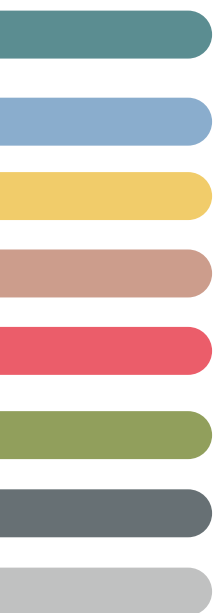


November 2024



East of Luton Strategic Masterplan Framework Appendices



EAST OF LUTON | STRATEGIC MASTERPLAN FRAMEWORK **A1**



Local built form character appraisal

Local character appraisal

An appraisal of character in the area of North Hertfordshire and Luton, specifically focusing on villages the nearby villages and the best of historic development in Luton. This analysis provides valuable insights into the historical, cultural, and architectural character of the region. By examining the architectural features, materials used, and design principles prevalent in these villages, one can gain a deeper understanding of the area's identity and heritage.

North Hertfordshire villages

The illustrative material on the following pages sets out the key characteristics of the nearby villages. Most of the villages have a blend of traditional vernacular architectural styles, with a number of listed buildings. At Cockernhoe, St. Hugh's Cottage on the western side of the Green for example was two cottages now one house. Built in the early C18, Gothicised in C19 it is red brick, front roughcast, roof of shingles with wide plastered eaves soffit. The village is further enhanced with limited groupings of former council housing dating from the 1910's through to the 1950's. The use of local materials such as red brick and timber reflects the village's connection to its surroundings.

Additionally, the layout of buildings often follows the organic patterns of historical development, resulting in a charming, picturesque streetscape. Further east Tea Green is a smaller hamlet set within the North Hertfordshire countryside, Tea Green exhibits similar qualities to the C20th development in Cockernhoe. Situated atop the Chiltern Hills, Lilley showcases a unique architectural character influenced by its

elevated location and historical significance. The village is renowned for its vernacular brick cottages, which blend seamlessly into the rolling countryside. Many of these cottages exhibit distinctive features such as decorative brickwork, half-timbering, and steep gabled roofs. The use of local materials and craftsmanship reflects Lilley's deep-rooted sense of place and cultural heritage.

Luton - London Road

The London Road area of Luton is characterised by its elegant Victorian villas set amidst spacious plots of land, each encased behind imposing front boundary walls. This architectural style is emblematic of the affluent residential developments that emerged during the Victorian era, reflecting the prosperity and aspirations of the time.

The Victorian villas in this area typically boast grand facades adorned with intricate detailing, including decorative brickwork, ornate bay windows, and embellished cornices. Many of these properties feature expansive gardens and manicured lawns, creating a sense of privacy and exclusivity within the urban landscape. One of the defining features of the London Road area is its integration with the broader avenue character of London Road itself.

As a traditional arterial route into Luton from the south, London Road exudes a sense of grandeur and importance, lined with mature trees and broad pavements. The juxtaposition of the Victorian villas with the avenue setting of London Road creates a striking visual contrast, underscoring the area's historical significance and architectural diversity.

The front boundary walls that enclose the properties along London Road add to the area's distinctive character, providing a sense of enclosure and security while also delineating private space from the public realm. These walls often feature ornamental ironwork, stone detailing, or decorative motifs, contributing to the overall elegance and refinement of the streetscape.

Analysing the local building styles of these villages provides valuable insights into the character of the proposed strategic development at East Luton. By incorporating elements inspired by the region's architectural heritage, the design team can create a development that harmonizes with its surroundings and respects the area's cultural identity.

For instance, integrating traditional materials such as red brick into new construction can establish a sense of continuity with the existing built environment. Furthermore, adopting design principles that prioritize pedestrian-friendly streetscapes, green spaces, and community amenities can foster a sense of place and belonging for residents. Overall, leveraging the rich architectural heritage of North Hertfordshire's villages and the best of Luton can enhance the character and livability of the proposed development at East Luton while honoring the region's past and present identity.

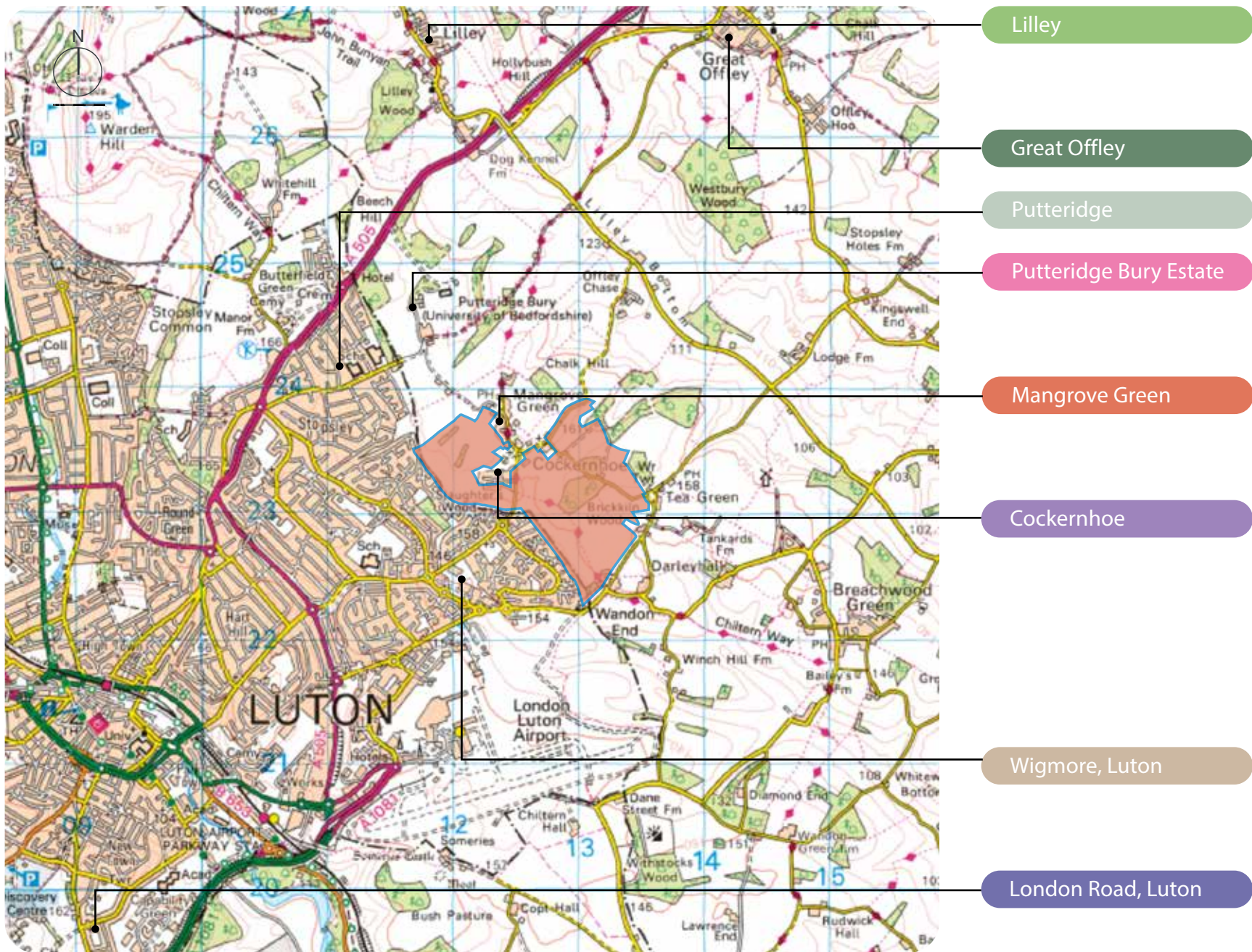


Figure 105. Character Appraisal

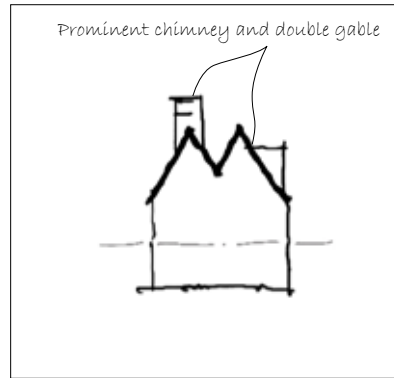
Cockernhoe



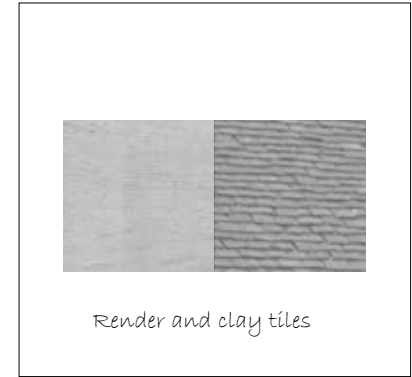
Cockernhoe Green



Cockernhoe Green



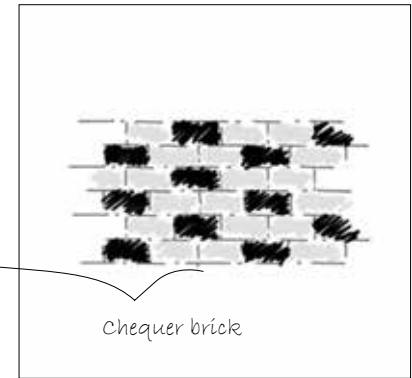
Cockernhoe (Mangrove Green Rd)



Render and clay tiles



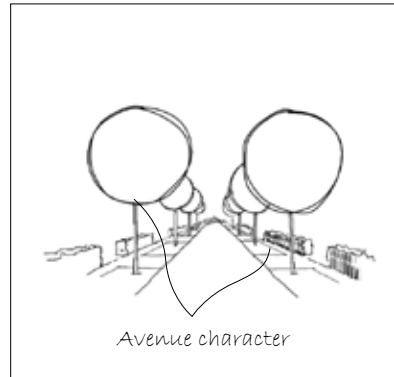
Cockernhoe Green



Chequer brick



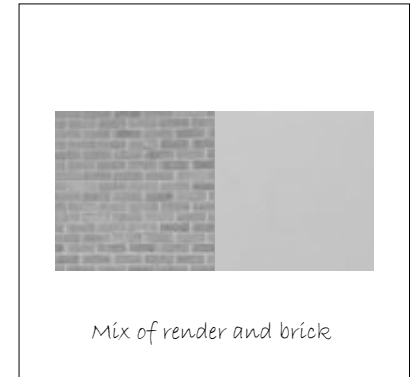
Elmtree Avenue



Avenue character



Garden Fields



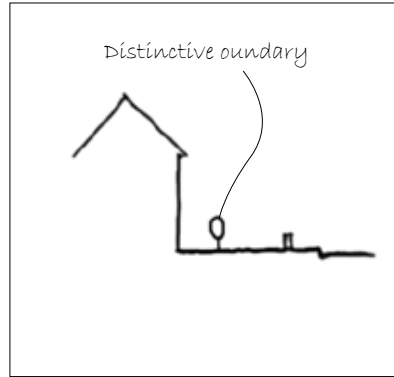
Mix of render and brick

Mangrove Green



Chimneys

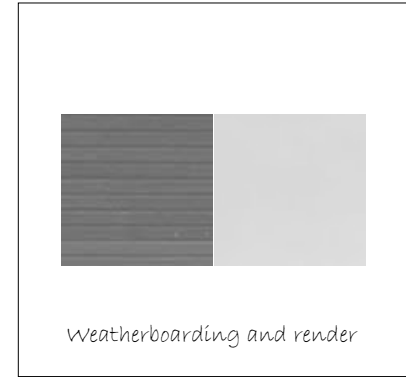
Mangrove Green



Distinctive boundary



Mangrove Green



Weatherboarding and render



No boundaries

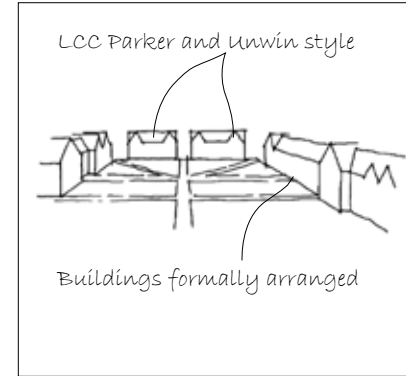
Mangrove Road



Trees enhance enclosure of the space



Green Lane



LCC Parker and Unwin style

Buildings formally arranged



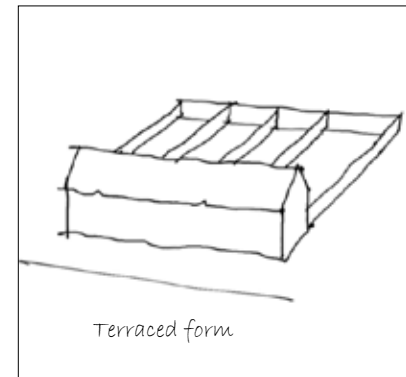
Mangrove Road



Harmonious colour palette



Mangrove Road

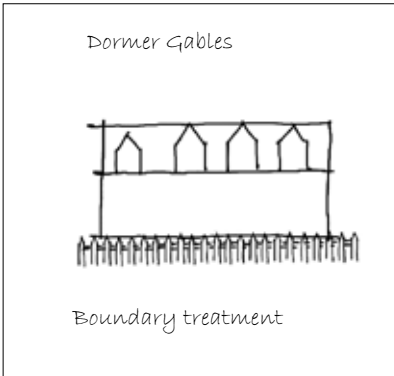


Terraced form

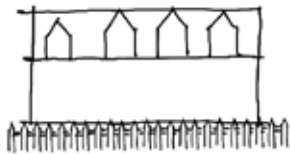
Lilley



West Street, Lilley



Dormer Gables



Boundary treatment



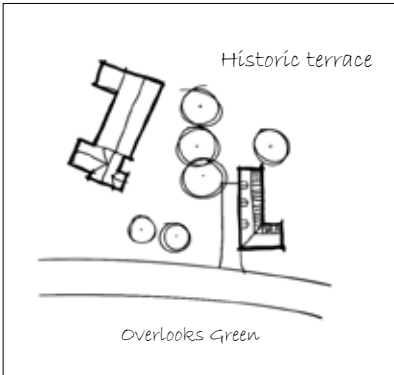
East Street, Lilley



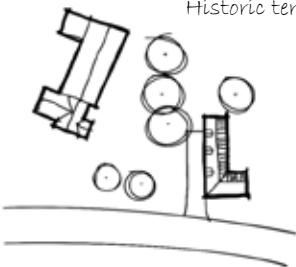
Distinctive roofline



West Street, Lilley



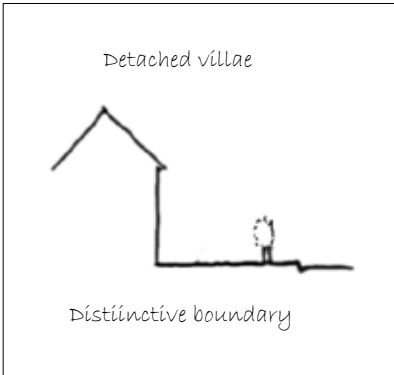
Historic terrace



Overlooks Green



West Street, Lilley



Detached villae



Distinctive boundary



West Street, Lilley



Estate cottage style



West Street, Lilley

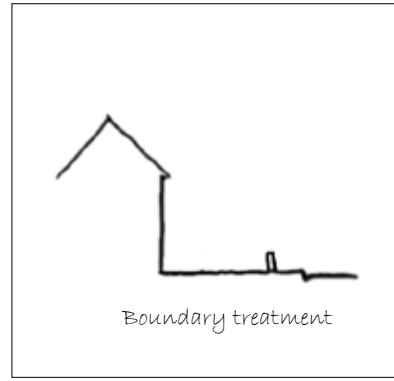


Victorian double fronted villa

London Road, Luton



London Road, Luton



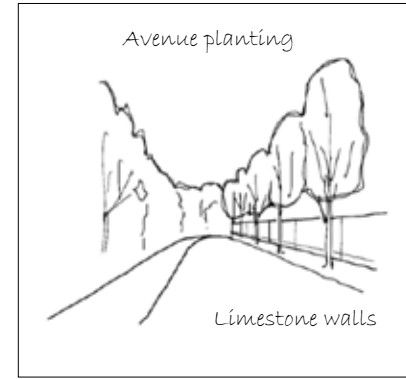
London Road, Luton



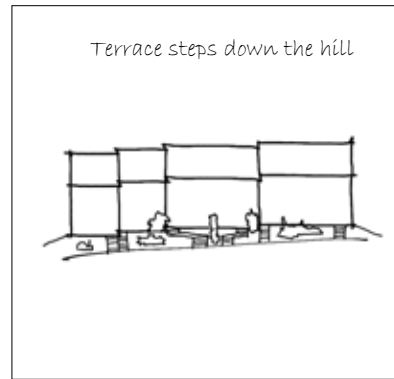
London Road, Luton



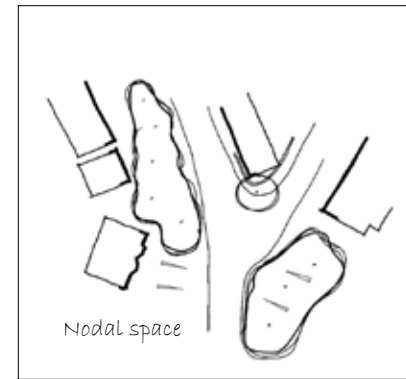
London Road, Luton



London Road, Luton



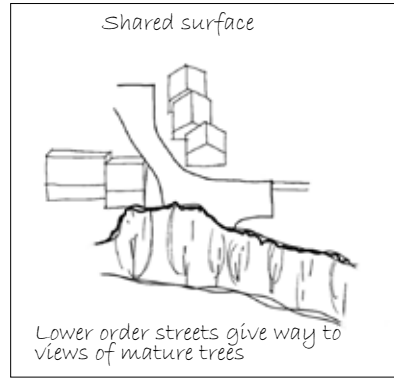
London Road, Luton



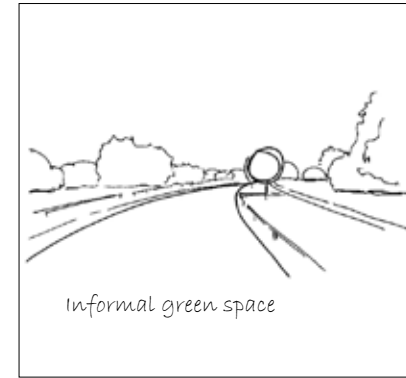
Wigmore, Luton



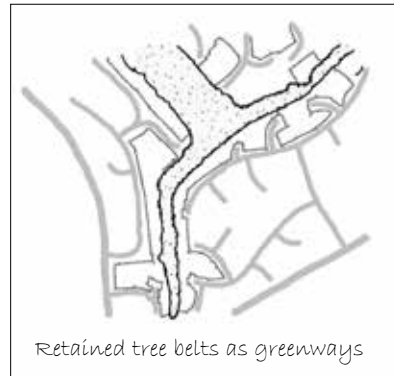
Bowbrook Vale, Wigmore



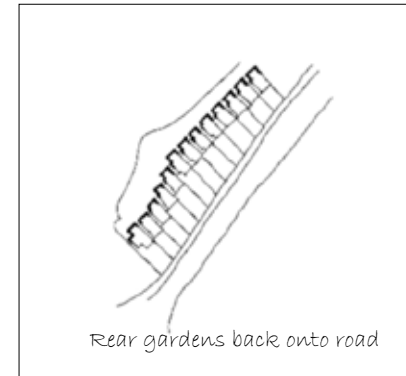
Rochford Drive, Wigmore



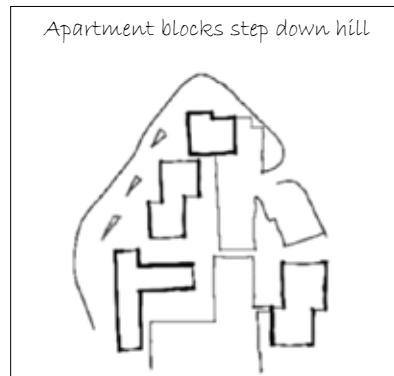
Bexhill Rd, Wigmore



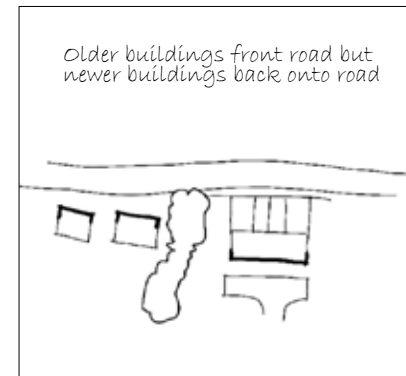
Hayling Drive, Wigmore



Hayling Drive, Wigmore



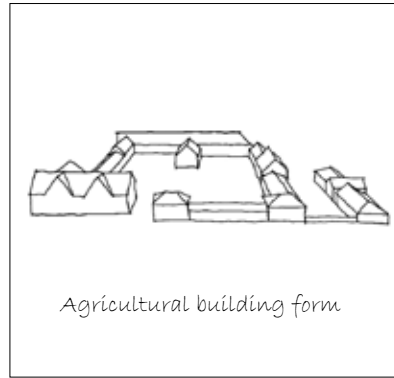
Hedley Rise, Wigmore



Putteridge Bury Estate



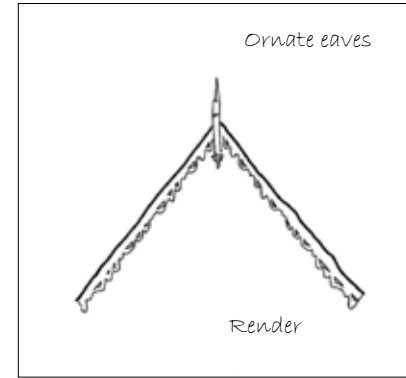
Putteridge Road



Agricultural building form



Putteridge Road

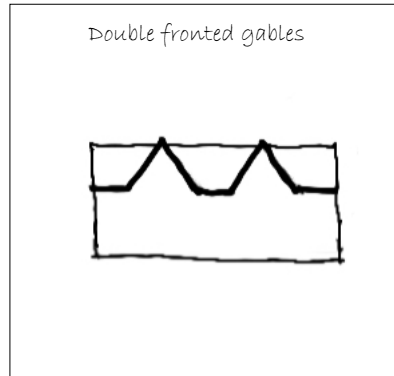


Ornate eaves

Render



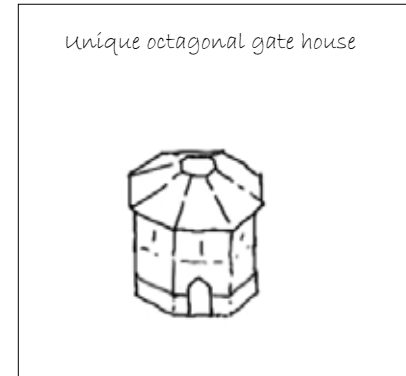
Putteridge Road



Double fronted gables



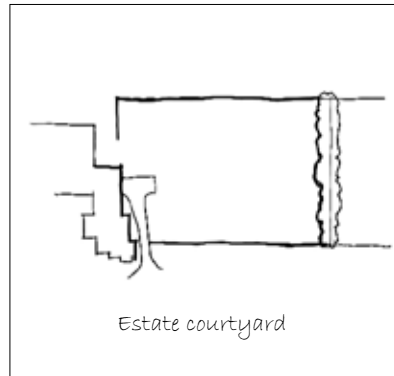
Putteridge Road



Unique octagonal gate house



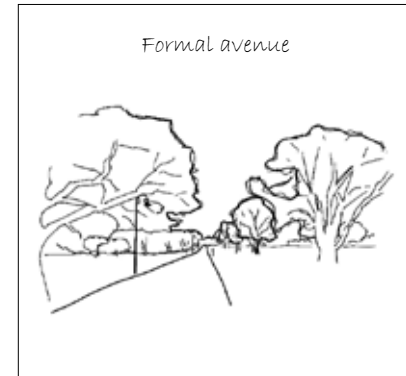
Putteridge Road



Estate courtyard



Putteridge Road



Formal avenue

Putteridge, Luton



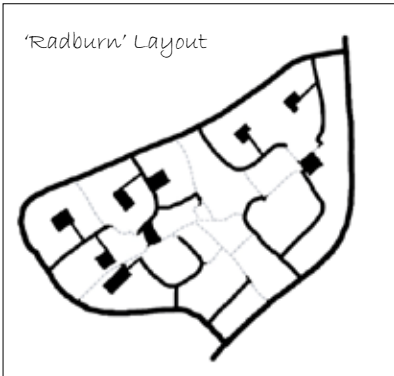
Stapleford Road, Luton



Parking dominates street scene



Telscombe Way, Luton



'Radburn' Layout



Edgewood Road, Luton

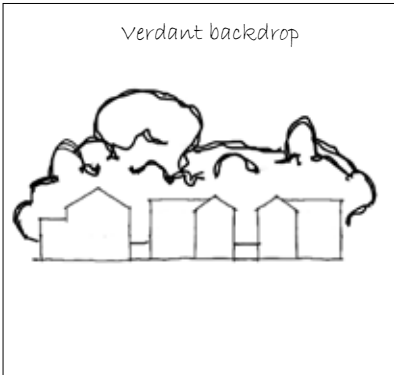


Detached properties maintain street enclosure



Median strip with trees

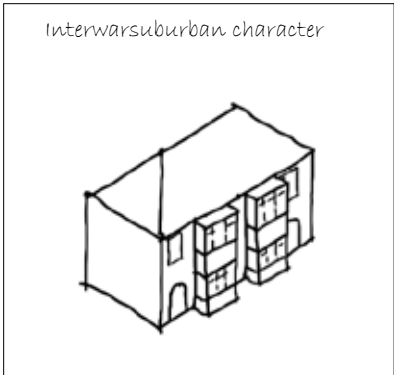
Edgewood Road, Luton



verdant backdrop



Putteridge Road, Luton



Interwar suburban character



Edgewood Road, Luton

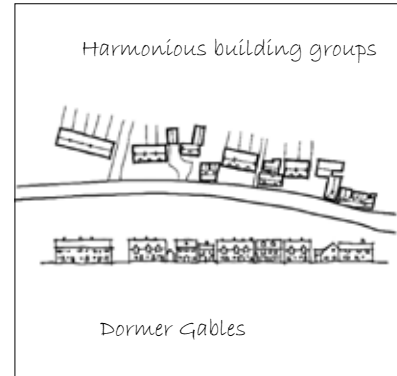


verdant backdrop

Great Offley



High Street, Offley



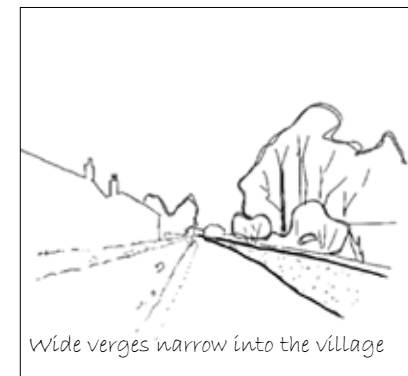
High Street, Offley



Kings Walden Road, Offley



Kings Walden Road, Offley



Kings Walden Road, Offley



Kings Walden Road, Offley











Mangrove Green Road gently winds its way through the settlement and therefore creates an evolving 'vilagescape' which eventually gives way to a surprise view of the Green

Buildings are set back behind front gardens which create a softer edge to the Green

Distinctive triangular shape to the Village Green

Mangrove Green

-  Key vista
-  Building frontage
-  Notable/landmark building
-  Open space
-  Woodland or tree belt
-  Individual tree or group









Cockernhoe Green has a distinctive informal character with a robust 'green edge' along the eastern side, defined by a mature tree belt

Centenary Oak is the focal point of the space

Distinctive frontage is an eclectic mix of building types

Cockernhoe

-  Key vista
-  Building frontage
-  Notable/landmark building
-  Open space
-  Woodland or tree belt
-  Individual tree or group

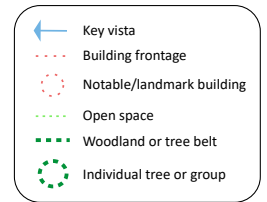


Victorian double gabled villa is a distinctive building situated at the front of the development

Buildings are arranged in a courtyard form based on the development's former role as agricultural/estate buildings

Octagonal gatehouse building

Home Farm, Putteridge Bury

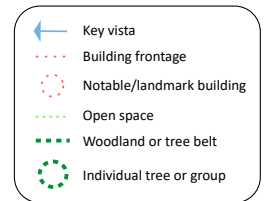


Large rear gardens behind the courtyard arrangement

Farmhouse building is the distinctive focal point of the development

Distinctive material palette is reflective of Hertfordshire villages

Mangrove Hall











Crawley Green, Luton

Mangrove Green Road gently winds its way through the settlement and therefore creates an evolving 'vilagescape' which eventually gives way to a surprise view of the Green

Buildings are set back behind front gardens which create a softer edge to the Green

Distinctive triangular shape to the Village Green

-  Key vista
-  Building frontage
-  Notable/landmark building
-  Open space
-  Woodland or tree belt
-  Individual tree or group



London Road, Luton







Distinctive water tower is a town wide landmark

Single sided street trees

Gentle curve to the building line creates a 'serial vision' of evolving views as one moves along the street

Detached villas set behind front gardens overlook the avenue

Mature double sided avenue planting creates a distinctive gateway into Luton

-  Key vista
-  Building frontage
-  Notable/landmark building
-  Open space
-  Woodland or tree belt
-  Individual tree or group

Key Themes

North Hertfordshire Villages

Landscape Features and Setting

- Organic shaped village greens
- Signature mature tree or tree groups
- Setting defined by nearby woodland, tree belts and mature hedgerows
- Glimpsed views of wider open countryside from villages
- Informal boundary treatment to open spaces
- Small front gardens
- Rear gardens

Built Form

- Building front and therefore overlook lanes and village greens
- Minimal set back for traditional buildings
- Some larger properties set within generous/mature plots
- Gently winding lanes which follow historic land ownerships/field boundaries
- Distinctive landmark buildings usually in the form of churches and/or pubs
- Generally 1 to 2 storeys with occasional 2.5 storeys
- Greater densities in the historic core but mostly low density throughout
- Linear built form along historic routes
- Some on plot parking but most parking on street

Architecture

- Traditional vernacular styles often with dormer gables
- Chimneys
- Terraced, semi-detached and detached
- Pre-war and inter-war Council housing developments
- Arts and crafts theme to 1910-1950's housing

Materials

- Widespread use of red brick
- Predominantly traditional slate roofs (but some traditional clay tiles)
- Concrete composite tiles on many 20th century houses
- Limited use of both smooth and rough cast render often painted white or cream
- Some weatherboarding
- Occasional decorative details such as finials, barge boards and porch detailing

London Road, Luton

Landscape Features and Setting

- Mature trees help to soften the character
- Retained vegetation is forms the spine of green infrastructure
- Setting defined by nearby woodland, tree belts and mature hedgerows
- London Road area dominated by mature avenue trees and mature vegetation in parks and allotments
- Formal boundary treatment to historic villas
- Front gardens
- Rear gardens

Built Form

- Building front and therefore overlook streets and avenues
- Minimal set back for terraces
- Some larger properties set within generous/mature plots
- Gently winding lanes streets which give way to townscape views
- General
- Highest residential densities in the town without tower blocks
- Perimeter blocks with clear division between private and public realms
- Some on plot parking but most parking on street

Architecture

- Victorian terraced cottages
- Victorian formal villas some with a neo-gothic styles
- Chimneys
- Terraced, semi-detached and detached

Materials

- Widespread use of red brick
- Predominantly traditional slate roofs
- Occasional decorative details such as finials, barge boards and porch detailing

Crawley Green/Wigmore, Luton

Landscape Features and Setting

- Mature trees help to soften the character
- Retained tree belts and woodland groups
- Retained vegetation is forms the spine of green infrastructure
- Setting defined by nearby woodland, tree belts and mature hedgerows
- Pocket Parks
- Informal/open front boundaries
- Front gardens
- Rear gardens

Built Form

- Distributor road and culs-de-sac layout
- Buildings often clustered around culs-de-sac
- Mainly detached with some semi and terraced
- Unclear division between private and public realms
- Mainly on-plot parking with garages
- Some radburn layouts – parking groups and pedestrian links to housing

Architecture

- Suburban late 20th century styles

Materials

- Widespread use of red brick
- Predominantly concrete tiles

Neighbouring residential character and density

There are a wide variety of residential characters and densities within the environs of the site. These range from vernacular rural building groupings to higher density tower blocks within the 20th century housing areas in the eastern flank of Luton.

There are a wide range of densities around the site. The highest densities are those associated with the mid-20th Century housing growth areas in the eastern flank of Luton. Some of these areas are arranged in the 'Radburn' layout and are as high as 38 DPH. A number of these are contiguous with the site boundary. Housing development from the late 1980s and early 1990s exists to the south of the site and is primarily composed of detached dwellings but even these are of a relatively high density being between 30 DPH and 35 DPH.

Housing development within the villages is noticeably lower, particularly at Mangrove Green at 15 DPH and at Tea Green at 12 DPH. The early 20th century development at Elm tree Ave in Cockernhoe is relatively high at 28 DPH.

Neighbouring Densities

- **BRACKLESHAM GARDENS - 36DPH**
- **COPTHORNE - 25DPH**
- **CLAVERLEY GREEN - 38DPH**
- **TAMETON CLOSE - 35DPH**
- **ENISMORE GREEN - 33DPH**
- **MANGROVE RD - 15DPH**
- **ELMTREE AVENUE - 28DPH**
- **TEA GREEN - 12DPH**

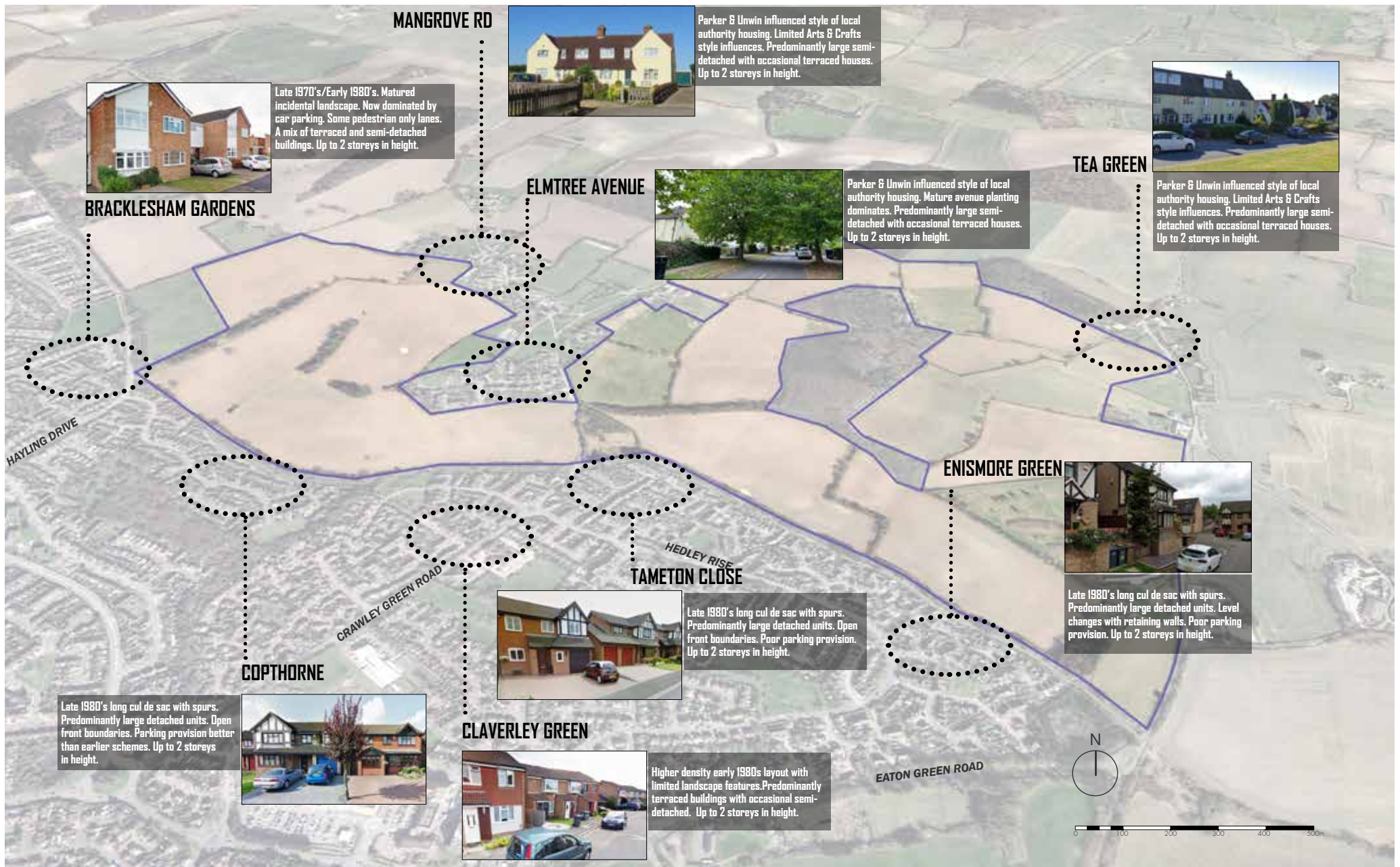


Figure 106. Local Density Appraisal

EAST OF LUTON | STRATEGIC MASTERPLAN FRAMEWORK **A2**



Character areas

Character Areas

Creating a strong sense of place with identifiable areas, features and uses, ensures that the development is legible for both residents and visitors.

The Character Areas arise directly from the variations of existing site characteristics (landscape, site features, contours, and adjoining uses) and the roles and responsibilities of the masterplan (land use, density, scale). Much of the site will be focused around the existing site features such as the trees, slopes and hedgerows. The Character Areas will be defined by a mix of building forms, materials, architectural styles and landscape design.

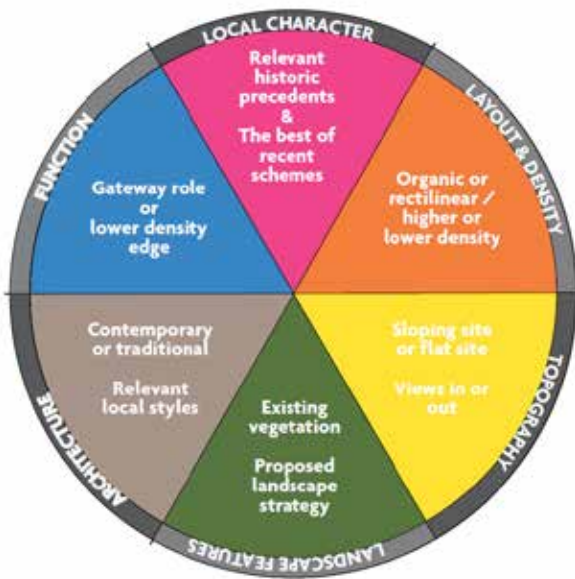


Figure 108. Character Areas Diagram



Figure 107. Character Areas Plan

To ensure the creation of a legible and memorable new place, we have structured the scheme into a series of identity areas which have differing yet complementary characters and roles. Each identity area will embrace principles of good design alongside environmental considerations. Buildings will provide a strong enclosure to public spaces and streets, and maintain a clear distinction between private and public realm. The areas will seamlessly connect to each other via a permeable network of streets and spaces based on a simple street hierarchy strategy. The distribution of the seven Character Areas are set out in Figure 98 and summarised in the tabulated diagram opposite.



Village Greens

- Informal style
- Placemaking focus
- Inspired by villages
- Pedestrian led
- Focal green space and feature trees



Luton Interface

- Signature frontage
- Semi-formal style
- Harmonious palette
- Visible interface
- Green/blue infrastructure



Lower Road

- Development edge
- Transition to wider countryside



Village Interface

- Verdant
- Buffer
- Reflecting village character
- Enhancing nature



Woodland

- Verdant
- Enclosure
- Informality fronting woodland
- Enhancing nature



Community Core

- Vibrant
- Accessible
- Formal
- Critical mass
- Signature spaces
- Street trees & landscape focus



Brick Kiln Lane

- Informal
- Placemaking focus
- Inspired by rurality of lane
- Pedestrian access to Brick Kiln Lane



Village Interface

Landscape Influence & Role

The Village Interface areas will respond to local context and perform an important role in integrating the new community with the existing settlement of Cockernhoe. This will be achieved through the creation of new linear park which will run along the edge of the existing settlement. This linear park will be comprised of a number of features such as play areas, new woodland planting, leisure trails as well as existing vegetation.

Built form structure

- A mix of housing types
- Arranged in informal street and block geometry
- Outward facing frontages which ensure that there is natural surveillance over the linear park-land
- Streets and blocks aligned to frame the key spaces and create a sense of enclosure around the focal spaces
- Car free frontages where possible





1. Mangrove Green
2. Edge of Cockernhoe
3. Footpath through the linear park
4. Housing overlooking linear space
5. Natural play area
6. Housing edge overlooks linear park

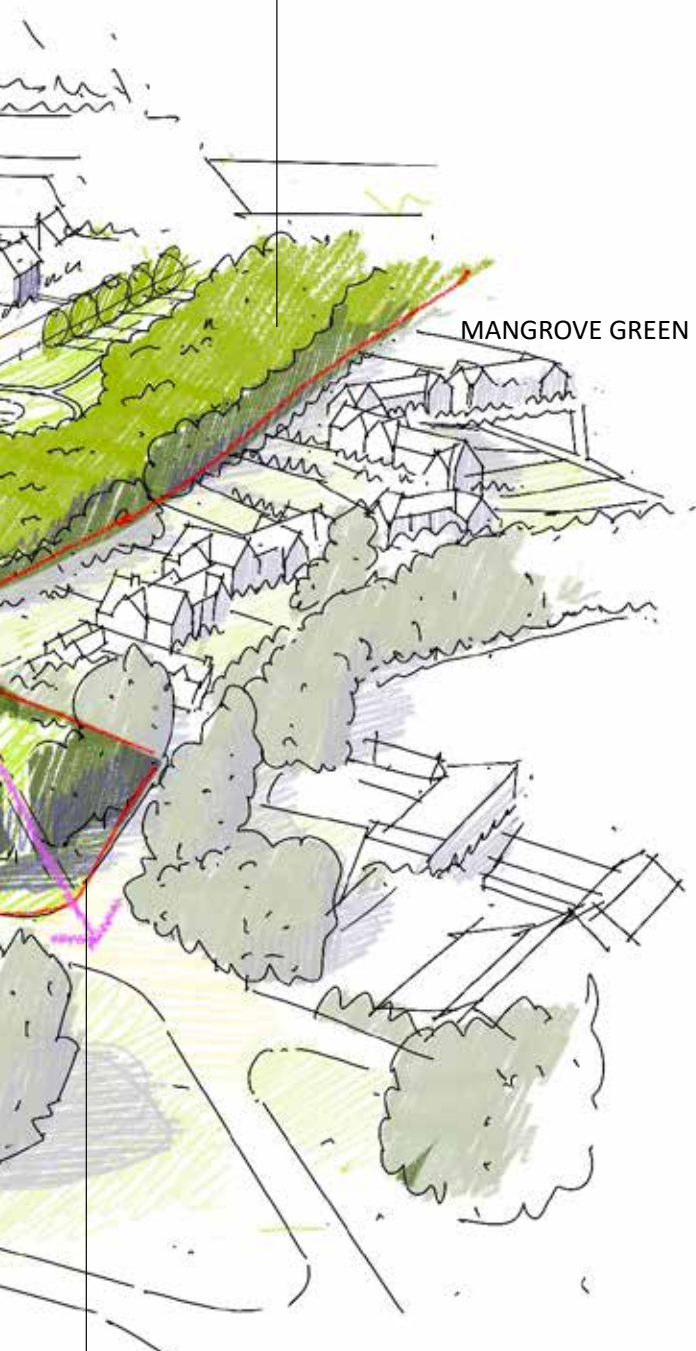
Key pedestrian and cycle link

COMMUNITY BUILDING

NEW PRIMARY SCHOOL



Linear park will act as a buffer between the village and new development







-  Landmark building
-  Key Vista
-  Permeable link
-  Frontage

Figure 109. Village interface aerial perspective view





1. Existing planting
2. Eco-tone edge
3. Footpath/cycleway
4. Edge of new development
5. New tree planting
6. New housing overlooks linear space
7. Wild flower planting



Figure 110. Village interface perspective view

1. Overlooked linear green way
2. Filtered views of the building edge
3. Car free sections to increase a sense of tranquility
4. Buildings overlook the linear space
5. Corner turning building at the corner of an edge block
6. Sinuous path runs along green edge





Building Line and Enclosure - *Indicative*

Principles

- Street composition to provide harmonious building groups with an emphasis on variety which reflects traditional vernacular buildings
- Linear building line with changes of alignment and set backs to create an interesting space which responds to the desire lines which have shaped the space
- Building line to be tight to the back of footway, in places, with minimal set back space to create enclosure
- Design approach should optimise frontages and views towards the open spaces

Scale and Massing - *Indicative Principles*

Building Heights

- Mainly 2 storeys
- Up to 3 storeys at key locations to enhance legibility

Building Types

- Detached
- Detached corner turner
- Office over garage
- Semi-detached
- Use of terraces and some semi-continuous frontages along Primary Streets

1. Pro-active features for enhancing bio-diversity
2. Allotments
3. Focus on existing features
4. Wildflower planting





1



3



2

1. Rustic character boundary walls
2. Timber Bollards are likely to be required at key locations
3. Hedgerow and fence

Landscape Character - *Indicative Principles*

The landscape and public realm within the Village Interface will be characterised by the following;

- Linear spaces to be designed as multi-functional spaces so as to provide benefits for recreation and biodiversity.
- The use of large stature feature trees within village greens to provide a key focus.
- Both amenity and species rich grassland (e.g wildflower meadow) should be explored.
- Opportunities for native hedgerows and shrub planting.
- Scope for informal play features.
- Street Trees

Boundary Treatments - *Indicative Principles*

Boundary treatments should contribute to the landscape led character of this area. These should comprise:

- Small set back space for shrub planting
- Native hedgerows and shrub planting
- POS boundaries to ideally be open to reflect the open character of Cockernhoe



Village Greens

Landscape Influence & Role

The Village Green areas will respond to local context and perform an important role in integrating the new community with the existing settlements of Cockernhoe and Tea Green. This will be achieved through the creation of new built form, public realm landscape treatment, and new village greens which will come to define the new place. Building groups and street trees will be arranged to frame and enclose village greens, with streets converging to create attractive community spaces.

Built form structure

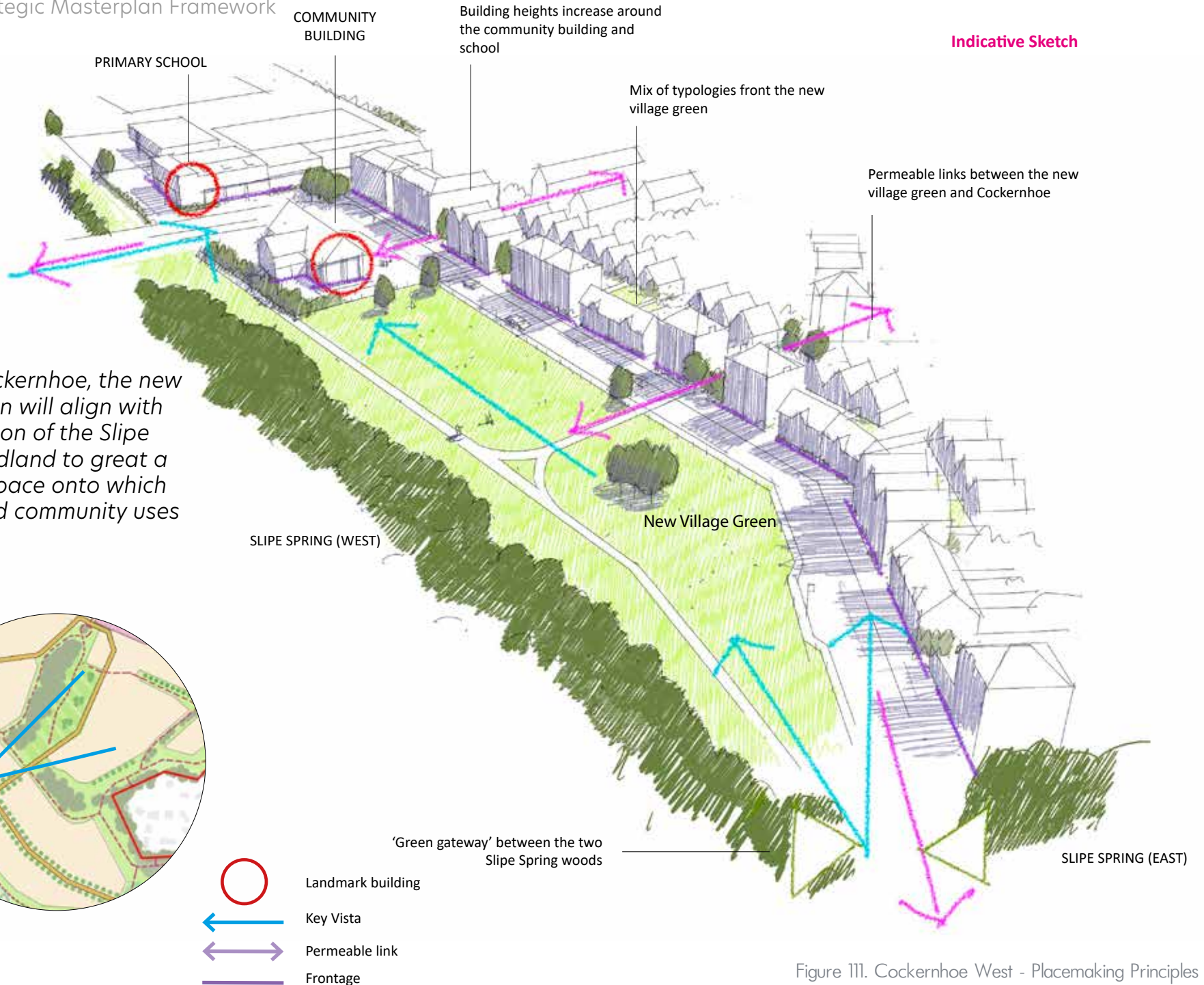
- A mix of housing types
- Arranged in informal street and block geometry
- Outward facing frontages which ensure that there is natural surveillance over the village greens
- Streets and blocks aligned to frame the key spaces and create a sense of enclosure around the focal spaces
- Car free frontages where possible (Cockernhoe only)





1. Cockernhoe Green
2. Tea Green
3. New village green type housing scheme
4. Traditional Village Green
5. Frontage continuity
6. Primary Street passing around a traditional Village Green with minimal accompanying infrastructure

Indicative Sketch



West of Cockernhoe, the new village green will align with longer portion of the Slipe Spring woodland to great a signature space onto which housing and community uses will front



Figure 111. Cockernhoe West - Placemaking Principles



At Tea Green, the new housing will be set behind the existing hedgerows to ensure that there is a sympathetic interface with the edge of the new community and open countryside around the village



Indicative Sketch





-  Landmark building
-  Key Vista
-  Permeable link
-  Frontage

Figure 112. Tea Green - Placemaking Principles



6

1

4

2

3

7



1. Community Barn
2. North Herts type village sign
3. Sustainable Drainage
4. New Green
5. Greenway
6. Tree group frames the backdrop
7. Marker building



Figure 113. Village Green - Indicative Sketch

1. Varied but harmonious grouping of housing within a terraced form
2. Varied but harmonious group fronting a new Village Green
3. Taller forms could be acceptable at key landmark locations
4. Grouping of buildings around a green
5. Detached and semi-detached forms front a Village Green
6. Detached and semi-detached forms front a Village Green





Building Line and Enclosure - *Indicative*

Principles

- Street composition to provide harmonious building groups with an emphasis on variety which reflects traditional vernacular buildings
- Linear building line with changes of alignment and set backs to create an interesting space which responds to the desire lines which have shaped the space
- Building line to be tight to the back of footway, in places, with minimal set back space to create enclosure
- Design approach should optimise frontages and views towards the open spaces

Scale and Massing - *Indicative Principles*

Building Heights

- Mainly 2 storeys
- Up to 3 storeys at key locations to enhance legibility (eg. west of Cockernhoe)

Building Types

- Detached
- Detached corner turner
- Office over garage
- Semi-detached
- Use of terraces and some semi-continuous frontages along Primary Streets

1. Buildings arranged around a focal tree group
2. Informal shared private drive leads to footpath
3. Footpath character
4. Road runs through a village green type space





1. **Open front boundary with space for planting**
2. **Timber Bollards are likely to be required at key locations**
3. **Hedgerow and fence**

Landscape Character - Indicative Principles

The landscape and public realm within the Village Greens will be characterised by the following;

- Village Greens (and other green spaces) to be designed as multi-functional spaces so as to provide benefits for recreation and biodiversity.
- The use of large stature feature trees within village greens to provide a key focus.
- Both amenity and species rich grassland (e.g wildflower meadow) should be explored.
- Opportunities for native hedgerows and shrub planting.
- Scope for informal play features.
- Street Trees

Boundary Treatments - Indicative Principles

Boundary treatments should contribute to the landscape led character of this area. These should comprise:

- Small set back space for shrub planting (Cockernhoe)
- Front garden set back (Tea Green)
- Native hedgerows and shrub planting
- POS boundaries to ideally be open to reflect the open character of Cockernhoe and Tea Greens



Luton Interface

Landscape Influence & Role

Housing area overlooking the 2km linear parkland which will run between the new and existing communities. Strong frontage which optimises natural surveillance over this strategic park. There will be sub areas at the gateway to the site at Luton Road and the area around the Primary School in the east.

Built form structure - Indicative Principles

- Signature frontages overlooking this important linear space
- Blocks oriented to provide vistas towards the linear park and glimpsed views of Luton
- Buildings to the east form part of a sweeping building line which addresses existing trees
- Streets should appear spacious and landscaped with an open aspect
- Use of corner turning buildings essential
- Building orientation and elevational designs should capitalise on views of the adjacent open spaces





1. Aerial view of interface area
2. Linear frontage in traditional style
3. Contemporary style parkland edge
4. Traditional style frontage





1. Change in alignment of Primary Street gives way to views of the existing tree belt and linear corridor
2. Car free frontage
3. Linear park will act as a buffer between the village and new development
4. Traffic light controlled junction
5. Landmark building on prominent corner
6. Permanently wet 'gateway' pond
7. Ecologically rich planting either side of the Primary Street



Figure 114. Luton Interface (Gateway) - Indicative Sketch



1. Green street leads downhill to interface edge
2. Detached frontage
3. Detached frontage
4. Greenway street leads to edge
5. Interface frontage

5



Building Line and Enclosure - *Indicative Principles*

- Frontage over the linear parkland to provide unity and harmony through similar groups of typologies.
- A strong but fluid building line which responds to the undulating topography
- Some streets which lead down to the linear park edge are likely to 'step down' the changing levels
- Building line influenced by site topography
- Design approach should optimise frontages and views towards the open spaces

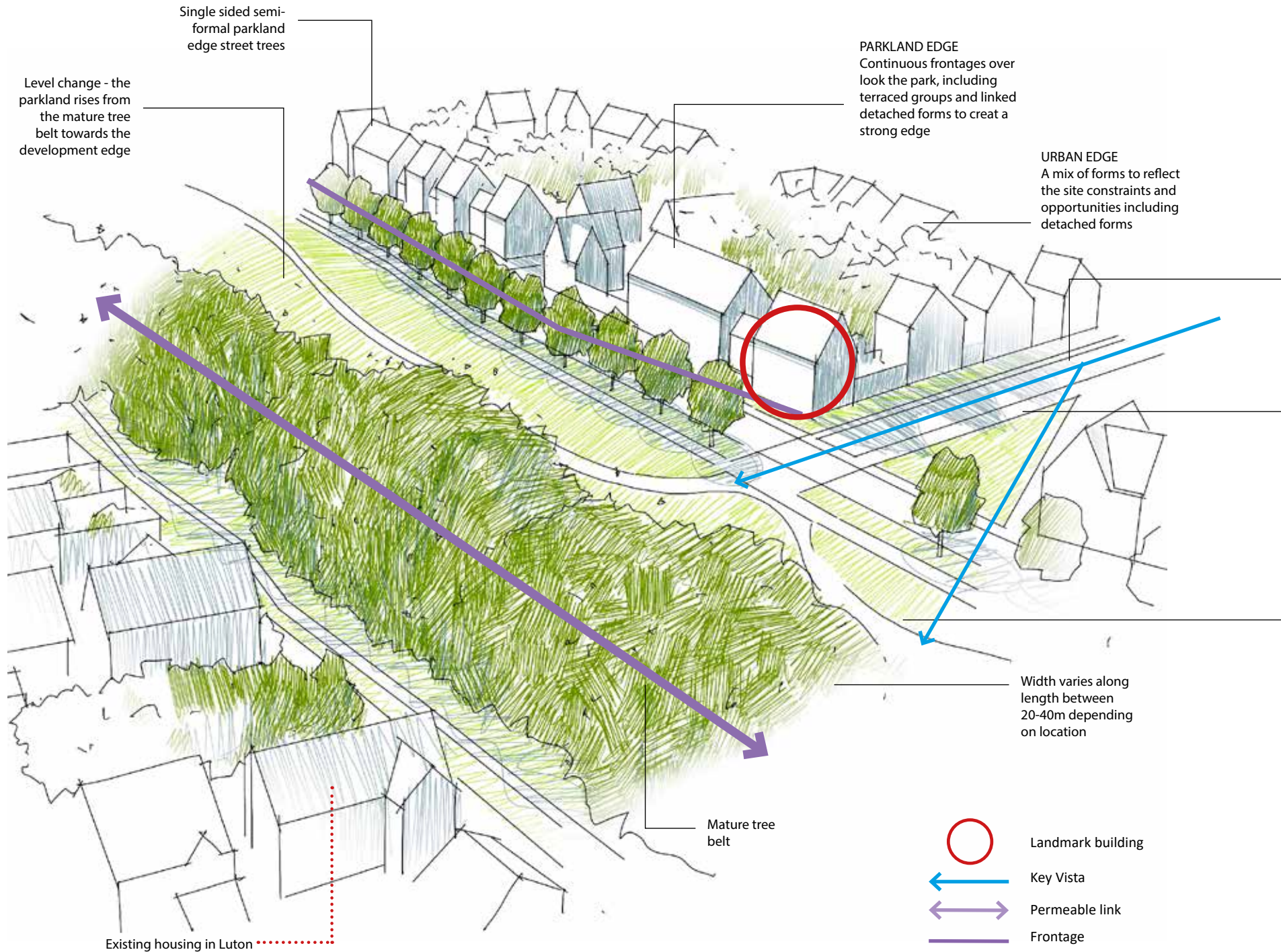
Scale and Massing - *Indicative Principles*

BUILDING HEIGHTS

- Mainly 2 storeys
- Up to 3 storeys at key locations

BUILDING TYPES

- Detached
- Detached corner turner
- Office over garage
- Semi-detached
- Terraces at important gateway locations



Indicative Sketch



SIDE STREETS
Side streets will lead down the hill towards the linear park with views of the mature tree belt at the end

VERGE ON KEY CORNERS
At key junctures with the Parkland edge, the building line would pull back to create a softer interface with the parkland edges

LINEAR PARK
This will be a key resource for all members of the new and existing communities and run for 2km along the edge of the existing settlement



The interface with Luton will be characterised by its interface with the 2km long linear park and the existing mature tree belt. The topography of this area will also significantly influence the character of this area.

Figure 115. Luton Interface - Placemaking Principles



1. Split chestnut post and rail fence
2. Softer open interfaces
3. Traditional metal fencing
4. Native hedging



Landscape Character - Indicative Principles

The landscape and public realm within the Luton Interface will be characterised by the following;

- Landscaped streets with street trees at key locations.
- Native species mix and single species hedgerows.
- Grassland habitats that provide amenity and biodiversity benefits.
- Design of the linear parkland/green space to focus primarily on biodiversity benefits with various new habitats (e.g woodland, woodland edge mixes (scrub), hedgerows, wildflower meadows), but at the same time balancing the needs for access and informal recreation

Boundary Treatments - Indicative Principles

Boundary treatments should contribute to the landscape led character of this area. These should comprise:

- Open frontages
- Native hedging
- Black estate fencing
- Ornamental hedgerows and shrub planting
- Timber post and two rail fencing (against POS)

1. Well designed blue infrastructure
2. South facing slope with wildflower planting
3. Trails for informal recreation
4. Informal timber seating
5. Hogging footpath



Woodland

Landscape Influence & Role

The Woodland character area should respond in a sympathetic manner to the mature woodland setting of the middle portion of the site. This will be achieved, close to the woodland, through an informal street and block layout which reflects the organic pattern of woodland and glade groupings and with housing set back from the woodland. Linked with good landscaping and boundary treatment should ensure the vision of the strategic master plan is realised.

Built form structure - Indicative Principles

- A mix of large, medium and small family housing
- Arranged in informal street and block arrangements, close to the woodland
- Outward facing frontages which ensure that there is natural surveillance over the woodland edges
- Streets and blocks and new recreational greenspace aligned to relate directly to footpaths within and around the woodland groups





1. Brick Kiln Wood
2. Woodland edge
3. Housing set around mature tree
4. Housing next to woodland
5. Housing occupies gap between woodland groups





1. Corner turning marker building
2. Shared private drive
3. Informal public open space
4. Informal recreation network
5. Existing tree belts
6. Mature trees define the character of this part of the site

Figure 116. Woodland - Indicative Sketch



1. Housing frontage exploits gap in woodland
2. Detached housing nestles next to woodland
3. Timber style cladding reflects woodland character
4. Detached housing nestles next to woodland
5. Woodland edge

5



Building Line and Enclosure - Indicative

Principles

- Frontage over the linear parkland to provide unity and harmony through similar groups of typologies.
- A strong but fluid building line which responds to the undulating topography
- Some streets which lead down to the linear park edge are likely to 'step down' the changing levels
- Building line influenced by site topography
- Design approach should optimise frontages and views towards the open spaces

Scale and Massing - Indicative Principles

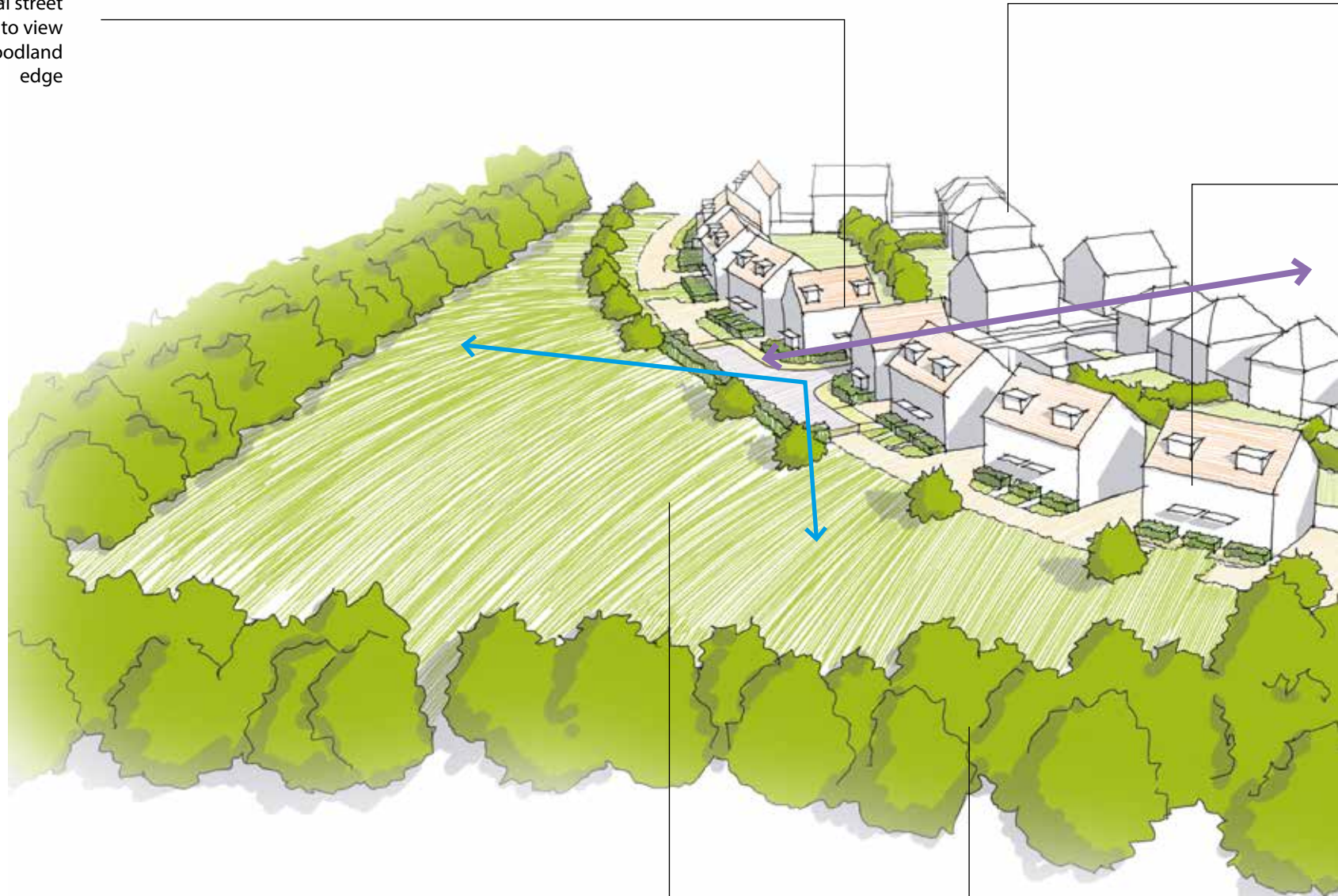
BUILDING HEIGHTS

- Mainly 2 storeys
- Up to 3 storeys at key locations

BUILDING TYPES

- Detached
- Detached corner turner
- Office over garage
- Semi-detached
- Terraces at important gateway locations

Internal street
aligned to view
of the woodland
edge



- Landmark building
- ← Key Vista
- ↔ Permeable link
- Frontage

Optimise views of
the woodland

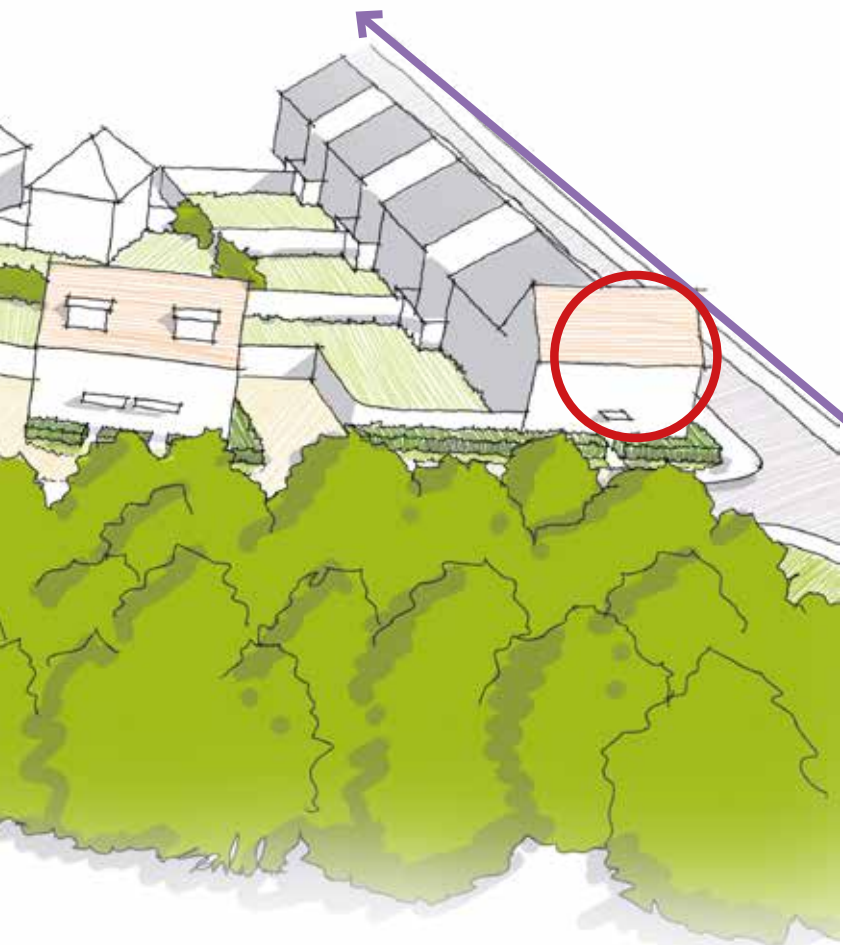
Mature
woodland

INFORMAL LAYOUT

Streets and blocks will be laid out in an informal layout with opportunities for open space and planting.

SINUOUS EDGE

Building line will wax and wain to reflect the organic edge and create informal spaces around the woodland



A medium and lower density area; the Woodland character area should respond in a sympathetic manner to the mature woodland setting of the middle portion of the site.

Figure 117. Woodland - Placemaking Principles



1. Footpath and cycleway corridors through woodland
2. Nature interpretation
3. Possible woodland interface
4. Woodland activities



Landscape Character - Indicative Principles

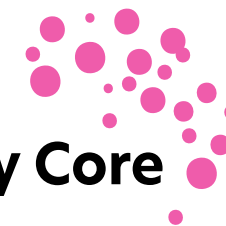
The landscape and public realm within the Woodlands area will be characterised by the following;

- Sylvan setting
- Native hedges/ shrub planting along plot frontages
- Focus on existing woodland groups
- Eco-tone edges
- Street furniture to be informal style
- Interpretation and informal recreation

Boundary Treatments - Indicative Principles

Boundary treatments should contribute to the landscape led character of this area. These should comprise a mix of boundary treatments, to include hedges and timber fencing close to the woodland. A general focus on the use soft landscape details such as hedges and planting for frontages.

1. **Split chestnut post and rail fencing**
2. **Open frontage with planting**
3. **Open frontage**
4. **Timber post bollards**



Community Core



Landscape Influence and Role

This area will form the main gateway to the new community from the strategic links to Luton Road immediately to the south. It will be designed to be well-defined and of a recognisable character with a mix of uses and higher density apartment living. The new village green to the west of the local centre buildings will be a signature space which seamlessly links to smaller spaces in and around the local centre buildings. It will be a sunny south facing space for cafes and shops to 'spill out' onto. The active 'parade' of commercial units will define the public realm for informal use by residents and visitors, as well as providing an opportunity to host planned community events.



Built form structure - Indicative Principles

- An identifiable contemporary architecture providing high-density mixed-use buildings with a focus on apartment living
- Continuous frontages creating a strong sense of enclosure around the main public square
- The use of high-quality materials within the public realm to highlight the importance of the streetscape as a gateway area
- Balconies fronting the main space and primary street to provide continual overlooking and activity



1. A focal point for the community
2. Integrated into existing tree belts and hedgerows
3. A variety of uses
4. Secondary School
5. Mixed use buildings



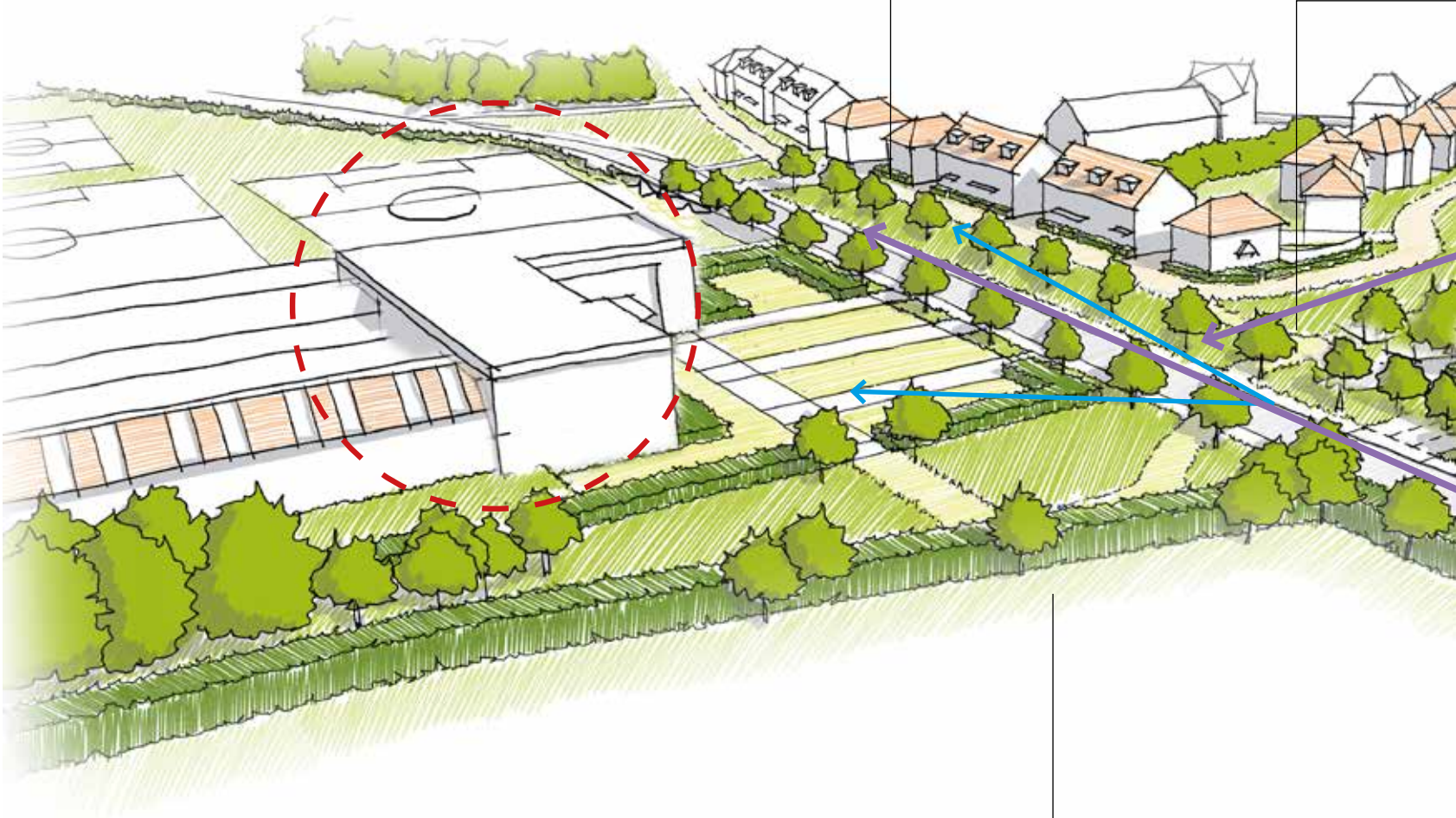


1. Higher density residential
2. Mixed use ground floor
3. Residential above ground floor
4. Safe pedestrian environment
5. Space for informal events
6. Community facility



Figure 118. Community Core - Indicative Sketch

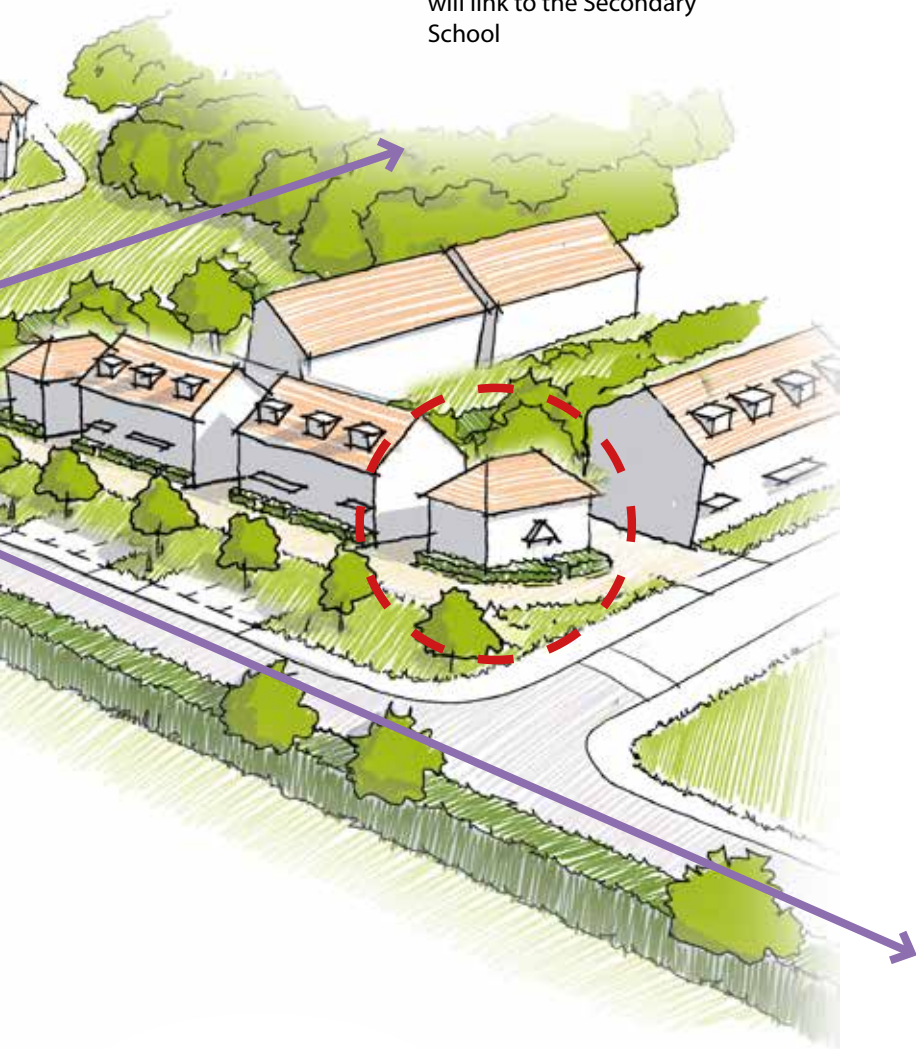
PRIMARY STREET
The primary street will be a key spine which links the secondary school with the housing and local centre



Existing hedgerows

GREEN LINKS

The strategic masterplan will have a strong green infrastructure network which will link to the Secondary School



The Secondary School will be a key element of the community infrastructure proposed within the scheme

Figure 119. Secondary School Interface - Placemaking



1. Spaces to meet
2. Active edges
3. Recessed building line to create space along a Primary Street
4. Tree lined primary street



Building Line and Enclosure - Indicative Principles

- Groups of terraced buildings, apartments and apartments above shops. Buildings to terminate vistas and to address the outer edges of the development area.
- Apartments and maisonettes at key locations and in close proximity to the main corners.
- Building line with regular setbacks and variation in building angle when required to enclose space.
- Irregular plots arranged with the intention of creating townscape 'serial vision' as one passes through the development. Buildings generally grouped in 2 and 3, with level of enclosure increasing along primary tree lined street.

Scale and Massing - Indicative Principles

BUILDING HEIGHTS

- A mix of 2.5 and 3 storeys

BUILDING TYPES

- Apartments above mixed use ground floor uses



- 1. Shared spaces
- 2. Working with level changes
- 3. Contemporary seating
- 4. Contemporary bollards

1. Active and vital public realm
2. Orchard and allotments
3. NEAP level play area
4. Electric charging points



Landscape Character - Indicative Principles

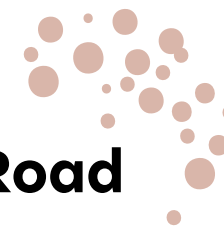
Street trees and low growing shrubs will form an integral part of the structure of the public realm softening the setting of the buildings and subdividing the areas into seating/ waiting areas. These will include a high proportion of evergreen species to provide year round colour, combined with species known for spring and summer flowers and autumn colour.

Plants will be selected for their robustness and ability to thrive in conditions that are often dry and shady. Due to the high footfall within this area, planting beds will be raised, to protect the plants and provide additional drainage as well as structuring the space and movement around it.

Boundary Treatments - Indicative Principles

The definition between private and public at the ground floor of the blocks will be minimal. Where ground floor uses are located, these will open out directly onto the street to allow for uses to flow into the open space. Where entrances to residential apartments are located off of the central square, should be set back from the pavement behind low defensive planting beds.

Boundary treatments between carriageways and the pedestrianised areas will need to be carefully designed. To prevent a continuous boundary around the square, formal tree planting, double height curbs and street furniture will be used. Where further definition and deterrence is required, large planters or metal/ stone bollards could be included to reduce potential conflicts between vehicles and other street users.



Lower Road



Landscape Influence and Role

Lower Road forms the southernmost part of the site and forms a route between Darley Road and Stony Street (Tea Green). The route is largely characterised by established mature hedgerows (on the development side) and there opportunities for views to Tea Green and to the south across farmland. To respond to the route's rurality (and the development edge with the wider countryside) a sensitive design approach should be adopted with the most southerly blocks arranged with lower density informal building groups. New housing, with varied plot types and house styles, should be set back from the route behind private drives and shared streets with buildings facing and overlooking the Lower Road corridor and the wider landscape. New planting of hedges and trees should be introduced on the outer edge to 'soften' views of the built form and to provide a sensitive transition between development and the wider countryside.

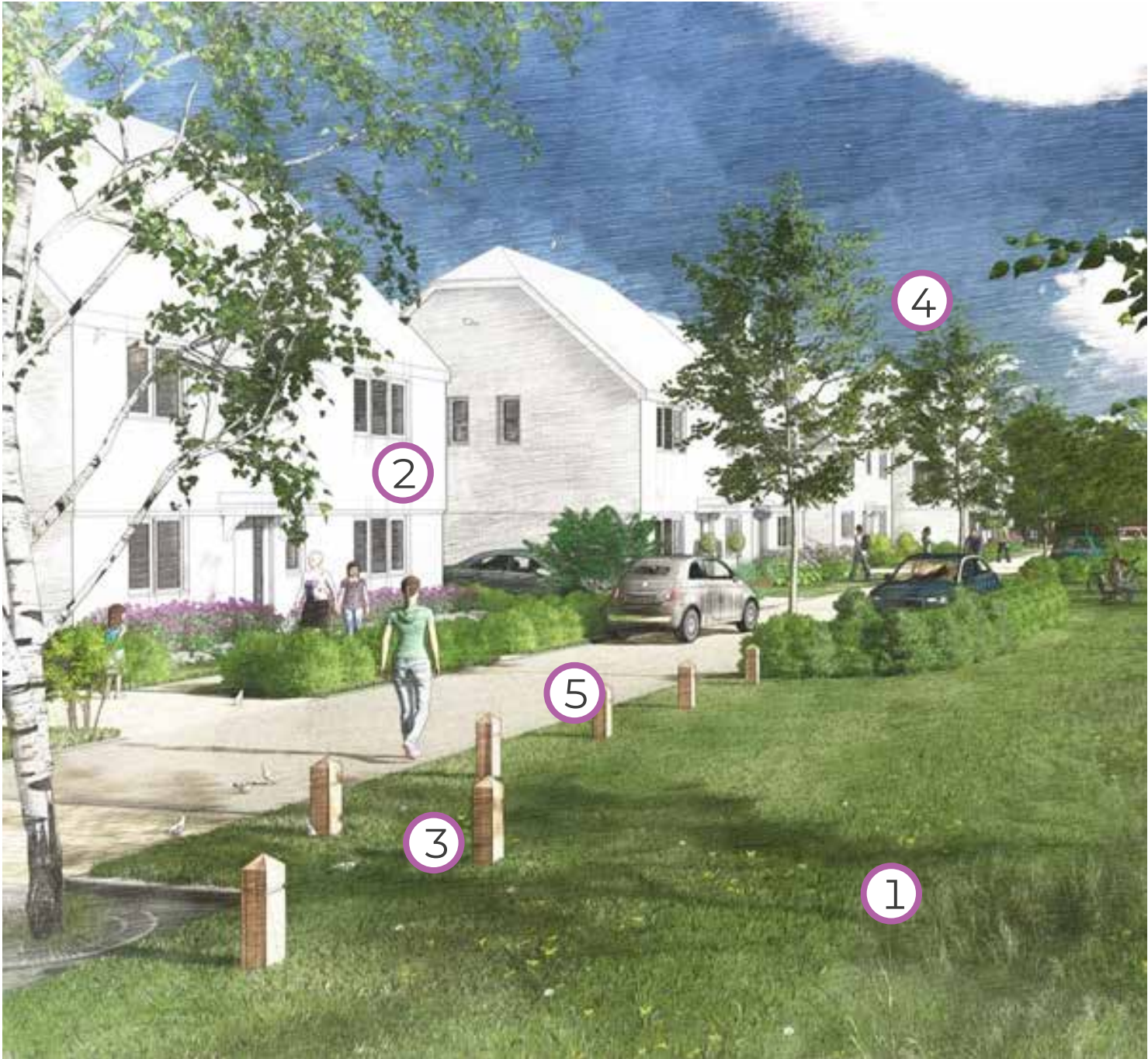


Built form structure - Indicative Principles

- A mix of housing types.
- A mix of approaches, but informal street and block geometry where blocks are close to the Lower Road and its associated hedgerow.
- Outward facing frontages and buildings to Lower Road, rather than buildings turning their backs.



1. Housing fronts linear green space
2. Lower Road
3. Housing overlooks adjacent footpaths



- 1. Wildflower meadows**
- 2. Housing overlooks the public realm**
- 3. Timber bollards restrain informal parking**
- 4. New tree planting screens the visual impact of the development**
- 5. Shared private drives**



1. Housing frontage exploits gap in woodland
2. Detached housing nestles next to woodland
3. Timber style cladding reflects woodland character
4. Detached housing nestles next to woodland
5. Woodland edge



Building Line and Enclosure - Indicative

Principles

- Street composition with an emphasis on variety which reflects traditional vernacular buildings.
- Building line with changes of alignment and setbacks,
- Design approach should include views across to the wider landscape to the south.
- Outward facing buildings to Lower Road rather turning their backs.

Scale and Massing - Indicative Principles

BUILDING HEIGHTS

- 2 storeys (no 3 storey on Lower Road edge)

BUILDING TYPES

- Detached
- Detached/semi detached corner turner
- Semi-detached



- 1. Footpath and cycleway corridors through woodland
- 2. Nature interpretation
- 3. Possible woodland interface
- 4. Boardwalk through woodland



Landscape Character - Indicative Principles

The landscape and public realm within Lower Road Character Ares will be characterised by the following;

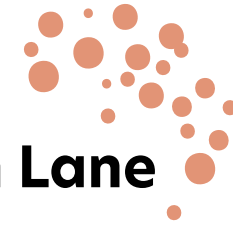
- Retain existing mature hedgerows along Lower Road.
- Additional hedgerow planting to strengthen the development edge where field is open onto Lower Road.
- Well-designed pedestrian and cycle connections onto the Lower Road

Boundary Treatments - Indicative Principles

Boundary treatments should contribute to the landscape led character of this area. These should comprise:

- Front gardens set back from boundary edge with opportunities for small garden trees
- Native hedgerows and shrub planting for front gardens
- Rural (timber fencing/native hedge and trees) boundary design where Lower Road is currently open.

- 1. Split chestnut post and rail fencing**
- 2. Open frontage with planting**
- 3. Open frontage**
- 4. Timber post bollards**



Brick Kiln Lane

Landscape Influence and Role

Brick Kiln Lane is an existing feature within the site and is characterised as a rural lane running between Cockenhoe and Tea Green. The character area is focused on its eastern section between Brick Kiln wood and Tea Green. It should be carefully integrated into the development to form a key movement route and a 'green lane' through the place. The Lane, its hedgerows and its individual mature trees should be retained and located within a new green corridor, which can be enhanced by additional planting such as new roadside hedgerows, flowering verges and native hedgerow trees.

To respond to the Lane's rurality the nearest development blocks either side of the Lane should be arranged with informal building groups of detached properties with generally lower densities. New housing, with varied plot types and house styles, should be set back from the Lane behind front gardens, private drives and shared streets. Plots and buildings should actively face and overlook the Lane and the green corridor to provide good surveillance. There should be clear connections for pedestrians and cyclists from the streets onto the Lane.

Built form structure - Indicative Principles

- A mix of housing types. Variety fronting onto the Lane.
- A mix of approaches, but informal street and block geometry where blocks are close to the Lane.
- Outward facing frontages which ensure that there is natural surveillance over the Lane and green corridor.

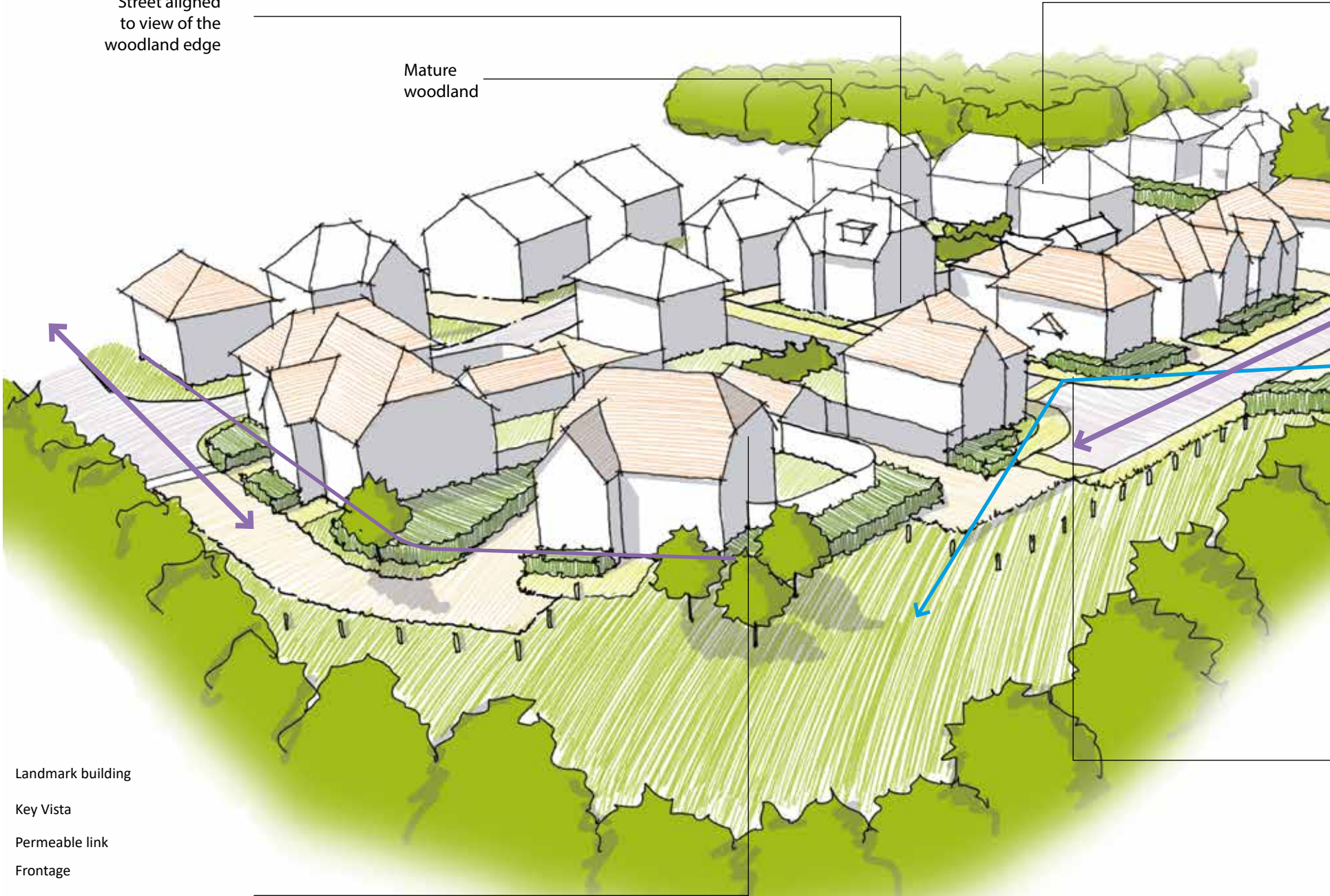




1. Housing fronts existing lane
2. Brick Kiln Lane
3. Housing overlooks adjacent tree belts

Street aligned
to view of the
woodland edge

Mature
woodland



Landmark building



Key Vista



Permeable link



Frontage

INFORMAL LAYOUT

Streets and blocks will be laid out in an informal layout with opportunities for open space and planting.



Existing vegetation enhanced with new screening planting

Optimise views of the woodland



A medium and lower density area; the Woodland character area should respond in a sympathetic manner to the mature woodland setting of the Brick Kiln Lane part of the site

Figure 121. Brick Kiln Lane - Indicative Sketch



1. Housing frontage exploits gap in woodland
2. Detached housing nestles next to woodland
3. Timber style cladding reflects woodland character
4. Detached housing nestles next to woodland
5. Woodland edge

4



Building Line and Enclosure - Indicative

Principles

- Street composition with an emphasis on variety which reflects traditional vernacular buildings.
- Building line with changes of alignment and setbacks, greater variety and setbacks close to the Lane
- Design approach should optimise frontages and views towards the Lane, its mature trees and the green corridor.

Scale and Massing - Indicative Principles

BUILDING HEIGHTS

- 2 storeys

BUILDING TYPES

- Detached
- Detached/semi detached corner turner
- Semi-detached



- 1. Footpath and cycleway corridors through woodland
- 2. Nature interpretation
- 3. Possible woodland interface
- 4. Boardwalk through woodland



Landscape Character - Indicative Principles

The landscape and public realm within Brick Kiln Lane will be characterised by the following.

- The adjacent green corridor either side of the Lane (and interconnecting green spaces) should be designed as multi-functional landscapes that provides benefits for recreation and biodiversity.
- Flowering grass verges along the Lane.
- Emphasis on new native hedgerow planting along the Lane and its corridor to strengthen the hedgerow network and to create a 'green lane'.
- Opportunities for streets and blocks to create views of mature trees along the Lane.
- Existing mature trees create placemaking features.
- Well-designed pedestrian and cycle connections onto the Lane

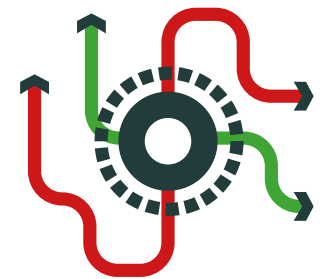
Boundary Treatments - Indicative Principles

Boundary treatments should contribute to the landscape led character of this area. These should comprise:

- Front garden set back and opportunities for small garden trees.
- Native hedgerows and shrub planting for front gardens
- Rural (timber/native hedges) boundary design for Lane and corridor

EAST OF LUTON | STRATEGIC MASTERPLAN FRAMEWORK

A3



Street hierarchy

Street Hierarchy Network

The following pages set out a series of indicative cross-sections and principles for the street hierarchy. They are not the final street configurations and are provided for illustrative purposes at the masterplan stage.

These will be used to inform further development of the street typologies as the scheme progresses. This will include further consideration of the site-wide parking strategy and street-scale approaches to drainage, utilities and landscape.

Detailed requirements will be agreed and secured in a subsequent Design Code or Codes for the site which has regard to the street characteristics and hierarchies set out in the National Model Design Code, the Hertfordshire Place & Movement Design Guide and other relevant guidance including any design guidance produced by Luton Borough Council.

A safe and legible street hierarchy which creates a permeable movement network. Typical street widths are varied throughout the development to reflect their anticipated level of use. The street hierarchy consists of:

Primary Streets - Dimensions/ layout will vary according to the character area its is passing through, typical examples of a Primary Street (cross section are set out in Figs 121-125)

1. Junctions with secondary streets to be designed to reduce traffic speeds through material specification and raised tables designs.
2. Bus gate next to western Primary School (position indicative subject to detailed design). Turning

areas adjacent to gate to be provided within carriageway and adjacent school.

3. School Areas to be designed to reduce traffic speeds and to facilitate pedestrian crossing to green space through material specification and raised tables designs.

Secondary Streets - These will act as the main circulation routes acting as internal distributors and utilise a garden village approach in their design. Dimensions/ layout to vary according to the character area they are passing through. (cross section are set out in Fig.129)

Sensitive alignment and localised narrowing of carriageway to allow for safe crossings.

Tertiary Streets - These will be identified in the detailed design but will act to maximise connectivity through the new development

Green Streets - These streets are less urban with continuous landscaping and trees. They will act as visual and functional connectors between key spaces and routes. The landscaping of these routes will take priority over the built form which will be set back. (cross section are set out in Fig. 133)

Attractive pedestrian and cycling connections - A simple network of new pedestrian and cycling paths through public green spaces that link to pedestrian entrance points and wider off site links. (cross section are set out in Fig. 135)



- A - Primary Street : Village Gateway (See Fig.121)
- B - Primary Street : Avenue (See Fig.123)
- C - Primary Street : Village Green (See Fig.125)
- D - Primary Street : School (See Fig.127)
- E - Secondary Street (Alignment to be agreed at OPA stage) (See Fig.129)
- F - Tertiary Streets (Alignment to be agreed at OPA stage) (See Fig.131)
- G - Green Streets (Alignment to be agreed at OPA stage) (See Fig.133)
- H - Footpath and Footpath Cycleways (See Fig.135)

It is expected that character will also be created through a descending hierarchy of streets

Figure 122. Indicative Primary Street Types

A - Primary Street : Village Gateway

Figure 123. Indicative cross section of Primary Street (Village Gateway)



Figure 124. Indicative view of Primary Street (Village Gateway)



B - Primary Street : Avenue

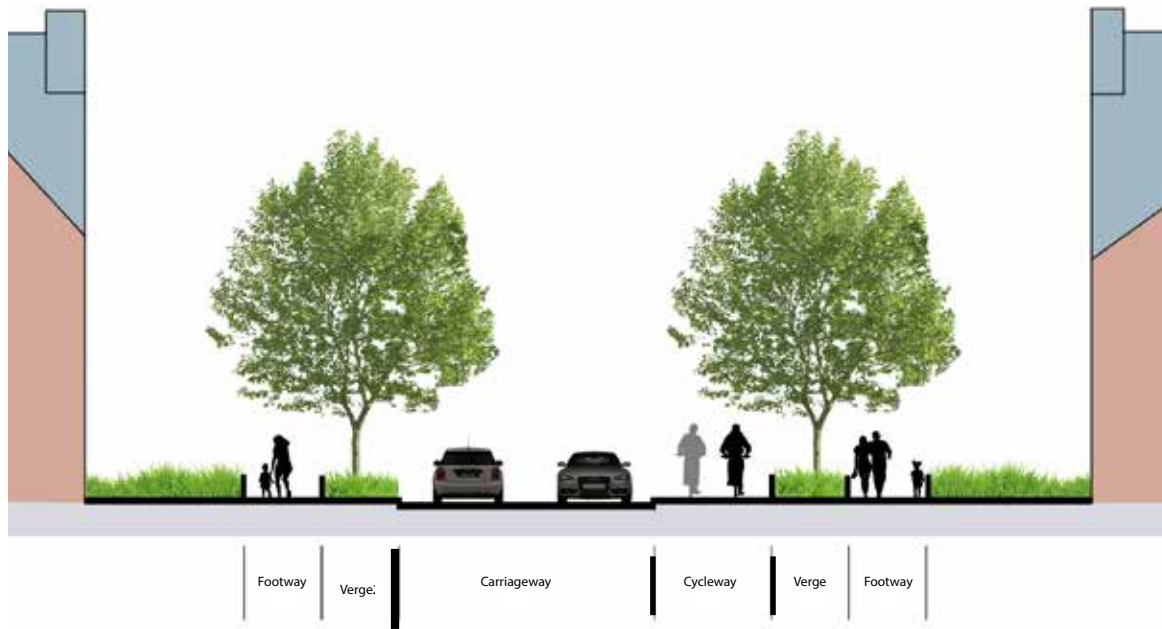


Figure 125. Indicative cross section of Primary Street (Avenue)



Figure 126. Indicative view of Primary Street (Avenue)

C - Primary Street : Village Green

Figure 127. Indicative cross section of Primary Street (Village Green)

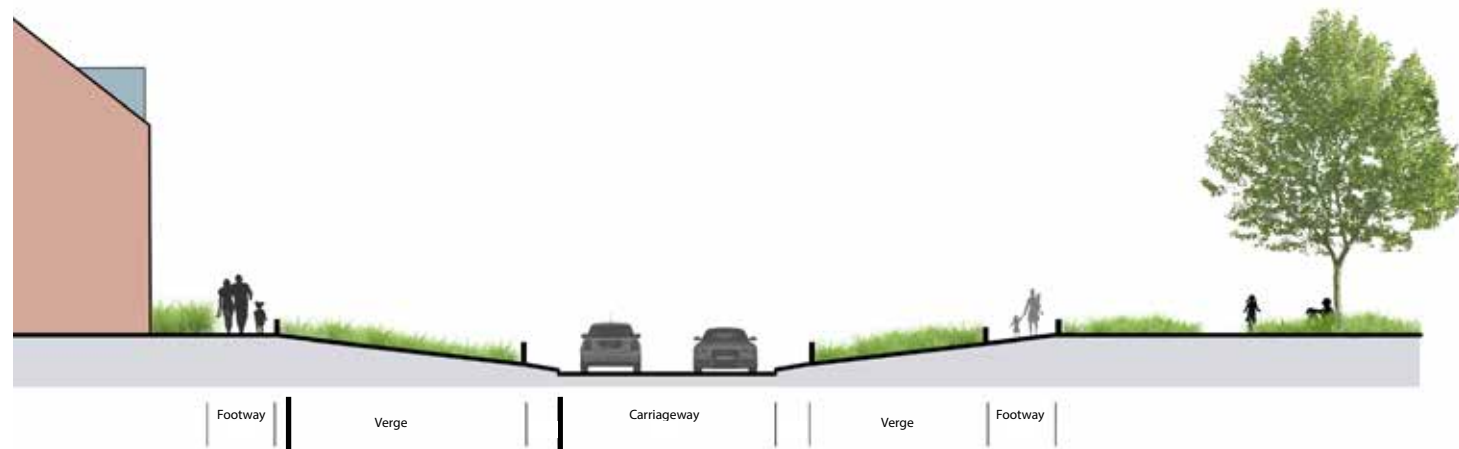


Figure 128. Indicative view of Primary Street (Village Green)

D - Primary Street : School

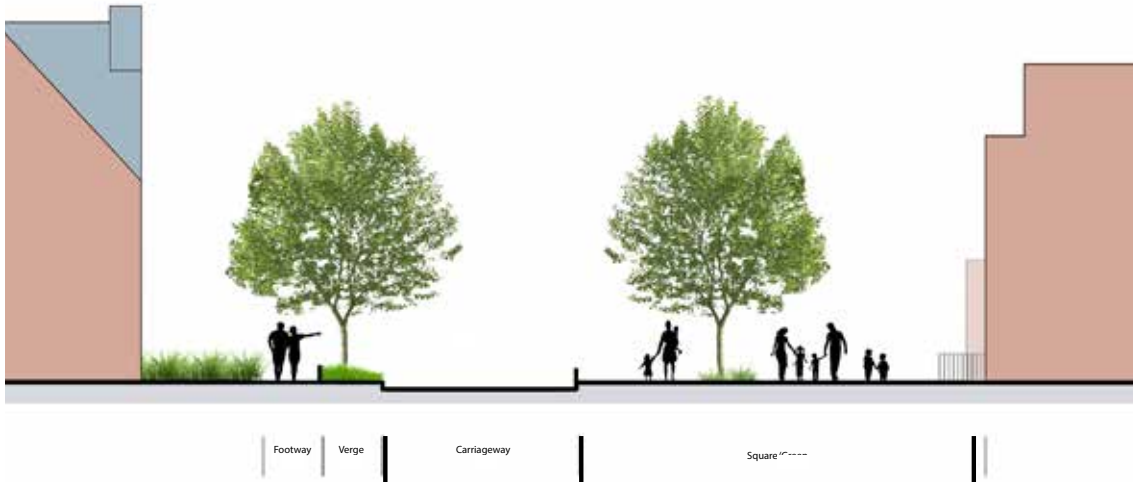


Figure 129. Indicative cross section of Primary Street (School)



Figure 130. Indicative view of Primary Street (School)

E - Secondary Street

Figure 131. Indicative cross section of Secondary Street

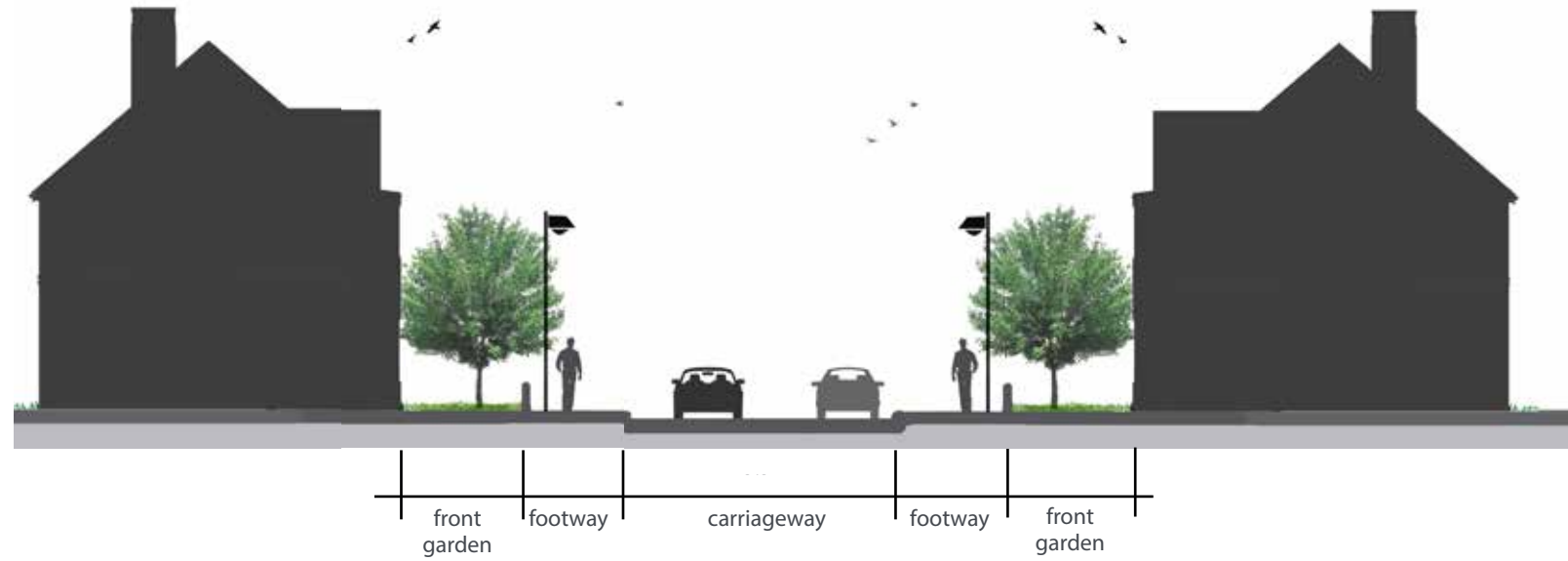


Figure 132. Indicative view of Secondary Street

F - Tertiary Street

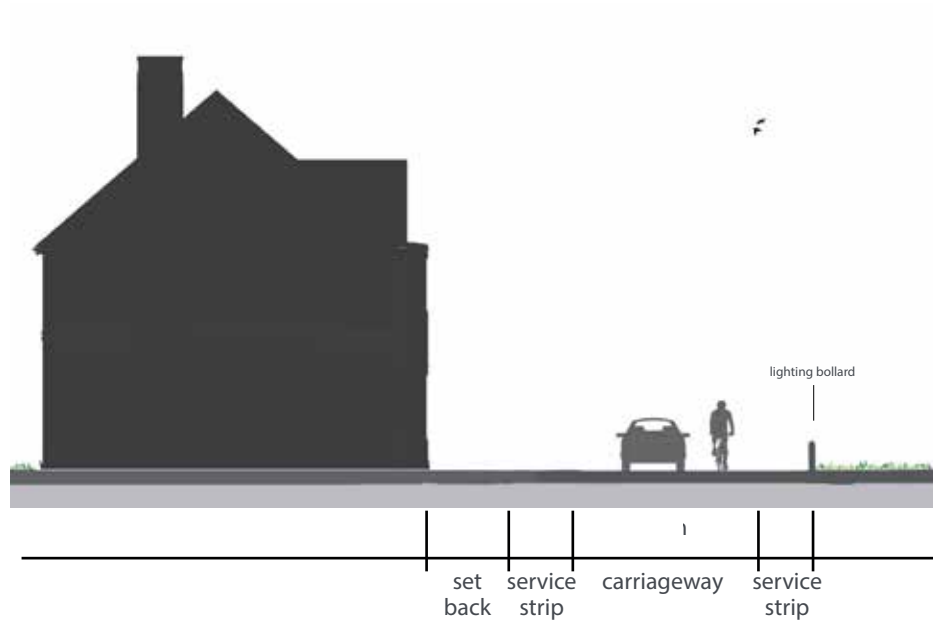


Figure 133. Indicative cross section of Tertiary Street



Figure 134. Indicative view of Tertiary Street

G - Green Streets

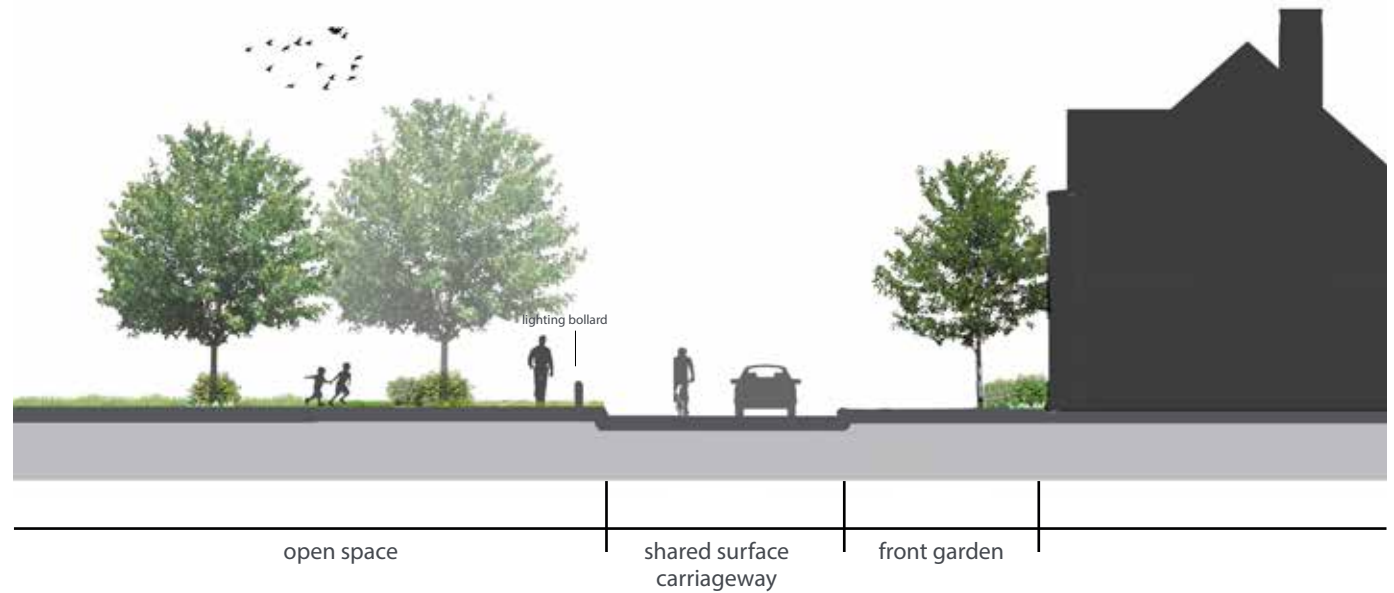


Figure 135. Indicative cross section of Green Street



Figure 136. Indicative view of Green Street

H - Footpath and Footpath Cycleways



Figure 137. Indicative cross section of Footpath and Footpath Cycleway



Figure 138. Indicative view of a Footpath Cycleway

