



1.7 Placemaking and Homes

Placemaking and Homes Introduction

This section of the Design Code provides guidance on the two-dimensional spatial layout and three-dimensional scale and building heights, including principles on:

- site-wide character instructions (Land Use and Built Form, Key Views and Landmark Buildings)
- more site-specific character requirements (Gateways, Key Frontages)
- Character Area specific instructions (Village Heart, Eastern Gateway, Woodland View)
- more technical requirements (Block typologies, Technical codes, Resources and Sustainable Development)

These instructions are interconnected and need to be layered together comprehensively in order to achieve the required identity and distinctiveness for Village 7.

This section of the Design Code focuses primarily on the residential area of the Masterplan, design guidance and instructions for the Village Centre, Education, Employment Area and other community facilities to support a vibrant village life is described in Section 9.8, Regeneration and Economy, of this Design Code.

Residential areas will form the majority of the new development. The opposite plan illustrates the development parcels for Village 7 which reflect local and national design guidance at the time this document is produced. The blocks within these development parcels and their layout have the potential to evolve over time and be revised accordingly to follow latest market demand and standards, given that the overarching principles in this document remain.

The Land Use and Built Form Strategy for the Site aims at creating a vibrant neighbourhood, where different uses are sensibly located within walking and cycling distance from homes.

Natural England Green Infrastructure (NE GI) Principles have been carefully considered to shape the identity and character of streets and spaces.

Land Use and Built Form

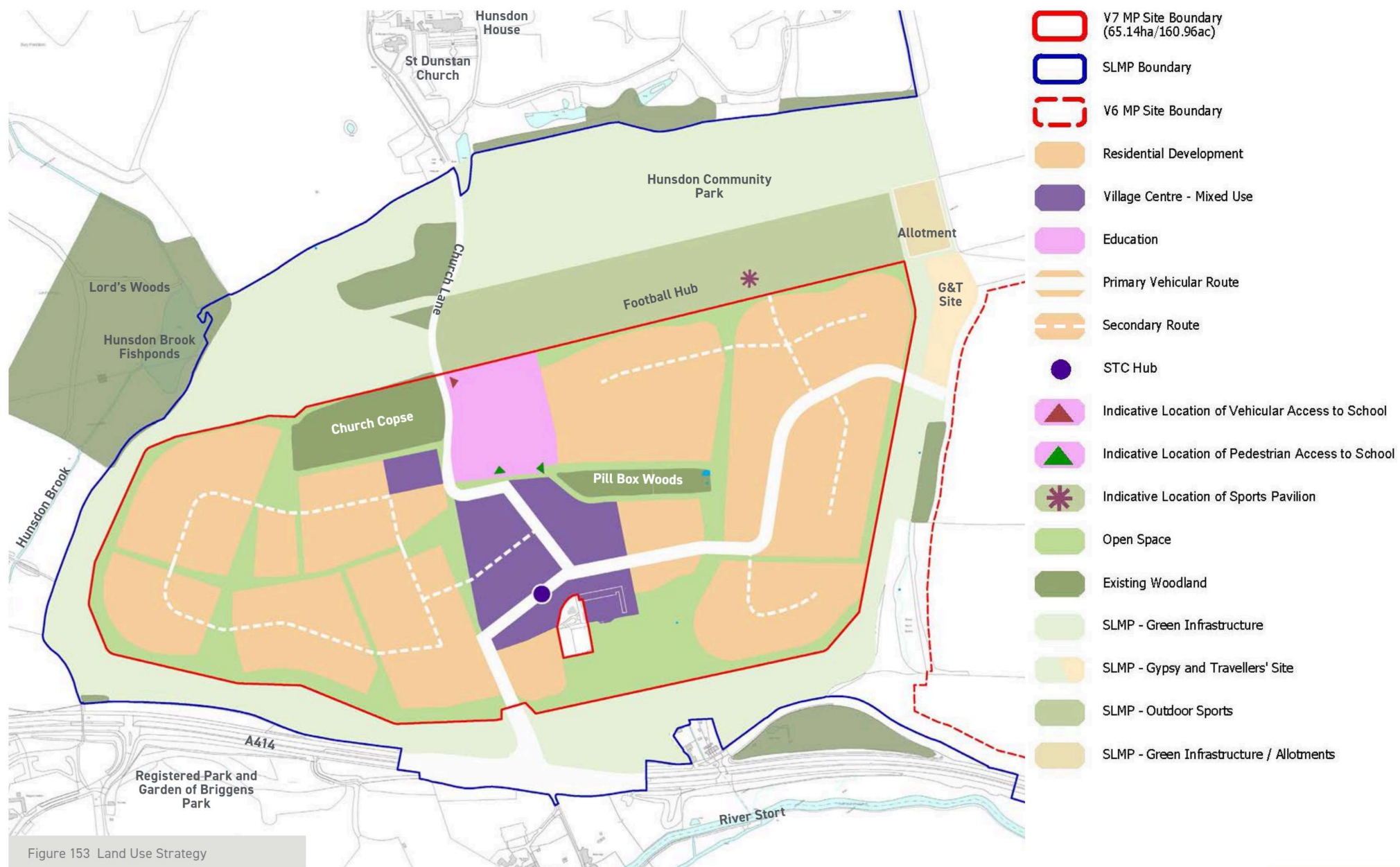
Design principles:

- **Must** promote a strong definition between the public and private domains.
- **Must** enable permeability through block design and configuration, which can be achieved with a predominantly back to back block typology and an integrated network of pedestrian routes in addition to the wider street network.
- **Must** consider appropriate building heights and massing, in particular at key locations to form a cohesive urban composition, reinforcing the identity of Village 7 and distinctiveness of each character area.
- **Must** create clearly defined and outward facing edges which contributes to providing a safe environment through passive surveillance and follow Secured by Design principles.
- **Must** maximise opportunities for interaction between the built areas and adjacent open space. Blank frontages overlooking public areas **must** be avoided.

- All parking areas **must** be overlooked and have natural surveillance, particularly parking courts.
- **Must** enable the creation of pocket parks, and incidental open spaces connected by green routes that permeate throughout the residential blocks to accommodate trees and soft landscaping, incidental and door step play, play on the way.
- **Must** provide easily accessible on plot cycle storage for all dwellings commensurate with dwelling size.

Best practice:

- Block configuration **should** generally be rectilinear to optimise efficient plot layouts.
- Any public realm or open space contained within the block **should** be well-overlooked by residential frontages.



"Where located within the village, landmark buildings are simply part of the street scene, without pronounced gateways or features" (Appendix 3.9)

Key Views and Landmark Buildings

Landmarks, gateways and focal points from key views, help to create a legible place that has a clear image and is easy to understand. They provide reference points and emphasise the hierarchy of a place.

The Village 7 proposals respond positively to the unique topography of the Site and make the most of its southerly aspect to enable long distance views over the Stort Valley. There are opportunities to locate outdoor activities, such as play areas or mini allotments, and foot and cycle paths within view corridors to enhance the character of these facilities, promoting their use and encouraging social interaction.

Village 7 identifies landmark buildings and accent buildings to aid legibility and wayfinding, as well as to enrich the streetscape. They are predominantly located at key junctions and corners, and at the end of key views to terminate vistas.

In line with best practice, landmark buildings will feature high quality architectural details, design and materials and generally, but not always, be of an increased building height to their proposed context. For

approved building heights see the Building Heights parameter plan in Section 2.6.

Accent buildings will provide visual interest at key nodes within the village at a secondary level to landmarks. They will be defined by a change of material and/or additional detailing, such as brick details or fenestration.

For landmark and accent building materials, please refer to the Material Palette table in Section 9.7.6.

Key definitions to note:

- A landmark can be defined as "a building or structure that stands out from its background by virtue of height, size or some other aspect of design" (By Design: Urban Design in the planning system: towards better practice).
- "The most memorable routes are often those with a varied sequence of long and short views, terminated with landmarks" (Urban Design Compendium 1)
- "Unique landmarks can help people with dementia to orientate themselves. Landmark objects (...) can aid wayfinding." (Dementia Friendly Design Tool)

Design principles:

- Landmark buildings to be up to 4 storeys at key locations and up to 5 storeys at the key junction in front of the existing Brickhouse Barn. Maximum building heights **must** be in accordance with the Building Heights Parameter and Buildings Heights Strategy.
- Landmark buildings on the edge frontage **must** be 3 storeys in height maximum.
- Accent buildings **must** include a distinguished material, treatment and/or colour to make a subtle distinction from other buildings in its immediate context to aid legibility.
- Landmark/ accent buildings **must** align with material palette on page 360.

Best practice:

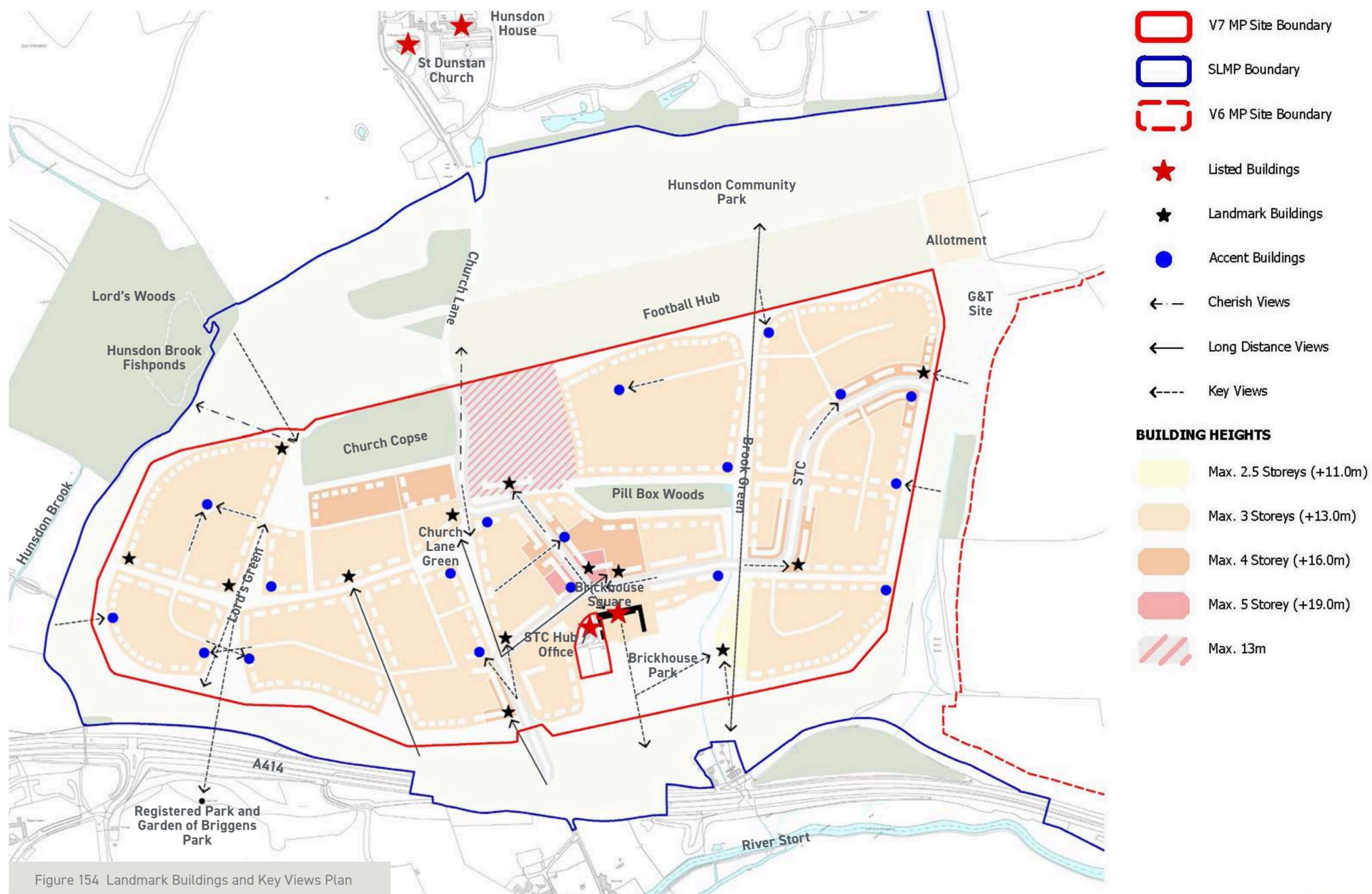
- Landmark and accent buildings **should** overlook and address both aspects when located at the corner of a block.
- Views and vistas from neighbouring proposals **should** be designed to frame and enhance the spatial layout, particularly given that the SLMP is located at the edge of the development.
- At key locations such as gateways or in the Village Centre, apartment blocks **should** increase in height in accordance with the approved Building Heights Parameter and Buildings Heights Strategy.



Buildings ending either short or long range views key nodes can be local landmarks, enrich the streets scene and aid navigation



Fenestration and brick detailing to increase distinctiveness of accent and landmark buildings



Gateways

A number of distinct gateways at important transitions and thresholds within Village 7 have been identified to enhance the sense of arrival, identity and legibility.

A hierarchy of gateway spaces will support the wider wayfinding strategy. The main gateways into Village 7 are located at both the southern and eastern extents of the Site, followed by the northern, western and south eastern gateways.

Southern and Eastern Vehicular Gateways

The Southern and Eastern Vehicular Gateways provide multi-modal access to Village 7. In line with best practice, these gateways will be marked by landmark buildings standing out by virtue of increased building height. High quality landscaping, planting, public realm and route design and materials will provide a welcoming environment.

Northern and Pedestrian and/or Cycle Gateways

Reflecting the GANP character analysis and following the accent buildings approach, these gateways will be part of the street scene. They will be designed to a high quality, and their surrounding public realm will be designed to safeguard the predominance of landscape over built form.



The gateway to a village can be created through a landscape setting (Source: GANP)



A local landmark marks the village but other built form is partially screened by trees and planting (Source: GANP)



Details of **Landscape Gateways** on [page 278](#)

Details of **Wayfinding** on [page 292](#)

Details of **Junctions** on [page 321](#)

The GANP (Appendix 3.8) explores sense of arrival and gateways, expressing a preference for:

- the “gradual increase in the variety and colour of trees and planting, creating a diverse and visually rich landscaped ‘gateway’...”
- “sideways orientation of the first buildings along the main spine...”
- “delicate and fine detailing in the first buildings at the edges...”
- “changes to the access road upon arrival, as it turns into an attractive local street, where slow and attentive driving and streetscape quality are even more important”

Best practice:

- The Southern and Eastern Vehicular Gateways **should** be marked by a building(s) of an increased height in combination with high quality landscaping.
- The Northern and Pedestrian and/or Cycle Gateways **should** be defined by landscape features rather than built form, further detail in Section 9.5.10 Landscape Gateways.
- Apartment blocks **should** increase in height in accordance with the approved Building Heights Parameter and Buildings Heights Strategy.

Design principles:

- Gateways **must** create a sense of arrival and a distinctive, welcoming and memorable environment.
- Gateways **must** consider how proposals can contribute to a series of local landmarks that help people navigate the area.
- Gateways **must** emphasise entrances and use carefully designed streets, lighting, signage and paving, and highlight the main entrances to buildings.
- Gateways **must** consider existing views and creating new views that will contribute to the legibility of the area.
- Gateways **must** pay attention to details and closely consider the quality and detailing of landscaping and materials. Change in street materials to mark the transition to a slower speed street.
- Gateways **must** ensure the design they are accessible and suitable for everyone, including the elderly and disabled, and consider levels.





Details of **The Walks** on [page 247](#)

Details of the **Wayfinding Strategy** on [page 276](#)

Details of the **Landscape Gateways** on [page 278](#)

Key Pedestrian and/or Cycle Gateways

The general principles shown here are applicable to the the Eastern Walks Gateway shown to the right as well as the other Pedestrian and/or Cycle Gateways (King's Walk, and Brickhouse Park and Sports Pavilion Gateways).

The area illustrated to the right will provide an important foot and cycle access **(1)** into the Site from Village 6 to the east and be carefully designed to retain the existing hedgerows and trees in this location as much as possible.

A Locally Equipped Area of Play LEAP **(2)** will activate this area and provide a leisure facility along the common parkland between Villages 6 and 7. Attenuation basins **(3)** will also be located here and enrich the landscape character and biodiversity of this green corridor.

An accent building **(4)** will mark the pedestrian / cycle gateway into the Site and green corridor alongside it. Homes along this Village 7 edge **(5)** will face this green corridor and provide natural surveillance and a sense of safety.



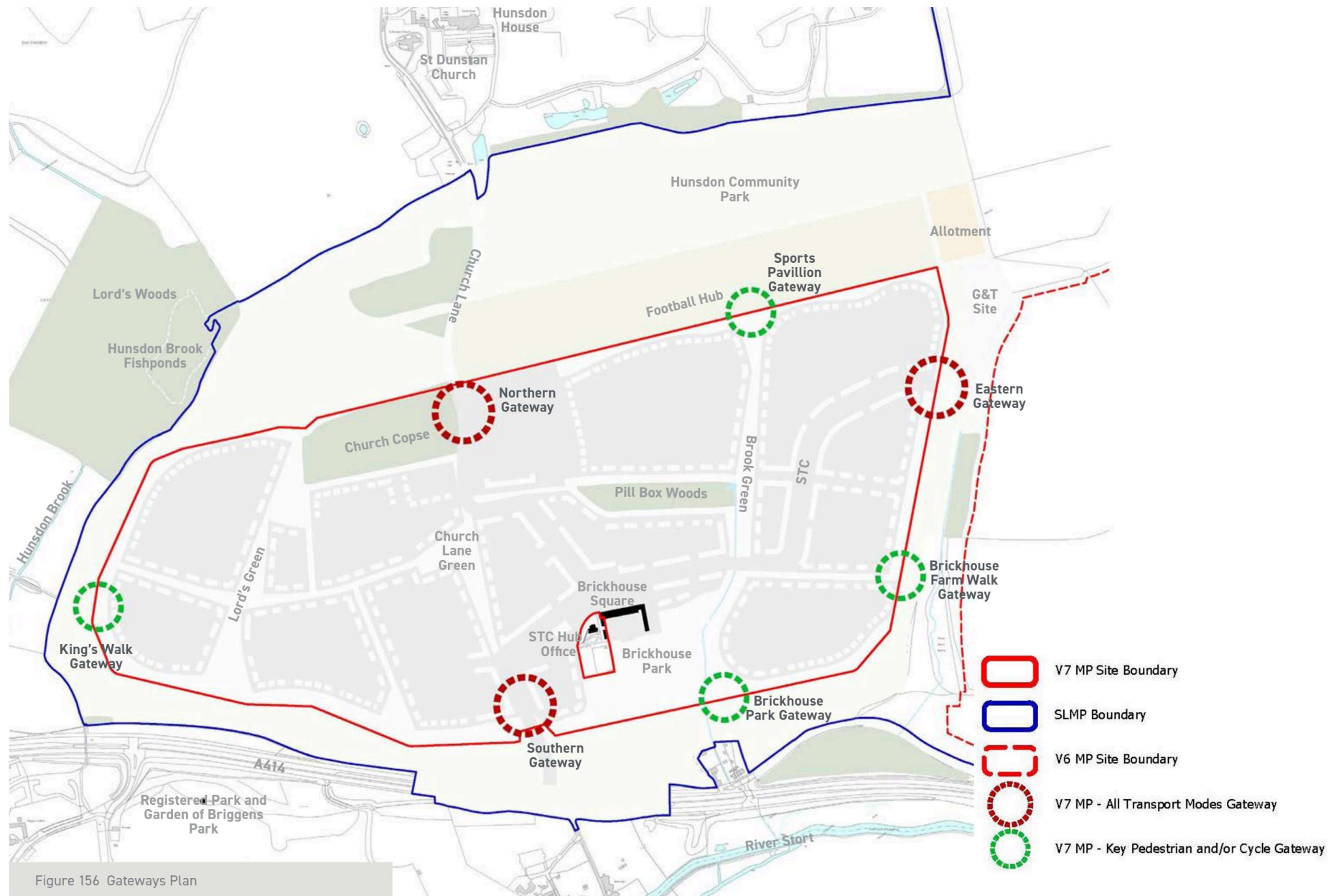
Figure 155 Illustrative Plan of the Eastern Walks Gateway

Design principles:

- Trees and planting **must** create a visually rich landscaped active travel entrance.
- An accent building, partially screened by trees and planting, **must** mark active travel access, aiding legibility for users.



Location Plan





Details of **Gateway Junctions** on [page 321](#)
 Details of **Formal and Informal Crossings** on
[page 328](#)

Southern Gateway

The southern access into the Site via Church Lane will be the main access into Village 7. As people approach the Site from the south, Church Lane will be nestled within the landscaped bunds of the Green Way which will form a natural threshold into the Site. Beyond this is The Walks and the pedestrian/cycle crossing supporting active travel routes along it, and key building frontages welcoming people into the Site. A higher 4-storey landmark building (1) will be a focal element along the southern edge of the development and signal the gateway into the Site.

The junction (2) between the STC, the northern stretch of Church Lane (3) - which for a short stretch forms the primary street accommodating vehicular traffic is a key space in Village 7 - and the Supplemental Bus Route (4) is also an important space complemented by a landscaped green (5) accommodating existing trees and providing a 'sensory garden', a calm garden space that provides a soft relief from an otherwise busy area for neurodivergence.

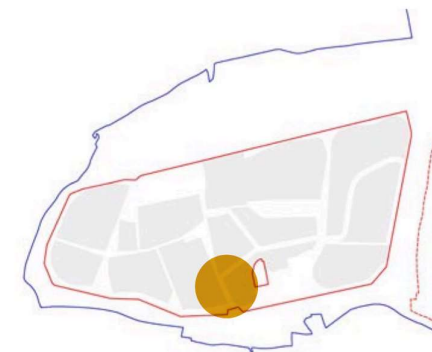
The STC provides only local traffic to accommodate the existing access to the Brickhouse Farm House listed building (6), to provide parking facilities for the STC / Community Hub (7) and the residential parcel to the south (8).



Figure 157 Illustrative Plan of the Southern Gateway

Design principles:

- This arrival point to Village 7 **must** include visually rich landscape, with a landmark building nestled within trees and other planting.
- Building frontage **must** minimise gaps and be formal along the Primary Street.
- The junction between the STC and supplemental bus route, and the feeling of enclosure created by the surrounding buildings, **must** strengthen the sense of arrival to Village 7.



Location Plan

Eastern Gateway

This gateway is one of the primary vehicular access points to the Site, connecting to the adjacent Village 6. While mature landscaping will be used to screen the development, the landmark building at the entrance will embody the design principles outlined for the Eastern Gateway Character Area.

A culvert in the V6/V7 landscape corridor will allow drainage of the overland flow route under the STC (see SLMP for further detail).

- 1 Sustainable Transport Corridor (STC)
- 2 Bus Stop
- 3 Common Parkland
- 4 Gypsy & Traveller site
- 5 Dual frontage units overlooking play
- 6 Pedestrian routes heading north towards the Football Hub
- 7 Rain Gardens



Figure 158 Illustrative Plan of the Eastern Gateway

Design principles:

- The STC **must** provide a key strategic public transport and cycle link to Villages 6, 5 and 1.
- A landmark building, partially screened planting **must** create a landscaped gateway, and terminate views from Village 6.
- Primary Street frontage **must** feature along the STC.
- A pedestrian and cycle crossing **must** cross the STC at the eastern gateway combined with traffic calming, e.g. narrowing.
- The active travel infrastructure along the STC **must** tie into a pedestrian and cycle route heading south to the Greenway.



Location Plan



Details of **Public Art Strategy** on [page 296](#)
 Details of the **Primary School** on [page 398](#)
 Details of **School Corner** on [page 322](#)

Northern Gateway

The northern gateway will incorporate a combination of road narrowing, a Pedestrian and Cyclist crossing (within the SLMP) (1), clear signage, and a retained veteran tree (2) to create a smooth transition from the rural character into Village 7. From here lower speed limits will apply as one enters the village passing the school grounds where a second traffic calming event (3) combined with a pedestrian crossing will mark the end of the woods as the community heat hub comes into view on the right.

Approaching the Site from the north via Church Lane (4) or the adjacent foot/cycle lane, the street alignment will redirect traffic toward the heart of Village 7 at Brickhouse Farm Square. Church Lane itself will be transformed into a key cycle routes (5) integrated with attractive green landscaping features and will provide priority links with optimal connectivity to the school, encouraging active travel among young people and promoting healthy lifestyles.

Existing trees and hedgerows will be retained wherever possible to reinforce a green character and support high-quality placemaking at this key location.

Most vehicular traffic will arrive from the south via the primary street, where the school building (6) will serve as a landmark feature.



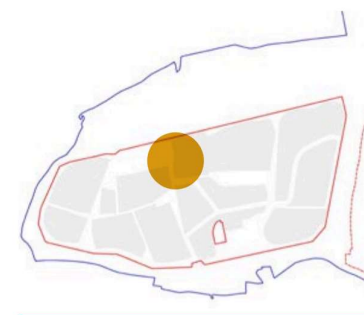
Figure 159 Illustrative Plan of the Northern Gateway

Design principles:

- The design of the movement network **must** be safe and sustainable whilst also prioritising placemaking objectives.
- Traffic calming events and enhanced materials **must** be incorporated at pedestrian and cycle crossings to the Primary Street.

Best practice:

- At the location of the Community Heat Hub (CHH) it **should** seek out attractive ways to activate this frontage, through landscape, boundary treatment or public art and with a view to urbanising this approach to the village from the north.



Location Plan

Character Areas

As previously established in the Village Masterplan Framework Section 6.4, three distinctive Character Areas (CAs) have been identified in response to the varying landscape characters across the Site and distribution of uses, with the aim of creating a series of distinct neighbourhoods, each with their own sense of place contributing to Village 7's unique identity.

These comprise three broad zones which cover the extent of the Village 7 developable area. The following pages of the Design Code provide additional design principles that are specific to each CA in terms of urban form, building form, detail and materials, key frontages, open space and boundary treatments. These principles must be layered over the three broad CAs areas in order to achieve the required identity and distinctiveness for each character area.

This will result in variance across the three CAs, e.g. the Primary Street Frontages of the Village Heart and Eastern Gateway CAs will have a more formal and continuous frontage than homes and buildings located along their edges.

The concept for each of these CA is summarised here and is further explained and set out in the following pages.

WOODLAND VIEW

- Considered as the most sensitive and contains medium to low density housing within Village 7, with a distinctive verdant, leafy and semi-rural character.
- Creates a sense of openness and living close to nature with an informal built form.



VILLAGE HEART

- Inspired by the listed Brickhouse Barn and being in the heart of the village, the layout of the Village Centre reflects the formality and regularity with high density development, creating a definition and sense of enclosure.



EASTERN GATEWAY

- This area is an important gateway into Village 6 and the wider Gilston Area, therefore, a strong sense of place and identity must be established at the eastern gateway.
- The overall layout and built form has a lower degree of formality compared to the Village Heart.



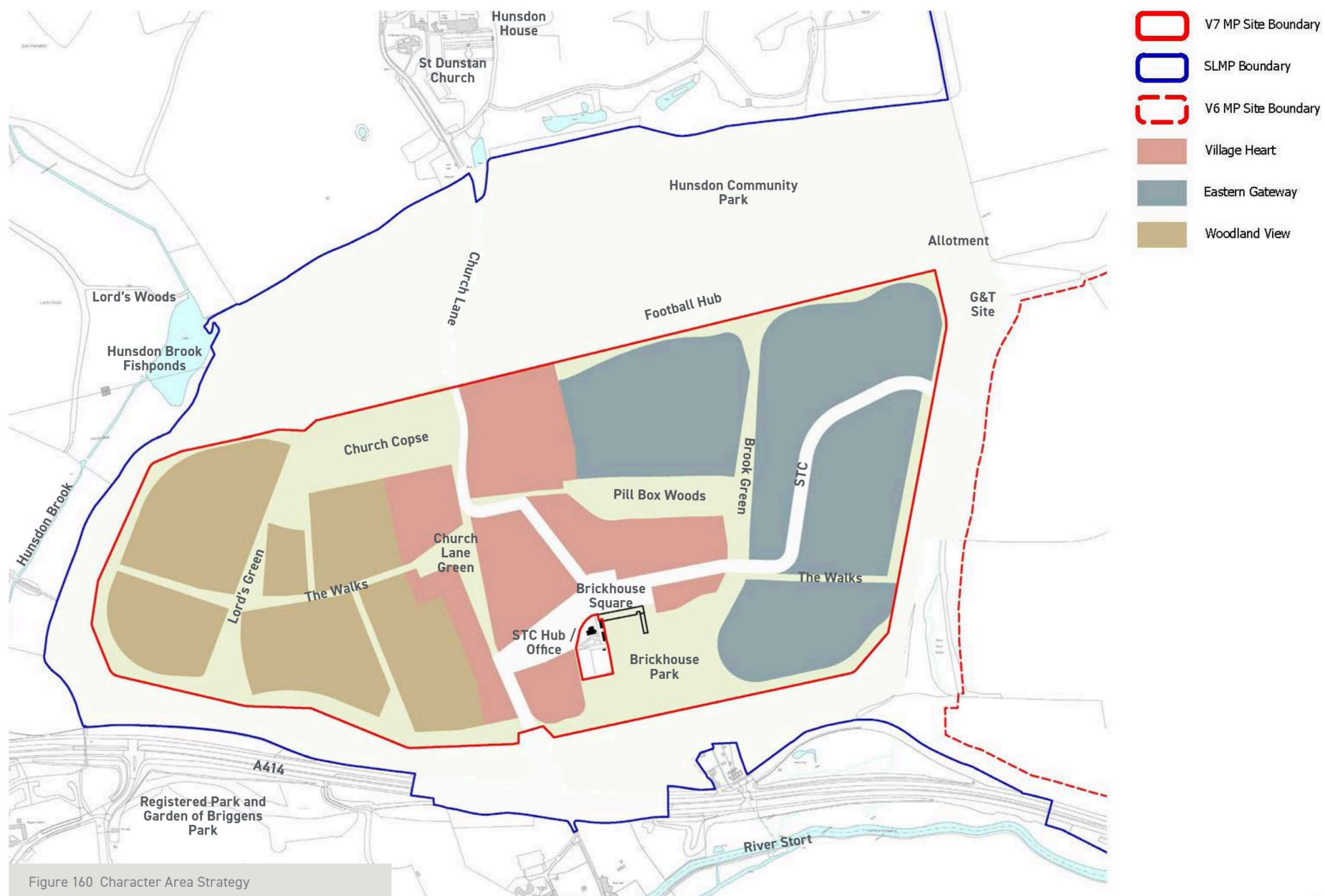


Figure 160 Character Area Strategy

Character Area Summary

“There should be a balance and rich variety in the scale and composition of building, including material treatment from traditional to modern and reflecting individual village character.”

(point no.6 of the 7 Village 7 principles)

Design principles:

- The table below presents the key features and general principles for each Character Area and **must** be adhered to.

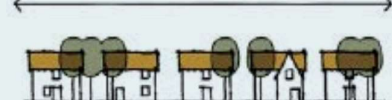
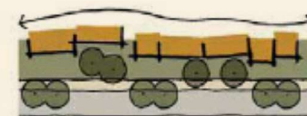
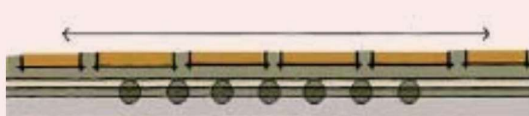
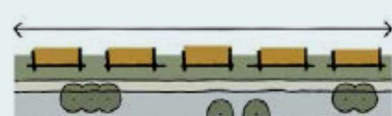
	Woodland View	Village Heart	Eastern Gateway
Overall	Predominantly very informal & varied	Formal and varied built form within organic layout of streets and lanes	Predominantly formal and varied built form within informal layout of streets and lanes
	MORE INFORMAL (EDGE)	LESS INFORMAL (VILLAGE HEART)	LESS INFORMAL (VILLAGE HEART)
Roofscape	Generally varied ridge height 	Pronounced height at block corners 	Generally linear roofscape 
Building Line / Facade	Sinuous alignment, informal street trees 	Strong alignment with the street, potentially projecting built form on corners, informal street trees 	Built form in general alignment with street, informal street trees 
Boundary Treatment	- Generally soft landscaping - Timber post and rail, metal railing or formal shrubbery	- Varied boundary treatment depending on building typology, including no boundary treatment for non-resi uses - Generally hard landscaping with changes in floor surface material in Brickhouse Square	- Hard & soft landscaping - Metal railing, low brick wall or formal shrubbery
	Soft Landscaping (Edge)	Hard Landscaping (Village Heart)	Hard Landscaping (Village Heart)
			Soft Landscaping (Edge)

Figure 161 Key features of the Character Areas

Details of the **Landscape Strategy** can be found on [page 264](#)



Material Palette

The Village 7 Indicative Village Materials Palette shown adjacent is drawn from the Gilston Area Strategic Design Guide.

As specified in the Strategic Design Guide *“the design of buildings will draw inspiration from the morphology and character of existing villages in the Gilston Area and elsewhere in Hertfordshire and Essex. Vernacular materials can be interpreted in an inventive and contemporary manner.”*

Landmark buildings must draw from the Brickhouse Listed Buildings materials (red brick and weatherboard) and from their architectural features and design.

Best practice:

- Sustainable materials with low embodied carbon **should** be encouraged and can be used provided they feature a similar colour range as specified opposite.
- Other materials may be appropriate on mixed-use and non-residential buildings, such as the primary school, CHH and industrial buildings, but **should** conform with the materials palette as a starting point.

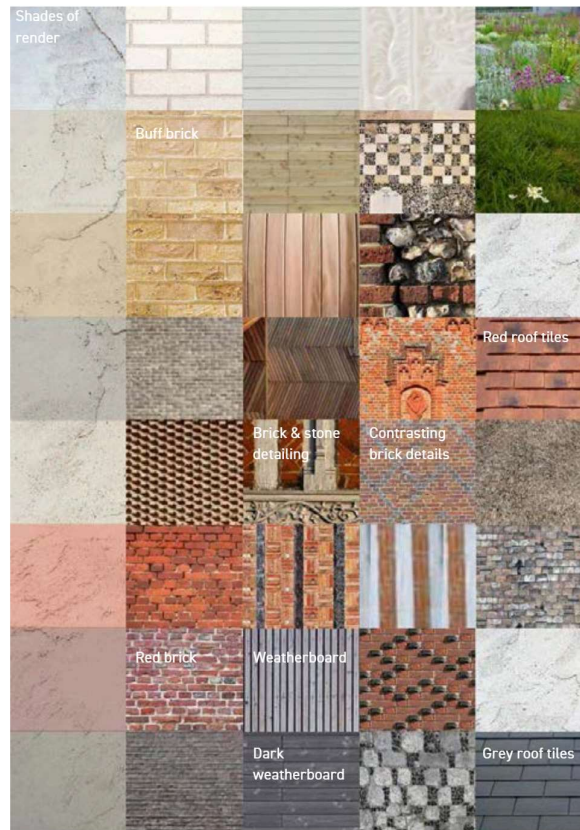


Figure 162 Indicative Village Materials Palette - Gilston Area Strategic Design Guide (p.27)



Grade II Listed Brickhouse Barn, Attached Stable and Cattleshed



Grade II Listed Brickhouse Farm



Design principles:

- Built development **must** align with the material palette set out below. This palette for the Character Areas **should** be of exemplary of exemplary quality and carefully curated to reinforce the distinct identity of each area, complement the architectural language, and enhance the overall public realm experience.

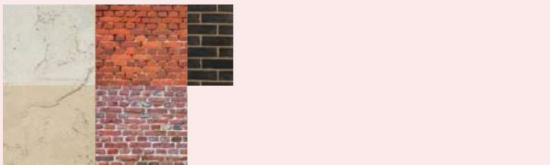
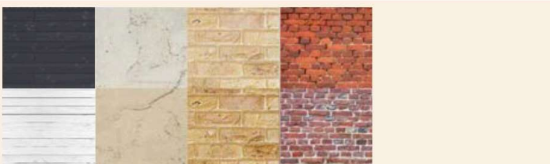
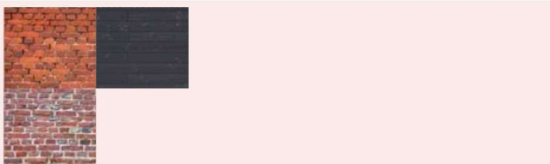
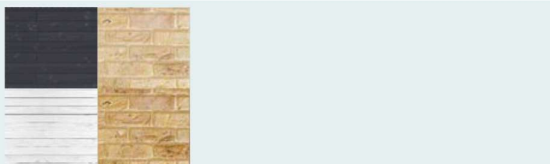
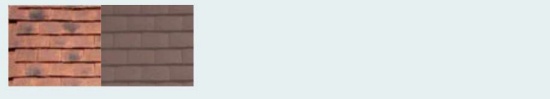
	WOODLAND VIEW	VILLAGE HEART	EASTERN GATEWAY
	More Variation and Informality	Less Variation and Informality	Medium Variation and Informality
Typical Building	A mix of buff brick, red and red-multi brick, a variety of coloured render (white, grey and warm pink tones), and white weatherboarding. 	Predominantly white and cream render, red, red-multi brick, with charcoal bricks for facade detailing only 	Predominantly buff brick, lighter shades of coloured render, white weatherboarding and limited use of red, red-multi brick. 
Landmark and/or Accent Building	further distinctiveness and identity could be achieved by the use of vertical boarding - Landmark buildings across the Site must use a mix of weatherboard cladding, with either render, buff or red/multi-red brick. - Heavily influenced by the listed buildings. 	- Landmark buildings across the Site must use a mix of red and red-multi brick and black/dark weatherboard cladding. - Heavily influenced by the listed buildings. 	- Landmark buildings across the Site must use a mix of weatherboard cladding and a mix of buff brick. - Heavily influenced by the listed buildings. 
Roofscape	Pitched and gabled roofs clad with a mix of red and brown (and occasional grey) tiles to add variety 	Predominantly front facing gables, with the majority red and grey and slate effect tiles. Flat roofs are acceptable on apartments and mixed-use buildings 	Pitched and gabled roofs clad with predominantly red or terracotta (or similar colour range) and brown tiles 

Figure 163 Material palette for the Character Areas

Key Frontages

Three key frontages have been identified as follow:

- Primary Street Frontage;
- Green Corridor Frontage; and
- Edge Frontage.

Key sustainable routes, open spaces, green corridors, and edges need to be carefully considered to ensure that building frontages overlook and positively respond to these features. This approach encourages appropriate levels of activity and provides natural surveillance, contributing to a sense of safety.

Each key frontage will explore setbacks, landscaping, building lines, fenestration, and housing typology.

Community Heat Hub (CHH) Frontage

Design principles:

- The CHH **must** seek attractive ways to activate the Church Lane frontage, such as through boundary treatments, landscaping and public art.

Best practice:

- There **should** be no active frontage to Church Copse to minimise impact to active frontage is specified for part of Church Copse to minimise impact to this existing woodland, and due to the siting of the CHH in this location.



GREEN CORRIDOR FRONTAGE

Design principles:

This frontage **must** be of medium density with variation in built form. Streets and lanes, including landscape treatment, will have an informal layout.



PRIMARY STREET FRONTAGE

Design principles:

This frontage **must** have the highest density and built form will be formal. The layout of streets and lanes, including their landscape treatment, will be less informal than the others.



EDGE FRONTAGE

Design principles:

This frontage **must** have the lowest density and **must** be predominantly 2 and 2.5 storeys in height. Built form will be very informal and there will be variation. The layout of streets and lanes, including their landscape treatment, will be very informal.

Edge Frontages will have varied street treatments, from tertiary streets to shared surface streets, active travel routes and car free frontages.

(point no.1 of the 10 strategic principles)



Details of **Landscape Character Zones** on
page 227
Details of **Character Areas** on page 356

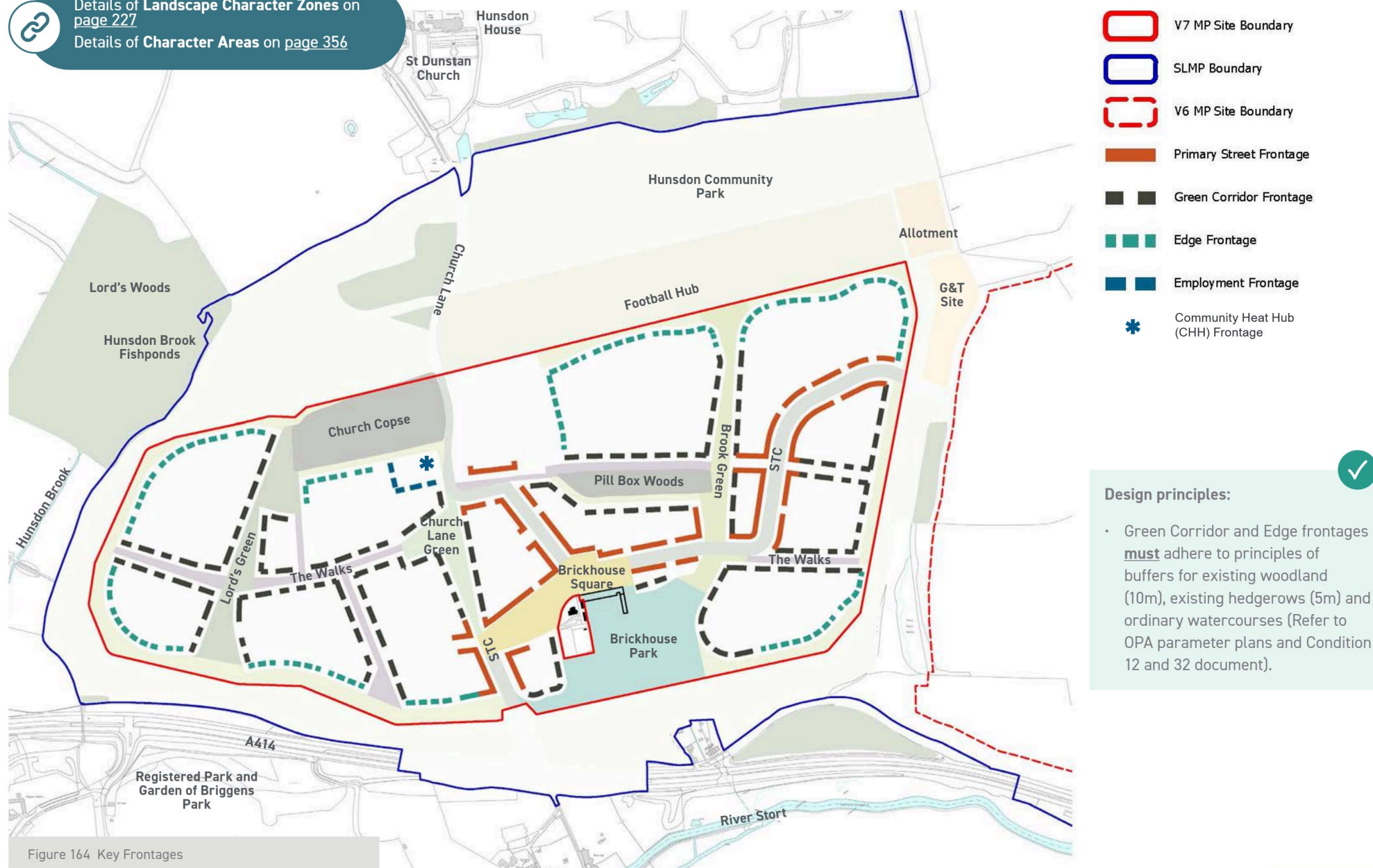


Figure 164 Key Frontages

Formality and Informality

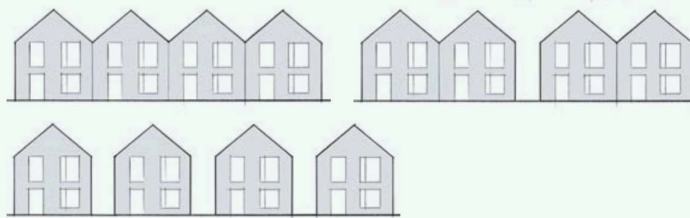
The guidance and illustrations included here illustrate contrasting approaches to architectural and streetscape design in terms of formality / informality. These approaches can be used to provide richness and distinctiveness for Village 7.

Formal Buildings

- Repeating forms and patterns
- Openings evenly distributed
- Symmetry
- Ending Vistas
- Conceptual proportions inform composition
- Likely to be more formal along key routes and at strategic nodes

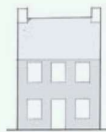
Frontages & Groupings

Properties to be similar in design and detailing



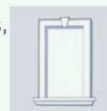
Balance

Openings more likely to be in an ordered symmetrical arrangement



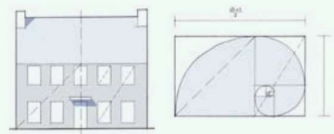
Detailing

Consistent building features, concentrated on principal elevations



Proportion

Use of ratios, such as the golden section, for composition of principal elevations

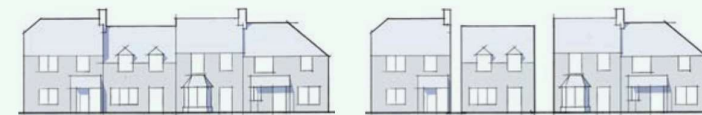


Informal Buildings

- Variety in forms and patterns
- Openings reflecting internal functions
- Detailing varied
- Proportions derived from practical considerations
- Likely to be more informal at the edges of development

Frontages & Groupings

A wider variety of design, although still having a collective identity



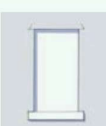
Balance

A more organic approach with size and location of openings reflecting internal functions



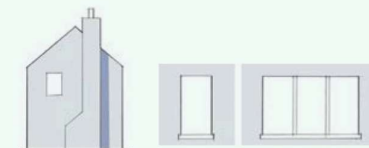
Detailing

Varied detailing to building features with minimal or no embellishment



Proportion

- Buildings composed and sized in accordance with traditional practices
- Openings divided to achieve a vertical emphasis for windows



The table below outlines how the key frontages will vary in the formality of their built form – ranging from the more formal and coordinated Primary Street Frontage to the more informal and varied Edge Frontage.

In this context, 'coordinated' refers to a consistent

and aligned design approach across elements such as boundary treatments, materials, and fenestration. The Reserved Matters design team will develop a specification offering a carefully selected range of options to ensure the right balance between variety and visual consistency.

This contrasts with 'varied', which allows for greater diversity in these features, resulting in a more informal and individually expressed streetscape.

Design principles:

- The table below presents the key features and general principles for each Primary Frontage and **must** be adhered to.

	Primary Street Frontage	Green Corridor Frontage	Edge Frontage
Boundary Treatment	- COORDINATED Boundary Treatment required - Generally hard landscaping - Shallow setbacks (or direct street frontage of commercial units with Village Square)	- COORDINATED Boundary Treatment required - Hard & soft landscaping - VARIED setbacks	- VARIED Boundary Treatment - Generally soft landscaping - Generous setbacks
	GENERALLY HARD LANDSCAPING (VILLAGE HEART)		GENERALLY SOFT LANDSCAPING (EDGE)
Door/ Porch	COORDINATED Porch/ Door colours, materials and details required 	COORDINATED Porch/ Door colours, materials and details required 	VARIED Porch/ Door colours, materials and details required 
Window	COORDINATED window colours, materials and details required 	VARIED window materials and details required 	VARIED window materials and details required 
House designs repetition	up to 5 units maximum 	up to 5 units allowed only if featuring varied materials 	up to 3 units allowed only if featuring significantly varied materials 

Figure 165 Key features of the Key Frontages

Village Heart Character Area

The Village Heart will form the centre of the new Village 7 community and provide a formal building layout with key uses ending views, providing legibility as well as variety reflected in the mixed use building typologies located here.

- Village Centre Character Area
- Vehicular Gateway
- Pedestrian and/or Cycle Gateway
- Primary Road Frontage
- Green Corridor Frontage
- Edge Frontage
- Employment Frontage
- Listed Buildings
- Accent Buildings
- Landmark Buildings
- Cherish Views
- Long Distance Views
- Key Views
- Brickhouse Park (Neighbourhood Park)
- Brickhouse Square
- Edges
- Church Lane Green
- Brook Green
- The Walks
- Existing Woodland
- Other Green Infrastructure



Figure 166 Village Heart Character Area

Details of **Brickhouse Square** on [page 228](#)
 Details of **Church Lane Green** on [page 245](#)
 Details of **Gateways** on [page 321](#)
 Details of the **Junction** on [page 323](#)
 Details of the **Village Centre** on [page 394](#)



Precedent: Flat roof at corner building. St Dukes Quarter, Bordon.



Precedent: Variation in red brick tone has worked successfully here. Simple and coherent roof forms relate to the building form. Marmalade Lane, Cambridge.



Precedent: Coordinated windows along the building's facade. Chobham Manor.



Precedent: Complementary use of red and multi-red brick. Colewille Estate.



Precedent: Continuous use of red brick and grey tile. Horsted Park, Chatham.



Precedent: Built form frontage to woodland and landscape buffers. Leyburne Chase.



Precedent: 2-storey multi-red brick. Charleston Square.

Appearance and Material

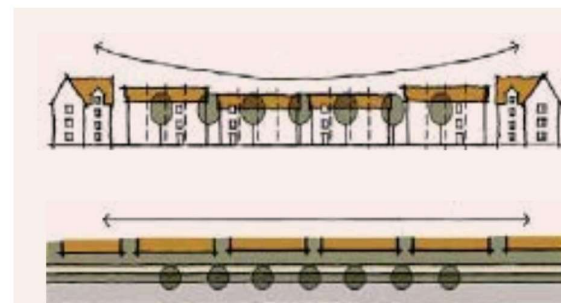
Design principles:

- The table below presents the key features and general principles for the Village Heart Character Area and **must** be adhered to.

VILLAGE HEART CHARACTER AREA	
URBAN FORM	
Street Typology and Layout	More formal street and building layout compared to the Eastern Gateway and Woodland View Character Area.
Set Back/Front Boundary	Buildings to have strong alignment with the street, potential for projecting units to mark key corners. Regular building setback with limited front garden depth, at a minimum of 0.5m.
Frontage and Corners	Continuous with repetition in built form to create regular rhythm. Building at key corners to have larger massing and steeper roofs to accentuate verticality. Corner buildings should be designed to address both street frontages, ensuring active frontages and providing natural surveillance within the streetscape.
BUILDING FORM	
Building Types	Formal Buildings. A mix of apartment blocks and houses including terrace and semi-detached and occasional detached where appropriate.
Building Height	Predominantly 2.5-3 storeys with occasional 4-5 storeys landmark building at key location within Brickhouse Square
DETAIL AND MATERIALS	
Roofscape	Predominantly front facing gables. Flat roof is allowed.
Materials	Predominantly red brick with occasional use of light-coloured render for focal buildings and charcoal bricks for detailing. A greater variation in façade material along the streets facing green space is encouraged.
Landscape Treatment	Soft landscaping to include medium and large-sized ornamental street trees. Hard landscaping to include textured block paving, with variations in block size, colour and laying patterns to delineate differing uses.
Front Boundary Treatment	Separated from building set back, should include metal railing, low brick wall or formal shrubbery.

Figure 167 Village Heart material and appearance

Urban Form



- Pronounced height at block corners
- Strong alignment with the street, potentially projecting built form on corners, informal street trees



Precedent: Flat roof building defines the corner plot. Marmalade Lane.



Precedent: Continuous building setback from the street. Beaulieu.

Building Form



- Variety of formal buildings, predominantly apartment blocks, terraces and semi-detached



- Predominantly 2.5-3 storeys with occasional 4-5 storeys landmark buildings

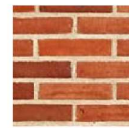


Precedent: Example of buff brick and dark weatherboarding. Kidbrooke Village.

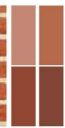


Precedent: Clear materiality logic with material change for specific built elements. Wichelstowe.

Detail and Materials



Red and multi-red brick



White or beige rendered



Charcoal brick

Building material



Red tile



Grey roof tile



Slate effect tile

Roof material



Dark or grey window frames



Brick detailing



Chimneys



Recessed porch canopy



Projecting flat porch canopy

Indicative architectural details



Metal railing



Low brick wall



Formal shrubbery

Boundary treatment

The STC will form the central spine to the Eastern Gateway Character Area to enable convenient access to this sustainable corridor to as many residents as possible. The Eastern Gateway Character Area will also deliver a key north-south green corridor (Brook Green) providing long distance views over the Stort Valley and accommodating the existing watercourse alongside SuDS drainage facilities.



Figure 168 Eastern Gateway Character Area



Precedent: Open fronted gables with grey tiles. Burghley Green, West Cambourne.



Precedent: Dark weatherboarding used on a block corner as a landmark building. St Dukes Quarter, Bordon.



Precedent: Buff brick with contrasting grey roof tiles. The Gables, Crosby.



Precedent: A mix of pitched roofs, including forward facing gable. Burleyfields, Stafford.



Precedent: White weatherboarding in combination with multi-red brick. Appleyard Quarter, Hoo St Werburgh.



Precedent: The Avenue. Landscape elements and mature planting in close proximity to homes

Appearance and Material

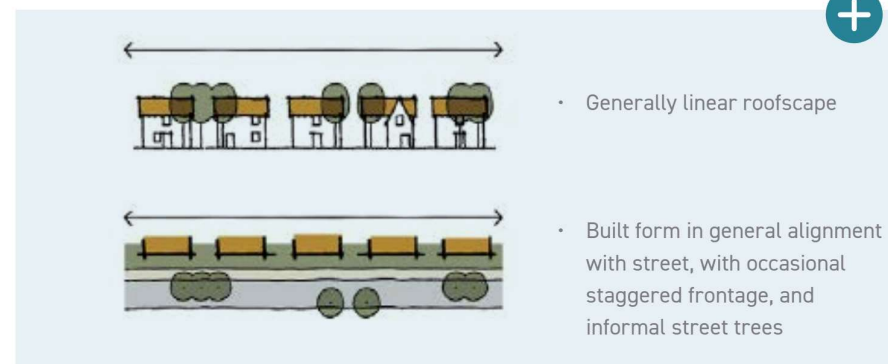
Design principles:

- The table below presents the key features and general principles for the Eastern Gateway Character Area and **must** be adhered to.

EASTERN GATEWAY CHARACTER AREA	
URBAN FORM	
Street Typology and Layout	Gateway to Village 6 and the wider Gilston Area. Less formal street and building layout compared to the Village Heart whilst maintaining a sense of enclosure and definition.
Set Back/Front Boundary	Varied building setback with variation in front garden depths, at a minimum of 1m. Combination of soft and hard landscaping.
Frontage and Corners	Generally consistent building alignment with street, staggered frontage to create visual interest along the streetscape. More organic built form compared to the Village Heart. Corner buildings should be designed to address both street frontages, ensuring active frontages and providing natural surveillance within the streetscape.
BUILDING FORM	
Building Types	Predominantly semi-detached and detached dwelling types with opportunity for some apartments and terraces at key corners. All corner-facing units should be designed with active frontages on both elevations, incorporating windows or doors.
Building Height	Predominantly 2.5 to 3 storeys with potential to go up to 4 storeys at gateways and key spaces, provided that landscape is sufficient to screen building frontage;
DETAIL AND MATERIALS	
Roofscape	A mix of pitched roofs, including front gables. Flat roof is not allowed.
Materials	Predominantly buff brick, lighter shades of coloured render, white weatherboarding and limited use of red, red-multi brick. A greater variation in façade material along the streets facing green space is encouraged.
Landscape Treatment	Soft landscaping to include medium and large-sized ornamental street trees. Hard landscaping to include textured block paving, with variations in block size, colour and laying patterns to delineate differing uses.
Front Boundary Treatment	Metal railing, low brick walls, and/or formal shrubbery.

Figure 169 Eastern Gateway material and appearance

Urban Form



Precedent: Variation in facade material on homes facing green space. Radley.



Precedent: Variation in set back



Precedent: Buildings in general alignment with street, with some variation in setback. Newhall, Hartlow.

Building Form



- Predominantly semi-detached and detached homes, with occasional apartments or terraces at key corners



- Predominantly 2.5-3 storeys with occasional 4 storeys landmark buildings



Precedent: Linear roofscape. Buckler's Park.



Precedent: Buff brick with brick detailing around windows and at street level. Evolution South, Edgware.

Detail and Materials



Buff brick



Red and multi-red brick (limited use only)



White and beige render



White weatherboard

Building material



Terracotta/red tile

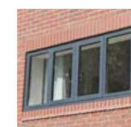


Brown roof tile

Roof material



Grey or light window frames



Brick window lintels and arches



Chimneys



Pitched porch canopy



Lean to canopy



Flat canopy

Indicative architectural details



Metal railing



Low brick wall



Formal shrubbery

Boundary treatment

Woodland View Character Area

The Woodland View Character Area will be the lowest density part of the Site and provide a soft transition to the countryside to the west of the Site creating an appropriate setting for the Hunsdon Brook Fishponds Scheduled Ancient Monument. A richness of tree and landscape planting within streets and spaces in this part of the Site will play an important role in softening views towards the Site from the heritage trail to the west in the long-term. A north-south green corridor will enable long views to the Stort Valley to the south and provide opportunities for neighbourhood activities.

- Western Character Area
- Pedestrian and/or Cycle Gateway
- Green Corridor Frontage
- Edge Frontage
- Accent Buildings
- Landmark Buildings
- Cherish Views
- Long Distance Views
- Key Views
- Edges
- Lord's Green
- The Walks
- Existing Woodland
- Other Green Infrastructure



Figure 170 Woodland View Character Area



Precedent: Buildings facing adjacent open space and woodlands. Heathfields Farm, Wilmslow.



Precedent: Dark weatherboard on a corner unit. Kingsbrook Homes, Aylesbury by Barratt Homes.



Precedent: Coloured render in combination with red brick. Tadpole Village.



Precedent: Dwellings with rear vehicular access, softening the development edge. Westvale Park.



Precedent: Rothwells Farm.



Precedent: Coloured render, with building partially screened by landscape. Beaulieu.

Appearance and Material

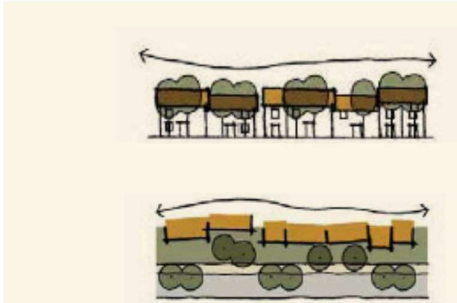
Design principles:

- The table below presents the key features and general principles for the Woodland View Character Area and **must** be adhered to.

	WOODLAND VIEW CHARACTER AREA
URBAN FORM	
Street Typology and Layout	Characterised by informal and rural character in keeping with the sensitive edge to ancient woodland. Organic block structure and layout with variation in block typologies.
Set Back/Front Boundary	Varied building set-back and generous front gardens of different sizes, of a minimum of 1.5m.
Frontage and Corners	Mostly semi-continuous with irregular breaks between buildings, with exception of the secondary street frontage where regular breaks are allowed. Corner buildings should be designed to address both street frontages, ensuring active frontages and providing natural surveillance within the streetscape.
BUILDING FORM	
Building Types	Predominantly detached and semi-detached houses. Limited terraces not exceeding more than row of 3 unit and small traditional apartment blocks. Buildings to have rural, traditional character in keeping with nearby existing settlements;
Building Height	Predominantly 2 to 2.5 storeys with potential for taller massing and steep roof profiles to create interest;
DETAIL AND MATERIALS	
Roofscape	Wide range of roof profiles can be accommodated to create visual interest and an overall informal interface along the edges. Flat roof is not allowed.
Materials	Combination of red or buff brick walls, beige, grey, white or pink rendering or simply weatherboard. A greater variation in façade material along the streets facing green space is encouraged.
Landscape Treatment	Soft landscaping to include medium and large-sized ornamental street trees. Hard landscaping to include textured block paving, with variations in block size, colour and laying patterns to delineate differing uses.
Front Boundary Treatment	Metal railing, timber post and rail, formal shrubbery and/or informal soft planting.

Figure 171 Woodland View material and appearance

Urban Form



- Varied ridge height
- Sinuous alignment, informal street trees



Precedent: Regular window placement with variety in roof type and materials. Kingmakers.



Precedent: The Avenue, Saffron Walden.

Building Form



- Predominantly semi-detached and detached homes, with some terraces (no more than three in a row)



- Predominantly 2-2.5 storeys

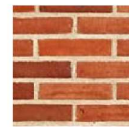


Precedent: Red tile, brick and render. Didcot.



Precedent: Varied ridge height of dwellings and frontage of built form to the street. Manor Marsh.

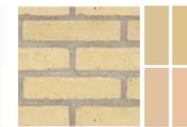
Detail and Materials



Red and Multi-Red Brick



Buff brick



White, beige and/or coloured render

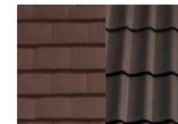


White weather-board

Building material



Red tile

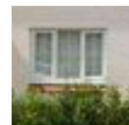


Brown tile



Occasional Grey roof tile

Roof material



White and light window frames



Brick window lintels and arches



Brick banding



Chimneys



Pitched porch canopy



Lean to porch canopy

Indicative architectural details



Informal Planting



Formal Planting



Timber Post and Rail



Estate Railing

Boundary treatment

Block Typologies

The majority of the development parcels will include perimeter blocks. However, other typologies will also be appropriate when direct access to properties is limited and to create variety. The following blocks are representative of the typologies that could be used in Village 7. Detail parking instructions for internal courts is to be found in the Vehicular Parking Typologies section. The typical block typologies for Village 7 include:

PERIMETER BLOCK

The main block typology within Village 7 is the perimeter block. These blocks have a clear distinction between public and private space.

- Blocks **must** be located within areas where street standards allow for direct access to / from the plot, or in mixed use blocks where servicing can be arranged from the front / side.
- Building frontages **must** clearly identify and distinguish between public and private realm.
- Dwellings backing onto the public realm **must** be avoided.
- Dwellings **must** provide a window and/or door openings when siding onto the public realm at corners.
- Parking to be primarily on-plot, with option for front parking.
- There **must** be a solid screen wall between private and public spaces including soft landscaping on the public wall face.
- Solid walls **must** be provided with soft landscaping on the public face in order to enhance the amenity of the public open space/ street scene.
- A path for waste bins **must** be provided to prevent them from being transported through residential dwellings.

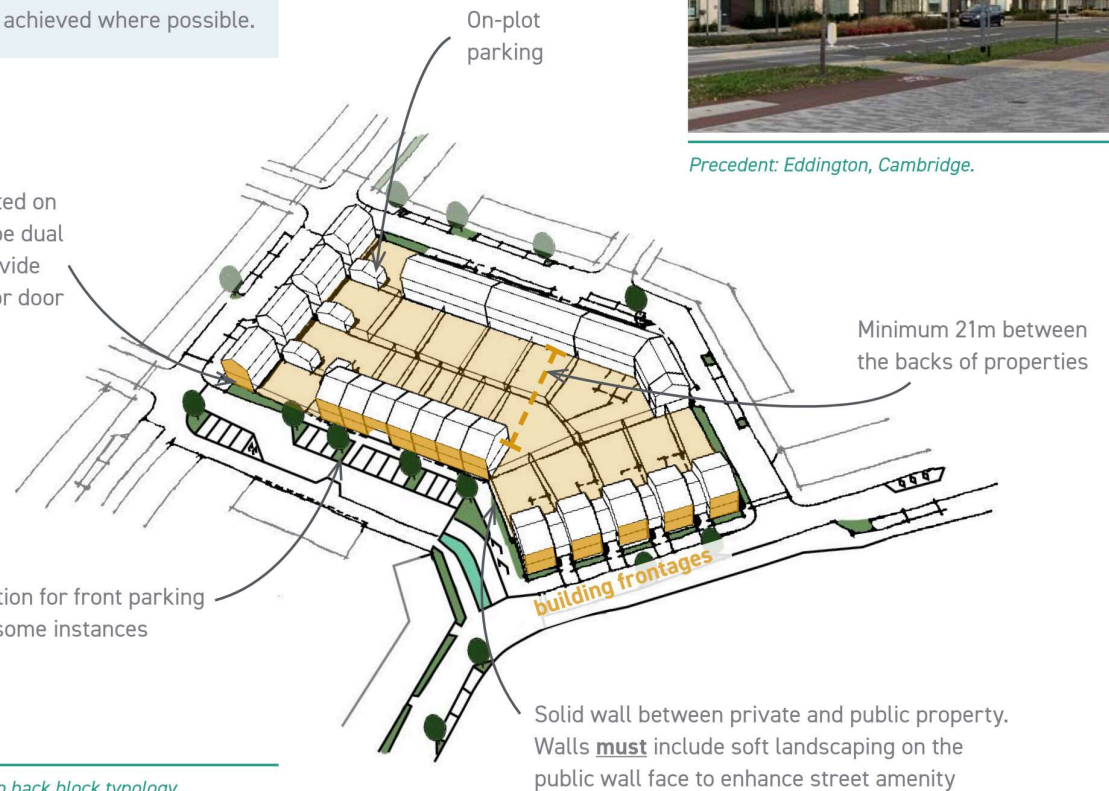
Best practice:

- Regular orthogonal block structure with plots **should** be orientated north-south where possible.
- A back-to-back distance of 21m **should** be achieved where possible.

Dwellings located on corners **must** be dual aspect and provide windows and/or door openings

Option for front parking in some instances

Illustrative back to back block typology



Precedent: Eddington, Cambridge.

EDGE BLOCK

Blocks that have one or more frontages that closely abut a landscape edge, or an area of accessible open space edge.

- Buildings **must** be orientated so front elevations face outwards to overlook public areas.
- Buildings **must** form a positive and attractive edge with a sense of definition and permanence.
- Windows and doors **must** overlook movement routes and open spaces.
- Boundaries **must** clearly define plot edges and positively contribute to the character of the street or adjoining space. They must avoid creating dead ends and should integrate seamlessly with pedestrian routes
- **Must** include trees and landscaping along perimeter of the block to create a soft transition between the built form and the landscape beyond.
- Where appropriate, footpath connections **must** be provided between the development and adjacent open spaces to encourage interaction with nature and promote active travel.
- Where there is a demonstrable need for a barrier then it **must** be a low knee-rail.

Best practice:

- Edge blocks **should** be designed in direct response to the key frontages along Green Corridors and Village Edges throughout the development, and must adhere to the guiding design principles established for these areas.
- Parking **should** be primarily on-plot, with option for front parking.
- **Should** avoid the use of fencing/knee-rail along edge of street/green space to maximise permeability.

Buildings to be oriented to overlook street, other movement routes and open spaces

Parallel parking bays could be featured in some instances

Dual aspect, corner turner homes to have habitable room on the side elevation to overlook adjacent public spaces

Opportunity for cycle parking, SuDS and rain gardens

Illustrative edge block typology



Precedent: Taplow Riverside, larger units and mature planting



MEWS BLOCK

Blocks that contain a small accessible street or lane through the centre which gives access to parking areas, rear gardens and accommodation.

Mews provide small scale, simple, attractive, safe, and accessible streets within the centre of blocks.

- Mews **must** be narrowed streets approx 7-10m wide and accommodate landscaped parking areas.
- Mews blocks **must** achieve sufficient residential provision to ensure they are active and overlooked, and do not exclusively serve parking areas.
- Buildings **must** enclose the street and create a small-scale and intimate sense of place.
- All pedestrian routes **must** function as escape routes, ensuring there are no dead ends within the Mews.
- Mews Streets **must** provide opportunities for soft landscaping, this may include tree planting and pocket allotments, where appropriate and layout allows.

Best practice:

- Access to mews units' parking spaces **should** be from the mews street.
- Where appropriate, there **should** be opportunity for vertical greening
- Flats Over Garages (FOGs) **should** be used to provide additional accommodation over parking to further reinforce natural surveillance and activity.



Precedent: Mews Street vertical greening, Knights Park Cambridge

Small-scale, accessible street within the centre of a block

Features two access points into the mews street

Potential opportunity for play, pocket parks or pocket allotments

Landscape features within the street can be used to "break up" parking bays and soften hard landscaping

The street is approximately 7-10m wide

Flats Over Garages (FOGs) offer natural surveillance and active frontages



Illustrative mews block typology

REAR COURTYARD BLOCK

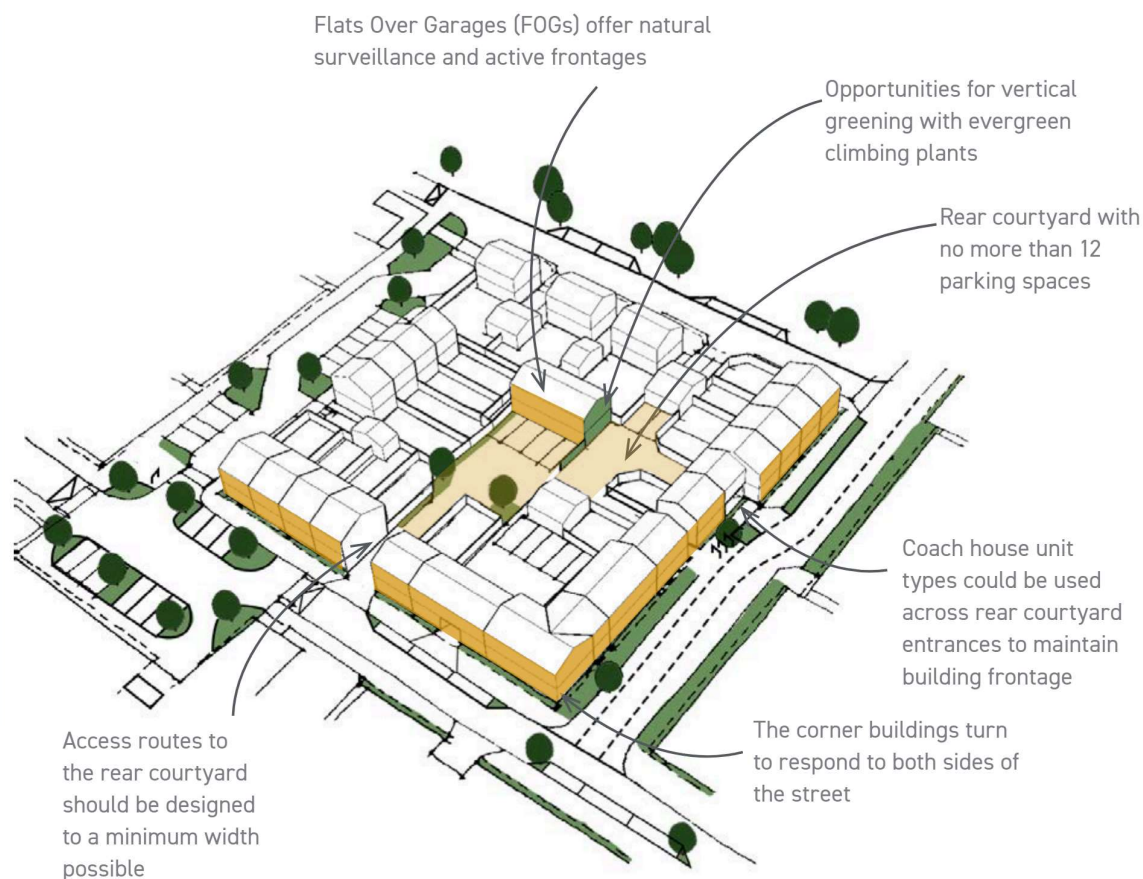
These are in essence back-to-back blocks that contain one or more internal parking court that enables private access to the rear of properties.

- Rear courtyards **must** be designed to have a sense of ownership by their users. They will be visible, welcoming and safe. They are clearly private spaces, not semi-public.
- Apartment blocks **must** have their own courtyard and can contain more than 12 spaces, if necessary.
- Residential units within the block **must** have rear access to the parking courtyard, as well as front doors facing the street.
- Entrances to the courtyard **must** be overlooked by windows and be well-lit.

Best practice:

- The design of the boundaries **should** be integral to the design of the buildings type and architecture.
- Long, uninterrupted runs of fencing and complex arrangements of rear access paths can undermine the quality and security of rear parking courts. Fence lines **should** be simplified wherever possible to enhance clarity, safety, and visual appeal
- Pedestrian permeability **should** be maximised where possible and dead ends should be avoided.
- There **should** be opportunities for vertical greening and landscape strips worked into the courtyards where possible.
- Rear block access ways **should** be designed at a minimum width possible.
- Parking courtyards **should** have coordinated surface material with simple space markings, edge detailing and soft landscaping.
- Parking courtyards **should** be relatively small and contain no more than 12 spaces.

Illustrative rear courtyard block typology



Precedent: Mindenhurst, Flats Over Garages (FOGs)

Technical Codes

The following pages explore the Technical Coding for each of the element of built form on-site; dwellings, apartment blocks and commercial buildings.

All development should utilise sustainability measure in order to provide adaptability and future proofing of future neighbourhoods.

Dwellings

Design principles:

Materials and Details

- Dwellings **must** adhere to the material and detail design principles of their respective character area.

Space Standards

- Dwellings **must** be of a size that meets the Government's Nationally Described Space Standards and storage requirements (NDSS) as minimum.

Refuse Storage and Collection

- All residential buildings **must** have waste storage and collection facilities from first occupation, including separate bins for general waste, recyclables, and food waste. These facilities should follow EHDC's standards for bin types and sizes.
- Storage areas **must** be conveniently located and easily accessible. Bins which are not enclosed at front of dwellings **must** be avoided.
- **Must** ensure that refuse storage

(and cycle storage) is placed on hardstanding and directly served by a pathway - storage on grass should be avoided in order to avoid trampling and erosion of the ground.

- Those properties fronting Mews Streets and parking courts **must** have collection points identified within 15m of a refuse collection route.

Utilities, Gas Pipes and Rainwater Goods

- All dwellings **must** provided with a Heat Interface Unit (HIU) to connect to the Community Heat Hub.

Amenity Standards

- All houses (not including FOGs) **must** be provided with a private and secure garden, that is of a usable size and shape that can accommodate typical activities and ancillary structures, proportionate to the size of the dwelling.

Ecology Enhancement

- Where bat or bird boxes/tiles are

installed; these **must** be integrated into the fabric of the building, that matches in brickwork or materiality. Bird or bat boxes should be avoided on cladded buildings.

- The position of bird and bat boxes **must** be of a height and orientation that is suitable to the species and as recommended by an ecologist to ensure they are usable; but avoid being located near window or doors.



Best practice

Refuse Storage and Collection:

- Residents **should** travel no more than 25 meters to a collection point.
- Dwellings **should** have unobstructed access routes for collection and to collection points to avoid refuse being taken internally through the house.

Utilities, Gas Pipes and Rainwater Goods

- Utility boxes/pipework **should** ideally be located on non-prominent elevations and should be finished in the same colour/ tone as the dwelling; where possible.
- Rainwater goods **should** compliment the colour/ tone of the dwelling.
- Where photovoltaic panels are being provided, they **should** be set within the profile of the roof and aligned symmetrically wherever possible.

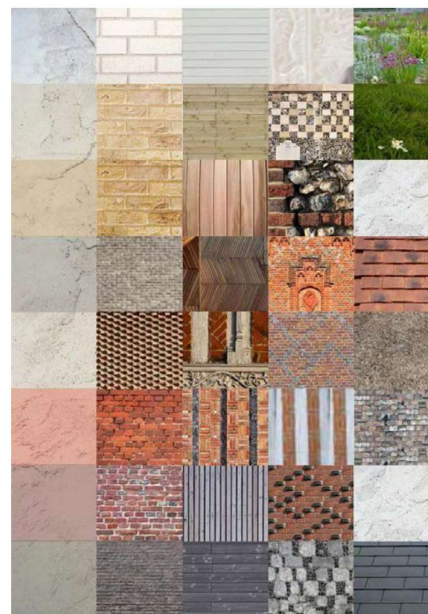
Amenity Standards

- Homes located within the village centre or designed as mews properties **could** feature smaller courtyard or terrace gardens, offering attractive and functional private outdoor spaces.

- Flats Over Garages (FoGs) **should** have direct and convenient access to public open space where they are not provided with a balcony.

Ecology Enhancement

- Swift boxes **should** be utilised and integrated within buildings throughout the development.
- Bee bricks **should** only be used on garages or boundary walls and not on the walls of houses.



Indicative Village Materials Palette - Gilston Area Strategic Design Guide (SDG, p.27)



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



Bins which are not enclosed at the front of dwellings not permitted



The provision of meter housing solutions that are not easy to inspect not permitted

Apartment Block



Design principles:

Built Form

- **Must** have generous openings and balconies on primary façades.

Frontage

- Entrances **must** be clearly identifiable and to address the public realm.

Heights

- Apartment blocks **must** generally be between 3 and 4 storeys, and up to 5 storeys in the Village Centre (and in line with the Building Heights Parameter Plan and Buildings Strategy).
- Apartment block buildings **must** consider how internal courtyards will be designed and avoid dark, unused spaces.

Elevations and Aspect

- The scale, massing and orientation of an apartment block **must** sensitively responds to the surrounding residential areas.

Refuse Storage and Collection

- All residential buildings **must** have waste storage and collection facilities from first occupation, including separate bins for general waste, recyclables, and food waste. These facilities **should** follow EHDC's

standards for bin types and sizes.

Utilities, Gas Pipes and Rainwater Goods

- All apartment blocks **must** be provided with a Heat Interface Unit (HIU) to connect to the Community Heat Hub.
- All apartment blocks **must** receive a Heat Interface Unit (HIU) to connect to the Community Heat Hub.

Ecology Enhancement

- Where bat or bird boxes/tiles are installed; these **must** be integrated into the fabric of the building, that matches in brickwork or materiality. Bird or bat boxes should be avoided on cladded buildings.
- The position of bird and bat boxes **must** be of a height and orientation that is suitable to the species and as recommended by an ecologist to ensure they are usable; but avoid being located near window or doors.

Best practice:

Materials and Details

- The materials and detailing **should** be determined by the character area that the apartment block is located in.

Built Form

- Apartment blocks **should** adhere to the urban structure and built form design principles as set out in Section 9.7.1.

Frontage

- Apartment blocks **should** adhere to the design principles as set out in Sections 9.7.4 and 9.7.7.

Heights

- At key locations such as gateways or in the village centre, apartment blocks **should** increase in height in accordance with the approved Building Heights Parameter Plan.

Space Standards

- Apartments **should** be of a size that meets the Government's Nationally Described Space Standards and storage requirements (NDSS) as minimum.

Internal Courtyards

- **Should** be well overlooked to provide passive natural surveillance;

attractive and well designed.

- **Should** provide occasions for informal play and social interaction.
- **Should** include planting and a combination of hard and soft landscaping.
- **Should** clearly identify the separation between public and private realm, with a controlled and potentially secured access.

Refuse Storage and Collection

- Storage areas **should** be conveniently located and easily accessible; and Residents should travel no more than 30 meters to a bin store.
- Bin storage **should** be incorporated as part of the building form where possible; to be constructed with bricks and pitched roofs.

Utilities, Gas Pipes and Rainwater Goods

- Utility boxes/pipework **should** ideally be located on non-prominent elevations and **should** be finished in same colour/tone as the building.
- Rainwater goods **should** complement the colour/tone of the building.
- Where photovoltaic panels are being provided, they **should** be set within the profile of the roof and aligned symmetrically wherever possible.

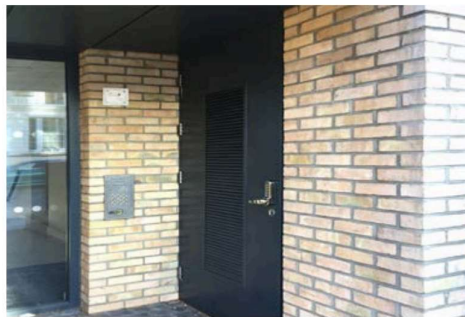


Amenity Standards

- All apartments **should** include a balcony of at least 5sqm or have access to a communal shared garden for the residents of the apartment. There **must** be an opportunity for outside seating in these spaces.

Ecology Enhancement

- Bee bricks **should** only be used on garages or boundary walls and not on the walls of apartment buildings.
- Swift boxes **should** be utilised and integrated within buildings throughout the development and could be grouped together on apartment buildings.



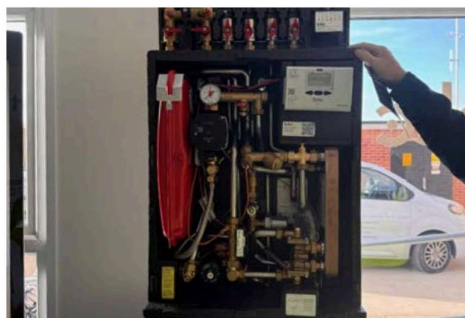
Integrated bin storage for multi-family dwellings with lockable key pad entrance



Bin storage incorporated as part of the building form where possible; to be constructed with bricks and pitched roofs



Freestanding EV charging points within parking courts should be regrouped to serve more than apartment



All apartment blocks to receive a Heat Interface Unit (HIU) to connect to the Community Heat Hub



Unscreened communal bins in the public realm not permitted



Example of utility meters mounted on oblique facing wall with provision of landscape planter for additional screening

Community and Education Buildings

Design principles:

Built Form

- The massing of large footprint buildings **must** be carefully designed, within the extent of the Building Heights Parameter Plan and Building Heights Strategy on page 140.
- The public realm **must** be designed for safe and efficient movement and play, if appropriate.

Frontage

- Primary entrances **should** address the street for enhanced visibility and activation and **must** be clearly defined to address the public realm.
- Active frontages **must** feature along the street, and positioned on key approach routes.
- Buildings **must** have a clearly defined entrance, this could be expressed by form or materiality.

Heights

- Building heights **must** be in accordance with the Approved Building Heights Parameter Plan and Buildings Strategy.

Refuse Storage and Collection

- All buildings **must** have waste storage and collection facilities from first occupation, including separate bins for general waste, recyclables, and food waste. These facilities should follow EHDC's standards for bin types and sizes.
- Storage areas **must** be conveniently located and easily accessible.

Ecology Enhancements

- The position of bird and bat boxes **must** be of a height and orientation that is suitable to the species and as recommended by an ecologist to ensure they are usable, avoid being located near window or doors.

Best practice:

Elevations and Aspect

- Building services (vents/ducts/extracts) **should** be avoided on front elevations.

Materials and Details

- Building façades **should** be designed in unison, with elements and features interrelating over floor levels.

Utilities, Gas Pipes and Rainwater Goods

- Utility boxes/pipework **should** ideally be located on non-prominent elevations and should be finished in same colour/tone as the building.
- Rainwater goods **should** complement the colour/tone of the building.
- Community and Education buildings **should** be provided with a Heat Interface Unit (HIU) to connect to the Community Heat Hub if applicable.

- Where photovoltaic panels are being provided, they **should** be set within the profile of the roof and aligned symmetrically wherever possible.

Ecology Enhancements

- Where bat or bird boxes/tiles are installed, these **should** be integrated into the fabric of the building and match in brickwork or materiality. Bird or bat boxes should be avoided on cladded buildings.
- Bird/swift boxes **should** be utilised and integrated within buildings throughout the development on suitable elevations and could be grouped together on large buildings.



Precedent: Community building at Beaulieu. A clearly defined entrance through window treatment and material choice.



Precedent: Great Kneighton School. Successful public realm outside of the school.



Precedent: Trumpington Meadows Primary School. Entrance defined by material and form.

Commercial Buildings

Design principles:

Built Form

- Mixed use buildings with non-residential uses fully or partially at ground floor **must** be a minimum of 3 storeys (and in line with the Building Heights Parameter Plan and Building Heights Strategy).
- Commercial uses at ground floor **must** be located to maximise footfall and have a strong relationship to Brickhouse Square.
- The massing of large footprint buildings **must** be carefully designed, within the extent of the Building Heights Parameter Plan and Building Heights Strategy, to limit visual impacts.

Frontage

- Primary entrances **should** address the street for enhanced visibility and activation and **must** be clearly defined to address the public realm.
- Active frontages **must** feature along the street, overlooking the square, and positioned on key approach routes.

Heights

- Commercial buildings **must** generally be between 3 and 4 storeys. In some locations, such as at key locations, gateways or in the village centre, apartment blocks may increase in height in accordance with the Building Heights Parameter Plan and Building Heights Strategy.

Refuse Storage and Collection

- All commercial buildings **must** have waste storage and collection facilities from first occupation, including separate bins for general waste, recyclables, and food waste. These facilities should follow EHDC's standards for bin types and sizes.
- Storage areas **must** be conveniently located and easily accessible.

Ecology Enhancements

- The position of bird and bat boxes **must** be of a height and orientation that is suitable to the species and as recommended by an ecologist to ensure they are usable; but avoid being located near window or doors.

Best practice:

Built Form

- Uses **should** be mixed "vertically", with commercial uses at ground and or first level and residential uses above.

Frontage

- There **should** be no private front gardens between the edge of the pedestrianised Brickhouse Square and the building line of development.

Elevations and Aspect

- Building services (vents/ducts/extracts) **should** be avoided on front elevations.

Materials and Details

- All commercial units are located within the Village Heart character area and so **should** adhere to the principles set out in Section 9.7.8.
- Building façades **should** be designed in unison, with elements and features interrelating over floor levels.

Utilities, Gas Pipes and Rainwater Goods

- Utility boxes/pipework **should** ideally be located on non-prominent

elevations and **should** be finished in same colour/tone as the building.

- Rainwater goods **should** complement the colour/tone of the building and correspond to the character area.
- Commercial buildings **should** be provided with a Heat Interface Unit (HIU) to connect to the Community Heat Hub.
- Where photovoltaic panels are being provided, they **should** be set within the profile of the roof and aligned symmetrically wherever possible.

Ecology Enhancements

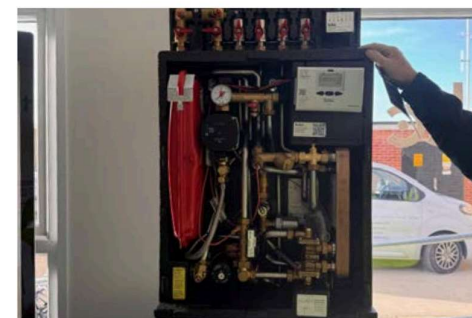
- Where bat or bird boxes/tiles are installed; these **should** be integrated into the fabric of the building, that matches in brickwork or materiality. Bird or bat boxes should be avoided on cladded buildings.
- Bird/swift boxes **should** be utilised and integrated within buildings throughout the development on suitable elevations and could be grouped together on large buildings.



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



Pipes and ducts must not be centrally located and be run in corners. Pipes and ducts colours to reflect the colour and tone of the facade.



Commercial building to be connected to the Community Heat Hub thanks to a Heat Interface Unit (HIU).



Unscreened communal bins in the public realm not permitted.



Bird/swift boxes to be grouped together on commercial buildings on suitable elevations.

Resources and Sustainable Development

Efficient Resource Use

Design principles:

- All buildings at Village 7 **must** be designed with environmental sustainability measures in mind.
- All buildings **must** be built using a 'fabric first' approach with a highly insulated building fabric and high efficiency windows to reduce energy demand.
- Low Carbon Technology in the form of an Air Source Heat Pump (ASHP) energy centre **must** deliver heating and hot water to homes and other community buildings from the Community Heat Hub (CHH).
- Any buildings not connected to the CHH network **must** consider alternative fossil fuel free solutions to be agreed with the LPA through the submission of the relevant RMA.
- New homes **must** be fitted with smart meters for energy and water consumption that will provide residents with accurate data for their usage and facilitate efficient energy usage within homes.
- All new dwellings **must** be designed to achieve low levels of water consumption no higher than 110 litres per person per day at the very highest, or a tighter standard if adopted nationally.
- Water efficiency measures, including dual-flush toilets, low-flow aerator taps to basins and sinks, and to shower heads, **should** be installed to all dwellings. Appliances such as dishwashers and washing machines **should** have high water efficiency ratings.
- Use of wastewater heat recovery **should** be incorporated by reducing the hot water demand of dwellings.
- All dwellings (unless coded otherwise) **must** be provided with a water butt for recycling of rainwater.
- Photovoltaic **must** be maximised

across the Site where they will be most effective. Where used, they should be incorporated into the roof in a consistent and rational pattern.

- EV charging points **must** be located on plot wherever possible on either the wall of the dwelling or garage. Off plot charging should be provided on free-standing charging points with multiple chargers that may serve more than a dwelling/apartment to avoid street clutter.

Best practice:

- New dwellings **should** target compliance with the imminent Future Homes Standard and be Zero Carbon Ready to avoid the need for future retrofitting.
- Plumbing **should** be considered to allow for future use of greywater harvesting in homes.
- Priority **should** be given to reused and reusable materials wherever feasible.
- Private gardens **should** be landscaped to provide climate ready gardens.

Health and Wellbeing



Design principles:

- New dwellings **must** be designed to limit unwanted solar gains in the summer in compliance with Building Regulations Part O.



Multifunctional public space that is overlooked by adjacent homes



Best practice:

- Public spaces **should** be multi-functional, safe and inclusive. There should be provision for both formal and informal exercise, designed in accordance with active design principles that will improve both physical and mental health.
- Residential units within apartment blocks **should** be dual aspect for sunlight, outlook and cross-circulation.
- Streets and courtyards **should** be designed to accommodate deciduous trees, providing shade and natural cooling in summer, but allowing passive heating from low level sun in the winter months.

Resilience and Adaptability



Design principles:

- High speed broadband **must** be provided to all homes, from first occupation to facilitate flexible working for residents.
- Adequate space for internal storage, recycling facilities **must** be provided.
- Adequate space for water butts **must** be provided.
- Rainwater collection vessels to collect surface water, such as water butts **must** be provided. This should be used to maintain community allotments and communal landscaping within the development.
- Rainwater harvesting and collection **must** be incorporated into the scheme in various ways, including vegetated swales, rain gardens and other SuDS to manage run off.



Best practice:

- Community facilities **should** maximise opportunities for shared and functional use. Buildings should be designed to adapt to changing uses, particularly in the local centre and key nodes. This may include higher ground floor ceiling heights and internal layout flexibility.
- The re-use of grey water **should** be included for commercial and community uses.



SuDS incorporated within the street to enhance the rainwater and run off strategy



1.8 Regeneration and Economy

Village Centre and Community Hub

Organised around the retained existing buildings of the Brickhouse Farm and the associated Barn and Stables, the southern part of the Village Centre contains most of the key placemaking and transport components of the new neighbourhood. As such, it is the most sustainable location for other non-residential uses, to make the most of the excellent accessibility and increase footfall.

As a large proportion of these uses are expected to be delivered in parallel to early phased home occupations within the Site, maximising synergy opportunities among different uses is key to secure their viability particularly in the early days of development.

Alongside attention to massing, layout and architectural appearance of buildings, public realm must play a key role in bringing different uses together and create an environment that will foster interaction among new residents and sense of identity for the whole neighbourhood, to become a true heart for the new community.

Detail on uses, amenities and features within the Village 7 STC / Community Hub are provided in Section 6.4.6.

Design principles:

- The Primary Street traversing the Village Centre **must** incorporate a bus gate to the west, prioritising public transport and reducing through-traffic. This intervention supports and **must** create a pedestrian-friendly environment, encouraging gathering and access to local amenities
- The listed barn **must** be retained and sensitively re-purposed to become a focal point of the Village Centre. Its heritage value and proximity to the Community Park offers opportunities for a range of uses, to serve visitors and residents, including interim functions such as site offices, marketing suites, and early-days community facilities. Any adaptation **must** respect its historic character and the amenity of neighbouring areas.
- Adjacent to the Barn, a Sustainable Transport Corridor (STC) Hub **must** provide a place of interchange with a variety of sustainable transport options, to potentially include bus stops, car-sharing, bike-sharing, alongside a variety of ancillary facilities
- The STC Hub **must** be highly accessible via bus, cycle, wheel and foot.
- A bus priority route **must** run along the STC in this space which will create a pedestrian- and cycle-friendly environment.
- Key community and mobility facilities and infrastructure **must** be provided with the first homes occupation, helping to promote sustainable movement patterns as early as possible.
- A considered degree of flexibility **must** be embedded within the Village Centre design to support evolving commercial and community needs. This will be achieved through a combination of adaptable internal layouts, varied unit sizes, and generous floor-to-ceiling heights that allow for reconfiguration over time. Such spaces may accommodate a range of uses, including co-working hubs and business incubators, helping to establish early employment opportunities on-site. However, this flexibility **must** be carefully balanced to ensure it does not undermine the coherence of active frontages or the quality of the public realm.

Details of **Brickhouse Square** on page 228
Details of the **Junction** on page 323
Details of the **Character Area** on page 366

Best practice:

- Complementary community facilities **should** take place in proximity to the listed barn either as standalone building(s) or as part of mixed use buildings, with ground floor units around the central village square designed to activate the public realm and support community interaction.
- Ancillary facilities to the STC Hub **should** be provided as part of the public realm or as an indoor space either within a standalone building or associated to community facilities.



Precedent: Community building at Beaulieu.



Figure 172 V7MP Illustrative Plan - Village Centre and STC / Community Hub

Employment Hub

Located at the northern gateway, the Employment Hub (Zone A) will complement residential and community uses, and deliver a mix of employment uses, including potential industrial facilities.

The design of buildings within this area are required to respond sensitively to adjacent uses, such as residential and the primary school, with coordinated massing, materiality and architectural quality.

Sustainability is central to the vision, with buildings expected to meet or exceed residential standards, incorporating features such as solar PV, rainwater harvesting, and EV infrastructure. Together with a well-considered public realm, the Employment Hub will foster a dynamic environment that supports local enterprise, encourages walking and cycling, and contributes to the identity and long-term success of the new community.

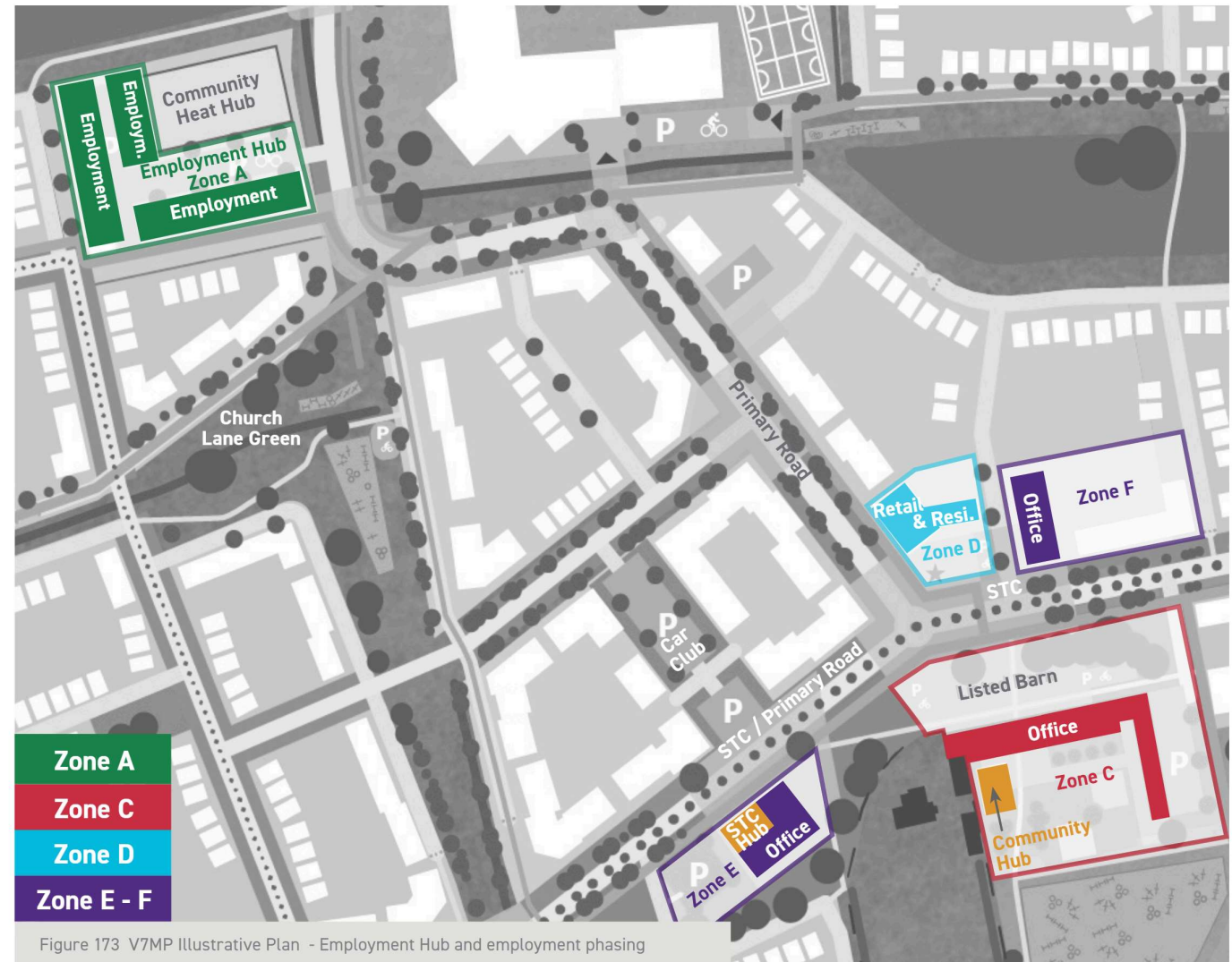


Figure 173 V7MP Illustrative Plan - Employment Hub and employment phasing

Design principles:

- Building massing, design and materiality and architectural quality **must** be coordinated. to be coordinated with other adjacent uses including residential.
- Buildings **must** be in accordance with the Building Heights Parameter Plan and Building Heights Strategy on page 140.
- Active frontage **must** be provided at the key junction between the existing Church Lane and north-south primary route and create a sense of enclosure to it.
- Active frontage **must** be provided to streets and minimise frontage to the woodland.
- Buildings **must** be constructed to the same standards as dwellings and incorporate sustainable measures not limited to inclusion of solar PV, rainwater harvesting, EV charging points, cycle storage.

Best practice:

- Ecology enhancements - bird/bat boxes **should** be utilised and integrated within buildings.



Precedent: Mixed-use / Community Building with high quality design

Meanwhile Uses

The Outline Planning Permission makes provision for utilisation of meanwhile uses at Village 7 as part of the arrangements for the delivery of commercial floorspace. Specifically, the Community Governance and Stewardship schedule of the S106 Agreement requires the identification of opportunities for meanwhile use space alongside the development of the Village Centre (Sub-Phase 1c).

The strategy for commercial floorspace in Village 7 involves the delivery of three phases of employment informed by market assessments. As such and prior to the respective marketing outcomes for the later phases floorspace, meanwhile uses could be planned as part of the wider village centre reserved matters application that will come forward in sub phase 1C application (with a suitably worded compliance planning condition) or as a “carved out” separate and detailed application for consent on a temporary basis which aligns again with the s106 meanwhile use provisions that allow for this.

Spatially, meanwhile floorspace could be brought forward in Zones F and E (as an addition to the STC Hub, see Figure 173) before it is resolved as part of the commercial phasing arrangements what permanent use these parts of the Site will be put to (see Section 8.2).

Design principles:

- Opportunities for meanwhile use spaces **must** be considered alongside the development of the Village Centre (Sub-Phase 1c) in line with the Commercial Floorspace and Community Governance and Stewardship schedules of the S106 Agreement.
- Meanwhile uses **must** be encouraged to complement the business and employment strategy for V7.

Best practice:

- Meanwhile uses **should** activate floorspaces and/or land areas within the village centre, that would otherwise be vacant or derelict as a result of the phasing and employment strategy to contribute towards the vitality and vibrancy of the village centre.
- Floor space and/or land **should** be made available to temporary enterprises, initiatives and/or activities intended to support local micro and small businesses and community development during the implementation of the Development at Village 7.
- Meanwhile spaces **should** be designed so they can be used flexibly, safely and easily and cost-effectively managed and maintained by a micro/small business.

Education

Primary School

The Primary School site has been identified in the northern part of the Mixed-Use Zone to provide a soft transition to the northern open space which creates an extensive buffer to Hunsdon House. This site sits east of Church Lane and north of the retained hedgerow and woodland. An Early Years Facility will also be located within the Village Centre, a short walk from the Primary School.

Primary School Acoustics

The noise assessment supporting the outline planning application for Gilston Village 7 was supported by noise modelling which presented future expected incident noise levels around the Site, including the area of the proposed school. This assessment determined that the area proposed for the school was considered suitable for this use from the point of view of noise.

The majority of the area proposed for the school use was below the threshold for Lowest Observed Adverse Effect Level (LOAEL) which means that suitable conditions are present without the need for further mitigation measures.

As part of this design, consideration should be given to avoid placing administrative, or quiet classrooms overlooking Church Lane. This area closest to Church Lane would be within the upper end of guideline levels for outdoor teaching areas, so the detailed design should also consider locating outdoor teaching areas away from Church Lane, with the building acting as a screen for street traffic noise into the Primary School grounds and/or providing a dedicated acoustic screen between the street and the outdoor teaching areas.

Best practice:

- **Should** consider locating outdoor teaching areas away from the street, with buildings acting as a screen for street traffic noise.
- **Should** consider the incorporation of art into the facade of the Primary School.
- Parking for buggies and children scooters **should** be provided as well as increased levels of non-standard bicycle parking.
- Opportunities for the school car park to be shared with other uses on the site, such as the Football Hub, **should** be considered.

Design principles:

- 1 School site **must** be located east of Church Lane and north of the proposed green corridor that will run along the existing and retained hedgerow.
 - 2 Direct access **must** be provided by strategic cycle and pedestrian routes.
 - 3 Public realm area in front of the school that is outside of the school site boundary, **must** provide a pedestrian and cycle friendly environment and include traffic calming interventions for both vehicular and strategic cycle routes, with primary access to the school building to address this space.
 - 4 Safe crossing **must** be provided to the green corridors and open space along the existing Church Lane alignment.
 - 5 School building **must** be located away from Church Lane traffic and positioned to actively address the public realm and have a prominent position to potentially capture vistas from the proposed north-south primary route and the east-west green corridor.
 - 6 Boundary **must** be secured. Boundary treatment **should** include planting to soften appearance of the fence and filter views into the school.
 - 7 Vehicular access to the school and school car park **must** be provided from the west. Access points **must** be well signposted and safe.
 - 8 Cycle Parking **must** be provided in line with the VAMPS.
 - 9 Primary Street outside school **must** have 20mph limit
- A school area approximately 20m off the Church Lane street edge is predicted to be above the LOAEL threshold but below the threshold for Significant Observed Adverse Effect Level (SOAEL). In this area, suitable internal noise levels for teaching spaces could be achieved through relatively conventional design measures, although noise **must** be considered in developing the detailed design proposals.

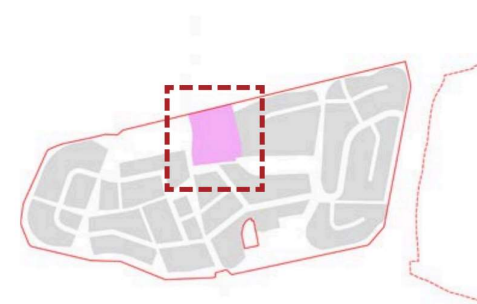


Details of the **Gateway** on page 355





Figure 174 V7MP Illustrative Plan - Primary School



Key Plan



Precedent: Two storey school building with wooden clad facade

- ■ ■ Area approximately 20m of the Church Lane street edge which is predicted to be above the LOAEL threshold but below the threshold for Significant Observed Adverse Effect Level (SOAEL)

Artist Impression of Masterplan Framework



