping platforms around balancing ponds



Species rich wildflower meadow planting



Incidental play & trim trail equipment

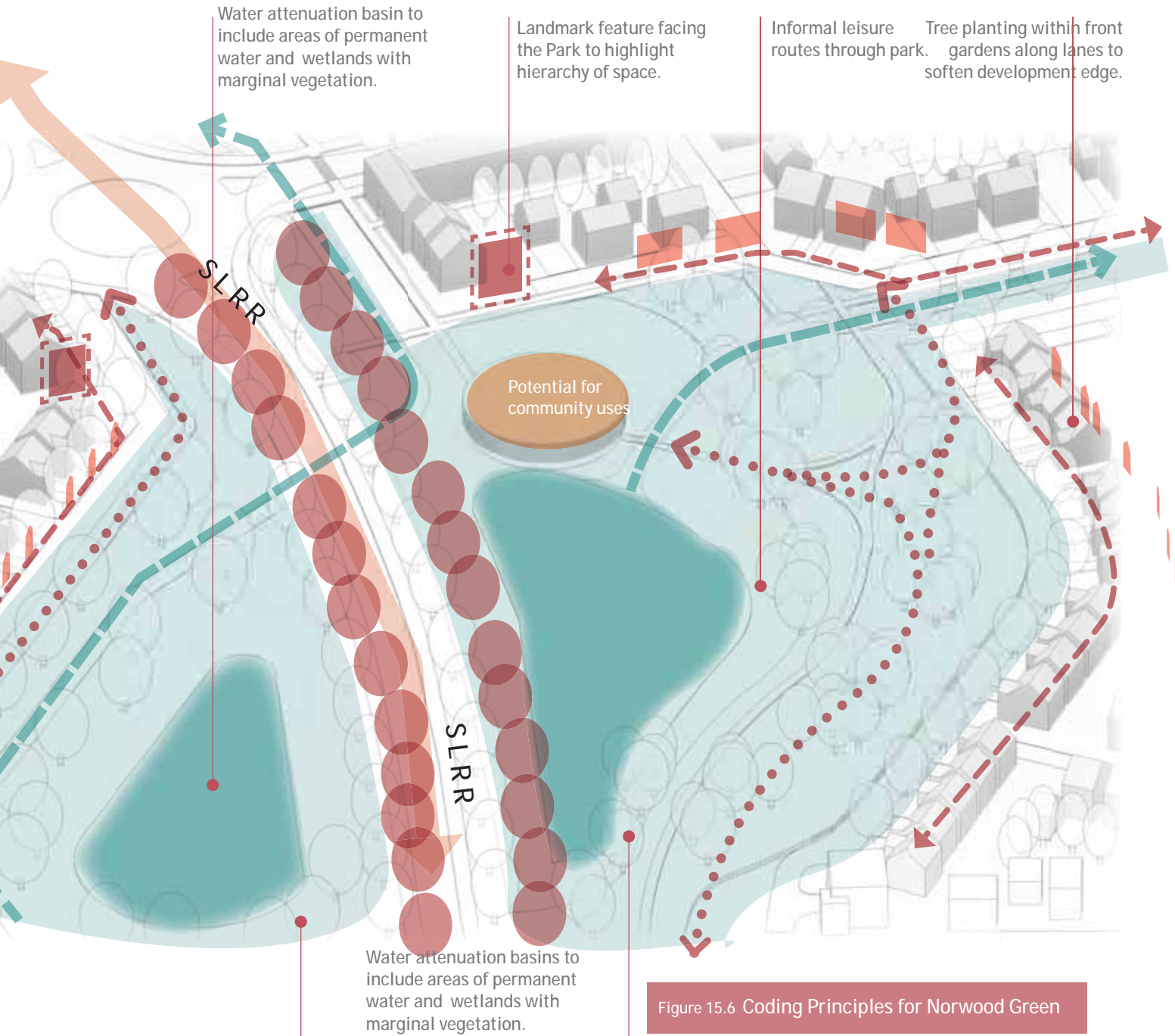
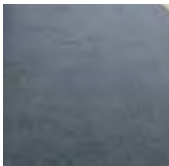


Figure 15.6 Coding Principles for Norwood Green

MATERIALS CODE

Surface Material for Street:



Tarmac



Coloured
tarmac



Block paving

PLANTING CODE

Planting Examples:



Example of tree planting



acer platanoides



alnus cordata



acer campestre

Boundary Treatment:



WEEDON PARK

15.7. At the south of site Weedon Park provides informal open space for both the new and existing community. An area for water attenuation with permanent water bodies will not only reduce risk of local flood events but also provide ecological interest for reptiles and amphibians.

15.8. A tree belt along the southern boundary provides a visual screen for existing properties along Weedon Road and Sandy Lane. Grassland is to be managed as meadow.

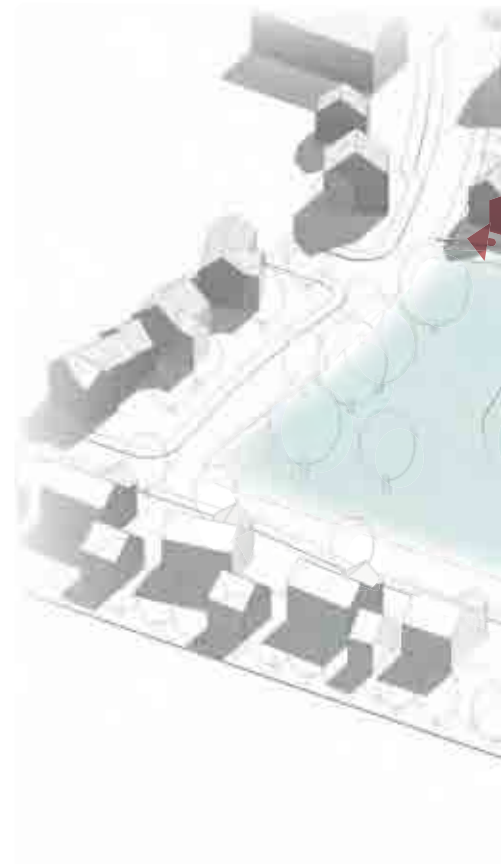
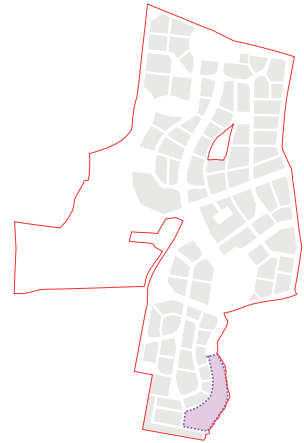


Figure 15.7 Weedon Park Illustrative Layout



Wide planted swale feature.



Visual water amenity with potential for viewing platforms around balancing ponds



Species rich wildflower meadow planting

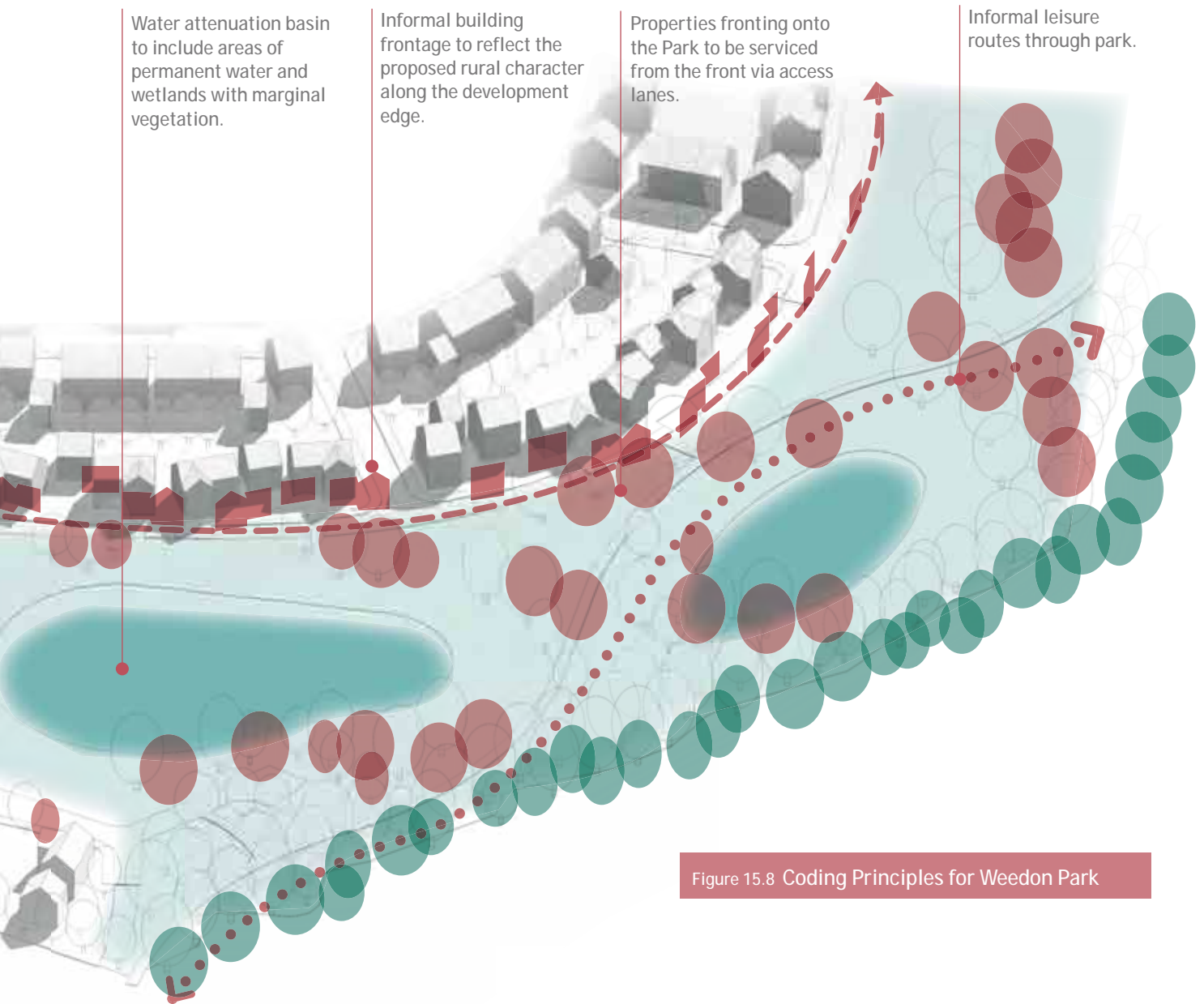


Figure 15.8 Coding Principles for Weedon Park

MATERIALS CODE

Surface Material for Street:



Block paving

Block paving

PLANTING CODE

Planting Examples:



Example of tree planting



acer platanoides

alnus cordata

acer campestre

Boundary Treatment:



16. The Country Park & Harpole Conservation Area

16.1. The vision for the proposed country park is to create a well-maintained, ecologically rich, natural and safe green open space. Enhancing the quality of life for local people by improving their physical and mental health and acting as a venue for bringing people together, whilst respecting the concerns of the community by not over-urbanising and retaining agricultural land use. It complies with the following SNLP Part 2 policies:

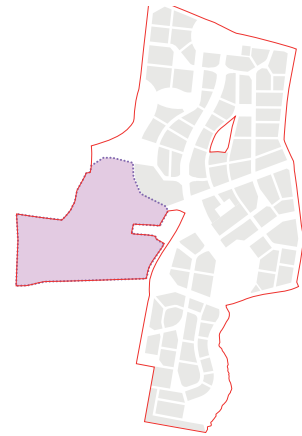
- Policy HE1 Significance of Heritage Assets.
- Policy HE5 Listed Buildings.
- Policy HE6 Conservation Areas.

16.2. As part of the outline planning application the conservation officer agreed that there would be no impacts on the Conservation Area (CA) so providing further mitigation or 'information' on this matter is not necessary. The officer's report in relation to Harpole CA concludes that 'it is not considered that the proposal would lead to less than substantial harm'. It is further noted that the heritage consultees did not identify any adverse effects in heritage terms with regard to St Crispin's conservation area.

16.3. Notwithstanding the above, land to the north of Larkhall lane will be retained in perpetuity for mixed agricultural and open space with flexible use with informal routes providing permeability into the wider area. The southern and eastern edges will be bounded by new clumps of wet native woodland that would filter views into the development and help to retain the rural wooded character in the surrounding landscape as well as increasing habitat diversity.

16.4. Wet meadow grassland creation will provide habitat for reptiles, amphibians and invertebrates. Permanently wet drainage basins could provide amenity and education as a 'dipping pond'. The design on the drainage is critical so as not to introduce an engineered element in the landscape.

16.5. The rising land form in the northern area creates opportunities for views for recreational users towards Harpole to the west and St Crispin Tower to the east. The land form and planting within this area creates opportunity for informal and imaginative play.



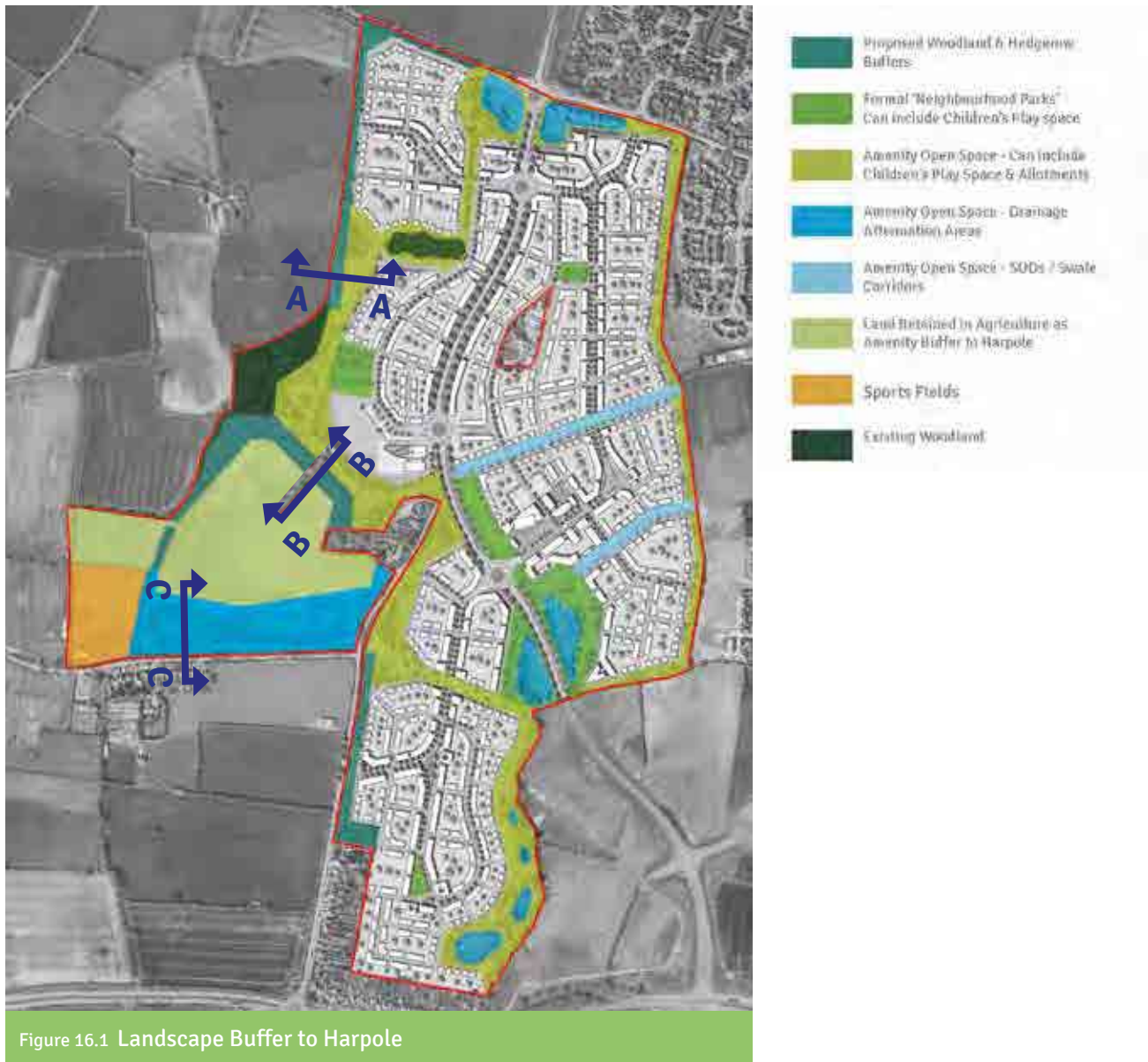
16.6. New woodland planting adjacent to existing woodland on the western boundary will provide additional habitat and buffer for badgers and strong flight links for bats. A new tree belt along the northern park boundary will provide a strategic visual buffer (which doesn't current exist) between Harpole and the Northampton Urban Edge.



Land form And Planting Creates Opportunity For Imaginative Play



Integrated and Planted Balancing Pond



Meadows and Planted Balancing Pond

TYPICAL SECTION THROUGH WESTERN WOODLAND BUFFER, PUBLIC OPEN SPACE AND DEVELOPMENT PARCEL

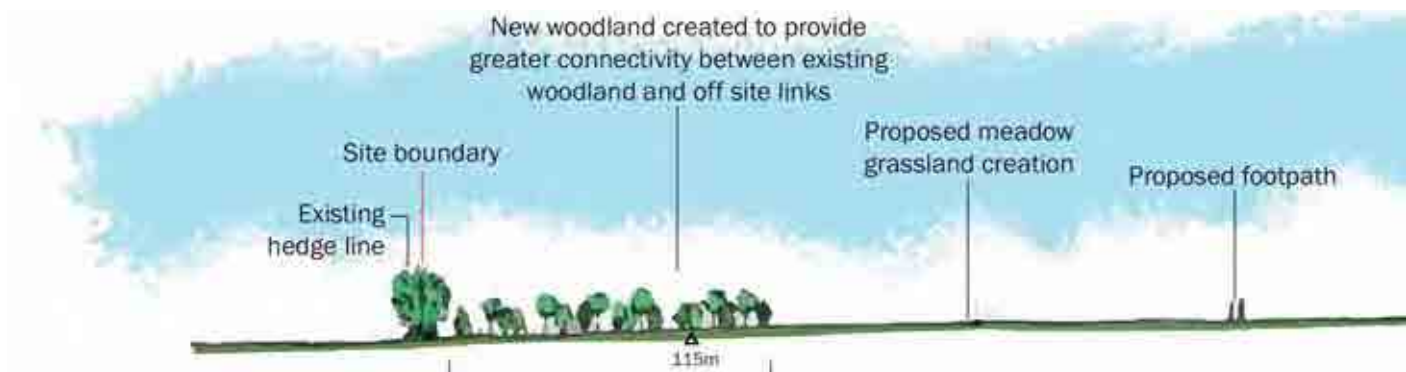
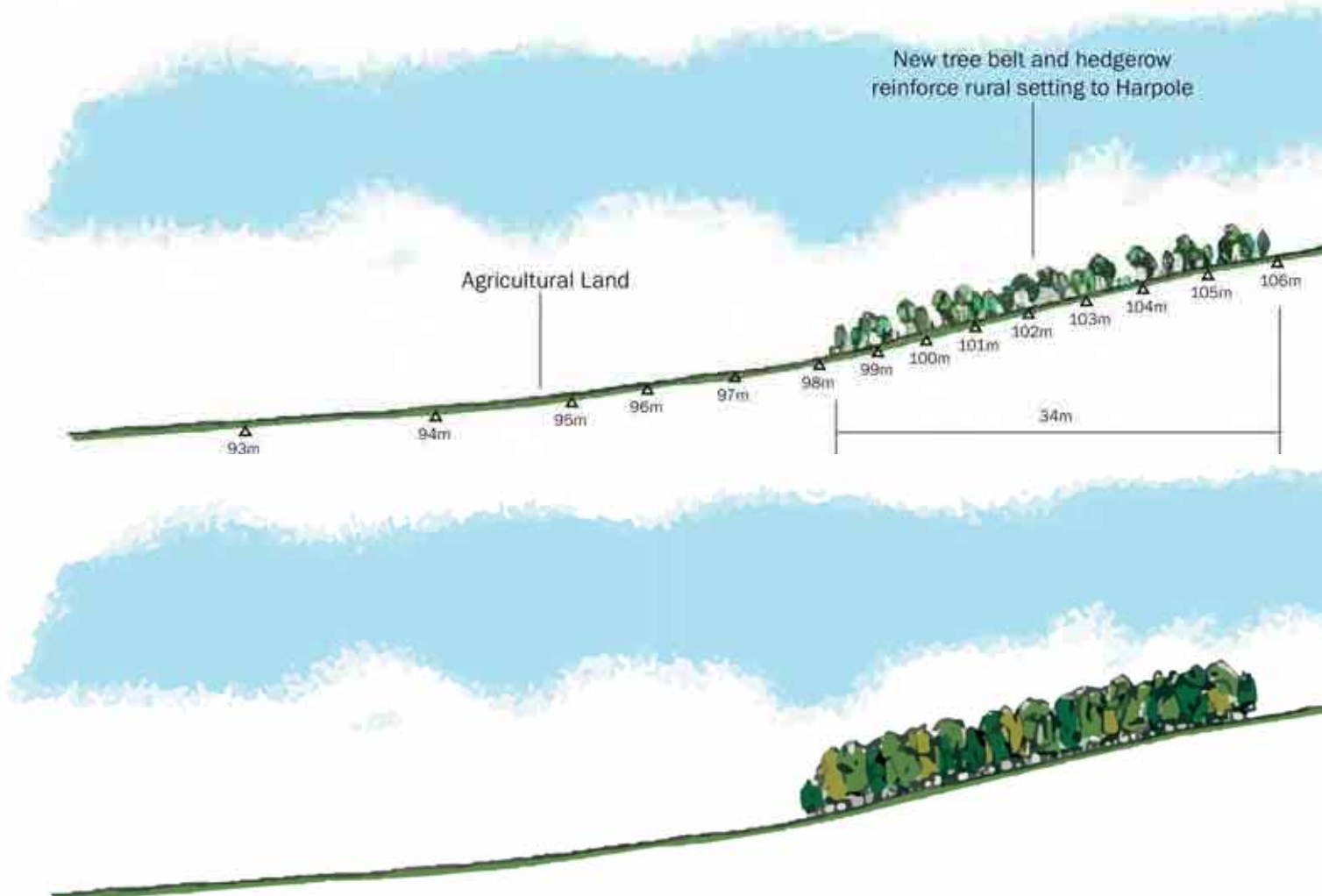


Figure 16.2 SECTION AA - yr 1



Figure 16.3 SECTION AA - yr 10



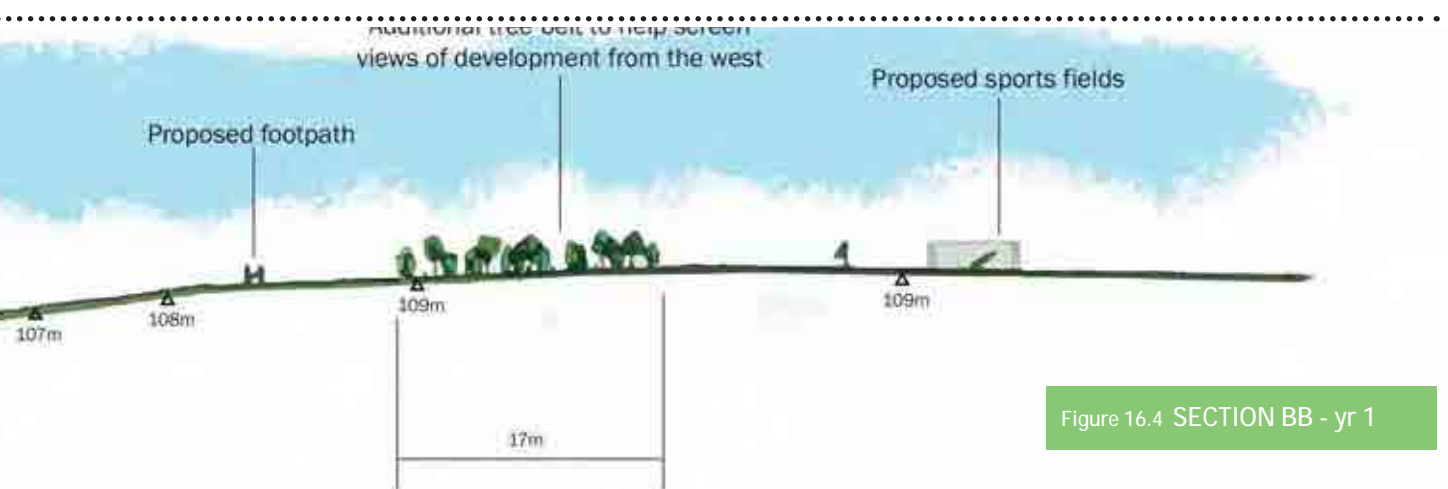
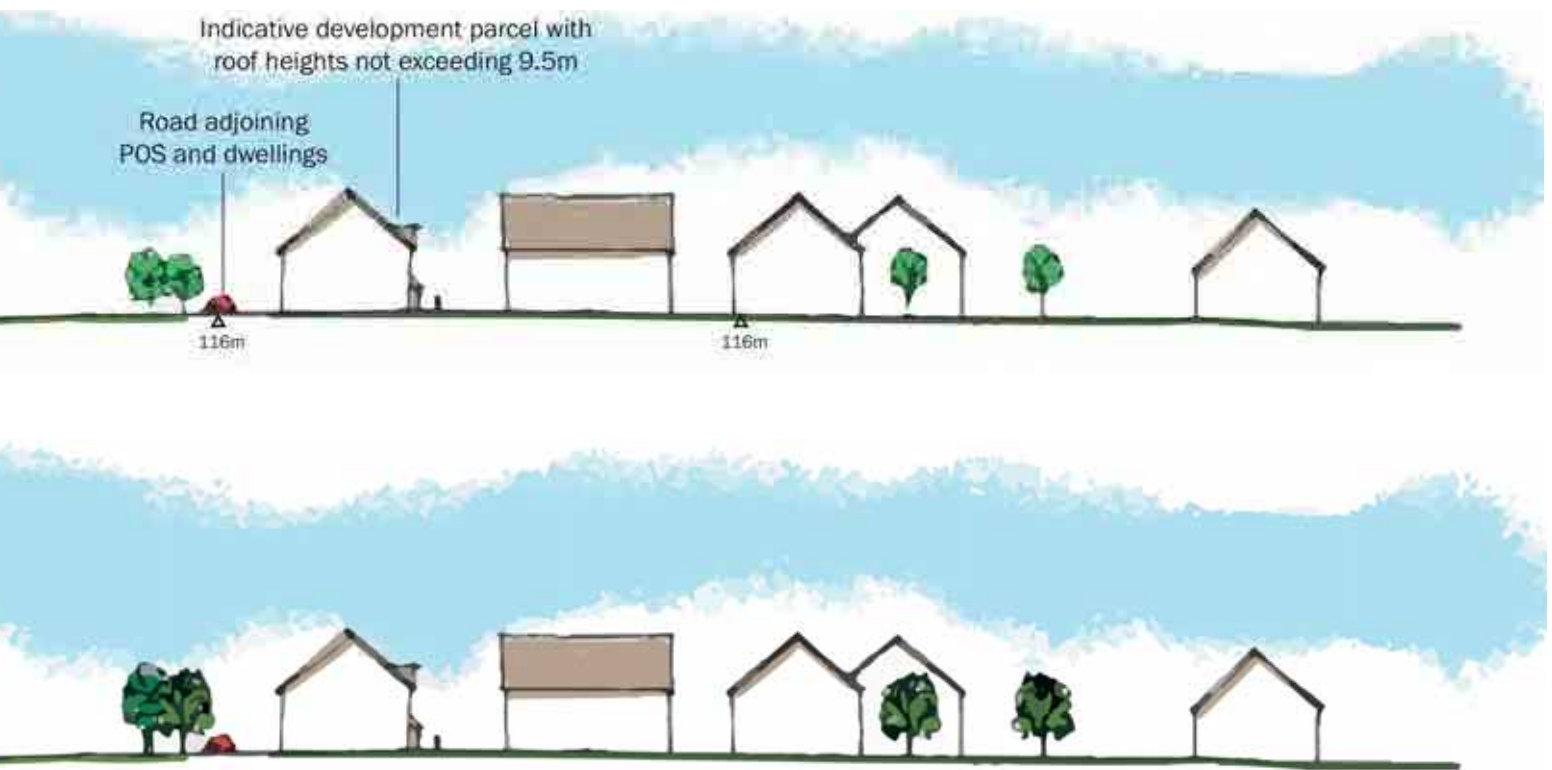


Figure 16.4 SECTION BB - yr 1



Figure 16.5 SECTION BB - yr 10

TYPICAL SECTION THROUGH LARKHALL LANE, ATTENUATION POND AND THE COUNTRY PARK

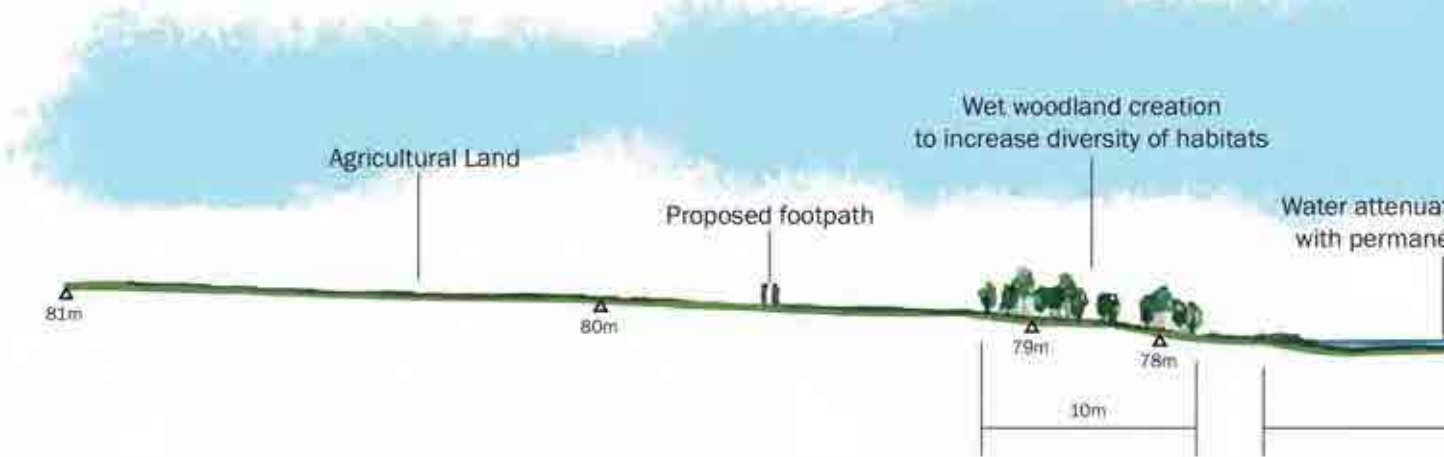


Figure 16.6 SECTION CC - yr 1

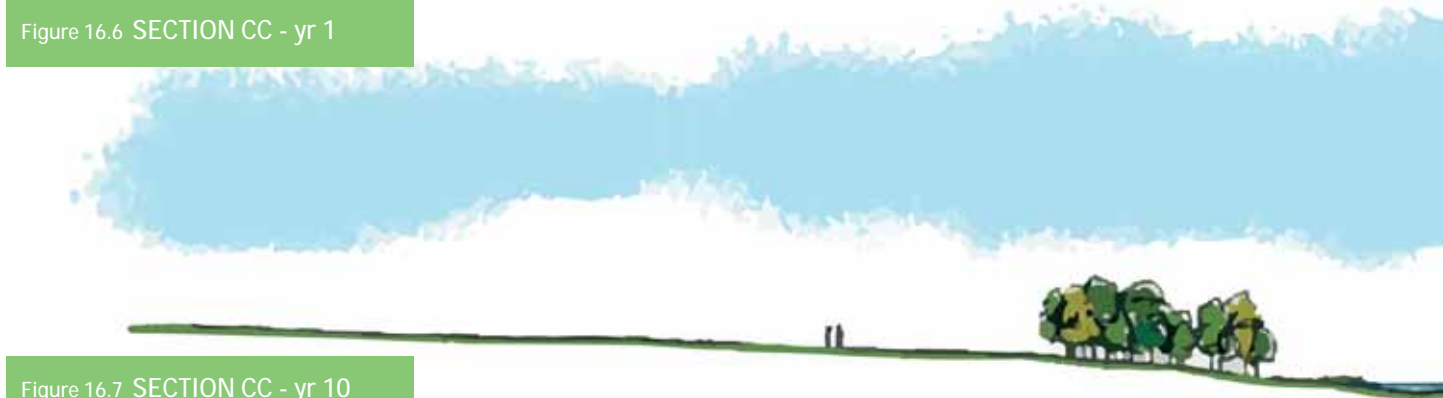


Figure 16.7 SECTION CC - yr 10

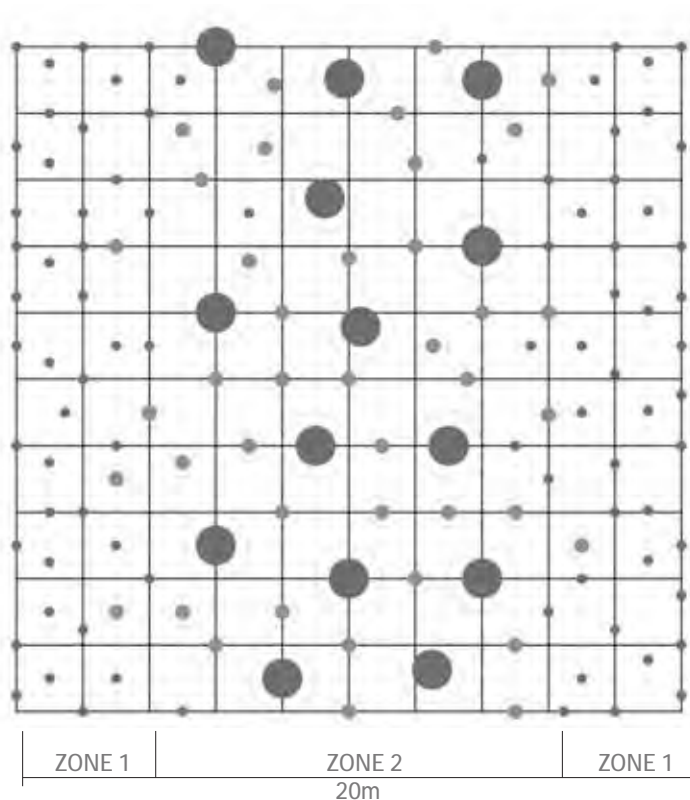


Figure 16.8 Illustrative Planting Matrix - Plan View - 2m x 2m Grid

Native Woodland Planting

Zone 1

The edge of the woodland blocks, should deliver a transition from adjacent land uses to the centre of the planted area. Smaller and more diverse species, all native and of local provenance wherever possible – Hawthorn, Hazel, Field Maple, Aspen, Holly and Guelder Rose are suggested (exact species mix to be agreed with LPA as part of RMAs). This zone will be thinned over time to deliver a shrubby woodland edge.

Zone 2

The centre of the plantation comprises taller species capable of making a significant contribution to the enclosure of the site and to the wider landscape. Oak, Beech, Small-leaved Lime, and Sweet Chestnut is suggested. Again, final species mix is to be agreed with LPA.

- 60-90cm whips, planted on a 2x2m matrix, 60-70% of total numbers

- Light standards 20-30% of total numbers

- Heavy standards 10% of total numbers

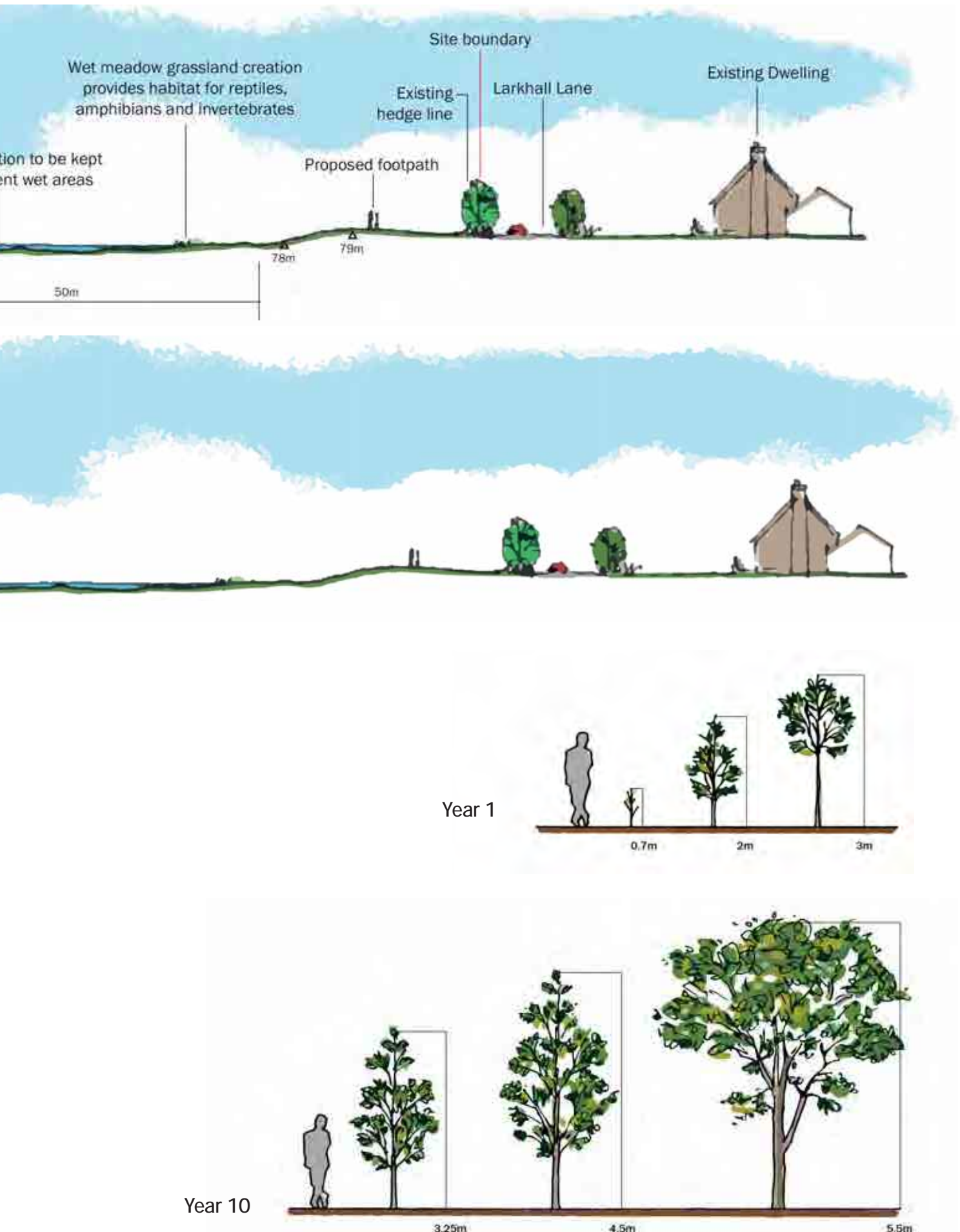


Figure 16.9 Representative Tree Size and Growth After 10 Years

Technical Codes



This Section aims to respond to the points of Condition 6

- (h) Drainage: details of sustainable urban drainage systems.
- (i) Crime Prevention: Information on all residential, commercial, leisure and public areas.
- (j) Electricity Sub Stations: An indicative scheme for the location of electricity sub stations where necessary.

17. Sustainable Drainage Systems (SuDS)

17.1. A Flood Risk Assessment and surface water drainage strategy was submitted with the Outline Application in accordance with the National Planning Policy Framework and associated Planning Practice Guidance and following consultation with stakeholders including the Environment Agency and Northamptonshire County Council as Lead Local Flood Authority.

17.2. The proposals include a surface water management strategy to control surface water outflows to the tributary watercourses. The strategy comprises a number of strategic surface water balancing ponds designed to limit surface water flows to existing greenfield rates for up to and including the 200 year plus an allowance for climate change. The ponds are located across the site, depending on the topography and catchment areas, with an allowance also in Duston Mill Reservoir which is the strategic attenuation facility for development west of Northampton.

17.3. In accordance with planning policy requirements, surface water will therefore be managed in a sustainable manner and will replicate the existing (pre-development) surface water run-off regime.

17.4. The FRA and development design have been prepared in accordance with the recommended climate change contingency allowances set out in guidance provided by the Environment Agency.

17.5. Adaptability and resilience to a changing climate are therefore 'built in' to the proposals. The assessment concludes that the proposals are entirely compliant with national, regional and local planning policy in respect of development and flood risk, such that flood risk considerations do not constitute a barrier to the granting of planning consent.

17.6. As part of the development works a large portion of the catchment will be captured and directed through the on-site attenuation which should improve on any historic flooding. Ditch clearance works may also be considered within the scope although this will be outside of the site extents.

17.7. Through the consultation and design development it is understood that there are existing surface water issues at the western edge of the Site associated with the outfall from the brook under Larkhall Lane.

17.8. The development proposals afford the opportunity to restore these issues, improving the performance of the existing playing fields and reducing flood risk. This would be achieved through improvements to the existing watercourse.

17.9. There are reported issues of surface water flooding for properties on South View located at the southern boundary of the Site. These are likely due to existing topography and the fact that strategic drainage (culvert under Weedon Road) are not in operation as yet.

17.10. Bringing forward the development at Norwood Farm will bring benefits to properties on South View through the reduction in flood risk and better management of surface water.



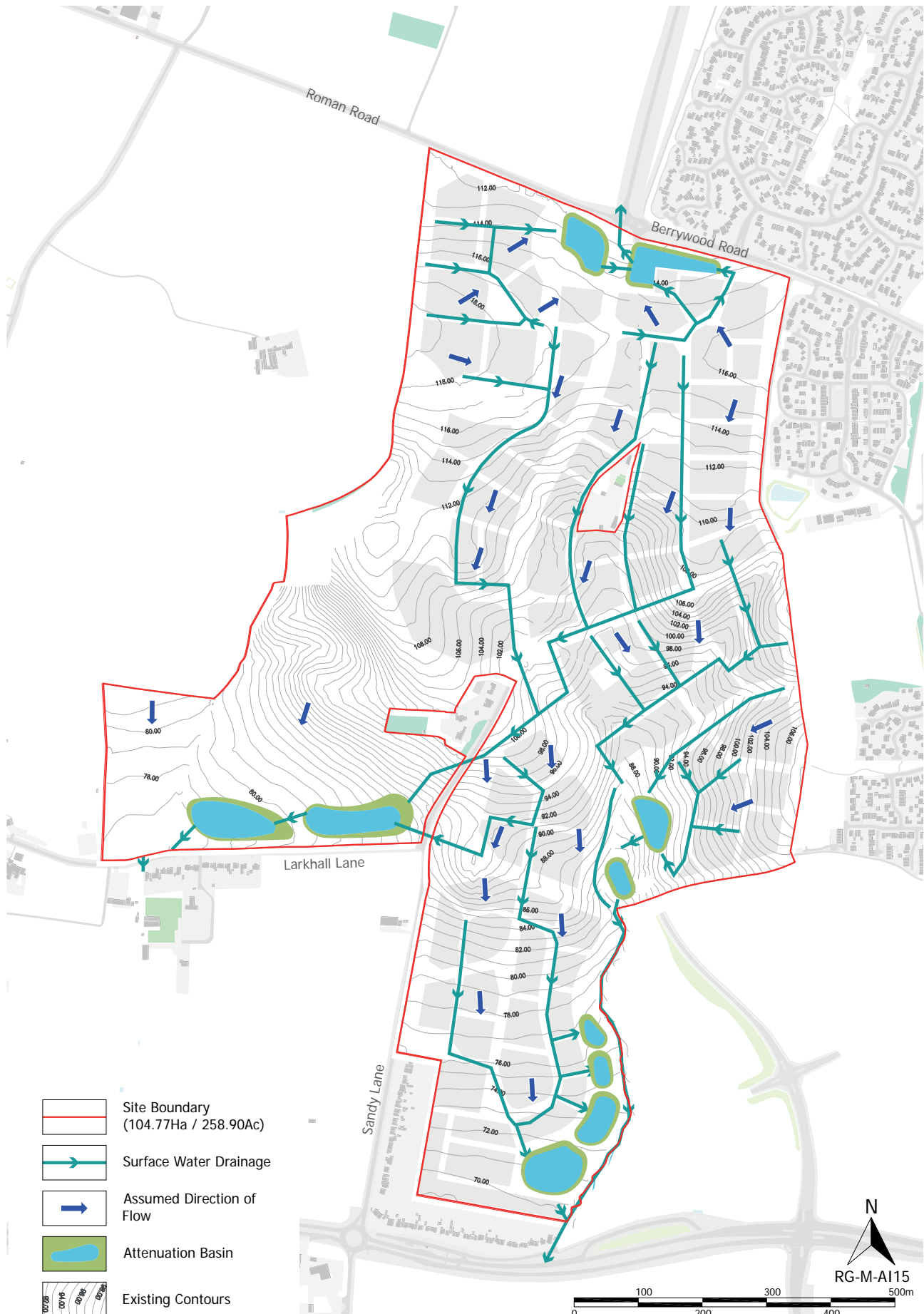


Figure 17.1 SuDS Strategy

18. Waste Strategy

18.1. Detailed waste management strategies will be prepared at the detailed design stage and will set out procedures to deal with waste arisings in conjunction with local networks of waste management facilities to enable best practice reuse and recycling of different waste streams. The plans will also suggest site-wide initiatives and strategies to manage waste more effectively. In general, waste will be dealt with in accordance with the waste hierarchy and implement the following principles:

- Minimising generation of waste.
- Integrated recycling facilities.
- On site segregation of waste.

18.2. The following principles should be applied in accordance with the current Residential Design Guide SPD:

- A bin storage area suitable to accommodate the anticipated refuse bins should be provided for each dwelling.
- The storage area should be as close as possible to the dwelling and generally within 10m of the external door.
- The storage area should be within 30m of the collection point, accessed via an external hard surfaced, smooth and level or gently sloping route without steps.
- Storage areas should be sensitively located and designed to fit in with the local environment.
- Collection points should be within 25m of a stopping point for a Refuse Collection Vehicle.
- Refuse collection vehicles should not have to reverse more than 40m.
- Communal bin stores should be provided for apartments.
- Minimum external waste storage will comprise space for glass, general and recyclable waste.
- Where bin stores are required at the front of buildings, they should be appropriately screened by either a wall, fence or hedge.



- Bin storage incorporated as part of the building form



- Integrated centralised bin storage for multi-family dwellings with lockable key pad entrance



- Stand alone centralised bin storage for multi-family dwellings within timber enclosure and landscape screen



- Unscreened communal bins in the public realm not permitted



- Presence of bins on footpath to be avoided



- No provision for refuse bin detracts from the overall quality and appearance of the buildings

19. Utilities and Services

19.1. In summary the existing services present on site comprise:

- Two 11kV Over Head Lines (OHL) and two pole transformers on site.
- Two Low Voltage (LV) OHL connecting the 11kV pole mounted transformer and serving the adjoining barn and residential properties across Sandy Lane.
- Small number of LV under Ground Cables (UGCs) connected serving the existing properties.
- A 180mm diameter live water main running along the northern half of Sandy Lane.
- A decommissioned water main running north to south along Sandy Lane.

- A 150mm diameter foul water sewer on either side of the southern boundary of the Eastern half of the site. This sewer pipe is serving the properties on the southern end of Sandy lane.
- BT cables along Sandy lane connecting to off-site BT cables along Roman road in the North and Weedon road in the south of the site.

19.2. A comprehensive survey of all existing services will be undertaken prior to any site works commencing in order to enable a detailed plan of action to be developed which will determine the services to be disconnected, diverted, replaced or retained. Services to all adjacent properties will be maintained at all times during any works to the services network in conjunction with the Statutory Authorities.



- Avoid solutions that are not easy to inspect.



- Rainwater pipes breaks facade into 'individual modules' and reflect rhythm



- Avoid utility meters mounted on outward facing elevation.



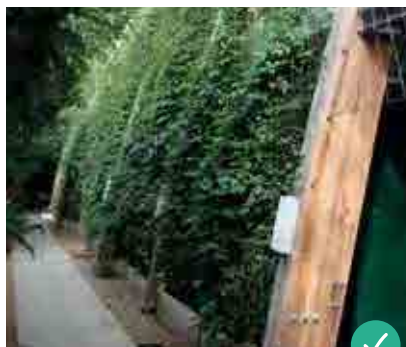
- Utility meters mounted on oblique facing wall with provision of landscape planter for additional screening



- Recess created in oblique facing wall to receive utility meter. Option for door or screen to be added



- Examples of well integrated planting strategies can be used for proposed pumping station and substation



- Visually prominent building not integrated into the landscape.

20. Community Safety

20.1. As part of planning Conditions, information on all residential, commercial, leisure and public areas relating to crime prevention are required. As such, the Outline Planning Application DAS sets out 'best practice' design principles which aids crime prevention. These are set out below:

Development Parcel

20.2. Development blocks should have clear distinction between public and private space. Buildings should be provided around the block perimeter to define the public realm (streets, squares, etc) from the private realm (rear gardens). Internal Spaces, when appropriate, such as courtyards should not be dominated by parking and garaging.

Landscape and Public Open Space Design

20.3. Parks and other areas of public open space should have high quality surface materials and planting to enhance public realm and encourage pedestrian activities. Hard and soft landscaping treatment and tree planting should be used where appropriate. Courtyards & parking courts will be secure places with suitable hard and soft landscape treatments which include tree planting where space allows. Internal courtyards present opportunities to create semi-private multi-use spaces.

Parking

20.4. In the streets around the block, there should be a mixture of on-street visitor parking and on-plot spaces for private parking. Parking within property curtilage should include a mixture of detached, integral garages and surface parking. Parking in courtyards/parking courts should be limited to no more than 8 homes. For apartments and mixed-use blocks, there is no limit, but special care should be taken in their design to ensure that security is not compromised.

20.5. Parking Bays - Include breaks in lines or rows of on street parking bays every six spaces. This can either be for tree planting or to make it easier for pedestrians to cross from one side of the street to the other. All cars should be visible from ground or upper floor windows.

Privacy

20.6. A minimum distance of 21 metres should be maintained between rear elevations to achieve acceptable privacy level for properties. Between rear elevations and gable fronts the distance should be a minimum of 12 metres.

Security and Active Frontage

20.7. Buildings should face the public realm with front doors and/or windows to habitable rooms to give natural surveillance to streets.

20.8. The design of courtyards in residential areas should discourage access by people other than adjoining occupiers and visitors. Any entrance ways should make it clear to non-residents that the courtyard is private (for ex-ample a narrow gap through the buildings with a first-floor development above, and or gated access). Opportunities for casual surveillance of courtyards should be maximised.

20.9. All cars need to be surveilled from ground or upper floor windows. Active Corners - Generally, corner elevations should have windows, avoiding long sections of blank walls. Consideration should be given to placing the front entrance and windows to main rooms on the gable.

Servicing & Bike storage

20.10. Provision of adequate space for refuse and recycling bins and accessibility to them should be considered. Generally, bins should be collected from the front of properties. Where bins are stored to the rear of the property, gated access will need to be provided to back gardens from the front of the property. Care should be taken to provide locations for refuse and recycling bins that are convenient for collection.



20.11. Each dwelling should have secure storage for at least one cycle for apartments and two for houses. When garages are provided, the cycle storage should be integrated within the garage. Where there is no garage, the following storage options will be acceptable:

20.12. Cycle parking within the house or apartment block. Where this solution is proposed the scheme drawings must show how appropriate space, which is specifically designed for cycle storage, will be provided within the building(s); within the rear garden areas or within courtyards in a secured location sheltered from the weather.

Street Design

20.13. Street widths will vary according to street hierarchy and to accommodate a wider range of parking types. The streets should be designed to give priority to people with disabilities, pedestrians and cyclists. High quality materials are to be used in the streets. The street width and length will be varied according to the prominence of the route and housing density. This will allow a wider range of parking types to be used and will help to vary street character.

20.14. Include breaks in lines or rows of on street parking bays every six spaces. This can either be for tree planting or to make it easier for pedestrians to cross from one side of the street to the other.

20.15. In addition to the aforementioned principles, the proposed development has been designed in accord to Secure by Design Guidance and principles from chapter 4 "Design Out Crime" from the South Northamptonshire Design Guide. Figure 20.1 illustrates how some of those principles are delivered.

Secure by Design Guidance

20.16. Good design, adherence with best practice such as 'Planning Out Crime in Northamptonshire' – SPG, December 2003 and Secured by Design 2019, together with careful consideration of the Reserved Matters application reduces the potential for crime and anti social behaviour regardless the scale and quantum of development.

20.17. The proposed development provides a range of facilities to children of all ages which includes various equipped play areas as further described in Section 12 and 13 of this document. Delivering sustainable communities is central to the NPPF (paragraphs 58 and 69) and reducing opportunities for crime and anti-social behaviour can make an important contribution to achieving this objective.

20.18. The development shall be in accordance with Section 1 of Secured by Design Homes 2019. Particular consideration should be applied to the following items of Section 1 also illustrated below in Figure 20.1.

- (8) 'Layout of roads and footpaths'.
- (9) 'Communal Areas and play space'.
- (10) 'Dwelling Boundaries'.
- (12) 'Gable End Walls'.
- (16) 'Vehicular Parking'

South Northamptonshire Design Guide - Residential Layout- Designing Out Crime

20.19. The South Northamptonshire Design Guide sets out various design rules for both residential areas and public open space. These principles are inextricably linked with good design principles and can be summarised below:

- Passive surveillance from dwellings over the streetscene and public open spaces.
- Trees and landscape treatments to be positioned and managed so views to the public realm are not entirely blocked. They can be used to provide a defensive barrier or enhance perimeter security. It can also discourage graffiti on walls and loitering.
- Impermeable barriers to movement running alongside pedestrian routes should be avoided where possible, to allow for a variety of route options and reduce the feeling of entrapment.
- Pedestrian routes should be located at the 'fronts' of buildings, within the public realm. Clear sight-lines along routes are encouraged, blind spots and entrapment spaces should be designed out.
- Appropriate levels of lighting should be provided along routes for use at night time.
- The location of seating should be carefully considered and should be well over-looked from the road and neighbouring properties so as to discourage anti-social behaviour.
- Perimeter block development reduces the vulnerability of side and rear boundaries. Where these boundaries are exposed, robust defensive barriers (e.g.. walls to a minimum height of 1.8m) should be utilised.
- Parking courts should be small and cater for no more than about 8 properties. They should be well overlooked from living area windows of surrounding properties.



(16) Parking spaces should be designed to be safe and secure, with natural surveillance provided by overlooking properties. Spaces for cars should not interrupt service or emergency vehicle access or create unsafe conditions for pedestrians.

(9) The design of courtyards in residential areas should discourage access by people other than adjoining occupiers and visitors. Any entrance ways should make it clear to non-residents that the courtyard is private (for example a narrow gap through the buildings). Opportunities for casual surveillance of courtyards should be maximised.

Parking courts should be small and cater for no more than about 8 properties. They should be well overlooked from living area windows of surrounding properties.





Figure 20.1 Community Safety principles

21. Planning Conditions Compliance

No part of The Development shall take place in any phase, sub-phase, or development parcel until a Design Code relating to that phase, sub-phase, or development parcel has been submitted to and approved in writing by the Local Planning Authority. The Design Codes shall provide, where relevant, details and guidance in respect of:		
	Individual items from condition	Compliance within this document
(a)	Residential Areas: Including design principles on character areas, densities, block types, building types, clustering of affordable housing, the palette of materials, architectural details, building heights, building lines and boundary treatments.	
✓	Design principles on character areas	See proposed character areas coding on pages 38 to 57.
✓	Densities	Approved Parameters summary on page 10 & 11. Section 9, character areas text and coding tables 9.1, 9.2 and 9.3
✓	Block types	Residential block typologies within proposed character areas page 38 to 57.
✓	Building types	Summary of typologies envelope on Tables 9.4 & 9.5
✓	Clustering of affordable housing	Section 5 - general principles. Section 9 - demonstrates how principles can be delivered.
✓	Palette of materials	Materials Palette provided for each character area Section 9 and Local centre Sections 10.
✓	Architectural details	Chapter 9 - Figures 9.9, 9.11 and 9.15 - Indicative Elevation Principles and indicative building detailing
✓	Building heights	Approved Parameters summary on section 3. Application of building heights within key frontages and character areas and diagrams and tables on sections 9.
✓	Building lines	Building line coding within key frontages and character areas Sections 9.
✓	Boundary treatments	Boundaries coding within key frontages and character areas Sections 9.
(b)	Local Centre(s): Including Information on design, form, character, scale, public realm and palette of materials.	
✓	Design	Indicative visualisation of the Local centre in Section 10.
✓	Form	Indicative visualisation of the Local centre in Section 10.
✓	Character	Indicative appearance illustrated with precedents images in Sections 10.
✓	Scale	Indicative massing of the Local centre in Section 10.
✓	Public Realm	Section 10.
✓	Palette of Materials	Section 10. Pages 62 and 63.
(c)	Streets: including information on the hierarchy, nature and form of streets, cycleways and footways; cross sections; character; materials, permeability and street landscaping.	
✓	Street hierarchy	Street Hierarchy plan in section 6.
✓	Nature and form of streets	Street codes - section 6.
✓	Cycleways & Footways	Illustrated within the street sections (Section 7) and also within Section 8 - Non vehicular Movement
✓	Cross sections; Character; Materials. Permeability; Street Landscaping	Street codes - Section 6.
(d)	Non Vehicular Movement: Including information on the framework and hierarchy for pedestrians, cyclists and horse riders, rights of way, desire lines, and connectivity, materials, landscaping and surveillance.	
✓	Framework and hierarchy for pedestrians, cyclists and horse riders	Section 7 - Non vehicular Movement.
✓	Rights of way	Section 7 - Non vehicular Movement.

✓	Desire lines and connectivity	Non vehicular movement plan - Section 7.
✓	Materials	Streets/footpaths surface materials in Section 6.
✓	Landscaping	Planting codes within key spaces in Section 15.
✓	Surveillance	Section 20 - Community Safety.
(e)	Parking: Information on car, lorry and cycle parking standards and for residential, commercial, leisure and schools.	
✓	Car parking standards	Section 8- parking Strategy
✓	Lorry parking standards	Section 8 - parking Strategy
✓	Cycle parking standards	Section 8 - parking Strategy
(f)	Landscape: including information on landscaped areas and green infrastructure including: amenity spaces; public open space; parks and play areas, street furniture; conservation of flora and fauna; and biodiversity mitigation measures.	
✓	Landscape Strategy	Section 11
✓	Amenity spaces	Sections 11 to 16
✓	Public open space	Sections 11 to 16
✓	Parks	Key Spaces - Section 15
✓	Play Areas	Section 12
✓	Street Furniture	Section 13
✓	Conservation of flora and fauna	Section 14
✓	Biodiversity mitigation measures	Section 14
(g)	Heritage: including information on the impact upon setting of Harpole Conservation Area and views towards St Crispin Tower.	
✓	Impact upon setting of Harpole Conservation Area	Section 16
✓	Views towards St Crispin Tower	Section 16
(h)	Drainage: details of sustainable urban drainage systems	
	Sustainable urban drainage systems	Section 17
(i)	Crime Prevention: Information on all residential, commercial, leisure and public areas.	
✓	Crime Prevention on residential areas	Section 20
✓	Crime Prevention on leisure and public areas	Section 20
(j)	Electricity Sub Stations: An indicative scheme for the location of electricity sub stations where necessary	
✓	Location of electricity sub stations	Section 19
(k)	Play Space Strategy: An indicative scheme for the types and location of play spaces (Local Areas of Play; Locally Equipped Areas of Play; and Neighbourhood Equipped Areas of Play and Multi-Use Games Area), having regard to Chapter 5 'Play Provision' contained within the South Northamptonshire Design Guide 2017 and the Fields in Trust Guidance for Outdoor Sport and Play (2015).	
✓	Local Areas of Play	Section 12
✓	Locally Equipped Areas of Play	Section 12
✓	Neighbourhood Equipped Areas of Play	Section 12
✓	Multi-Use Games Area	Section 12

Table 21.1 Design Code Conditions Compliance

NORWOOD
FARM