

PRIMARY ROADS - RESIDENTIAL AREAS

Primary roads passing through residential areas or alongside them will be adoptable roads as mentioned in the Movement chapter of the Design Code.

The Primary roads passing through the residential areas should feel as a part of the whole masterplan. They would form a key part of the public realm design and would provide through access to the neighbourhoods, connecting them to the neighbouring rural area.

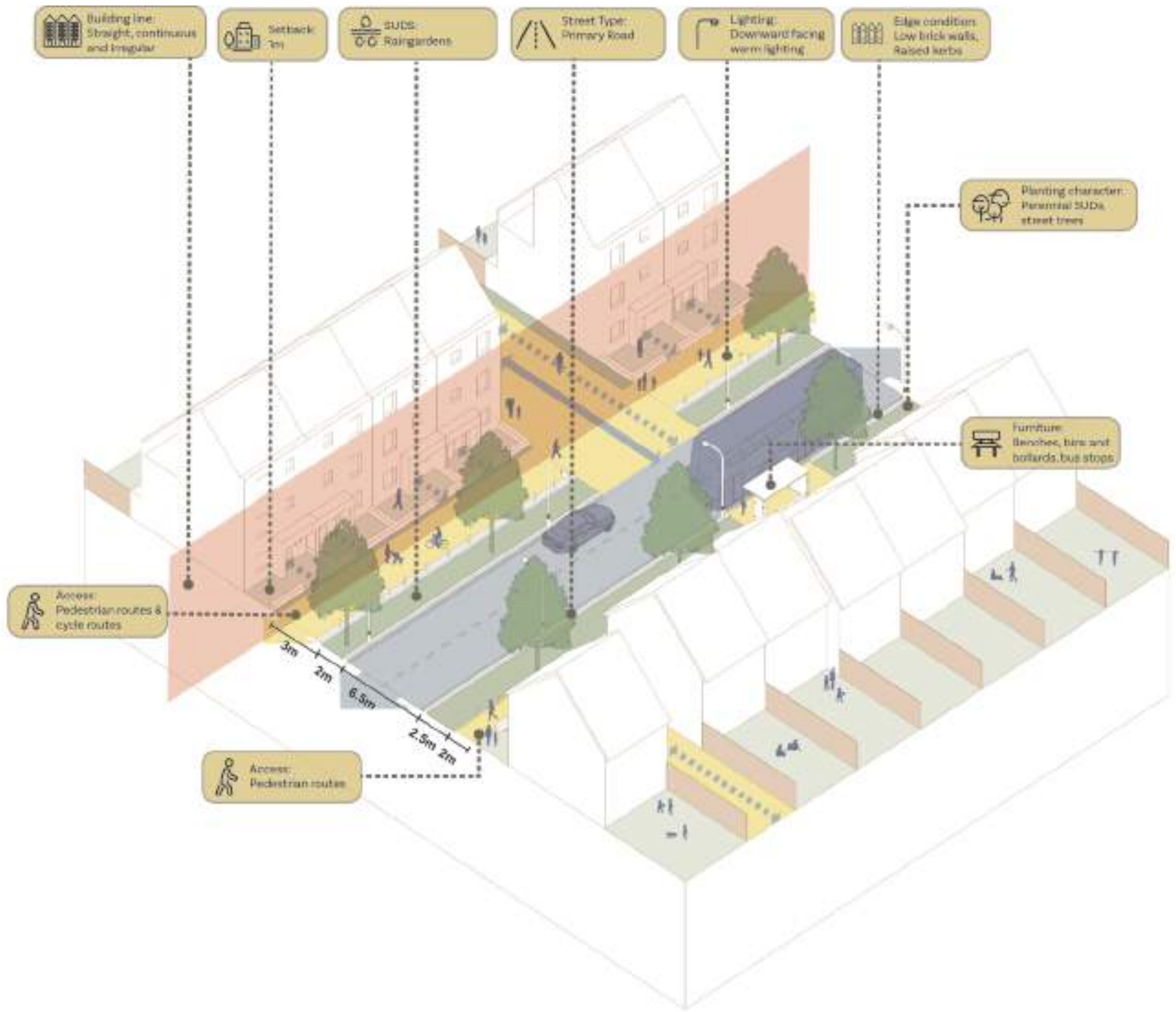
Being an adopted road, this road typology would have to keep in mind the standards that are advised for this road typology. The look and feel of the edge conditions along side the roads, including the fronts of the gardens and building façades are to be standardised to keep the same feel of the streets across the masterplan.



Primary roads through the residential areas have a carriageway width of 6.5m and also designed with active travel in mind. Therefore in order for pedestrians and cyclists to feel comfortable using the public space, sufficiently wide raingardens have been provided to help soften the streetscapes.

Bus shelters with benches, bins and bollards will need to be integrated within the design of the streetscapes to cater to the needs of the people using it. The street should not be designed to encourage any on-street parking and should be done within Parking courts.

Feature	Design Codes	Rationale
Set back	Minimum 1m	To improve the volume of the public realm bringing buildings closer to the pedestrian paths.
Edge condition	Raised kerbs on vehicular roads, with sunken perennial raingardens. Front gardens may have 450mm high brick walls	Prevents on street parking. Low level walls forms a consistent low maintenance edge to the public realm
Building line	Straight, continuous or irregular	Allows for the public realm to be well defined.
Street Type	Primary Road	Primary Road as designed within the Movement Chapter of this Design Code
Furniture	Street lights, bollards and Bus Stops	Provides required basic furniture to support street infrastructure. Provides a consistent character to the streets
Lighting	Downward facing warm lighting to paths and streets	To allow for security and visibility while also not being detrimental to wildlife
Access	Pedestrian and Cycle paths on either sides of the streets.	Allows for and encourages active travel and movement along the street
Parking	No designated on street parking. Parking within parking courts.	Street designed to discourage on-street parking. Parking to be within parking courts
Planting Character	Perennial SUDs planting and Street trees	Allows for greening of the streets, encourages biodiversity and softens streetscape
SUDs	Raingardens	Allows for rainwater from pavements and streets to be drained into SUDs
References	Refer to Healthy Street and Quality Spaces Guidance Documents	Allows for well considered designs



SECONDARY ROADS

Secondary Roads will be designed to adoptable standards and are mentioned as Internal Distributor Roads within the Movement Chapter of this Design Code.

These roads will be passing through residential areas with bus route connecting the development to the larger rural areas.

The roads will also act as key public realm connections across the masterplan and are designed with this in mind. There will be a need to consider elements such as street furniture and elements that help tie the street to the wider masterplan while also keeping the streets looking clean and well managed.

Active travel is to be encouraged on the streets and therefore other necessities, such as benches, bins and shelters will need to be considered to accommodate the needs of the pedestrians.

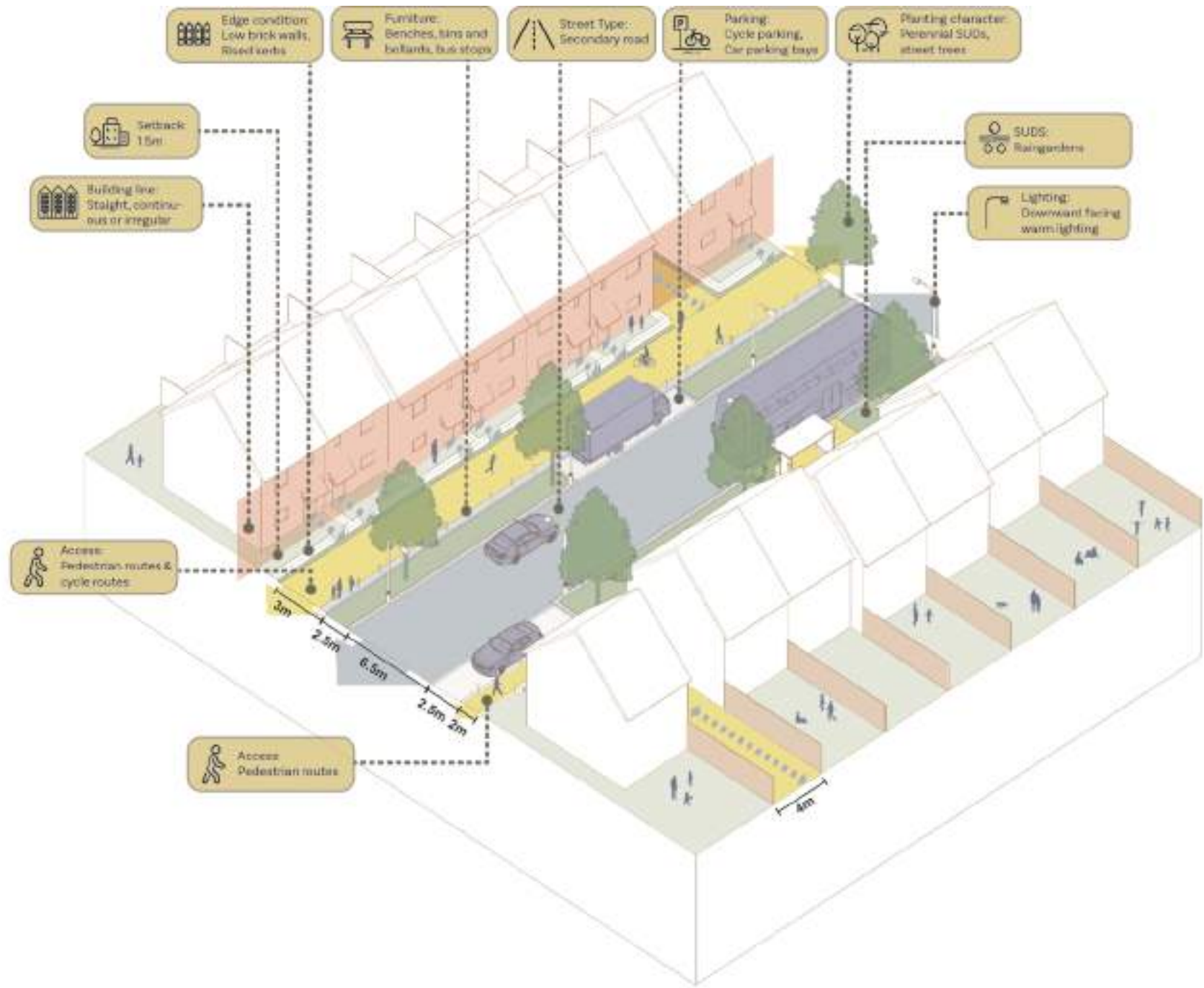


Secondary Roads will be designed to adoptable standards but are to be kept free of lines. Care should thus be taken to engineer solutions to discourage on-street parking without the need for signage or need for enforcement.

Some solutions that may prevent on-street parking are the inclusion of perennial planting in sunken raingardens and the inclusion of bollards to the roads.

Lay bys are also presented as clearly designated on street parking spaces that allow for temporary parking and prevent clutter.

Feature	Design Codes	Rationale
Set back	1.5m	To improve the volume of the public realm bringing buildings closer to the pedestrian paths.
Edge condition	Raised kerbs on vehicular roads, with sunken perennial SUDs beds Front gardens may have 450mm high brick walls	Prevents on street parking. Low level walls forms a consistent low maintenance edge to the public realm
Building line	Straight, continuous or irregular	Allows for the public realm to be well defined.
Street Type	Secondary Roads to Adoptable Standards	Secondary Roads as designed within the Movement Chapter of this Design Code
Furniture	Street lights, bollards and Bus Stops, street benches	Provides required basic furniture to support street infrastructure. Provides a consistent character to the streets while also encouraging social activities
Lighting	Downward facing warm lighting to paths and streets	To allow for security and visibility while also not being detrimental to wildlife
Access	Pedestrian and Cycle paths on either sides of the streets.	Allows for and encourages active travel and movement along the street
Parking	Parking lay bys for temporary on-street parking	Street designed to discourage on-street parking. Temporary parking allowable for drop off and pick ups. Longer stay parking to be within parking courts
Planting Character	Perennial SUDs planting and Street trees	Allows for greening of the streets, encourages biodiversity and softens street scape
SUDs	Raingardens	Allows for rainwater from pavements and streets to be drained into SUDs
References	Refer to Healthy Street and Quality Spaces Guidance Documents	Allows for well considered designs

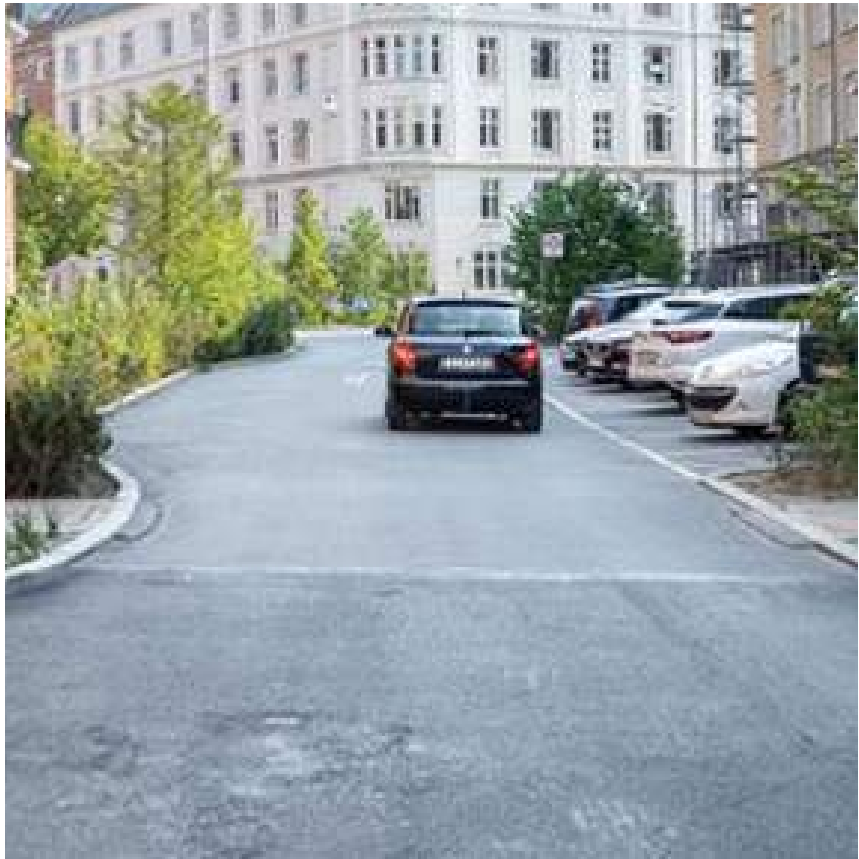


ACCESS ROADS

Access roads are transitional roads from busier secondary streets on into the neighbourhood parcels.

These streets should be designed to feel distinctively cleaner and free of heavy traffic. The inclusion of these types of streets into the masterplan typology allows for the street hierarchy to slowly flow from bus routes into areas navigable only by cars.

The streetscapes within this typology should also feel more vegetated and subdued with more importance given to pedestrians and the public realm.

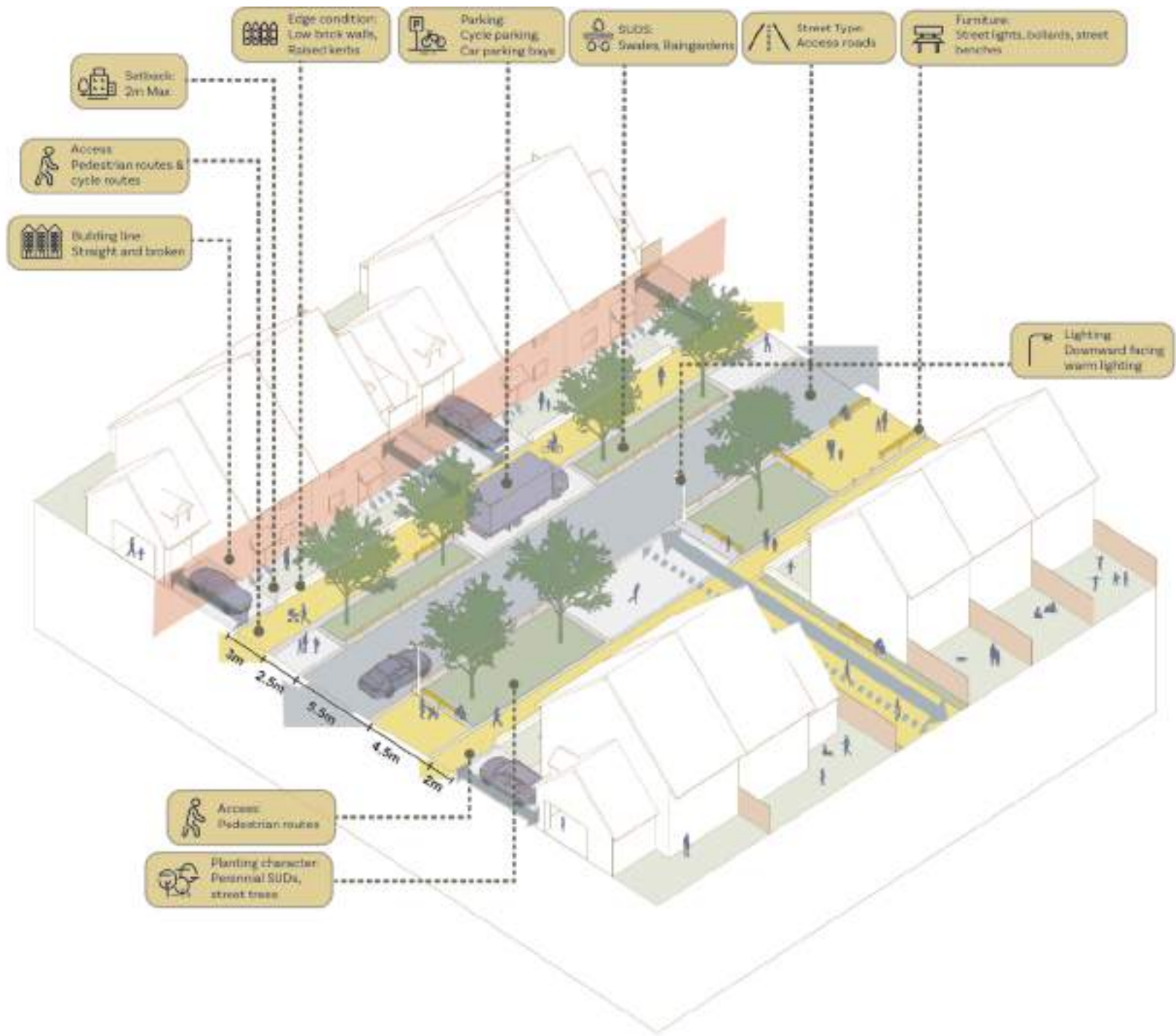


The design of this street typology should have a different feel and scale to those with heavier traffic.

The design of these streets should include more street furniture that caters to the streets being used as a public space, with easier access and more through routes.

The building line for the typology also differs with it being broken and straight, keeping to an informal feel. The informal feel is further emphasised with the use of street trees with looser forms that the ones on the Primary and secondary roads.

Feature	Design Codes	Rationale
Set back	2m max.	Pushing building line back allows for the public space to interact better with the human scale.
Edge condition	Raised kerbs on vehicular roads, with sunken perennial SUDs beds Front gardens may have 450mm high brick walls	Prevents on street parking. Low level walls forms a consistent low maintenance edge to the public realm
Building line	Straight and broken	Straight lines allows for the public realm defined, while the broken line allows a loosening of the built form
Street Type	Access Roads	Access Roads as designed within the Movement Chapter of this Design Code
Furniture	Street lights, bollards and street benches	Provides required basic furniture to support street infrastructure. Provides a consistent character to the streets while also encouraging social activities
Lighting	Downward facing warm lighting to paths and streets. Lighting to have simple rural character	To allow for security and visibility while also not being detrimental to wildlife. Lighting features can be used to add rural identity to streets
Access	Pedestrian and Cycle paths on either sides of the streets.	Allows for and encourages active travel and movement along the street
Parking	Parking lay bys for temporary on-street parking	Street designed to discourage on-street parking. Temporary parking allowable for drop off and pick ups. Longer stay parking to be within parking courts
Planting Character	Perennial SUDs planting and Street trees	Allows for greening of the streets, encourages biodiversity and softens street scape
SUDs	Swale and Raingardens	Allows for rainwater from pavements and streets to be drained into SUDs
References	Refer to Healthy Street and Quality Spaces Guidance Documents	Allows for well considered designs



COMMUNITY ROADS

Community roads are much calmer neighbourhood roads that are shared surface areas. Here the pedestrian would have a higher priority.

Community roads would be important in the street design hierarchy as it helps to quieten the roads and easily. The street designs therefore lend themselves to looser street furnitures, planting characters also start to take on a more informal look and feel.

The street surfaces being shared also therefore allows for there to be freer movement of pedestrians and cyclist and allows the streets to be used as shared public spaces where people will feel comfortable.

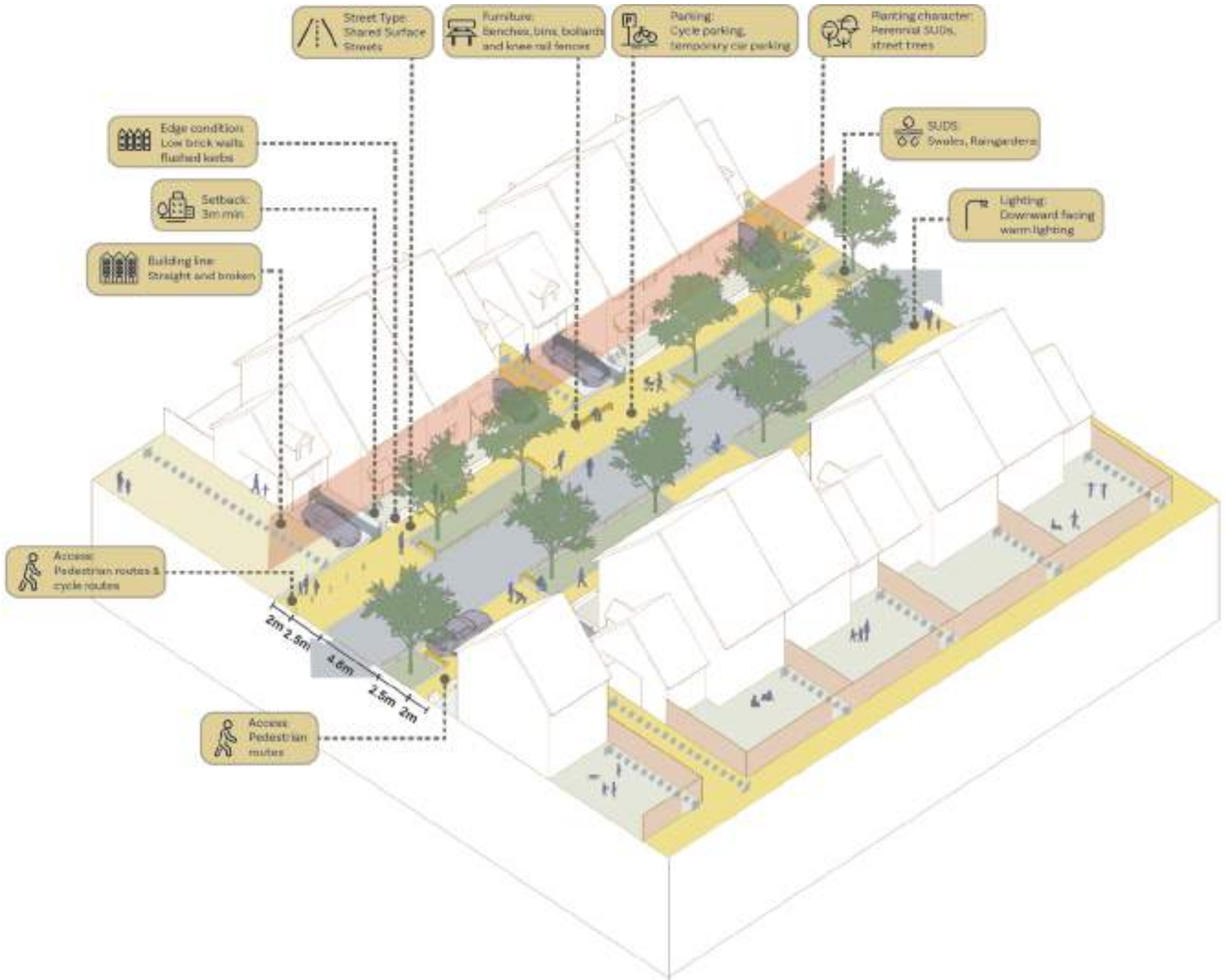
Accommodating street furniture within the public realm further encourages its integration within the public realm.



The community roads should be designed to feel quieter ends of the road network that have traffic calming solutions integrated within them.

Permanent street parking is to be discouraged on roads and the street will be designed to accommodate this. The street being of a narrower width at 4.8m will inherently discourage parking while the integration of raingardens with knee rail fences and shared surfaces allow for further traffic calming measures to be integrated.

Feature	Design Codes	Rationale
Set back	3m min.	Pushing building line back allows for the public space to interact better with the human scale, improving the feel of the public space.
Edge condition	Flushed kerbs on vehicular roads, raingardens and knee rail fence Front gardens may have 450mm high brick walls	Prevents on street parking. Low level walls forms a consistent low maintenance edge to the public realm
Building line	Straight and broken	Straight lines Allows for the public realm defined, while the broken line allows a loosing of the built form
Street Type	Shared surface streets	Shared Surface Streets as designed within the Movement Chapter of this Design Code
Furniture	Street lights, bollards and street benches, knee rail fences	Provides basic furniture to support street infrastructure. Provides a consistent character to the streets while also encouraging social activities
Lighting	Downward facing warm lighting to paths and streets. Lighting to have simple rural character	To allow for security and visibility while also not being detrimental to wildlife. Lighting features can be used to add rural identity to streets
Access	Pedestrian and Cycle paths on either sides of the streets.	Allows for and encourages active travel and movement along the street
Parking	Parking lay bys for temporary on street parking	Street designed to discourage on-street parking. Temporary parking allowable for drop off and pick ups. Longer stay parking to be within parking courts
Planting Character	Perennial SUDs planting and Street trees	Allows for greening of the streets, encourages biodiversity and softens street scape
SUDs	Swales and Raingardens and Permeable paving surfaces	Allows for rainwater from pavements and streets to be drained into SUDs
References	Refer to Healthy Street and Quality Spaces Guidance Documents.	Allows for well considered designs



BACK ROADS

Backroads within the street typologies would provide access to houses at the edge of the neighbourhood block, facing on to rural edges, bordering the natural open spaces.

Back roads would be designed to feel quiet and informal and with no separately designated pedestrian and cycle routes. As they are only to be used as means of access they are broken into smaller access routes and do not provide through routes to busier roads.

Instead these roads provide quiet transitions into natural edges, with pedestrian and cycle routes leading away from them into the natural rural settings.

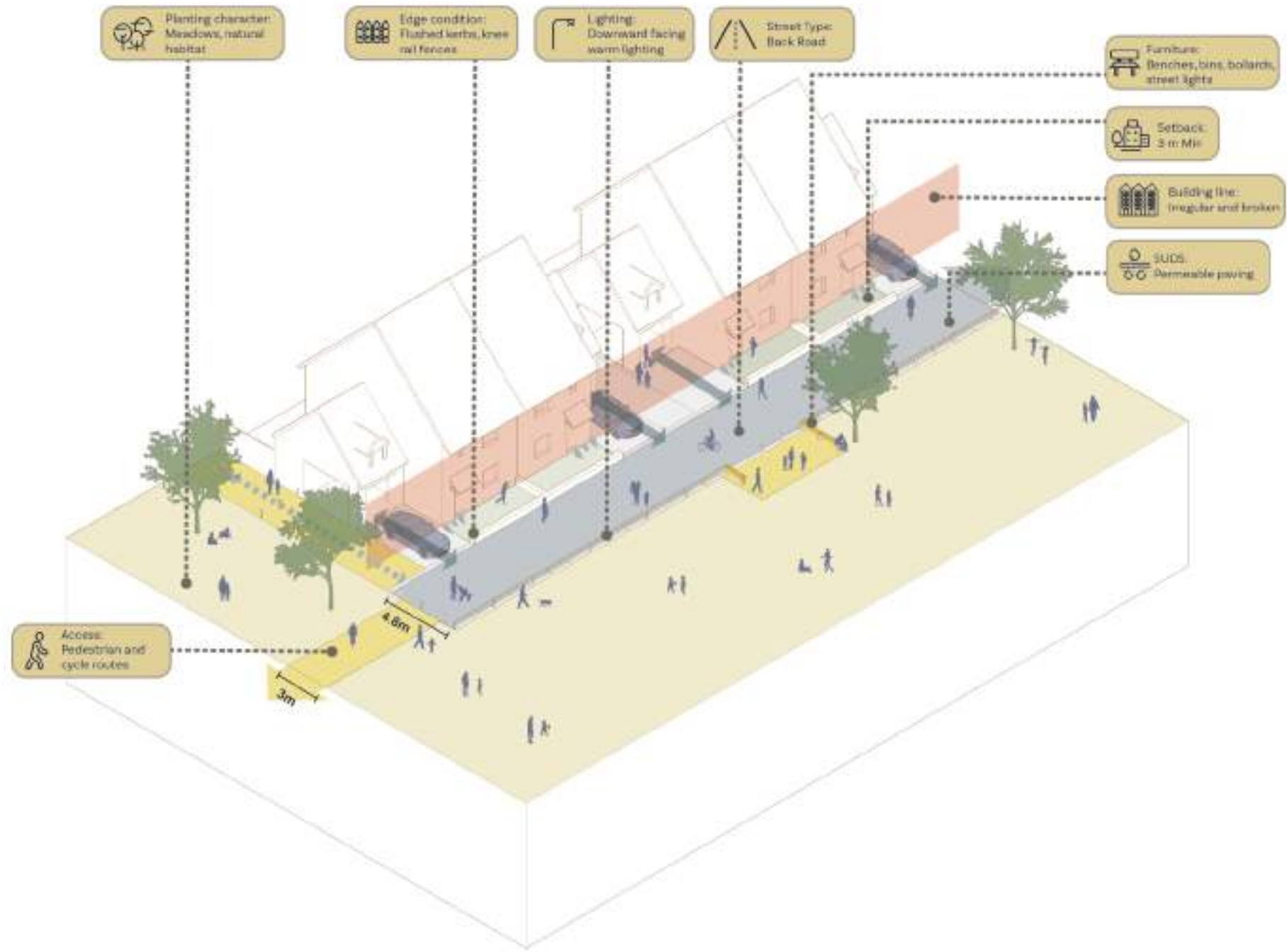


Back roads are therefore designed to act as infrequent vehicular access routes with the roads being narrower than usual at 4.8ms wide, pinching down to 3.7m in parts.

They would have seamless edges, with raised kerbs delineating between the natural areas and the vehicular movement routes, with posts or knee rail fences as added means to restrict traffic.

Pedestrian and cycle paths would lead away from these roads into the rural edges of the neighbourhoods.

Feature	Design Codes	Rationale
Set back	3m min.	To allow for a transition between the natural edges and the neighbourhood border
Edge condition	Flushed kerbs and shared surfaces. Front gardens with a flushed kerb edge, knee rail fences to separate from open spaces.	Streets are narrow and therefore naturally discourage parking. Flushed kerbs and continuous surfaces encourages pedestrian activity
Building line	Irregular and Broken	Allows for the public realm defined, while the broken line allows a loosening of the built form
Street Type	Back Road	Back Roads as designed within the Movement Chapter of this Design Code
Furniture	Street lights, bollards, street benches, bins	Provides required basic furniture to support street infrastructure. Provides a consistent character to the streets while also encouraging social activities
Lighting	Downward facing warm lighting to paths and streets. Lighting to have simple rural character	To allow for security and visibility while also not being detrimental to wildlife. Lighting features can be used to add rural identity to streets
Access	Pedestrian and Cycle access on street, No separate paths for pedestrians and cyclists	Quieter streets on the boundaries of the neighbourhoods with no through paths.
Parking	No on-street parking	Street designed to discourage on-street parking. Longer stay parking to be within parking courts
Planting Character	Meadows and natural habitat	Streets are on the edge of the neighbourhoods and therefore would be surrounded by natural habitat
SUDs	Permeable paving surfaces	Allows for rainwater from pavements and streets to be drained into SUDs
References	Refer to Healthy Street, Quality Spaces Guidance Documents, BNG Strategy for details of habitat considerations	Allows for well considered designs



PARKING COURTS

The masterplan and the street hierarchy aims to minimise the need for on street parking. The street designs therefore include parking courts to the backs of houses aiming to provide parking solutions for residents and visitors alike.

The parking courts within the masterplan would also serve a multifunctional purpose, and can also be used as public spaces for the neighbourhood block. This can be achieved, as seen in the adjacent images through the inclusion of various types of paved surfaces and integrating planting and amenity greens within these spaces.

The inclusion of benches, placed in a way to encourage social activities can also help improve the functionality of these spaces and allow the to be used by people and not just cars.

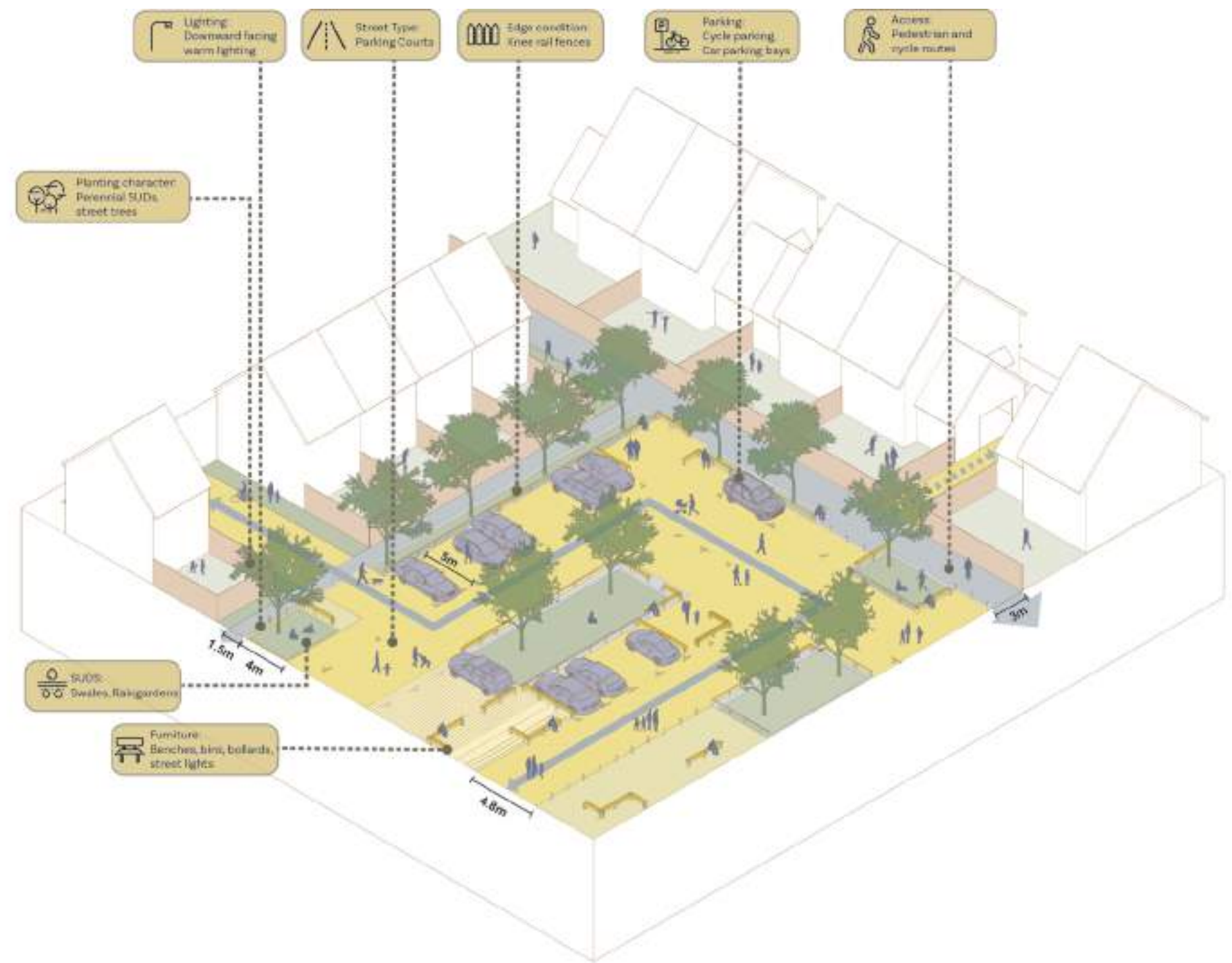
Parking courts should be designed with people in mind. This can be done by using shared surfaces and with variations in paving and grass surfaces.



Pockets of social spaces alongside amenity planting areas should also be created to encourage local groups to gather and benches provided to support the multifunctional use of these spaces.

These spaces would also benefit from the inclusion of trees with wide spreading canopies, such as Yoshino Cherries, or other striking trees such as Ginkgo biloba, which will bring character to these spaces.

Feature	Design Codes	Rationale
Edge condition	Raised kerbs, knee rail fences to edges and raingardens	Prevents accidents and vehicles from going on to pedestrian paths
Street Type	Parking courts	Parking courts as designed within the Movement Chapter of this Design Code
Furniture	Street lights, bollards. Benches organised to encourage social spaces and activity.	Provides required basic furniture to support street infrastructure. Encourages social activity and creates gathering spaces
Lighting	Downward facing warm lighting to paths and streets	To allow for security and visibility while also not being detrimental to wildlife
Access	Pedestrian and Cycle paths along edges, Pedestrian and cycle access throughout.	Allows for and encourages active travel and movement along the street
Parking	Parking to be provided for residents and visitors. Parking to consider visitor to any nearby public spaces with higher levels of activity.	Street designed to discourage on-street parking. Temporary parking allowable for drop off and pick ups. Longer stay parking to be within parking courts
Planting Character	Perennial SUDs planting and Street trees. Street trees to be unique and with seasonal quality, providing key features of interest. Amenity landscape areas to also be included.	Allows for greening of the streets, encourages biodiversity and creates unique character for parking areas, thus creating interesting spaces. Inclusion of mown grass area will allow spaces to be broken up and not just for cars
SUDs	Raingardens	Allows for rainwater from pavements and streets to be drained into SUDs
References	Refer to Healthy Street and Quality Spaces Guidance Documents, EV charging details	Allows for well considered designs



4.11 PUBLIC REALM MATERIALITY

MIXED USE ACTIVITY ZONE

The colour palette for mixed use areas will aim to set these areas slightly apart from the residential and community spaces surrounding them. These would therefore include interesting furniture and other elements that would aim to give these spaces their own identity and encourage areas of higher activity.

This can be achieved by using cooler grey tones and natural hard wearing stones such as granite within the public realm setting. These neutral tones are carried through with the cooler tones of stainless steel in other, more mundane street furniture, such as bollards and bins.

Accents to the public realm can be done by introducing colourful social street furniture in benches, cycle stands and lighting elements. Colour can further be added through encouraging the use of well designed signage and flags that add pops of colour and nurture interest.

FURNITURE



Timber top benches with unique character



Cycle stands



Traditional lighting with flower baskets



Litter bin

EDGE CONDITION



Flushed kerb edges with change of paving surfaces



Stainless steel bollards



Colourful flags for events



Colourful well designed signage

SURFACES



Granite effect paving



Permeable block paving



Shared surfaces and edge conditions

COMMUNITY AREAS

The palette for community areas contrast with the materials in the mixed use settings, with these areas inherently requiring lower public engagement and activity.

This palette make use if natural finishes to furniture and boundary elements. This also serves a dual purpose as untreated materials will tend to require less maintenance and last longer in the rural setting.

Warm tones within the materials allow for these spaces to stand out as areas that have softer feels in keeping with the rural settings.

FURNITURE



Picnic benches



Signage with ecological information



Warm toned lighting



Stainless steel litter bins

EDGE CONDITION



Timber knee rail fence



Timber bollards



Silver granite kerb

SURFACES



Coloured Asphalt



Hoggin paths through natural open spaces



Warm toned permeable paving

PLAY AREAS

The colour scheme and material choices of the play areas are determined by each typologies. The general tones of the play spaces should include natural materials, tones and finishes.

The destination play areas include colourful surfaces and accent colours in play equipments. This is to highlight this play area as a place to come to, which would attract people from the nearby areas as well as new residents.

Formal, Informal & Nature play areas would be distinctly calmer, making use of natural materials and surface materials with restricted use of colour in play equipments. Surfaces would be of playground sand and natural bark mulch.

PLAY EQUIPMENT



Timber Play Structures



Sensory Play equipment



Natural elements for play

EDGE CONDITION



Chainlink fence for play pitches



Metal childproof fence for destination play



Timber childproof fence

SURFACES



Colourful rubber mulch surfaces



Playground sand surface



Natural bark mulch surfaces

STREETS

The material palette of the streets would inherently be very similar to those being used in the community social spaces.

The palette would carry forward a similar use of natural surface and finishes in elements of street furniture. Warm tones of the community spaces would be carried through these areas, with the added use of asphalt for road surfacing material.

Street surfacing materials would also include edges of timber knee rail fences, low timber posts and raise granite kerbs.

FURNITURE



Public benches with backrests and armrests



Bus Stops with sedum roofs



Well designed signage



Stainless steel litter bin

EDGE CONDITION



Timber knee rail fence



Timber posts as vehicle barriers



Kerb

SURFACES



Asphalt



Permeable block paving



Block paving with warm tones and brick effects



COMMUNITY PLACEMAKING

We have combined the four design code characteristics:

Identity

Built Form

Uses

Homes & Buildings

Like the Community Infrastructure, these four characteristics highlight the significance of people and the positive community influence an integrated design strategy, that positively addresses building design, can have.

It emphasises the need to comprehend buildings not just individually, but as part of their neighbourhoods, ensuring practical design and harmony. This perspective also stresses the importance of understanding how these buildings collectively create cohesive and well-coordinated streetscapes that reflect the quality of character in each area.

The design code therefore aims to establish an integrated design approach, bringing the unique characteristics of its neighbourhoods to life through the following parameters:



Identity - Attractive and Distinctive.

One Horton Heath will be a well-designed place with a compact design embracing gentle density with a considered and legible pattern of development. It will include memorable features to ensure recognisable streets with quality materials and locally distinctive architecture. Social cohesion will be promoted through inclusive layout and designs.

Identity: Emphasising the individuality of each area, this coding element focuses on the characteristics that define each neighbourhood, fostering a strong sense of place and community.

Character Areas Framework Plan: This outlines the distinct neighbourhoods within the community, each with its own unique features and functions, ensuring a diverse yet unified building design.

Overall Spatial Consideration: This outlines the principles guiding the spatial treatment of the character area, encompassing public spaces, streets, play areas, frontages, and more.

Building Design & Elevation: Detailed guidelines for the design and height of buildings help maintain architectural integrity and aesthetic appeal, contributing to a unified and attractive streetscape.

Palette of Materials & Use: By specifying a range of materials and their appropriate applications, this code ensures consistency and subtle distinction in the character of buildings throughout the community.

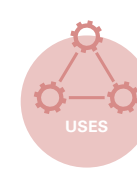


Built Form - A Coherent Pattern of Development.

One Horton Heath will create and sustain a unique identity and user experience. Gentle density and built form is supported by attractive architecture, layout, and materials that create a legible pattern of development. A quality approach to architecture and materials helps focus on community, wellbeing and social cohesion and an appetite to embrace social and technological advances.

Compact Development & Density: This focuses on creating a well-planned, dense urban environment that maximises space efficiency and fosters a vibrant community atmosphere.

Built Form Principles: This guidance emphasizes traditional perimeter blocks to define streets and public spaces, promoting walkability and social interaction. It prioritizes street connectivity, safety, and aesthetics to support community life. Consistent building lines create a harmonious streetscape, while height and massing controls ensure a balanced, proportionate urban form.



Uses - Mixed and Integrated.

One Horton Heath will include a mix of uses with services, facilities and community uses in the Local Centre acting as an anchor. Socially inclusive housing for all demographics will be integrated supporting a balanced and mixed community.

Variety and Activity: The development promotes efficient land use by combining higher-density housing, mixed uses, and green corridors to support social and environmental benefits. It features diverse housing types and tenures across character areas, with flexible spaces that can adapt to changing community needs. Active frontages in the Local Centre and residential zones are carefully designed to create vibrant, safe, and engaging streetscapes while respecting privacy.

Community: Schools, nurseries, community facilities, and local services are key to fostering a strong, inclusive community.



Homes & Buildings - Functional, Healthy, and Sustainable.

All homes and buildings at One Horton Heath will have high quality internal and external living environments supporting the comfort of their users and minimising running costs.

House Quality: Space standards define the minimum internal requirements for new homes, including floor area, bedroom sizes, storage, and ceiling heights. Accessibility is also crucial, ensuring homes are easily usable by all, including older and disabled people, with flexibility to adapt to changing needs.

Health and Wellbeing: Comfort and wellbeing guide the design of walkable neighborhoods, green spaces, and quality homes with natural light, ventilation, privacy, and outdoor space. Security is ensured through natural surveillance, safe parking, and clear boundaries. Private gardens with set minimums enhance both safety and quality of life.

House Typology: Diverse house types with features like front gardens, privacy strips, dual aspects, terraces, and flexible parking to enhance liveability and streetscape appeal across different urban settings.

Typical Apartments: Apartment layouts allow flexible blocks with corner units, stair cores for safety, and mixed ground-floor parking. Floor designs stack services and balconies consistently.

5

IDENTITY

- CHARACTER AREAS FRAMEWORK PLAN
- CHARACTER AREA: LOCAL CENTRE
- CHARACTER AREA: NORTHERN GATEWAY
- CHARACTER AREA: PARKSIDE
- CHARACTER AREA: SOUTHERN GATEWAY
- CHARACTER AREA: CHALCROFT FARM

SECTIONS

CONTEXT

MOVEMENT

NATURE

PUBLIC SPACES

BUILT FORM

USES

HOMES &
BUILDINGS

IDENTITY

One Horton Heath will be aesthetically rooted in the surrounding area, creating homes in small neighbourhoods, each with its own distinctive character. At the heart of these neighbourhoods will be opportunities for local interaction to build a community. This will be bolstered by the market square and the convenient access to services and amenities. Both the building and the landscape designs will feature locally inspired and contemporary details, using traditional materials.

- Create a unique and coherent identity for neighbourhoods with consistent, distinctive and design elements.
- Combine buildings, streets, and landscapes to form attractive places.
- Embrace nature by integrating landscaping and inviting greenery throughout the development.
- Promote community pride and cohesion, enhancing well-being for residents and visitors.
- Address climate change and supports healthy, active lifestyles through sustainable practices and design.



5.1 CHARACTER AREAS FRAMEWORK PLAN

The character area plan identifies these neighbourhoods and aims to break down the characteristics of each area that aim to reflect the immediate context, while creating avenues and pathways that gently follow architectural identity. These character areas consist of:

Local Centre

LOCAL CENTRE is the heart of One Horton Heath, featuring the most formal and urban development pattern. This neighbourhood balances retail, employment, residential, and senior living spaces, alongside a new primary school, destination play area, and sports pitches. It serves as the community's central hub and a key nodal point for the entire One Horton Heath residents.



Northern Gateway

FIR TREE FARM responds to the setting of the Grade II Listed Fir Tree Farmhouse. Small-scale mixed uses are expected within the farmhouse and in appropriately designed and sited new buildings within its grounds. The neighbourhood incorporates through-routes for pedestrians and cyclists, including Fir Tree Lane, which combine with public open space in front of the farmhouse to create attractive areas and a suitable setting for the listed building.

QUOBLEIGH BREACH is a residential neighbourhood which forms the site's Northern Gateway. The Northern Gateway building cluster requires careful design and appropriate architecture to provide identity and a distinct transition from countryside to neighbourhood. The Avenue runs through the neighbourhood providing a prominent frontage. Quobleigh Breach also incorporates Foxwood Road, the Grade II Listed Fir Tree Farmhouse and two watercourse crossings.



Parkside

THE HOLME is an elongated residential neighbourhood near the Local Centre. It features Foxwood Road, providing a prominent street frontage and facilitating the movement of vehicles, cyclists, and pedestrians between neighbourhoods and the Local Centre.

THE HOMESTAL is a visually contained residential neighbourhood similar in character to The Folds. Accessible from Foxwood Road, it connects to the pedestrianised Fir Tree Lane. This neighbourhood incorporates numerous placemaking approaches to ensure clarity and ease of navigation.

THE FOLDS is the largest residential neighbourhood at One Horton Heath. Despite occupying a high point within the site, it is visually contained by mature trees. The area is segmented with a large central green space and diverse urban design approaches, with the most formal and dense development situated at its southern end, facing the Local Centre.



Southern Gateway

THE UPPER ACRE forms a key transition between the Local Centre and the southern residential neighbourhoods of the site. This residential area includes Foxwood Road, the Upper Acre green space, and prominent frontages onto Chalcroft Tolls, Burnetts Lane, and the sports pitches.

THE LOWER ACRE serves as the main southern entrance to the site, known as the Southern Gateway. This area requires strong signature architecture to provide a clear identity. The Avenue is a dominant feature running through the neighbourhood, which also includes Foxwood Road, the Lower Acre green space, and prominent fronts onto Chalcroft Tolls and Burnetts Lane.

CHALCROFT OUTFARM WORKS is located at the southern entrance to the site and serves as a commercial area with high accessibility to the strategic highway network. This neighbourhood occupies a prominent front onto the Avenue and Burnetts Lane roundabout, sharing visual importance with the Southern Gateway in the Lower Acre.



Chalcroft Farm

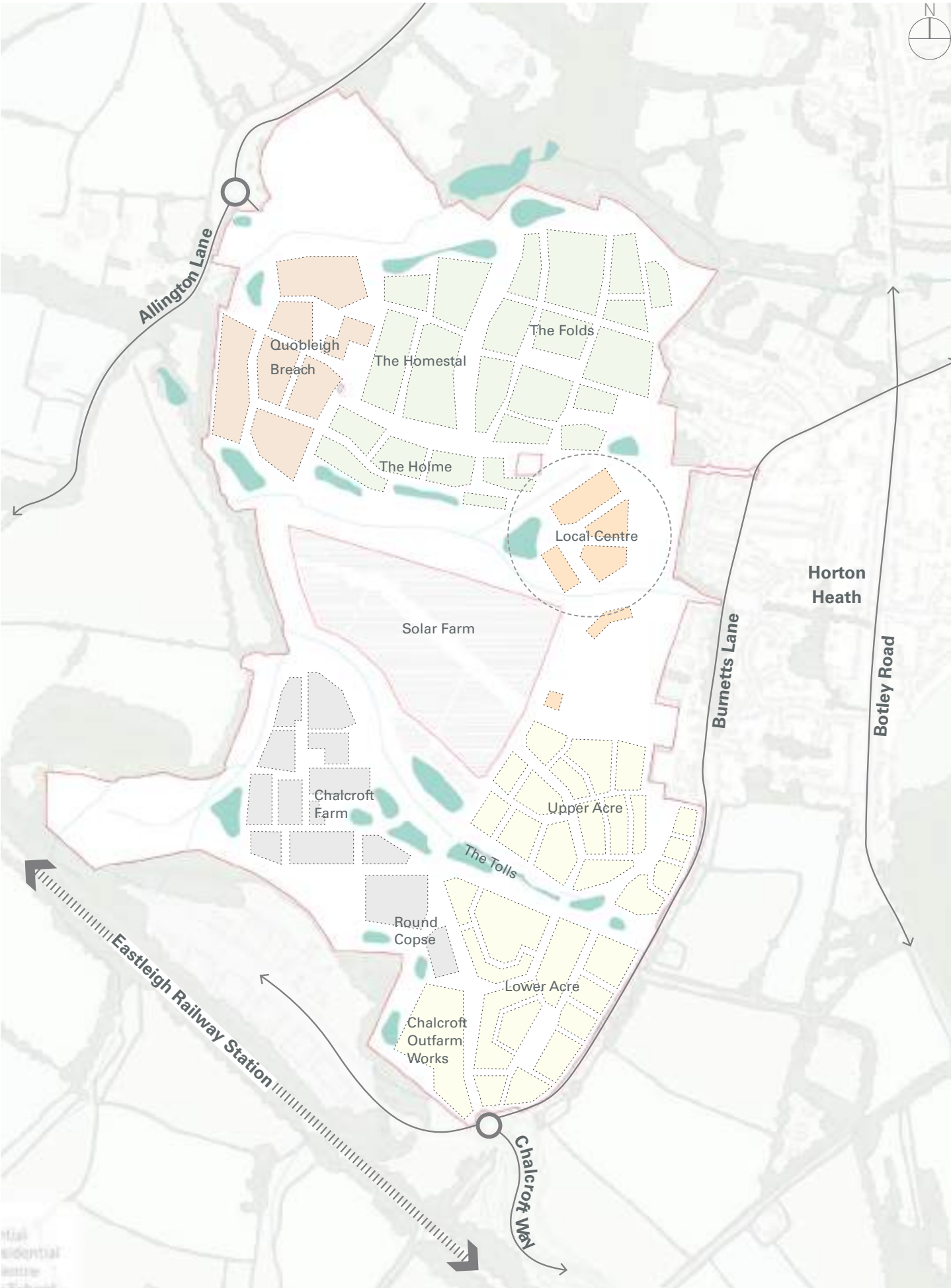
CHALCROFT FARM responds to its historic farmyard setting. This neighbourhood may feature small-scale retail and employment uses at its centre, with buildings designed to reflect the original farm's placement. The surrounding area is residential, designed to complement the central area. The Avenue runs to the east, providing key pedestrian and cycle access to the open space in the west.

ROUND COPSE acts as an entrance to the historic Chalcroft Farm cluster. This residential neighbourhood responds to strong mature tree lines and copses, drawing its name from an adjoining stand of ancient trees. It also accommodates a key pedestrian and cycle route connecting east and west.



Key:

- Site Boundary
- Local Centre
- Northern Gateway
- Parkside
- Southern Gateway
- Chalcroft Farm
- Watercourse



5.2 CHARACTER AREA: LOCAL CENTRE

FRAMEWORK PLAN

The central hub of One Horton Heath is the Local Centre, featuring the most formal and urban development pattern. This neighbourhood provides a balanced mix of retail, employment, residential spaces, and provisions for older people, along with a new primary school, two play areas, and a sports pitch. Designed to serve as the community's core, the Local Centre is the focal point where all movement and green networks originate, terminate, or pass through. It caters for everyone and forms a crucial link to the existing Horton Heath community.

Strategically located at one of the highest points of the site and closest to the physical centre of both One Horton Heath and the Local Centre, this ensures convenient access from the outer edges of both the new and existing Horton Heath community. This prime location translates into a travel centre with high accessibility, which is easily accessible by walking, cycling, travelling by bus, or car from any direction. Large trees or other points of interest guiding people to and from the market square are used as part of an integrated wayfinding strategy.

Core Community Function:

The Local Centre is designed as the community's core, featuring a layout that connects all movement and green networks.

Integrated Wayfinding:

Tall landmark building and large tree, other points of interest, and prominent frontages guide users through the market square and connected corridors, enhancing navigation.

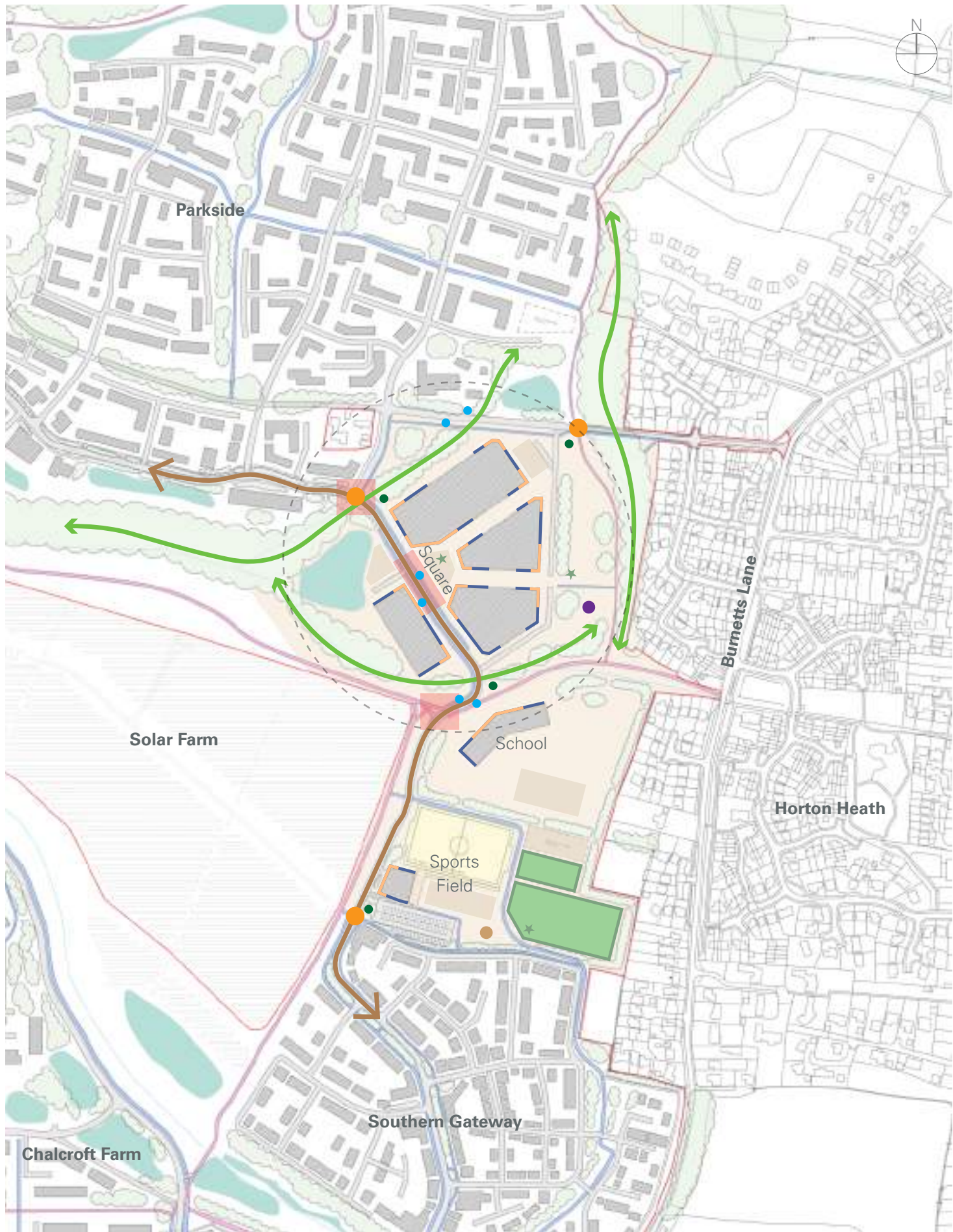
Movement Hub:

As a movement hub it is essential to the success of One Horton Heath, and central to the movement strategy outlined in this Design Code. Most importantly, the Local Centre is the point of attention catering to local needs that transform One Horton Heath into a thriving, successful, and integrated community.



Key:

- Site Boundary
- Wayfinding Element
- Meeting Point
- Non Residential Frontage
- Key Corners
- Green Corridors
- Main Road Passes the Area
- Vehicle Road
- Pedestrian and Cycle Route
- PRoW
- Vehicular Access to the Area
- Destination Play
- Nodal Area
- Allotments / Meeting Area
- Green Infrastructure / POS
- Watercourse / Pond
- Bus Stop



LOCAL CENTRE: OVERALL SPACIAL CONSIDERATION

The Local Centre and its adjoining public realm must be defined at ground level by activity, using a variety of mixed-uses (commercial, retail, food and beverage, and community use) to create a welcoming and diverse frontage. This collection should serve as both an architectural and social anchor for the wider development, drawing design inspiration from its location through the use of contrasting textures, varied massing, articulated façades, and memorable roof lines or silhouettes. A public square will form a key public space and focal point, visible from Foxwood Road and the routes to the Local Centre.

As a key point of convergence for the One Horton Heath community, this character area should encourage social interaction and dwell time, fostering a strong sense of place and community identity. The adjacent green spaces and community uses should be integrated to support inclusive and accessible movement patterns across the development, ensuring permeability and connectivity to and from the Local Centre.

Prominent mixed-use buildings with increased height should be strategically located to act as visual markers and focal points within the Local Centre. These elements will contribute to the character and legibility of the area while enabling diverse residential tenures and forms of local centre living that contrast intentionally with the more traditional building typologies across the wider development.

Activity Squares: Building design should address key spaces and providing overlooking opportunities that promote safety and security, adding to people's peace of mind, and allowing them to use and move through the space comfortably.

Flexible Spaces: Spaces within the primary centre should be flexible and accommodate opportunities for local businesses and community events.

Transport: Parking for cyclists should be prioritised with considerate approaches to accommodating car parking/ EV charging.

Frontage and Nodes: Active frontage should entice users to spend time within the space and possess a legible architectural pattern.

Green Space and Landscape: Green space and strategic landscape should be a primary focus to encourage spending time outside and convenient and comfortable places for people.



THIS DIAGRAM DEMONSTRATES HOW A SECTION OF THE LOCAL CENTRE CHARACTER AREA CAN BE DEVELOPED ACCORDING TO THE PRINCIPLES OUTLINED WITHIN THE DESIGN CODE.



LOCAL CENTRE: ACCESS AND CONNECTIVITY

Vehicle Routes:

Foxwood Road forms the primary vehicular spine through the development, providing direct access to the Local Centre and connecting the broader area via Parkside and Southern Gateway. The main road integrates bus transit and stops, it facilitates public transport movement through the site, enhancing accessibility and promoting sustainable travel. Vehicular routes connect key destinations including the Local Centre, school, and sports facilities, ensuring efficient circulation while minimising conflict with pedestrian and cycle movements.

Cycle and Pedestrian Routes:

A continuous main pedestrian and cycle route (blue dashed line) runs through the heart of the site, linking the area, Parkside, and Southern Gateway. This route offers a safe, attractive, and direct connection for cyclists

and pedestrians and encourages active travel. Several Public Rights of Way (PRoW) (pink dashed lines) cross the site, providing additional permeable connections to the surrounding green spaces and residential areas. Smaller pedestrian and cycle links (blue lines) offer finer-grain accessibility, supporting local trips within the neighbourhood.

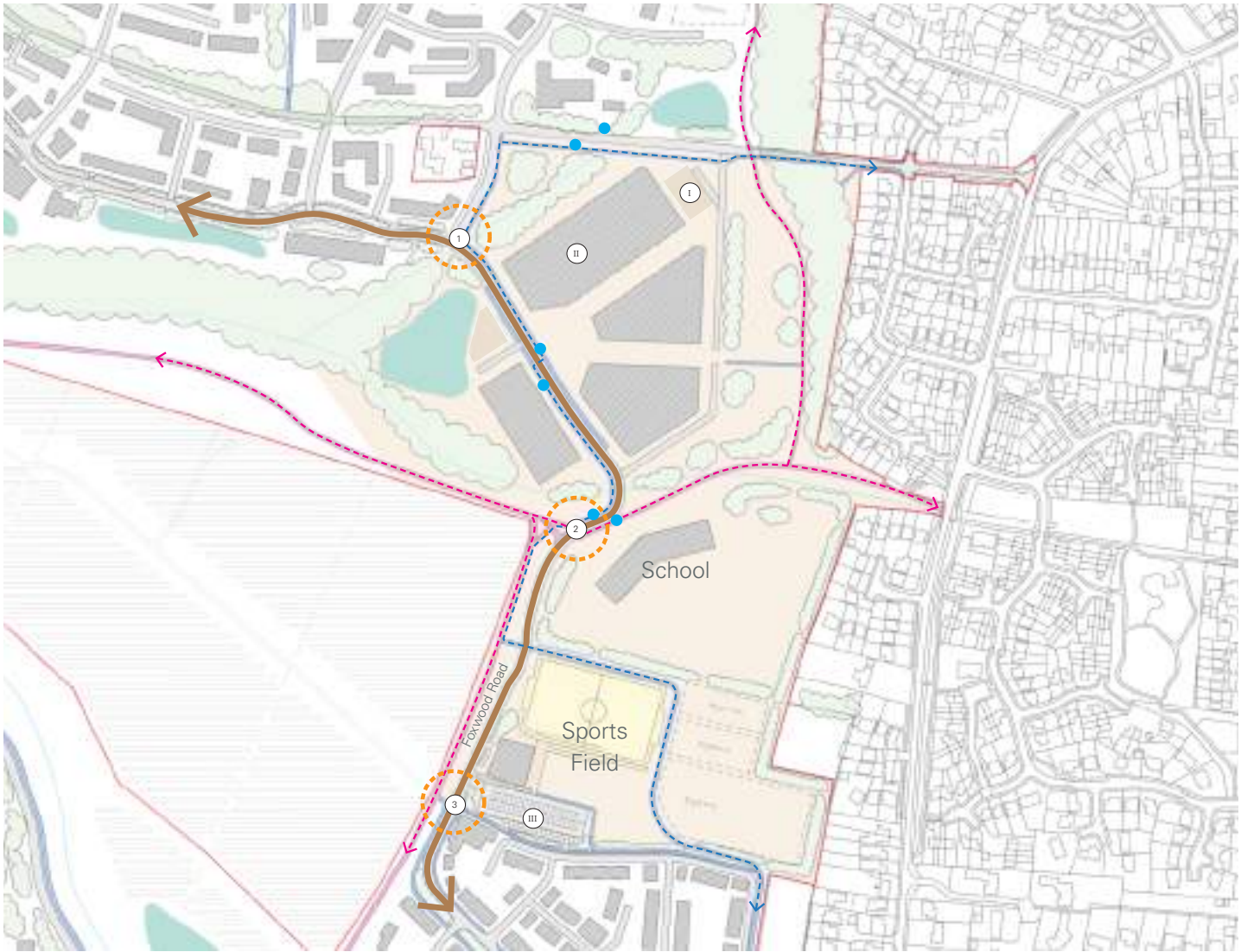
Gateways and Junctions:

Intersection 1 and 3 are identified as the primary entrances to the area. **Intersection 1** provides a strong link from the northern residential neighbourhoods, while **Intersection 3** connects the southern residential areas via Foxwood Road. **Intersection 2** is located at the heart of the development where main vehicular, bus, pedestrian, and cyclist routes converge. Due to its central location near both the school and Local Centre, **Intersection 2** is expected to be a busy and dynamic

node. Careful design interventions will be required for, and traffic calming or shared surface strategies may be necessary to manage traffic flow safely and efficiently.

Car Park:

Location I has been allocated for surface-level parking to serve the Local Centre. This parking area is intended for short-stay and visitor use, providing convenient access to shops, amenities, and the bus stops, while ensuring that it does not dominate the public realm. **Location II** is considered for a potential rooftop car park, integrated with the larger Local Centre buildings. This approach would maximise land use efficiency and activate the street level for pedestrians. **Location III** provides parking dedicated to the Sports Field, accommodating visitors attending sports events and community gatherings. This parking facility may also offer shared-use opportunities during off-peak periods.



Key:

- Site Boundary
- Intersection
- Main Road
- Main Pedestrian and Cycle Routes
- PRoW
- Vehicle Road
- Pedestrian and Cycle Routes
- Bus Stop

LOCAL CENTRE: GREEN, NATURE, AND PLAY

Green Corridors/Spaces:

The Local Centre is embraced by a network of green corridors that create continuous, attractive links through the development. These corridors promote biodiversity, encourage active travel, and provide a natural setting for the community. **Space A**, located adjacent to the Local Centre, offers an open green space that serves as a central hub for relaxation, recreation, and informal gathering. This space strengthens the relationship between built form and landscape, offering residents and visitors a welcoming, accessible environment.

Natural Spaces:

To the west of the site, a significant area of natural green space enhances the site’s ecological value and offers opportunities for nature-based activities. The integration of the pond into the green infrastructure provides both visual interest and ecological benefits, reinforcing the

site’s commitment to sustainable and nature-led design.

Play Provision:

Destination Play is strategically located next to **Green Space A**, forming a key recreational node within the development. Positioned to ensure accessibility, the Destination Play area falls within a 1000-metre radius, effectively serving the entire One Horton Heath community and providing a central, high-quality play facility. Additionally, an informal and natural play area is positioned adjacent to the sports field and allotments. Designed to encourage creative and unstructured play, this facility is easily accessible within a 300-metre walking distance, offering local residents, particularly young families, an easily reachable and nature-integrated play experience.

The sports pitch in the sports field forms an essential

part of the community’s recreational offer. It provides a formal, organised space for sports activities, fostering active lifestyles for all age groups. Beside the pitch, a flexible sports area (**B**) is integrated into the landscape. This flexible space allows for a range of uses, from informal games to community gatherings and outdoor events, supporting inclusive and adaptable recreation opportunities that can evolve with the community’s needs.



Key:

- Site Boundary
- Green Corridors
- Destination Play
- Informal / Natural Play
- Green Infrastructure / POS
- Allotments / Meeting Area
- Watercourse / Pond





LOCAL CENTRE: USE, DENSITY, AND TENURE

Use:

The Local Centre will be a vibrant mixed-use area, with retail units located at ground floor level and residential apartments above. The retail offering is intended to provide a rich variety of amenities for residents and visitors, including shops, restaurants, cafés, bars, and a supermarket, creating an active, lively frontage throughout the day and into the evening. The school building will accommodate both a primary school and early years education/ nursery facilities, offering a cohesive and accessible environment for families. The sports building, located adjacent to the school and sports fields, will house community sports facilities, providing a hub for indoor activities as well as essential amenities such as changing rooms and toilets to support users of the outdoor sports pitches.

Density:

The Local Centre is designed to rise up to six storeys, allowing for a strong urban character and a sense of place while maintaining a human scale appropriate to its community-focused role. The retail (supermarket) may remain a single-storey building or could be integrated into a mixed use multi-storey building. The school building is planned to be up to two storeys in height, providing sufficient space for the educational facilities without overwhelming the surrounding landscape. Similarly, the sports building will also reach up to two storeys, balancing the need for flexible internal spaces with a massing that sits comfortably within the wider development.

Tenure:

The residential element within the Local Centre will offer

a diverse tenure mix to foster an inclusive and sustainable community. A combination of private rented sector (PRS) units and homes for open market sale will ensure a broad range of housing options, encouraging a dynamic and resilient neighbourhood where people from different backgrounds and life stages can live and thrive together.



Key:

- Site Boundary
- Mixed-use (up to 4 storeys with a landmark element up to 6 storeys / 24m)
- Sports Facility (up to 2 storeys)
- School (up to 2 storeys)

LOCAL CENTRE: KEY BUILDINGS AND AREAS

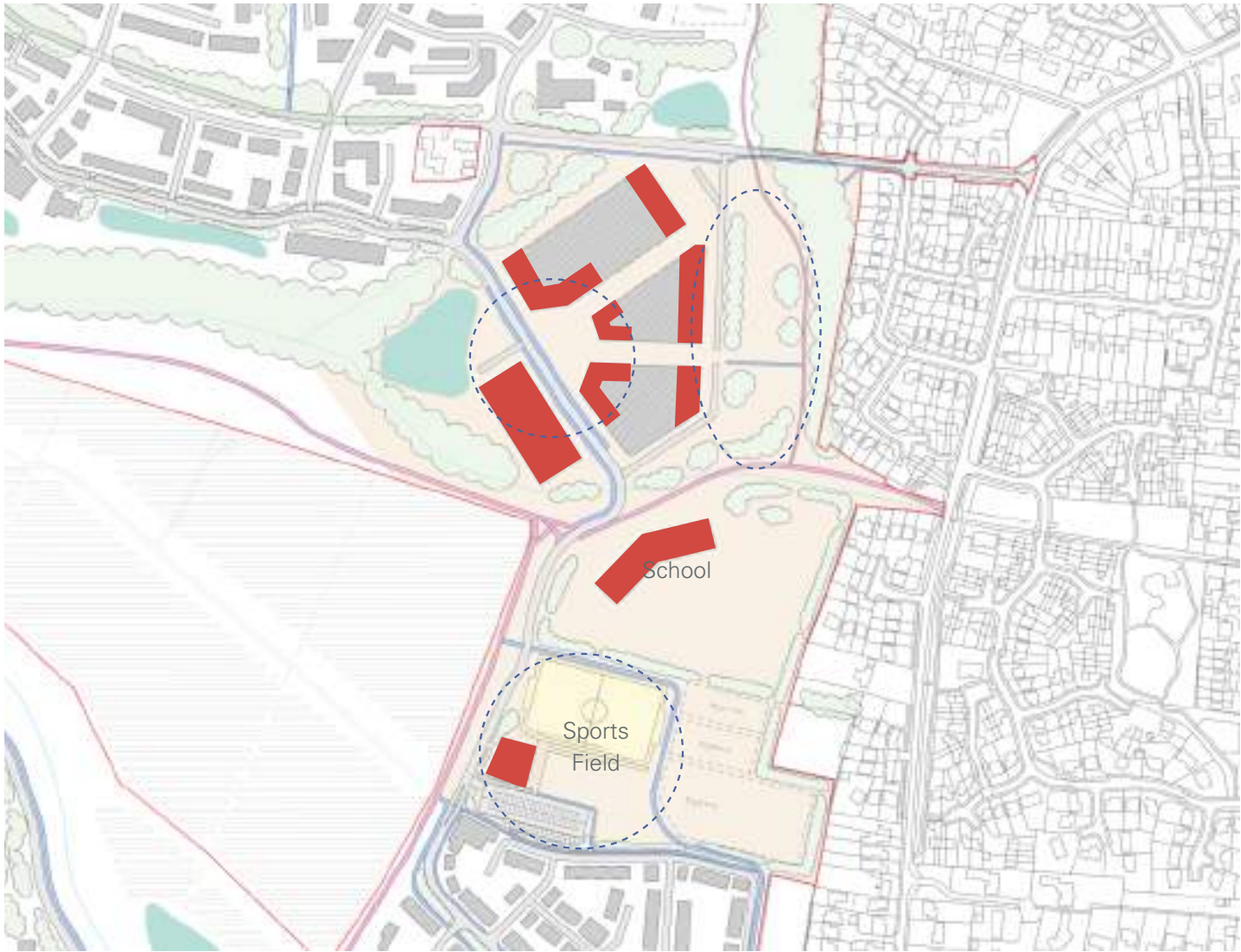
Key Buildings:

The buildings framing the central square play an important role in defining the character and vibrancy of the Local Centre. Their active frontages and strong presence will help create a welcoming and lively heart to the community. Equally, the buildings overlooking the main green open space are significant, providing natural surveillance and helping to animate this vital public realm. The school and the sports building, positioned along Foxwood Road, are key landmarks within the development, aiding wayfinding and contributing to the legibility of the site by creating strong visual anchors.

Key Areas:

The Local Centre Square will serve as a central hub for community life, supporting a variety of activities and encouraging social interaction. The green open space is another key asset, offering a softer, more informal setting

for recreation, relaxation, and community gatherings. The sports field to the south will become a highly active zone, accommodating a formal pitch, a flexible multi-use sports area, and an informal play space, ensuring that it caters to a wide range of users and sporting needs throughout the year.



Key:

- Site Boundary
- Key Area
- Key Building



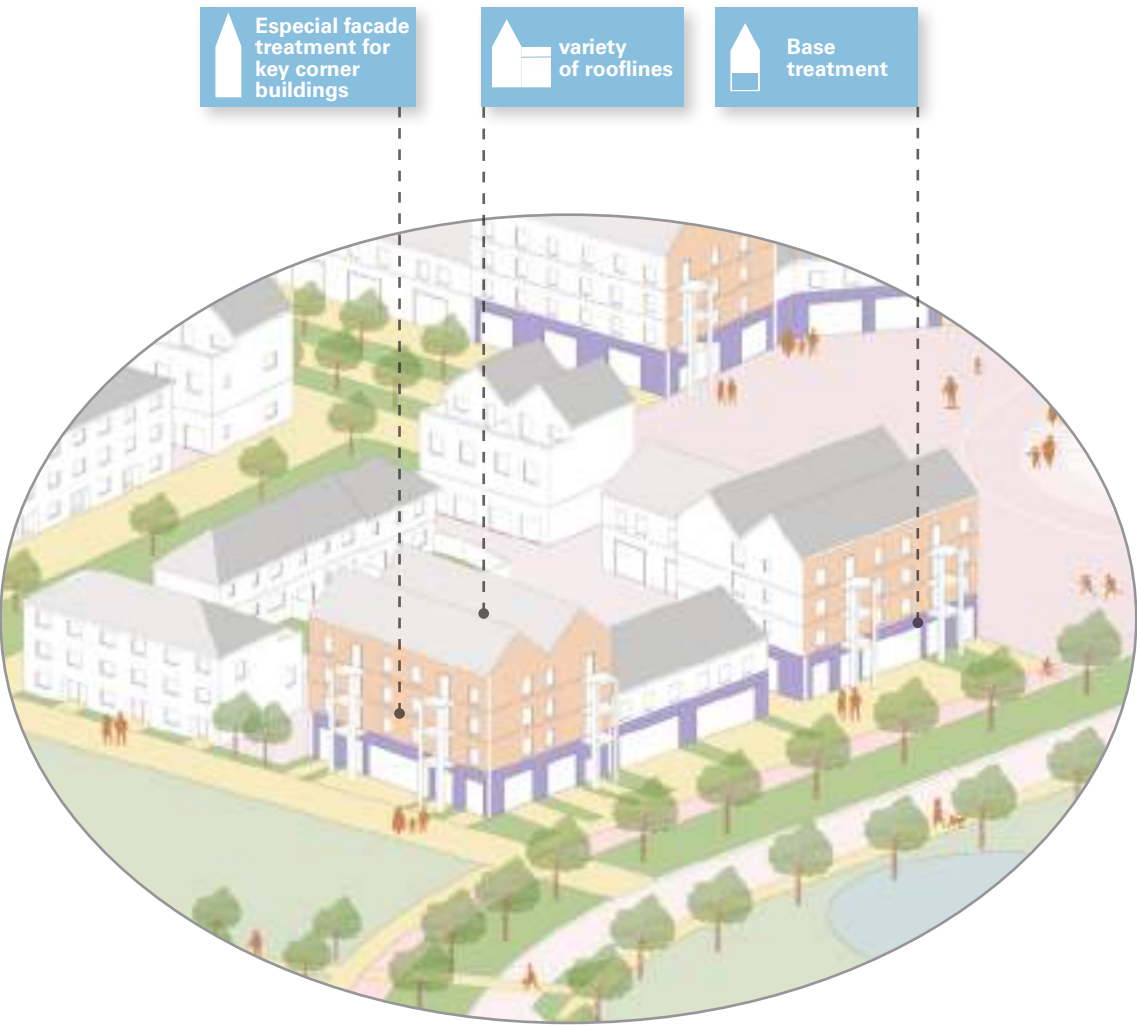
LOCAL CENTRE: BUILDING AND ELEVATION

Building Style and Heritage:

Buildings within the Local Centre should maintain a cohesive relationship with the surrounding context, ensuring a sense of continuity and integration with the wider development. However, they should also incorporate distinct architectural features, materials, and detailing that help establish the Local Centre as a recognisable and vibrant focal point within the community.

Elevation Treatments:

The treatment of key frontages must be carefully considered to ensure active, attractive, and engaging elevations. Special attention should be given to the articulation, materiality, and rhythm of façades to create a high-quality public realm and reinforce important routes and spaces.



Indicative elevation along the Foxwood Road passing through the Local Centre Character Area

LOCAL CENTRE: MATERIAL PALETTE

The development should incorporate a diverse use of materials that reflect the local area, with brick being the predominant material and primary choice.

Various brick colours, consisting of yellow, silver, red and rural white, will offer a distinctive and attractive variety of shades. A mix of bricks should be used to create visual variation throughout the development. The illustrated brick palette demonstrates a range of yellow-grey-white shades, including both light and dark tones, alongside soft reds, and highlights the importance of mortar choices.

The brick selection should be thoughtfully combined with other accent materials from the palette. These materials and decorative techniques should be used generously and consistently, creating families of accent buildings and focal points rather than isolated decorative elements.

Decorative Brick Patterns:

Use contrasting bricks to form decorative patterns which illustrate the quality of place and entice people to spend time in a social setting.

Weatherboarding:

Reflecting its use in rural and agricultural buildings, boarding finishes should have dark or natural tones.

Roof Materials:

Approaches to materials in this location should either work with or provide an attractive contrast to the host building. Varied roof finishes as highlighted to the right will add texture and tone diversity across the development. This should be used in the significant character areas, particularly on focal point buildings. Roof verges and eaves must be consistently detailed, simple, and contemporary.

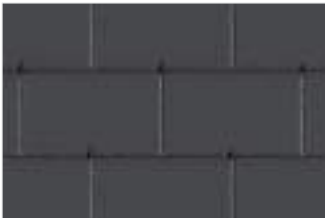
Rainwater Goods and Metalwork:

These should be simple in character and colour-matched with the overall design and aesthetic.

The provided material palette is not exhaustive. Additional quality materials can be incorporated to support the character of the development, providing they align with the principles in this design code.



Roof covering



Slate-fibre slate



Plain tile (red/blue)



Large format concrete



Metal roof

Elevation - Main



Silver / grey brick



Yellow brick



Urban / rural red brick



Urban / rural white brick

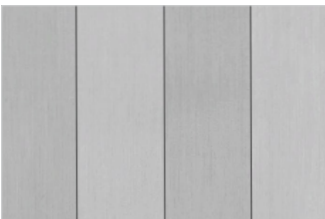
Elevation - Feature



Black metal element



Contemporary Glaze



Metal panel



Black weatherboard boarding

5.3 CHARACTER AREA: NORTHERN GATEWAY

FRAMEWORK PLAN

Fir Tree Farm complements the setting of the Grade II Listed Fir Tree Farmhouse, incorporating small-scale mixed uses, attractive and architecturally rich frontage. The neighbourhood features convenient transport links to the existing community on Allington Lane and to the neighbouring character areas. The public open space in front of the farmhouse, creating attractive areas that enhance the historic building.

Quobleigh Breach, the site's Northern Gateway, features a distinct entrance and will feature the most formal and prominent building cluster on the site, matched only by the Southern Gateway and Local Centre. Careful design and signature architecture, to transition from countryside to urban areas, will be used to build on the wayfinding and movement strategies. The Avenue provides a prominent front through the neighbourhood, which includes Foxwood Road, the Grade II Listed Fir Tree Farm House, and two watercourse crossings. The design fits with the area's diverse characters and respects ecological constraints. Key opportunities include primary wayfinding features, integration of existing trees and hedgerows, and sensitive treatment of the Avenue's southern boundary to manage topographical and ecological challenges.

Bespoke Statement Architecture:

To create a visually appealing and distinctive entrance, using bespoke architectural designs.

Prominent Building Cluster:

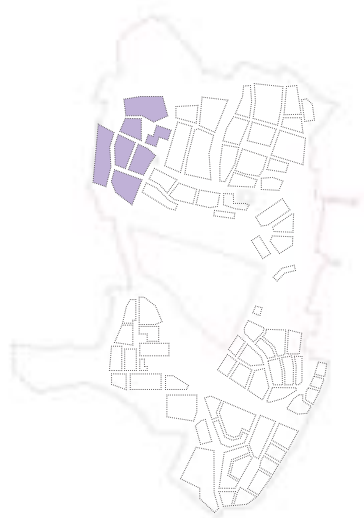
The gateway will host the most significant and formal buildings, emphasising its importance as a primary entry point.

Contemporary Design:

Apartment blocks will feature a combination of brick and full-height windows, complemented by key nodal spaces to create a unique and engaging facade.

Building Heights:

Structures will be between two to four storeys high, with variations to break up massing and enhance visual interest.



Key:

- Site Boundary
- Wayfinding Element
- ★ Meeting Point
- Prime Frontage
- Non Residential Frontage
- Key Corners
- Green Corridors
- Main Road Passes the Area
- Vehicle Road
- Pedestrian and Cycle Route
- PRoW
- Vehicular Access to the Area
- Formal Play
- Informal / Natural Play
- ▶ Entrance to Neighbourhood
- Nodal Area
- Green Infrastructure / POS
- Watercourse / Pond
- Bus Stop



NORTHERN GATEWAY: OVERALL SPACIAL CONSIDERATION

The Northern Gateway character area acts as the primary entry point from the north into One Horton Heath and will require careful design and appropriate signature architecture to provide identity and a distinct transition from the countryside to this neighbourhood. The identity of the built form along the Avenue moving south will need to consider how parcel blocks address key corners and green space, while creating architecturally interesting nodes to for a wayfinding strategy as people move south through the Avenue.

Focal Frontages:

Building façades on key corners and junctions should create visual interest and aim to distinguish the parcel blocks, and should be strategically designed to attract attention and serve as visual markers. This not only helps residents and visitors easily navigate the area by providing clear landmarks, but also aims to provide a sense of place and connection. Achieving this can come in many forms such as decorative materials or slightly taller or more prominent built form.

Nature and Landscape:

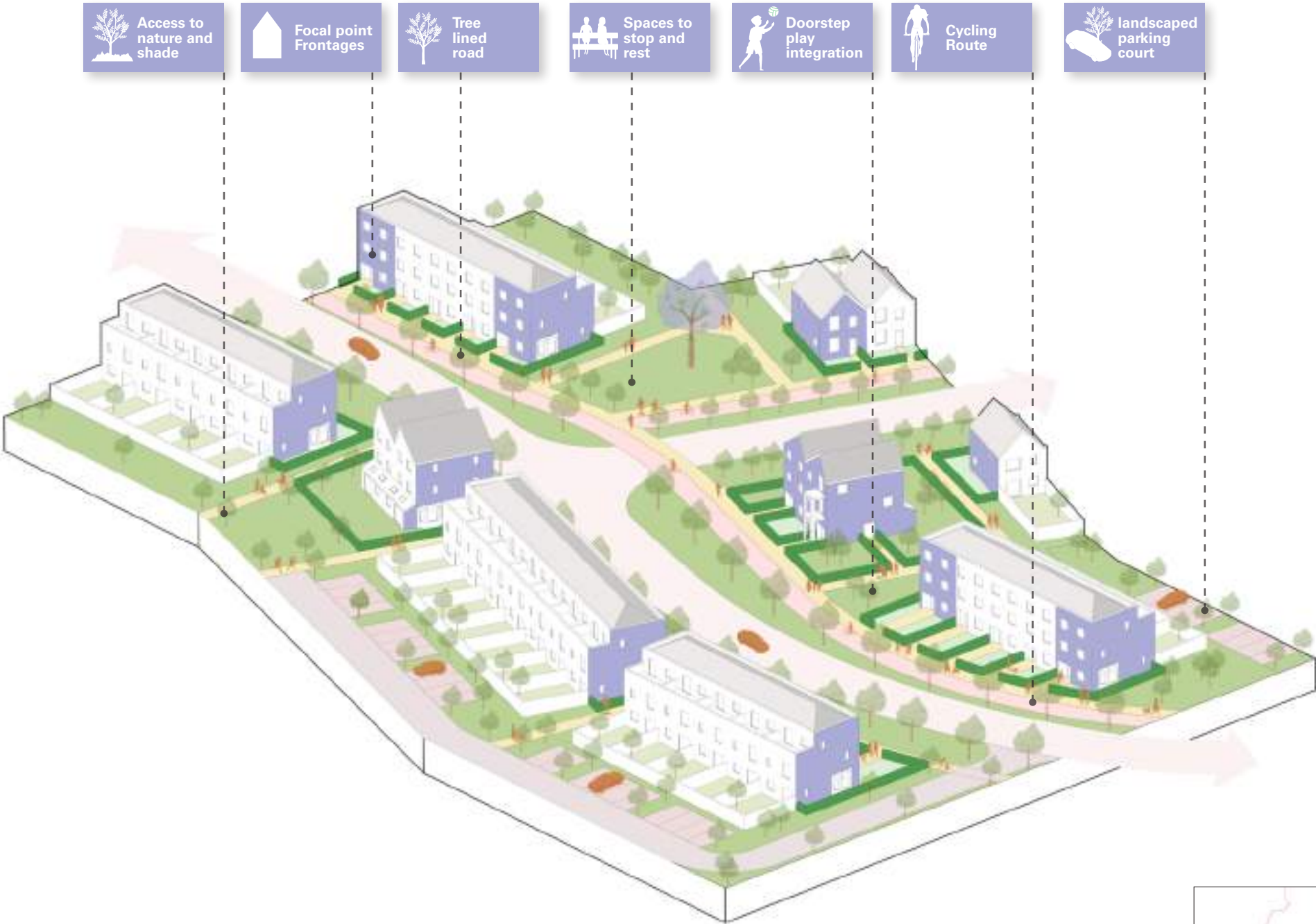
Access to greenspace and being surrounded by landscape is a key design feature of One Horton Heath and is a consistent theme within the different character areas. Emphasis should be placed on making these spaces as accessible as possible, while aiming to provide overlooking opportunities from the nearby building frontages to assist in creating safe and comfortable environments.

Play Space Integration:

Incidental greenspaces which are overlooked by the adjacent built form aim to use the space in-between buildings and give back to the community, creating opportunities for adults and children to spend time. These spaces also act as informal touching points along pedestrian and cycle routes integrating the space together.

Transport Routes:

Clearly designated pedestrian and cycle routes that are treelined will provide a pleasant transport experience. Strategic planting and landscaping should be used where possible to mitigate noise from cars, and shield pedestrians from vehicles. Personal vehicles should not disrupt the street harmony and where possible, should be located away from the main roads.



THIS DIAGRAM DEMONSTRATES HOW A SECTION OF THE GATEWAY NORTHERN GATEWAY CHARACTER AREA CAN BE DEVELOPED ACCORDING TO THE PRINCIPLES OUTLINED WITHIN THE DESIGN CODE.



NORTHERN GATEWAY: ACCESS AND CONNECTIVITY

Vehicle Routes:

The primary vehicle access points are located at the northern and southern ends of the site on The Avenue. This main thoroughfare runs north to south through the site, passing through Quobleigh Breach. Foxwood Road branches off from The Avenue and serves as an important secondary route within the parcel.

Cycle and Pedestrian Routes:

A designated cycle & pedestrian **Route A** runs along The Avenue, providing continuous north-south connectivity through the site. Another key route is Fir Tree Lane (**B**), which also accommodates both cyclists and pedestrians.

Two Public Rights of Way (PRoW) intersect the area — one to the north and one to the south — further enhancing the site's permeability for non-vehicular movement.

Gateways and Junctions:

Intersection 1 serves as the principal entrance to the area and marks the main gateway to One Horton Heath. **Intersection 6** is another significant entry point situated along the Avenue. **Intersection 1** is planned around existing trees and framed by new apartment blocks to create a strong visual entrance. **Intersection 6** is proposed to be defined by a prominent apartment building, providing a clear sense of arrival.

Intersection 2 facilitates the connection between the cycle route and a local neighbourhood road, both of which are designed to support safe and shared use by pedestrians and cyclists. **Intersection 3** on the Fir Tree Lane is subject to a Traffic Regulation Order (TRO) that excludes vehicle access, except for access to an existing garage on the eastern edge of the site, which is under third-party ownership. **Intersection 4 and 5** are expected

to experience higher traffic volumes and will be key nodes in the overall movement strategy.



Key:

- Site Boundary
- Intersection
- Main Road
- Road to Neighbourhood
- Main Pedestrian and Cycle Routes
- PRoW
- Vehicle Road
- Pedestrian and Cycle Routes
- Bus Stop

NORTHERN GATEWAY: GREEN, NATURE, AND PLAY

Green Corridors/Spaces:

The area is structured around a network of green corridors and open spaces that enhance ecological connectivity, support biodiversity, and provide valuable recreational routes. Two principal green corridors run through the area: one to the east, adjacent to Parkside, and another following Fir Tree Lane. These are complemented by a continuous green buffer that wraps around the site's northern, western, and southern boundaries, integrating the development into its natural setting.

Natural Spaces:

To the north of the site lies a significant natural open space, offering opportunities for informal gatherings and community-led activities. This area also holds potential as a location for public art, helping to reinforce a sense of identity at the northern entrance. Additionally, the

grounds surrounding Fir Tree Farmhouse, a listed building, are preserved as open space, adding heritage value to the green infrastructure network.

Play Provision:

The play strategy is designed to cater to a wide range of age groups and encourage outdoor activity close to home. Two informal or natural play areas are located within major open spaces: one in the northern green space and another adjacent to the pond in the southern part of the site. These encourage exploration and play within a nature-led environment and lie within a 300-metre catchment of the majority of homes. A formal play area is positioned near the eastern edge of the site, next to Parkside. Strategically located, it ensures accessibility for most residents within a 500-metre walking distance and provides a structured recreational environment for children and families.



Key:

- Site Boundary
- Green Corridors
- Formal Play
- Informal / Natural Play
- Green Infrastructure / POS
- Watercourse / Pond





NORTHERN GATEWAY: USE, DENSITY, AND TENURE

Use:

The area will primarily consist of family housing, with a proposed mix of approximately 75% houses and 25% apartments. Apartment buildings will be strategically located at key junctions and access points to serve as visual markers and gateway elements within the scheme.

Fir Tree Farmhouse is proposed for mixed use, with the retention and sensitive integration of the listed building into the wider development. The grounds of the listed building will accommodate small-scale mixed use units, helping to activate the area while maintaining a use compatible with its historic character. An alternative provision of a small number of senior living units is also being considered. All uses will be carefully integrated with the heritage setting of the listed building to ensure that the development is respectful and complementary.

Density:

The density strategy responds to both the site's context and the surrounding landscape. Lower density housing, with reduced building mass, is proposed to the west and south of Fir Tree Farm House to protect views and preserve the rural character. In contrast, higher-density development is concentrated along the entrances from The Avenue, where apartment buildings will help frame and define the access points into the parcel. A strong linear urban form is established along The Avenue, with a continuous frontage of built form at 2.5 to 4 storeys in height. Apartment buildings will be limited to a maximum of 4 storeys, ensuring they are appropriately scaled and integrated into the overall massing strategy.

Tenure:

A balanced mix of tenures will be provided across the parcel, ensuring an inclusive and diverse community.

Apartment blocks will be split across Affordable Housing, Private Rental Sector, and Open Market units. The development will predominantly focus on smaller house types, with approximately 89% of homes designed as 2- and 3-bedroom units to meet local housing needs.



Key:

- Site Boundary
- Residential (up to 4 storeys)
- Residential (up to 3 storeys)
- Residential (up to 2 storeys)
- Mixed-use (up to 2 storeys)
- Pumping House

NORTHERN GATEWAY: KEY BUILDINGS AND AREAS

Key Buildings and Areas:

Gateway buildings play a critical role in establishing the identity and character of the development. These buildings should be carefully positioned at prominent entry points, where they can serve as visual anchors and reinforce a strong sense of arrival. Apartments are the preferred typology for these locations, allowing for greater building height and a more defined urban edge. These gateway structures may rise up to 4 storeys where appropriate, creating focal points and supporting a varied and legible streetscape.

Fir Tree Farmhouse is a significant heritage asset within the development and must be treated with particular sensitivity and with a existing height of 2 storeys. Its historic value and rural setting require that any interventions—whether new development within its grounds or architectural responses in adjacent areas—

respect its scale, materiality, and character. Architectural styles in proximity should draw inspiration from traditional rural vernacular, using appropriate forms, materials, and detailing to complement and enhance the listed building’s presence. The design approach should aim to replicate the sense of enclosure, hierarchy, and modesty typically found in historic farmsteads, while introducing subtle contemporary touches where appropriate.

Among the key areas requiring special attention is the setting of Fir Tree Farmhouse and its surrounding open space, which serve both as a visual landmark and a community focal point. The transition area between The Avenue and Foxwood Road is equally important. This space acts as a connective threshold between different character zones and must be designed to provide a smooth spatial and visual transition. Careful consideration should be given to scale, landscape integration, and built

form articulation to ensure that this junction enhances legibility and contributes to a cohesive and high-quality public realm.



Key:

- Site Boundary
- Key Area
- Key Building



NORTHERN GATEWAY: BUILDING AND ELEVATION

Building Style & Heritage:

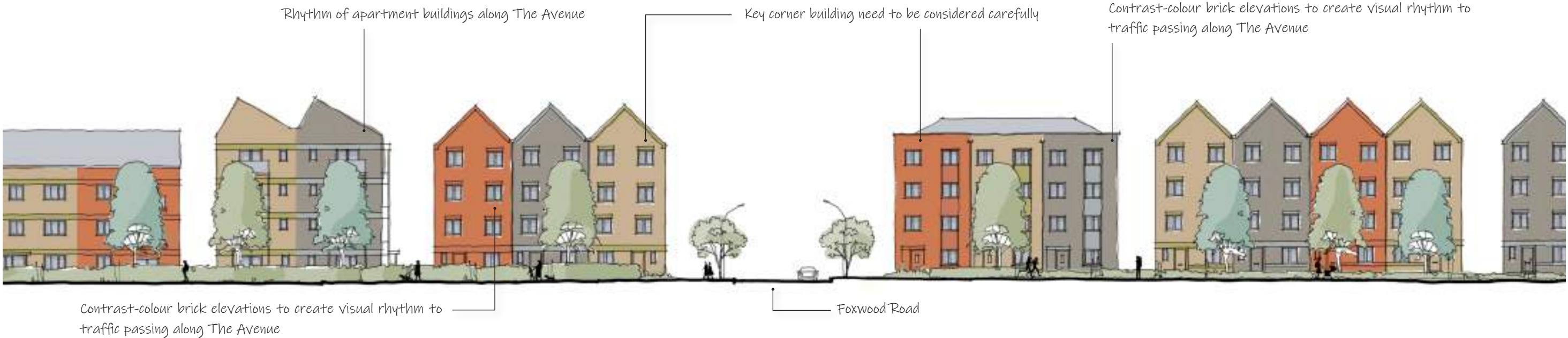
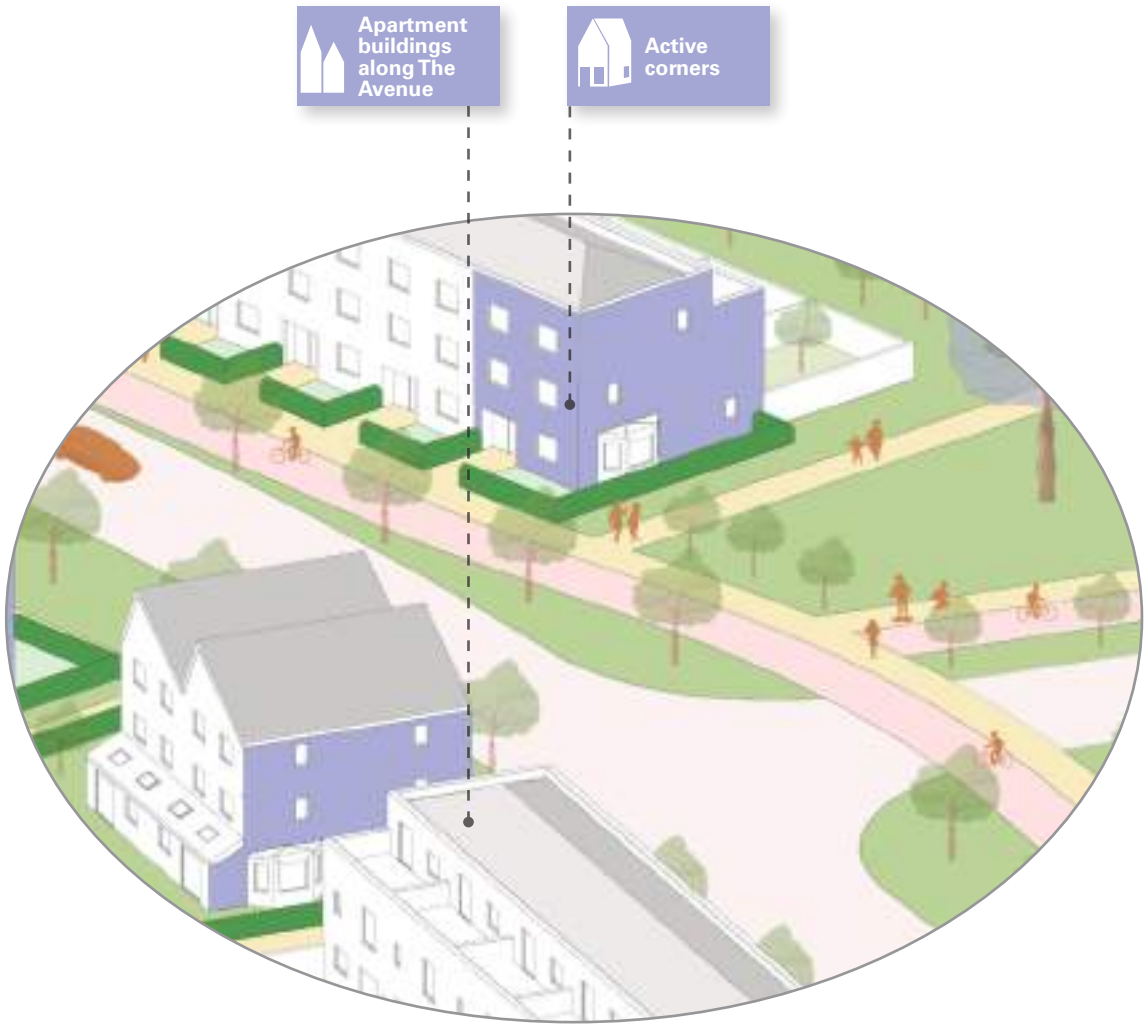
At Quobleigh Breach, the architectural style should maintain consistency along The Avenue, taking cues from Lower Acre’s Regency-inspired character. A similar hierarchy in proportion window design and traditional articulation will reinforce a refined streetscape. Contemporary brick detailing can be used to bridge historical references with modern design, creating a development that feels both rooted and current.

Around Fir Tree Farm House, new buildings must remain clearly subservient, with lower ridge and eaves heights to preserve the prominence of the listed building. A rural architectural style should guide the design, using traditional materials and forms that reflect the historic farmstead character and enhance the farmhouse’s setting.

Elevation Treatments:

At Quobleigh Breach, elevation materials and detailing should visually link with Lower Acre, especially along The Avenue, ensuring a cohesive identity. Three-storey buildings can mark key routes and define the edge along Foxwood Road, reinforcing a sense of scale and enclosure.

In the vicinity of Fir Tree Farm House, elevations must reflect its rural heritage through appropriate materials such as brick, timber, and clay tiles. Architecture should be sympathetic, allowing new development to support and enhance the character of the listed building without overwhelming it.



Indicative elevation along The Avenue passing through the Quobleigh in the Northern Gateway Character Area

NORTHERN GATEWAY: MATERIAL PALETTE

Material selection must respond to neighbouring characters which change significantly within a short distance. Key opportunities include a primary wayfinding feature at the northern entrance of Chalcroft Avenue and secondary wayfinding structures at various locations, respecting ecological constraints and heritage settings such as the Grade II Listed Fir Tree Farmhouse. Sensitive edges with existing trees and hedgerows should be integrated, and the avenue must appropriately cross Foxwood Stream at the southern boundary.

The development should incorporate materials that reflect the local area, with brick being the predominant material. The primary choice includes various brick colours such as yellow, silver, red, and rural white, offering a distinctive and attractive variety of shades. The illustrated brick palette demonstrates a range of yellow-grey-white shades, including both light and dark tones, alongside soft reds, and highlights the importance of mortar choices. These should be used to create visual variation throughout the area.

Brick Patterns:

Using red bricks to form decorative patterns. The brick selection should be thoughtfully combined with other accent materials from the palette and decorative techniques should be used generously and consistently, creating consistent groups of accent buildings and focal points, rather than isolated decorative elements.

Weatherboarding:

Reflecting its use in rural and agricultural buildings, boarding finishes should have dark or natural tones.

Roof Materials:

Roof materials should either harmonise with or provide an attractive contrast to the host building. Varied roof finishes will add texture and tone diversity across the development, particularly in significant character areas and on focal point buildings. Roof verges and eaves must be consistently detailed, simple, and contemporary.

Rainwater Goods and Metalwork:

These should be simple in character and colour-matched with the overall design and aesthetic.



Roof covering



Slate-fibre slate



Plain tile (red/blue)



Large format concrete



Urban / rural brown tile

Elevation - Main



Urban buff multi brick



Yellow brick



Urban / rural red brick



Urban / rural white brick

Elevation - Feature



Black Cast effect



Grey casement windows



White casement windows



Black weatherboard boarding

5.4 CHARACTER AREA: PARKSIDE

FRAMEWORK PLAN

The Holme is an elongated residential neighbourhood to the south featuring Foxwood Road with a prominent street front and allowing smooth movement for vehicles, cyclists, and pedestrians. The Holme must carefully integrate with its surroundings, respecting the heritage setting of Fir Tree Farm to the northwest, adapting to the changing character and use of the Fir Tree Lane corridor and providing a sensitive outlook over the stream and ponds to the south.

The Homestal uses various placemaking approaches to ease navigation within the northwest. It should reflect the heritage setting of Fir Tree Farm to the west, adapting to the changing character and use of the Fir Tree Lane corridor, providing a sensitive outlook over Quobleigh Wood and ponds to the north, and ensuring seamless connections with The Folds.

The Folds is visually contained by mature trees, with formal and dense development facing the Local Centre. Design approaches must respect the edge with existing homes to the east, adapt to the Fir Tree Lane corridor's changing character, and visually connect with The Holme, The Homestal and the Local Centre to the southeast.

Prominent Street Frontage:

Ensure Foxwood Road provides a key connection and enhances the visual appeal of The Holme.

Connectivity:

Facilitate seamless movement for vehicles, cyclists, and pedestrians between neighbourhoods and the Local Centre.

Ease of Navigation:

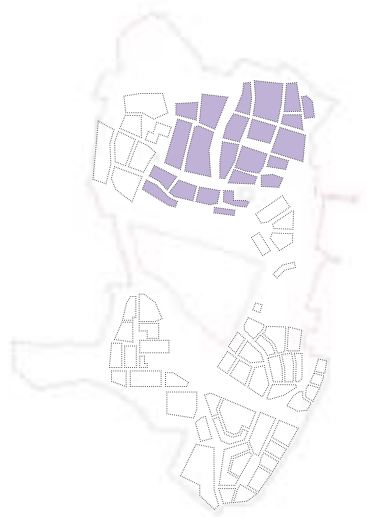
Incorporate diverse placemaking approaches, such as the use of key corners and nodal spaces to ensure clear and intuitive navigation.

Green Spaces:

The Folds green spaces should provide a focus internally, while intermediate and peripheral green corridors lead views outwards and enhance visual appeal.

Building Density:

Implement a variety of building forms and relatively high densities, focusing density on The Folds, Foxwood Road, and the transition to the Local Centre.



Key:

- Site Boundary
- Wayfinding Element
- Meeting Point
- Prime Frontage
- Key Corners
- Green Corridors
- Main Road Passes the Area
- Vehicle Road
- Pedestrian and Cycle Route
- PRoW
- Vehicular Access to the Area
- Formal Play
- Informal / Natural Play
- Entrance to Neighbourhood
- Nodal Area
- Allotments / Meeting Area
- Green Infrastructure / POS
- Watercourse / Pond
- Bus Stop



PARKSIDE: OVERALL SPACIAL CONSIDERATION

The Parkside character area is visually contained by mature trees and as a result has a capacity to accommodate greater built form. The existing landscape is being retained and enhanced to provide green space focused transport routes that connect to the central green space and further out to the local centre. The design approach will bring planting into the streets and offstreet parking courts and also the use of large trees, public art and built form to act as visual markers, helping residents and visitors to navigate around the development.

Landscaped Focused Frontage:

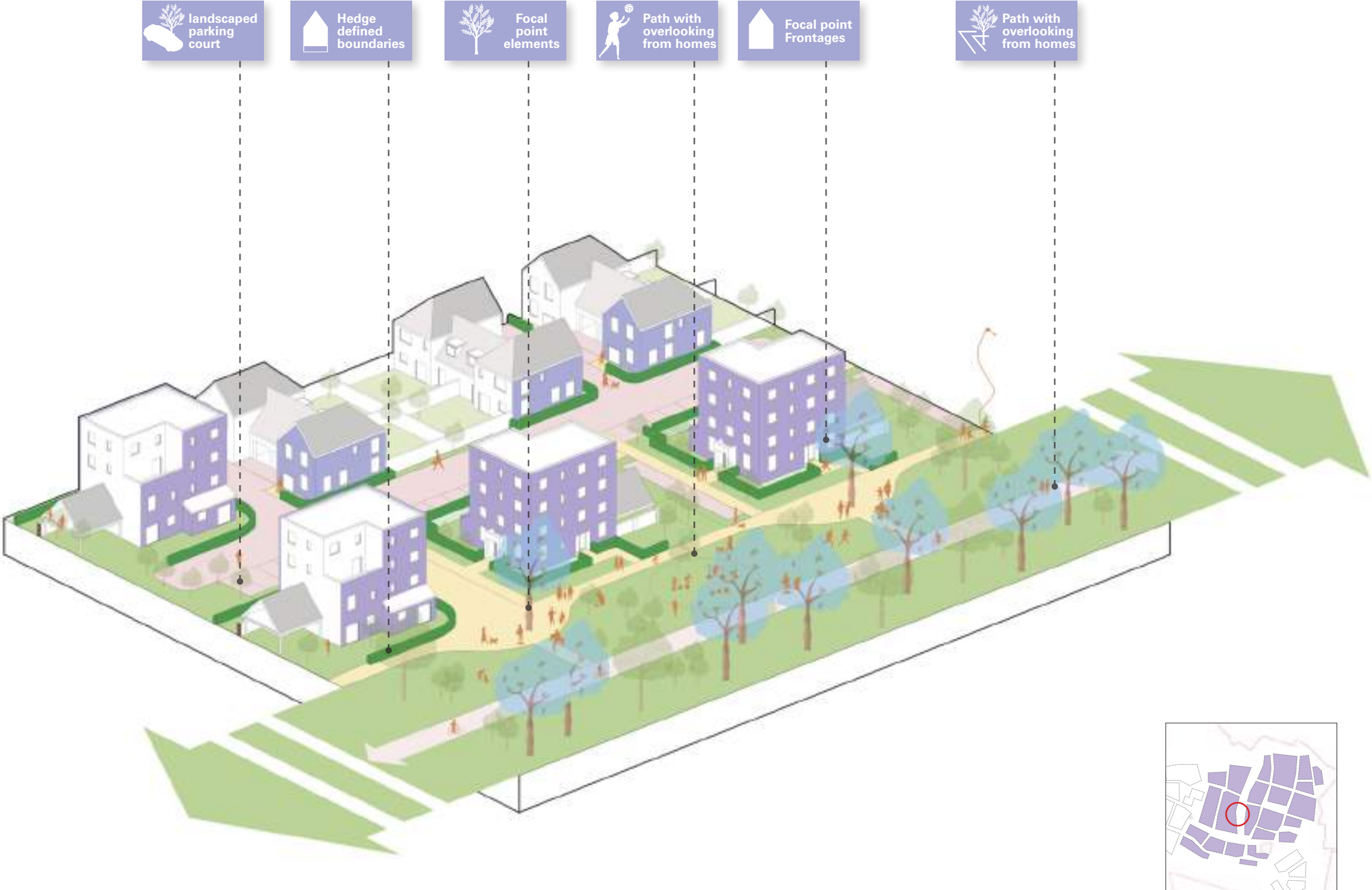
Building façades, at key corners along the pedestrian and cycle routes and junctions, should be designed to create visual interest and distinguish the parcel blocks, serving as strategic visual markers. These prominent features help residents and visitors navigate the area by providing clear landmarks, while also fostering a sense of place and connection. Additionally, within this character area, informal hedges and planting outside homes will distinguish the public spaces from private areas, creating a clear delineation strategy for residents and others.

Built Form Overlooking:

Built form is to provide overlooking opportunities along the existing green network and connecting spaces to ensure a safe and comfortable environment that instils confidence and identity. This aligns with positive placemaking principles and bolsters the sense of place that users can experience knowing that routes are safely overlooked by the built form.

Transport Routes:

Clearly designated pedestrian and cycle routes that are tree-lined, aim to provide a comfortable transport and easy to navigate experience. Strategic planting should be used where possible to mitigate noise from cars, and shield pedestrians from vehicles. Vehicles should not disrupt the street harmony and where possible, should be parked away from main roads, with planting to soften the street scene.



THIS DIAGRAM DEMONSTRATES HOW A SECTION OF THE PARKSIDE CHARACTER AREA CAN BE DEVELOPED ACCORDING TO THE PRINCIPLES OUTLINED WITHIN THE DESIGN CODE.



PARKSIDE: ACCESS AND CONNECTIVITY

Vehicle Routes:

The Parkside character area is primarily accessed via Foxwood Road, which serve as the main vehicular corridors running east-west across the southern boundary of the area. The routes is essential for both through-traffic and local access. Fir Tree Lane has limited vehicular access.

Three north-south secondary roads connect the main roads to residential areas, ensuring permeability and legible circulation throughout the neighbourhood. Routes will be incorporated into the existing landscape working around existing constraints and features.

Cycle and Pedestrian Routes:

Route A runs north to south through the green corridor, providing a safe and attractive movement spine for cyclists and pedestrians. **Route B** crosses east to west

through The Homestal and The Folds. **Route C** (Fir Tree Lane) runs west to east along with the green corridor. Additional local pedestrian and cycle-friendly road (eg. Foxwood Road), enhancing connectivity, promoting sustainable travel choices, and linking to the wider movement network.

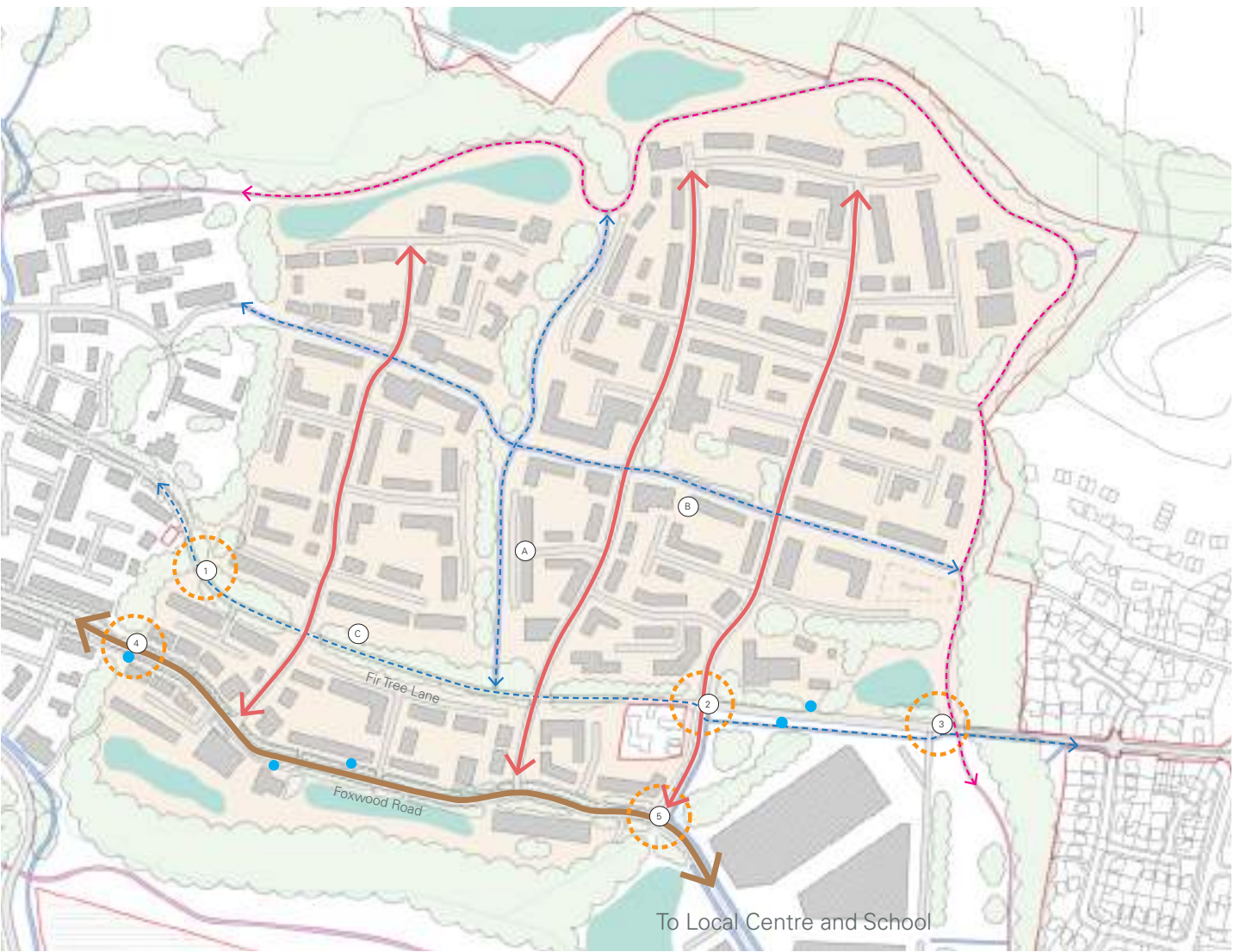
A Public Right of Way runs along the northern and northeastern boundaries, connecting the site to nearby green spaces and countryside. Routes established as part of Outline Planning Application.

Designing safe, intuitive, and attractive cycle/pedestrian routes—particularly those leading to the Local Centre—will be essential. Prioritising active travel through high-quality landscaping, wayfinding, and crossing points will support walkable neighbourhoods.

Gateways and Junctions:

Intersection 4 is key junctions to the west, connecting to the Northern Gateway character area. **Intersection 3** provides access to the existing neighbourhood to the east, facilitating integration and continuity in street patterns. **Intersection 5** is a critical threshold toward the Local Centre, functioning as a major point of arrival and orientation. It should be designed with special attention to soft landscape, legibility, and multimodal connectivity. All gateways play an important role in movement hierarchy and placemaking.

Intersection 4 and 5 are expected to handle higher traffic volumes and will require special measures to support traffic calming, improved visibility, and integration with both soft and hard landscape features to ensure safety and a high-quality public realm. Junctions 1 has restrictive vehicle access to the west, while **Intersection 2** has restrictive vehicle access to the west.



Key:

- Site Boundary
- Intersection
- Main Road
- Road to Neighbourhood
- Main Pedestrian and Cycle Routes
- PRoW
- Vehicle Road
- Pedestrian and Cycle Routes
- Bus Stop

PARKSIDE: GREEN, NATURE, AND PLAY

Green Corridors/Spaces:

The Parkside character area is well-integrated with a network of green corridors, forming a strong soft landscape structure that wraps around and flows through the neighbourhood. These corridors link to surrounding natural features and provide multifunctional benefits, including biodiversity support, sustainable drainage, visual amenity, and active travel routes. Their design should maximise ecological value while offering recreational and wellbeing opportunities for residents.

The layout encourages interaction with nature through green infrastructure, such as open spaces (POS), watercourses, and pedestrian-friendly green links that connect to key destinations including the Local Centre, public spaces, and play areas.

Natural Spaces:

Parkside borders a mature woodland area to the north, providing a natural backdrop and opportunities for nature-based recreation and biodiversity enhancement. This proximity supports the creation of a green buffer and helps integrate the development into the wider natural landscape.

Play Provision:

Three informal/natural play areas (within a 300m catchment) are embedded within green corridors, promoting nature-led exploration and play. A formal play area is strategically located near the western boundary between Parkside and the Northern Gateway, accessible within a 500m radius for most homes. This hierarchy of play supports active lifestyles, social interaction, and child-friendly neighbourhoods, all within walking distance from residential clusters.





PARKSIDE: USE, DENSITY, AND TENURE

Use:

The Parkside character area is a predominantly residential neighbourhood, offering a balanced mix of housing typologies including apartments, terraced homes, and semi-detached dwellings. The layout discourages large detached properties, instead favouring a compact urban grain that supports walkability and social interaction. Apartments are focused around the Local Centre and the northeastern corner, helping define key nodes with increased activity and visibility.

Density:

Built mass increases toward the Local Centre and northeastern corner of the site, where buildings range from three to four storeys in height. These areas are more urban in character and accommodate a higher concentration of dwellings.

Smaller unit footprints and modest gardens are encouraged near to open spaces to maximise the overall housing yield while maintaining a high standard of amenity and livability.

Tenure:

All tenures will be represented across individual parcels to create a cohesive and inclusive community. Apartment blocks will be tenure-mixed, incorporating affordable housing, private rented sector (PRS) units, and homes for open market sale. This integrated approach supports social diversity and avoids the segregation of different housing types, ensuring a balanced and sustainable neighbourhood.



Key:

- Site Boundary
- Residential (up to 4 storeys)
- Residential (up to 3 storeys)
- Residential (up to 2 storeys)

PARKSIDE: KEY BUILDINGS AND AREAS

Key Buildings and Areas:

Buildings along Fir Tree Lane and Foxwood Road play a vital role in shaping the first impression of Parkside. Their design should respond sensitively to their prominent location by offering a cohesive transition in form, materiality, and scale between the strategic Avenue, the Local Centre, and adjacent residential zones. Particular attention should be given to architectural rhythm, rooflines, and frontage treatment to create a visually engaging and legible street scene. As one moves east from Quobleigh through The Homestal and into The Folds, built form should gradually shift in scale and character, ensuring a soft, coherent transition between different neighbourhood identities.

Key buildings located at primary gateway junctions—such as those connecting with the Northern Gateway or leading into the Local Centre—should be distinctive and

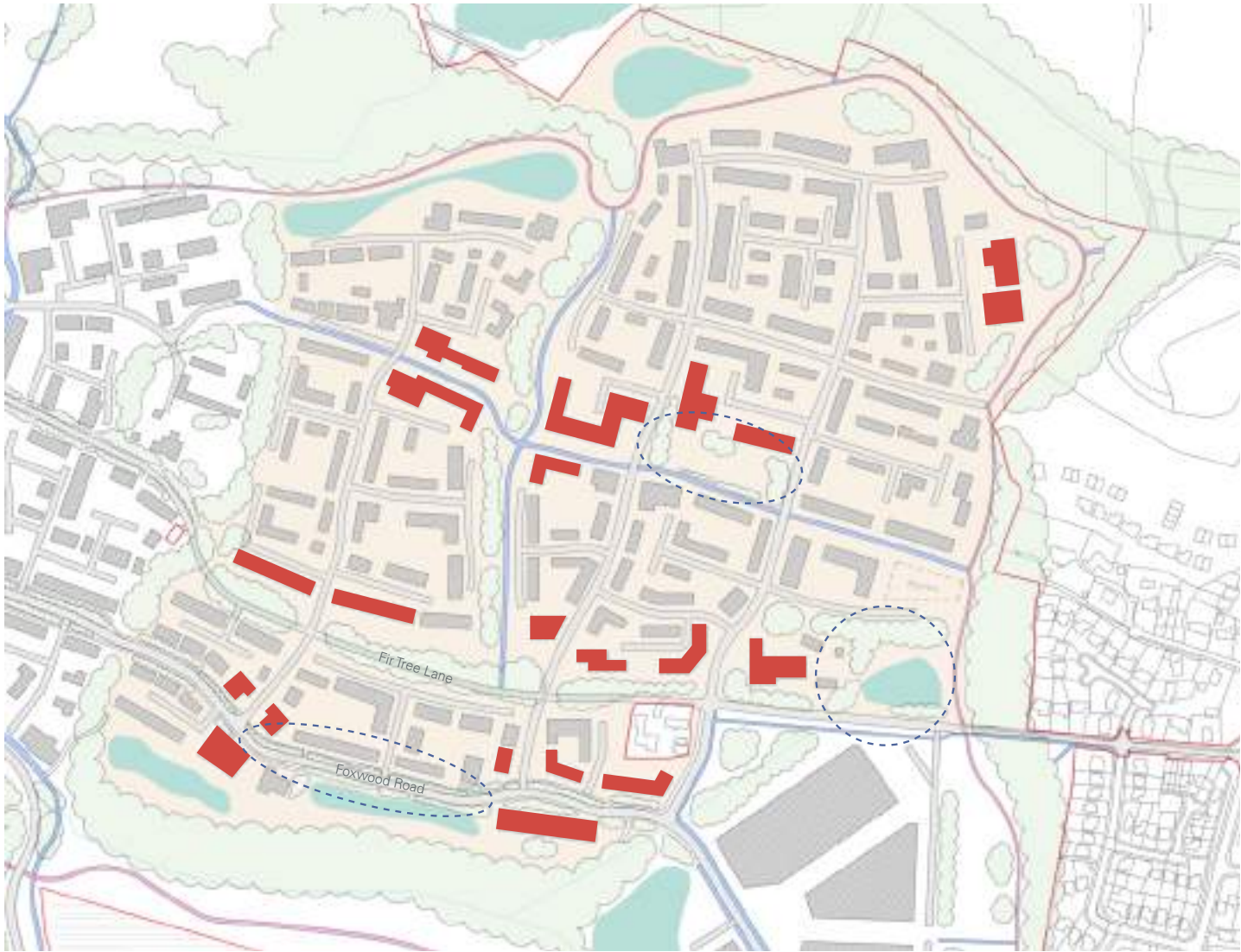
act as architectural markers. These buildings can help reinforce a sense of arrival and orientation, potentially incorporating local design cues or more expressive forms to emphasise their civic function.

Similarly, buildings fronting important community destinations—including destination play spaces, local parks, and intersections of key cycle and pedestrian routes—should be designed to provide natural surveillance, active frontages, and a strong relationship between public and private realms. These locations offer opportunities for architectural expression and placemaking, contributing to safety, character, and the overall experience of the public realm.

Key Areas:

Public spaces, watercourses, and allotments must be sensitively integrated within the broader both soft and

hard landscape as well as urban framework. These areas should not be treated as standalone features but designed as an essential part of the development’s green infrastructure. Views, access, and edges must be carefully managed to ensure they sit comfortably within the neighbourhood and contribute positively to community wellbeing, biodiversity, and the character of Parkside. Design interventions around these spaces should promote inclusive use, visual and physical connectivity, and long-term stewardship.



Key:

- Site Boundary
- Key Area
- Key Building



PARKSIDE: BUILDING AND ELEVATION

Building Style and Heritage:

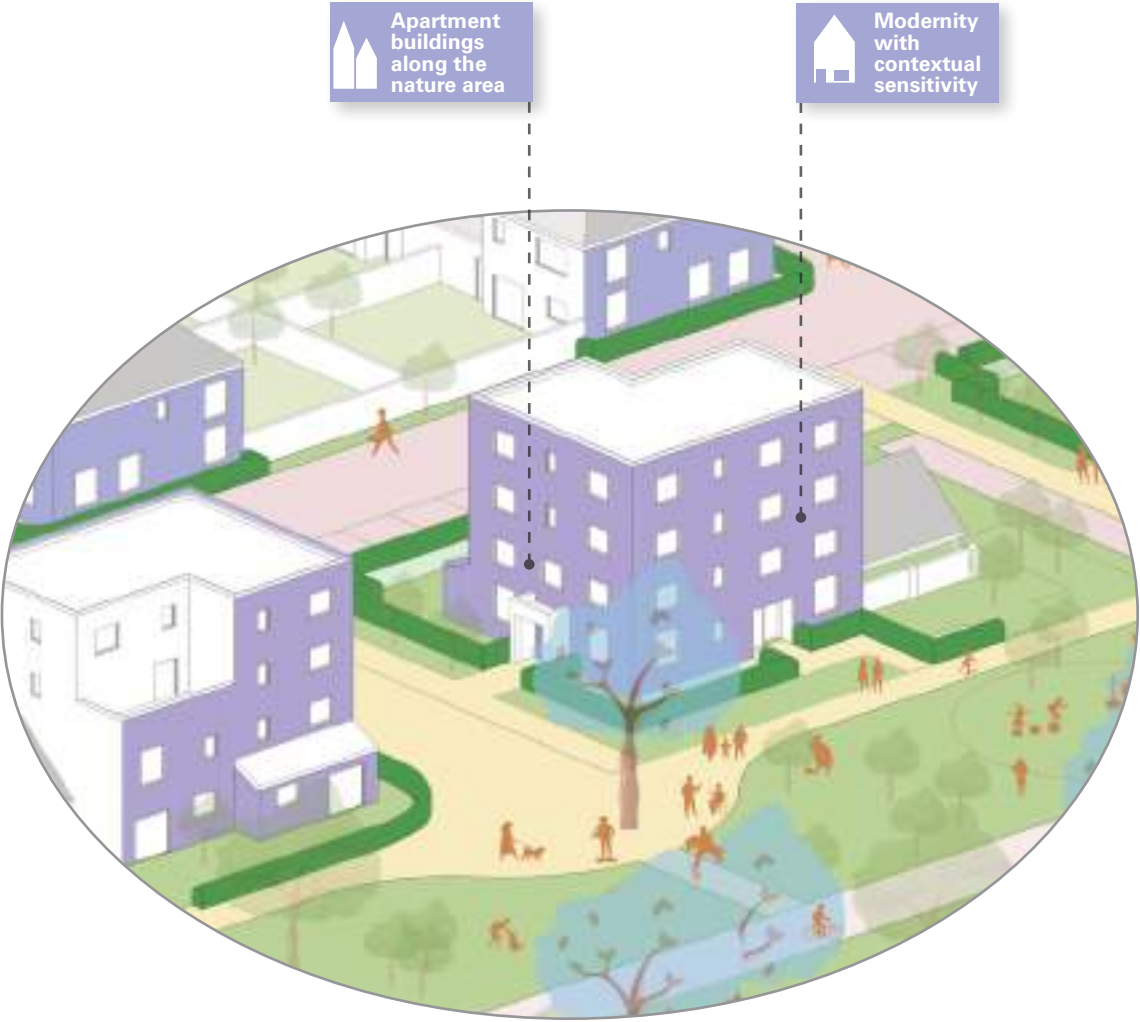
The architectural style across Parkside should reflect a contemporary interpretation of local vernacular, balancing modernity with contextual sensitivity. In higher-density areas—particularly along Foxwood Road and close to the Local Centre—buildings are expected to adopt a more contemporary architectural language. These buildings should exhibit clean lines, refined detailing, and high-quality materials to reflect their prominence and urban character, while ensuring harmony with the surrounding residential fabric.

Variation in rooflines, façade articulation, and a thoughtful approach to massing will help break down the scale of larger buildings and support a vibrant, diverse street scene. Subtle nods to local heritage—such as material choices, window proportions, or brick detailing—can be introduced to anchor new development within its wider context, without resorting to pastiche.

Elevation Treatments:

Frontage treatments should be carefully considered to establish a clear visual hierarchy between primary and secondary streets. Along Foxwood Road and other main routes, elevation design should convey formality, rhythm, and a consistent streetscape. Entrances, balconies, and bays can be used to provide active frontages and enhance engagement with the street.

Within internal parcel roads, variations in detailing and building line setbacks can be used to create a more informal, residential character while still maintaining coherence. Clear definition of private gardens—through low boundary walls, hedges, or subtle landscaping—will provide a strong threshold between public and private realms, reinforcing street enclosure and helping foster a sense of ownership.



Indicative elevation near the north boundary nature land in the Parkside Character Area

PARKSIDE: MATERIAL PALETTE

The Holme requires materials which enhance its prominent street front along Foxwood Road, allowing smooth movement for vehicles, cyclists, and pedestrians, and which respects the heritage setting of Fir Tree Farm while adapting to the changing character of Fir Tree Lane.

The Homestal should use materials which ensure clarity and ease of navigation, adapt to Fir Tree Lane’s evolving character, provide a considerate outlook over Quobleigh Wood and Ponds, and ensure seamless connections with the Village Farm Character Area.

The Folds should include materials that respect the edge of existing dwellings to the east, and create a cohesive visual link with The Holme, The Homestal, and the Local Centre, supporting formal and dense development facing the Local Centre.

Brick:
Using a variety of brick colours and patterns, including yellow, silver, red, and rural white, to create visual interest and reflect local heritage settings, as well as increasing to most contemporary at rear. Include the use of contrasting bricks, with appropriate mortar colour choice, to form decorative patterns that enhance the overall aesthetic.

Accent Material:
Incorporate weatherboarding with dark or natural tones to reflect rural and agricultural building styles. Additional accent materials should enhance character and provide visual variety such as cast masonry or tile/shingle hanging.

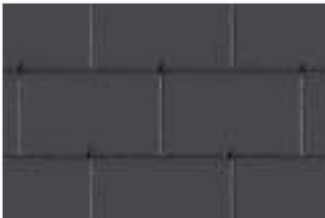
Roofs:
Materials palette options that either harmonise with or provide an attractive contrast to the host buildings. Varied roof finishes will add texture and tone diversity. Ensure roof verges and eaves are consistently detailed, simple, and contemporary.

Detailing:
Attention should be given to edge details around windows and doors, using materials that provide a polished and refined appearance.

Windows:
Enhance the visual connection between private and public spaces, contributing to a welcoming atmosphere.



Roof covering



Slate-fibre slate



Plain tile (red/blue)



Large format concrete



Urban / rural brown tile

Elevation - Main



Urban buff multi brick



Yellow brick



Urban / rural red brick



Urban / rural white brick

Elevation - Feature



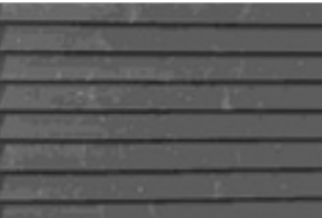
Black cast effect



Grey casement windows



White casement windows



Black weatherboard boarding

5.5 CHARACTER AREA: SOUTHERN GATEWAY

FRAMEWORK PLAN

The Upper Acre is a key transition area between the Local Centre and southern residential neighbourhoods, with prominent fronts. It complements The Lower Acre while addressing edges with Burnetts Lane, Barley Fields, sports pitches, and the Tollbrook corridor, presenting opportunities for enhanced boundary planting and integrated wayfinding.

The Lower Acre requires strong signature architecture to establish a clear identity, featuring The Avenue and spaces with long and oblique boundaries, intimate views, and courtyard spaces. It must address its edges, and capitalise on the Tollbrook corridor's landscape, whilst engaging with Chalcroft Avenue, and managing design challenges with Chalcroft Outfarm Works.

Chalcroft Outfarm Works is a mixed use with high accessibility, occupying a prominent front on The Avenue and Burnetts Lane roundabout, sharing visual importance with the Southern Gateway in the Lower Acre. It forms the western edge of the Southern Gateway and must visually coordinate with the Lower Acre for a seamless junction between character areas.

Strong Identity and Architecture:

Establish clear identities with signature architecture, particularly in The Lower Acre, to create distinctive and inviting spaces.

Integrated Edges and Boundaries:

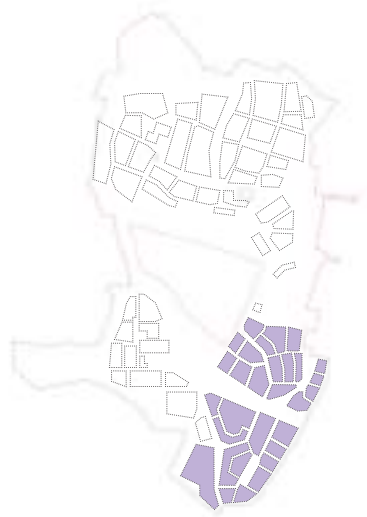
This will address and enhance edges with sensitive boundary treatments, such as enhanced planting and unified wayfinding.

Connectivity and Accessibility:

Ensure seamless connections and high accessibility through prominent frontages and strategic routes.

Landscape and Natural Features:

Capitalise on natural landscapes and mature tree lines, integrating them into the urban fabric to enhance visual and environmental quality.



Key:

- Site Boundary
- Wayfinding Element
- Meeting Point
- Prime Frontage
- Non Residential Frontage
- Key Corners
- Green Corridors
- Main Road Passes the Area
- Vehicle Road
- Pedestrian and Cycle Route
- PRoW
- Vehicular Access to the Area
- Formal Play
- Informal / Natural Play
- Entrance to Neighbourhood
- Nodal Area
- Green Infrastructure / POS
- Watercourse / Pond
- Bus Stop



SOUTHERN GATEWAY: OVERALL SPACIAL CONSIDERATION

The Gateway South character area acts as the primary entry point from the south into One Horton Heath and will require careful design and appropriate signature architecture to provide identity and a distinct transition of materiality as users move between spaces. The Avenue is a dominant feature running through the entire neighbourhood and the built form and identity in this area should demonstrate recognisable key facades along this key route.

Focal Frontages:

Building fronts on main corners and junctions should create visual interest and aim to distinguish the parcel blocks, and should be strategically designed to attract attention and serve as visual markers, especially along The Avenue. This not only helps residents and visitors easily navigate the area by providing clear landmarks, but will also provide a sense of place and connection. Achieving this can come in many forms such as decorative materials or slightly taller or more prominent buildings.

Nature and Landscape:

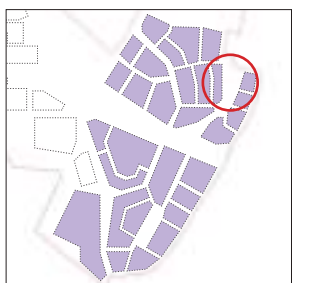
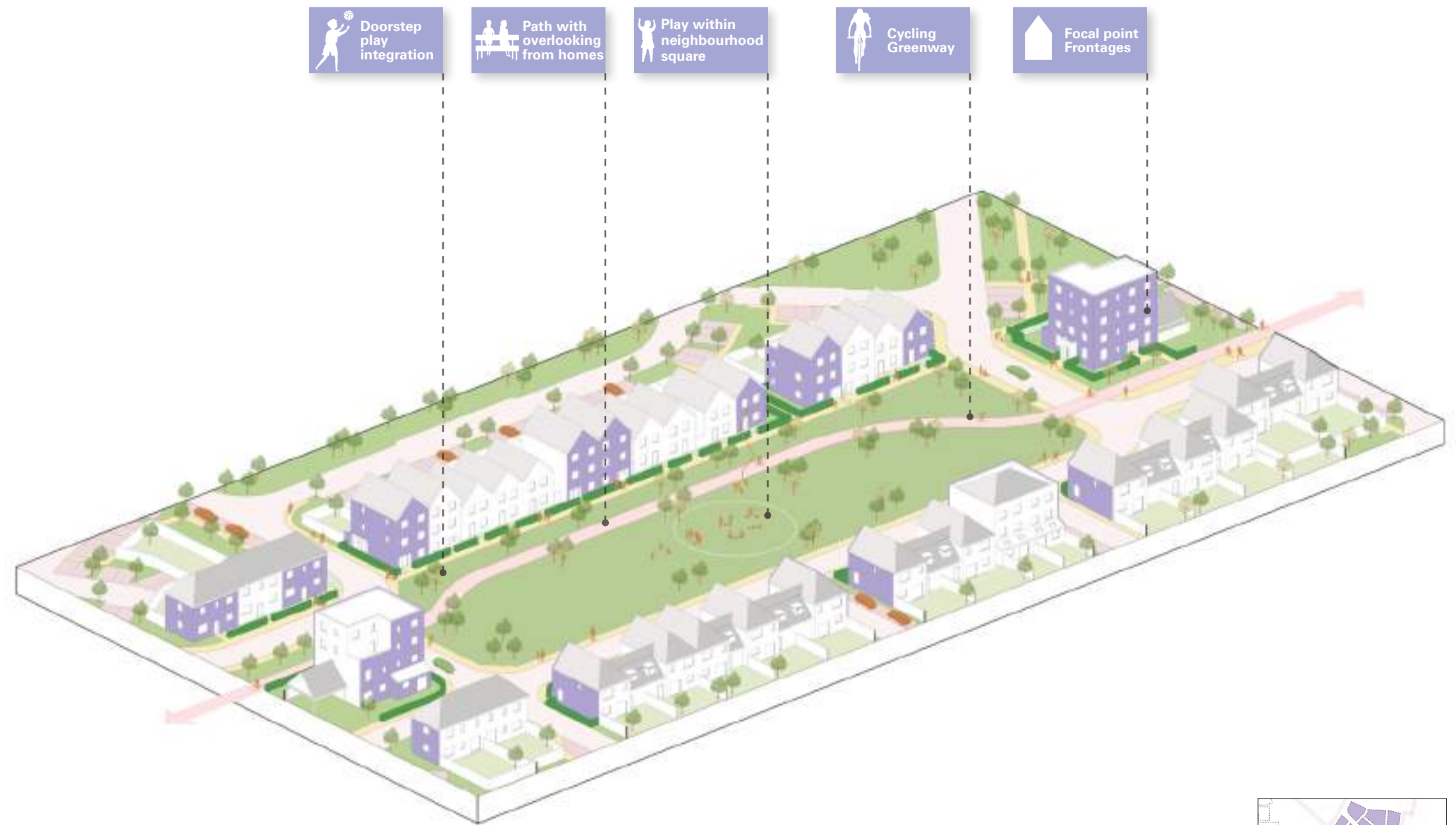
Access to greenspace and being surrounded by landscape is a key design attribute and a consistent theme within the different character areas. Emphasis should be placed on making these spaces as accessible as possible, while aiming to provide overlooking opportunities from the nearby frontages along the main transport route to assist in creating safe and comfortable environments.

Play Space Integration:

Neighbourhood play space opportunities will be overlooked by the adjacent built form, creating useful spaces for the community, and opportunities for adults and children to spend time. These spaces also act as informal meeting points along The Avenue.

Transport Routes:

Strategic planting and soft landscape should be used where possible to mitigate noise from cars, and shield pedestrians from vehicles. Personal vehicles should not disrupt the street harmony and where possible, should be sited away from main routes.



THIS DIAGRAM DEMONSTRATES HOW A SECTION OF THE GATEWAY SOUTH CHARACTER AREA CAN BE DEVELOPED ACCORDING TO THE PRINCIPLES OUTLINED WITHIN THE DESIGN CODE.



SOUTHERN GATEWAY: ACCESS AND CONNECTIVITY

Vehicle Routes:

The Avenue serves as the primary vehicular spine running north to south through the development, with Foxwood Road linking the Upper Acre and Lower Acre neighbourhoods. They provide the sole point of vehicular access for all residential units within the parcel. To enhance the pedestrian character and safety along Foxwood Road, direct vehicular access from private drives is restricted.

Cycle and Pedestrian Routes:

Three key pedestrian and cycle routes—identified as **Routes A, B, and C**—traverse the site, converging in the southern area to form a connected network. **Route A** runs along the Avenue, while **Routes B and C** pass through the Upper and Lower Acres, linking key destinations such as the sports fields, the school, and the local centre. **Route B** is proposed as a green cycle path,

enhancing its usability and environmental quality. **Route C** passes by the two open spaces in the parcel.

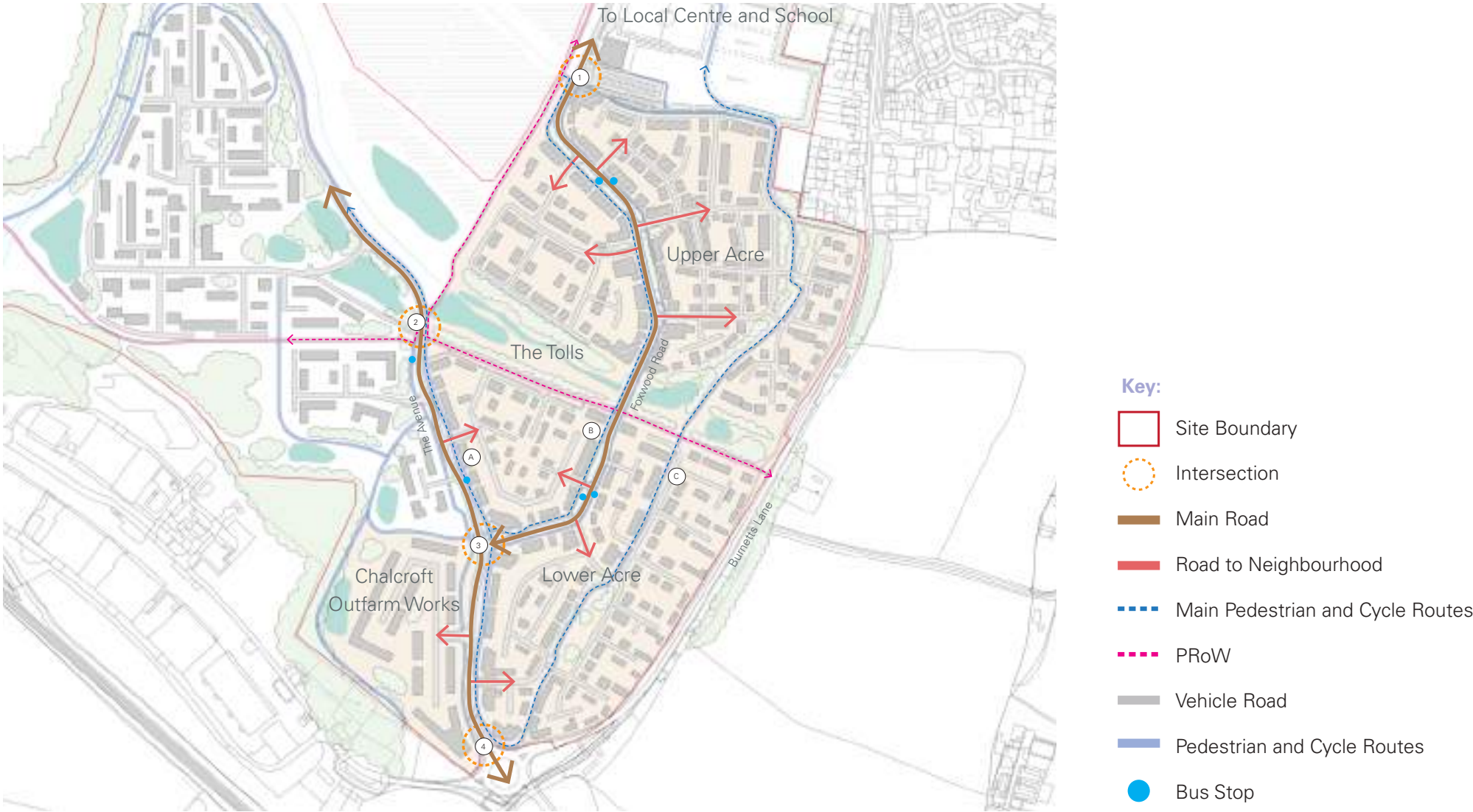
Two Public Rights of Way (PRoW) cross the site. One runs through The Tolls between Upper and Lower Acre, while the other follows the western boundary, contributing to the wider movement framework. A proposed footpath along eastern boundary next to the Burnetts Lane.

All pedestrian and cycle infrastructure - including PRoWs - are designed to be fully integrated, ensuring ease of movement across the development and beyond.

Gateways and Junctions:

Intersection 4 forms the principal entrance to the One Horton Heath development and serves a strategic role in shaping its identity. **Intersection 1** provides direct access towards the Local Centre and school, while **Intersection**

2 and 3 establish important links with the Chalcroft Farm area. **Intersection 1 and 4** are expected to accommodate the highest volumes of traffic and will therefore require appropriate design treatment to ensure safe and efficient movement.



SOUTHERN GATEWAY: GREEN, NATURE, AND PLAY

Green Corridors/Spaces:

The parcel incorporates two centrally located green spaces that serve as key landscape features within the development. These spaces are interconnected by a green cycle route, which acts as a natural spine through the site, linking key public areas and enhancing pedestrian and cyclist accessibility while promoting biodiversity and visual continuity.

Natural Spaces:

The Tolls serves as the principal area of natural green space, strategically positioned between Lower Acre and Upper Acre. It functions as a central landscape buffer, delivering ecological benefits while accommodating recreational use. To the east, a green belt intersects Upper Acre along the cycle route connecting to The Tolls, reinforcing the area’s green infrastructure and providing a sensitive transition between the existing Barley Fields

and the new development. Additionally, natural green space surrounds the SuDS ponds to the south of the parcel, contributing to water management while creating opportunities for habitat enrichment and informal recreation.

Play Provision:

Play space provision across the site responds to accessibility standards, ensuring that informal play areas are within a 300-metre walking distance for residents, while formal play areas are located within a 500-metre radius. Informal play is integrated within the open space network, offering opportunities for play and social interaction in a more natural setting. Formal play spaces will be strategically located to provide structured recreational opportunities that are easily accessible to families throughout the parcel.



Key:

- Site Boundary
- Green Corridors
- Formal Play
- Informal / Natural Play
- Green Infrastructure / POS
- Watercourse / Pond





SOUTHERN GATEWAY: USE, DENSITY, AND TENURE

Use:

The area will deliver a residential neighbourhood, comprising approximately 65% housing and 35% apartments. Apartment buildings will be positioned in prominent and strategically visible locations to reinforce key junctions and enhance the urban structure. The proximity to the local centre also presents an opportunity to deliver accommodation specifically suited to senior residents, contributing to a diverse and inclusive community.

Density:

Areas closest to the existing homes at Barley Fields will be treated with sensitivity, with lower-density development and increased separation distances to ensure a respectful transition. In contrast, taller and denser built forms will be located along Foxwood Road

and adjacent to key areas of public open space connected to the road. These locations are appropriate for apartment blocks and townhouses, achieving higher densities while maintaining a strong visual presence.

Foxwood Road will be defined by a strong, linear urban form with a continuous building frontage ranging from 2.5 to 3 storeys in height. Apartments will be permitted up to a maximum of four storeys, particularly in locations that benefit from adjacency to green infrastructure and public spaces. Building heights will be reduced progressively towards the eastern boundary, stepping down from four storeys to 2.5 storeys in order to respond more appropriately to the scale of neighbouring properties near Burnetts Lane.

Tenure:

A full range of housing tenures will be provided across the parcel. Apartment buildings will be divided between Affordable Housing, the Private Rental Sector, and Open Market sale, promoting a balanced and mixed community. The tenure strategy also includes provision for five-bedroom affordable units to ensure a variety of family housing options are available.



Key:

- Site Boundary
- Residential (up to 4 storeys)
- Residential (up to 3 storeys)
- Residential (up to 2 storeys)
- Mixed-use (up to 4 storeys)

SOUTHERN GATEWAY: KEY BUILDINGS AND AREAS

Key Buildings:

Gateway buildings play a vital role in defining the identity and arrival experience of the neighbourhood. Positioned at prominent entry points, these buildings should be designed with a greater architectural presence, often through increased height, massing, or distinctive detailing, to mark transitions and reinforce wayfinding throughout the development. Their form and character should set a tone for the wider area and reflect the aspirations of the new community.

In areas adjacent to the sports pitches and open green spaces, the layout should encourage a strong relationship between the built environment and recreational uses. Family housing in particular should be positioned to directly overlook and engage with these spaces, creating opportunities for natural surveillance, encouraging active lifestyles, and fostering a sense of connection between

residents and the public realm.

Key Areas:

The neighbourhood is structured around several key spaces that are central to both community activity and ecological value. Two principal open spaces serve as important anchors within the site: one accommodates formal play, offering structured recreational opportunities for children and families, while the other supports informal play within a more natural, landscape-led setting. Together, these spaces provide a balanced range of outdoor amenities accessible to all age groups and user needs.

At the heart of the development, The Tolls stands out as the defining natural space. It provides not only a green buffer between the Upper and Lower Acre but also acts as an ecological corridor and a space for

passive recreation. Its character should remain soft and landscape-driven, integrating sustainable drainage features and native planting to enhance biodiversity while offering a tranquil retreat within the urban environment. These key areas contribute significantly to the environmental quality and overall liveability of the neighbourhood.



Key:

- Site Boundary
- Key Area
- Key Building



SOUTHERN GATEWAY: BUILDING AND ELEVATION

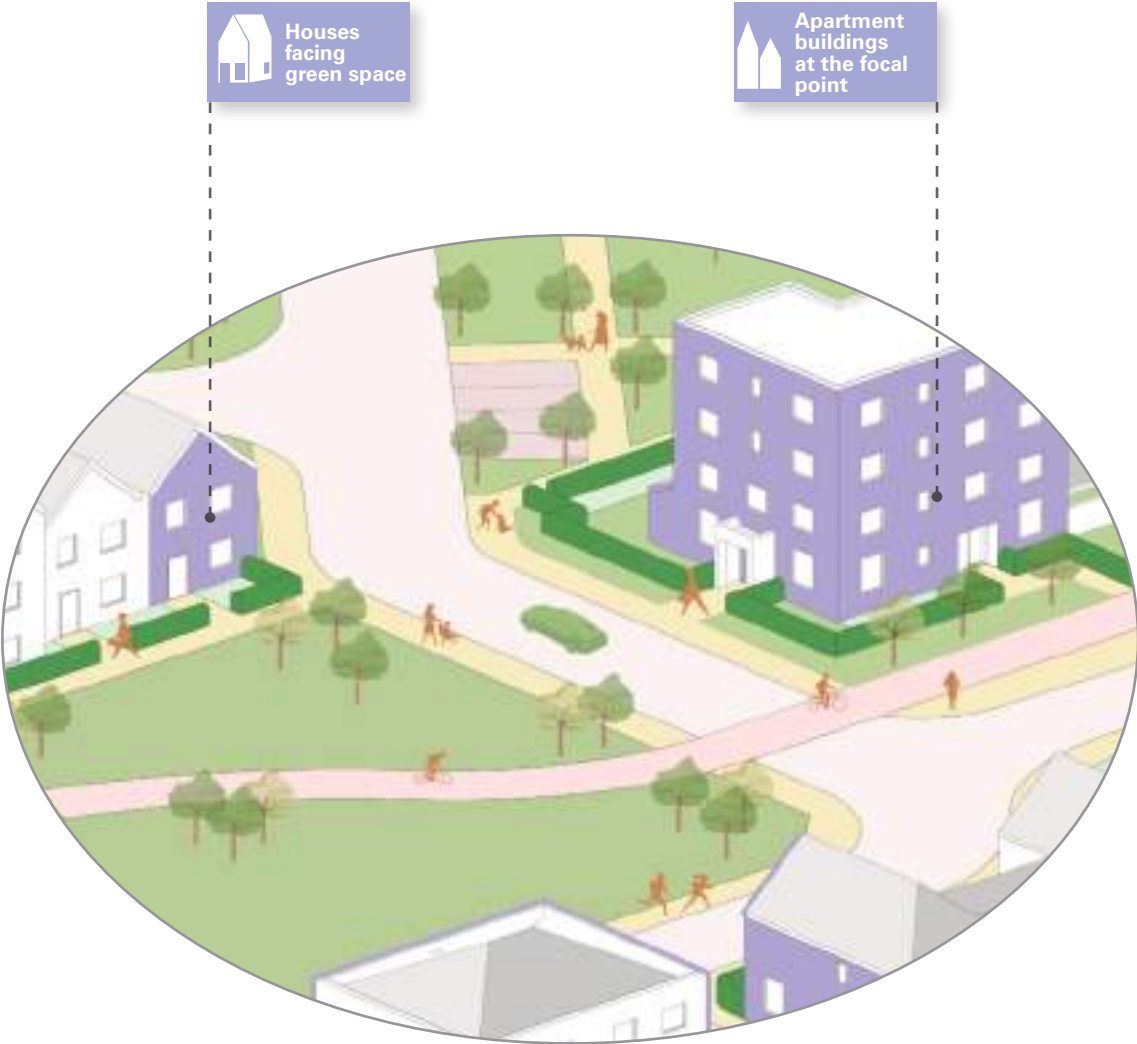
Building Style & Heritage:

The architectural style across the parcel should maintain a consistent approach with the established character of Lower Acre, particularly in the articulation of buildings along Foxwood Road. The Lower Acre successfully references Regency-era precedents, where traditional architectural hierarchy is expressed through a reduction in window heights across storeys. This principle should inform new development, ensuring a sense of proportion and elegance that reflects historic design values.

To create a balance between tradition and modernity, the use of contemporary brick detailing is encouraged. These refined brick treatments can establish a clear visual continuity with existing built forms while introducing a modern interpretation that ensures the architectural language remains forward-looking and contextually rooted.

Elevation Treatments:

The treatment of elevations should visually reinforce the relationship between the new development and Lower Acre, particularly through materiality and detailing that links seamlessly along The Avenue. This continuity will help establish a unified and legible streetscape. The introduction of a three-storey built form along The Avenue and its junction with Foxwood Road will enhance the sense of urban scale and enclosure. These taller elements should be designed to frame key routes and spaces, contributing to the overall identity and rhythm of the public realm.



Indicative elevation along The Avenue passing by the Lower Acre in the Southern Gateway Character Area

SOUTHERN GATEWAY: MATERIAL PALETTE

The Upper Acre should use materials which enhance boundary planting, unify wayfinding, and integrate seamlessly with surrounding edges, with distinctive brick colours and detailing to highlight the transition from the Local Centre. The Lower Acre requires strong signature architecture to establish a clear identity, using materials which reinforce its character as a southern gateway and address diverse edges with inviting spaces and courtyard areas.

Chalcroft Outfarm Works should prioritise functionality and visual consistency, serving as a key marker at the southern gateway with a palette that shows the difference between commercial and residential use.

Brick:

Use bold brick colours and patterns to create visual landmarks, reinforcing the identity of The Avenue and key spaces, with shades that complement the sports pitches and green spaces.

Accent Material:

Use glass to add contemporary touches, especially in areas requiring strong architectural statements, while incorporating natural materials like wood to blend with the green spaces and provide visual interest.

Roofs:

Choose roofing materials that harmonise with both historic and modern structures, ensuring a cohesive look and feel that add texture and tone diversity.

Detailing:

Focus on details that reflect the historical character, using craftsmanship, and materials which enhance the overall aesthetic and functional quality.

Windows:

Incorporate large windows that enhance natural light and views of green spaces, supporting the bold architectural identity.



Roof covering



Slate-fibre slate



Plain tile (red/blue)

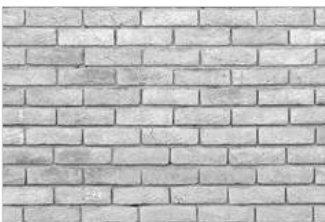


Large format concrete



Urban / rural brown tile

Elevation - Main



Silver / grey brick



Yellow brick



Urban / rural red brick



Urban / rural white brick

Elevation - Feature



Black cast effect



Grey casement windows



White casement windows



Black weatherboard boarding

5.6 CHARACTER AREA: CHALCROFT FARM

FRAMEWORK PLAN

This area responds to the historic farmyard setting of Chalcroft Farm with small-scale retail and employment opportunities at its centre, surrounded by residential typologies designed to complement the central area and activity zone.

The Avenue provides key access to the Northern and Southern Gateways, crossing to the east connects to the local centre by PRow and green corridors, and the west to open space and countryside.

The development must respect key views and the surrounding woodland and mature trees, ensuring ecological areas are integrated and not overlooked. Movement corridors, including Chalcroft Tolls and Chalcroft Avenue, must be easy to use for pedestrians and cyclists, creating a permeable area with smaller yards and squares to encourage movement.

Historic Integration:

Re imagines the historic farmstead with new buildings reflecting the original placement, ensuring deferential built form that respect key views and heritage elements. Opportunity to reuse historic materials salvaged from the original barns.

Mixed-Use:

Develop a central mixed-use area with potential small-scale retail and employment opportunities, creating a gateway to the new residential housing and providing community focused engagement zones.

Ecology and Landscape:

Integrate and buffer development to respect woodland and mature trees, and ensure the ecological mitigation area is not overlooked.

Movement and Connectivity:

Bolster pedestrian and cycle-friendly routes, supporting ease of movement to Chalcroft Tolls and extending pathways to the west. Encourage movement through smaller yards and squares, enhancing permeability.

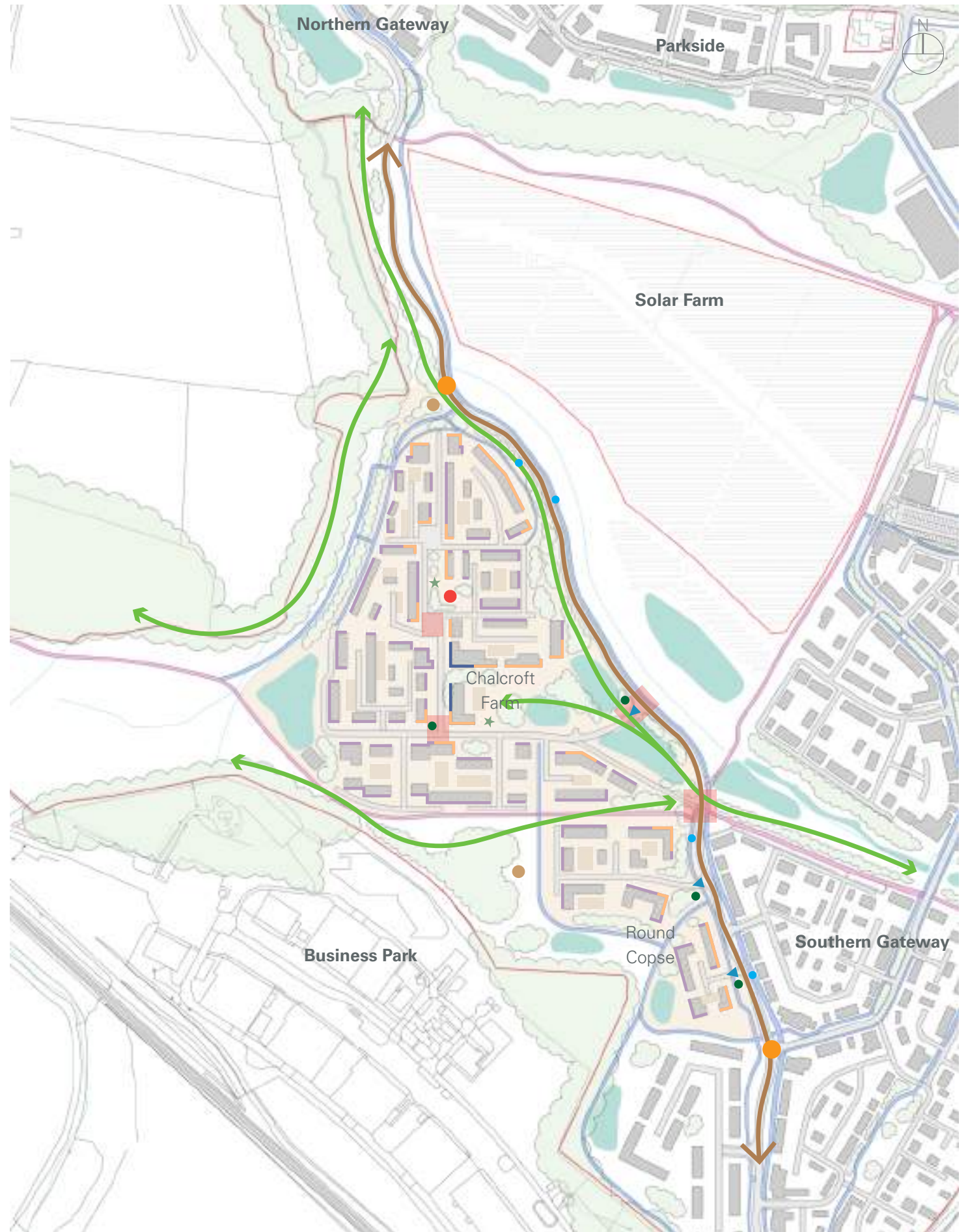
Placemaking Approach:

Using the partial enclosure character of the historic yard to create interesting architectural features and wayfinding elements, emphasising secondary and tertiary edge typologies.



Key:

-  Site Boundary
-  Wayfinding Element
-  Meeting Point
-  Prime Frontage
-  Non Residential Frontage
-  Key Corners
-  Green Corridors
-  Main Road Passes the Area
-  Vehicle Road
-  Pedestrian and Cycle Route
-  PRow
-  Vehicular Access to the Area
-  Formal Play
-  Informal / Natural Play
-  Entrance to Neighbourhood
-  Nodal Area
-  Green Infrastructure / POS
-  Watercourse / Pond
-  Bus Stop



CHALCROFT FARM: OVERALL SPACIAL CONSIDERATION

The Chalcroft Farm character area responds to the historic farmyard. This neighbourhood is small in scale compared with other areas and incorporates small scale mixed uses at its centre, designed in a form and pattern which complements the natural landscape. The layout creates more private spaces and a closer relationship to the built form and neighbouring green corridors. The Avenue passes to the east with key pedestrian and cycle access through to the open space to the east and west, creating a strong hard landscape link.

Landscaped Focused Frontage:

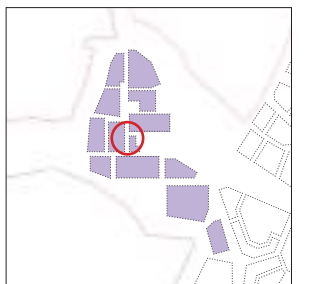
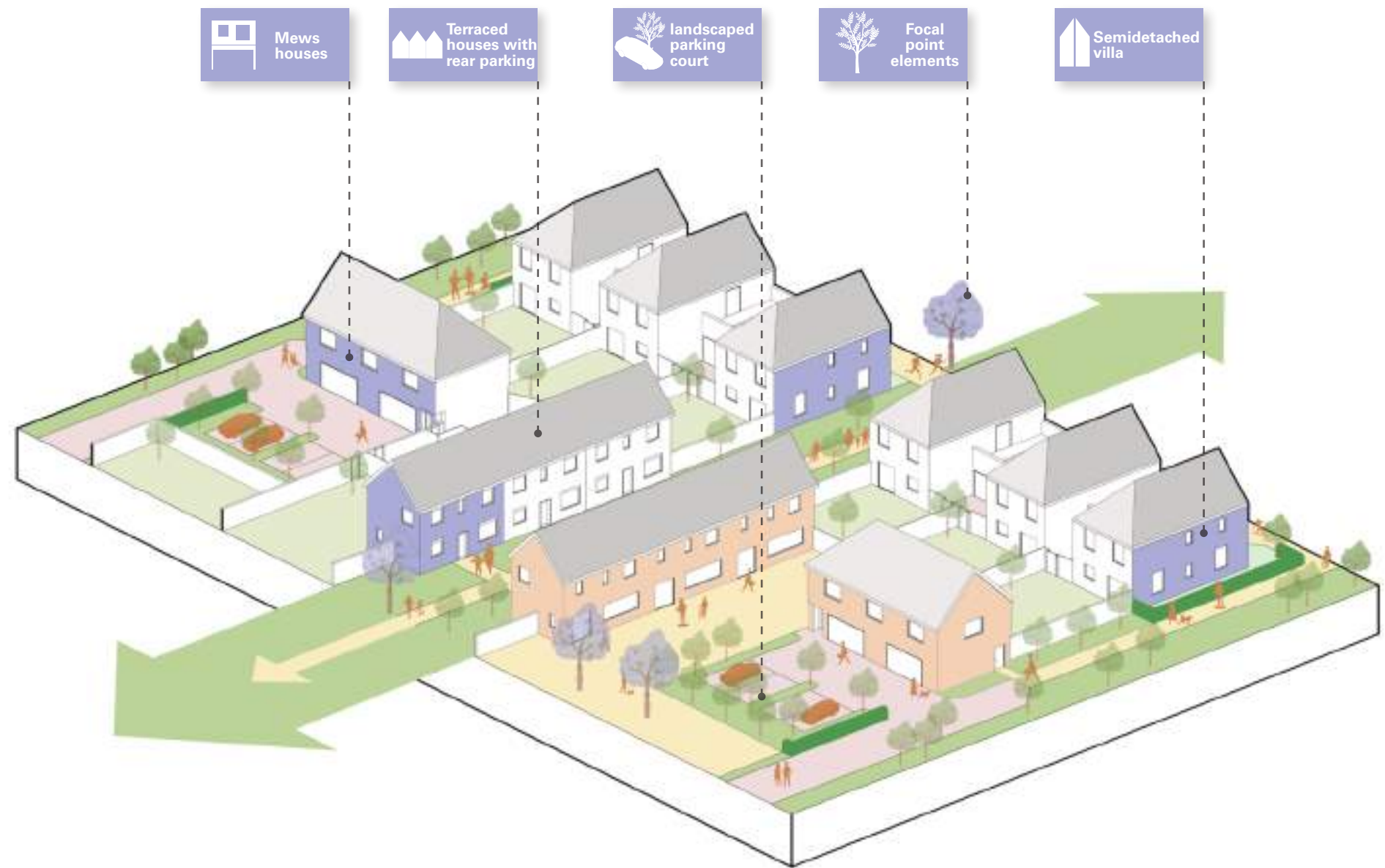
Building façades, at key corners along the pedestrian and cycle focused routes and junctions, should be designed to create visual interest and distinguish the parcel blocks, serving as strategic visual markers. These prominent features help residents and visitors navigate the area by providing clear landmarks, while also fostering a sense of place and connection. Additionally, within this character area, informal hedge plots and planting outside homes will distinguish the public spaces from private, creating a clear delineation strategy for residents and visitors.

Built Form Overlooking:

It is crucial for the built form to provide overlooking opportunities along the existing green network and connecting spaces to ensure a safe and comfortable environment that instils confidence and identity. This aligns with positive placemaking principles and bolsters the sense of place that people can experience knowing routes are safely overlooked by the built form.

Transport Routes:

Clearly designated pedestrian and cycle routes that are tree-lined, aim to provide a comfortable transport and easy to navigate experience. Strategic planting should be used where possible to mitigate noise from cars, and shield pedestrians from vehicles. Vehicles should not disrupt the street harmony and where possible, should be parked away from main roads, with planting to soften the street scene.



THIS DIAGRAM DEMONSTRATES HOW A SECTION OF THE CHALCROFT FARM CHARACTER AREA CAN BE DEVELOPED ACCORDING TO THE PRINCIPLES OUTLINED WITHIN THE DESIGN CODE.



CHALCROFT FARM: ACCESS AND CONNECTIVITY

Vehicle Routes:

The Avenue runs along the eastern edge of the area, serving as a primary distributor road. Access to neighbourhood blocks is provided via a network of secondary streets branching westward from The Avenue, forming a permeable grid that supports local circulation.

Cycle and Pedestrian Routes:

A dedicated cycle route (**Route A**) runs north-south along The Avenue, forming a strategic spine for active travel. Additional local routes, shown as blue lines, support pedestrian and cycle movement within neighbourhoods. These local routes enhance internal connectivity, promote

walkability, and integrate seamlessly with the wider active travel network.

A Public Right of Way (PRoW), indicated by a pink dashed line, crosses the area from west to east, connecting green spaces and linking to the surrounding countryside and adjacent developments.

Gateways and Junctions:

Intersection 1 (northwest corner) and **Intersection 4** (southern end) mark key entry points into the character area. **Intersection 1**, positioned at a prominent bend in the route, warrants distinctive design treatment to

reinforce sense of arrival.

Intersection 2, located centrally on The Avenue, serves as the primary access point into the neighbourhood and is expected to accommodate higher traffic volumes. **Intersection 3** represents a key multimodal node where the PRoW, cycle route, green infrastructure, and vehicle road intersect.



Key:

- Site Boundary
- Intersection
- Main Road
- Road to Neighbourhood
- Main Pedestrian and Cycle Routes
- PRoW
- Vehicle Road
- Pedestrian and Cycle Routes
- Bus Stop

CHALCROFT FARM: GREEN, NATURE, AND PLAY

Green Corridors/Spaces:

A prominent green corridor runs along the eastern boundary of the site, following The Avenue. This corridor extends southward into the Southern Gateway Character Area, establishing a continuous ecological and recreational link that supports biodiversity, sustainable drainage, and active travel. Additional green spaces are distributed throughout the neighbourhood, contributing to a verdant and walkable environment.

Natural Spaces:

The area includes multiple ponds situated on the eastern side, enhancing habitat diversity and offering

opportunities for ecological engagement. Mature tree belts and informal woodland areas wrap around the western and southern edges, integrating the built environment with the surrounding soft landscape and reinforcing the area's natural character.

Play Provision:

Two informal, nature-based play areas are nestled within green pockets of the neighbourhood. Located within a 300m walking distance from most homes, these spaces encourage free exploration and social interaction in a natural setting.

A formal play area is strategically placed near the centre of the neighbourhood, adjacent to Chalcroft Farm. Its central location ensures it is accessible within a 500m catchment, supporting inclusive and convenient play opportunities for children of various ages.



Key:

- Site Boundary
- Green Corridors
- Formal Play
- Informal / Natural Play
- Green Infrastructure / POS
- Watercourse / Pond





CHALCROFT FARM: USE, DENSITY, AND TENURE

Use:

The Chalcroft Farm Character Area features a predominantly residential land use, complemented by a limited mixed-use component centred around the retained Chalcroft Farm complex. The residential offer is designed to support a balanced community, with an indicative mix of approximately 60% family housing and 40% apartments.

Apartments are strategically located at key junctions, prominent corners, and along The Avenue to create active frontages and enhance townscape presence at key nodes and view corridors.

The Chalcroft Farm Building currently functions as a bat roost. It is recommended that the bat house be relocated to an appropriate alternative site. The existing farm building is proposed for redevelopment into a mixed-use scheme, which must be sensitively designed to either retain bat habitat provisions or mitigate their loss in accordance with ecological guidance.

Density:

The area is characterised by a relatively low residential density, fostering a suburban, family-friendly environment. The majority of housing is up to 2.5 storeys, integrating well with the surrounding open space network.

Tenure:

The residential offer includes a combination of Private Rental and Open Market housing, ensuring tenure diversity and supporting a mixed, inclusive community.



Key:

- Site Boundary
- Residential (up to 4 storeys)
- Residential (up to 3 storeys)
- Residential (up to 2 storeys)
- Mixed-use (up to 2 storeys)
- Chalcroft Farm Building (Bat House)
- Pumping House

CHALCROFT FARM: KEY BUILDINGS AND AREAS

Key Buildings and Areas:

Chalcroft Farm will be sensitively redeveloped to retain its distinctive farmstead character and small-scale courtyard layout. The design approach will preserve the heritage feel while adapting the spaces for contemporary uses, such as community facilities, local retail, or co-working hubs. The farm complex will serve as a key landmark and focal point within the neighbourhood, reinforcing local identity and fostering a sense of place.

Round Copse will echo the rural character of the farm through a low-density residential layout, utilising traditional forms, materials. The built form and street

character will reflect the scale and rhythm of the farmstead, creating a cohesive and contextually grounded sub-area.



Key:

- Site Boundary
- Key Area
- Key Building



CHALCROFT FARM: BUILDING AND ELEVATION

Building Style and Heritage:

The residential architecture within the Chalcroft Farm Character Area will act as a transitional expression between the formal character of the Northern Gateway and the more rural qualities of the Lower Acre in the Southern Gateway. Frontages along The Avenue will echo the structured and cohesive rhythm of these areas, providing continuity and reinforcing The Avenue’s role as a key movement corridor. Drawing influence from the historic farmstead layout, the area will feature clusters of homes—both larger family houses and smaller dwellings—arranged around informal courtyards. Material choices such as black timber cladding will reference agricultural vernacular, creating a contemporary yet contextually sensitive identity.

Mixed-use development will adopt a similarly restrained and locally inspired approach, with potential for small-

scale buildings arranged in a farm courtyard style. These will be designed to complement the residential fabric while supporting community-oriented and flexible uses.

Elevation Treatments:

Elevations will respond strongly to the urban context, especially along The Avenue, where active frontages and consistent building lines will define the street edge and contribute to a coherent visual experience. Special attention will be given to perimeter plots, where buildings will be designed to overlook and engage with surrounding green infrastructure. These elevations will incorporate generous glazing, balconies, and layered façades to soften the interface with open space, enhance passive surveillance, and establish a strong relationship between built form and landscape.



Indicative elevation along the community road in the Chalcroft Farm Character Area

CHALCROFT FARM: MATERIAL PALETTE

To reflect the historic character and create a unified design for Chalcroft Farm, brickwork that replicates traditional patterns and techniques should be considered. This will ensure consistency across primary structures while allowing for variety in secondary and tertiary buildings.

Emphasis on material choices should be a key focus when thinking about the typologies along Chalcroft Avenue, to create visual interest along the primary transport route moving north to south. In contrast, material choices for the built form facing the south and west should respect the landscape and existing woodland, by introducing softer colour tones that respect the vista.

Brick:

Use reclaimed or traditionally styled bricks in warm, earthy tones such as red & buff brick to reflect the historic farmstead ambiance. Thoughtful and heritage focused choices to be used reflecting the historic character of Chalcroft Farm.

Accent Material:

Incorporate the use of timber detailing to evoke rural and agricultural heritage, particularly on smaller structures and secondary elements. Additionally, brick accents around building bases, entrances, and landscaping features should be considered to enhance the rustic character of the neighbourhood and provide visual interest.

Roofs:

Select traditional roofing materials such as slate and small plain red/blue clay tiles, providing a cohesive look that matches the historic setting. Ensure roof pitches and forms reflect traditional farm buildings, incorporating gables, dormers, and overhangs where appropriate.

Detailing:

Use simple, clean-lined detailing to maintain an authentic appearance. Include decorative brick patterns, such as Flemish bond or herringbone, in key areas to add visual interest and historical reference.

Windows:

Position windows to make the most of natural light and the views of the surrounding soft landscape, aligning with the original farmstead layout. Choose windows with traditional proportions to echo historic designs.



Roof covering



Slate-fibre slate



Plain tile

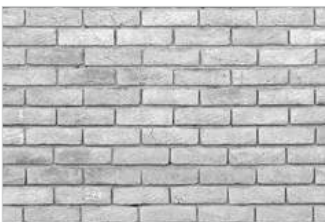


Large format concrete



Urban / rural brown tile

Elevation - Main



Silver / grey brick



Yellow brick



Red brick



White urban / rural brick

Elevation - Feature



Black Cast effect



Grey casement windows



White casement windows



Black weatherboard boarding

6

BUILT FORM

- COMPACT DEVELOPMENT & DENSITY
- BUILT FORM PRINCIPLES

SECTIONS

CONTEXT

MOVEMENT

NATURE

PUBLIC SPACES

IDENTITY

USES

HOMES &
BUILDINGS

BUILT FORM

One Horton Heath will demonstrate that development land is valuable, requiring thoughtful use of space together with an understanding of how the built form will not only provide high standards of living accommodation, but also create inclusive and safe spaces. Adopting high quality, compact, consistent designs inspired by traditional close-knit street networks will minimise land waste, and ensure walking distances remain short, sociable, and memorable.

- Use a mix of building types, forms, and scales to create a clear and enjoyable development.
- Focus on compact, walkable designs which enhance wellbeing and placemaking
- Implement innovative approaches to achieve higher residential densities (minimum 40dph) while maintaining high-quality spaces and homes.
- Design recognisable streets and spaces with defined edges to promote safety, accessibility, and ease of navigation.
- Use built form, layout, and well-considered materials to establish local character, and align with the principles set out for the identity and character of an area.
- Include memorable features or groupings that foster a sense of place, inclusion, and cohesion.



6.1 COMPACT DEVELOPMENT & DENSITY

High quality compact development efficiently uses resources and enables services to be within walking or short cycling distances, promoting active lifestyles and reducing reliance on cars. The character areas and connections to the Local Centre ensures that shops, schools, and community facilities are accessible within a short walk for everyone, and promote the use of walking or cycling. To maintain walkable neighbourhoods, proposals must incorporate the site-wide structuring elements outlined in the code with an emphasis on built form placement to ensure a positive experience not just for residents but for visitors using the transport network. High-quality development that adheres to the Design Code is essential for achieving compact and sustainable densities. It enhances the overall attractiveness of the neighbourhood, making it a desirable place for residents to live, work, and play. Elegant, dense developments can provide a diverse mix of housing types and public spaces that cater to different needs and lifestyles, fostering a vibrant and inclusive community. Moreover, it ensures that buildings and spaces are durable, adaptable, and resilient, contributing to the long-term sustainability of the area. Thoughtful planning and design can also mitigate potential negative impacts of higher densities, such as overcrowding and strain on infrastructure, by integrating green spaces, efficient transportation networks, and community amenities. This approach aligns with the overall vision for One Horton Heath and supports a balanced, dynamic, and sustainable urban environment, which can be enjoyed for generations.

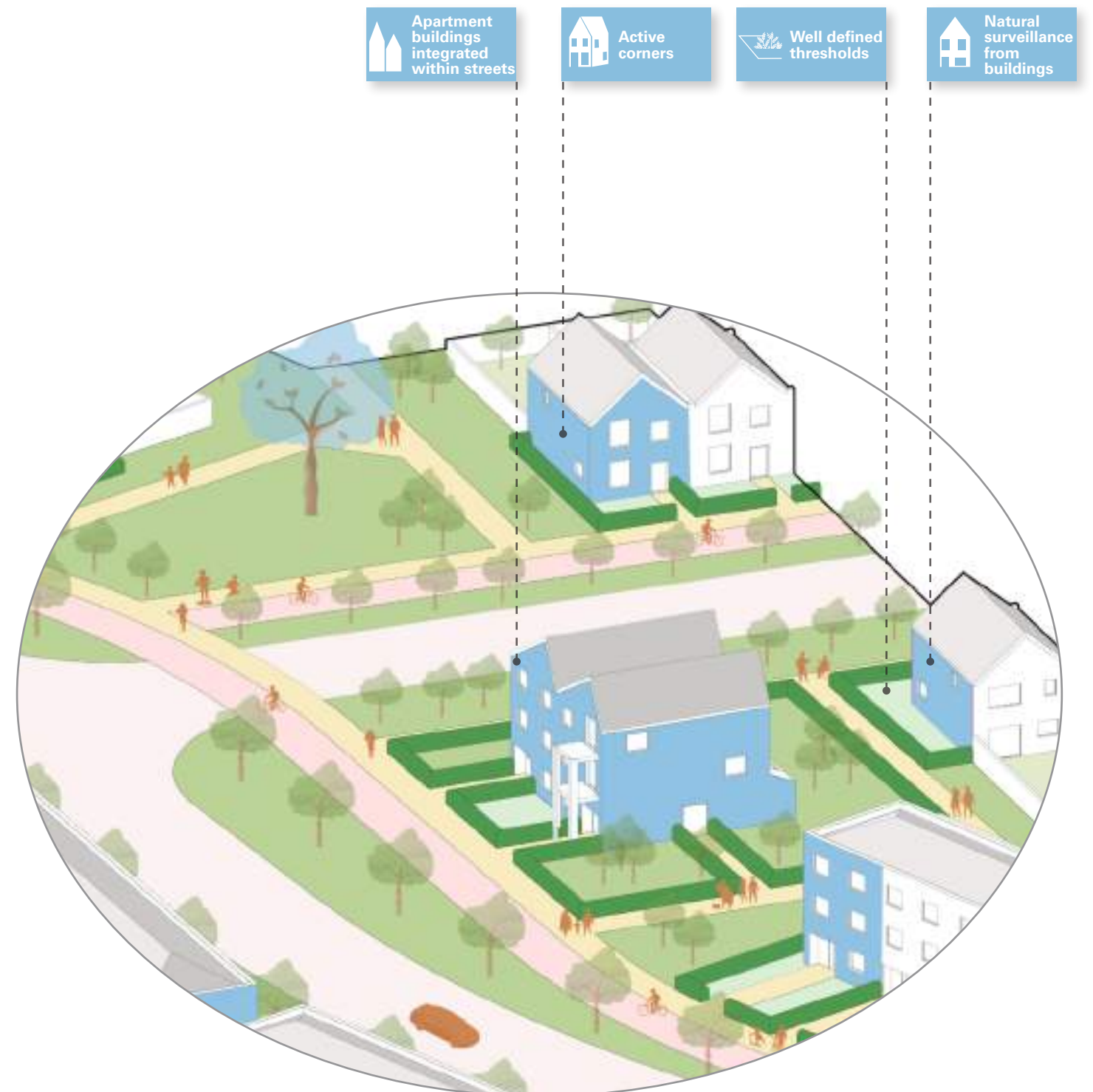
6.2 BUILT FORM PRINCIPLES

Perimeter Block Design:

To encourage walking and social interaction, neighbourhoods should be designed with small perimeter blocks featuring well-overlooked streets and lanes spaced frequently. This creates a comfortable linking experience and aligns with the wayfinding strategy for One Horton Heath. Building fronts on perimeter blocks should be consistent, connected by walls or hedges to provide active facades, enclosures, and natural surveillance. For two-story homes, a minimum of 18 meters is required between the windows of rear habitable rooms, with greater distances for taller buildings. In certain cases, this distance can be reduced to enhance street design, provided it is supported by thoughtful building design, such as arranging windows to prevent direct overlooking. Well-designed perimeter blocks foster a sense of security and community by ensuring natural surveillance and encouraging social interaction among residents. They contribute to the overall aesthetic and functionality of the neighbourhood, promoting active fronts which engage people and enhance the streetscape. High-quality perimeter block design enhances the quality of life for residents, creating attractive, dynamic, and safe spaces that can be enjoyed.

Approach to Streets:

Street designs should integrate landscape elements (including sustainable drainage systems), movement, and buildings into a cohesive plan. Streets should have clearly defined edges by buildings and landscapes, making them easy to navigate and recognisable with memorable features and vistas. Vistas should end at focal points, such as distinctive building fronts or trees. Building types and heights may vary within a block or along a street to complement adjacent streets and public spaces, with proportions, scale, and rhythm composed to ensure cohesive relationships across the street. Apartment buildings should be seamlessly integrated into the streetscape, with massing adjusted to reduce bulk and focus on prominent fronts and corners to serve as focal points. Corner buildings should have principal fronts on both elevations, creating clusters of well-designed corners at junctions, with entrances and windows arranged to be engaging.

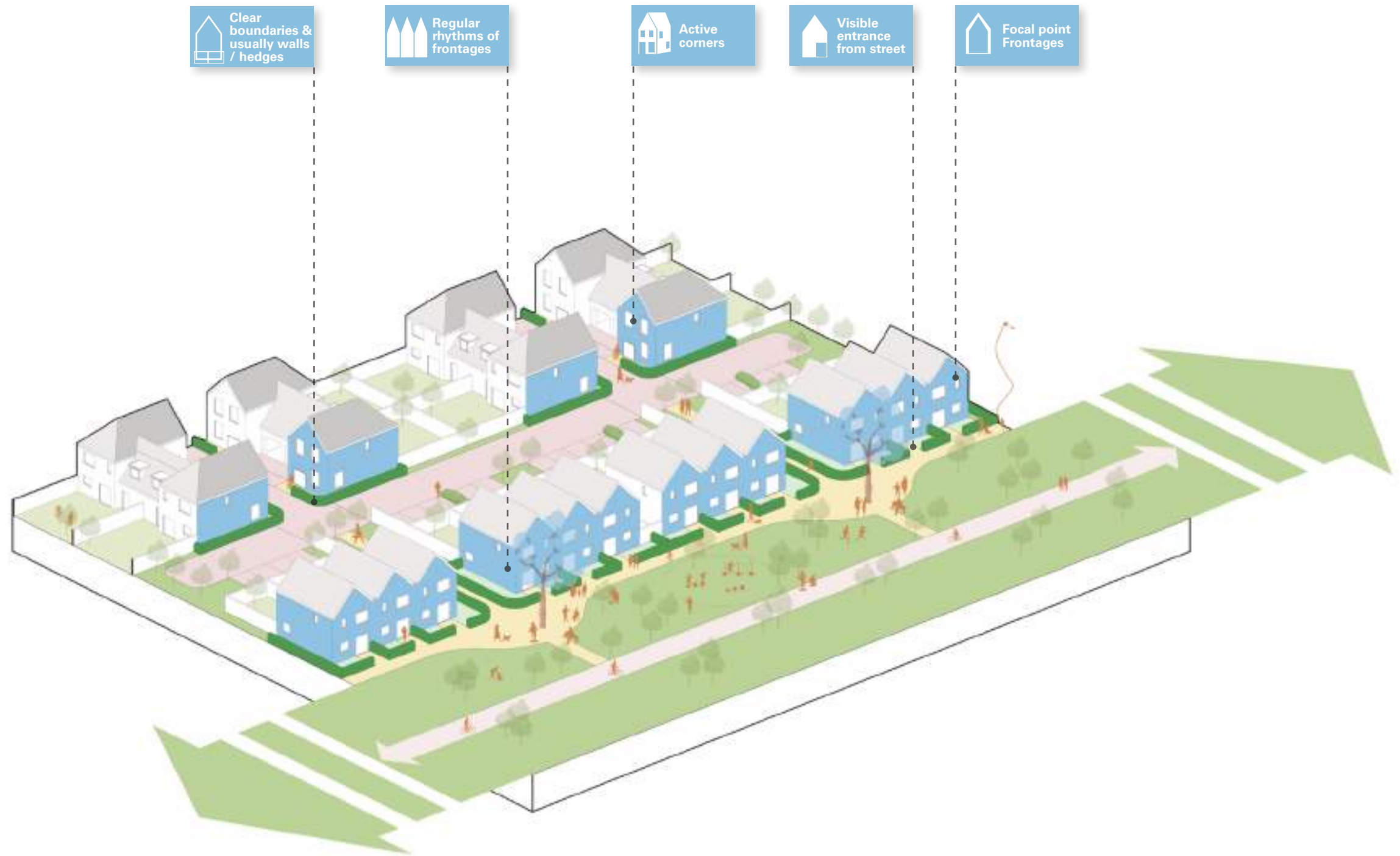


Building Lines:

Building lines play a crucial role in defining street character. While building lines should maintain consistency, they can be varied alongside landscape and highway designs to enhance street composition, such as by creating pinch points, focal points, and wayfinding groups of buildings. This adds to the overall street rhythm within One Horton Heath and as outlined within Chapter 5, the architectural articulation of the street should provide a distinctive presence for residents, adding to the comfortable landscape setting of the place.

Heights and Massing:

Height and massing must align with initial framework principles set out at the beginning of the project, responding to primary fronts, street corners, open spaces, and wayfinding opportunities for focal points. While the project parameter plans provide a general approach to built form heights, variations in height should consider and highlight individual homes, buildings, or uses, while consistent heights should emphasise significant building groups, such as a terrace of houses. Tall apartment blocks and large buildings should be designed with varied roof lines to prevent a bulky silhouette on the skyline, adding to the general aesthetic of the local character of the neighbourhood.



7 USES

- VARIETY AND ACTIVITY
- COMMUNITY

USES

The development supports a balanced and efficient use of land, with higher-density housing, shops, and services focused around the Local Centre, while lower-density areas like Chalcroft Farm maintain a more rural character. A diverse mix of uses, including flexible spaces for future needs, ensures the scheme can adapt over time. Community facilities, schools, and nurseries are centrally located to strengthen social cohesion, while green corridors and active frontages help create a connected, vibrant, and inclusive environment.

- Maximise land efficiency to support social, environmental, and infrastructure benefits
- Concentrate higher-density development and services in the Local Centre and The Folds for accessibility
- Maintain lower-density character in Chalcroft Farm to reflect local identity
- Embed green corridors and community spaces throughout all Character Areas
- Ensure flexible mixed-use spaces with potential for future adaptation to residential use
- Provide a diverse housing mix and tenure to meet varied community needs
- Design active frontages in both commercial and residential areas to create engaging, safe environments
- Position schools and nurseries centrally with well-designed frontages contributing to the public realm
- Distribute community facilities across neighbourhoods to ensure inclusive access and social cohesion



7.1 VARIETY AND ACTIVITY

Efficient Use of Land:

Land should be used efficiently to maximise social and environmental benefits and to support the effective use of resources and infrastructure. The development should conform to the Eastleigh Local Plan Policies (DM23) with a minimum density of 40 DPH.

The Local Centre will accommodate higher-density housing, along with shops, services, and access to public transport. In contrast, the Chalcroft Farm Character Area will feature relatively lower-density development compared to other Character Areas. A network of green corridors will traverse the site, with community green spaces integrated within each Character Area. Both surface and rooftop car parking are proposed for the Local Centre.

Mix:

The development includes a variety of uses across the Local Centre, Fir Tree Farm, Chalcroft Farm, and Chalcroft Farm Outworks. The mixed-use provision in Chalcroft Farm Outworks has the potential for future conversion to residential use, allowing for flexibility as community needs evolve.

Housing Mix and Tenure:

The development will offer a broad mix of housing types and tenures tailored to meet the needs of diverse user groups. For further details, please refer to the relevant Character Area in the Identity section, as well as the Houses and Buildings section.

Active Frontage:

Active frontages in the Local Centre—including shops, cafés, commercial premises, services, and residential uses—should be designed with care to create safe, engaging, and lively environments.

In primarily residential areas, active frontages should incorporate doors and windows facing the street and green spaces, while maintaining a careful balance with residents' privacy.



7.2 COMMUNITY

Schools:

The school and nursery facilities are located adjacent to the Local Centre and form an integral part of the community. Their building form and frontage should be carefully designed to ensure they contribute positively to the public realm. For further details, please refer to the Local Centre Character Area in the Identity section.

Community Facilities and Local Service:

Community spaces and local services play a vital role in supporting the social life of residents, acting as self-organising public services and fostering community cohesion. These facilities should be accessible and well-distributed across all neighbourhoods to ensure inclusive access for all.

Key:

Site Boundary

Residential

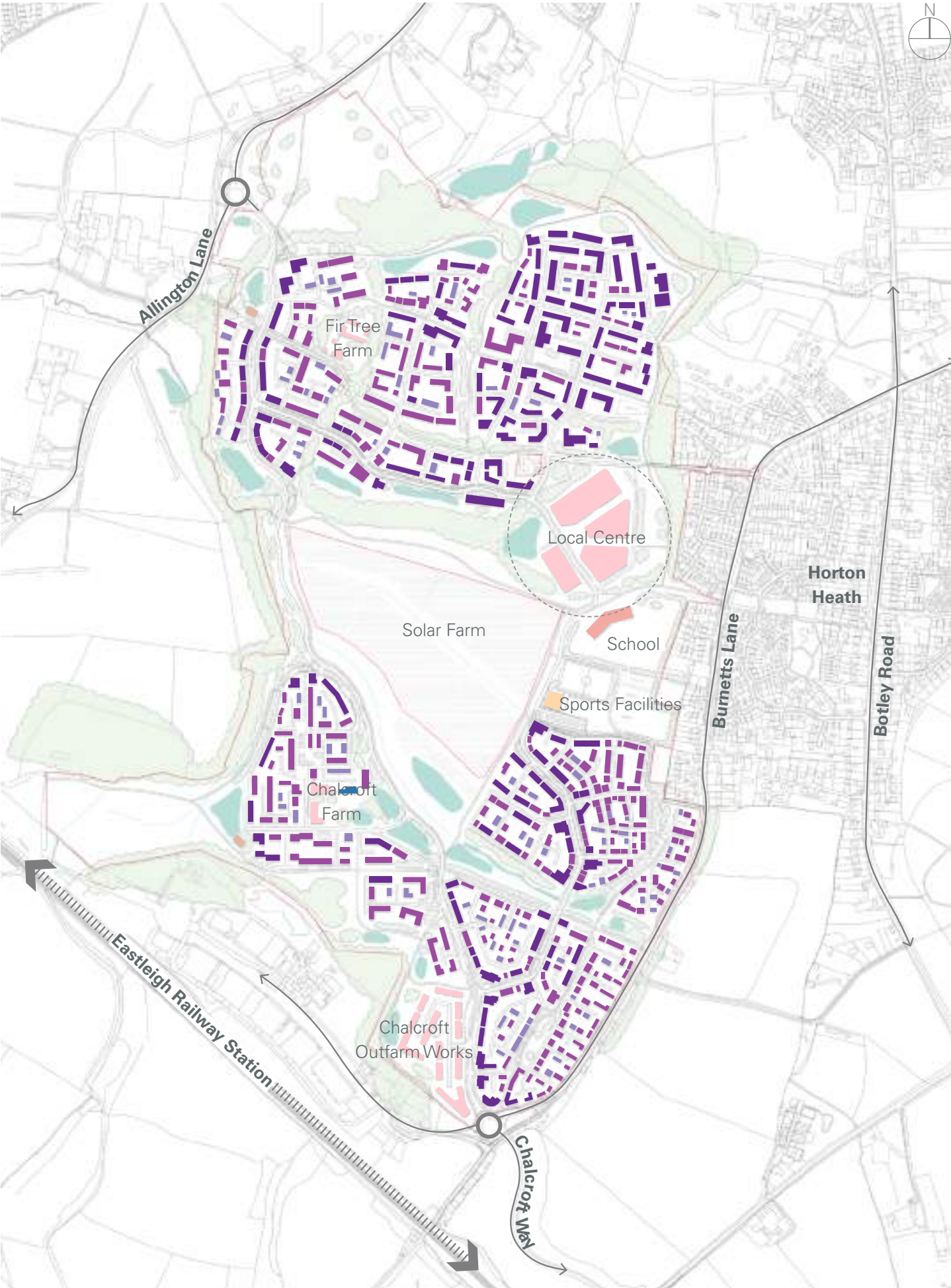
Mixed-use

Sports Facility

School

Chalcroft Farm Building (Bat House)

Pumping House



8

HOUSES & BUILDINGS

- HOUSE QUALITY
- HEALTH AND WELLBEING
- HOUSE TYPOLOGY
- TYPICAL APARTMENTS

SECTIONS

CONTEXT

MOVEMENT

NATURE

PUBLIC SPACES

IDENTITY

BUILT FORM

USES

HOMES &
BUILDINGS

HOUSES AND BUILDINGS

Building design must reflect the local character and homes will respond specifically to their location, aspect, views and neighbours. They will be low carbon, accessible, support sustainable lifestyles and be adaptable to change.

- Ensure homes meet accessibility standards to support diverse and changing household needs.
- Promote health and wellbeing through daylight, privacy, ventilation, and outdoor space.
- Follow “Secured by Design” principles to enhance safety, surveillance, and defensible space.
- Provide secure parking and bicycle storage, ideally within the dwelling’s curtilage.
- Ensure private gardens meet minimum size standards and are defined by appropriate boundaries.
- Offer a range of house types and layouts to respond to varying urban contexts and preferences.
- Include design features such as front gardens, privacy strips, dual aspects, and terraces.
- Use flexible apartment layouts with protected cores and escape routes within set distances.



8.1 HOUSE QUALITY

Space Standards:

Space standards set the minimum requirements for internal areas within new dwellings. These include the Gross Internal Floor Area (GIA) as well as key dimensions for bedrooms, storage, and floor-to-ceiling heights.

The applicable space standards are outlined in the following table.

Accessibility:

Providing accessible housing is essential to meet the needs of older and disabled people, while also offering flexibility to accommodate individuals and families as their circumstances change over time.

Accessible homes should be designed to be easily approached, entered, and used by everyone—regardless of age or physical ability. For further information, refer to the Local Plan and relevant Design Standards.

Number of bedrooms	Number of bed spaces (persons)	1 Storey dwellings	2 Storey dwellings	3 Storey dwellings	Built-in storage
1b	1p	39(37)*			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

8.2 HEALTH AND WELLBEING

External and Internal Comfort:

The built environment plays a crucial role in supporting people’s health and wellbeing. This principle is embedded throughout the design code, influencing walkable neighbourhoods, access to green space and recreation, well-designed buildings and public areas, appropriate space standards, and the fostering of strong, connected communities.

In addition, specific design elements within homes and buildings directly impact wellbeing—such as access to daylight, orientation and privacy, noise reduction, security, and access to private outdoor spaces.

High-quality housing should provide a comfortable indoor environment with sufficient natural light and sunlight, effective ventilation, protection from overheating, privacy from overlooking, and minimal noise intrusion.

Security:

A sense of security in and around the home is shaped by the design of individual dwellings and their relationship to surrounding buildings and spaces. This includes the treatment of gardens, and the secure storage of parked cars and bicycles.

The layout of housing developments should promote safe, secure, and easily navigable environments, in line with Secured by Design guidance. Dwellings should be arranged to provide natural surveillance of streets and public spaces, encouraging community interaction, environmental oversight, and active stewardship.

Each housing plot should provide rear fencing for privacy and security, as well as defensible space or front gardens at the street-facing side, with appropriate boundary treatments—such as walls, hedges, or fences—to deter access close to windows.

In suburban settings, on-plot car parking offers greater security. Where rear parking courts are required, they should be designed with careful attention to safety, incorporating natural surveillance or secure gating. Cycle parking should also be secure and, where possible, located within the curtilage of the dwelling.

Gardens:

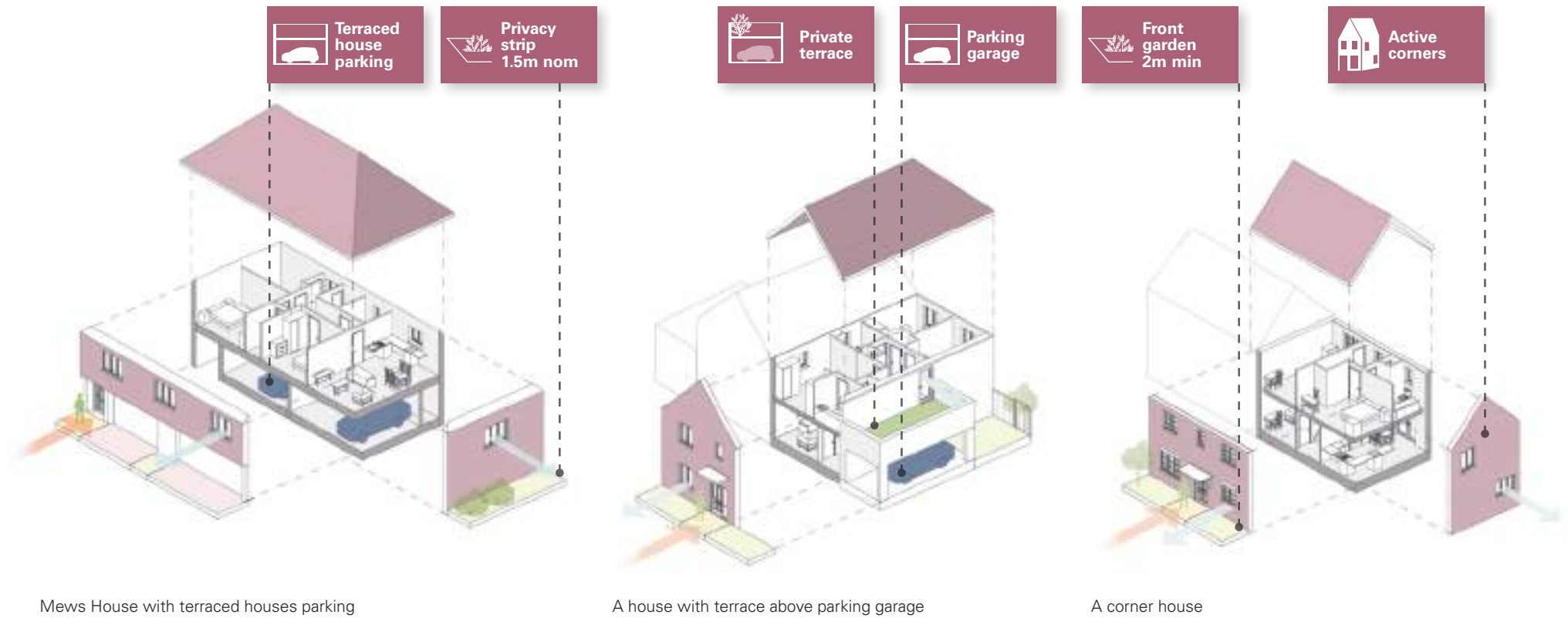
Access to private outdoor space is essential for residents’ wellbeing. Design guidance may set minimum standards

for private open space provision, including requirements based on the size or expected occupancy of the home.

This may include minimum back garden sizes, as well as front setbacks from the street. Guidance should also address appropriate boundary treatments—such as walls, hedges, or fences—to define private space and enhance both security and visual quality.

8.3 HOUSE TYPOLOGY

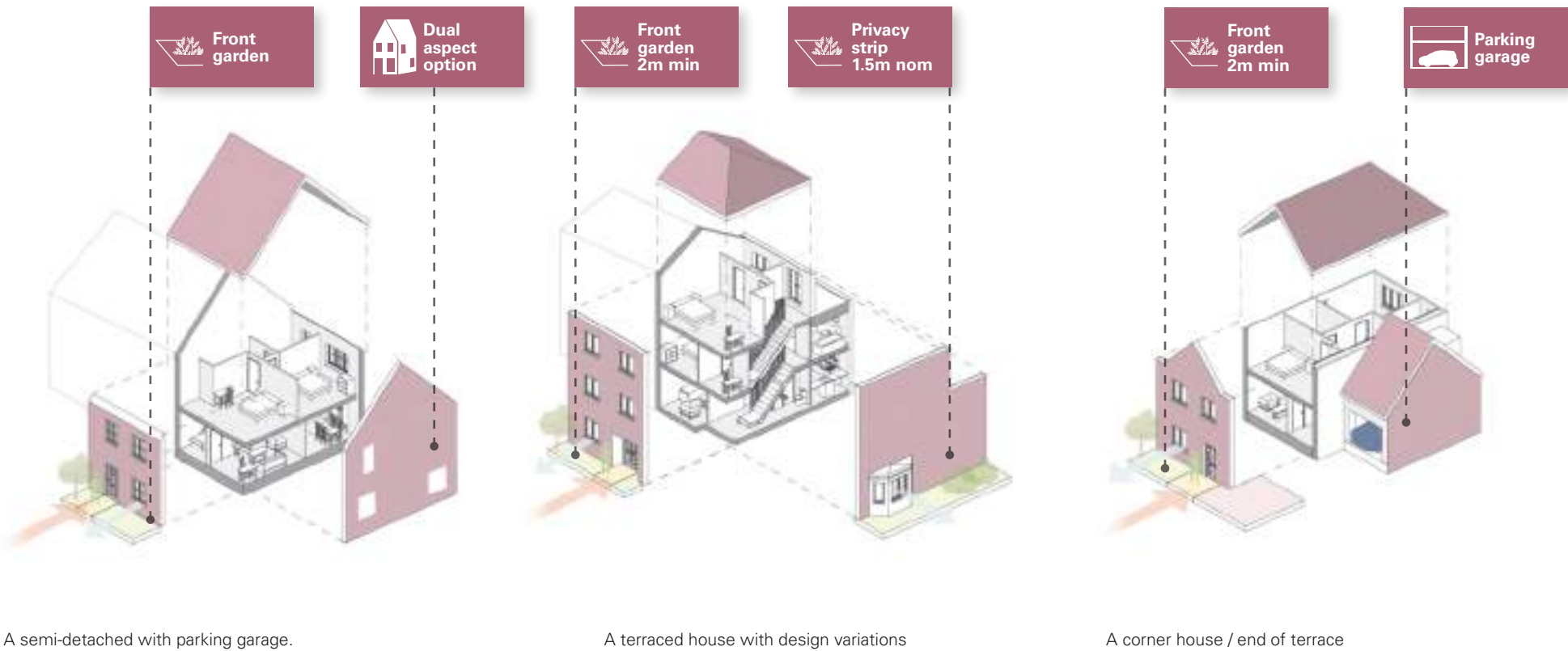
The image illustrates a variety of potential house types designed to accommodate different urban contexts and living preferences. These include mews houses with terraced parking, homes with terraces above parking garages, and corner houses that activate street frontages. The designs also feature semi-detached houses with parking garages and terraced houses with design variations, providing flexibility in layout and appearance. Notably, these homes incorporate essential urban design features such as front gardens, privacy strips (1.5m nominal), and dual aspect layouts to enhance daylight and ventilation. The integration of private terraces, active corners, and parking solutions—both on-plot and garage-based—demonstrates a commitment to both liveability and streetscape engagement, supporting a diverse and adaptable residential typology.



Mews House with terraced houses parking

A house with terrace above parking garage

A corner house



A semi-detached with parking garage.

A terraced house with design variations

A corner house / end of terrace

8.4 TYPICAL APARTMENTS

The typical apartment arrangements allow for a wide range of block configurations.

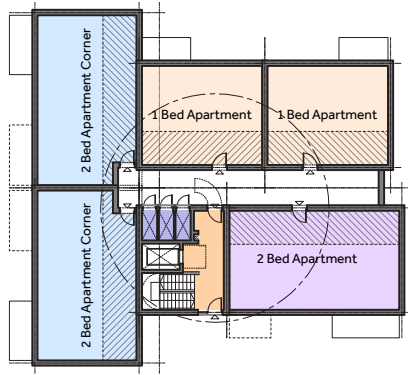
A typical 2 Bed corner apartment type has been introduced in addition to the core range in order to allow for flexibility in the block configuration.

The central stair core and entrance doors are positioned to ensure all apartments are within 7.5m of the protected stair core.

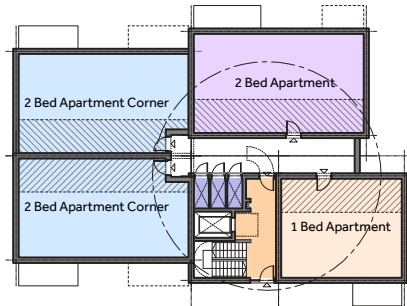
Longer runs of apartments are achieved by introducing intermediate stair cores which allow for escape distances of up to 30m.

Ground floors can be configured to allow for a mixture of apartments and external accessed under croft parking.

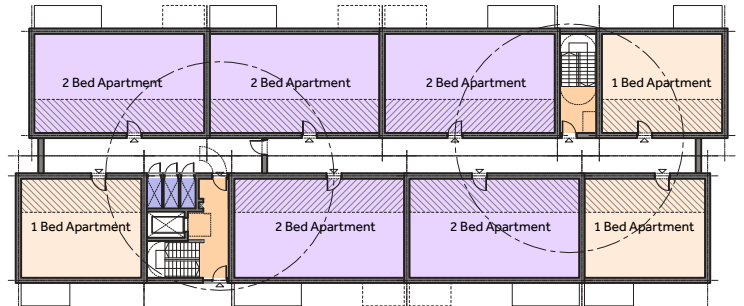
Each floor plate is repeated over each floor, ensuring services and balconies stack.



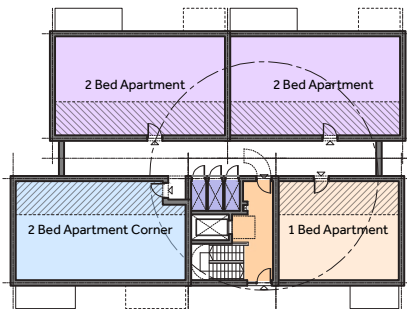
Typical block plan 01



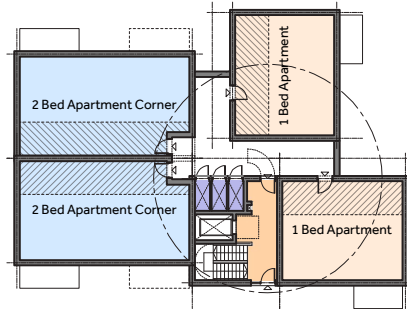
Typical block plan 02



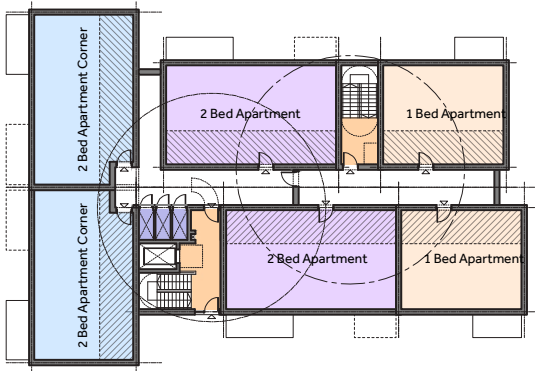
Typical block plan 03



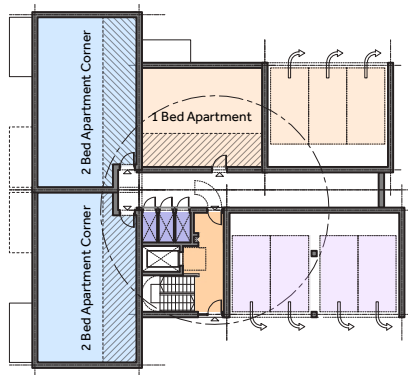
Typical block plan 04



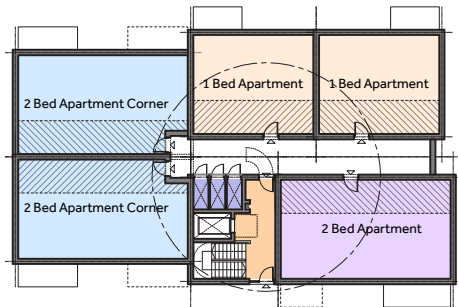
Typical block plan 05



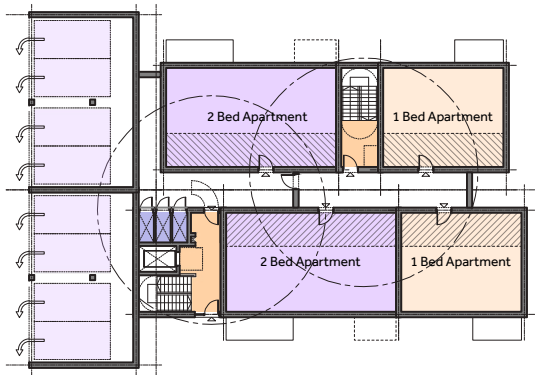
Typical block plan 06



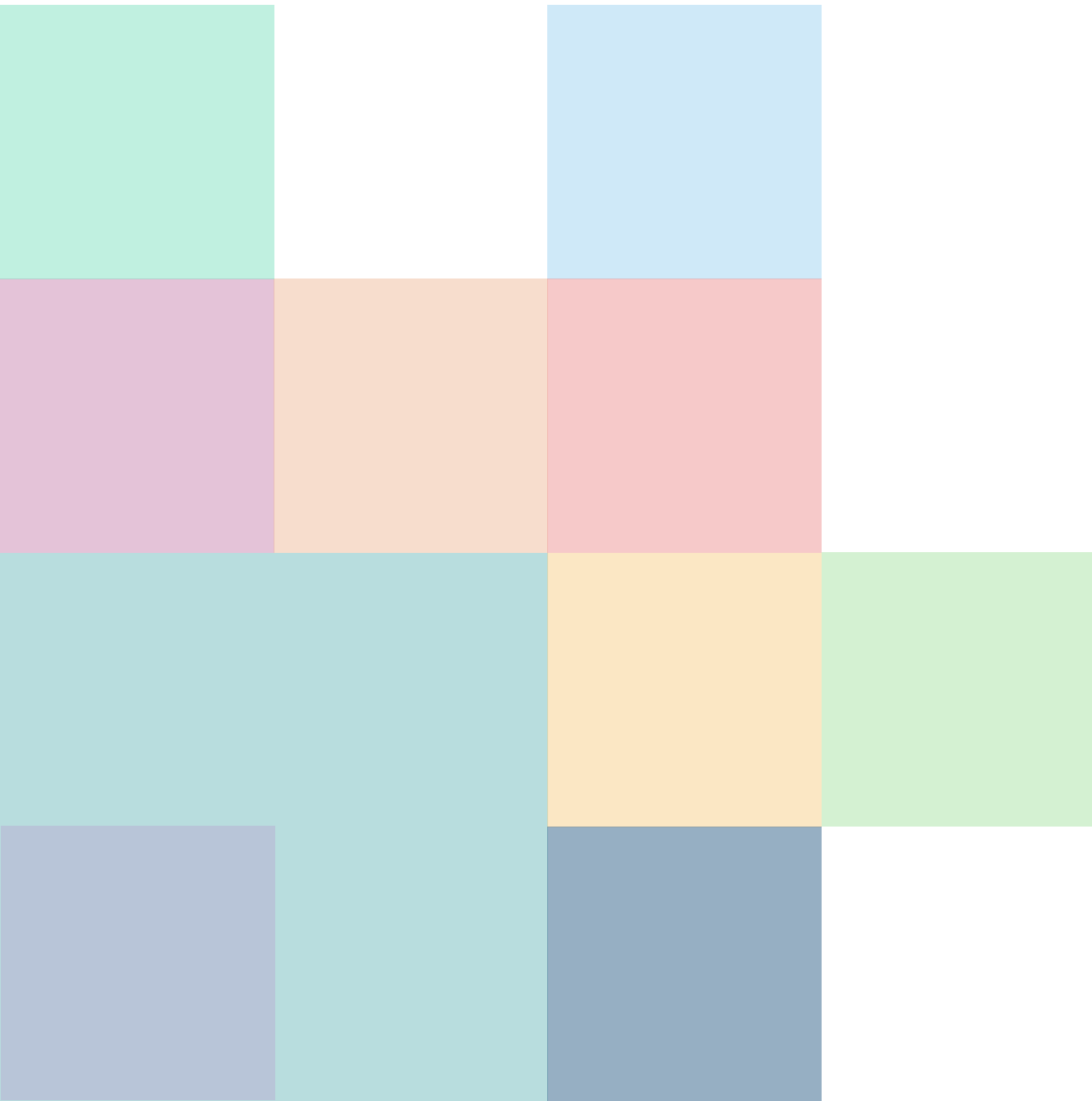
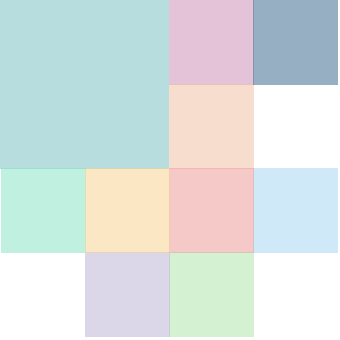
Typical block plan 07



Typical block plan 08



Typical block plan 09



RIDGE



www.ridge.co.uk

ONE
HORTON
HEATH

