

THE GRANGE, PHASE II

P19-1929_201 | FEBRUARY 2021
Design Code Addendum



DESIGN



ENVIRONMENT



PLANNING



ECONOMICS



HERITAGE

Prepared by Pegasus Group on behalf of Bellway Homes

THE GRANGE, PHASE II

DESIGN CODE ADDENDUM

Prepared by Pegasus Group on behalf of **Bellway Homes**
Date: **February 2021** | Document reference: **P19-1929_201** | Contact: **WB**

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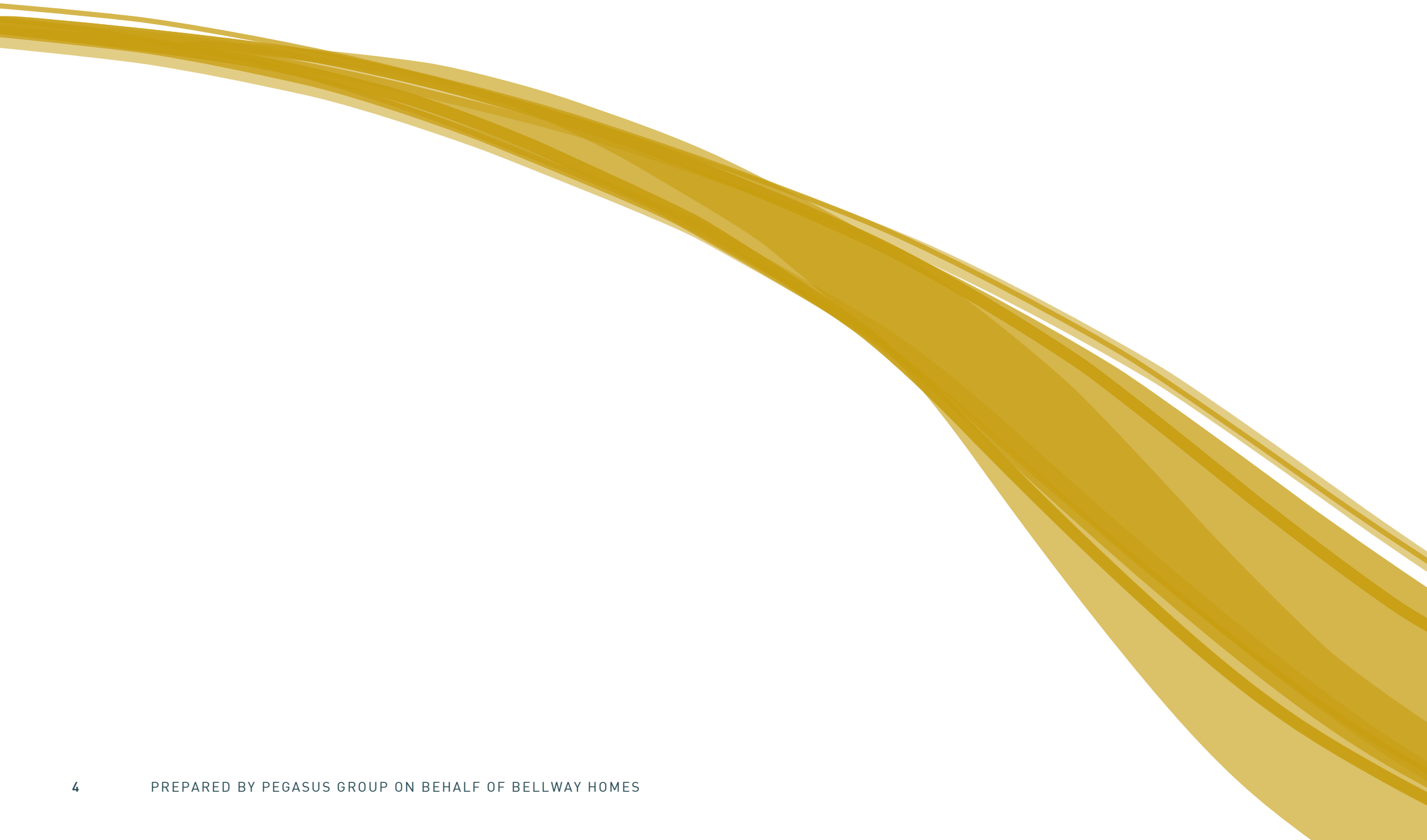
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INTRODUCTION

INTRODUCTION

This Design Code Addendum has been prepared by Pegasus Group on behalf of Bellway Homes and relates to the development of the land at north Desborough known as The Grange, Phase II. The development was granted outline planning permission in April 2014 (application reference KET/2011/0235). The application is described as:

‘Residential development of up to 700 dwellings including provision of a local centre primary school green infrastructure and creation of accesses’.

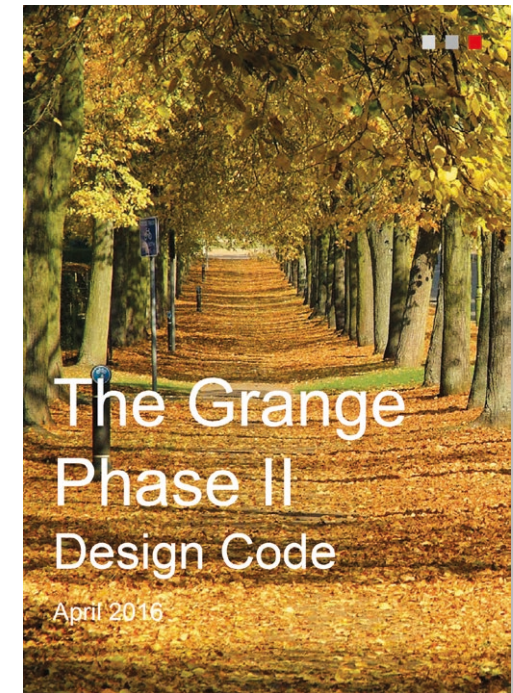
The Grange, Phase II Design Code sets out the technical requirements for delivering the new housing, school and district centre for The Grange, Phase II. The purpose of this Design Code was to:

- Increase clarity as to what constitutes acceptable design quality for all stakeholders involved in The Grange, Phase II
- Ensure certainty for delivering the vision for The Grange, Phase II as it is developed
- Speed up the delivery of development through removing potential areas of debate around design detailing.

The purpose of a Design Code is to ensure that there is a recognisable design approach across the development that ensures each part of the development works together to deliver a place of character and quality.

It is not intended to stifle innovation, but instead sets a framework within which innovation can occur without affecting the cohesion of the overall development.

It was the intention for the code to be reviewed in Spring 2018 (two years after the code was submitted) or after planning consent for 280 dwellings, depending on the rate of build out.



*THE GRANGE, PHASE II DESIGN CODE
(PREPARED BY RDC, APRIL 2016)*

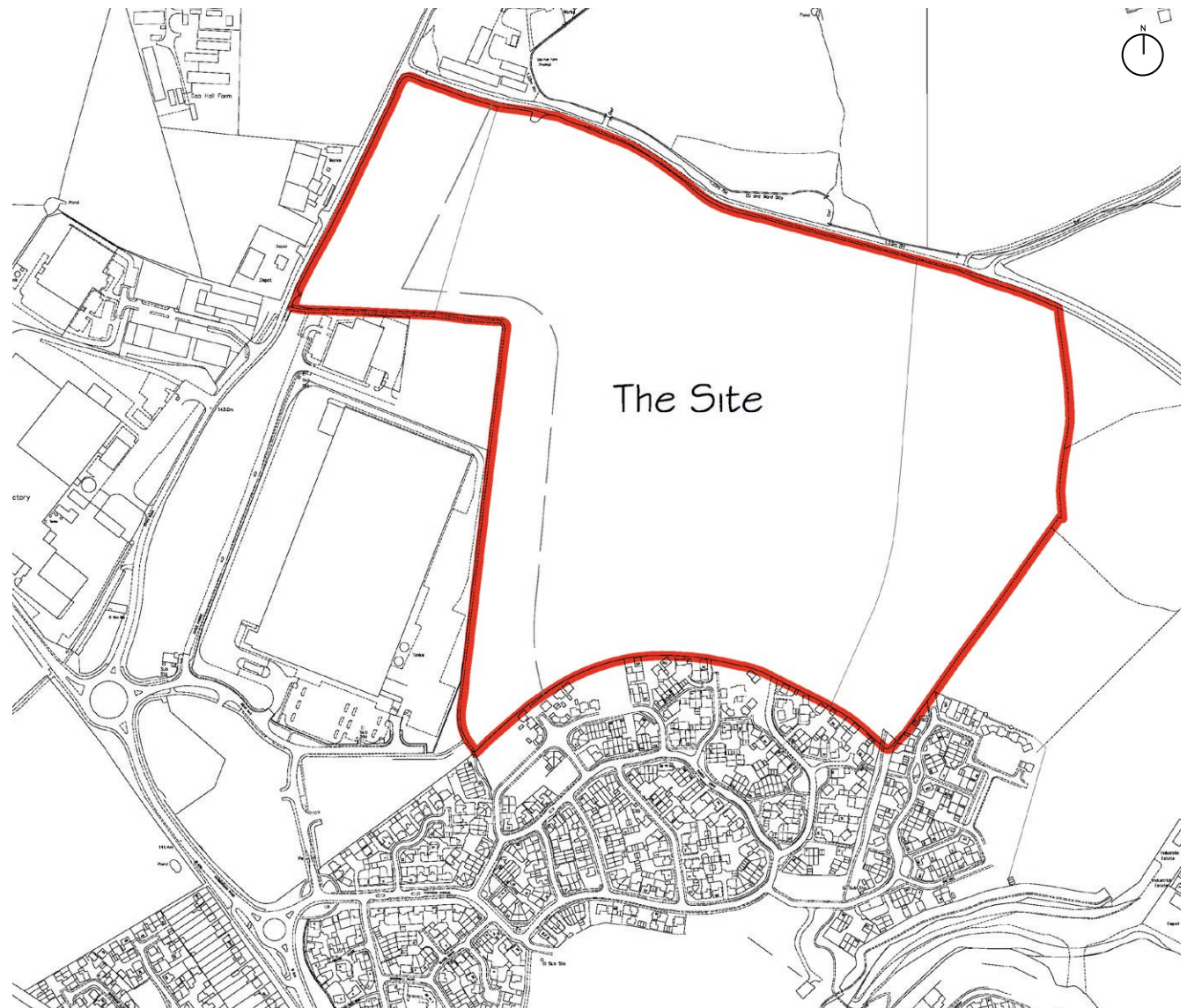
KEY



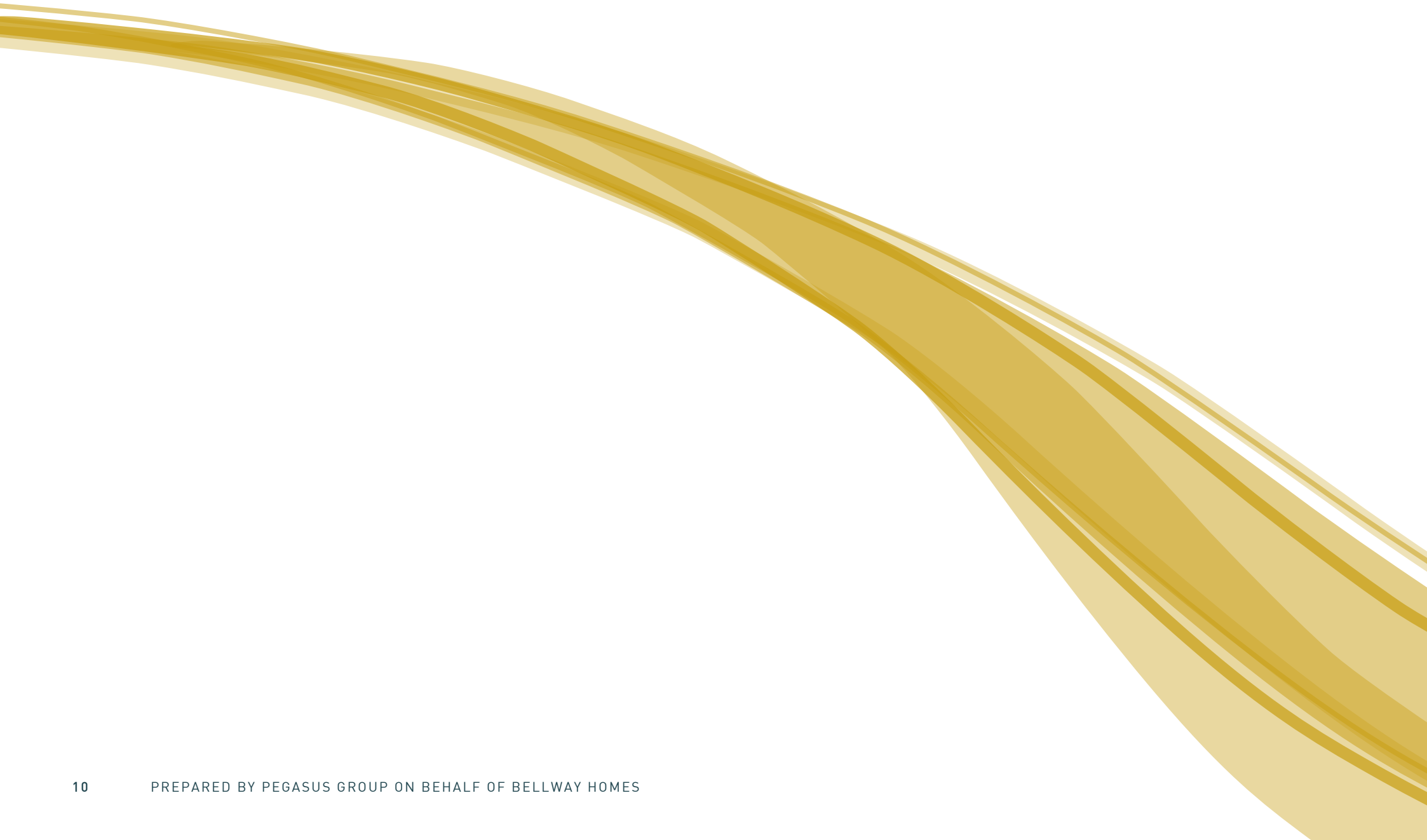
Site Boundary

The purpose of this document is to summarise amendments to the design code following a comprehensive review of the document. These updates follow design best practice and the latest guidance.

Future reserved matters applications should read this document alongside the approved design code and demonstrate their compliance in the form of a Design Code Compliance Statement, including a table along with a short statement of how these requirements have been met. Where deviations from the guidance within the design code or this document are required, the Design Code Compliance Statement should provide justification for these changes.



SITE LOCATION PLAN (RDC LTD, REF: RDC865_110, APPLICATION REF: KET/2011/0235)





SUMMARY OF THE OUTLINE PLANNING APPLICATION



ILLUSTRATIVE MASTERPLAN (RDC, 2016)

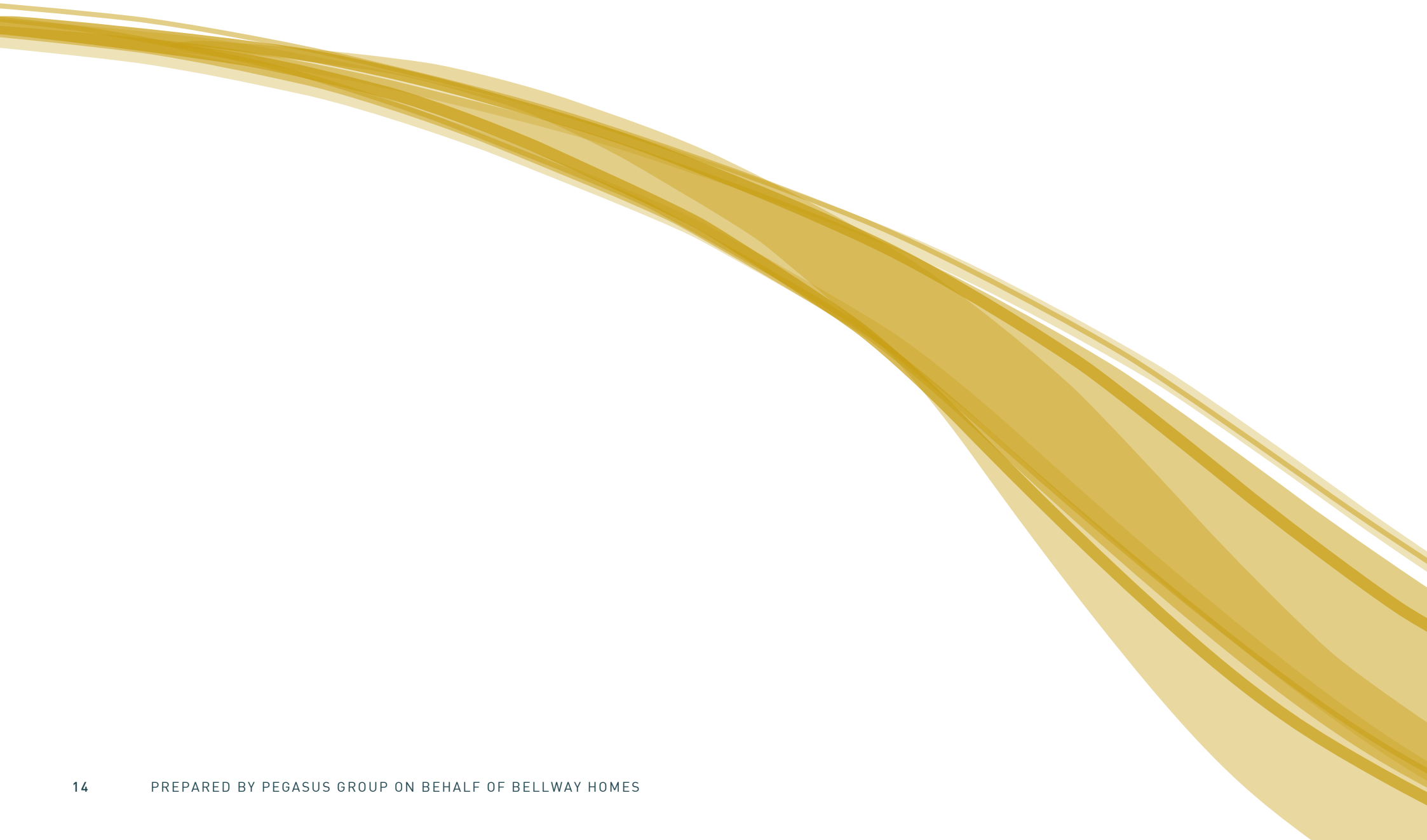
SUMMARY OF OUTLINE PLANNING APPLICATION

The outline planning application applied for:

‘a residential development of up to 700 dwellings including provision of a local centre primary school green infrastructure and creation of accesses’.

The plan opposite shows the Illustrative Masterplan submitted alongside the Design Code in 2016.

-
- | | | |
|--|---|--|
| 1. Local Centre & recycling facilities | 12. Hedge to be retained and upgraded as necessary. Existing ditch to be utilised for minor swale which will drain to an attenuation pond | 26. Existing hedge to be retained and upgraded |
| 2. Site for Primary School | 13. The Avenue | 27. CHP Plant |
| 3. Park, featuring tree planting, swale and play area | 14. Avenue south, transitional from existing development | 28. Main swale |
| 4. Existing noise bund (Western greenway), to receive tree planting | 15. Access from Ironwood Avenue | 29. Redirected UC6 footpath link |
| 5. New noise bund and native woodland planting to screen employment area | 16. Access from Rowan Avenue. Possible bus route. | 30. Redirected UC7 footpath link |
| 6. Native woodland planting approx. 10m width to screen adjacent employment areas | 17. Access from Wood Avens Way serving max 30no dwellings | 31. Occasional flood storage |
| 7. Northern Greenway. Approx 30m width to incorporate 10m width of native woodland planting and new species rich grassland to be managed for wildlife | 18. Footpath link to site from Magnetic Park | 32. Main school access |
| 8. Central Greenway. Approx 20-30m width to incorporate retained hedgerow and approx. 10m width of native woodland planting and new species rich grassland | 19. Footpath link to site from existing public right of way | 33. Secondary school access |
| 9. Approx 10m wide landscape corridor to include 5m width of woodland planting and new species rich grassland | 20. Existing public right of way HH20 | 34. Access to country park |
| 10. Avenue planting continued through park, including main swale | 21. Link to HH20 | 35. Access from Stoke Rd |
| 11. Play areas (LEAP) | 22. Link | 36. Green gateway |
| | 23. Informal play area | 37. Public square |
| | 24. Allotments with central parking area. Parking to be screened by fruit trees. 2m high Beech hedge to be planted to northern and eastern boundaries behind mesh fence | 38. ‘Metaphorical’ swale planting in verge |
| | 25. Community Orchard | 39. Country park |





THE REGULATING PLAN

THE REGULATING PLAN

- Public Open Space
- Development Parcel
- Site for Primary School
- Site for Local Centre & Recycling Facilities
- Primary Route
- Secondary Route
- Swale



THE REGULATING PLAN

THE REGULATING PLAN

The Regulating Plan for The Grange, Phase II sets out the hierarchy of streets and spaces, including green spaces and drainage, and was included within the Design Code. It also locates the school and local centre, shows primary connections and sets out the developable areas on the site.

SUDS have been integrated into the regulating plan, and there is further detail within the 'Understanding landscape and SUDs' section of the Design Code.

This includes details of the three proposed swales:

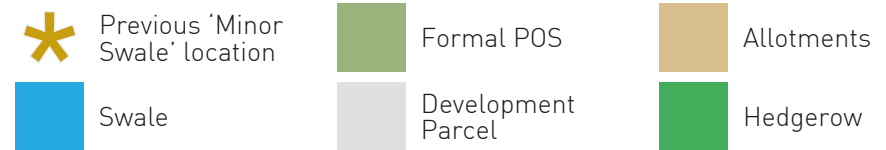
- ① **Main Swale**
- ② **Minor Swale**
- ③ **'Metaphorical' swale**

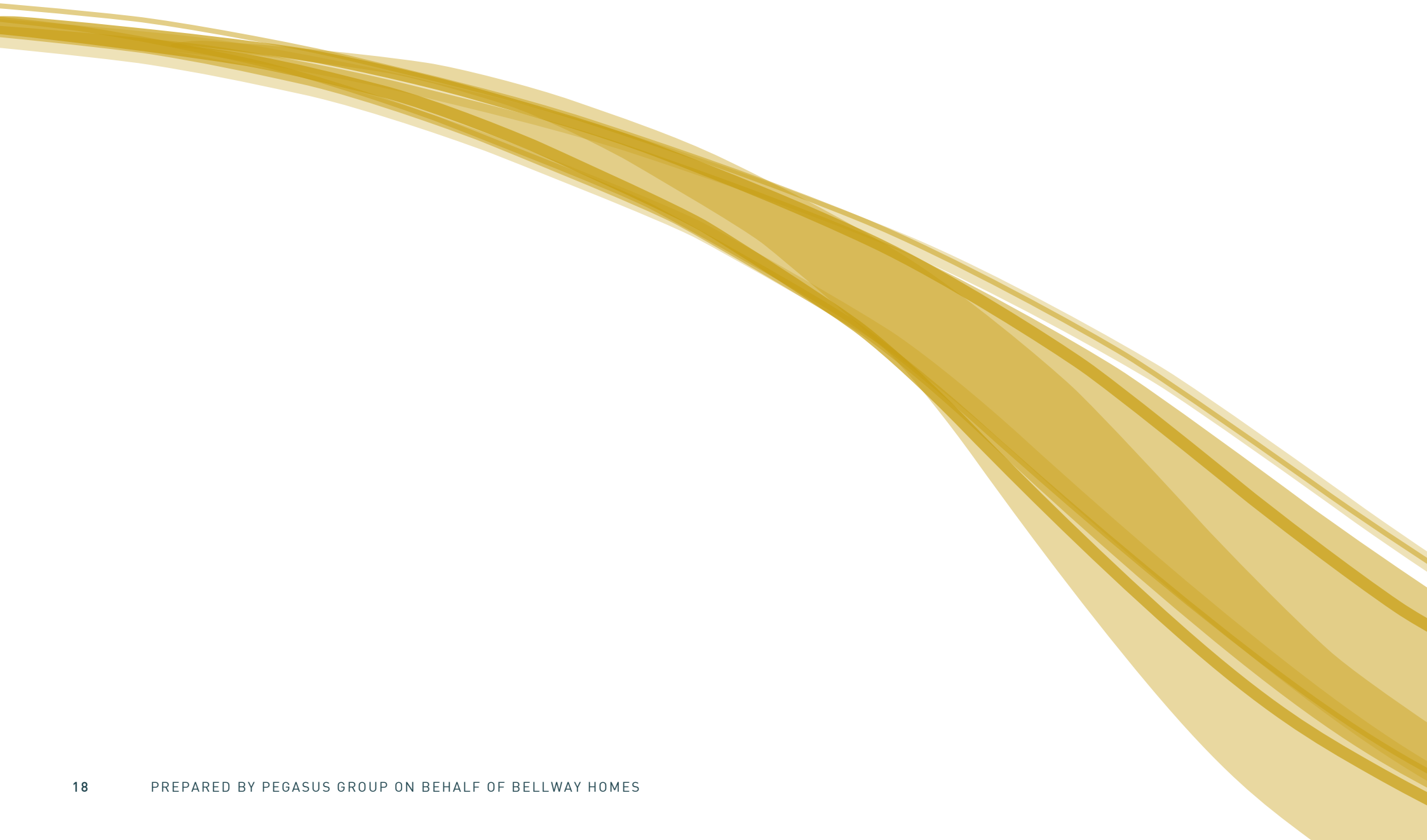
Following detailed design of the drainage requirements for the site, it was agreed that the minor swale was superfluous and therefore has been removed from the Regulating Plan within this document.

This will instead be replaced with another 'metaphorical' swale, which will include a linear band of planting integrated within a green corridor.



SWALE LOCATION PLAN







THE DESIGN CODE

- 4.1 NORTHAMPTONSHIRE HIGHWAYS
DESIGN GUIDANCE
- 4.2 SITE-WIDE REQUIREMENTS
- 4.3 STOKE ROAD CHARACTER AREA
- 4.4 ROWAN AVENUE CHARACTER AREA

THE DESIGN CODE

Within Section 4 of the Design Code, guidance was provided for site-wide requirements and the specific character areas and special places. This chapter of the document sets out the amendments to the specific design criteria.



**DEVELOPMENT
MANAGEMENT
& ADOPTIONS
SPECIFICATION
AND STANDARDS
FOR HIGHWAY
LAYOUTS**

4.1 NORTHAMPTONSHIRE HIGHWAYS DESIGN GUIDANCE

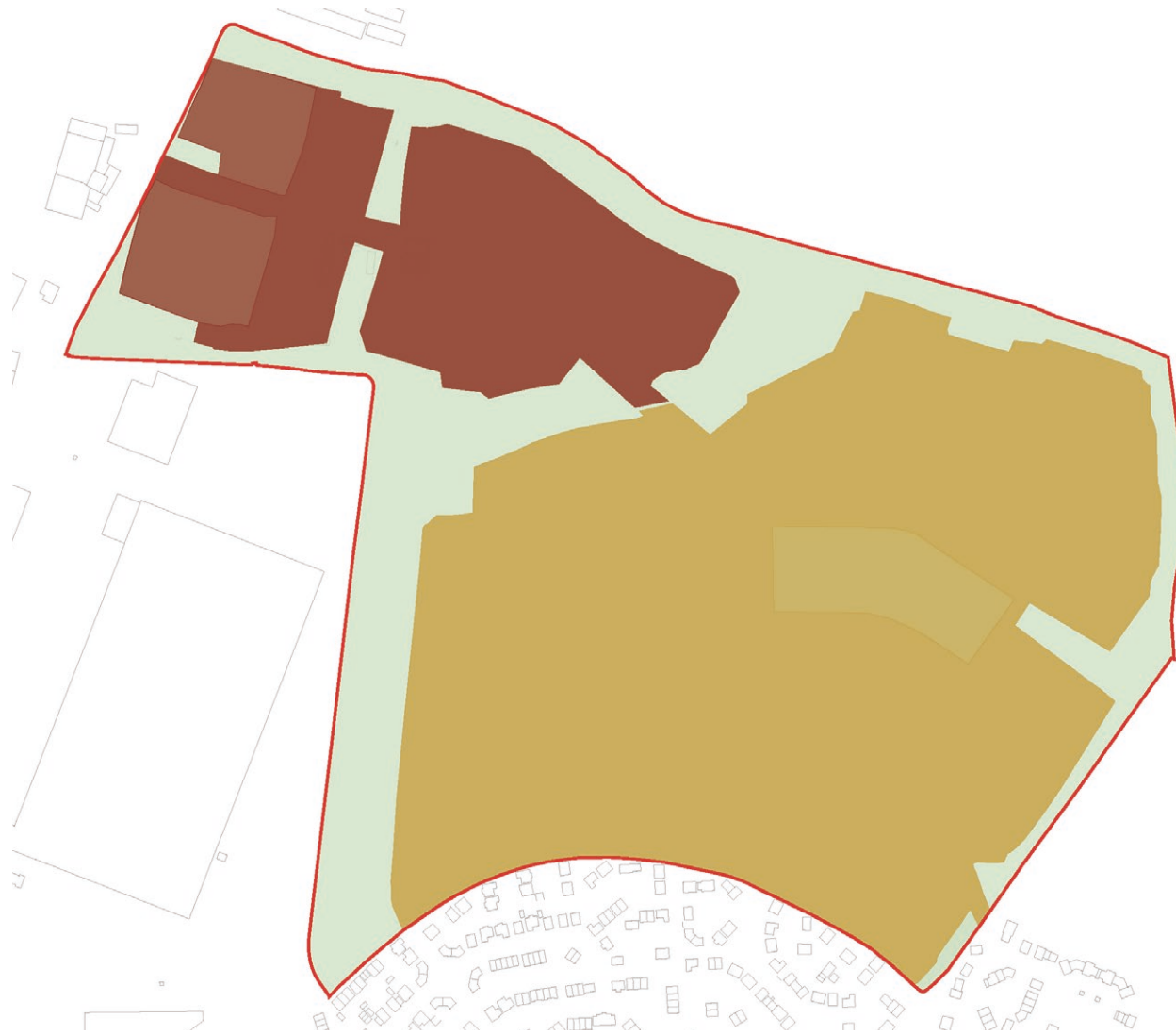
Following submission of the Design Code, Northamptonshire County Highways designed updated guidance within the **Development Management & Adoptions Specification and Standards for Highway Layouts** document (above), in August 2019.

As it is in the intention that the majority of the highways (excluding shared private drives) will be adopted, this guidance should supersede all highways specification included within the Design Code to ensure the development will be adopted and designed to the latest standards.

4.2 SITE-WIDE REQUIREMENTS

PRINCIPLE	PAGE	CURRENT METRIC	REVISED METRIC	NOTES
General Design Principles - Integrated Waste	36	Dedicated waste stores on-plot with no more than 15m drag distance to collection point. If private streets are used, bin presentation points to be clear of access etc.	Dedicated waste stores to provided on plot with no more than 15m drag distance to collection point on adopted roads. On private streets, bin collection points to located with approximately 40m drag distance.	
Defined Boundaries	37	Return frontage and boundaries to public spaces should be brick or render, not fencing.	Return frontage and boundaries to public spaces should predominantly be brick or render, not fencing. Where a more informal character is required, a combination of enhanced fencing and planting may be acceptable.	
Materials & Detailing	40	In some areas, the use of brick for fascias also requires the use of Flemish bond.	<i>Removed from design code</i>	
	40	Surface and carriageway treatments have been chosen and allocated in order to provide a robust yet high-quality public realm. Street surfaces are hot-rolled bitumen with coloured chippings to add interest and detailing. Kerbs are concrete but with conservation texturing. Footways are paved or block in most cases, and have been chosen for quality and ease of maintenance or replacement.	Materials of adopted highways to follow latest Highways Authority guidance.	

4.3 STOKE ROAD CHARACTER AREA



4.3.1. The Avenue

VISION

The Avenue in the Stoke Road character area is formal, with large trees and a green look and feel. Properties here are generous and occupy large plots. The street is simple, uncluttered and will have a mature and established feel. The green corridor softens the street edge, and hedge planting helps to add continuity and enclosure to the street. Buildings share common colours and a simple materials palette, and their scale reflects the importance of this street.

KEY

- Stoke Road Character Area
- Rowan Avenue Character Area

CHARACTER AREAS PLAN (RDC, 2016)

PRINCIPLE	PAGE	CURRENT METRIC	REVISED METRIC	NOTES
Plots - Widths	45	8-13m, clustered in groups of four and matched across the street.	8-13m, with some variation allowed but with consistent build line.	
Plots - Access	45	Driveway access to each plot, arranged in pairs.	Driveway access to each plot, arranged in pairs where possible. Single driveways will be acceptable but should be kept to a minimum.	Also applies to pages 49, 53, 57, 63, 67, 71, 75, 79, 83, 87, 91 and 95.
Plots - Parking	45	On-plot to the side of dwellings. Garages to be set at the back of plot. Parking spaces to front of garage but parking not to extend beyond building line.	On-plot to the side of dwellings. Garages to be set at the back of plot. Parking predominantly not to extend beyond building line. Maximum of 35% frontage parking to be allowed (including use of integral garage house types).	Also applies to pages 49, 53, 57, 71, 75, 79, 83, 87, 91 and 95.
Plots - Driveways	45	Tar spray with rolled in gravel, sands and yellows.	Private driveways to be tarmac or equivalent.	
Plots - Landscape	45	Trees in rear gardens, at least one per four properties placed at rear boundary.	Trees in rear gardens to be proposed where visible and aesthetically benefiting the street scene or public areas, for example to rear gardens to end plots.	Also applies to 48, 43, 57, 63, 67, 71, 75, 79, 83, 87, 91 and 95.
Buildings - Scale & Massing	46	2-3 storey, with building types to be arranged in groups of four and matched in scale across the street.	2-3 storey, with building types to be predominantly arranged in groups of two-four and matched in scale across the street.	
Buildings - Roofscape	46	Open gables with the ridge running parallel to the street. Front-projecting gables to be used, perpendicular to street on 60-80% of dwellings.	Open gables with the ridge running parallel to the street. House types with front-projecting gable elements, or gables parallel to the street, to be used on approximately 60-90% of dwellings.	
Buildings - Weatherboarding & Rainwater	46	Rainwater goods to be cast aluminium to primary street.	Rainwater goods to be cast aluminium to primary street. Cast effect is also acceptable.	Also applies to 58, 64, 68, 84, 88, 92, and 96.

4.3.2. Side Streets

VISION

Side streets in the Stoke Road character area have a degree of formality, with hedge planting and regular building line. Properties here are generally semi-detached and occupy medium sized plots. The street treatment is simple, uncluttered and will have a neat and ordered feel. Buildings share common colours and a simple materials palette, and the distribution of materials is carefully managed to ensure consistency through the visual field.

PRINCIPLE	PAGE	CURRENT METRIC	REVISED METRIC	NOTES
Plots - Widths	49	8-12m, clustered in groups of four and matched across the street.	8-12m plot widths.	
Plots - Set-Back	49	3m from plot line, building fronts to form a consistent build line.	2-3m from plot line, building fronts to form a consistent build line. Larger set back required where there is frontage parking/ integral garage house types.	
Buildings - Scale & Massing	50	2 storey, with building types to be arranged in groups of two and matched in scale across the street.	2 storey, with some use of building types arranged in groups of two. Dwellings to be matched in scale across the street.	
Buildings - Roofscape	50	Open gables with the ridge running parallel to the street. Front-projecting gables to be used, perpendicular to street on 30-40% of dwellings.	Open gables with the ridge running parallel to the street. House types with front-projecting gable elements or front-facing gables to 30-40% dwellings.	
Buildings - Façades	50	60% of units to be brick with Flemish bond to primary building face, 40% of units render.	60% of units to be brick to primary building face, 40% of units render.	

4.3.3. Back Streets

VISION

Back streets in the Stoke Road character area are tighter but less formal, with more irregular building lines and a varied roofscape. Properties here a increased variety in plot widths. The street is pedestrian-friendly, uncluttered and will have a more social use. Buildings share common colours and a simple materials palette, and their scale reflects the place of this street in the movement hierarchy.

PRINCIPLE	PAGE	CURRENT METRIC	REVISED METRIC	NOTES
Plots - Widths	53	5-8m, clustered in groups of two.	5-12m. Variation in plot width allowed.	
Plots - Set-Back	53	3-3.5m from plot line, building fronts to form a semi-irregular building line.	2-3.5m from plot line. Allows for some areas where building fronts form a semi-irregular building line. Increased set back allowed for areas of frontage parking or integral garage house types, further increasing the semi-irregular building line.	
Buildings - Scale & Massing	54	1.5-2 storey, with building types to be arranged in groups of four and matched in scale across the street.	1.5-2 storey, with some building types to be arranged in groups of four. Buildings to be matched in scale across the street.	
Buildings - Roofscape	54	Open gables with the ridge running parallel to the street. Front-projecting gables to be used, perpendicular to street on 10-20% of dwellings.	Open gables with the ridge running parallel to the street. House types with front-projecting gable elements are also acceptable.	

4.3.4. Lanes & Edges

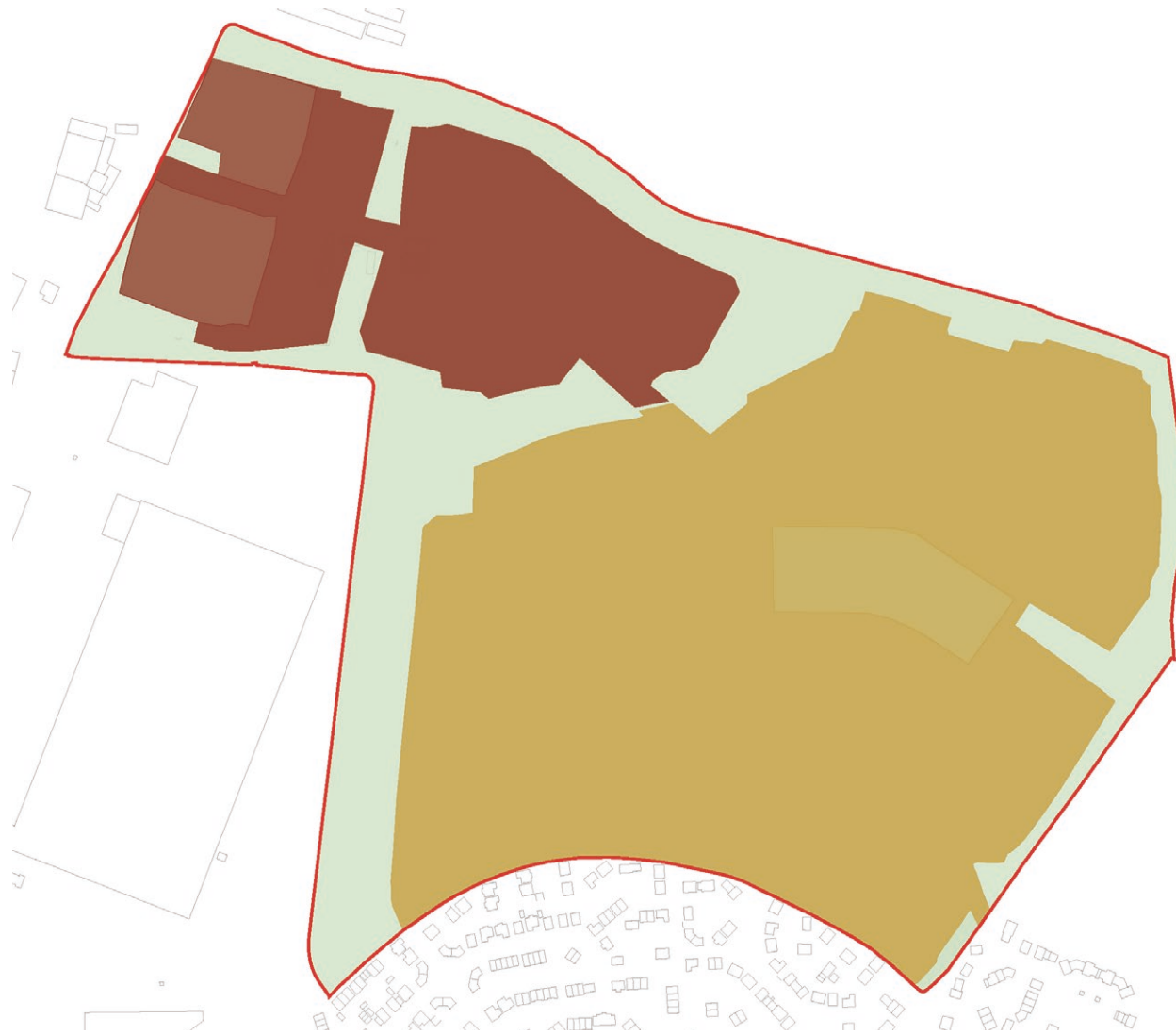
VISION

The lanes and edges in the Stoke Road character area present the transition from the more urban core of the development to the countryside edge. In this character area, we are away from the country park and can present a more formal edge to the green spaces around the development, but not so formal as to be stark and urban. The landscape softens the built form and the buildings are varied and more fragmented to allow for views through the roofscape.



PRINCIPLE	PAGE	CURRENT METRIC	REVISED METRIC	NOTES
Plots - Widths	57	10-12m, clustered in groups of two.	Predominantly 8-12m, clustered in groups of 2. Larger plots required when on edges of the development.	
Plots - Set-Back	57	2m from plot line, building fronts to form a consistent build line.	2-3.5m from plot line. More consistent build line within development. Development edges fronting POS to be less formal. Larger setback allowed where integral garage house types / frontage parking is used, although limited use around the edges of the development.	
Buildings - Building to Plot Ratio	58	40-60% of plot to be spanned by building fronts. Detached, some semi-detached.	Predominantly 40-60% of plot to be spanned by building fronts. Detached, some semi-detached. In less prominent areas, some short terraces (100% plot spanned) is acceptable.	

PRINCIPLE	PAGE	CURRENT METRIC	REVISED METRIC	NOTES
Buildings - Scale & Massing	58	2-2.5 storey, with building types to be arranged in pairs so that adjacent groups have different storey heights.	2-2.5 storey, with some use of building types arranged in pairs so that there is a varied roofscape.	
Buildings - Roofscape	58	Open gables with the ridge running parallel to the street. Front projecting gables to be used, perpendicular to street on 10-30% of dwellings.	Open gables with the ridge running parallel to the street. House types with front facing gables or front projecting gable elements to be used on approximately 60-80% of dwellings with a variety of roofscape.	

4.4 ROWAN AVENUE CHARACTER AREA



KEY

-  Stoke Road Character Area
-  Rowan Avenue Character Area

CHARACTER AREAS PLAN (RDC, 2016)

4.4.1. The Avenue North

VISION

The Avenue to the north of the Rowan Avenue character area is formal, with large trees and a green look and feel, similar to the portion found in the Stoke Road area. Properties here are generous and occupy large plots. The street is simple, uncluttered and will have a mature and established feel. The green corridor continues through this space, and hedge planting helps to add continuity and enclosure to the street edge. Buildings share common colours and a simple materials palette, and their scale reflects the importance of this street.

PRINCIPLE	PAGE	CURRENT METRIC	REVISED METRIC	NOTES
Plots - Widths	63	8-13m, clustered in groups of four and matched across the street.	8-13m. Clustered in groups of 2-4 where possible.	
Buildings - Scale & Massing	64	2-3 storey, with building types to be arranged in groups of four and matched in scale across the street.	2-3 storey, with some building types arranged in groups of four. Dwellings to be matched in scale across the street.	
Buildings - Roofscape	64	Open gables with the ridge running parallel to the street. Front-projecting to be used, perpendicular to street on 80-90% of dwellings.	Open gables with the ridge running parallel to the street. House types with front-projecting gable elements to be used on approximately 60-80% of dwellings.	

4.4.2. The Avenue South

VISION

The Avenue to the south of the Rowan Avenue character area is formal, but with smaller trees to help manage the transition from the existing Grange development. Properties here are on slightly narrower plots, reflecting their place between the existing town and the local centre. The street is simple, uncluttered, and hedge planting helps to add continuity and enclosure to the street edge. Buildings share common colours and a simple materials palette, and their scale their place near the core of the development.

PRINCIPLE	PAGE	CURRENT METRIC	REVISED METRIC	NOTES
Plots - Widths	67	6-10m, clustered in groups of four and matched across the street.	6-10m with plots grouped where possible to generate regularity.	
Buildings - Building to Plot Ratio	68	70-100% of plot to be spanned by building fronts.	Predominantly 70-100% of plot to be spanned by building fronts.	
Buildings - Roofscape	68	Open gables with the ridge running parallel to the street. Front projected gables, perpendicular to street on 10-20% of dwellings.	Open gables with the ridge running parallel to the street on 20-50% of dwellings. House types with front projecting gable elements are also acceptable.	

4.4.3. Side Streets

VISION

Side streets in the Rowan Avenue character area have a more dense and urban feel, but still have hedge planting and regular building line. Properties here are generally semi-detached or short terraces. The street treatment is simple, uncluttered and will have a neat and ordered feel. Buildings share common colours and a simple materials palette, and the distribution of materials is carefully managed to ensure consistency through the visual field.

PRINCIPLE	PAGE	CURRENT METRIC	REVISED METRIC	NOTES
Plots - Widths	71	8-12m, clustered in groups of two and matched across the street.	8-12m, clustered in groups of two where possible.	
Plots - Set-Back	71	3m from plot line, building fronts to form a consistent build line.	2-3m from plot line, building fronts to form a consistent build line.	
Buildings - Roofscape	72	Open gables with the ridge running parallel to the street. Front-projecting gables to be used, perpendicular to street on 60-70% of dwellings.	Open gables with the ridge running parallel to the street. House types with front-projecting gable elements and gables parallel to the street to be used on approximately 60%-80% of dwellings.	
Buildings - Façade	72	80% of units brick with Flemish bond, 20% render.	80% of units to be brick to primary building face, 20% of units render.	

4.4.4. Park Streets

VISION

The streets that link the development to the new park and to the green corridor beyond have a special role to play in organising movement and in knitting the green spaces together. They are green, pedestrian-prioritised and have generous on-plot planting. They allow for long views across the park and onto the spaces beyond. The buildings in these streets are very consistent at the detailed level and work as a ‘set piece’.

PRINCIPLE	PAGE	CURRENT METRIC	REVISED METRIC	NOTES
Plots - Widths	75	8-12m, clustered in groups of four and matched across the street.	6-12m, clustered in groups where possible	
Plots - Set-Back	75	5.5m from plot line, building fronts to form a consistent build line.	4-6m from plot line, (although less will be acceptable in some areas, depending on street scene). Building fronts to form a consistent build line and open up views to the park.	
Buildings - Building to Plot Ratio	76	60-70% of plot to be spanned by building fronts. Detached and semi-detached.	60-90% of plot to be spanned by building fronts. Predominantly detached and semi-detached.	

TO BE REVIEWED FOLLOWING
UPDATED LAYOUT

PRINCIPLE	PAGE	CURRENT METRIC	REVISED METRIC	NOTES
Buildings - Scale & Massing	76	2 storey, with building types to be arranged in groups of four and matched in scale across the street.	2 storey, with building types to be arranged in groups where possible. Scale to be matched across the street.	
Buildings - Roofscape	76	Gables to be arranged facing the street to create M-roofs (80%), monopitch roofs or open gable parallel to the street to be used to break this up (20%).	Gables to be arranged facing the street to create M-roofs (minimum 60%), monopitch roofs or open gable parallel to the street to be used to break this up (40%).	
Buildings - Fenestration	76	Windows be larger than average and have coloured frames, 50mm relief from wall surface.	Windows to have 50mm relief from wall surface and have coloured frames.	

4.4.5. Back Streets

VISION

Back streets in the Rowan Avenue character area are tighter but less formal, with more irregular building lines and a varied roofscape. Properties here are smaller and occupy narrower plots. The street is pedestrian-friendly, uncluttered and will have a more social use. Buildings share common colours and a simple materials palette, and their scale reflects the place of this street in the movement hierarchy.

PRINCIPLE	PAGE	CURRENT METRIC	REVISED METRIC	NOTES
Plots - Widths	79	8-10m, clustered in groups of two.	8-12m, predominantly clustered in groups of two.	
Plots - Set-Back	79	3-3.5m from plot line, building fronts to form a semi-irregular building line.	2-3.5m from plot line. Potential for building fronts to form a semi-irregular building line where appropriate.	
Buildings - Building to Plot Ratio	80	70-80% of plot to be spanned by building fronts.	70-80% of plot to be spanned by building fronts, with limited 100% where short terraces are required.	
Buildings - Scale & Massing	80	1.5-2 storey, with building types to be arranged in groups of four and matched in scale across the street.	1.5-2 storey, with building types to be clustered, predominantly in groups of four and matched in scale across the street.	
Buildings - Roofscape	80	Open gables with the ridge running parallel to the street. Front-projecting gables to be used, perpendicular to street on 10-20% of dwellings.	Open gables with the ridge running parallel to the street. House types with front projecting gable elements are also acceptable.	

4.4.6. Lanes & Edges

VISION

The lanes and edges in the Rowan Avenue character area present the transition from the more urban core of the development to the countryside edge. In this character area, we are closer to the country park and can present a less formal edge to the green spaces around the development. There is more variety in plot width and the landscape softens the built form.

PRINCIPLE	PAGE	CURRENT METRIC	REVISED METRIC	NOTES
Plots - Widths	83	10-18m, clustered in groups of two.	8-18m. Wider plots largely around edges of the development.	
Plots - Set-Back	83	2m from plot line, building fronts to form a consistent build line.	2-3.5m from plot line. More consistent build line within development. Development edges fronting POS to be less formal.	
Buildings - Buildings to Plot Ratio	84	40-60% of plot to be spanned by building fronts.	40-60% to be spanned by building fronts, predominantly on the edges of the development where fronting POS. Increased ratio allowed where other layout elements achieve fragmented edge or on areas not fronting POS.	
Buildings - Scale & Massing	84	2-3 storey, with building types to be arranged in pairs so that adjacent groups have different storey heights.	2-3 storey, instances where building types arranged in pairs so that adjacent groups have different storey heights, particularly when fronting POS.	
Buildings - Roofscape	84	Open gables with the ridge running parallel to the street. Front-projecting gables to be used, perpendicular to street on 60-70% of dwellings.	Open gables with the ridge running parallel to the street. House types with front-facing gables or front-projecting gable elements to be used on approximately 60-70% of dwellings.	

4.4.7. Park Edge North

VISION

The streets that line the park edge provide a strong sense of enclosure and overlooking to the park, with large buildings in vibrant colours that work with the space and swale to create a memorable experience for users and which help in making the parkland safe and overlooked. Buildings across the park work together and share their character so that both sides of the space act as one integral approach.

PRINCIPLE	PAGE	CURRENT METRIC	REVISED METRIC	NOTES
Plots - Widths	87	10-12m, clustered in groups of two.	Predominantly 8-10m in plot width, with some plots up to 12m.	
Plots - Set-Back	87	2m from plot line, building fronts to form a consistent build line.	Predominantly 2m back from plot line, however larger set backs acceptable when using integral house types, resulting in consistent build lines within clusters.	
Buildings - Building to Plot Ratio	88	80-100% of plot to be spanned by building fronts. Integral garages allowed.	70-100% of plot to be spanned by building fronts. Integral garages allowed.	
Buildings - Scale & Massing	88	2-3 storey, with building types to be arranged in pairs so that adjacent groups have different storey heights.	2-3 storey, with opportunities for building types to be arranged in pairs so that adjacent groups have different storey heights.	
Buildings - Roofscape	88	Steeply pitched open gables, with the gables arranged perpendicular to the street edge.	Steeply pitched open gables, with the gables arranged perpendicular to the street edge on a minimum of 80% of dwellings. House types with front projecting gable elements are also acceptable.	

4.4.8. Park Edge South

VISION

The streets that line the park edge provide a strong sense of enclosure and overlooking to the park, with large buildings in vibrant colours that work with the space and swale to create a memorable experience for users and which help in making the parkland safe and overlooked. Buildings across the park work together and share their character so that both sides of the space act as one integral approach.

PRINCIPLE	PAGE	CURRENT METRIC	REVISED METRIC	NOTES
Plots - Widths	91	10-12m, clustered in groups of two.	Predominantly 8-10m in plot width, with some plots up to 12m.	
Plots - Set-Back	91	2m from plot line, building fronts to form a consistent build line.	Predominantly 2m back from plot line, however larger set backs acceptable when using integral house types, resulting in consistent build lines within clusters.	
Buildings - Building to Plot Ratio	92	80-100% of plot to be spanned by building fronts. Integral garages allowed.	70-100% of plot to be spanned by building fronts. Integral garages allowed.	
Buildings - Scale & Massing	92	2.5-3 storey, with building types to be arranged in pairs so that adjacent groups have different storey heights.	2-3 storey, with building types to be predominantly arranged in pairs so that adjacent groups have different storey heights.	
Buildings - Roofscape	92	Steeply pitched open gables, with the gables arranged perpendicular to the street edge.	Steeply pitched open gables, with the gables arranged perpendicular to the street edge on a minimum of 80% of dwellings. House types with front projecting gable elements are also acceptable.	

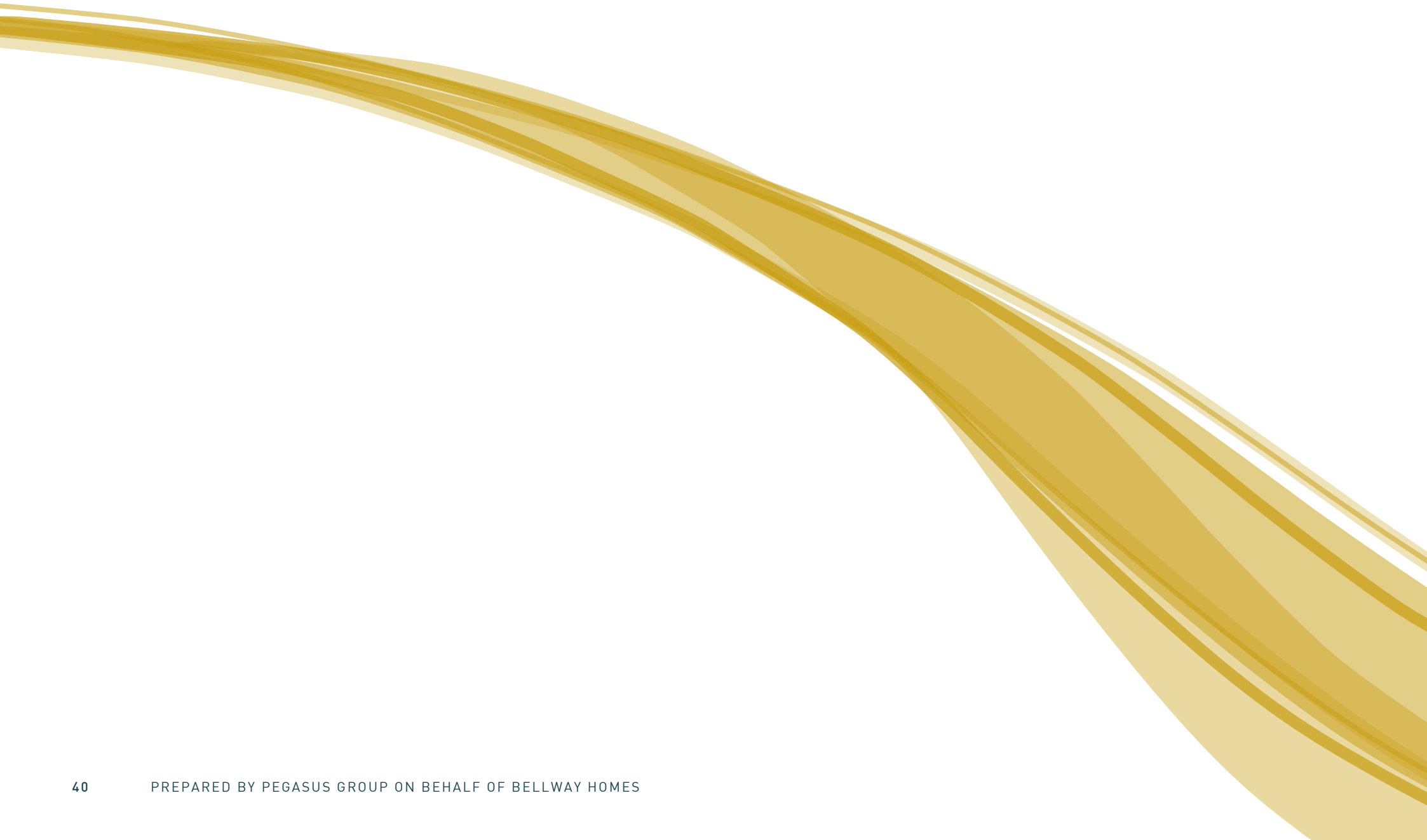
4.4.9. Country Park Edge

VISION

The Country Park Edge in the Rowan Avenue character area should be more informal, with greater variation in plot width. This area should help soften the edge of the development helping transition from the urban area to the country park, through the integration of substantial landscaping and a more fragmented layout allow views to the Country Park.

PRINCIPLE	PAGE	CURRENT METRIC	REVISED METRIC	NOTES
Plots - Widths	95	10-18m, clustered in groups of two.	7-18m - full variety of plot widths.	
Plots - Set-Back	95	2m from plot line, building fronts to form a consistent build line.	Predominantly 2m from plot line, however larger set back allowed when using integral garage house types or frontage parking. Building fronts to form a consistent build line within clusters.	
Buildings - Building to Plot Ratio	96	40-60% of plot to be spanned by building fronts.	50-80% of plot to be spanned by building fronts. Increased ratio allowed for integral house types / frontage parking.	
Buildings - Scale & Massing	96	2-3 storey, with building types to be arranged in pairs so that adjacent groups have different storey heights.	2-3 storey, with some building types arranged in pairs so that adjacent groups have different storey heights.	
Buildings - Roofscape	96	Open gables with the ridge running parallel to the street. Front projecting gables to be used, perpendicular to street on 60-70% of dwellings.	Open gables with the ridge running parallel to the street. House types with front projecting gable elements to be used on approximately 50% of dwellings.	

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DEMONSTRATING COMPLIANCE



ILLUSTRATIVE MASTERPLAN (RDC, 2016)

DEMONSTRATING COMPLIANCE

This Design Code Addendum has been prepared by Pegasus Group on behalf of Bellway Homes and relates to the development of land at north Desborough known as The Grange, Phase II. This document has summarised the amendments to the design code, whilst ensuring that any future reserved matters applications are in accordance with the spirit of the design code. These updates follow design best practice and the latest guidance.

Future reserved matters application should include a Design Code Compliance Statement, which should include a brief statement of how the proposals adhere to the Design Code, the updates outline within this document and the latest design guidance (such as the Northamptonshire Highways Guidance).

This should include a table, which clearly shows compliance and where deviations from the guidance are required, justify these changes. Where deviations from the Design Code are required, it will be accepted if the merit of these exceptions can be clearly demonstrated.

pegasusgroup.co.uk



DESIGN



ENVIRONMENT



PLANNING



ECONOMICS



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