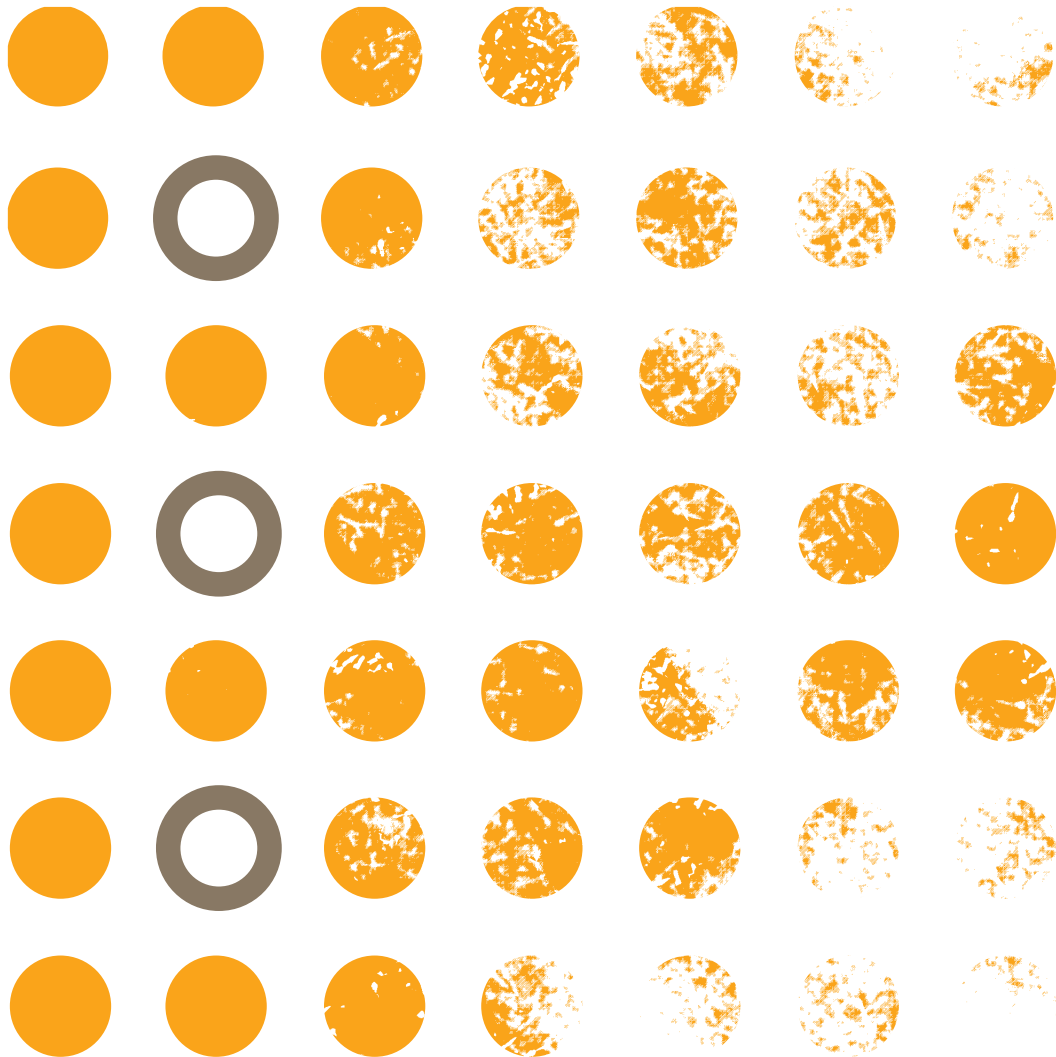


East Kettering

Design Code

March 2013



DESIGN

East Kettering

Design Code



IN CODE

Introduction 8

- Planning Background 8
- Purpose and Role of the Design Code 12
- Other Key Reference Documents 12
- Design Code Implementation 12
- Using the Design Code 14

Part 1A:

Mandatory Design Code for the Regulatory Plan 16

- 1.1 The Regulatory Plan 18
- 1.2 Primary Street Design 22
 - Central Avenue 24
 - Eastern Avenue 28
 - Poplar Farm Avenue 32
 - Ise Avenue 34
- 1.3 Junction Design 36
- 1.4 Fixed Local Street Alignments & Fixed
Minor Street Alignments 40
- 1.5 Key Corners and Gateways Requiring
Built Form Emphasis 40
- 1.6 Continuous Built Frontage 41
- 1.7 Existing and Proposed Woodland &
Copse Planting 43
- 1.8 Formal Open Space (Playing Fields) &
General Open Space 43
- 1.9 Urban Park & Gardens 43
- 1.10 Transitional Spaces 47
- 1.11 Car Parking for Schools 48
- 1.12 Existing tree planting at the western
boundaries of the site 48

Part 1B:

Other Mandatory Requirements

- 1.13 Block Principles 52
- 1.14 Minimum Size for Rear Gardens 54
- 1.15 Boundary Treatment 56
- 1.16 Bin Storage 56
- 1.17 Service & Meter Boxes 57
- 1.18 Secured by Design 57
- 1.19 Windows & Doors 58
- 1.20 Roofs 59
- 1.21 Vistas and Views 60
- 1.22 Building height and existing
development 61

Part 2:

Character Areas 63

- Character Areas 63
- 2.1 The Role of the Character Areas 64
- CA1 - Boughton End 66
- 2.2 Development Principles 66
- 2.3 Illustration 66
- 2.4 Type CA1 - 1:
 - Central Avenue & Poplars Farm
Avenue Frontages 68
- 2.5 Type CA1 - 2:
 - Local Streets 70
- 2.6 Type CA1 - 3:
 - Shared Surface Streets 72
- 2.7 Type CA1 - 4:
 - Courtyards 74
 - Boughton end colour and material
strategy 76
 - Boughton end gates: all areas 78
 - Boughton end boundary treatment 80
 - Boughton end landscape and planting 82
- CA2- Barton 84
- 2.8 Development Principles 84
- 2.9 Illustration 84
- 2.10 Type CA2 - 1:
 - Barton Square 86
- 2.11 Type CA2 – 2:
 - Barton Mews 88
- 2.12 Type CA2 – 3:
 - Barton Courts 90
- 2.13 Type CA2 – 4:
 - Park Edge 92
 - Barton Commercial Area
- 2.14 Guiding Principles 94
- Barton colour and material strategy 96
- Barton gates: all areas 98
- Barton boundary treatment 100
- Barton landscape and planting 102
- CA3 - Alledge Brook 104
- 2.15 Development Principles 104
- 2.16 Illustration 104
- 2.17 Type CA3 – 1:
 - Alledge Brook Clusters 106

2.18 Type CA3 – 2:
 Alledge Brook Lanes 108
2.19 Type CA3 – 3:
 Alledge Brook Drives 110
2.20 Alledge Brook
Local Centre 112
Alledge brook colour and
material strategy 114
Alledge brook gates: all areas 116
Alledge brook boundary treatment 118
Alledge brook landscape and planting 120
CA4- Poplars 122
2.21 Development Principles 122
2.22 Illustration 122
2.23 Type CA4 – 1:
 Poplar Greens 124
2.24 Type CA4 – 2:
 Poplar Edges 126
2.25 Type CA4 – 3:
 Poplar Courts 1128
2.26 Type CA4 – 4:
 Knolls 130
2.27 Type CA4 – 5:
 Poplar Drives 132
Poplars colour and material strategy 134
Poplars gates: all areas 136
Poplars boundary treatment 138
Poplars landscape and planting 140
CA5 -District Centre 142
2.28 Development Principles 142
2.29 Illustration 142
2.30 Built From 142
2.31 Land Use 144
2.32 Car Parking 144
2.33 Materials 144
District centre colour and
material strategy 146
District centre gates: all areas 148
District centre boundary treatment 150
District centre landscape and planting 152
All character areas surface materials and
street furniture 154
2.34 Non-Primary Street Design 154

Part 3:
Sustainable Design 157
3.1 A Holistic Approach to Sustainable
Design 157
3.2 Design Principles 158

Part 4:
Implementation and Review 161
4.1 Implementing the Design Code 161
4.2 Design Code Review 163

Appendix:
A - Street Tree Specification 165

INTROD



UCTION

Introduction

Planning Background

East Kettering is a major urban extension to Kettering, comprising new dwellings and associated facilities, infrastructure and open space. Outline planning consent was granted on 1st April 2010.

The development has consent for:

- 5,500 homes
- four new primary schools
- a secondary school
- a district centre
- three local centres
- a health clinic
- employment and business opportunities
- a hotel
- extensive areas of formal and informal open space
- managed woodland and land for food production
- provision for drainage and flood mitigation
- a network of connected streets



Condition 7 of the consent states that:

No reserved matters application shall be submitted unless and until a Design Code for the whole of the site as shown on the Strategic Master Plan Drawing No: BBD005/105 Rev A (received February 2009) and Revised Land Use Schedule (received 21 August 2009) has been submitted to and approved in writing by the local planning authority. The Design Code shall be in accordance with the 'Design of Character Areas' supplementary document submitted with the application (dated September 2008), the Strategic Master Plan Drawing No: BBD005/105 Rev A (received 2 February 2009), Parameter Plans (received 2 February 2009) and the Scale Parameters (21 August 2009). Reserved matters shall accord with the Design Codes. Any revisions to the design code shall be submitted to the local planning authority and approved in writing. The content of the submitted Design Codes shall be approved by the local planning authority and shall include the following elements (list not exhaustive):

- i) Urban design principles;*
- ii) Character Areas;*
- iii) Treatment of the development edge;*
- iv) Block Principles;*
- v) Boundary treatments;*
- vi) Housing Mix;*
- vii) Building types and uses;*
- viii) Building heights;*
- ix) Movement network including streets types, route hierarchy, footpaths, cycleways and bus services links to the District and Local Centres;*
- x) Location and design parameters of all uses within the District Centre and Local Centres, as shown in the Revised Land Use Schedule (received 21 August 2009)*
- xi) Street cross-sections and plans;*
- xii) Public realm strategy including lighting and street furniture;*
- xiii) SUDS, parks, open spaces and landscaping, including the identification of trees and hedgerows to be retained;*
- xiv) A palette of building materials and details;*
- xv) Shop front treatment;*
- xvi) All external surface materials including footpaths, cycleways and streets;*
- xvii) Street cross-sections and plans;*
- xviii) Parking strategy including layout and parking allocations for private motor vehicle, car club vehicles and cycles;*
- xix) Secured by Design;*
- xx) Location of emergency services infrastructure;*
- xxi) Environmental Standards and sustainable design elements;*
- xxii) Implementation and reviews.*

Each Reserved Matters application shall be accompanied by a written statement of conformity which demonstrates compliance with the approved design code.

Reference should also be made to the following approved Parameter Plans, dated February 2009:












- A: Access BBD005\109\Rev A
- B: Green Infrastructure BBD005\110\Rev A
- C: Land Use BBD005\111\Rev A
- D: Housing Density BBD005\107\Rev A
- E: Building Height BBD005\108\Rev A

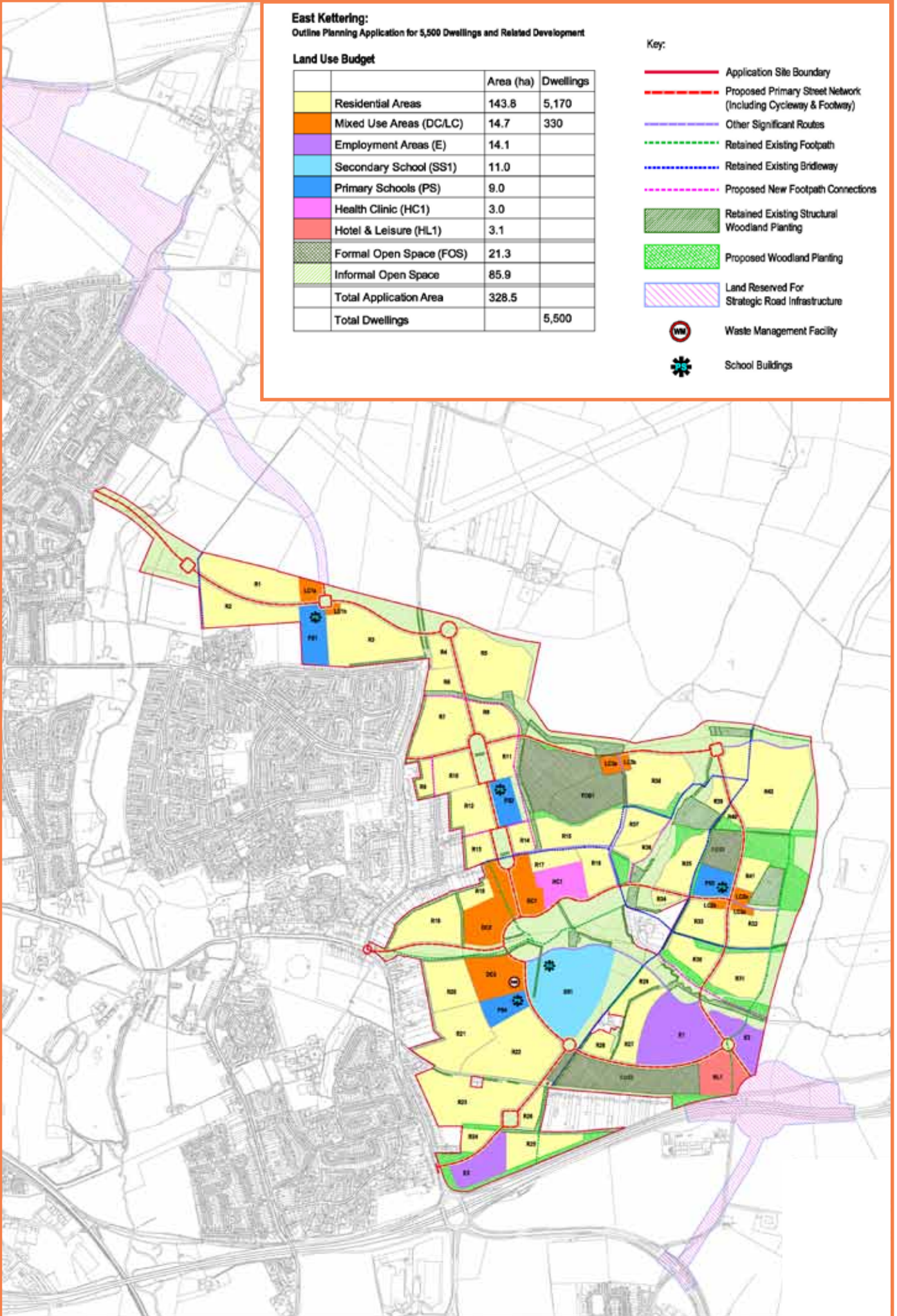
East Kettering:
Outline Planning Application for 5,500 Dwellings and Related Development

Land Use Budget

	Area (ha)	Dwellings
Residential Areas	143.8	5,170
Mixed Use Areas (DC/LC)	14.7	330
Employment Areas (E)	14.1	
Secondary School (SS1)	11.0	
Primary Schools (PS)	9.0	
Health Clinic (HC1)	3.0	
Hotel & Leisure (HL1)	3.1	
Formal Open Space (FOS)	21.3	
Informal Open Space	85.9	
Total Application Area	328.5	
Total Dwellings		5,500

Key:

-  Application Site Boundary
-  Proposed Primary Street Network (Including Cycleway & Footway)
-  Other Significant Routes
-  Retained Existing Footpath
-  Retained Existing Bridleway
-  Proposed New Footpath Connections
-  Retained Existing Structural Woodland Planting
-  Proposed Woodland Planting
-  Land Reserved For Strategic Road Infrastructure
-  Waste Management Facility
-  School Buildings



Purpose and Role of the Design Code

The Design Code is part of an ongoing design process for East Kettering, with each stage of the process intended to add an additional layer of detail. To date the following design work has been carried out:

- Strategic Master Plan and Parameter Plans: At the Outline Consent stage these establish the parameters of the development in terms of land use, landscape and open space, built framework and access;
- Design & Access Statement (DAS): Submitted in support of the Outline Planning Application, the DAS explains how the master plan for East Kettering was prepared, and gives a clear account of the technical, environmental and design considerations that shaped the plan;
- Supplementary "Design of Character Areas" document: Submitted in support of the Outline Application, this document explores how the character areas at East Kettering can generate local distinctiveness and physical cohesion.

The Design Code will:

- Advance the comprehensive masterplanning and design of the approved development site, particularly in relation to the character areas and the movement network;
- Reinforce the quality standards established at the outline application stage;
- Establish mandatory rules & guidance as appropriate;
- Work in tandem with the Open Space Strategy and Green Infrastructure Strategy (July 2012), which provide the corresponding frameworks for the design, creation and management of open space and green infrastructure;
- Provide a tool for the local planning authority to actively manage design quality at the Reserved Matters stages; and

- Act as a technical manual for designers and developers

The Design Code will not:

- Revisit or vary the outline consent;
- Deal with matters beyond the site boundary;
- Affect issues that are controlled by statutory authorities (e.g. highway authority responsibilities);
- Be taken in isolation from the ongoing design process – the Code will be one of a series of documents prepared over the duration of the planning and construction phases to control the development. This will include a series of Development Briefs for several important locations to establish how they will be designed in detail.

Applicants for Reserved Matters approval will be expected to demonstrate how they have conformed to the code's requirements by completing a checklist, with reference to specific elements of the code.

Other Key Reference Documents

Applicants are advised to familiarise themselves with the outline planning consent, in particular the DAS and the approved parameter plans.

The master plan for East Kettering is based upon recognised best practice in urban design and masterplanning. The national design guidance listed on page 23 of the DAS provides a useful overview of the fundamental principles that have informed the masterplanning approach. An understanding of these documents will assist with ongoing design and the preparation of reserved matters applications.

Reference should also be made to the Department of Transport's Manual for Streets, editions 1 and 2.

Design Code Implementation

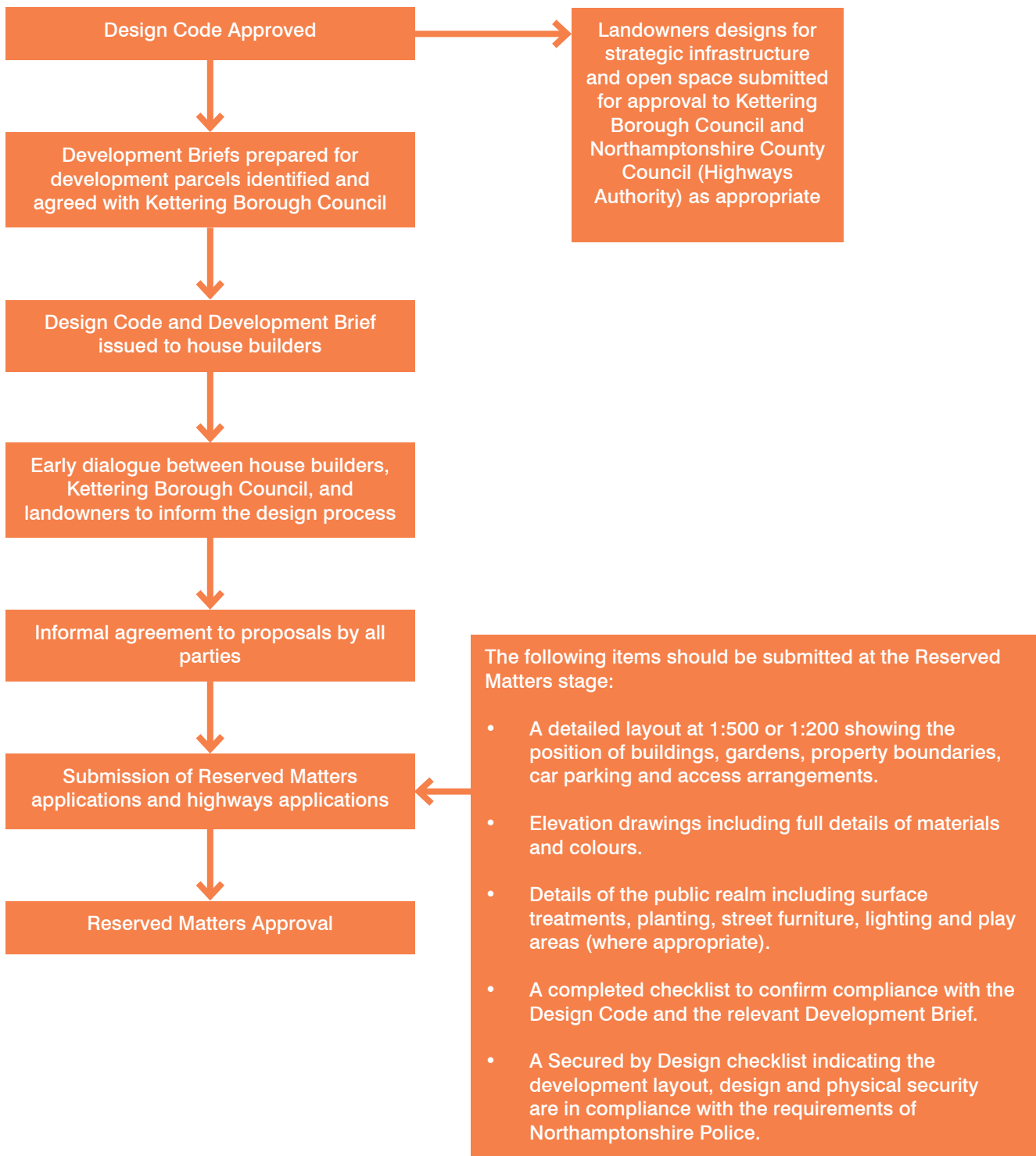
Applications for Reserved Matters approval will be subject to the process outlined in the following diagram, which highlights Kettering Borough Council's expectations for the preparation of Development Briefs for some locations and pre-submission discussions.

Sub-phases will be agreed between the promoting landowner and Kettering Borough Council following the approval of the Design Code and prior to the preparation of any Development Briefs.

This Design Code will be subject to regular review to ensure its continued effectiveness as a tool for guiding the design and managing the development, and as a basis for more detailed Development Briefs. Reviews will be carried out on the following basis (see table below).

Reviews will be led by the landowners project team in collaboration with the Council. Early reviews may be triggered by special circumstances, for example, changes in the housing market, legislative changes or new environmental standards.

East Kettering Approvals Process



Areas Requiring Development Briefs



* Areas requiring Development Briefs

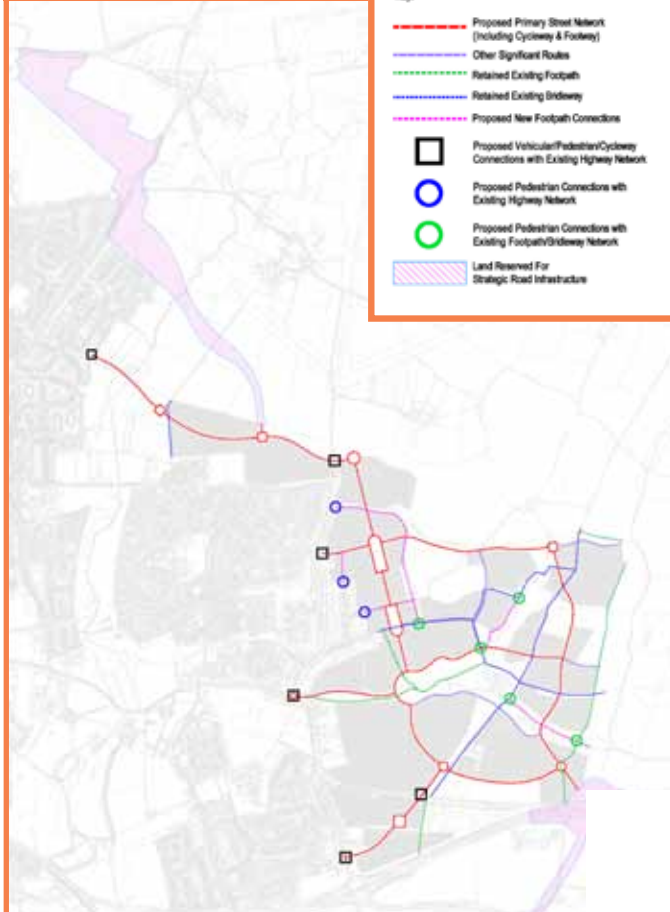
1. LC1a, LC1b, PS1
2. Development overlooking Warkon Gardens
3. District Centre
4. Development overlooking Barton Square
5. E3
6. HL1, E1, E2
7. LC2a, LC2b, LC2c, PS3
8. LC3a, LC3b

Using the Design Code

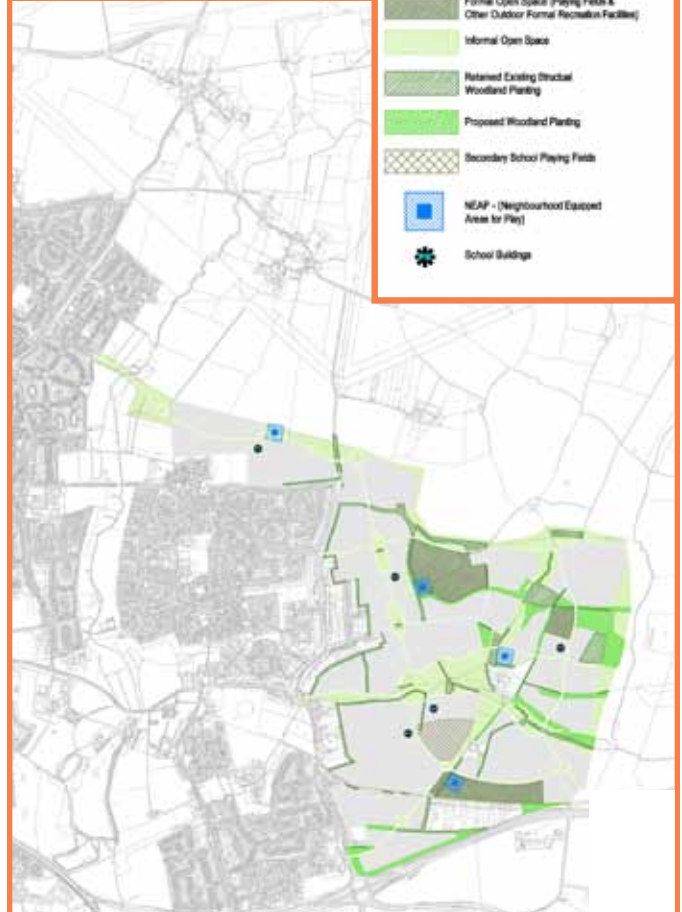
The design code is structured to provide practical and technical support in the ongoing design process. It is divided into the following components:

	Title	Function	Meets Condition 7 Requirements
Part 1	Mandatory Design Code and the Regulatory Plan	<p>Mandatory specifications for the design of all aspects of the Regulatory Plan.</p> <p>Mandatory requirements for matters not included in the Regulatory Plan.</p>	<p>(iii) treatment of development edge</p> <p>(ix) movement network</p> <p>(xi) street cross-sections and plans</p> <p>(xii) Public realm strategy including lighting and street furniture</p> <p>(xiii) SUDS, parks, open spaces and landscaping</p> <p>(xvi) external surface materials including footpaths, cycleways and streets</p> <p>(xix) secured by design</p>
Part 2	<p>Character Area</p> <p>Boughton End Barton Alledge Brook The Poplars District Centre</p>	<p>Establishes the mandatory principles and objectives for each character area.</p> <p>Sets out a series of street typologies to be used in the layout and design of each character area.</p> <p>Sets out requirements on:</p> <ul style="list-style-type: none"> - housing types - building heights - building materials - boundary treatments - car parking - public realm materials - preferred tree and plant species. 	<p>(i) urban design principles</p> <p>(ii) character areas</p> <p>(iv) block principles</p> <p>(v) boundary treatments</p> <p>(vi) housing mix</p> <p>(vii) building types and uses</p> <p>(viii) building heights</p> <p>(ix) movement network including street types</p> <p>(x) location and design parameters of all uses within the District Centre and Local Centres</p> <p>(xi) Street cross sections and plans</p> <p>(xii) street cross-sections and plans</p> <p>(xvii) parking strategy</p>
Part 3	Environmental Standards & Sustainable Design	<p>Establish a connection between design and the approved East Kettering Low Zero Carbon Strategy.</p> <p>Highlights the likely scenarios where sustainable design principles should be applied.</p>	<p>(xxi) Environmental Standards and sustainable design elements.</p>
Part 4	Implementation and Review	<p>Sets out how the design code will be taken forward and by whom.</p> <p>Highlights the next steps to evolve the design.</p> <p>Establishes a process for design code review.</p>	<p>(xxii) Implementation and review</p>
Appendix A	Planting Specification		

Access

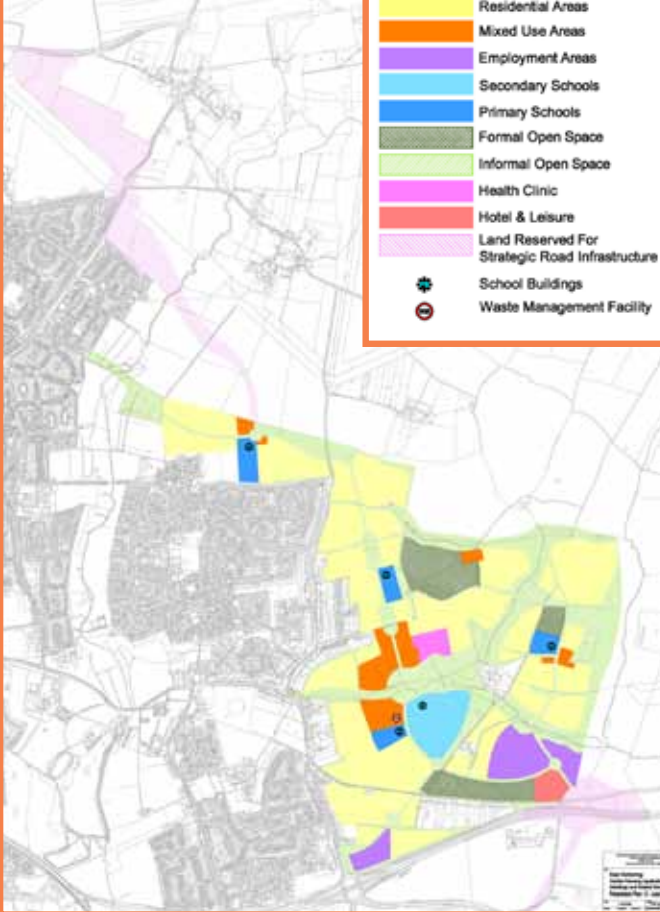


Green Infrastructure



Land Use

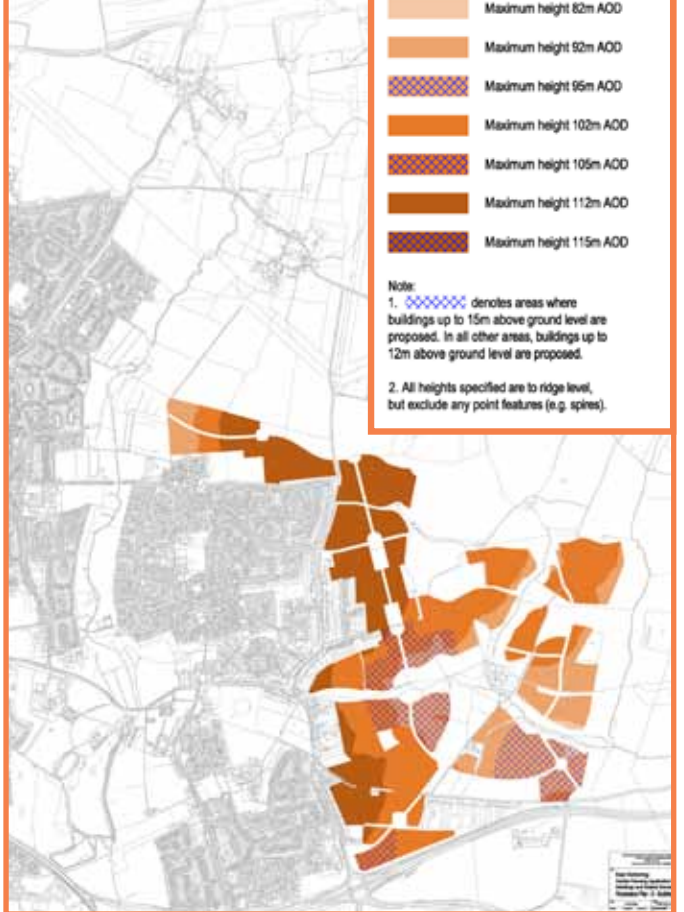
Key:	
	Residential Areas
	Mixed Use Areas
	Employment Areas
	Secondary Schools
	Primary Schools
	Formal Open Space
	Informal Open Space
	Health Clinic
	Hotel & Leisure
	Land Reserved For Strategic Road Infrastructure
	School Buildings
	Waste Management Facility



Building Height

Key:	
	Maximum height 82m AOD
	Maximum height 92m AOD
	Maximum height 95m AOD
	Maximum height 102m AOD
	Maximum height 105m AOD
	Maximum height 112m AOD
	Maximum height 115m AOD

Note:
 1. denotes areas where buildings up to 15m above ground level are proposed. In all other areas, buildings up to 12m above ground level are proposed.
 2. All heights specified are to ridge level, but exclude any point features (e.g. spires).



PART 1A

- Part 1A:
Mandatory Design Code
for the Regulatory Plan



Part 1A: Mandatory Design Code for the Regulatory Plan

1.1 The Regulatory Plan

The Regulatory Plan shown opposite is mandatory, and all reserved matters applications should be in conformity with this plan. It is available in electronic format, along with data on the site's topography, to facilitate the detailed design process.

The Regulatory Plan draws on the Strategic Master Plan to fix a number of physical elements that are seen as critical to the successful design co-ordination and comprehensive development planning of East Kettering. This includes:

- the alignment of the primary streets;
- local side streets junctions with the primary street;
- fixed local street alignments;
- fixed minor street alignments;
- key corners and gateways requiring built form emphasis (massing, roof forms, balconies, and other architectural features);
- areas where a more continuous built frontage is required;
- areas where a less continuous building line is required;
- existing woodland or copse planting;
- proposed woodland or copse planting;
- formal open space – playing fields;
- general open space;
- urban parks and gardens;
- locations for transition spaces leading from the public realm to primary schools; and
- locations for parking related to the function or operation of schools
- existing tree planting on the western boundaries of the site

The following pages address the requirements for each of the elements above.

Regulatory Plan



1.2 Primary Street Design

The primary street network is intended to facilitate movement throughout East Kettering, and to provide the points of connection with Kettering's existing road network. Primary streets will be used by all modes of transport including buses.

In addition, the primary streets will be key to the successful design and quality of East Kettering; as the most visible and shared places within the new development the design of the architecture and public realm will combine to establish an identity and character which will become synonymous with East Kettering.

For Design Code purposes the primary street network comprises four avenues:

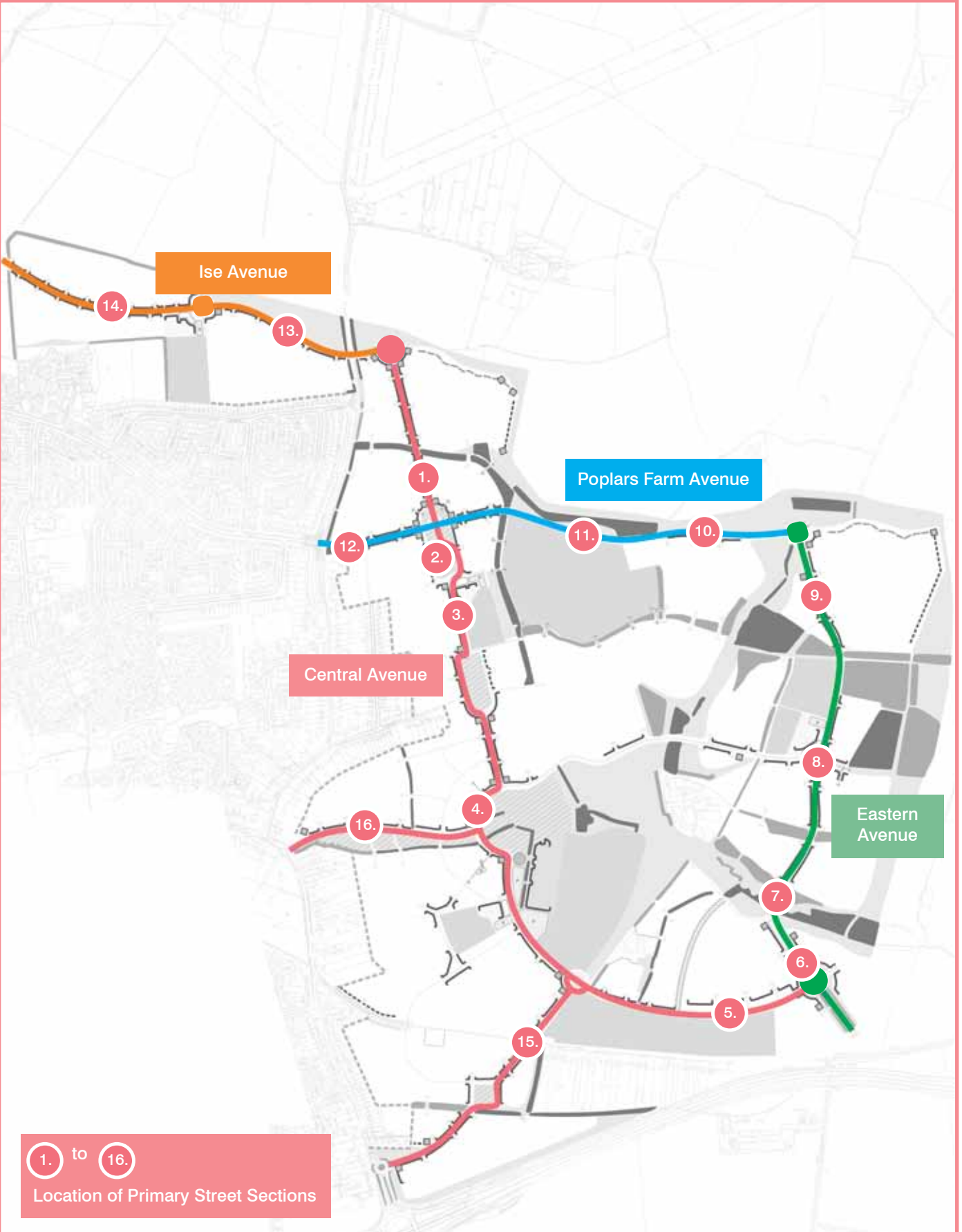
- Central Avenue
- Eastern Avenue
- Poplars Farm Avenue
- Ise Avenue

The design specification for each avenue is based on:

- A fixed alignment which adheres to the Strategic Master Plan;
- a strategy for creating a high quality public realm that will create a setting for community activity; and
- a technical specification that will ensure highway safety and appropriate capacity for all modes of transport, which has been prepared in discussion with the local highway authority.

The design specifications highlight a range of scenarios based on changing contexts that will occur along each avenue. The design of the transition between each scenario will be subject to detailed discussion with local planning and highway authorities.

Avenue Locations



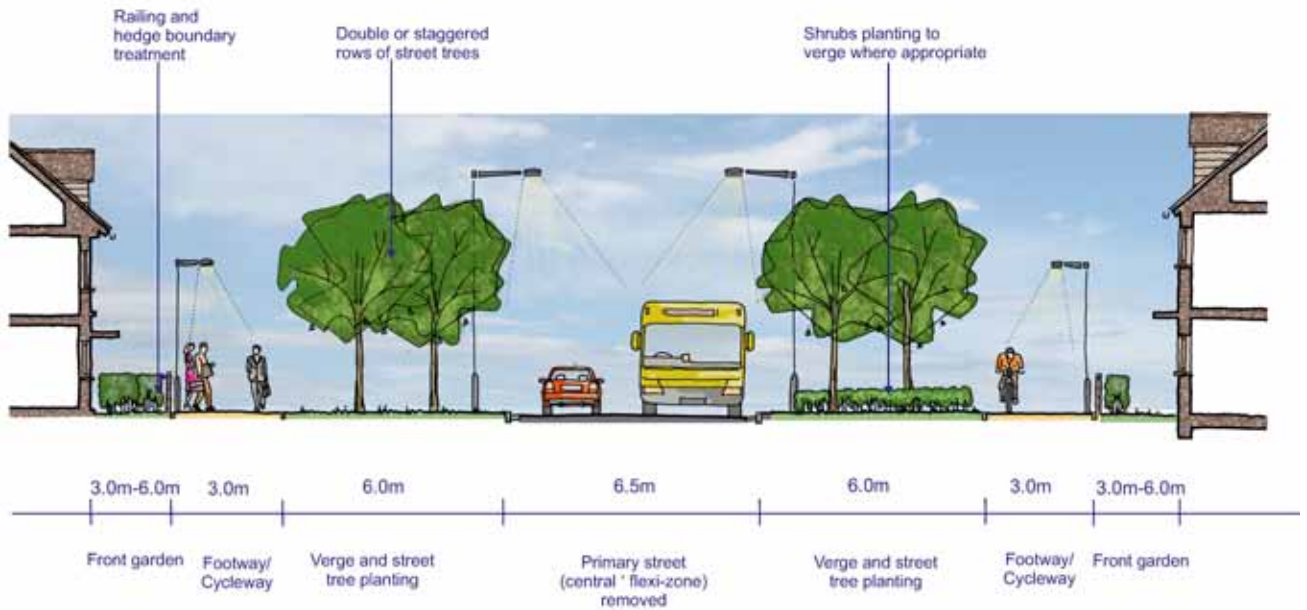
Technical Specifications	
Footway	3.0 shared footway / cycleway
Cycleway	Shared with footway
Bus route	Potential bus route
Bus stops	Buses to stop in carriageway. Limited indentations of 1m maybe provided. Bus shelters to be improved.
Carriageway	6.5m to 11.0m
Design speed limit	30mph
Road Marking	To be in accordance with Manual for Streets
Min swept path requirements	Refuse collection/removal vans
On-street parking	Limited on-street parking with parallel bays set into landscape verge on one side. No more than 4-6 spaces in one group. Some frontage parking for visitors in office locations.
Traffic calming	Key features to include place making junction treatments, raised surface tables, use of street trees and planting, on street parking arrangements and changes in material textures and patterns. No road markings except at junctions where legally required (e.g. giveaway / stop)
Verge	Verge width to be widened at regular distances and carriageway reduced to 5.5m to facilitate easier pedestrian crossing.
Junction Type	Priority junctions and 4 roundabouts. Building frontage and green edges to provide sense of enclosure and to form basis of junction layout.
Junction spacing	Generally determined by type and size of urban blocks as set out in Manual for Streets.
Junction radii	Maximum of 6 m with 10.5m on bus route
X and Y distance	2.4m by 43m
Direct access to individual properties	In places, subject to agreement with the highways authority
Private strip	3.0m to 6.0m for residential. Subject to detailed design within the district centre for commercial and community buildings
Street Lighting	Street lighting to be provided to approved specification and to be energy efficient and non-light polluting. All street lighting to be of a 'family' to ensure consistent design and appearance.
Refuse Collection	All wheelie bins to be placed at kerb edge for collection

Street Trees		
AVENUE - BOUGHTON END*		
	TREES	HEDGES
General	Rows of large scale trees, planted at evenly spaced intervals. Double rows may be staggered	Evergreen hedges planted within the private curtilage adjacent to proposed garden walls and metal railings. Hedge runs to be of one variety only, (not mixed).
Tree / Hedge Types	Carpinus betulus, (Hornbeam), or Corylus colurna, (Turkish Hazel), or Platanus x hispanica, (London Plane), or Tilia cordata "Green Spire", (Small-Leafed Lime)	Cotoneaster lacteus, or Prunus laurocerasus, (Common Laurel), or P. lusitanica, (Portugal Laurel), or Taxus baccata, (Common Yew)
AVENUE - BARTON*		
	TREES	HEDGES
General	Rows of large scale trees, all of one type, planted at evenly spaced centres and at a consistent distance from the roadside kerb. The trees within and enclosing The Square should similarly be of one type only but this could vary from the specified Main Avenue roadside tree	Evergreen hedges planted within the private curtilage adjacent to proposed garden walls and metal railings. Hedge runs to be of one variety only, (not mixed).
Tree / Hedge Types	Carpinus betulus, (Hornbeam), or Corylus colurna, (Turkish Hazel), or Platanus x hispanica, (London Plane), or Tilia cordata "Green Spire", (Small-Leafed Lime)	Cotoneaster lacteus, or Prunus laurocerasus, (Common Laurel), or P. lusitanica, (Portugal Laurel), or Taxus baccata, (Common Yew)

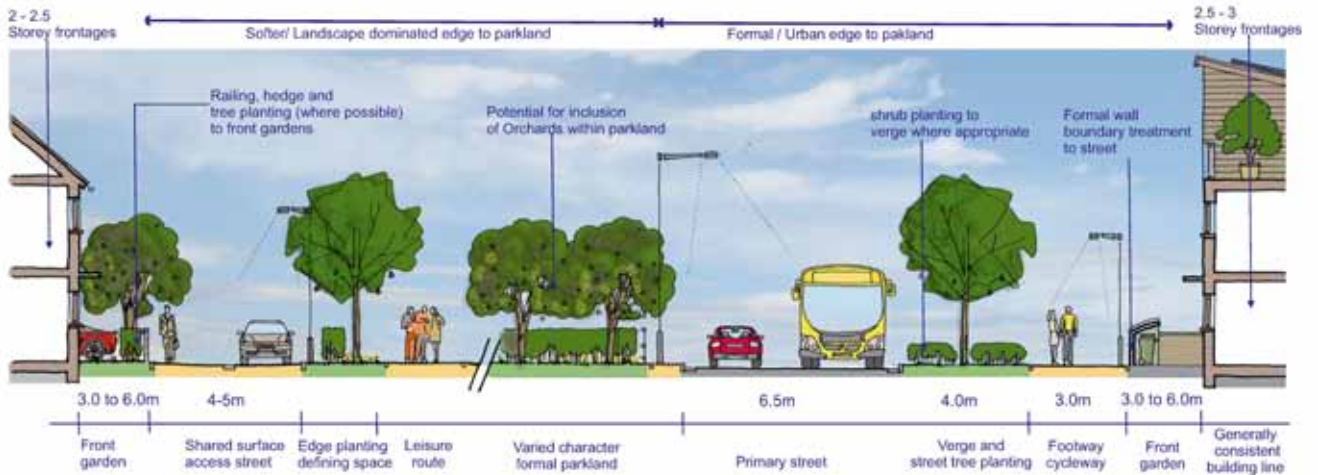
* Refer to page 65 for the location of these character areas

1. Primary Street Typology 1: Central Avenue North

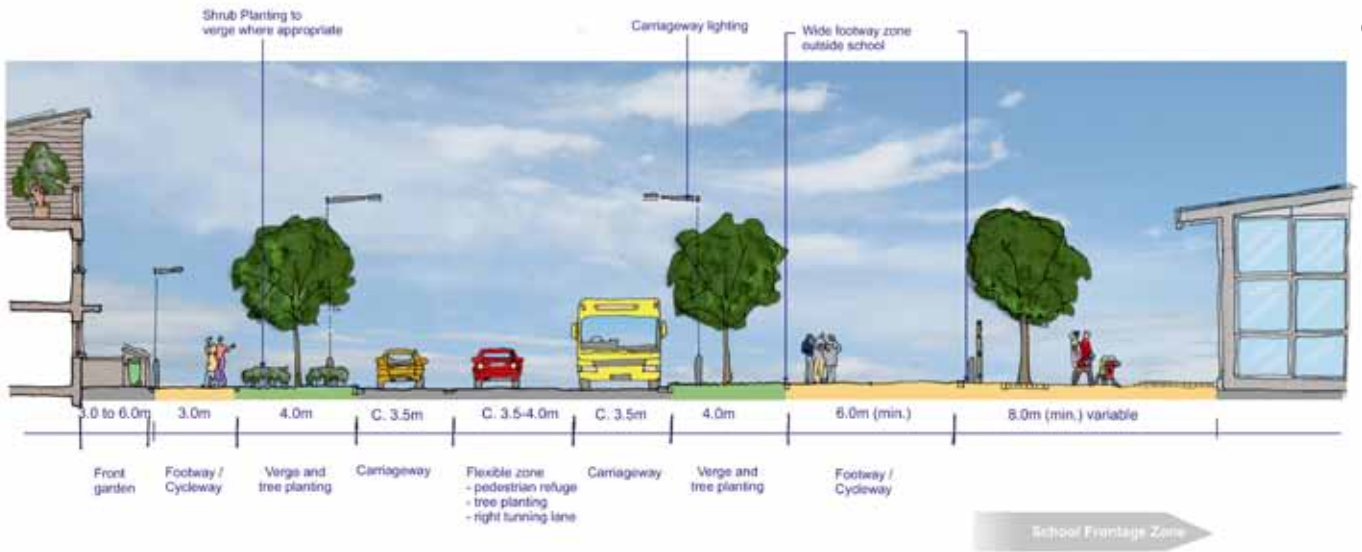
(Used for busy sections of street; and providing wider and more generously planted verges)



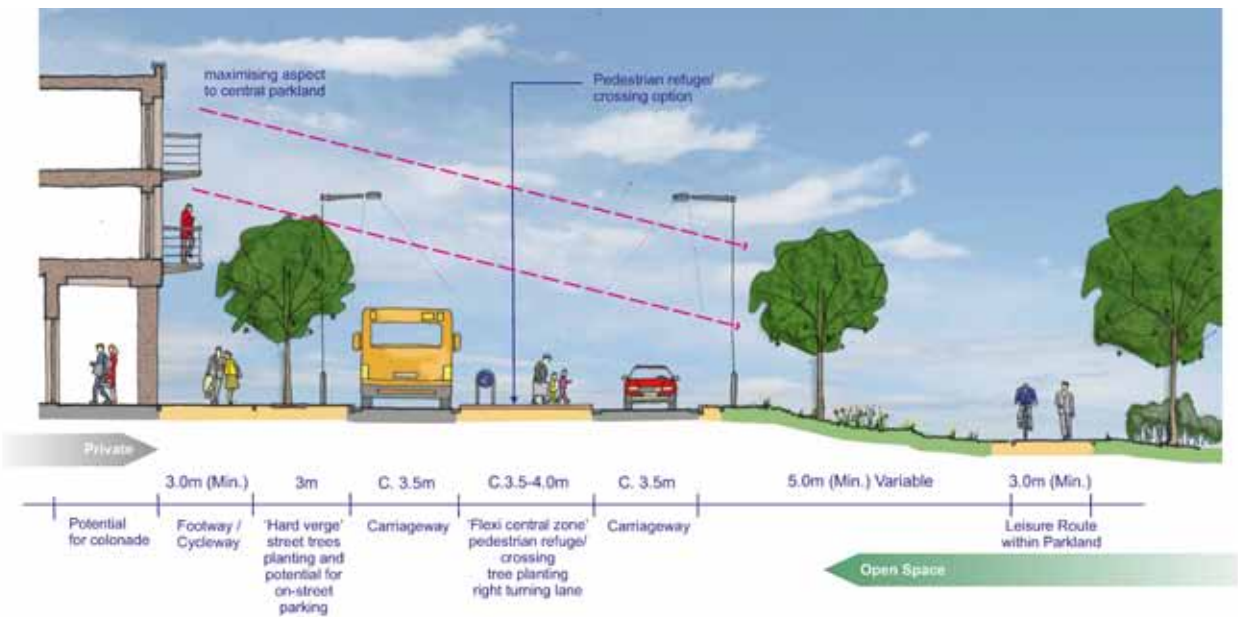
2. Primary Street Typology 2: Central Avenue North: Section through Warkton Gardens



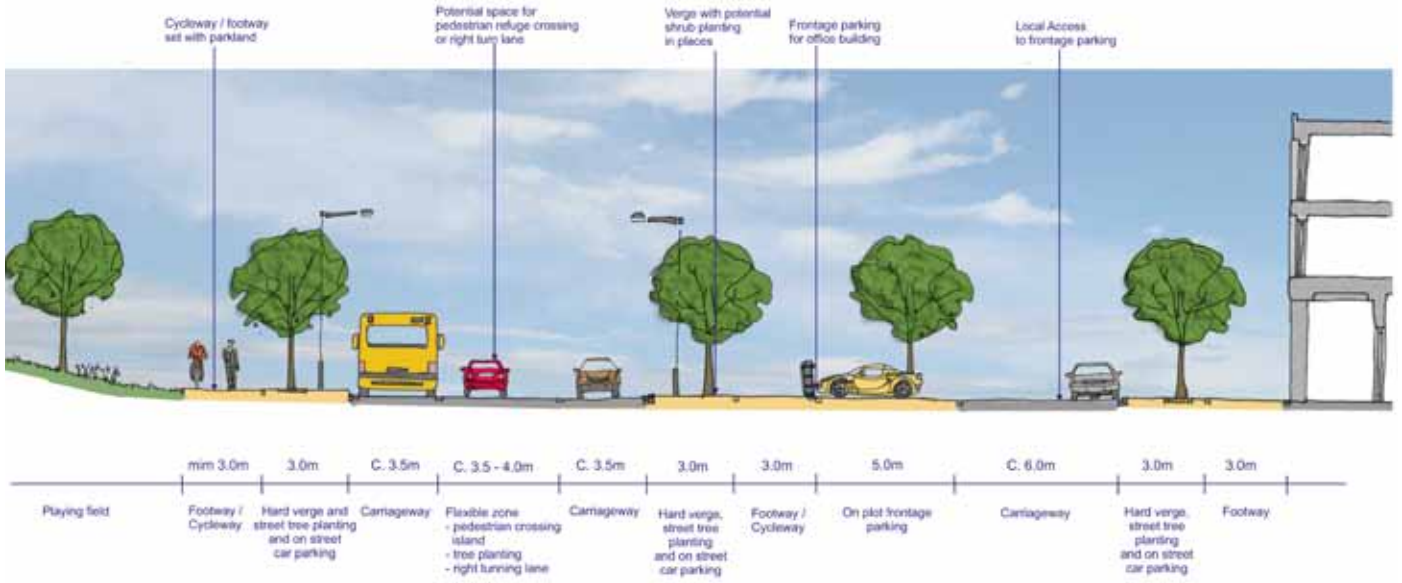
3. Primary Street Typology 3: Section adjacent to Primary School



4. Primary Street Typology 4: District Centre - Crescent Park



5. Primary Street Typology 5: Central Avenue South / Barton Commercial Area

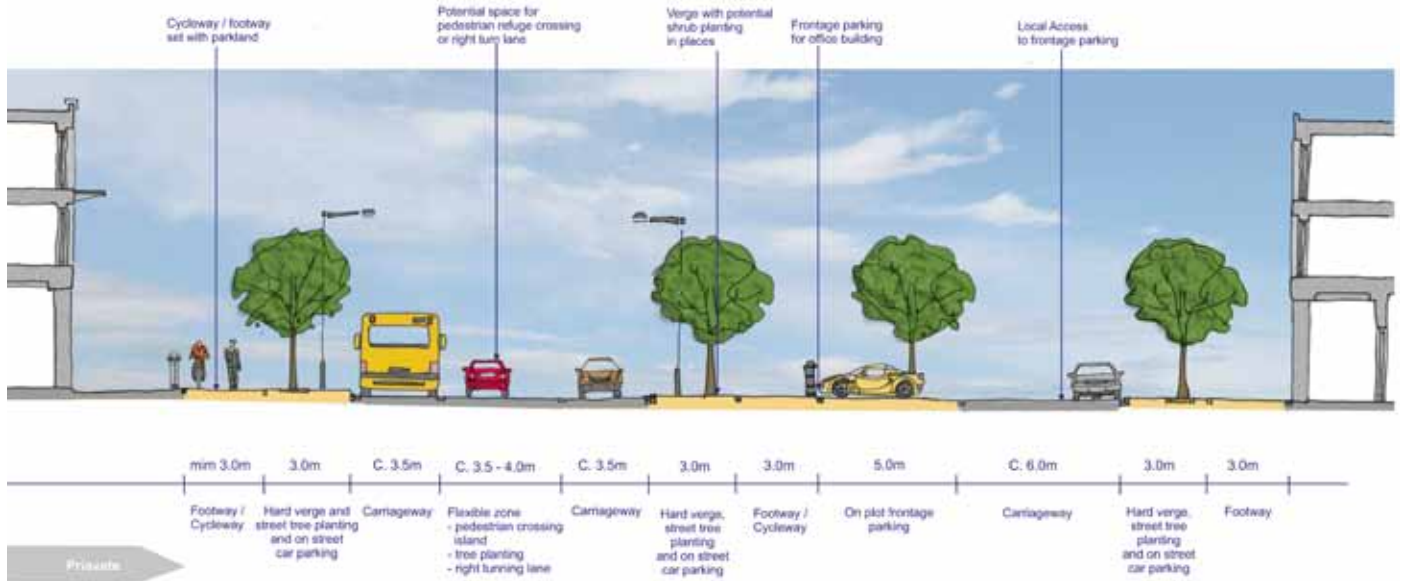


Technical Specifications	
Footway	Min 3.0m shared cycleway / footway
Cycleway	Shared with footway
Bus route	Potential bus route
Bus stops	Buses to stop in carriageway. Limited indentations of 1m maybe provided. Bus shelters to be improved.
Carriageway	6.5m to 11.0m
Design speed limit	30mph
Road Marking	To be in accordance with Manual for Streets
Min swept path requirements	Refuse collection/removal vans
On-street parking	Limited on-street parking with no more than 4- 6 bays in one group. No on-street parking to be provided in vicinity of school entrance.
Traffic calming	Key features to include place making junction treatments, raised surface tables, use of street trees and planting, on street parking arrangements and changes in material textures and patterns. No road markings except at junctions where legally required (e.g. giveway / stop)
Verge	Verge width to be widened at regular distances and carriageway reduced to 5.5m to facilitate easier pedestrian crossing.
Junction Type	Raised tables at junctions with kerbs running into channels and block paving and granite setts to mark crossing points. Priority junctions - crossroads and staggered junctions as outlined in the Manual for Streets.
Junction spacing	Generally determined by type and size of urban blocks as set out in the Manual for Streets
Junction radii	Maximum of 6 m with 10.5m on bus route
X and Y distance	2.4m by 43m
Direct access to individual properties	In places, subject to agreement with the highways authority
Private strip	3.0m to 6.0m for residential
Street Lighting	Street lighting to be provided to approved specification and to be energy efficient and non-light polluting. All street lighting to be of a 'family' to ensure consistent design and appearance.
Refuse Collection	All wheelie bins to be placed at kerb edge for collection

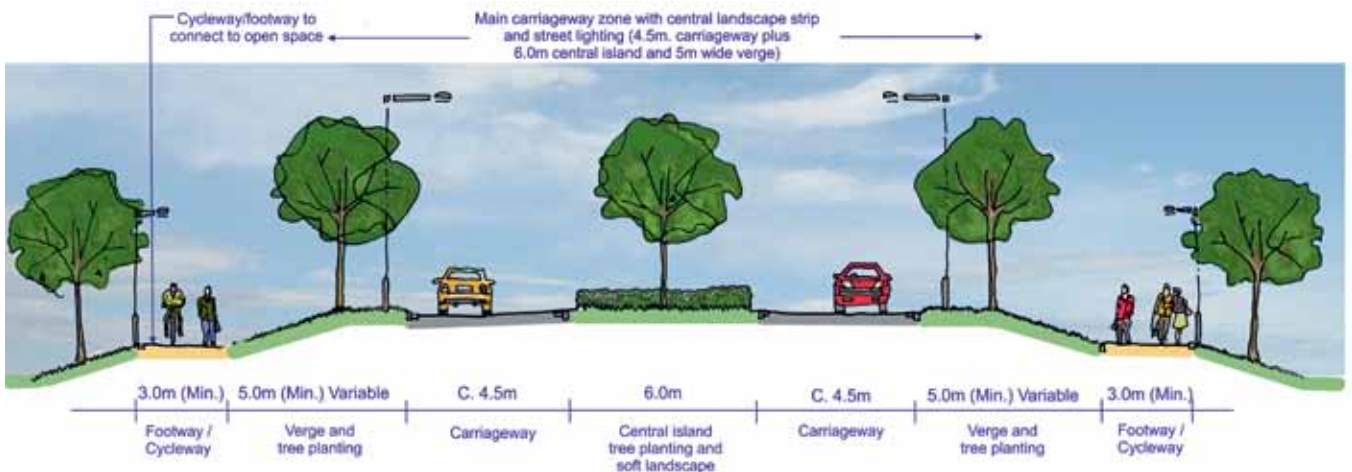
Street Trees			
ALLEGE BROOK*			
	TREES	HEDGES	
General	Large and medium scale trees of different types, planted informally as single specimens and in groups of three or five within the roadside verge.	Native hedgerow mix planted within the private curtilage adjacent to proposed garden walls and metal railings.	
Tree / Hedge Types	Acer campestre, (Field Maple - medium - single specimens) Betula pendula, (Silver Birch - large - planted as multi-stem or three per pit)) Carpinus betulus, (Hornbeam - large - single specimens) Castanea sativa, (Sweet Chestnut - large - single specimens) Fraxinus excelsior, (Ash - large - specimens) Pinus nigra, ((Austrian Pine - large - groups) P. sylvestris, (Scots Pine - large - groups) Populus x serotina "Aurea", (Poplar var - large - groups) Prunus avium "Plena", (Double Wild Cherry - large - groups) Quercus ilex, (Evergreen or Holm Oak - large - single specimens) Quercus robur "Fastigiata Koster" (Oak var - large - groups) Robinia pseudoacacia "Frisia", (False Acacia var - medium/large - single specimens) Sorbus aria, (Whitebeam - medium/large - groups) Tilia cordata "Green Spire", (Small-Leafed Lime - large - single specimens)	Acer campestre, (Field Maple) 25% Cornus sanguinea, (Common Dogwood) 5% Corylus avallana, (Hazel) 5% Crataegus monogyna, (Hawthorn) 25% Ilex aquifolium, (Holly) 2.5% Ligustrum vulgare, (Common Privet) 5% Prunus spinosa, (Blackthorn) 25 % Rosa canina, (Dog Rose) 2.5% Viburnum opulus, (Guelder Rose) 5%	
	BARTON*		
		TREES	HEDGES
	General	Occasional specimen street trees of medium to large scale plus small domestic scale trees/large shrubs in some front gardens	Semi ornamental small/medium scale evergreen and deciduous hedges planted within the private curtilage adjacent to proposed garden walls and metal railings. Hedge runs to be of one variety only, (not mixed).
Tree / Hedge Types	Tree types - Street: Fraxinus oxycarpa "Raywood", (Ash var - large) Koelreutaria paniculata, (medium) Pyrus calleryana "Chanticleer", (Pear var - medium) Sorbus aria "Lutescens", (Whitebeam var - medium) S. intermedia, (Swedish Whitebeam - medium) Tree/large shrub types - Front gardens: Amelanchier lamarckii, (Snowy Mespilis - shrub) Aralia elata, (Japanese Angelica Tree - shrub) Cotinus coggygria, (Smoke Tree - shrub) Cotoneaster "Cornubia", (shrub) Malus "John Downie" (tree) Pyrus salicifolia "Pendula" (Pear var - tree) Rhus typhina, (Stag's Horn Sumach - shrub) Sorbus "Asplenifolia" (Mountain Ash var - tree)	Acer campestre, (Field Maple), or Berberis thunbergii, (Barberry var), or Cotoneaster simonsii, or Lonicera pileata "Maigrun", or Prunus pissardii "Nigra", or Pyracantha "Orange Glow", or Viburnum tinus "Eve Price", (Laurustinus)	

* Refer to page 65 for the location of these character areas

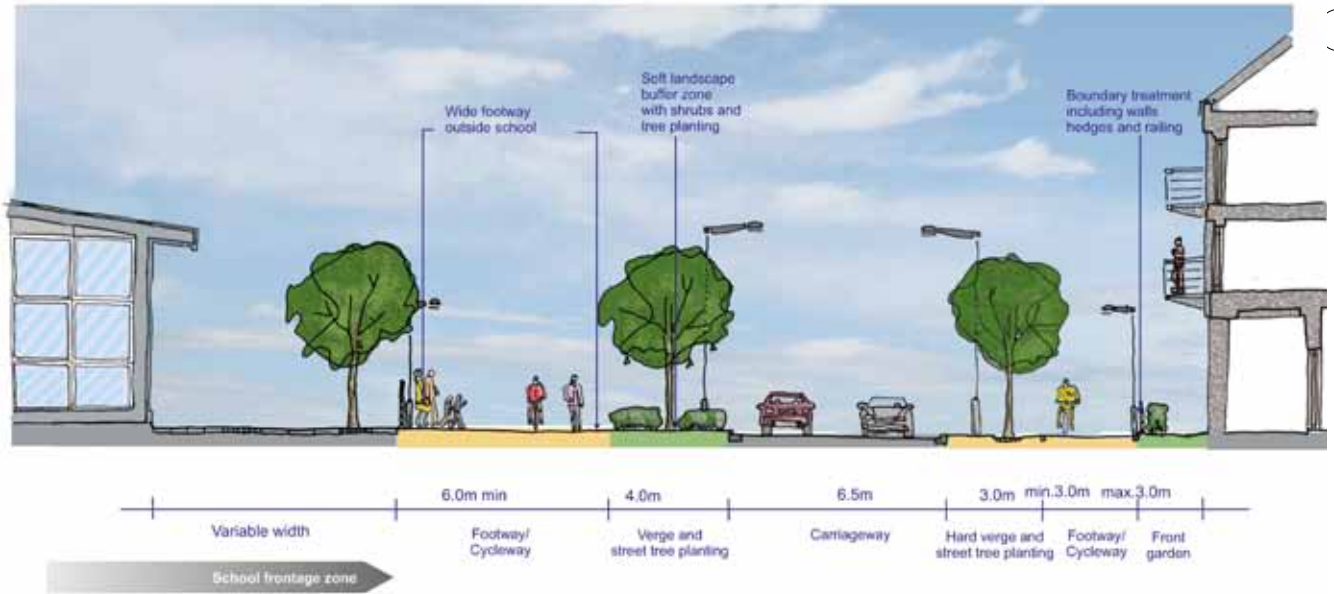
6. Primary Street Typology 6: Eastern Avenue / Barton Commercial Area



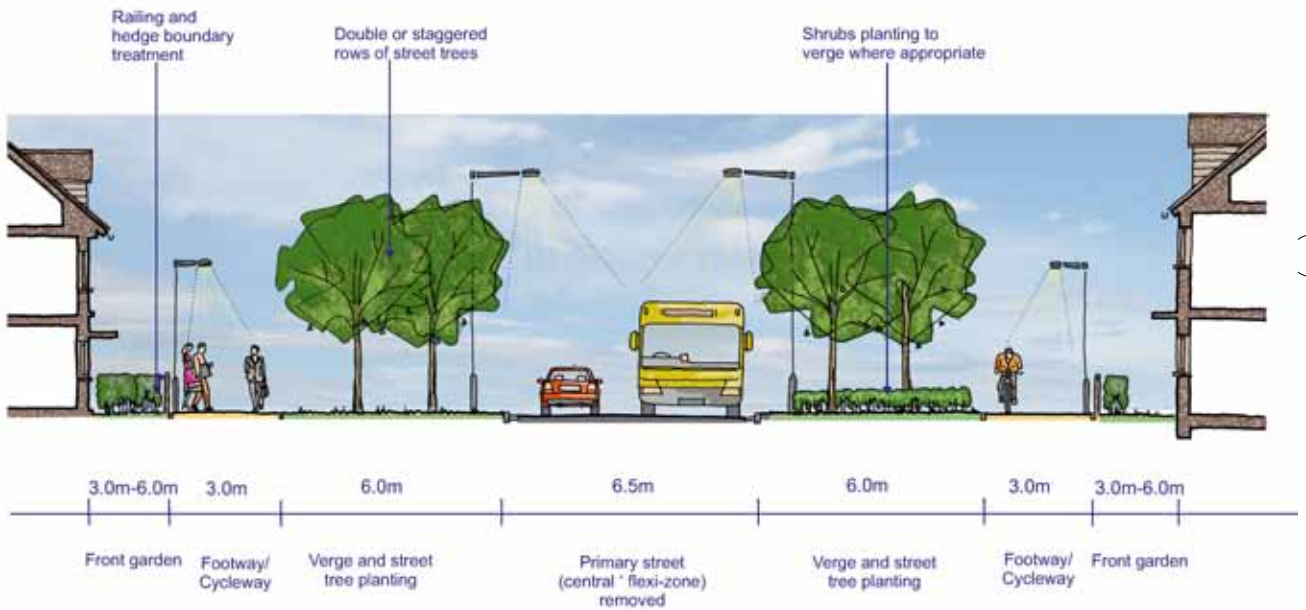
7. Primary Street Typology 7: Eastern Avenue



8. Primary Street Typology 8: Eastern Avenue / Alledge Brook Local Centre



9. Primary Street Typology 9: Eastern Avenue North



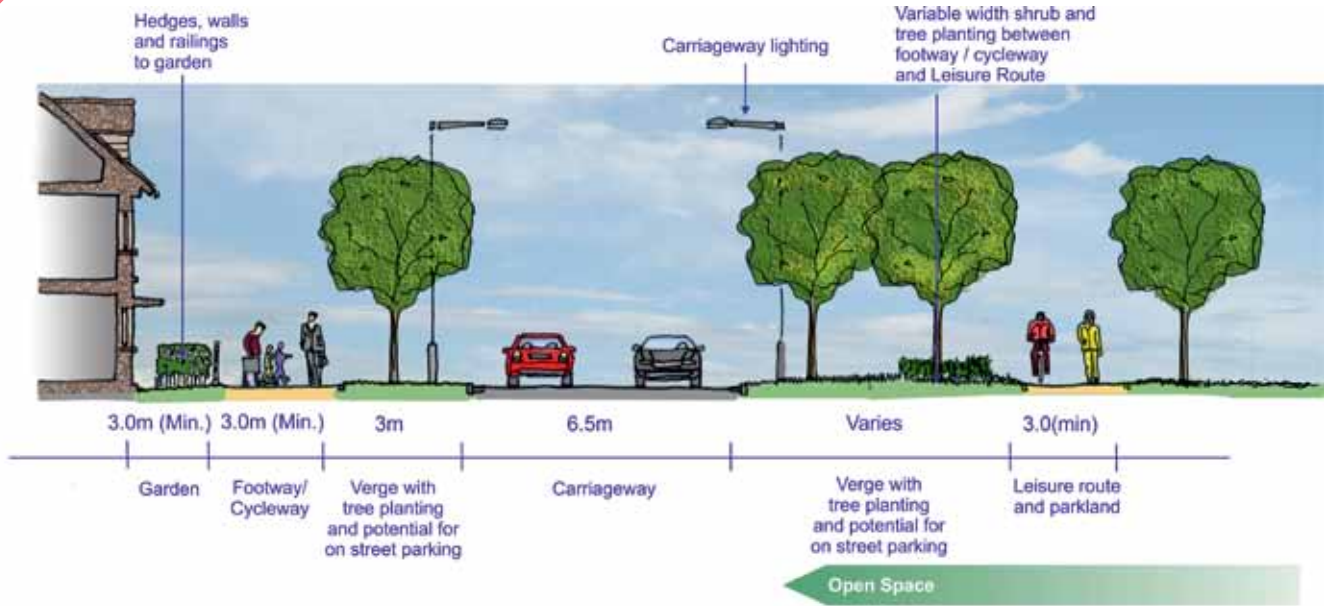


Technical Specifications	
Footway	Min 3.0m shared cycleway / footway
Cycleway	Shared with footways
Bus route	Potential bus route
Bus stops	Buses to stop in carriageway. Limited indentations of 1m maybe provided. Bus shelters to be improved.
Carriageway	4.5m (single direction) 6.5m
Design speed limit	30mph
Road Marking	To be in accordance with manual for streets
Min swept path requirements	Refuse collection/removal vans
On-street parking	Limited on-street parking with no more than 4-6 bays in one group
Traffic calming	Key features to include place making junction treatments, raised surface tables, use of street trees and planting, on street parking arrangements and changes in material textures and patterns. No road markings except at junctions where legally required (e.g. giveaway / stop)
Verge	Verge width to be widened at regular distances and carriageway reduced to 5.5m to facilitate easier pedestrian crossing.
Junction Type	Raised tables at junctions with kerbs running into channels and block paving and granite setts to mark crossing points. Priority junctions and roundabout. Building frontage and green edges to form basis of junction layout.
Junction spacing	Generally determined by block size and type as set out in the Manual for Streets
Junction radii	Maximum of 6 m with 10.5m on bus route
X and Y distance	2.4m by 43m
Direct access to individual properties	In places, subject to agreement with the highways authority
Private strip	Min 3.0m
Street Lighting	Street lighting to be provided to approved specification and to be energy efficient and non-light polluting. All street lighting to be of a 'family' to ensure consistent design and appearance.
Refuse Collection	All wheelie bins to be placed at kerb edge for collection

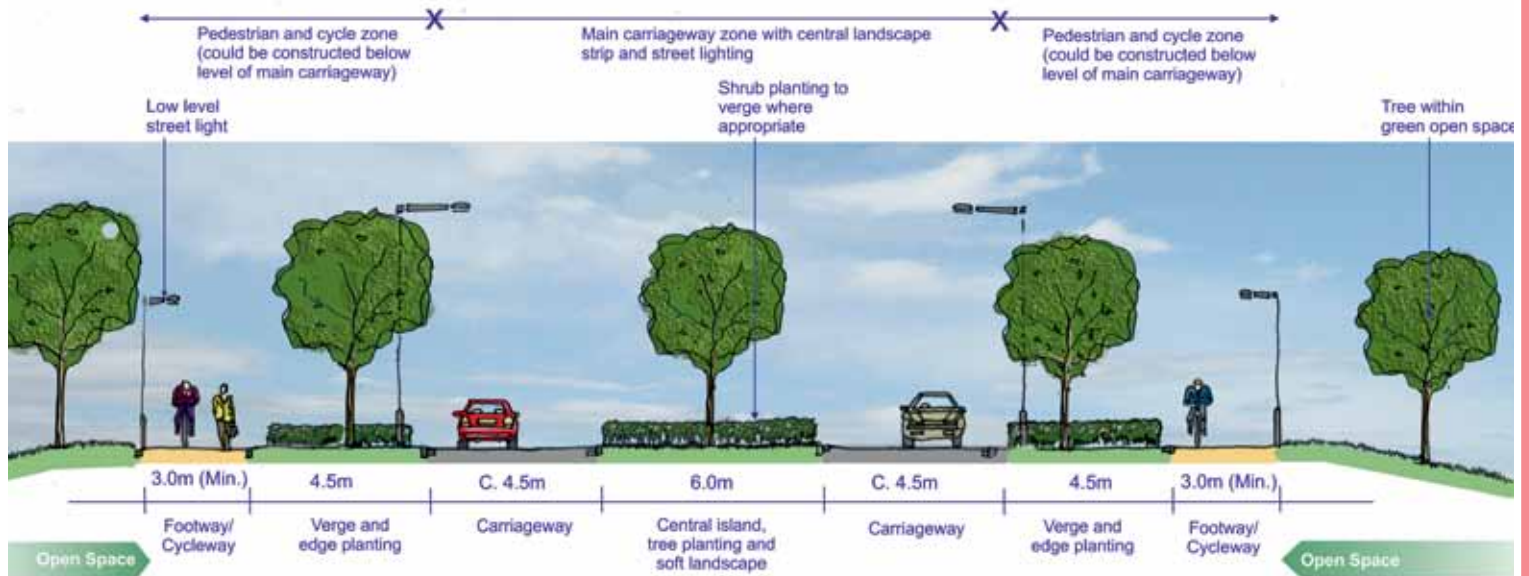
Street Trees		
POPLARS*		
	TREES	HEDGES
General	Row of large scale trees, all of one type, planted at evenly spaced centres and at a consistent distance from the roadside kerb.	Hedges composed of wildlife-friendly species planted within the private curtilage adjacent to proposed garden walls and metal railings. Hedge runs to be of one variety only, (not mixed).
Tree / Hedge Types	Aesculus hippocastanum (horse chesnut) Quercus robur "Koster", (narrowly columnar var of Oak)	Cotoneaster lacteus, or C. simosii, or Crataegus monogyna, (Hawthorn), or Ilex aquifolium, (Holly), or Prunus cerasifera, (Myrobalan Cherry), or P. spinosa, (Blackthorn)), or Pyracantha "Mojave", (Firethorn), or P. "Orange Glow", or Rosa rugosa, (Rose var), or Taxus baccata, (Common Yew)

* Refer to page 65 for the location of these character areas

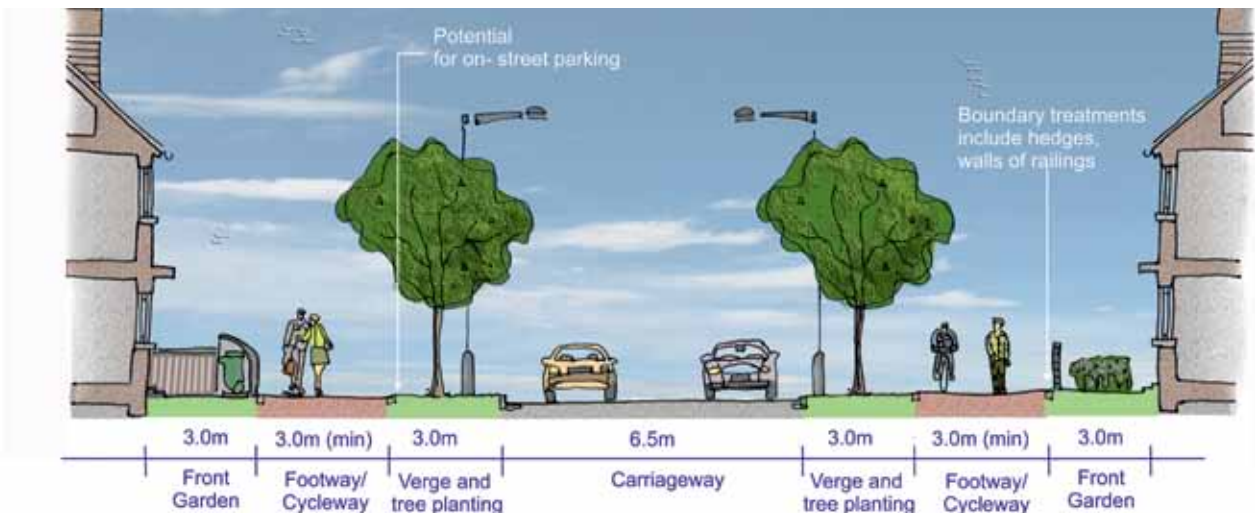
10. Primary Street Typology 10: Poplars Farm Avenue



11. Primary Street Typology 11: Poplars Farm Avenue



12. Primary Street Typology 12: Poplars Farm Avenue



Technical Specifications

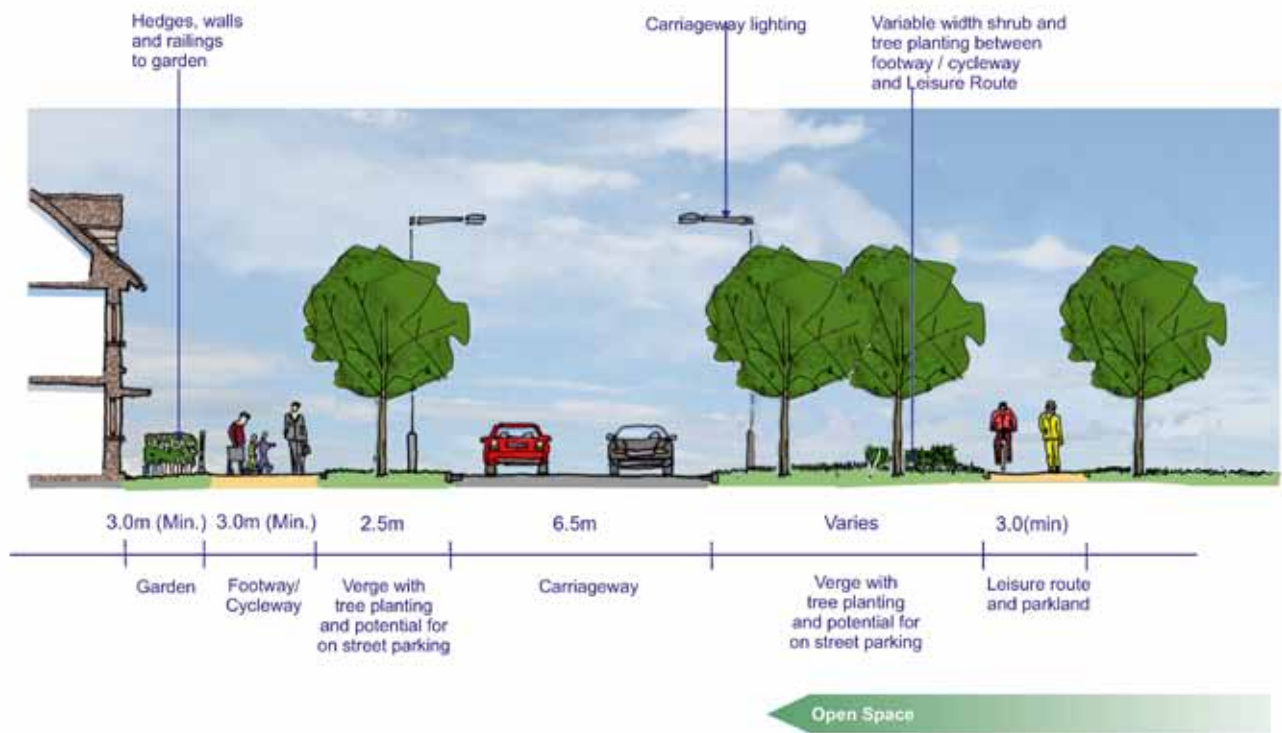
Footway	Min 3.0m shared cycleway / footway
Cycleway	Shared with footway
Bus route	Potential bus route
Bus stops	Buses to stop in carriageway. Limited indentations of 1m maybe provided. Bus shelters to be improved.
Carriageway	6.5m
Design speed limit	30mph
Road Marking	Yes
Min swept path requirements	Refuse collection/removal vans
On-street parking	Parallel bays set into landscape verge on one side. No more than 4-6 spaces in one group
Traffic calming	Key features to include place making junction treatments, raised surface tables, use of street trees and planting, on street parking arrangements and changes in material textures and patterns. No road markings except at junctions where legally required (e.g. giveaway / stop)
Verge	Verge width to be widened at regular distances and carriageway reduced to 5.5m to facilitate easier pedestrian crossing.
Junction	Priority Junctions. Building frontages and green edges to form basis of junction layout
Junction spacing	Generally determined by type and size of urban blocks as set out in the Manual for Streets
Junction radii	Maximum of 6 m with 10.5m on bus route
X and Y distance	2.4m by 43m
Direct access to individual properties	In places, subject to agreement with the highways authority
Private strip	Min 3.0m
Street Lighting	Street lighting to be provided to approved specification and to be energy efficient and non-light polluting. All street lighting to be of a 'family' to ensure consistent design and appearance.
Refuse Collection	All wheelie bins to be placed at kerb edge for collection

Street Trees

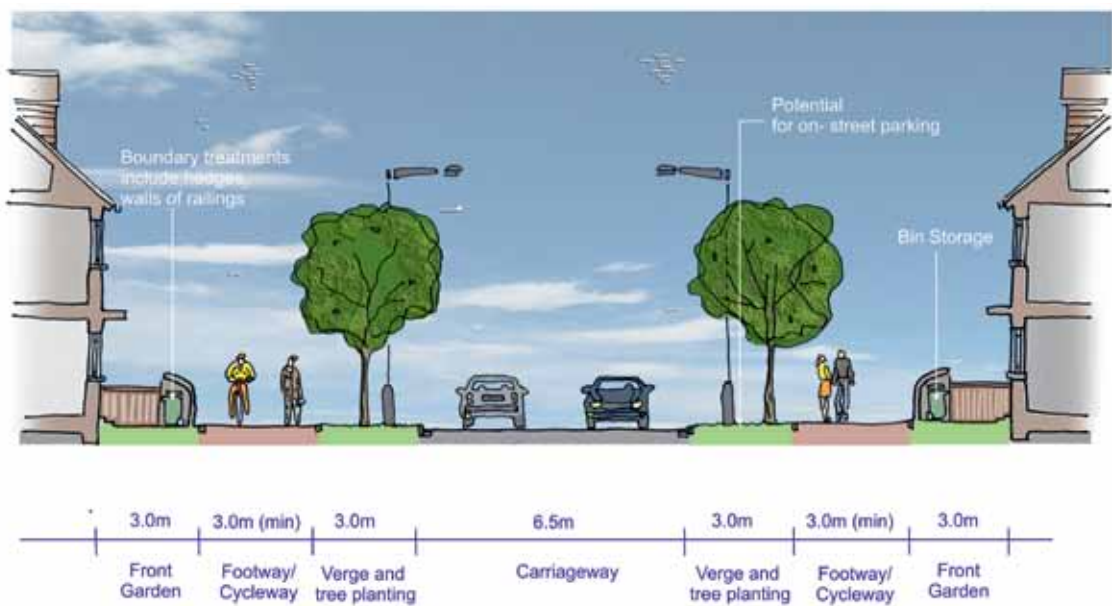
AVENUE - BOUGHTON END*		
	TREES	HEDGES
General	Rows of large scale trees, planted at evenly spaced intervals. Double rows may be staggered	Evergreen hedges planted within the private curtilage adjacent to proposed garden walls and metal railings. Hedge runs to be of one variety only, (not mixed).
Tree / Hedge Types	Carpinus betulus, (Hornbeam), or Corylus colurna, (Turkish Hazel), or Platanus x hispanica, (London Plane), or Tilia cordata "Green Spire", (Small-Leafed Lime)	Cotoneaster lacteus, or Prunus laurocerasus, (Common Laurel), or P. lusitanica, (Portugal Laurel), or Taxus baccata, (Common Yew)
AVENUE - BARTON*		
	TREES	HEDGES
General	Rows of large scale trees, all of one type, planted at evenly spaced centres and at a consistent distance from the roadside kerb. The trees within and enclosing The Square should similarly be of one type only but this could vary from the specified Main Avenue roadside tree	Evergreen hedges planted within the private curtilage adjacent to proposed garden walls and metal railings. Hedge runs to be of one variety only, (not mixed).
Tree / Hedge Types	Carpinus betulus, (Hornbeam), or Corylus colurna, (Turkish Hazel), or Platanus x hispanica, (London Plane), or Tilia cordata "Green Spire", (Small-Leafed Lime)	Cotoneaster lacteus, or Prunus laurocerasus, (Common Laurel), or P. lusitanica, (Portugal Laurel), or Taxus baccata, (Common Yew)

* Refer to page 65 for the location of these character areas

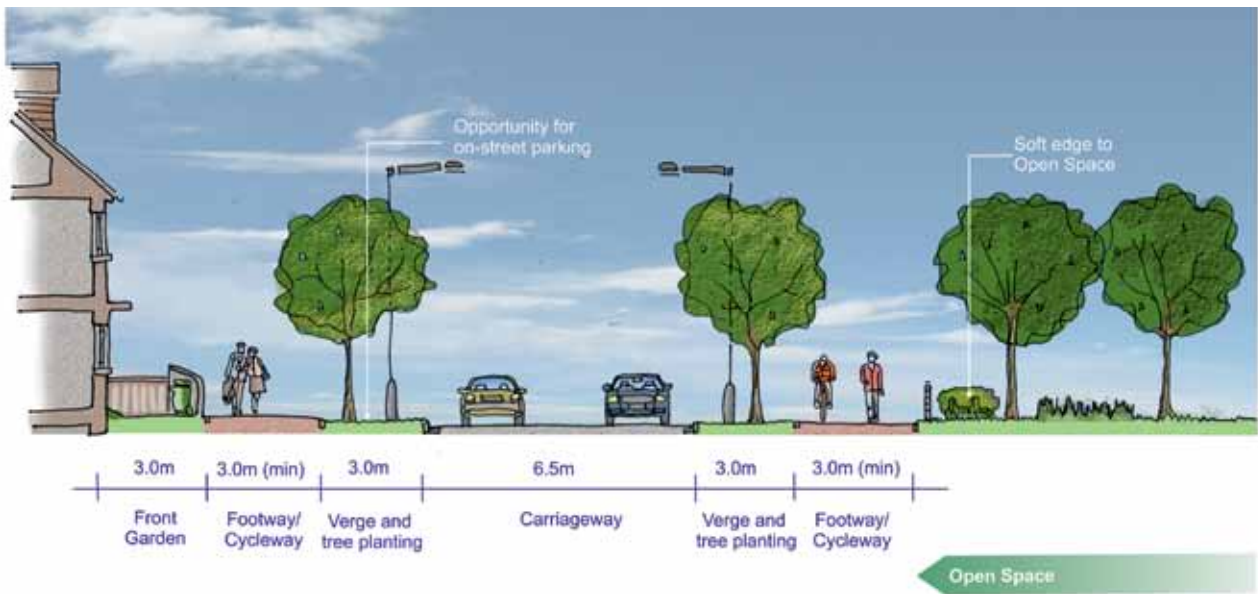
13. Primary Street Typology 13: Ise Avenue



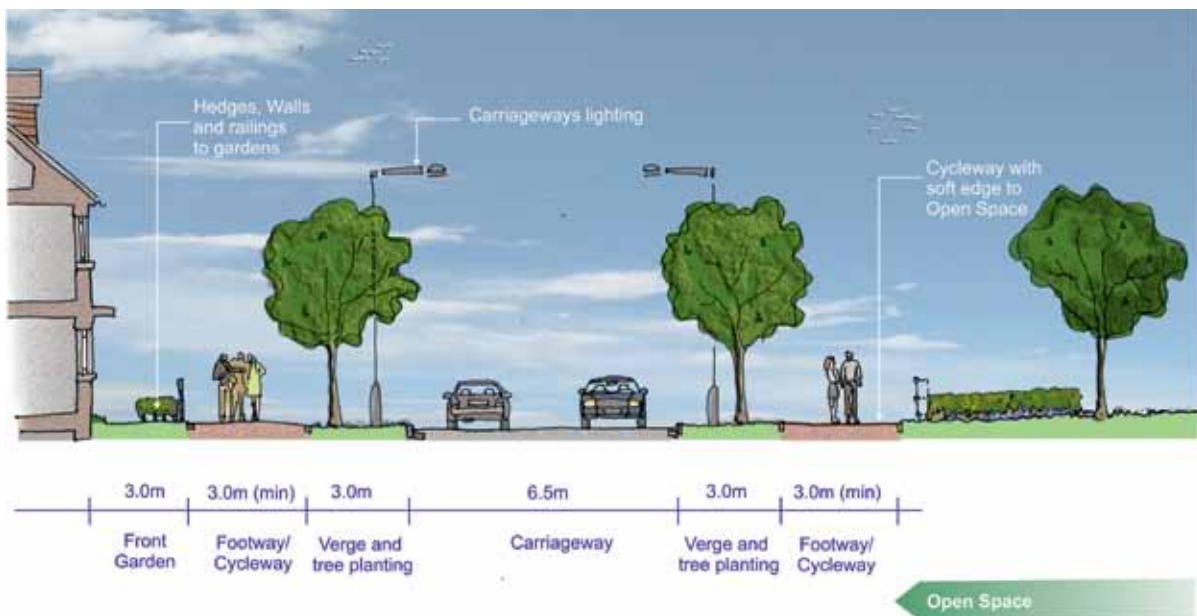
14. Primary Street Typology 14: Ise Avenue



15. Primary Street Typology 15



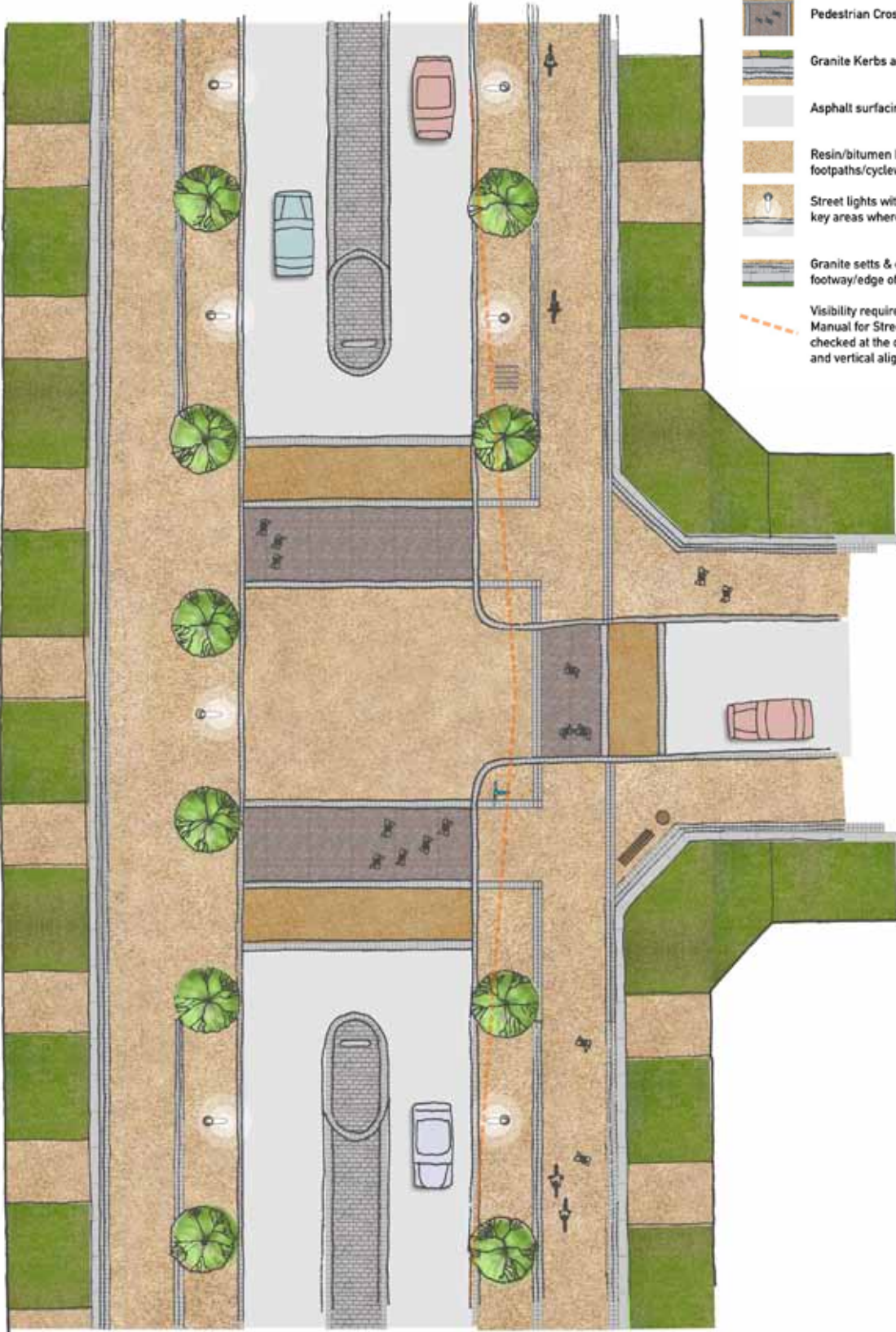
16. Primary Street Typology 16


















1.3 Junction Design

Junctions with the primary streets will adhere to the design principles set out in the diagram below. The position of street trees is also important in maintaining good visibility.



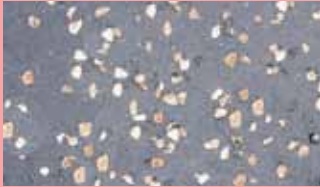
-  Street Trees and tree grills
-  Pedestrian Crossing islands
-  Flexible space for right turning/overtaking stationary buses /limited planting where possible
-  Cycling parking within landscape strip/verge
-  Seating and bins at key nodes/pedestrian activity areas
-  Wayfinding signage
-  Pedestrian Crossings
-  Granite Kerbs and channels
-  Asphalt surfacing for carriageway
-  Resin/bitumen bonded surfacing for footpaths/cycleways
-  Street lights within verges (on buildings in some key areas where possible)
-  Granite setts & channels blocks to mark back of footway/edge of building frontage
-  Visibility requirements should be derived from the Manual for Streets. Visibility splays to be checked at the detailed design stage for horizontal and vertical alignment along the street.

Primary Streets

Surface Materials

Carriageway

Carriageway surfacing on primary streets to be black asphalt with buff or light stone chips (10-14mm) to NCC standards. Key crossing points to be marked with a contrasting material either buff surfaced dressed asphalt or concrete paving sets on lighter trafficked routes. Footway and cycleway surfacing on secondary streets to be resin/bitumen bonded surfacing. Aggregate size 10mm. Grey/buff colour to fit with character area colour palette. Special Kerbs and channels to be conservation kerb 225x205mm or granite grey fine picked 300mm. Edges to be granite and/or concrete setts.



Street Furniture

Seats and Benches: combining glued laminated wood with cast iron and aluminium.

Bollards: Natural wood, protective wood stain. Cap and base in galvanised steel, finished in power coated polyester.

Signage: Directional signs to be aluminium column with fingers extruded powder coated or anodised aluminium

Cycle parking: polished stainless steel tubing

Tree surround: Cast stone or circular steel frames

Street lighting: To NCC Specification

Litter bins: Laminated wood, finished with three coats of protective wood stain.



1.4 Fixed Local Street Alignments & Fixed Minor Street Alignments

Fixed street alignments shown on the Regulatory Plan have been established in order to provide additional structuring within some parts of the development in order to:

- provide a connections into the existing street network;
- indicate appropriate points at which streets should be positioned in relation to new woodland planting;
- structure and divide larger blocks of development land; and
- indicate how blocks not directly adjacent to the primary street network should be accessed.

Other local and minor streets will be accessed via the junctions shown on the Regulatory Plan. Whilst there is greater flexibility in terms of their alignment, they are required to adhere to the guidance set out in Part 2 of the design code.

1.5 Key Corners and Gateways Requiring Built Form Emphasis

The rhythm of the frontage facades can be broken at street corners, or at points where it is desirable to mark a change in the character, so that the built environment is clearly varied in locations that are important in assisting legibility.

Corners should be used to help to define space, add interest, and be the point at which character variation occurs through changes in building type, scale, height, architectural detail, and position within the plot.

It is essential that emphasis occurs in the right location, as not every street corner requires this treatment. In the main, corners on main thoroughfares, at points at which views or vistas terminate, those relating to important spaces and at significant gateways will need to be emphasised.

Architectural detail used on corner buildings adds interest and aids legibility



Corners emphasised at significant gateway helps to define space



1.6 Continuous Built Frontage

Visual continuity of the built frontage is required in numerous locations to assist in creating an appropriate character and in defining and enclosing the public realm. Visual continuity can be achieved through all building types through regular spacing of buildings, consistent building setback, a uniform approach to boundary treatments, and the use of complementary colours and materials, and is therefore not restricted to terraces.

Building setbacks are defined within the requirements for each character area. The stipulated setbacks vary between and within the different character areas.

Local frontage



Building facades should be clearly articulated



Visual continuity creates an appropriate character and encloses the public realm



A consistent setback creates visual continuity



The façades of all buildings should comprise three distinct elements:

- the base is the interface between the ground floor activities occurring within the buildings and outside with the public realm. Interaction at ground level is achieved by maximising fenestration and avoiding blank facades. It is at this level that people have close visual and physical contact with the building, and it is therefore appropriate that most attention should be lavished on its detailed design.

- The wall plane is the mass of the façade in buildings of more than two storeys in height. Architectural detailing is not critical to the composition of the streetscene but the scale, proportion, form and pattern of the components making up the wall plane will have a considerable impact on the overall character of the street.
- The top should be clearly articulated as the vertical limit of the elevation (and the building in the case of those which are flat roofed).
- Balconies and enclosed balconies are permitted as part of the structure of the building.
- The streetscape should be unified by achieving a rhythm in the composition of the three elements of the façade.
- Architectural detailing should reflect the period in which the property is designed.

Local frontage



1.7 Existing and Proposed Woodland & Copse Planting

The position of woodland and copse planting is directly informed by the Strategic Master Plan. The design of proposed planting, and the management and maintenance of all woodland and copses must follow the requirements set out in the approved Open Space Strategy and Green Infrastructure Strategy (September 2012).

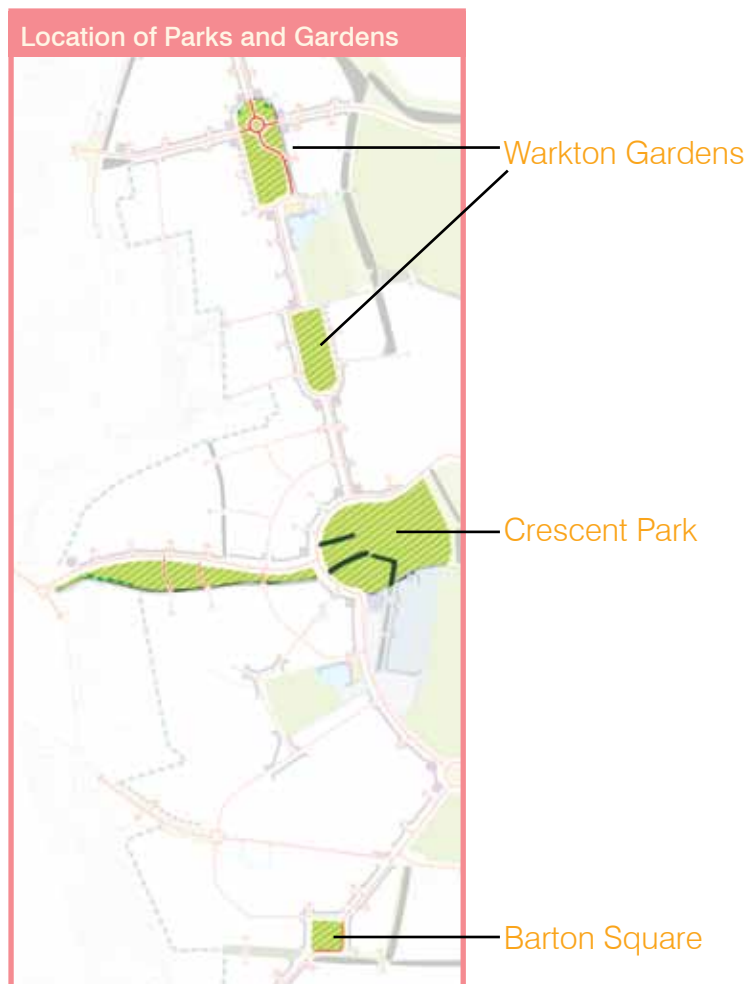
1.8 Formal Open Space (Playing Fields) & General Open Space

The design, creation and management of these spaces should adhere to the requirements set out in the approved Open Space Strategy and Green Infrastructure Strategy (September 2012).

1.9 Urban Park & Gardens

The approved plans for East Kettering make provision for generous areas of open space and landscape, with all homes being in close proximity to green spaces. Within the central and eastern areas of the development much of this space will be informal in character. This includes the areas addressed in 1.8 above.

Within the more intensely built western part of the development, a number of more formal parks and gardens have been identified within the Strategic Master Plan. The location and size of these open areas is mandatory, and is strongly associated with the primary streets. Whilst there is scope for different design ideas to emerge for the parks and gardens, the following sketches incorporate a range of different uses which are expected to guide their detailed layout and design.



Warkton Gardens

These large lozenge shaped areas will be a key feature of Boughton End Character Area. They will provide a very attractive outlook for adjacent properties as well as scope for a number of different activities and recreation. The following sketches outline a number of ideas.



Passive: informal planting layout with meandering paths and gentle mounding. No organised active space.



Urban: Laid out with a regular geometry and planting scheme straight paths and terraced areas



Active: Scope for formal sport and informal play area (LEAP) with semi-formal planting

Food production areas located on the 'shared surface' side of the lozenge to avoid run-off from primary street

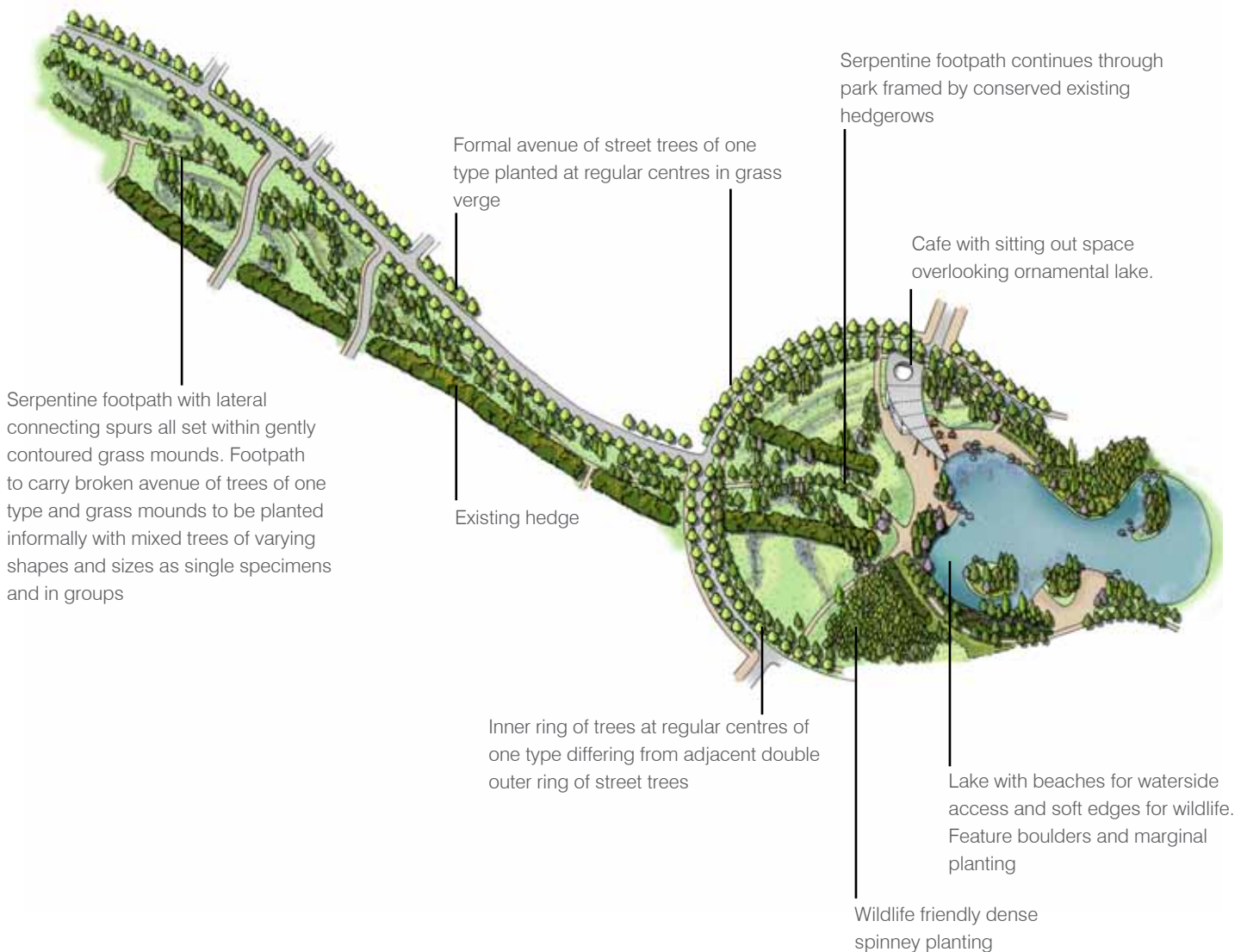


Productive: Community gardens and orchards with flowering fruit trees

Crescent Park

This space will form part of the district centre, and will offer scope for organised outdoor activities as well as informal recreation. The sketch below is intended to highlight the potential of this park.

Amenity lighting to footpaths (not shown)



Barton Square

Located within the Barton Character Area, this square will offer a formal green space and a focal point for the local community. A play area should be provided here.

Public square framed by proposed trees of one type and surrounded on all four sides by an evergreen hedge, post and rail fence

"LEAP" play areas surrounded by gated dog-proof fence and evergreen hedge

Informal serpentine footpaths within public open space relating to anticipated "desire lines" (benches at intervals)

Either low maintenance ornamental shrubs or annual floral display bedding subject to budget and maintenance / aftercare strategy



Street trees in grass verge (in cast iron grilles where in paving) to primary street. 6m carriageway, 3m verge, 3m footpath

Trees of varying types arranged informally within gently "domed" grass areas (to avoid ponding) locally underplanted with swathes of spring flowering bulbs

Amenity lighting to footpaths (not shown)

1.10 Transitional Spaces

Transitional space is intended to create a foreground setting for primary schools, as important landmark buildings within the local community and to ensure the provision of a safe pedestrian drop-off and pick-up space which is free of traffic. Whilst the detailed design and scale of these spaces can be considered as part of the overall design of the schools, it is essential that these spaces are provided at the front of the school building, with direct access to and from the main front door, and as a continuation of the public realm. Surface treatments should be co-ordinated with those employed in the public realm, as set out in the preceding Section 1.2 Surface Treatment for Primary Streets.

The schools should have a prominent visual role in the local environment



Transition space to provide safe gathering area





1.11 Car Parking for Schools

The vision for East Kettering aims to create an environment in which alternative modes of travel other than the private car constitute attractive and feasible ways of moving around. Notwithstanding this objective, car parking is recognised as being essential, and is required by the local highway authority.

Car parks within school grounds should be located away from the front of the school to allow the transition spaces to be effective, and ensure these important community buildings have a prominent visual role within the local environment.

The illustrative local centre shown here highlights several principles which should be adhered to when considering school drop-off.

1.12 Existing tree planting at the Western Boundaries of the site

Existing edge planting should be retained to protect the amenity of existing residences. In addition, this planting should be reinforced in accordance with the approved strategic master plan through the creation of a 3-5m wide planting strip. This area must not have public access, and should be incorporated into private rear gardens.

PART 1B

- Part 1B:
Other Mandatory Requirements

-

-

-

Part 1B: Other Mandatory Requirements

The following requirements must be applied to all residential development.

1.13 Block Principles

The East Kettering Strategic Master Plan, and its corresponding Design & Access Statement establish the perimeter block as a basic structural feature of the development.

Each block should be characterised by the following principles:

- a continuous built frontage around the perimeter to enclose each block. This does not prevent small inlets into the block or courtyards, provided these are fronted by dwellings. Where they are permitted mews type streets will be considered as public streets which should have continuous built frontage;
- a clear distinction between the public realm and private space;
- properties which have their front doors and some living room windows overlooking the public realm;
- limited and controlled access to the interior of the block only in the following circumstances;

- within the district centre to accommodate car parking, especially for commercial and community uses;
- within the employment areas where higher levels of privacy are not required. Employment parcels can include communal gardens and parking areas for all businesses within the centre of the blocks.

The Design & Access Statement identified four block typologies; they should be applied in tandem with guidance for character areas set out in Part 2 of this Design Code.

Clear distinction between public and private space



Properties have their front doors and living room windows overlooking the street



Type A For use within the District Centre and employment area, where a mix of uses and associated car parking will be developed. Block interiors should be designed to a high standard, and treated as part of the public realm in terms of their surface and landscape treatment.



Block Type A

Type B For use within the more formal character areas of East Kettering, typically “Boughton End” and “Barton”. Where interior courts occur, they are to be regarded primarily as residential courts with some parking permitted, and not as parking courts. They should be designed in accordance with the Character Area Guidance, and particular attention should be paid to surface and landscape treatment in order to achieve a high quality living environment.



Block Type B

Type C For use primarily within “Poplars” and “Alledge Brook” Character Areas, which will be less formal. The interiors of the blocks should not have any accessible space, and should be reserved for private gardens.



Block Type C

Type D For use primarily within “Poplars” and “Alledge Brook” Character Areas, where an interface with the strategic landscape and surrounding countryside is required. A very relaxed character is encouraged, with a less intense form of development and a generously planted landscape.



Block Type D

1.14 Minimum Size for Rear Gardens

All dwellings should benefit from private outdoor space.

In the case of houses with rear gardens, different space standards are to be applied as follows:

- all 3 or more bedroom houses should have a minimum rear garden length of 10.5m
- All residential properties with principal windows to habital rooms facing the neighbouring property with principal windows should have a minimum of 21m back-to-back distance, or a minimum rear-to-side distance of 12m in order to maintain privacy.

In the case of rear-to-side properties, the side elevation should not include any living room windows at first floor or above in order to maintain the privacy of the rear facing property.



Minimum garden length



Rear to side facing property minimum distance



Back to back minimum distance



Within the district centre, houses may have a different form of private outdoor space, including terraces over ground floor space, roof or commercial gardens. The size and design of these spaces will be particular to the architectural response. However, the design must demonstrate that spaces will not be unduly overlooked by other residences or by other types of use. Where terraces and roof gardens are not used, rear gardens must be provided to the standards set out above.



Apartments must also provide private outdoor space in the form of balconies and terraces. These should be of sufficient size to accommodate outdoor seating and dining for at least two people.



Roof terraces offer private outdoor space



Outdoor rooms extend apartments living space



Private outdoor space may be provided in a variety of ways



Creative design to provide a balcony protected from the weather



Shared gardens offer opportunities for communal activities



1.15 Boundary Treatment

All residential plots will be enclosed with boundaries in accordance with the options set out in the character area guidance. No boundaries will be left without a suitable form of boundary treatment to enclose the plot and assist in providing definition to the public realm. Bricks and stone used for boundary walls should match those used for the corresponding house.

Fencing defining boundaries between dwellings that cannot be seen from the public realm will generally be timber panels, 1.8m high close boarded or "hit and miss" style.

1.16 Outdoor Storage

Bin storage must be provided on-plot to avoid them being left in visually intrusive positions, in accordance with Kettering Borough Council's current requirements.

In the case of terraced or attached forms, bin storage should be designed into the boundary treatment or porch (where included) to ensure bins are not visible from within the public realm. Alternatively, terraces can incorporate a "ginnel" arrangement between properties at ground floor level to allow direct access between rear gardens and the collection point.

For smaller home dwellings without garages, and terraced homes provision must be made for discrete and secure storage for bicycles, prams, garden equipment and the like. Out door access between the front and rear of the properties must be provided.

Bins stored in "ginnel" between buildings and made secure with gate



Brick walls and railings define and separate public and private realm



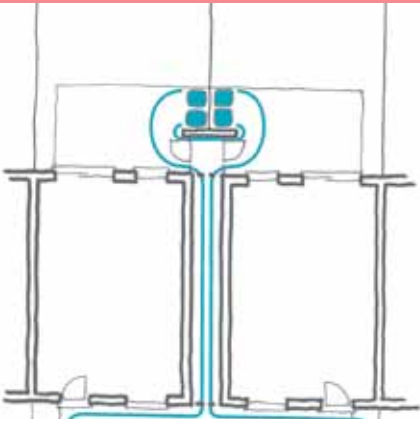
Bins and meters securely housed behind a door



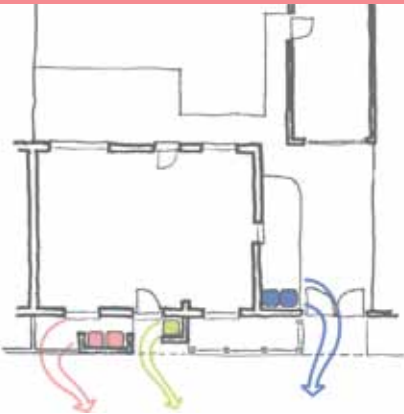
Bin storage designed into the boundary treatment



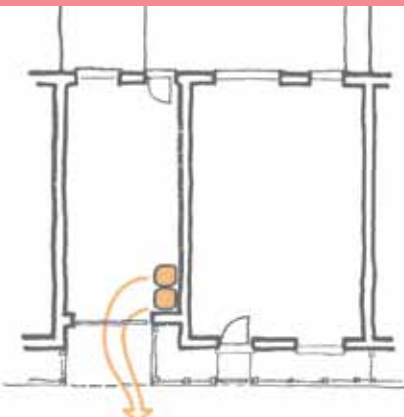
Rear outdoor storage with ginnel access to property front



Methods for shielding bin storage



Bin storage designed into car parking space



1.17 Service & Meter Boxes

Smart electricity metres will be fitted inside the dwelling, negating the need for service intake boxes on the exterior of dwellings and allowing remote readings.

No visible surface fixing of pipe work will be permitted other than gas service entry points or guttering systems. Gas meter boxes should be located at ground level abutting the dwelling. They should be designed to be inconspicuous. Standard white box covers will not be permitted. No visible wiring will be permitted on the front elevation.

Overflow pipes should be painted to match the colour of the adjacent material.

Water meter access points will be flush with the ground, and aligned and matched with the surface treatment to avoid patchy surfaces.

Porch designed to take bins, recycling, meters and storage in one neat package



Meter boxes located in an inconspicuous position



1.18 Secured by Design

Northamptonshire Police provides guidance on improving security and safety within new developments; the adopted SPG Planning Out Crime in Northamptonshire (2004) (or as updated) should be followed during the design process.

In addition they operate a "Secured by Design Awards" scheme which offers guidance and certification for secure dwelling design. All development must fulfil the criteria set out in this document's checklist, and developers must apply for accreditation from Northamptonshire Police upon completion of their development. The "Secured by Design (SBD) Application Checklist" can be downloaded from www.securedbydesign.com.

Early liaison with the Crime Prevention Design Advisor during the detailed design stage is strongly recommended to ensure full compliance with the Secured by Design requirements.

Glazing may be used within the door



1.19 Windows & Doors

The following specification should be observed:

- All door types and window types should confirm to the requirements of Secure by Design: New Homes.
- Doors visible from a street, footpath, lane or other public areas should be painted or self-coloured timber in accordance with the appropriate colour palette.
- Door and window designs should be varied to suit the internal layout of the dwelling as well as adding pattern and rhythm to street elevations
- Glazing may be used within a door, but fanlights integrated into the door will not be permitted. Fanlights above the door are permitted.
- Garage doors should be designed and coloured in accordance with the character area guidance.
- No insert band between window glazing panes will be permitted.
- Windows should be recessed within the opening 75 – 100mm from the façade of the building.
- Windows and doors should provide excellent insulation to avoid heat loss, and integral vent systems for use in warmer weather

Doors visible from the street should be designed to the character area guidelines



Windows and colours should accord with the Design Code character area colours palette



Restrained, traditional fenestration enhances the public realm



Windows and doors designed to add character to the building and street scene



1.20 Roofs

Within each development site, account must be given to the particular topography. Dwellings should be positioned and designed to ensure that high points and ridgelines are not dominated by built development.

Roofs should be detailed in accordance with the following requirements:

- Residential roofs should be pitched or mono-pitched in the main. Flat roofs will be permitted within the district centre.
- Dormers are permitted; dormer cheeks should be render, lead or slate. Dormers should be constructed in line with the front or rear façade.
- Chimney stacks may only be used where they are fully functional. Other appliances vented at roof level should use proprietary tile terminators in colours and materials to match the roof tile.
- Chimneys should be on the ridge line, preferably on the gable end. Chimney pots are to be standard, terracotta and at least 400mm high.
- Eaves may have a brick cornice detail. Where used it must have on brick course per floor of building (e.g. 2 storey house = 2 brick course cornice). Cornice and eaves may also be in stone or cast stone. The use of bargeboards, fascia boards or boxed eaves will not be permitted.
- Gutters and downpipes should be integral to the cornice or eaves details. Gutters should be half-round or ogee pattern. Gutters on garages should be half round and coloured to match the house.

- Downpipes on semi-detached and terraced properties must be placed in line with the party wall. Downpipes in public areas, streets, mews etc. must be cast iron or aluminium, painted in colours appropriate for the character area.
- Overhangs to eaves are required.

Simple roof shapes used to add interest to the street scene



Classic roof materials give a varied roofscape



Simple slate roof steps down the terrace



Gable end chimney on the ridge line



1.21 Vistas and Views

The Strategic Masterplan incorporates a “Visual Framework” which emphasises the importance of:

- the visual relationship between the development and its countryside setting, and capturing views of important features within the surrounding landscape, including views of the church spires at Grafton Underwood and Kettering town centre;
- the links back to the town of Kettering;
- realising internal views, in particular those of key landmarks, landscape features and along primary streets;
- creating prominent corners at key locations;
- the visibility of the district centre and local centres; and
- creating a sense of enclosure and visual screens where necessary.

It is essential that the Visual Framework continues to be observed and pursued as the detailed design of the landscape and the character areas progresses. Development Briefs for smaller areas should indicate view corridors and vistas to be created.

1.22 Building Height and Existing Development

New development adjoining existing homes at the perimeter of the site should be restricted to two storeys in order to safeguard the amenity of existing residences.

PART 2

Part 2:

Character Areas

2.1 The Role of the Character Areas

East Kettering will deliver 5,500 homes. As such the area will constitute a major component of the town. It is desirable not only to achieve a high quality legible development here, but also to plan for some diversity and distinction. To achieve this five character areas will be created:

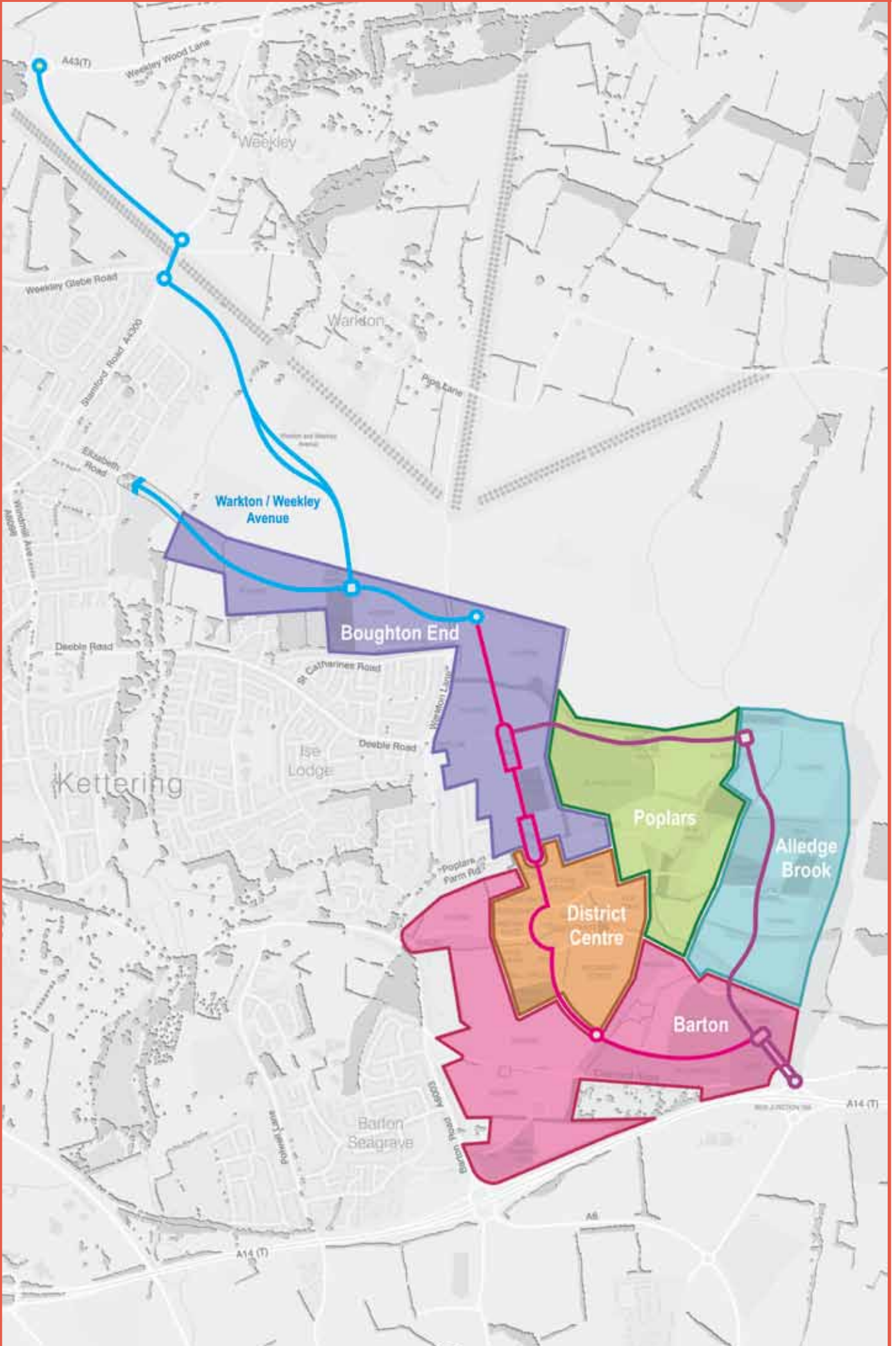
- Boughton End – with a formal and relatively urban character, immediately adjoining the existing town east of Ise Lodge.
- Barton – within the southern reaches of the development, east of Barton Seagrave, Barton will be characterised by its public garden and green streets.
- Alledge Brook – development with an informal and relaxed residential character adjoining open countryside to the east.
- The Poplars – centred around Poplars Farm on the northern slopes of East Kettering, taking advantage of the site's natural topography to capture views and produce a relaxed, green atmosphere; and
- The District Centre – the community and commercial heart of the development, and the natural meeting place, this area at the centre of the site will have an urban character and a wide mix of uses.

This section of the design code provides information for designing these character areas. Applicants for Reserved Matters applications are required to adhere to the principles and character objectives established for each Character Area.

The 'colours and materials strategy' and guidelines for the boundary treatments should be strictly followed for residential areas. Fewer / no limitations are placed on commercial, community and school buildings and must be negotiated at the detailed design stage.

A specification for surface materials and street furniture for all non-primary streets is provided at the end of Part 2.

* It is acknowledged that the names of the character areas act as working titles only, and could be subject to change as the scheme is developed.



CA1 - Boughton End

2.2 Development Principles

The character of Boughton End will be achieved through the following design principles:

- The area will have formally laid out streets and squares.
- A sense of compactness, drawn from a continuity of building frontages, will prevail. Larger houses will front Central and Poplars Farm Avenues. Building heights will range from two to three storeys in response to the individual street setting.
- Cohesion will be achieved through a limited palette of locally relevant materials and a range of colours which relate to the natural and build landscape of the sub-region.
- The building typologies will be capable of accommodating a variety of house types to accommodate the needs of different households. This can encourage greater diversity within the community.
- In order to ensure the formal and simple composition of the urban space is retained, the parked car will be successfully integrated into the built environment. Careful attention will be given to reducing the visual obstruction of the car without undermining the privacy and amenity of the street or dwelling.

2.3 Illustration

The plan shown here is not intended as a proposed layout, but as a means of articulating the key characteristics that will be apparent with Boughton End. The plan has informed the main typologies that follow.

It should be noted that the Boughton End local centre must be designed to follow the principles and guidance established for Alledge Brook local centre (see CA3).

Illustration



2.4 Type CA1 - 1: Central Avenue & Poplars Farm Avenue Frontages

As primary streets, Central Avenue and Poplars Farm Avenue will become important places within East Kettering. The specification for the design of the Avenues themselves is contained within Part 1 of this Design Code.

The design of the corresponding built form will be critical to achieving the intended character of the avenues.

The scale and width of the street will warrant a corresponding architectural response, with the largest buildings (accommodating either large homes or apartments) lining each Avenue.

Built Form	<p>Development along the avenues will be aligned to create a strong and formal frontage with consistent building lines.</p> <p>Houses will be large detached or semi-detached, in the character of villas or townhouses.</p> <p>Apartment buildings can be located at streets corners.</p>
Building Height	<p>Houses: 2, 2.5 and 3 storey</p> <p>Apartments: Up to 4 storeys</p>
Building Setback	<p>Between 3 – 6 metres</p> <p>Setback should be consistent for groups of buildings, with a minimum of six dwellings per group.</p>
Important Details	<p>The tallest buildings should be located at street corners, and are encouraged in locations where vistas terminate.</p> <p>Main ridge of roof to run parallel with avenue.</p> <p>Porches to be provided to all houses.</p> <p>Dormer windows to be utilized above first floor.</p> <p>Generous overhangs to eaves.</p> <p>Formal elevational treatment to front facades.</p>
Gardens	<p>Front and rear gardens should be provided to all properties.</p>
Car Parking	<p>All car parking for homes fronting Central and Poplars Farm Avenues will be accommodated on-plot.</p> <p>On-plot residential parking and garaging should be accessed by one of the methods illustrated opposite. Direct frontage access will only be permitted from each Avenue in very limited circumstances.</p> <p>Direct frontage access is permitted where shared surface access streets adjoin Warkton Gardens.</p> <p>Garages should be located to the side of the dwelling or at the rear of the plot.</p> <p>Parking within shared courts is permitted only for apartments.</p>

Avenue Parking Option 1: Access via shared surface street



Avenue Parking Option 2: Shared surface running parallel to Avenue



Avenue Parking Option 3: Small courtyards to include some houses. Very limited direct access where agreed with NCC



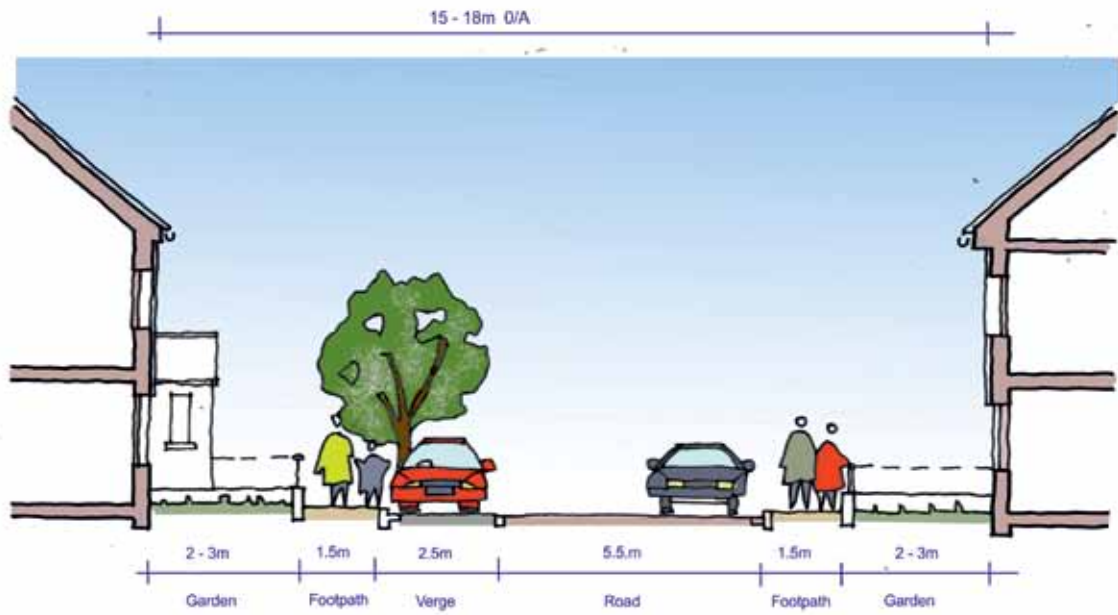
2.5 Type CA1 - 2:

Local Streets

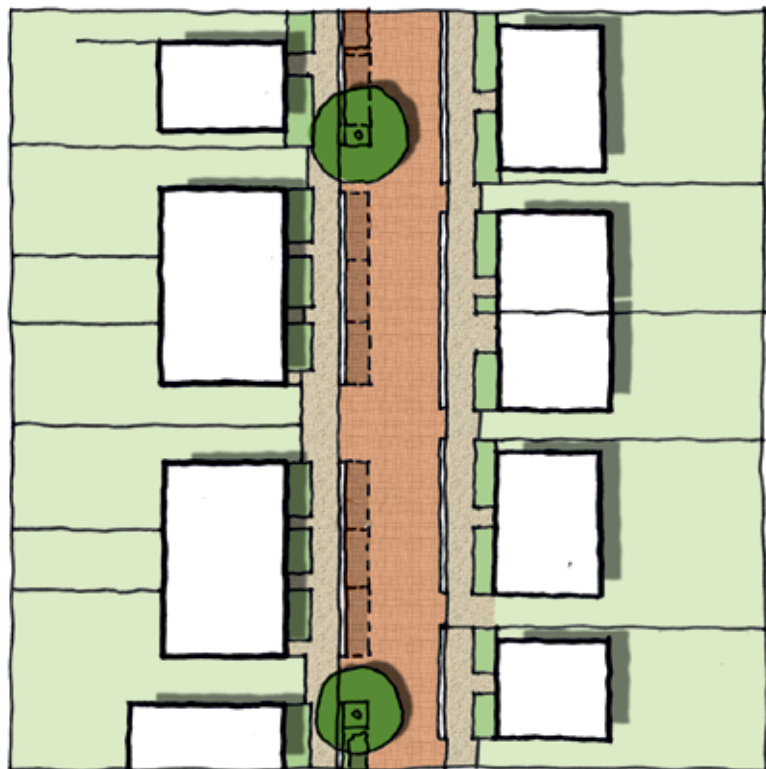
Local streets will form the secondary routes through Boughton End, providing a network of connections for all modes of travel. The streets and the buildings will be designed and laid out to reinforce the formality of the character area.

Built Form	<p>Development along the streets will provide a strong sense of enclosure, with consistently aligned frontages.</p> <p>Houses will be detached and semi-detached or terraces</p>
Building Height	<p>Houses: 2 storey. House at corner junction of two local streets: 2.5 storey.</p>
Building Setback	<p>Between 2 – 3 metres Setback should be consistent for groups of buildings, with a minimum of six dwellings per group.</p>
Important Details	<p>Houses should be orientated to provide parallel frontages to street to create a formal rectilinear streetscape.</p> <p>At the junctions corner houses must provide a marker element to the street corner, with windows in the gable ends to provide passive surveillance over the joining streets.</p> <p>Where a shared surface street type (CA1 – 3) terminates in a local street, the layout should ensure that a house is located symmetrically opposite the shared surface street. At first floor level this house should include a floor length bay window orientated in the direction of the court to provide an architectural feature at the end of the court.</p>
Gardens	<p>Front and rear gardens should be provided to all properties.</p>
Car Parking	<p>The local street should be designed to provide direct access to on-plot parking.</p> <p>All detached and semi-detached houses to have on plot parking. Garages should be located to the side of the dwelling or at the rear of the plot.</p> <p>On plot parking for any terraces may be integral to the dwelling, but should be set back at least 2m from the main front wall of the dwelling to reduce its visual prominence.</p>

Local Street



Local 'Street' Part Plan



2.6 Type CA1 - 3:

Shared Surface Streets

The design of the built form and streetscape within the shared surface streets should create a friendly sense of enclosure and encourage safe movement for pedestrians, cyclists and vehicles within a pedestrian priority environment.

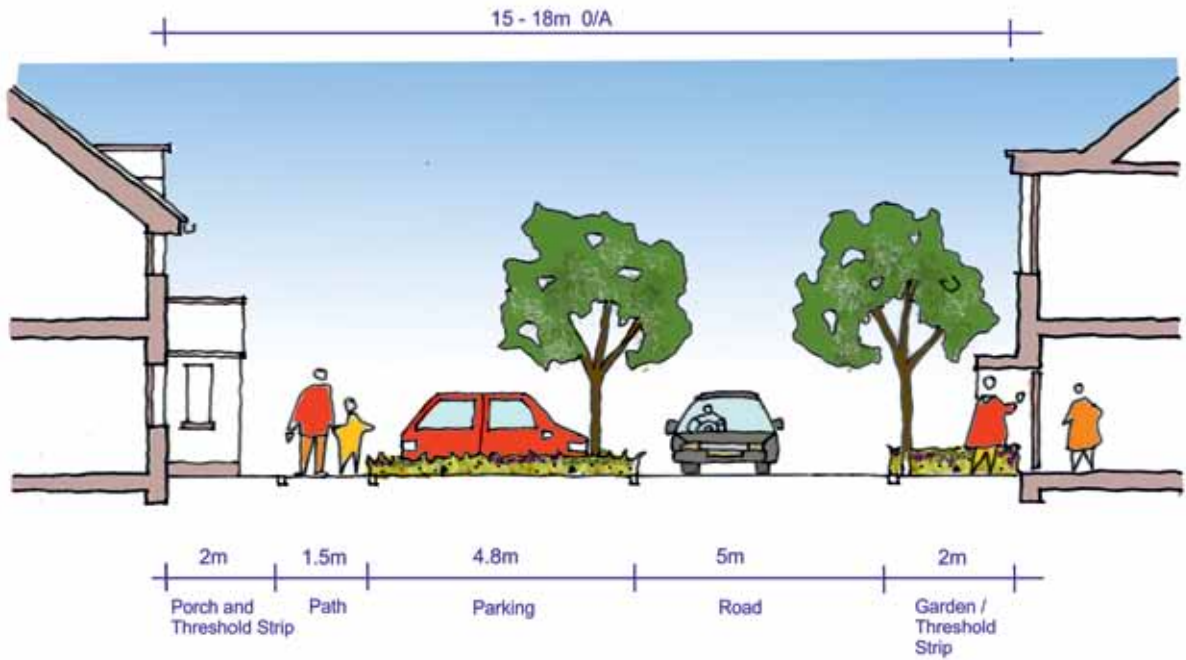
The height of the houses are kept low to create a more intimate residential grouping.

Built Form	<p>Houses will be detached or semi-detached.</p> <p>Housing layout to provide a sense of enclosure to the street with main roof to all house types parallel with street.</p> <p>The house mix and the corresponding parking strategy must ensure that pedestrian priority can be achieved and parking and car movement is successfully integrated into the design of the layout.</p>
Building Height	Houses: 1.5 to 2 storey
Building Setback	Between 2 and 3 metre threshold space. Porches can encroach into setback area.
Important Details	<p>Houses at corners should be at right angles to the shared surface street to provide a sense of enclosure at the ends, and to reduce the width of the street at entry. The façade of this house must provide a marker element to the street corner and must have windows in the gable ends to provide passive surveillance over the courtyard.</p> <p>Vistas along shared surface streets should be terminated with a house on the adjacent street which is centred on the shared surface streets. This house must include a full height feature bay window at first floor level.</p> <p>Dormer windows to be provided to 50% of houses at first floor level, to reduce the height of the houses to 1.5 storey. Porches to be provided to all houses as part of the threshold space. Generous overhangs to eaves.</p> <p>Garages to have a pitched roof and to be clad in the same material as the adjacent dwelling.</p> <p>The interrelationship of buildings, garages and walls within the streets should be designed to eliminate undesirable views from the public space to back gardens.</p>
Gardens	Front threshold spaces with cobbles or sets. Rear gardens to be provided to all properties.
Car Parking	<p>The court should be designed so that the car does not dominate the public realm. This should be achieved by a balance of on-street and off street parking. Where they occur, on-street parking bays should be designed as an integral part of the street layout, and interspersed with street trees.</p> <p>On plot parking provided by integral garage or carport to the side of property.</p>

Shared Surface Street



Shared Surface Street



Shared Surface Street



2.7 Type CA1 - 4:

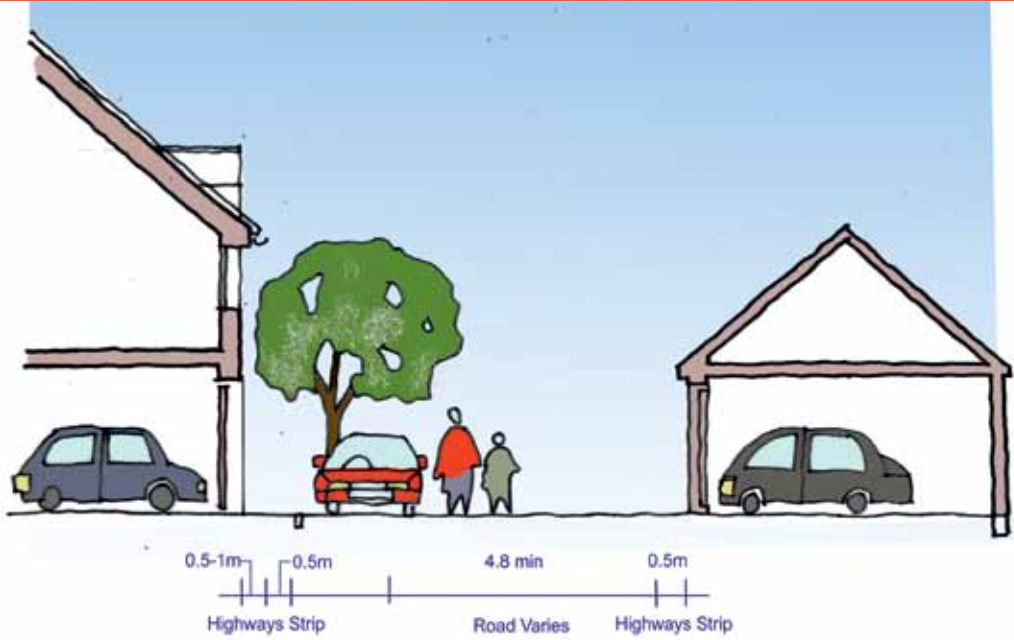
Courtyards

This typology provides an intimate development focused around a shared surface courtyard. Rear access to Central or Poplars Farm Avenue garages, within an attractive setting may be provided.

The inter relationship of houses, flats, garages and boundary walls should be designed to ensure that the courtyard has a strong sense of enclosure, and a lively public front providing architectural interest and richness.






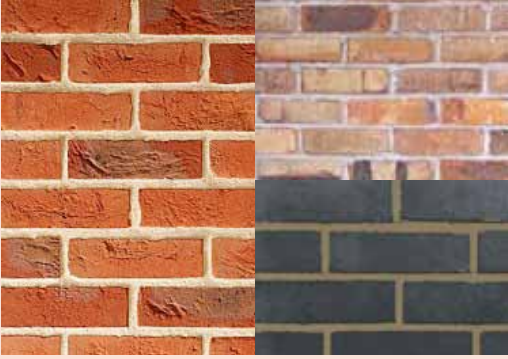



<p>Built Form</p>	<p>The built form should be designed to ensure that the vista along the courtyard is punctuated with strategically placed trees and with views of house fronts or flats above garages.</p> <p>House at junctions should be at right angles to the courtyard to provide a sense of enclosure at the ends, and to reduce the width of the courtyard at entry. The façade of this house must provide a marker element to the street corner and must have windows in the gable ends to provide passive surveillance over the courtyard.</p> <p>The inter relationship of houses, garages and walls within the courtyard should be designed to provide a secure boundary to the back gardens of the houses on the Avenues.</p>
<p>Building Height</p>	<p>Houses 1.5-2 Storey Flats above garages 1.5 storey</p>
<p>Building Setback</p>	<p>Up to 2m</p>
<p>Important Details</p>	<p>Dormer windows to be utilised to reduce ridge height of flats above garages to 1.5 storeys.</p> <p>Roof of Flats above garages to run parallel with courtyard.</p> <p>Garages to have doors set within brick reveal, and not flush with face of external brickwork.</p> <p>Garages to have a pitched roof and to be clad in the same material as the adjacent flats above garages.</p>
<p>Gardens</p>	<p>Defined threshold space to house, but no requirement for front garden. Flats do not require gardens, but should have some balcony space or a roof terrace where possible.</p> <p>Housing should be provided with courtyard gardens.</p>
<p>Car Parking</p>	<p>The courtyard should be designed so that the car does not dominate the public realm; this should be achieved by a balance of on-street parking for visitors and off-street parking for residents. On-street should be in designated parking bays.</p> <p>Carports or garages can be provided. Carports to have maximum of 4 parking bays.</p> <p>On street bays for parking should be no more than two cars wide.</p>

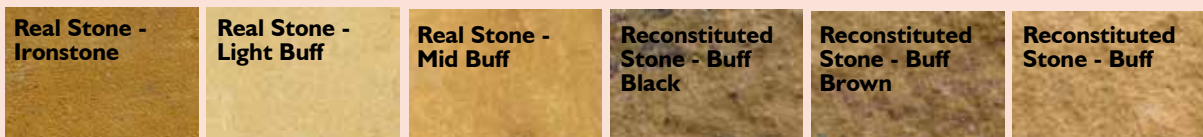
Courtyards Section'




Courtyards Part Plan



RATIONALE	PAINT COLOURS	WALLS	TYPICAL EXAMPLES
<p>Boughton End will consist of a network of mostly straight roads where the houses are grouped in formal, possibly symmetrical arrangements, giving a regular rhythm to the street elevations.</p> <p>Main Ave - Red brick or stone on a stone or blue brick plinth with stone or blue brick dressing. Grey or buff mortar, greyslate roof.</p> <p>Local Streets - same stone or blue brick plinth and details, red and buff multi bricks, grey or buff mortar light/darkgrey/red roof slates.</p> <p>Shared Surface Streets - same stone and blue brick plinth and details. Red multi brick to ground floor and render above.</p> <p>All materials must be of a high quality.</p>	<p>Mariner Blue RAL 20 D 45</p>  <p>Monarch Red RAL 04 D 45</p>  <p>Golden Maize RAL 10 D 43</p>  <p>Green Wood RAL 14 C 39</p> 	<p>Main Avenue</p>  <p>Local Streets</p>  <p>Shared Surface Streets</p> 	<ul style="list-style-type: none"> • Istock Commercial Red • Ironstone - Local Natural or reconstructed • Istock Red Multi Gilt Stock • Autumn Russet Sovereign Stock • Hanson Blue Smooth <ul style="list-style-type: none"> • Furness Edwardian Old Terrace • Light Ampthill Blend • Buff Black • Blue Brick • Natural Light Weathered • Kingswood Orange Multi • Trinity Cream Gilt Stock <ul style="list-style-type: none"> • Furness Edwardian Old Terrace • Kingswood Orange Multi • Buff Black • Blue Brick • Natural Light Weather • Terra rouge- Render • Earth • - Render • Stone Grey - Render • Cream - Render
<p>Designer may use real or reconstituted stone from within the colour range shown above. Schemes should preferably use a single colour/type of stone with perhaps one other to highlight detail or for a feature building.</p>	<p>Neutrals</p> <p>Acorn RAL 10 B 17</p>  <p>Gunmetal RAL 18 B 29</p> 		



ROOFS	DOORS/WINDOWS	BIN / CYCLE STORAGE
<p>E.g. Hardrow Solo Dark</p> 	<p>Natural light wood finish or white or light grey.</p>	<p>A store to house waste and recycling bins must be provided in the rear garden.</p>
<p>E.g. Hardrow Duet Ember</p>  <p>E.g. Hardrow Duet Dusk</p> 	<p>Natural light wood, light grey, terracotta.</p>	<p>Bins and recycling waste containers will either be housed in the rear garden or in a store integrated into a porch at the front door.</p>
<p>E.g. Hardrow Solo Dark</p>  <p>E.g. Hardrow Duet Ember</p>  <p>E.g. Hardrow Duet Dusk</p> 	<p>Natural light wood or colour to match render.</p> <p>Full height "Oriel" windows overlooking entrance to shared surface streets at first floor level.</p>	
<p>E.g. Hardrow Solo Dark</p>  <p>E.g. Hardrow Duet Ember</p>  <p>E.g. Hardrow Duet Dusk</p> 	<p>Natural light wood, light grey</p>	<p>Bin and recycling waste containers must be housed in a store integrated into the dwellings porch at the front door.</p>
		<p>The garage must be increased in size to accommodate cycles as well as cars.</p>

LOW GATES

Colour coated steel gates with hoop detail to top and catenary curve bracing. Must be lockable from inside.



PEDESTRIAN

TALL GATES

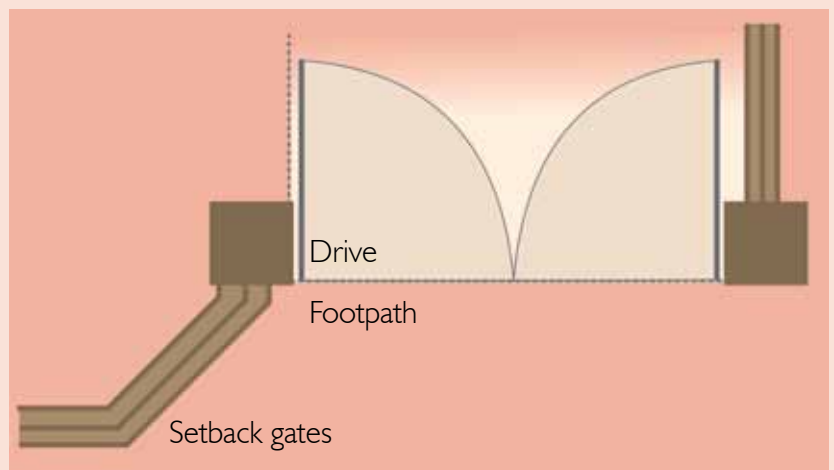
Colour coated steel gates with hoop detail to top and catenary curve bracing. Option of timber vehicle gates - painted CA1 colours.



PEDESTRIAN

VISIBILITY SPLAYS: ALL AREAS

Visibility for drivers entering and exiting private drives can be achieved in a variety of ways.





VEHICLE



VEHICLE

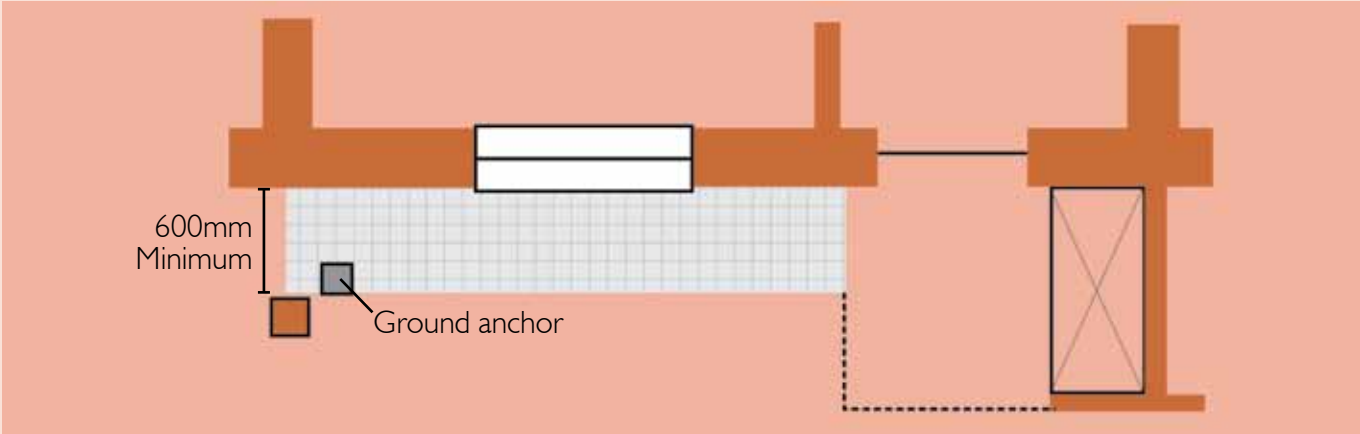
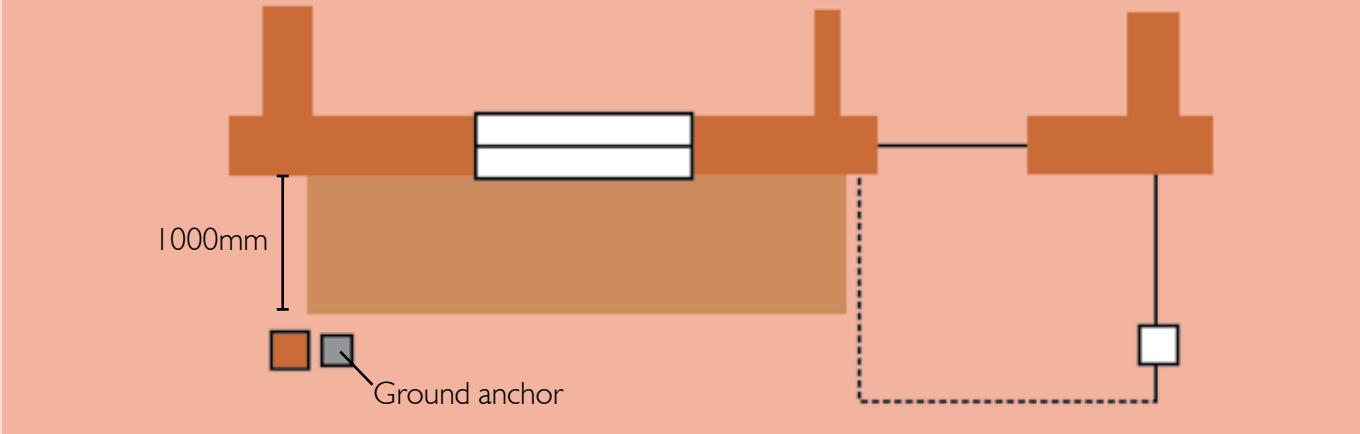


DROPPED RAILING

<p>AVENUES</p>	<p>FRONT GARDEN</p> <p>Low wall and railings with brick pier. Brick to match house, brick plinth. Brick on edge and coping. Hedge behind.</p>	
<p>LOCAL STREETS</p>	<p>FRONT GARDEN</p> <p>Dwarf wall and railings with brick pier. Brick to match house. Brick plinth, edge and coping details. Possible hedge behind.</p>	
<p>SHARED SURFACE STREETS</p>	<p>PLANTING STRIP</p> <p>Min 1000mm wide prepared planting strip and bollard. Each dwelling to have a security loop/ground anchor integrated into the porch/landscape scheme.</p>	
<p>COURTS</p>	<p>PRIVACY STRIP</p> <p>Min 600mm granite or cobble strip and bollard. Each dwelling to have a security loop/ground anchor integrated into the porch/landscape scheme.</p>	

SIDE GARDEN WALL

1800mm high brick wall. Brick to match house, blue brick details. Railing panel to relieve long stretches of walling.



	LOCAL STREETS		SHARED SURFACE STREETS AND COURTYARDS		REAR GARDENS
	TREES	HEDGES	TREES	Planting strips to dwellings and underplanted trees	TREES
General	Occasional specimen street trees of medium to large scale plus small domestic scale trees/large shrubs in some front gardens	Small/medium scale semi ornamental evergreens planted within the private curtilage. Hedge runs to be of one variety only, (not mixed).	Medium to large scale trees, all of one type per court, planted in line where appropriate and at a consistent distance from the roadside kerb. Some trees to be in hard surfacing and others underplanted with ground cover shrubs.	Planting strips in front of dwellings and underplanted trees to be planted with low maintenance evergreen groundcover shrubs of one type per court at high densities to suppress weeds.	Groundcover shrubs to be supplied as container-grown, 2-3Ltr pot size according to variety and planted at relatively close centres, (200-300mm), to help ensure quick cover. Shrubs to be thoroughly soaked in pots before planting by immersion for one hour immediately prior to planting. Planting to be in prepared pits 350-450mm deep and 300mm wider than the root ball. Backfill to incorporate proprietary slow release fertilizer and tree and shrub planting compost in accordance with manufacturer's instructions. Plants to be thoroughly watered immediately after planting and mulched with medium grade bark chippings 150mm deep.
Tree / Hedge Types	<p>Fraxinus oxycarpa "Raywood", (Ash var - large) Koelreutaria paniculata, (medium) Pyrus calleryana "Chanticleer", (Pear var - medium) Sorbus aria "Lutescens", (Whitebeam var - medium) S. intermedia, (Swedish Whitebeam - medium)</p> <p>Tree/large shrub types - Front gardens: Amelanchier lamarckii, (Snowy Mespilis - shrub) Aralia elata, (Japanese Angelica Tree - shrub) Cotinus coggygria, (Smoke Tree - shrub) Cotoneaster "Cornubia", (shrub) Malus "John Downie" (tree) Pyrus salicifolia "Pendula" (Pear var - tree) Rhus typhina, (Stag's Horn Sumach - shrub) Sorbus "Asplenifolia" (Mountain Ash var - tree)</p>	<p>Cotoneaster simonsii Euonymus japonicus "Aureomarginatus" Ligustrum ovalifolium, (Oval-leaf Privet) Lonicera pileata "Maigrun" Viburnum tinus "Eve Price", (Laurustinus)</p>	<p>Acer platanoides "Globosum", (Norway Maple var - medium) Carpinus betulus "Fastigiata" (Fastigate Hornbeam - large) Crataegus prunifolia, (Hawthorn var - small-medium) Koelreutaria paniculata, (medium) Prunus padus "Watereri" ("Bird Cherry" - medium) Pyrus calleryana "Chanticleer", (Pear var - medium) Sorbus intermedia, (Swedish Whitebeam - medium)</p>	<p>Groundcover shrub types: Cotoneaster conspicuous decorus, or Euonymus fortunei "Silver Queen", or Hedera helix "Hibernica", (Irish Ivy), or Lonicera pileata "Maigrun", or Pachysandra terminalis, (Japanese Spurge), or Viburnum davidii, or Vinca minor, (Periwinkle)</p>	<p>Apples and pears subject to nursery availability including Discovery and Worcester Pearmain, (July-August ripening), Egremont Russet and Ellison's Orange, (September-October ripening), and Blenheim Orange and Bramley's Seedling, (November-December ripening). Pears including Concorde, William's Bon Chretien, (August-September ripening), Beurré Hardy and Packam's Triumph, (October-November ripening).</p>



CA2- Barton

2.8 Development Principles

The character of Barton will be achieved through the following principles:

The primary and secondary streets will establish a regular geometry that is synonymous with the garden suburb style.

This style will be further reinforced through a richly planted public realm with street trees in formal and informal arrangements.

Homes will be predominantly detached and semi-detached, and will establish a rhythm along each street through consistency in elevation design, roof design and fenestration.

Barton Square will provide a focal point for the community. Access to surrounding parkland should be achieved through carefully located footpaths and cycleways.

2.9 Illustration

The plan shown here is not intended as a proposed layout, but as a means of articulating the key characteristics that will be apparent within Barton. The plan has informed the main Character Area typologies that follow.



Illustration



2.10 Type CA2 - 1:

Barton Square

The design of Barton Square should create a formal setting. It will be very visible from the primary street, and should act as a “centre-piece” for the whole character area.

<p>Built Form</p>	<p>Development around the square will be aligned to create a strong and formal frontage with consistent building lines to provide a sense of enclosure.</p> <p>Houses will be large semi-detached or detached with link garages in the character of villas or townhouses.</p> <p>Apartment buildings could be located at southern street corners, with aspect over the open space to the south.</p>
<p>Building Height</p>	<p>2, 2.5 -3 storey</p>
<p>Building Setback</p>	<p>3-5m along the primary street. 2-3 m set back along other streets.</p>
<p>Important Details</p>	<p>Footpaths should be provided to the primary street, which should follow the design specification set out in Part 1, Section1 (Central Avenue) of this design code.</p> <p>Streets to the north and west of Barton Square should provide footpaths on both sides of the street.</p> <p>Houses should have a formal fenestration pattern to their front façade.</p> <p>Housing at corners of the Square should have additional fenestration to those sides facing away from the Square towards the surrounding streets.</p> <p>First floor bay windows are encouraged to corner properties.</p>
<p>Gardens</p>	<p>Front and rear gardens to be provided. Front gardens to have small flowering fruit trees within them.</p>
<p>Car Parking</p>	<p>Northern side: On-plot parking – two tandem spaces can be provided, to include a single garage.</p> <p>Eastern side: On-plot parking with access from rear via Barton Courts (See Type CA2 – 3) or alternative methods as illustrated for Type CA1 – 1.</p> <p>Western side: On-plot parking with garage set to rear of plot.</p> <p>Visitor parking bays to be provided to north and west square and carefully integrated with the streetscape.</p>

The Square - Barton



2.11 Type CA2 – 2:

Barton Mews

Barton Mews will comprise a series of green, intimate streets with shared surfaces and generous, informal tree planting.

Built Form	<p>Mix of housing types, to include detached semi-detached, terrace, flats above garages.</p> <p>The built form will demonstrate a modern character, across the entirety of housing.</p> <p>Traditional details such as porches, bay windows and fenestration reveals are to be re-interpreted within a modern aesthetic.</p>
Building Height	<p>Housing: 1.5 - 2 storey Flats above garages: 1.5</p>
Building Setback	<p>Housing Front gardens 2-3m Flats above garages: up to 1.2m</p>
Important Details	<p>The design of the built form and streetscape within the mews should create a friendly sense of enclosure and encourage safe movement for pedestrians, cyclists and vehicles, with pedestrian priority.</p> <p>Strategic specimen tree planting should be planted, and must be visible from entrance to mews. The built form should embrace and relate to the tree and landscape strategy.</p> <p>The mews should be wide and heavily planted. This will allow for the incorporation of more on-street parking, and facilitate the inclusion of terrace properties.</p> <p>The house at the junction of the mews and the adjacent streets should be at right angles to the mews to provide a sense of enclosure at the ends, and to reduce the width of the mews at entry. The façade of this house must provide a marker element to the street corner and must have windows in the gable ends to provide passive surveillance over the mews.</p> <p>Defined children's play areas (particularly LAPS), and scope for informal play should be made within the mews.</p>
Gardens	<p>Front and back gardens to be provided to houses. No front or rear gardens to flats above garages – balconies may be provided</p>
Car Parking	<p>The mews should be designed so that the car does not dominate the public realm. This should be achieved by a balance of on-street and off- street parking.</p> <p>On-street designated parking bays for visitors should be a maximum four wide and separated by landscape planting and tree..</p> <p>On plot parking should be provided by integral garage or carport to the side of dwelling.</p>

Barton Mews



Barton Mews

Houses at entrance turn corner to frame entrance to mews.



Side windows required to overlook entrance to mews

2.12 Type CA2 – 3:

Barton Courts

Barton Courts will be small, quiet courtyards designed to provide some car parking for adjacent homes. However, they must be enlivened through the inclusion of Flats Over Garages (FOGs) and small cottages.

<p>Built Form</p>	<p>Organic shaped non-linear courtyard grouping designed around a central specimen tree.</p> <p>Houses will be semi-detached or terrace cottages. Flats above garages.</p> <p>The built form will demonstrate a modern character, across the entirety of housing within each court.</p> <p>Traditional details such as porches, bay windows and fenestration reveals to be re-interpreted within a modern aesthetic.</p>
<p>Building Height</p>	<p>Flats above garages: 1.5 Housing 1.5-2 storey</p>
<p>Building Setback</p>	<p>Up to 2m threshold space.</p>
<p>Important Details</p>	<p>Built form to include housing accommodation on all sides of the court.</p> <p>Garages which form part of a court boundary may have a home office or workshop at first floor level, providing a window which overlooks the courtyard.</p> <p>External porches should be provided to most of the properties.</p> <p>Dormer windows to be provided at first floor level, to reduce the height of the houses to 1.5 storey.</p> <p>The interrelationship of buildings, garages and walls within the courts should be designed to eliminate undesirable views from the public space to back gardens.</p> <p>Garages to have a pitched roof and to be clad in the same material as the adjacent dwelling.</p>
<p>Gardens</p>	<p>Threshold strip to front of houses. Rear gardens to all houses. No gardens to flats above garages, but balconies are encouraged where appropriate.</p>
<p>Car Parking</p>	<p>Courts should be designed so that the car does not dominate the public realm; this should be achieved through a predominance of off-street parking.</p> <p>On-street designated parking bays should be integrated with the landscape layout.</p>

Barton Courts



2.13 Type CA2 – 4:

Park Edge

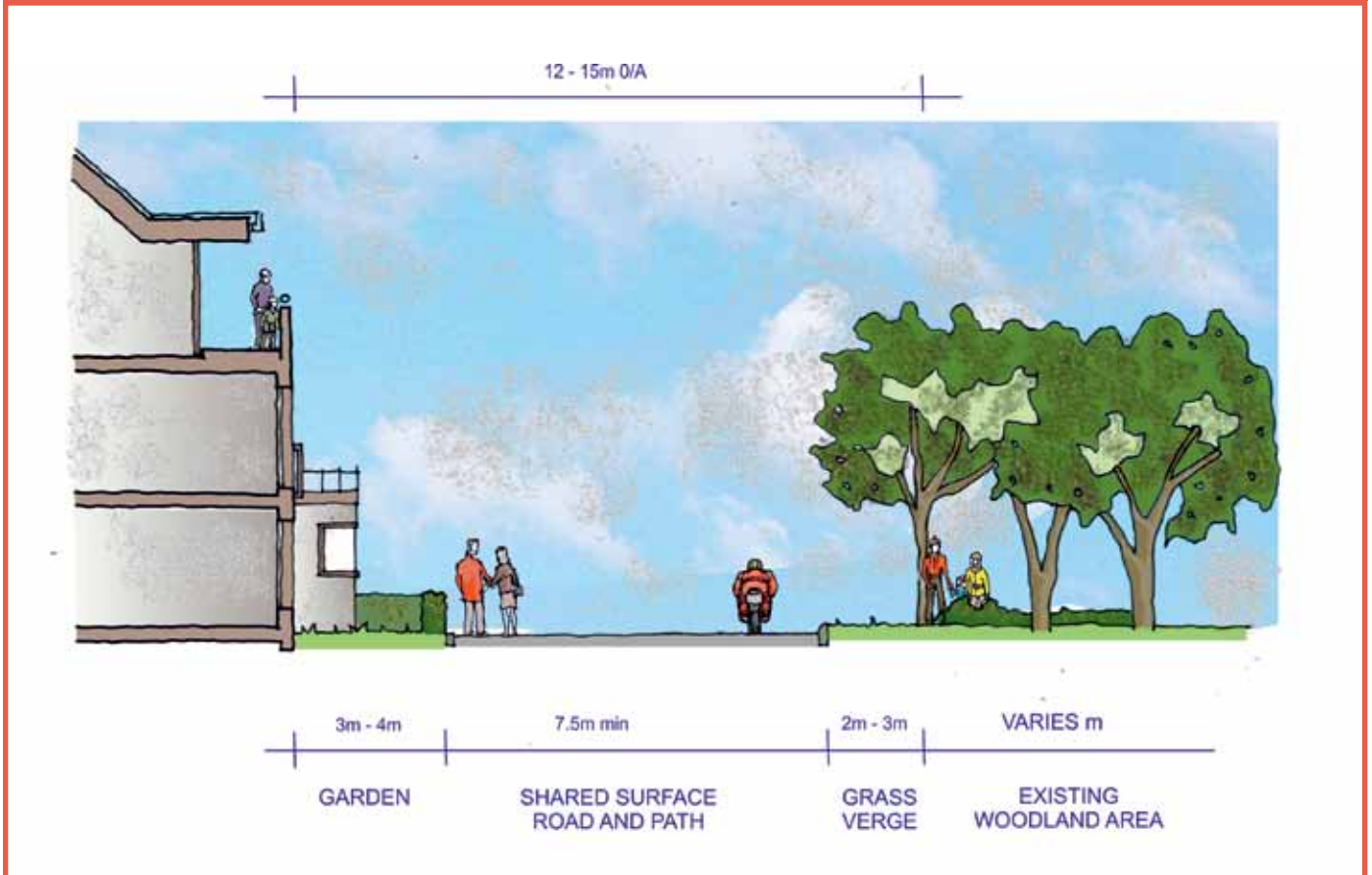
Where Barton meets the edges of the strategic open space, a tailored response is required.

<p>Built Form</p>	<p>Relaxed organic streets of houses that relate to the park edge open space and respond to the existing topography.</p> <p>Large detached houses with scope for upper floor living with balconies overlooking adjacent parkland.</p> <p>Houses will demonstrate a modern rural character, along the entirety of the edge.</p>
<p>Building Height</p>	<p>Housing : 2 - 3 storey</p>
<p>Building Setback</p>	<p>Between 3 – 4 metres</p>
<p>Important Details</p>	<p>Upper floor balconies or bay windows overlooking the park edge are encouraged.</p> <p>Informal elevational treatment to front facades.</p> <p>Edge will be pedestrian priority shared surfaces without constructed paths to either side.</p> <p>Additional new tree planting should integrate visitor parking along the edge.</p> <p>Home offices or workshops at first floor level over the garages to the houses are encouraged in this location.</p>
<p>Gardens</p>	<p>Front and rear gardens should be provided to all properties.</p>
<p>Car Parking</p>	<p>On plot parking with double garage either integral to house, or set to side of back of house.</p> <p>Road to informally widen and narrow in a naturalistic manner to create visitor parking along park edge.</p>

Park Edge



Park Edge



Barton Commercial Area

2.14 Guiding Principles

Barton Commercial Area will be an important gateway into East Kettering. It is therefore essential that it establishes an impression of a high quality development set within an attractive landscape.

The central roundabout should be designed as an integral part of the gateway. Planting should be formal, and a new piece of public art should be located here.

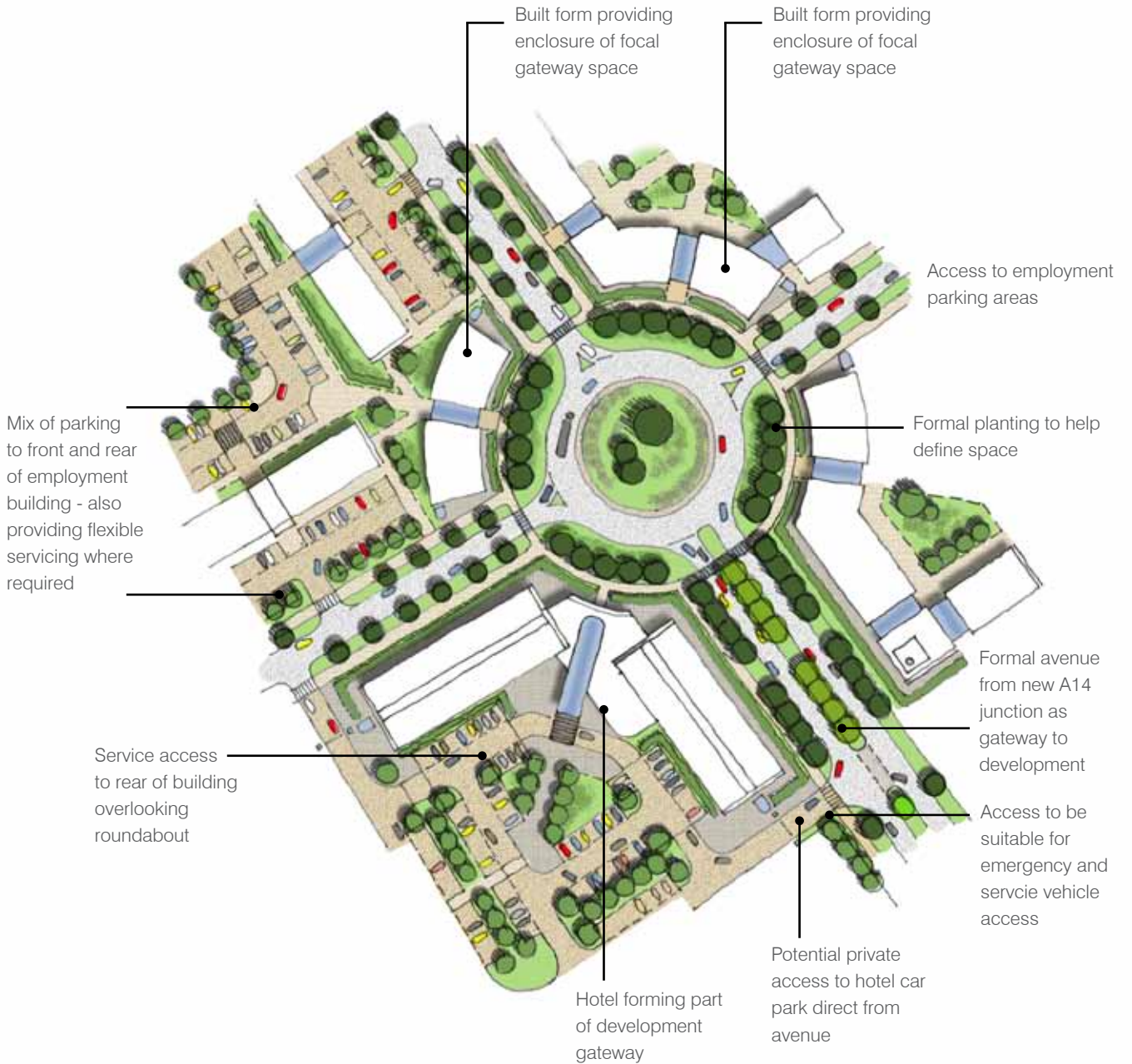
As shown on the accompanying illustration, buildings facing this roundabout should form a strong sense of enclosure, with curved front facades following the geometry of the junction. Elevations fronting Central and Eastern Avenue should be setback from the road with landscaped visitor parking in the foreground.

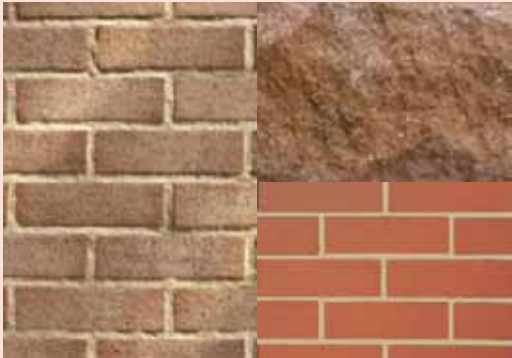
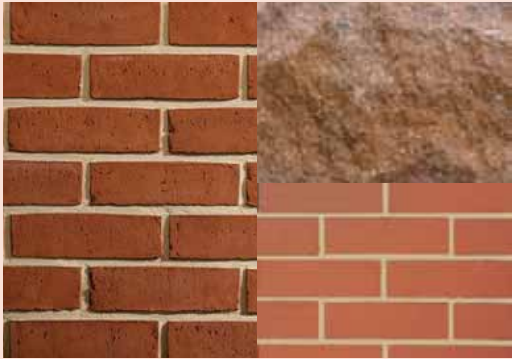
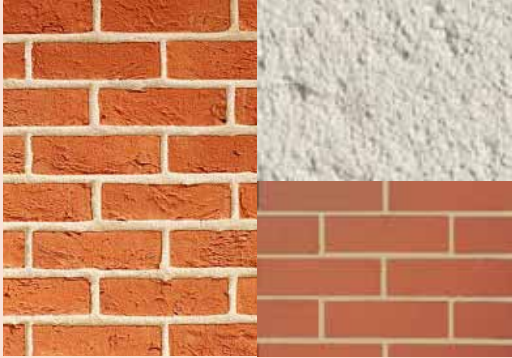
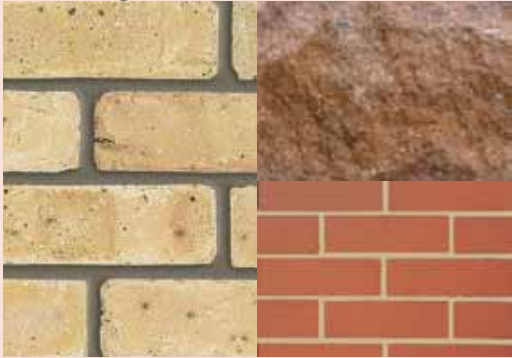


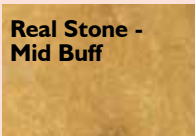



Employee parking, and hotel parking should be located within landscaped courtyards at the rear of the buildings.

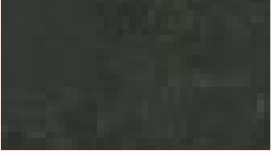


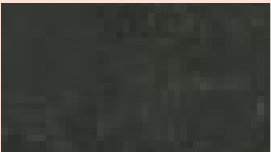
Building heights will be in accordance with the approved Parameters Plan E BBD005 108 Rev A.

In contrast to the other character areas, greater freedom is granted for commercial and hotel buildings. Materials deemed suitable for the specific design of these buildings should be discussed with Kettering Borough Council as part of the Reserved Matters application process. Sustainable solutions, including green roofs and walls are encouraged where these will be compatible with the general aesthetic of the development. Where bricks and stone are used, they should be in colours that are consistent with those stipulated for Central Avenue within CA1 Boughton End.

Illustration



RATIONALE	COLOURS	WALLS	TYPICAL EXAMPLES		
<p>The layout has a relaxed informal feel.</p> <p>Primary Street / Barton Square: Comprises a mix of subdued red/buff brick and ironstone with red brick details.</p> <p>Barton Mews: A stronger red brick with ironstone and smooth red brick details</p> <p>Courts: Red brick at ground floor level with some coloured renders above</p> <p>Park Edge: Buff brick. Ironstone and red brick details</p> <p>Grey or buff mortar</p> <p>All materials must be of a high quality.</p>	<p>Cirrus RAL 18 E 50</p> <p>Blossom RAL 04 E 49</p> <p>Primrose RAL 10 E 50</p> <p>Moss RAL 12 C 33</p>	<p>Primary Street / Barton Square</p>  <p>Barton Mews</p>  <p>Courts</p> 	<ul style="list-style-type: none"> Hanson Anglian light blend Cream render Buff - Render Chesterton Smooth Red Iron Stone Trinity Cream Gilt Stock Brinswick Buff <ul style="list-style-type: none"> Traditional br and st Burnham Orange Buff - Render Chesterton Smooth Red Iron Stone Warwick Red Earth Red Render <ul style="list-style-type: none"> Traditional brick and stone Burnham Orange Traditional Warwick Red Buff Black Chesterton Smooth Red Iron Stone - Render Terra rouge - Render Earth - Render Stone Grey - Render Cream 		
<p>Designer may use real or reconstituted stone from within the colour range shown above. Schemes should preferably use a single colour/type of stone with perhaps one other to highlight detail or for a feature building.</p>	<p>Neutrals</p> <p>Quarry RAL 18 B 21</p> <p>Gunmetal RAL 18 B 29</p>	<p>Park Edge</p> 	<ul style="list-style-type: none"> Stone grey - Render BEA Clay old marlow buff - multi Buff black - Render Chesterton Smooth Red Iron Stone Thames Valley multi Dartmoor light 		
<p>Real Stone - Ironstone</p>  <p>Real Stone - Light Buff</p>  <p>Real Stone - Mid Buff</p> 		<p>Reconstituted Stone - Buff Black</p>  <p>Reconstituted Stone - Buff Brown</p>  <p>Reconstituted Stone - Buff</p> 			

ROOFS	DOORS/WINDOWS	BIN / CYCLE STORAGE
<p>E.g. Hardrow Solo Dark Grey</p> 	<p>Natural light wood finish or white or light grey.</p>	<p>A store to house waste and recycling bins must be provided in the rear garden.</p>
<p>E.g. Hardrow Duet Twilight Ember</p> 	<p>Natural light wood, light grey, terracotta.</p>	<p>Bins and recycling waste containers will either be housed in the rear garden or in a store integrated into a porch at the front door.</p>
<p>E.g. Hardrow Duet Twilight Ember</p> 	<p>Natural, light wood or colour to match render. Full height "Oriel" windows overlooking entrance to courts at first floor level.</p>	
<p>E.g. Hardrow Solo Dark Grey</p> 	<p>Natural light wood or light grey.</p>	<p>Waste and recycling waste containers must be housed in a store integrated into the dwellings porch at the front door.</p>

LOW GATES

Colour coated steel gates with circle and diagonal detail. Must be lockable from inside.



PEDESTRIAN

TALL GATES

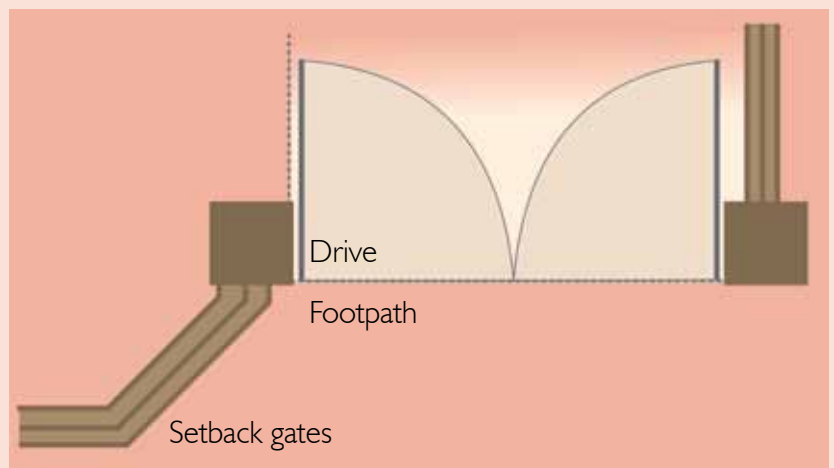
Colour coated steel gates with circle and diagonal detail. Option of timber vehicle gates - painted code colours. Must be lockable from the inside.



PEDESTRIAN

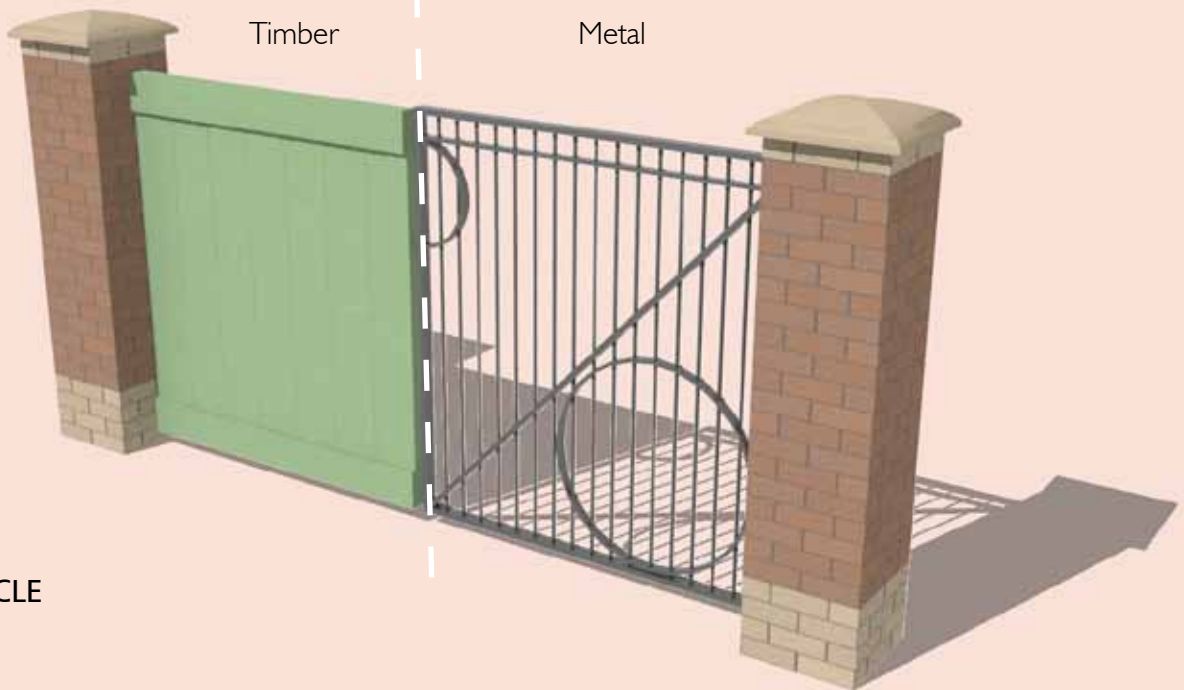
VISIBILITY SPLAYS: ALL AREAS Avenues

Visibility for drivers entering and exiting private drives can be achieved in a variety of ways.





VEHICLE



VEHICLE



DROPPED RAILING

PRIMARY STREET AND BARTON SQUARE

FRONT GARDEN

Low wall and railings with brick pier. Brick to match house, red brick plinth. Brick on edge and coping. Hedge behind.

BARTON MEWS AND PARK EDGE

FRONT GARDEN

Dwarf wall and railings with brick pier. Brick to match house. Red brick plinth, edge and coping details. Possible hedge behind.

COURTS

PLANTING STRIP

Min 1000mm wide prepared planting strip and bollard. Each dwelling to have a security loop/ground anchor integrated into the porch/landscape scheme.

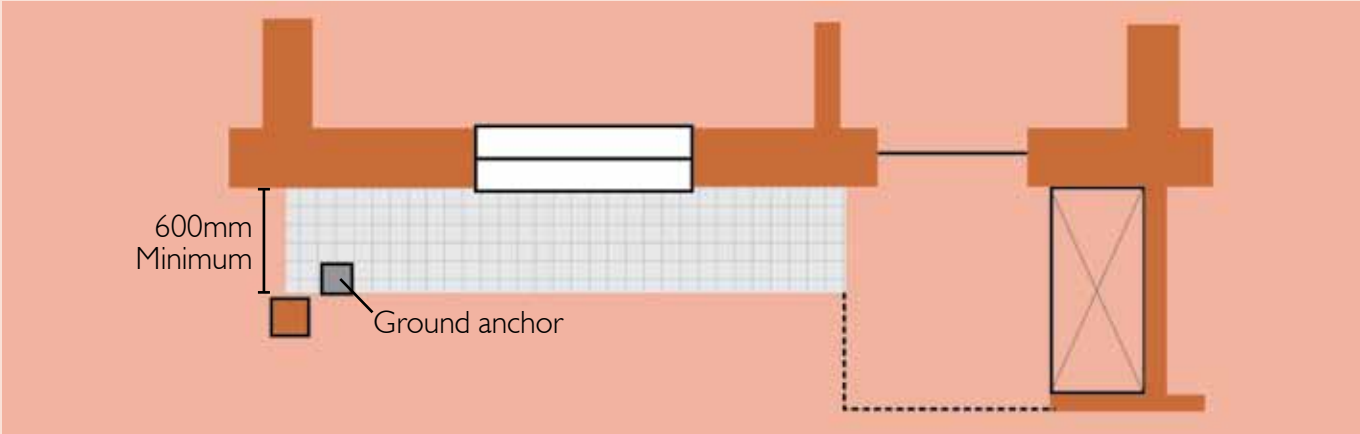
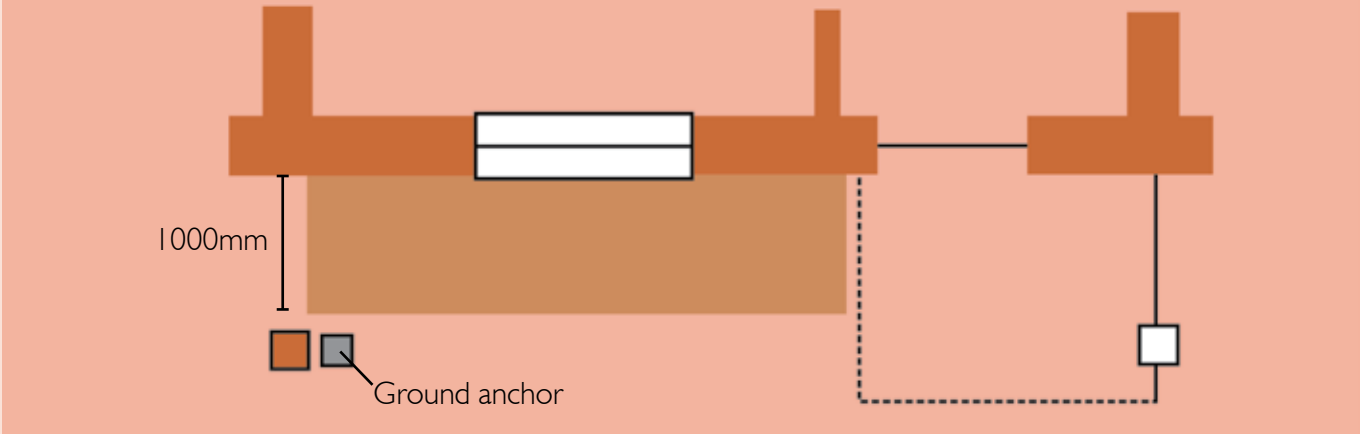
Or

PRIVACY STRIP

Min 600mm granite or cobble strip and bollard. Each dwelling to have a security loop/ground anchor integrated into the porch/landscape scheme.

SIDE GARDEN WALL

1800mm high brick wall.
 Brick to match house,
 red brick details. Railing
 panel to relieve long
 stretches of walling.



	STREETS		COURTS		REAR GARDENS
	TREES	HEDGES	TREES	Planting under trees	TREES
General	Occasional specimen street trees of medium to large scale plus small domestic scale trees/large shrubs in some front gardens	Semi ornamental small/medium scale evergreen and deciduous hedges planted within the private curtilage adjacent to proposed garden walls and metal railings. Hedge runs to be of one variety only, (not mixed).	Generally: Medium to large scale trees, all of one type per court, planted in line where appropriate and at a consistent distance from the roadside kerb. Some trees to be in hard surfacing and others underplanted with ground cover shrubs.	Planting strips in front of dwellings and underplanted trees to be planted with low maintenance evergreen groundcover shrubs of one type per court at high densities to suppress weeds.	Small to medium scale, ornamental, productive trees planted in some rear gardens at Standard size to provide maximum visual impact and add to the development's overall tree density. (To help obtain owner approval and ensure consequent aftercare, trees should ideally be offered to receptive residents on a one-by-one basis.)
Tree / Hedge Types	<p>Tree types - Street: Fraxinus oxycarpa "Raywood", (Ash var - large) Koelreutaria paniculata, (medium) Pyrus calleryana "Chanticleer", (Pear var - medium) Sorbus aria "Lutescens", (Whitebeam var - medium) S. intermedia, (Swedish Whitebeam - medium)</p> <p>Tree/large shrub types - Front gardens: Amelanchier lamarckii, (Snowy Mespilis - shrub) Aralia elata, (Japanese Angelica Tree - shrub) Cotinus coggygria, (Smoke Tree - shrub) Cotoneaster "Cornubia", (shrub) Malus "John Downie" (tree) Pyrus salicifolia "Pendula" (Pear var - tree) Rhus typhina, (Stag's Horn Sumach - shrub) Sorbus "Asplenifolia" (Mountain Ash var - tree)</p>	Acer campestre, (Field Maple), or Berberis thunbergii, (Barberry var), or Cotoneaster simonsii, or Lonicera pileata "Maigrun", or Prunus pissardii "Nigra", or Pyracantha "Orange Glow", or Viburnum tinus "Eve Price", (Laurustinus)	Acer platanoides "Globosum", (Norway Maple var - medium) Carpinus betulus "Fastigiata" (Fastigate Hornbeam - large) Crataegus prunifolia, (Hawthorn var - small-medium) Koelreutaria paniculata, (medium) Prunus padus "Watereri" ("Bird Cherry" - medium) Pyrus calleryana "Chanticleer", (Pear var - medium) Sorbus intermedia, (Swedish Whitebeam - medium)	Cotoneaster conspicuus decorus, or Euonymus fortunei "Silver Queen", or Hedera helix "Hibernica", (Irish Ivy), or Lonicera pileata "Maigrun", or Pachysandra terminalis, (Japanese Spurge), or Viburnum davidii, or Vinca minor, (Periwinkle)	Apples and pears subject to nursery availability including Discovery and Worcester Pearmain, (July-August ripening), Egremont Russet and Ellison's Orange, (September-October ripening), and Blenheim Orange and Bramley's Seedling, (November-December ripening). Pears including Concorde, William's Bon Chretien, (August-September ripening), Beurré Hardy and Packam's Triumph, (October-November ripening).



CA3- Alledge Brook

2.15 Development Principles

The character of Alledge Brook will be achieved through the following principles:

Alledge Brook is conceived as a bridge between the town and countryside, and should form a soft edge to the development at East Kettering.

Built form and landscape treatment should combine with topography to provide a relaxed and well integrated development.

The development will have an informal character to be derived from the nature of the streets and the building configuration.

2.16 Illustration

The annotated plan shown here is not intended as a proposed layout, but as a means of articulating the key characteristics that will be apparent within Alledge Brook. The plan has informed the main Character Area typologies that follow.



Illustration



2.17 Type CA3 – 1:

Alledge Brook Clusters

“Clusters” will line the Eastern Avenue and will reduce the sense of continuous development through the configuration of the dwellings. Each cluster will benefit from direct access from Eastern Avenue.

<p>Built Form</p>	<p>The clusters comprise a courtyard grouping of between 2 and 5 houses, set back from the street, and accessed off a shared court. The shared court will be outside the adopted highway.</p> <p>The houses will be large detached or semi-detached arranged in the character of a rural courtyard.</p>
<p>Building Height</p>	<p>Houses: 2-2.5 storeys Bungalows : 1 storey</p>
<p>Building Setback</p>	<p>Houses: 3-4 metres when facing main street.</p>
<p>Important Details</p>	<p>Each house will be orientated to face into the shared court, with front doors and some living room windows visible from the court.</p> <p>House at the entrance to the cluster should incorporate a first floor detail such as a corner bay window to provides views to both the street and cluster courtyard.</p> <p>Each cluster will have a specimen tree planted at the entrance so it can be seen from the main street.</p> <p>Garages should be integrated with the design of the house type, to provide a sense of physical enclosure to the court.</p>
<p>Gardens</p>	<p>Rear and, where appropriate, side gardens should be provided to the dwellings.</p>
<p>Car Parking</p>	<p>Parking must be integrated within the housing layout so that the provision of residential and visitor parking does not dominate the courtyard cluster.</p> <p>Visitor parking can be provided within the court space.</p>

Alledge Brook Clusters (4 Houses)



Alledge Brook Clusters (2 houses)



2.18 Type CA3 – 2:

Alledge Brook Lanes

Lanes are intended as loosely configured shared surfaces. Where appropriate, their alignment may be continued beyond the development to the surrounding open space via pedestrian footways.

<p>Built Form</p>	<p>The lanes will create intimate connections within the character area. The lanes are staggered, as opposed to being straight, creating an informal character and acting as a built in traffic-calming measure.</p> <p>Houses along the lane will be small detached houses or semi-detached houses.</p> <p>The corner houses will be large detached houses with elevated frontages to both lane and drive.</p> <p>Carports or garages can be used to make the built form 'links' between buildings.</p>
<p>Building Height</p>	<p>Houses: 1.5-2 storey</p>
<p>Building Setback</p>	<p>Between 1.5-3 metres</p>
<p>Important Details</p>	<p>The housing will generally have narrow plot widths. The aim here is to create a varied frontage along the street that evokes the elevation changes between houses that is typical of an older rural character lane.</p> <p>Dormer windows to be utilized to reduce the height of 40% of houses to 1.5 storeys.</p> <p>The lane is shared surface pedestrian priority route with no constructed footpath.</p> <p>The lanes should continue through the housing layout so that it provides either a car, or pedestrian route direct to the open space at the edges of Alledge Brook.</p> <p>Where the lane continues to provide a pedestrian-only access to open space, the houses must be orientated to provide living spaces which directly overlook it , providing surveillance.</p>
<p>Gardens</p>	<p>Front and rear gardens should be provided to all properties.</p>
<p>Car Parking</p>	<p>Houses to be provided with on plot parking.</p> <p>Garages or carports to be located towards the front of the property to help create a staggered with continuous frontage to the lane.</p> <p>Only visitor parking to be provided on street.</p>



2.19 Type CA3 – 3:

Alledge Brook Drives

The Drive type will be a broad street with a wide landscaped verge to one side and larger homes. Through traffic is expected to be limited; access to nearby housing will be the primary function of the Drive.

<p>Built Form</p>	<p>Large Detached, wide frontage houses with driveways leading to double garage.</p> <p>Massing of the front façade of houses to comprise at least two elements, for example a projecting gable at ground and first floors and the main elevation.</p> <p>At junctions of the Drive and a Lane (Type CA3 – 2), the houses on the Drive should be configured to create a small courtyard. These arrangements will punctuate the Drive, to provide visually distinctive locations along it, and to act as a traffic calming measure. A specimen tree will be located centrally within the courtyard</p>
<p>Building Height</p>	<p>Houses: 2 storey</p>
<p>Building Setback</p>	<p>Principle front elevation 4-5metres Subordinate gable 2-4metres</p>
<p>Important Details</p>	<p>Double bay ground floor windows should face the Drive at corners.</p> <p>The Drive will have a 5 metre landscaped element, with informal tree planting to 85% of the length of one side. This provides a landscape connection between the drive and the adjoining parkland to either side. This area will incorporate a pedestrian footpath.</p> <p>Each house to have a tree planted within the plot frontage.</p>
<p>Gardens</p>	<p>Front and rear gardens should be provided to all properties.</p>
<p>Car Parking</p>	<p>On-plot parking with double garage either integral to house, or set to side of house.</p> <p>Shared surface road to informally widen and narrow in an organic manner to create visitor parking</p>



Alledge Brook Local Centre

Local centres will play an important role within the residential areas, creating a focal point for community facilities and opportunities for local convenience shopping and small scale employment.

In order to generate a sense of activity these uses are clustered together. To ensure they are very accessible the local centre is located on the primary street (Eastern Avenue).

The design of the local centre, including the primary school, will be subject to detailed discussions with Kettering Borough Council. It will be important to demonstrate that the principles identified with the Illustration are adhered to.


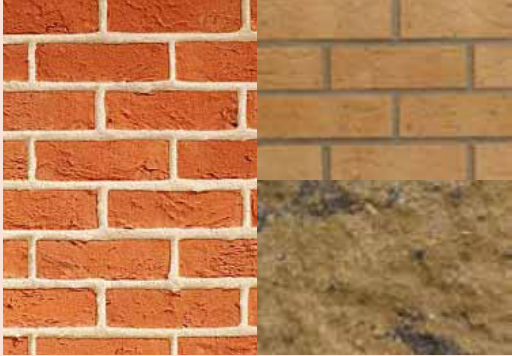
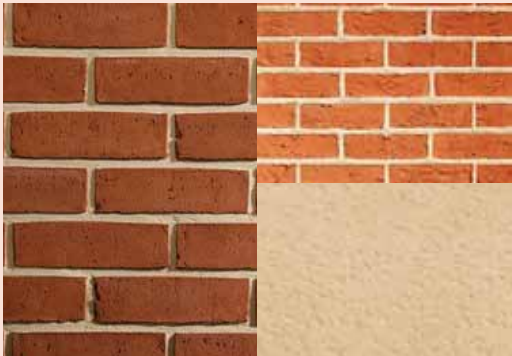
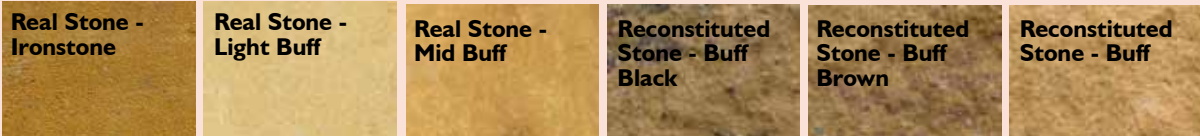
Building heights should be in compliance with Parameter Plan Building Heights BBD005 108 Rev A. Land use quantities should accord with the Outline Planning Approval.

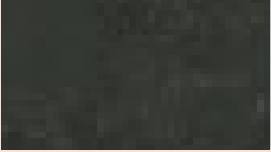


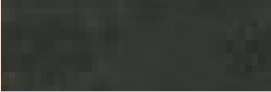


Whilst some degree of flexibility is permitted in relation to building materials, the colour palette for Alledge Brook must be observed. Where brick and stone are used, these should be based on the Materials Strategy.

Shop windows should be recessed into the wall plane using columns at 6.0m maximum centres to create a vertical emphasis to the elevation.

- On street short stay communal parking for wider local centre that provides for drop-off and pick-up
- Safe pedestrian routes to school, using formal street crossing points



RATIONALE	COLOURS	WALLS	
<p>Materials for the Alledge Brook character area are taken from the nearby village of Grafton Underwood where most of the buildings are of stone - and red brick.</p> <p>Cluster and Local Centre: Subdued red brick with timber cladding and buff stone.</p> <p>Lanes: Red and buff brick with buff stone.</p> <p>Drives: Red brick to ground floor and stone coloured render above. DK grey pantile or red grey slate.</p> <p>Buff or grey mortar.</p> <p>All materials must be of a high quality.</p>	<p>Cirrus RAL 18 E 50</p> <p>Blossom RAL 04 E 49</p> <p>Primrose RAL 10 E 50</p> <p>Moss RAL 12 C 33</p>	<p>Cluster and Local Centre</p>  <p>Lanes</p>  <p>Drives</p> 	<ul style="list-style-type: none"> • Hanson Golden Buff • Charnwood Russet • Wienerberger Smooth Cream • Buff Stone • Timber cladding <ul style="list-style-type: none"> • Hanson Golden Buff • Traditional brick and stone Burnham Orange • Wienerberger Smooth Cream • Buff Stone • Thames Valley Multi <ul style="list-style-type: none"> • Traditional brick and stone Burnham Orange • Traditional Warwick Red • Wienerberger Smooth Cream • Ivory - Render • Stone Grey - Render • Earth - Render • Limestone - Render
<p>Designer may use real or reconstituted stone from within the colour range shown above. Schemes should preferably use a single colour/type of stone with perhaps one other to highlight detail or for a feature building.</p>	<p>Neutrals</p> <p>RAL 10 B 17</p>		
			

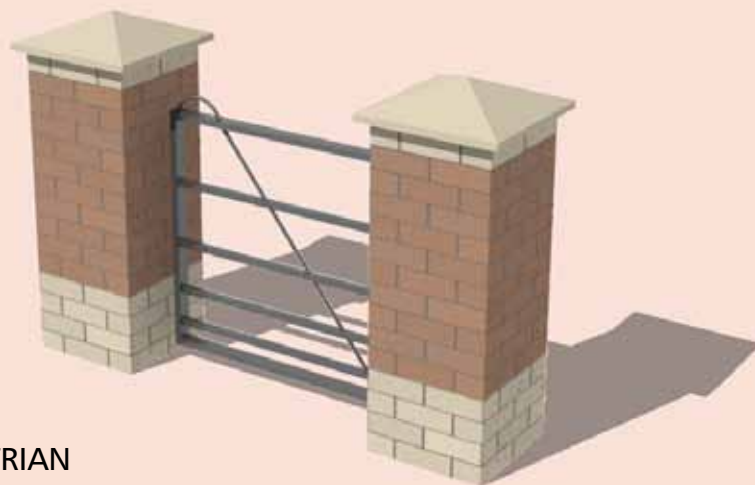
ROOFS	DOORS/WINDOWS	BIN / CYCLE STORAGE
<p>E.g. Hardrow Centurion "Slate grey". "Red" on corner buildings.</p> 	<p>Oak coloured or white windows. Natural light oak or "colours" front doors.</p> <p>Stone mullions</p>	<p>A store to house waste and recycling bins must be provided in the rear garden.</p>
<p>E.g. Hardrow Centurion "Autumn". "Red" on corner buildings</p>  <p>E.g. Duet "Dusk"</p> 	<p>Natural light wood, light grey, terracotta.</p>	<p>Bins and recycling waste containers will either be housed in the rear garden or in a store integrated into a porch at the front door.</p>
<p>E.g. Hardrow Centurion "Slate Grey"</p>  <p>E.g. Hardrow Duet Ember</p>  <p>E.g. Hardrow Duet Dusk</p> 	<p>White, light wood or colour to match render.</p> <p>Full height "Oriel" windows overlooking entrance to courts at first floor level.</p>	
		<p>Waste and recycling waste containers must be housed in a store integrated into the dwellings porch at the front door.</p>

Clay Tiles



LOW GATES

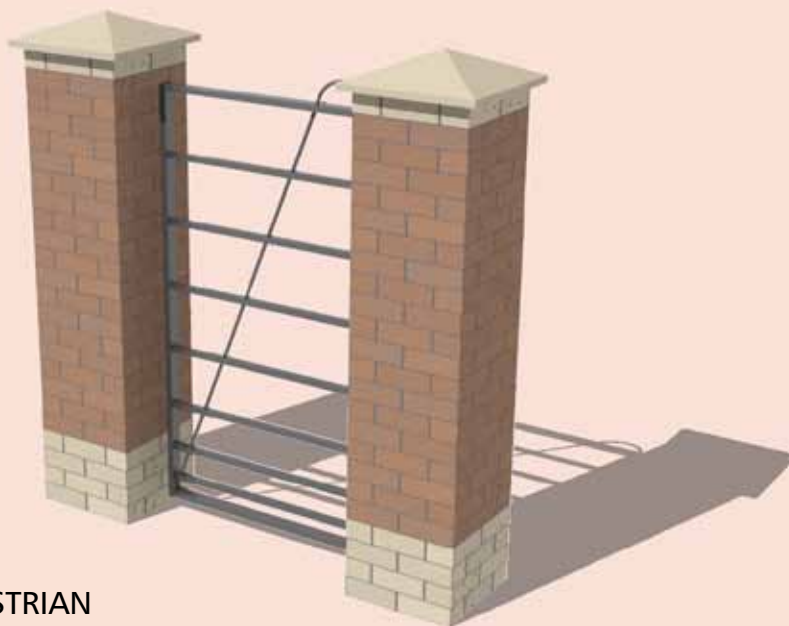
Colour coated steel gates with diagonal detail to top and catenary curve bracing. Must be lockable from inside.



PEDESTRIAN

TALL GATES

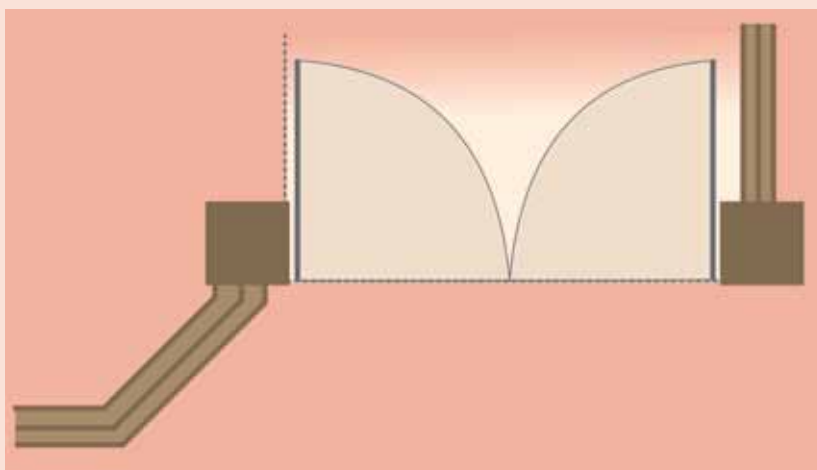
Colour coated steel gates with palisade at lower level. Option of timber vehicle gates - painted code colours. Must be lockable from the inside.

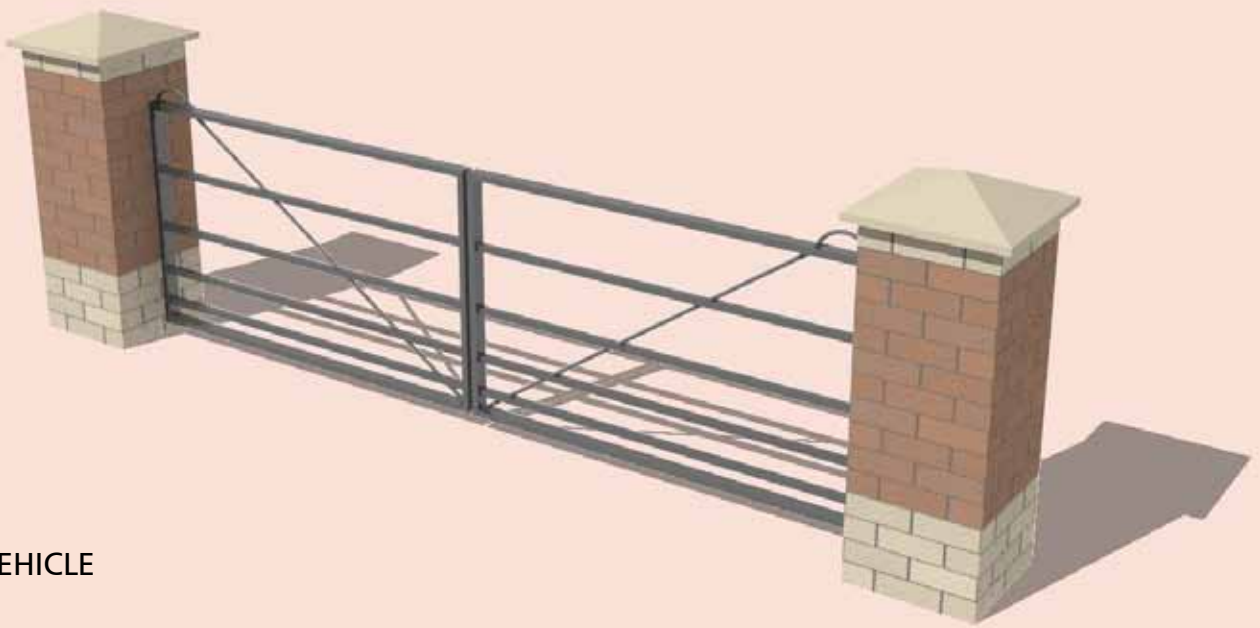


PEDESTRIAN

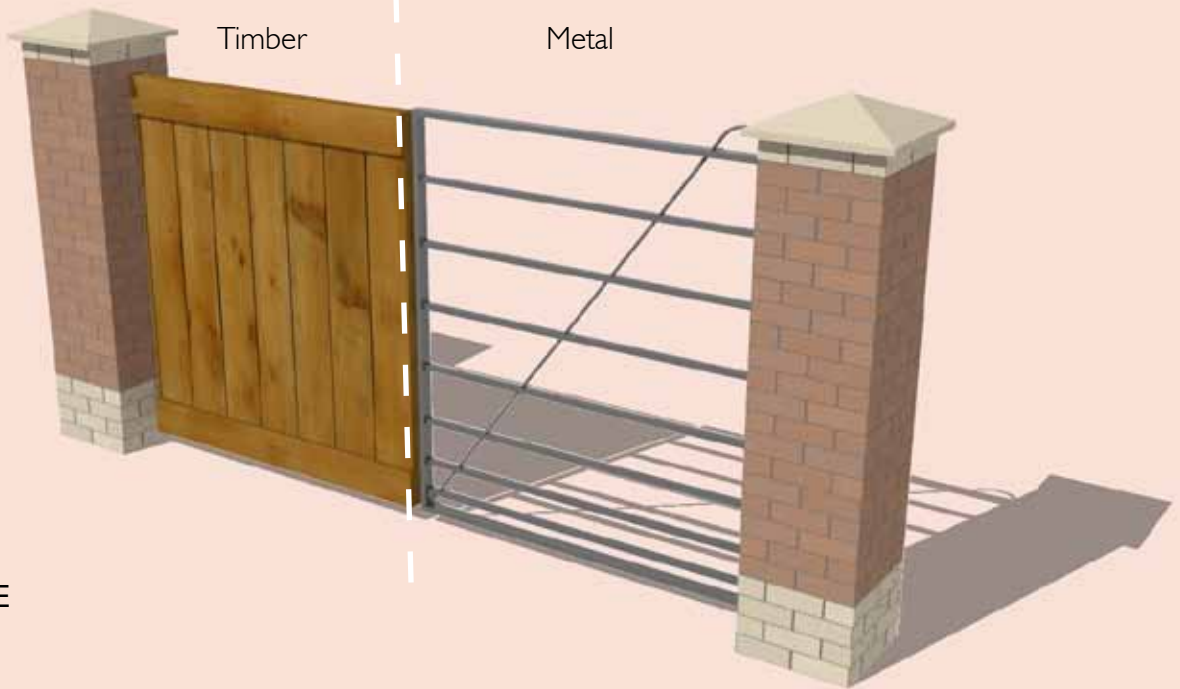
VISIBILITY SPLAYS: ALL AREAS Avenues

Visibility for drivers entering and exiting private drives can be achieved in a variety of ways.

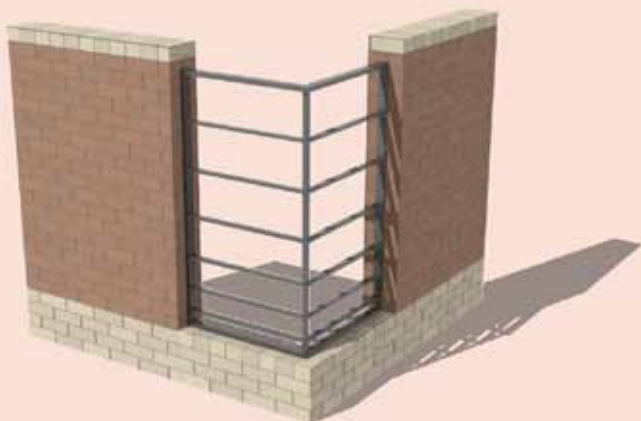




VEHICLE



VEHICLE



CLUSTERS

FRONT GARDEN

Low wall and railings with brick pier. Brick to match house, brick plinth. Brick on edge and coping. Hedge behind.

DRIVES AND LANES

FRONT GARDEN

Estate railings with ball detail on gateposts, fixed to brick plinth. Possible hedge behind.

ONLY IN LIMITED CIRCUMSTANCES

PLANTING STRIP

Min 1000mm wide prepared planting strip and bollard. Each dwelling to have a security loop/ground anchor integrated into the porch/landscape scheme.

Or

PRIVACY STRIP

Min 600mm granite or cobble strip and bollard. Each dwelling to have a security loop/ground anchor integrated into the porch/landscape scheme.

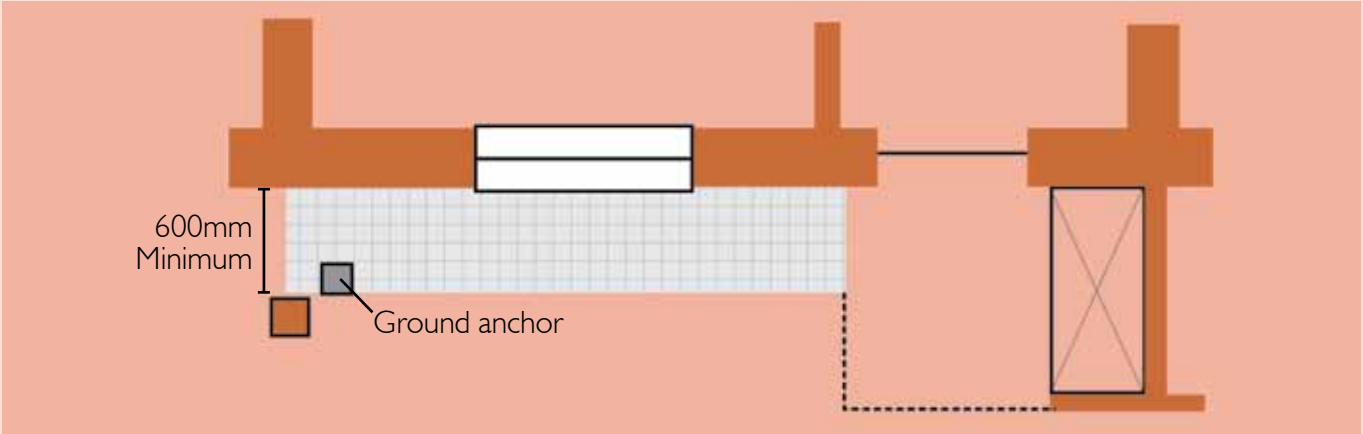
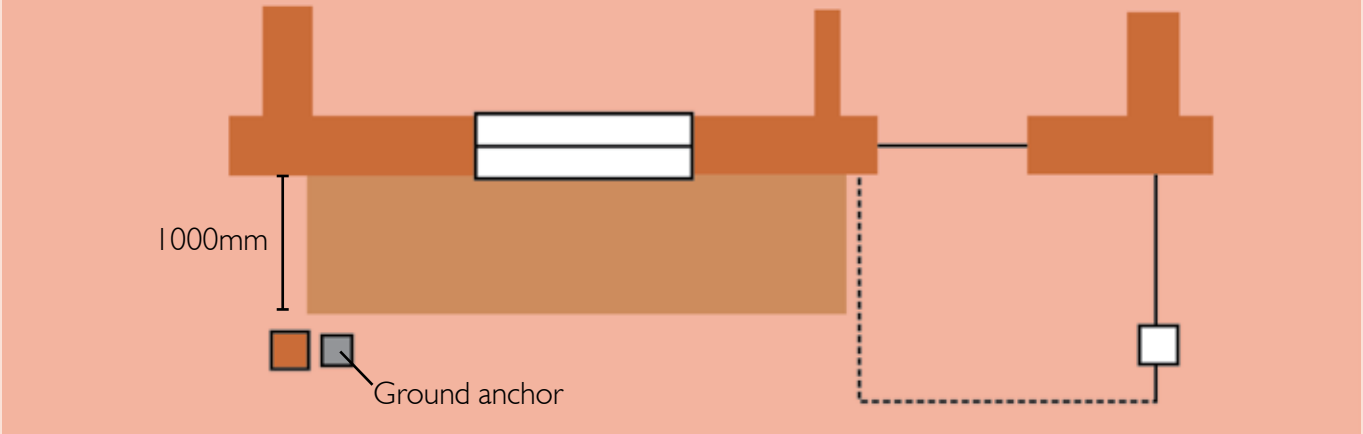
SIDE GARDEN WALL

1800mm high brick wall.
 Brick to match house,
 cream brick details.
 Railing panel to relieve
 long stretches of walling.

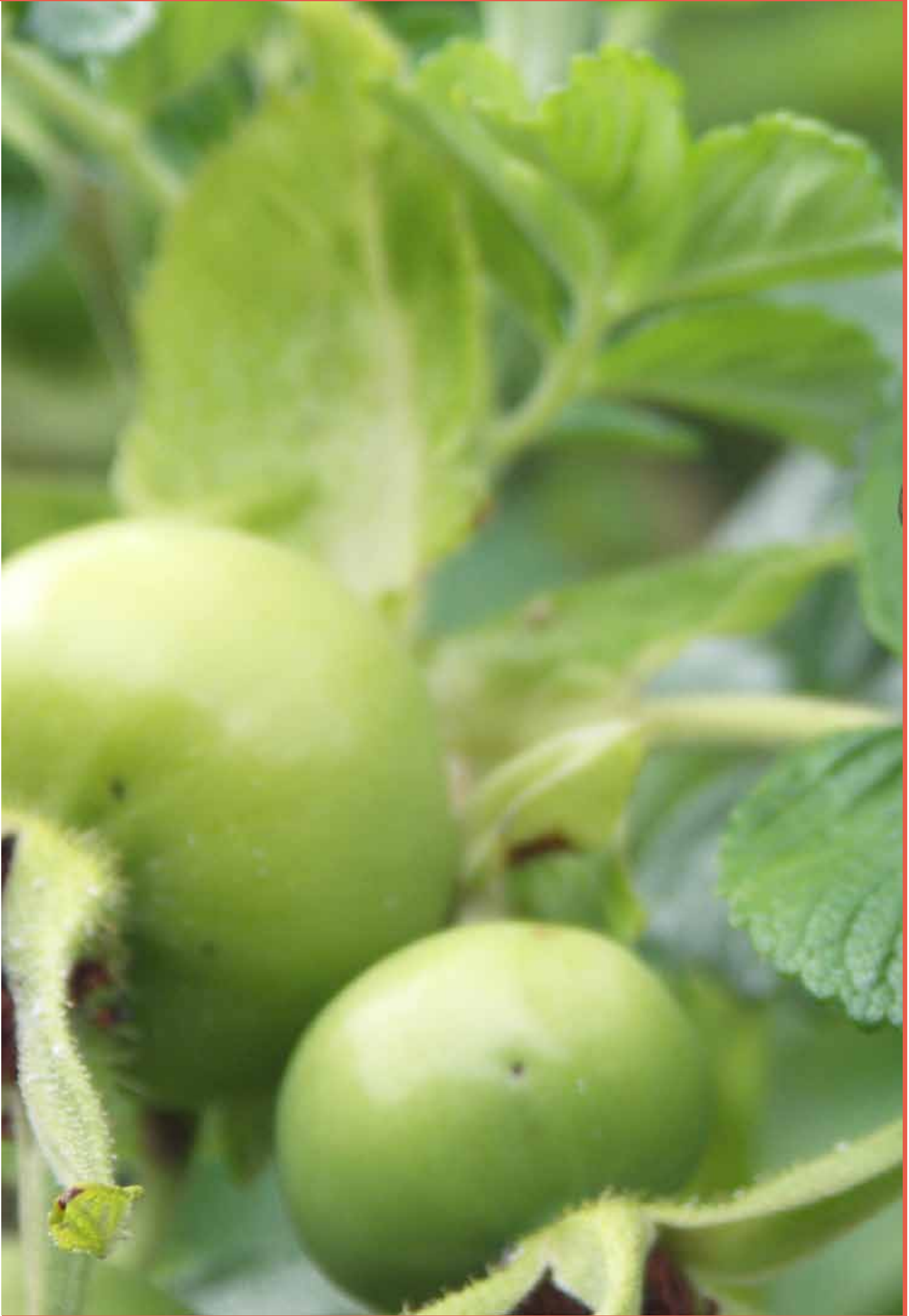


SIDE GARDEN FENCE

1800m high
 timber "hit
 and miss",
 fence,
 painted
 character
 area colours,
 with ball
 detail on
 corner posts.



	STREETS		COURTS		REAR GARDENS
	TREES	HEDGES	TREES	Planting under trees	TREES
General	Occasional specimen street trees of medium to large scale plus small domestic scale trees/large shrubs in some front gardens	Native hedgerow mix planted within the private curtilage adjacent to proposed garden walls and metal railings.	Medium to large scale specimen trees. Some trees to be in hard surfacing and others underplanted with ground cover shrubs.	Underplanting to consist of low maintenance evergreen groundcover shrubs of one type per court at high densities to suppress weeds.	Small to medium scale, ornamental, productive trees planted in some rear gardens at Standard size to provide maximum visual impact and add to the development's overall tree density. (To help obtain owner approval and ensure consequent aftercare, trees should ideally be offered to receptive residents on a one-by-one basis.)
Tree / Hedge Types	<p>Acer campestre, (Field maple - medium) Acer pseudoplatanus "Spaethii", (Sycamore var - large) Castanea sativa, (Sweet Chestnut - large) Fraxinus excelsior, (Ash - large) Juglans nigra, (Walnut - large) Populus x serotina "Aurea" Prunus avium, (Wild Cherry - large) Salix x caerulea, (Cricket-bat Willow - large) Sorbus aria, (Whitebeam - medium)</p> <p>Tree/large shrub types - Front gardens: Amelanchier lamarckii, (Snowy Mespilis - shrub) Cotinus coggygria, (Smoke Tree - shrub) Malus "John Downie" (tree) Pyrus salicifolia "Pendula" (Pear var - tree) Rhus typhina, (Stag's Horn Sumach - shrub) Sorbus "Asplenifolia" (Mountain Ash var - tree)</p>	<p>Acer campestre, (Field Maple) 25% Cornus sanguinea, (Common Dogwood) 5% Corylus avallana, (Hazel) 5% Crataegus monogyna, (Hawthorn) 25% Ilex aquifolium, (Holly) 2.5% Ligustrum vulgare, (Common Privet) 5% Prunus spinosa, (Blackthorn) 25 % Rosa canina, (Dog Rose) 2.5% Viburnum opulus, (Guelder Rose) 5%</p>	<p>Acer platanoides "Globosum", (Norway Maple var - medium) Carpinus betulus "Fastigiata" (Fastigate Hornbeam - large) Pyrus calleryana "Chanticleer", (Pear var - medium) Quercus ilex, (Evergreen or Holm Oak - large) Q. robur "Kosta", (Fastigate Oak - large) Q. rubra (Red Oak - large) Sorbus intermedia, (Swedish Whitebeam - medium)</p>	<p>Groundcover shrub types: Cotoneaster conspicuus decorus, or Euonymus fortunei "Silver Queen", or E. "Emerald 'n Gold", or Hedera helix "Hibernica", (Irish Ivy), or Lonicera pileata "Maignun", or Pachysandra terminalis, (Japanese Spurge), or Viburnum davidii</p>	<p>Apples and pears subject to nursery availability including Discovery and Worcester Pearmain, (July-August ripening), Egremont Russet and Ellison's Orange, (September-October ripening), and Blenheim Orange and Bramley's Seedling, (November-December ripening). Pears including Concorde, William's Bon Chretien, (August-September ripening), Beurré Hardy and Packam's Triumph, (October-November ripening).</p>



CA4- Poplars

2.21 Development Principles

The design of the Poplars will be achieved through the following principles:

The design of the development will respond to the site's topography to create a distinctive and attractive area. Streets will pass through a number of landscape elements including greens, knolls and broad verges.

The area will promote a concept of an eco-village, with attention given to a wide range of initiatives relating to the landscape, built form, movement, ecology, food production and materials.

A relaxed atmosphere will prevail throughout the area, strengthened by informal layout and planting strategies.

2.22 Illustration

The plan shown here is not intended as a proposed layout, but as a means of articulating the key characteristics that will be apparent within Poplars. The plan has informed the typologies that follow.



Illustration



2.23 Type CA4 – 1:

Poplars Greens

Greens can occur where a number of routes converge. The Greens will form one of a number of landscape elements within the Character Area.

Built Form	Houses will be mix of detached, semi-detached and terraced, facing onto a central green with a rural character.
Building Height	Houses 2-2.5 storey.
Building Setback	Between 2.5-3.5 metres. Set back should be consistent for the houses along each side of the green. Though each side may be vary on different sides of the green
Important Details	<p>Architectural form to include porches to houses fronting the Greens.</p> <p>Corner houses should provide views down the adjoining routes, by adding windows/bays to the side elevation.</p> <p>Garages to have a pitched roof and to be clad in the same material as the adjacent dwelling.</p> <p>Pedestrian footpaths should cross the Greens and connect with other public open spaces.</p> <p>Greens should have shared surfaces to two sides.</p> <p>A large specimen tree should be located in centre of each Green.</p>
Gardens	Front and rear gardens to all properties.
Car Parking	<p>The Greens should be designed so that the car does not dominate the public realm, achieved by a balance of on and off-street parking. The shared surface should consist of a simple palette of materials to guide vehicles and pedestrians.</p> <p>On-plot parking should be provided by integral garages or carports to the side of the dwelling.</p> <p>Visitor parking is to be provided in designated bays. Bays no more than four wide and separated by landscaping.</p>

Poplars Greens



2.24 Type CA4 – 2:

Poplars Edge

The built edges of Poplars will help to define the strategic open spaces within East Kettering. They should be very low density, and the planting should dominate. There is potential for the properties to enjoy the aspect of the open space, and provide visual interest from within the open space.

<p>Built Form</p>	<p>The Poplars Edge housing will provide an “eco” development edge to the parkland, with large south facing houses with internal layouts that locate the main living spaces overlooking the parkland.</p> <p>Houses will be orientated within 30 degrees of due South to utilise passive solar gain.</p> <p>Houses will be large detached or semi-detached.</p>
<p>Building Height</p>	<p>Houses 2-2.5 storey.</p>
<p>Building Setback</p>	<p>Between 3-6metres.</p>
<p>Important Details</p>	<p>Main living spaces to be located on the south side of the house, overlooking the parkland, to the rear.</p> <p>South facing balconies provided to main living spaces, exploiting views over parkland.</p> <p>Rear gardens to provide sufficient size to enable individual vegetable plots or fruit trees, with open aspect to parkland beyond.</p> <p>Garages to be located to front of property and integrated into frontage design, with roof material the same as main house.</p>
<p>Gardens</p>	<p>Front and rear gardens should be provided to all properties.</p>
<p>Car Parking</p>	<p>All car parking will be accommodated on-plot</p>

Poplars Edge



2.25 Type CA4 – 3:

Poplars Courts

Courts provide an opportunity for an alternative style of living which is based around the ideas of sustainable homes (including community self-build), community allotments and car share schemes.

<p>Built Form</p>	<p>Houses to comprise terraces of 4 or more houses grouped around a courtyard, both facing within 30 degrees of due south, to utilise passive solar gain.</p> <p>Provision can be made for a limited number of semi-detached houses also orientated within 30 degrees of due south.</p>
<p>Building Height</p>	<p>Houses: 2-2.5 storey</p>
<p>Building Setback</p>	<p>Between 3-6 metres</p>
<p>Important Details</p>	<p>Courts should be located to maximise their relationship with the strategic parkland and open space within Poplars.</p> <p>Courts will offer sufficient space to create a generous shared landscape between the terraces to be utilized for community allotments and fruit trees.</p> <p>Terraces to the north of the courts will have all the major living spaces orientated to due south, looking over the communal garden. Terraces to the South will have living spaces towards the parkland to include rear sun rooms and balconies.</p> <p>Courts should be designed with an informal landscape.</p> <p>Footpaths should link to surrounding parkland.</p>
<p>Gardens</p>	<p>Generous front and rear gardens to be provided to all properties.</p>
<p>Car Parking</p>	<p>Courts will be designed to ensure parking is fully integrated within a landscaped area and will include car share bays and electric car charging points and dedicated bays.</p> <p>On plot parking with integral garage or car port to provided to a limited number of homes.</p> <p>On street bays for parking to be no more than two spaces wide.</p>

Poplars Courts



2.26 Type CA4 – 4:

Knolls

The varying landform provides opportunities for tailored responses which will add to the distinctiveness of Poplars. Knolls demonstrate one way in which this might be achieved.

<p>Built Form</p>	<p>Where the existing topography rises up from the Parkland, the Knoll creates a circus of houses which provide a termination to the parkland.</p> <p>The knoll houses will be detached or semi-detached 2.5 storey dwellings.</p> <p>The Knoll houses will be accessed by a private drive or shared surface, set back from the through route, by a gently sloping landscaped bank which acts as a buffer to the traffic on the main street.</p>
<p>Building Height</p>	<p>Houses 2.5 storey</p>
<p>Building Setback</p>	<p>Between 3 and 6 metres</p>
<p>Important Details</p>	<p>The houses will be large villas with double fronted bay windows.</p> <p>Double garages will be set behind the houses.</p> <p>The knoll will be planted with a circus of trees, and footpaths will cross public green spaces.</p> <p>The parkland side of the Knoll is to be landscaped, without houses.</p>
<p>Gardens</p>	<p>Front and rear gardens should be provided to all properties.</p>
<p>Car Parking</p>	<p>All car parking should be accommodated on plot.</p> <p>Garages should be located to the side of the dwelling or at the rear of the plot.</p> <p>Visitor parking only to private drive.</p>

Knolls



2.27 Type CA4 – 5:

Drives


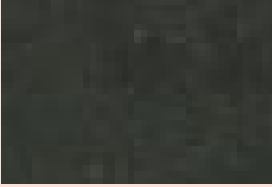
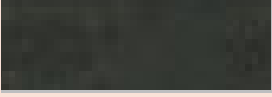


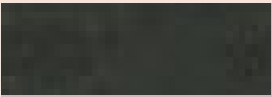


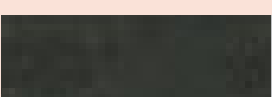



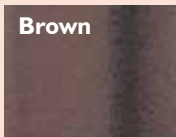
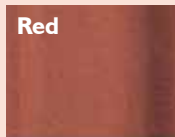
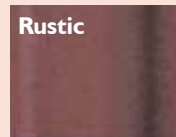

Drives will constitute the main through routes within Poplars. Some of these routes should include central landscaped areas to play down the significance of the carriageway, and give greater emphasis to the landscape.

Built Form	<p>Drives will have an irregular organic landscaped element at the centre, following the existing topography of the site. Kerbs at the landscaped centre will be minimal; sets laid at 45 degrees to the carriageway.</p> <p>Houses will be detached or semi-detached and are sited along existing contours.</p>
Building Height	Houses: 2 storey
Building Setback	Houses 2.5-6metres
Important Details	<p>The Drives should incorporate footpaths of 2.0m to each side.</p> <p>Pedestrian footpaths should also run through the landscape within the Drive.</p> <p>South facing houses should be orientated to 30 degrees to maximise solar gain.</p>
Gardens	Front and rear gardens should be provided to all properties.
Car Parking	<p>All parking will be accommodated on plot.</p> <p>On plot parking with double garage either integral to house, or set to side of house</p> <p>Shared surface road to informally widen and narrow in a naturalistic manner to create visitor parking.</p>

Drives



RATIONALE	COLOURS		WALLS	TYPICAL EXAMPLE		
<p>Poplars character area will show how energy saving measures can be incorporated into a scheme on a site that has less than ideal bearing.</p> <p>Brick colours are the brown end of the buff and red spectrum chosen elsewhere, with the addition of timber cladding</p> <p>Colours for timber cladding, windows and garage doors etc are either woodstain equivalents of the character area colours or clear lacquer showing the natural wood grain.</p> <p>Roof colours include dark greys to reduce the impact of PV panels on the roofscape.</p> <p>Buff or grey mortar.</p> <p>All materials must be of a high quality.</p>	Sadolins deep blue		<p>Poplars Farm Avenue</p> 	<ul style="list-style-type: none"> Dunton Grey Brown Northcot Cotswold Brown Timber Cladding 		
	Sadolins Brandy Wine		<p>Drives</p> 	<ul style="list-style-type: none"> Ibstock Capital Brown Multi-Stock TBS Chiltern Blend Timber Cladding 		
	Sadolins Talon		<p>Eco Courts and Greens</p> 	<ul style="list-style-type: none"> Ibstock Capital Brown Multi Stock Kingsfold Multi Stock Timber Cladding 		
	Sadolins Encalyptus		<p>Edges and Knolls</p> 	<ul style="list-style-type: none"> Northcott Cherwell Autumn Blend Ibstock Capital Brown Multi Stock TBS Rufford Brown Timber Cladding 		
<p>Designer may use real or reconstituted stone from within the colour range shown above. Schemes should preferably use a single colour/type of stone with perhaps one other to highlight detail or for a feature building.</p>	<p>Neutrals</p> <p>Sadolins Woodruff</p> <p>Sadolins Carolina Stone</p>  					
	     					

	ROOFS	DOORS/WINDOWS	BIN / CYCLE STORAGE
	<p>E.g. Hardrow Duet Dusk</p>  <p>E.g. Redland Cambrian Slate - Slate Grey</p> 	<p>Natural light or mid coloured wood. Character area colours.</p>	<p>A store to house waste and recycling bins must be provided in the rear garden.</p>
	<p>E.g. Redland Cambrian Slate - Slate Grey</p>  <p>E.g. Hardrow Duet Ember</p>  <p>E.g. Hardrow Duet Dusk</p> 	<p>Natural light or mid coloured wood. Character area colours.</p>	<p>Bins and recycling waste containers will either be housed in the rear garden or in a store integrated into a porch at the front door.</p>
	<p>E.g. Redland Cambrian Slate - Slate Grey</p>  <p>E.g. Hardrow Duet Ember</p>  <p>E.g. Hardrow Duet Barley</p> 	<p>Natural light or mid coloured wood. Character area colours.</p> <p>Full height "Oriel" windows overlooking entrance to courts at first floor level.</p>	
	<p>E.g. Redland Cambrian Slate - Slate Grey</p>  <p>E.g. Hardrow Duet Ember</p>  <p>E.g. Hardrow Duet Dusk</p> 	<p>Natural light coloured wood.</p>	<p>Bin and recycling waste containers must be housed in a store integrated into the dwellings porch at the front door.</p>
	<p>Clay Tiles</p>     		

LOW GATES

Colour coated steel gates with hoop detail to top and diagonal bracing. Must be lockable from inside.



PEDESTRIAN

TALL GATES

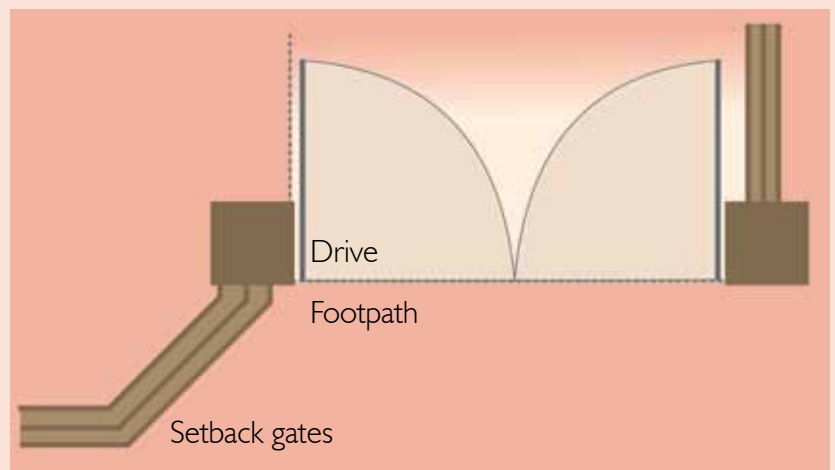
Colour coated steel gates with hoop detail to top and diagonal bracing. Option of timber vehicle gates - painted code colours.



PEDESTRIAN

VISIBILITY SPLAYS: ALL AREAS Avenues

Visibility for drivers entering and exiting private drives can be achieved in a variety of ways.





VEHICLE



VEHICLE



DROPPED RAILING

<p>MAIN AVENUE</p>	<p>FRONT GARDEN</p> <p>Low fence with timber post and metal rail. Hedge behind.</p>	
<p>DRIVES, KNOLLS AND GREENS</p>	<p>FRONT GARDEN</p> <p>Low fence with timber post and metal rail. Hedge behind.</p>	
<p>ECO COURTS AND GREENS (where shared surfaces occur)</p>	<p>PLANTING STRIP</p> <p>Min 1000mm wide prepared planting strip and bollard. Each dwelling to have a security loop/ground anchor integrated into the porch/landscape scheme.</p> <p>Or</p> <p>PRIVACY STRIP</p> <p>Min 600mm granite or cobble strip and bollard. Each dwelling to have a security loop/ground anchor integrated into the porch/landscape scheme.</p>	

SIDE GARDEN FENCE



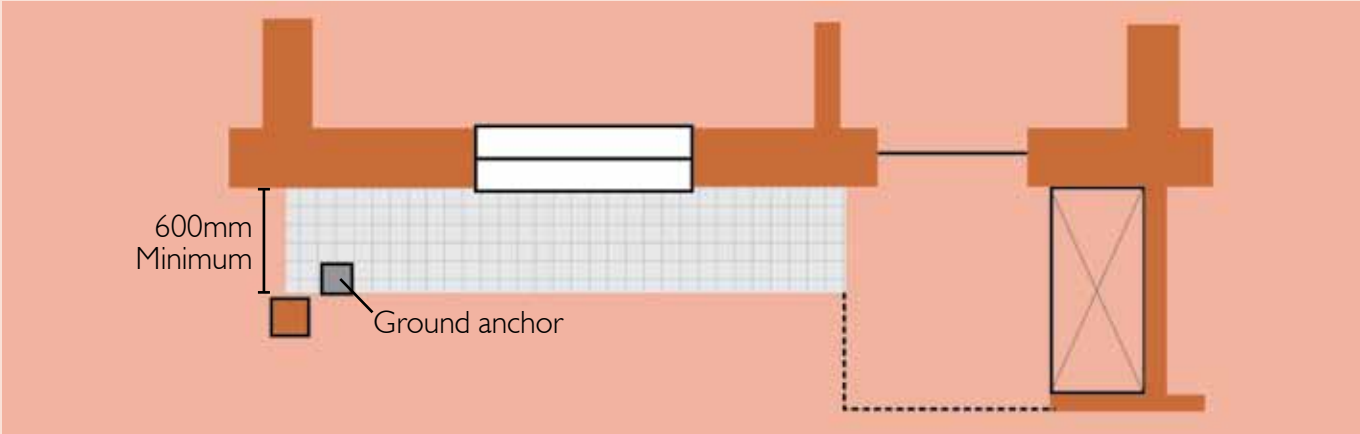
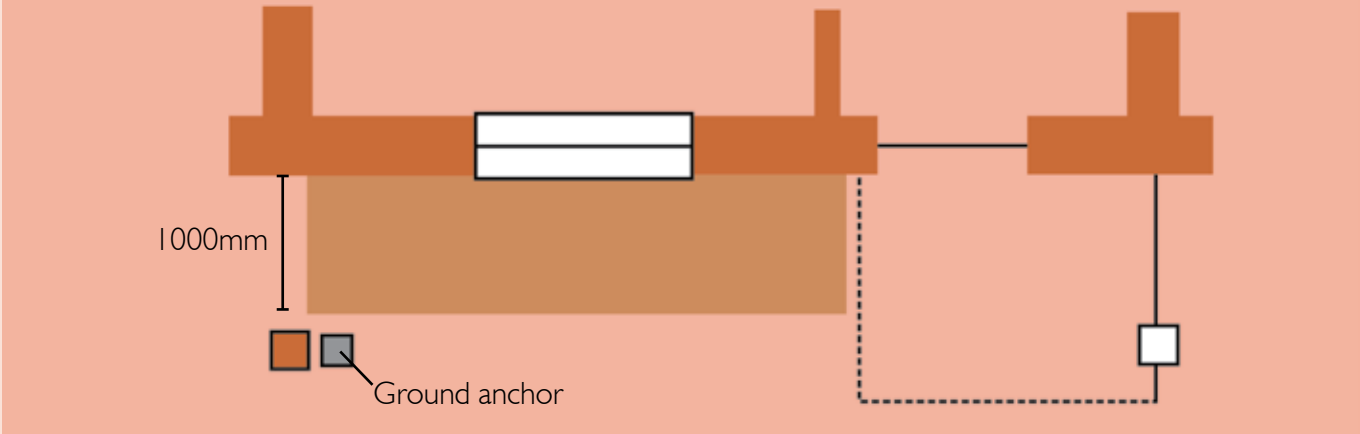
1800mm high timber hit and miss fence panel. Painted to character area colours.



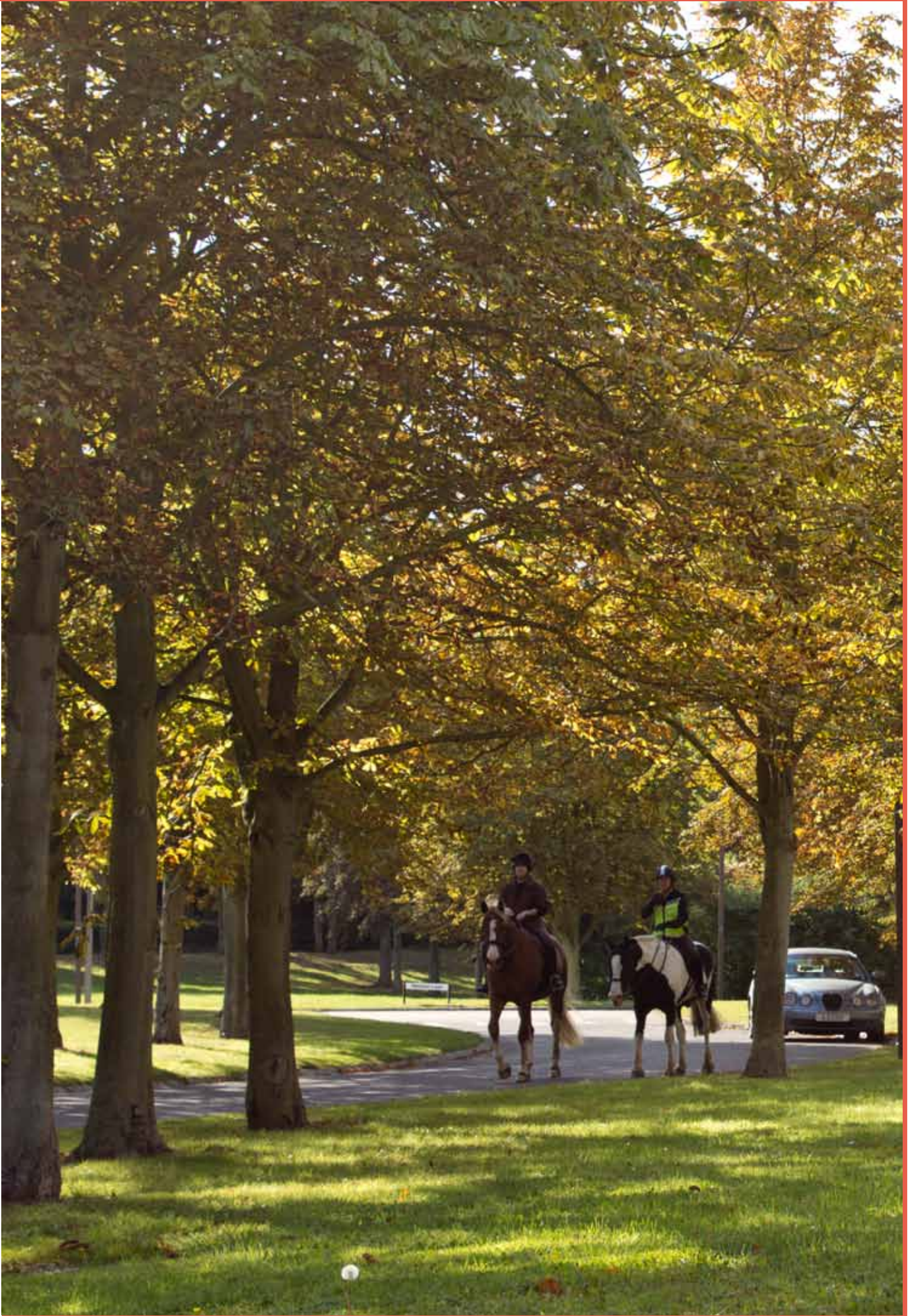
SIDE GARDEN FENCE



1800mm high timber hit and miss fence panel. Painted to character area colours.



	STREETS		COURTS		SUDS
	TREES	HEDGES	TREES	Planting under trees	TREES
General	<p>Informally spaced specimens and small groups of trees with a wildlife-friendly emphasis, of medium to large scale plus small/medium scale trees/large shrubs in some front gardens.</p>	<p>Hedges composed of wildlife friendly species offering food, shelter and nesting opportunities planted within the private curtilage adjacent to proposed garden walls and metal railings. Hedge runs to be of one variety only, (not mixed).</p>	<p>Medium to large scale specimen trees. Some trees to be in hard surfacing and others underplanted with low maintenance ground-cover shrubs. Planting emphasis to be wildlife friendly.</p>	<p>Planting strips in front of dwellings and underplanted trees to be planted with low maintenance, wildlife-friendly berrying evergreen groundcover shrubs in substantial groups and at high densities for early cover to suppress weeds.</p>	<p>Native trees and shrubs that can establish in varying water-table situations planted informally as specimens and in groups within and at the margins of SUDS Installations.</p>
Tree / Hedge Types	<p>Tree types - street: <i>Betula pendula</i>, (Silver Birch - large - planted as multi-stem or three per pit) <i>Crataegus monogyna</i>, (Hawthorn - small/medium) <i>Prunus avium</i>, (Wild Cherry - large) <i>P. padus</i>, (Bird Cherry - medium) <i>Sorbus aucuparia</i>, (Mountain Ash - small/medium) <i>S. aria</i>, (Whitebeam - medium) Tree/large shrub types - front gardens: <i>Amelanchier lamarckii</i>, (Snowy Mespilis - large shrub/small tree) <i>Aralia elata</i>, (Japanese Angelica Tree - large shrub) <i>Berberis verruculosa</i>, (Barberry var - medium/large shrub) <i>Cotoneaster "Cornubia"</i>, (large shrub) <i>C. salicifolius floccosus</i>, (large shrub) <i>Euonymus europaeus</i>, (Spindle - large shrub/small tree) <i>Malus "John Downie"</i> (Ornamental Crab var - small/medium tree) <i>Rosa rubiginosa</i>, (Sweet Briar - medium shrub) <i>Sambucus nigra</i>, (Common Elder - large shrub/small tree) <i>Sorbus aucuparia</i>, (Mountain Ash - small/medium tree)</p>	<p><i>Cotoneaster lacteus</i>, or <i>C. simosii</i>, or <i>Crataegus monogyna</i>, (Hawthorn), or <i>Ilex aquifolium</i>, (Holly), or <i>Prunus cerasifera</i>, (Myrobalan Cherry), or <i>P. spinosa</i>, (Blackthorn), or <i>Pyracantha "Mojave"</i>, (Firethorn), or <i>P. "Orange Glow"</i>, or <i>Rosa rugosa</i>, (Rose var), or <i>Taxus baccata</i>, (Common Yew)</p>	<p><i>Acer campestre</i>, (Field Maple var - medium) <i>Betula pendula</i>, (Silver Birch - large) <i>Carpinus betulus</i>, (Hornbeam - large) <i>Crataegus monogyna</i>, (Hawthorn - small/medium) <i>Malus "John Downie"</i> (Ornamental Crab var - small/medium) <i>Prunus avium</i>, (Wild Cherry - large) <i>P. padus</i>, (Bird Cherry - medium) <i>Quercus robur</i>, (English Oak - large) <i>Salix alba</i>, (White Willow - large) <i>Sorbus aucuparia</i>, (Mountain Ash - small/medium) <i>S. aria</i>, (Whitebeam - medium)</p>	<p>Groundcover shrub types: <i>Berberis wilsonae</i>, (Barberry var), or <i>Buxus sempervirens "Prostrata"</i>, (Box var), or <i>Cotoneaster conspicuus decorus</i>, or <i>C. microphyllus</i>, or <i>C. Skogholm</i>", or <i>Hedera helix "Hibernica"</i>, (Irish Ivy), or <i>Juniperus communis "Hornibrookii"</i>, (Juniper var), or <i>J. horizontalis</i>, or <i>Lonicera pileata</i>, or <i>Rosa "Nozomi"</i>, (Rose var), or <i>Vinca minor</i>, (Periwinkle)</p>	<p><i>Alnus glutinosa</i>, (Common Alder - small/medium tree) <i>Betula pubescens</i>, (Common White Birch - medium tree) <i>Crataegus oxycantha</i>, (Thorn var - small/medium tree) <i>Populus alba</i>, (White Poplar - large tree) <i>P. x canescens</i>, (Poplar var - large tree) <i>P. nigra</i> (Black Poplar - large tree) <i>P. "Serotina Area"</i>, (Golden Poplar- large tree) <i>Prunus spinosa</i>, (Blackthorn - small tree) <i>Pyrus communis</i>, (Pear - small tree) <i>Salix caprea</i>, (Goat Willow - large shrub/small tree) <i>S. purpurea</i>, (Purple Osier - large shrub/small tree) <i>S. repens</i> (Creeping Willow - small/medium shrub) <i>Sambucus nigra</i>, (Elder - large shrub/small tree) <i>Sorbus aucuparia</i>, (Mountain Ash - small/medium tree) <i>Viburnum opulus</i>, (Guelder Rose - large shrub)</p>



CA5- District Centre

2.28 Development Principles

The District Centre will be the commercial and community heart of East Kettering. It will contain a variety of uses, including the primary food store and secondary school, health care facilities and small scale local businesses. It will also contain a considerable amount of residential development including apartments. It will be an excellent location for specialist housing for the elderly, given the proximity of services and facilities, public transport, open space and potentially, community allotments at the nearby Warkton Gardens.

2.29 Illustration

The Illustration embodies a range of design principles which seek to:

- establish a regular block structure in accordance with the East Kettering DAS;
- locate active frontages onto the public realm;
- provide convenient car parking that is incorporated into the block structure;
- encourage tree lined streets for comfort and visual amenity;
- provide a strong sense of enclosure to Crescent Park; and
- locate the large foodstore at the heart of the district centre, whilst encouraging smaller units on the Crescent Park frontages – this will add more interest, variety and activity.

2.30 Built From

The code seeks to promote a development that is relevant to both the town of Kettering and the surrounding villages but that directly serves the new housing areas. The District Centre will be modern in character and sustainable and innovative design is encouraged.

Building heights will be in accordance with the approved Parameters Plan E BBD005 108 Rev A.

For commercial buildings the façades of a building should comprise three distinct parts:

- the base is the interface between the ground floor activities occurring within the building and outside with the public realm. Interaction at ground level is achieved by maximising fenestration and avoiding blank walls;
- the wall plane is the mass of the façade in buildings of more than two storeys in height. Architectural detailing of the wall plane is not critical to the composition of the street scene, but the scale, proportion, form, and pattern will determine the character and sense of enclosure of the thoroughfare; and
- the top of the building will be clearly articulated unless the building has unified envelope, for instance a sheet metal roof and façade, as part of the design solution.

Shop windows should be recessed into the wall plane using columns at 6.0m maximum centres to create a vertical emphasis to the elevation.

Apartments may be accommodated above both shops and offices in the district centres. Their living rooms and balconies will give life and movement to public spaces when commercial activities cease in the evenings and at weekends.

Illustration



2.31 Land Use

Development within the District Centre will be mixed. Maximum permissible floorspace for non-residential uses is set out in the Outline Planning Consent. Further work is required to establish where within the district centre the allocated floorspace should be located. The accompanying plan provides a strategy for directing different land uses to different locations, and should form the starting point for detailed designs:

- “allowable uses” are indicated for each land parcel. Final resolution of the location of uses will be subject to detailed negotiation at the Reserved Matters application stage;
- land uses may vary within individual streets and individual buildings;
- public uses should occupy ground floors. Upper floors will generally be reserved for apartments and / or offices;
- south facing buildings (on the northern side of Crescent Park) provide the best opportunities for uses which will benefit from the use of pavement space, e.g. cafes and restaurants;
- accommodation for the elderly should be located at the northern most part of the district centre, overlooking Warkton Gardens; and
- offices should generally be located away from the main commercial frontage which overlooks Crescent Park.

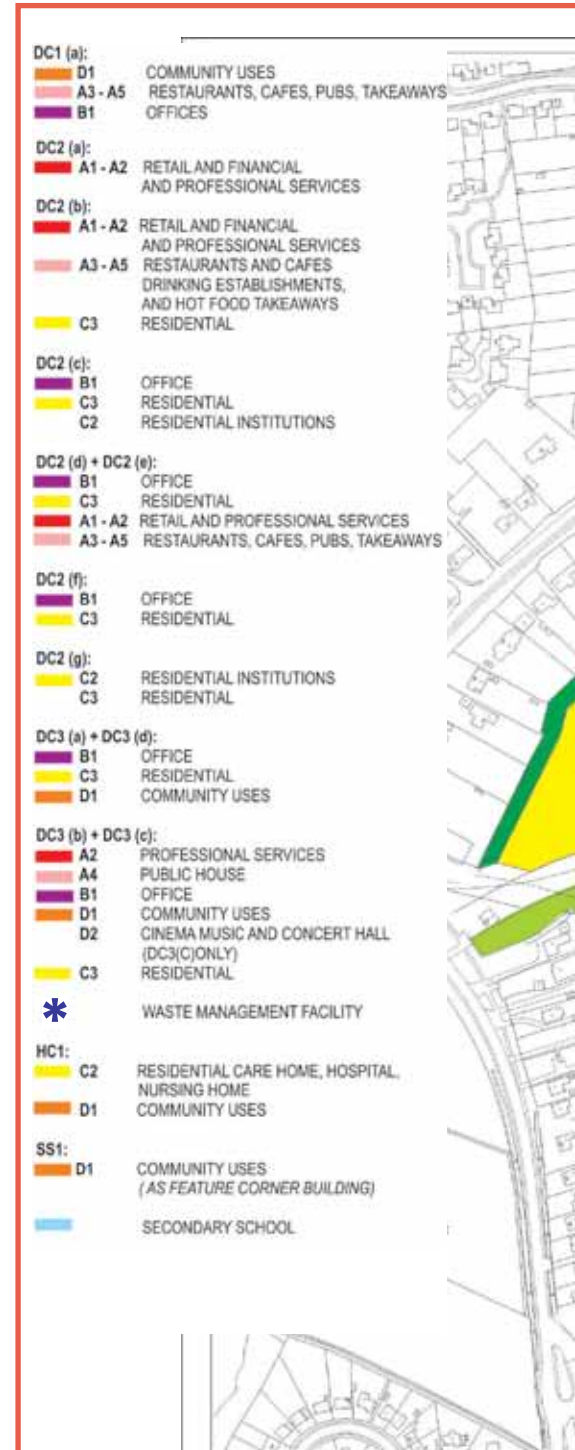
2.32 Car Parking

Car parking should be convenient but unobtrusive. Landscaping will be a critical feature where larger areas of surface car parking are planned. On-street parking, provided in limited amounts for convenience, should be designed into the streetscape – parking bays with a maximum of six spaces per bay can be provided. Bays should be divided by street trees. Bays should be located where they will not detract from pedestrian safety and convenience.

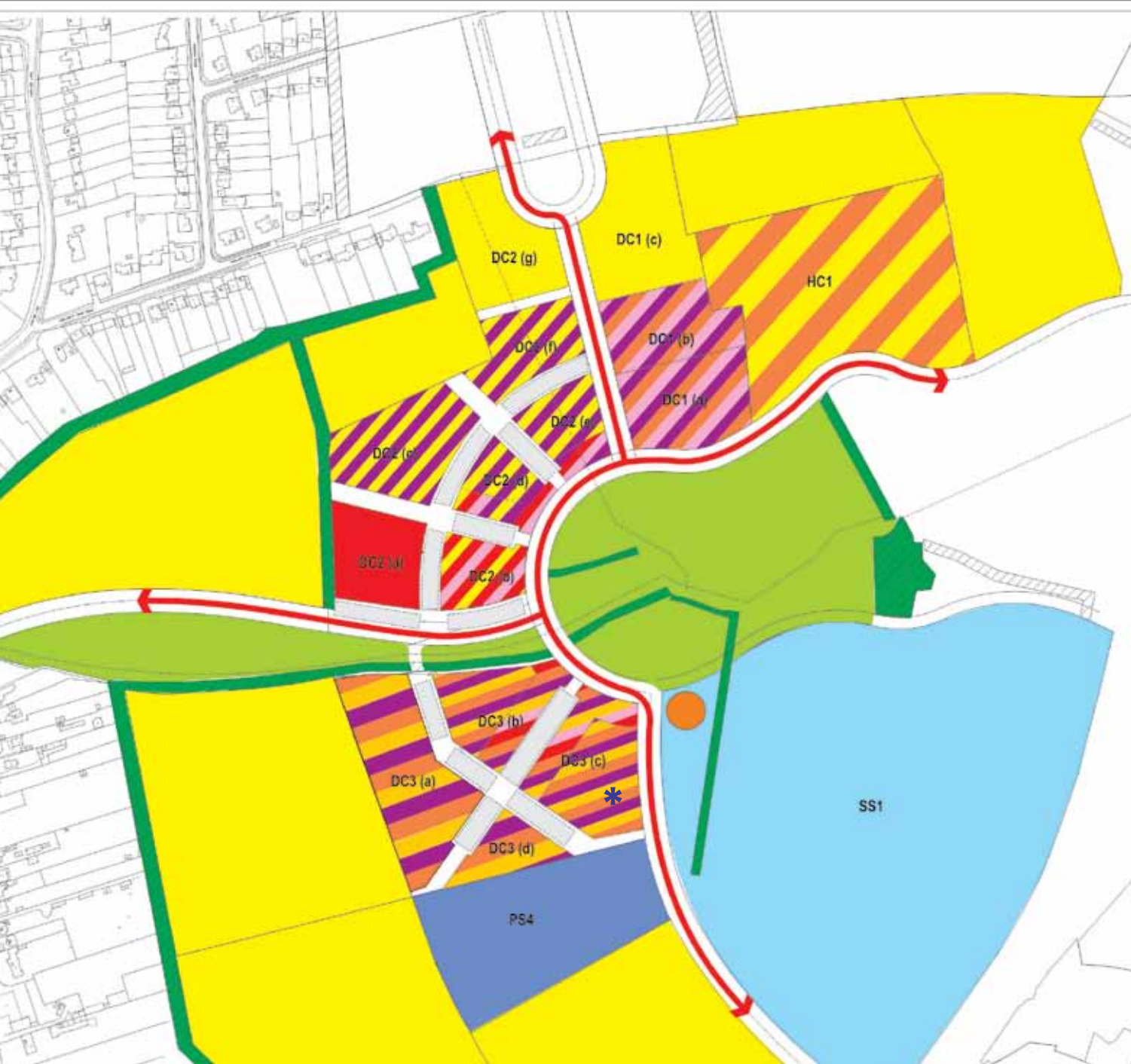
2.33 Materials

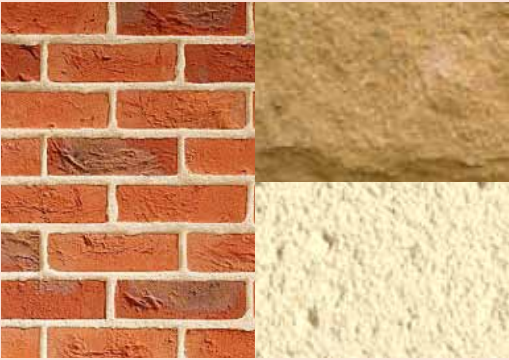



In contrast to the other character areas, greater freedom is granted for community and commercial buildings. Materials deemed suitable for the specific design of these buildings should be discussed with Kettering Borough Council as part of the Reserved matters application process. Sustainable solutions, including green roofs and walls are encouraged where these will be compatible with the general aesthetic of the development.

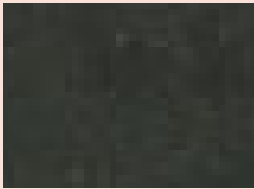




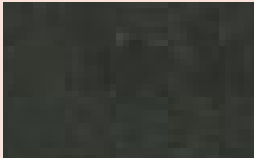


Where bricks and stone are used, they should be in colours that are consistent with those stipulated for Central Avenue within CA1 Boughton End.



Allowable Uses



RATIONALE	COLOURS	WALLS	TYPICAL EXAMPLES		
<p>Materials for the District Centre character area are taken from Kettering Town Centre.</p> <p>Commercial centre. If stone, brick or render is used these colours must be followed however there will be no limitation on colours or materials subject to detailed design negotiations at reserved matters stage. Shop fronts recessed into the facade.</p> <p>Main Avenues: Red and cream/red brick, buff stone at ground floor with render above.</p> <p>Streets, Courts and Mews: Relates back to the commercial area - The same bricks but with a cream/red brick and addition of render.</p> <p>Metal sheet roofing may be used either flat or pitched, as may green roofs.</p>	<p>Chelsea RAL 18 E 53</p> <p>Terracotta RAL 04 D 45</p> <p>Gold RAL 10 D 43</p> <p>Bottle RAL 14 C 39</p>	<p>Commercial Only</p>  <p>Main Avenues</p>  <p>Street and Courts</p> 	<ul style="list-style-type: none"> • Light Ampthill blend • Leicester multi cream stock • Buff Stone • Buff Render <ul style="list-style-type: none"> • Light Ampthill blend • Leicester multi cream stock • Buff Stone • Trinity cream gilt stock <ul style="list-style-type: none"> • Light Ampthill blend • Furness • Edwardian Old Terrace • Buff Stone • Cream - Render • Grey - Render • Earth - Render • Buff - Render 		
<p>Buff or mid-grey mortar only.</p> <p>All materials must be of a high quality.</p> <p>Designer may use real or reconstituted stone from within the colour range shown above. Schemes should preferably use a single colour/type of stone with perhaps one other to highlight detail or for a feature building.</p>	<p>Neutrals</p> <p>RAL 10 B 17</p>	<p>Mews</p> 	<ul style="list-style-type: none"> • Light Ampthill blend • Furness • Edwardian Old Terrace • Buff Stone • Cream - Render • Buff - Render 		
<p>Real Stone - Ironstone</p> <p>Real Stone - Light Buff</p> <p>Real Stone - Mid Buff</p>		<p>Reconstituted Stone - Buff Black</p> <p>Reconstituted Stone - Buff Brown</p> <p>Reconstituted Stone - Buff</p>			

	ROOFS	DOORS/WINDOWS	BIN / CYCLE STORAGE
	<p>E.g. Natural slate or</p>  <p>E.g. Zinc or copper sheet to allow a unified building envelope</p> 	<p>Timber or aluminium-colours as character area code</p>	<p>Bins will be stored in purpose built enclosures in a style to match the main building. It must be designed to allow waste to be added without withdrawing the bin.</p>
	<p>E.g. Hardrow Duet Ember</p>  <p>E.g. Natural Slate</p> 	<p>Timber or aluminium - character area code colours or natural light timber.</p>	<p>A store to house waste and recycling bins must be provided in the rear garden. It must allow waste to be added without withdrawing the bin.</p> <p>Streets and Courts</p> <p>Waste and recycling bins must be housed either in the rear garden or in a store integrated into a porch at the front door. It must allow waste to be added without withdrawing the bin.</p>
	<p>E.g. Hardrow Duet Ember</p>  <p>E.g. Natural Slate</p> 	<p>Timber or aluminium - character area code colours or natural light timber.</p> <p>Full height "Oriel" windows overlooking entrance to courts at first floor level.</p>	
	<p>E.g. Natural slate or</p>  <p>E.g. Zinc or copper sheet to allow a unified building envelope</p> 	<p>Timber or aluminium - character area code colours or natural light timber.</p>	<p>Waste and recycling bins must be integrated into a porch at the front door.</p>

LOW GATES

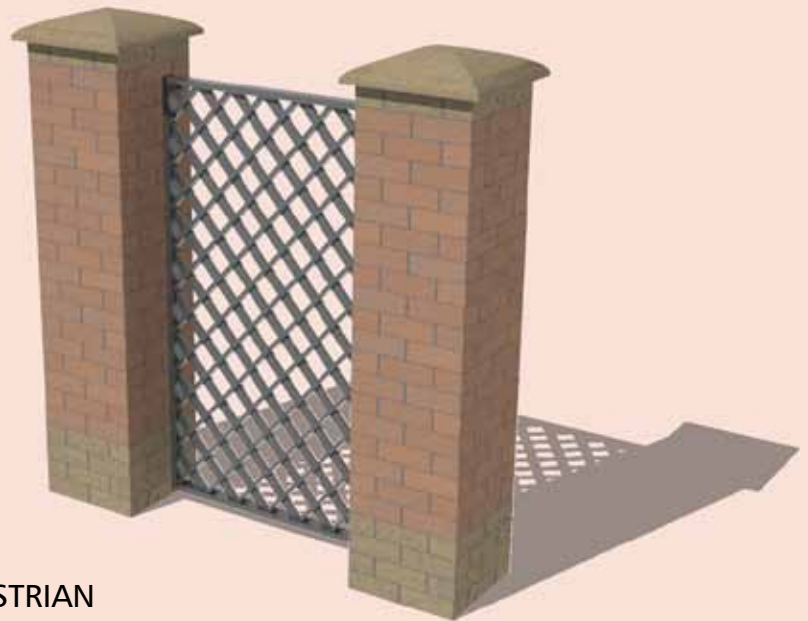
Colour coated steel gates with diagonal detail to top and catenary curve bracing. Must be lockable from inside.



PEDESTRIAN

TALL GATES

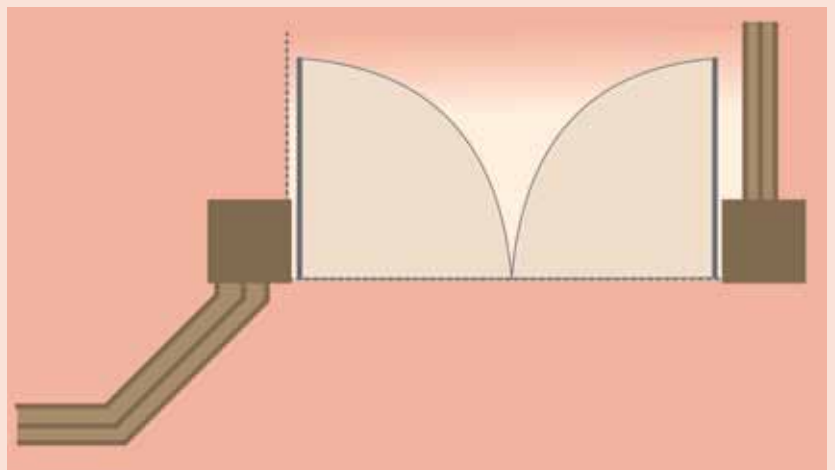
Colour coated steel gates with palisade at lower level. Option of timber vehicle gates - painted code colours. Must be lockable from the inside.



PEDESTRIAN

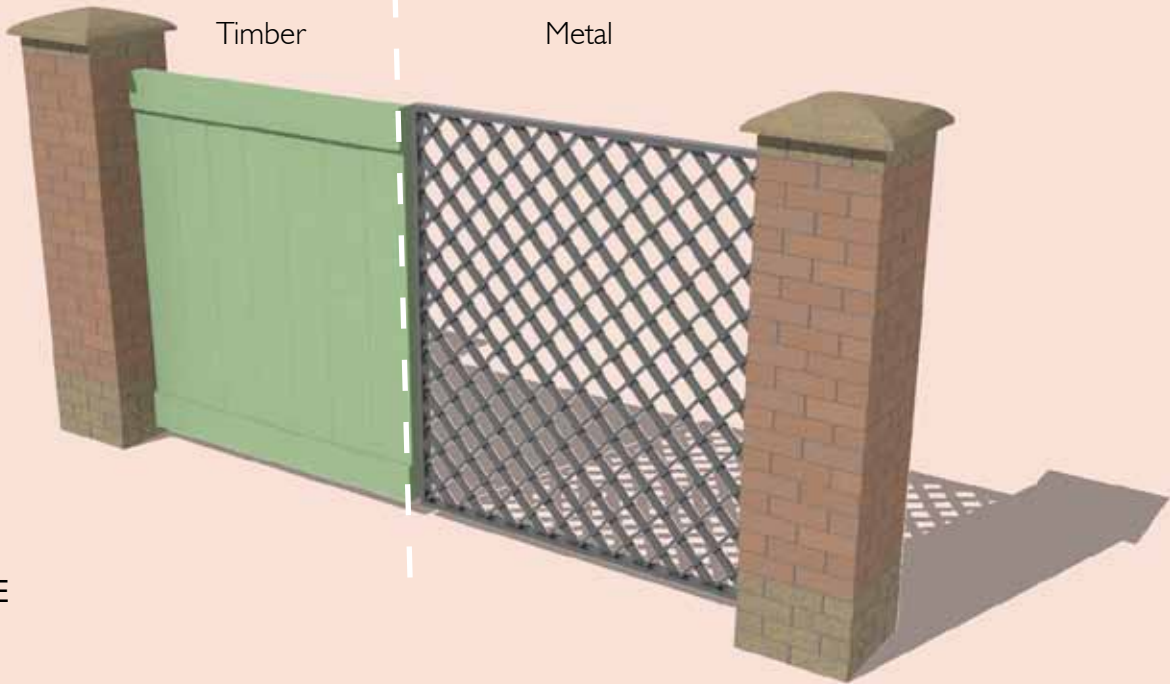
VISIBILITY SPLAYS: ALL AREAS Avenues

Visibility for drivers entering and exiting private drives can be achieved in a variety of ways.

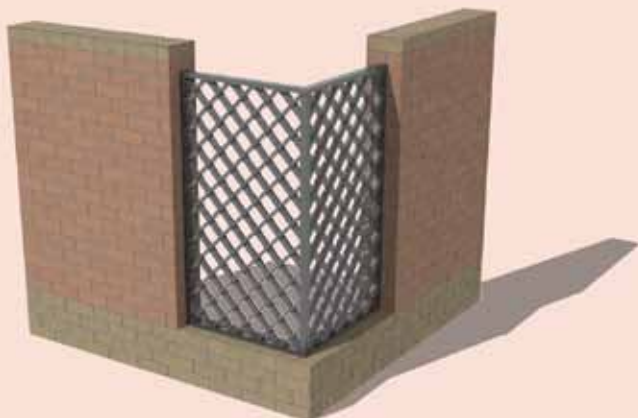




VEHICLE



VEHICLE

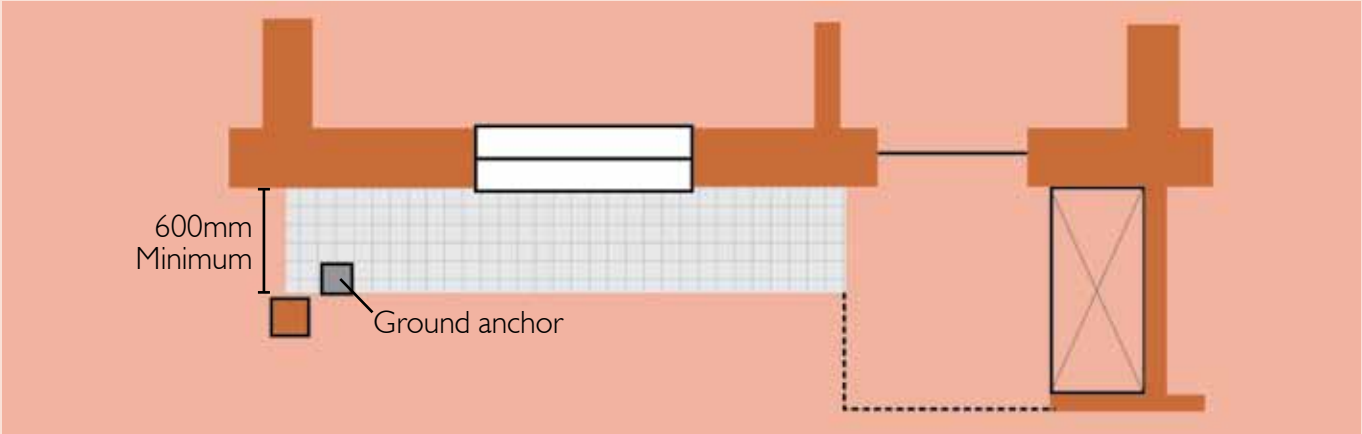
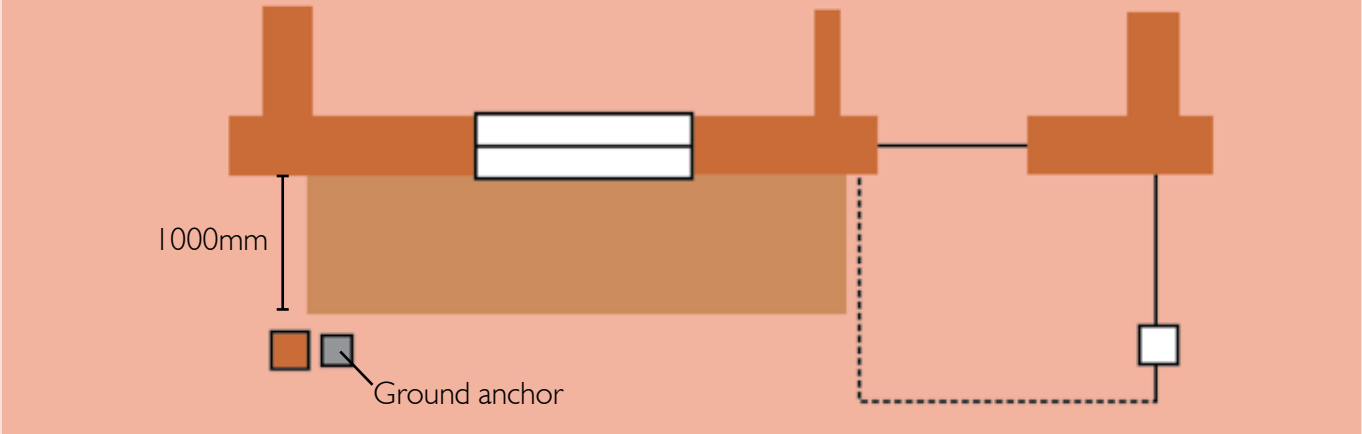
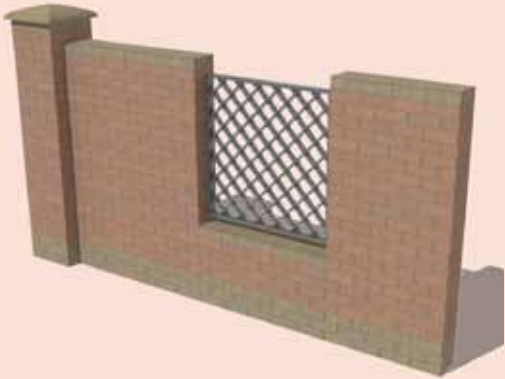


DROPPED RAILING

<p>MAIN AVENUE</p>	<p>FRONT GARDEN</p> <p>Low wall and railings with brick pier. Brick to match house, brick plinth. Brick on edge and coping. Hedge behind.</p>	
<p>STREETS</p>	<p>FRONT GARDEN</p> <p>Dwarf wall and railings with brick pier. Brick to match house. Brick plinth, edge and coping details. Possible hedge behind.</p>	
<p>COURTS</p>	<p>PLANTING STRIP</p> <p>Min 1000mm wide prepared planting strip and bollard. Each dwelling to have a security loop/ground anchor integrated into the porch/landscape scheme.</p>	
<p>MEWS</p>	<p>PRIVACY STRIP</p> <p>Min 600mm granite or cobble strip and bollard. Each dwelling to have a security loop/ground anchor integrated into the porch/landscape scheme.</p>	

SIDE GARDEN WALL

1800mm high brick wall. Brick to match house, red brick details. Railing panel to relieve long stretches of walling.



STREETS		
	TREES	GROUNDCOVER SHRUB AND BULB UNDERPLANTING TO TREES
General	<p>Formal evenly spaced row of trees of one type, (spacing according to size and spread), in hard surfacing between the District Centre crescent building and the kerb line. Trees to have distinctive architectural form, e.g. tightly columnar, or mop-shaped/balled, or boxed.</p> <p>Two formal parallel rows of evenly spaced forest scale trees of one type in soft landscape within the Park parallel to the kerb line.</p> <p>Trees next to building to be up-lit, trees within the Park to carry canopy lighting and/or moon lighting, (optional).</p> <p>Trees within Park to be either in grass or under-planted with low maintenance ground cover shrubs.</p> <p>Trees in grass to be underplanted with drifts of Spring-flowering bulbs.</p>	<p>Trees to be underplanted with low maintenance, evergreen groundcover shrubs in substantial groups and at high densities for early cover to suppress weeds. Alternatively trees in grass to be underplanted with substantial informal drifts of bulbs of one type.</p>
Tree / Hedge Types	<p>a. Tree types next to building: Acer platanoides "Globosum", (mop-shaped crown – var of Norway Maple), or Carpinus betulus "Fastigiata", (pyramidal crown, broadening in maturity - var of Hornbeam), or Quercus robur "Koster", (narrowly columnar crown - var of Oak), or Tilia cordata "Erecta" topiary box form, (Lime var supplied box shaped) T. Platyphyllus topiary box form, (Lime var supplied box shaped)</p> <p>b. Tree types in Park: Acer pseudoplatanus "Spathei", (Purple Sycamore), or Corylus colurna, (Turkish Hazel), or Fraxinus oxycarpa "Raywood", (Ash var), or Platanus x hispanica, (London Plane), or Tilia cordata, (Small-Leafed Lime)</p>	<p>Berberis wilsonae, (Barberry var), Cotoneaster conspicuous decorus, Euonymus fortunei "Silver Queen", Hedera helix "Hibernica", (Irish Ivy), Juniperus communis "Hornibrookii", (Juniper var), J. horizontalis, or Lonicera pileata "Maignun", Pachysandra terminalis, (Japanese Spurge), Rosa "Nozomi, (Rose var), Viburnum davidii, Vinca minor, (Periwinkle)</p> <p>Bulb types: Crocus tomasinianus "Whitewell Purple" Narcissus February Gold, N. Tête-à-Tête</p>



2.34 Non-Primary Street Design

The Character Area types generally fall into two categories:

- through streets with footpaths. Footpaths should be a minimum of 2.0m wide; and
- very minor through streets or courtyards, with shared surfaces.

As each type will be designed individually in response to the character area requirements, no specific dimensions have been given. However, uniformity is required in relation to surface materials and street furniture, in accordance with the table below.

Surface Materials

Secondary Streets CA1-2 Local Streets, CA2-1 Barton Square, CA3-3 Alledge Brook Drives, CA4-5 Poplar Drives

Carriageways

Carriageway surfacing on secondary streets to be black asphalt with buff or light stone chips (10-14mm) to NCC standards. Key crossing points to be marked with a contrasting material either buff surfaced dressed asphalt or concrete paving sets on lighter trafficked routes.



Footways and Cycleways

Footway and cycleway surfacing on secondary streets to be resin/bitumen bonded surfacing. Aggregate size 10mm. Grey/buff colour to fit with character area colour palette.



Kerbs, channels, edging and rumble strips

Special Kerbs and channels on secondary streets to be conservation kerb 225x205mm or granite grey fine picked 300mm. Edges to be granite and/or concrete setts.



Tertiary Streets CA1-3 Shared Surface Streets, CA1-4 Courtyards, CA2-2 Barton Mews, CA2-3 Barton Courts, CA2-4 Park Edge, CA3-1 Alledge Brook Clusters, CA3-2 Alledge Brook Lanes, CA4-1 Poplar Greens, CA4-3 Poplar Eco Courts, CA4-4- Poplar Knolls

Carriageways and Footways

Carriageway surfacing on tertiary streets to be surfaced dressed asphalt or resin/bitumen bonded surfacing. Grey and buff colours for surface dressing to suit character area colour palette. Careful detailing needed for edges and covers.



Kerbs, channels, edging and rumble strips

Kerbs and channels for drainage on tertiary streets with parking bays and edges marked with granite/concrete setts.

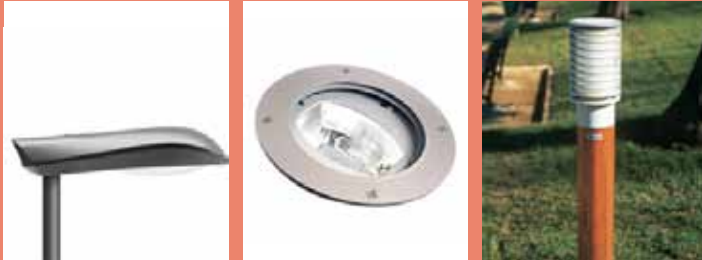


Street Furniture

Secondary Streets CA1-2 Local Streets, CA2-1 Barton Square, CA3-3 Alledge Brook Drives, CA4-5 Poplar Drives

Tertiary Streets CA1-3 Shared Surface Streets, CA1-4 Courtyards, CA2-2 Barton Mews, CA2-3 Barton Courts, CA2-4 Park Edge, CA3-1 Alledge Brook Clusters, CA3-2 Alledge Brook Lanes, CA4-1 Poplar Greens, CA4-3 Poplar Eco Courts, CA4-4- Poplar Knolls

Street Lighting



Street Lighting



Column mounted street lighting and where possible lighting on buildings and surface lighting in key public spaces. Specification for street lighting in accordance with Northamptonshire County Council standard specification

Litter Bins



Litter Bins



Glued laminated wood, finished with three coats of protective wood stain.

Benches



Benches



Timber with aluminium supports

Bollards



Bollards



Natural wood and stone

Tree Grills



Tree Grills



Resin bonded gravel, cast stone or circular steel frames

Cycle Parking



Cycle Parking



In accordance with NCC standard requirements

PART 3

Part 3: Sustainable Design

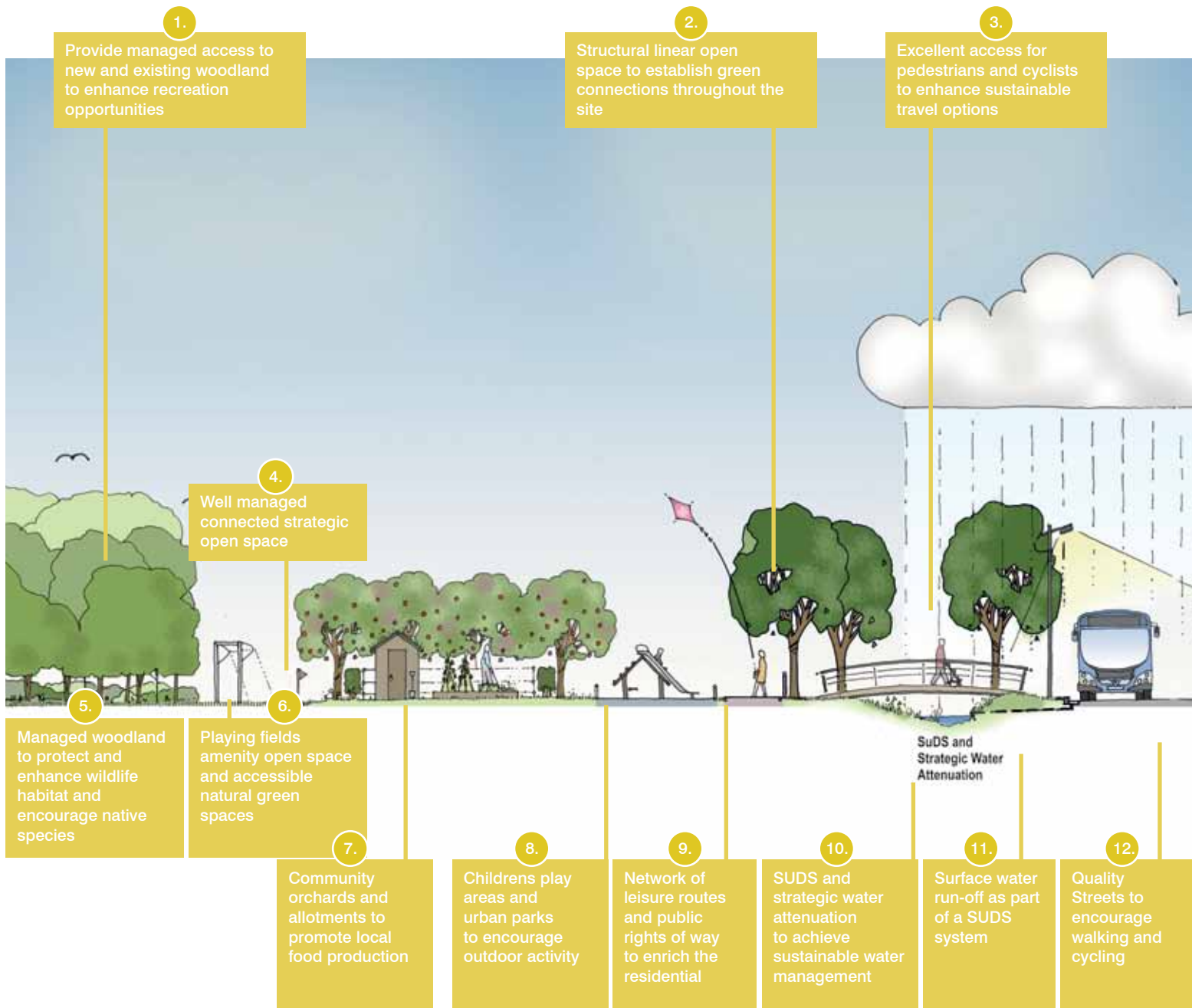
3.1 A Holistic Approach to Sustainable Design

This section of the design code establishes the design principles that should be widely applied across the development to ensure that improved environmental standards can be delivered alongside best practice in sustainable urban design and sustainable architecture.

It should be considered alongside the following three key documents:

- the Building Regulations (as current at the time of application), which direct the requirements for individual buildings;
- the Code for Sustainable Homes, which addresses the development at a broader scale to encompass aspects beyond the Buildings Regulations; and

- the approved Low-Zero Carbon Strategy (LZCS) for East Kettering, which establishes the mechanisms for achieving a 30% reduction in carbon emissions within the development.



3.2 Design Principles

The principles embodied within the accompanying section illustrate the different scenarios where opportunities to enhance the environmental credentials of the development will arise.

This includes:

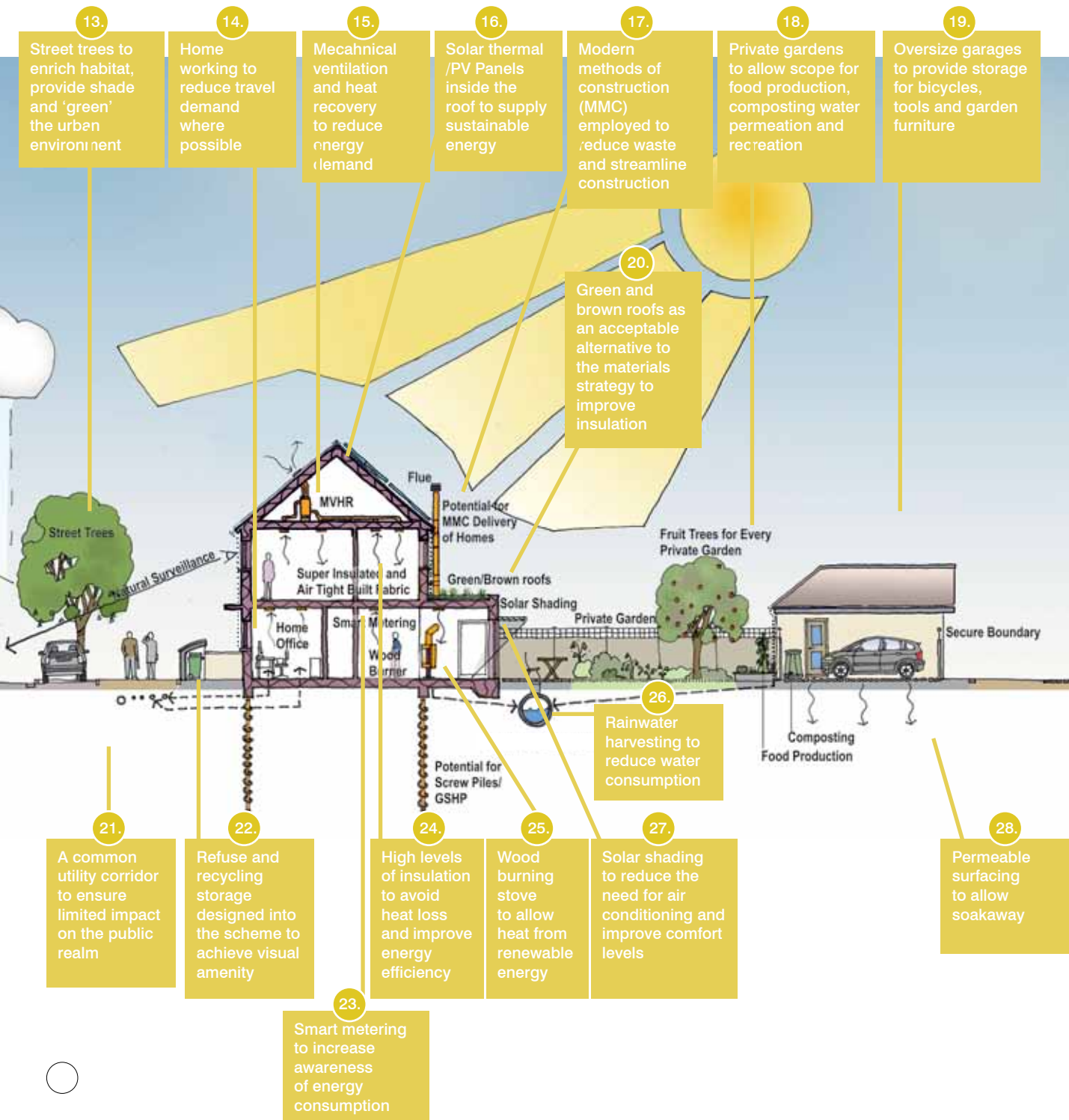
- Initiatives to be pursued at the construction stage
- measures embodied within the buildings

- the integration of energy generation within individual buildings
- features within the building curtilage
- opportunities for wildlife habitat creation
- water permeation, sustainable drainage and rainwater harvesting
- composting and local food production
- the creation of common utility corridors
- opportunities to move around without using the car
- access to open space and the enjoyment of the outdoors

guidance on how the requirements of the three key documents listed above can be achieved.

Principles relating to the strategic elements of the scheme (e.g. strategic open space) will be delivered by the landowners. Other applicants for Reserved Matters approval are required to explain how they intend to deliver sustainable design within East Kettering, drawing on the range of principles set out below.

These principles are intended to provide



PART 4

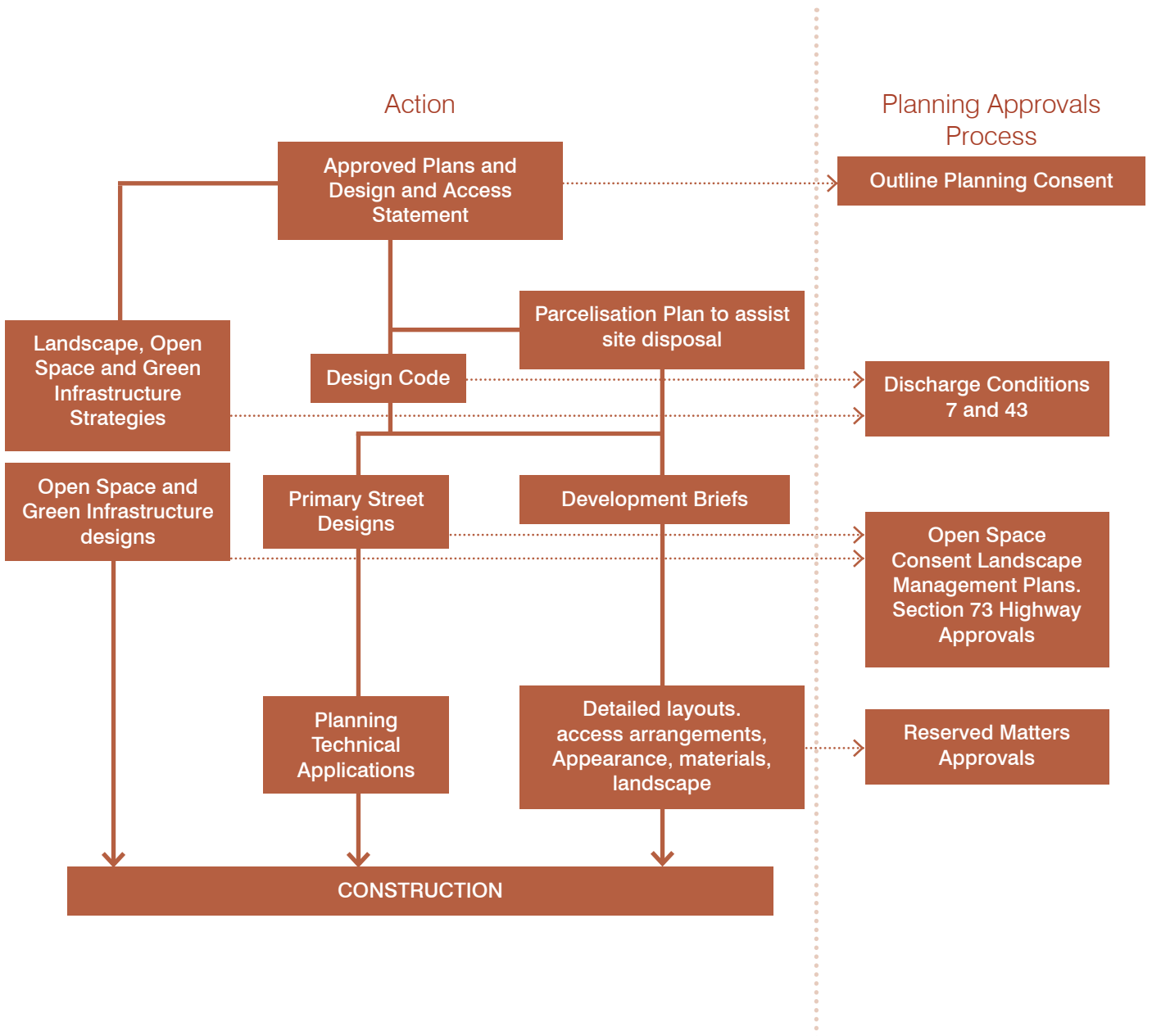
Part 4: Implementation and Review

4.1 Implementing the Design Code

Key Stages

The Design Code is a technical manual which will be, over the course of the development of East Kettering (anticipated to be a 20 year programme), a key document within a wider suite of documents, plans and strategies

that influence the design quality of the built development and open spaces; collectively, these publications will form an integral part of Kettering Borough Council's ongoing Development Management of East Kettering. The position of the Design Code within this ongoing process is set out below:



Roles & Responsibilities

A high quality and sustainable urban extension at East Kettering will be best achieved through a collaborative working relationship between a number of key partners:

- Kettering Borough Council will welcome early discussions with applicants on all relevant planning matters, including design quality. The Council will approve Development Briefs as part of the ongoing process of design co-ordination. The Council will expect to receive completed checklists from applicants to demonstrate how they have complied with the Code. In addition, the Council will look to monitor the effectiveness of the Design Code, and will seek a review of the Code if and when this is deemed appropriate.
- Northampton County Council as the Local Highway Authority (LHA) will play a pivotal role in ensuring that a high quality public realm can be achieved simultaneously alongside an efficient movement network and safe highways. The LHA have played an important role in the preparation of this Design Code, and they will continue to be engaged as the development progresses.
- Kettering Borough Council will engage with other statutory organisations as and when appropriate to ensure that the wider environmental issues arising as a result of the development are managed effectively. In certain circumstances the landowner and the developers will engage directly with statutory organisations to address site specific issues.

- As the main promoters of East Kettering, Alledge Brook has led the preparation of the Design Code. Alledge Brook will continue to act as lead developer for the planning and delivery of the first phases of the primary infrastructure and strategic open space, and will work with other landowners to promote effective delivery of the outline planning consent. The landowner will work with selected contractors and operators to drive forward the delivery of the district and local centres and the new schools at the appropriate time.
- Other Landowners will play an important role in East Kettering. This includes housebuilding companies who already have a stake in the site, and additional housebuilders who will come on board as a result of land sales. Their principal role will be to plan, design and construct individual parcels of land (or groups of land parcels).

4.2 Design Code Review

This Design Code will be subject to regular review to ensure its continued effectiveness as a tool for guiding the design and managing the development, and as a basis for more detailed Development Briefs. Reviews will be carried out on the following basis (see table below).

Reviews will be led by the landowners project team in collaboration with the Council. Early reviews may be triggered by special circumstances, for example, changes in the housing market, legislative changes or new environmental standards.

Reviews	Intervals	Main Purpose of Review
Design Code Approval	Anticipated 2013	
First Review	5 years following approval	Confirm that the Code is functioning as intended – adjust where / if necessary.
Second Review	5 years following 1st review	Is the Code still relevant to the market and technologies – adapt if necessary
Third and any further reviews	At 5 yearly intervals	Does the Code remain fit for purpose – update where required



APPEND

- Appendix:
A - Street Tree Specification



○ DIX

CA1 – BOUGHTON END LANDSCAPE AND PLANTING

	MAIN AVENUE		LOCAL STREETS	
	TREES	HEDGES	TREES	HEDGES
General	Rows of large scale trees, all of one type, planted at evenly spaced centres and at a consistent distance from the roadside kerb.	Evergreen hedges planted within the private curtilage adjacent to proposed garden walls and metal railings. Hedge runs to be of one variety only, (not mixed).	Occasional specimen street trees of medium to large scale plus small domestic scale trees/ large shrubs in some front gardens	Small/medium scale semi ornamental evergreens planted within the private curtilage. Hedge runs to be of one variety only, (not mixed).
Tree / Hedge Types	Carpinus betulus, (Hornbeam), or Corylus colurna, (Turkish Hazel), or Platanus x hispanica, (London Plane), or Tilia cordata "Green Spire", (Small-Leafed Lime)	Cotoneaster lacteus, or Prunus laurocerasus, (Common Laurel), or P. lusitanica, (Portugal Laurel), or Taxus baccata, (Common Yew)	Fraxinus oxycarpa "Raywood", (Ash var - large) Koelreuteria paniculata, (medium) Pyrus calleryana "Chanticleer", (Pear var - medium) Sorbus aria "Lutescens", (Whitebeam var - medium) S. intermedia, (Swedish Whitebeam - medium) Tree/large shrub types - Front gardens: Amelanchier lamarckii, (Snowy Mespilis - shrub) Aralia elata, (Japanese Angelica Tree - shrub) Cotinus coggygria, (Smoke Tree - shrub) Cotoneaster "Cornubia", (shrub) Malus "John Downie" (tree) Pyrus salicifolia "Pendula" (Pear var - tree) Rhus typhina, (Stag's Horn Sumach – shrub) Sorbus "Asplenifolia" (Mountain Ash var – tree)	Cotoneaster simonsii Euonymus japonicus "Aureomarginatus" Ligustrum ovalifolium, (Oval-leaf Privet) Lonicera pileata "Maigrun" Viburnum tinus "Eve Price", (Laurustinus)
Specification	<p>Extra Heavy Standard, (EHS), trees 4.5-5m tall, 16-18cm min girth with 1.8m clear straight stems, all with balanced crowns of consistent size and shape. Trees to be supplied and planted as root-balled in season, (normally November – March), and container-grown out of season, (normally April – October), in pits 1.2 X 1.2m square X 0.9m deep, the bottom 0.15m broken up. Backfill to planting pit to incorporate slow release fertilizer and proprietary peat free tree and shrub planting compost in accordance with manufacturer's recommendations, and root ball to be surrounded with perforated irrigation and aeration pipes, (capped). Each tree to be fixed to 1no. turned stake, min 100mm butt dia, 3.2m long and pressure impregnated with non toxic preservative, pointed at one end and stained with two coats of wood stain, colour black. Fixing to consist of 2no. Toms or similar tree ties and pads with top tie attached at top of stake to prevent chaffing. All roadside trees to have stake fixed on the furthest side from the kerb.</p> <p>Trees to be thoroughly watered in immediately after planting and thereafter at intervals for the remainder of the growing season during periods of low rainfall.</p> <p>Further aftercare will include regular inspection and, if required, removal of damaged twigs, stake and tie adjustment and weed clearance.</p>	<p>Plants to be evenly spaced, true to line, at 300-400mm centres. Plants to be supplied container-grown, 3Ltr pots. Plants to be thoroughly soaked in pots before planting by immersion for one hour immediately prior to planting. Trench to be excavated 450mm deep and backfilled when planting incorporating proprietary slow release fertiliser and peat free tree and shrub planting compost. After firming, hedge to be thoroughly watered and mulched with medium grade bark chippings 150mm deep.</p> <p>Aftercare to include watering during dry periods and the removal of excessive leggy growth once during the first growing season to increase bushiness and to stop wind-rock.</p>	<p>Specification (trees): Street trees to be Extra Heavy Standard (EHS) size, 4.5-5m tall, 16-18cm min girth. Front garden trees to be Selected Standards, 3.0-3.5m tall, 10-12cm girth. All trees to have 1.8m clear straight stems with balanced crowns. Trees to be supplied and planted as root-balled in season, (normally November – March) and container-grown out of season, (normally April – October), in pits 1.2 X 1.2m square (street trees), and 1.0 X 1.0m square, (front garden trees), X 0.9m deep, the bottom 0.15m broken up. Backfill to planting pits to incorporate a slow release fertilizer and proprietary peat free tree and shrub planting compost in accordance with the manufacturer's recommendations, and root ball to be surrounded with perforated irrigation and aeration pipes, (capped). Each tree to be fixed to 1no. turned stake, min 100mm butt dia, 3.2m long and pressure impregnated with non toxic preservative, pointed at one end and stained with two coats of wood stain, colour black. Fixing to consist of 2no. Toms or similar tree ties and pads with top tie attached at top of stake to prevent chaffing. All roadside trees to have stake fixed on the furthest side from the kerb. Trees are to be thoroughly watered in immediately after planting and thereafter during periods of low rainfall for the remainder of the growing season. Further aftercare will include regular inspection and, if required, removal of damaged twigs, stake and tie adjustment and weed clearance.</p> <p>Specification (large shrubs): All shrubs to be container-grown (cg), and thoroughly soaked before planting by immersing pots for one hour immediately prior to planting. Planting to be in prepared pits 350-450mm deep and 300mm wider than the root ball. Backfill to incorporate proprietary slow release fertilizer and peat free tree and shrub planting compost in accordance with manufacturer's instructions. Plants to be thoroughly watered immediately after planting and mulched with medium grade bark chippings 150mm deep.</p>	<p>Plants to be evenly spaced, true to line, at 300-400mm centres. Plants to be supplied container-grown, 3Ltr pots. Plants to be thoroughly soaked in pots before planting by immersion for one hour immediately prior to planting. Trench to be excavated 450mm deep and backfilled when planting incorporating proprietary slow release fertiliser and peat free tree and shrub planting compost. After firming, hedge to be thoroughly watered and mulched with medium grade bark chippings 150mm deep. Aftercare to include watering during dry periods and the removal of excessive leggy growth once during the first growing season to increase bushiness and to stop wind-rock.</p>

	SHARED SURFACE STREETS AND COURTYARDS		REAR GARDENS
	TREES	Planting strips to dwellings and underplanted trees	TREES
	<p>Medium to large scale trees, all of one type per court, planted in line where appropriate and at a consistent distance from the roadside kerb. Some trees to be in hard surfacing and others underplanted with ground cover shrubs.</p>	<p>Planting strips in front of dwellings and underplanted trees to be planted with low maintenance evergreen groundcover shrubs of one type per court at high densities to suppress weeds.</p>	<p>Groundcover shrubs to be supplied as container-grown, 2-3Ltr pot size according to variety and planted at relatively close centres, (200-300mm), to help ensure quick cover. Shrubs to be thoroughly soaked in pots before planting by immersion for one hour immediately prior to planting. Planting to be in prepared pits 350-450mm deep and 300mm wider than the root ball. Backfill to incorporate proprietary slow release fertilizer and tree and shrub planting compost in accordance with manufacturer's instructions. Plants to be thoroughly watered immediately after planting and mulched with medium grade bark chippings 150mm deep.</p>
	<p>Acer platanoides "Globosum", (Norway Maple var – medium) Carpinus betulus "Fastigiata" (Fastigiata Hornbeam – large) Crataegus prunifolia, (Hawthorn var – small-medium) Koelreutaria paniculata, (medium) Prunus padus "Watereri" ("Bird Cherry" – medium) Pyrus calleryana "Chanticleer", (Pear var - medium) Sorbus intermedia, (Swedish Whitebeam - medium)</p>	<p>Groundcover shrub types: Cotoneaster conspicuus decorus, or Euonymus fortunei "Silver Queen", or Hedera helix "Hibernica", (Irish Ivy), or Lonicera pileata "Maigrun", or Pachysandra terminalis, (Japanese Spurge), or Viburnum davidii, or Vinca minor, (Periwinkle)</p>	<p>Apples and pears subject to nursery availability including Discovery and Worcester Pearmain, (July-August ripening), Egremont Russet and Ellison's Orange, (September-October ripening), and Blenheim Orange and Bramley's Seedling, (November-December ripening). Pears including Concorde, William's Bon Chretien, (August-September ripening), Beurré Hardy and Packam's Triumph, (October-November ripening).</p>
	<p>Trees to be Extra Heavy Standard (EHS) trees, 4.5-5m tall, 16-18cm min girth and to have 1.8m clear straight stems with balanced crowns of consistent size and shape. Trees to be supplied and planted as root-balled in season, (normally November – March), and container grown out of season, (normally April – October), in pits 1.2 X 1.2m x 0.9m deep, the bottom 0.15m broken up. Backfill to planting pits to incorporate a slow release fertilizer and proprietary peat free tree and shrub planting compost in accordance with the manufacturer's recommendations, and root ball to be surrounded with perforated irrigation and aeration pipes, (capped). Each tree to be fixed to 1no. turned stake, min 100mm butt dia, 3.2m long and pressure impregnated with non toxic preservative, pointed at one end and stained with two coats of wood stain, colour black. Fixing to consist of 2no. Toms or similar tree ties and pads with top tie attached at top of stake to prevent chaffing. All trees to have stake fixed on the furthest side from the kerb. Trees are to be thoroughly watered in immediately after planting and thereafter during periods of low rainfall for the remainder of the growing season. Further aftercare will include regular inspection and, if required, removal of damaged twigs, stake and tie adjustment and weed clearance.</p>	<p>Groundcover shrubs to be supplied as container-grown, 2-3Ltr pot size according to variety and planted at relatively close centres, (200-300mm), to help ensure quick cover. Shrubs to be thoroughly soaked in pots before planting by immersion for one hour immediately prior to planting. Planting to be in prepared pits 350-450mm deep and 300mm wider than the root ball. Backfill to incorporate proprietary slow release fertilizer and tree and shrub planting compost in accordance with manufacturer's instructions. Plants to be thoroughly watered immediately after planting and mulched with medium grade bark chippings 150mm deep.</p>	<p>Apple and pear varieties supplied and planted at Standard size on appropriate rootstocks by specialist suppliers. All trees to have 1.8m clear straight stems with balanced crowns. Trees to be supplied and planted as root-balled in season, (normally November – March) and container-grown out of season, (normally April – October), in pits 1.0 X 1.0m square X 0.9m deep, the bottom 0.15m broken up. Backfill to planting pits to incorporate a slow release fertilizer and proprietary peat free tree and shrub planting compost in accordance with the manufacturer's recommendations. Each tree to be fixed to 1no. turned stake positioned on the windward side, min 100mm butt dia, 3.0m long and pressure impregnated with non toxic preservative, pointed at one end. Fixing to consist of 2no. Toms or similar tree ties and pads with top tie attached at top of stake to prevent chaffing. Trees are to be thoroughly watered in immediately after planting.</p>

	MAIN AVENUE			STREETS	
	TREES	HEDGES	FRONT GARDENS	TREES	HEDGES
General	Rows of large scale trees, all of one type, planted at evenly spaced centres and at a consistent distance from the roadside kerb. The trees within and enclosing The Square should similarly be of one type only but this could vary from the specified Main Avenue roadside tree.	Evergreen hedges planted within the private curtilage adjacent to proposed garden walls and metal railings. Hedge runs to be of one variety only, (not mixed).	Occasional small domestic scale trees/large shrubs in some front gardens.	Occasional specimen street trees of medium to large scale plus small domestic scale trees/large shrubs in some front gardens	Semi ornamental small/medium scale evergreen and deciduous hedges planted within the private curtilage adjacent to proposed garden walls and metal railings. Hedge runs to be of one variety only, (not mixed).
Tree / Hedge Types	Carpinus betulus, (Hornbeam), or Corylus colurna, (Turkish Hazel), or Platanus x hispanica, (London Plane), or Tilia cordata "Green Spire", (Small-Leafed Lime)	Cotoneaster lacteus, or Prunus laurocerasus, (Common Laurel), or P. lusitanica, (Portugal Laurel), or Taxus baccata, (Common Yew)	Amelanchier lamarckii, (Snowy Mespilis - shrub) Aralia elata, (Japanese Angelica Tree - shrub) Cotinus coggygia, (Smoke Tree - shrub) Cotoneaster "Cornubia", (shrub) Malus "John Downie", (tree) Phormium tenax "Purpureum", (shrub) Pt. "Variegatum", (shrub) Pyrus salicifolia "Pendula" (Pear var - tree) Rhus typhina, (Stag's Horn Sumach - shrub) Sorbus "Asplenifolia", (Mountain Ash var - tree)	Tree types - Street: Fraxinus oxycarpa "Raywood", (Ash var - large) Koelreutaria paniculata, (medium) Pyrus calleryana "Chanticleer", (Pear var - medium) Sorbus aria "Lutescens", (Whitebeam var - medium) S. intermedia, (Swedish Whitebeam - medium) Tree/large shrub types - Front gardens: Amelanchier lamarckii, (Snowy Mespilis - shrub) Aralia elata, (Japanese Angelica Tree - shrub) Cotinus coggygia, (Smoke Tree - shrub) Cotoneaster "Cornubia", (shrub) Malus "John Downie" (tree) Pyrus salicifolia "Pendula" (Pear var - tree) Rhus typhina, (Stag's Horn Sumach - shrub) Sorbus "Asplenifolia" (Mountain Ash var - tree)	Acer campestre, (Field Maple), or Berberis thunbergii, (Barberry var), or Cotoneaster simonsii, or Lonicera pileata "Maigrun", or Prunus pissardii "Nigra", or Pyracantha "Orange Glow", or Viburnum tinus "Eve Price", (Laurustinus)
Specification	Extra Heavy Standard, (EHS), trees 4.5-5m tall, 16-18cm min girth with 1.8m clear straight stems, all with balanced crowns of consistent size and shape. Trees to be supplied and planted as root-balled in season, (normally November - March), and container-grown out of season, (normally April - October), in pits 1.2 X 1.2m square X 0.9m deep, the bottom 0.15m broken up. Backfill to planting pit to incorporate slow release fertilizer and proprietary peat free tree and shrub planting compost in accordance with manufacturer's recommendations, and root ball to be surrounded with perforated irrigation and aeration pipes, (capped). Each tree to be fixed to 1no. turned stake, min 100mm butt dia, 3.2m long and pressure impregnated with non toxic preservative, pointed at one end and stained with two coats of wood stain, colour black. Fixing to consist of 2no. Toms or similar tree ties and pads with top tie attached at top of stake to prevent chaffing. All roadside trees to have stake fixed on the furthest side from the kerb. Trees to be thoroughly watered in immediately after planting and thereafter at intervals for the remainder of the growing season during periods of low rainfall. Further aftercare will include regular inspection and, if required, removal of damaged twigs, stake and tie adjustment and weed clearance.	Plants to be evenly spaced, true to line, at 300-400mm centres. Plants to be supplied container-grown, 3Ltr pots. Plants to be thoroughly soaked in pots before planting by immersion for one hour immediately prior to planting. Trench to be excavated 450mm deep and backfilled when planting incorporating proprietary slow release fertiliser and peat free tree and shrub planting compost. After firming, hedge to be thoroughly watered and mulched with medium grade bark chippings 150mm deep. Aftercare to include watering during dry periods and the removal of excessive leggy growth once during the first growing season to increase bushiness and to stop wind-rock.	Specification (trees): Front garden trees to be Selected Standards, 3.0-3.5m tall, 10-12cm girth with 1.8m clear straight stems and balanced crowns. Trees to be supplied and planted as root-balled in season, (normally November - March) and container-grown out of season, (normally April - October), in pits 1.0 X 1.0m square X 0.9m deep, the bottom 0.15m broken up. Backfill to planting pits to incorporate a slow release fertilizer and proprietary peat free tree and shrub planting compost in accordance with the manufacturer's recommendations, and root ball to be surrounded with perforated irrigation and aeration pipes, (capped). Each tree to be fixed to 1no. turned stake, min 100mm butt dia, 3.2m long and pressure impregnated with non toxic preservative, pointed at one end and stained with two coats of wood stain, colour black. Fixing to consist of 2no. Toms or similar tree ties and pads with top tie attached at top of stake to prevent chaffing. Trees are to be thoroughly watered in immediately after planting and thereafter during periods of low rainfall for the remainder of the growing season. Further aftercare will include regular inspection and, if required, removal of damaged twigs, stake and tie adjustment and weed clearance. Specification (large shrubs): All shrubs to be container-grown, (cg), 3-5Ltr pot size, and thoroughly soaked before planting by immersing pots for one hour immediately prior to planting. Planting to be in prepared pits 350-450mm deep and 300mm wider than the root ball. Backfill to incorporate proprietary slow release fertilizer and peat free tree and shrub planting compost in accordance with manufacturer's instructions. Plants to be thoroughly watered immediately after planting and mulched with medium grade bark chippings 150mm deep.	Specification (trees): Street trees to be Extra Heavy Standard (EHS) size, 4.5-5m tall, 16-18cm min girth. Front garden trees to be Selected Standards, 3.0-3.5m tall, 10-12cm girth. All trees to have 1.8m clear straight stems with balanced crowns. Trees to be supplied and planted as root-balled in season, (normally November - March) and container-grown out of season, (normally April - October), in pits 1.2 X 1.2m square (street trees), and 1.0 X 1.0m square, (front garden trees), X 0.9m deep, the bottom 0.15m broken up. Backfill to planting pits to incorporate a slow release fertilizer and proprietary peat free tree and shrub planting compost in accordance with the manufacturer's recommendations, and root ball to be surrounded with perforated irrigation and aeration pipes, (capped). Each tree to be fixed to 1no. turned stake, min 100mm butt dia, 3.2m long and pressure impregnated with non toxic preservative, pointed at one end and stained with two coats of wood stain, colour black. Fixing to consist of 2no. Toms or similar tree ties and pads with top tie attached at top of stake to prevent chaffing. All roadside trees to have stake fixed on the furthest side from the kerb. Trees are to be thoroughly watered in immediately after planting and thereafter during periods of low rainfall for the remainder of the growing season. Further aftercare will include regular inspection and, if required, removal of damaged twigs, stake and tie adjustment and weed clearance. Specification (large shrubs): All shrubs to be container-grown, (cg), 3-5Ltr pot size, and thoroughly soaked before planting by immersing pots for one hour immediately prior to planting. Planting to be in prepared pits 350-450mm deep and 300mm wider than the root ball. Backfill to incorporate proprietary slow release fertilizer and peat free tree and shrub planting compost in accordance with manufacturer's instructions. Plants to be thoroughly watered immediately after planting and mulched with medium grade bark chippings 150mm deep.	Plants to be evenly spaced, true to line, at 300-400mm centres. Plants to be supplied container-grown, 3Ltr pots. Plants to be thoroughly soaked in pots before planting by immersion for one hour immediately prior to planting. Trench to be excavated 450mm deep and backfilled when planting incorporating proprietary slow release fertiliser and peat free tree and shrub planting compost. After firming, hedge to be thoroughly watered and mulched with medium grade bark chippings 150mm deep. Aftercare to include watering during dry periods and the removal of excessive leggy growth once during the first growing season to increase bushiness and to stop wind-rock.

	COURTS		REAR GARDENS
	TREES	Planting under trees	TREES
	<p>Generally: Medium to large scale trees, all of one type per court, planted in line where appropriate and at a consistent distance from the roadside kerb. Some trees to be in hard surfacing and others underplanted with ground cover shrubs.</p>	<p>Planting strips in front of dwellings and underplanted trees to be planted with low maintenance evergreen groundcover shrubs of one type per court at high densities to suppress weeds.</p>	<p>Small to medium scale, ornamental, productive trees planted in some rear gardens at Standard size to provide maximum visual impact and add to the development's overall tree density. (To help obtain owner approval and ensure consequent aftercare, trees should ideally be offered to receptive residents on a one-by-one basis.)</p>
	<p>Acer platanoides "Globosum", (Norway Maple var – medium) Carpinus betulus "Fastigiata" (Fastigate Hornbeam – large) Crataegus prunifolia, (Hawthorn var – small-medium) Koelreutaria paniculata, (medium) Prunus padus "Watereri" ("Bird Cherry" – medium) Pyrus calleryana "Chanticleer", (Pear var - medium) Sorbus intermedia, (Swedish Whitebeam - medium)</p>	<p>Cotoneaster conspicuus decorus, or Euonymus fortunei "Silver Queen", or Hedera helix "Hibernica", (Irish Ivy), or Lonicera pileata "Maignon", or Pachysandra terminalis, (Japanese Spurge), or Viburnum davidii, or Vinca minor, (Periwinkle)</p>	<p>Apples and pears subject to nursery availability including Discovery and Worcester Pearmain, (July-August ripening), Egremont Russet and Ellison's Orange, (September-October ripening), and Blenheim Orange and Bramley's Seedling, (November-December ripening). Pears including Concorde, William's Bon Chretien, (August-September ripening), Beurré Hardy and Packam's Triumph, (October-November ripening).</p>
	<p>Trees to be Extra Heavy Standard (EHS) trees, 4.5-5m tall, 16-18cm min girth and to have 1.8m clear straight stems with balanced crowns of consistent size and shape. Trees to be supplied and planted as root-balled in season, (normally November – March), and container grown out of season, (normally April – October), in pits 1.2 X 1.2m x 0.9m deep, the bottom 0.15m broken up. Backfill to planting pits to incorporate a slow release fertilizer and proprietary peat free tree and shrub planting compost in accordance with the manufacturer's recommendations, and root ball to be surrounded with perforated irrigation and aeration pipes, (capped). Each tree to be fixed to 1no. turned stake, min 100mm butt dia, 3.2m long and pressure impregnated with non toxic preservative, pointed at one end and stained with two coats of wood stain, colour black. Fixing to consist of 2no. Toms or similar tree ties and pads with top tie attached at top of stake to prevent chaffing. All trees to have stake fixed on the furthest side from the kerb. Trees are to be thoroughly watered in immediately after planting and thereafter during periods of low rainfall for the remainder of the growing season. Further aftercare will include regular inspection and, if required, removal of damaged twigs, stake and tie adjustment and weed clearance.</p>	<p>Groundcover shrubs to be supplied as container-grown, 2-3Ltr pot size according to variety and planted at relatively close centres, (200-300mm), to help ensure quick cover. Shrubs to be thoroughly soaked in pots before planting by immersion for one hour immediately prior to planting. Planting to be in prepared pits 350-450mm deep and 300mm wider than the root ball. Backfill to incorporate proprietary slow release fertilizer and tree and shrub planting compost in accordance with manufacturer's instructions. Plants to be thoroughly watered immediately after planting and mulched with medium grade bark chippings 150mm deep.</p>	<p>Apple and pear varieties supplied and planted at Standard size on appropriate rootstocks by specialist suppliers. All trees to have 1.8m clear straight stems with balanced crowns. Trees to be supplied and planted as root-balled in season, (normally November – March) and container-grown out of season, (normally April – October), in pits 1.0 X 1.0m square X 0.9m deep, the bottom 0.15m broken up. Backfill to planting pits to incorporate a slow release fertilizer and proprietary peat free tree and shrub planting compost in accordance with the manufacturer's recommendations. Each tree to be fixed to 1no. turned stake positioned on the windward side, min 100mm butt dia, 3.0m long and pressure impregnated with non toxic preservative, pointed at one end. Fixing to consist of 2no. Toms or similar tree ties and pads with top tie attached at top of stake to prevent chaffing. Trees are to be thoroughly watered in immediately after planting.</p>

CA3 – ALLEDGE BROOK LANDSCAPE AND PLANTING

	MAIN AVENUE		STREETS	
	TREES	HEDGES	TREES	HEDGES
General	Large and medium scale trees of different types, planted informally as single specimens and in groups of three or five within the roadside verge.	Native hedgerow mix planted within the private curtilage adjacent to proposed garden walls and metal railings.	Occasional specimen street trees of medium to large scale plus small domestic scale trees/large shrubs in some front gardens	Native hedgerow mix planted within the private curtilage adjacent to proposed garden walls and metal railings.
Tree / Hedge Types	<p>Acer campestre, (Field Maple - medium - single specimens) Betula pendula, (Silver Birch - large - planted as multi-stem or three per pit))</p> <p>Carpinus betulus, (Hornbeam - large - single specimens) Castanea sativa, (Sweet Chestnut - large - single specimens)</p> <p>Fraxinus excelsior, (Ash - large - specimens) Pinus nigra, ((Austrian Pine - large - groups) P. sylvestris, (Scots Pine - large - groups) Populus x serotina "Aurea", (Poplar var - large - groups) Prunus avium "Plena", (Double Wild Cherry - large - groups) Quercus ilex, (Evergreen or Holm Oak - large - single specimens) Quercus robur "Fastigiata Koster" (Oak var - large - groups) Robinia pseudoacacia "Frisia", (False Acacia var - medium/large - single specimens) Sorbus aria, (Whitebeam - medium/large - groups) Tilia cordata "Green Spire", (Small-Leafed Lime - large - single specimens)</p>	<p>Acer campestre, (Field Maple) 25%</p> <p>Cornus sanguinea, (Common Dogwood) 5%</p> <p>Corylus avallana, (Hazel) 5%</p> <p>Crataegus monogyna, (Hawthorn) 25%</p> <p>Ilex aquifolium, (Holly) 2.5%</p> <p>Ligustrum vulgare, (Common Privet) 5%</p> <p>Prunus spinosa, (Blackthorn) 25 %</p> <p>Rosa canina, (Dog Rose) 2.5%</p> <p>Viburnum opulus, (Guelder Rose) 5%</p>	<p>Acer campestre, (Field maple - medium)</p> <p>Acer pseudoplatanus "Spaethii", (Sycamore var - large))</p> <p>Castanea sativa, (Sweet Chestnut - large)</p> <p>Fraxinus excelsior, (Ash - large)</p> <p>Juglans nigra, (Walnut - large)</p> <p>Populus x serotina "Aurea"</p> <p>Prunus avium, (Wild Cherry - large)</p> <p>Salix x caerulea, (Cricket-bat Willow - large)</p> <p>Sorbus aria, (Whitebeam - medium)</p> <p>Tree/large shrub types - Front gardens: Amelanchier lamarckii, (Snowy Mespilis - shrub) Cotinus coggygria, (Smoke Tree - shrub) Malus "John Downie" (tree) Pyrus salicifolia "Pendula" (Pear var - tree) Rhus typhina, (Stag's Horn Sumach - shrub) Sorbus "Asplenifolia" (Mountain Ash var - tree)</p>	<p>Acer campestre, (Field Maple) 25%</p> <p>Cornus sanguinea, (Common Dogwood) 5%</p> <p>Corylus avallana, (Hazel) 5%</p> <p>Crataegus monogyna, (Hawthorn) 25%</p> <p>Ilex aquifolium, (Holly) 2.5%</p> <p>Ligustrum vulgare, (Common Privet) 5%</p> <p>Prunus spinosa, (Blackthorn) 25 %</p> <p>Rosa canina, (Dog Rose) 2.5%</p> <p>Viburnum opulus, (Guelder Rose) 5%</p>
Specification	<p>All planted as Extra Heavy Standard, (EHS), trees 4.5-5m tall, 16-18cm min girth with 1.8m clear straight stems with balanced crowns of consistent size and shape except Betula pendula supplied and planted as container-grown feathered half standards, 3no. per pit, and Quercus ilex supplied and planted as container-grown 50-60cm girth standards. Trees otherwise supplied and planted as root-balled in season, (normally November – March), and container-grown out of season, (normally April – October), in pits 1.2 X 1.2m square X 0.9m deep, the bottom 0.15m broken up. Backfill to planting pit to incorporate slow release fertilizer and proprietary peat free tree and shrub planting compost in accordance with manufacturer's recommendations, and root ball to be surrounded with perforated irrigation and aeration pipes, (capped). Each tree to be fixed to 1no. turned stake, min 100mm butt dia, 3.2m long and pressure impregnated with non toxic preservative, pointed at one end and stained with two coats of wood stain, colour black. Fixing to consist of 2no. Toms or similar tree ties and pads with top tie attached at top of stake to prevent chaffing. All roadside trees to have stake fixed on the furthest side from the kerb.</p> <p>Trees to be thoroughly watered in immediately after planting and thereafter at intervals for the remainder of the growing season during periods of low rainfall.</p> <p>Further aftercare will include regular inspection and, if required, removal of damaged twigs, stake and tie adjustment and weed clearance.</p>	<p>Plants to be randomly planted but evenly spaced, true to line, at 300-400mm centres. Plants to be supplied bare root in season, (normally November – March), and container-grown, 1.5Ltr pots out of season. Plants to be thoroughly soaked before planting by immersion for one hour immediately prior to planting. Trench to be excavated 450mm deep and backfilled when planting incorporating proprietary slow release fertiliser and peat free tree and shrub planting compost. After firming, hedge to be thoroughly watered and mulched with medium grade bark chippings 150mm deep. Aftercare to include watering during dry periods and the removal of excessive leggy growth once during the first growing season to increase bushiness and to stop wind-rock.</p>	<p>Specification (trees): Street trees to be Extra Heavy Standard (EHS) size, 4.5-5m tall, 16-18cm min girth. Front garden trees to be Selected Standards, 3.0-3.5m tall, 10-12cm girth. All trees to have 1.8m clear straight stems with balanced crowns. Trees to be supplied and planted as root-balled in season, (normally November – March) and container-grown out of season, (normally April – October), in pits 1.2 X 1.2m square (street trees), and 1.0 X 1.0m square, (front garden trees), X 0.9m deep, the bottom 0.15m broken up. Backfill to planting pits to incorporate a slow release fertilizer and proprietary peat free tree and shrub planting compost in accordance with the manufacturer's recommendations, and root ball to be surrounded with perforated irrigation and aeration pipes, (capped). Each tree to be fixed to 1no. turned stake, min 100mm butt dia, 3.2m long and pressure impregnated with non toxic preservative, pointed at one end and stained with two coats of wood stain, colour black. Fixing to consist of 2no. Toms or similar tree ties and pads with top tie attached at top of stake to prevent chaffing. All roadside trees to have stake fixed on the furthest side from the kerb.</p> <p>Trees are to be thoroughly watered in immediately after planting and thereafter during periods of low rainfall for the remainder of the growing season. Further aftercare will include regular inspection and, if required, removal of damaged twigs, stake and tie adjustment and weed clearance.</p> <p>Specification (large shrubs): All shrubs to be container-grown (cg), 3-5Ltr pot size, and thoroughly soaked before planting by immersing pots for one hour immediately prior to planting. Planting to be in prepared pits 350-450mm deep and 300mm wider than the root ball. Backfill to incorporate proprietary slow release fertilizer and peat free tree and shrub planting compost in accordance with manufacturer's instructions. Plants to be thoroughly watered immediately after planting and mulched with medium grade bark chippings 150mm deep.</p>	<p>Plants to be randomly planted but evenly spaced, true to line, at 300-400mm centres. Plants to be supplied bare root in season, (normally November – March), and container-grown, 1.5Ltr pots out of season. Plants to be thoroughly soaked before planting by immersion for one hour immediately prior to planting. Trench to be excavated 450mm deep and backfilled when planting incorporating proprietary slow release fertiliser and peat free tree and shrub planting compost. After firming, hedge to be thoroughly watered and mulched with medium grade bark chippings 150mm deep. Aftercare to include watering during dry periods and the removal of excessive leggy growth once during the first growing season to increase bushiness and to stop wind-rock.</p>

COURTS		REAR GARDENS
TREES	Planting under trees	TREES
Medium to large scale specimen trees. Some trees to be in hard surfacing and others underplanted with ground cover shrubs.	Underplanting to consist of low maintenance evergreen groundcover shrubs of one type per court at high densities to suppress weeds.	Small to medium scale, ornamental, productive trees planted in some rear gardens at Standard size to provide maximum visual impact and add to the development's overall tree density. (To help obtain owner approval and ensure consequent aftercare, trees should ideally be offered to receptive residents on a one-by-one basis.)
Acer platanoides "Globosum", (Norway Maple var - medium) Carpinus betulus "Fastigiata" (Fastigate Hornbeam - large) Pyrus calleryana "Chanticleer", (Pear var - medium) Quercus ilex, (Evergreen or Holm Oak - large) Q. robur "Kosta", (Fastigate Oak - large) Q. rubra (Red Oak - large) Sorbus intermedia, (Swedish Whitebeam - medium)	Groundcover shrub types: Cotoneaster conspicuus decorus, or Euonymus fortunei "Silver Queen", or E. "Emerald 'n Gold", or Hedera helix "Hibernica", (Irish Ivy), or Lonicera pileata "Maignun", or Pachysandra terminalis, (Japanese Spurge), or Viburnum davidii	Apples and pears subject to nursery availability including Discovery and Worcester Pearmain, (July-August ripening), Egremont Russet and Ellison's Orange, (September-October ripening), and Blenheim Orange and Bramley's Seedling, (November-December ripening). Pears including Concorde, William's Bon Chretien, (August-September ripening), Beurré Hardy and Packam's Triumph, (October-November ripening).
All planted as Extra Heavy Standard, (EHS), trees 4.5-5m tall, 16-18cm min girth with 1.8m clear straight stems with balanced crowns of consistent size and shape except Quercus ilex supplied and planted as container-grown 50-60cm girth standards. Trees otherwise supplied and planted as root-balled in season, (normally November – March), and container-grown out of season, (normally April – October), in pits 1.2 X 1.2m square X 0.9m deep, the bottom 0.15m broken up. Backfill to planting pit to incorporate slow release fertilizer and proprietary peat free tree and shrub planting compost in accordance with manufacturer's recommendations, and root ball to be surrounded with perforated irrigation and aeration pipes, (capped). Each tree to be fixed to 1 no. turned stake, min 100mm butt dia, 3.2m long and pressure impregnated with non toxic preservative, pointed at one end and stained with two coats of wood stain, colour black. Fixing to consist of 2no. Toms or similar tree ties and pads with top tie attached at top of stake to prevent chaffing. All roadside trees to have stake fixed on the furthest side from the kerb. Trees to be thoroughly watered in immediately after planting and thereafter at intervals for the remainder of the growing season during periods of low rainfall. Further aftercare will include regular inspection and, if required, removal of damaged twigs, stake and tie adjustment and weed clearance.	Groundcover shrubs to be supplied as container-grown, 2-3Ltr pot size according to variety and planted at relatively close centres, (200-300mm), to help ensure quick cover. Shrubs to be thoroughly soaked in pots before planting by immersion for one hour immediately prior to planting. Planting to be in prepared pits 350-450mm deep and 300mm wider than the root ball. Backfill to incorporate proprietary slow release fertilizer and tree and shrub planting compost in accordance with manufacturer's instructions. Plants to be thoroughly watered immediately after planting and mulched with medium grade bark chippings 150mm deep.	Apple and pear varieties supplied and planted at Standard size on appropriate rootstocks by specialist suppliers. All trees to have 1.8m clear straight stems with balanced crowns. Trees to be supplied and planted as root-balled in season, (normally November – March) and container-grown out of season, (normally April – October), in pits 1.0 X 1.0m square X 0.9m deep, the bottom 0.15m broken up. Backfill to planting pits to incorporate a slow release fertilizer and proprietary peat free tree and shrub planting compost in accordance with the manufacturer's recommendations. Each tree to be fixed to 1 no. turned stake positioned on the windward side, min 100mm butt dia, 3.0m long and pressure impregnated with non toxic preservative, pointed at one end. Fixing to consist of 2no. Toms or similar tree ties and pads with top tie attached at top of stake to prevent chaffing. Trees are to be thoroughly watered in immediately after planting.

CA4 – POPLARS LANDSCAPE AND PLANTING

	MAIN AVENUE		STREETS	
	TREES	HEDGES	TREES	HEDGES
General	Row of large scale trees, all of one type, planted at evenly spaced centres and at a consistent distance from the roadside kerb.	Hedges composed of wildlife-friendly species planted within the private curtilage adjacent to proposed garden walls and metal railings. Hedge runs to be of one variety only, (not mixed).	Informally spaced specimens and small groups of trees with a wildlife-friendly emphasis, of medium to large scale plus small/medium scale trees/large shrubs in some front gardens.	Hedges composed of wildlife friendly species offering food, shelter and nesting opportunities planted within the private curtilage adjacent to proposed garden walls and metal railings. Hedge runs to be of one variety only, (not mixed).
Tree / Hedge Types	Quercus robur "Koster", (narrowly columnar var of Oak) or Aesculus Hippocastanum (Horse Chesnut)	Cotoneaster lacteus, or C. simosii, or Crataegus monogyna, (Hawthorn), or Ilex aquifolium, (Holly), or Prunus cerasifera, (Myrobalan Cherry), or P. spinosa, (Blackthorn)), or Pyracantha "Mojave", (Firethorn), or P. "Orange Glow", or Rosa rugosa, (Rose var), or Taxus baccata, (Common Yew)	Tree types - street: Betula pendula, (Silver Birch - large - planted as multi-stem or three per pit) Crataegus monogyna, (Hawthorn – small/medium) Prunus avium, (Wild Cherry - large) P. padus, (Bird Cherry - medium) Sorbus aucuparia, (Mountain Ash – small/medium) S. aria, (Whitebeam - medium) Tree/large shrub types - front gardens: Amelanchier lamarckii, (Snowy Mespilis – large shrub/ small tree) Aralia elata, (Japanese Angelica Tree – large shrub) Berberis verruculosa, (Barberry var – medium/large shrub) Cotoneaster "Cornubia", (large shrub) C. salicifolius floccosus, (large shrub) Euonymus europaeus, (Spindle – large shrub/small tree) Malus "John Downie" (Ornamental Crab var - small/ medium tree) Rosa rubiginosa, (Sweet Briar – medium shrub) Sambucus nigra, (Common Elder – large shrub/small tree) Sorbus aucuparia, (Mountain Ash – small/medium tree)	Cotoneaster lacteus, or C. simosii, or Crataegus monogyna, (Hawthorn), or Ilex aquifolium, (Holly), or Prunus cerasifera, (Myrobalan Cherry), or P. spinosa, (Blackthorn)), or Pyracantha "Mojave", (Firethorn), or P. "Orange Glow", or Rosa rugosa, (Rose var), or Taxus baccata, (Common Yew)
Specification	Extra Heavy Standards, (EHS), trees 4.5-5m tall, 16-18cm min girth with 1.8m clear straight stems, all with balanced crowns of consistent size and shape. Trees to be supplied and planted as root-balled in season, (normally November – March), and container-grown out of season, (normally April – October), in pits 1.2 X 1.2m square X 0.9m deep, the bottom 0.15m broken up. Backfill to planting pit to incorporate slow release fertilizer and proprietary peat free tree and shrub planting compost in accordance with manufacturer's recommendations, and root ball to be surrounded with perforated irrigation and aeration pipes, (capped). Each tree to be fixed to 1no. turned stake, min 100mm butt dia, 3.2m long and pressure impregnated with non toxic preservative, pointed at one end and stained with two coats of wood stain, colour black. Fixing to consist of 2no. Toms or similar tree ties and pads with top tie attached at top of stake to prevent chaffing. All roadside trees to have stake fixed on the furthest side from the kerb. Trees to be thoroughly watered in immediately after planting and thereafter at intervals for the remainder of the growing season during periods of low rainfall. Further aftercare will include regular inspection and, if required, removal of damaged twigs, stake and tie adjustment and weed clearance.	Plants to be evenly spaced, true to line, at 300-400mm centres. Plants to be supplied container-grown, 3Ltr pots. Plants to be thoroughly soaked in pots before planting by immersion for one hour immediately prior to planting. Trench to be excavated 450mm deep and backfilled when planting incorporating proprietary slow release fertiliser and peat free tree and shrub planting compost. After firming, hedge to be thoroughly watered and mulched with medium grade bark chippings 150mm deep. Aftercare to include watering during dry periods and the removal of excessive leggy growth once during the first growing season to increase bushiness and to stop wind-rock.	Specification trees: All planted as Extra Heavy Standard, (EHS), trees 4.5-5m tall, 16-18cm min girth with 1.8m clear straight stems with balanced crowns of consistent size and shape except Betula pendula supplied and planted as container-grown feathered multi-stem half standards, or 3no. feathered half standards per pit. Trees otherwise supplied and planted as root-balled in season, (normally November – March), and container-grown out of season, (normally April – October), in pits 1.2 X 1.2m square X 0.9m deep, the bottom 0.15m broken up. Backfill to planting pit to incorporate slow release fertilizer and proprietary peat free tree and shrub planting compost in accordance with manufacturer's recommendations, and root ball to be surrounded with perforated irrigation and aeration pipes, (capped). Each tree to be fixed to 1no. turned stake, min 100mm butt dia, 3.2m long and pressure impregnated with non toxic preservative, pointed at one end and stained with two coats of wood stain, colour black. Fixing to consist of 2no. Toms or similar tree ties and pads with top tie attached at top of stake to prevent chaffing. All roadside trees to have stake fixed on the furthest side from the kerb. Trees to be thoroughly watered in immediately after planting and thereafter at intervals for the remainder of the growing season during periods of low rainfall. Further aftercare will include regular inspection and, if required, removal of damaged twigs, stake and tie adjustment and weed clearance. Specification shrubs: All shrubs to be container-grown, (cg), 3Ltr min size pots and thoroughly soaked before planting by immersing pots for one hour immediately prior to planting. Planting to be in prepared pits 350-450mm deep and 300mm wider than the root ball. Backfill to incorporate proprietary slow release fertilizer and peat free tree and shrub planting compost in accordance with manufacturer's instructions. Plants to be thoroughly watered immediately after planting and mulched with medium grade bark chippings 150mm deep.	Plants to be evenly spaced, true to line, at 300-400mm centres. Plants to be supplied container-grown, 3Ltr pots. Plants to be thoroughly soaked in pots before planting by immersion for one hour immediately prior to planting. Trench to be excavated 450mm deep and backfilled when planting incorporating proprietary slow release fertiliser and peat free tree and shrub planting compost. After firming, hedge to be thoroughly watered and mulched with medium grade bark chippings 150mm deep. Aftercare to include watering during dry periods and the removal of excessive leggy growth once during the first growing season to increase bushiness and to stop wind-rock.

COURTS		SUDS
TREES	Planting under trees	TREES
<p>Medium to large scale specimen trees. Some trees to be in hard surfacing and others underplanted with low maintenance ground-cover shrubs. Planting emphasis to be wildlife friendly.</p>	<p>Planting strips in front of dwellings and underplanted trees to be planted with low maintenance, wildlife-friendly berrying evergreen groundcover shrubs in substantial groups and at high densities for early cover to suppress weeds.</p>	<p>Native trees and shrubs that can establish in varying water-table situations planted informally as specimens and in groups within and at the margins of SUDS Installations.</p>
<p>Acer campestre, (Field Maple var - medium) Betula pendula, (Silver Birch – large) Carpinus betulus, (Hornbeam - large) Crataegus monogyna, (Hawthorn – small/medium) Malus "John Downie" (Ornamental Crab var - small/medium) Prunus avium, (Wild Cherry – large) P. padus, (Bird Cherry – medium) Quercus robur, (English Oak – large) Salix alba, (White Willow – large) Sorbus aucuparia, (Mountain Ash – small/medium) S. aria, (Whitebeam – medium)</p>	<p>Groundcover shrub types: Berberis wilsonae, (Barberry var), or Buxus sempervirens "Prostrata", (Box var), or Cotoneaster conspicuus decorus, or C. microphyllus, or C. Skogholm", or Hedera helix "Hibernica", (Irish Ivy), or Juniperus communis "Hornibrookii", (Juniper var), or J. horizontalis, or Lonicera pileata , or Rosa "Nozomi", (Rose var), or Vinca minor, (Periwinkle)</p>	<p>Alnus glutinosa, (Common Alder – small/medium tree) Betula pubescens, (Common White Birch – medium tree) Crataegus oxycantha, (Thorn var – small/medium tree) Populus alba, (White Poplar – large tree) P. x canescens, (Poplar var – large tree) P. nigra (Black Poplar – large tree) P. "Serotina Area", (Golden Poplar- large tree) Prunus spinosa, (Blackthorn – small tree) Pyrus communis, (Pear – small tree) Salix caprea, (Goat Willow – large shrub/small tree) S. purpurea, (Purple Osier – large shrub/small tree) S. repens (Creeping Willow – small/medium shrub) Sambucus nigra, (Elder – large shrub/small tree) Sorbus aucuparia, (Mountain Ash – small/medium tree) Viburnum opulus, (Guelder Rose – large shrub)</p>
<p>All planted as Extra Heavy Standard, (EHS), trees 4.5-5m tall, 16-18cm min girth with 1.8m clear straight stems with balanced crowns of consistent size and shape except Betula pendula supplied and planted as container-grown feathered multi-stem half standards, or 3no. feathered half standards per pit. Trees otherwise supplied and planted as root-balled in season, (normally November – March), and container-grown out of season, (normally April – October), in pits 1.2 X 1.2m square X 0.9m deep, the bottom 0.15m broken up. Backfill to planting pit to incorporate slow release fertilizer and proprietary peat free tree and shrub planting compost in accordance with manufacturer's recommendations, and root ball to be surrounded with perforated irrigation and aeration pipes, (capped). Each tree to be fixed to 1 no. turned stake, min 100mm butt dia, 3.2m long and pressure impregnated with non toxic preservative, pointed at one end and stained with two coats of wood stain, colour black. Fixing to consist of 2no. Toms or similar tree ties and pads with top tie attached at top of stake to prevent chaffing. All roadside trees to have stake fixed on the furthest side from the kerb. Trees to be thoroughly watered in immediately after planting and thereafter at intervals for the remainder of the growing season during periods of low rainfall. Further aftercare will include regular inspection and, if required, removal of damaged twigs, stake and tie adjustment and weed clearance.</p>	<p>Groundcover shrubs to be supplied as container-grown, 2-3Ltr pot size according to variety and planted at relatively close centres, (200-300mm), to help ensure quick cover. Shrubs to be thoroughly soaked in pots before planting by immersion for one hour immediately prior to planting. Planting to be in prepared pits 350-450mm deep and 300mm wider than the root ball. Backfill to incorporate proprietary slow release fertilizer and tree and shrub planting compost in accordance with manufacturer's instructions. Plants to be thoroughly watered immediately after planting and mulched with medium grade bark chippings 150mm deep.</p>	<p>All planted as Field Grown Heavy Standards, (HS), trees 3.5-4.25m tall, 12-14cm min girth with 1.8m clear straight stems with balanced crowns of consistent size and shape except Betula pendula supplied and planted as container-grown feathered multi-stem half standards, or 3no. feathered half standards per pit. Trees otherwise supplied and planted if available as root-balled in season, (normally November – March), or container-grown out of season, (normally April – October), in pits 1.2 X 1.2m square X 0.9m deep, the bottom 0.15m broken up. Backfill to planting pit to incorporate slow release fertilizer and proprietary peat free tree and shrub planting compost in accordance with manufacturer's recommendations, and root ball to be surrounded with perforated irrigation and aeration pipes, (capped). Each tree to be fixed to 1 no. turned stake, min 100mm butt dia, 3.2m long and pressure impregnated with non toxic preservative, pointed at one end and stained with two coats of wood stain, colour black. Fixing to consist of 2no. Toms or similar tree ties and pads with top tie attached at top of stake to prevent chaffing. Trees to be thoroughly watered in immediately after planting and thereafter at intervals for the remainder of the growing season during periods of low rainfall. Further aftercare will include regular inspection and, if required, removal of damaged twigs, stake and tie adjustment and weed clearance.</p> <p>Specification shrubs: All shrubs to be supplied either as open ground, (o.g.), or root-balled in season, (normally November-March), or container-grown, (cg), 3Ltr min size pots out of season, (normally April – October), and thoroughly soaked by immersing pots for one hour immediately prior to planting. Planting to be in prepared pits 350-450mm deep and 300mm wider than the root ball. Backfill to incorporate proprietary slow release fertilizer and peat free tree and shrub planting compost in accordance with manufacturer's instructions. Plants to be thoroughly watered immediately after planting and mulched with medium grade bark chippings 150mm deep.</p>

Alledge Brook