

CUFFLEY, NORTHAW, WELWYN HATHFIELD

Character Areas

Bellway North London

29/03/2023

Rev A

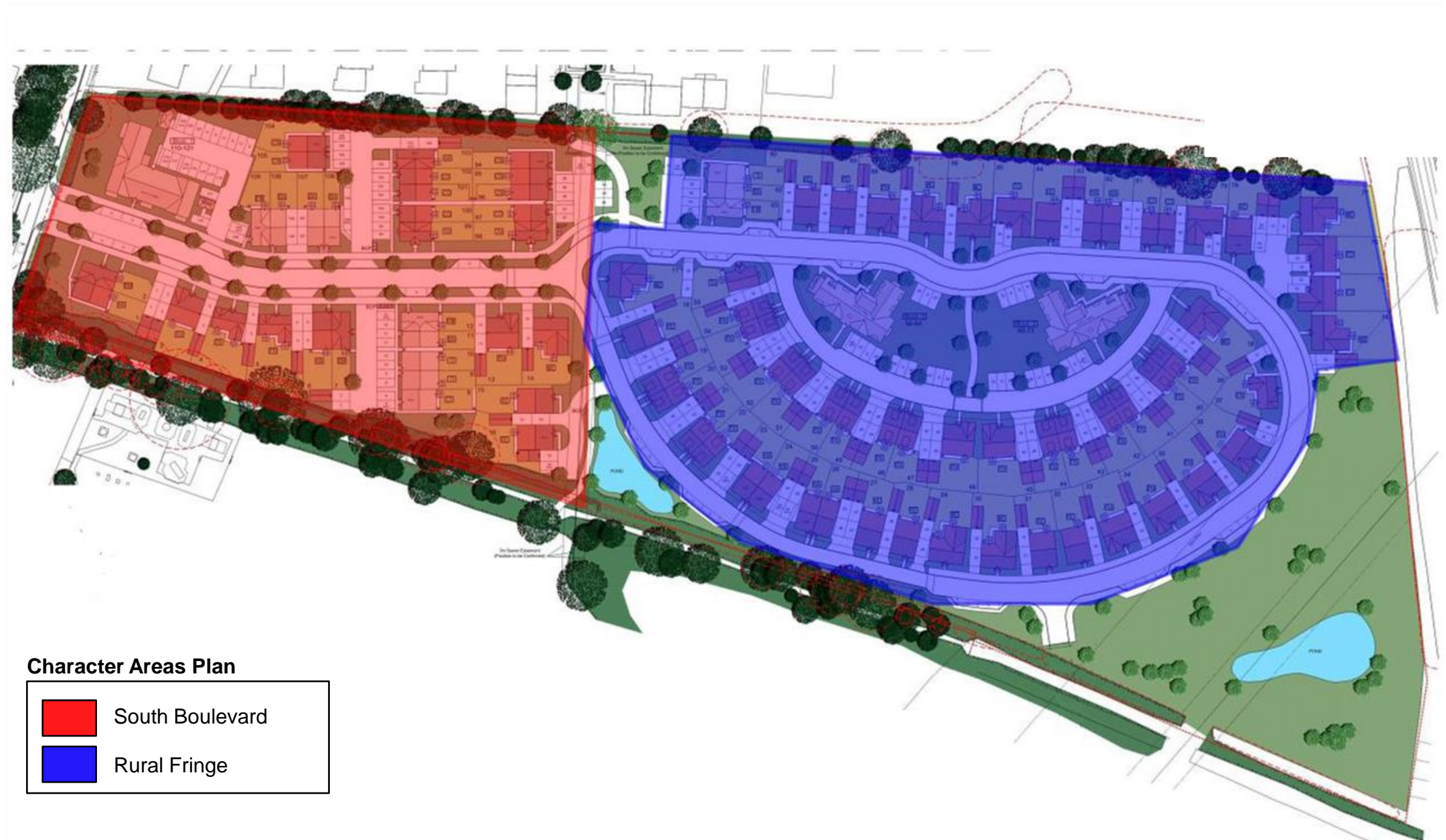


The Character Areas

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The DAS which accompanied the Outline approval identified 2 distinct Character Areas informing the design approach to the development.

The 2 areas are intended to have individual personalities distinguishable by their divergent layout patterns through building & landscaping design creating an individual sense of place for residents and visitors



The Character Areas

Design Fixes

- First impression**
- Formal street typology with trees in dedicated verge forming the Character Area**
- Focal building on the site entrance**
- Predominantly 2 storey**
- Linkage to Rural Fringe Character Area.**
- Parking behind building line or in parking courts**



South Boulevard

South Boulevard

This Character Area creates a sense of arrival for the residents and visitors accessing the site from Northaw Road East. Predominantly 2 storey with 2.5 storey focal building on the site entrance in accordance with approved parameter plans

This Character Area is the central spine running into the development. This primary route features a formal street typology having a dedicated verge with street trees and visitor layby's along it's route.

Dwellings in this Character Area will display a traditional treatment to elevations, with a consistent building line to emphasise the formality of this street.

A range of building typologies are proposed from apartments, terraces, semi-detached and detached.

Parking will be behind building lines or in small landscaped parking courts for apartments.



Materials and Detailing

Wall Finish:

- Red facing brick
- Dark red detail brick
- Arched window head
- Brick cill
- Tile hanging on the first floor
- Occasional black boarding accent

Roof:

- Front to back, strong gables
- Plain style red or grey roof tiles
- White barge boards and fascias

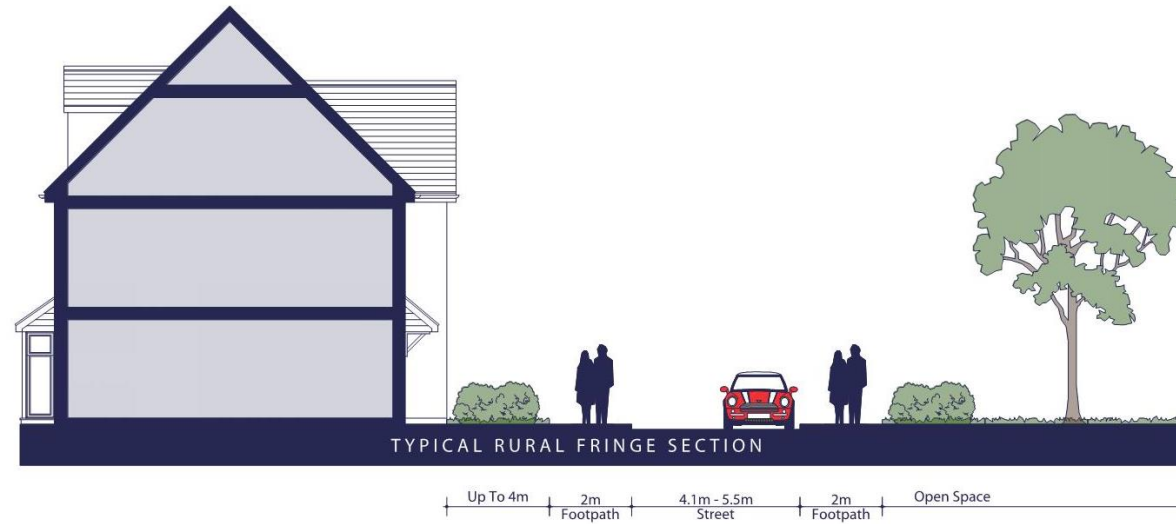
Windows / Doors / Porches:

- Casement windows Traditional cross bar in white.
- Lean to porches on gallows brackets.
- Partly glazed front door in red, blue or green.

The Character Areas

Design Fixes

- Curvilinear looped street pattern
- Landscape setting
- Predominantly detached and semi detached
- Single sided development open space SUDs basin
- Parking predominantly behind building line in garages



Rural Fringe

Rural Fringe

This Character Area benefits from scenic views over open space and public rights of way including distant views over open farmland to the south.

The dwellings are accessed from a curvilinear looped street pattern following site contours.

The buildings in this area are traditional in appearance, prominently detached and semi-detached 2 / 2.5 storeys in height .

Parking is provided adjacent to the dwelling and behind the building line generally in garages.



Materials and Detailing

Wall Finish:

- Red facing brick,
- Dark red detail brick,
- Arched head and brick cill,
- Tile hanging,
- Full height black boarding.

Roof:

- Front to back strong gables, plain style red or grey roof tiles, white barge boards and fascias with black rainwater goods.

Windows / Doors / Porches:

- Casement windows Traditional cross bar in white.
- Lean to porches on gallow brackets.
- Partly glazed front door in dark or light oak.