HANWOOD PARK

DESIGN CODE WORKSHOP 3

13 AUGUST 2025

AGENDA

WORKSHOP SESSION 3

- Recap of Workshop 2
- Engagement Process
- Workshop 3 Overview - Purpose, Objectives & Key Outcomes
- Introduction to the Draft Area Design Code 1 and Regulatory Plan
- Group Discussions:
    - Group 1: Landscape and Public Realm
    - Group 2: Key Groupings and Built Form
- Report Back
- Next Steps

RECAP OF WORKSHOP 2

<u>WORKSHOP 2 AGENDA</u>

RECAP OF WORKSHOP 1

PRESENTATION OF THE MASTER DESIGN CODE AND FRAMEWORK PLAN

GROUP DISCUSSIONS:
1. GREEN & BLUE INFRASTRUCTURE
2. ACCESS & MOVEMENT
3. LAND USES & BUILT FORM

REPORT BACK

NEXT STEPS

RECAP OF WORKSHOP 2

ENGAGEMENT PROCESS

WORKSHOP 1

23 JULY 2025

PROJECT UPDATE & INTRODUCTION TO DESIGN CODING

WORKSHOP 2

30 JULY 2025

MASTER DESIGN CODE & FRAMEWORK PLAN WORKSHOP

WORKSHOP 3

13 AUGUST 2025

AREA DESIGN CODE 1 & REGULATORY PLAN WORKSHOP

REPORT

AUG/SEPT 2025

SUMMARY REPORT CAPTURING THE KEY OUTCOMES AND INSIGHTS FROM THE WORKSHOPS

WORKSHOP 3 - OVERVIEW

PURPOSE

- Collaborative work with local stakeholders to identify key concerns & aspirations for Hanwood Park.
- Allow the design team, authorities and community to align ideas, identify common reference points or key sensitive features and quality design outcomes, to inform the emerging design codes where technically and feasibly achievable.
- Test emerging design strategies and ideas.
- Ensure the community feel their views have been fully understood and appreciated, and taken on board where possible / appropriate.
- Reach constructive outcomes to specific challenges of the scheme.
- Develop an understanding of:

  i) how the controls in the Outline Planning (e.g. Parameter Plans) translate into the site;

  ii) how the Design Coding informs future Reserved Matters Applications.

OBJECTIVE

The objectives of the Design Codes are to:

- Develop and articulate the proposals into a clear and shared vision.
- Identify the character, purpose and use of each of the key areas of Hanwood Park.
- Provide a framework for the successful delivery of the site that encompasses development, access, amenity, SuDS drainage, sports and recreation, ecology and biodiversity, heritage assets and landscape integration, taking into account stewardship.

KEY OUTCOMES

- To introduce local stakeholders to design coding principles, build understanding, and inspire creative participation.
- To gather feedback on the current challenges, understand community aspirations, and explore potential solutions.

AREA DESIGN CODE 1
(DRAFT EXTRACTS)

PART A: INTRODUCTION

OUTLINE PLANNING PERMISSION

Outline planning permission was originally granted in April 2010 for the site and was formerly known at that time as the East Kettering Sustainable Urban Extension. Reserved Matter Approvals have been subsequently secured in relation to the detail of 2,117 new homes within the first phase of development, alongside a new primary school which has been opened and supporting infrastructure to serve the site.

An application to renew the outline planning permission was originally submitted in March 2021 and was subsequently approved in May 2024 **(Application reference: NK/2021/0292)**. As intended in the original application, the proposals aim to create an attractive and vibrant Garden Community to the existing town.

The proposal first arose from the designation of the East Kettering Strategic Urban Extension within the growth area defined by the Milton Keynes and South Midlands Sub-Regional Strategy (MKSM), and subsequent strategic allocation of an urban extension to Kettering in the North Northamptonshire Joint Core Spatial Strategy (February 2006).

Although the planning context has changed since then, the need for housing growth remains, and the development of Hanwood Park forms a key component of housing to be delivered in North Northamptonshire and Kettering in the adopted North Northamptonshire Joint Core Strategy 2011–2031, and Site Specific Part 2 Local Plan, which was adopted in December 2021.

The proposals comprise a residential led development of some 3,383 homes and associated ancillary employment, community and leisure uses. With 2,117 homes with planning permission that are being delivered on site, the development overall on completion will provide 5,500 new homes, a range of employment uses, a mixed-use district centre including shops, local services and workspaces, hotel and leisure development, a health clinic, three local centres, a secondary school, three primary schools, and extensive formal and informal open spaces.

For further details regarding the outline planning permission please refer to the submitted Design & Access Statement (DAS).

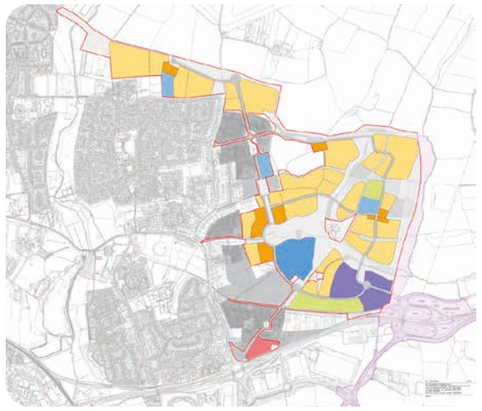
New homes built under the original OPP & Design Code

Central Open Space partially implemented under the original OPP

New homes built under the original OPP & Design Code

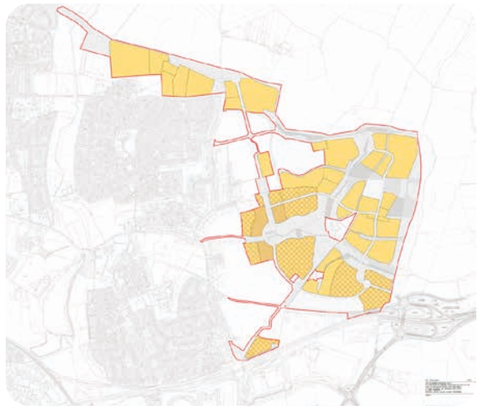
HANWOOD PARK AREA DESIGN CODE 1

A: INTRODUCTION



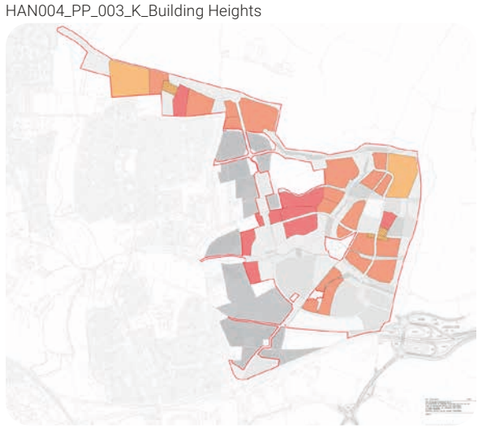
HAN004_PP_005_K_Land Use Plan

HAN004_PP_006_L_Access Movement Plan



HAN004_PP_003_K_Building Heights

HAN004_PP_004_K_Green Infrastructure



HAN004_PP_008_K_Residential Density

Hanwood Park Outline Illustrative Masterplan - April 2024

A: INTRODUCTION

NATIONAL PLANNING DESIGN GUIDANCE

The National Planning Policy Framework (NPPF) emphasizes that delivering high-quality buildings and places is a core objective of the planning and development process. To support this, the NPPF encourages the use of site-specific Design Codes, giving them significant weight in planning decisions.

The National Design Guide and the accompanying National Model Design Code (NMDC) offer comprehensive guidance on preparing Design Codes, as well as design guides and policies that promote successful, well-designed places.

National Design Guide (2019)

The National Design Guide addresses the question of how we recognise well designed places, by outlining and illustrating the Government's priorities for well-designed places. These are formed into ten characteristics; summarised into three themes of Character, Community and Climate, and illustrated in the adjacent diagram.

It states that: "Well-designed places have individual characteristics which work together to create its physical Character. Ten characteristics help to nurture and sustain a sense of Community...[and] work to positively address environmental issues affecting Climate."

National Model Design Code (2020)

The NMDC is not in itself a design code, rather it is a guide to producing a design code. Its purpose is "...to provide detailed guidance on the production of design codes, guides, and policies to promote successful design."

The document has two parts:
1. National Model Design Code: Summarises the process of creating a design code.

2. Guidance Notes for Design Codes: Provides greater detail on the possible content of a design code.

10 Characteristics of Well Designed Places (National Design Guide)

National Model Design Code

Guidance Notes for Design Codes

HANWOOD PARK AREA DESIGN CODE 1

A: INTRODUCTION

WHAT IS A DESIGN CODE?

A Design Code provides a set of simple, concise, illustrated design requirements that provide specific, detailed parameters for the physical development of the site. Design Codes act as a bridge between the outline planning permission and Parameter Plans, and the Illustrative Masterplan for the development.

A Design Code will:

- Provide clarity about what will be acceptable at
- an early stage of the design process.
- Reflect local character and preferences.
- Help to create places with a consistent and high quality standard of design.

Whilst this Design Code is specific to Hanwood Park, the design principles in this document have been influenced by the following design guidance and methodologies which focus on the role of design and placemaking in the creation of places which encourage more sustainable and healthy lifestyles. Examples of national and local best practice urban design guidance which have been drawn upon include the following:

- The National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).
- The National Model Design Code (2020) and national Design Guide (2019)
- By Design: Urban Design in the Planning System (2000).
- The Urban Design Compendium 1 and 2 (2000,
- 2013).
- Health Placemaking, Design Council (2018).
- Building for Life 12 (2015).
- Active Design (2015).
- Active Design, Principles into Practice (2019).

WHO WILL USE THE DESIGN CODE?

This Design Code has been prepared for approval and subsequent adoption by North Northamptionshire Council (NNC).

Anyone wishing to submit a RMA within the site boundary will need to accord with the approved Master Design Code (MDC) and Framework Plan and the relevant Area Design Code (ADC) and Regulatory Plan to ensure that their proposals meet the expected design standards.

Council officers assessing applications will use the document to decide whether development proposals have achieved a sufficient level of quality, and if not, provide clear guidance to applicants on what changes they will need to make.

The Design Codes are required to be consistent with, and provide an enhanced level of detail to the documents and plans approved under the outline planning permission, including the Development Specification, Parameter Plans and Design and Access Statement. It should therefore be read in conjunction with these documents.

The Design Codes, therefore, provides additional assurance for the local authority and interested stakeholders as to how the development can come forward, to align with the aspirations of Hanwood Park Ltd. and the design team.

HANWOOD PARK DESIGN CODES

For Hanwood Park, the design coding structure is split into two parts: a Master Design Code (MDC) followed by subsequent Area Design Codes (ADCs).

The Master Design Code

It is intended that the MDC will function at a more strategic level and coordinate site-wide masterplanning elements to ensure that each phase comes together as a coherent whole.

The MDC will take the parameters established in the outline planning permission and develop them into an overall Framework Plan. The MDC also establishes a structure within which future ADC's can come forward.

Area Design Codes

Subsequent ADCs will enable coding for phases with realistic timeframes within the duration of the project and will cover more detailed parcel and plot level design elements.

The appropriate ADC must therefore be read as a companion document to the MDC and future Reserved Matters Applications (RMAs) will need to demonstrate compliance to both the MDC & relevant ADC(s).

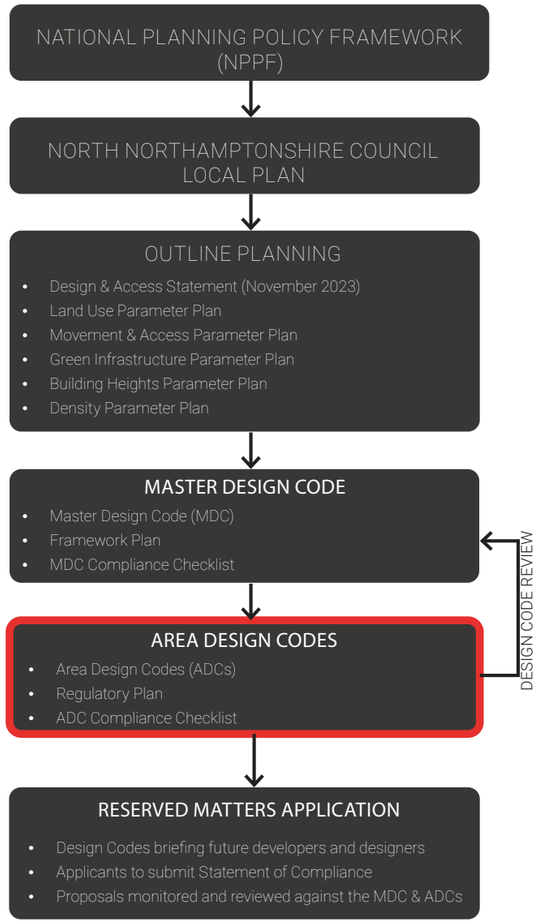
Together, the suite of design codes will provide a comprehensive framework of design and technical guidance for the entire development.

Given the scale of Hanwood Park and its phased delivery programme, this approach allows flexibility for different areas of the site to be developed alongside ongoing on-site operations. It also ensures the development can adapt to emerging standards, new technologies, and market changes, while incorporating the views of both the existing and future community.

AREA DESIGN CODE REVIEW

The ADC and accompanying Regulatory Plan will cover a development period of several years, during which it is recognised that differing external factors will influence aspects of how the development is delivered. It is therefore intended that periodic reviews of the Design Code and their associated plans are undertaken at suitable stages and agreed with NNC.

These reviews will identify any areas where the document is considered to have become out-ofdate and/or require updating to reflect the latest delivery strategy, in the expectation that they are then suitably amended to inform future design guidance and RMAs.



WHAT AREAS WILL FUTURE AREA DESIGN CODES COVER?

The plan adjacent indicatively sets out the areas that may be covered by future Area Design Codes (ADC).The order and extent of the ADCs may vary from that set out on the plan – the codes can come forward at varying stages reflecting the evolution regarding phasing and delivery of the development.

HANWOOD PARK AREA DESIGN CODE 1

A: INTRODUCTION

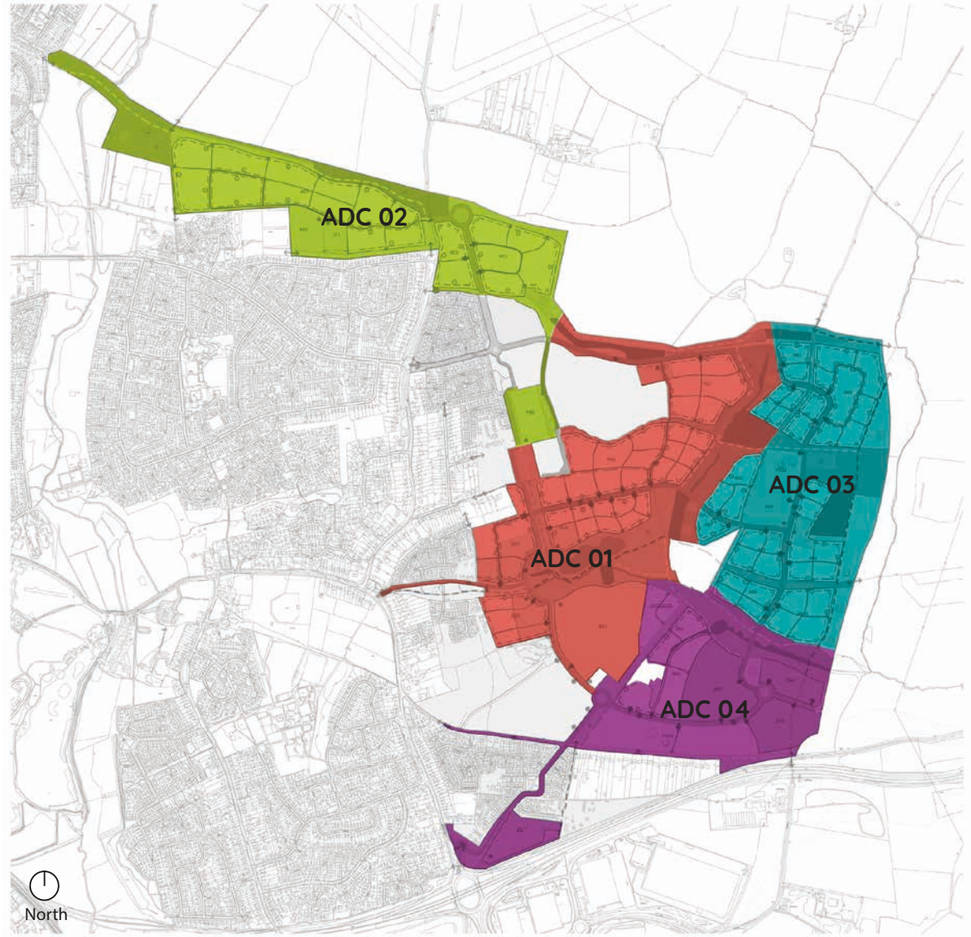


Diagram showing indicate extents of future Area Design Codes

- Area Design Code 1*
- Area Design Code 2*
- Area Design Code 3*
- Area Design Code 4*

*Indicative design code order and extents. Exact extents to be confirmed during the production of each ADC.

A: INTRODUCTION

STRUCTURE OF AREA DESIGN CODE 1

PART A
INTRODUCTION

Sets out the purpose, status and planning hierarchy of the Area design codes (ADC). It clarifies elements of the ADC that are mandatory design fixes and those that are 'illustrative' that offer design guidance. The chapter also introduces the Regulatory Plan and explains how to read it alongside the ADC.

PART B
VISION, BACKGROUND & CONTEXT

Summarises the relevant background information, including a recap of the Hanwood Park Vision and specific sustainability targets and site constraints pertinent to the Area Design Code.

PART C
SPATIAL ELEMENTS

Sets out the specific spatial elements for the Area Design Code providing design principles for specific Green Infrastructure and Built Form components for this ADC.

PART D
DETAILING THE PLACE

Provides design principles on the detailing elements of the landscape and public realm and built form.

APPENDIX 1

Contains instructions on how to complete the template of the Area Design Code Compliance Checklist for inclusion in a Compliance Statement. This must be completed and submitted alongside any future Reserved Matters Applications.

HANWOOD PARK AREA DESIGN CODE 1

A: INTRODUCTION

HOW TO READ THE ADC

The ADC should be read alongside the accompanying Regulatory Plan. The Regulatory Plan is the most important Design Code drawing and forms the overriding design control tool. The chapters and contents in the ADC directly relate to the key in the Regulatory Plan. Together, the ADC with the Regulatory Plan provide the parcel and plot design fixes which all future RMAs will be considered against. Adherence to the Regulatory Plan will ensure that all phases of the development will follow the core vision and integrate effectively with their immediate and wider surroundings.

DESIGN CODE COMPLIANCE

Applications for approval must comply with the MDC and relevant Area Design Code (ADC). Information within this Design Code will be categerised as follows:

'MUST' / 'MUST NOT' – elements that are mandatory design fixes. Requirements within this category cannot be varied. Mandatory design fixes within tables will be marked with the symbol (M).

'SHOULD' – This category outlines recommended good practice that is expected to be followed. Variations from these requirements are only permissible through the compliance statement justification process. Departures from specific design principles or elements within the Design Codes will only be considered acceptable where a clear and robust rationale is provided. Justifications may include, for example, enhanced placemaking outcomes, responses to updated legislation or planning policy, technological innovations, or unforeseen site constraints. Any instances of non-compliance must be clearly explained and justified in the Compliance Checklist provided in the Appendices.

'COULD / CAN / MAY' - Optional design measures for consideration.

In some instances, good and poor examples are provided to help the understanding of the key principles. These are marked with green ticks or red crosses as below:

Good Example Bad Example

A Statement of Compliance will be required for each RMA and must include a completed MDC & ADC Compliance Checklist. Images and/or overlays with supporting text should be provided to clearly demonstrate how the RMA responds to specific elements of the MDC and relevant ADC.

OTHER RMA SUBMISSION REQUIREMENTS

Applicants for RM approval will need to demonstrate and provide the following:

Context Plan - A RMA site boundary plan showing the site in relation to adjacent parcels and character areas as set out in the Area Code.

Composite Plan Overlays– A composite plan showing: overlays of the proposal in context of adjacent streets, blocks and open space, the response to parameters and principles as set out in the MDC Framework Plan & relevant ADC Regulatory Plan to show:

- Movement network & street hierarchy
- Development blocks / open space
- Placemaking elements

Coloured Layout Plan - A 1:500 scale drawing with landscape strategy clearly and accurately illustrated.

House Type Pack elevations

All Street Elevations in colour

Materials Plan - A plan showing the proposed roof materials & boundary treatments (materials & colour)

Car Parking Strategy

Public Realm Details - Plan(s) showing surface treatment, planting, street furniture, lighting and play areas.

Reference to national design policy and best practice, including Manual for Streets as relevant.

THE REGULATORY PLAN

CONTEXT

- Area Design Code 1 Boundary

NEIGHBOURHOODS & PLACEMAKING

- DC District Centre Neighbourhood *(Refer to MDC)*
- PO Poplars Neighbourhood *(Refer to MDC)*
- Residential (Refer to Built Form Chapter)
- Education (Refer to Key Groupings Chapter)
- Mixed-use & Community Facilities (Refer to Key Groupings Chapter)
- Areas already constructed or with RM approval

KEY GROUPINGS

- Central Open Space
- District Centre
- Local Centre
- Central Avenue
- Woodland Gateway

GREEN & BLUE INFRASTRUCTURE

Existing Assets

- Existing Woodlands
- Existing Water Bodies

Green Components

- Central Open Space
- Shaft Field Green
- Poplars Walk
- Green Links
- LEAPS
- Proposed Woodland
- Proposed Allotments
- Amenity Green Space

Blue Infrastructure

- Existing Attenuation Basins
- Proposed Indicative Attenuation Basins
- Proposed Swales / Ditches

MOVEMENT AND ACCESS

- Primary Site Access Points (All modes)
- Secondary Site Access Points (All modes)
- Active Travel Routes Site Access Points (Pedestrian/ Cyclist)

Street Hierarchy

- Primary Street (Formal) - *(Refer to MDC)*
- Primary Street (Informal) - *(Refer to MDC)*
- Secondary Street - *(Refer to MDC)*
- Indicative Tertiary Street and Cross Parcel Permeability - *(Refer to MDC)*

Active Routes Network

- Existing Footpaths (PRoW) - *(Refer to MDC)*
- Existing Bridleways (PRoW) - *(Refer to MDC)*
- Rerouted Footpaths (PRoW) - *(Refer to MDC)*
- Indicative Multi-User Active Travel Route - *(Refer to MDC)*

Public Transport Network

- Existing Bus Stop Locations - *(Refer to MDC)*
- Indicative Proposed Bus Stop Locations - *(Refer to MDC)*

Access to Minor Routes & Parcels

- Access Point: fixed location
- Access Point: indicative location

BUILT FORM

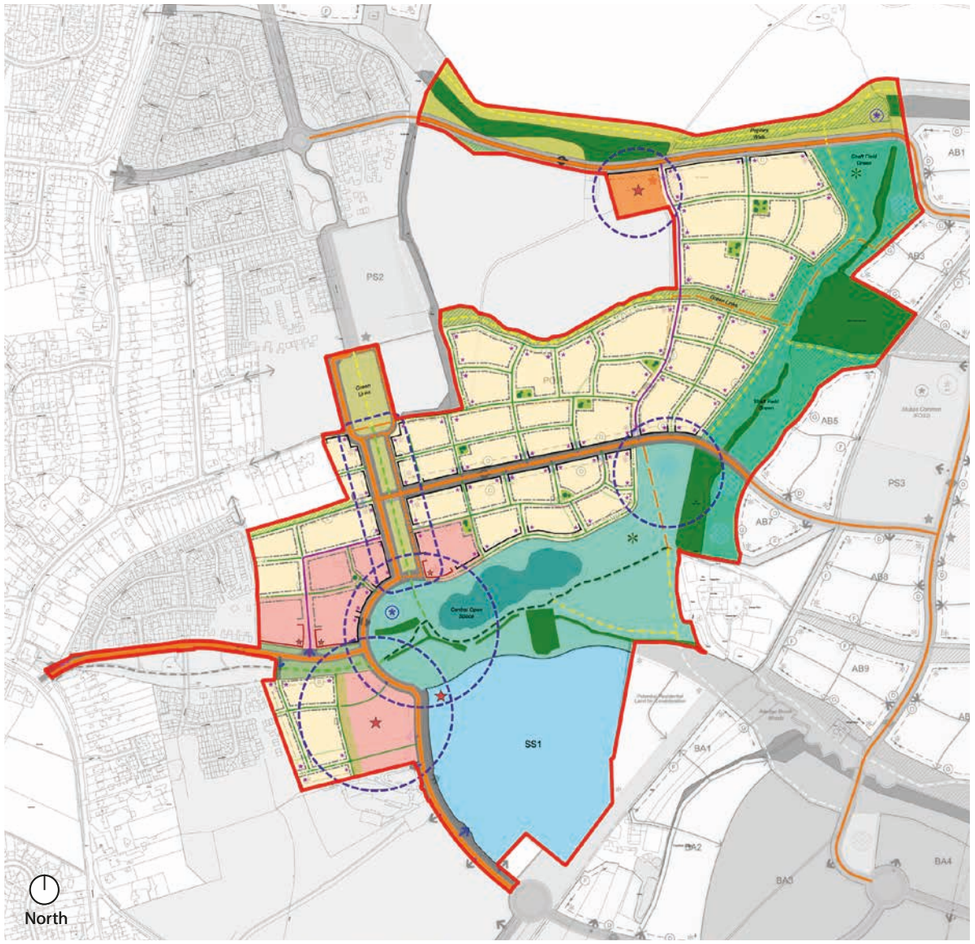
- Landmark Buildings - *(Refer to MDC)*
- Marker Buildings - *(Refer to MDC)*
- Continuous built form frontages
- Indicative Built form frontages addressing secondary and tertiary streets
- Indicative non-residential built form frontages
- Indicative Pocket Parks
- Indicative Residential Courtyards

Frontage Characters

- A District Centre Crescent
- B Formal Primary Street Frontage
- C Central Open Space Interface
- D Informal Primary Street Frontage
- E Secondary Street Frontage
- F Linear Green Edges
- G Rural Green Edge

HANWOOD PARK AREA DESIGN CODE 1

A: INTRODUCTION



ADC1 Regulatory Plan (Drawing reference: 02126_ADC1 Regulatory Plan_RevP1)

THE REGULATORY PLAN

The Regulatory Plan is the platform upon which all detail within the ADC is based. It sets out graphically, and through the text in the key, the mandatory elements of the development, and their location, and status. Its purpose is to ensure that the parcel and plot elements will be consistently reflected through all phases of detailed design and development.

The structure of the Area Design Code follows the same structure as the key on the Regulatory Plan. Requirements of the Regulatory Plan are set out in more detail within the Area Design Code and therefore these documents must be read in conjunction.

All Reserved Matters Applications must conform to the elements set by the Regulatory Plan. Adherence to the Regulatory Plan will ensure that all areas of development integrate effectively with their immediate and wider surroundings.

PART B: VISION, BACKGROUND & CONTEXT

B: VISION, BACKGROUND & CONTEXT

VISION FOR HANWOOD PARK

The Vision aims to encapsulate the place that Hanwood Park will become over the next 10–15 years. The Vision reflects the results of extensive consultations, and supports the potential future role of Kettering in supporting housing growth in North Northamptonshire. It responds to the special and important qualities of the site, particularly its landscape setting and its relationship to the strategic movement network, the character and qualities of the town today provides flexibility for changing needs, and derives inspiration from some of the most successful communities of recent years.

The following vision points below form the foundation of the Master Design Code and subsequent Area Design Codes. They are intended to ensure that future detailed design proposals remain aligned with the core principles guiding this development.

Built to Last: Homes not houses

- A place with a strong sense of community and identity
- A well-connected and coherent extension to the town of Kettering
- A series of identifiable neighbourhoods which respond to their unique setting
- A place with accessible and walkable (15 min concept) schools, shops, parks, sports facilities and open space

A Place that Promotes Health & Wellbeing

- Walkable, people-first communities where daily needs; schools, shops, parks, healthcare and cultural spaces are all within a short walk or cycle, supporting healthy, active, and social lifestyles

HANWOOD PARK AREA DESIGN CODE 1

B: VISION, BACKGROUND & CONTEXT

A Sustainable & Resilient Community

- A model for sustainable living; where homes, workplaces, and public spaces are designed to be low-carbon, energy-efficient and regenerative
- A place that contributes to addressing climate change and building supports long-term resilience and stewardship.

Inclusive Neighbourhoods with a Strong Sense of Belonging

- Neighbourhoods built around local community hubs (places and spaces) with a thriving mixed-use destination at the heart
- A mixed and balanced community offering a range of housing choice close to nature and open space
- A place that integrates community, culture and identity

Living Close to Nature

- A landscape-first community where green and blue infrastructure, biodiversity and natural heritage are woven into daily life
- A place that builds upon the rich and diverse landscape and setting of North Northamptonshire
- Provide connections to the River Ise, the countryside and local recreational resources
- An environment that supports wellbeing, climate resilience and provides a closer connection to nature and water.

ADC1 SUMMARY OF CONSTRAINTS AND OPPORTUNITIES

Topography and Flooding

A brook runs north-south through the site, causing a drop in topography and narrow floodzone.

A smaller branch of the brook runs east-west with minimal impact to topography and no associated floodzones.

Landscape

A Grade 1 hedgerow follows the course of the east-west brook, bisecting the site. A small patch of woodland with an offset Root Protection Area (RPA), lies to the centre of this brook corridor.To the south, an adjoining Grade 2 hedgerow contaning Category A trees delineates the field boundary.

A number of trees with high to medium bat potential are identified across the site with further woodland areas at the Shaft Spinney, The Osier Bed and a tree belt connecting The Poplars to the eastern edge of the existing development.

Access and Movement

The Public Rights of Way network connects Barton Road east to Cranford and Poplar's Farm Road to Shaft Field Spinney and onwards north. The two east-west footpaths are connected by two north-south footpaths.

The site adjoins a number of development parcels that are underconstruction. Vehicular access points will have to be provided to align with consented plans.

Utilities

An overhead 11kV electricity wire enters the site at The Grange and Cranford Road. The sewer network largely follows that of the water pipelines, adjacent to the existing development.

HANWOOD PARK AREA DESIGN CODE 1

B: VISION, BACKGROUND & CONTEXT

ADC1 Regulatory Plan (Drawing reference: 02126_ADC1 Regulatory Plan_RevP1)

- Master Design Code Boundary
- Public Rights of Way (PRoW)
- 1m Contours
- Surface Water
- Flood Zone 2 (1 in 1000 or greater chance of flooding each year)
- Flood Zone 3 (1 in 100 or greater chance of flooding each year)
- Trees with High to Medium Bat Potential
- Grade 1 Hedgerows
- Grade 2 Hedgerows
- Grade 3 Hedgerows
- Grade 4 Hedgerows
- Woodland
- Category A Trees
- Category B Trees
- Category C Trees
- Category U Trees
- Root Protection Areas
- Archeology Monument
- Electric Overhead Lines 135kV
- Electric Overhead Lines 11kV
- Sewers
- Water Pipes
- Utilities Easements
- Existing Electrical Substations

PART C: SPATIAL ELEMENTS - KEY GROUPINGS

KEY GROUPINGS

Key Groupings are distinctive locations within the site that represent principal destinations where buildings, movement corridors, and public spaces come together to create vibrant, memorable settings. These areas are designed to encourage people and activity to converge, forming key focal points that contribute to the identity and character of Hanwood Park.

Given their importance in shaping the sense of place, Key Groupings require tailored design guidance. Their design must carefully respond to important views, vistas, open spaces, and the surrounding public realm to ensure they positively contribute to the overall placemaking strategy.

The Regulatory Plan identifies five Key Groupings within Area Design Code 1:

- Central Open Space
- Central Avenue
- Woodland Gateway
- District Centre
- Local Centre

Reserved Matters Applications (RMAs) must follow the design principles outlined in this section, using the illustrations provided within the Area Design Code (ADC) to inform their proposals. RMAs must clearly demonstrate how the layout of buildings, routes, and spaces within their application acknowledges and responds to these focal points, key views, and the surrounding public realm where relevant.

Example of a Key Grouping

Example of a Key Grouping

Example of a Key Grouping

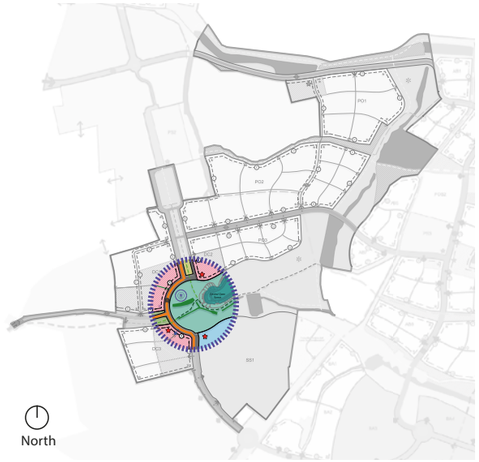
HANWOOD PARK AREA DESIGN CODE 1

C: SPATIAL ELEMENTS

Key Groupings Plan

CENTRAL OPEN SPACE KEY GROUPING

The Central Open Space presents a unique opportunity to create a truly special place. Set within a distinctive parkland setting, the Central Open Space will act as the vibrant focal point for the community, bringing together a diverse mix of residential, community, educational, and commercial uses. Its prominent position at the intersection of a number of key routes makes it a naturally sustainable destination.



Key Plan

Key Design Principles

Built Form

- Residential 3 storey townhouses **must** be proprosed along the north western frontage addressing the crescent of Central Open Space. Refer to Frontage Character A for further detailed design principles.
- A landmark mixed use building **must** be proposed on the south western corner of DC2. A food and beverage operator **should** be proposed in this location to take advantage of this south facing plot.
- A small kiosk/mobility hub pavilion buiding **should** be provided in the centre of Central Open Space at the main interchange of routes.
- All buildings addressing the Central Open Space **should** have a complementary and harmonious architectural language and palette of materials.
- Building heights **must** accord with the parameters stipulated in the parameter plan.

Landscape

- Open Space **should** be retained where possible.
- SuDs systems such as basins and swales, or permeable paving should be incoporated to manage surface water and provide landscape interest.
- Trees or alternative soft landscaping features **should** be used to help visually guide desire lines or pedestrian permeability routes.
- Landscaping in DC3 and along the edge of the Central Open Space **must** be used to address and emphasise the crescent shape of Central Open Space.
- Lighting within the Central Open Space **should** be provided to accentuate key spaces/furniture/routes and encourage the use of the space throughout different times of the day.

HANWOOD PARK AREA DESIGN CODE 1

C: SPATIAL ELEMENTS

Access & Movement

- A clear hierarchy of routes **should** be designed to ensure clear, direct and legible routes will permeate through this Central Open Space. This could involve a mixture of hard landscaping, wayfinding, signage or landscape cues.
- The pedestrian/cycle access points **should** be adhered to. Convenient, direct links to these key access points **should** be provided.
- Pedestrian and cycle movement **must** be prioritised on entering the Central Open Space Key Grouping to provide a safe environment for active travel. Key crossing points **should** be provided along key desire lines. These **should** be clearly demarcated with a change in material.
- Cycle/scooter parking locations **should** be integrated in the Central Open Space along key desire lines. These areas **must** be overlooked with natural surveillance.
- A slow speed environment **should** be promoted along the Primary Street. This **should** be achieved by minimising the carriageway width and implementing traffic calming measures such as visual narrowing, material changes, build outs and/or visitor parking.
- Parking courts **should** be overlooked and have natural surveillance.
- Hard landscaping within parking courts **should** minimise the use of expansive tarmac surfaces. Alternative and diverse materials and treatments to break up the space, create visually appealing, pedestrian-friendly, and environmentally sensitive spaces **should** be explored.

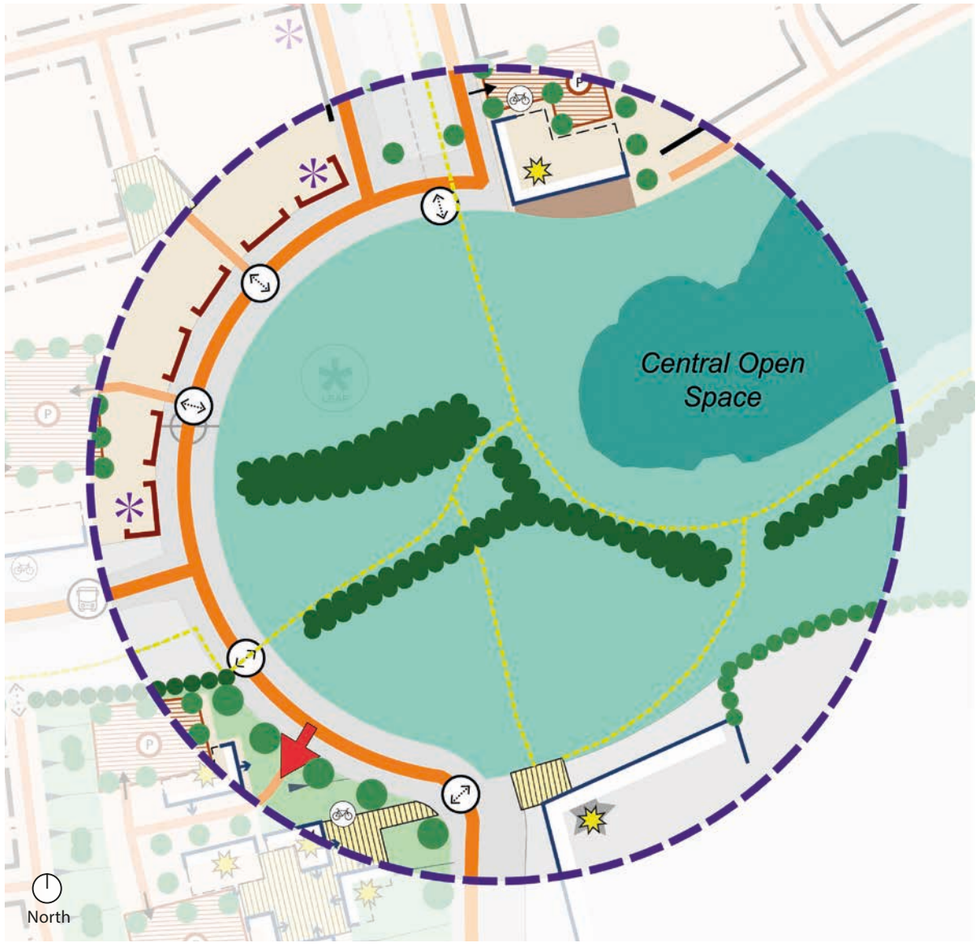
CAPTION

Existing Landscape features around COS should be retained

CAPTION

C: SPATIAL ELEMENTS

CENTRAL OPEN SPACE SPATIAL FRAMEWORK PLAN

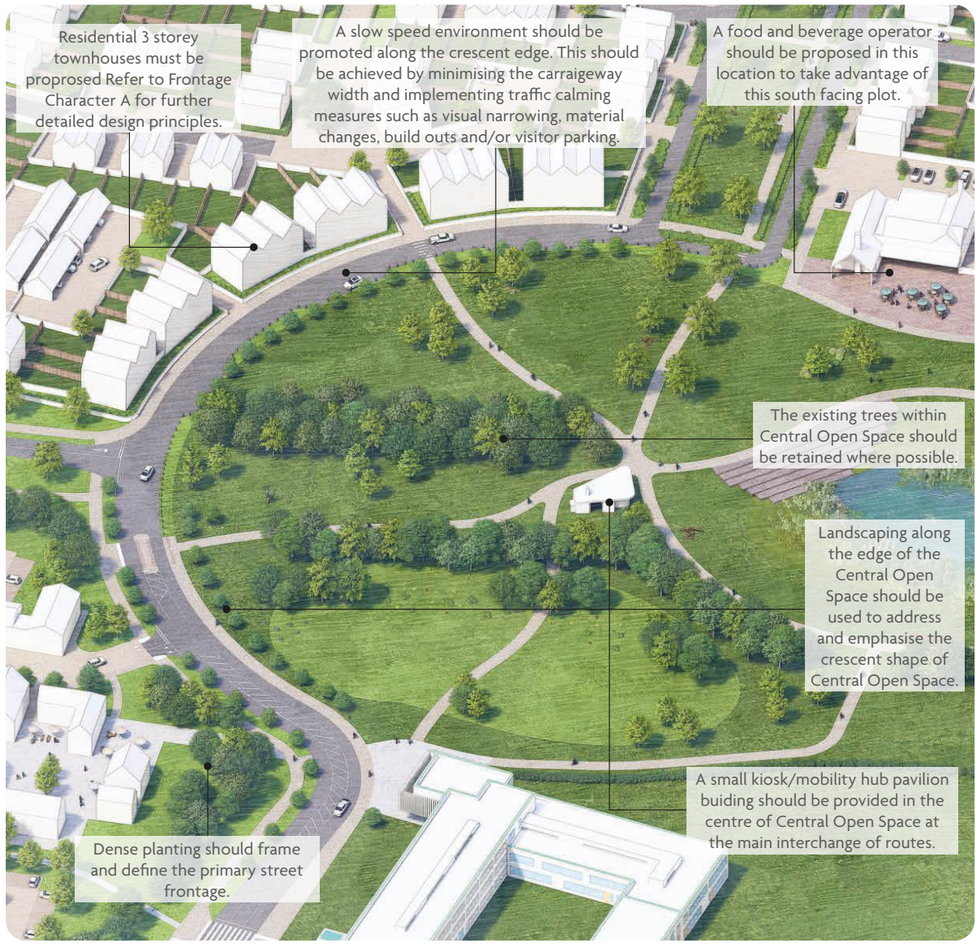


Central Open Space Spatial Framework Plan

- Key grouping extents
- Mixed-use frontages
- Indicative building footprint
- Landmark buildings
- Marker buildings
- Residential set piece frontage
- Continuous built form addressing primary street
- Built form addressing secondary and tertiary streets
- Indicative parking court
- Vehicular access points
- Pedestrian access points
- Pedestrian crossing points
- Proposed primary street
- Proposed secondary street
- Proposed cross parcel permeability (indicative)
- Proposed pedestrian footpaths (indicative)
- Indicative cycle/scooter parking
- Indicative bus stops
- Existing hedge/trees
- Proposed trees (indicative)
- Proposed amenity green space
- Indicative square/forecourt
- Existing SUDS basin

HANWOOD PARK AREA DESIGN CODE 1

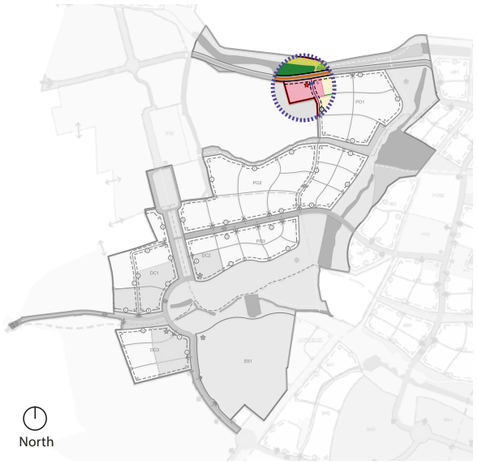
C: SPATIAL ELEMENTS



Key Grouping - Central Open Space - Illustrative 3D view

LOCAL CENTRE KEY GROUPING

The Local Centre is located on the northern edge of the Poplars Neighbourhood, adjacent to the FOS1 proposals. By clustering mixed uses with the proposed sports facilities, the Local Centre will become a key local destination, supporting regular community activities and enhancing opportunities for social interaction. The Local Centre is intended to complement, not compete with, the main services of the District Centre. It will therefore offer a modest but carefully curated mix of uses tailored to meet the day-to-day needs of the surrounding neighbourhood. If commercial viability limits the potential for a mixed-use offering, an alternative, residential-led proposal may be considered acceptable. Any such approach **must** clearly demonstrate strong placemaking and urban design principles to ensure that a well-considered and comprehensively designed alternative is brought forward.



Key Plan

Key Design Principles

Built Form

- Residential frontage **must** be proposed along the interface with the Primary Street. This **must** accord with the Primary Street Frontage Character design principles.
- Mixed uses within the Local Centre **should** be designed to form a courtyard arrangement.
- The buildings must positively address the courtyard and **should** share a coherent and consistent design language that unifies the space visually and functionally. This **should** include harmonised materials, proportions, architectural details, and/or rhythms that respond to the scale and character of the courtyard.
- Mixed use buildings along the southern edge of the Local Centre **should** ensure they have active frontages overlooking the play facilities shown in the FOS1 proposals.
- Mixed Use buildings **should** accord with the additional "Mixed Use Built Form Design Principles" set out on page XX
- The Mixed-use buildings **must** be designed to be Landmark buildings (as defined in the Master Design Code)
- Building heights **must** accord with the parameters stipulated in the parameter plan.

Landscape

- The courtyard space **must** be designed to facilitate and maximise opportunities for spill out activities.
- Robust, durable and aesthetically pleasing hard landscaping **must** be used for the courtyard space. This **should** be in keeping with the Poplars Neighbourhood guidance on materiality and tone.
- Large monotonous areas of hard landscaping in the courtyard **should** avoided. Spaces **should** be broken up and defined with a mixture of hard and soft landscape elements.
- Soft landscaping **must** be integrated in the courtyard. Trees, planters, or hedges **should** be used to help define spaces and provide shade where appropriate.
- SuDs systems such as rain gardens, bioswales could be incoporated to manage surface water and provide landscape interest.
- Large marker trees **should** be proposed by the main entrance to the Local Centre.
- The Local Centre **should** continue the proposed woodland planting on the eastern edge of FOS1. However, views into the local centre **must** be provided for to ensure the mixed use buildings are not hidden.
- Trees or alternative soft landscaping features **should** be used to help visually guide desire lines or pedestrian permeability routes.

HANWOOD PARK AREA DESIGN CODE 1

C: SPATIAL ELEMENTS

- Lighting within the courtyard **should** be provided to accentuate key spaces/furniture/routes and encourage the use of the space throughout different times of the day.
- Lighting within the District Centre **should** be provided to accentuate key spaces/furniture/routes and encourage the use of the space throughout different times of the day.

Access & Movement

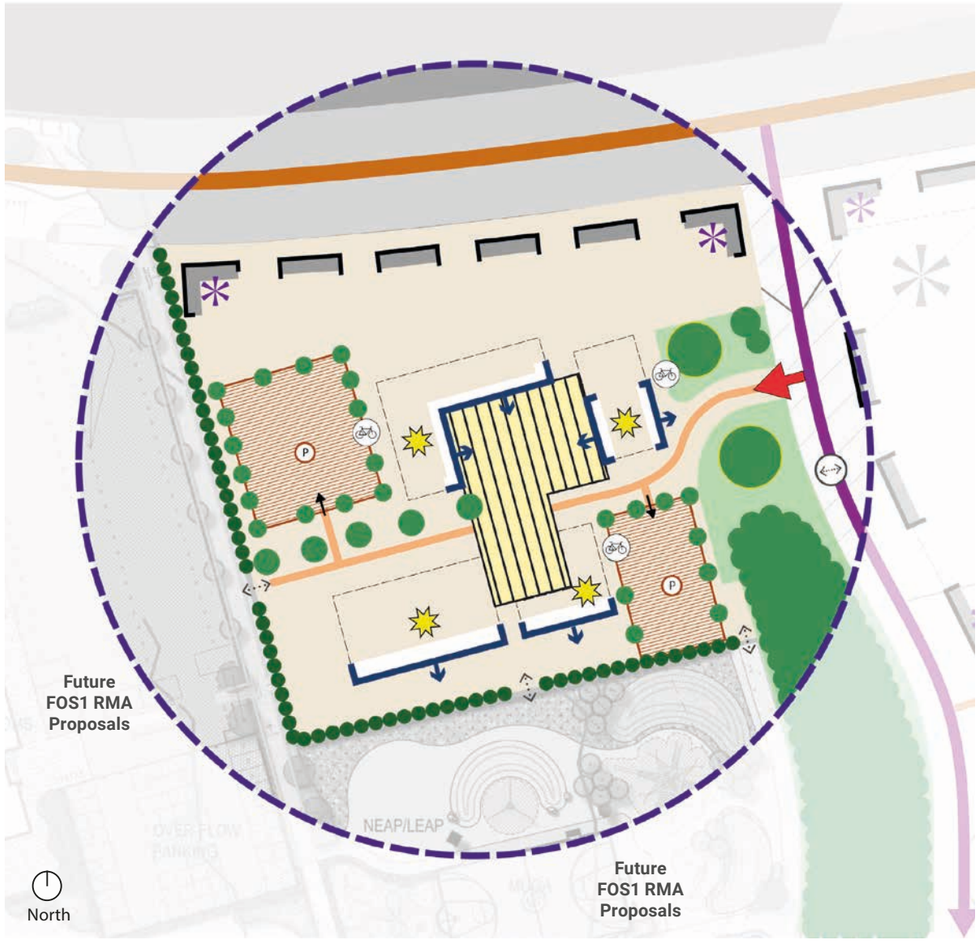
- Parking courts **should** be proposed to the side or rear of buildings. They **must** be softened with soft landscaping utilising hedges and trees to breakup rows of parking.
- Hard landscaping within parking courts **should** minimise the use of expansive tarmac surfaces. Alternative and diverse materials and treatments to break up the space, create visually appealing, pedestrian-friendly, and environmentally sensitive spaces **should** be explored.
- Parking courts **should** be overlooked and have natural surveillance.
- Cycle/scooter parking locations **should** be integrated in the Local Centre along key desire lines. These areas **must** be overlooked with natural surveillance.
- Sufficient parking **should** be provided for those with disabilities. Disabled parking **should** be provided with bays located closest to the entrance of the buildings.
- The pedestrian/cycle access points **should** be adhered to. Convenient, direct links to these key access points **should** be provided.
- A clear hierarchy of routes **should** designed to ensure clear, direct and legible routes will permeate through this space. This could involve a mixture of hard landscaping, wayfinding, signage or landscape cues.
- Landscaping proposals **must** consider how slip hazards can be avoided.

CAPTION

CAPTION

CAPTION

LOCAL CENTRE SPATIAL FRAMEWORK PLAN

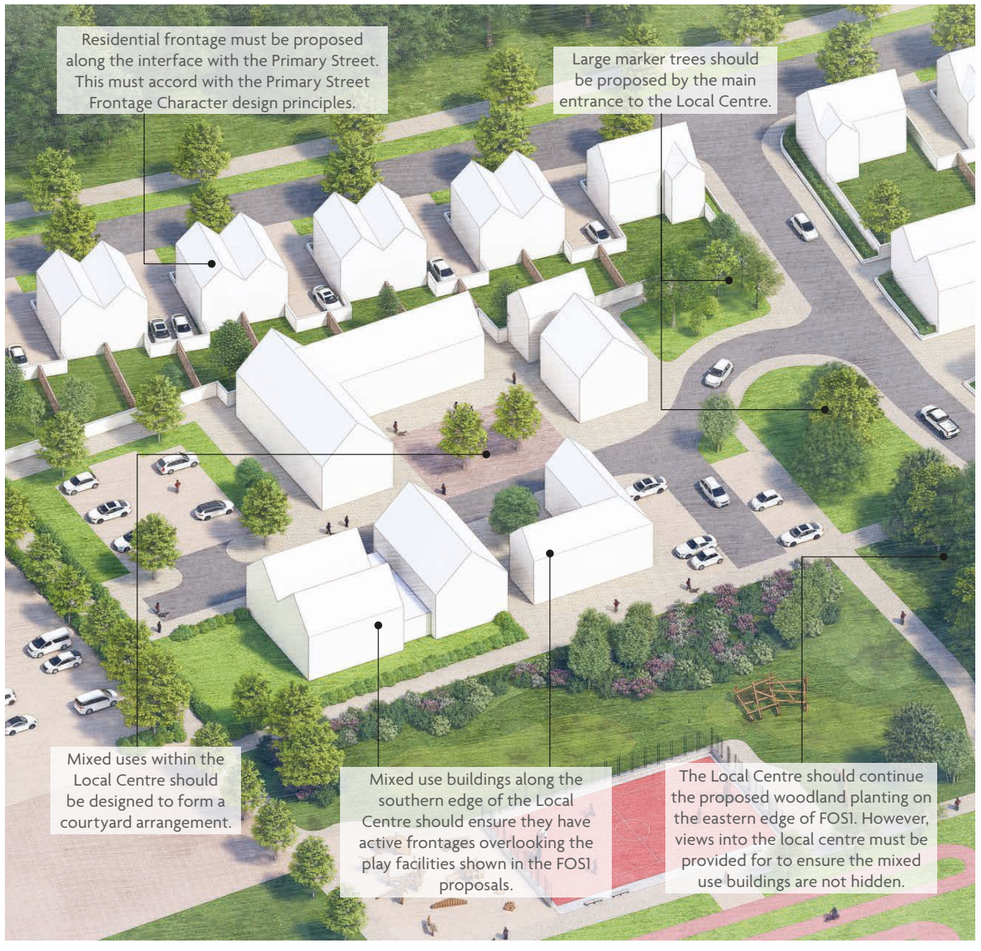


Local Centre Spatial Framework Plan

- Key grouping extents
- Mixed-use frontages
- Indicative building footprint
- Landmark buildings
- Marker buildings
- Indicative parking court
- Indicative courtyard space
- Indicative vehicular access point to Local Centre
- Indicative vehicular access to parking court
- Pedestrian access points
- Indicative pedestrian crossing points
- Proposed primary street
- Proposed secondary street
- Proposed cross parcel permeability (indicative)
- Indicative cycle/scooter parking locations
- Proposed hedge boundary
- Proposed trees (indicative)
- Large marker tree
- Proposed woodland landscaping
- Proposed amenity green space

HANWOOD PARK AREA DESIGN CODE 1

C: SPATIAL ELEMENTS



Key Grouping - Local Centre - Illustrative 3D view

MIXED USE BUILT FORM DESIGN PRINCIPLES

Facade Design / Order & Hierarchy

- Mixed uses should be clearly defined throughout the building, particularly at the ground level, to enhance character and visual interest. Variations in use should be expressed through changes in material, colour, and detailing using local characteristics as potential cues to celebrate local identity.
- Frontages should reflect the building's overall scale, proportion, and architectural language while allowing for distinction at the base. Subtle projections, high-quality materials, and differentiated treatments can help articulate ground-floor uses.
- Balconies should be integrated into the façade to activate upper levels and contribute to visual interest. The elevation should support signage and active uses, with a clear vertical and horizontal order that complements the building's form.

Active Frontages

- Fenestration should offer clear views to the street, with interior layouts designed to support active uses at the front—especially at ground level.
- Large areas of glazing to provide active frontage and adequate internal lighting levels should be proposed but should take account of internal arrangements and the need for privacy in some areas.
- Rear and flank elevations must be animated with windows, entrances, or detailing to avoid blank façades. Internal layouts should be coordinated to ensure these elevations contribute effectively to overlooking and natural surveillance of the public realm.

Building Usage & Overspill Activity

- Buildings should incorporate active uses at the front with clear views onto the street. Restaurants, cafés, and pubs should provide outdoor dining or spill-out areas at ground level to enhance street engagement.
- Where thresholds are wide enough, uses should be encouraged to extend into adjacent spaces. Spill-out areas must be thoughtfully designed and integrated into the building façade, with clear strategies for their management and maintenance.

Clear Entrances

- Main entrances should be prominently located along the street and clearly defined using architectural elements such as framing, recesses, or material changes. Long frontages should include secondary entrances at regular intervals to maintain activity and permeability.
- Canopies and security measures should be integrated into the design from the outset. If shutters are required, they should be internal and visually permeable—not solid.

Clear Signage

- Signage should be clear, legible, and complement the building's character. It must be well-proportioned, visually consistent, and located within a defined zone between ground and first floors on mixed-use buildings.
- Large and oversized fascia signs and branded adhesive films should be avoided. Hanging signs should be positioned uniformly above pavement level, with at least 1 metre of defensible space to prevent damage.

Flexibility

- Non-residential spaces should be designed for adaptability, allowing for future changes such as sub-division into smaller units without significant structural alteration.

Ancillary Uses

- Servicing and storage areas should be located at the rear of buildings or beneath podiums where possible, avoiding key frontages unless unavoidable. Where inactive frontages are necessary, their visual impact should be mitigated through design treatments.
- Refuse and recycling facilities should be integrated within the building or housed in self-contained, secure, well-ventilated enclosures. Commercial bin stores must be screened, accessible, and considered in detail at the planning stage.

HANWOOD PARK AREA DESIGN CODE 1

C: SPATIAL ELEMENTS

Flank elevations should be enlivened with glazing where possible.

Mixed uses are expressed clearly but integrated seamlessly.

Entrances should be clearly expressed.

Buildings should sensitively integrate with the wider context

Buildings should sensitively integrate with the wider context

Maximise spill-out space in front of cafes and restaurants.

SECONDARY SCHOOL

The Secondary School will be one of the most visible and visited locations and its design should demonstrate a strong response to this significance. The opportunity is presented for a building(s) of outstanding architectural merit that will in the future be seen as exemplars for the integration of education within a comprehensively planned development. The masterplan paves the way for a largely unconstrained design: through the bold yet sophisticated manipulation of form, scale, layout and materials, a design response of exceptional quality is anticipated.

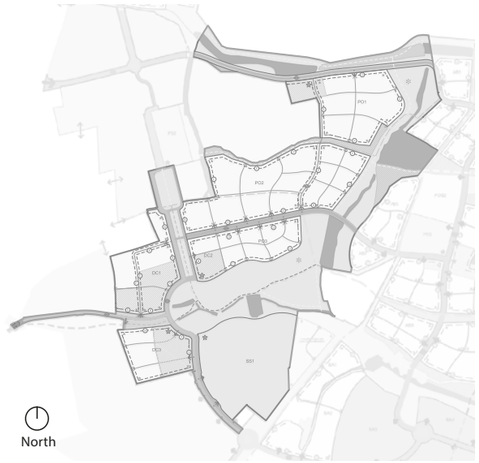
Key Design Principles

Built Form

- The design of the school building must reflect their uniquely prominent locations as a local landmark.
- The school building must positively address the main street by organising entrances and principal elevations such that they face them.
- The design of the school building should complement the neighbouring public realm and respond to the design language established by the local context.
- Further references for safety and security include: School Output Specification: Generic Design Brief; Building Bulletin BB103: Area guidelines for mainstream schools; BB100 Design for fire safety in schools; Technical Annex 2G: Electrical services, communications, fire and security systems; and Secured by Design.

Landscape

- A landscaped forecourt must be provided in front of the main entrance to the schools. The school forecourt design must create a well integrated arrival space utilising hard and soft landscaping elements to frame the space. The forecourt should be demarcated with a change in material that is robust and of high quality that complements the surrounding architecture.
- Appropriate street furniture and lighting must be provided to accommodate multi-functional use of the space.
- Soft landscape treatments within the school grounds should include more natural spaces, including outdoor classrooms, to enhance opportunities for learning and interacting with nature.



Key Plan

- Consideration should be given to using tree planting to assist with solar shading and potential overheating issues often faced in education buildings where large windows are desirable.
- Sensory planting areas should be included to support engagement and interaction.
- Lighting of routes and open spaces / pitches on the grounds of the school should be designed to eliminate negative impact on neighbouring properties

Access & Movement

- The school must be easily accessible via a network of safe cycle/pedestrian routes and public transport in order to encourage sustainable and active travel.
- The configuration of the school building(s) and boundary treatment must create suitable and safe arrival areas for pupils and visitors.
- Parking areas must be carefully considered to minimise visual impact.
- Sufficient parking must be provided for teachers/ staff.
- Disabled parking must be provided with bays located closest to the entrance of the school building.
- Cycle and scooter parking should be sheltered, secure and easily accessible.
- Visitor cycle and scooter parking should be provided close to entrances.

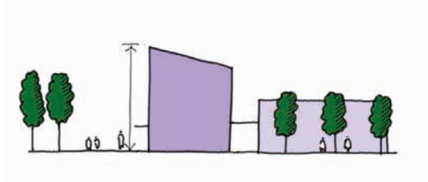
HANWOOD PARK AREA DESIGN CODE 1

C: SPATIAL ELEMENTS

Key School Built Form Design Principles

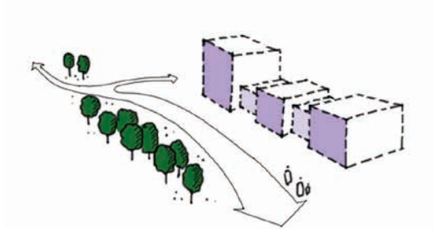
Height and Massing

- The massing and height of the school buildings must be concentrated in areas that will ensure its visibility is maximised when seen as part of long-range views.



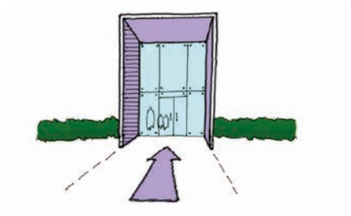
Roofscape and Articulation

- The roofscape and articulation of elevations of the school building should create rhythm and visual interest, breaking up the large building footprint. Large expanses of dull or monotonous elevations must be avoided.



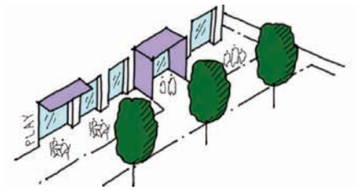
Celebrating Entrances

- The main entrance of the school facade must be architecturally prominent for example through the use of materiality, glazing and the use of additional external structures or features. Entrances must be suitably expressed and 'celebrated' as a focus for the design of the elevation.



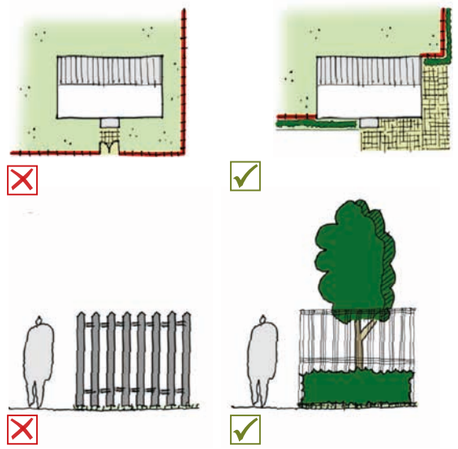
Frontages Addressing Public Realm

- Facades which front the public realm must maximise active frontages. This will provide natural surveillance and assist in creating animation along the street scene.
- Due consideration must be given to the fenestration of the schools in order to safeguard the close visibility of children from the public realm.



Boundary Treatments

- The school building should be integrated with the secure perimeter boundary to minimise the fence line used to separate the school grounds from the public realm.
- Robust, high quality landscaping should be provided as a means of softening extensive school boundaries.
- Suitable landscaping must be considered as a means of softening the boundary fence.



C: SPATIAL ELEMENTS

SECONDARY SCHOOL SPATIAL FRAMEWORK

Secondary School Spatial Framework Plan

- Indicative school frontage
- Indicative school build zone
- Indicative parking area
- Indicative playing fields area
- Indicative school forecourt
- Indicative school courtyard
- Indicative school fence
- Indicative vehicular access point
- School main entrance
- School secondary entrance
- Indicative pedestrian leisure routes
- Existing bridleway
- Proposed primary street
- Indicative pedestrian crossing points
- Built form emphasis on key corner
- Indicative cycle/scooter parking locations
- Existing pumping station
- Existing hedgerows
- Proposed hedgerows
- Indicative trees

HANWOOD PARK AREA DESIGN CODE 1

C: SPATIAL ELEMENTS

St Gabriel's C of E Academy, Rugby

Ermine Street Church Academy, Alconbury Weald

Houlton Secondary School, Rugby

Trumpington Park Primary School, Cambridge

Lakeside Nursery & Primary Academy, Princess Royal Barracks

Trumpington Community College, Cambridge

PART C: SPATIAL ELEMENTS - LANDSCAPE SPACES

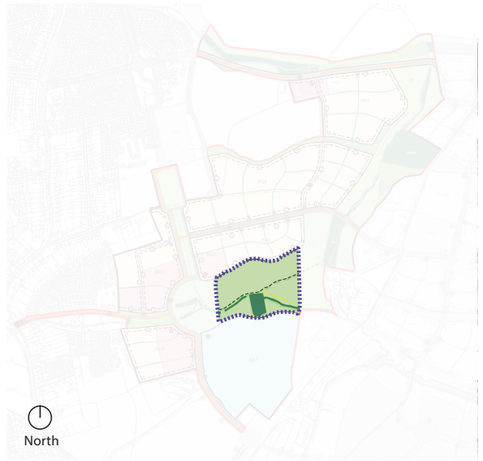
CENTRAL OPEN SPACE CENTRAL

Central Open Space Central serves as a community-focused parkland, featuring a community orchard and designated play spaces. It forms a key part of the public realm, establishing a vibrant waterside destination for Hanwood Park to the west of the existing SuDS feature. The space is defined by an informal waterside character, incorporating wet grasslands, meadows, parkland, and scattered trees.

Functioning as a transitional zone, this area provides a sensitive interface between the residential development and the Newt Reserve Biodiversity Priority Area. Its design must be guided by an ecological strategy to ensure that the edges of the Newt Reserve are treated with sensitivity, promoting both ecological integrity and a positive user experience.

Mandatory Fixes and Guidance

1. The existing SuDS feature will act as the key focal point for the space. The pond must maintain a permanent water level as well as the required freeboard to meet attenuation volumes. The banks of the SuDS feature should include landscape features, such as species rich grassland, that disuade public access.
2. Existing vegetation must be retained and enhanced to ensure that a strong east-west wildlife corridor is maintained along the length of the southern boundary. Where required, new planting must be provided to maintain connectivity and 'gap up' wildlife features.
3. Central Open Space Central must provide a community orchard as part of the productive landscape provision outlined in the Master Design Code. Speices should include local varieties, planted on a 6m spacing grid. The community orchard must be publicly accessible and should connect to the active place route and pedestrian routes.
4. The 'local' play space must be compliant with FiT best practice guidance and should be focused on educational and productive landscape elements. The play space must be inclusive and offer opportunities for all ages and abilities.



Key Plan

SuDS feature © Alconbury BMD

Orchard tree planting © Rugby BMD

Play space © Alconbury BMD

HANWOOD PARK AREA DESIGN CODE 1

C: SPATIAL ELEMENTS

Central Open Space Central - Design Principles Plan

- Area Design Code 1 Boundary
- Existing Vegetation
- Existing Ponds
- Existing Watercourse
- Vehicular Route
- Active Place Route
- Leisure Route
- Pedestrian Route
- Bridleway
- Mown Paths
- Play on the Way Route
- Site of Local Play
- Crossing Points
- Feature Trees
- Orchard Trees
- Parkland Trees
- Street Trees
- Woodland Creation
- SuDS Feature
- SuDS Planting
- Grassland
- Wildflower Meadow
- GCN Reserve
- Hard Landscape
- Contours
- Seasonal Cafe
- Key Areas

SHAFT FIELD GREEN NORTH

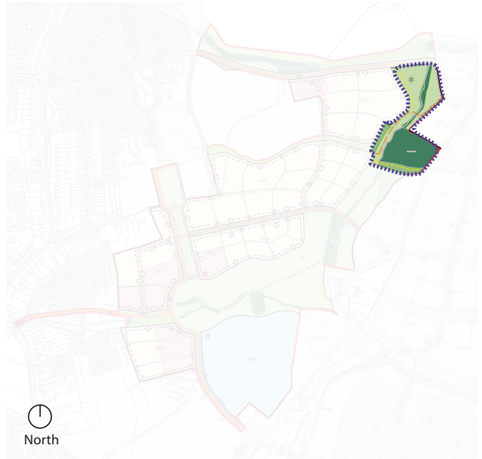
Shaft Field Green North is characterised by its existing natural features, including woodland blocks and water courses. As a designated Biodiversity Priority Area, it plays a vital role as both a wildlife corridor and a visual buffer between development parcels.

This important piece of green infrastructure is central to enhancing habitat connectivity; strengthening existing ecological links while creating opportunities for access and enjoyment by both residents and wildlife.

Existing woodland areas must be retained and enhanced through additional woodland planting. In Shaft Field Green North, the landscape should incorporate spaces for recreation, open parklands, community allotments, orchards and SuDS features, ensuring multifunctional use that supports biodiversity, water management and community wellbeing.

Mandatory Fixes and Guidance

1. The allotments must be sited to provide an accessible facility for all parts of the development. Pedestrian and cycle routes must be promoted as the primary means of access, although visitor and delivery access for vehicles must be provided for occasional use. Useable open space must be provided to the east of the allotments. Smaller, shared and accessible growing beds should be provided within the allotment for use by residents who do not want to take on a larger plot.
2. The community orchard must act as a gateway feature at the entrance to Shaft Field Green North, providing a natural edge to the allotments. Species should include local varieties set out in a regular pattern (grid or offset grid) at approximately 6m spaces.
3. A pond dipping platform and seating area should be provided adjacent to the feature pond in the north of Shaft Field Green North. This should allow waterside access and provide an accessible wildlife experience for all.
4. The retained vegetation must ensure that a strong north-south wildlife corridor is maintained along the length of Shaft Field Green. Where required, new planting must be provided to maintain connectivity, to 'gap up' breaks in vegetation to enhance the biodiversity value of the woodland and surrounding green infrastructure.



Key Plan

Community allotments © Rubgy BMD

Community orchard © Warfield BMD

Pond platform © Alconbury BMD

HANWOOD PARK AREA DESIGN CODE 1

C: SPATIAL ELEMENTS

Shaft Field Green North - Design Principles Plan

- Area Design Code 1 Boundary
- Existing Vegetation
- Existing Watercourse
- Vehicular Route
- Leisure Route
- Pedestrian Route
- Bridleway
- Mown Paths
- Play on the Way Route
- Site of Imaginative Play
- Crossing Points
- Feature Trees
- Orchard Trees
- Parkland Trees
- Street Trees
- Woodland Creation
- SuDS Feature
- SuDS Planting
- Grassland
- Wildflower Meadow
- Hedgerow
- Bridge Crossing / Pond Platform
- Allotments
- Allotment Parking
- Key Areas

GREEN LINK 2 EAST

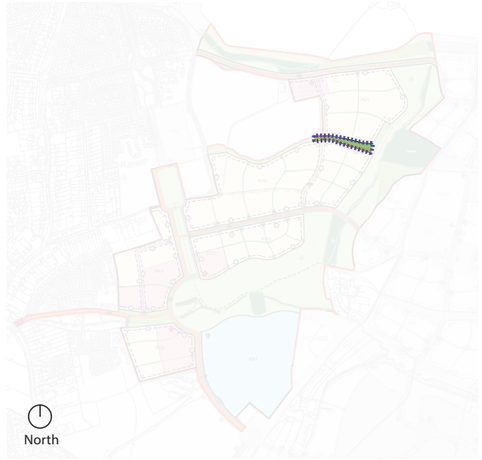
Green Link 2 East functions as a principal residential gateway, establishing a key connection between Shaft Field Green, FOS1, and the surrounding development parcels. It will accommodate a multi-use movement corridor that integrates pedestrian, cycle, and equestrian routes, encouraging sustainable travel and active lifestyles within the site.

This green link must incorporate a diverse range of amenity landscape features and recreational opportunities, including naturalistic incidental play spaces and seating areas positioned at key nodal points. These elements should be carefully aligned to frame and enhance key views towards FOS1 and Shaft Field Green, reinforcing visual continuity and a strong sense of place.

Planting within Green Link 2 East should be designed to complement existing and proposed woodland areas to the east and west, extending the natural character of Shaft Field Green into the corridor. Opportunities for foraging and ecological interaction should be integrated, fostering a biodiverse, engaging and immersive landscape experience.

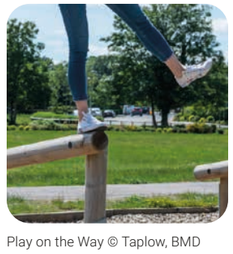
Mandatory Fixes and Guidance

1. Connections to the adjacent FOS1 must be allowed for within detailed proposals to create a united scheme that prioritises active modes of movement.
2. A min. 3m hard surface and min. 3m grass surface running alongside must be provided in Green Link 2 East to cater for pedestrian, cycle and equestrian uses.
3. Opportunities for informal all-age play and activity should be woven into Green Link 2 East. Play on the Way elements, mounding and seating should create an active edge to both adjacent development parcels.
4. Areas of foraging opportunities and edible planting typologies should be created along the Green Link route, for the local community and wildlife value.
5. Proposed woodland creation and parkland trees must be established along the leisure route within Green Link 2 West to provide habitat connectivity to adjacent areas of green infrastructure. Woodland creation within this area must complement the proposed planting within Shaft Field Green.



Key Plan

Equestrian friendly route © Centennial Park Cultural Garden, Landezine

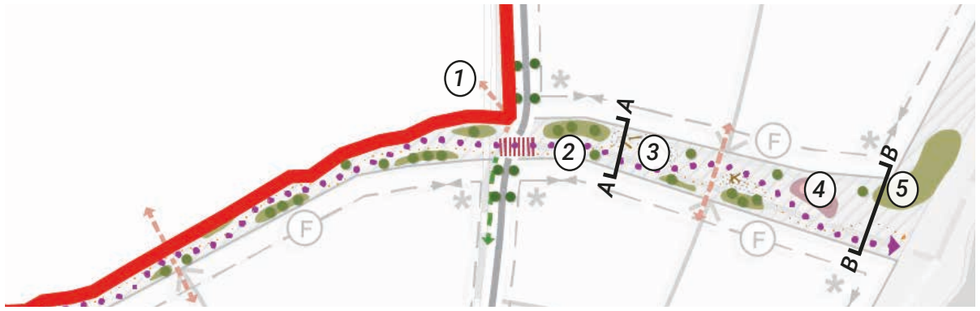


Play on the Way © Taplow, BMD

Edible produce © Rijnvliet Landezine

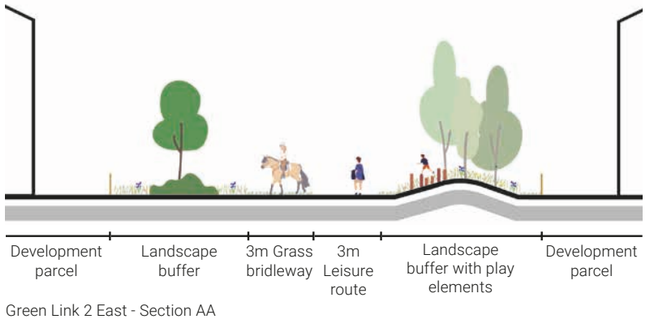
HANWOOD PARK AREA DESIGN CODE 1

C: SPATIAL ELEMENTS

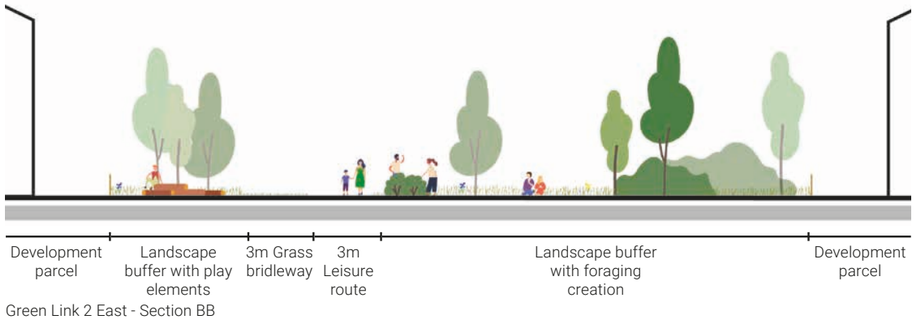


Green Link 2 East - Design Principles Plan

- Area Design Code 1 Boundary
- Vehicular Route
- Leisure Route
- Pedestrian Route
- Bridleway
- Play on the Way Route
- Crossing Points
- Feature Trees
- Orchard Trees
- Parkland Trees
- Street Trees
- Woodland Creation
- Foraging Creation
- Grassland
- Wildflower Meadow
- Contours
- Key Areas



Green Link 2 East - Section AA



Green Link 2 East - Section BB

PART C: SPATIAL ELEMENTS - FRONTAGE CHARACTERS

C: SPATIAL ELEMENTS

FRONTAGE CHARACTERS

Frontage Characters refer to the interface of development edges with the public realm – where built form meets open spaces, routes or the boundaries of the site. They play a critical role in defining the character of the place and the quality of routes and spaces. It is defined by a number of factors including the formality or informality of the building alignment, the spacing between buildings, the boundary treatments and parking arrangements.

Well designed Frontage Characters must positively address the public realm, providing natural surveillance of the space and ensuring the new neighbourhood displays a varied but harmonious character.

Seven Frontage Characters have been identified across the site. These frontages have been grouped into three catergories in terms of their formality from most informal to most formal.

Each Frontage Character is defined on two double page spreads comprising mandatory guidelines as well as illustrations showing how the compliant Frontage Character can be achieved.

FORMAL

'Formal' frontage character refers to dwelling arrangements which combine a consistent building line, order, and a high degree of enclosure. This may include 'set-piece' symmetrical arrangements. It is suitable for higher density edges.

- A District Centre Crescent
- B Formal Primary Street Interface

SEMI - FORMAL

'Semi-formal' frontage character refers to a linear arrangement of dwellings characterised by consistency, repetition and rhythm. This may include stepped, symmetrical groupings when access is via a shared driveway. It serves as a transition between informal and formal frontage characters.

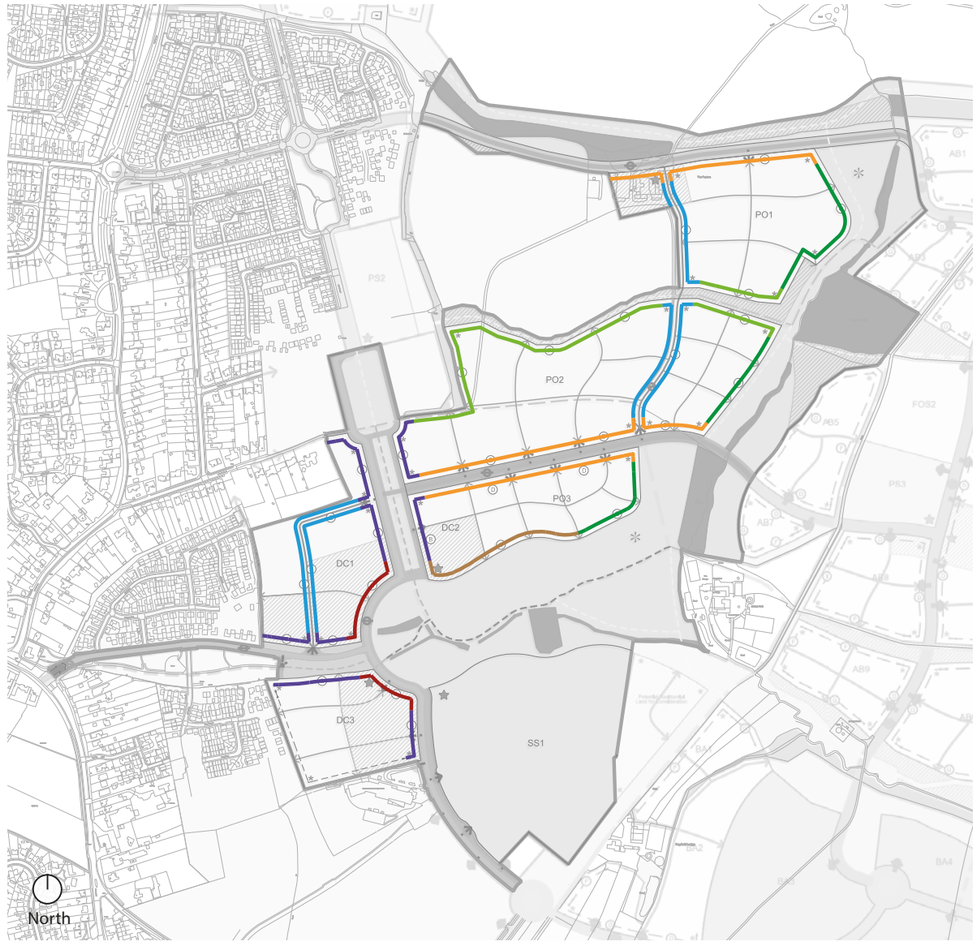
- C Central Open Space Interface
- D Informal Primary Street Interface
- E Secondary Street Interface

INFORMAL

'Informal' frontage character refers to a loose arrangement of a variety of dwelling types. Buildings are positioned irregularly, with occassional, staggered building alignments relative to the street or may form clusters (provided exposed side elevations have been designed to provide visual interest); and will be accessed primarily by shared private drives. It is suitable in lower density areas fronting on to open spaces.

- F Linear Green Edges
- G Rural Green Edges

C: SPATIAL ELEMENTS



Frontage Character Plan

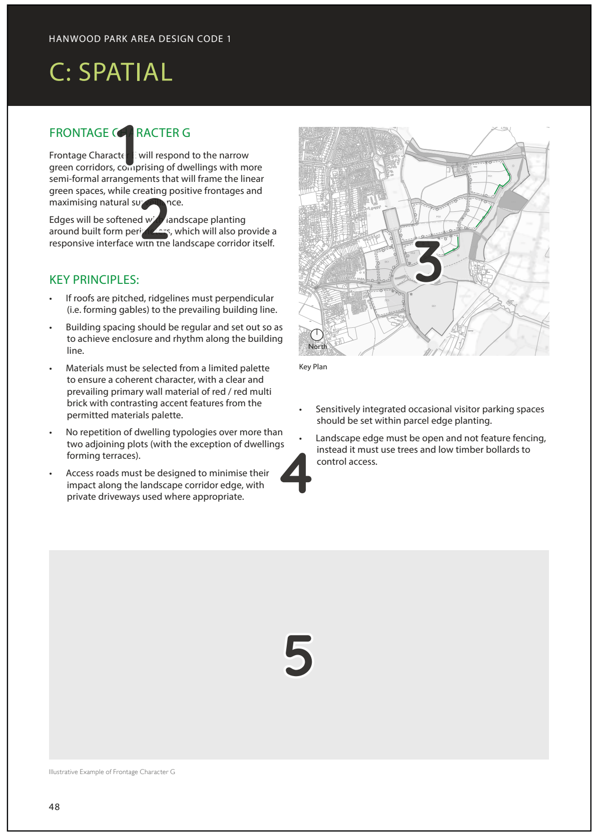
- Frontage Character A - District Centre Crescent
- Frontage Character B - Formal Primary Street
- Frontage Character C - Central Open Space interface
- Frontage Character D - Informal Primary Street
- Frontage Character E - Secondary Street Interface
- Frontage Character F - Linear Green Edges
- Frontage Character G - Rural Green Edges
- Built form siding /backing interfaces

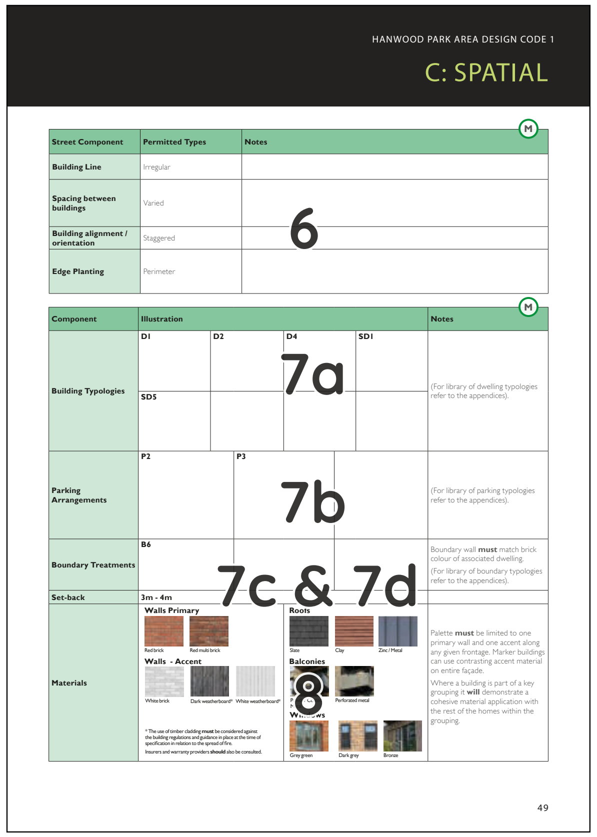
C: SPATIAL ELEMENTS

HANWOOD PARK AREA DESIGN CODE 1

C: SPATIAL ELEMENTS

STEPS FOR USING THE FRONTAGE CHARACTERS





1. Identification of Frontage Character.

2. Description of Frontage Character.

3. Frontage Character Key Plan.

4. Key Principles.

5. Illustrative plan demonstrating how the Frontage Character components may come together to create the street scene.

6. Table of permitted street component/types (specific to each Frontage Character).

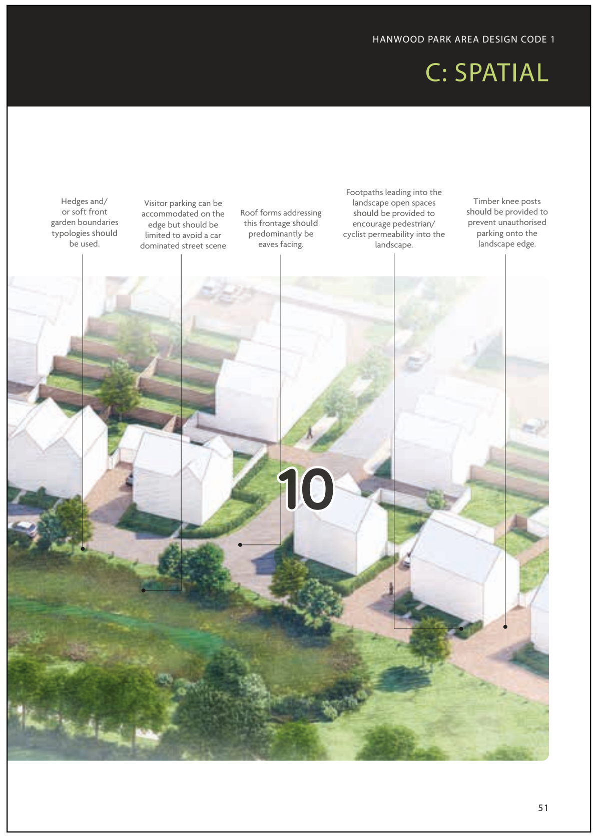
7a. List of permitted dwelling typologies (specific to each Frontage Character).

7b. List of permitted parking typologies (specific to each Frontage Character).

7c & 7d. List of permitted boundary treatments and set-back (specific to each Frontage Character).

8. List of permitted materials and the principles of their application.

STEPS FOR USING THE FRONTAGE CHARACTERS



9. Annotated Key Principles.

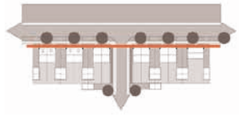
10. Illustration demonstrating how the Frontage Character components may come together to create the street scene.

C: SPATIAL ELEMENTS

Frontage Character Components

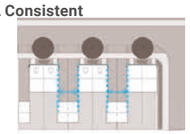
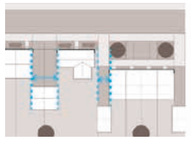
1. Building Line

How buildings are arranged along the street whether the positioning of the buildings is Linear, stepped or informally varied.

Typology	Description
1.A Linear 	Building frontage follows a straight line. This does **not** mean building elevations **must** be 'flat'.
1.B Stepped 	Building set backs **will** vary to create a stepped building line. The front line of a building **should not** be stepped back further than the rear line of the nearest neighbouring building. Blank flank elevations **will not** be permitted.
1.C Irregular 	Buildings **may** step forwards or backwards and are not required to be parallel to the street / lane (note: the degree of informality should be determined in relation to the degree to which the alignment of the lane is also informal). Blank flank elevations **will not** be permitted.

2. Spacing between buildings

The spacing influences the enclosure of a street or space. It is likely to increase in lower density areas to allow for parking between dwellings, and decrease in higher density areas to create greater enclosure to the public realm.

Typology	Description
2.A Consistent 	Buildings **should** be spaced at approximately even intervals.
2.B Varied 	Gaps between buildings **may** vary but should have a rationale relating to e.g. the size and shape of the house.

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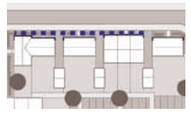
C: SPATIAL ELEMENTS

Frontage Character Components

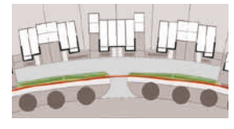
3. Building Alignment

The angle the buildings are positioned relative to the road or space and each other.

Typology	Description
3.A Parallel to street 	Building alignments **must** respond to the alignment of the street.
3.B Staggered 	Building alignments **should** deviate from the alignment of the street.

4. Parcel Edge Landscaping

Landscape treatment on the edge of, but within, the residential parcel curtilage.

Typology	Description
4.A Perimeter Planting 1 	This edge planting comprises a **1-3m** varying depth grass verge that includes clusters of trees with shrub understory where the verge reaches its maximum depth. This is to create a softer, "feathered" edge to the residential development where it fronts on to surrounding open landspace.
4.B Perimeter Planting 2 	This edge planting comprises a **1-2m** varying depth grass verge with occasional trees and shrub planting. Sensitively integrated visitor parking may be included within this zone where the verge reaches its maximum depth. An open green edge with no fence line.
4.C Highway Interface Planting 	This edge planting is only applicable when vehicular access to plots is via a shared driveway, whereby a **1.5m** verge with hedge is required to separate the edge of the highways corridor (i.e. back of footpath/cycleway) and the shared driveway.

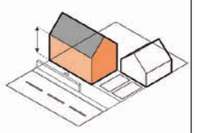
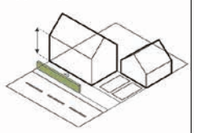
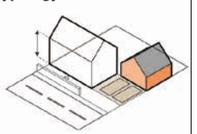
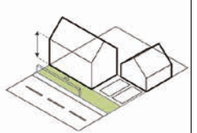
Frontage Character Components

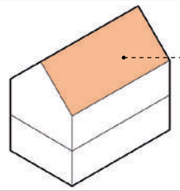
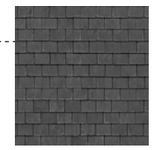
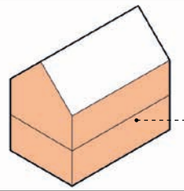
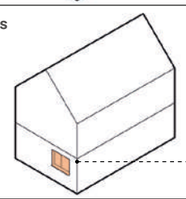
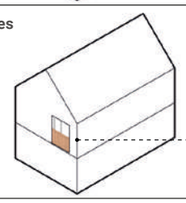
5. Plot Components

There are four components which determine the design of a plot. These components can be combined in a number of ways to create different residential character. Each frontage character on the following pages sets out design principles for each component along the parcel edges.

6. Materials

The materials which are permitted along any given frontage are covered in the frontage character section and comprise materials for roofs, walls, windows and balconies.

Typology	Description
Dwelling Typology 	D - Detached SD - Semi-detached T - Terraced SL - Split Level U - Urban F - Flats
Boundary Typology 	The boundary definition separates the private and public realm.
Parking Typology 	There **must** be a variety of parking typologies used to minimise the visual intrusion of the car within the street scene. Refer to the technical section for parking standards.
Set Back 	The set back of a dwelling relates to the distance in metres from the back edge of pavement to the front facade of the dwelling. This space can include a front garden where suitable.

Typology	Description
Roofs 	
Walls 	
Windows 	
Balconies 	

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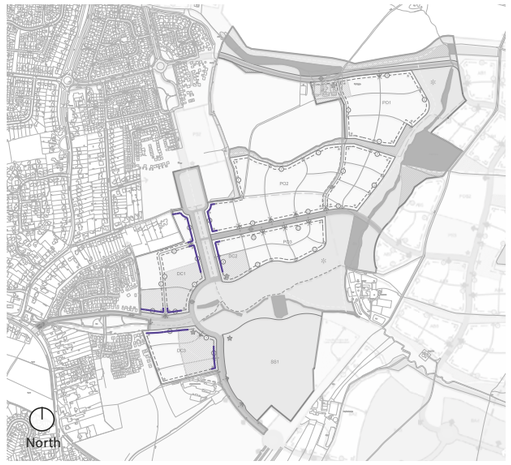
FRONTAGE CHARACTER B

Residential development along Frontage Character B will serve as a key interface with the Primary Street, reflecting the anticipated increase in density within this area of Hanwood Park. The development will primarily feature narrow, gable-fronted terraces and semi-detached dwellings, arranged in cohesive groups of identical or similar typologies. Repetition of architectural form will be a defining feature, with terraced houses designed to foster a strong sense of enclosure.

KEY PRINCIPLES:

- The number of building typologies featured along this frontage **must** be limited so as to define a character of repetition, rhythm and order.
- Building spacing **should** be regular and set out so as to achieve enclosure and rhythm along the building line.
- Ridgelines **must** be perpendicular, (i.e. forming gables) to the prevailing building line.
- Frontages **must** be arranged to create symmetrical groupings that reinforce a sense of rhythm and order along the streetscape.
- Corner-turning dwellings **should** occupy corner plots to ensure both street frontages are well-addressed and should be arranged symmetrically across the street to reinforce a sense of cohesion.



Key Plan

- Setbacks **must** be consistent and allow space for a hedge and low walls to all front boundaries.
- Boundary walls fronting the public realm **should** be built as solid brick walls to ensure a high-quality and durable edge.
- Parking **should** be recessed and must not project beyond the established building line. The use of car ports or garages are required to preserve a consistent building line.

Illustrative Example of Frontage Character B

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Street Component	Permitted Types	Notes (M)
Building Line	Linear (1A)	
Spacing between buildings	Consistent (2A)	Spacing between buildings **must** be minimised but no less than 2.1m.
Building alignment / orientation	Parrallel (3A)	Building alignments **must** respond to the alignment of the street and/or open space.
Edge Planting	Highway Interface Planting (4C)	

Component	Illustration	Notes (M)
Building Typologies	**SD1**, **SD5***, **T1(B)**, **F2***, **U3**, **U4**, **U5**	*Applicable to key corners only (For library of dwelling typologies refer to the appendices).
Parking Arrangements	**P2**, **P3***, **P6**	*This arrangement **must** incorporate a car port or garage (For library of parking typologies refer to the appendices).
Boundary Treatments	**B8***	*Boundary wall **must** match brick colour of associated dwelling. (For library of boundary typologies refer to the appendices).
Set-back	2m	
Materials	**Walls Primary**: Buff multi brick; Buff multi brick; Brown multi brick **Walls - Accent**: White brick; Dark weatherboard **Roofs**: Slate tiles; Metal **Windows**: Grey frames; Grey dormers; Grey bays **Balconies**: Powder Coated Metal	Palette **must** be limited to one primary wall and one accent along any given frontage. Marker buildings can use contrasting accent material on entire façade. Where a building is part of a key grouping it will demonstrate a cohesive material application with the rest of the homes within the grouping.

FRONTAGE CHARACTER B

Boundary walls fronting the public realm should be built as solid brick walls to ensure a high-quality and durable edge.

Trees planted along long boundaries are encouraged to enrich the public realm and add life and vibrancy to the street frontage.

The number of building typologies featured along this frontage must be limited so as to define a character of repetition / rhythm / order.

Corner-turning dwellings should occupy corner plots to ensure both street frontages are well-addressed and should be arranged symmetrically across the street to reinforce a sense of cohesion.

Setbacks must be consistent and allow space for a hedge and high wall to all front boundaries.

A continuous 3-meter-wide footpath is required along this frontage to ensure pedestrian accessibility.

Parking should be recessed and must not project beyond the established building line. The use of car ports or garages are encouraged to help preserve a consistent and cohesive street frontage.

The roofscape along this frontage should be characterised primarily by gable ends facing the street.

Illustrative Example of Frontage Character B

HANWOOD PARK AREA DESIGN CODE 1

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C: SPATIAL ELEMENTS

FRONTAGE CHARACTER G

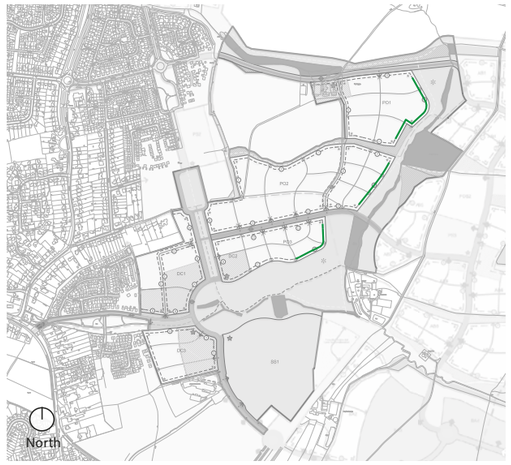
Frontage Character G will define the eastern extents of ADC1, forming a key interface with strategic landscape corridors. These edges will benefit from extensive frontage overlooking open space, reinforcing the developments connection to its natural setting.

Development along this frontage will follow informal alignments, with a loose arrangement of predominantly two-storey, larger detached homes set within generous plots.

Landscaping will play a vital role in softening the built edge, with planting of varied height, depth, and spacing. Clusters of vegetation will reinforce the informal layout while creating a responsive, visually rich interface with the adjacent strategic landscape corridor.

KEY PRINCIPLES:

- No repetition of dwelling typologies over more than two adjoining plots.
- Ridgelines to be parallel or perpendicular to the prevailing building line, varying between the two.
- Key buildings and frontages that positively address the public realm to be utilised on all corners where roads connect to the parcel edge.
- Windows or bays at ground and first floor to be included on flank walls alongside driveways.
- Large and varied setbacks are expected, with hedgerows used to define and demarcate the defensible space.



Key Plan

- Access roads to be designed to minimise their visual impact along the strategic corridor, with private driveways used where appropriate.
- A footpath **must** be provided at the end of private drives and turning head and to maintain pedestrian connectivity and permeability.
- Clusters of planting and trees will be placed at intervals along the parcel edge within its boundary, with perimeter roads and driveways following sinuous alignments to accommodate these clusters rather than strictly tracking the boundary.

Illustrative Example of Frontage Character G

HANWOOD PARK AREA DESIGN CODE 1

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M

Street Component	Permitted Types	Notes
Building Line	Irregular	
Spacing between buildings	Varied	
Building alignment / orientation	Staggered	
Edge Planting	Perimeter Planting 1	

M

Component	Illustration				Notes
Building Typologies	D1	D4	SD1	SD5*	*Applicable to key corners only (For library of dwelling typologies refer to the appendices).
Parking Arrangements	P2	P3			(For library of parking typologies refer to the appendices).
Boundary Treatments	B6				Boundary wall **must** match brick colour of associated dwelling. (For library of boundary typologies refer to the appendices).
Set-back	3m				
Materials	Walls Primary: Red brick; Red multi brick; Brown multi brick Walls - Accent: Hung-clay tiles; Dark weatherboard; White weatherboard Roofs: Slate tiles; Clay tiles; Metal		Windows: Grey frames; Grey dormers; Grey bays Balconies: Powder Coated Metal		Palette **must** be limited to one primary wall and one accent along any given frontage. Marker buildings can use contrasting accent material on entire façade. Where a building is part of a key grouping it will demonstrate a cohesive material application with the rest of the homes within the grouping.

HANWOOD PARK AREA DESIGN CODE 1

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FRONTAGE CHARACTER G

Clusters of planting / trees to be positioned at intervals along the parcel edge within the parcel boundary with perimeter roads and driveways following sinuous alignments to accommodate these clusters.

Large and varied setbacks are expected, with hedgerows used to define and demarcate the defensible space.

Access roads to be designed to minimise their visual impact along the strategic corridor, with private driveways used where appropriate.

A footpath must be provided at the end of the access road turning head to maintain pedestrian connectivity and permeability

Parking areas must be recessed behind the building line to maintain a consistent and attractive street frontage.

Ridgelines to be parallel or perpendicular (i.e. gables) to the prevailing building line, varying between the two.

A footpath should be incorporated at the end of private drives to maintain pedestrian connectivity and permeability.

Corner-turning dwellings should occupy corner plots to ensure both street frontages are well-addressed and should be arranged symmetrically across the street to reinforce a sense of cohesion.

Illustrative Example of Frontage Character G

PART D: DETAILING THE PLACE

ARCHITECTURAL DESIGN PRINCIPLES

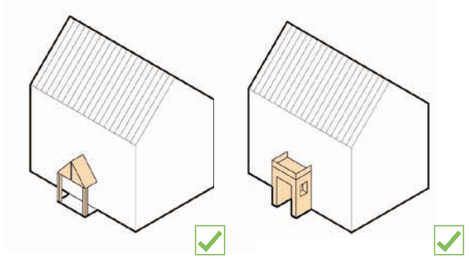
THRESHOLD ZONE & ENTRANCES

Entrances and Doors

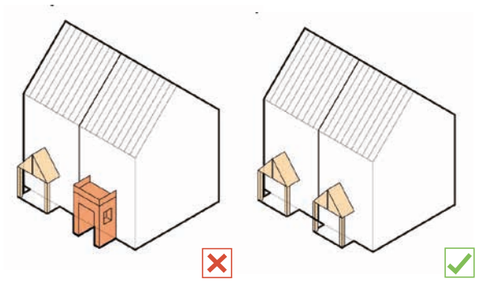
- Active frontage must be provided to the public realm and the main entrance should be clearly visible from the street.
- The main building entrance must be clearly defined and create a sense of arrival.
- High-quality, robust doors must be used, in a style which complements the overall character of the building.
- All doors must be recessed from the face of the building elevation (exceptions may be made for timber-clad or tile-hung buildings).
- UPVC doors must not be used on front doors.
- The entrance to corner-turning homes should be on the side elevation to maximise passive surveillance onto the public realm.

Porches and Canopies

- A porch or canopy must be provided to every entrance, with generous shelter from the elements.
- Small-scale enclosed porches must not be used. A porch may be formed by a recessed entrance within the primary elevation.
- Porches and canopies must be integral to the design of the elevation and not be overly dominant.
- The size of roof tiles must be proportionate to the size of the roof.
- Ridge and hip tiles that are disproportionately large relative to the size of the porch must not be used.
- GRP porches and canopies must not be used.
- Flat roof porches and canopies should be clad with lead, zinc or copper standing seam, or finished with glass.
- Pitched roof porches should be clad in the same material as the principal roof of the dwelling.



Entrances should be celebrated and designed as integral to the elevation. Porches should provide sufficient shelter.



Adjoining dwellings should have a consistent treatment to porches & entrance.

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D: DETAILING THE PLACE

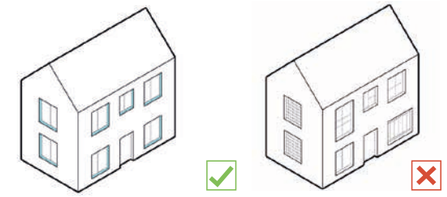
FENESTRATION

Windows

- The colour, thickness of the frame, quality and design of windows must be consistent on all elevations of a building.
- All windows must be recessed from the face of the building elevation (exceptions may be made for timber-clad or tile-hung buildings).
- Windows must limit the number of mullions and transoms, all of which should be functional (stuck on glazing bars must not be used).
- Windows should ideally be constructed with sub-frames, so that fixed and opening lights have the same glazed area.
- Windows should be as large as possible to maximise access to daylight and sunlight in the building, while having due regard for potential heat loss/gains and balancing wider sustainability goals.
- Buildings should utilise a variety of window sizes to create visual interest, with the size of windows appropriate to the uses within. Where a variety of window sizes are utilised there should be consistency in their horizontal or vertical positioning.
- The use of feature elements such as corner windows, bays and oriels is encouraged, particularly to add rhythm along the street or create emphasis at the end or on the corner of a street.

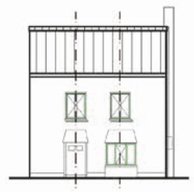
Bay Windows

- Bay windows must be designed as an integral part of the elevation.
- Frame members and corner posts must be carefully considered to ensure they are neither too bulky nor too flimsy in appearance.
- The roofing material of pitched-roof bay windows must match the material of the main roof.
- The size of roof tiles must be proportionate to the size of the roof.
- GRP bay windows must not be used.
- The roofing material of flat-roof bay windows should be standing seam lead, zinc or copper.

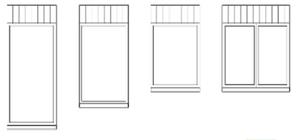


Consistent window treatments across elevations

Inconsistent window treatment on different elevations



Bay windows should be designed as part of the overall composition of the elevation.



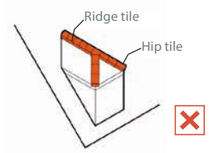
Simple, vertical fenestration

FENESTRATION

Dormer windows

- Dormer windows must be integral to the composition of the main façade in terms of design and positioning.
- Gabled dormers should use a consistent pitch and material to that of the main roof and must avoid oversized ridge/hip tiles.
- GRP roofs must not be used.
- They should maintain overall vertical proportions, i.e. be taller than they are wide.
- Where more than 2 dormer windows are located along one elevation, or the windows are close together, they should be positioned above the eaves line to avoid a need for excessive numbers of rainwater downpipes.

Dormer windows should complement, and generally align with, the fenestration of the main facade.



Ridge and hip tiles that are disproportionately large relative to the window opening are not acceptable.

Balconies

- Balconies must be complimentary to the composition of the main façade in terms of design, positioning and materiality.
- Balconies must be appropriately sized as usable outdoor space.
- On apartments, screens to adjoining balconies must be opaque.
- External load bearing structures for the support of balconies must not be used on dwellings taller than 2-storey. The design must complement the elevation's composition.

Cantilevered balconies for multi-storey buildings are acceptable.

Balcony design should be integral to the composition of elevations

Appropriately sized inset balconies are also acceptable.

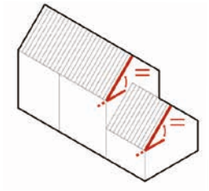
HANWOOD PARK AREA DESIGN CODE 1

D: DETAILING THE PLACE

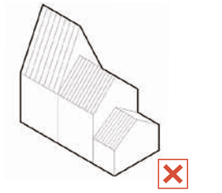
ROOFS, EAVES AND VERGES

Roofs

- Garage roofs must be pitched, except when providing a roof terrace.
- Roofs should create an attractive silhouette and complement the building's style and local character. Contrasting roof styles may be appropriate for landmark or marker buildings but this should be justified through the compliance checklist process.
- Pitched roofs should be the predominant form.
- The use of both hips and gables on the same building should be limited to carefully selected locations.
- Long stretches of roofline should be broken up with chimneys or dormer windows to define individual units, especially in terraces.
- Large buildings should be divided into smaller components to reduce ridge height and create visual interest.



All terraces should have a consistent roof pitch.



Inconsistent roof pitches along terraces should not be permitted.

Pitched Roofs

- Roof pitch must be consistent across terraces.
- Pitched roofs should have a minimum angle of 37 degrees.
- Shallower pitches may be acceptable for apartment buildings using contemporary materials such as standing seam metal.

Flat Roofs

- Flat roofs must be concealed behind a parapet or carefully detailed to minimize fascia depth and ensure an elegant edge profile.
- Flat roofs should be used only where they are integral to the architectural character and primary built form.
- Where viable, roof designs should accommodate photovoltaic (PV) panels to maximize energy efficiency.

ROOFS, EAVES AND VERGES

Eaves and Verges

- Eaves and verge details must be simple.
- Copings to parapet walls must be detailed to prevent staining of facades by water flow from the top of the parapet.
- White UPVC must not be proposed for eaves and verge details.
- Eaves should generally be clipped/parged or use a shallow depth fascia/barge board.
- Boxed eaves should not be used.
- Oversized eaves or verges details should not be used.
- Parapet walls can be used if appropriate for buildings with a more urban character.

Clipped/parged eaves ✓

Shallow, black fascia/barge board on eaves ✓

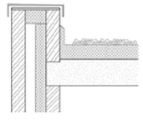
Clipped/parged verge ✓

Shallow, black fascia/ barge board on verge ✓

Chimneys and Vents

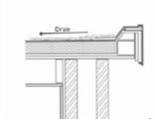
- GRP chimneys must not be proposed.
- Chimneys must be appropriately proportioned and detailed.
- The use of chimneys is encouraged where appropriate, particularly where they are used to house vents, which would otherwise be visible on the exterior of the building.
- Chimneys that are purely decorative should be avoided.
- Chimneys should be placed symmetrically on the ridgeline, and extend above it, to create a strong silhouette on the skyline.
- Chimneys should be constructed in the same material as the primary elevation. Metal chimneys may be used on contemporary buildings.
- External soil vent pipes must be avoided.

Parapet wall ✓

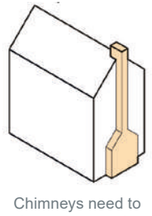


Flat roof concealed behind parapet ✓

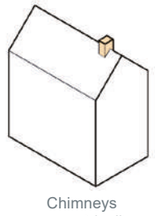
Boxed eaves are not acceptable. ✗



Overhanging flat roofs that are carefully detailed are acceptable ✓



Chimneys need to be appropriately proportioned and detailed. ✓



Chimneys symmetrically positioned on ridgeline. ✓

RAINWATER GOODS AND UTILITIES

Rainwater Goods

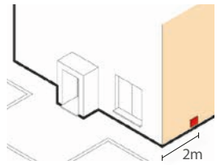
- Rainwater goods, including guttering and rainwater pipes, must not detract from the overall composition of the building elevation or street elevation.
- They must be carefully positioned to minimise visual clutter, avoiding unsightly alignments and junctions.
- White rainwater goods must not be used.
- The positioning of downpipes on gable ends connecting to gutters on front elevations must not be proposed.
- Rainwater goods should be black/dark grey in colour or a brushed metal finish.
- Downpipes should be discreetly located along the rear-edge of the house to connect into a water butt, if rainwater harvesting is being provided.

The visual impact of any rainwater goods should be minimised so as not to detract from the overall composition of the elevation. ✓

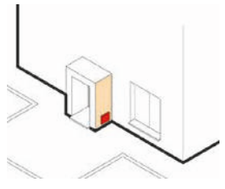
Rainwater downpipes dominating the composition of the elevation due to ill consideration of dormer windows ✗

Utilities and Meter Boxes

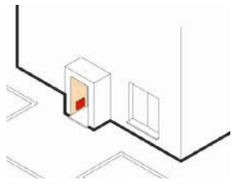
- Gas meter boxes should not be visible from the public realm. This should be achieved by locating boxes on side elevations or within recessed entrances where possible.
- For detached, semi-detached and end-of-terraced properties, meters should be located on side elevations within 2m of the front face of the house, wherever practicable;.
- Meter box colours should complement the materials of the house to minimise visual impact and avoid stark contrasts with the face of building.
- Pipes, flues and vents should be architecturally integrated and should align with adjacent façade features.
- Pipework and cables should be hidden from view from the public realm.



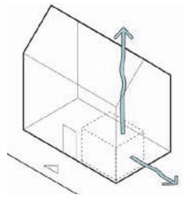
On side elevation of dwelling within 2m of front face of house ✓



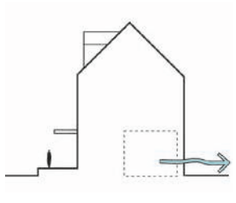
Meter on side wall of porch ✓



Meter concealed from view within porch ✓



When the kitchen is located at the front of the dwelling, vents **should** be on side elevations. In the case of terraced houses vents **should** exhaust through the roof. ✓



When the kitchen is located at the rear of the dwelling, vents **should** exhaust to the back of the house. ✓

MATERIAL PALETTE

Primary exterior materials (walls and roofs) of all residential, non-residential buildings and ancillary buildings/structures should be selected from the materials palette in this section.

It may be appropriate to choose a limited number of materials which are not included in the materials library, particularly around the District Centre and for use on landmark and/or marker buildings.

Design justification will be required for any such departure, with a note made in the design compliance checklist so that the proposals can be judged on their merits.

Material selection must be coordinated with the public realm materials strategy described in the Hard Landscape Strategy.

HANWOOD PARK AREA DESIGN CODE 1

D: DETAILING THE PLACE

Roofs


Red / Brown Clay Tiles


Natural / Artifical Grey Slate


Grey or Dark Standing Seam Roof (Metal Cladding)


Bitumen (Flat roof only behind parapet)


Green and Brown Roofs

Walls


Multi-stock Red Brick with pink/orange tones


Multi-stock Red Brick with varying dark tones


Multi-stock Brown or Dark Grey Brick


Multi-stock Buff Brick with light and dark beige tones


Multi-stock Blue/Grey Brick


White / Light Grey Brick


Dark Weatherboard* (vertical or horizontal)


White Weatherboard* (vertical or horizontal)


Natural Timber Cladding*


Grey or Dark Coloured Metal Cladding

Windows & Doors


Grey


Dark Grey or Black


Bronze

Note: Alternative colours for windows and balconies may be acceptable if proposals can demonstrate a coherent and complementary material strategy in the overall architectural composition of the building.

Balconies


Grey / Black / Bronze Metal Balustrades


Metal with Glass Balustrade*


Grey / Black / Bronze Perforated Metal

* The use of these materials must be considered against the building regulations and guidance in place at the time of specification in relation to the spread of fire. Insurers and warranty providers should also be consulted.

SOFT LANDSCAPE DISTRICT CENTRE

The soft landscape within the District Centre will define its identity as the community and commercial heart of the development, enhancing public spaces, supporting movement, and strengthening the relationship between built form and open space.

Green Link 1 will feature a formal, structured landscape with consistent planting and strong axial tree alignment. Tree species will have upright habits and broad crowns to provide shade, civic scale, and visual rhythm. Hedgerow planting will define the boundaries of the Link and will create safe, enclosed spaces for recreation and public use.

The adjacent Central Open Space will contrast with a softer, more naturalistic landscape, using native and biodiverse planting and open lawns for public use. Tree forms will be more varied to reflect a parkland character and support informal use and ecological value.

Transition areas between Green Link 1 and the Central Open Space will be carefully managed through layering of planting forms and species, creating a transition from formal to informal landscapes. Medium-sized or multi-stem trees may be used to mediate this change.

Residential edges will be softened with coordinated buffer planting and garden streetscapes, ensuring continuity and integration with the District Centre's public realm.

Together, these landscape treatments will create a distinct, layered, and welcoming environment that reflects the District Centre's role as a central, high-activity neighbourhood.

Dawn Redwood © Van den Berk

Japanese selkova © Van den Berk

Wild Cherry © Van den Berk

Black Walnut © Van den Berk

Bramley Apple © Thompson & Morgan

Cherry Stella © Thompson & Morgan

Russian Sage © J.Parker's

Skimmia 'Rubella' © J.Parker's

Lavender 'Munstead' © J.Parker's

Hart's Tongue Fern © J.Parker's

HANWOOD PARK AREA DESIGN CODE 1

D: DETAILING THE PLACE

Species Name	Common Name
Feature Trees	
Metasequoia glyptostroboides	Dawn Redwood
Ulmus 'New Horizon'	Elm 'New Horizon'
Zelkova serrata	Japanese selkova
Prunus x yedoensis	Yoshino Cherry
Parkland Trees	
Nothofagus antarctica	Antarctic Beech
Carpinus betulus	European Hornbeam
Prunus avium 'Plena'	Wild Cherry
Juglans nigra	Eastern Black Walnut
Street Trees	
Carpinus betulus 'Lucas'	Hornbeam 'Lucas'
Liquidambar styraciflua 'Slender Silhouette'	Sweet Gum 'Slender Silhouette'
Prunus sargentii 'Rancho'	Sargent's Cherry
Acer campestre 'Elsrijk'	Field Maple 'Elsrijk'

Species Name	Common name
Fruit Tree Planting	
Malus domestica 'Bramley'	Apple 'Bramley'
Malus domestica 'Ellisons Orange'	Apple 'Ellisons Orange'
Malus domestica 'Scrumptious'	Apple 'Scrumptious'
Prunus avium 'Stella'	Cherry 'Stella'
Prunus 'Felicita'	Cherry 'Felicita'
Prunus 'Stardust Coveu'	Cherry 'Stardust Coveu'

Species Name	Common name
Native Hedgerow	
Acer campestre	Field Maple
Carpinus betulus	European Hornbeam
Cornus sanguinea	Common Dogwood
Corylus avellana	Common Hazel
Ilex aquifolium	Common Holly
Ligustrum vulgare	Wild Privet
Viburnum lantana	Wayfaring Tree
Viburnum opulus	Guelder Rose
Screening Hedgerow	
Fagus sylvatica	Common Beech

Species Name	Common Name
Shrubs	
Salvia 'Blue Spire'	Russian Sage 'Blue Spire'
Spiraea japonica 'Goldflame'	Japanese Spiraea 'Goldflame'
Potentilla fruticosa 'Pink Princess'	Shrubby Cinquefoil 'Pink Princess'
Rosa 'Kent'	Rose 'Kent'
Heptacodium miconioides	Seven Son Flower Tree
Veronica 'Wiri Mist'	Hebe 'Wiri Mist'
Philadelphus 'Manteau d'Hermine'	Mock Orange 'Manteau d'Hermine'
Cornus alba 'Elegantissima'	Red-barked Dogwood 'Elegantissima'
Osmanthus burkwoodii	Burkwood Osmanthus
Skimmia japonica 'Rubella'	Skimmia 'Rubella'
Mahonia 'Soft Caress'	Oregon Grape 'Soft Caress'
Viburnum davidii	David Viburnum
Ilex 'Silver Queen'	Holly 'Silver Queen'
Pittosporum tenufolium	Tawhiwhi
Hydrangea quercifolia 'Snow Queen'	Oak-leaved hydrangea 'Snow Queen'
Perennials & Ground Cover	
Salvia nemerosa 'Caradonna'	Balkan clary 'Caradonna'
Aster x frikartii 'Monch'	Aster 'Monch'
Geranium pratensis 'Mrs Kendall Clark'	Meadow Cranesbill 'Mrs Kendall Clark'
Lavendula 'Munstead'	Lavender 'Munstead'
Anemanthele lessoniana	Pheasant's Tail Grass
Miscanthus 'Flamingo'	Eulalia 'Flamingo'
Stephenandra incisa	Laceshrub
Sesleria autumnalis	Autumn Moor-grass
Pulmonaria 'Diana Clare'	Lungwort 'Diana Clare'
Bergenia 'Bressingham White'	Elephant's Ears 'Bressingham White'
Dryopteris erythrosora 'Brilliance'	Copper Shield Fern 'Brilliance'
Asplenium scolopendrium	Hart's Tongue Fern
Pachysandra terminalis	Japanese Spurge
Vinca minor 'Gertrude Jekyll'	Lesser Periwinkle
Luzula sylvatica	Great Wood-rush

HARD LANDSCAPE DISTRICT CENTRE

The hard landscape character of the District Centre will reflect its role as the civic, commercial, and community heart of the development, creating a distinctive and durable public realm that supports high levels of activity, movement, and interaction.

Green Link 1 will form the primary spine of the District Centre and will be defined by a formal, structured hardscape treatment. High-quality paving materials, such as concrete setts or large-format slabs, will be used in coordinated colour palettes to define carriageways, footways, and public spaces. Clear hierarchies in materiality and texture will support wayfinding, reinforce movement corridors and frame active frontages.

Feature paving zones and contrasting textures will help define key nodes, crossings and gathering spaces, particularly where Green Link 1 intersects with the proposed Primary School and mixed-use frontages.

The Central Open Space will adopt a more informal and flexible hardscape character, incorporating winding paths, permeable surfaces, and transitional paving treatments that blend with adjacent soft landscapes. The shift from formal to informal will be expressed through changes in paving scale, alignment, and layout; from structured patterns to looser, more organic forms.

Public realm within adjacent residential interfaces will support a sense of continuity, while softening the urban character slightly to reflect a more domestic scale.

Overall, the hard landscape strategy will emphasise durability, legibility, and identity, supporting both the functionality of an active urban centre and the experience of a welcoming, high-quality public realm.

Feature paving to civil areas © Alconbury BMD

Bituminous surfacing to primary, secondary & tertiary streets © Rubgy BMD

Junctions and raised tables to be paved © Alconbury BMD

HANWOOD PARK AREA DESIGN CODE 1

D: DETAILING THE PLACE

	Surface Treatment	Kerbs/Edging
Primary Streets	Bituminous surface, colour black or similar.	PCC or conservation kerbs (125mm kerbface) or similar. 255mm wide channel blocks or similar.
Secondary & Tertiary Streets	Bituminous surface, colour black or similar.	PCC or conservation kerbs (125mm kerbface) or similar. 255mm wide channel blocks or similar.
Raised Tables & Raised Table Junctions	Concrete block paving, (Marshalls conservation x sett paving, size: 150 x 100 x 100mm, colour: silver grey, or similar).	N/A
Active Place Routes	Addagrip Terrabound resin bound gravel in Golden Tan or similar.	Kinley AluExcel aluminium edging, flush with footpath surface, or similar.
Leisure Routes	Breedon Self binding gravel, colour buff, or similar.	Timber edging or similar.
Pedestran Routes	Addagrip Terrabound resin bound gravel in Golden Tan or similar.	Kinley AluExcel aluminium edging, flush with footpath surface, or similar.
Civil Areas	Concrete flag paving, (Marshalls conservation paving flag, size: varies, colour: charcoal and silver grey, or similar). Concrete block paving, (Marshalls conservation x sett paving, size: 150 x 100 x 100mm, colour: silver grey, or similar).	Concrete conservation kerb (Marshalls conservation kerb, size: 145mm kerbface, colour: silver grey) or similar.
Play Spaces	Jungle mulch (play smart UK or similar) to be applied within play areas where equipment requires safety surfacing.	Timber edging or similar.

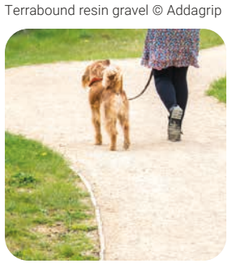
Conservation sett © Marshalls

Terrabound resin gravel © Addagrip

Self binding gravel © Taplow BMD

Conservation flags © Marshalls

Jungle mulch © PlaySmart UK



Timber edging © Rugby BMD

Aluminium edging © Kinley

Conservation kerb © Marshalls

STREET FURNITURE DISTRICT CENTRE

Street furniture within the District Centre will contribute to a coherent, high-quality public realm that supports its function as the vibrant, mixed-use heart of the development. The approach will balance formality and functionality, reflecting the urban character of the neighbourhood while complementing the transition between structured civic spaces and more natural open areas.

Along Green Link 1, street furniture will follow a coordinated and contemporary design language, with clean lines, robust materials, and a consistent colour palette. Materials such as galvanised or powder-coated steel and hardwood timber accents will be used to ensure durability, ease of maintenance, and a refined urban aesthetic. Seating, cycle stands, bollards and waste bins will be regularly spaced and integrated into the paving layout to support movement and activity while maintaining clear pedestrian flow.

In key civic nodes and gathering spaces, opportunities for bespoke or feature seating elements may be introduced to reinforce placemaking and local identity, particularly where Green Link 1 intersects with the proposed Primary School, and where the Central Open Space interfaces with the Secondary School.

Within the Central Open Space, street furniture will adopt a softer, more informal character in response to the naturalistic landscape setting. Seating and fixtures will use more natural finishes, such as timber, and will be positioned to encourage rest, play and informal social interaction. Furniture placement will capitalise on views, enhance user experience and respond to desire lines and natural movement patterns.

Across the neighbourhood, the design and placement of street furniture will be coordinated with lighting, tree planting, and wayfinding, ensuring a visually unified streetscape that is accessible, legible, and welcoming to all users.

Integrated seating within formal open spaces © Alconbury BMD

Litter bins to be places along key movement routes © Wintringham BMD

Knee rail fencing © Alconbury BMD

HANWOOD PARK AREA DESIGN CODE 1

D: DETAILING THE PLACE

	Product	Location
Feature Seating	Logic Plateu integrated bench or similar. To include back and arm rests for additional support. Hardwood and stainless steel finish.	Central Open Space and Green Link 1 school plazas.
	StreetLife Rough & Ready Curved Bench or similar. FSC Louro and galvanized steel finish.	Green Link 1 formal seating area.
Seating	StreetLife Rough & Ready Linear Bench or similar. To include back and arm rests for additional support. FSC Louro and galvanized steel finish.	To be installed in the district centre and within formal open spaces.
	Broxap, Hatton Rustic 4 Slat Seat or similar. Timber treated softwood. L: 2000mm x W: 80mm x H: 770mm	To be placed along the active place route and within informal public open spaces.
	Broxap, Brocastle Bench. Timber treated softwood. L: 1800mm x W: 290mm x H: 450mm	To be placed along leisure routes and within informal public open spaces.
Litter & Dog Waste Bins	mmcite Lena Litter Bin or similar. Steel and hardwood timber. D: 355mm x W: 570mm x H: 1075mm.	To be installed in the district centre and within formal open spaces.
	mmcite Prax Litter Bin or similar. Stainless steel and hardwood timber. D: 250mm x W: 350mm x H: 930mm.	To be placed along the active place routes, leisure routes and within informal public open spaces.
Cycle Stands	Broxap Sheffield Cycle Rack or similar. Stainless Steel. W: 715mm x H: 800mm.	To be installed in the district centre and within formal open spaces.
Bollards	Broxap Sheffield Bollard or similar. Stainless Steel. Height above ground 750mm or 1000mm.	To be installed in the district centre and within formal open spaces.
	Broxap Chamfered Square Bollard or similar. Softwood timber. W: 100mm x H: 750mm.	To be installed at key nodes along the active place routes and leisure routes where vehicular access should be restricted.
Fencing & Boundary Treatments	Jacksons Fencing Square Post and Rail Fence. FSC softwood. Height above ground 1200mm.	To be installed along the outer edges of Green Link 1.
	Jacksons Fencing Diamond Wood Knee Rail Fence. FSC softwood. Height above ground 450mm.	To be installed around SuDS features or to differentiate between private drives and public open spaces.

Integrated seating © Logic

Lena litter bin © mmcite

Sheffield cycle stand © Broxap

Sheffield bollard © Broxap

APPENDICES

RESERVED MATTERS APPLICATION DETAILS:

Design Code:

Parcel Reference:

Developer:

Architect:

Landscape:

Highways:

Notes:

Wherever 'No' or 'Partial' is answered to any compliance question, an explanatory statement justifying non-compliance is required.

Explanatory statements will be submitted in support of the completed Compliance Checklist.

This MDC Compliance Checklist will be completed and submitted with all Reserved Matters Planning Applications.

Colour boxes as appropriate in black:

Yes ■ Partial ☐ No ☐ N/A ☐

HANWOOD PARK AREA DESIGN CODE 1

Part A: Introduction		Yes	Partial	No	N/A
	Planning Background				
-	Has the Applicant read and fully understood the contents of the Planning Background?	☐	☐	☐	☐
-	Has the Applicant familirised themselves with the planning context and relevant documentation (including the Design & Access Statement, Landscape Design Statement and Master Design Code)?	☐	☐	☐	☐
	Compliance with Code				
-	Has the Applicant understood the design code's role, its hierarchy and structure?	☐	☐	☐	☐
-	Have 'Code Breaker' elements (refer to Design Coding) been included in the proposals?	☐	☐	☐	☐
	The ADC Regulatory Plan				
-	Are the proposals in accordance with the Regulatory Plan?	☐	☐	☐	☐
-	Does the submitted material includes a layout plan that is in accordance with the Regulatory Plan (i.e. has the proposal been overlaid on Regulatory Plan)?	☐	☐	☐	☐

Part B: Vision, Background & Context		Yes	Partial	No	N/A
	Vision for Hanwood Park				
-	Has the Applicant read and fully understood the aspirations and vision for Hanwood Park?	☐	☐	☐	☐
-	Does the proposal accord with the design objectives?	☐	☐	☐	☐
	Sustainability Objectives				
-	Has the Applicant read and fully understood the Sustainability Objectives?	☐	☐	☐	☐
	Does the proposal accord with the Sustainability Objectives?	☐	☐	☐	☐
	Constraints & Opportunities				
-	Has the Applicant familiarised themselves with the relevant site features and constraints mapping?	☐	☐	☐	☐

Part C: Spatial Elements	Yes	Partial	No	N/A
Key Groupings				
Has the Applicant read and fully understood the contents of this chapter?	☐	☐	☐	☐
Which of these Key Groupings are applicable to this application?				
- Central Open Space ☐ - Central Avenue ☐ - Woodland Gateway ☐	- District Centre ☐ - Local Centre ☐			
Does the proposal accord with the design principles outlined within the applicable Key Grouping(s)?	☐	☐	☐	☐
Does the proposal accord with the guidance outlined within the Meanwhile Uses section?	☐	☐	☐	☐
Does the proposal accord with the guidance outlined within the 'Mixed Used Built Form Design Principles' section?	☐	☐	☐	☐
Does the proposal accord with the guidance outlined within the 'Meamwhile Use and Temporary Structures Principles' section?	☐	☐	☐	☐
Does the proposal accord with the guidance outlined within the 'Education Key Design Principles' section?	☐	☐	☐	☐
Does the application comply with the Secondary School Framework Plans?	☐	☐	☐	☐
Landscaping and Public Realm				
- Has the Applicant read and fully understood the contents of this chapter?	☐	☐	☐	☐
Does the proposal comply with the location of green infrastructure components and fixes of the Regulatory Plan?	☐	☐	☐	☐
- Which of the Landscape Components are applicable to this application?				
- Central Open Space West ☐ - Central Open Space Central ☐ - Central Open Space East ☐ - Shaft Field Green North ☐ - Shaft Field Green South ☐	- Poplars Walk West ☐ - Poplars Walk Centre ☐ - Green Link 1 ☐ - Green Link 2 West ☐ - Green Link 2 East ☐			
- Does the proposal accord with the design principles outlined within the applicable Landscape Component(s)?	☐	☐	☐	☐

HANWOOD PARK AREA DESIGN CODE 1

Part C: Spatial Elements Contd.	Yes	Partial	No	N/A
Residential Built Form				
Has the Applicant read and fully understood the contents of this chapter?	☐	☐	☐	☐
Which Frontage Characters are applicable to this application?				
- Frontage Character A ☐ - Frontage Character B ☐ - Frontage Character C ☐	- Frontage Character D ☐ - Frontage Character E ☐ - Frontage Character F ☐ - Frontage Character G ☐			
Does the proposal accord with the design principles outlined within the applicable Frontage Characters?	☐	☐	☐	☐

Part D: Detailing the Place	Yes	Partial	No	N/A
Residential Built Form Detailing				
- Has the Applicant read and fully understood the contents of this chapter?	☐	☐	☐	☐
- Does the proposal accord with the guidance outlined within the following sections?	☐	☐	☐	☐
- - Architectural Design Principles ☐ - Built Form Detailing ☐ - Material Application Design Principles ☐ - Private Amenity Space Design Principles ☐ - Safety and Security ☐ - Household Utilities & Waste ☐ - On-plot Biodiversity Features ☐ - On-parcel Drainage Features ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐
Landscaping and Public Realm Detailing				
Has the Applicant read and fully understood the contents of this chapter?	☐	☐	☐	☐
Does the proposal accord with the guidance outlined within the following sections?				
- Soft Landscape Detailing ☐ - Hard Landscape Detailing ☐ - Street Furniture Detailing ☐ - Residential Squares ☐ - Pocket Parks ☐ - Open Space Biodiversity Features ☐	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐

GROUP DISCUSSION WORKSHOP

GROUP DISCUSSION WORKSHOP

Hands-On Planning

Group 1: Landscape and Public Realm

Group 2: Key Groupings and Built Form

Attendees to split into the above focused groups to identify priorities, issues and/or key discussion points in the draft Area Design Code 1 and Regulatory Plan.

REPORT BACK

NEXT STEPS

NEXT STEPS

WORKSHOP 1

23 JULY 2025

PROJECT UPDATE
&
INTRODUCTION TO DESIGN CODING

WORKSHOP 2

30 JULY 2025

MASTER DESIGN CODE
&
FRAMEWORK PLAN WORKSHOP

WORKSHOP 3

13 AUGUST 2025

AREA DESIGN CODE 1
&
REGULATORY PLAN WORKSHOP

REPORT

AUG/SEPT 2025

SUMMARY REPORT CAPTURING THE KEY OUTCOMES AND INSIGHTS FROM THE WORKSHOPS