Status of the Document

The purpose of this document is to provide design guidance for any new development or extension/alteration to existing properties within the Parish of Fairfield. It is to sit alongside the Central Bedfordshire Design Guide, ‘A Guide for Designing High Quality Developments’ produced by Central Bedfordshire Council in September 2014.

“Fairfield is a very unique place: let’s not take that away!”

Drawings reproduced from the original Masterplan by courtesy of Thrive Architects (formerly Tettow King).
Aims and Objectives

Fairfield is unique in many ways but perhaps its main feature is the design of the buildings and the feel of the Parish as a whole. In a Parish survey carried out in 2014, 95% of residents felt that if there was any further development, then the existing look and feel of Fairfield should be retained. It is to meet that wish that this design statement has been prepared.

In February 2002 the then Mid Beds District Council granted planning permission for the restoration and conversion of Fairfield Hospital and residential development within its grounds to enable that restoration. The outline planning permission for the enabling development required that a master plan and design guidance should be submitted to Mid Beds District Council to guide the development of the site and to provide a basis for considering the numerous detailed design submissions that would be made to the Planning Authority. The ‘Urban Design Strategy’ produced by consultants Tetlow King in partnership with Mid Beds District Council and Bedfordshire County Council became that Design Guide in 2002. It was used by all of the developers and the planning authority in considering individual planning applications. It was the basis upon which the ‘look and feel’ of Fairfield has been achieved. It was the basis upon which all the new housing since then has been designed and that is what makes Fairfield unique.

When Fairfield Parish Council came into existence in April 2013 it became the local statutory consultee for the now Central Beds Council when considering planning applications. In initial discussions with Central Beds Planning Officers the current status of that 2002 Design Guide was questioned. Due to completion of the development the document was considered redundant and was no longer being used when considering applications.

“Working with our community for a brighter future”
Build Form Strategy and Implementation

The build form strategy centred around the desire that the listed former hospital building and other traditional buildings in the surrounding area should provide examples and inspiration for the new development.

The strategy required that the built form should be simple and designed in a similar manner to the local vernacular. The built form detail that follows describes and details building components such as window openings, doors, roof eaves and verges that are to be found in the locale together with some distinctive details from the listed hospital building. These details should be the first point of reference for the designer. It is not intended that a slavish replication of these details is necessary, however alternative proposals must be in keeping with the design language.
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Fairfield is a great place to live so let’s keep it that way!
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Building Specification Examples  In situ examples from around the Fairfield Parish, full specifications on the following pages.
Building Specification Examples  In situ examples from around the Fairfield Parish, full specifications on the following pages.
Brickwork

A limited amount of render and painted brickwork can be used for new buildings but this should not exceed 30% of the total number of dwellings.

Wall & Openings

The examples shown have been used in both the hospital and surrounding buildings together with traditional building forms found in the locale.
1a. **Brickworks** | **Window Heads Reveals and Cills**

- Paired Semi Circular Headed Windows
- Paired Windows
- Flat Chamfered Stone Head
- Curved Chamfer Stone Head
- Splayed Stone Cill
- Splayed Stone Cill with Squint Reveals
- Stone Cill
- Weathered Stone Cill
1a. **Brickworks** | Brick Patterns and Gable Ventilators
1b. Roofs | Dentil Courses and Verge Details

Roofs

Variable roofscape adds visual interest and vitality to any settlement and may be achieved by using a variety of roof pitches and chimneys and other features. The pitch angles to the hospital and other important buildings in the surrounding area tend to be relatively steep i.e. between 45° and 55° whereas the smaller cottages and houses have a lower pitch of 35-40°.

It is important to respect this tradition at Fairfield. Roof coverings are generally slate with some clay tiles such as on the former farm buildings north of the hospital.

Bargeboards are used on some buildings although the majority of houses have brick verges with decorative brick patterns in plain or polychromatic brickwork frequently elaborated with dentils. Occasional houses have gable parapets; however, these tend to be the exception.

Examples are shown to guide the design but caution should be exercised to ensure that the more elaborate detailing is reserved for the prominent or key buildings.

Roof ventilation should be via proprietary over-fascia ventilators at low level which should be concealed (ie Gladecote over fascia vents or equivalent). High level roof ventilation should be via concealed inline contour vent tiles or slates set flush with the planes of the roof, or a dry ridge system. Gables may be ventilated by vents designed as small windows or specific, detailed air ventilation openings. Projecting stacks or roof vents above the roof plane will not be acceptable.

Rainwater Goods

Rainwater goods shall be black. Guttering shall be PVC-U, cast iron or aluminium, half round or ogee profiles.
1b. Roofs | Verge and Eaves Details

- **Verge with Barge Board**
  Shown with Exposed Rafter Feet
  - Slate Undercloak
  - 10-20mm overlap
  - 50x32 Torus Mould
  - 125x86 barge

- **Open Eaves Exposed Rafter Feet**
  - Exposed/Tulip Feet (generally 120 projection)
  - Single bedded undercloak
  - 30-50mm overlap

- **Closed Eaves**
  - Single bedded undercloak
  - 25mm ventilation/flash behind very small fascia

- **Verge with Exposed Rafter Feet**
  - Joint boards over rafter feet
  - Exposed rafter feet

- **Verge with Close Eaves**
  - Single bedded slate
  - 30-50mm overlap

- **Barge Verge 200-300 Projections**
  - 63x33 Ladder Framing
  - 50x32 Torus moulding
  - 150x175x82 Barge Board
  - 165x50 barge
Chimneys should be constructed traditionally above roof level. Other means of construction within the roof void may be permitted where chimneys are used for visual purposes rather than functioning as traditional flues.
Doors & Openings

Porches, doorcases and front doors may form the principal feature on some buildings and therefore the detailing is important. Care must be taken with classical detailing of door surrounds to ensure it is correct. Reference should be made to good quality traditional treatments of door openings within the immediate area.
Window Openings

The pattern of windows on a plain façade is one of the principle elements in the design. The size and relationship of the windows to one another should be carefully considered.

Brick buildings should have the windows recessed at least 86mm. Rendered buildings can have the windows positioned either close to the wall surface or recessed to varying amounts. There should be a mixture of window reveal depths on different rendered buildings. Windows should normally be of the same type on a building and, except occasionally for central or individual windows, should share the same type of structural opening and level of decoration. Windows whenever possible should be placed vertically above one another on a common centre line.

On larger buildings odd windows, such as staircase windows or oriel windows can be placed in asymmetrical positions on a façade. These different windows should be small, individual or of a different format to the other windows and should not dominate or unbalance a façade. The window to wall ratio on any one wall should be no greater than 1:3, on any building no greater than 1:5 and on a north facing wall no greater than 1:5.

Window openings should have one of the treatments indicated.

Key buildings should incorporate the more ornate stone or decorated details with the simpler solutions utilised on the majority of houses.
1c. Doors, Openings and Windows | Dormer Windows

NARROW FRONTED DORMERS

Brick built faces to be flush with main facade brickwork, and lead lined cheeks. Stone sub-cill and lintel. Timber or UPVC bargeboards. 178mm projection from brick face. Projecting wall plates and rafter feet with timber or UPVC stub fascia.

Suggested locations:
Throughout: smaller dwellings/town houses on principle elevations facing public domain/ rear of larger dwellings.

NOTE
Where emergency egress windows are located in the roof (Dormers & rooflights) careful consideration as to the location of these windows must be taken to comply with the current Building Regulations Approved Document B1.

This must not, however, prejudice the correct proportioning of the dormer so as to detract from the overall building design. Refer to the DESIGN CODE - BUILT FORM Window openings' section for further details of window patterns and proportioning guidelines.

It is intended that the choice of examples given within this document allows for solutions to the emergency egress scenario without creating unnecessary compromise.

TIMBER BUILT DORMERS

Timber or UPVC cloths to face and lead lined cheeks. Timber or UPVC cloths "mock lintel" with rendered gable, and timber sub-cill. Timber or UPVC bargeboard and clipped fascia.

Suggested locations:
Throughout: smaller dwellings/ town houses, front and rear of property.
1c. Doors, Openings and Windows | Dorma Windows

**ORNATE DORMER WINDOW**

Stone plinths supporting brick cheek faces and lead lined cheeks. Stone plinth to decorative brick infill panel, stone sub-cill and lintel. Timber or UPVC fascia. Hipped roof to main roof pitch. Roof covering to match main roof.

Suggested Locations:

Key buildings throughout principle elevations facing public domain.

**ENLARGED DORMER - BRICK BUILT**

Brick face to rise flush with main building face and lead lined cheeks. Stone sub-cill and stone lintel. Timber or UPVC fascia 175mm projection from brick face & projecting wall plates. Pitch as main roof pitch. Roof covering to match main roof.

Suggested Locations:

Throughout principle elevations facing public domain wide fronted houses (detached and semi-detached).

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NOTE

Where emergency egress windows are located in the roof (Dormers & rooflights) careful consideration as to the location of these windows must be taken to comply with the current Building Regulations Approved Document B1. This must not, however, prejudice the correct proportioning of the dormer so as to detract from the overall building design. Refer to the DESIGN CODE - BUILT FORM Window openings' section for further details of window patterns and proportioning guidelines.

It is intended that the choice of examples given within this document allows for solutions to the emergency egress scenario without creating unnecessarily compromise.
“The unique character is what makes Fairfield the place it is today!”
Section 2.
External Features and Public Areas

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Example Exterior Finishings

In situ examples from around the Fairfield Parish, full specifications on the following pages.
Example Furnishings

In situ examples from around the Fairfield Parish, full specifications on the following pages.
2a. Enclosures | Brick Walls

SCREEN WALLING - TYPE 1

330mm face-faced wall with 4 course plinth section, 1200 x 1800mm recessed infill panel of 218th face-faced brick with cant header tee top and bottom in buff or blue engineering stock. 2 course brick head with 2 course blue clay tile creasing and double squint brick on edge coping in buff or blue engineering stock.

330mm ties between panels in brickwork, 550mm widths. Expansion joints at maximum centres required for brick type not to be apportioned located but centred as shown. Compressible filler with mastic covering in colour to match facing brickwork.

Suggested location: More appropriate to key buildings and groupings in urban areas & where closely associated with the listed building.

ALTERNATIVE COPING DETAILS

Double squint brick on edge coping with 45 degree plinth stretchers in buff or blue engineering stock.

ALTERNATIVE COPING DETAILS

Rusticated stone coping 380mm width (25mm drip) x 225mm height with 25mm upstand and 45 degree curve to top.
LOW WALL / HEDGING

215mm brick wall 4 courses in height.

2 course blue clay tile creasing.

Double squint brick on edge coping in buff or blue engineering stock.

330 x 330 x 900mm gatepost in face-faced brickwork with 430 x 430 x 100mm pyramidal coping in stone.

Suggested locations: For example, key groups 4, 7 and 10. Possible formal clipped hedge behind in key locations. (Suggested species: Hornbeam or box).

SCREEN WALLING - TYPE 2

215mm face-faced wall with 6 course plinth section with squint brick plinth stretcher in buff or blue engineering stock.

2 course blue clay tile creasing and double squint brick on edge coping in buff or blue engineering stock.

Buitnessing @ 2500mm c/c following plinth projection - 1400mm height with squint brick plinth stretcher.

Suggested locations: Throughout, where structural enclosure / privacy is required and where SCREEN WALLING TYPE 1 is not applicable.

Expansion joints at maximum centres required for brick type not to be obstructed. Compressible filler with mastic covering in colour to match facing brickwork.
2a. Enclosures | Walls with Railings / Railings

WALL + RAILING
215mm brick wall.
6 courses in height.
2 course blue clay tile creasing.
Double squint brick on edge coping in buff or blue engineering stock.
18mm diameter m/s railings @ 95mm c/c with 50mm high 32mm dia base conical arrowhead finial with rounded tip.
30 x 5mm m/s flat plate mid rails
460 x 450 x 1500mm gatepost in fak-faced brick with 550 x 550 x 100mm pyramidal coping in stone.
Colour of railings: black
Suggested locations: For example Key Groups 1, 3, 4 (Key buildings), 5 and 9. Possible formal clipped hedging in key locations (urban). (Suggested species: Hornbeam or Box).

RAILINGS
60mm diameter m/s mid-posts @ 2000mm c/c
18mm diameter m/s railings @ 95mm c/c with 50mm high 32mm dia base conical arrowhead finial with rounded tip.
30 x 5mm m/s flat plate mid rails
Colours: Black (all urban locations)
Smooth finish galvanized (Area 8, zone 2)
Suggested locations: Could be appropriate throughout.
Formal hedging behind in Central Urban P.O.S. (Area 8, zone 2). If used within low density (less formal) areas wall to be complemented with hedging behind.
(Suggested species: Hornbeam or Box).
**2a. Enclosures | Railings and Gates**

RAILING KISSING GATE

Model indicated ‘BK14 4222’ by BROXAP.

Colour: Black

Suggested location: Central public open space (Area A, zone 1).

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RAILING GATE

To suit railing type ‘Newchapel’ by BROXAP.

‘RAC self closing hinge’ by RAC Engineering Ltd (Skelemesdale)

Colour: BS20D4S ‘Mariner’.

Suggested location: Western public open space (Area D, zone 5).

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RAILING / GATE

Model indicated ‘Warrington’ by BROXAP

Gate to suit railing type ‘Warrington’ by BROXAP.

‘RAC self closing hinge’ by RAC Engineering Ltd (Skelemesdale)

Colour: BS20D4S ‘Mariner’ - (Area D, zone 5).

Black elsewhere

Suggested location:

Western public open space - (Area D, zone 5).

Urban throughout
2a. **Enclosures**  Railings and Fencing

**RAILING**

Model indicated 'Newchapel' by BROXAP.
Colour: 820D45 'Mariner'.
Suggested location: Western public open space (Area D, zone 5).

**RAILING**

Model indicated 'Prestbury' by BROXAP.
Colour: Black.
Suggested location: Central public open space (Area A, zone 1).

**ASCOT RAIL FENCE**

Construction: Ex 100 x 100 x 1000mm posts @ 1500 c/c cut to receive top rail. Ex 75 x 75mm top rail set at 45 degrees fixed to post with galvanised metal strap, (600 x 50 x 1mm)

Mesh - green plastic coated rigid steel mesh 'anti-dog' trespass.

Suggested locations: Crescent of Trees (Area C, zone 3)
2a. **Enclosures** | **Timber Fencing**

**Timber Feature Fence**

**Construction:**
- Ex 150 x 150mm posts with pyramidal capping.
- Ex 75 x 19mm picket railings @ 1200 and 600mm heights with pointed finial @ 40mm spacing.
- Ex 75 x 32mm mid-rails.

**Colour:** White or black.

**Suggested locations:** Key Group Area 6 (Key buildings and formal frontages) - and lower density areas. Not appropriate within urban core.

**Timber Picket Fence**

**Construction:**
- Ex 100 x 100mm posts @ 1800 c/c.
- Ex 75 x 19mm railings @ 50mm c/c.
- Ex 75 x 32mm mid-rails.

**Colour:** Natural preservative treated.

**Suggested location:** Southern play area (Area D, zone 4).
2a. Enclosures | Feature Gate Posts / Piers

Brick built feature gateway piers in butts brickwork with pyramidal stone cap (35mm projection). Splayed stretcher brick plinth sections on 4 course plinth to column of buff brick with cant brick returns at corners and into recessed panels. Inverted splayed stretchers to capitol base and 4 course capitol to cap.

Suggested locations: Entrance/exit to key areas and groupings within the development on highway and pedestrian routes
2b. Public Areas | Tree Guards / Fencing

**MILD STEEL TREE GUARD**

Model indicated: 'Munipol' by BROXAP with flared top

Colour: Smooth galvanised finish

Suggested locations: Central Urban Space (Area B) adjacent to car park

**CAST IRON TREE GRILLES**

Model indicated: 'Decigate' by BROXAP two piece square tree grille with circular centre and supported on heavy duty frame

Colour: Smooth galvanised finish

Suggested locations: Central Urban Space (Area B) adjacent to car park and for specimen trees in Formal Park (Area B, zones 6 & 7)

**RAILINGS**

Construction: 60mm dia mild steel posts @ 2000mm c/c
15mm dia mild steel railings @ 95mm c/c

Colour: Smooth galvanised finish

Suggested locations: Central Urban Space (Area B) Central Play Area (Area B, zone 2)
2b. **Public Areas | Seating**

- **SEATING**
  - **Model indicated:** 'Lambeth' by BROXAP
    - Rustic style seat in oak with
    - Below ground fixings
    - 2000mm length
  - **Colour:** Untreated oak
  - **Suggested locations:** Crescent of trees (Area C),
    Public Open Space (Area A),
    Southern LEAP (Area D, zone 4),
    Perimeter woodlands

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- **SEATING**
  - **Model indicated:** 'Bowler' seat welded steel
    - In circular configuration
  - **Colour:** Spruce
  - **Suggested locations:** Formal park in Public Urban Space (Area B, zone 7)

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- **SEATING**
  - **Model indicated:** 'St. Budeaux' bench by BROXAP
    - Rustic style seat in oak slats and
    - Perforated steel legs
    - 1830mm length
  - **Colour:** Timber natural oak
  - **Legs:** BS 2045 'Mariner'
  - **Suggested locations:** Western Open Space (Area D)
2b. Public Areas | Seating, Bind and Bollards

**METAL BOLLARD**
Model indicated ‘Gillingham’ by BROXAP.
Colour: Black (Urban)
Spruce (Portland)
Suggested location: Throughout

**TIMBER BOLLARD**
Model indicated ‘SDG’ by WOODSCAPE LTD.
Colour: Natural Impregnated Timber
Suggested location: Portland (Areas A, C & D)

**LITTER BINS**
Model indicated: ‘Westminister’ by BROXAP.
Colour: Black (urban)
Spruce (Portland)
Suggested location: Throughout

**DOG WASTE BINS**
Model indicated: BXWDWB/G46 by BROXAP.
Colour: Black (urban)
Spruce (Portland)
Suggested locations: Throughout

**SEATING**
Model indicated: ‘ripon’ by BROXAP.
Colour: Spruce (Portland)
Black (urban)
Suggested locations: Throughout
2b. Public Areas | Signage and Shelters

OVERVIEW

Street furniture in the form of directional/informative signage and traffic regulatory requirements could have a tendency to dominate public areas and intensively detract from the building frontages. Care should therefore be taken to ensure the statutory minimum standards are applied with locations and frequency of items determined accordingly.

HIGHWAY CONTROL SIGNAGE

Model indicated: Column - 'Stockport' by BROXAP.
Signage - To LA Highways approval.
Colour: Black
Suggested locations: Throughout.

ROAD NAME SIGNAGE

Model indicated: 'Hodgkin' by BROXAP.
Lettering: 'Times New Roman'
Colour: Black (urban)

Suggested locations: Throughout.

STATION ROAD

BUS SHELTER

Model indicated: 'Blackburn' by BROXAP.
Colour: Black
Suggested locations: Main Highways with bus routes.

Specific details to be agreed with the Local Planning Authority and Bedford County Council.

SIGNAGE COLUMN

Model indicated: Column - 'Woking' by BROXAP.
Finger sign - 'Standard' by BROXAP
Lettering: 'Times New Roman'
Colour: Black (urban)
Space (parkland areas A, B, C & D)

Suggested locations: Throughout.

ROAD NAME SIGNAGE

Nameplate: 'Freghalby by BROXAP.
Lettering: 'Times New Roman'
Colour: Black (urban), Spruce (parkland), White (lettering)

Mounting plate: 178mm deep x width to suit.
Posts: 125 x 125mm joinery grade timber natural colour impregnated.
Suggested locations: Where wall mounting not possible.
2b. Public Areas | Street Lamps

Street Light - Column
Model indicated: Lantern 'St Giles' by URBS
Bracket 'Cascade Ring' by URBS
Column: 'Blenheim' by URBS

Colour: Black (urban)
Suggested locations: Main highway routes

Street Light - Wall Mounted
Model indicated: Lantern 'St Giles' by URBS
Bracket 'Resolute' by BROMAX

Colour: Black
Suggested locations: Urban/Formal areas

Wall mounted street lights are proposed to be adopted by the Highways Authority for new developments and extensions (see note).

Discussion with the Adopting Authority should commence at early stages of layout design to agree preferred locations of lighting and clarify licences/maintenance requirements.

NOTE:

Reference to a particular manufacturer or product is to establish the style, quality and colouring of the lighting columns. Columns and shades of a similar quality and appearance may be acceptable subject to the written approval of the Local Planning Authority.
2b. Public Areas | Picnic Tables

PICNIC TABLE

Model indicated 'BX 2073 Castlefield xtra with BX 2073-1 extension wing' by BROXAP for use by wheelchair users remaining in their chairs.

Cast iron picnic table with timber slats - length 1480mm

Colour (legs): Spruce
(Slats): Iroko with low build translucent finish

Suggested locations: Central P.O.S. (Area A); Central Urban P.O.S. (Area B); Western P.O.S. (Area D)

PICNIC TABLE

Model indicated 'BX 2000 - Rustic picnic unit' by BROXAP

Heavy duty rustic timber picnic unit benches with post round
larch seats and table supports; sessa softwood base and table top
Length 2000mm

Colour: Natural timber finish

Suggested locations: Crescent of trees (Area C and D)
Section 3.

External Materials

3a. Materials

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**3a. External Materials**

**FACING BRICKWORK**

Facing brickwork to be predominantly buff brickwork with random mix of render/painted brickwork to provide variation throughout development.

Main facings to be guided from the following palette:
- Milton Hall Mayfield Yellow Multi Stock (Hanson)
- Todsills Mellow Richmond (The Brick Business)
- Old English Weathered Buff (Brickability)
- Antique Gold/Cream (Brickability)
- Highcliff Weathered Buff (Brickability)
- Todsills Cobham Cream (The Brick Business)
- Wealden Findon Yellow Mixture (The Brick Business)
- Wealdon Hurstwood Multi Stock (The Brick Business)
- Burwell/Warboys Redsand (Brickability)
- Leicester Multi Cream Stock (Istock)
- Leicester Multi Yellow Stock (Istock)

**DETAILED**

Leicester Red Stock & Leicester Orange Stock (Istock)
- Staffordshire Blue (Istock)

Brick bond, joint type and mortar mix to be agreed with the Local Planning Authority prior to final acceptance of specifications.

Brickwork detailing, ie (plinths, stringes, cill courses, etc) to be as indicated elsewhere in this document. Where brickwork is to be painted, micro-porous paint to BS EN 1062 Pt.1 (Materials) and BS 150 Pt 4 (Preparation of surface materials) to be used.

**ROOF TILING**

Roof tiling to be predominantly slate profile with approximately 30% alternative profile, ie, (plain tiling or pantiles). Main dwellings to have either slate profile or plain tiling finish with pantiles generally reserved for single storey or courtyard structures. Alternative forms (and colours) could be grouped to create a neighborhood theme/identity and avoid unnecessary variation and fragmentation, although this should not mitigate against certain buildings being individually considered.

Sensitive areas, ie (key buildings, key groupings and areas adjoining setting of listed building) to be guided by the following slate options:

- **SLATE**
  - Element: any natural
  - Canadian slates: (Glendyne)
  - Brazilian: good quality A grade

Remaining areas to be guided by the following palette:

**PLAIN TILES**

- Keymer: Handmade clay
- Sandtoft: Handmade clay
- Sandtoft: Humber in tuscan / flanders red / burnt red
- Redland: Rosemary red / russet / mixed brindle

**PANTILES**

- Sandtoft: Greenwood handmade
- Sandtoft: Arcadia in ‘reclaimed’ colour
- Sandtoft: Old English natural red / flanders red

Slate predominant roof material.

Where tile used * denotes use of at least 40% - must be used by key groups and urban area.

Roof pitches to be at least appropriate to traditional covering and increased where required for specific design objective.

Roof form and surfacing should not be compromised by ventilation terminal systems. Mortar backing, ie, (verge and ridge) to be similar in appearance to brickwork mortared above.

**JOINERY**

- Windows to be timber (painted). The use of UPVC shall be the exception rather than the rule and must be justified in sustainable and design terms. The exception areas can not be located within the setting of the listed building, or views of the listed building, or the key buildings, group or areas of those buildings, or in any of the main roads or avenues as set out in the design guide.
- Barge boards and fascias (including exposed rafter feet and ‘structural’ roof members where relevant) to be white painted timber or UPVC.
- Doors to be either timber or steel finished in various colours considered on a case basis.
- Possibility of individually colour themed key building groupings could be considered on their individual merits.

**RAIN WATER GOODS**

- To be black paint finish aluminium or cast iron or black UPVC. Half round or ogee profile.
- No UPVC is to be used within the setting of the listed building or on key buildings.

**STONEWORK**

- To be natural stone where relating to key buildings, key groupings and areas around the immediate setting of the listed building.

**PAINTED BRICKWORK AND RENDER**

- As noted on the ‘Colour Selection Palette’ sheet.

**EXTERNAL SERVICES**

- Meter boxes to be located sympathetically to minimise impact on frontage street scenes.
- Individual households’ satellite dishes to be sensitively located to minimise visual prominence on street frontages.
- Meter boxes should not be used on external frontages except where incorporated within a design feature and approved by the local planning authority.

**NOTE:**

Reference to a particular manufacturer or product is to establish the style, quality and colouring of the preferred materials. Materials of a similar quality and appearance may be acceptable subject to the written approval of the Local Planning Authority.
**COLOUR SELECTION**

The colours indicated have been carefully selected from the British Standards to correlate with those colours in the FARROW & BALL ranges which have been sourced from THE NATIONAL TRUST historical archives. It is intended that these colours give a global reflection of the fashion of the period on which this project is based.

Note: Colours noted in brackets are FARROW & BALL references.

Please note that due to the copying process the colours shown within this chart may appear less vibrant than they are in reality.

**STREET FURNITURE / BALUNGE**

- SPRUCE - BS 14C 39
- MARNIER - BS 20D 45
- BLACK - BS 00E 53
- SMOOTH GALVANISED

**DOOR OPTIONS**

- FOREST - BS 14C 40
  - Treat Green
- PIGEON - BS 11C 39
  - Lulworth Blue
- BURGUNDY - BS 04C 39
  - Fainting Room Red
- ROSE RED - BS 04D 44
  - Picture Gallery Red

- OXFORD - BS 20C 40
  - Hague Blue
- THYME - BS 12B 26
  - Green Smoke
- BLACK - BS 00E 53
- CACTUS - BS 14C 35
  - Green Blue

**TIMBER FENCING / ASCOT PAILING** to be WHITE - BS 00E 55 or NATURAL IMPREGNATED TIMBER

**EXTERNAL JOINERY** (bargeboards, fascias, windows etc.) to be in WHITE - BS 00E 55
3b. **External Materials | Colour Palettes**

**COLOUR SELECTION**

The colours indicated have been carefully selected from the Farrow & Ball ranges which have been sourced from the National Trust historical archives. It is intended that these colours give a global reflection of the fashion of the period on which this project is based.

Note: Colours noted in brackets are Farrow & Ball references.

Please note that due to the copying process the colours shown within this chart may appear less vibrant than they are in reality.

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**PAINTED BRICKWORK**

- **GARDENIA** - BS 10B15 (House White)
- **HONEYSUCKLE** - BS OBC21
- **SHADEDOWN** - BS 22B16 (Off White)

**WHITE** - BS 03E55
- **BS 08B17** (Light Stone)
- **BS 10B17** (Old White)

**ROSE RED** - BS 04D44 (Picture Gallery Red)

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**RENDER** (Colours shown are taken from the Sto Ltd. StoColour System ranges)

- **OFF WHITE** - 37207 (Painting)
- **OFF YELLOW** - 31233 (House White)
- **OFF PINK** - 33115 (Dimple)
- **TERRACOTTA** - 32340 (Red Bath)