



## PLANNING AND DEVELOPMENT COMMITTEE

**Date: Tuesday, 13 July 2021**

**Time: 6.30pm,**

**Location: Council Chamber**

**Contact: Ramin Shams**

**committees@stevenage.gov.uk**

Members: Councillors: S Speller (Chair), M McKay (Vice-Chair), D Bainbridge, M Arceno, A Brown, T Callaghan, M Creasey, M Downing, J Hanafin, G Lawrence, Mrs J Lloyd, A Mitchell CC, G Snell and T Wren

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### AGENDA

#### **PART 1**

**1. APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

**2. MINUTES - 27 MAY 2021**

To approve as a correct record the Minutes of the previous meeting of the Committee held on 27 May 2021.

3 - 8

**3. 21/00621/FP - THE BRAGBURY CENTRE - KENILWORTH CLOSE**

To consider the proposed temporary fish and chip shop retail unit adjacent to Kenilworth Close with associated services area and temporary extension to existing pavement to allow pedestrian access.

9 - 18

**4. 21/00624/FP - GLADSTONE COURT, SPRING DRIVE**

To consider the Installation of new sprinkler tank and pump equipment within roof plant room and new sprinkler drop pipe on south east elevation of building down to ground storey fire brigade inlet box.

19 - 24

**5. 21/00633/FP - SHAFTESBURY COURT, BUCKTHORN AVENUE**

To consider the Installation of new sprinkler tank and pump equipment within roof plant room and new sprinkler drop pipe on West elevation of building down to ground storey fire brigade inlet box.

25 - 30

**6. REVIEW OF ARTICLE 4 DIRECTIONS AND EMPLOYMENT SITES IN STEVENAGE**

To provide Members with a summary of the new arrangements imposed by Government relating to planning use class changes, and change of use from commercial and employment use to residential use, via permitted development rights.

31 - 82

7. STEVENAGE DESIGN GUIDANCE 2021 - SUPPLEMENTARY PLANNING DOCUMENT

This is an updated version of the document. The SPD provides steps for developers to follow to ensure that development is of a high quality design.

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8. INFORMATION REPORT - DELEGATED DECISIONS

To note a report on decisions taken by the Assistant Director Planning and Regulatory in accordance with his delegated authority.

453 - 488

9. INFORMATION REPORT - APPEALS/CALLED IN APPLICATIONS

To note a report on decisions taken by the Assistant Director Planning and Regulatory in accordance with his delegated authority.

489 - 506

10. URGENT PART I BUSINESS

To consider any Part I Business accepted by the Chair as urgent.

11. EXCLUSION OF THE PRESS AND PUBLIC

To consider the following motions:

1. That under Section 100A of the Local Government Act 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as described in Paragraphs 1 - 7 of Part 1 of Schedule 12A of the Act as amended by Local Government (Access to information) (Variation) Order 2006.
2. That Members consider the reasons for the following reports (if any) being in Part II and determine whether or not maintaining the exemption from disclosure of the information contained therein outweighs the public interest in disclosure.

12. URGENT PART II BUSINESS

To consider any Part II Business accepted by the Chair as urgent.

**NOTE: Links to Part 1 Background Documents are shown on the last page of the individual report, where this is not the case they may be viewed by using the following link to agendas for Executive meetings and then opening the agenda for Tuesday, 13 July 2021 – <http://www.stevenage.gov.uk/have-your-say/council-meetings/161153/>**

STEVENAGE BOROUGH COUNCIL

## PLANNING AND DEVELOPMENT COMMITTEE MINUTES

Date: Thursday, 27 May 2021

Time: 6.30pm

Place: Council Chamber, Daneshill House, Danestrete, Stevenage

**Present:** Councillors: Simon Speller (Chair), Maureen McKay (Vice Chair), Doug Bainbridge, Myla Arceno, Adrian Brown, Teresa Callaghan, Matt Creasey, Michael Downing, Jody Hanafin, Graham Lawrence, Joan Lloyd, Adam Mitchell, Graham Snell and Tom Wren

**Start / End Time:** Start Time: 6.30 pm  
End Time: 8.15 pm

### 1 **APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

There were no apologies for absence.

There were no declarations of interest.

### 2 **MINUTES - 31 MARCH 2021**

It was **RESOLVED** that the minutes of the Planning and Development Committee meeting held on Wednesday 31 March 2021 be approved as a correct record and signed by the Chair.

### 3 **TERMS OF REFERENCE**

The Committee noted the Terms of Reference.

### 4 **21/00148/FP - MISYA MEZE & GRILL, 125 HIGH STREET, STEVENAGE**

Application	21/00148/FP
Location	Misya Meze and Grill, 123 -125 High Street Stevenage
Proposal	Change of use from parking bays to highways forecourt and use for ancillary seating area associated with Misya Restaurant
Applicant	Misya Restaurant

Recommendation	Grant Planning Permission
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The Principal Planning Officer presented the application seeking permission in change of use from parking bays to forecourt with the use of the ancillary seating area for the Misya Restaurant. During the presentation, the Principal Planning Officer displayed maps, plans and photographs to demonstrate the location and character of the site.

The application site was a Grade II Listed Building location on the eastern side of the high street, which fell within the Old Town Conservation Area. The site was located at the southern end of the high street, and close to the roundabout junction with Letchmore Road. Residential properties were situated in close proximity, and there were also residential properties above some of the high street properties. The high street was served by the parking bays along both sides of the highway. The bays allowed for parking of vehicles perpendicular to the footpath.

The three bays had been temporarily closed and decking put in place to allow for tables and chairs to be provided in line with the temporary relaxation for Covid-19 restrictions.

Janet Atkins, a registered speaker, spoke in opposition to the planning application highlighting the access for disabled people.

The key issues in the determination of the application were as outlined in the report.

The Principal Planning Officer advised Members that the level of parking available were enough for shoppers and the proposal would not affect parking in the area nor would have any impact on the local businesses in the future. The Local Highway Authority had not objected on the application.

The Officer report contained detail of an objection made on behalf of the Stevenage Old Town Businesses and Community Partnership (SOTBCP) clarifying that the objection was made on the principle that granting the application would set a precedent in favour of the change of use from public parking to public realm space to a commercial use benefiting a business.

Members debated the application, taking into account the presentation from the Principal Planning Officer, the statement from the public speaker and the officer report. The key issues for Members consideration included the loss of parking bays and heritage of the high street, safety of pedestrians and cyclists and the access for disabled people.

There were also concerns raised that this could be the start of a change in high street layout, and would be premature to approve the application without consulting businesses in the area to provide them with a more permanent solution.

It was **RESOLVED** that application 21/00148/FP be refused planning permission for the following reasons:

The proposed change of use of the parking bays to create a forecourt in order to facilitate the provision of outdoor seating if approved, would create an unacceptable precedent whereby resulting in significant loss of key parking facilities which would as a result, cause significant harm to the vitality and viability of established businesses in the Old Town. The proposal is premature in the absence of an agreed outdoor seating approach, which provides for outdoor seating areas for businesses which does not result in any significant harm being caused to the vitality and viability of other businesses within the Old Town, and which would not result in an unacceptable level of key parking facilities being lost within and for which serve the Old Town.

The proposed retention of the single space between the existing built-out kerb line and the new one requires a full Highways Safety Impact Assessment to ensure pedestrian and road safety is not compromised by the proposed works.

The proposal is therefore contrary to Policy TC10 and IT5 of the Stevenage Borough Local Plan 2011 – 2031 (adopted 2019), the National Planning Policy Framework (2019) and Planning Practice Guidance.

5 **21/00260/FPM - UNIT 5, ROARING MEG RETAIL PARK**

Application	21/00260/FPM
Location	Unit 5 Roaring Meg Retail Park, London Road
Proposal	Variation of Condition 1 (Approved Plans) and removal of Condition 8 (Food Sales Restriction) of Planning Permission 14/00111/FPM to allow for minor external alterations to the building and the sale of the food not associated with a café or restaurant use in store.
Applicant	Stevenage Retail Ltd
Recommendation	Grant Planning Permission

The Principal Planning Officer presented the application seeking variation on the Condition 1 and removal of Condition 8 (Food Sales Restriction) of Planning Permission granted under reference 14/00111/FPM. The proposal would allow for minor external alteration to the building and was classed as a major application.

The application site was the former Debenhams Site located to the south of the Roaring Meg Retail Park. The application site was redeveloped and extended as a Debenhams flagship store following permission being granted in 2014. The partial redevelopment and extension of Unit 5 provided additional floor space including ancillary care and amendments to car park and landscaping. The site was accessible by vehicles and pedestrians from the south west off London Road and via the northern car park.

Judy Crook, a registered speaker, spoke in support of the application, explaining that approval would support the local economy, bring in variety of food quality and promote growth in the Borough.

The Principal Planning Officer explained that the proposed external alteration include replacement of existing glazed entrance doors at both entrances with bi-parking doors and new glazed screens to side, removal of existing glazed doors associated with ground floor restaurants and replacement with glazed curtain walling, new light weight screen to loading bay area, and new louvres at first floor height within existing cladding to rear. The removal of condition 8 would allow part of the unit 5 to be utilised for food and drink goods.

There had been 132 third party observations to date, all in support of the application, and the Highway Authority had made no objections.

Members debated the application, taking into account the presentation from the Principal Planning Officer, the statement from the public speaker and the officer report.

Members were supportive of the application and the benefits and improvement it would bring to the local economy. It would also provide additional employment and met a number of key Economic Growth aims for Stevenage.

It was **RESOLVED** that planning permission be granted subject to the conditions as per the recommendations below:

That permission is granted subject to the conditions listed in section 9.2, and, any minor changes to the conditions listed in 9.2 to be delegated to the Assistant Director of Planning and Regulation and the Chairman of the Planning and Development Committee

1. The proposal be subject to the following conditions:-

The development hereby permitted shall be carried out in accordance with the following approved plans: 2264-U5-L01; 2264-U5-P01; 2264-U5-P02; 2264-U5-P03; 2264-U5-X01; 2264-U5-X02; 2264-U5-X03; 2264-U5-X04.

**REASON:-** For the avoidance of doubt and in the interests of proper planning.

2. The development shall be carried out in accordance with the Travel Plan R07-ADM-Travel Plan dated May 2021. The Plan shall be implemented in full thereafter.

**REASON:-** To promote sustainable travel measures to the development, in accordance with paragraphs 108 and 110 of the National Planning Policy Framework (2019), Policies SP6 and IT4 of the Local Plan 2011-2031 (2019) and Hertfordshire County Council's LTP4 Policies 1, 3, 5, 6, 7, 8, 9, 10.

3. No more than 1,647 square metres of floor space (net sales area) shall be used for the sale of convenience goods within the total 9,475 square metre (gross) within Unit 5 without the written agreement of the Local Planning Authority by way of submitting a planning application for consideration of the impact of the increased area of food sales on retail and highways.

**REASON:** - The impact of the provision of convenience goods sales has been assessed on the basis of 1,647 square metres of floor space only.

6 **21/00130/S106 85 - 103 QUEENSWAY, TOWN CENTRE, STEVENAGE**

Application	21/00130/S106
Location	85 – 103 Queensway, Town Centre
Proposal	Modification of section 106 agreement to facilitate change of affordable housing tenure (from affordable rent to affordable build to rent) approved under planning permission reference 18/00268/FPM.
Applicant	Reef Group
Recommendation	Agree variation of S106 Agreement

The Planning Officer presented the application seeking permission to modify the Section 106 agreement to facilitate a change of affordable housing tenure from affordable rent to affordable build to rent. The application was originally approved under reference 18/00268/FPM.

The Planning Officer explained that the application was focused on the changes in tenure of the affordable houses. She confirmed that the number of houses remained unchanged at 24 units.

The Planning Officer further clarified that the affordable build to rent houses are generally defined as low cost and usually at a discounted price. The application sought to modify Schedule 3 by way of replacing ‘affordable rented units’ to ‘affordable build to rent units’. She explained that overall, the changes were acceptable in planning terms and constituted sustainable development which could be granted planning permission.

The key issues in the determination of the application were as outlined in the report.

Members debated the application, taking into account the presentation from the Planning Officer and the officer report.

Members were supportive of the application and considered that the changes were acceptable in terms of planning regulations.

It was **RESOLVED** that planning permission be granted subject to the conditions as per the recommendations below:

That the Committee agree to the variation to Schedule 3 (affordable rented units) of the S106 agreement, to delegate authority to the Assistant Director of Planning and Regulation in conjunction with the Council's appointed Solicitor, to agree the precise wording of the variation to the S106 agreement.

7 **INFORMATION REPORT - DELEGATED DECISIONS**

Noted.

8 **INFORMATION REPORT - APPEALS/CALLED IN APPLICATIONS**

Noted.

9 **URGENT PART I BUSINESS**

None.

10 **EXCLUSION OF THE PRESS AND PUBLIC**

Not required.

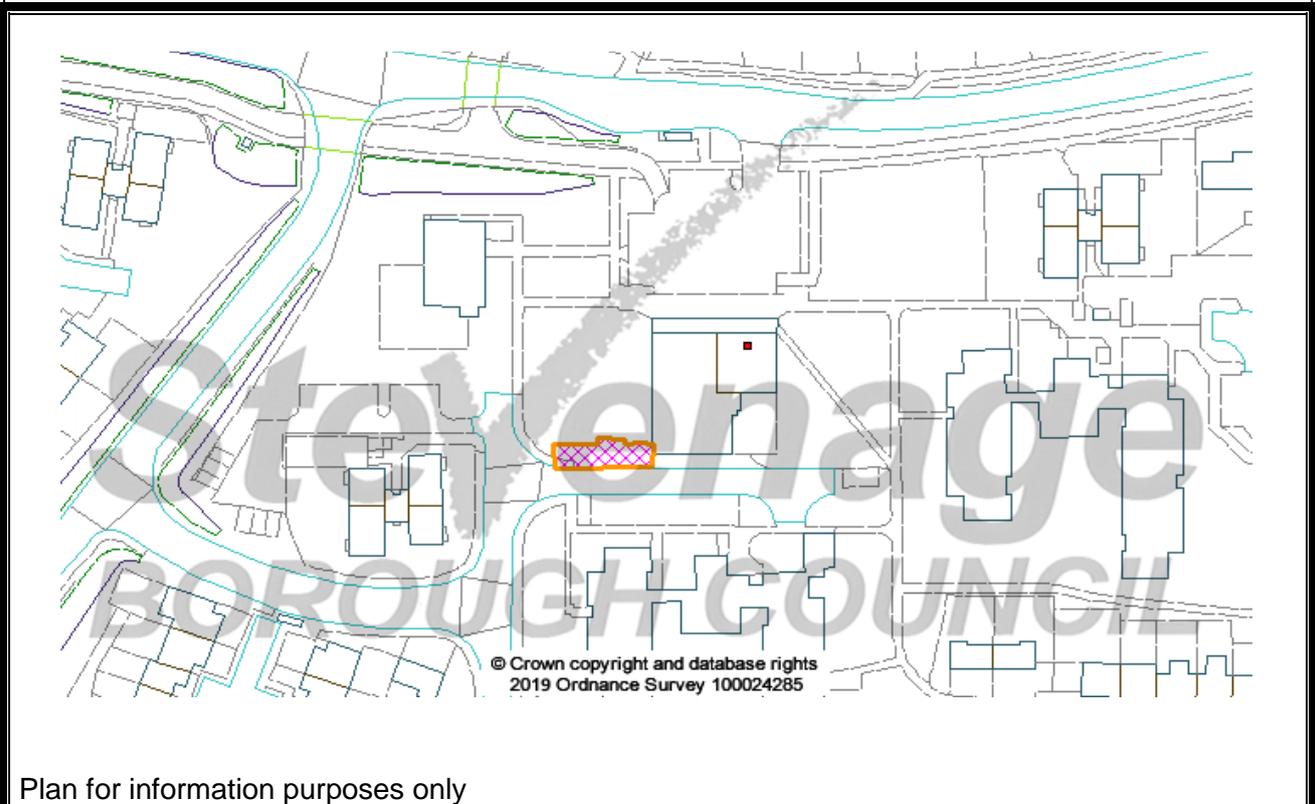
11 **URGENT PART II BUSINESS**

None.

**CHAIR**

<b>Meeting:</b>	<b>Planning and Development Committee</b>	<b>Agenda Item:</b>
<b>Date:</b>	<b>13 July 2021</b>	
<b>Author:</b>	<b>Tom Gabriel</b>	01438 242755
<b>Lead Officer:</b>	<b>Zayd Al-Jawad</b>	01438 242257
<b>Contact Officer:</b>	<b>Tom Gabriel</b>	01438 242755

Application No:	21/00621/FP
Location:	Bragbury Centre, Kenilworth Close, Stevenage. Hertfordshire SG2 8TB
Proposal:	Proposed temporary fish and chip shop retail unit adjacent to Kenilworth Close with associated services area and temporary extension to existing pavement to allow pedestrian access
Drawing Nos.:	STR_ _CX4010N01B 01; STR_ _CX4010N01B 02; STR_ _CX4010N01B 03; 19063.WD2.200A; 19063.WD2.201A; 19063;WD2.202B; 19063 21.01.27.SK01
Applicant:	Stevenage Borough Council
Date Valid:	1 June 2021
Recommendation:	GRANT PLANNING PERMISSION



## **1. SITE DESCRIPTION**

- 1.1 The application site comprises approximately 750 sqm of land within the larger Bragbury End development site which would be used for parking and bin storage when the development is complete. The application site is immediately to the north of Kenilworth Close, at its junction with Blenheim Way. To the south of the application site, on the other side of Kenilworth Close, is a row of two storey properties while to the east is a flatted development. The application site is within the residential neighbourhood of Bragbury End.

## **2. RELEVANT PLANNING HISTORY**

- 2.1 Planning permission was granted on the 28 October 2019 (ref. 18/00398/FPM) for the demolition of the existing Bragbury End community centre, Asquith Court and various residential dwellings and the construction of a mixed use development with 169 no. dwellings (Including independent living) and 4 no. retail units across various blocks of land to the north of the application site. This is Phase 1.
- 2.2 Planning permission was also granted on the 28 October 2019 (ref. 18/00399/FPM) for the demolition of the existing Walpole Court sheltered housing and associated parking and the construction of 51 no. apartments and 9 no. houses along Blenheim Way adjacent to the application site. This is Phase 2.
- 2.3 An application for the erection of a temporary fish and chip shop unit with an associated services area (ref. 20/00739/FP) was withdrawn in March 2021. The application would have been refused on the grounds that the development would have an adverse impact upon highway safety in terms of servicing arrangements, insufficient off street parking, insufficient vehicular and pedestrian visibility and insufficient pedestrian footways serving the site.

## **3. THE CURRENT APPLICATION**

- 3.1 Planning permission is sought for the temporary erection of a fish and chip shop adjacent to Kenilworth Close with an associated services area and a temporary extension to the existing pavement to allow pedestrian access to the fish and chip shop. The fish and chip shop previously operated from the Kenilworth Close shopping parade which is currently undergoing redevelopment under planning permission ref. 18/00398/FPM. The current arrangements would enable the takeaway to operate while the redevelopment of the Bragbury Centre takes place. This application has been submitted following the withdrawal of application 20/00739/FP for a similar development on a nearby site, adjacent to Walpole Court.
- 3.2 The proposed unit would be rectangular in shape with an 'L- shaped' services area addition at its eastern end. The main element of the building would measure 37.2sqm in area (12.2m length x 3.05m width) and 2.5m in height. It would be steel framed with a flat roof and uPVC doors and windows. There would be a roller shutter operated serving hatch on the western elevation facing the highway. Internally, the unit would comprise cooking facilities, food preparation worktops, ventilation and extraction equipment, servery, sink, storage cupboards and a staff

toilet. Adjacent to the unit wrapping partially around its east and north elevations would be a fenced services area for the storage of waste.

- 3.3 To the front of the unit would be a temporary paved footpath with Covid-19 social distancing markers to ensure customers stand 2m apart whilst queuing, with a designated entrance and exit one way system. The proposed hours of operation are 10:00 – 12:00 and 17:00 – 22:00 everyday. Proposed ventilation details have been submitted for approval.
- 3.4 The proposed fish and chip shop unit is to be a temporary structure for approximately 2 years until Phase 1 of the redevelopment of Bragbury End community centre (application ref. 18/00398/FPM) is complete. Once the new retail units are constructed, the fish and chip takeaway business would be able to bid for a tenancy there. The applicant has advised Stevenage Borough Council is facilitating the temporary relocation of this business for the following reasons:
- 3.5 Consultation with members of the Housing Development Committee, local ward members and local residents as part of the early stages of the redevelopment of the Bragbury End community centre revealed that the chip shop was popular locally, with a strong desire to maintain the provision. Concerns were also raised at this point regarding access to basic grocery provisions, as the convenience store further along the parade would also be demolished as part of the redevelopment. As part of a revised lease and ancillary to the main use, the owner of the chip shop agreed to also provide a small grocery provision to enable the more vulnerable local residents without access to a car to buy staples such as bread and milk until the new retail units are built as part of the new development.
- 3.6 Pedestrian access was preserved whilst the surrounding buildings were demolished, so that the chip shop could operate on site for as long as possible. A number of options were explored as an interim provision for residents, which included a shuttle bus to Tesco and leaving the chip shop in situ whilst demolishing the remainder of the shops and redeveloping the site around it. However, it was felt that the temporary provision adjacent to the main site would be safer for customers and also enable the new development to be delivered sooner.
- 3.7 The application comes before Committee for consideration as the applicant is Stevenage Borough Council.

## **4. PUBLIC REPRESENTATIONS**

- 4.1 This planning application has been publicised by way of a site notice and neighbour notification letter. One letter of comment has have been received with the following points:

### 164 Blenheim Way

- I neither object to nor support the application
- Is a fish and chip shop an absolute need when there is no pavement along Watton Road for the health and safety of pedestrians?
- Does the expense justify the cost when other services are a great distance away?
- There must be money for better applications.

- 4.2 Please note that these are not a verbatim of the comments received. Full copies of the comments received against this application can be viewed on the Council's website.

## **5. CONSULTATIONS**

### **5.1 Hertfordshire County Council as Highways Authority**

- 5.1.1 The Highway Authority does not wish to restrict the grant of permission but recommends that informatives concerning obstruction of public highway land and parking and storage of materials.

### **5.2 Council's Environmental Health Section**

- 5.2.1 No objections regarding the design or location of the unit. The business will have to register with Environmental Health 28 days before opening, and will need to consider any Covid-19 restrictions in terms of managing people and queues whilst open. Details of how the waste oil will be stored and collected should be provided.

## **6. RELEVANT PLANNING POLICIES**

### **6.1 Background to the development plan**

- 6.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that the decision on the planning application should be in accordance with the development plan unless material considerations indicate otherwise. For Stevenage the statutory development plan comprises:

- The Stevenage Borough Council Local Plan 2011-2031
- Hertfordshire Waste Development Framework 2012 and Hertfordshire Waste Site Allocations Development Plan Document (adopted 2012 and 2014); and
- Hertfordshire Minerals Local Plan 2002 – 2016 (adopted 2007).

### **6.2 Central Government Advice**

- 6.2.1 A revised National Planning Policy Framework (NPPF) was published in February 2019. This largely reordered the policy substance of the earlier 2012 version of the NPPF, albeit with some revisions to policy. The policies in the Local Plan are in conformity with the revised NPPF and that the Local Plan should be considered up to date for the purpose of determining planning applications. The NPPF provides that proposals which accord with an up to date development plan should be approved without delay (para.11) and that where a planning application conflicts with an up to date development plan, permission should not usually be granted (para.12). This indicates the weight which should be given to an up to date development plan, reflecting the requirements of section 38(6) of the 2004 Act. The NPPF with which Members are fully familiar, is a material consideration to be taken into account in determining this application.

### **6.3 Planning Practice Guidance**

The PPG contains guidance supplementing the NPPF and with which Members are fully familiar. The PPG is a material consideration to be taken into account together with the National Design Guide (2019) which has the same status as the PPG.

### **6.4 Stevenage Borough Local Plan 2011-2031 (Adopted 2019)**

Policy SP1: Presumption in Favour of Sustainable Development;

Policy SP2: Sustainable Development in Stevenage;

Policy SP6: Sustainable Transport;

Policy SP8: Good Design;

Policy GD1: High Quality Design;

Policy IT4: Transport Assessments and Travel Plans;

Policy IT5: Parking and access.

Policy FP7: Pollution

Policy NH6: General Protection for Open Space

### **6.5 Supplementary Planning Documents**

Parking Provision Supplementary Planning Document (2020).

### **6.6 Community Infrastructure Levy Charging Schedule**

- 6.6.1 Stevenage Borough Council adopted a Community Infrastructure Levy Charging Schedule in 2020. This allows the Council to collect a levy to fund infrastructure projects based on the type, location and floor space of a development. This proposal is not CIL liable.

## **7. APPRAISAL**

- 7.1 The determining issues relate to the acceptability of the application in land use policy terms, the impact of the development on the character and appearance of the area, the impact on the amenities of neighbouring occupiers, the provision of appropriate parking and highway safety.

### **7.2 Land Use Policy Considerations**

- 7.2.1 The proposed fish and chip takeaway falls under a sui generis use class within the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. Hot food takeaways do not fall within the definition of main town centre uses within the NPPF Annex 2 Glossary, therefore there would be no policy requirement to carry out a sequential test to locate this use outside of the town centre, nor is there a requirement to carry out a retail impact assessment. The application site is not designated within the Local Plan; therefore there is no land use policy basis to assess this proposal. As such, it is concluded the principle of a hot food takeaway is acceptable in this location from a land use policy perspective. Environmental, highway and parking implications will now be considered in the following sections of the report below.

### **7.3 Impact on the Character and Appearance of the Area**

- 7.3.1 The application site comprises a small section of land currently behind the hoardings surrounding the site of the Bragbury development. It comprises what would be a parking area and part of a bin store area for one of the blocks of flats in the forthcoming development. The application proposal would involve the temporary loss of this space while the development is being constructed. This would not harm the character and appearance of the site.
- 7.3.2 Once in operation and with the hoardings removed, the site and the fish and chip restaurant would be clearly visible from Kenilworth Close and Blenheim Way and could be viewed from the nearby residential dwellings and flats. The design and appearance of the structure within which the takeaway would operate would reflect its temporary nature. It would have the appearance of a temporary container or portacabin, which it would be. Whilst the design of the building would contribute nothing to the character and appearance of the area, it is acknowledged this is a temporary structure and therefore its visual impact on the area would also be temporary.
- 7.3.3 On this basis, it is considered the proposal is acceptable in this regard. Should the proposal be considered acceptable on all other points, a planning condition would be imposed requiring the removal of the takeaway unit and the application site made good no later than 2 years following the grant of planning permission.

### **7.4 Impact upon Neighbouring Amenities**

- 7.4.1 No concerns have been raised from the occupiers of the nearby residential properties about unwanted noise, cooking odour, litter or light pollution. The proposed opening times are 17:00 – 22:00 every day and would involve late night opening seven days a week in close proximity to the properties along Kenilworth Close and Blenheim Way. It is assumed the takeaway business operated similar hours when it was part of the neighbourhood centre at Kenilworth Close currently being redeveloped.
- 7.4.2 It is noted the Council's Environmental Health Officer has approved the ventilation system and therefore there should be no issue with odour. No details have been provided regarding external lighting. Details would be sought by way of a planning condition should planning permission be granted, to ensure there would be no light pollution to the adjacent dwellings.
- 7.4.3 There are concerns however, that the close proximity of the takeaway unit to the dwellings along Kenilworth Close and Blenheim Way could lead to a loss of amenity for residents in terms of noise from customers whilst queuing and car doors slamming late at night, contrary to Local Plan Policy FP7 'Pollution'. Policy FP7 states planning permission will be granted when it can be demonstrated that the development will not have unacceptable impacts on the natural environment, general amenity and the tranquillity of the wider area, including noise and light pollution.
- 7.4.4 It is acknowledged that the grocery provision alongside the fish and chips offer would be of most benefit to the elderly and vulnerable residents of the immediate area.

- 7.4.5 It is therefore down to a balanced judgement as to whether the convenience of the grocery provision would outweigh any loss of amenity to the residents living closest to the takeaway unit. Given the takeaway unit would be for a temporary period of two years and would be providing a local grocery and hot food offer for residents without access to a car whilst the nearby neighbourhood centre is being redeveloped, it is considered the benefits of the proposal outweigh any potential loss of amenity. As such, a refusal on noise related amenity concerns could not be justified under Policy FP7. Moreover, the Council's Environmental Health Section have not raised any concerns with the application from a noise perspective due to its temporary nature.
- 7.4.6 With regards to the potential for increased littering, should planning permission be granted a planning condition would be added requiring details on the provision of litter bins and the management of waste prior to the commencement of the development.

## **7.5 Access and Car Parking**

- 7.5.1 In terms of access and car parking, Hertfordshire County Council as Highway Authority has advised that it does not wish to restrict the grant of permission but is satisfied about the development from a highway safety point of view. As no new vehicular access to the street is proposed and vehicles in close proximity to the site would be travelling at low speed given the nature of Kenilworth Close and Blenheim Way, and most people visiting the fish and chip shop would do so on foot, the Highway Authority is satisfied that the proposal would not cause highway safety issues or inconvenience other roads users.
- 7.5.2 The Council's Parking Provision SPD (2020) requires 1 space per 3sqm of floor space of public area plus 3 spaces per 4 employees. Given the floor area of the proposed takeaway building would be 37.2sqm and the site is not located within an accessibility zone, the required number of parking spaces would be a minimum of 9 for customers (75% of the maximum), plus staff parking depending on how many employees there would be on site. In terms of cycle parking, the total floor area of the takeaway unit does not exceed the threshold set within the Parking Provision SPD for cycle parking spaces to be provided.
- 7.5.3 While only two off street parking spaces would be provided for the development which would represent a shortfall below the 9 required to achieve compliance with the Parking Provision SPD, the spaces would only be used for a short period of time by each car that visited the site due to the nature of the proposed use. Moreover, it is envisaged that the majority of people visiting the fish and chip shop would do so on foot. Therefore, the proposed level of parking provision is considered acceptable.
- 7.5.4 Accordingly, it is considered this location is suitable for the proposed takeaway unit and it would not have a harmful impact upon highway safety.

## **7.6 Other Considerations**

- 7.6.1 The comments received from the member of the public about the application are noted. However, irrespective of the potential need for other works in the area, the

application has been submitted to the Council and it therefore must be determined in accordance with the relevant development plan policies.

#### *Human Rights and Equalities*

- 7.6.2 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.
- 7.6.3 When considering proposals placed before Members it is important that they are fully aware of and have themselves rigorously considered the equalities implications of the decision that they are taking.
- 7.6.4 Rigorous consideration will ensure that proper appreciation of any potential impact of that decision on the Council's obligations under the Public Sector Equalities Duty. As a minimum this requires decision makers to read and carefully consider the content of any Equalities Impact Assessment (EqIA) produced by officers.
- 7.6.5 The Equalities Act 2010 requires the Council when exercising its functions to have due regard to the need to (a) eliminate discrimination, harassment, victimisation and other conduct prohibited under the Act; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and (c) foster good relations between persons who share protected characteristics under the Equality Act and persons who do not share it. The protected characteristics under the Equality Act are: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion and belief; sex and sexual orientation.
- 7.6.6 In terms of inclusive access, level access would be provided to the serving hatch enabling wheelchair users and those with pushchairs to queue and order without having to negotiate any changes in ground level.

## **8. CONCLUSIONS**

- 8.1 The proposed erection of a temporary fish and chip shop unit with an associated services area is considered acceptable in land use policy terms and would not harm the character and appearance of the area or the amenities of the adjoining dwellings. The proposal would also not harm highway safety. It is therefore considered this location is suitable for the proposed takeaway unit and it is recommended planning permission is granted.
- 8.3 It is therefore concluded the proposed development accords with the Policies specified in the adopted Local Plan (2019), the Council's Car Parking Standards SPD (2020), the NPPF (2019) and the PPG (2014).

## **9. RECOMMENDATIONS**

- 9.1 That planning permission be GRANTED subject to the following conditions:-
- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

19063 21.01.27 SK01; 19063.WD2.200A; .201A; .202B; STR\_ \_CX4010N01B 01; 02 and STR\_ CX4010N01B 03

**REASON:-** For the avoidance of doubt and in the interests of proper planning.

- 2 This permission is for a limited period only expiring on 13 July 2023 and the use hereby permitted shall be discontinued and the land restored to its former condition on or before that date.

**REASON:-** To enable the Local Planning Authority to reconsider the appropriateness of the use at the expiration of the limited period;

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as on the approved plans, to the satisfaction of the Local Planning Authority.

**REASON:-** To ensure the development has an acceptable appearance.

4. Unless otherwise agreed in writing by the Local Planning Authority, the use of the premises for the purposes hereby permitted shall operate only between the hours of 10.00 and 12.00, and 17.00 and 22.00 daily.

**REASON:-** To protect the amenity of the occupiers of the adjoining properties.

5. Prior to the commencement of above ground development, details of the oil collection and storage for the premises shall be submitted to and approved in writing by the Local Planning Authority. The oil storage and collection shall be carried out in the approved manner, unless otherwise agreed in writing by the Local Planning Authority.

**REASON:-** To ensure an appropriate method of oil collection and storage, in the interests of amenity and safety.

6. No external lighting shall be installed on the building unless the details of the lighting including intensity of illumination and predicted lighting contours, have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the approved details, unless otherwise agreed by the Local Planning Authority.

**REASON:-** To satisfactorily protect the character and appearance of the area and the amenities of the nearby residential properties.

7. Prior to the commencement of above ground development, details of the provision of litter bins and the management of the waste arising from the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details, unless otherwise agreed by the Local Planning Authority.

**REASON:-** To ensure that suitable provision for the waste management for the site is made.

**Pro-active statement**

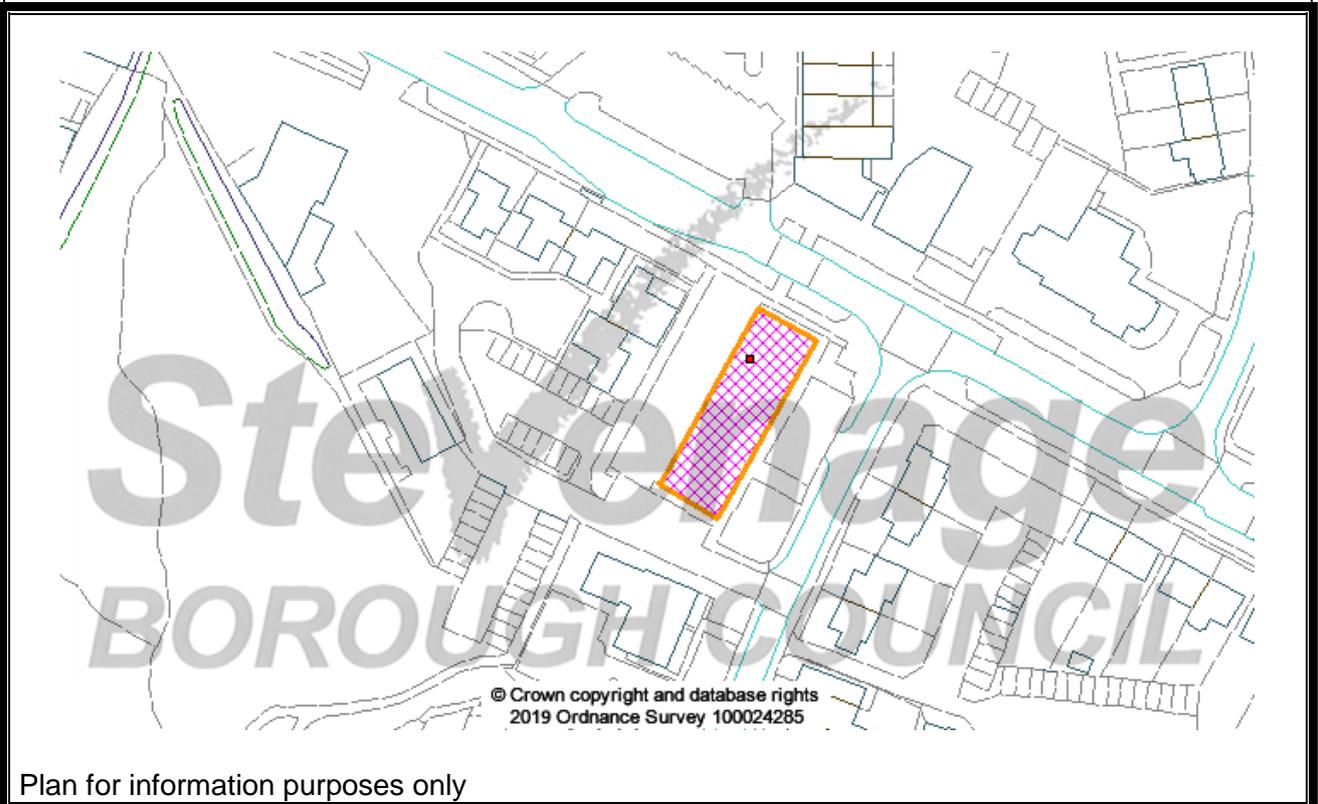
1. Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

**10. BACKGROUND DOCUMENTS**

1. The application file, forms, plans and supporting documents having the reference number relating to this item.
2. Stevenage Borough Council Supplementary Planning Documents – Parking Provision adopted October 2020.
3. Stevenage Borough Local Plan 2011-2031 adopted 2019.
4. Hertfordshire County Council’s Local Transport Plan 4 adopted May 2018.
5. Responses to consultations with statutory undertakers and other interested parties referred to in this report.
6. Central Government advice contained in the National Planning Policy Framework June 2019 and the Planning Policy Guidance March 2014.

<b>Meeting:</b>	<b>Planning and Development Committee</b>	<b>Agenda Item:</b>
<b>Date:</b>	<b>13 July 2021</b>	
<b>Author:</b>	<b>Tom Gabriel</b>	01438 242755
<b>Lead Officer:</b>	<b>Zayd Al-Jawad</b>	01438 242257
<b>Contact Officer:</b>	<b>Tom Gabriel</b>	01438 242755

Application No:	21/00624/FP
Location:	Gladstone Court, Spring Drive, Stevenage, Hertfordshire SG2 8AY
Proposal:	Installation of new sprinkler tank and pump equipment within roof plant room and new sprinkler drop pipe on the south east elevation of the building down to a ground storey fire brigade inlet box.
Drawing Nos.:	CD-C392-Gladstone Court-01 Rev P1; -02 Rev P1; -03 Rev P2; -04 Rev P2; -10 Rev P1; CD_C392_Gladstone_05 Rev P1; and _06 Rev P1.
Applicant:	Stevenage Borough Council
Date Valid:	2 June 2021
Recommendation:	GRANT PLANNING PERMISSION



## 1. SITE DESCRIPTION

- 1.1 The application site comprises a six storey block of flats at the junction of Spring Drive and Broadwater Crescent, owned by Stevenage Borough Council. The site is

adjoined to the west by the car park for the flats and some bungalows; to the south by a single storey medical centre; and to the east and north by Spring Drive and Broadwater Crescent respectively. On the opposite side of Spring Drive are two storey dwellings while on the opposite side of Broadwater Crescent are a mix of single and two storey buildings. The application site is within Roebuck Ward and is within a Conservation Area.

## **2. RELEVANT PLANNING HISTORY**

- 2.1 19/00151/FP Replacement balconies. Granted 18.04.2019
- 2.2 11/00325/FP Change of use of amenity shrub area to hardstand to facilitate the erection of 3no. mobility scooter storage sheds. Granted 05.07.2011
- 2.3 11/00425/COND Discharge of condition 3 (Landscaping) attached to planning permission reference number 11/00325/FP. Discharged 14.09.2011
- 2.4 01/00477/PATELE Installation of six pole mounted antennae, four telecommunications dishes and ten equipment cabinets on roof top. Prior approval not required 13.09.2001

## **3. THE CURRENT APPLICATION**

- 3.1 Planning permission is sought for the installation of a new sprinkler tank and pump equipment within the roof plant room and a new sprinkler drop pipe on the south east elevation of the building down to a ground storey fire brigade inlet box. The drop pipe would be a 50mm diameter steel pipe to a new surface mounted fire brigade inlet cabinet on the south east elevation of the building. The cabinet would be 595mm high, 395mm wide and 295mm deep. It would be 600mm above ground level.
- 3.2 The purpose of the application is to ensure the building complies with BS9251 – the standard for fire sprinklers.
- 3.3 The application comes before Committee for consideration as the applicant is Stevenage Borough Council.

## **4. PUBLIC REPRESENTATIONS**

- 4.1 This planning application has been publicised by way of a site notice and neighbour notification letter. One letter has been received with the following comments:

Marymead Surgery, 18 Spring Drive, Stevenage

- We have no objections or concerns to the work;
- When work was previously carried out at Gladstone Court, scaffolding lorries severely hampered access to the surgery, which could have caused issues for ambulance access;
- The scaffolders should be made aware of this issue in order to stop this happening again. On- street parking should perhaps be prevented while scaffolding is unloaded.

- 4.2 Please note that these are not a verbatim of the comments received. Full copies of the comments received against this application can be viewed on the Council's website.

## **5. CONSULTATIONS**

### **5.1 Hertfordshire Building Control**

- 5.1.1 The scheme will be subject to a Building Regulation Application and the works will be carried out in accordance with BS9251 together with consultation with the Fire Authority.

### **5.2 Council's Environmental Health Section**

- 5.2.1 I have no comments to make.

### **5.3 Council's Conservation and Historic Advisor**

- 5.3.1 Gladstone Court is a circa 1950s / 1960s brick-built block of Independent Living Scheme flats. Due to its height (compared to surrounding development), it is a focal point within the Broadwater (Marymead) Conservation Area and is located opposite the 'neighbourhood centre' for the Marymead area of Broadwater.
- 5.3.2 The Conservation Area was designated in 2007 as a good example of one of Stevenage's Mark 1 'New Town' neighbourhoods. Conservation Areas are defined as "areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance".
- 5.3.3 The proposed addition of a 50mm sprinkler drop pipe and fire brigade inlet box on the south-east elevation of Gladstone Court will represent a very minor visual change to this elevation. As such, the proposals are considered to preserve the significance of the Broadwater (Marymead) Conservation Area in line with National and Local Plan Policy. No objection.

## **6. RELEVANT PLANNING POLICIES**

### **6.1 Background to the development plan**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that the decision on the planning application should be in accordance with the development plan unless material considerations indicate otherwise. For Stevenage the statutory development plan comprises:

- The Stevenage Borough Council Local Plan 2011-2031
- Hertfordshire Waste Development Framework 2012 and Hertfordshire Waste Site Allocations Development Plan Document (adopted 2012 and 2014); and
- Hertfordshire Minerals Local Plan 2002 – 2016 (adopted 2007).

### **6.2 Central Government Advice**

- 6.2.1 A revised National Planning Policy Framework (NPPF) was published in February 2019. This largely reordered the policy substance of the earlier 2012 version of the NPPF, albeit with some revisions to policy. The policies in the Local Plan are in conformity with the revised NPPF and that the Local Plan should be considered up to date for the purpose of determining planning applications. The NPPF provides that proposals which accord with an up to date development plan should be approved without delay (para.11) and that where a planning application conflicts with an up to date development plan, permission should not usually be granted (para.12). This indicates the weight which should be given to an up to date development plan, reflecting the requirements of section 38(6) of the 2004 Act. The

NPPF with which Members are fully familiar, is a material consideration to be taken into account in determining this application.

### **6.3 Planning Practice Guidance**

The PPG contains guidance supplementing the NPPF and with which Members are fully familiar. The PPG is a material consideration to be taken into account together with the National Design Guide (2019) which has the same status as the PPG.

### **6.4 Stevenage Borough Local Plan 2011-2031 (Adopted 2019)**

Policy SP1: Presumption in favour of sustainable development;  
Policy SP8: Good Design;  
Policy SP13: The Historic Environment;  
Policy GD1: High Quality Design;  
Policy NH10: Conservation Areas.

### **6.5 Supplementary Planning Document**

Broadwater Conservation Area Management Plan SPD (2012)  
Council's Design Guide SPD (2009)

### **6.6 Community Infrastructure Levy Charging Schedule**

- 6.6.1 Stevenage Borough Council adopted a Community Infrastructure Levy Charging Schedule in 2020. This allows the Council to collect a levy to fund infrastructure projects based on the type, location and floor space of a development. This proposal is not CIL liable.

## **7. APPRAISAL**

- 7.1 The determining issues in this application relate to the impact of the development upon the character and appearance of the building and the area and whether it would preserve or enhance the character and appearance of the Broadwater (Marymead) Conservation Area, and the impact of the proposal upon the amenities of the neighbouring properties.

### **7.2 Impact on the Character and Appearance of the Area and the Conservation Area**

- 7.2.1 The application site comprises a six storey block of flats in a prominent location at the junction of Spring Drive and Broadwater Crescent. It is a focal point of the Broadwater (Marymead) Conservation Area. The majority of the proposed works (the installation of the new sprinkler tank and the pump equipment) would be internal and would accordingly not impact upon the external appearance of the building.
- 7.2.2 The new sprinkler drop pipe and the fire brigade inlet box at ground floor level would be limited additions to the building and would accordingly have a very minor impact upon the character and appearance of the building and would preserve the character and appearance of the Conservation Area. The visual impact of the proposed development would be acceptable as advised by the Council's Conservation and Historic Advisor.

### **7.3 Impact upon Neighbouring Amenities**

- 7.3.1 The proposed development would not have any adverse impacts upon the amenities of the occupiers of the block of flats or those of the surrounding dwellings as a result of its limited nature.

### **7.4 Other Considerations**

- 7.4.1 The comments from the doctor's surgery adjacent to the site regarding the blocking of the vehicular access to the surgery by scaffolding lorries are noted. Given that Stevenage Borough Council does not have jurisdiction over the highway, it is considered the most appropriate way to address this is through the use of an informative advising the applicant of this issue.

#### *Human Rights and Equalities*

- 7.4.2 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.
- 7.4.3 When considering proposals placed before Members it is important that they are fully aware of and have themselves rigorously considered the equalities implications of the decision that they are taking.
- 7.4.4 Rigorous consideration will ensure that proper appreciation of any potential impact of that decision on the Council's obligations under the Public Sector Equalities Duty. As a minimum this requires decision makers to read and carefully consider the content of any Equalities Impact Assessment (EqIA) produced by officers.
- 7.4.5 The Equalities Act 2010 requires the Council when exercising its functions to have due regard to the need to (a) eliminate discrimination, harassment, victimisation and other conduct prohibited under the Act; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and (c) foster good relations between persons who share protected characteristics under the Equality Act and persons who do not share it. The protected characteristics under the Equality Act are: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion and belief; sex and sexual orientation.
- 7.4.6 It is not considered the proposal would impact on person(s) with protected characteristics as detailed in the Equalities Act.

## **8. CONCLUSIONS**

- 8.1 The proposed development would not have any adverse impacts upon the character and appearance of the building, would preserve the character and appearance of the Broadwater (Marymead) Conservation Area and would not have any adverse amenity impacts either as a result of its limited nature.
- 8.2 It is concluded the proposed development accords with the Policies specified in the adopted Local Plan (2019), the Council's Design Guide SPD (2009), the Broadwater Conservation Area Management Plan SPD (2012), the NPPF (2019) and the PPG (2014).

## 9. RECOMMENDATIONS

9.1 That planning permission be GRANTED subject to the following conditions:-

1 The development hereby permitted shall be carried out in accordance with the following approved plans:

CD-C392-Gladstone Court-01 Rev P1; -02 Rev P1; -03 Rev P2; -04 Rev P2; -10 Rev P1; CD\_C392\_Gladstone\_05 Rev P1; and \_06 Rev P1.

**REASON:-** For the avoidance of doubt and in the interests of proper planning

2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**REASON:-** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be on the approved plans to the satisfaction of the Local Planning Authority.

**REASON:-** To ensure the development has an acceptable appearance.

### Pro-active statement

1. Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

### INFORMATIVES

1 The applicant is advised that consideration must be given to not blocking the emergency vehicular access to the adjacent Marymead Surgery, 18 Spring Drive, Stevenage during the development.

## 10. BACKGROUND DOCUMENTS

1. The application file, forms, plans and supporting documents having the reference number relating to this item.

2. Stevenage Borough Council Supplementary Planning Documents – Design Guide adopted October 2009, Broadwater Conservation Area Management Plan adopted July 2012.

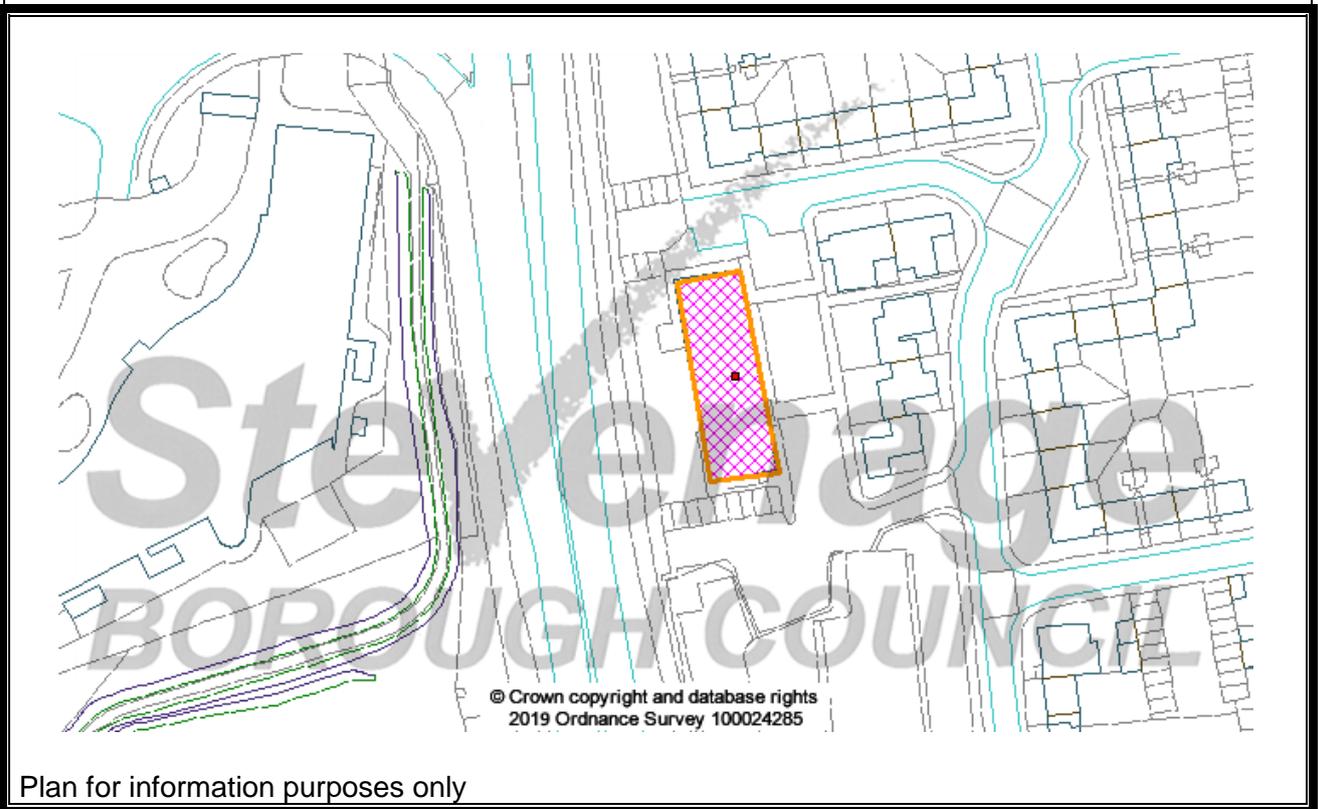
3. Stevenage Borough Local Plan 2011-2031 adopted 2019.

4. Responses to consultations with statutory undertakers and other interested parties referred to in this report.

5. Central Government advice contained in the National Planning Policy Framework February 2019 and Planning Policy Guidance March 2014.

<b>Meeting:</b>	<b>Planning and Development Committee</b>	<b>Agenda Item:</b>
<b>Date:</b>	<b>13 July 2021</b>	
<b>Author:</b>	<b>Tom Gabriel</b>	01438 242755
<b>Lead Officer:</b>	<b>Zayd Al-Jawad</b>	01438 242257
<b>Contact Officer:</b>	<b>Tom Gabriel</b>	01438 242755

Application No:	21/00633/FP
Location:	Shaftesbury Court, Buckthorn Avenue, Stevenage, Hertfordshire SG1 1TX
Proposal:	Installation of new sprinkler tank and pump equipment within roof plant room and new sprinkler drop pipe on the west elevation of the building down to a ground storey fire brigade inlet box.
Drawing Nos.:	CD-C392-Shaftesbury Court-01 Rev P1; -02 Rev P1; -03 Rev P1; -04 Rev P1; -10 Rev P1; CD_C392_Shaftesbury_05 Rev P1; and _06 Rev P1.
Applicant:	Stevenage Borough Council
Date Valid:	4 June 2021
Recommendation:	GRANT PLANNING PERMISSION



## **1. SITE DESCRIPTION**

- 1.1 The application site comprises a six storey block of flats to the west of Buckthorn Avenue and to the south of Farm Close, backing onto Monkswood Way/ A602. The flats are owned by Stevenage Borough Council. The site is adjoined to the south by a row of nine garages and to the east by the car park for the flats. To the east, there are also some bungalows, while to north are terraces of two storey dwellings and to the south is the Church of Jesus Christ of Latter Day Saints and its car park. The application site is within Bedwell Ward.

## **2. RELEVANT PLANNING HISTORY**

- 2.1 20/00193/FP Replacement balconies, rendering of building exterior and roof alterations. Granted 2 June 2020.

## **3. THE CURRENT APPLICATION**

- 3.1 Planning permission is sought for the installation of a new sprinkler tank and pump equipment within the roof plant room and a new sprinkler drop pipe on the west elevation of the building down to a ground storey fire brigade inlet box. The drop pipe would be a 50mm diameter steel pipe to a new surface mounted fire brigade inlet cabinet on the west elevation of the building. The cabinet would be 595mm high, 395mm wide and 295mm deep. It would be 600mm above ground level.
- 3.2 The purpose of the application is to ensure the building complies with BS9251 – the standard for fire sprinklers.
- 3.3 The application comes before Committee for consideration as the applicant is Stevenage Borough Council.

## **4. PUBLIC REPRESENTATIONS**

- 4.1 This planning application has been publicised by way of a site notice and neighbour notification letter. One letter has been received with the following comments:

45 Shaftesbury Court

- I have no objections to the proposal;
- It would be helpful if some 'Fire Exit - Do Not Obstruct' signs could be added to the two fire exists from the garden of Shaftesbury Court.

- 4.2 Please note that these are not a verbatim of the comments received. Full copies of the comments received against this application can be viewed on the Council's website.

## **5. CONSULTATIONS**

### **5.1 Hertfordshire Building Control**

- 5.1.1 The scheme will be subject to a Building Regulation Application and the works will be carried out in accordance with BS9251 together with consultation with the Fire Authority.

### **5.2 Council's Environmental Health Section**

- 5.2.1 I have no comments to make.

## **6. RELEVANT PLANNING POLICIES**

### **6.1 Background to the development plan**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that the decision on the planning application should be in accordance with the development plan unless material considerations indicate otherwise. For Stevenage the statutory development plan comprises:

- The Stevenage Borough Council Local Plan 2011-2031
- Hertfordshire Waste Development Framework 2012 and Hertfordshire Waste Site Allocations Development Plan Document (adopted 2012 and 2014); and
- Hertfordshire Minerals Local Plan 2002 – 2016 (adopted 2007).

### **6.2 Central Government Advice**

6.2.1 A revised National Planning Policy Framework (NPPF) was published in February 2019. This largely reordered the policy substance of the earlier 2012 version of the NPPF, albeit with some revisions to policy. The policies in the Local Plan are in conformity with the revised NPPF and that the Local Plan should be considered up to date for the purpose of determining planning applications. The NPPF provides that proposals which accord with an up to date development plan should be approved without delay (para.11) and that where a planning application conflicts with an up to date development plan, permission should not usually be granted (para.12). This indicates the weight which should be given to an up to date development plan, reflecting the requirements of section 38(6) of the 2004 Act. The NPPF with which Members are fully familiar, is a material consideration to be taken into account in determining this application.

### **6.3 Planning Practice Guidance**

The PPG contains guidance supplementing the NPPF and with which Members are fully familiar. The PPG is a material consideration to be taken into account together with the National Design Guide (2019) which has the same status as the PPG.

### **6.4 Stevenage Borough Local Plan 2011-2031 (Adopted 2019)**

Policy SP1: Presumption in favour of sustainable development;  
Policy SP8: Good Design;  
Policy GD1: High Quality Design;

6.5 Supplementary Planning Document

Council's Design Guide SPD (2009).

### **6.6 Community Infrastructure Levy Charging Schedule**

6.6.1 Stevenage Borough Council adopted a Community Infrastructure Levy Charging Schedule in 2020. This allows the Council to collect a levy to fund infrastructure projects based on the type, location and floor space of a development. This proposal is not CIL liable.

## **7. APPRAISAL**

7.1 The determining issues in this application relate to the impact of the development upon the character and appearance of the area and the property and the impact of the proposal upon the amenities of the neighbouring properties.

### **7.2 Impact on the Character and Appearance of the Area**

7.2.1 The application site comprises a six storey block of flats on the western side of Buckthorn Avenue. The majority of the proposed works (the installation of the new sprinkler tank and the pump equipment) would be internal and would accordingly not impact upon the external appearance of the building. The new sprinkler drop pipe and the fire brigade inlet box at ground floor level would be limited additions to the building. They would be on the western elevation of the building – fronting Monkswood Way/ A602 – and would not be readily visible from any public pedestrian viewpoints. They would accordingly have a very minor impact upon the character and appearance of the building and the area. The visual impact of the proposed development would be acceptable.

### **7.3 Impact upon Neighbouring Amenities**

7.3.1 The proposed development would not have any adverse impacts upon the amenities of the occupiers of the block of flats or those of the surrounding dwellings as a result of its limited nature and siting on the western elevation of the building.

### **7.4 Other Considerations**

7.4.1 The comments from the member of public concerning the provision of some 'Fire Exit - Do Not Obstruct' signs are noted. However, they are not relevant to the consideration of this application.

#### *Human Rights and Equalities*

7.4.2 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.

7.4.3 When considering proposals placed before Members it is important that they are fully aware of and have themselves rigorously considered the equalities implications of the decision that they are taking.

7.4.4 Rigorous consideration will ensure that proper appreciation of any potential impact of that decision on the Council's obligations under the Public Sector Equalities Duty. As a minimum this requires decision makers to read and carefully consider the content of any Equalities Impact Assessment (EqIA) produced by officers.

7.4.5 The Equalities Act 2010 requires the Council when exercising its functions to have due regard to the need to (a) eliminate discrimination, harassment, victimisation and other conduct prohibited under the Act; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and (c) foster good relations between persons who share protected characteristics under the Equality Act and persons who do not share it. The protected characteristics under the Equality Act are: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion and belief; sex and sexual orientation.

- 7.4.6 It is not considered the proposal would impact on person(s) with protected characteristics as detailed in the Equalities Act.

## **8. CONCLUSIONS**

- 8.1 The proposed development would not have any adverse impacts upon the character and appearance of the building or the area and would not have any adverse amenity impacts either as a result of its limited nature and siting in relation to the surrounding properties.
- 8.2 It is concluded the proposed development accords with the Policies specified in the adopted Local Plan (2019), the Council's Design Guide SPD (2009), the NPPF (2019) and the PPG (2014).

## **9. RECOMMENDATIONS**

- 9.1 That planning permission be GRANTED subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

CD-C392-Shaftesbury Court-01 Rev P1; -02 Rev P1; -03 Rev P1; -04 Rev P1; -10 Rev P1; CD\_C392\_Shaftesbury\_05 Rev P1; and \_06 Rev P1.

**REASON:-** For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**REASON:-** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be on the approved plans and application forms to the satisfaction of the Local Planning Authority.

**REASON:-** To ensure the development has an acceptable appearance.

### **Pro-active statement**

1. Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

## **10. BACKGROUND DOCUMENTS**

1. The application file, forms, plans and supporting documents having the reference number relating to this item.
2. Stevenage Borough Council Supplementary Planning Documents – Design Guide adopted October 2009.
3. Stevenage Borough Local Plan 2011-2031 adopted 2019.

4. Responses to consultations with statutory undertakers and other interested parties referred to in this report.
5. Central Government advice contained in the National Planning Policy Framework February 2019 and the Planning Policy Guidance March 2014.

## **Planning & Development Committee Report Cover:**

**Report name:**

**Review of Article 4 Directions and Employment Sites in Stevenage**

**Officer(s) presenting:**

**Zayd Al-Jawad, Lewis Claridge**

**Reason for it being before Planning & Development Committee:**

To provide Members with a summary of the new arrangements imposed by Government relating to planning use class changes, and change of use from commercial and employment use to residential use, via permitted development rights.

To give Members an overview of the existing Article 4 Directions the Borough has in place.

To provide Members an outline of the key employment sites in the Borough and emerging work to identify opportunities for protection of employment space into the future.

That Members note the extended period that the existing Article 4 Directions in Stevenage are in force and to agree to develop the emerging evidence base relating to employment sites.

It is recommended that the Executive note the extended period that existing Article 4 Directions in Stevenage are in force, to 31 July 2022, relating to change of use from light industrial to residential use and change of use from office to residential use. It is also recommended that the Executive agree that the evidence base relating to employment sites in the Borough be developed to support the existing Article 4 Directions and further support protection of employment space in the Borough.

The comments of the Planning & Development Committee are invited regarding the content of the report before it goes to Executive.

In May 2013, the Government announced a series of planning reforms in order to make the process easier to secure residential development, through “permitted development rights”. A permitted development right is the carrying out of certain types of work or development, without needing to apply for planning permission.

From this date, various changes of use can be made without the need for a formal planning consent. The most prominent of these was from office, commercial and employment use (previous Use Class B1) to residential use (Use Class C3).

As a response to these reforms, many local authorities across the country began to designate areas to protect against the loss of office, commercial and employment space to residential areas. This

included imposing Article 4 Directions on additional areas in which the local authority deemed worthy of additional protection from change of use from office, commercial and employment to residential.

An Article 4 Direction is a Direction under Article 4 of the General Permitted Development Order by which a local planning authority can bring within planning control certain types of development, or changes of use, which would normally be “permitted development” (i.e. not require an application for planning permission).

There have, however, been two recent Government announcements:

1. On 1 September 2020, the Government made a series of changes to the “Use Classes Order”, which categorises different types of building uses for planning purposes such as applications to change the use of a building.
2. On 31 March 2021, the Government announced new rules allowing commercial premises to be converted into homes, through a “prior approval” process, from 1 August 2021. This is part of a package of measures to “revitalise” high streets and town centres. Where there is an existing Article 4 Direction in force as at 31 July 2021 in respect of the change of use from offices to residential, it will continue to have effect until 31 July 2022.

Stevenage currently has three Article 4 Directions in force, two of which remove permitted development rights for changes of use from office and light industrial to residential use.

In addition to the Article 4 Directions in force, the Planning Policy team is progressing work on Employment Sites. This work highlights the designated employment sites in the Stevenage Borough Local Plan as well as any vacant employment sites, to show the potential for maximising commercial and employment space in the Borough and seek to future-proof space for likely future demand for grow-on space. This will seek to strengthen the argument for protecting Stevenage’s employment land from change to alternative uses, such as residential, into the future.

**Other briefings:**

**Senior Leadership Team (15<sup>th</sup> June 2021)**

**Clearance Board (25<sup>th</sup> June 2021)**

**Executive (14<sup>th</sup> July 2021)**

**Overview & Scrutiny Committee (22<sup>nd</sup> July 2021)**

**Likely next steps:**

It may be necessary that there will need to be amendments to wording on the Council’s website relating to Article 4 Directions, to reflect the changes in Use Classes Order from September 2020 and the Government announcements from March 2021.

Officers will continue to develop the Council’s employment evidence base to provide a strong a position as possible to protect employment sites in the future – from potential conversion to other uses.



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**Meeting** Planning & Development Committee  
**Portfolio Area** Environment and Regeneration  
**Date** 13 July 2021



## REVIEW OF ARTICLE 4 DIRECTIONS AND EMPLOYMENT SITES IN STEVENAGE

### KEY DECISION

#### 1 PURPOSE

- 1.1 To provide Members with a summary of the new arrangements imposed by Government relating to planning use class changes, and change of use from commercial and employment use to residential use, via permitted development rights.
- 1.2 To give Members an overview of the existing Article 4 Directions the Borough has in place.
- 1.3 To provide Members an outline of the key employment sites in the Borough and emerging work to identify opportunities for protection of employment space into the future.
- 1.4 That Members note the extended period that the existing Article 4 Directions in Stevenage are in force and to agree to develop the emerging evidence base relating to employment sites.

#### 2 RECOMMENDATIONS

- 2.1 That the new arrangements imposed by Government on use class changes and relating to change of use from commercial to residential use via permitted development rights be noted.

- 2.2 That the extended period that existing Article 4 Directions in Stevenage are in force, to 31 July 2022, relating to:
- (A) Change of use from Light Industrial to Residential use – applicable to Gunnels Wood and Pin Green Employment areas.
- (B) Change of use from Office to Residential use – applicable to Gunnels Wood and Pin Green Employment areas,
- be noted.
- 2.3 That the evidence base relating to employment sites in the Borough be developed to support the existing Article 4 Directions and further support protection of employment space in the Borough be agreed.
- 2.4 That the comments of the Planning & Development Committee regarding the content of this report be taken into account as part of the Executive’s deliberations on the matter.
- 2.5 That delegated powers be granted to the Assistant Director: Planning and Regulation, following consultation with the Portfolio Holder for Environment and Regeneration, to make any subsequent amendments to Article 4 Directions.

### **3 BACKGROUND**

- 3.1 In May 2013, the Government announced a series of planning reforms in order to make the process easier to secure residential development, through “permitted development rights”. A permitted development right is the carrying out of certain types of work or development, without needing to apply for planning permission.
- 3.2 From this date, various changes of use can be made without the need for a formal planning consent. The most prominent of these was from office, commercial and employment use (previous Use Class B1) to residential use (Use Class C3).
- 3.3 The impact of the 2013 Government arrangements was to create a significant loss in employment space across many local authority areas of the country. A study commissioned by the Hertfordshire Local Economic Partnership (LEP) in 2019, “Loss of Employment Space in Hertfordshire” [BD2], reported that for Stevenage between 2008–2018:
- There was a net loss of 14,500 sq. m office floorspace, 10% of office stock.
  - There was a net loss of 52,000 sq. m industrial floorspace, 9% of industrial stock.
  - There was a net loss of 36,500 sq. m office to residential (75% of all loss).
  - Since 2013, the loss of commercial floorspace to residential via permitted development rights totalled 73%.
- 3.4 According to the report “Loss of Employment Space in Hertfordshire”, the key implications of this net loss included:
- Constraining growth;

- Forcing businesses to relocate;
- Limiting overall performance and productivity of businesses;
- Limiting the attractiveness of Stevenage and Hertfordshire as a place to invest; and
- Inhibiting good placemaking.

3.5 As a response to these reforms, many local authorities across the country began to designate areas to protect against the loss of office, commercial and employment space to residential areas. This was achieved through two main methods:

- Areas exempt from the office to residential change of use permitted development right 2013 [BD3] – where any proposals to change use from B1 office to C3 residential would remain subject to a full planning application (of the initial designated areas, 13 areas within the Gunnels Wood Employment Area in Stevenage were included). These remained in force until May 2019.
- Imposing Article 4 Directions on additional areas in which the local authority deemed worthy of additional protection from change of use from office, commercial and employment to residential. Local authorities had until May 2019 to ensure appropriate Article 4 Directions were in place to replace any areas exempt from the office to residential change of use permitted development right.

#### *Article 4 Directions*

3.6 An Article 4 Direction is a Direction under Article 4 of the General Permitted Development Order by which a local planning authority can bring within planning control certain types of development, or changes of use, which would normally be “permitted development” (i.e. not require an application for planning permission). Article 4 Directions are made when the character of an area of acknowledged importance would be threatened.

## **4 REASONS FOR RECOMMENDED COURSE OF ACTION AND OTHER OPTIONS**

**Recommendation 2.1: That the new arrangements imposed by Government on use class changes and relating to change of use from commercial to residential use via permitted development rights be noted.**

#### *Recent Developments – Use Class Order Changes, September 2020*

- 4.1 On 1 September 2020, the Government made a series of changes to the “Use Classes Order”, which categorises different types of building uses for planning purposes such as applications to change the use of a building [BD4].
- 4.2 In force from 1 September 2020, subject to certain transitional provisions, the core changes include the amendment of the classification of uses of property. Classes A, B1 and D1, applicable to retail, office and non-residential institutions and assembly and leisure uses respectively, are removed and new use classes introduced in their place. The new “Class E” encompasses

commercial, business and service. The residential (C classes), general industrial (B2) and storage and distribution (B8) use classes remain unchanged.

4.3 The table below provides a brief summary of how uses have been reclassified, from 1 September 2020.

<b>Use</b>	<b>Use Class (until 31 August 2020)</b>	<b>Use Class (from 1 September 2020)</b>
<b>Shops</b>	<b>A1</b>	<b>E</b>
<b>Financial &amp; Professional Services</b>	<b>A2</b>	<b>E</b>
<b>Food &amp; Drink (mainly on the premises)</b>	<b>A3</b>	<b>E</b>
<b>Business (office, research and development and light industrial process)</b>	<b>B1</b>	<b>E</b>
Non-residential institutions (medical or health services, crèches, day nurseries and centres)	D1	E
Assembly and Leisure (indoor sport, recreation or fitness, gyms)	D2	E
Non-residential institutions (education, art gallery, museum, public library, public exhibition hall, places of worship, law courts)	D1	F1
Shop no larger than 280 sq. m (Selling mostly essential goods and at least 1km from another similar shop); community hall, outdoor sport / recreation area, indoor or outdoor swimming pool, skating rink	A2	F2
Public House, wine bar, drinking establishment	A4	Sui Generis (or unique uses)
Hot Food Takeaway	A5	Sui Generis (or unique uses)
Cinema, Concert Hall, Bingo Hall, Dance Hall, Live music venue	D2	Sui Generis (or unique uses)

- 4.4 The Government has argued that the main driver of change for this has been the need to enable a repurposing of buildings on high streets and town centres. The new “Class E” allows for a mix of uses to reflect changing retail requirements. It will allow a building to be used flexibly by having a number of uses taking place concurrently or by allowing different uses to take place at different times of the day. Changes to another use, or mix of uses, within this class will not require planning permission.
- 4.5 From 1 September 2020 onwards, if a building or other land is being used in a way falling within Class A1 (shops), A2 (financial and professional services), A3 (restaurants and cafés) or B1 (business) then it will be treated as though it is being used for a purpose specified in the new Class E. Change of use to another use within Class E will be allowed without the need for planning permission.
- Recent Developments – New Government Arrangements, March 2021*
- 4.6 New rules allowing commercial premises to be converted into homes were announced on 31 March 2021, as part of a package of measures to “revitalise” high streets and town centres [BD5]. The new homes will be delivered through a simpler “prior approval” process instead of a full planning application and will be subject to high standards, ensuring they provide adequate natural light and meet space standards.
- 4.7 The Government is introducing legislation for England to bring forward this right to use prior approval from 1 August 2021. The right will allow for local consideration by the local planning authority of specific planning matters through the prior approval process. These considerations include:
- Flooding
  - Impacts of noise from commercial premises
  - Provision of adequate natural light to all habitable rooms
  - In conservation areas, consideration of the impact of the loss of the ground floor Commercial, Business and Service use
  - Impact of the loss of health centres and registered nurseries on the provision of such local services
- 4.8 Any such prior approval proposals will be determined by the local planning authority and, depending on the scale of the proposal, could be subject to Member oversight and approval.
- 4.9 The right also includes a vacancy requirement that will ensure the building changing use has been vacant for 3 months before the date of the application to protect successful businesses in these premises.
- 4.10 A size limit of 1,500 square metres will be imposed, on floorspace being able to change use under the right. This will allow conversions on medium sized high street sites which are more likely to be suitable.
- 4.11 Where there is an existing “Article 4 Direction” in force as at 31 July 2021 in respect of the change of use from offices to residential, it will continue to have effect on equivalent development in respect of offices (now within the Commercial Business and Service use “Class E” as referred to above) until 31 July 2022.

*Impact of recent Government announcements on Stevenage – Use Class Order Changes, September 2020*

- 4.12 The Planning Policy team has sought legal advice and any Article 4 Directions made prior to the changes to the Use Classes Order in September 2020 remain valid; they will continue to ensure that buildings remain within their existing designated planning class.

*Impact of recent Government announcements on Stevenage – New Government Arrangements, March 2021*

- 4.13 The Council responded to the Government consultation in January 2021, titled “Supporting housing delivery and public service infrastructure” [BD6]. This consultation set out the Government’s intention to introduce a new national permitted development right to create new homes through the change of use of Commercial Business and Service “Class E” uses; and through amending permitted development rights for public service infrastructure including a faster application process for these types of development.
- 4.14 This consultation was followed by the 31 March 2021 announcement of the new arrangements regarding permitted development rights, effective from 1 August 2021.
- 4.15 The Council, in its response to this consultation [BD7], had a number of concerns, including:
- Impact on the Town Centre and wider Stevenage;
  - Increased demands on infrastructure;
  - Impact on housing standards;
  - Economic impact;
  - Impact on democracy and local planning decisions.

*Consequences of not extending existing Article 4 Directions for Stevenage*

- 4.16 If we were to leave our existing Article 4 Directions to expire, the consequences for Stevenage would potentially match some of the concerns outlined in the Council’s response to the Government consultation in January 2021. This includes:
- A risk of creating towns that lack in local shops, facilities and services.
  - An increased need for longer journeys, contrary to the objectives of sustainable development and the aspirations of the Stevenage Borough Local Plan [BD1].
  - Large scale units such as supermarkets or office blocks could be converted to residential use, without securing Section 106 contributions and therefore more affordable homes. This would mean the Local Plan targets for affordable housing not being met as well as loss of important revenue to reinvest in Stevenage.

*“Transitional Period”*

- 4.17 Although the new legislation will be in force from 1 August 2021, local authorities have a maximum of 12 months “transitional period” to ensure that correct and up to date Article 4 Directions are in place and that they cover the correct areas of the local authority area. This is to ensure that control can be retained over those areas or elements of permitted development the local authority seeks to protect from change of use from commercial and employment to residential use.

**Recommendation 2.2: That the extended period that existing Article 4 Directions in Stevenage are in force, to 31 July 2022, relating to:**

**(A) Change of use from Light Industrial to Residential use – applicable to Gunnels Wood and Pin Green Employment areas.**

**(B) Change of use from Office to Residential use – applicable to Gunnels Wood and Pin Green Employment areas,**

**be noted.**

- 4.18 Guidance relating to the current Article 4 Directions for Stevenage can be found at: <https://www.stevenage.gov.uk/planning-and-building-control/planning-policy/article-4-directions>
- 4.19 Stevenage currently has three Article 4 Directions in force, which remove permitted development rights for changes of use from office (use class B1a) and light industrial (use class B1c) to use class C3 (residential), as well as requiring planning permission for change of use within the residential use class C.
- 4.20 The Article 4 Directions were made on 15 June 2017 and were confirmed on 21 December 2017. These are as follows:
- Change of use from Light Industrial to Residential – only applies to Gunnels Wood and Pin Green Employment areas [Appendix A].
  - Change of use from Office to Residential – only applies to Gunnels Wood and Pin Green Employment areas [Appendix B].
  - Houses in Multiple Occupation (HMOs) – requires planning permission to be granted for changes of use from C3 (residential) to C4 (small HMO).
- 4.21 For the purposes of this report, the Article 4 Direction relating to Houses in Multiple Occupation is not under consideration and remains in force.
- 4.22 The Article 4 Direction for class B1c (light industrial) to class C3 (residential) came into force on 15 June 2018.
- 4.23 The Article 4 Direction for class B1a (office) to class C3 (residential) for those areas currently exempt, came into force on 30 May 2019.
- 4.24 The Article 4 Direction is not a ban on changes of use to residential; it is merely a requirement that such changes of use must have planning permission from the Borough Council.
- 4.25 The principle aim of these Directions is to remove these permitted development rights, and allow for local policies, which seek to protect existing

employment uses, to be applied to proposals for changes of use from industrial to residential dwellings, to ensure employment uses are protected across the town.

- 4.26 Not implementing the Direction would have meant valuable employment uses could be lost to residential use without the Borough Council having any control over this.
- 4.27 Further to paragraph 4.12 of this report, the Article 4 Directions to protect the employment areas (Gunnels Wood and Pin Green) from change of use to classes B1a and B1c to class C3 (residential) will remain in place, despite the changes to the Use Classes Order effective from 1 September 2020.
- 4.28 Use Classes (prior to 1 September 2020) relating to A1 (shops), A2 (financial and professional services), A3 (food and drink, mainly on the premises), D1 (non-residential institutions), and D2 (assembly and leisure) uses are not protected by an Article 4 Direction in Stevenage.
- 4.29 The Stevenage Borough Local Plan (2019) continues to be part of the development plan which benefits from the statutory presumption in section 38(6) of the Planning and Compulsory Purchase Act 2004: *“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”*.
- 4.30 Policies within the Local Plan seek to protect A1, A2 and A3 uses (under the use class prior to 1 September 2020) in Policies TC8 (Town Centre Shopping Area), TC9 (High Street Shopping Area) and TC10 (High Street Primary and Secondary Frontages).
- 4.31 Policy TC10 also seeks to control the proportion of A5 uses; these have become unique uses since 1 September 2020. The context in which the policies were drafted was the original use classes of the Use Classes Order (1987). It would be reasonable to continue to apply those policies which refer to A5 though those uses have now become unique uses under the changes.
- 4.32 The new use class “E” will be a material consideration when considering any planning application for development which falls into that use class.

**Recommendation 2.3: That the evidence base relating to employment sites in the Borough be developed to support the existing Article 4 Directions and further support protection of employment space in the Borough be agreed.**

- 4.33 The Planning Policy team is progressing work on Employment Sites [Appendix C]. This work highlights the designated employment sites in the Stevenage Borough Local Plan as well as any vacant employment sites.
- 4.34 This will form evidence to show the potential for maximising commercial and employment space in the Borough and seek to future-proof space for likely future demand for grow-on space for major industries that have already clustered in the town, as well as other firms either located in Stevenage or with interest in locating in Stevenage in the future.

- 4.35 This will help to strengthen the argument for protecting Stevenage's employment land from change to alternative uses, such as residential, into the future.

**Recommendation 2.4: That the comments of the Planning & Development Committee, regarding the content of this report be taken into account as part of the Executive's deliberations on the matter.**

- 4.36 The Planning & Development Committee meet the day before this report is considered by Executive on 14 July 2021.
- 4.37 Any comments made at Planning & Development Committee will be useful to inform the recommendations of the Executive.

**Recommendation 2.5: That delegated powers be granted to the Assistant Director: Planning and Regulation, following consultation with the Portfolio Holder for Environment and Regeneration, to make any subsequent amendments to Article 4 Directions.**

- 4.38 It may be necessary that there will need to be amendments to wording on the Council's website relating to Article 4 Directions, to reflect the changes in Use Classes Order from September 2020 and the Government announcements from March 2021.
- 4.39 It is recommended that any such amendments be approved via delegated powers.

## **5 IMPLICATIONS**

### **Financial Implications**

- 5.1 There are no financial implications associated with this report.

### **Legal Implications**

- 5.2 Legal advice has already been sought regarding the existing Article 4 Directions made, prior to the changes to the Use Classes Order in September 2020 (see paragraph 4.12).
- 5.3 There may be potential to seek further legal advice regarding the Article 4 Directions in force in relation to the period leading up to 31 July 2022 and the position beyond 31 July 2022.

### **Risk Implications**

- 5.4 There are potential risks that have been highlighted within this report. These include:
- Constraining growth.
  - Forcing businesses to relocate.
  - Limiting overall performance and productivity of businesses.
  - Limiting the attractiveness of Stevenage as a place to invest.
  - A risk of creating towns that lack in local shops, facilities and services.

- Local Plan targets for affordable housing not being met as well as loss of important revenue to reinvest in Stevenage.

### **Planning Implications**

- 5.5 This report highlights the extent of the changes to the planning system since 2013 in order to deliver significant increase in the country's housing stock. This report highlights the impact on local planning interventions to protect office and commercial space in order to mitigate the potential negative impacts on local authority areas.
- 5.6 The comments of the Planning & Development Committee have been invited regarding the content of the report.

### **Policy, Environmental and Climate Change Implications**

- 5.7 The consequences of not maintaining the existing Article 4 Directions in Stevenage (see paragraph 4.16) include an increased need for longer journeys, contrary to the objectives of sustainable development, climate change and the wider aspirations of the Stevenage Borough Local Plan.

### **Equalities and Diversity Implications**

- 5.8 There are no equalities and diversity implications associated with this report.

### **Community Safety Implications**

- 5.9 There are no community safety implications associated with this report.

### **Economic Implications**

- 5.10 An absence of any required size limits for development secured through permitted development rights to change use from any "Class E" building could have some serious impacts on the economy of the borough. This would risk, for example, large scale supermarkets or office blocks being converted to residential use, creating a large number of dwellings without any Section 106 contributions and affordable homes; thus risking the borough falling short of affordable housing targets as well as loss of important revenue to reinvest in the town.
- 5.11 The proposed permitted development rights would only serve to place additional pressure on local businesses as they look to recover from the impact of the COVID-19 pandemic as businesses are moved on by landlords seeking to profit from higher residential values.
- 5.12 There could be a potential loss of income for local authorities if developers commence large scale delivery based on schemes that have progressed via permitted development rights, instead of submitting proper applications that can be assessed against the Local Plan, scrutinised and implemented to ensure more sustainable delivery and outcomes for local residents and workers.

### **Other Implications**

- 5.13 The Council's response to the Government consultation "Supporting housing delivery and public service infrastructure" included the potential impact on democracy and local planning decisions.
- 5.14 The Council was of the view that the proposals to introduce wide ranging permitted development rights to allow the change of use of important town centre and employment uses to residential, would cause an undermining of democracy and local planning decisions.
- 5.15 The Council was of the view that should the proposals be implemented (and will now be implemented from 1 August 2021), any prior approval regime should be more in line with the current permitted development rights that already exist for specific uses before they were amalgamated into Class E.
- 5.16 The Council was of the view that some "limited" permitted development rights may be acceptable; however there needs to be a level of protection for certain designations such as primary frontages, conservation areas, etc.

## **BACKGROUND DOCUMENTS**

- BD1 Stevenage Borough Local Plan 2011–2031 (May 2019)  
<https://www.stevenage.gov.uk/documents/planning-policy/stevenage-borough-local-plan/stevenage-borough-local-plan.pdf>
- BD2 Lambert Smith Hampton: “Loss of Employment Space in Hertfordshire” (February 2019)  
<https://www.hertfordshirelep.com/media/rmphd5mk/loss-of-employment-space-in-hertfordshire-february-2019.pdf>
- BD3 Areas Exempt from Office to Residential Change of Use Permitted Development Right (May 2013)  
<https://www.gov.uk/government/publications/areas-exempt-from-office-to-residential-change-of-use-permitted-development-right-2013>
- BD4 Use Classes Order (September 2020)  
[https://www.planningportal.co.uk/info/200130/common\\_projects/9/change\\_of\\_use](https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use)
- BD5 New Government Arrangements from August 2021 (March 2021)  
<https://www.gov.uk/government/news/new-freedoms-to-support-high-streets-and-fast-track-delivery-of-schools-and-hospitals-across-england-introduced-today>
- BD6 Government Consultation; Supporting Housing Delivery and Public Service Infrastructure (December 2020)  
<https://www.gov.uk/government/consultations/supporting-housing-delivery-and-public-service-infrastructure>
- BD7 Government Consultation: Supporting Housing Delivery and Public Service Infrastructure – Stevenage Borough Council Response (January 2021)

## **APPENDICES**

- A Article 4 Direction for change of use from Light Industrial to Residential (Gunnels Wood and Pin Green Employment Areas)
- B Article 4 Direction for change of use from Office to Residential (Gunnels Wood and Pin Green Employment Areas)
- C Employment Sites in Stevenage (draft April 2021)

**Stevenage Borough Council**

**Town and Country Planning (General Permitted Development) (England) Order 2015**

**Direction made under Article 4(1) to which Schedule 3 applies**

**WHEREAS** Stevenage Borough Council ("the Council") being the appropriate local planning authority within the meaning of article 4(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 ("the Order") is satisfied that it is expedient that development of the description set out in the First Schedule of this Direction should not be carried out on land described in the Second Schedule of this Direction unless planning permission is granted by the local planning authority on an application made under Part III of the Town and Country Planning Act 1990 (as amended).

**NOW THEREFORE** the Council in pursuance of the power conferred on it by Article 4(1) of the Order hereby directs that permitted development granted by Article 3 of the Order shall not apply to development specified in the First Schedule of this Direction on the land described in the Second Schedule of this Direction.

**FIRST SCHEDULE**

Development comprising the change of use of a building from a use falling within Class B1c (light industrial) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), to a use falling within Class C3 (dwellinghouses) of that Schedule, being development comprised within Class PA of Part 3 (Changes of Use) of Schedule 2 of the Order and not being development comprised within any other Class.

**SECOND SCHEDULE**

This Direction shall apply only to the land shaded in red, as defined by the attached map.

The Article 4 Direction will come into effect on 15 June 2018.

Made under the Common seal of Stevenage Borough Council on the 13<sup>TH</sup> Day of JUNE.....  
2017. The Common Seal of the Council was affixed to this Direction in the presence of:

Prabhjit Singh



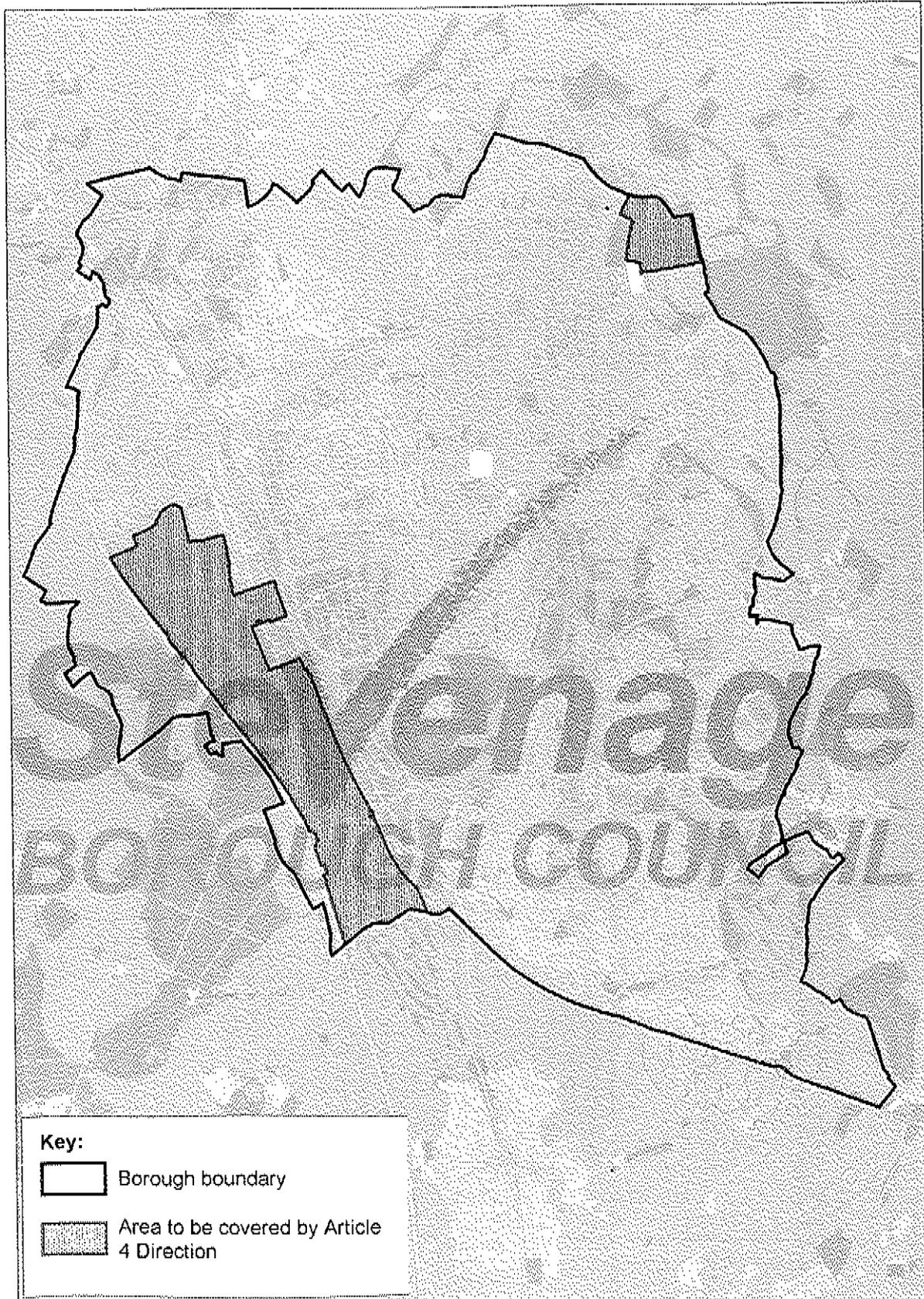
22.7.09

Confirmed under the Common seal of Stevenage Borough Council on the 21<sup>st</sup> Day of  
December..... 2017. The Common Seal of the Council was affixed to this Direction in the  
presence of: Thomas



15.12.17

**Article 4 Direction of the Town and Country Planning (General Permitted Development) Order 2015: Change of use from Class B1c (light industrial) to Class C3 (dwellinghouses)**



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**Stevenage Borough Council**

**Town and Country Planning (General Permitted Development) (England) Order 2015**

**Direction made under Article 4(1) to which Schedule 3 applies**

**WHEREAS** Stevenage Borough Council ("the Council") being the appropriate local planning authority within the meaning of article 4(5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 ("the Order") is satisfied that it is expedient that development of the description set out in the First Schedule of this Direction should not be carried out on land described in the Second Schedule of this Direction unless planning permission is granted by the local planning authority on an application made under Part III of the Town and Country Planning Act 1990 (as amended).

**NOW THEREFORE** the Council in pursuance of the power conferred on it by Article 4(1) of the Order hereby directs that permitted development granted by Article 3 of the Order shall not apply to development specified in the First Schedule of this Direction on the land described in the Second Schedule of this Direction.

**FIRST SCHEDULE**

Development comprising the change of use of a building from a use falling within Class B1a (offices) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), to a use falling within Class C3 (dwellinghouses) of that Schedule, being development comprised within Class O of Part 3 (Changes of Use) of Schedule 2 of the Order and not being development comprised within any other Class.

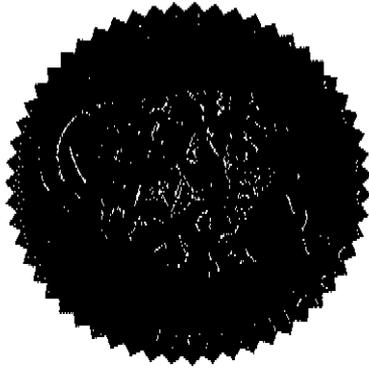
**SECOND SCHEDULE**

This Direction shall apply only to the land shaded in red, as defined by the attached map.

The Article 4 Direction will come into effect on 30 May 2019.

Made under the Common seal of Stevenage Borough Council on the 13<sup>TH</sup> Day of JUNE.....  
2017. The Common Seal of the Council was affixed to this Direction in the presence of:

Prabjit - Singh



22.7.09

Confirmed under the Common seal of Stevenage Borough Council on the 21<sup>st</sup> Day of  
December..... 2017. The Common Seal of the Council was affixed to this Direction in the  
presence of:

Mona Pto



12.12.17

Article 4 Direction of the Town and Country Planning (General Permitted Development) Order 2015: Change of use from B1a (offices) to C3 (dwellinghouses)



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## Employment Sites – Based on HCC 2019 data (to be updated Summer 2021)

This sets out the availability of vacant sites and premises that are employment development opportunities in the Borough. The sites in Gunnels Wood and Pin Green are taken from a vacant site search carried out by HCC in 2019. A new survey is due, however, it has been delayed by the pandemic.

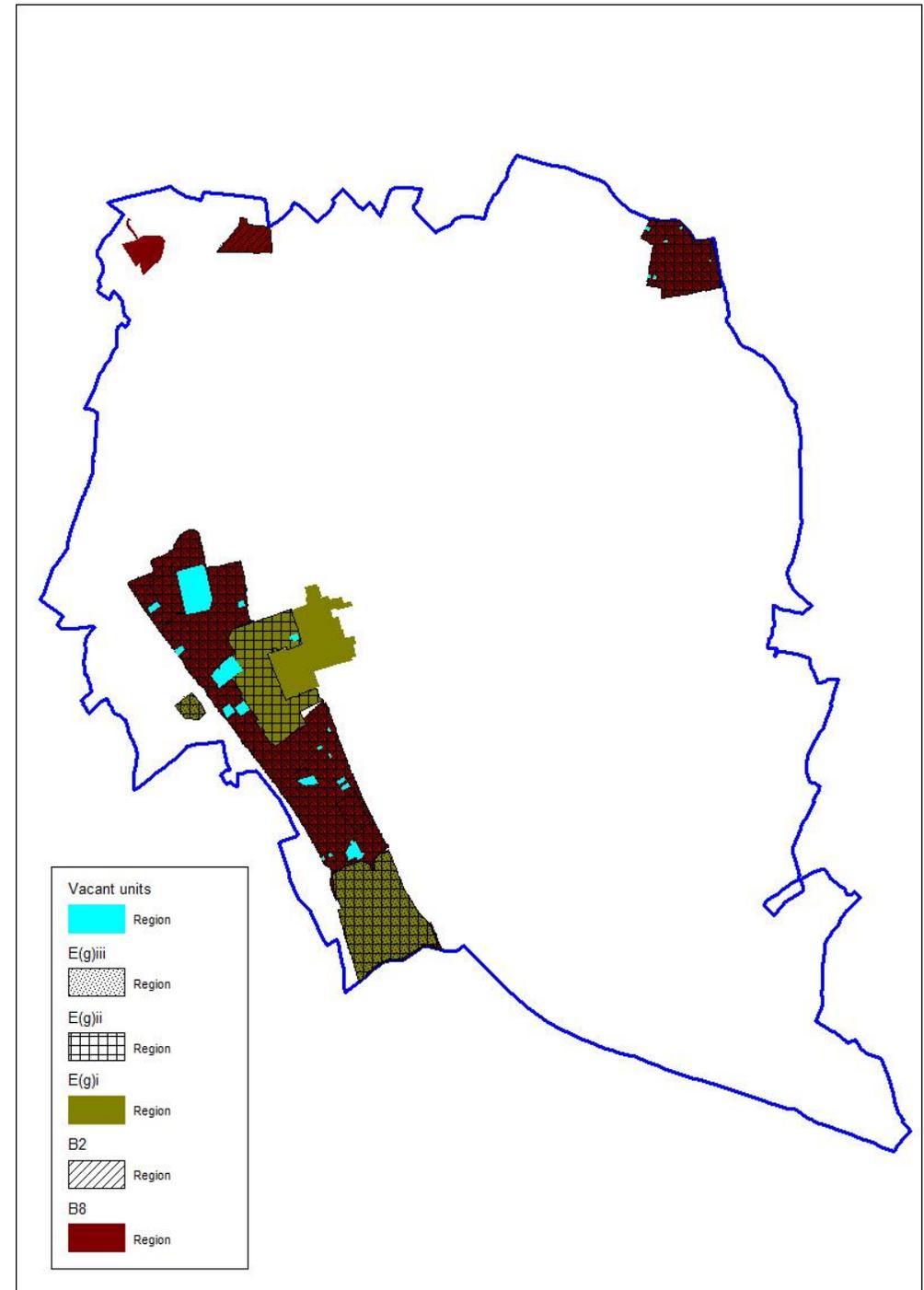
As well as identifying vacant sites, allocations and possible development opportunity sites are also included. Details of size and land ownership are also included, and also Use Classes as set out in the Local Plan where relevant.

Some of the sites may well have been developed since the survey was undertaken by HCC in 2019 and these can be discounted following an internal review with DM.

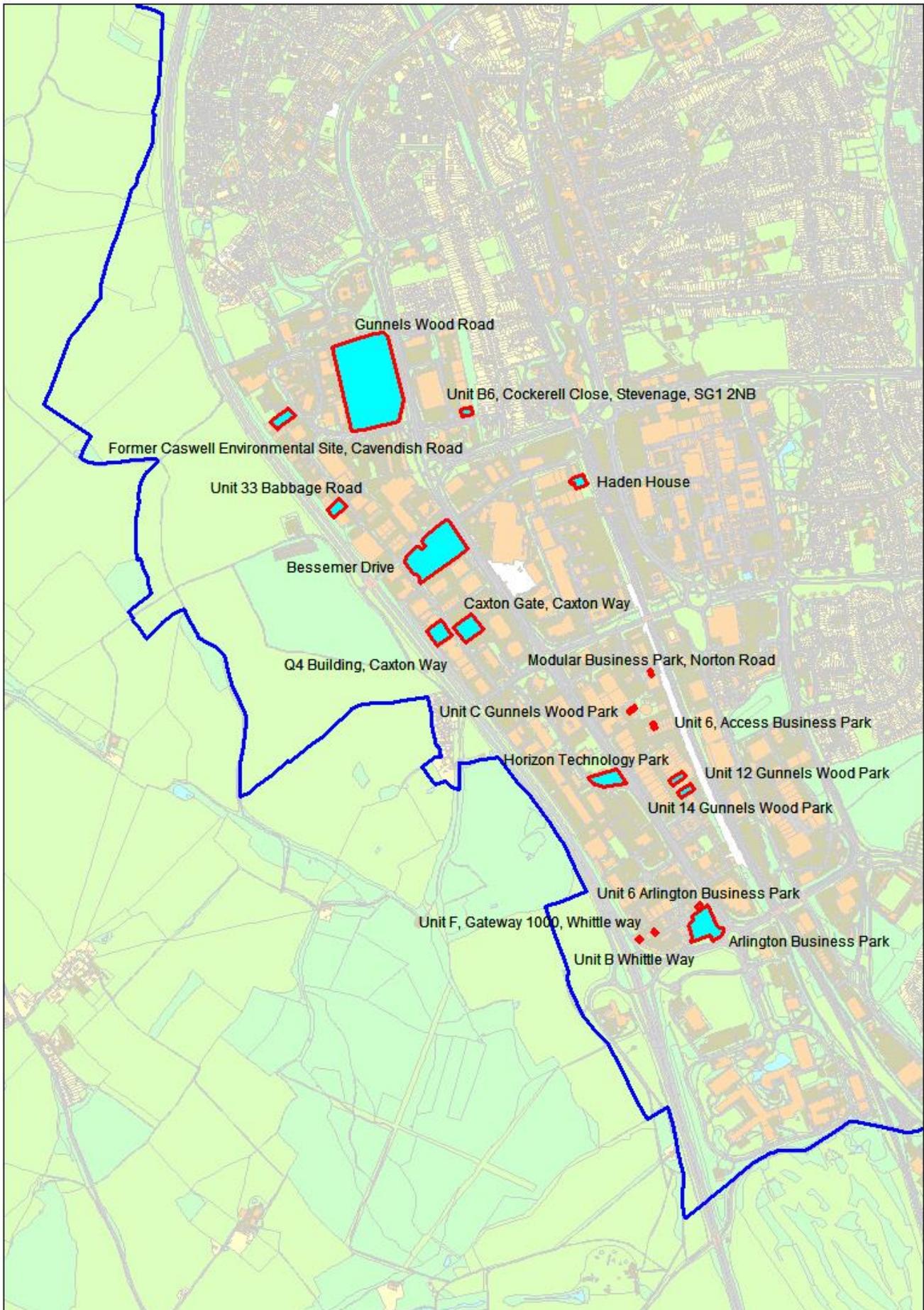
In July 2021, the Use Class orders will be replaced with updated ones. Use Class B1 has been changed to E(g) as set out in the table below. Use Classes B2 and B8 remain unchanged.

B1a	E(g)i
B1b	E(g)ii
B1c	E(g)iii
B2	B2
B8	B8

The map shows the current locations of the vacant sites as per the 2019 HCC survey.



# Gunnels Wood



Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
1	Arlington Business Park	Vacant Land	District Plan allocation	0.83	Built out – Petrol station, coffee drive thru and Lok'n' store (B8)	E(g)iii E(g)ii E(g)i B2 B8	



Landowner – details unnecessary due to site being built out

Site	Address	Land/Premises	Status	Approx site area	Updated status	Use Classes	Relevant Local
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				(ha)		Permitted	Plan Policy
2	Horizon Technology Park	Vacant Land	Unimplemented District Plan allocation. Has not been put forward for development	0.44		E(g)iii E(g)ii B2 B8	



Landowner – HD428656

MBDA UK Ltd

Six Hills Way, Stevenage, SG1 2DA

Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
3	Haden House	Empty premises	Possible scope for redevelopment	0.15		E(g) B2 B8	



Landowner – HD105387

Imperial Tobacco Pension Trustees Limited and Imperial Investments Ltd

121 Winterstoke Road, Bristol, BS3 2LL

Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
4	Q4 Building, Caxton Way	Empty premises	Building in need of modernisation. Possible scope for redevelopment	0.37		E(g)iii E(g)ii B2 B8	



Landowner – HD224840  
 John & Ellen Cooper T/A John Cooper Plant Hire  
 25 Belmont Circle, Kenton Lane, Harrow, HA3 8RF



Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
6	Former Caswell Environmental Site, Cavendish Road	Empty site and premises	Possible scope for redevelopment	0.27	Developed as Peaking and Capacity Reserve Power Plant	E(g)iii E(g)ii B2 B8	



Landowner – HD305860  
 Shared Property Investments LLP  
 c/o Srj Services Ltd, First Floor, Lumiere House, Elstree Way, Borehamwood, WD6 1JH

Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
7	Gunnels Wood Road	Empty premises	Site being redeveloped – permission granted for Warehouse Club. Construction started	5.67	Costco site		



Landowner - - details unnecessary due to site being built out

Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
8	Unit 33 Babbage Road	Empty premises		0.20		E(g)iii E(g)ii B2 B8	



Landowner – HD138809

Prudential UK Real Estate Nominee 1 Ltd & Prudentila Uk Real Estate Nominee 2

10 Fenchurch Avenue, London, EC3M 5AG

Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
9	Unit F, Gateway 1000, Whittle Way	Empty premises		0.02		E(g)iii E(g)ii B2 B8	



Landowner – HD468131

Beechwood Homes Contracting Ltd

Beechwood House, 5 Arlington Court, Whittle Way, Stevenage, SG1 2FS

Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
10	Modular Business Park, Norton Road	Unit 6 Vacant		0.02		E(g)iii E(g)ii B2 B8	



Landowner – HD563103  
 Hadley James Ltd  
 23 Poppyfields, Gamlingay, Sandy, SG19 3DG

Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
11	Unit B, Whittle Way	Empty premises		0.02	ESS Group Ltd in unit	E(g)iii E(g)ii B2 B8	



Landowner – HD470048  
Standard Life Trustee Co Ltd  
SIPP Property Team, Pensions, Standard Life Trustee Co Ltd, 1 Baileyfield Crescent, Edinburgh, EH15 1ET

Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
12	Unit 6, Arlington Business Park	Empty premises		0.03		E(g)iii E(g)ii E(g)i B2 B8	



Landowner – HD465915

Oxford London Holdings Ltd

14 Kings Meadow, Ferry Hinksey Road, Oxford, OX2 0DP

Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
13	Caxton Gate, Caxton Park	Vacant Land	Possible scope for redevelopment	0.51		E(g)iii E(g)ii B2 B8	



Landowner – HD252039  
Hertfordshire County Council  
County Hall, Pegs Lane, Hertford, SG13 8DE

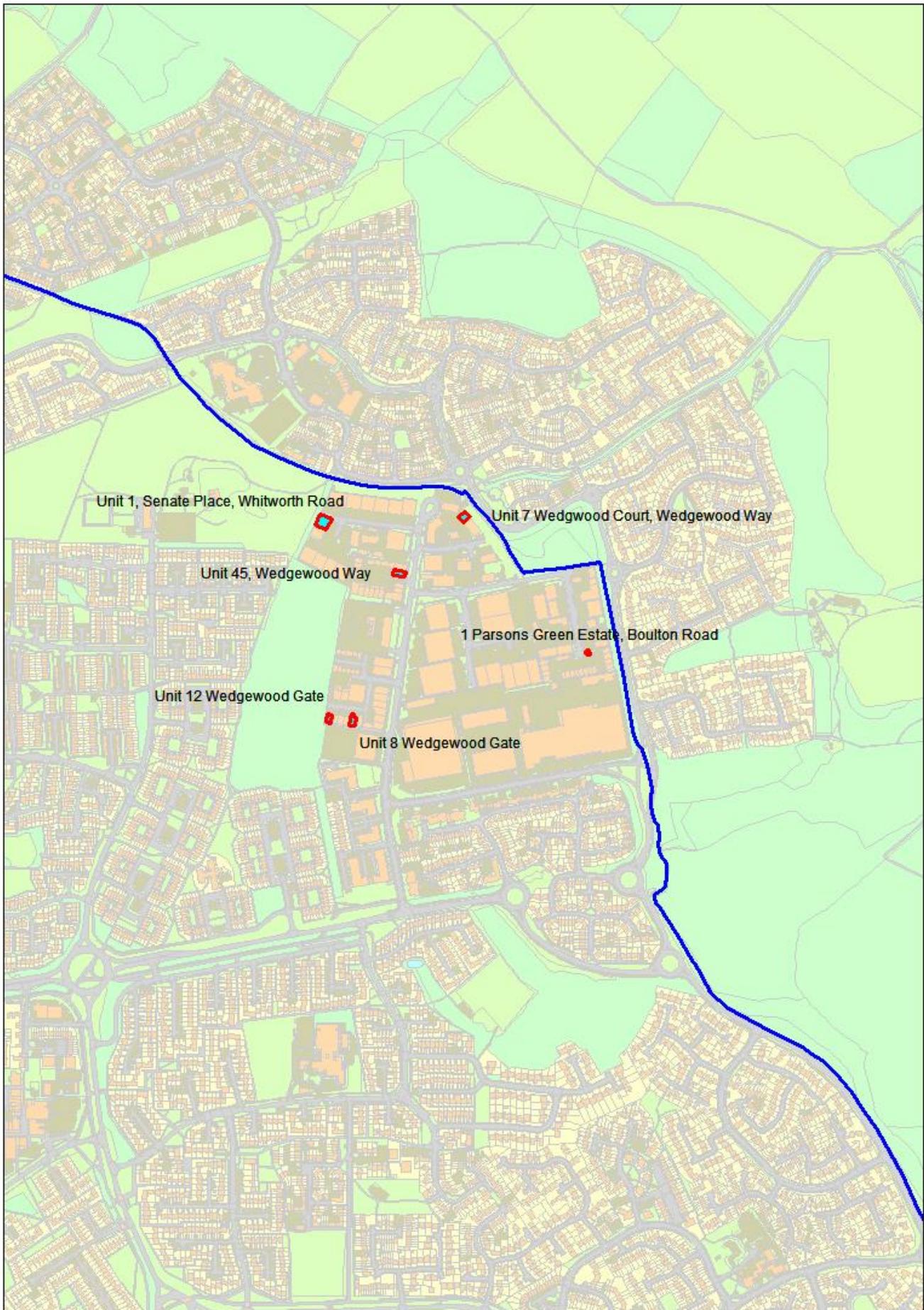
Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
14	Unit B6, Cockerell Close	Empty premises	Possible scope for redevelopment	0.11		E(g)iii E(g)ii B2 B8	



Landowner – HD445195

M&G UK Property Nominee 1 Ltd and M&G UK Property Nominee 2 Ltd

Governors House, 5 Laurence Pountney Hill, London, EC4R 0HH

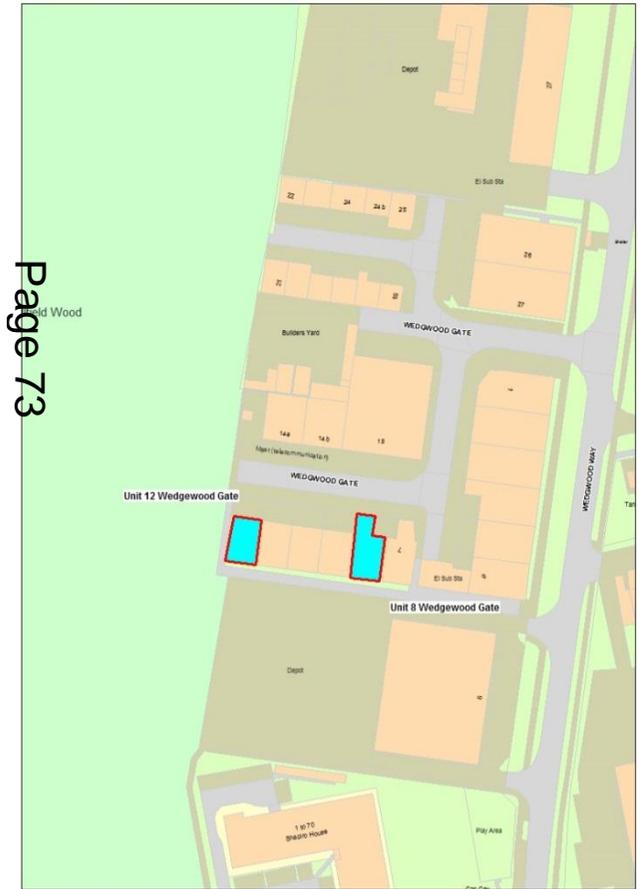


Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
15	Unit 45 Wedgwood Way	Empty premises	Possible scope for redevelopment	0.02	Buy it Better in unit	E(g)iii E(g)ii B2 B8	



Landowner – HD366265  
 Thomas Phipps  
 Woodlands, 41 Aston End Road, Aston, Herts, SG2 7EX

Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
16	Unit 12, Wedgwood Gate	Empty premises	Possible scope for redevelopment	0.01		E(g)iii E(g)ii B2 B8	



Landowner – HD129628  
 Bartella Global Ltd  
 Dorey Court, Admiral Park, St Peter Port, Guernsey, GY1 3BG

Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
17	Unit 1, Senate Place, Whitworth Road	Empty premises	Possible scope for redevelopment	0.04		E(g)iii E(g)ii B2 B8	



Landowner – HD253059

Bipinchandra Vrajlal Pabari

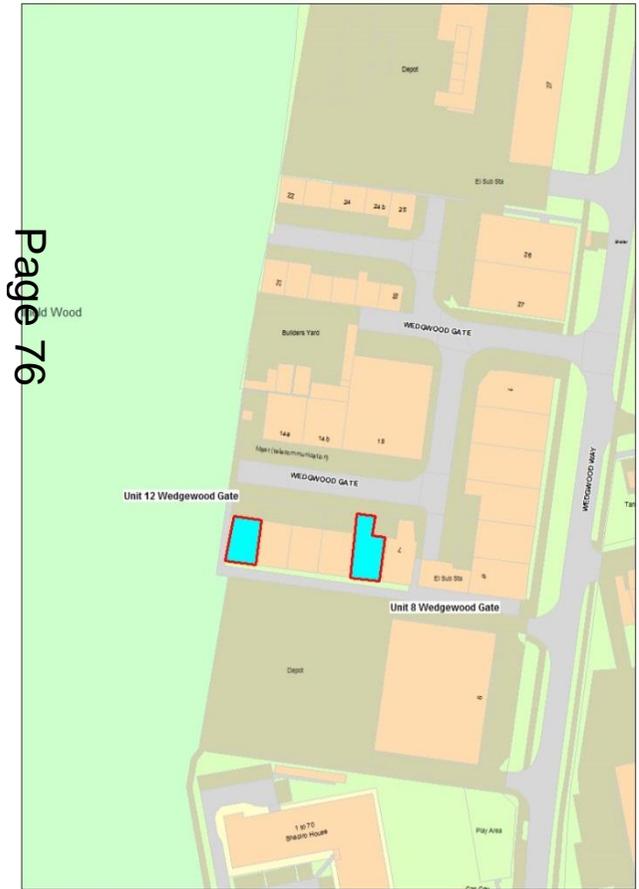
7 Chestnut Walk, Stevenage, SG1 4DD

Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
18	1 Parsons Green Estate, Boulton Road	Empty premises	Possible scope for redevelopment	0.01		E(g)iii E(g)ii B2 B8	



Landowner – HD268353  
 Phillip Joester  
 Unit 1 Parsons Green Estate, Boulton Road, Stevenage, Herts, SG1 4QG

Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
19	Unit 8 Wedgwood Gate	Empty premises	Possible scope for redevelopment	0.02		E(g)iii E(g)ii B2 B8	

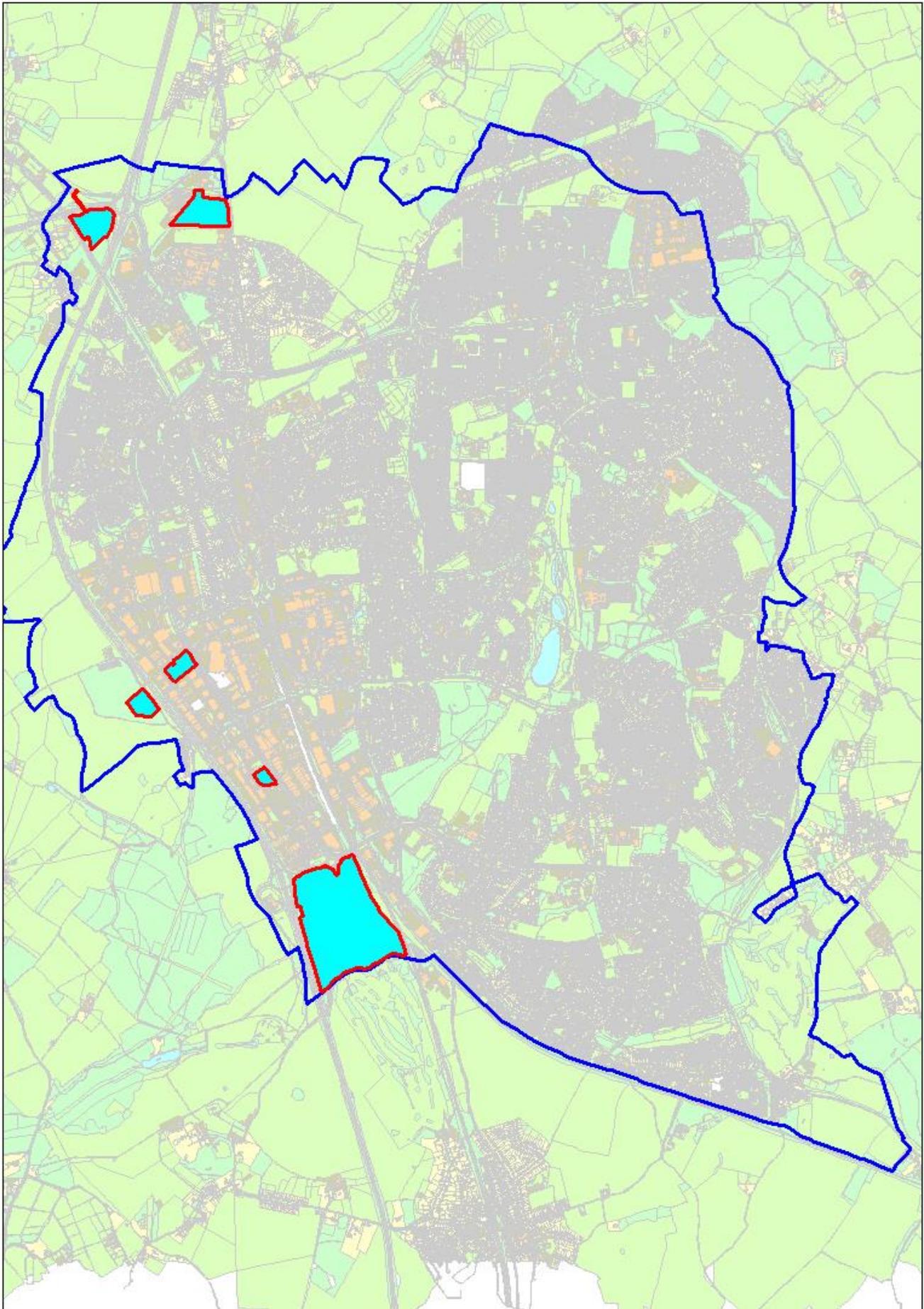


Landowner – HD129628  
 Bartella Global Ltd  
 Dorey Court, Admiral Park, St Peter Port, Guernsey, GY1 3BG

Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
20	Unit 7 Wedgwood Court, Wedgwood Way	Empty premises	Possible scope for redevelopment	0.02		E(g)iii E(g)ii B2 B8	



Landowner – HD251781  
Tidey Electrical Ltd  
Portmill House, Portmill Lane, Hitchin, SG5 1DJ



Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
21	Land west of North Road (EC1/4)	Vacant land		5.9	Application expected April 2021	E(g)iii B2 B8	EC1



Landowner – HD392396

Homes and Communities Agency

4<sup>th</sup> Floor, One Friargate, Coventry CV1 2GN

Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
22	West of Stevenage (EC1/6)	Vacant land		2.4	Application received	E(g)iii E(g)ii E(g)i	EC1



Landowner – HD393019

Homes and Communities Agency

4<sup>th</sup> Floor, One Friargate, Coventry CV1 2GN

Site	Address	Land/Premises	Status	Approx site area (ha)	Updated status	Use Classes Permitted	Relevant Local Plan Policy
23	Land west of Junction 8	Vacant land		4.8		B8	EC1



Landowner – HD466167

Arthur Gates

Wymondley Bury, Little Wymondley, Hitchin, Herts, SG4 7JN

Jane Boxall

The Lodge, Wymondley Bury, Little Wymondley, Hitchin, Herts, SG4 7JN

Ann Harper

11a Pound Avenue, Chatteris, Cambs, PE16 0RL

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## **Planning & Development Committee Report Cover:**

### **Report name:**

Consultation on the SBC Design Guidance Supplementary Planning Document 2021

### **Officer(s) presenting:**

Debbie Coates

### **Reason for it being before Planning & Development Committee:**

The Executive will shortly be asked to approve the consultation on the draft version of the Design Guidance SPD. This is an update to the older version that we currently have adopted. The SPD will become a material consideration in decision making. The SPD provides steps for developers to follow to ensure that development is of high quality design. The draft Design Guidance follows the principals set out in the National Design Guide published by MHCLG; this is to ensure that the guide covers all the appropriate areas identified for design, and reduces misunderstanding for developers. An additional section has been added to the document to deal specifically with the regeneration of the Town Centre.

A copy the draft version of the SPD is attached.

The officer will present an overview of the content of the SPD to members of Planning & Development Committee who will need to be aware of its content for future decision making.

### **Other briefings:**

The Draft SPD was presented to officer-level SLT on 15 June 2021.

### **Likely next steps:**

The draft SPD will be presented to the Executive on 14 July 2021 to inform the Executive about the intention to consult on the document and the consultation period. The Executive will be asked to formally approve the consultation of the SPD. The SPD will subsequently be presented to Overview and Scrutiny on 22 July 2021 for Councillors to scrutinise the decision taken by the Executive. Assuming Overview & Scrutiny Committee are content with the decision of the Executive to approve the consultation of the SPD, it will be sent out to the consultees on the database for consultation on 9 August 2021 for a minimum of 6 weeks.

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**Meeting** Planning and Development Committee  
**Portfolio Area** Environment and Regeneration  
**Date** 13 July 2021



## STEVENAGE DESIGN GUIDANCE SUPPLEMENTARY PLANNING DOCUMENT 2021: PUBLIC CONSULTATION

### KEY DECISION

#### 1 PURPOSE

- 1.1 To provide Members with a summary of the draft Stevenage Design Guidance Supplementary Planning Document (SPD) 2021 (Appendix A).
- 1.2 To give Members' an overview of the public consultation on the draft Stevenage Design Guidance SPD 2021.
- 1.3 To maximise the delivery of high quality design from development in Stevenage and improve the health and wellbeing of the town and its residents, as well as providing sustainable development and mitigating climate change.

#### 2 RECOMMENDATIONS

- 2.1 That the content of the draft Stevenage Design Guidance SPD 2021 be noted.
- 2.2 That delegated powers be granted to the Assistant Director: Planning and Regulation, following consultation with the Portfolio Holder for Environment and Regeneration, to make minor amendments as are necessary in the final preparation of the draft SPD prior to its consultation.

- 2.3 That the intention for the draft Design Guidance SPD 2021 be published for consultation from 9 August to 4 October 2021 be noted.
- 2.4 That the comments of the Planning & Development Committee, held on the 13<sup>th</sup> July 2021, regarding the content of this report be taken into account as part of the Executive's deliberations on the matter.

### **3 BACKGROUND**

- 3.1 Supplementary Planning Documents (SPDs) are produced to add detail to the policies included in an adopted Local Plan (BD1). They are used to build upon and provide further guidance for development on specific sites or on particular issues. Whilst they are not part of the Development Plan<sup>1</sup> for an area, and cannot add unnecessarily to the financial burdens on development, the contents of a SPD are a material consideration when determining a planning application.
- 3.2 The Council has a Design Guide SPD which was adopted in October 2009 (BD2). The document was produced to supplement policies in the District Plan Second review (2004) and focusses on traditional design ideas such as the separation distance of homes and the design of suburban roads. The overarching aim of the SPD is to ensure that development in Stevenage results in optimal design for different areas of development including safety, habitat, privacy etc. It requires developments to include aspects of design that provide model conditions for the residents of Stevenage and for the environment.
- 3.3 The SPD provides instructions of what to provide and how to provide appropriate design of different types of development in Stevenage. For residential development, this includes privacy, separation distances and extensions for example. For non-residential development, the design guide includes less guidance and this is an area that needs refining.

#### *Policy Background*

- 3.4 The purpose of the Design Guidance Supplementary Planning Document (SPD) 2021 is to give more detail to the current Strategic Policy 8: Good design, in the Stevenage Borough Local Plan, and also Detailed Policy GD1: High quality design.
- 3.5 National Government have a range of documents that consider levels of differing design standards including:
- Technical housing standards – nationally described space standard (2015)
  - Living with beauty: promoting health, well-being and sustainable growth (2020)
  - Creating space for beauty: interim report of the Building Better, Building Beautiful Commission (2019)
  - Building Better, Building Beautiful Commission (2021)

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<sup>1</sup> The Development Plan for an area comprises the adopted Local Plan, the Waste Local Plan, the Minerals Local Plan and any adopted Neighbourhood Plans (of which there are none currently in Stevenage).

- National Design Guide (2021)
- Draft National Model Design Code (2021)

These all promote good quality and thoughtful design to enhance environments for residents and biodiversity.

- 3.6 Other SPDs that the Council has already adopted, including the Sustainable Transport SPD and the Impact of Development on Biodiversity SPD, have been incorporated and referenced in the document to ensure that the SPD remains robust and relevant.

#### 4 REASONS FOR RECOMMENDED COURSE OF ACTION AND OTHER OPTIONS

**Recommendation 2.1: That the content of the draft Design Guidance Supplementary Planning Document 2021 be noted.**

- 4.1 The draft Design Guidance SPD 2021 is included in Appendix A. A broad overview of the key points from the draft version is presented below.

*Explanation of the purpose of the Design Guidance*

- 4.2 An introduction to the document, what it relates to and how it sits with the Stevenage Borough Local Plan and its role as a material consideration.
- 4.3 A consideration of the components for good design e.g. the appearance of buildings, the form and creation of new streets and spaces and the functionality and practicality that is embedded in design and the visual quality of buildings.
- 4.4 An introduction of the ten characteristics as set out in the National Design Guide. This is to ensure consistency and continuity between national guidance and also our own local guidance.

*The ten characteristics*

- 4.5 **Context** – this section deals with the location of development and the attributes of its immediate, local and regional surroundings. An understanding of the context history and the cultural characteristics of a site, neighbourhood or region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.
- 4.6 **Identity** - the identity or character of a place comes from the way that buildings, street and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses. Local character makes places distinctive. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.
- 4.7 **Built form** - Built form is the three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces. It is the

interrelationship between all these elements that creates an attractive place to live, work and visit, rather than their individual characteristics. Together they create the built environment and contribute to its character and sense of place.

- 4.8 **Movement** - Patterns of movement for people are integral to well-designed places. They include walking and cycling, access to facilities, employment and servicing, parking and the convenience of public transport. They contribute to making high quality places for people to enjoy. They also form a crucial component of urban character. Their success is measured by how they contribute to the quality and character of a place, not only how well they function.
- 4.9 **Nature** - Public open spaces are open to all. They provide opportunities for comfort, relaxation, stimulation and social interaction in a safe environment, to encourage interaction in an open space, its location and structure needs careful consideration along with its activities, versatility and how it can be used and accessed by all groups of people.
- 4.10 **Public spaces** - The quality of the spaces between buildings is as important as the buildings themselves. Public spaces are streets, squares and other spaces that are open to all. They are the setting for most movement. The design of a public space encompasses its siting and integration into the wider network of routes as well as its various elements. These include areas allocated to different users – pedestrians, cyclists and cars – for different purposes such as movement or parking, hard and soft surfaces, street furniture, lighting, signage and public art.
- 4.11 **Uses** - Sustainable places include a mix of uses that support everyday activities, including live, work and play. Well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use. Where there is rapid social and economic change, such as sustainable growth or diversification in rural communities or town centres, well-designed buildings and places are able to accommodate a variety of uses over time.
- 4.12 **Homes and buildings** - Well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time. Successful buildings also provide attractive, stimulating and positive places for all, whether for activity, interaction, retreat or simply passing by.
- 4.13 **Resources** - Well-designed places and buildings conserve natural resources including land, water, energy and materials. Their design responds to the impacts of climate change. It identifies measures to achieve:

- mitigation, primarily by reducing greenhouse gas emissions and minimising embodied energy; and
- adaptation to anticipated events, such as rising temperatures and the increasing risk of flooding.

A compact and walkable neighbourhood with a mix of uses and facilities reduces demand for energy and supports health and well-being. It uses land efficiently so helps adaptation by increasing the ability for CO<sub>2</sub> absorption, sustaining natural ecosystems, minimising flood risk and the potential impact of flooding, and reducing overheating and air pollution.

- 4.14 **Lifespan** - Well-designed places sustain their beauty over the long term. They add to the quality of life of their users and as a result, people are more likely to care for them over their lifespan. They have an emphasis on quality and simplicity.

*Stevenage Town Centre Regeneration*

- 4.15 An additional section in the Design Guidance SPD sets out details for the redevelopment of the Town Centre and incorporates work commissioned by the Regeneration Team and the work carried out by Building Design Partnership Ltd (BDP) (BDP is an international firm of architects and engineers).
- 4.16 The work by BDP deals with the Public Realm Guide for redevelopment of the Town Centre. It looks to ensure continuity between the original buildings and new development in the Town Centre.
- 4.17 This will include specific visions for open space and ensure that the design of buildings in the Town Centre are reflective of the architectural tone achieved by the Stevenage Development Corporation at the inception of Stevenage.

*Appendices*

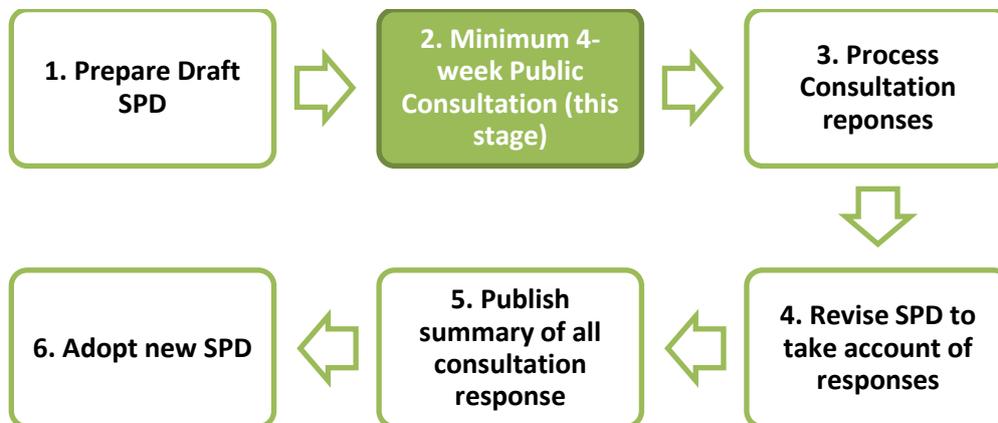
- 4.18 The appendices in the Stevenage Design Guidance SPD 2021 contain a lot of detail and readers are directed to the relevant sections in accordance to the area of interest.
- 4.19 The appendices include:
- Stevenage Urban Character Assessments;
  - Key shopfront components, including security shutters, canopies and awnings, and illumination etc;
  - Building design features, including scale, sunlight, daylight and overshadowing, and landscaping etc; and
  - Local Heritage List buildings identified in the Borough.

**Recommendation 2.2: That delegated powers be granted to the Assistant Director: Planning and Regulation, following consultation with the Portfolio Holder for Environment and regeneration, to make minor amendments as are necessary in the final preparation of the draft SPD prior to its consultation.**

- 4.20 The draft Design Guidance SPD 2021 is appended to this report. However, it may be necessary to make minor changes prior to the consultation start date. This might include cosmetic adjustments, the correction of typographical errors and any minor factual changes.
- 4.21 It is recommended that any such amendments be approved via delegated powers.
- 4.22 Should significant amendments or additions be required to the document, it will be necessary to re-consult on these significant changes and the document will come in front of the P&D committee again for consideration.

**Recommendation 2.3: That the intention for the draft Design Guidance SPD 2021 be published for consultation from 9 August to 4 October 2021 be noted.**

- 4.23 The procedure to adopt a new SPD is set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. In summary, it is as follows:



- 4.24 The Council must first undertake a consultation for a minimum four week period, however this has been extended to eight weeks to allow for the summer period. Following this, the Council must consider the consultation responses, produce a document stating the main issues raised by respondents, and summarise how the issues have been addressed by the Council.

- 4.25 The timetable for consultation and adoptions is currently as follows:

Stage	Date
8-week public consultation	9 August – 4 October 2021
Consider and address responses	Autumn 2021
Adopt SPD through Executive	December 2021

- 4.26 As with any consultation exercise, it is not known how many responses will be received so the post-consultation stages will not be known for definite until a later date.

**Recommendation 2.4: That the comments of the Planning & Development Committee, held on the 13<sup>th</sup> July 2021, regarding the content of this report be taken into account as part of the Executive's deliberations on the matter**

- 4.27 The Planning & Development Committee meet the day before this report is considered by Executive on 14 July 2021.
- 4.28 Any comments made at Planning & Development will be useful to inform the recommendations of the Executive.

## **5 IMPLICATIONS**

### **Financial Implications**

- 5.1 The costs associated with producing and consulting on the draft Design Guidance SPD will be met from the agreed departmental budget.
- 5.2 Any potential schemes that are mentioned in the SPD will need to be subject to a business case and/or will require third party funding.

### **Legal Implications**

- 5.3 Consultation on the draft Design Guidance SPD will be undertaken in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 5.4 The outcomes of any consultation must be conscientiously taken into account in finalising the SPD to take responses into account prior to approval by the Executive.

### **Risk Implications**

- 5.5 There are no significant risks associated with producing the draft Design Guidance SPD.

### **Policy Implications**

- 5.6 The draft Design Guidance SPD accords with, and has been produced to supplement policies in, the adopted Stevenage Local Plan (2019).

### **Planning Implications**

- 5.7 The draft Design Guidance SPD will supplement the recently adopted Stevenage Local Plan (2019).
- 5.8 If adopted after consultation, the document will not form part of the Development Plan for Stevenage. However, it will be a material consideration for planning applications.

### **Climate Change Implications**

- 5.9 The draft Design Guidance SPD has the potential to have a positive impact on climate change through the multiple benefits that prioritising the design of development and incorporating innovative technologies.

### **Equalities and Diversity Implications**

- 5.10 The draft Design Guidance SPD does not have any direct equality or diversity implications. When implementing any of the proposals the delivery body will need to consider the potential impacts on different community groups, in particular those who are less mobile or disabled.

### **Community Safety Implications**

- 5.11 Whilst the draft Design Guidance SPD does not have any direct community safety implications itself, when implementing any of the proposals the delivery body will need to consider the potential impacts on community safety.

### **BACKGROUND DOCUMENTS**

- BD1 [Stevenage Borough Local Plan, 2011-2031](#)  
BD2 [Stevenage Design Guide 2009](#)

### **APPENDICES**

- A Draft Design Guidance Supplementary Planning Document 2021

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# STEVENAGE DESIGN GUIDANCE 2021

## Supplementary Planning Document



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## Part 1 – Purpose of the Stevenage Design Guidance

### Introduction

1.1 Stevenage Design Guidance 2021 supports the strategic and detailed policies in the Stevenage Borough Local Plan (SBLP). This guidance forms a Supplementary Planning Document (SPD) which is an additional 'material consideration' in planning decisions. This guidance replaces the Stevenage Design Guide 2009; updating advice where appropriate and providing new guidance on matters introduced or strengthened in the SBLP.

1.2 This document was adopted as a Supplementary Planning Document at a meeting of the Executive Committee of Stevenage Borough Council on **XX XXXX 2021**.

1.3 A draft version of this document was subject to public consultation between 9 August 2021 and 4 October 2021. The consultation was carried out in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004, as well as Stevenage Borough Council's Statement of Community Involvement. A summary of the representations received and the Council's response to these is set out in the **Statement of Consultation** which accompanies this document.



*Image: Hertfordshire LEP*

### How to use this design guidance

1.4 This Stevenage Design Guidance sets out clear design principles to guide future development in Stevenage. It encourages a design led approach to all development, from large residential schemes to modest residential extensions and small infill developments.

1.5 This Guide provides design principles for all developments, accompanied by illustrations and good practice examples, to help deliver good design and clearly signpost where more detailed guidance can be accessed. It aims to be user-friendly and does not seek to replicate existing policy and regulations that will continue to apply to all development.

### Looking forward

1.6 This guidance has been prepared in the context of social, economic and environmental change. Technological change is rapid, with developments in digital, artificial intelligence and machine learning affecting our lives at all scales.

1.7 The demographics of Stevenage are also driving change as the population ages, the needs of some residents are changing from those originally provided for through the development of the New Town. Young people's expectations are changing too; leading to new lifestyles and new models of home ownership.

1.8 We expect continuing change as a consequence of climate change, changing home ownership models and technological changes. It is likely to emerge and embed in society rapidly. It will influence the planning, design and construction of new homes and places.

### Components for good design

1.9 Urban design is the design of towns and cities, streets and spaces, and concerns all aspects of the public realm, including the detailed design of buildings and landscapes, the way in which places work and the relationships between existing and new developments.

1.10 Good design translates into more than the appearance of buildings. It is important in both small residential extensions and large-scale developments that introduce form and materials and the creation of new streets and spaces. Functionality and practicality are embedded in design and are as important as the visual quality of a building or large scale development.

1.11 Well-designed neighbourhoods help build communities, give them a sense of belonging and make residents feel safe. Often this can be through simple approaches such as natural surveillance, an easy technique created when new streets and public open spaces are overlooked by windows and doors.

1.12 Carefully positioned car parking and cycle storage, as well as integrated refuse and recycling bins, also help to create a sense of order and reduce litter and vandalism.



*Image Studio RHE*

1.13 The quality of open space and the way in which new streets and spaces are designed directly affects how people feel about a place and the whole community benefits from a commitment to usable green space. Access to open space also has a direct impact on the health and wellbeing of those able to take advantage of it.

1.14 For commercial development, well designed buildings are good for business. The flexibility to respond to changing social and economic circumstances is important, as are design solutions which encourage creativity and innovation. Investment in good quality design provides a higher return on the investment made.

1.15 Good design in all development is inclusive and accessible for everyone, has a positive impact on the environment, integrates into its immediate and wider surroundings, provides flexibility for future

change, is easily maintained and delivers a return on investment.

1.16 All places and spaces are different, and design is not about starting again from a blank canvas. The context and character of a place needs to be taken into account and renewal rather than demolition is encouraged where possible. There is no 'perfect blueprint' for good design, and trying to apply the same rigid principles everywhere would result in a loss of local distinctiveness and, therefore, counteract the objectives of the initial application of urban design principles.

1.17 The government has placed a great deal of emphasis on the importance of creating well designed places. The [Design Council](#) provides an advisory service to the government and various best practice guidance publications have since been produced.

### The relationship between the Stevenage Borough Local Plan and the Stevenage Design Guidance

1.18 National and local planning policies influence whether a site is suitable for development and the form and nature of development. A planning review of relevant planning policy documents, including the Stevenage Borough Local Plan Policies SP8: Good Design, and GD1: High Quality Design, should be undertaken.

1.19 In addition, there is a series of other documents, including, [Conservation Area Management Plans and Appraisals](#) and [Supplementary Planning Documents](#) (SPD's) which are adopted or endorsed by the Council. These are material planning considerations in planning decisions and should be considered in the design of new development.

1.20 In some instances, construction may be able to proceed without the need for a formal planning application/approval. This is known as '[Permitted Development](#)' (PD) rights. They derive from general planning permission granted by Parliament rather than the Local Planning authority. Further details are available from the [Ministry of Housing, Communities and Local Government](#) website.

1.21 Even if you do not need to make a planning application, you should follow good design principles, with materials, forms and architectural detailing.

1.22 In addition to planning policy, applicants should consider best practice in terms of sustainable design, creating better environments and the quality of the built form. Further advice is available from the Homes and Communities Agency (HCA), the Commission for Architecture and the Built Environment (CABE), Historic England and Landscape Institute publications.



[www.designcouncil.org.uk](http://www.designcouncil.org.uk)



[www.hertfordshire.gov.uk/microsites/building-futures/building-futures.aspx](http://www.hertfordshire.gov.uk/microsites/building-futures/building-futures.aspx)

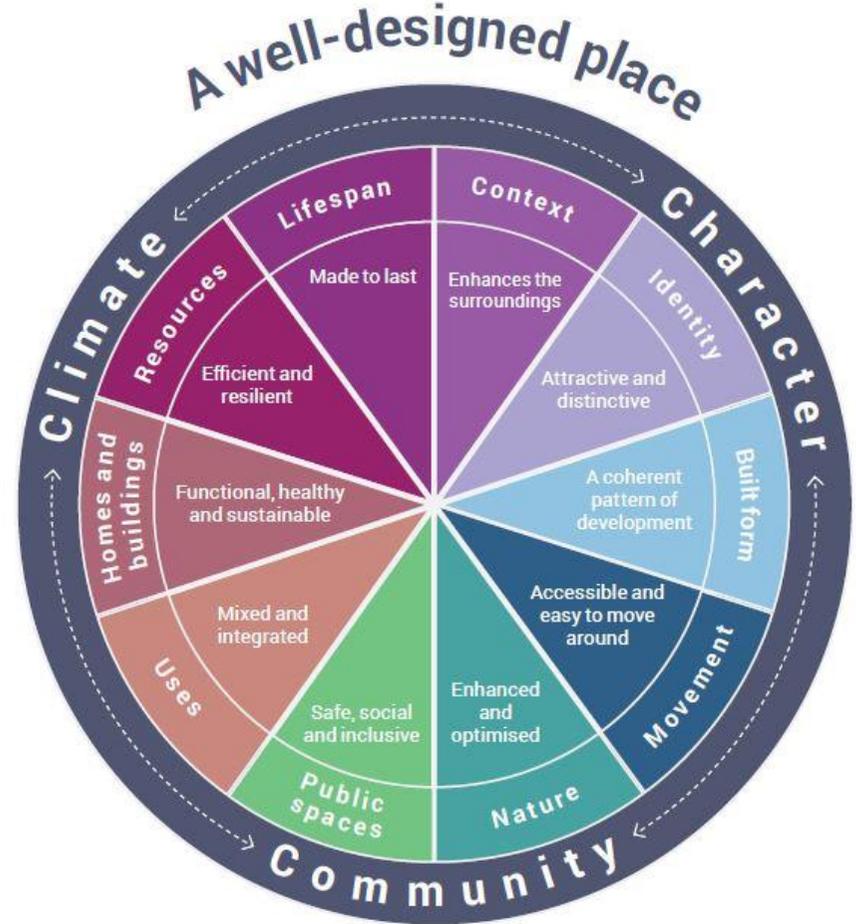
### Introducing the ten characteristics

1.24 The National Design Guide notes that well-designed places have individual characteristics which work together to create its physical character. These ten characteristics help to nurture and sustain a sense of community. They work positively to address environmental issues affecting climate. They all contribute towards the cross-cutting themes for good design set out in the NPPF.

1.25 This document is divided up into each of these ten characteristics in order to ensure that this guidance reflects accurately the characteristics of the National Design Guide.

1.23 Hertfordshire County Council, in partnership with the Hertfordshire District and Borough council's, have produced [Building Futures](#); a web-based guide to ensuring sustainable development in Hertfordshire. Aimed at planners and developers, it advocates high quality urban design as a catalyst for promoting sustainability. Modules within this guide contain information on energy, air, water, waste, safety and materials, which all interrelate to form an extensive design guide for sustainable and successful development. [Building Futures](#) must be read, in conjunction with this SPD, to ensure the sustainability of all development proposals.

Fig 1 – Ten characteristics from the National Design



## Part 2: The ten characteristics

### Context

NPPF Chapters 8, 12, 14, 15, 16

C.1 Context is the location of the development and the attributes of its immediate, local and regional surroundings.

C.2 An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.

### Value heritage, local history and culture

C.3 Stevenage is Britain's first New Town. Designated in 1946, it was the solution to address overcrowding that was being experienced in the ravages of bomb-damaged London which lies approximately 30 miles south.



Image: BBC News

C.4 The New Town developed around the Old Town of Stevenage, and enveloped small pockets of rural settlement. The original Masterplan for the town was inspired by the Garden Cities movement, and incorporated a number of distinctive urban design features which made the development of New Towns a revolutionary stage in planning history.

C.5 Owing to its identity as Britain's first New Town, the inception of Stevenage has a prodigious place in development history in the United Kingdom. It is, therefore, crucial that the individuality of Stevenage is preserved, and enhanced. Once Stevenage's original features are lost they can never be replaced.

C.6 The Borough is broadly urban in its nature and is made up of a number of residential neighbourhoods. These neighbourhoods make Stevenage distinct in that they are individual and separate from the town's industrial areas of Gunnels Wood, adjacent to the A1(M), and Pin Green, to the north of the town.

C.7 Some of the neighbourhoods have ancient historic cores from which the neighbourhood has grown, such as Shephall, Symonds Green and Chells Manor. Historically, these small original settlements developed along the Great North Road because Stevenage was a significant staging post with inns catering for travellers heading to and from London.

C.8 Many of the New Town principles have led to the creation of a successful place; however, some have not worked so effectively, in the way they were planned.

C9. [Appendix D](#) contains a comprehensive list of buildings in Stevenage that have been recognised as having local heritage significance. These buildings are not included on Historic England’s Listed Buildings Register, but are locally important to the history of Stevenage and its subsequent development.

### Understand and relate well to the site, its local and wider context

C.10 Since the town was developed, revised and nationally recognised principles of ‘best practice’ design have been produced. For the existing urban fabric of Stevenage there are opportunities to improve design through the integration of new schemes and the development of public realm improvements.

C.11 Generally accepted principles of good urban design should be adhered to in all new developments, but there are particular elements relevant to this New Town which require specific attention. In order to do this successfully, it is important that an understanding of the existing character of the town is formed, and that we learn from what has been successful and what has been less successful within the town.

C.12 A Stevenage Urban Character Assessment (Appendix A) was produced in 2008, which details the main characteristics of the residential areas within the town. This indicates the key features of the different neighbourhoods and highlights any relevant development considerations; providing details of both positive and negative aspects of the localities. This evidence is useful in providing a broad basis for site character appraisals and should be used as such when creating development proposals. It is important to note that the study covers neighbourhood areas as a whole and it is essential that each site is further assessed, on an individual basis.

C.13 An important part of considering development in Stevenage is to demonstrate a clear link between the appraisal of the context, any applicable planning designations, the character of the site, physical constraints and opportunities and the development proposals. This rationale will need to be explained through the Design and Access Statement that will accompany the planning application.

C.14 Stevenage’s environment is protected by a number of local and national designations including Local Wildlife Sites, Conservation Areas, Listed Buildings and Scheduled Ancient Monuments which seek to preserve the area’s natural and built environment for future generations. Applicants should check the SBLP Proposals Map and carry out their own desktop analysis, referring to the Council’s website for further.

Fig 2 – Neighbourhoods in Stevenage



Image: Stevenage Borough Council

Fig 3 - Stevenage Borough Local Plan Policies Map

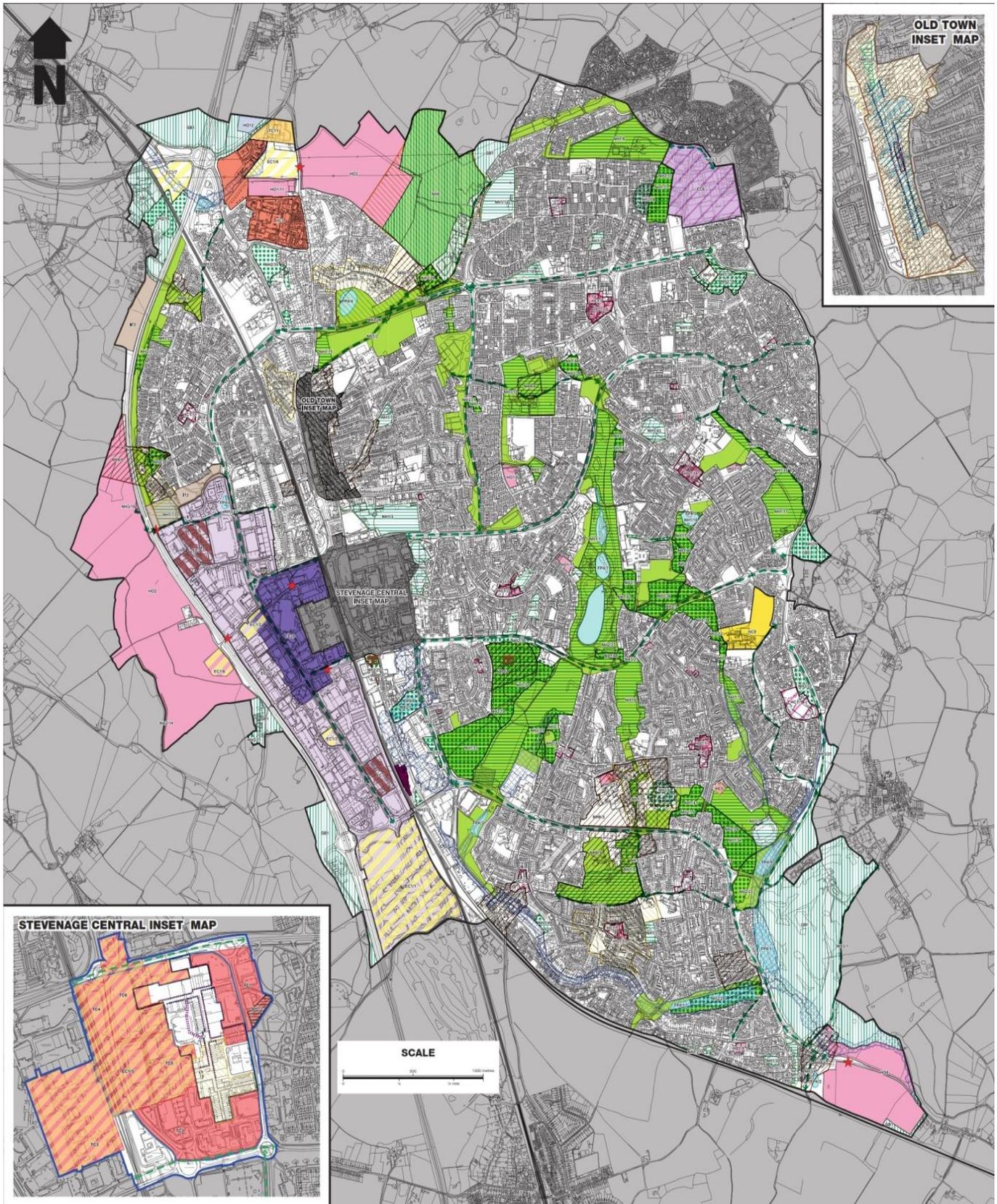


Image: Stevenage Borough Council

details.

C.15 A substantial amount of new housing is now required in Stevenage in order to meet the Objectively Assessed housing figures produced by Central Government. This provides the opportunity for Stevenage to learn from any past mistakes, make a real impact in terms of urban design, by modernising the town and preserving and enhancing the existing surroundings and historical attributes of Stevenage, where appropriate

C.16 A high quality environment is essential for providing a good quality of life for residents. A well designed and managed space not only provides a visually attractive environment, but can also help to ensure that a place is easy to move around and within, is safe and secure, and is useful for all members of the community.

C.17 An understanding and analysis of the original New Town design concepts led to some key issues becoming apparent. These have been used as key themes, which run throughout the entirety of this guidance. Considering these concepts at all stages of the development process will provide a good basis for the creation of a successful place; based on the recognised principles of urban design, but also building on the existing fabric of the town without taking away from Stevenage's history as Britain's first Mark One New Town. The themes have been identified as follows:

- ✓ Sustainability – incorporate principles of sustainable development from a town-wide perspective to measures incorporated into an individual property.
- ✓ Increasing densities – encourage high densities in accessible locations.
- ✓ Respecting existing characteristics – respect local characteristics and preserve and enhance existing features, where appropriate.
- ✓ Legibility – provide landmark developments at nodal points.
- ✓ Design innovation – showcase Stevenage as an exemplar of high quality design; creating safer places through urban design techniques.

C.18 One of the key aspects of the original Masterplan for Stevenage was self-containment; on a town-wide scale, a balanced ratio of jobs and houses were provided, housing was allocated to people who had jobs in the town, reducing the need for residents to commute to work outside Stevenage. On a more local level, residents were accommodated within six distinct neighbourhoods, each containing their own Neighbourhood Centre; accommodating shops, pubs, schools, community centres and other services essential for facilitating self-containment. The aim was to reduce the need to travel into the Town Centre, enhance community relations and facilitate the success of local businesses.

C.19 These self-containment objectives are directly in line with the [National Planning Policy Framework](#) as well as healthy living aspirations. Although Stevenage is not completely self-contained, the Neighbourhood Centres have proved to be a particularly popular and well-used element of the town. With flats provided on the upper levels of the developments, they also provide multi-functional areas, which are now regarded as an important feature of good design; in terms of providing an active environment for natural surveillance and encouraging community spirit.

C.20 Sustainable development runs as a theme throughout this guidance and key ideas are highlighted within appropriate sections. However, the main principles for sustainability in design are listed within this chapter.

- C.21 This is not a fully comprehensive guide for sustainability, as there is a vast amount of information already available within the public realm. In addition, technologies are constantly being updated; therefore, it is essential that evolving guides are used.
- C.22 Planning is crucial in the management of sustainable development, and with sustainability now at the heart of the government agenda, Local Authorities produce policies and guidance which supports these principles.
- C.23 Our SBLP ensures that all new developments incorporate methods for encouraging sustainable transport, maintain and enhance biodiversity, minimise resource usage and reduce the overall environmental impacts of the development. Our policies also promote the use of renewable energies.
- C.24 Planners, designers and developers need to work together to ensure climate change is taken into account at all stages of the development process.
- C.25 With the amount of new development required in the town, there is the opportunity to make substantial gains in fostering sustainability. All new developments should minimise their carbon footprints. And existing homes and buildings can embrace retrofitting technologies to make a significant contribution to sustainability and climate change objectives. Government grants remain available for home owners to install energy efficient technologies.
- C.26 Sustainable development not only helps tackle climate change but also provides benefits for communities including improved health and well-being and an enhanced quality of life.



Image: HouseSimple

- C.27 Developers benefit from offering developments which are built sustainably. Consumers are more environmentally conscious and want to reside in eco-friendly homes, which reduce their impact upon the environment, as well as minimising household bills.
- C.28 Corporate Social Responsibility is being seen as an increasingly important part of a company's reputation.
- C.29 Comprehensive sustainability guidance can be found within Hertfordshire's sustainable development guide '[Building Futures](#)'. Specific information on methods, techniques and best practice case studies, as well as expanding on the main principles put forward within this SPD are included in this guidance.

Fig 4 – Principles of the Garden City Movement

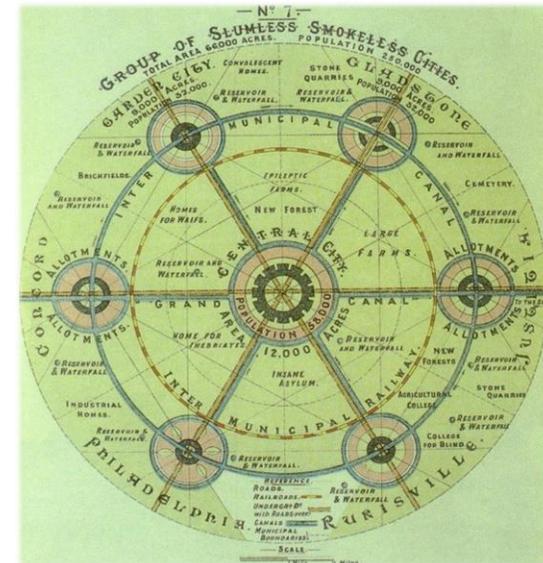


Image: Groundsure.com

C.30 Another feature of the town's development was the relatively low density of housing. This was a result of the aspiration to provide an 'open town', following the principles of the Garden Cities movement; with high levels of open space, an extensive network of green corridors and wide roads throughout the town. Most of the residential areas have a high prevalence of two storey, terraced, properties, each with its own private garden.

C.31 Housing is an area of weaknesses across the town. One of the main issues is the lack of an appropriate mix of housing sizes, types and tenures. There is a high proportion of three bedroom properties, and a lack of one and two bedroom properties, although this has been helped by the recent office to residential conversions that have been taking place in the Town Centre, as well as larger homes. The lack of housing mix is exacerbated by changes in demographics leading to an increase in the number of single person households and couples needing homes.

C.32 Due to [growth requirements for the town](#), there is a need to provide a substantial number of additional homes in Stevenage. Higher density development is set out as a key requirement of National guidance, and, where appropriate, densities will need to be raised in order to meet these targets for new homes. This will need to be carefully balanced with the need to retain open space provision within the urban area as access to open space was a key original feature of the town.

I.1 The identity or character of a place comes from the way that buildings, street and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses. Local character makes places distinctive. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.

#### Respond to existing local character and identity

I.2 As a result of the prevalence of two storey, terraced properties, a reasonably continuous building height is broadly provided across the residential areas of the town. However, the Neighbourhood Centres do generally contain three storey buildings, helping to demonstrate their importance within the locality.

I.3 Although much of the original housing is similar in style, subtle differences exist between the housing in each of the residential areas, mainly attributable to the materials used. Since the initial development of the New Town, further neighbourhoods have been created, which follow the same basic principles, but also allow for modernisation.

I.4 The character of the town's housing varies more significantly between the original New Town housing, such as Bedwell and Shephall, and the modern estates built throughout the 1980's and 1990's, including Great Ashby, Chells Manor and Poplars. The more recent developments have respected the neighbourhood development strategy of the town but have strengthened the design and aesthetic value, by becoming a visible new extension with their own character.

I.5 There is a need to take this further in the future, as innovation in design, and contemporary architectural achievement is currently lacking in the town. Stevenage will benefit from landmark developments at key nodal points, which will assist in linking areas, as well as improving the legibility of the place, as set out in Policy EC5 of the SBLP. However, care should be taken to respect the existing characteristics of the town, and not to take value away from the New Town concepts.

I.6 Combining these ideas, contemporary buildings at appropriate locations will help achieve the higher densities required, as well as carrying forward and enhancing Stevenage's unique sense of place.

#### Well-designed, high quality and attractive

I.7 Places should be visually attractive and aim to bring pleasure to users and passers-by. They should cater for all users and be well-designed.

I.8 Well-designed places should appeal to all of the senses; its enduring distinctiveness, attractiveness and beauty are all affected by its looks, feels, sounds and even smells.

L.9 Buildings should:

- adopt typical building forms of the neighbourhood in which they are situated – developers should refer to Appendix A – Urban Character Assessments for more detail;
- draw upon the architectural precedents that are prevalent in the local area;
- use local building, landscape and topographical features, materials and plant types;
- introduce built form and appearance that adds new character and difference to places; and
- create a positive and coherent identity that local communities and residents alike can identify with.

#### Create character and identity

L.10 Character starts to be determined by the siting of development in the wider landscape, then by the layout. It continues to be created by form, scale, design, materials and details of buildings and landscape. In this way it creates a coherent identity that everyone can identify with, including the local communities and residents.

L.11 Where the scale or density of new development is very different to the existing place, it may be more appropriate to create a new identity rather than scale up the character of an existing place in its context. New character may also arise from a response to how today's lifestyles could evolve in the future, or to the proposed method of development and construction.

L.12 Where the character of an existing place has limited or few positive qualities, then a new and positive character will enhance its identity.

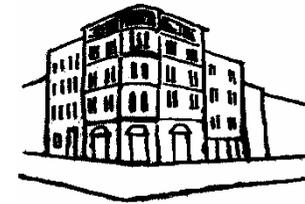
B.1 Built form is the three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces. It is the interrelationship between all these elements that creates an attractive place to live, work and visit, rather than their individual characteristics. Together they create the built environment and contribute to its character and sense of place.

### Compact form of development

B.2 The size and scale of a building, especially in relation to its context, is an important consideration when planning a development. Buildings and new developments should relate to their neighbouring buildings, 'stepping up' or gradually increasing from one height to another and they should not inappropriately dominate the street scene. Buildings should create landmark developments and incorporate taller buildings at nodal points, and in easily accessible locations.

B.3 Well designed, tall buildings can make a positive impact on a place, especially if they are to become identifiable landmarks at key nodal points.

B.4 Tall buildings should be carefully positioned to mark prominent landmarks, making it easier for people to find their way around, emphasising corners, particularly at important junctions or gateways, by curving the frontage, wrapping the fenestration around the corner or terminating the roof differently. Tall buildings can further emphasise corner building by raising the height of roof thereby creating visual interest and a distinctive identity, meaning that they can also be effective as landmark developments. These buildings should be designed to a high quality, as they are to become a prominent feature across the town, showcasing architectural innovation and best practice. Tall buildings help frame and define existing views, rather than blocking important features out and as such they should not appear out of place within the existing landscape or destroy existing views and reduce continuity.



*Taller developments should gradually increase in height from their neighbours*

B.5 Views of and from the public realm can also enhance legibility throughout the town, and should therefore be protected as far as possible.

B.6 The use of tall buildings can also be beneficial in accommodating higher densities within Stevenage. Higher densities buildings can support public transport facilities and use land resources in a more sustainable and efficient way. They need to be designed in an effective way so that problems of overcrowding and reduced space standards do not arise. Tall buildings will be encouraged in easily accessible areas, and where space has previously been used ineffectively.

### Appropriate building types and forms

B.7 Buildings should follow the existing building line of the area and respond positively to the existing frontage of a street. A sense of enclosure should be created by reducing the number of blank frontages and underutilised space. This will all contribute to improving the quality of the street scene.

B.8 Setback distances should be minimised to ensure buildings interact effectively with the existing public realm. Variation from the building line will only be allowed where it would not have any substantial impact on the surrounding environment and street scene.

B.9 The concept of buildings defining and creating public spaces is extremely important. Buildings should be located so that a clear distinction can be made between their public fronts and private backs and they should actively add interest to the public realm. This can be achieved through design details such as a large number of windows and doors, evident internal uses, and narrow building widths creating a variety of different frontages and building functions. Frontages should create interest and add vitality at ground level and provide the opportunity for a busy social environment and a good level of surveillance. Active frontages should be visible on all publicly facing walls on multi-fronted buildings, where more than one side faces the public realm, thereby avoiding blank frontages being created and should use high walls or hedgerows to separate private gardens from the public space where back gardens face out onto the public realm.

B.10 The relationship between building heights and street widths is important in identifying the enclosure of a place. Building frontages should provide a sufficient sense of enclosure, allowing for natural surveillance and providing an acceptable density for the area. Building frontages should allow for sufficient natural light and ventilation into the buildings and the street below and create a balanced feel to the area by incorporating both sides of the street. Combining tall buildings with very narrow streets will not be acceptable as this creates passageways which are not overlooked and do not allow for enough natural light and air to impact upon a building.

M.1 Patterns of movement for people are integral to well-designed places. They include walking and cycling, access to facilities, employment and servicing, parking and the convenience of public transport. They contribute to making high quality places for people to enjoy. They also form a crucial component of urban character. Their success is measured by how they contribute to the quality and character of a place, not only how well they function.

**An integrated network of routes for all modes of transport**

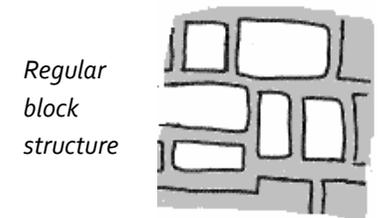
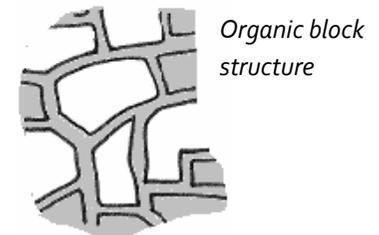
M.2 The extensive transport network was an integral part of the New Town’s original design and layout. Facilities are provided for all forms of movement, including walking and cycling. These allow residents easy access to the separated land uses within the town. Consideration was also given to safety, and routes for vehicular and non-vehicular traffic were separated in an attempt to reduce the occurrence of road traffic accidents.

M.3 On the primary transport routes, routes for pedestrians and cyclists run alongside vehicular routes, but at junctions’ vehicles are given priority and non-vehicular traffic is forced to travel under a series of underpasses in order to cross the roads. This makes it easier to travel by car, rather than promoting the benefits of sustainable transport. It also creates safety concerns, as some sections of routes receive no natural surveillance, and as people attempt to follow desire lines without appropriate pedestrian access provisions. In terms of pedestrian and vehicular access to homes, a large proportion of housing was built following Radburn layout principles; houses were built to face each other, with the front being only accessible on foot, and the provision for cars made at the rear. Again, this has led to a lack of natural surveillance, as well as rear parking courts being underutilised, and insufficient access for emergency services.



Image: Stevenage Borough Council

M.4 The separation of land uses is apparent throughout the town, with the residential areas being separated from employment areas, leisure uses and the Town Centre. This could be considered contrary to sustainability principles, as it increases the need to travel. However, the land use zoning has worked in Stevenage because of the ease of access to and from these areas by all modes of transport.



## A clear structure and hierarchy of connected streets

M.5 Streets should be designed as public and social spaces and not just respond to engineering requirements. They should carefully consider what activities would like to be seen on streets i.e. walking safely within the neighbourhood without feeling threatened by traffic from nearby streets, cross the road easily, window shop, and socialise with friends in the outside areas of bars and restaurants. Streets should feature elements of community assets, such as open space, to evoke a better sense of community between residents of the street or visitors to the street. They should provide direct and attractive connections between key facilities that are suitable for all types of movement, particularly for pedestrians and cyclists.

M.6 Streets should use a grid-type layout, which creates block sites for development. A variety of block sizes and shapes should be used to provide an effective balance and to promote diversity within a place. They should make use of existing infrastructure to minimise its impact upon the environment and take account of the existing routes around the site from the initial design stage. Existing routes should be improved where necessary, and consider accessibility for emergency services, delivery vehicles and refuse collection vehicles.

M.7 Places should be easy to get to and from, as well as easy to travel within, by all modes of transport. In line with sustainability and health objectives, movement on foot or by bicycle should be made as convenient as travelling by car. This should help to encourage physical activity.

M.8 A [Mobility Strategy](#) has been developed for Stevenage. Developers are encouraged to consult the [Mobility Strategy](#) to develop and enable the implementation of sustainable methods of transport for developments in Stevenage.

M.9 The cycling routes of Stevenage are extensive and the network was originally built into the fabric of the town as part of the vision of the New Town. New development should continue to extend the network as the town grows enabling the vision of segregated sustainable movement throughout the Borough to continue.

M.10 Walking and cycling provision should always be prioritised when designing access routes to, from and through developments.



<http://www.stevenage.gov.uk/content/15953/26379/43876/Stevenage-Mobility-Strategy-December-2016.pdf>

Fig 5 – Cycle routes in Stevenage

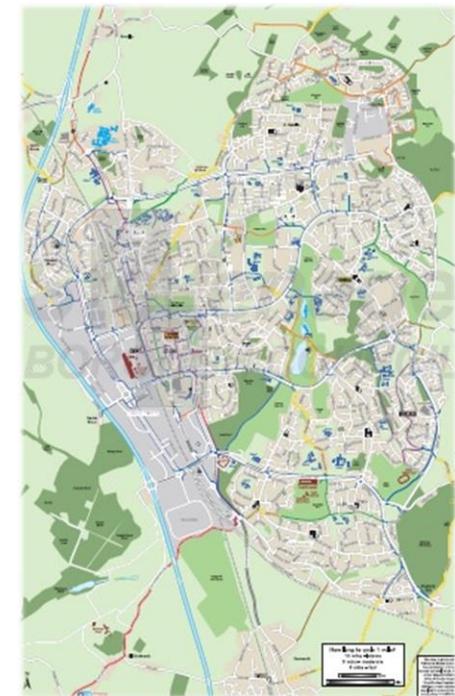


Image: Stevenage Borough Council

M.11 Walking routes should be short, overlooked by surrounding buildings and activities, well-lit and not situated between blank frontages and they should make people feel safe when using them.

M.12 The inclination to walk is also influenced by the quality and attractiveness of the route. Routes should not be alongside a busy road as this can be unappealing and they should be convenient, direct and safe route through a town centre, residential area or an area of open space can encourage people to make extensive use of these facilities, helping improve the health of residents and the vitality of the town.

M.13 Where major traffic routes cross over major pedestrian routes, they should be defined by wide crossings on the same level, lighted and landscaped.



Image: Pauline Maryan

M.14 Implementing features which aim to aid pedestrian safety can inadvertently impede it. Introducing barriers around a main road can prevent people from crossing the road where they want to cross, and therefore hinder their direct route. This reinforces vehicle priority further.

M.15 Stevenage also comprises numerous subways where segregated footpaths and cycleways run under the main vehicle roads. Whilst being a useful way of ensuring the flow of traffic on both the cycle/pedestrian network and that on the road, these can cause safety concerns resulting in these routes being underutilised.

M.16 Encouraging the use of such conveniences by making them attractive and useful means of transit will discourage any antisocial behaviour in these areas.

M.17 Subways or footbridges should be well lit and as short and as wide as possible. They should be visible throughout (the exit should be visible from the entrance) and CCTV should be installed.

M.18 A number of underpasses in Stevenage feature public artwork, for example that which features in the Town Gardens and St Georges underpasses depict cast concrete reliefs of contemporary life by William Mitchell and were installed in 1973. Use of these areas for formal public art and cultural purposes will be encouraged.

Fig 6 – Bus routes in Stevenage



Image: Stevenage Borough Council

M.19 Cycling routes should run alongside vehicular roads and be physically segregated cycle routes, rather than marked on the road. They should also connect to the already existing vast cycle network.

M.20 Providing a sufficient amount of appropriate parking for bicycle users is essential for promoting sustainable transport throughout the town and for encouraging a reduction in private vehicle usage. Both short and long term cycle parking facilities should be provided. Storage for bicycles overnight should be provided as secure and covered, and should be integrated into the initial design of the development and not added as an afterthought. Cycle parking should ideally be accommodated within an individual site rather than as larger communal stores - larger stores can encourage crime if poorly lit and inappropriately sited.

M.21 Public transport provision is reasonably well provided for in Stevenage, with bus routes throughout the town, and a centrally located train station. However, people often have a preference for car use and so public transport needs to become a viable and attractive alternative option.

M.22 Road layout should ensure public transport is given priority and incorporate bus priority measures to reduce public transport travel times.

M.23 Higher density developments help to support public transport and vice versa. Higher densities should therefore be encouraged, in appropriate locations in order to support sustainability objectives. This can, in turn, bring about social benefits, such as improved health and fitness through people reducing their car use and walking to and from public transport provision.

M.24 Stevenage has a moderately extensive bridleway network around the town and it extends into the surrounding countryside. Whilst enabling transit by horse and pony, cyclists and pedestrian can also utilise them. Areas of disconnect in the network should be identified through development and appropriate connections should be designed into developments to facilitate the ongoing use of the network.

M.25 Streets should incorporate soft landscaping, in particular trees, to combat air pollution from vehicle emissions without creating a tunnel-like effect that will trap pollutants in the road corridor.

M.26 Tree species that should be considered are:

- Hackberry (*Celtis australis*)
- Common ash (*Fraxinus excelsior*)
- Norway maple (*Acer platanoides*)
- Ginkgo (*Ginkgo biloba*)
- Elm (*Ulmus minor*)
- Wild linden (*Tilia cordata*)
- Turkey oak (*Quercus cerris*)
- Broad-leaved linden (*Tilia platyphyllos*)

Fig 7 – Bridleway routes in Stevenage

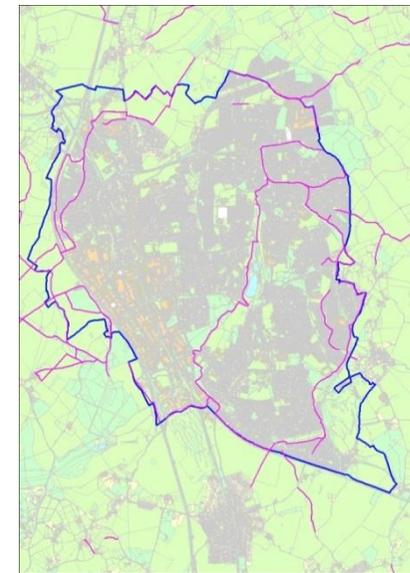


Image: Stevenage Borough Council

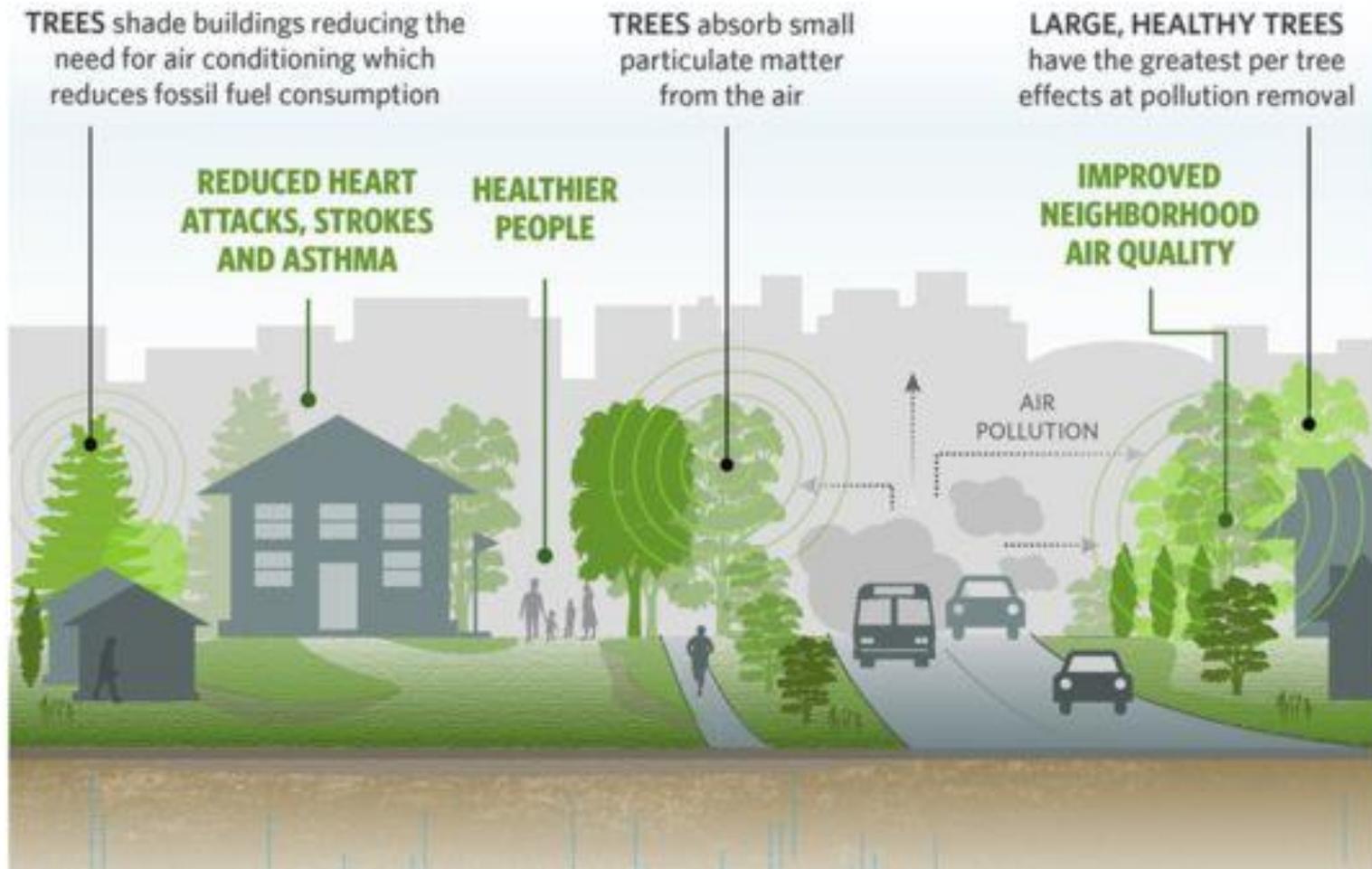


Image: BBC News

### Well-considered parking, servicing and utilities infrastructure for all users

M.27 Car and cycle parking provision should be made in line with the requirements of our [Parking Provision and Sustainable Transport SPD](#). Garages and carports should be set back from the street frontage and located close to the property that they serve, to avoid dead frontages. They should not be segregated blocks as these are not easily flexible for future change, do not allow spaces to be shared, and also suffer from a lack of natural surveillance.

M.28 Car parking in large developments should be creative; such as undercroft or basement parking as this preserves street frontages and uses land more effectively. Landscaping should be used to minimise visual impact and, where security may be an issue, should be lit from dusk till dawn with energy efficient lighting and parking should be provided on several storeys and the visual impact reduced by 'wrapping around' single aspect apartments or other uses.

M.29 Traffic calming not only aids pedestrian safety, but by encouraging slower driving it can also help to reduce vehicle emission levels, and thus improve sustainability. Traffic speeds should be managed by the arrangement of buildings and spaces via simple, effective street design and not using barriers, unnecessary signage and traffic calming measures.

M.30 Streets should ensure that they cater for all levels of mobility. Steps and steep inclines should be replaced in favour of gentle inclines which enable mobility impaired people to use them fully as well as parents with pushchairs and young children. Narrow paths and road crossings should be avoided in favour of wide pathways which cater for wheel chairs, mobility scooters and pushchairs.

M.31 Ever improved technologies are being developed to help enable visually impaired individuals navigate streets such as Soundscape; the use of nodes allow the user to explore their environment and direct them to their destination. Such technologies have recently been piloted in Peterborough and we would support the implementation of the use of these technologies in Stevenage. Such technologies should be used alongside tried and tested methods of enabling visually impaired individuals to independently find their way around the town.

M.32 Residential developments should ensure that Mode 2 or Mode 3 electric vehicle (EV) charging points are installed for each residential unit. Where a garage is provided, the EV charging point should ideally be located at an accessible point near the entrance of the garage. Where resident parking is provided, EV charging points should be positioned in areas to serve the maximum number of residents at any one time.

M.33 In commercial and/or employment developments, Mode 3 and/or Mode 4 EV charging points should be provided to enable visitors and employees to utilise the facility. Again, the provision should be located in a suitable position to serve as many EV users as possible. Levels of requirement will be dictated by the type of development and more information can be found in the Stevenage Parking Provision and Sustainable Transport SPD.



Image: BBC News

M.34 Commercial/employment EV charging points should be signed and marked for 'Electric Vehicle Charging Only' and Mode 4 charging points should be limited to 1 hour stay. The units should be protected from collision and positioned to avoid becoming an obstruction or trip hazard. Charging point controls, display and sockets or tethered plugs must be placed at a height of between 0.75 and 1.2 metres from the ground as per the British Standard on the design of buildings [BS8300-1:2018](#) and [BS8300-2:2018](#).

M.35 The level of provision must accord with the standards set out in our [Parking Provision and Sustainable Transport SPD](#).

N.1 Public open spaces are open to all. They provide opportunities for comfort, relaxation, stimulation and social interaction in a safe environment, to encourage interaction in an open space, its location and structure needs careful consideration along with its activities, versatility and how it can be used and accessed by all groups of people.

**Provide high quality, green open spaces with a variety of landscapes and activities including play**

N.2 Stevenage was designed to incorporate a network of open spaces and green corridors, which provide an important resource for biodiversity and recreation within the town. These are a key feature of New Town development and should be protected, maintained and extended as far as possible. Open space should be located so that it makes the most of existing natural features such as footpaths, trees and water as these can help to create attractive spaces, as well as encouraging biodiversity. Developments should consider existing open space features and include them within proposals and protect and enhance attributes and this can help a new development to integrate effectively into the existing area, as well as retaining important original features such as ancient lanes and associated hedgerows within the town.

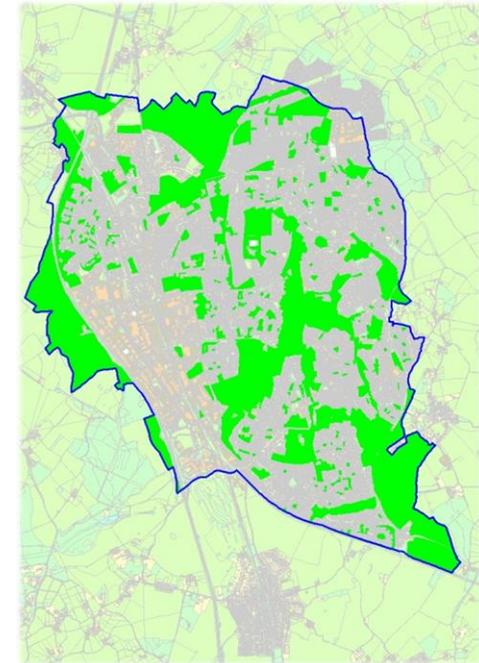
N.3 Planting schemes should include wildlife friendly planting which allows for refuge for animals as well as a food source for insects and pollinators.

N.4 A range of different habitats should be provided in larger developments, for example trees, grassland and wetlands. Developers should refer to the Councils [Amenity Tree Management Policy](#) for more information.

N.5 Play spaces for children and young people should be provided across the borough and should include a range of larger and smaller open spaces which should include unequipped playscapes which provide an attractive landscape for young people of all ages, but also encourage informal/imaginative play through the provisions of features such as mounding, tree planting, at level maze etc. This should be done in a way that provides distinct areas for different age groups, but so that parents and carers are able to maintain visual contact with the young people.

N.6 Play spaces must be fully accessible for young people of all abilities and support inclusive play. Such areas should include suitable tree planting to allow for shading, combined with the provision of benches, litter bins, wider open space for picnics and low key kick about games for example. They should be highly visible and well overlooked with hard wearing, low maintenance equipment and suitable fenced to prevent access by dogs.

Fig 8 – Open Space in Stevenage



*Image: Stevenage Borough Council*

### Improve and enhance water management

N.7 Stevenage suffers from surface water flooding, as evidenced in the Environment Agency’s Surface Water Flood Maps. Flooding is likely to become more of a problem in the future due to climate change. As such, buildings and developments should maximise the use of Sustainable Drainage Systems (SuDS) techniques across development sites and individual buildings to allow rainwater to percolate into the ground. These SuDS features should provide sustainable solutions for flood and pollution reduction as well as landscape and wildlife benefit. Large scale SuDS schemes should be designed to ensure that they provide a valuable natural habitat and improve water quality, as well as reducing flood risk. The ongoing management of these schemes must also be considered at an early stage.

N.8 The Council are keen to promote the use of green roofs and walls, as well as blue roofs to achieve sustainable water management in the future.

Fig 9 – Areas of surface water flooding in Stevenage

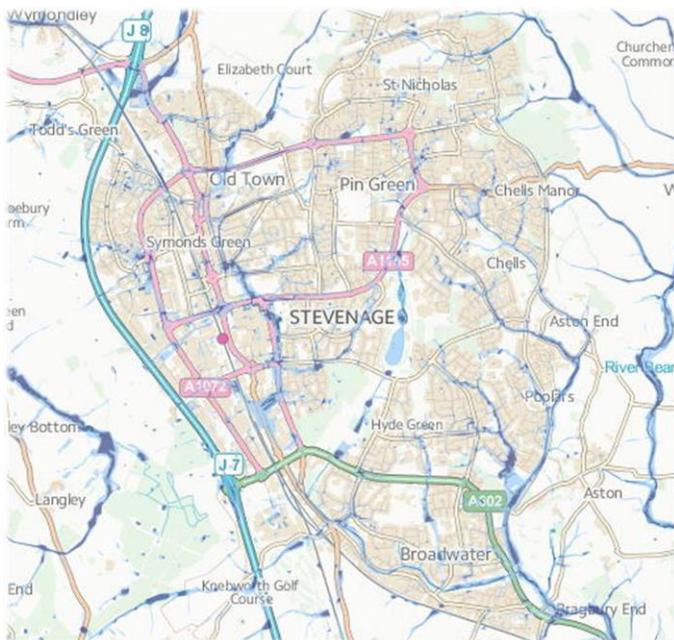
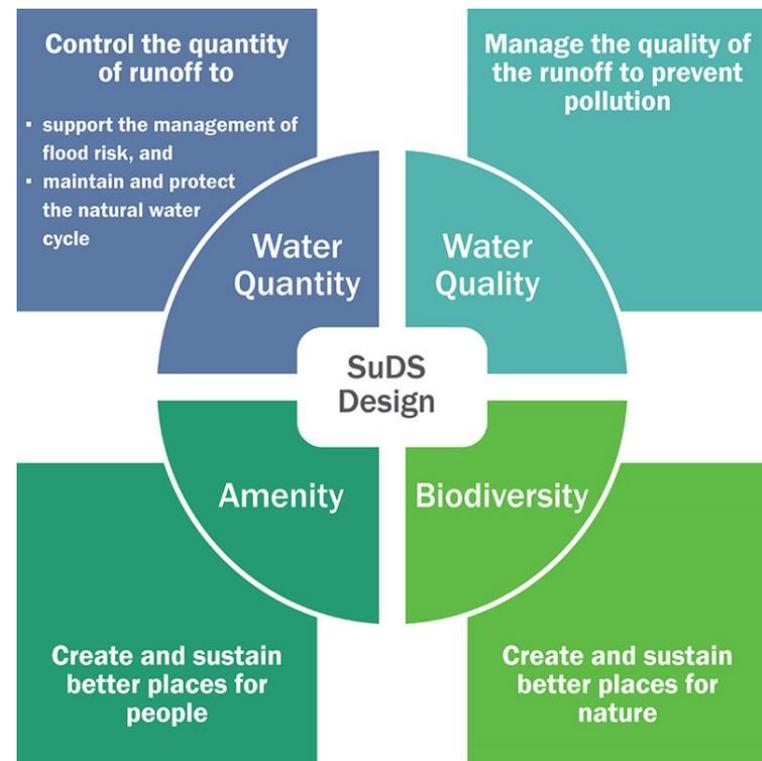


Image: Environment Agency



### Support rich and varied biodiversity

N.9 Stevenage benefits from high levels of open space and an extensive network of green corridors. This is a feature of the town that should be protected and enhance. As such, there is a requirement for all development to contribute towards improving the provision, quality and/or accessibility of local and strategic open space. This could be achieved through appropriate contribution or direct provision. Where direct provision is made, open spaces should form part of a green infrastructure network and make a positive contribution towards the townscape. They should be of high quality and have a primary role or function to prevent it becoming misused, unused or neglected. Open spaces should reflect the local context in the design of the local open spaces, which could be achieved through the use of materials, trees, planting, lighting and street furniture and thereby be multi-functional. Open spaces are ideal areas that can include provision for SuDS, benefit biodiversity and provide habitat, and they can also deliver high quality usable open and recreational space for residents to enjoy.

N.10 Developments should refer to Stevenage Borough Council's [Impact of Development on Biodiversity Supplementary Planning Document](#) and also the Council's [Biodiversity Action Plan](#) if they are likely to impact upon existing wildlife sites and other habitats in the town. SBC requires all new developments to take account of existing biodiversity, and to make all reasonable efforts to avoid habitat loss, fragmentation or disturbance of the ecosystem. Where this is not possible, excellent mitigation measures will be sought.

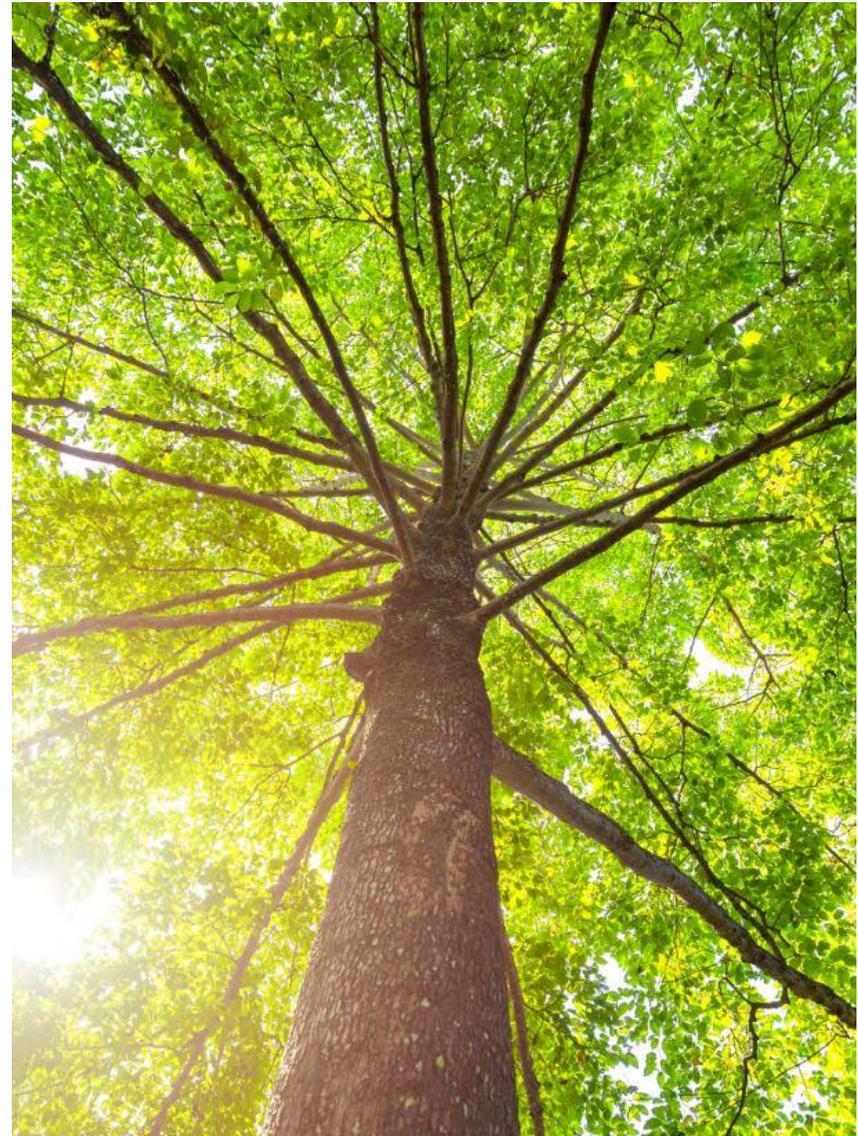


Image: Stevenage Borough Council

P.1 The quality of the spaces between buildings is as important as the buildings themselves. Public spaces are streets, squares and other spaces that are open to all. They are the setting for most movement. The design of a public space encompasses its siting and integration into the wider network of routes as well as its various elements. These include areas allocated to different users – pedestrians, cyclists and cars – for different purposes such as movement or parking, hard and soft surfaces, street furniture, lighting, signage and public art.

#### Create well-located, high quality and attractive public spaces

P.2 Public spaces should be considered as part of the original design scheme and must not just be applied, as an afterthought, to leftover space. An expert should be consulted to ensure that the planting selected is appropriate to the scheme and the site context.

P.3 How attractive and well-maintained a place is can directly affect how people treat it; if a place is in good condition, people tend to treat it better and vice versa. Places should be designed for use during all seasons and by all members of the community. Landscaping of the public realm should be designed so that it is easy to maintain and manage, it should be wildlife friendly and include climate change tolerant planting in addition to providing year round interest, or can mature into a high quality space. It should ensure the long-term viability of street furniture to prevent some products creating eyesores and attracting crime. Street furniture should be made of a sustainable choice of materials, e.g. FSC timber or recycled/composite materials, it should have a small carbon footprint and have longevity of materials. Public realm should be uncluttered and should not reduce accessibility through the use of inappropriately sited street furniture pieces that can hinder access, especially for mobility impaired users and pushchairs.

P.4 Public realm should be coordinated and specifically designed to enhance the area and should include extensive soft landscaping, such as the planting of trees and shrubs, that is integrated into external areas of a development site in order to provide shelter and screen intrusive elements of the public realm but also provide green corridors for both people and wildlife that are aesthetically pleasing. Planting should be suitable to its location and, for trees, please refer to the [Amenity Tree Management Policy](#). Suitable planting will also help moderate temperatures in an urban environment and contribute to the objectives set out in the Councils [Climate Change Strategy](#).



Image: ANS Global – University of York, Environmental Building



Image: Pancras Square

P.5 Buildings surrounding public spaces should consider the installation of green walls and roofs as an alternative to traditional landscaping schemes, where space for green infrastructure and landscaping features is limited. These can help to improve the energy efficiency of buildings by retaining heat, and

have additional advantages such as helping to increase biodiversity levels and reducing surface water run-off.

### Provide well-designed spaces that are safe

#### Lighting

P.6 Places should be well lit to provide a safe environment for pedestrians, and with particular attention being paid to key movement axes and desire lines across public spaces. However, light pollution, including glare, skyglow, light trespass and clutter, should be avoided to prevent energy wastage and reduce disruption to the natural day-night pattern and shifting the delicate balance of the environment.

P.7 Street lighting should be decorative as well as functional and enliven the whole of the area in a visually coherent and interesting manner. Street, building and advertisement lighting in the town centre should be creative and innovative but also ensure that streets and spaces are sufficiently well lit to promote personal safety. Lighting provision between adjacent developments should be coordinated to reduce clutter and does not overwhelm the space, particularly in predominantly pedestrian spaces;

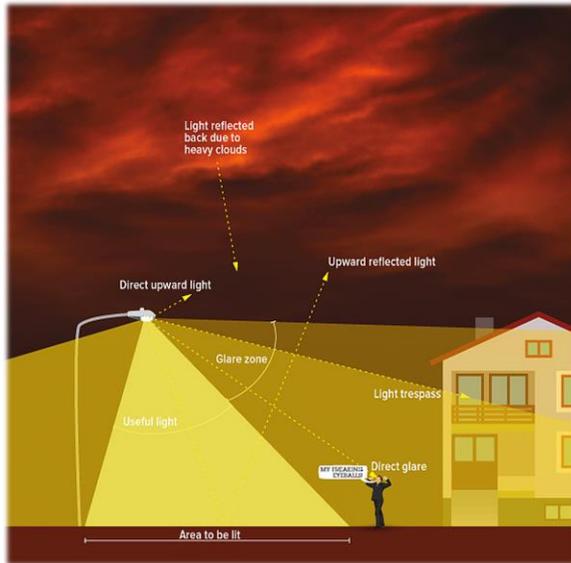


Image: [www.Darksky.org](http://www.Darksky.org)

P.8 Parking area lighting should be appropriate for car drivers to see pedestrians and also be appropriate for pedestrians to see and be seen going to and from parked cars. The lighting should be mounted horizontally (0 degrees tilt) at a height of 4-5m. Luminaires with an Upward light Output Ratio (ULOR) of zero will achieve this and not include bollards as a primary source of lighting.

P.9 British Standards [BS EN 13201-2:2015](#) and [BS 5489-1:2013](#) make recommendations for lighting levels of areas with mixed vehicle/pedestrian usage. The application of these standards, and any associated design, should be design by competent lighting designers.

P.10 The design criterion is for horizontal illuminance. If it appears that light is going into windows of adjacent properties, vertical illuminance calculations may be required. Lighting class P5 would generally be appropriate for lighting design purposes. Average maintained illuminance ( $E_{av}$ ) = 2 lux Minimum maintained illuminance ( $E_{min}$ ) = 0.4 lux. This gives a minimum Uniformity of Illuminance ( $U_o$ ) of 0.2.



Image: My Modern Met – spray-on solution for energy-free alternative to lighting

### *Safety and surveillance*

P.11 Public space should be safe for everyone to make use of, at all times of the day. Carefully designed and managed urban environments are effective in reducing levels of crime and vandalism, as well as reducing the fear of crime. Generally people feel more comfortable using public areas in which they can be seen and heard, and which look like they are not commonly affected by criminal activity. Creating spaces which are 'safe' is a key consideration for Stevenage.

P.12 Safety must be considered at every stage of the design process, and all principles should be incorporated as appropriate. Further information on the principles of designing out crime is put forward by '[Secured by Design](#)', the UK Police flagship initiative.

P.13 Creating defensible space involves ensuring clear physical or symbolic boundaries are present between public and private spaces.

P.14 Spaces should be clearly defined in terms of ownership and use and include small, semi-private areas, provided behind a low wall, railing or fence, where the existing building lines allow for properties to be set back from the street. Spaces should ensure that boundaries are not too high; a balance needs to be achieved between the security of public and private spaces. Developments and buildings should maximise natural surveillance throughout the area including in areas of fully private space, such as back gardens. Natural surveillance should not be confused with formal surveillance such as CCTV.

P.15 All developments must increase the sense of security in an area and reduce crime and anti-social behaviour levels. Buildings should be orientated so that windows and doors face out onto streets, squares and footpaths and the internal layout of buildings should be organised so that the most used

rooms are those which have windows overlooking public spaces. Entrances to buildings should be clearly visible and accessible from the street and visible from inside the building - recessed entrances should be avoided. All buildings should have a similar setback distance to ensure that overlooking is not limited by a building projecting too far out and blocking the view and landscaping should not block sightlines. Spaces should contain both daytime and evening functional uses and ensure a mix of residents by integrating different types and tenures of housing to support a range of household sizes, ages and incomes. Residents with different lifestyles can create a more active environment, as people are around at varying times of the day.

P.16 It is essential that a balance is achieved between the need to promote permeability and the need to prevent uncontrolled and unwelcome access to private space and buildings. Creative design is required



<http://www.securedbydesign.com/>



*Image: Secured by Design*

to ensure that places are both well-connected and secure. Buildings and developments should actively avoid public access to rear gardens and ensure routes for pedestrians and cyclists are well overlooked and are not in areas of limited levels of natural surveillance. Indoor, defensible cycle parking provision should be provided whilst car parking should avoid large, open and unsupervised areas of communal parking and communal garage blocks.

P.17 Properties with open access or easily climbable boundaries make easier targets for crime. The more difficult it is for a potential offender to access a property, the greater the deterrent to trespass. Natural crime reduction methods should be utilised where possible. Exceptions can be made where roads do not run through the development and dead frontages or dead ends cannot be avoided and if publicly visible security measures such as fences or gates are necessary, they should be designed as sculptures or art.

P.18 Clean and well-maintained environments are symbolically important as they give the message that people care about an area and exercise control over an area, not tolerating anti-social behaviour.

#### Make sure public spaces support social interaction



Image: Peter O'Connor

P.19 Stevenage is rich in public art across the town and we want to encourage the continuation of this culture through redevelopment. Public art can play a major part in giving a place a distinct character and identity. It can also attract people to a place; enhancing the economy and creating a sense of place. However, it needs to be integrated at the start of the design process and not put in as an afterthought.

P.20 Art can be incorporated in imaginative ways such as, within the floorscape and as a part of functional facilities like cycle racks, seating and signage. However, it should relate to the surrounding area, drawing from the historical significance or specific location of a place, and not just randomly selected.

P.21 Directional signage can clutter the public realm. However, it can also provide an opportunity to enhance the landscape, by ensuring design which is consistent and co-ordinated throughout a place, and which complements other elements of the street scene. Signage should be mounted on existing structures such as buildings, walls and posts, where possible and direct pedestrians and cyclists, as well as vehicle users. Signage should enable the easiest and most direct routes to encourage people to walk or cycle, in line with sustainability, health and environmental objectives; designers should start from a position of having no

signs, and street layout should aim to make the environment self-regulatory



Image: Adam Styles Creative Metal

U.1 Sustainable places include a mix of uses that support everyday activities, including live, work and play.

U.2 Well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use.

U.3 Where there is rapid social and economic change, such as sustainable growth or diversification in rural communities or town centres, well-designed buildings and places are able to accommodate a variety of uses over time.

#### A mix of uses

##### Retail

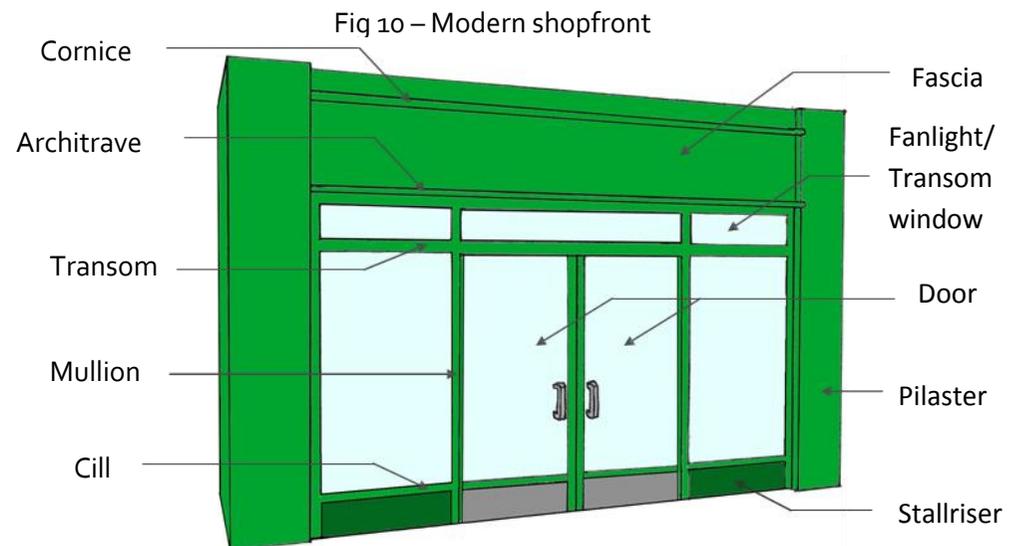
U.4 Many of the shopfronts in the Town and Neighbourhood Centres are more modern looking. Modern interpretations of traditional shop fronts generally have less ornamental detailing than traditional shop fronts but they still create a 'frame' to the shop front. Modern shop front designs should generally follow the approach of traditional shop fronts albeit interpreted in a modern manner.

U.5 In order that these modern interpretations enhance the character and appearance of retail areas these should include well-proportioned components which also exhibit a level of depth and detailing to these.

U.6 The diagram illustrates the basic architectural features that make up modern shopfronts.

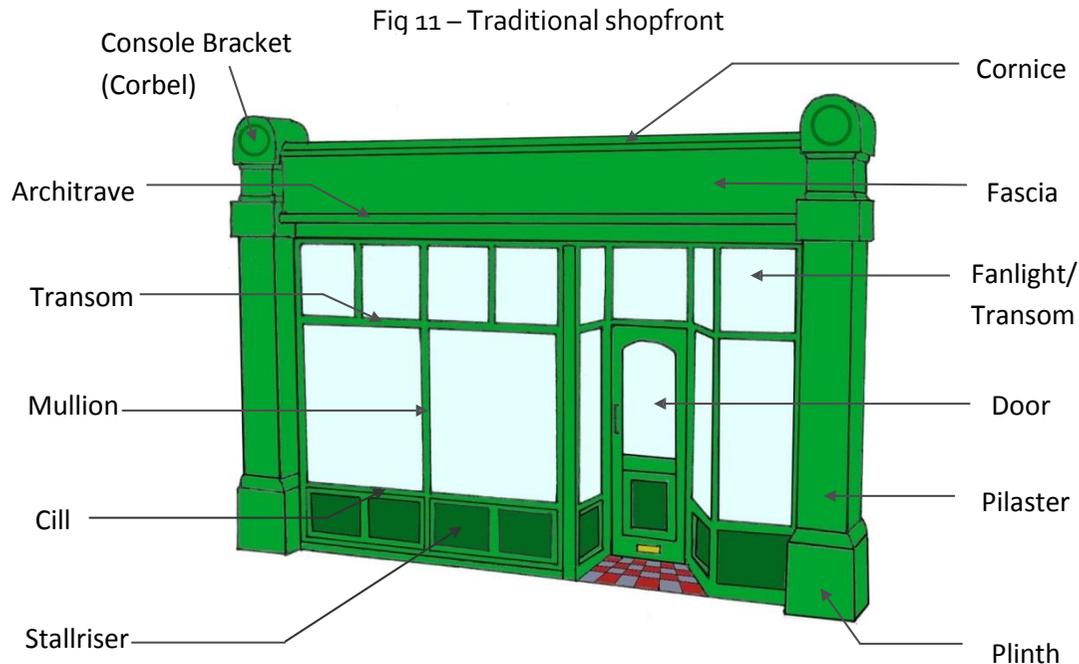
U.7 Shopfront alterations should respect the detailed design, materials, colour and architectural features of the shopfront and building itself, including the setting of the shop i.e. is it in the New Town area of Stevenage or is it situated in the historic setting of the Old Town.

U.8 Planning permission will generally be required for a new shopfront; alterations to an existing shopfront including awnings and canopies, external security shutters, blinds, grilles and security



measures; and change of use will generally require planning permission.

U.9 The more traditional shopfronts, such as those found in the Old Town, feature similar architectural features and these are illustrated below.



U.10 Each of these traditional elements of a shopfront has a practical purpose, as well as contributing to the character of the building.

U.11 Planning permission is not normally required for routine maintenance works, such as redecoration or straightforward repairs.

U.12 Any alterations (or replacement) of shopfronts that form part of a listed building will require [Listed Building Consent](#) and will need to be consistent with the age and style of the building. More stringent controls will apply for works including re-painting a shopfront in a different colour, installing a security alarm or extractor fan, altering the shop interior, installing blinds or shutters, and advertisements.

U.13 [Conservation Area Consent](#) is required for the proposed complete or substantial demolition of any building in a conservation area, including the removal of a shopfront or of any feature that gives character to a building.

U.14 In assessing applications to alter shopfronts within Conservation Areas special attention will be given to the desirability of preserving and enhancing the character and appearance of the Conservation Areas.

U.15 For shops in Conservation Areas, reference should also be made to the relevant [Conservation Area Appraisal & Management Plan](#). These describe the area and its special character and include guidelines that provide the framework for development proposals in the area and the appraisals contain audits of shopfronts of merit.

U.16 [Advertisement consent](#) is a separate procedure that applies to the display of advertisements on shopfronts and [Building regulations consent](#) will be required for all work which alters the shop's structure, changes its fire escape, or would make access difficult for those with disabilities.

U.17 More specific detail regarding key shopfront components can be found in [Appendix B](#).

### A mix of home tenures, types and sizes

U.18 The aim of any residential development should be to provide a good living environment for occupants. Development should respect the surrounding buildings, in terms of their scale and massing, height, building lines, design and the materials used. However, it is accepted that housing layouts should take account of changing functional requirements. Occasionally, it may be appropriate to create pastiche developments. However, it is possible for a development to respect its local surroundings but still incorporate contemporary styles and new technologies.

U.19 Different types and tenures of homes should be well-integrated and support a range of household sizes, ages and incomes. They should be suitable for all members of the community and promote social diversity by reducing exclusion. They should enable residents to be able to move to smaller or larger homes without the need to leave their neighbourhoods and allow families to live close together. Houses should be indistinguishable from each other.

### Privacy and scale

U.20 In order to ensure that a reasonable degree of privacy for residents is provided, both within their habitable rooms and garden areas, the position of dwellings, and the arrangement of their rooms and windows, should not create significant overlooking of other dwellings' windows or private garden areas and not lead to any overbearing impacts or adversely affect the residential amenities of existing dwellings.

U.21 The following minimum separation distances should be achieved:

No of Storeys	Type of Separation	Min. distance (metres)
Between existing and new 2 storey or a mix of 1 and 2 storey dwellings	Back to Back	25m
	Back to Side	15m
Between new 2 storeys or a mix of 1 and 2 storey	Back to Back	20m
	Back to side	12m
Over 2 storeys between existing and new dwellings	Back to Back	35m
	Back to Side	25m
Between new dwellings over 2 storeys in height	Back to Back	30m
	Back to Side	20m

U.22 In all cases a 1.8m high solid wall or fence should be provided between the rear gardens of properties which back onto each other. Where the boundary adjoins a footpath, a minimum of 0.5m setback should be provided to avoid the creation of an alleyway effect, or appear overbearing on the streetscape.

### *Residential extensions*

U.23 Although some extensions are permitted development, others may require both [planning permission](#) and [building regulation approval](#). All applications for extensions and alterations will be considered on their individual merits.

U.24 Extension proposals should respect the size, height, materials, features and layout of the building concerned, as well as the surrounding buildings. They should be built so that they look like a part of the main building rather than an obvious addition to it and not adversely affect the amenities of occupiers.

U.25 Further details of residential extensions can be found in [Appendix C](#).

### *Socially inclusive*

U.26 Places need to be able to adapt to changing circumstances. Towns and cities, for example, must change when industries rise and decline and houses need to be adaptable for when children get older and their requirements change. Places should be designed so that they are capable of being used for a range of activities; a public square, for example, can be used effectively for festivals, markets and events.

U.27 Residential buildings should be future proofed; building higher attic spaces for future conversions and ensuring ground floors can benefit from higher ceilings to be easily adapted for commercial uses later.

U.28 Sub-dividing large development parcels and allocating them to different developers can generate a wider range of building types, tenures and uses, which can encourage a more diverse community.

H.1 Well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them.

H.2 They meet the needs of a diverse range of users, taking into account factors such as ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time.

H.3 Successful buildings also provide attractive, stimulating and positive places for all, whether for activity, interaction, retreat or simply passing by.

#### Healthy, comfortable and safe internal and external environment

H.4 All developments are required to make efforts to minimise energy usage and to incorporate methods of using renewable energy, including reducing energy demand, using passive environmental systems, e.g. natural ventilation, daylighting and passive solar gains, using high levels of insulation and air tightness in the fabric of the building, specifying energy efficient services, controls and appliances, implementing water recycling and the provision of water butts, using renewable energy, using low/zero carbon technologies to provide as much of the energy load as is technically and economically feasible, minimising use of fossil fuels, and using efficient fossil fuel technologies, such as Combined Heat and Power and condensing boilers.

H.5 For major housing schemes, the nationally recognised [Building for Life](#) criteria should be used to assess their functionality, attractiveness and sustainability. This is a national standard for well-designed homes and neighbourhoods. It promotes high quality design, as well as celebrating best practise in the house building industry. Building for Life is a partnership between several national agencies, led by [CABE](#) and the [Home Builders Federation](#).

#### Noise

H.6 Noise can adversely affect peoples' quality of life and exposure to unwanted noise can affect our health and welfare. Protection against noise in the construction, design and layout of residential developments is essential to ensure that existing or future residents are not subjected to unacceptable levels of noise in their own homes. The likelihood of noise affecting future residents is a key factor in assessing the suitability of a site for residential use.

H.7 Residential development should be restricted to areas with low ambient noise levels and utilise noise control measures in order to make residential development feasible, wherever possible, to maximise the potential of previously developed land. They should employ solutions to technically complex acoustic problems through specialist advice. Delaying contact with such specialists until later in a project may result in avoidable additional costs being incurred at the design and construction stages.

H.8 Where it is unlikely that residents will be able to keep windows open or sit on/in a balcony/garden without being bothered by one or more external noise sources, such as traffic, industrial noise or customers of entertainment venues, noise will be a material planning consideration and, under these circumstances, a noise survey will be required.

H.9 New residential dwellings, exposed to noise from existing sources, will be assessed in accordance with [National Planning Policy Guidance](#) and BS 8233:2014. National guidance assesses sites according to a noise exposure hierarchy.

H.10 It is likely that many sites within Stevenage, suitable for new housing, will be exposed to existing noise levels contained within, or on the boundary of 'noticeable and not intrusive' and 'noticeable and intrusive'.

H.11 Developments shall require proposals to achieve acceptable internal noise levels. Ideally, with windows open. However, on some potentially noisy sites in the Borough, an alternative means of purge ventilation will be required. They should demonstrate that all other mitigation measures have been exhausted to reduce external/internal noise levels where internal noise levels can only be achieved with closed windows. Developments should ensure that garden areas are usable and not unduly impacted upon by noise. Ideally noise levels in these outside amenity areas shall not be above the 55dBLAeq (16hour) range 50-55dB. To achieve this level of exposure to existing noise it may be necessary to provide amenity areas carefully sited away from noise-exposed facades and/or the provision of acoustic screening. The assessment of the noise exposure of outdoor amenity space shall be included in a noise survey report. The layout of mixed flatted and housing developments should be orientated in such a way to create an acoustic barrier through the use of the flatted element of the development closer to the noise source. They should mitigate external noise affecting noise sensitive developments by including screen fencing, vegetation buffers, insulation in the walls and roof, the use of double glazing in windows and the use of intervening buildings or structures, such as garages. Development should include engineering solutions to reduce the impact of noise at the point of generation as well as limiting the noise within the building. The layout of the site and building layout, including screening and buffering, can mitigate against noise, as can limiting the operational hours and restricting activities that can occur on site.

#### **Well-related to external amenity and public spaces**

H.12 All dwellings, including flats, should have private open space. The only exception to this is where flats are developed in very central locations, where public open space is easily accessible and higher densities are required.

H.13 Private open space should be located conveniently for use by residents and in a position that is not overlooked by neighbouring buildings; normally to the rear of the building, and in the case of flats the private space will usually form part of the garden or communal amenity space, and not an area of landscaping.

H.14 For new houses the minimum standard garden space for terraced and semi-detached houses should normally be 50 square metres. Each dwelling should normally have a minimum rear garden depth of 10m. The shape and slope of the garden should ensure that it is useable. Larger detached houses will generally be required to provide a larger rear garden area. The garden should normally be enclosed by a 1.8m high close boarded fence or wall and direct access should be afforded to rear gardens for activities such as refuse storage, cycle parking and maintenance.

H.15 In new flatted developments where there is no communal space balconies or roof gardens should be provided for the occupants of these units. These should be located so as to afford privacy to the occupant, normally to the rear of buildings. However, they should not compromise the privacy of existing dwellings. SBC will normally aim to achieve a minimum useable communal area of 50 square metres for schemes up to 5 units, plus an additional 10 square metres per additional unit over 5. Garage courts, parking areas and bin storage areas are not considered as part of the useable garden amenity requirements.

H.16 All rear gardens and communal open spaces should generally enjoy a reasonable amount of sunlight and have a relatively open outlook.

#### *Sunlight, daylight and orientation*

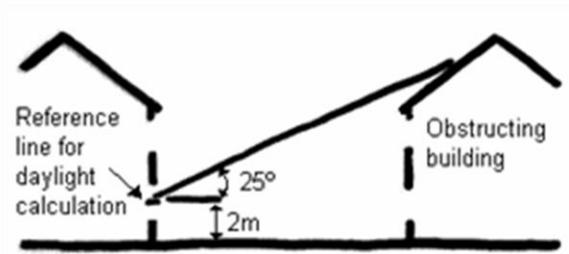
H.17 New developments should be designed to ensure that a satisfactory level of sunlight and daylight is provided for the occupants of both existing and proposed dwellings.

H.18 Where there is doubt that adequate sunlight and daylight will be achieved, indicators will be used to assess the amount of light reaching a new or existing window:

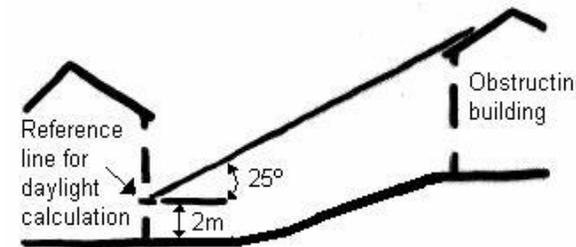
H.19 The Building Research Establishment (BRE) guidelines "[Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice](#)" second edition, will be used. It provides guidance on avoiding unacceptable impacts and sets out non-mandatory targets for levels of daylight and sunlight within existing and proposed developments. In particular, account will be taken of the size and position of windows to neighbouring buildings. However, indicators will not be applied to all schemes; only to those where there is doubt that adequate lighting may be achieved. This can be established by undertaking a simple 25 degree 'rule of thumb' test using the BRE guidelines as identified in the diagram on the next page:

- From a point 2 metres above ground level at the horizontal centre of the protected window draw a line perpendicular to the window and at an angle of 25 degrees to the horizontal (see the drawing above). If the proposed development cuts this line then it is likely to interfere with the diffuse skylight enjoyed by the existing building. This being the case the proposal is likely to cause problems of loss of light and it will be necessary to undertake a detailed sunlight and daylight assessment.

#### BRE Guidelines: 25 Degree Test



*Section in plane perpendicular to the main face of the building.*



*On sloping sites overshadowing is more of a problem and greater spacing is required to obtain the same access to daylight for buildings lower down the*

H.20 Where possible dwellings should be laid out so that the main bedroom and the kitchen benefit from the morning sun and living rooms benefit from the afternoon and evening sun. Low building depths should be encouraged to reduce the amount of artificial lighting required and reduce energy consumption. Dwellings should be orientated to maximise 'passive solar gain' in order to provide environmental benefits and minimise the amount of fuel used. Primary frontages should broadly face the south in order to optimise the solar potential of the site and dwellings should maximise solar gain through the use of technologies such as solar panels and solar hot water systems. Their use is encouraged where appropriate.

H.21 However, the form and character of the area may dictate a particular arrangement of buildings which is at odds with these objectives. In such a case, it will be for the designer to creatively combine both constraints.



### **Residential development of houses**

H.29 Residential developments of houses are usually serviced by a kerbside waste and recyclables collection. The designs for waste and recycling facilities need to ensure that internal and external storage areas are designed into each dwelling and that internal space is provided for recycling storage, kitchens and utility rooms are generally the most appropriate locations. Storage for recyclables (in the case of SBC paper, glass, plastics and cans, and garden waste are all collected separately), organic kitchen waste and non- recyclable waste is provided and recycling waste storage comprises either a box or bag which are normally stored inside and taken to the kerbside on collection days. Organic waste (food) kitchen caddies are stored inside the property and emptied into larger external, free-standing organic waste receptacles. External space for the storage of garden waste should be provided and external storage for both waste and recyclables outside the buildings within the curtilage (for waste collector).

### **Residential development of flatted dwellings**

H.30 Collection services for flatted developments vary depending on the individual circumstances of the premises. However, a kerbside collection is preferred. Developments need to ensure that internal storage is located in an accessible and communal area inside each dwelling and is easily accessible, but secure, from external storage areas, near to areas of high waste production, and hard wearing and washable - kitchens and utility rooms are generally the most appropriate. Internal storage areas where recyclables can be separated at the source should be provided, and dwellings should be provided with capacity for receptacles for each recyclable component (including food waste), according to the separation at the relevant "bring" facility e.g. glass, cans, plastic bottles, paper (single banks for mixed collections), etc., and for non-recyclable waste. They should provide for both mixed recyclables, organic kitchen waste and non- recyclable waste, and, for recyclables must have at least twice, if not three times, the capacity of storage for non-recyclable waste to account for the separation requirements and the frequency of removal from the dwelling.

**External Bins for waste and recycling storage:**

H.31 Bins for waste and recycling storage vary in size and an appropriate combination must be provided to accommodate the needs of the development.

H.32 The following is a summary of the bins currently used in waste and recyclables storage to provide a guide to the space requirements.

Bin Type	Use	Domestic / Trade	External Dimensions mm H x L x D (H + open lid)
180ltr Wheelie Bin (Black)	General Waste	Domestic	1070 x 580 x 730
240ltr Wheelie Bin (Brown)	Green & Food Waste	Domestic	1100 x 600 x 800
60ltr Bag (Black)	Recyclables - Plastic & Cans	Domestic	490 x 350 x 350
60ltr Bag (Blue)	Recyclables - Paper & Card	Domestic	490 x 350 x 350
23ltr Caddy (Red)	Glass	Domestic	405 x 320 x 400
23ltr Caddy	Food Waste	Domestic	405 x 320 x 400
240ltr Wheelie Bin (Black)	General Waste	Domestic	1100 x 600 x 800
360ltr Wheelie Bin	General Waste / Recyclables	Domestic / Trade	1120 x 630 x 890
660ltr Eurobin	Recyclables	Trade	1400 x 1300 x 720
1100ltr Eurobin	General Waste / Recyclables	Trade	1400 x 1300 x 1000

(NB: This list, including the bin dimensions, is subject to change. It is only to be used for preliminary design purposes)

External storage area features:	Housing developments	Flatted developments
Should be located within 10 metres of an external access but not near ground storey windows.	✓	✓
Storage and collection points must be as close as possible to, and preferably within 10 metres of, a place suitable for a collection vehicle to stop.	✓	✓
Must be at or near street level, and should be accessible via appropriately sized and graded ramps to allow bins to be wheeled to and from the collection point easily.	✓	✓
Must be safe for users by being well lit and visible from public vantage points and nearby dwellings / tenancies.	✓	✓
Should be unroofed, unless they are fully enclosed and secured (ideally inaccessible to animals).	✓	✓
Should be accessible for collection purposes and not impede pedestrian or vehicular access on public thoroughfares or to and from buildings.	✓	✓
Should be located as close to the front property boundary as possible, preferably behind the front boundary wall, without detracting from the street scene.		✓
<p>Consideration should be given to the</p> <ul style="list-style-type: none"> <li>• allocation of additional external storage space in the future, e.g. additional bins,</li> <li>• composting facilities - in residential development with a garden or landscaping,</li> <li>• provision of onsite storage for bulky waste (i.e. furniture) items and potential opportunities for re- use of these items.</li> </ul>		✓

### *Servicing and utilities*

H.33 Building services equipment, whether it is used for heating and cooling, communications, power, plumbing, ventilation, access or security, if not considered appropriately, can cause significant visual blight and nuisance for neighbours.

H.34 The necessary building services equipment should be incorporated into development, while having minimal impacts on their environment. Impacts that are likely to require minimisation or mitigation include visual blight, light nuisance, noise nuisance and vibration, odour, and other environmental pollutants or nuisance.

H.35 In new development, all building services equipment must be integrated within the building or development structure and should not be a dominant feature of the building. It must be incorporated into the external building design where, because of its nature, it cannot be integrated within the building;

H.36 In refurbished development, plant and machinery should be accommodated within the building structure, or incorporated into the design of external modifications.

H.37 Other design considerations for building services equipment include screening or other techniques to minimise the impacts of plant, machinery and ducting must, in themselves, not cause visual blight. Plant and machinery on roofs should not be visible from the street, public vantage points or from immediately adjacent buildings. The design and materials used for plant, machinery and ducting, as well as for ancillary structures such as screening, where located on the exterior of the building, must be consistent with those of the building and, where possible, plant and machinery should be designed in such a way that does not lead to issues of safety and security.

H.38 Where building services equipment is required on the outside of a building, it must not obscure access to daylight and sunlight, or provide any nuisance for occupants of the development or adjacent buildings. It should be separated or insulated from occupants and neighbours who are likely to be sensitive to noise disturbance if plant and machinery has moving parts. Techniques to achieve this separation include the use of flexible ducting, or resilient mountings for structure-borne plant and machinery. Plant and machinery must ensure that where mechanical or passive ventilation is required to remove odour emissions, the release point for odours must be located above the roofline of the building and, where possible, adjacent buildings.

H.39 In addition, plant and machinery, particularly where located on roofs, must not preclude the installation of required onsite renewable energy facilities in the proposal and due consideration must also be given to the possibility of future renewable energy installations.

H.40 Special consideration should be given to the installation of plant, machinery and ducting on listed buildings and in conservation areas as fewer external solutions are likely to be appropriate in these locations. Installations must be in keeping with the design and materials of the building and [listed building consent](#) is likely to be required for works to a listed building.

H.41 Access to plant and machinery must be provided to allow for convenient and safe servicing and replacement of installations. Machinery must be properly installed and maintained to ensure that impacts are properly mitigated and the situation does not deteriorate over time with continued

operation. Plant and machinery should be located as close as possible to their end use, e.g. boilers should be located near to the hot water or heating users, to minimise use of ducting materials, loss of resource and visual blight. Whilst disused plant, machinery and ducting must be removed from the exterior of buildings before replacements can be installed. Only in exceptional circumstances will these be allowed to remain.

R.1 Well-designed places and buildings conserve natural resources including land, water, energy and materials. Their design responds to the impacts of climate change. It identifies measures to achieve:

- mitigation, primarily by reducing greenhouse gas emissions and minimising embodied energy; and
- adaptation to anticipated events, such as rising temperatures and the increasing risk of flooding.

R.2 A compact and walkable neighbourhood with a mix of uses and facilities reduces demand for energy and supports health and well-being. It uses land efficiently so helps adaptation by increasing the ability for CO<sub>2</sub> absorption, sustaining natural ecosystems, minimising flood risk and the potential impact of flooding, and reducing overheating and air pollution.

#### Follow the energy hierarchy

R.3 Energy efficiency should be considered at the earliest stages of design and buildings should reduce energy demands required to heat, cool, light and run buildings, thereby reducing carbon emissions and energy bills. They should improve energy efficiency using a variety of passive design measures and create innovative, high-quality urban environments.

R.4 There are many different energy efficiency options. Their application depends on the type of project, and, in particular, whether it is a new development or a refurbishment project. However, buildings and developments should utilise the waste heat produced when fuel is burnt to generate electricity through CHP systems, to heat homes and water. Individual homes should install micro-CHPs as an alternative to the traditional gas central heating boiler, while also providing electricity. Furthermore, they should utilise biomass fuels from a local sustainable source using:

- stand-alone stoves providing space heating for a single room; and/or
- boilers connected to central heating and hot water systems.

#### Selection of materials and construction techniques

R.5 The standard of design in new developments has a major impact upon the quality of the environment. Good design can enhance the appearance of places and our use and enjoyment of them. Well-designed buildings should function well and should be able to adapt to changing circumstances. They should use appropriate materials and design details to achieve and maintain character and distinctiveness. Building features should vary throughout the different areas of the town whilst following the same basic design principles. They should draw on the scale, texture and colour of the building materials used throughout the surrounding area and use innovative design approach other than pastiches appropriate to the new town. Materials can be innovative and contemporary but should relate to the existing palette of colours and textures. Buildings should use locally sourced materials to effectively retain local

distinctiveness. This will also help reduce the impacts of transportation on the environment, thus conforming to sustainability objectives. It can also reduce development costs. They should use environmentally friendly materials and generally arrange windows and doors symmetrically; however, random arrangements can be appropriate when they form part of an organised and distinctive effect, and when they fit in with the surrounding character of the buildings. Buildings should include chimneys as appropriate to help create varied and interesting rooflines, and provide a visual connection with the architectural style of the existing area. They should ensure boundary fences, parking provision and landscaping are in-keeping with the surrounding area. Careful attention should be paid to decisions such as whether fences or hedgerows should be used, whether paving a currently green area would cause it to stand out unacceptably, and where parking provision should be made.

R.6 These factors need to be considered at the initial design process, as they can all make a significant difference as to whether a building fits in with the surrounding context of the area or not, and whether a place is successful.

R.7 Buildings should use high thermal mass materials, such as concrete, brick and stone, to absorb and retain solar heat during the day and maximise insulation to reduce heat loss; the rate of heat transfer through building elements is measured as a 'U-Value'. The lower the U-Value is, the less significant the heat losses are, and the more energy efficient the building materials are. U-Values listed in Building Regulations should be considered as a minimum standard and should always be improved upon where viable and technically practicable.

R.8 Buildings should have high energy efficiency appliances installed at the development stage and use control systems, such as motion or light detecting sensors, to increase energy efficiency.

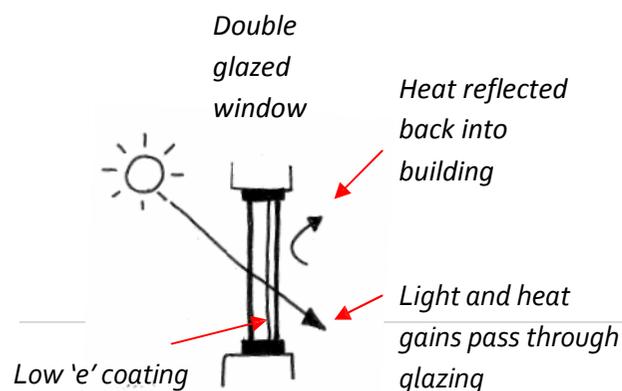
### Maximise resilience

#### Wind

R.9 Buildings should incorporate natural ventilation ensure air quality is maintained and use atria and courtyards in an effective way to maximise natural ventilation. They should ensure voids between groups of buildings to encourage natural ventilation in the centre of deep plan developments whilst minimising heat loss through air leakage and ensure junctions between different building materials do not allow air to leak in or out of the building. Wind turbines (of varying scales) should be employed as a viable form of energy generation where appropriate.

#### Sunlight and daylight

R.10 Buildings should provide an adequate level of daylight and sunlight and reduce the amount of artificial light required. They should have low building depths to reduce the amount of artificial light; a depth of 9-13m provides maximum flexibility for natural lighting and ventilation. Buildings should employ techniques to bring light into the building if building depths are high. This would include design features such as atria, courtyards and sun tubes and they should ensure that any new



extensions do not affect the amount of natural light being received by existing buildings. Buildings should be located far enough apart to not cause overshadowing. Although, buildings which are too far apart can result in continuity and enclosure objectives not being achieved. They should maximise the benefits of 'passive solar gain' to provide environmental benefits and minimise the amount of fuel used. Buildings should be positioned carefully so that their primary frontages are orientated broadly to the south, in order to maximise the opportunity for passive solar gain and they should capture solar energy using Photovoltaic (PV) cells or solar water heating panels on south facing, unshaded roofs

#### *Ground and air source heat pumps*

R.11 Buildings should utilise the constant below ground temperate through ground source heat pumps and transfer heat from below the frost line into the building. In addition, they should extract the heat from the air using air source heat pumps.

#### *Water consumption*

R.12 Stevenage is in a region which receives one of the lowest levels of rainfall in the UK and, in recent years, the amount of water being consumed is steadily increasing. Reducing the amount of water needed for day-to-day activities is, therefore, essential for maintaining a sustainable lifestyle.

R.13 Buildings should reduce water consumption to 110 litres per person per day and collect and reuse rainwater for activities such as washing clothes, toilet flushing and garden irrigation. Care should be taken to ensure that elements of these schemes are designed into buildings effectively and are not visually intrusive

L.1 Well-designed places sustain their beauty over the long term. They add to the quality of life of their users and as a result, people are more likely to care for them over their lifespan. They have an emphasis on quality and simplicity.

#### Well managed and maintained

L.2 Developments should be well designed to ensure that they are robust, durable and easy to look after. They should be designed to ensure that the maintenance and management responsibilities are clearly defined and these roles are agreed by the necessary parties in advance.

L.3 Management of local waste, cleaning, parking, internal common spaces, shared spaces and public spaces should all be considered from the outset and these regimes should be considered from the early stages of the design process.

#### Adaptable to changing needs and evolving techniques

L.4 Consideration should be given to the changing needs in terms of health and mobility of the user. This is particularly relevant to private users of homes and gardens; such places should be designed to be flexible and able to adapt to the changing needs of the user.

L.5 This is also relevant to potential changes in lifestyle due to developing technologies i.e. electric vehicles, remote working etc.

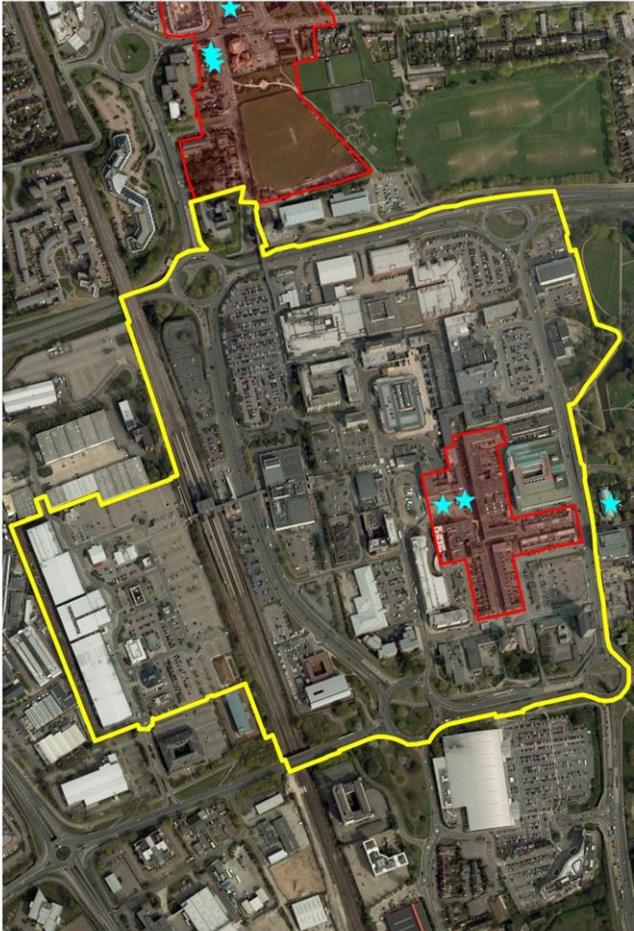
L.6 Consideration should be given to the provision of high-speed digital connectivity in order to ensure the provision of options and information for education, health, leisure, social interaction, businesses and home working. Something that has become evident over the past year.

#### A sense of ownership

L.7 Well-designed places clearly define the boundaries for private, shared and public spaces; as such, occupants will place more value and take ownership of those spaces.

L.8 Shared spaces should be visible and easy to get to so that they are accessible to all users. They should also ensure that they are flexible so that they can be used for a variety of activities.

## Stevenage Town Centre Regeneration



S.1 As already established, Stevenage was the UK's first New Town, designated in 1946. The Town Square (and its environs) was designated as a Conservation Area because it was the UK's first wholly pedestrianised town centre which remains as an unaltered 'New Town' centre.

S.2 The Conservation Area contains the two listed structures of The Clock Tower and the Joyride statue which are both Grade II Listed and located within the Town Square. The New Town heritage has shaped a distinctive town centre and continues to influence the character and sense of place in Stevenage today.

S.3 The new town heritage provides a unique development ethos and context. Whilst the modernist new town architecture does not appeal to all, the formal structure of the town centre with its pedestrian streets, public spaces and defined vistas, provides a clear framework for selective redevelopment.

S.4 The town centre was specifically located to the south of the original High Street and designed to become the retail, commercial, administrative and social heart of the New Town.

S.5 Design principles for the town centre reflected this ambition for Stevenage with the core pedestrianised streets serving the retail provision. These are surrounded by municipal and civic buildings including SBC, the library, magistrate's courts, register office, health clinics and the Arts and Leisure centre including the municipal theatre all designed into the heart of the town.

S.6 The centre was served by effective transport links including the Ring Road to enable cars to access retail and services, but also for public transport with the bus station being located at the heart of the town centre adjacent to the main square.

S.7 The town centre that evolved from these principles served Stevenage well for many years. However, the wider economic context has changed and if the centre is to find the same place at the heart of its people, then change is now required.

S.8 In planning for the future of the Town Centre, the commitment to the original New

Town motto remains firm. However, the town centre has not kept pace and no longer reflects the requirements and ambitions of residents and visitors alike.

S.9 Development in the Town Centre should follow the same principles as those already set out in this Design Guidance with regard to safety, sustainability, residential and commercial expectations. However, there is a uniqueness of the Town Centre that needs to be enlivened and enhanced, drawing inspiration from the urban form and applying it in a modern and inventive way to the regeneration opportunities that the Town Centre presents. Further details are contained in Appendix E.

**Features and façades**

S.10 The streets of the Town Centre are characterised by their own individual features and façades. This helps to define the area and the spaces within them. This is even more significant in the area of the Conservation Area of Town Square and its environ.

S.11 The variety of features and materials on façades lends to a good visual contrast and aids towards placemaking. Differentiation of features and materials between office and retail and residential/ retail is provided by pictorial and sectional analyses.

**Conservation area**

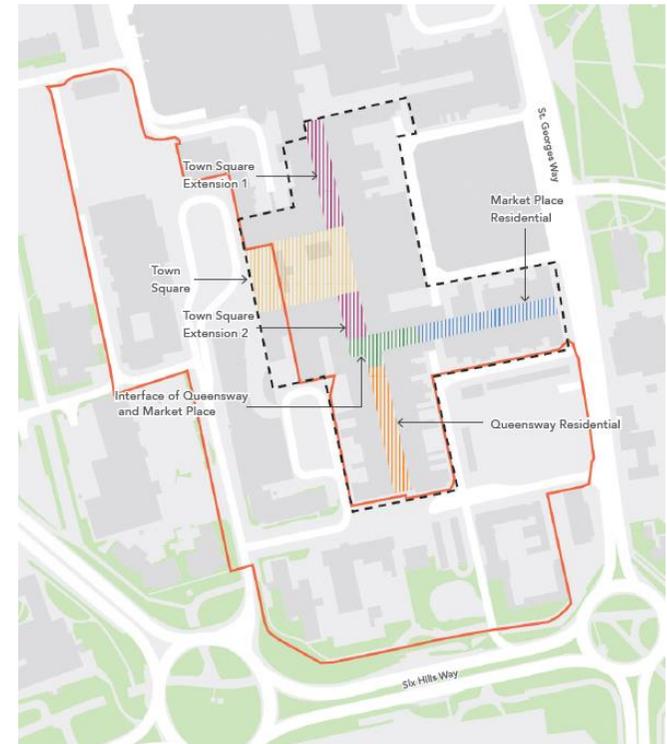
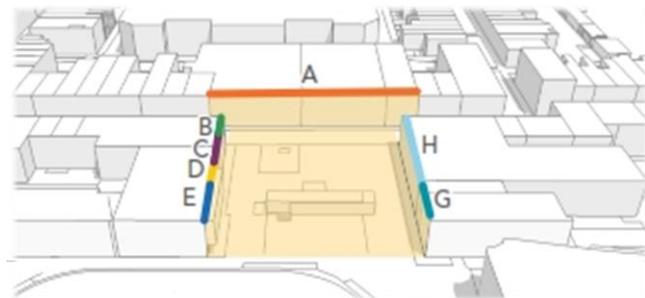
S.12 Five character areas have been identified in the Town Square Conservation Area. Within each of these areas, the façades vary and this is testament to the architectural variety in the Conservation Area and their role in conveying the historic and heritage significance of the area.

S.13 The composition of features provides a good visual variety and distinction of character between areas, including varying window styles, balconies and a mix of building materials. Blank walls and wall art installations offer 'visual breaks' between character areas.

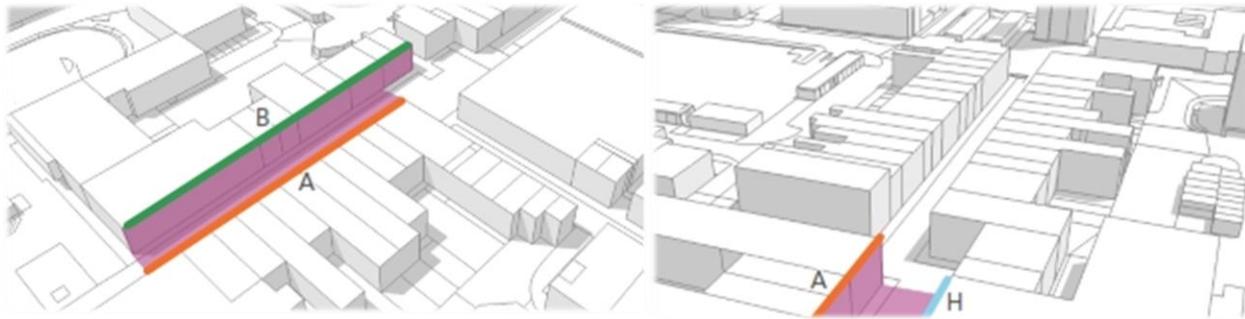
**Town square**

S.14 Windows of various proportions as well as building materials including brick, concrete, painted and mosaic tiles and plaster are present. Protruding features on building fronts include metal balconies and wall art installations.

The variety in features and materials, set out below, is a consequence of the multitude of façades present around the Square itself, making this character area the most diverse and varied amongst the rest. This design intent could be reflecting the nature of the mixed uses, creating a truly vibrant space for all.



### Town Square Extensions 1 and 2 (Queensway North and South)

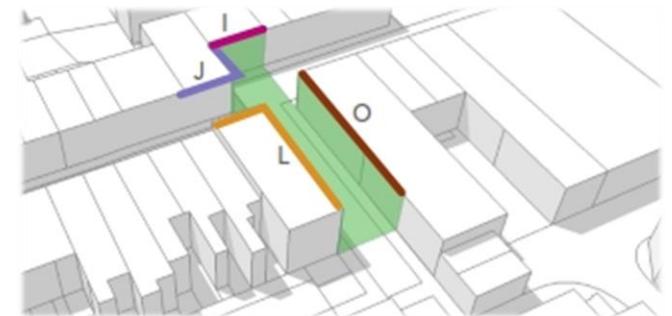


elevation of this character area highlights its nature more as a route than a space or destination.

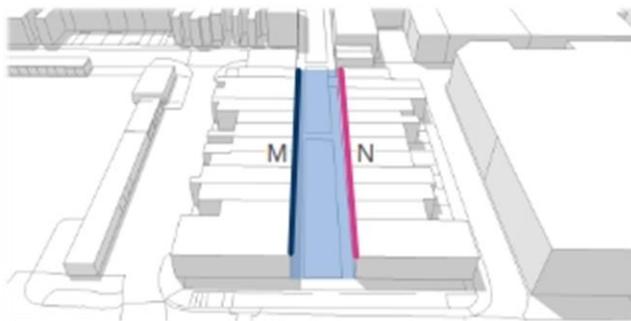
S.15 Visual and aesthetic variety in Extension Area 1 and 2 is of a lesser extent compared to the Town Square due to the presence of two façade types. The vertical and horizontal proportions are clearly defined by near continuous repetition of similar window types and materials. A cantilevered canopy along the street offers a 'break' between upper and lower levels along the street, emphasising the different building uses. The consistent

### Interface of Queensway and Market Place

S.16 Positioned at the intersection of Queensway and Market Place there are four identified façades. The predominant material is concrete and brick. The vertical and horizontal proportions of the façade are broken down by smooth and course concrete panels, within which an almost continuous use of one window type is present. Windows framed predominately in metal offer visual variety. This character area offers a clear transition towards mixed use blocks consisting of commercial and residential above.



### Market Place Residential



S.17 Two façade types exist at Market Place and the predominant building material used is brick. Protruding balconies positioned above cantilevered canopies run along the entirety of both façades. A variety in windows, primarily framed in uPVC exist, with the occasional offering of bay windows made. The overall character of this area is consistent in terms of materiality, with less variety of facade treatments. Brick reflects the majority of the residential elements.

### Queensway Residential

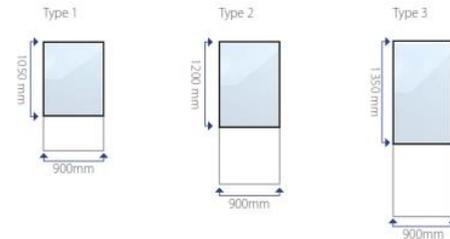
S.18 A consistent façade profile on either side of this axis is defined by a uniform building height and an almost continuous use of brick through a single type of facade. The upper floors are characterised by a staggered profile of windows and protruding balconies, all of which are positioned above cantilevered canopies. Again, this is a character are that reflects residential use and its route linking to the southern linear park.

### Window Types

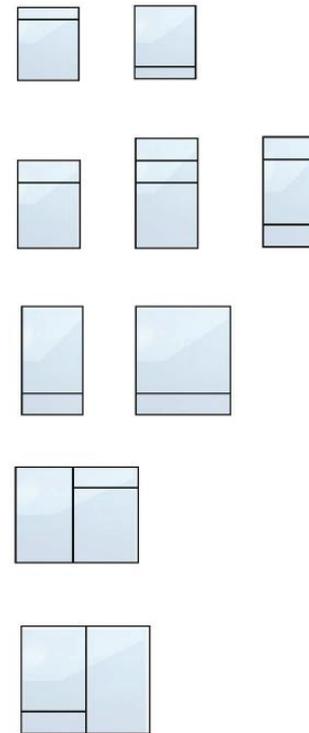
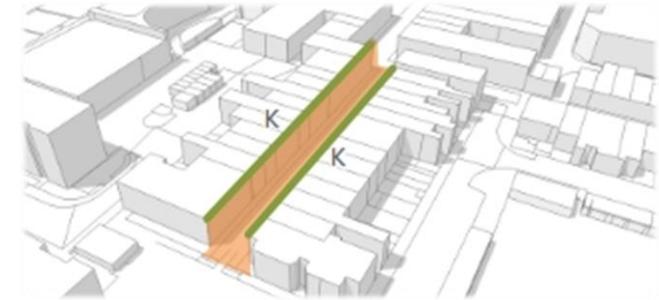
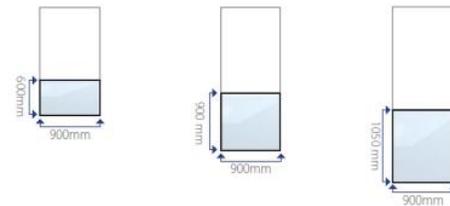
S.19 Looking at the various window types, proportions, sizes, patterns and styles, an illustrative analysis is given of all intended window types within the Conservation Area.

S.20 Three window types of varying proportions and size have been identified across the Conservation Area. The proportional relationship between upper and lower panels is illustrated across the three types below and the breakdown of each type, influenced by patterns and styles are set out on the pages opposite. A series of precedent examples are also provided.

Upper panel sizes



Base panel sizes



### Elevation Proportions and Uses

S.21 The character of a façade is informed by the use within a building which in turn influences the upper and lower profile of the façade itself. The positioning of features, such as windows and balconies, and the choice of materials varies between use types. The profile of a residential façade is quite different to that of an office / commercial façade by way of the arrangement of features as well as the arrangement of vertical and horizontal proportions. The following pages set out how materials and features and their arrangement is influenced by use. Within the Stevenage Town Conservation Area, all ground floor levels (building bases) are clearly defined and expressed in relation to any upper floor uses.

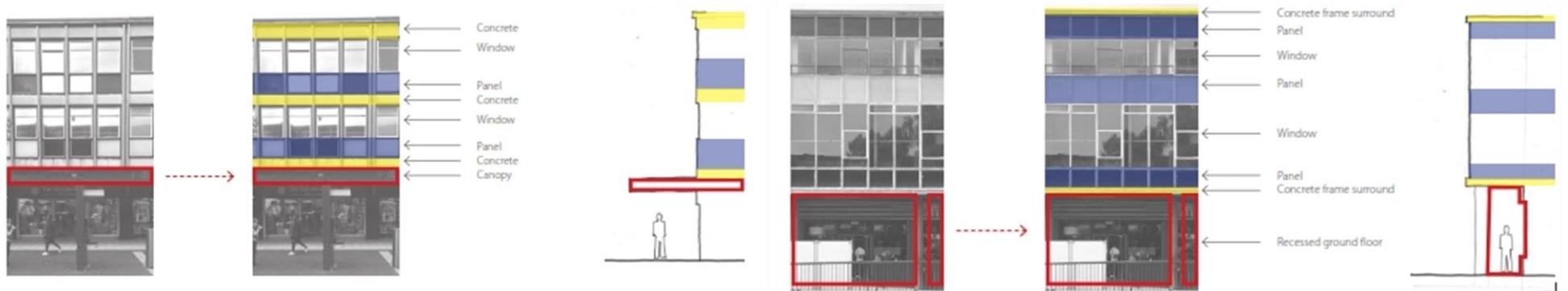
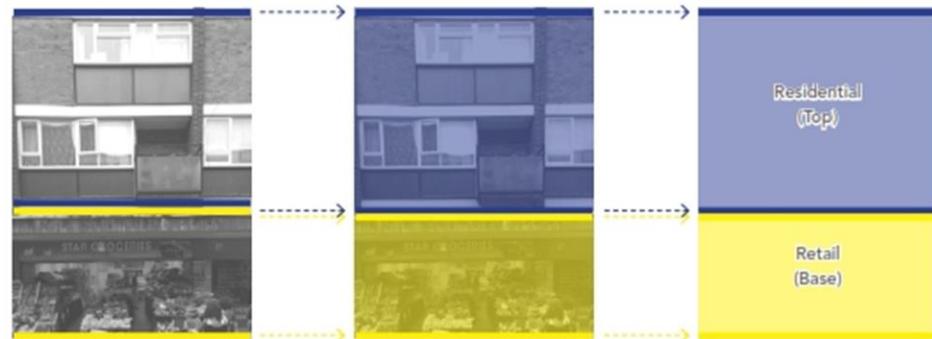
S.22 The proportional treatment of office/retail façades is made of a range of materials and features. In the example below, a cantilevered canopy marks the use transition between upper and lower floors. The mix of materials which differentiate façade are located on the upper floors.

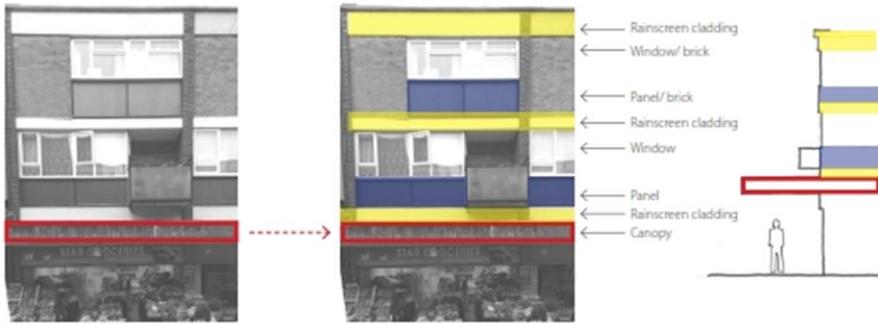
S.23 Above an extruding upper level façade, the materials express a strong horizontal rhythm which is broken down by a staggered arrangement of windows set in vertically arranged metal frames.

Office/Retail Façades



Residential/Retail Façades





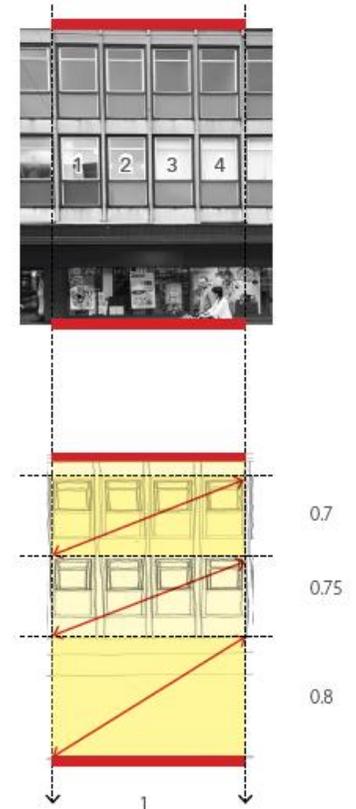
distinguished from each other.

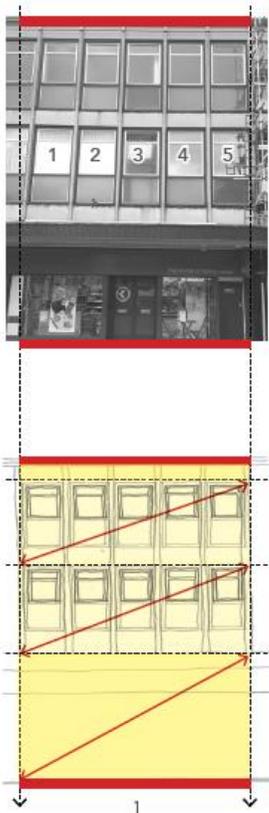
S.26 Elevations are proportioned by the arrangement and size of windows across the Conservation Area. Defined by the features including protruding concrete extrusions, windows in groups of four are identified. Repetition of four's occurs along this façade creating a continuous rhythm on the upper floors.

S.27 The plan illustrates the proportional relationship between the upper and lower levels in groups of four. An almost continuous vertical relationship exists between all levels whilst the horizontal proportion represents a slightly wider scale.

S.24 Similar to office/retail buildings, the treatment of residential/retail façades is characterised by materials and features and the arrangement of such for retail and residential use on the lower and upper levels respectively. In the example below, features such as balconies and the use of varying materials facilitate different requirements as well as visual distinction to office related uses, particularly on upper levels. The horizontal rhythm is still evident along this type of façade.

S.25 Focussing on the proportions of windows along building elevations, an analysis of the varying window types is provided and helps to inform an understanding of how elevations are



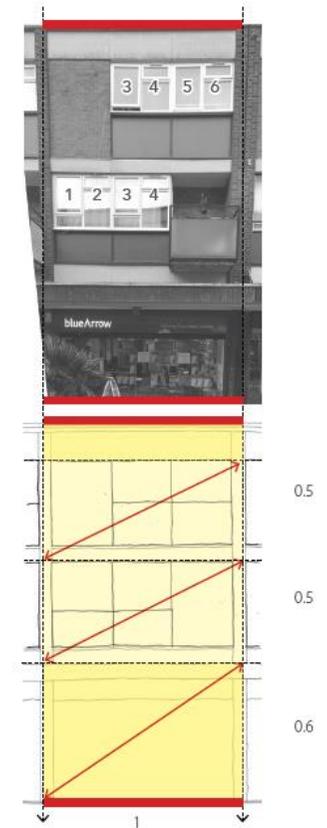


S.28 The upper level of the façade is influenced by the proportions of lower level unit. Windows in groups of five characterise the proportional breakdown of the façade and are set within vertical concrete extrusions.

S.29 The plan illustrates the proportional relationship between the upper and lower levels. The upper most part of the façade represents the smallest elevation breakdown whilst the two lower sections are consistent in scale proportion.

S.30 The façade opposite is characterised by windows, arranged in groups of 6, and their repetition is broken down by the placement of brick on the upper part and balconies on the lower part.

S.31 The plan below illustrates the proportional relationship and also how variety between both levels is provided by the introduction of materials and features on the façade, though by horizontally staggering the window arrangement further horizontal expression is achieved.



Appendix A – Stevenage Urban Character Assessments (2008, SBC)

<b>Bedwell</b>
<b>General Characteristics</b>
New Town neighbourhood
Low density Terraced blocks – 24 dph
High density flats towards western edge of neighbourhood
Low boundary walls and hedgerows to front, sometimes no distinct front boundaries
Mature and attractive landscaping
Access issues to properties, limited parking availability
<b>Development Considerations</b>
Off street parking which does not affect the street scene
Landscaping – this is an area with a deficiency of natural and semi-natural open space
Extensions of cycle and pedestrian links
Capitalise on central location
Borders Countryside Heritage site at Monks and Whomerly Wood

<b>Broadwater</b>
<b>General Characteristics</b>
Small pockets of medieval buildings at Hertford Road/London Road junction, Shephalbury and Bragbury End
New Town neighbourhood to north of area
Private modern estate developments to south of area (Hertford Road)
Low density, typically 2 to 3 storey developments, exception at neighbourhood centres and Roebuck Gate – 24dph
Mature and attractive landscaping
Access issues to new town neighbourhood properties, limited parking availability
<b>Development Considerations</b>
Off street parking which does not affect the street scene
Landscaping – there are also existing deficiencies in the quantity of amenity green spaces
Extensions of cycle and pedestrian links
Broadwater (Marymead) Conservation Area
Listed buildings on Hertford Road and at Bragbury and Shephalbury
Areas of archaeological significance, as advised by HCC, at Broadwater Farm, Wychdell and Bragbury End
Stevenage Brook runs through southern section of neighbourhood
Noise issues from railway which runs south of neighbourhood

<b>Chells</b>
<b>General Characteristics</b>
New Town neighbourhood
Low density, 2 to 3 storey developments, exceptions at neighbourhood centres – 27 dph
Mature and attractive landscaping
Access issues to front of new town neighbourhood properties due to layout of urban form
<b>Development Considerations</b>
Off street parking which does not affect the street scene
Landscaping – there are also existing deficiencies in the quantity of amenity green space
Extensions of cycle and pedestrian links
Borders several wildlife sites
Ancient Lane at Narrowbox Lane

<b>Chells Manor</b>
<b>General Characteristics</b>
Modern 20 <sup>th</sup> Century estate developments
Pocket of rural form along Chells Lane

High density, 2 to 3 storey developments, exception at neighbourhood centre – 35dph
<b>Development Considerations</b>
Landscaping
Extensions of cycle and pedestrian links
Borders several wildlife sites
Listed Buildings along Chells Lane
Ancient Lanes at Lanterns lane and Chells Lane

<b>Coreys Mill and Rectory Lane</b>
<b>General Characteristics</b>
Area of rural settlement layout along Rectory Lane and Weston Lane
Private estate development from 1960's onwards most common. Large homes on large plots
Generally, very low density and low scale development, typically 2 storeys – 16dph
Open countryside to the north of the area
Mature landscaping, on public and private property, throughout area
Typically, no on-street parking

<b>Development Considerations</b>
Landscaping
Parking solutions that do not affect the street scene
Extensions and improvements of cycle and pedestrian links
Several wildlife sites
Rectory Land and St Nicholas Conservation Area
Many Listed Buildings along Rectory Lane
Ancient Lanes at The Avenue and Fishers Green Lane
Area of archaeological significance at The Bury, as advised by HCC

<b>Old Town</b>
<b>General Characteristics</b>
Defined areas of historic character
Core commercial area at High Street. Residential above retail units
Employment uses centralised at Orchard Road/Enterprise centre
All low density, typically 2 to 3 storey developments, exception at Higgins Homes site and flatted developments along Primett Road
Mature and attractive landscaping. High quality public realm

Access issues for older people, limited parking availability
<b>Development Considerations</b>
Off street parking which does not affect the street scene
Landscaping. There are also existing deficiencies in the quantity of amenity green spaces
Extensions of cycle and pedestrian links
High Street and Orchard Road Conservation Areas and Listed Buildings throughout area
Maintain special interest of all built areas. Include small distinguishing details such as fascia's, brickwork detail, traditional materials
Area of archaeological significance, as advised by HCC, at High Street
Noise issues from railway which runs west of the area
Ongoing issues with gyratory system

<b>Pin Green</b>
<b>General Characteristics</b>
New Town neighbourhood
Typically higher densities and low scale development, typically 2 storeys – except at neighbourhood centres – 32dph
Mature landscaping throughout the area
Typically no on-street parking

<b>Development Considerations</b>
Landscaping
Extension of cycle and pedestrian links
Several wildlife sites
Ancient Lane at Old Walkern Road
Areas of archaeological significance at Martins Wood and Hampson Park, as advised by HCC

<b>Poplars</b>
<b>General Characteristics</b>
Modern 20 <sup>th</sup> Century estate developments
High density and low scale, typically 2 to 3 storey, development – 32dph
Immature landscaping

<b>Shephall</b>
<b>General Characteristics</b>
Area of rural settlement layout at Shephall Green
New town neighbourhood surrounding

Generally, low density and low scale development, typically 2 storeys – exceptions at neighbourhood centres – 26dph
Mature landscaping throughout area
<b>Development Considerations</b>
Landscaping. There are also existing deficiencies in the quantity of amenity green spaces
Parking solutions that do not affect the street scene
Extensions and improvements of cycle and pedestrian links
Several wildlife sites
Shephall Green Conservation Area
Listed Buildings around Shephall Green
Ancient Lane at Dene Lane
Are of archaeological significance at Shephall Green, as advised by HCC

<b>St Nicholas</b>
<b>General Characteristics</b>
Original neighbourhood located to the south of area
New modern estate of Great Ashby located to the north of the area
High density, low scale development, typically 2 storeys – 33 dph average although higher in southern section

Limited landscaping throughout area
<b>Development Considerations</b>
Requirement to improve landscaping of existing neighbourhood, there are accessibility issues to natural and semi-natural open space for existing residents
Requirements for new amenity green spaces
Parking solutions that do not affect the street scene
Extensions and improvements of cycle and pedestrian links
Two wildlife sites
Borders Rectory Lane and St Nicholas Conservation Area
Borders Weston Lane and Botany Bay Lane, both Ancient Lanes.

<b>Symonds Green</b>
<b>General Characteristics</b>
Area of rural settlement layout at Symonds Green
New town neighbourhood surrounding
Modern, late 20 <sup>th</sup> Century development to north and east of area
Generally, high density and low scale development, typically 2 storeys – exception at neighbourhood centre – 32dph
Mature landscaping throughout area

Typically no on-street parking
<b>Development Considerations</b>
Landscaping
Parking solutions that do not affect the street scene
Extensions and improvements of cycle and pedestrian links
Several wildlife sites
Symonds Green Conservation Area
Listed Buildings around Symonds Green
Ancient Lane at Meadway and Fishers Green Lane
Areas of archaeological significance at Fishers Green and Symonds Green, as advised by HCC

## Appendix B - Key shopfront components

The following are key shopfront design components you need to consider when making alterations to an existing shopfront:

### Window Displays

- Shop frontages should be largely glazed to maintain a window display. Solid frontages (including obscured glass) will be discouraged.
- Vertical glazing bars (mullions) should be used to subdivide large windows in traditional shopfronts to help visually relate the shopfront with the upper elevations of the building.

### Entrances

- The design of the door should be in keeping with the other elements of the shopfront. The solid bottom panel should align with the stallriser. The top of the door should align with the transom (if present).
- Decorative tiling should be retained (if present) and reinstatement is encouraged.
- All new build shop units and shopfronts should be designed to be fully accessible to everyone.
- In the case of existing buildings, particularly where a new shop front is proposed, the following guidance should be followed:
  - Shops that have a change in level from pavement to shop floor surface can usually incorporate ramped access into or within the shop.
  - Entrance doors should be accessible to all, particularly wheelchair users and people with limited manual dexterity. 1000mm minimum clear door width in new buildings and 775mm door width in existing buildings where a new shop front or alterations to a shop front are proposed.

### Shopfront Recess

- Existing shopfront recesses should be retained.
- Removable timber or metal lattice style shutters are often more appropriate to protect recessed shop entrances than horizontally-operated lattice security gates, but they should not extend across windows.
- New recesses in shopfronts will be strongly discouraged due to their potential for attracting anti-social behaviour.

### Fascia's

- The fascia should be of a suitable size and proportion in relation to the building and should not normally extend above the cornice or below the architrave as it would upset the overall balance and proportions of a shopfront or parade
- Fascia signs should not obscure or damage existing architectural features. Deep box fascia's which project beyond the shopfront frame should be avoided
- Lettering on fascia signs should be proportionate to the scale of the shopfront. To aid identification, fascia signs should include the street number of the premises

- Where a shopfront and fascia extend across two or more shop unit bays, it is not acceptable to remove the intervening pilasters as it would:
  - weaken the frame's visual support to the upper floors; and
  - disrupt the character and rhythm of a shopping frontage created by the widths of individual shopfronts

### *Pilasters*

- New pilasters are preferably placed in line with solid wall, not windows above, to emphasise their function. This is particularly important in the case of shopping frontages on sloping sites where existing stepped profiles of fascia's and stallrisers should be preserved or reintroduced wherever possible.

### *Stallrisers*

- Stallrisers consist of solid elements below shop windows. They form a base to the shopfront display, and prevent the glazing from being damaged or soiled.
- Where stallrisers are provided, they should be at least 300mm high or to the top of the pilaster base or door panel and faced in appropriate materials for the context. They should not provide ledges that can be sat upon. Glazing should be brought to the front of a stallriser.
- Stallrisers should be retained and generally incorporated to any new shopfront on a period building.

### *Colour and materials*

- Materials should be chosen for their durability and appropriateness to their location. Traditional materials such as timber, stone and render are the most appropriate for new shopfronts, particularly for listed buildings and in conservation areas.
- More contemporary materials such as colour-coated steel, aluminium and bronze instead of timber may be appropriate in some circumstances.
- Existing glazed brickwork or tiling should be retained.
- Colour schemes for shopfronts and in particular the projecting framework should be carefully considered, particularly in conservation areas and for listed buildings.
- Proposals should be accompanied by full details of materials, finishes and colours (or sample and specification cards).

### *Folding shopfronts*

- Folding shopfronts are not generally acceptable, particularly those on historic buildings such as listed buildings and those in Conservation Areas. When open, they erode the appearance of the shopfront, creating a visual void, and can increase disturbance to neighbouring properties, particularly in the case of food and drink premises. When closed they appear as a row of doors rather than a shopfront. This creates a heavier appearance than a shopfront mullion and reduces the area of glass in the shopfront.

### Lightwells / grilles

- Pavement lights or small lightwells covered with metal grilles are typically found in front of shopfronts. These provide light into the areas beneath whilst allowing shoppers close inspection of the window display.
- Creating open lightwells with railings in front of a shopfront is not generally acceptable as it prevents window shopping and disrupts the buildings relationship to the rhythm of the street. This is also the case if the shopfront has been converted into residential accommodation.

### Signs, advertisements and hoardings

- Shop and business signs should relate well to the character, scale and architectural features of the building and respect their local context.
- Properties should only have one main fascia sign and one ancillary projecting or hanging sign per street frontage. Two projecting signs may be appropriate in cases of large shopfronts stretching across two or more shop units.
- Too many adverts/signs on a property contribute to visual clutter and can detract from the appearance of the street scene. Whilst signs that are unsympathetically designed can cause significant harm to the building and the local townscape.

### Projecting and hanging signs

- Projecting and hanging signs should normally be level with the fascia rather than below or above it. They should be positioned to the side of the shopfront at fascia level.
- Signs at upper floor levels will be discouraged. Advertising for upper floor premises by lettering on windows or by suspended banners on large frontages will only be considered acceptable where advertising a specific event for a temporary period.
- Advert signs, including those on canopies/blinds, should:
  - be considered as an integral part of a shopfront or building, designed in from the outset with new structures; and
  - be in harmony with the existing building, and neighbouring ones, in terms of their proportions, design and materials.

### Canopies, awnings and blinds

- Blinds can add colour and interest to the street scene, however, it is important to ensure that they do not dominate a shopfront or shop parade.
- Shopfront canopies and blinds are only likely to be acceptable where they are:
  - retractable;
  - traditional canvas;



- blind box integrated with the overall design;
- attached between the fascia and shopfront; and be flush with the fascia level.
- In general all blinds should be designed and installed to:
  - ensure public safety;
  - incorporate a minimum of 2.3 metres between the bottom of the blind and the pavement; and
  - incorporate a minimum of 1 metre between the blind and the kerb edge.

### *Retractable*

- Retracting awnings and blinds do not normally require planning permission, although they may require advertisement consent in certain cases. They should:
  - not obscure or damage the fascia and other important features of the shopfront and buildings;
  - be appropriate in position, design and materials to the character and scale of both the shopfront, building and locality and not have conflicting and over-dominant shapes.
- Fixed canopies require planning permission. Acrylic / plastic “Dutch blinds”, or similarly reflective materials will be strongly discouraged, due to their bulk and materials and the resulting visual clutter.
- Canvas blinds are often characteristic features of historic shopfronts and should therefore be retained or replaced using a similar design – acrylic or plastic blinds are not normally suitable.
- Canopies or blinds with signage (a letter or words for advertising purposes), are treated as advertisements and therefore [advertisement consent](#) will be required rather than planning permission.

### *Shopfront security*

Security shutters can be visually unattractive and create a 'dead', hostile appearance (especially out of opening hours), which can affect the commercial viability of an area and harm the pedestrian experience. We want to minimise the impacts on the appearance of the shopfront, the building and the character of the area.

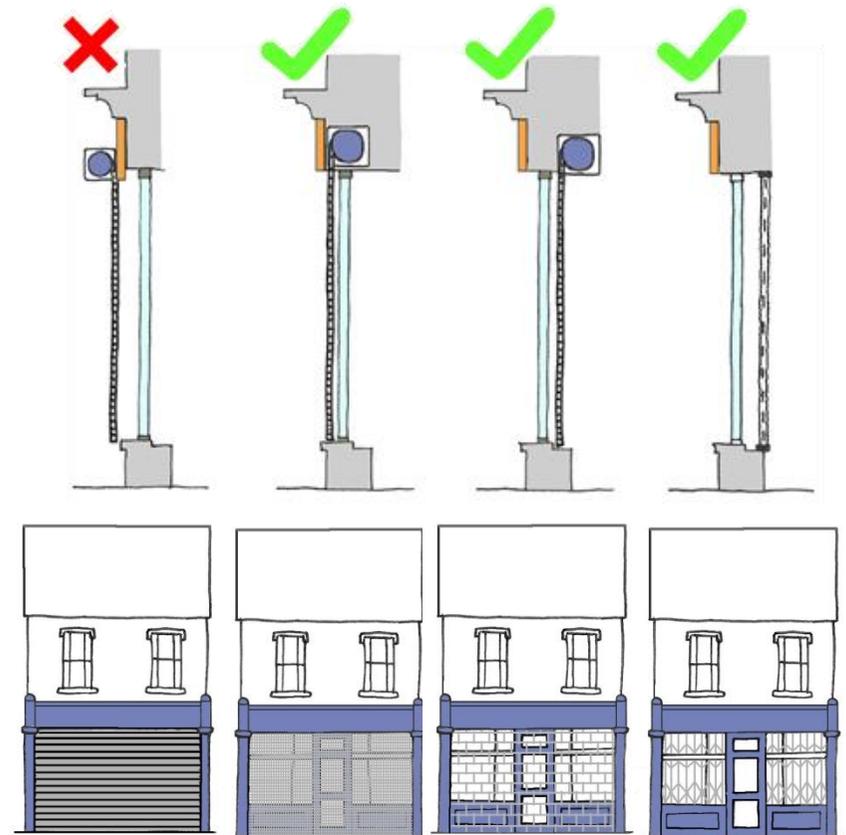
### *Shutters*

- SBC strongly encourages internal rather than external shopfront security measures. Other forms of enhanced shopfront security should be considered instead of external shutters. For example, improved internal lighting, alarm systems, the use of toughened or laminated glass, etc.
- In cases where external measures (shutters, grilles or alarm boxes, etc.) are proposed they would only be permitted where they do not harm the character of shopfronts, such as internal brick bond grilles or collapsible gates.

- External security shutters will normally require [planning permission](#), whilst internal shutters normally do not. Where internal shutters are installed they should be set back to leave a window display.
- In the case of listed buildings, the installation of any shopfront security measures, external or internal, will require [listed building consent](#). On listed buildings, there will be a presumption against the use of external security shutters and grilles in favour of internal.
- Where an external shutter is proposed it may only be considered acceptable provided it is integrated into the shopfront in terms of design, materials and colour. External measures should avoid using solid roller shutters. This includes the 'pin-hole' versions that rely upon internal illumination for any transparent effect. These designs have negative environmental impacts including:
  - obscuring the shopfront and hiding window displays;
  - attracting graffiti;
  - preventing natural surveillance;
  - creating a hostile and unsafe appearance in streets and shopping centres; and
  - being visually unattractive.

### Grilles

- Roller grilles are preferable to solid or pin-hole shutters as they provide security without obscuring window displays and allow views of the shop interior, which enhances surveillance and security.
- Removable or collapsible grilles can be used internally or externally and in both cases allow a certain degree of visibility. These only require [planning permission](#) if installed externally. However, [listed building consent](#) will also be required for internal grilles in listed buildings.
- Removable grilles are expected to remain in place only outside trading hours and should be stored inside at all other times. Any fixings should be discretely placed and must not harm architectural features or mouldings.
- Where there is a recessed entrance it is preferable to install 'Concertina style gate' between the openings.



### Shutter boxes

Shutter boxes should be discrete and should not project forward of the fascia or obscure any architectural features. They should be concealed wherever possible, for example set behind or within the fascia panel, the guide rails concealed within the frame of the shopfront and the shutter should close onto the stallriser.

### Finishes

All grilles and shutters should have an acceptable finish. They should:

- be coloured (painted, powder coated or stove enamelled) to match the rest of the shopfront, including signs.
- not be uncoated shutters, galvanised steel, a milled finish or anodised aluminium as these are not considered acceptable finishes.

In the exceptional cases where solid shutters are acceptable, original designs by artists will be encouraged provided they respect their location, particularly in Conservation Areas.

### A-boards

- The licensing of portable advertising boards on the pavement (public highway) should be carefully controlled. Pedestrians can be put at risk through poorly sited advertisements.
- Anyone proposing to place portable advertising boards on a highway that is maintained at public expense will require a [highways licence](#) from the Highways Authority. Where it is proposed to place a portable advertising board on a privately maintained forecourt, over which the public have limited access, a licence will not be required.

### Outdoor seating & spill out displays

- Many shops, particularly cafes, restaurants, greengrocers or hardware shops use an area in front of the shop for tables and chairs or to exhibit goods for sale.
- Such areas must ensure that fire tracks throughout pedestrian areas are kept clear to ensure access for emergency vehicles. Outdoor areas may require [planning permission](#) and advice should be sought from the Development Management Team. Care should be taken to avoid obstruction and to allow access for all users.
- Properties wishing to use the public realm for tables, chairs or to exhibit goods for sale must ensure that waste and recycling is managed to avoid it escaping and causing street litter. Businesses have a duty of care to dispose of their waste correctly.

## Burglar Alarms

- Burglar alarm devices must be sited so that they are both adequately visible as a deterrent but do not detract from the visual character of the shopfront.

## Cash machines

- Cash machines require [planning permission](#) and, in the case of listed buildings, [listed building consent](#). Illuminated advertising for cash machines should be discreet and is subject to [advertisement consent](#).
- Cash machines are only likely to be acceptable provided they are:
  - treated as an integral part of a building's design wherever possible;
  - not dominant in the shop display frontage in terms of size or materials;
  - positioned sensitively and not be located where queuing could cause problems;
  - with minimal amount of display material;
  - located on the busiest elevation of a building to reduce the risk of robbery;
  - fully accessible to people with disabilities in both location and detailed arrangement; and
  - in existing bank buildings of traditional design they are most successfully inserted into existing stone recesses or beneath window bays.

## All advertisements

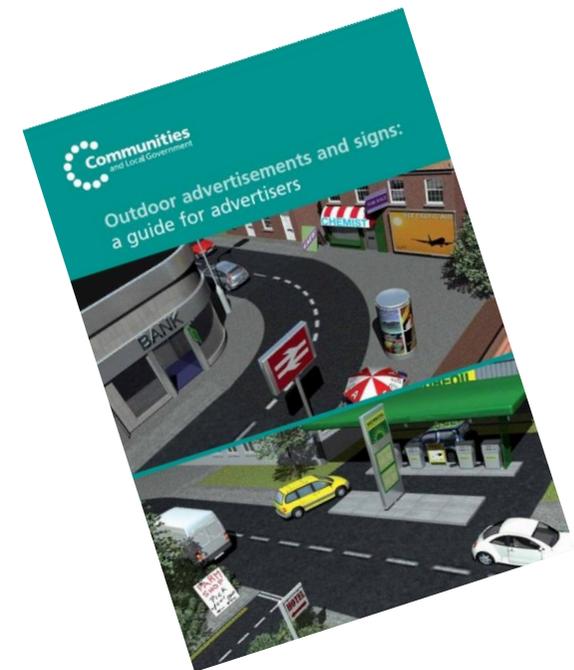
All advertisements affect the appearance of the building, structure or place where they are displayed, to the extent that they can sometimes be the most dominant feature in an urban setting.

Guidance on advertisements is contained within [Outdoor advertisements and signs: A guide for advertisers](#).

The guidance in this document should still be applied as a matter of good practice where advertisements have deemed consent and do not require formal advertisement consent.

Advertisements and signs should:

- respect the form, fabric, design and scale of the host building and setting.
- serve as an integral part of the immediate surroundings and be constructed of materials that are sympathetic to the host building and the surrounding area.



Interesting and unique styles of advertisements and signs will be considered acceptable where they are compatible with the host buildings and surrounding environment.

Generally, advertisements will:

- only be acceptable at fascia level or below.
- not be considered acceptable where they impact upon public safety, such as being hazardous to vehicular traffic (e.g. block sight lines, emit glare) or pedestrian traffic (e.g. disrupt the free flow of pedestrian movement).
- require detailed consideration if advertisements are proposed in conservation areas and on or near listed buildings given the sensitivity and historic nature of these areas or buildings. Any advertisements on or near a listed building or in a conservation area must not harm their character and appearance and must not obscure or damage specific architectural features of buildings.

### *Advertising on street furniture*

Free standing signs and signs on street furniture will not normally be accepted where they contribute to visual and physical clutter and create a hindrance to movement along the pavement or pedestrian footway.

### *Illumination*

The illumination levels of advertisements should be in accordance with the standards set by the [Institute of Lighting Professionals Guide to Illuminated Advertisements](#).

The type, appearance and method (internal, external, lettering, neon, etc.) of illuminated signs should:

- be sympathetic to the design of the building on which it is located.
- be determined by the design of the building.
- not be flashing or intermittent, whether internal or external.
- be unobtrusively sized and sited.
- be fixed and sized as discreetly as possible, particularly spotlights and trough lights.

Corporate designs involving internally illuminated signs may need to be modified where they are considered unsuitable, especially in residential areas, or conservation areas, or on listed buildings.

To ensure that an advertisement does not become unduly dominant in the streetscene, disturb adjoining residents at night, or cause safety hazards to drivers, consideration should be given to the:

- intensity of illumination;
- surface area to be illuminated; and

- positioning and colours.

Internally illuminated box signs are discouraged. Generally, the internal illumination of individual letters, rather than the whole fascia or projecting sign on a shopfront, will be more appropriate.

### *Hoardings*

Where [advertisement consent](#) is required for the display of hoardings, the following guidance will be applicable.

Advertisement hoardings or posters will not usually be acceptable, or will be carefully controlled:

- in predominantly residential areas.
- in conservation areas.
- on or near listed buildings to ensure that they do not detract from the areas and building's character and appearance.

However, if an area has a mix of uses or is predominantly in commercial use some poster or hoarding advertising may be acceptable where they satisfactorily relate to the scale of the host building or feature and its surroundings.

They should be designed and positioned as an integral feature of the building. Hoardings will not be considered acceptable:

- in locations where they may prevent or significantly damage views or obscure light;
- where they are forward of the face of adjoining buildings;
- where they project above roof ridge/eaves level;
- where they obscure architectural features or landmarks (including windows or window recesses); and
- on side walls where they would be unduly dominant.

Temporary poster hoardings used to screen buildings or construction sites while work is being carried out have deemed consent under [The Town and Country Planning \(Control of Advertisements\) \(England\) Regulations 2007](#) for commercial, industrial or business uses only. This deemed consent is not available for any residential development and is also not available in conservation areas.

The impact of illumination will be taken into consideration and where it is considered to be a nuisance or out of character with the area then it will not be considered acceptable.

### *Shroud / banner advertisements*

Shroud advertisements come in a range of forms but are generally large- scale and can cover the entire elevation of a building. As a result of the scale and size of shroud advertisements their appearance can create a conflict with the surrounding environment and the streetscene and, where the advertisement partially obscures a building, the visual appearance of the building itself. However, they can help to shield unsightly construction work.

Therefore, given the scale and size of shroud advertisements these types of advertisement proposals will only be considered acceptable primarily:

- in commercial areas
- where they screen buildings under construction, alteration or refurbishment

If considered acceptable they will only be allowed for a temporary period and should be removed upon completion of the works or at the end of the approved period, whichever is sooner. Longer consents will require additional [advertisement consent](#).

The erection of a banner or shroud advertisement may require a specific licence from the [Highways Authority](#). If [advertisement consent](#) is granted for a banner or shroud, this does not indicate that a licence will also be granted.

Shroud on scaffolding will only be permitted where:

- the scaffolding covers the entire elevation of the building and the netting on the scaffolding contains a 1:1 image of the completed building which is undergoing construction work (scaffolding is only to be erected for the purposes of carrying out building works and will be removed upon completion of the works); and
- the advertisement covers no more than 20% of each elevation and is not fragmented. It must respect the architectural form and scale of the host building. Where shroud and banner advertisements are considered acceptable on listed buildings or in conservation areas the advertisement should not cover more than 10% of each elevation and should not be fragmented. The location of the advertisement on the shroud will depend on the character of the local built form and the nature of views within it.
- in some highly sensitive locations or where the building plays a particularly important role in the appearance of the area, a visual representation of the building that is shrouded may be considered necessary to mitigate any harm to the appearance of the area.
- they relate to landmark or unique buildings, such as festival venues, museums, and do not detract from the appearance and form of the host building or the surrounding environment.
- in some commercial areas flags or banners may be considered a suitable form of display. Within residential areas, conservation areas, and on or near listed buildings we will be primarily concerned with safeguarding the amenity, character and appearance of these areas and buildings and therefore it is unlikely that such advertisements will be supported.

## Appendix C – Residential building requirements

### Building design and materials

Building features such as windows, roof pitches, overhangs, gables and chimneys should all be consistent with those of the existing property. For example, if the roof of the main building is pitched, then the extension should have a pitched roof at the same angle. However, this does not mean that contemporary design will not be acceptable, but it should respect local character and not detract from the original building.

The materials used should draw on the colour, type and texture of those used for the original house.

### Privacy and outlook

Extensions should:

- be designed and orientated in relation to that of neighbouring properties
- not adversely affect the outlook from neighbouring dwellings
- not result in any significant overlooking to neighbouring houses and gardens.

The minimum separation distances set out in respect of new dwellings will be equally applied to proposals for extensions:

No of Storeys	Type of Separation	Min. distance (metres)
Between existing and new 2 storey or a mix of 1 and 2 storey dwellings	Back to Back	25m
	Back to Side	15m
Between new 2 storeys or a mix of 1 and 2 storey	Back to Back	20m
	Back to side	12m
Over 2 storeys between existing and new dwellings	Back to Back	35m
	Back to Side	25m
Between new dwellings over 2 storeys in height	Back to Back	30m
	Back to Side	20m

### Scale

Generally, the extension should appear deferential to the original house; smaller in width, height and depth than the existing property, but still using the same proportions.

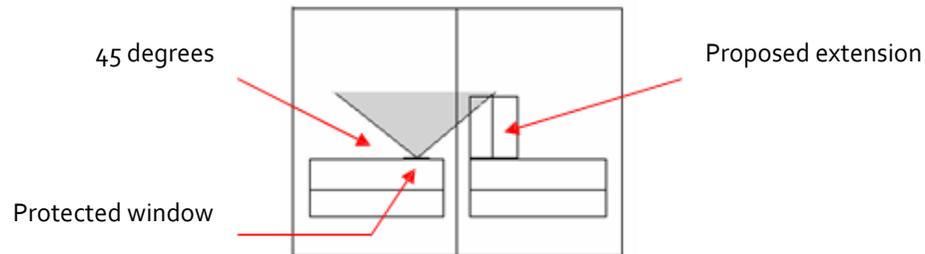
### Sunlight, daylight and overshadowing

Extensions should be designed to ensure that a satisfactory level of sunlight and daylight is provided for the occupants of both existing dwellings and those adjoining or nearby.

Where there is doubt that adequate sunlight and daylight will be achieved, indicators will be used to assess the amount of light reaching a new or existing window. The Building Research Establishment (BRE) guidelines "[Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice](#)", second edition, will be used. It provides guidance on acceptable levels of daylight and sunlight within existing and proposed developments. The indicators will not be applied to all schemes but only to those where there is doubt that adequate lighting may be achieved. This can be established by undertaking a 45 degree test or a simple "25 degree rule of thumb" test using the BRE guidelines.

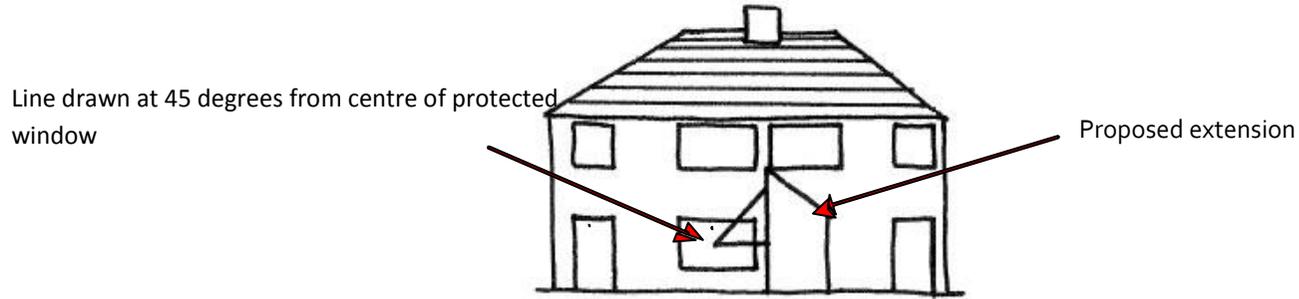
#### The 45 degree test

This rule applies to all types of dwellings. Firstly consider the plan layout of the proposed extension (see drawing A below). From the mid-point of a neighbour's protected window project two lines at 45 degrees from the centre of the window.



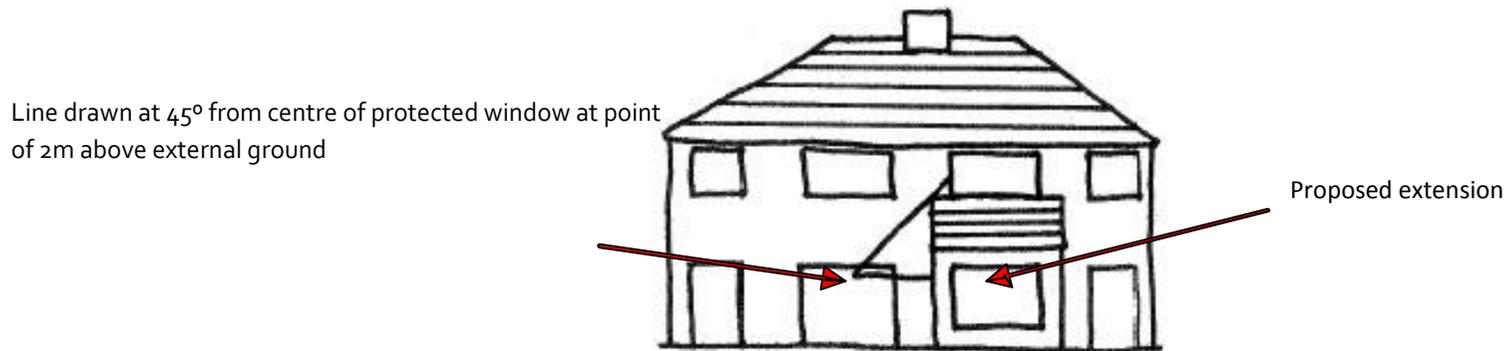
**TEST 1 - the proposed extension should not project beyond the '45 degree line' into the neighbour's protected area**

Secondly consider the elevation of the proposed extension (see drawing B below). From the centre of the neighbour's protected window draw a line at 45 degrees to the horizontal.



TEST 2 - no part of the proposed extension should encroach beyond this 45 degree line

If the 'protected window' is a floor to ceiling window (e.g. patio doors) then the 45 degree line is drawn from a point on the horizontal centre of the window at 2 metres above ground level

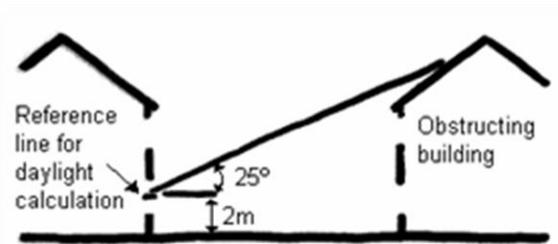


Extensions that fail both 'tests' will need to be assessed against the [BRE sunlight and daylight guidelines](#).

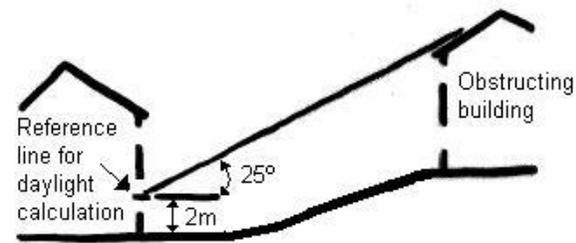
### The 25 degree test

From a point 2 metres above ground level at the horizontal centre of the protected window draw a line perpendicular to the window and at an angle of 25 degrees to the horizontal (see the drawing below). If the proposed extension cuts this line then it is likely to interfere with the diffuse skylight enjoyed by the existing building. This being the case the proposed extension is likely to cause problems of loss of light and it will be necessary to undertake a detailed sunlight and daylight assessment.

#### BRE Guidelines: 25 Degree Test



Section in plane perpendicular to the main face of the building.



On sloping sites overshadowing is more of a problem and greater spacing is required to obtain the same access to daylight for buildings lower down the slope.

### Garden size

If proposals for extensions result in the loss of garden space, SBC will ensure that a reasonable private garden area commensurate with the size of the property is retained to serve the dwelling.

### Landscaping

Proposals for extensions should not result in the loss of attractive trees or hedgerows. If it is necessary to remove landscaping, appropriate replacements will be required. This will help to maintain biodiversity in line with sustainability objectives.

## Front extensions

Generally, modest single storey front extensions will be acceptable subject to the following criteria:

- extensions to a semi-detached or terraced house that abut the boundary of another house, should project no more than 1.5 metres. A greater projection may be acceptable for detached houses;
- the shape and projection of the extension should remain subordinate in views along the street and maintain the harmony or balance between existing houses. It should respect the architectural integrity of groups of homes.
- the extension should maintain the amount of parking space available on the site below our adopted maximum standards specified in the [Parking Provision and Sustainable Transport SPD](#). Where the extension incorporates a garage it should ensure a minimum distance of 5.5 metres between the garage doors and the back edge of the footway, so that a parking space is retained.

It is also important that if any hardstanding is added/rebuilt it is created using permeable materials.

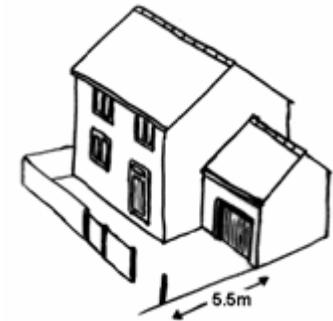
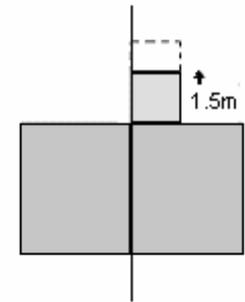
Two storey front extensions will generally not be acceptable, as they are likely to have a significant impact on the street scene, as well as seriously affecting the outlook and light of adjoining properties. In circumstances where these impacts will not occur, a two storey extension may be approved.

## Porches

The addition of a porch to a property generally falls under permitted development. However, where planning permission is required it will be subject to the same criteria as front extensions, listed above.

The entrance to a house is its focal point; porches:

- can have a significant effect on a property's appearance;
- must be carefully designed so that it follows good examples from other properties along the street
- must be in keeping with the design of the dwelling;
- must not be located too close to windows.



## Rear extensions

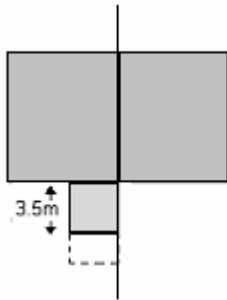
Rear extensions generally have the least impact, as they do not usually affect the street scene. They can often, therefore, be the simplest way of extending a home. The most important factors to consider when assessing rear extensions are the length and height of the extension and its proximity to the neighbouring property.

### Single storey rear extensions

Often, single storey rear extensions do not require planning permission; particularly if there have been no previous extensions on the original property.

This type of rear extension will be acceptable providing the following criteria are met:

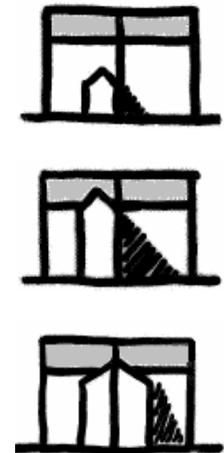
- extensions within 1 metre of the side boundary of the house should not exceed 3.5 metres in depth.
- side windows should not cause overlooking of the adjoining property and subsequent loss of privacy.
- flat roofs should not be designed for use as a balcony.



### Two storey rear extensions

Two storey rear extensions usually have a greater impact on adjoining properties and the appearance of the area. These will only be permitted where the following criteria are met:

- extensions on attached houses should not project more than 2.5 metres when they are within 1 metre of the side boundary of the house. On detached houses the degree of separation from the adjoining house will be taken into account.
- side windows should have a lower sill level of at least 1.7 metres above the internal floor level of the room which they serve unless they are obscure glazed and fixed below 1.7 metres.



### Both single and two storey rear extensions

Exceptions to the above criteria may be made when:

- joint or simultaneous applications are made by applicants in adjoining dwellings;
- where adjoining properties have been extended already;
- the existing houses are in a staggered line, the depth and width of the extension should be reduced to compensate;
- the extension would be to the north of a neighbouring dwelling; or

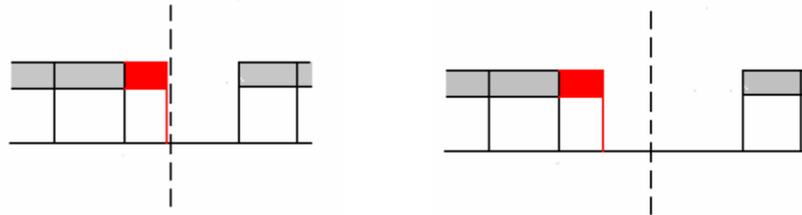
- changes in ground level increase the apparent size or impact of the extension on light and outlook, the depth and or width of the extension must normally be reduced to compensate.

### Side extensions

Extensions to the side will be considered in the same way as criteria for front and rear extensions in terms of their projection forwards or backwards relative to adjoining dwellings. Special account will also be taken of the following criteria:

- the importance of the space between houses in establishing the character of the area and the need to prevent a cramped appearance
- a terraced appearance should not be created, and the rhythm of the street should not be compromised;
- the introduction of overlooking windows over a previously private area of an adjoining dwelling will not be acceptable
- where the side extension would come closer to a road or footpath it should not be overbearing or create an alleyway effect and should respect the context of the street scene;
- in certain circumstances, for two storey side extensions, it may be appropriate for the first floor element to be set-back from the front elevation to reflect the rhythm of the street scene and maintain the character and appearance of the area; and

in two storey extensions a space of at least 1 metre must normally be retained between the new side wall and the boundary of the site to prevent a terracing effect and to prevent an extension to one dwelling removing the ability of the adjoining property to similarly extend.



*A 1m space has not been retained. A terracing effect would be created if the neighbouring property was to also extend*

*A space of over 1m has been retained. The neighbouring property can extend without creating a terracing effect.*

## Roof extensions

Roof extensions which project beyond the plane of any roof slope which forms a principal elevation and fronts a highway or which increase the height of the roof above the existing ridgeline will require [planning permission](#). Similarly, roof extensions to dwellings located within a conservation area will require [planning permission](#).

The addition of dormer windows can have a significant effect on the appearance of a property, as well as impacting upon the street scene as a whole.

Light and ventilation can often be provided by rooflights; these are less visually intrusive, reduce overlooking problems, and are also normally permitted development.

Where a roof alteration is proposed, the following criteria should be applied:

- the extension should remain below the existing ridgeline and must be kept as low as possible;
- the extension should be less than half of the roof slope;
- the extension should not extend off the main outside walls of the house;
- a minimum 500mm wide area of original roof should be retained at the bottom and both sides of the dormer;
- the roof extension should not extend below the height of the new window sills;
- the raising of the ridge height of a dwelling to accommodate a loft conversion will not normally be considered acceptable;
- in terraced houses the proposal must respect the integrity of the group or the street scene. We will discourage the introduction of such extensions, where there are no other examples within the street scene;
- the shape and size of the windows should reflect the proportions and finish of windows in the house, as well as lining up vertically with the fenestration on the property;
- the new windows should not overlook windows or private open space of adjoining houses or increase overlooking unreasonably. In exceptional circumstances, windows containing frosted glass and permanently fixed closed may be acceptable; and



*Rooflights often offer a favourable lighting solution. However, these rooflights are not in line with existing windows, and are uncoordinated in terms of size and style.*

- where possible dormer windows or roof extensions should be designed with a pitched roof. Large flat-roofed dormer windows proposed in houses with pitched roofs will generally not be acceptable.



*Dormer windows work well here, they do not over dominate the roof, line up vertically with the existing windows, and are of a consistent style and size.*



*The flat roof dormer is visually intrusive and does not follow the principles of good design.*



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## What is a Heritage Asset?

### Introduction

The Local Heritage Asset Register, more commonly known as the Local List, is a list of local heritage assets within Stevenage that the Council, in partnership with resident nominations, has identified as worthy of protection, due to their historic, architectural or archaeological interest.

The register brings together information on 140 local heritage assets, identifying the significance of these heritage assets, to help inform all current and future planning decisions.

The register is a live document and is ever evolving and this publication is merely providing a snapshot in time and an evidence base for those heritage assets currently on the register. It will be reviewed every three years; the next review will take place in 2022.

The Council may add further local heritage assets to the register. For an up-to-date list please visit - [www.Stevenage.gov.uk/localist](http://www.Stevenage.gov.uk/localist).

*"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the Local Planning Authority (including local listing)." – National Planning Policy Framework (2019)*

'Heritage interest' refers to aspects of the historic environment that are worthy of protection for current and future generations to enjoy, due to their architectural, historic or archaeological interest.

## What protection is given to a Local Heritage Asset?

### Why have a Local Heritage Asset Register?

*"Local heritage listing is a means for a community and a local authority to identify heritage assets that are valued as distinctive elements of the local historic environment."* – English Heritage (2016)

Stevenage Borough has 125 Listed Buildings (Appendix 3) and 3 Scheduled Ancient Monuments (Appendix 4); all of which are designated and protected through national legislation. In addition to this, there are 7 locally designated Conservation Areas within the Borough (Appendix 5).

However, there are many other heritage assets of architectural, historic or archaeological interest throughout Stevenage that do not meet the strict criteria for national designation, but nonetheless make a significant contribution to the historic environment of the town.

Stevenage Borough Council recognises the valuable contribution that these assets make to the historic environment, and has followed national guidance to identify these locally important heritage assets.

The inclusion of a heritage asset on the local heritage asset register does not bring any additional form of statutory protection. It can, however, help to influence the consideration of any planning applications that may affect the significance of that heritage asset, as the local heritage asset register will be a material consideration in all current and future planning decisions.

Heritage Assets added on the local heritage asset register are considered 'non-designated heritage assets' at a national planning policy level, and under the current National Planning Policy Framework (2019) the following policy (para 197) will be relevant in all planning decisions:

*"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*

### Article 4 Directions

In addition to the national and local planning policies, where the Council identifies a particular risk to a local heritage asset, they can consider applying an Article 4 Direction.

Article 4 Directions can be used by the Council to withdraw 'permitted development' rights from a local heritage asset, where it is considered necessary in order to safeguard the special interest of the local heritage asset.

Examples of 'permitted development' rights that can be removed include:

- demolition works;
- extensions and alterations;
- removal / replacement of windows and doors; and
- painting / rendering of the exterior.

The implementation of an Article 4 Direction does not prevent the works from being undertaken, but instead requires that planning permission is first obtained from the Council before any works are carried out.

## General Permitted Development Rights

A list of different permitted development types is available to view in [schedule 2 of the Town & Country Planning \(General Permitted Development\) Order 1995](#).

<b><u>Part 1:</u></b>	
Class A	The enlargement, improvement or other alteration of a dwellinghouse
Class B	The enlargement of a dwellinghouse consisting of an addition or alteration to its roof
Class C	Any other alteration to the roof of a dwellinghouse
Class D	The erection or construction of a porch outside any external door of a dwellinghouse
Class E	The provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure
Class F	The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such
Class G	The erection or provision within the curtilage of a dwellinghouse of a container for the storage of oil for domestic heating
Class H	The installation, alteration or replacement of a satellite antenna on a dwelling or within the curtilage of a dwellinghouse
<b><u>Part 2:</u></b>	
Class A	The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure
Class B	The formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road, where that access is required in connection with development permitted by any Class in the Schedule (other than by Class A of this Part)
Class C	The painting of the exterior of any building or work
<b><u>Part 3:</u></b>	
Class A	Development consisting of a change of the use of a building to a use falling within Class A1 (shops) of the Schedule to the Use Classes Order from a use falling within Class A3 (food and drink) of that Schedule or from a use for the sale, or display for sale, of motor vehicles
Class B	Development consisting of a change of the use of a building (a) to any use for any purpose falling within Class B1 (business) of the Schedule to the Use Classes Order

	from any use falling within Class B2 (general industrial) or B8 (storage and distribution) of that schedule; and (b) to a use for any purpose falling within Class B8 (storage and distribution) of that Schedule from any use falling within Class B1 (business) or B2 (general industrial)
Class C	Development consisting of a change of use to a use falling within Class A2 (financial and professional services) of the Schedule to the Use Classes Order from a use falling within Class A3 (food and drink) of that Schedule
Class D	Development consisting of a change of use of any premises with a display window at ground floor level to a use falling within Class A1 (shops) of the Schedule to the Use Classes Order from a use falling within Class A2 (financial and professional services) of that Schedule
Class E	Development consisting of a change of use of a building or other land from a use permitted by planning permission granted on an application, to another use which that permission would have specifically authorised when it was granted
Class F	Development consisting of a change of the use of a building (a) to a mixed use for any purpose with Class A1 (shops) of the Schedule to the Use Classes Order and as a single flat, from a use for any purpose within Class A1 of that Schedule; (b) to a mixed use for any purpose within Class A2 (financial and professional services) of the Schedule to the Use Classes Order and as a single flat, from a use for any purpose within Class A2 of that Schedule; and (c) where that building has a display window at ground floor level, to a mixed use for any purpose within Class A1 (shops) of the Schedule to the Use Classes Order and as a single flat, from a use for any other purpose within Class A2 (financial and professional services) of that Schedule
Class G	Development consisting of a change of the use of a building (a) to a use of any purpose within Class A1 (shops) of the Schedule to the Use Classes Order from a mixed use for any purpose within Class A1 of that Schedule and as a single flat; (b) to a use for any purpose within Class A2 (financial and professional services) of the Schedule to the Use Classes Order from a mixed use for any purpose within Class A2 of that Schedule and as a single flat; and (c) where that building has a display window at ground floor level, to a use for any purpose within Class A1 (shops) of the Schedule to the Use Classes Order from a mixed use for any purpose within Class A2 (financial and professional services) of that Schedule and as a single flat
<b><u>Part 4:</u></b>	
Class A	The provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of operations being or to be carried out on, in, under or over that land or on land adjoining that land
Class B	The use of any land for any purpose for not more than 28 days in total in any calendar year, of which not more than 4 days in total may be for the purposes referred to in paragraph B.2, and the provision on the land of any moveable structure for the purposes of the permitted use

The Council has produced a bespoke list of Article 4 Directions for entries on the register. These can be viewed online at - [www.Stevenage.gov.uk/locallist](http://www.Stevenage.gov.uk/locallist).

## Selection Criteria

In order to assess whether a local heritage asset is of sufficient special interest, meriting inclusion on the local heritage asset register, the Council have assessed all local heritage assets against a set of selection criteria.

The criteria has been based on the English Heritage guidance document 'Local Heritage Listing (2016) and has been used by the Council to ensure that a level of consistency is achieved across the borough.

The Council have concentrated on the built historic environment and so this Local Heritage Register only considers buildings and structures. This can be reviewed at a later date subject to the assessment of the other heritage assets in the Borough.

The selection criteria for buildings and structures are outlined on the following pages.

As part of the selection process, the Council developed a points scoring system for the selection criteria, allowing us to quantify whether or not a nominated heritage asset met the threshold required to merit inclusion on the register.

Appendix A shows the points scoring system used by the Council.

Where a nominated heritage asset scored at the lower end of the approvable threshold, the site was also presented to an independent decision panel, which had the final say on whether or not the site was of sufficient interest to merit inclusion.

## Selection Criteria for Buildings & Structures

- |                               |   |
|-------------------------------|---|
| <b>Historic Interest</b>      | <ul style="list-style-type: none"><li>• To be of historic interest an asset must illustrate important aspects of Stevenage's social, economic, cultural, religious or industrial development.</li><li>• An asset may have historic interest through its construction as part of the wider development of the city, or its development as a type of asset that changed the character of the town.</li><li>• Alternatively, the asset may have historic interest through its association with a nationally / regionally / locally important person or event</li></ul> |
| <b>Architectural Interest</b> | <ul style="list-style-type: none"><li>• To be of architectural interest an asset must be of importance in its architectural design, decoration, construction or craftsmanship.</li><li>• The asset may be a high-quality representation of a particular architectural style or type, an individually distinctive form of architecture or the asset may demonstrate artistic interest.</li><li>• Architectural interest also applies to assets developed by nationally/regionally / locally renowned architects, highlighting the qualities of their work.</li></ul> |

<b>Age</b>	<ul style="list-style-type: none"> <li>• The age of an asset is a good indicator of its significance, as the older the asset, the more likely it is to have special interest.</li> </ul>
<b>Rarity or Representativeness</b>	<ul style="list-style-type: none"> <li>• For an asset to have a degree of rarity, it must exemplify a design, age or other quality that is in itself uncommon, either to the locality, city or wider region. Many assets for example may be of considerable age, but may not necessarily be particularly rare</li> <li>• Alternatively, an asset may not necessarily be rare, but instead, may be a notable example of a particular asset type that is common throughout the city, as its construction was part of a particular historical / architectural trend. Where this is the case, those assets that best illustrate this particular type are worthy of inclusion on the local list.</li> </ul>
<b>Landmark Quality</b>	<ul style="list-style-type: none"> <li>• For an asset to have landmark quality, it must have visual prominence. Assets considered as 'local landmarks' are normally aesthetically attractive, dominating the street scene or an important view / vista.</li> <li>• An asset with landmark quality is normally seen as a geographical or cultural orientation point.</li> </ul>
<b>Group Value</b>	<ul style="list-style-type: none"> <li>• In addition to the individual qualities of an asset, assets may also have special interest through their relationship with other buildings, structures and spaces. This relationship can be visual or historic, and can be either the result of a deliberate design or accidental, through piecemeal development of the area.</li> </ul>
<b>Social &amp; Communal Value</b>	<ul style="list-style-type: none"> <li>• To be of social &amp; communal value an asset must be of importance to the local community. The asset may be a source of civic pride, an important facility for the community or a place that contributes to the "collective memory" of that area.</li> </ul>

## Public Consultation

As part of the production of the new register, it was important to involve members of the public, allowing them an opportunity to identify heritage assets that they considered of importance to the town. This was carried out during the production of the new register.

The first public engagement happened between August 2019 and October 2019, encouraging members of the public to nominate potential heritage assets for consideration by the Council.

A second public engagement happened in January – March 2020 and allowed the public to review a draft list of the register, which identified those heritage assets that the Council considered meriting inclusion. During this second public engagement, owners of the heritage assets were notified and given an opportunity to respond.

## How to Nominate a Heritage Asset?

If you think a site or building is worthy of inclusion on the register due to its historic, architectural or archaeological interest and is not already protected, you can ask us to assess it.

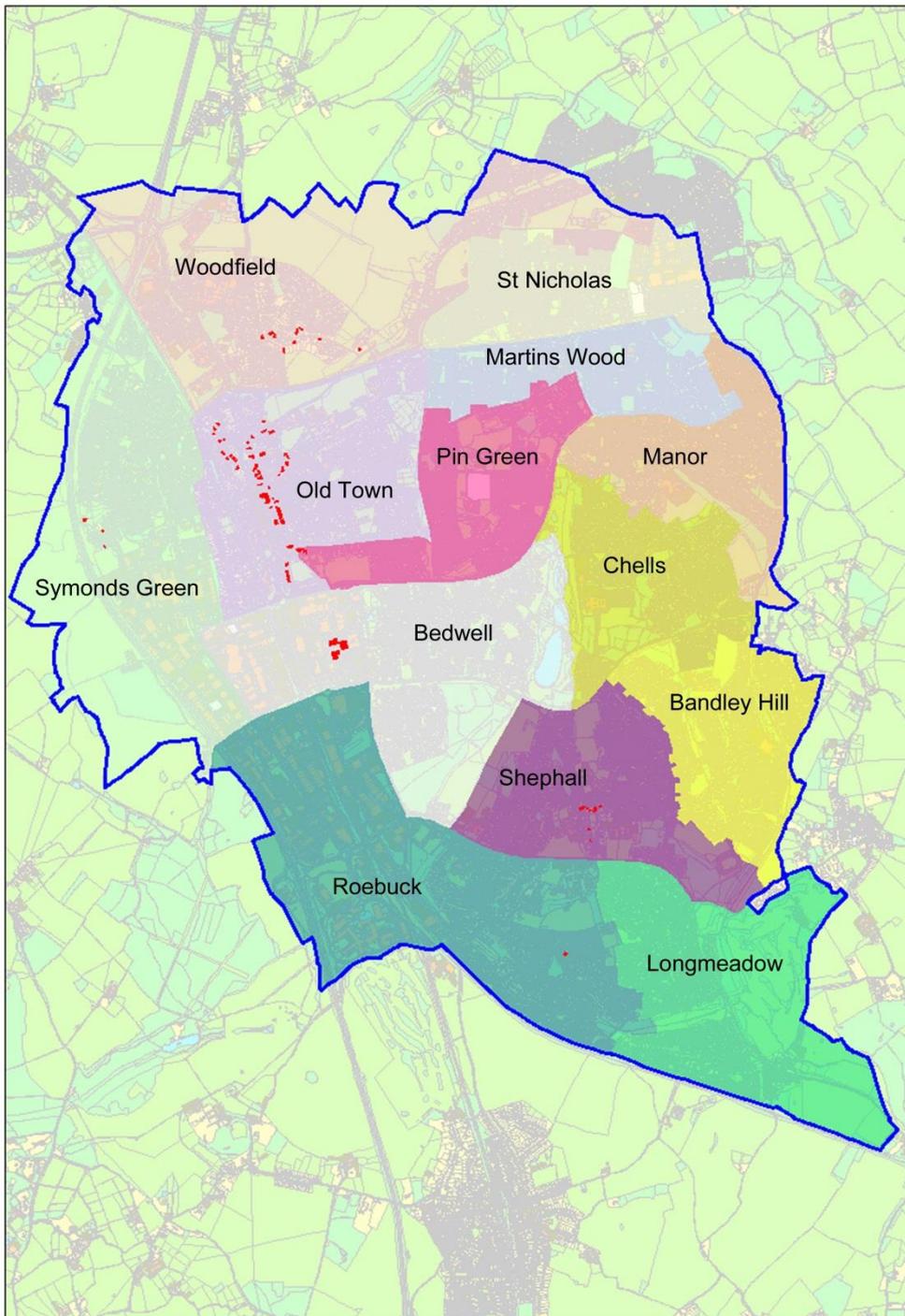
To do this, please complete the nomination form and forward it to the Planning Policy Team at [planningpolicy@stevenage.gov.uk](mailto:planningpolicy@stevenage.gov.uk)

Please note, listed buildings, scheduled monuments and sites within conservation areas do not need to be nominated, as they are already protected.

## The Register

The following section of the document provides details of all local heritage assets currently on the register at the time of publication. The information provided is a summary of each heritage asset, providing a photograph, basic information about the heritage asset, the selection criteria met and a brief summary of the reason for its designation.

The register has been split by Wards, allowing you to navigate through the register by geographical location.



## Symonds Green Ward

### Ref LL/01 Crooked Billet Public House, Symonds Green Lane



Construction Date	Early 20 <sup>th</sup> Century
Architect	Unknown
Original Use	Unknown
Current Use	Public House
Ward	Symonds Green
NGR	TL 22082 24973

#### Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	✓

#### Reason for Designation:

A part two storey red brick building finished with a Flemish Bond. The building has a tiled hipped roof, ridge decoration and finials. The front gable is tile hung with an additional gabled dormer on the left of the building and a box dormer on the right of the building. The building features timber windows and a closed porch. A weather boarded single storey extension has been added to the original building.

Ref LL/02 Symonds Lodge, Symonds Green Lane



<b>Construction Date</b>	Early 20 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Residential home
<b>Current Use</b>	Residential home
<b>Ward</b>	Symonds Green
<b>NGR</b>	TL 22203 24899

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

A part two storey red brick building finished with a Flemish Bond. The building has a tiled gabled roof with decorative timber work along with a gabled dormer with decorative timber work. Replacement UPVC diamond lattice windows have replaced the original window the building features a closed porch.

Ref LL/03 Oakfield Farmhouse, Symonds Green Lane



<b>Construction Date</b>	Unknown
<b>Architect</b>	Unknown
<b>Original Use</b>	Unknown
<b>Current Use</b>	Residential home
<b>Ward</b>	Symonds Green
<b>NGR</b>	TL 22218 24790

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

A two storey red brick farmhouse finished with a Flemish Bond and some blue headers. The roof features a tiled hipped roof and two front two storey bays both with tiled hipped roofs also. There is a central door with an open porch. The windows of the building are timber 2-over-2 sash windows.

Ref LL/04 The Fisherman Public House, Fishers Green



Construction Date	Mid-19 <sup>th</sup> Century
Architect	Unknown
Original Use	Unknown
Current Use	Public House
Ward	Symonds Green
NGR	TL 24623 24069

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	✓

Reason for Designation:

Original pub / house dating from the mid-19<sup>th</sup> century in the typical hamlet vernacular of red brick, small divided timber windows and slate roof of the day. Extended in the late 20<sup>th</sup> century with a larger two storey house with single storey brick extension bar and dining area, picking up on the existing vernacular but with timber cladding to the two storey house, linked to the original building at ground floor level adjacent the main entrance. It has been further extended in the 21<sup>st</sup> Century with a timber clad black 'out building' style dining room with a fully glazed front overlooking the pub garden.

Ref LL/05 Former Woodmans Arms Public House, Chadwell Road



<b>Construction Date</b>	Unknown
<b>Architect</b>	Unknown
<b>Original Use</b>	Public House
<b>Current Use</b>	Residential home
<b>Ward</b>	Symonds Green
<b>NGR</b>	TL 24623 24069

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

Originally the pub the Woodmans Arms, now a home dating from early / mid-20<sup>th</sup> century. Retains a timber clad first floor façade between face brick piers and brick ground floor with plain tiled roof. Retains the diamond style leaded windows of the former pub with the bay protrusion giving its former use away.

Ref LL/o6 Row of Farm Workers Cottages, 1, 4, 5 and 6 Chadwell Road



Construction Date	Unknown
Architect	Unknown
Original Use	Residential homes
Current Use	Residential homes
Ward	Symonds Green
NGR	TL 24623 24069

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	✓
Social/Communal Value	

Reason for Designation:

Mixed terrace of cottage style houses along from the former pub dating from the early 19<sup>th</sup> century in a typical hamlet vernacular of red brick with some very fine flint stone elevations at first floor level, small divided timber windows with leaded glazing and slate roof. Some fenestration changes made, enlarging the original openings but retaining leaded glazing style.

## Roebuck Ward

### Ref LL/07 St Peter's Church, Broadwater Crescent



<b>Construction Date</b>	1955
<b>Architect</b>	N. F. Cachemaille-Day and Partners
<b>Original Use</b>	Church
<b>Current Use</b>	Church
<b>Ward</b>	Roebuck
<b>NGR</b>	TL 24623 24069

#### Criteria

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	✓
<b>Group Value</b>	
<b>Social/Communal Value</b>	✓

#### Reason for Designation:

The building holds a prominent position on the corner of Broadwater Crescent and The Willows. It is a building of particular importance to the Conservation Area due to its interesting architectural design and detailing, in particular the east elevation.

Ref LL/o8 Former South Lodge, 39 Lodge Way



<b>Construction Date</b>	
<b>Architect</b>	
<b>Original Use</b>	Lodge
<b>Current Use</b>	Residential house
<b>Ward</b>	Roebuck
<b>NGR</b>	TL 24623 24069

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	✓
<b>Group Value</b>	✓
<b>Social/Communal Value</b>	

**Reason for Designation:**

The building is a two storey red brick house featuring Flemish bond. The roof is tiled and gabled. The timber porch is open and the building now features UPVC windows.

## Shephall Ward

Ref LL/09 Fullers Mead, 4 Shephall Green



<b>Construction Date</b>	c.late 16 <sup>th</sup> , early 17 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Residential home
<b>Current Use</b>	Residential home
<b>Ward</b>	Shephall
<b>NGR</b>	TL 25497 22965

### Criteria

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	✓
<b>Social/Communal Value</b>	

### Reason for Designation:

The building is a timber framed single storey dwelling, sub-divided into two units with an addition to the rear. The tiled roof has two dormers and the windows feature modern timber diamond lattice with shutters to the ground floor on the front elevation. The exterior of the building is covered with external cement render.

Ref LL/10 Fullers Mead, 5 Shephall Green



<b>Construction Date</b>	c.late 16 <sup>th</sup> , early 17 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Residential home
<b>Current Use</b>	Residential home
<b>Ward</b>	Shephall
<b>NGR</b>	TL 25497 22965

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	✓
<b>Social/Communal Value</b>	

**Reason for Designation:**

The building is a timber framed single storey dwelling, sub-divided into two units with an addition to the rear. The tiled roof has two dormers and the windows feature modern timber diamond lattice with shutters to the ground floor on the front elevation. The exterior of the building is covered with external cement render.

Ref LL/11 6 Shephall Green



<b>Construction Date</b>	Early to mid-20 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Residential home
<b>Current Use</b>	Residential home
<b>Ward</b>	Shephall
<b>NGR</b>	TL 25515 22966

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

The building is a 2 storey red brick house finished with a Flemish Bond and some blue headers. The current building replaces an earlier building on the same site. The roof is tiled and the windows feature modern timber diamond lattice.

Ref LL/12 7 Shephall Green



<b>Construction Date</b>	Late 19 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Residential home
<b>Current Use</b>	Residential home
<b>Ward</b>	Shephall
<b>NGR</b>	TL 25518 22977

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	✓
<b>Social/Communal Value</b>	

**Reason for Designation:**

The building is a 2 storey yellow stock brick cottage with a slate roof. There are two enclosed front porches to the front of the building and the windows feature timber sashes.

Ref LL/13 8 Shephall Green



<b>Construction Date</b>	Late 19 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Residential home
<b>Current Use</b>	Residential home
<b>Ward</b>	Shephall
<b>NGR</b>	TL 25525 22978

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	✓
<b>Social/Communal Value</b>	

**Reason for Designation:**

The building is a 2 storey yellow stock brick cottage with a slate roof. There are two enclosed front porches to the front of the building and the windows feature timber sashes.

Ref LL/14 9 Shephall Green



<b>Construction Date</b>	c. Late 19 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Residential home
<b>Current Use</b>	Residential home
<b>Ward</b>	Shephall
<b>NGR</b>	TL 25525 22978

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

The building is a single storey timber framed cottage which features external cement render. To the front of the building is an enclosed front porch. The roof is tiled with two dormer windows and UPVC windows have replaced the original windows.



<b>Construction Date</b>	c. Late 18 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Residential home
<b>Current Use</b>	Residential home
<b>Ward</b>	Shephall
<b>NGR</b>	TL 25563 22953

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	✓
<b>Social/Communal Value</b>	

**Reason for Designation:**

The building is a two storey semi-detached house in yellow stock brick with a rear extension. The roof is slate and the windows feature timber 2-over-2 sashes. A modern front porch has been added to the original building.

Ref LL/16 11 Shephall Green



<b>Construction Date</b>	c. Late 18 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Residential home
<b>Current Use</b>	Residential home
<b>Ward</b>	Shephall
<b>NGR</b>	TL 25571 22954

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	✓
<b>Social/Communal Value</b>	

**Reason for Designation:**

The building is a two storey semi-detached house in yellow stock brick with a rear extension. The roof is tiled and the windows feature timber 6-over-6 sashes. A weather-boarded single storey building adjoins the building with a corrugated roof.

Ref LL/17 12 Shephall Green



Construction Date	c. Late 20 <sup>th</sup> Century
Architect	Unknown
Original Use	Residential home
Current Use	Residential home
Ward	Shephall
NGR	TL 25589 22946

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	✓
Social/Communal Value	

Reason for Designation:

The building is a two storey semi-detached house in red brick and render to the first floor. The roof is tiled and the windows feature some timber frames and some UPVC frames.

Ref LL/18 13 Shephall Green



<b>Construction Date</b>	c. Late 20 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Residential home
<b>Current Use</b>	Residential home
<b>Ward</b>	Shephall
<b>NGR</b>	TL 25594 22948

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	✓
<b>Social/Communal Value</b>	

**Reason for Designation:**

The building is a two storey semi-detached house in red brick and render to the first floor. The roof is tiled and the windows feature some timber frames and some UPVC frames.

Ref LL/19 The Red Lion Public House, 14 Shephall Green



<b>Construction Date</b>	c. Late 17 <sup>th</sup> to early 18 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Unknown
<b>Current Use</b>	Public House
<b>Ward</b>	Shephall
<b>NGR</b>	TL 25598 22970

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	✓
<b>Group Value</b>	
<b>Social/Communal Value</b>	✓

**Reason for Designation:**

The oldest part of the building is to the front, south elevation. It is a single storey red brick building with Flemish bond and some blue headers. There are 6-over-6 sash dormer windows in the attic and a half hipped slate roof. The latter two and single storey extensions to the rear feature several types of timber windows and gabled tiled and slate roofs.



<b>Construction Date</b>	Early 20 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Residential home
<b>Current Use</b>	Residential home
<b>Ward</b>	Shephall
<b>NGR</b>	TL 25636 22984

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	✓
<b>Social/Communal Value</b>	

**Reason for Designation:**

The building is a single storey semi-detached red brick cottage. The roof is tiled and features dormers and a small light roof in the attic. The windows are modern timber and UPVC.

Ref LL/21 16 Shephall Green



Construction Date	Early 20 <sup>th</sup> Century
Architect	Unknown
Original Use	Residential home
Current Use	Residential home
Ward	Shephall
NGR	TL 25642 22987

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	✓
Social/Communal Value	

Reason for Designation:

The building is a single storey semi-detached red brick cottage. The roof is tiled and features dormers and a small light roof in the attic. The windows are modern UPVC.

Ref LL/22 North Lodge, 46 Shephall Green



<b>Construction Date</b>	Mid-late 19 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	School House
<b>Current Use</b>	Residential home
<b>Ward</b>	Shephall
<b>NGR</b>	TL 25559 22823

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	✓
<b>Social/Communal Value</b>	

**Reason for Designation:**

The building is a two storey red brick house featuring stretcher bond to the ground floor and Flemish bond with some tile hung walls to the first floor. The roof is tiled and part of it is gabled and part hipped and half hipped. The timber porch is open and the building features timber windows.

Ref LL/23 Barn north of Shephalbury Farmhouse



<b>Construction Date</b>	c. 17 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Formally part of Shephalbury Farm
<b>Current Use</b>	Classroom
<b>Ward</b>	Shephall
<b>NGR</b>	TL 25571 22741

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	✓
<b>Social/Communal Value</b>	

**Reason for Designation:**

The building is a timber framed and weather boarded barn on a brick sill with a corrugated iron gabled roof. The building has been heavily renovated and converted and this is demonstrated by the addition of two large air conditioning units attached to the gabled end.

Ref LL/24 St Hilda's Church, Hydean Way



Construction Date	1961
Architect	Unknown
Original Use	Church
Current Use	Church
Ward	Shephall
NGR	TL 24623 24069

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	✓
Group Value	
Social/Communal Value	✓

Reason for Designation:

Designed by Burles & Newton and built in 1961-62 in the eastern suburb of Shephall, utilises a multi stock red / brown brick with three bays of tall windows of slender concrete mullions and transoms on each side, triangulated at the top and infilled with three panels of cobble insets at the lower level and three vertical panels of rectangular panes of plain glass at the upper level. A style and pattern that is repeated either side of the main entrance. The unusual feature of the floating side chapel with a fully glazed front to the right of the main entrance makes an ethereal addition, if only to escape the drainage located below!

## Woodfield Ward

### Ref LL/25 The Granby Public House, North Road



<b>Construction Date</b>	Mid 18 <sup>th</sup> Century with later additions
<b>Architect</b>	Unknown
<b>Original Use</b>	Unknown
<b>Current Use</b>	Public House
<b>Ward</b>	Woodfield
<b>NGR</b>	TL 23305 26247

#### Criteria

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	✓

#### Reason for Designation:

The building is two storeys and made of red brick with Flemish bond and blue headers to the side elevation with pebbledash render to the front. There is an open porch with ridge tiles and timber lattice windows to the front. The main roof is tiled and gabled and the single storey extension features a hipped tiled roof on the north elevation.

Ref LL/26 'Rivelin', Rectory Lane



<b>Construction Date</b>	c.late 17 <sup>th</sup> /early 18 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Cart Shed
<b>Current Use</b>	Residential home
<b>Ward</b>	Woodfield
<b>NGR</b>	TL 23698 26230

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

The building is a single storey cart shed made from red brick with small buttresses to the exterior wall. The gable end is weather boarded and the gabled roof is tiled.

Ref LL/27 'Priory Meadow', Rectory Lane



<b>Construction Date</b>	1960's
<b>Architect</b>	Unknown
<b>Original Use</b>	Residential home
<b>Current Use</b>	Residential home
<b>Ward</b>	Woodfield
<b>NGR</b>	TL 23527 26206

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

The building is a single storey yellow stock brick property with a flat roof. The building is located close to the road and has an attached garage located near to the front door with a few windows.

Ref LL/28 'The Driftway', Rectory Lane



Construction Date	1960's
Architect	Unknown
Original Use	Residential home
Current Use	Residential home
Ward	Woodfield
NGR	TL 23452 26150

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

Reason for Designation:

The building is a single storey yellow stock brick property with a concrete flat roof. It forms a long narrow bungalow and is located back from the road next to the path onto the water meadow. Its garage is attached and stands at the front of the entrance. The windows feature some timber and some metal frames.

Ref LL/29 'Medbury', Rectory Lane



<b>Construction Date</b>	1960's
<b>Architect</b>	Leonard Vincent
<b>Original Use</b>	Residential home
<b>Current Use</b>	Residential home
<b>Ward</b>	Woodfield
<b>NGR</b>	TL 23604 26227

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

The building is a two storey yellow stock brick house with canopies and a round tower which possibly houses an interior staircase. The roof is part flat and part half-gabled with hung slate detail.

Ref LL/30 1 Rectory Croft, Rectory Lane



<b>Construction Date</b>	1960's
<b>Architect</b>	Unknown
<b>Original Use</b>	Residential home
<b>Current Use</b>	Residential home
<b>Ward</b>	Woodfield
<b>NGR</b>	TL 23535 26267

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	✓
<b>Social/Communal Value</b>	

**Reason for Designation:**

A small group of two storey yellow stock brick houses with gabled slate roofs. The buildings feature large glass windows and have attached garages.

Ref LL/31 2 Rectory Croft, Rectory Lane



Construction Date	1960's
Architect	Unknown
Original Use	Residential home
Current Use	Residential home
Ward	Woodfield
NGR	TL 23547 26280

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	✓
Social/Communal Value	

Reason for Designation:

A small group of two storey yellow stock brick houses with gabled slate roofs. The buildings feature large glass windows and have attached garages.

Ref LL/32 3 Rectory Croft, Rectory Lane



<b>Construction Date</b>	1960's
<b>Architect</b>	Unknown
<b>Original Use</b>	Residential home
<b>Current Use</b>	Residential home
<b>Ward</b>	Woodfield
<b>NGR</b>	TL 23560 26312

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	✓
<b>Social/Communal Value</b>	

**Reason for Designation:**

A small group of two storey yellow stock brick houses with gabled slate roofs. The buildings feature large glass windows and have attached garages.

Ref LL/33 4 Rectory Croft, Rectory Lane



Construction Date	1960's
Architect	Unknown
Original Use	Residential home
Current Use	Residential home
Ward	Woodfield
NGR	TL 23579 26298

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	✓
Social/Communal Value	

Reason for Designation:

A small group of two storey yellow stock brick houses with gabled slate roofs. The buildings feature large glass windows and have attached garages.

Ref LL/34 1 The Close, Rectory Lane



Construction Date	1960's/70's
Architect	Unknown
Original Use	Residential home
Current Use	Residential home
Ward	Woodfield
NGR	TL 23362 26270

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	✓
Social/Communal Value	

Reason for Designation:

A small group of single and two storey yellow stock brick houses. The roofs are tiled with some being hipped and some gabled. The buildings feature large glass windows and have attached or inbuilt garages.

Ref LL/35 2 The Close, Rectory Lane



<b>Construction Date</b>	1960's/70's
<b>Architect</b>	Unknown
<b>Original Use</b>	Residential home
<b>Current Use</b>	Residential home
<b>Ward</b>	Woodfield
<b>NGR</b>	TL 23375 26279

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	✓
<b>Social/Communal Value</b>	

**Reason for Designation:**

A small group of single and two storey yellow stock brick houses. The roofs are tiled with some being hipped and some gabled. The buildings feature large glass windows and have attached or inbuilt garages.

Ref LL/36 3 The Close, Rectory Lane



Construction Date	1960's/70's
Architect	Unknown
Original Use	Residential home
Current Use	Residential home
Ward	Woodfield
NGR	TL 23391 26257

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	✓
Social/Communal Value	

Reason for Designation:

A small group of single and two storey yellow stock brick houses. The roofs are tiled with some being hipped and some gabled. The buildings feature large glass windows and have attached or inbuilt garages.

Ref LL/37 The Bury, Church Corner, Rectory Lane



Construction Date	Mid-19 <sup>th</sup> Century
Architect	Unknown
Original Use	Residential home
Current Use	Residential home
Ward	Woodfield
NGR	TL 23976 26162

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

Reason for Designation:

The building is a two storey red brick Victorian house featuring a ground floor bay. The roof is slate and the building is of gothic style with a turret.

Ref LL/38 The Mansion, Whitney Wood



<b>Construction Date</b>	
<b>Architect</b>	Unknown
<b>Original Use</b>	Residential home
<b>Current Use</b>	Residential home
<b>Ward</b>	Woodfield
<b>NGR</b>	

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

Mid / late 19<sup>th</sup> century red brick built home formerly of the Barclay family with stone coursing to reveals and lintels of varying style windows, including oriel, bay and dormer. Tall brick chimneys also feature with some ribbon pattern flush face brick in the elevations of a contrasting light and dark brick, all typical architecture of large Victorian houses of their day.

Ref LL/39 Beefeater Coreys Mill, Coreys Mill Lane



<b>Construction Date</b>	19 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Residential home
<b>Current Use</b>	Residential home
<b>Ward</b>	Woodfield
<b>NGR</b>	TL 24623 24069

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

Original early 19<sup>th</sup> century cottages, brick with plain tile roofs, later rendered and turned into a pub and extended in the latter half of the 20<sup>th</sup> century, with a barn style timber clad building to the rear, linking the existing building with the 'barn' through a new rendered single storey entrance.

Ref LL/40 71 Whitney Drive



<b>Construction Date</b>	1966
<b>Architect</b>	Derrick Shorten
<b>Original Use</b>	Residential home
<b>Current Use</b>	Residential home
<b>Ward</b>	Woodfield
<b>NGR</b>	TL 24623 24069

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

The building is designed in a modernist fashion with a classic modernist vision of large windows and reinforced concrete to allow for floating cantilevered components and decorated with wooden panels around its flat roofs.

## Pin Green Ward

Ref LL/41 12 Sish Lane



Construction Date	19 <sup>th</sup> Century
Architect	Unknown
Original Use	Unknown
Current Use	Residential home
Ward	Pin Green
NGR	TL 23607 24751

### Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

### Reason for Designation:

The building is a two storey brick house which has been rendered and painted. It features a slate gabled roof.

Ref LL/42 8 Sish Lane



<b>Construction Date</b>	18 <sup>th</sup> Century, possibly earlier
<b>Architect</b>	Unknown
<b>Original Use</b>	Unknown
<b>Current Use</b>	Residential home
<b>Ward</b>	Pin Green
<b>NGR</b>	TL 23589 24769

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

The building is a two storey brick house divided into two properties with two porches and a large chimney to the rear. The gable roof to the main house and extension is tiled as well as the attached garage. The building features three ground floor windows and four first floor windows. Some of these windows are casements and some are sash, there may also be some decorative iron framed windows.

Ref LL/43 The Almond Tree Public House, Lonsdale Road



<b>Construction Date</b>	1969
<b>Architect</b>	Unknown
<b>Original Use</b>	Public House
<b>Current Use</b>	Public House
<b>Ward</b>	Pin Green
<b>NGR</b>	TL 24623 24069

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	✓

**Reason for Designation:**

Purpose built as a traditional neighbourhood pub with two bars, the building depicts the typical architectural design of the New Town of Stevenage in the 1960's.

## Old Town Ward

Ref LL/44 34 High Street



Construction Date	18 <sup>th</sup> Century, later facade
Architect	Unknown
Original Use	Unknown
Current Use	Shop
Ward	Old Town
NGR	TL 23264 25360

### Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

### Reason for Designation:

The building is two storeys and divided into two properties with a low pitch gabled slate roof. There is decorative timber framing to the first floor with crittall windows. The side sloping roof features a diamond leaded window.



<b>Construction Date</b>	18 <sup>th</sup> Century, later facade
<b>Architect</b>	Unknown
<b>Original Use</b>	Unknown
<b>Current Use</b>	Shop
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23263 25353

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

The building is two storeys and divided into two properties with a low pitch gabled slate roof. There is decorative timber framing to the first floor with crittall windows. The side sloping roof features a diamond leaded window.



Construction Date	19 <sup>th</sup> Century
Architect	Unknown
Original Use	Unknown
Current Use	Library
Ward	Old Town
NGR	TL 23264 25338

**Criteria**

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

**Reason for Designation:**

The building is two storeys and built of red brick. There is a shop front to the ground floor with a door and a brick and stone bay to the first floor with columns and detailed cornice. A tiled gable roof faces the road and there are timber sash windows to the first floor.

Ref LL/47 Building to the rear of 40 High Street



Construction Date	19 <sup>th</sup> Century
Architect	Unknown
Original Use	Workshop
Current Use	Offices
Ward	Old Town
NGR	TL 23269 25335

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

Reason for Designation:

The building is two storeys and built of red brick with a slate gable roof. There are timber sash windows to the first floor.

Ref LL/48 Building to the rear of 42 High Street



Construction Date	Unknown
Architect	Unknown
Original Use	Chapel/meeting house
Current Use	Offices
Ward	Old Town
NGR	TL 23246 25315

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

Reason for Designation:

The building is two storeys with render to the first floor. It is painted cream and peach with doors to the ground floor and large windows/doors above. It features a slate gable roof with brick decoration at gable eaves. The west elevation has timber windows whilst the east elevation features a small modern coloured glass window. There are security bars fitted to all openings.



Construction Date	17 <sup>th</sup> Century, later facade
Architect	Unknown
Original Use	Unknown
Current Use	Takeaway
Ward	Old Town
NGR	TL 23277 25316

**Criteria**

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

**Reason for Designation:**

The building is single storey with attic and two dormers which are set into timber casements. It is likely to be a timber framed building with a tiled gable roof. It features a front bay with timber windows and doors.



Construction Date	Early 20 <sup>th</sup> Century
Architect	Unknown
Original Use	Unknown
Current Use	Takeaway
Ward	Old Town
NGR	TL 23276 25311

**Criteria**

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

**Reason for Designation:**

The building is two storeys made with red brick. There is a shop front to the ground floor with a door. A canted bay is featured on the first floor with a gable and decorative timber framing and timber casements. The building also has a tiled gable roof.

Ref LL/51 Elmes Arcade, 50 High Street



Construction Date	1930's
Architect	Unknown
Original Use	Unknown
Current Use	Shop
Ward	Old Town
NGR	TL 23280 25296

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

Reason for Designation:

A three storey red brick building with a moulding stone string course, stone dressings around the windows and herringbone brickwork panels between the first and second floor windows. There is a central brick bay that is slightly recessed and Crittall windows (some UPVC). The roof is a hipped lay tile roof, concealed by a brick parapet.



Construction Date	19 <sup>th</sup> /20 <sup>th</sup> Century
Architect	Unknown
Original Use	Unknown
Current Use	Shop
Ward	Old Town
NGR	TL 23286 25272

**Criteria**

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

**Reason for Designation:**

A two storey red brick building with a projecting ground floor shop front with dentilled cornice and door. The building features a tiled gable roof and four timber sashes to the first floor.

Ref LL/53 56 High Street



<b>Construction Date</b>	Early 19 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Unknown
<b>Current Use</b>	Restaurant/Bar
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23292 25264

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

A two storey red brick building with a ground floor shop front with door. The building features dentilled brick cornice to the eaves, a tiled gable roof and two windows with a pair of sashes to the first floor.



<b>Construction Date</b>	19 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Unknown
<b>Current Use</b>	Restaurant/Bar
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23292 25264

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

A two storey red brick building with a ground floor shop front with door. The building features dentilled brick cornice to the eaves, a tiled gable roof and two windows with a pair of sashes to the first floor.

Ref LL/55 Buildings to the rear of 62 High Street



Construction Date	Unknown
Architect	Unknown
Original Use	Former stables and carriage store
Current Use	Public House
Ward	Old Town
NGR	TL 23640 25220

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

Reason for Designation:

A one and a half storey and single storey building both with several large openings with timber doors. The building features a tiled hipped roof with two loading thatches, one with gablet.



<b>Construction Date</b>	19 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Unknown
<b>Current Use</b>	Shop and office
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23342 25140

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

A three storey red brick building with hipped slate roof. There is a shop front to the ground floor with two doors. There are seven UPVC windows to the first floor and they are repeated on the second floor. Timber surrounds with scroll brackets supporting a plain cornice to all first floor windows. There are also timber surrounds to the second floor windows and brackets to cornice at the eaves.



Construction Date	19 <sup>th</sup> Century
Architect	Unknown
Original Use	Unknown
Current Use	Restaurant and office
Ward	Old Town
NGR	TL 23343 25104

**Criteria**

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

**Reason for Designation:**

A two storey red brick building with four timber casement attic dormers within a tiled gable roof. The building features a timber shop front to the ground floor with two doors; the south door features a timber Greek style doorcase, plain fanlight labelled with 'Lines House' whilst the north doorway is on the corner of the building. The first floor features four single pane sash windows.



Construction Date	19 <sup>th</sup> Century
Architect	Unknown
Original Use	Unknown
Current Use	Restaurant and office
Ward	Old Town
NGR	TL 23343 25104

**Criteria**

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

**Reason for Designation:**

A two storey red brick building with four timber casement attic dormers within a tiled gable roof. The building features a timber shop front to the ground floor with two doors; the south door features a timber Greek style doorcase, plain fanlight labelled with 'Lines House' whilst the north doorway is on the corner of the building. The first floor features four single pane sash windows.

Ref LL/59 90 High Street



Construction Date	19 <sup>th</sup> Century, possibly earlier
Architect	Unknown
Original Use	Unknown
Current Use	Bank
Ward	Old Town
NGR	TL 23368 52063

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

Reason for Designation:

A two storey brick building with plastered frontage and timber shop front to ground floor with cornice and doorway. The building features four single pane sash windows to the first floor and a tiled gable roof.



Construction Date	19 <sup>th</sup> Century
Architect	Unknown
Original Use	Unknown
Current Use	Restaurant
Ward	Old Town
NGR	TL 23398 24969

**Criteria**

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

**Reason for Designation:**

A two storey brick building with timber shop front to ground floor with doorway. The building features a bay and a single and pair of sash windows to the first floor and a tiled gable roof.



Construction Date	19 <sup>th</sup> Century
Architect	Unknown
Original Use	Unknown
Current Use	Shop
Ward	Old Town
NGR	TL 23401 24961

**Criteria**

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

**Reason for Designation:**

A two storey brick building with projecting timber shop front to ground floor with cornice and doorway. The building features two brick headed casement windows to the first floor and a tiled gable roof.



Construction Date	19 <sup>th</sup> Century
Architect	Unknown
Original Use	Unknown
Current Use	Shop
Ward	Old Town
NGR	TL 23401 24961

**Criteria**

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

**Reason for Designation:**

A two storey brick building with projecting timber shop front to ground floor with cornice and doorway. The building features two brick headed casement windows to the first floor and a tiled gable roof.



Construction Date	18 <sup>th</sup> Century, later facade
Architect	Unknown
Original Use	Unknown
Current Use	Restaurant
Ward	Old Town
NGR	TL 23403 24949

**Criteria**

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

**Reason for Designation:**

A single storey brick building with part timber and part cast iron shop front with pilasters (Corinthian style heads) and dentilled cornice. The front door is recessed with mosaic tile floor to the doorway.



<b>Construction Date</b>	Late 19 <sup>th</sup> /early 20 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Unknown
<b>Current Use</b>	Shop
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23349 25201

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

A two storey brick building, partly pebble dashed with a large tile hung dormer. There is a modern shop front to the ground floor entered from the side single storey rear extension. There are two windows to the first floor, each divided into three sashes. The gable roof is tiled and the north side gable wall is tile hung.



Construction Date	19 <sup>th</sup> Century core
Architect	Unknown
Original Use	Unknown
Current Use	Shop
Ward	Old Town
NGR	TL 23352 25195

**Criteria**

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

**Reason for Designation:**

A two storey brick building, partly pebble dashed with a large tile hung dormer with casement window. There is a timber shop front to the ground floor with door and a single storey 20<sup>th</sup> Century rear extension. There are two windows to the first floor, each divided into three sashes. The gable roof is tiled and there have been later alterations to insert dormers at the rear.



<b>Construction Date</b>	19 <sup>th</sup> Century core
<b>Architect</b>	Unknown
<b>Original Use</b>	Unknown
<b>Current Use</b>	Shop and offices
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23379 25118

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

A three storey brick building with shop front to the ground floor with door. The first and second floors feature two sash windows and the tiled gable roof includes decorative barge boards.



<b>Construction Date</b>	Early 20 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Unknown
<b>Current Use</b>	Cafe
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23397 25102

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

A two storey brick building with some decorative timber framing to the ground floor with door. The building features four Crittall windows to the front elevation and eight to the side elevation. The hipped roof features brick dentils to the eaves.



Construction Date	Early 20 <sup>th</sup> Century
Architect	Unknown
Original Use	Unknown
Current Use	Shop
Ward	Old Town
NGR	TL 23398 25099

**Criteria**

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

**Reason for Designation:**

A two storey brick building with some decorative timber framing to the ground floor with door. The building features four Crittall windows to the front elevation and eight to the side elevation. The hipped roof features brick dentils to the eaves.

Ref LL/69 81 High Street



Construction Date	19 <sup>th</sup> Century
Architect	Unknown
Original Use	Unknown
Current Use	Shop
Ward	Old Town
NGR	TL 23406 25063

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

Reason for Designation:

A two storey brick building with timber shop front to ground floor with two doors and cornice. The first floor features three sash windows and there is a slate gable roof.

Ref LL/70 83 High Street



Construction Date	19 <sup>th</sup> Century
Architect	Unknown
Original Use	Unknown
Current Use	Shop
Ward	Old Town
NGR	TL 23406 25063

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

Reason for Designation:

A two storey brick building with timber shop front to ground floor with two doors and cornice. The first floor features three sash windows and there is a slate gable roof.



Construction Date	19 <sup>th</sup> Century
Architect	Unknown
Original Use	Unknown
Current Use	Shop
Ward	Old Town
NGR	TL 23416 25052

**Criteria**

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

**Reason for Designation:**

A two storey red brick building with timber shop front to ground floor with two doors. The building features three windows to the first floor and one awning. The tiled gable roof has a central gable facing the street.



Construction Date	19 <sup>th</sup> Century
Architect	Unknown
Original Use	Unknown
Current Use	Shop
Ward	Old Town
NGR	TL 23416 25052

**Criteria**

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

**Reason for Designation:**

A two storey red brick building with timber shop front to ground floor with two doors. The building features three windows to the first floor and one awning. The tiled gable roof has a central gable facing the street.



<b>Construction Date</b>	19 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Unknown
<b>Current Use</b>	Shop
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23419 25042

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

A two storey brick building with timber shop front to ground floor with central and side doors. The building features five sash windows to the first floor and a slate/asbestos tile gable roof.



<b>Construction Date</b>	19 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Unknown
<b>Current Use</b>	Shop
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23419 25042

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

A two storey brick building with timber shop front to ground floor with central and side doors. The building features five sash windows to the first floor and a slate/asbestos tile gable roof.



Construction Date	19 <sup>th</sup> Century
Architect	Unknown
Original Use	Unknown
Current Use	Shop
Ward	Old Town
NGR	TL 23422 25035

**Criteria**

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

**Reason for Designation:**

A two storey brick building with timber shop front to ground floor with central and side doors. The building features five UPVC windows to the first floor and a slate gable roof.

Ref LL/76 Buildings to the rear of 93 High Street



Construction Date	19 <sup>th</sup> Century
Architect	Unknown
Original Use	Unknown
Current Use	Unknown
Ward	Old Town
NGR	TL 23422 25035

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

Reason for Designation:

A two storey brick building with large modern door, two casement windows and single window facing onto Church Street. The building features a slate gable roof.

Ref LL/77 95 High Street



Construction Date	19 <sup>th</sup> Century
Architect	Unknown
Original Use	Unknown
Current Use	Shop
Ward	Old Town
NGR	TL 23422 25035

**Criteria**

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

**Reason for Designation:**

A two storey brick building with timber shop front to ground floor with central and side doors. The building features five UPVC windows to the first floor and a slate gable roof.

Ref LL/78 97 High Street



Construction Date	19 <sup>th</sup> Century
Architect	Unknown
Original Use	Unknown
Current Use	Shop
Ward	Old Town
NGR	TL 23422 25019

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

Reason for Designation:

A two storey brick building with shop front to ground floor with door. The building features three sash windows to the first floor and a slate gable roof.



<b>Construction Date</b>	18 <sup>th</sup> Century, rebuilt 1829 after a fire
<b>Architect</b>	Unknown
<b>Original Use</b>	Unknown
<b>Current Use</b>	Restaurant
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23423 25007

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

A two storey brick building with pebble dash to first floor. The building features a pilastered doorcase with scrolls supporting a gable head. There are four windows to the ground floor, two sash and two casement. The first floor features four sash windows, one being a canted bay. The gable roof is tiled.

Ref LL/8o Buildings and wall to the rear of 99 High Street



<b>Construction Date</b>	19 <sup>th</sup> century
<b>Architect</b>	Unknown
<b>Original Use</b>	Unknown
<b>Current Use</b>	Unknown
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23423 25007

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

A single storey yellow stock brick building with hatch facing onto Church Street. It features a slate gable roof.

Ref LL/81 101 High Street



Construction Date	19 <sup>th</sup> century
Architect	Unknown
Original Use	Unknown
Current Use	Estate Agent
Ward	Old Town
NGR	TL 23426 24997

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

Reason for Designation:

A two storey brick building with slate gable roof. There are two shop fronts to the ground floor with pilasters and two doors. The building features three sash windows to the first floor.



Construction Date	19 <sup>th</sup> century
Architect	Unknown
Original Use	Unknown
Current Use	Shop
Ward	Old Town
NGR	TL 23426 24994

**Criteria**

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

**Reason for Designation:**

A two storey brick building with slate gable roof. There are two shop fronts to the ground floor with pilasters and two doors. The building features three sash windows to the first floor.

Ref LL/83 103 High Street



Construction Date	19 <sup>th</sup> century
Architect	Unknown
Original Use	Unknown
Current Use	Shop
Ward	Old Town
NGR	TL 23434 24992

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

Reason for Designation:

A two storey brick building with slate gable roof. There is a shop front to the ground floor with a door. The building features one UPVC window to the first floor.



Construction Date	19 <sup>th</sup> century
Architect	Unknown
Original Use	Unknown
Current Use	Shop
Ward	Old Town
NGR	TL 23434 24992

**Criteria**

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

**Reason for Designation:**

A two storey brick building with slate gable roof. There are large windows to the front on the ground floor with a door which is set in a timber doorcase with hood and panelled sides. The building features three sash windows to the first floor.



Construction Date	19 <sup>th</sup> century
Architect	Unknown
Original Use	Unknown
Current Use	Takeaway
Ward	Old Town
NGR	TL 23437 24976

**Criteria**

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

**Reason for Designation:**

A two storey brick building with slate gable roof. There are projecting bay shop fronts to the ground floor with a door with awning. The building features a carriage way with iron gates and five sash windows to the first floor.



<b>Construction Date</b>	19 <sup>th</sup> century
<b>Architect</b>	Unknown
<b>Original Use</b>	Unknown
<b>Current Use</b>	Shop
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23437 24962

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

A two storey brick building with slate gable roof. There are projecting bay shop fronts to the ground floor with a door with awning. The building features a carriage way with iron gates and five sash windows to the first floor.



Construction Date	19 <sup>th</sup> century
Architect	Unknown
Original Use	Unknown
Current Use	Shop
Ward	Old Town
NGR	TL 23438 24956

**Criteria**

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

**Reason for Designation:**

A two storey brick building with slate gable roof. There are projecting bay shop fronts to the ground floor with a door. The building features two sash windows to the first floor.

Ref LL/88 113 High Street



Construction Date	19 <sup>th</sup> century
Architect	Unknown
Original Use	Unknown
Current Use	Shop
Ward	Old Town
NGR	TL 23438 24956

#### Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

#### Reason for Designation:

A two storey brick building with slate gable roof. There are projecting bay shop fronts to the ground floor with a door. The building features two sash windows to the first floor.

Ref LL/89 Buildings to the rear 115 and 117 High Street



<b>Construction Date</b>	19 <sup>th</sup> century
<b>Architect</b>	Unknown
<b>Original Use</b>	Mouldens Brewery
<b>Current Use</b>	Unknown
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23446 24952

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	✓
<b>Social/Communal Value</b>	

**Reason for Designation:**

There are two buildings featured, one being a single storey red brick building with a slate roof and some openings into the courtyard. The other being a two storey red brick building with slate gable roof and carriageway with openings into the courtyard. This building features three windows and a first floor loading hatch. A brick boundary wall is attached.

Ref LL/90 1 Albert Street



Construction Date	19 <sup>th</sup> century
Architect	Unknown
Original Use	Unknown
Current Use	Unknown
Ward	Old Town
NGR	TL 23402 25102

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	✓
Social/Communal Value	

Reason for Designation:

A two storey red brick angled building with tiled gabled roof which is hipped at the corner. There is decorative timber framing with yellow stock brick infill to the ground floor, some with herringbone pattern. The building also features two Crittall windows to the first floor.

Ref LL/91 1a Albert Street



Construction Date	19 <sup>th</sup> century
Architect	Unknown
Original Use	Unknown
Current Use	Unknown
Ward	Old Town
NGR	TL 23402 25102

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	✓
Social/Communal Value	

Reason for Designation:

A two storey red brick angled building with tiled gabled roof which is hipped at the corner. There is decorative timber framing with yellow stock brick infill to the ground floor, some with herringbone pattern. The building also features two Crittall windows to the first floor.

Ref LL/92 27 Church Lane (buildings and wall to rear of 69 High Street)



Construction Date	19 <sup>th</sup> century
Architect	Unknown
Original Use	Unknown
Current Use	Unknown
Ward	Old Town
NGR	TL 23410 25109

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	✓
Social/Communal Value	

Reason for Designation:

A two storey red brick angled building with tiled gabled roof which is hipped at the corner. There is decorative timber framing with yellow stock brick infill to the ground floor, some with herringbone pattern. The building also features two Crittall windows to the first floor.

Ref LL/93 Alleynes School (Victorian extension to front), Bowling Green



Construction Date	19 <sup>th</sup> century
Architect	Unknown
Original Use	Unknown
Current Use	School Building
Ward	Old Town
NGR	TL 23640 25220

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

Reason for Designation:

Single storey red brick building with side buttresses and Flemish bond. The building features a tiled roof with open timber bell tower (gothic style) and bell. The north elevation features mullion and transom timber windows with a large pointed arched timber window to west elevation. There is a single storey building attached to the west elevation with a decorated parapet and smaller windows and an attached boundary wall.

Ref LL/94 4 Bowling Green



Construction Date	19 <sup>th</sup> century
Architect	Unknown
Original Use	Unknown
Current Use	Residential home
Ward	Old Town
NGR	TL 23233 25556

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

Reason for Designation:

A two storey brick symmetrical house with tiled gable roof. The front elevation features two storey bays each with sloping roof into a gablet and central door with fanlight. Each gablet features decorative barge boards and finials. There is brick dentil decoration to the ground floor above the windows which are mainly timber sash windows.

Ref LL/95 2 High Street



<b>Construction Date</b>	Late 18 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Unknown
<b>Current Use</b>	Shop
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23204 25510

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

A single storey red brick building with a room in the attic; it is possibly an outbuilding to the neighbouring 'Old Cottage' (a timber framed listed building). The front elevation features a shop front with a sash window above the doorway with awnings to both. The roof is half-hipped and faces the road.

Ref LL/96 8 High Street



Construction Date	Late 19 <sup>th</sup> Century
Architect	Unknown
Original Use	Unknown
Current Use	Offices
Ward	Old Town
NGR	TL 23215 25475

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

Reason for Designation:

A two storey red brick building with a carriageway with doors to the southern end of the building. The building features stone lintels to UPVC windows and a slate gable roof.

Ref LL/97 22High Street



Construction Date	Late 19 <sup>th</sup> Century
Architect	Unknown
Original Use	Unknown
Current Use	Community Centre
Ward	Old Town
NGR	TL 23215 25475

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

Reason for Designation:

A two storey red brick building with Flemish bond and blue headers. The building features blue brick quoins and window surrounds. There are timber windows with Tudor-style drip moulding to the first floor. The roof sits behind a parapet and is tiled and hipped whilst the doors a 6-pannelled with square fanlights.

Ref LL/98 Springfield House, 24 High Street



<b>Construction Date</b>	16 <sup>th</sup> /17 <sup>th</sup> Century timber framed cottage survives as kitchens, but mainly 19 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Unknown
<b>Current Use</b>	Community Centre
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23228 25419

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

A two storey red brick building with Flemish bond. The building features yellow stock brick around the windows. There is a tiled hipped roof with kneelers to the central gable and octagonal shafts to the chimneys and a pointed arch opening to the gable with drip moulding. The building features a closed brick front porch with tile kneeler and a Tudor-style arched opening with drip moulding. The timber windows are of Tudor-style drip moulding to the first floor and fish scale tiled hoods projecting over the ground floor windows.

Ref LL/99 The Post Office and Clubhouse, 13 High Street



Construction Date	Late 19 <sup>th</sup> /early 20 <sup>th</sup> Century
Architect	Unknown
Original Use	Unknown
Current Use	Shop
Ward	Old Town
NGR	TL 23291 25430

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

Reason for Designation:

A two storey brick building plastered to the first floor with brick edges exposed as quoins. There is a semi-circular decoration above the first floor window in the gable. The roof is slate gable with a stone block sill. The front elevation features a timber shop front with cornice. The first floor features a pair and two single timber sash windows and the boundary wall remains intact with posts.



<b>Construction Date</b>	19 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Unknown
<b>Current Use</b>	Residential homes
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23473 24672

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

A two storey red brick building with a slate gable roof with some decorative barge boards. There are three doorways on the front elevation with stone lintels and a large brick headed carriage opening with timber doors at the north end of the building. There are four windows to the ground floor and five windows to the first floor. Some of the windows are timber sashes and some are UPVC but all feature stone lintels. There is a decorative canted timber bay to first floor windows to the north side with arch headed multi-paned window below.

Ref LL/101 1 and 2 Ditchmore Lane



Construction Date	19 <sup>th</sup> Century
Architect	Unknown
Original Use	Unknown
Current Use	Residential home
Ward	Old Town
NGR	TL 23475 24614

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

Reason for Designation:

The building is a semi-detached brick villa style two storey house with slate hipped roof. There are two ground floor bays with dentiled cornices and two front doors. The front elevation also features five first floor windows, two with rounded heads.



<b>Construction Date</b>	19 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Unknown
<b>Current Use</b>	Residential home
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23478 24595

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

The building is a semi-detached brick gothic style two storey house with tiles gable roof with fish scales and two gables facing the road. The front elevation features two ground floor bays with UPVC windows, dentiled cornices and sloping roofs. There are two front doors set in gothic style rendered porches with decorative parapets. There are six first floor UPVC window, two with brick decoration above the windows in the gables.



<b>Construction Date</b>	19 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Unknown
<b>Current Use</b>	Residential home
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23482 24570

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

The building is a detached brick symmetrical villa style two storey house with slate hipped roof. There are two ground floor bays with sash windows and sloping roofs and three sash windows to the first floor. There is a central front door with a plain fanlight above.



<b>Construction Date</b>	19 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Unknown
<b>Current Use</b>	Homeless haven
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23488 24553

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

The building is a detached grey brick symmetrical villa style two storey house with slate hipped roof and dormers. There are two ground floor sash windows and three first floor sash windows. The door sits centrally in the front elevation and is rendered with cornice and plain fanlight.

Ref LL/105 Stevenage Methodist Church, High Street



<b>Construction Date</b>	1876
<b>Architect</b>	Unknown
<b>Original Use</b>	Methodist Church
<b>Current Use</b>	Methodist Church
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23499 24789

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	✓
<b>Group Value</b>	
<b>Social/Communal Value</b>	✓

**Reason for Designation:**

The building is a single storey red brick building with some white render, yellow brick dressings and slate gable roof. There is a semi-circular tower to the west front corner with Corinthian style pilasters. There are also large round headed windows on the side elevations and decorative windows to the west elevation above double doors.



<b>Construction Date</b>	1894
<b>Architect</b>	Edward Vincent Methold
<b>Original Use</b>	Residential home
<b>Current Use</b>	Residential home
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23477 25416

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	✓
<b>Social/Communal Value</b>	

**Reason for Designation:**

A two storey red brick building rendered with decorative timber work to the first floor. There is a projecting central bay with gable and two gablets to the property on either side. The slate gable roof features three small box dormers. There a mixture of timber and UPVC windows, three porches, two of which are open sided.



<b>Construction Date</b>	1894
<b>Architect</b>	Edward Vincent Methold
<b>Original Use</b>	Residential home
<b>Current Use</b>	Residential home
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23477 25416

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	✓
<b>Social/Communal Value</b>	

**Reason for Designation:**

A two storey red brick building rendered with decorative timber work to the first floor. There is a projecting central bay with gable and two gablets to the property on either side. The slate gable roof features three small box dormers. There a mixture of timber and UPVC windows, three porches, two of which are open sided.



<b>Construction Date</b>	1894
<b>Architect</b>	Edward Vincent Methold
<b>Original Use</b>	Residential home
<b>Current Use</b>	Residential home
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23477 25416

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	✓
<b>Social/Communal Value</b>	

**Reason for Designation:**

A two storey red brick building rendered with decorative timber work to the first floor. There is a projecting central bay with gable and two gablets to the property on either side. The slate gable roof features three small box dormers. There a mixture of timber and UPVC windows, three porches, two of which are open sided.

Ref LL/109 14 Walkern Road



Construction Date	Late 19 <sup>th</sup> Century
Architect	Unknown
Original Use	Unknown
Current Use	Dental practice
Ward	Old Town
NGR	TL 23470 25375

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

Reason for Designation:

A two storey brick building with painted brickwork and slate gable roof with ridge tiles and finials. Some decorative timber work to the jettied first floor and also side gable. There is a canted bay window to the side elevation and a selection of timber casements.

Ref LL/110 The Twitchell, Church Lane



<b>Construction Date</b>	Late 18 <sup>th</sup> /early 19 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Unknown
<b>Current Use</b>	Residential home
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23472 25362

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

A two storey brick building, part rendered with two gable dormers in a slate gable roof. The building features flint walling and weather boarding to the west wall. There are a mix of timber casements and UPVC windows and two large doorways with timber doors to the end of the property.

Ref LL/111 The Corner House, Church Lane/Stanmore Road



Construction Date	Late 19 <sup>th</sup> Century
Architect	Unknown
Original Use	Unknown
Current Use	Residential home
Ward	Old Town
NGR	TL 23445 25338

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

Reason for Designation:

A two storey brick building with slate gable roof. There are four windows with timber sashes facing Church Lane, one ground floor bay with slate sloping roof. The door to the property faces on to Stanmore Road with three other timber windows, two of which are sash windows.



<b>Construction Date</b>	Late 19 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Unknown
<b>Current Use</b>	Residential home
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23442 25329

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

A two storey brick building with slate gable roof. There was originally a carriage way with gates to the ground floor but this has been recently infilled and UPVC windows installed.



<b>Construction Date</b>	Late 19 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Unknown
<b>Current Use</b>	Residential home
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23441 25322

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

A two storey brick building with tiled gable roof. UPVC windows are throughout the building, two to the ground floor, one bay with sloping tiled roof, and two to the first floor. The door is recessed.



<b>Construction Date</b>	Early 20 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Unknown
<b>Current Use</b>	Residential home
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23439 25313

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

A two storey brick building with tiled gable roof and UPVC windows throughout the building. There is a two storey bay with hung tiles with two windows and a ground floor bay with hood and single window above. The front door features a gable porch.



<b>Construction Date</b>	1895
<b>Architect</b>	Unknown
<b>Original Use</b>	Unknown
<b>Current Use</b>	Residential home
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23459 25426

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

A semi-detached two storey red brick building with slate hipped roof with ridge tiles and finials. The first floor is rendered with decorative timber work. There are two projecting bay windows to the ground floor with a slate canopy across and over the doorways. All of the windows are UPVC.



<b>Construction Date</b>	1895
<b>Architect</b>	Unknown
<b>Original Use</b>	Unknown
<b>Current Use</b>	Residential home
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23463 25430

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

A semi-detached two storey red brick building with slate hipped roof with ridge tiles and finials. The first floor is rendered with decorative timber work. There are two projecting bay windows to the ground floor with a slate canopy across and over the doorways. All of the windows are UPVC.



<b>Construction Date</b>	1835
<b>Architect</b>	Unknown
<b>Original Use</b>	Fire station
<b>Current Use</b>	Residential home
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23422 25289

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

The building originally housed the town's fire engine and abuts Almshouses. It is a single storey red brick building with hipped tiled roof and two double doors to the front. By 1913, the use had outgrown its original purpose and was converted into the town's bath house. It closed in 1960 but fixtures and fitting remain.

Ref LL/118 17 Church Lane



<b>Construction Date</b>	1895
<b>Architect</b>	Edward Vincent Methold
<b>Original Use</b>	Residential home
<b>Current Use</b>	Residential home
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23470 25434

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

A two storey red brick building with a tower of three floors to the front. There is a tiled gable roof with ridge tiles and finials and conical tiles to the roof of the tower. The first floor is rendered with decorative timber work and timber window frames to the ground and first floor and ground floor door next to tower.

Ref LL/119 2 North Road (Bury Mead)



<b>Construction Date</b>	Part 19 <sup>th</sup> Century with large 20 <sup>th</sup> Century extension to rear
<b>Architect</b>	Unknown
<b>Original Use</b>	Former Old School Masters House for the Stevenage National School
<b>Current Use</b>	Residential home
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23315 25662

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

A two storey red brick building with three-tier bell tower (the top tier is octagonal pierced with rounded head arches). There is a slate gable roof to the main building and the tower features a lead covered roof with finial. There is a Gothic arched doorway at the base of the tower and UPVC windows throughout.

Ref LL/120 School building at Thomas Alleyne School, High Street



<b>Construction Date</b>	1930's
<b>Architect</b>	Unknown
<b>Original Use</b>	School
<b>Current Use</b>	School
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23315 25592

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	✓

**Reason for Designation:**

A single storey red brick building with tiled gabled roof with small flat head dormers. Red brick pilasters divide tall multi-pane casement windows which feature segmental brick arches with central keystone. There are projecting eaves with moulded soffits and a red brick chimney to the corner. There is a small red brick gabled addition to the north in a similar style and a modern addition to the south of the main building.

Ref LL/121 Orchard House, 5 Orchard Road



Construction Date	1854
Architect	John Bailey Denton
Original Use	Residential home
Current Use	Residential home
Ward	Old Town
NGR	TL 23137 25338

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

Reason for Designation:

A large two storey red brick house with gable slate roof and timber ash windows.

Ref LL/122 6 Orchard Road



<b>Construction Date</b>	Early 19 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Residential home
<b>Current Use</b>	Residential home
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23124 25385

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	✓
<b>Social/Communal Value</b>	

**Reason for Designation:**

A two storey roughcast rendered brick house with a hipped slate roof. Red and gault brick chimney stacks with 19<sup>th</sup> Century decorative chimney pots. There are three 6-over-6 timber sash windows to the first floor and a semi-circular arch to the central window. There is a central ground floor doorway with an arched head and fanlight and two 6-over-6 timber sash windows to the ground floor. The building features projecting keystones over the windows and there is a string course. Numbers 6, 8 and 10 Orchard Road form a group.

Ref LL/123 8 Orchard Road



Construction Date	Early 19 <sup>th</sup> Century
Architect	Unknown
Original Use	Residential home
Current Use	Residential home
Ward	Old Town
NGR	TL 23107 25403

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	✓
Social/Communal Value	

Reason for Designation:

A two storey red brick house with burnt headers, gault brick to windows, door jambs, string course and painted keystones. There is a slate hipped roof and red and gault brick chimney stacks. The building features two 6-over-6 timber sash windows to the ground and first floor and the first floor has an additional central arched 6-over-6 sash window above the central doorway. Numbers 6, 8 and 10 Orchard Road form a group.

Ref LL/124, 10 Orchard Road



<b>Construction Date</b>	Early 19 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Residential home
<b>Current Use</b>	Residential home
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23088 25422

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	✓
<b>Social/Communal Value</b>	

**Reason for Designation:**

A two storey brick house with render and hipped slate roof with two red brick chimney stacks. The building features early 20<sup>th</sup> Century multi-pane timber sash windows at round floor level either side of a central doorway with arched head. Numbers 6, 8 and 10 Orchard Road form a group.

Ref LL/125 Orchard Lodge, 17 Orchard Road



<b>Construction Date</b>	Mid-19 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Residential home
<b>Current Use</b>	Residential home
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23063 25404

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	✓
<b>Social/Communal Value</b>	

**Reason for Designation:**

A brick built house located on the corner of Orchard Road and Orchard Crescent, painted white with black window heads, gable slate roof and timber sash windows. Its name and location suggests it had connections with Orchard House, 5 Orchard Road. The plot retains its Mid-19<sup>th</sup> Century red brick front boundary wall.



<b>Construction Date</b>	Mid-19 <sup>th</sup> Century (built when the railway was constructed)
<b>Architect</b>	Unknown
<b>Original Use</b>	Public house
<b>Current Use</b>	Residential home
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23012 25524

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

A brick built painted building with decorative brick banding at the eaves and brick string course. There is a slate gable roof and 6-over-6 timber sash windows. The building also features an early 20<sup>th</sup> Century front extension at ground floor level with timber fenestration.



<b>Construction Date</b>	Mid-19 <sup>th</sup> Century (built when the railway was constructed)
<b>Architect</b>	Unknown
<b>Original Use</b>	Public house
<b>Current Use</b>	Residential home
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23043 25528

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

A brick built painted building with applied timber decoration at first floor level and gable slate roof with yellow brick end stack and red chimney pots. There is a two storey projecting bay to the front elevation with two large multi-pane timber sash windows to the ground and first floor. In addition, there are three 6-over-6 timber sash windows to the first floor, the central window is arch headed. A projecting porch with tiled roof above continues along to the bay window.

Ref LL/128 The Manse, 1 Essex Road



Construction Date	Unknown
Architect	Unknown
Original Use	Residential home
Current Use	Residential home
Ward	Old Town
NGR	TL 22974 25606

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

Reason for Designation:

A two storey gault brick property with slate gable roof and two gault brick stacks. The building features three 2-over-2 timber sash windows to the first floor with chamfered stone lintels. There are two projecting stone bay windows to the ground floor with crenelated tops and chamfered window surrounds. The bay windows contain three timber sashes with a central 2-over-2 sash and a 1-over-1 sash each side.



<b>Construction Date</b>	19 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Residential home
<b>Current Use</b>	Residential home
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23001 25635

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

A semi-detached, two storey red brick house with slate roof. The building features two gable projecting bays to the front elevation with mock-Tudor timberwork/renders. There are larger 8-over-1 timber sash windows to the first floor and 12-over-1 sash windows to the ground floor (one UPVC replacement window). All the windows have chamfered brick jambs and chamfered stone lintels. The front door has Venetian glass lights to the side and above and the porches feature elaborate carved stonework.



<b>Construction Date</b>	19 <sup>th</sup> Century
<b>Architect</b>	Unknown
<b>Original Use</b>	Residential home
<b>Current Use</b>	Residential home
<b>Ward</b>	Old Town
<b>NGR</b>	TL 23003 25640

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

A semi-detached, two storey red brick house with slate roof. The building features two gable projecting bays to the front elevation with mock-Tudor timberwork/render. There are larger 8-over-1 timber sash windows to the first floor and 12-over-1 sash windows to the ground floor (one UPVC replacement window). All the windows have chamfered brick jambs and chamfered stone lintels. The front door has Venetian glass lights to the side and above and the porches feature elaborate carved stonework.

Ref LL/131 Stevenage Hire Services, 41-43 Julians Road



Construction Date	Early 20 <sup>th</sup> Century
Architect	Unknown
Original Use	Unknown
Current Use	Shop
Ward	Old Town
NGR	TL 22968 25573

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

Reason for Designation:

A single storey red brick building with a hipped clay roof and two gables to the front elevation. This double fronted shop (it was originally two separate shops) has a moulded timber shopfront.

Ref LL/132 Bunyan Baptist Church, Basils Road



Construction Date	1898
Architect	Unknown
Original Use	Church
Current Use	Church
Ward	Old Town
NGR	TL 24623 24069

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	✓
Group Value	
Social/Communal Value	✓

Reason for Designation:

Main building dates from 1901, designed in an ornate Victorian church style for a Baptist chapel, of red brick with sandstone coursing and window dressing with lead framed clear and coloured glass inserts. Finer detailing of stone pinnacles to the front elevation have been lost. A detached single storey side meeting room was added in circ.1930 and the latest addition of 2021 is a joining of the two buildings by a contemporary infill extension, single storey flat roof with fully glazed front, by Architect Andrew Hills.

Ref LL/133 Royal Oak Public House, 24 Walkern Road



Construction Date	Mid-19 <sup>th</sup> Century
Architect	Unknown
Original Use	Public House
Current Use	Public House
Ward	Old Town
NGR	TL 24623 24069

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	✓
Group Value	
Social/Communal Value	✓

Reason for Designation:

Double fronted two storey mid-19<sup>th</sup> century Victorian red brick building with plain tiled roof, mock timber gables and large sliding sash windows at first floor level in a remote Queen Anne style. Fine brick detailing at soldier courses and chimney. Single storey extension added to the east side in the mid 1970's in keeping with the main building to form a larger public bar.

Ref LL/134 Former Prince of Wales Public House, Albert Street



<b>Construction Date</b>	Pre dates 1960's
<b>Architect</b>	Unknown
<b>Original Use</b>	Public House
<b>Current Use</b>	Residential home
<b>Ward</b>	Old Town
<b>NGR</b>	TL 24623 24069

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	✓
<b>Group Value</b>	
<b>Social/Communal Value</b>	✓

**Reason for Designation:**

One of the last of the mid Victorian terraces that formed the original Albert Street frontage. Former public house now turned home. Largely rendered with plain render band separating first from ground floor with slate upper roof, the front elevation of which has changed considerably from the original pub building that had two small bay windows on each side of an arched central front door. The current fenestration has destroyed the original appearance.

Ref LL/135 The Dun Cow, Letchmore Road



Construction Date	Mid-19 <sup>th</sup> Century
Architect	Unknown
Original Use	Public House
Current Use	Public House
Ward	Old Town
NGR	TL 23735 25211

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	✓
Group Value	
Social/Communal Value	✓

Reason for Designation:

Originally a 19<sup>th</sup> century cottage pub, red brick built with small gabled dormer, timber windows and a ground floor bay window. Extended in the 20<sup>th</sup> century with a two storey building with front gable timber clad at first floor level with rendered entrance beneath with a single storey brick built flat roofed public bar with deep timber fascia.

Ref LL/136 Letchmore Infants and Nursery School, 69 Letchmore Road



Construction Date	1908
Architect	Unknown
Original Use	School
Current Use	School
Ward	Old Town
NGR	TL 23737 25343

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	✓
Group Value	
Social/Communal Value	✓

Reason for Designation:

Typical 19<sup>th</sup> century school construction of solid red brick with plain tiled roof. Three large gables, large vertical windows and, two central dormer windows (glazed on three sides) give it its features together with a working bell tower on the roof between. Extended in the late 20<sup>th</sup> at the rear in a style and material to match the original building.

## Bedwell Ward

### Ref LL/137 6 Town Square



<b>Construction Date</b>	c. 1950's
<b>Architect</b>	Leonard Vincent
<b>Original Use</b>	Shop
<b>Current Use</b>	Shop
<b>Ward</b>	Bedwell
<b>NGR</b>	TL 23818 24049

#### Criteria

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

#### Reason for Designation:

The buildings which front onto Town Square contribute to the setting of the Square as the planned focal point for the Town Centre, and enclose it on its northern and southern frontages. These buildings are typical of the New Town construction, being three storeys high, with flat roofs and canopies with timber fascia's and metal poles running at first floor level along their frontages.

The buildings were occupied by a range of retail units at ground floor level, including fast food units, clothing and discount shops. First and second floors are occupied by the ground floor retailers, office or storage space.

First and second floor windows are mostly original, steel framed casements, with panelling below. The buildings are clad with glass or pre-case panels.

#### Ref LL/138 8 Town Square



<b>Construction Date</b>	c. 1950's
<b>Architect</b>	Leonard Vincent
<b>Original Use</b>	Shop
<b>Current Use</b>	Shop
<b>Ward</b>	Bedwell
<b>NGR</b>	TL 23818 24049

#### Criteria

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

#### Reason for Designation:

The buildings which front onto Town Square contribute to the setting of the Square as the planned focal point for the Town Centre, and enclose it on its northern and southern frontages. These buildings are typical of the New Town construction, being three storeys high, with flat roofs and canopies with timber fascia's and metal poles running at first floor level along their frontages.

The buildings were occupied by a range of retail units at ground floor level, including fast food units, clothing and discount shops. First and second floors are occupied by the ground floor retailers, office or storage space.

First and second floor windows are mostly original, steel framed casements, with panelling below. The buildings are clad with glass or pre-case panels.

#### Ref LL/139 21 Town Square



<b>Construction Date</b>	c. 1950's
<b>Architect</b>	Leonard Vincent
<b>Original Use</b>	Shop
<b>Current Use</b>	Vacant
<b>Ward</b>	Bedwell
<b>NGR</b>	TL 23777 24113

#### Criteria

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

#### Reason for Designation:

The buildings which front onto Town Square contribute to the setting of the Square as the planned focal point for the Town Centre, and enclose it on its northern and southern frontages. These buildings are typical of the New Town construction, being three storeys high, with flat roofs and canopies with timber fascia's and metal poles running at first floor level along their frontages.

The buildings were occupied by a range of retail units at ground floor level, including fast food units, clothing and discount shops. First and second floors are occupied by the ground floor retailers, office or storage space.

First and second floor windows are mostly original, steel framed casements, with panelling below. The buildings are clad with glass or pre-case panels.

### Ref LL/140 23 Town Square



<b>Construction Date</b>	c. 1950's
<b>Architect</b>	Leonard Vincent
<b>Original Use</b>	Shop
<b>Current Use</b>	Vacant
<b>Ward</b>	Bedwell
<b>NGR</b>	TL 23777 24113

#### Criteria

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

#### Reason for Designation:

The buildings which front onto Town Square contribute to the setting of the Square as the planned focal point for the Town Centre, and enclose it on its northern and southern frontages. These buildings are typical of the New Town construction, being three storeys high, with flat roofs and canopies with timber fascia's and metal poles running at first floor level along their frontages.

The buildings were occupied by a range of retail units at ground floor level, including fast food units, clothing and discount shops. First and second floors are occupied by the ground floor retailers, office or storage space.

First and second floor windows are mostly original, steel framed casements, with panelling below. The buildings are clad with glass or pre-case panels.

**Ref LL/141 25 Town Square**



<b>Construction Date</b>	c. 1950's
<b>Architect</b>	Leonard Vincent
<b>Original Use</b>	Shop
<b>Current Use</b>	Shop
<b>Ward</b>	Bedwell
<b>NGR</b>	TL 23789 24116

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

The buildings which front onto Town Square contribute to the setting of the Square as the planned focal point for the Town Centre, and enclose it on its northern and southern frontages. These buildings are typical of the New Town construction, being three storeys high, with flat roofs and canopies with timber fascia's and metal poles running at first floor level along their frontages.

The buildings were occupied by a range of retail units at ground floor level, including fast food units, clothing and discount shops. First and second floors are occupied by the ground floor retailers, office or storage space.

First and second floor windows are mostly original, steel framed casements, with panelling below. The buildings are clad with glass or pre-case panels.

**Ref LL/142 27 Town Square**



<b>Construction Date</b>	c. 1950's
<b>Architect</b>	Leonard Vincent
<b>Original Use</b>	Shop
<b>Current Use</b>	Shop
<b>Ward</b>	Bedwell
<b>NGR</b>	TL 23789 24116

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

The buildings which front onto Town Square contribute to the setting of the Square as the planned focal point for the Town Centre, and enclose it on its northern and southern frontages. These buildings are typical of the New Town construction, being three storeys high, with flat roofs and canopies with timber fascia's and metal poles running at first floor level along their frontages.

The buildings were occupied by a range of retail units at ground floor level, including fast food units, clothing and discount shops. First and second floors are occupied by the ground floor retailers, office or storage space.

First and second floor windows are mostly original, steel framed casements, with panelling below. The buildings are clad with glass or pre-case panels.

**Ref LL/143 29 Town Square**



<b>Construction Date</b>	c. 1950's
<b>Architect</b>	Leonard Vincent
<b>Original Use</b>	Shop
<b>Current Use</b>	Shop
<b>Ward</b>	Bedwell
<b>NGR</b>	TL 23814 24120

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

The buildings which front onto Town Square contribute to the setting of the Square as the planned focal point for the Town Centre, and enclose it on its northern and southern frontages. These buildings are typical of the New Town construction, being three storeys high, with flat roofs and canopies with timber fascia's and metal poles running at first floor level along their frontages.

The buildings were occupied by a range of retail units at ground floor level, including fast food units, clothing and discount shops. First and second floors are occupied by the ground floor retailers, office or storage space.

First and second floor windows are mostly original, steel framed casements, with panelling below. The buildings are clad with glass or pre-case panels.

**Ref LL/144 41 Queensway**



<b>Construction Date</b>	c. 1950's
<b>Architect</b>	Leonard Vincent
<b>Original Use</b>	Shop
<b>Current Use</b>	Shop
<b>Ward</b>	Bedwell
<b>NGR</b>	TL 23814 24120

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

The buildings which front onto Town Square contribute to the setting of the Square as the planned focal point for the Town Centre, and enclose it on its northern and southern frontages. These buildings are typical of the New Town construction, being three storeys high, with flat roofs and canopies with timber fascia's and metal poles running at first floor level along their frontages.

The buildings were occupied by a range of retail units at ground floor level, including fast food units, clothing and discount shops. First and second floors are occupied by the ground floor retailers, office or storage space.

First and second floor windows are mostly original, steel framed casements, with panelling below. The buildings are clad with glass or pre-case panels.

Ref LL/145 43 Queensway



<b>Construction Date</b>	c. 1950's
<b>Architect</b>	Leonard Vincent
<b>Original Use</b>	Shop
<b>Current Use</b>	Shop
<b>Ward</b>	Bedwell
<b>NGR</b>	TL 23814 24120

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

The buildings which front onto Town Square contribute to the setting of the Square as the planned focal point for the Town Centre, and enclose it on its northern and southern frontages. These buildings are typical of the New Town construction, being three storeys high, with flat roofs and canopies with timber fascia's and metal poles running at first floor level along their frontages.

The buildings were occupied by a range of retail units at ground floor level, including fast food units, clothing and discount shops. First and second floors are occupied by the ground floor retailers, office or storage space.

First and second floor windows are mostly original, steel framed casements, with panelling below. The buildings are clad with glass or pre-case panels.

Ref LL/146 49-55 Queensway



<b>Construction Date</b>	c. 1950's
<b>Architect</b>	Leonard Vincent
<b>Original Use</b>	Shop
<b>Current Use</b>	Shop
<b>Ward</b>	Bedwell
<b>NGR</b>	TL 23814 24120

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

The buildings which front onto Town Square contribute to the setting of the Square as the planned focal point for the Town Centre, and enclose it on its northern and southern frontages. These buildings are typical of the New Town construction, being three storeys high, with flat roofs and canopies with timber fascia's and metal poles running at first floor level along their frontages.

The buildings were occupied by a range of retail units at ground floor level, including fast food units, clothing and discount shops. First and second floors are occupied by the ground floor retailers, office or storage space.

First and second floor windows are mostly original, steel framed casements, with panelling below. The buildings are clad with glass or pre-case panels.

**Ref LL/147 St Joseph's Church, Bedwell Crescent**



<b>Construction Date</b>	1957
<b>Architect</b>	John E. Sterrett
<b>Original Use</b>	Church
<b>Current Use</b>	Church
<b>Ward</b>	Bedwell
<b>NGR</b>	TL 25166 24726

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	✓
<b>Group Value</b>	
<b>Social/Communal Value</b>	✓

**Reason for Designation:**

Built in 1957 to designs by Architects Sterrett & Blouet, with a rebuilding and reversal of orientation following roof problems in the 1980s. This was to designs by Williams & Winkley. Only the tower remains from the original building. Part of the church was divided off to form halls. A further redevelopment took place in 2016-2017 which has reversed the orientation of the church, added a sanctuary, clerestory and new roof. The Lady Chapel that was previously behind the sanctuary is now the entrance narthex area. This work was designed by John Willcock.

Ref LL/148 United Reform Church, Cuttys Lane



Construction Date	1954
Architect	Edward Mills
Original Use	Church
Current Use	Church
Ward	Bedwell
NGR	TL 24415 24202

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

Reason for Designation:

Early 1950's example of frame design with full storey glazed panel infill along its western side. Pitched from double to single storey across its width with slate style roofing finish. Solid brick gable at front with contrasting clear storey glazing to form main entrance, slightly modified in 2013 together with access ramp to annexe building by Architect Andrew Hills.

Ref LL/149 Church of the Latter Day Saints, Buckthorn Avenue



<b>Construction Date</b>	1959
<b>Architect</b>	Unknown
<b>Original Use</b>	Church
<b>Current Use</b>	Church
<b>Ward</b>	Bedwell
<b>NGR</b>	TL 24125 23473

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

American led design, built in the early 1960's, the modern style reflects that of many LDS chapels from this period. The separate sculptural 'spike' a distinct feature, detached from the main body of the church building, supported off four concrete columns capped by four triangular concrete bearing panels supporting the spike. The main body of the building is of brick walls with framed construction between of triangulated gables with glazing to the top bottom and sides, infilled with precast panels with a stone finish over a brick base.

Ref LL/150 Telephone Exchange, Exchange Road



<b>Construction Date</b>	1974
<b>Architect</b>	Edwards, Tory and Associates
<b>Original Use</b>	Telephone Exchange
<b>Current Use</b>	Telephone Exchange
<b>Ward</b>	Bedwell
<b>NGR</b>	TL 24589 24188

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

Designed in the Brutalist style of architecture prevalent in the late 1960's and early 1970's, it consists of a seven storey block linked to a two storey block. The latter in typical 1960's concrete frame and infill brickwork of little merit. However, the seven storey block with its struck concrete stair towers with rounded corners and contrasting frame and panelled concrete finishes carries the classic brutalist imagery. The majority has now been painted taking away the immediacy of the original concrete finishes.

Ref LL/151 St Nicholas School, Six Hills Way



Construction Date	1963
Architect	Unknown
Original Use	School
Current Use	School
Ward	Bedwell
NGR	TL 24936 23750

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

Reason for Designation:

A distinct modern school design from the early 1960's using fair faced block work to the front façade, mixed with full width glazed panels and timber cladding to the class rooms behind. A distinctive glazed pyramid over the central hall points up and acts as a vertical feature against the low horizontal body of the building, giving it some reference to being a church school.

## Longmeadow Ward

### Ref LL/152 Longmeadow Evangelical Church, Oaks Cross



Construction Date	1963
Architect	Unknown
Original Use	Church
Current Use	Church
Ward	Longmeadow
NGR	TL 25910 22204

#### Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

#### Reason for Designation:

Constructed in the early 1960's in typical new town fashion of plain yellowish brickwork with a low pitched roof for the worship area and single storey service rooms to the side, originally with large areas of fenestration in both. Extended in the 1990's by Architects Keith Remnant and Andrew Hills creating a new worship area on the west side, with steeper pitched roof and tall slender windows to the front but equally of plain brick linking to the existing structure.



Construction Date	Unknown
Architect	Unknown
Original Use	Residential home
Current Use	Residential home
Ward	Longmeadow
NGR	TL 26850 21001

**Criteria**

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

**Reason for Designation:**

Typical mid to late 19th century Victorian detached house of red brick with contrasting buff brickwork soldier courses over window openings with a pitched roof of slate. Large central feature brick chimney with cornice detail. A much later garage has been added of flat roof with parapet.



<b>Construction Date</b>	Unknown
<b>Architect</b>	Unknown
<b>Original Use</b>	Residential home
<b>Current Use</b>	Residential home
<b>Ward</b>	Longmeadow
<b>NGR</b>	TL 26840 20961

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

Delightful semi-detached Victorian houses built in a Queen Anne style. Pitched roofs of slate with clay ornate ridge tiles with end finials. Prominent gables with sculpted timber bracket supports and mock tudor panelling with render at their tops. High proportioned ground floor entrance bay across both houses uniting them with timber castellation. Split first floor windows of glass in lead work upper panes and quartered glazing in lower timber frames.



<b>Construction Date</b>	Unknown
<b>Architect</b>	Unknown
<b>Original Use</b>	Residential home
<b>Current Use</b>	Residential home
<b>Ward</b>	Longmeadow
<b>NGR</b>	TL 26838 20954

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

Delightful semi-detached Victorian houses built in a Queen Anne style. Pitched roofs of slate with clay ornate ridge tiles with end finials. Prominent gables with sculpted timber bracket supports and mock tudor panelling with render at their tops. High proportioned ground floor entrance bay across both houses uniting them with timber castellations. Split first floor windows of glass in lead work upper panes and quartered glazing in lower timber frames.

Ref LL/156 The Old Coach House, Aston Lane



<b>Construction Date</b>	Unknown
<b>Architect</b>	Unknown
<b>Original Use</b>	Residential home
<b>Current Use</b>	Residential home
<b>Ward</b>	Longmeadow
<b>NGR</b>	TL 26842 21226

**Criteria**

<b>Historic Interest</b>	✓
<b>Architectural Interest</b>	✓
<b>Rarity/Representativeness</b>	✓
<b>Landmark Quality</b>	
<b>Group Value</b>	
<b>Social/Communal Value</b>	

**Reason for Designation:**

19<sup>th</sup> century red brick utilitarian out building with slate roof converted to a residential space.

Added entrance lobby of brick much later. Three dormer windows with timber clad gables over timber windows likely to have been added when converted from stables with first floor insertion.

Ref LL/157 Chauffeurs Cottage, Aston Lane



Construction Date	Unknown
Architect	Unknown
Original Use	Residential home
Current Use	Residential home
Ward	Longmeadow
NGR	TL 26832 21221

Criteria

Historic Interest	✓
Architectural Interest	✓
Rarity/Representativeness	✓
Landmark Quality	
Group Value	
Social/Communal Value	

Reason for Designation:

19<sup>th</sup> century house of buff face brick and slate roof, gables with mock timber infill and painted render. Rectangular windows with emphasised soldier courses over, complemented by small circular feature windows with ornate brick around. Stone or rendered cornice at first floor level with feature arched windows on west elevation.



## Other Wards

There are no nominated buildings for inclusion in the Local Heritage List in the Wards of:

- Bandley Hill
- Manor
- Martins Wood
- St Nicholas

## Council Contact Details

Should you need to contact the Council's Planning Policy Team to discuss this document or any of the heritage assets included on the Local Heritage Asset Register, the team can be contacted in the following ways:

**By Email**      [planningpolicy@stevenage.gov.uk](mailto:planningpolicy@stevenage.gov.uk)

**By Phone**      01438 242865

**By Post**      FAO Planning Policy Team Planning and Regulation  
Stevenage Borough Council  
Daneshill House  
Danestrete  
Stevenage  
SG1 1HN

## Appendix 1 – Points Scoring System

### Scoring Table

	Scores > 14 points	Scores 12 / 14 points	Scores < 12 points
<b>Buildings &amp; Structures</b>	Add to local list	Goes to decision panel	Not included on local list

#### Historic Interest

To be of historic interest an asset must illustrate important aspects of Stevenage's social, economic, cultural, religious or industrial development. An asset may have historic interest through its construction as part of the wider development of the town, or its development as a type of asset that changed the character of the town. Alternatively, the asset may have historic interest through its association with a nationally / regionally / locally important person or event.

The asset has significant historic interest, integral to the development of the town AND/OR direct links to a nationally important person / event	Scores 6 Points
The asset has good historic interest AND/OR direct links to a regionally important person / event	Scores 4 Points
The asset demonstrates some historic interest AND/OR direct links to a locally important person / event	Scores 2 Points
The asset has no particular historic interest	Scores 0 Points

#### Architectural Interest

To be of architectural interest an asset must be of importance in its architectural design, decoration, construction or craftsmanship. The asset may be a high-quality representation of a particular architectural style or type, an individually distinctive form of architecture or the asset may demonstrate artistic interest. Architectural interest also applies to assets developed by nationally / regionally / locally renowned architects, highlighting the qualities of their work.

The asset has significant architectural interest AND/OR was constructed by a nationally renowned architect	Scores 6 Points
The asset has good architectural interest AND/OR was constructed by a regionally renowned architect	Scores 4 Points
The asset demonstrates some architectural interest AND/OR was constructed by a locally	Scores 2 Points

renowned architect	
The asset has no particular architectural interest	Scores 0 Points

### Age

The age of an asset is a good indicator of its significance, as the older the asset, the more likely it is to have special interest. The following chronology is meant as a guide to assessment; the dates are indications of likely periods of interest and are not absolute.

The asset was built pre-1840	Scores 6 Points
The asset was built between 1840 – 1939	Scores 4 Points
The asset was built post-1939	Scores 2 Points
The asset was built within the last 30 years	Scores 0 Points

### Rarity or Representativeness

For an asset to have a degree of rarity, it must exemplify a design, age or other quality that is in itself uncommon, either to the locality, town or wider region. Many assets for example may be of considerable age, but may not necessarily be particularly rare. Alternatively, an asset may not necessarily be rare, but instead, may be a notable example of a particular asset type that is common throughout the town, as its construction was part of a particular historical / architectural trend. Where this is the case, those assets that best illustrate this particular type are worthy of inclusion on the local list.

The asset is a nationally / regionally rare example of its kind	Scores 6 Points
The asset is a locally rare example of its kind OR the asset is an excellent representation of a particular asset type	Scores 4 Points
The asset is not rare, but a good representation of a particular asset type	Scores 2 Points
The asset is not rare OR is not representative of a particular asset type	Scores 0 Points

### Landmark Quality

For an asset to have landmark quality, it must have visual prominence. Assets considered as 'local landmarks' are normally aesthetically attractive, dominating the streetscene or an important view / vista. An asset with landmark quality is normally seen as a geographical or cultural orientation point.

The asset is a national / regional landmark	Scores 6 Points
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The asset is a town landmark	Scores 4 Points
The asset can be considered a landmark within the local area	Scores 2 Points
The asset has no landmark qualities	Scores 0 Points

### Group Value

In addition to the individual qualities of an asset, assets may also have special interest through their relationship with other buildings, structures and spaces. This relationship can be visual or historic, and can be either the result of a deliberate design or accidental, through piecemeal development of the area.

The asset is integral to the group value of a set of heritage assets	Scores 6 Points
The asset has an important group value	Scores 4 Points
The asset has some group value	Scores 2 Points
The asset has no group value	Scores 0 Points

### Social & Communal Value

To be of social & communal value an asset must be of importance to the local community. The asset may be a source of civic pride, an important facility for the community or a place that contributes to the "collective memory" of that area.

The asset has the utmost importance to the local community	Scores 6 Points
The asset has an important role within the local community	Scores 4 Points
The asset has some importance within the local community	Scores 2 Points
The asset has little importance to the local community	Scores 0 Points

## Appendix 2 – List of Local Heritage Assets

Street Name	Building Name/Number	Ref
<b>Symonds Green Ward</b>		
Symonds Green Lane	Crooked Billet Public House	LL/01
Symonds Green Lane	Symonds Lodge	LL/02
Symonds Green Lane	Oakfield Farmhouse	LL/03
Fishers Green	The Fisherman Public House	LL/04
Chadwell Road	Former Woodmans Arms Public House	LL/05
Chadwell Road	Row of Farm Workers Cottages	LL/06
<b>Roebuck Ward</b>		
Broadwater Crescent	The Church of St Peter	LL/07
Lodge Way	South Lodge, No.39	LL/08
<b>Shephall Ward</b>		
Shephall Green	Fullers Mead, No. 4	LL/09
Shephall Green	Mead Cottage, No. 5	LL/10
Shephall Green	No. 6	LL/11
Shephall Green	No. 7	LL/12
Shephall Green	No. 8	LL/13
Shephall Green	No. 9	LL/14
Shephall Green	No. 10	LL/15
Shephall Green	No. 11	LL/16
Shephall Green	No. 12	LL/17
Shephall Green	No. 13	LL/18
Shephall Green	The Red Lion Public House, No.14	LL/19
Shephall Green	No. 15	LL/20

Shephall Green	No. 16	LL/21
Shephall Green	North Lodge, No. 46	LL/22
Shephall Green	Barn north of Shephalbury Farmhouse	LL/23
Hydean Way	St Hilda's Church	LL/24
<b>Woodfield Ward</b>		
North Road	The Granby Public House	LL/25
Rectory Lane	Rivelin	LL/26
Rectory Lane	Priory Meadow	LL/27
Rectory Lane	The Driftway	LL/28
Rectory Lane	Medbury	LL/29
Rectory Lane	No. 1 Rectory Croft	LL/30
Rectory Lane	No. 2 Rectory Croft	LL/31
Rectory Lane	No. 3 Rectory Croft	LL/32
Rectory Lane	No. 4 Rectory Croft	LL/33
Rectory Lane	No. 1 The Close	LL/34
Rectory Lane	No. 2 The Close	LL/35
Rectory Lane	No. 3 The Close	LL/36
Rectory Lane	The Bury, Church Corner	LL/37
Hitchin Road	The Mansion, Whitney Wood	LL/38
Coreys Mill Lane	Beefeater, Coreys Mill	LL/39
Whitney Drive	No. 71	LL/40
<b>Pin Green Ward</b>		
Sish Lane	No. 12	LL/41
Sish Lane	No. 8	LL/42
Lonsdale Road	The Almond Tree Public House	LL/43
<b>Old Town Ward</b>		

High Street	No. 34	LL/44
High Street	No. 36	LL/45
High Street	No. 38	LL/46
High Street	Buildings to the rear of No. 40	LL/47
High Street	Buildings to the rear of No. 42	LL/48
High Street	No. 44	LL/49
High Street	No. 46	LL/50
High Street	Elmes Arcade, No. 50	LL/51
High Street	No. 54	LL/52
High Street	No. 56	LL/53
High Street	No. 58	LL/54
High Street	Buildings to the rear of No. 62	LL/55
High Street	No. 74	LL/56
High Street	No. 76	LL/57
High Street	No. 78	LL/58
High Street	No. 90	LL/59
High Street	No. 116	LL/60
High Street	No. 118	LL/61
High Street	No. 120	LL/62
High Street	No. 122	LL/63
High Street	No. 39	LL/64
High Street	No. 41	LL/65
High Street	No. 65	LL/66
High Street	No. 71	LL/67
High Street	No. 71a	LL/68
High Street	No. 81	LL/69

High Street	No. 83	LL/70
High Street	No. 85	LL/71
High Street	No.87	LL/72
High Street	No. 89	LL/73
High Street	No. 91	LL/74
High Street	No.93	LL/75
High Street	Buildings to the rear of No. 93	LL/76
High Street	No. 95	LL/77
High Street	No. 97	LL/78
High Street	No. 99	LL/79
High Street	Buildings and wall to the rear of No. 99	LL/80
High Street	No. 101	LL/81
High Street	No. 101a	LL/82
High Street	No. 103	LL/83
High Street	No. 105	LL/84
High Street	No. 107	LL/85
High Street	No. 109	LL/86
High Street	No. 111	LL/87
High Street	No. 113	LL/88
High Street	Buildings to the rear of No. 115 and No. 117	LL/89
Albert Street	No. 1	LL/90
Albert Street	No. 1a	LL/91
Church Lane	No. 27 (buildings and wall to rear of No. 69 High Street	LL/92
Bowling Green	Alleyne School (Victorian extension to front)	LL/93

Bowling Green	No. 4	LL/94
High Street	No. 2	LL/95
High Street	No. 8	LL/96
High Street	No. 22	LL/97
High Street	Springfield House, No. 24	LL/98
High Street	The Post Office and Clubhouse, No. 13	LL/99
High Street	No. 166 - 172	LL/100
Ditchmore Lane	No. 1-2	LL/101
Ditchmore Lane	No. 3 -4	LL/102
Ditchmore Lane	No. 5	LL/103
Ditchmore Lane	No. 6	LL/104
High Street	Stevenage Methodist Church	LL/105
Walkern Road	No. 15	LL/106
Walkern Road	No. 17	LL/107
Walkern Road	No.19	LL/108
Walkern Road	No.14	LL/109
Church Lane	The Twitchell	LL/110
Church Lane	The Corner House	LL/111
Church Lane	No. 2	LL/112
Church Lane	No. 4	LL/113
Church Lane	No. 6	LL/114
Church Lane	No. 13	LL/115
Church Lane	No. 15	LL/116
Church Lane	No. 16	LL/117
Church Lane	No. 17	LL/118
North Road	No.2 (Bury Mead)	LL/119

Bowling Green	School building at Thomas Alleyne School	LL/120
Orchard Road	Orchard House	LL/121
Orchard Road	No. 6	LL/122
Orchard Road	No. 8	LL/123
Orchard Road	No. 10	LL/124
Orchard Road	Orchard Lodge, No. 17	LL/125
Julians Road	No. 37c	LL/126
Julians Road	No. 35	LL/127
Essex Road	The Manse, No. 1	LL/128
Essex Road	No. 6	LL/129
Essex Road	No. 7	LL/130
Julians Road	Stevenage Hire Services, No. 41-43	LL/131
Basils Road	Bunyan Baptist Church	LL/132
Walkern Road	Royal Oak Public House, No. 24	LL/133
Albert Street	Former Prince of Wales Public House	LL/134
Letchmore Road	The Dun Cow Public House	LL/135
Letchmore Road	Letchmore Infants and Nursery School, No. 69	LL/136
<b>Bedwell Ward</b>		
Town Square	No. 6	LL/137
Town Square	No. 8	LL/138
Town Square	No. 21	LL/139
Town Square	No. 23	LL/140
Town Square	No. 25	LL/141
Town Square	No. 27	LL/142

Town Square	No. 29	LL/143
Queensway	No. 41	LL/144
Queensway	No. 43	LL/145
Queensway	No. 49-55	LL/146
Bedwell Crescent	St Joseph's Church	LL/147
Cuttys Lane	United Reform Church	LL/148
Buckthorn Avenue	Church of the Latter Day Saints	LL/149
Exchange Road	Telephone Exchange	LL/150
Six Hills Way	St Nicholas School	LL/151
<b>Longmeadow Ward</b>		
Oaks Cross	Longmeadow Evangelical Church	LL/152
Bragbury Lane	No. 21	LL/153
Bragbury Lane	No. 27	LL/154
Bragbury Lane	No. 29	LL/155
Aston Lane	The Old Coach House	LL/156
Aston Lane	Chauffeurs Cottage	LL/157
<b>Chells Ward</b>		
Mobbsbury Way	St Hugh and St John Church	LL/158

## Appendix 3 – Listed Buildings

<b>Bedwell Ward</b>		
<b>List Entry Number</b>	<b>Location</b>	<b>Grade</b>
1031588	Joy Ride, Town Square	II
1246827	Clock Tower and surrounding raised pool, Town Square	II
1376615	Parish Church of St Andrew and St George, St Georges Way	II
1393097	Fairlands Farm, Fairlands Way	II
<b>Chells Ward</b>		
<b>List Entry Number</b>	<b>Location</b>	<b>Grade</b>
1176942	66 Tatlers Lane	II
<b>Longmeadow Ward</b>		
<b>List Entry Number</b>	<b>Location</b>	<b>Grade</b>
1101197	Chequers Inn, Bragbury End	II
1175884	Bragbury, Bragbury End	II
1175890	Bragbury End Farmhouse, Bragbury Lane	II
<b>Manor Ward</b>		
<b>List Entry Number</b>	<b>Location</b>	<b>Grade</b>
1101434	Chells Manor, Chells Lane	II*
1175116	Morley Cottages, 1 and 2 Chells Lane	II
<b>Old Town Ward</b>		
<b>List Entry Number</b>	<b>Location</b>	<b>Grade</b>
101175	62 High Street	II
101180	110 and 112 High Street	II
101195	2-6 Baker Street	II
1096090	Triggs Barn, High Street	II
1101138	136 High Street	II

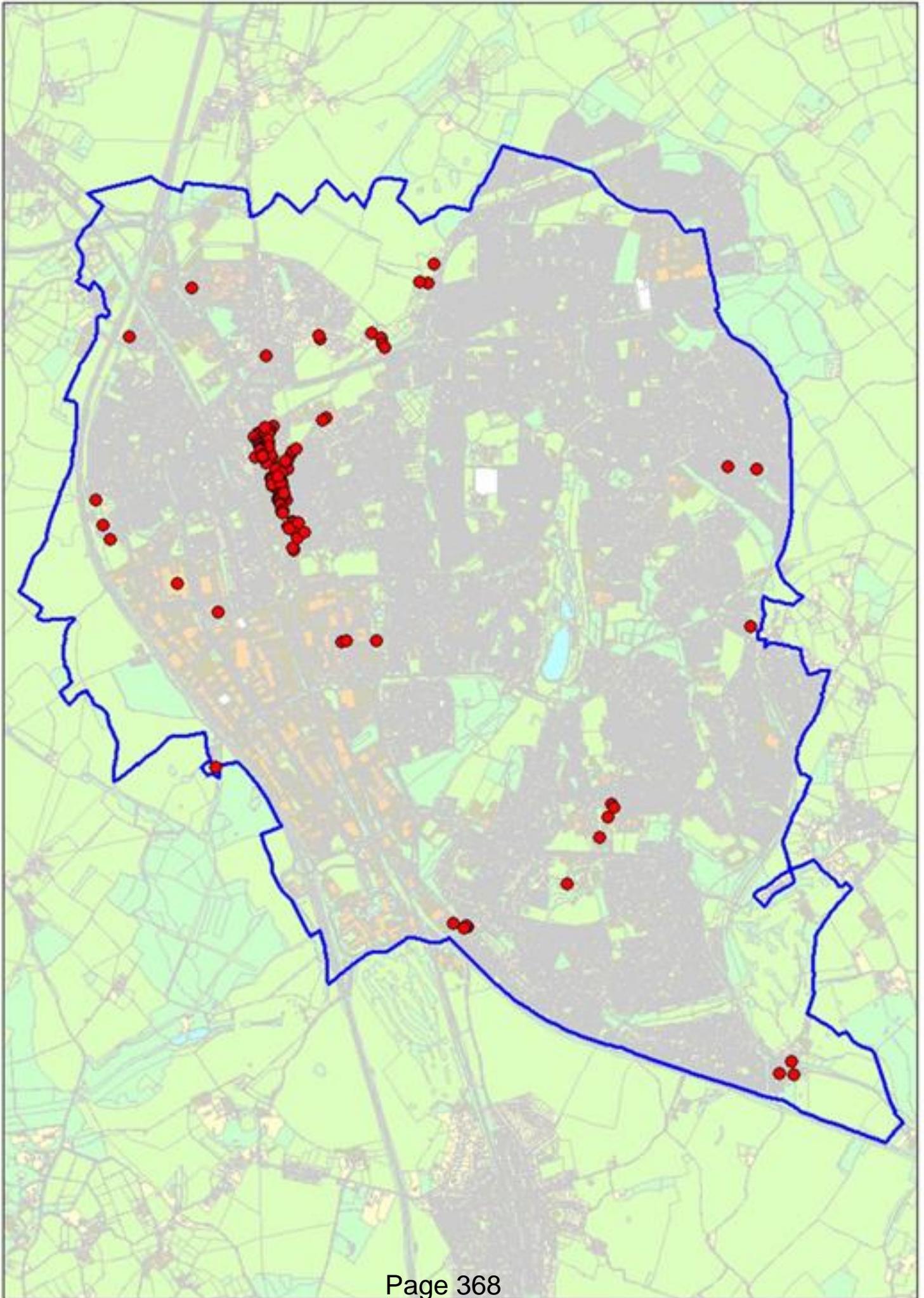
1101140	156 High Street	II*
<b>List Entry Number</b>	<b>Location</b>	<b>Grade</b>
1101141	158 High Street	II
1101142	160 High Street	II
1101143	1 and 3 Middle Row	II
1101144	5 Middle Row	II
1101145	7 and 9 Middle Row	II
1101146	11 Middle Row	II
1101147	13 Middle Row	II
1101148	Watton Cottage, 23 and 25 Middle Row	II
1101156	30 High Street	II
1101158	Family Group sculpture, Barclay School, Walkern Road	II
1101160	7 High Street	II
1101161	The Yorkshire Grey Inn, 15 High Street	II
1101162	17 High Street	II
1101163	Cromwell Hotel, 25 High Street	II
1101164	27 High Street	II
1101165	31 High Street	II
1101166	33 High Street	II
1101168	37 High Street	II
1101169	49 and 51 High Street	II
1101170	79 High Street	II
1101171	127 and 129 High Street	II
1101172	The Coach and Horses Inn, 133 High Street	II
1101173	12 High Street	II
1101174	40 and 42 High Street	II

1101176	68 High Street	II
<b>List Entry Number</b>	<b>Location</b>	<b>Grade</b>
1101177	82 High Street	II
1101178	86, 86a and 88 High Street	II
1101179	94-98 High Street	II
1101196	2 Bowling Green	II
1101198	1 and 3 Bowling Green	II
1101199	Almshouses, 8-14 Church lane	II
1101202	Old Malt House and Kiln at Alleyne's School, High Street	II
1175864	1 Bowling Green	II
1175872	3 Bowling Green	II
1175901	11 Church Lane	II
1175944	38 Church Lane	II
1175981	1 High Street	II
1176172	47 High Street	II
1176186	53-59 High Street	II
1176204	67 and 69 High Street	II
1176497	131 High Street	II*
1176511	The Old Cottage, High Street	II
1176526	10 High Street	II
1176541	20 High Street	II
1176577	The White Lion Inn, 60 High Street	II
1176621	The Red Lion Inn, 80 High Street	II
1176635	84 and 84a High Street	II
1176698	104 High Street	II
1176713	108 High Street	II

1176722	114 High Street	II
<b>List Entry Number</b>	<b>Location</b>	<b>Grade</b>
1176862	2 Middle Row	II
1176869	8 Bowling Green	II
1251508	28 and 28a High Street	II
1307710	9a Middle Row	II
1307726	15 and 17 Middle Row	II
1307806	70 and 72 High Street	II
1307839	66 High Street	II
1307849	14 and 16 High Street	II
1307868	123 and 125 High Street	II
1308101	3 High Street	II
1348045	Alleyne's School (The Old Grammar School), High Street	II
1348063	Barclay School, Walkern Road	II
1348064	The Grange, 5 High Street	II*
1348065	9 and 11 High Street	II
1348066	The Two Diamonds Public House, 19 High Street	II
1348067	61 and 63 High Street	II
1348068	Church of Holy Trinity, High Street	II
1348069	6 High Street	II
1348070	18 High Street	II
1348071	64 High Street	II
1348072	72a High Street	II
1348073	92 and 92a High Street	II
1348074	106 High Street	II
1348075	Marquis of Lorne Public House, 132 High Street	II

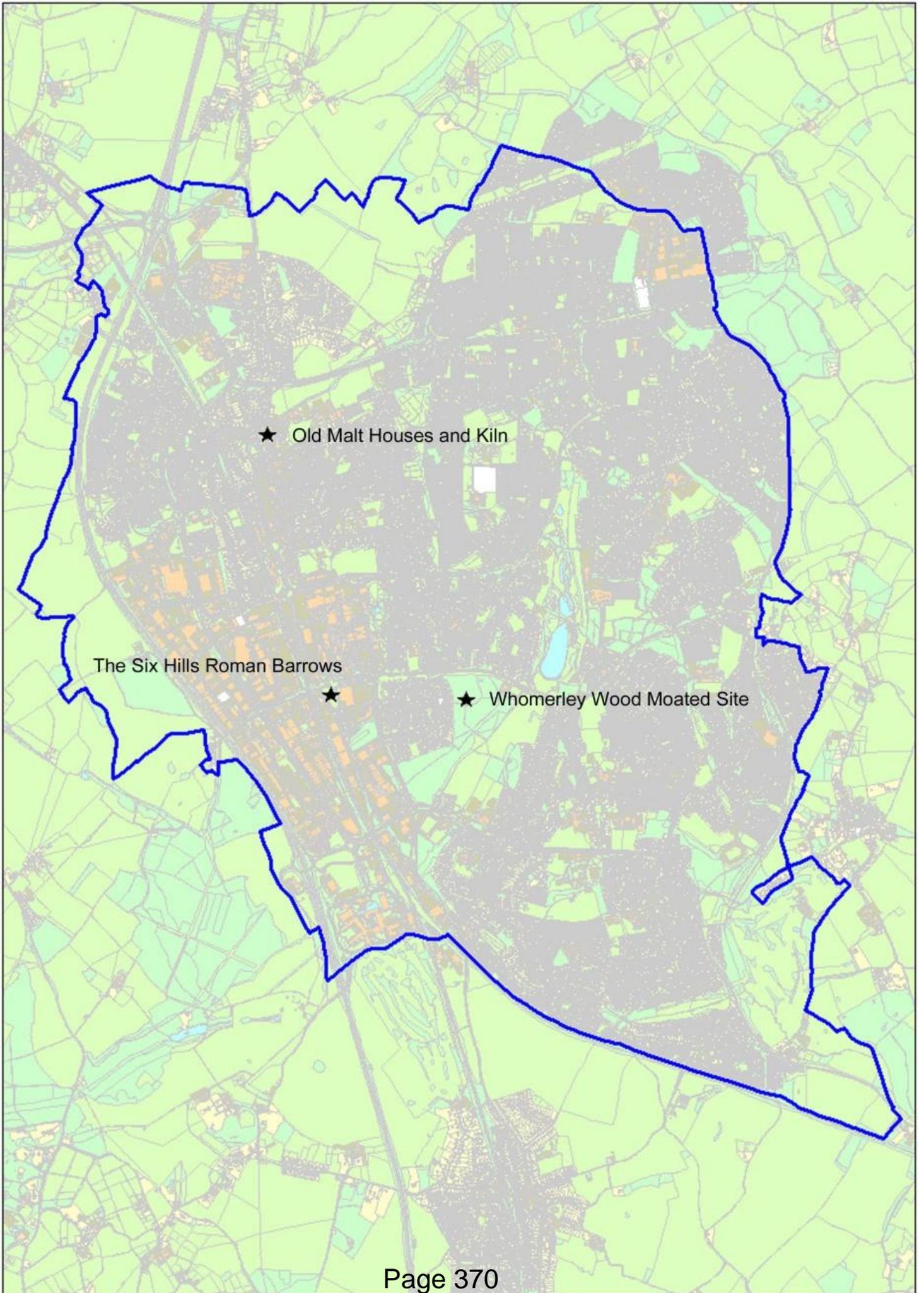
1348080	7 Baker Street	II
<b>List Entry Number</b>	<b>Location</b>	<b>Grade</b>
1348081	War Memorial, Bowling Green	II
1348082	19 Church Lane	II
1348095	2 Letchmore Road	II*
1348096	4 Middle Row	II
1348097	2 James Way	II
1348100	2-12 Walkern Road	II
1348102	26 High Street	II
<b>Roebuck Ward</b>		
<b>List Entry Number</b>	<b>Location</b>	<b>Grade</b>
1101157	Shephall Manor, Lodge Way	II
1101200	The Smithy, Hertford Road	II
1101201	Broadwater Farmhouse, Hertford Road	II
1308083	The Roebuck Hotel, Hertford Road	II*
<b>Shephall Ward</b>		
<b>List Entry Number</b>	<b>Location</b>	<b>Grade</b>
1101152	Church of St Mary, Shephall Green	II*
1307689	The Old Rectory, Shephall Green	II
1348099	Shephalbury Farmhouse, Shephall Green	II
1348101	23 Shephall Green	II
<b>Symonds Green Ward</b>		
<b>List Entry Number</b>	<b>Location</b>	<b>Grade</b>
1101153	Thatched Cottage, Symonds Green	II
1117372	John Lewis Warehouse, Gunnels Wood Road	II
1175952	The Tudor House at Stebbing Farm, Fishers Green	II*

1176880	Norton Green Farmhouse, Norton Green	II
<b>List Entry Number</b>	<b>Location</b>	<b>Grade</b>
1176933	Willow Cottage, Symonds Green	II
1348044	Broomin Green Farmhouse, Fairlands Way	II
1387280	Oakfield Farm Barn, Symonds Green Lane	II
<b>Woodfield Ward</b>		
<b>List Entry Number</b>	<b>Location</b>	<b>Grade</b>
1031558	L-Shaped Outbuildings west of Rooks Nest Farmhouse, Weston Road	II
1101139	Corey's Cottage, Hitchin Road	II
1101149	19 and 21 North Road	II
1101151	Moonhill, Rectory Lane	II
1101154	Rooks Nest Farmhouse, Weston Road	II
1176923	Church of St Nicholas, Rectory Lane	I
1176926	Dominic Cottage, Rectory Lane	II
1176972	Rooks Nest House, Howards, Weston Road	I
1307706	The Priory, 1 and 2 Rectory Lane	II
1348098	The Old Bury, Rectory Lane	II*
1101150	Priory Cottage, Rectory Lane	II



## Appendix 4 – Scheduled Ancient Monuments

Bedwell Ward	
List Entry Number	Location
1012052	Whormerly Wood Moated Site, Stevenage
Roebuck Ward	
List Entry Number	Location
1015579	The Six Hills Roman Barrows, Stevenage
Old Town Ward	
List Entry Number	Location
1005259	Old Malt House and Kiln, High Street, Stevenage



★ Old Malt Houses and Kiln

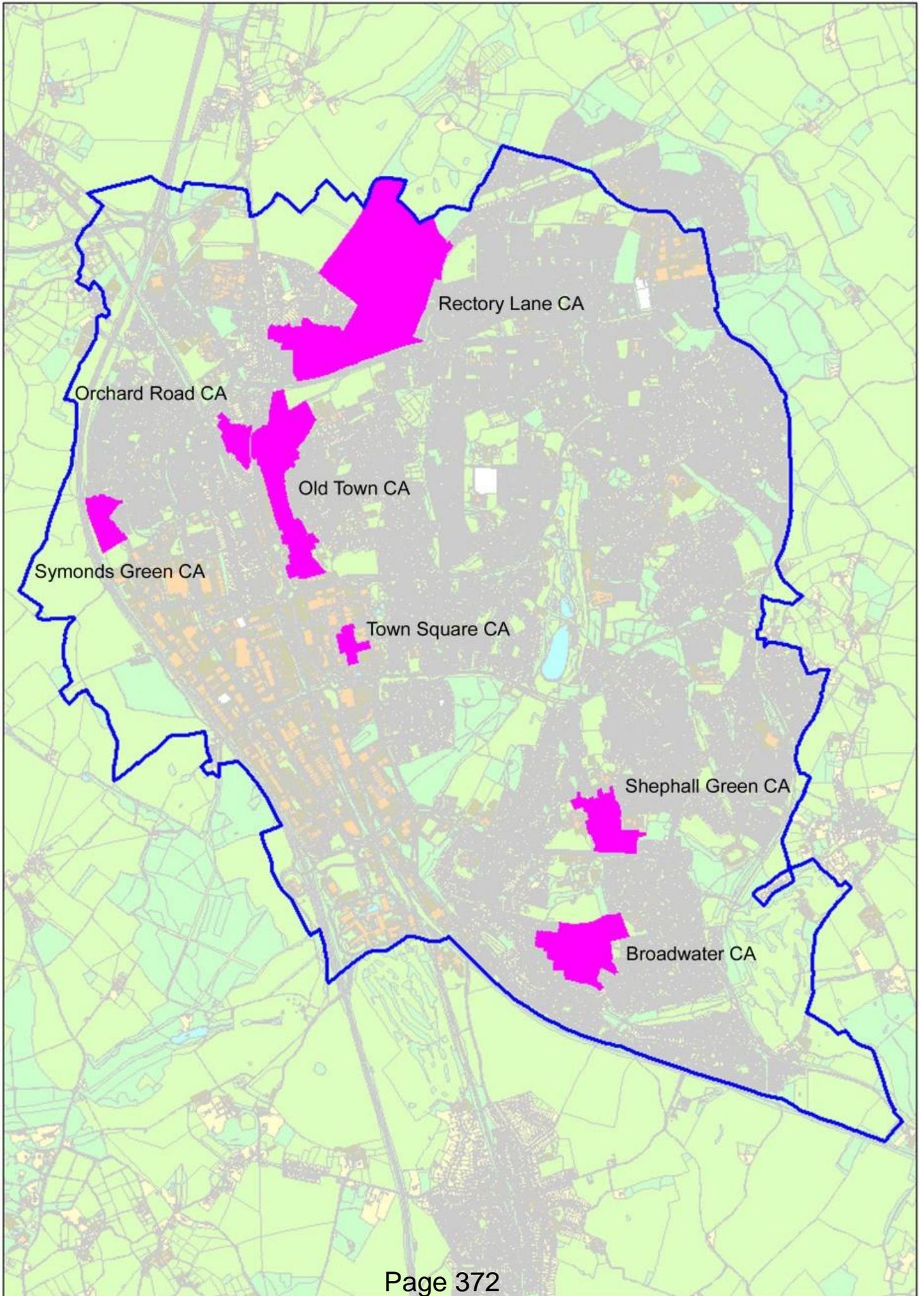
The Six Hills Roman Barrows



★ Whomerley Wood Moated Site

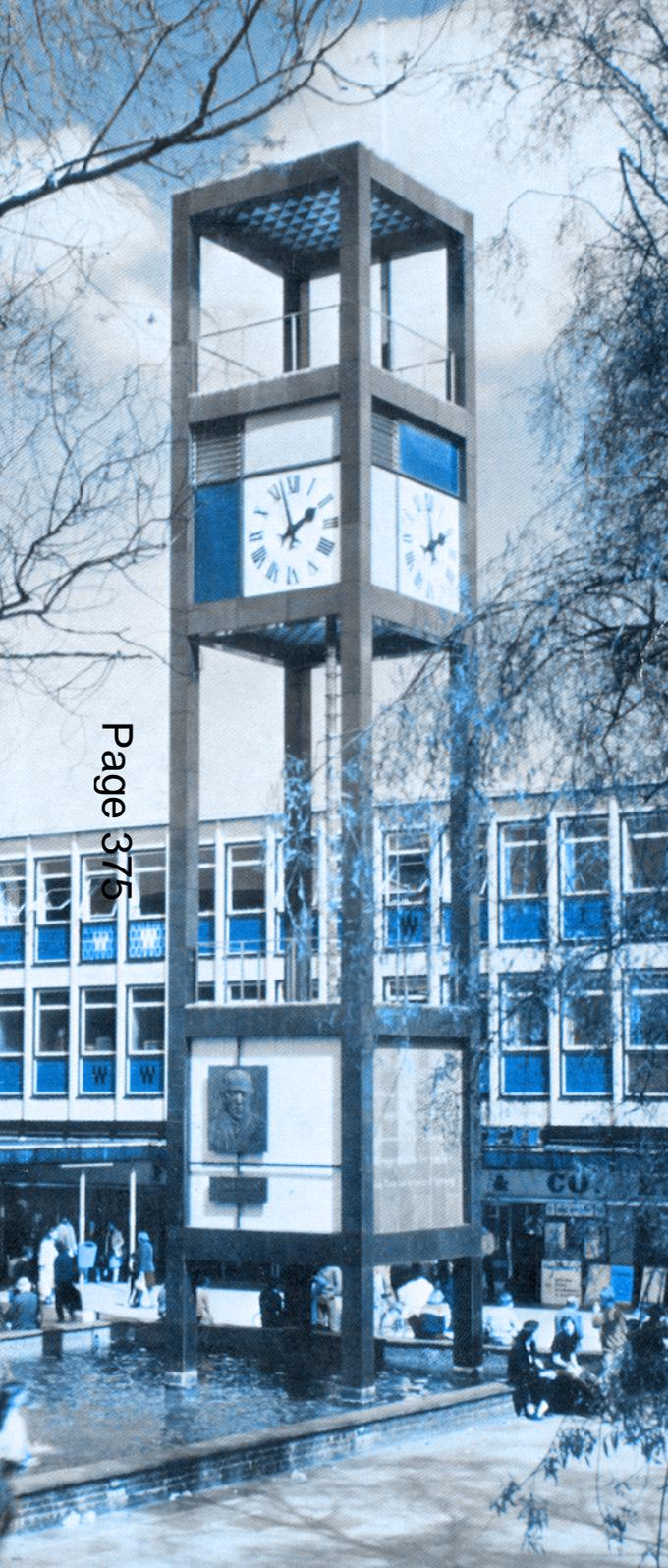
## Appendix 5 – Conservation Areas

<b>Bedwell Ward</b>		
<b>Conservation Area</b>	<b>UiD</b>	<b>Condition/Trend</b>
Town Square	583	Poor - Deteriorating
<b>Old Town Ward</b>		
<b>Conservation Area</b>	<b>UiD</b>	<b>Condition/Trend</b>
Old Town	-	-
Orchard Road	-	-
<b>Roebuck Ward</b>		
<b>Conservation Area</b>	<b>UiD</b>	<b>Condition/Trend</b>
Broadwater	577	Poor – Deteriorating
<b>Shephall Ward</b>		
<b>Conservation Area</b>	<b>UiD</b>	<b>Condition/Trend</b>
Shephall Green	-	-
<b>Symonds Green Ward</b>		
<b>Conservation Area</b>	<b>UiD</b>	<b>Condition/Trend</b>
Symonds Green	-	-
<b>Woodfield Ward</b>		
<b>Conservation Area</b>	<b>UiD</b>	<b>Condition/Trend</b>
Rectory Lane and St Nicholas	580	Fair - Deteriorating



## Appendix E – Stevenage Town Centre Public realm Guide (BDP)

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# Stevenage Town Centre

Public Realm Guide

2019



RICHARD SHOPS

FASHION

footwear

SAXONE  
MANS SHOES

CONR

Page 376

# 1.0 Introduction & objectives

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- 1.1 Executive summary
- 1.2 Introduction and context
- 1.3 Purpose of the report
- 1.4 Value of the public realm
- 1.5 Vision and objectives for Stevenage
- 1.6 Streets and spaces hierarchy and overview
- 1.7 Guiding principles



# 1.1 Executive summary

## The public realm strategy sets out the future approach to the streets and spaces of Stevenage.

The aim of Stevenage Central Vision Statement states:

*“In the early 1960’s Stevenage town centre was brand new - bright, modern and cutting edge. It exemplifies the ethos for the town, which was to deliver a vibrant economy alongside decent housing and excellent public spaces. (...) Stevenage was, and should be again, a destination town centre.”*

In the past few years, some localised projects have been delivered throughout the town centre of Stevenage, bringing a restored public realm to its inhabitants in some areas. Nonetheless, the absence of a general strategy and the lack of maintenance along the years has led to a generally degraded streetscape which lacks quality and isn't pedestrian friendly. In many instances, it is not adapted for the uses and activities that will allow the town to thrive.

The public realm strategy is set out over a number of chapters and includes an understanding of the existing, influencing factors and future developments that will take place in the town centre; feedback received through engagement with stakeholders, and a series of principles and guidelines which are demonstrated through specific projects.

The public realm strategy sets out key guiding principles which are as follows:

- 1. Put people first. Design spaces for people.**
- 2. Improve streetscape legibility.**
- 3. Ensure consistency in design and use of materials.**
- 4. Create memorable and identifiable spaces where people want to be.**
- 5. Protect and enhance Stevenage’s character and architectural heritage.**
- 6. Create a green and sustainable town centre.**
- 7. Support pedestrian users of the town centre.**
- 8. Promote vibrant and active streets.**
- 9. Create a safe public environment.**
- 10. Implement a maintenance action plan and strategy.**
- 11. Ensure that all public realm projects support the proper functioning of the town centre.**

The general appraisal chapter sets out an understanding of the issues and opportunities in Stevenage, whilst setting out good practice examples regarding specific elements of the public realm.

The design manual chapter sets out clear spatial guidances for the improvement of the public realm and sets out principles of quality, construction and maintenance.

To demonstrate the intentions of the design manual and vision, a number of key example projects have been identified and are illustrated in chapter 4. In each case a series of design considerations has been established which are site-specific and in line with the aspirations of the design manual.

The steps for implementing public realm projects are set out towards the end of the document. Here, recommended strategies are given for programme, funding, design, procurement and delivery.



..... Stevenage Town Centre

1km



## 1.2 Introduction and context

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**The Public Realm Strategy seeks to set out how publicly accessible areas should be design for today's and future generations. This includes the proposed conservation and enhancement of Stevenage's streets, parks, squares and spaces.**

### Stevenage...

The town motto for Stevenage is as follows: *"The Heart of a Town lies in its people"*. Stevenage was the UK's first new town in 1946 as well as the first wholly pedestrianised town centre. The Conservation Area around the Town Square contains two listed structures: the Clock Tower and the Joyride statue. The New Town architectural heritage has shaped a distinctive town centre and continues to influence character and sense of place in Stevenage today.

The town, located within Hertfordshire in the East of England, counts nowadays approximately 90,000 inhabitants. It is strategically connected by train - Central London can be reached in approximately 20 minutes - and well connected by roads, making the town ideally located to become a destination.

Retailing is the predominant land use within the town centre and a majority of the land is owned by public sector.

### Stevenage's aspirations...

The Stevenage Central Framework 2015 is the overarching regeneration strategy for the development of the centre of Stevenage, including the establishment of investment priorities and physical interventions over the next 25 years. The vision of the Central Framework is supported by 10 principles, including *"There will be good, usable, high quality public space and there must be a new green space within the Ring Road"*.

Stevenage Borough Council is determined to pursue this vision through the enhancement of the town core, the creation of a vibrant town centre with pedestrian priority, safe streets, new linkages and urban spaces around key amenities such as the Town Square.

### Public realm...

This is commonly defined as all areas between buildings including streets, laneways and open squares that are accessible to the public. From earliest times, public spaces have played an important role in the cultural, political, commercial, social and recreational development of communities.

Extensively studied and written about, public spaces are simply places where people can meet, mix, engage and exchange. Well designed and planned public spaces enhance the physical environment and improve the 'livability' and sustainability of urban centres. They provide a geographical focal point for the community and a place where residents and visitors alike can congregate for a variety of purposes.

### The need for a public realm strategy.

The Public Realm strategy seeks to achieve the ultimate goal of transforming Stevenage into a leading town in the region through the design of an attractive and vibrant town centre in which people want to live, socialise and shop. A single, coherent concept of the town centre's public realm is an essential element to achieve this ambition for Stevenage.

The recommendations within this document are to be implemented through both public and private development projects that may impact on Stevenage's town centre public areas.



Stevenage Town Centre



# 1.3 Value of the public realm

This diagram highlights the importance of the public realm relative to Stevenage town centre. Every intervention and decision made must be considered against the physical setting, reflecting on the value socially, environmentally, economically and functionally.

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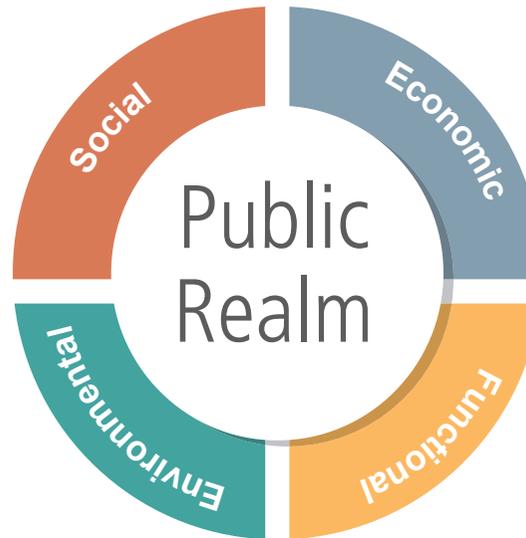
## Social Value

- Makes spaces more accessible for physically impaired people and older adults
- Provides a venue for community events, community cohesion
- Creates a place where people want to be & meet
- Assists in the interpretation of heritage
- Improves well-being through exercise
- Produces a heightened satisfaction for users



## Environmental Value

- Reduces air pollution
- Enhances the identity of a place
- Aids in the softening, greening and future proofing of the town
- Brings nature and biodiversity in the city
- Protects, conserves and enhances heritage
- Promotes sustainable rainwater management and attenuation
- Contributes to positive image and perception



## Economic Value

- Attractive to investment and development
- Invest to save (reduce maintenance)
- People stay longer and help vitality
- Encourages inward investment
- Impact on property value
- Increase tourism



## Functional Value

- Supports public art
- Encourages walking and cycling
- Improves orientation and wayfinding
- Makes public transports more accessible
- Inclusive for all users, universal design
- Helps rationalising movement and transport
- Creates outdoor spaces associated to retail & leisure

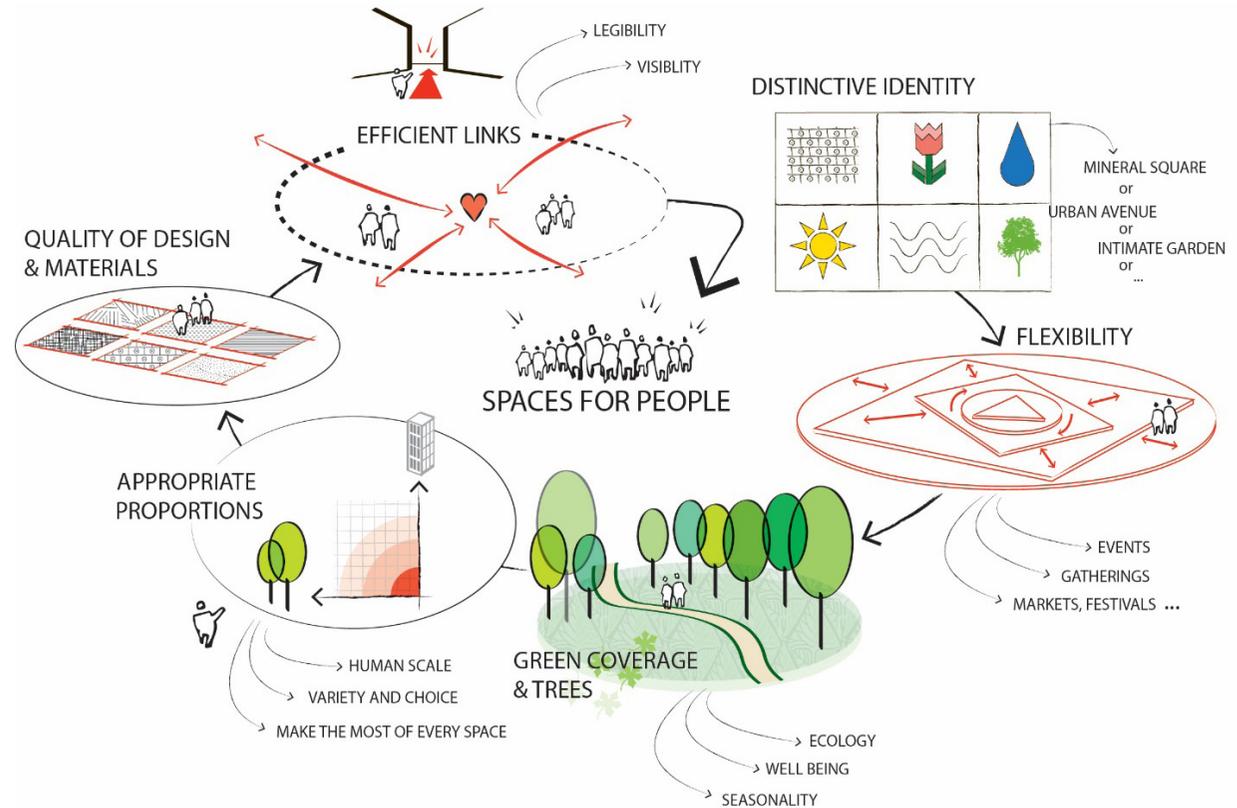
# 1.4 What makes a good public realm

The “public realm” consists of all areas to which the public has access (such as roads, streets, lanes, parks and squares). It includes the publicly accessible spaces between buildings, along with the buildings or other structures that enclose them.

A good quality, well considered public realm plays a major role in a positive user experience that will encourage return visits, just as a poor public realm on a cold, rainy day might discourage visitors.

The quality of the public realm plays a vital role in the creation of a place with an enhanced sense of identity, where people will choose to spend their time. It gives great scope for public art, community based activities, temporary interventions and events, ‘greening’ the town centre with landscaping and the inclusion of creative lighting schemes.

The public realm provides the context for highlighting the built heritage. Well-maintained and presented buildings are an important component of the public realm.



**Legibility**

**Spatial integrity**

**Culture**

**Context**

**Sustainability**

**Permeability**

**Identity**

**Inclusivity**

**Heritage**

**Surveillance**

**Architecture**

**Future proofing**

# 1.5 Vision and objectives for Stevenage



**A destination town centre**



**A green and sustainable town centre**



**A pedestrian friendly environment**



**An economically vibrant town centre**



**A place where people want to live**



**A civic heart offering social and democratic services**



# 1.6 Streets and spaces hierarchy and overview

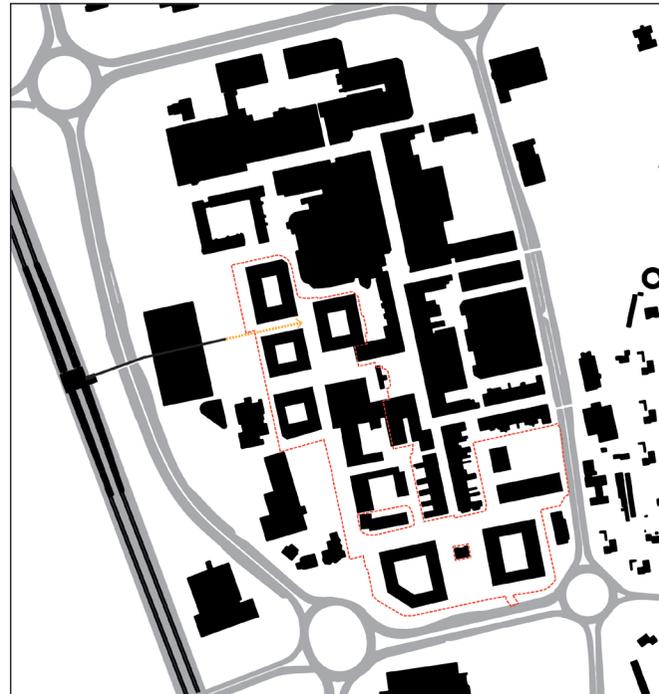
## Planned evolution of the urban structure

Stevenage Central Framework sets out the general long term vision for the whole of the town, identifying key opportunities areas and defining the aspirations that will guide future developments. Alongside the Central Framework, a number of masterplan focusing on some areas of the town have been undertaken, SG1 regeneration area being the most extended. An understanding of the current layout of the town, its associated heritage and structure, and its relation with the future foreseeable development gives us a framework within which the public realm guide can be set out.

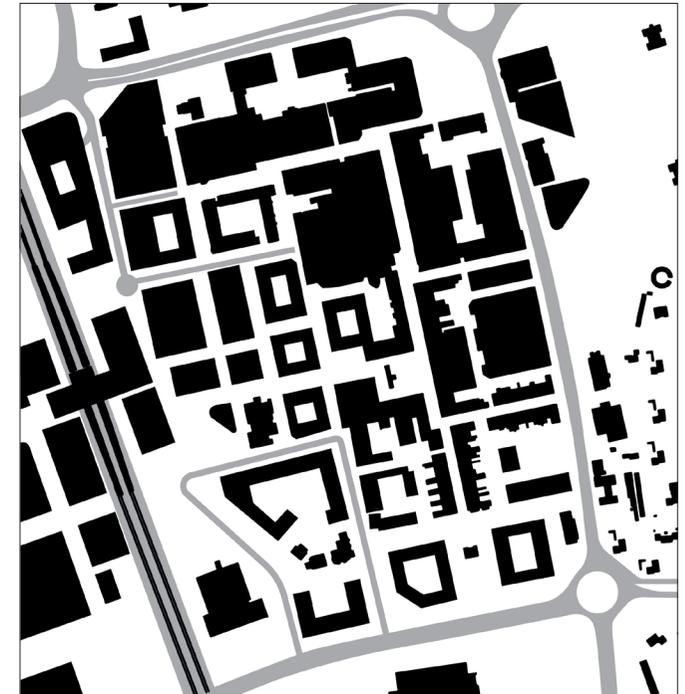
Page 386



Existing town centre



Mid term vision: SG1 regeneration

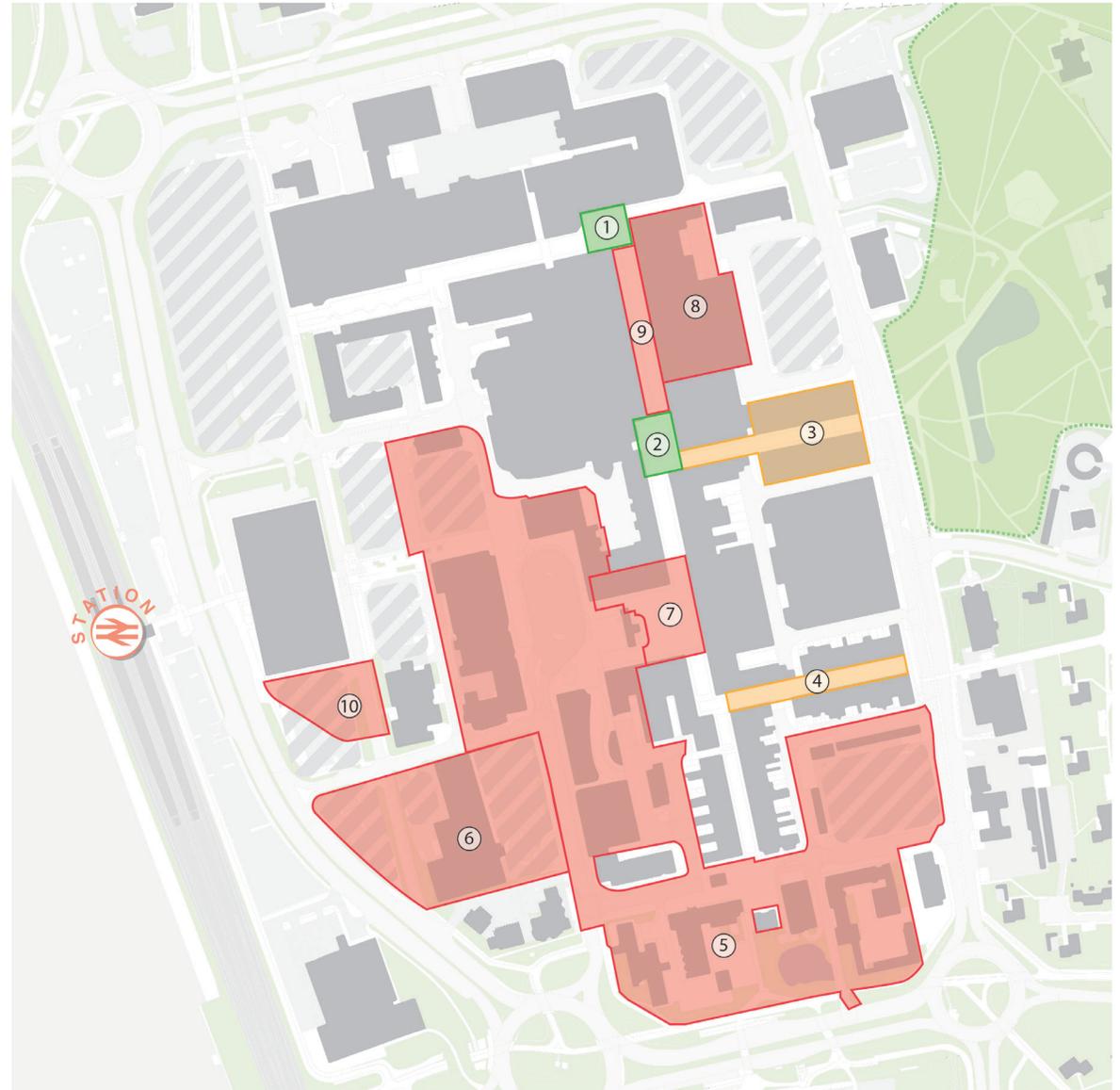


Long term vision: Central framework regeneration

# 1.6 Streets and spaces hierarchy and overview

## Overview of ongoing and planned developments

As part of the general strategic vision for Stevenage, a number of development sites have been identified and development is ongoing throughout the town centre, both of public realm and urban structure. The diagram below shows the current regeneration programme.



- Completed regeneration works ■
  - Forum Square ①
  - Littlewood Square ②
- Ongoing regeneration works ■
  - Park Place residential and public realm ③
  - Market Place public realm and play street ④
- Future regeneration works ■
  - SG1 ⑤
  - Matalan site ⑥
  - Town Square frontages & public realm ⑦
  - Queensway north ⑧
  - Kames Capital ⑨
  - New bus station site ⑩

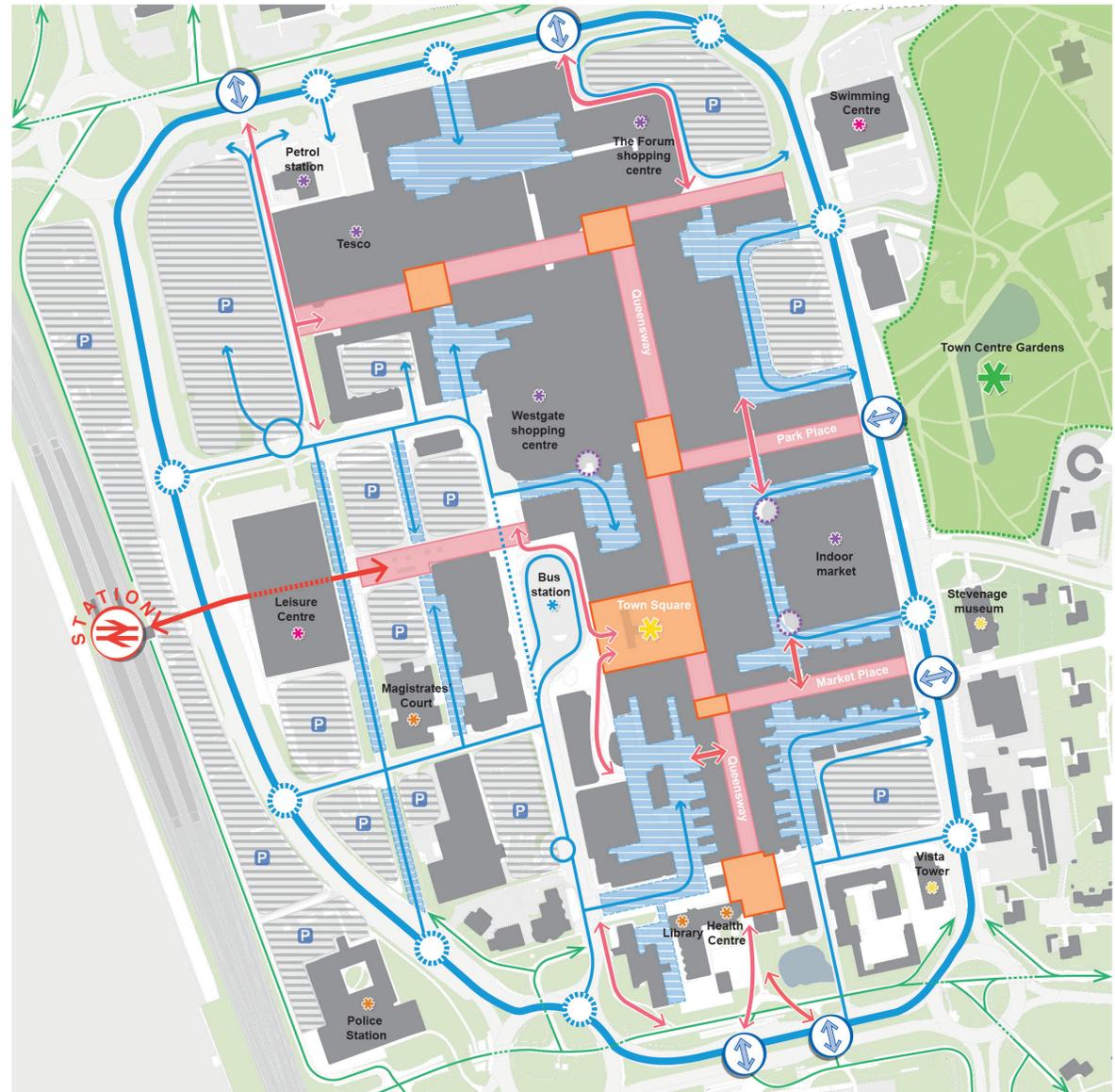
# 1.6 Streets and spaces hierarchy and overview

## Current situation of the town centre

The town centre currently displays a strong network of pedestrian streets and spaces, but that lacks quality, spatial character and connectivity with adjacent streets and residential areas. Key pedestrian links lack legibility - such as from the station, from beyond the ring road or from Town Centre Gardens - making the town centre hard to navigate and monotonous. Outside of the pedestrian areas, the public realm is dominated by cars, car parks and vehicular accesses.

Page 388

- Pedestrian streets ▬
- Public spaces ▬
- Pedestrian link from station to town centre ↔
- Other key pedestrian links ↔
- Pedestrian and cycle accesses to the town centre (underpasses and bridges) ↔
- Cycling routes ↔
- Ring road ▬
- Primary vehicular streets ▬
- Secondary streets with delivery areas and access to garages ▬
- Accesses to shopping facilities giving onto back of house ⊙
- Vehicular entrances to town centre ⊙
- Surface car park P
- Heritage ✱
- Civic ✱
- Green open space ✱
- Leisure ✱
- Transport ✱
- Retail ✱



# 1.6 Streets and spaces hierarchy and overview

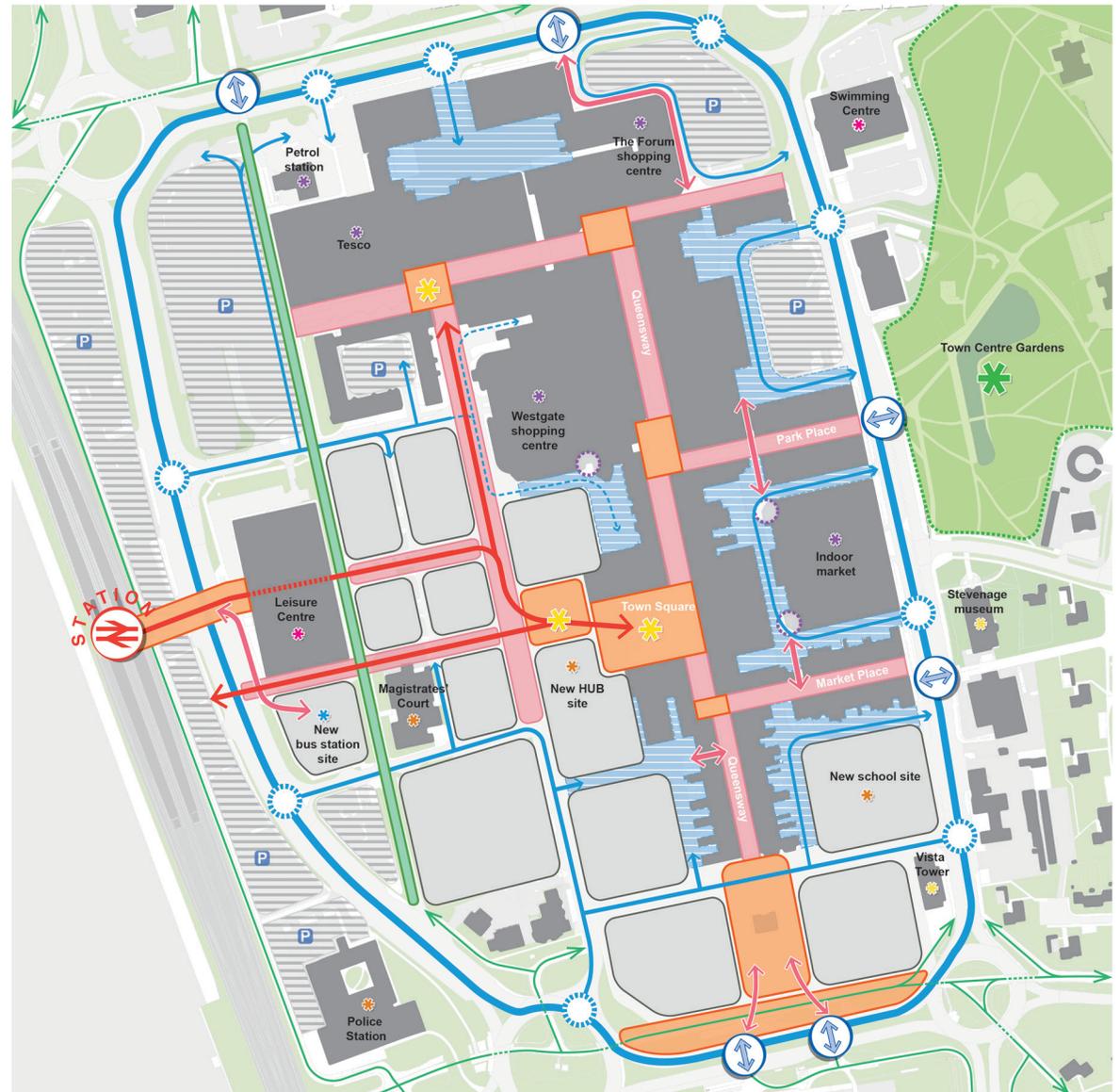
## Future development of the town centre

The key public realm features that will be created by the regeneration process are as follows:

- Clear and direct link from the station to the heart of the town
- Two large squares at the heart of the town centre
- North-South pedestrian boulevard
- Pedestrian loop
- Large open space at the arrival from Queensway South
- Rationalised vehicular streets structure

Page 389

- Future blocks 
- Pedestrian streets 
- Public spaces 
- Pedestrian link from station to town centre 
- Other key pedestrian links 
- Pedestrian and cycle accesses to the town centre (underpasses and bridges) 
- Future cycle spine 
- Cycling routes 
- Ring road 
- Primary vehicular streets 
- Secondary streets with delivery areas and access to garages 
- Accesses to shopping facilities giving onto back of house 
- Vehicular entrances to town centre 
- Surface car park 
- Heritage 
- Civic 
- Green open space 
- Leisure 
- Transport 
- Retail 



# 1.6 Streets and spaces hierarchy and overview

## Future public realm layout

The future public realm layout aims at reinforcing the existing network of pedestrian streets by enhancing existing weak links and creating new public spaces through the centre, such as a station arrival space, the green square at the heart of the town, and the residential green and linear park at the south.

Page 390

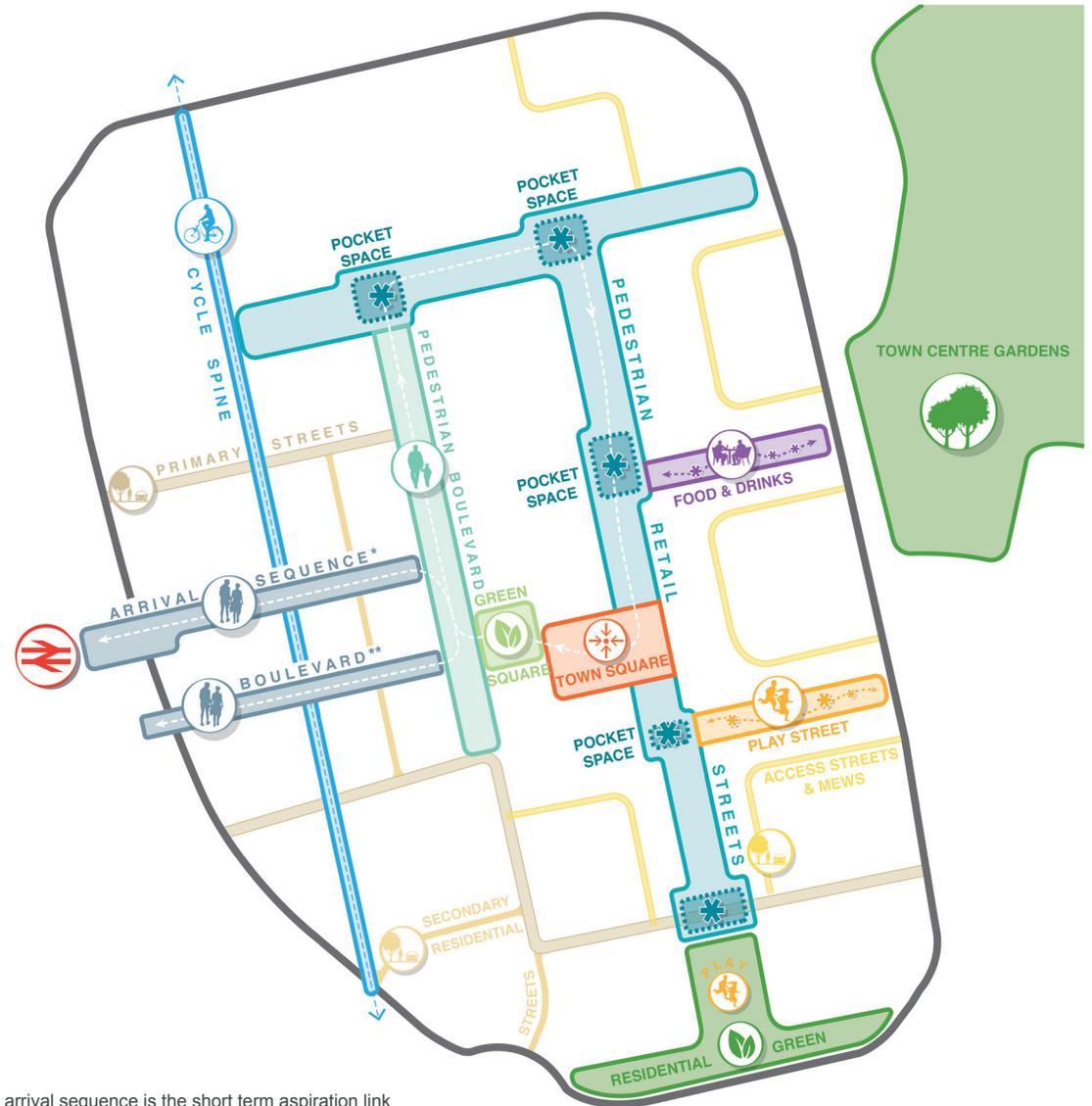


# 1.6 Streets and spaces hierarchy and overview

## Future character areas

The future town centre layout will create a wide range of public spaces and pedestrian streets that will enable an enhanced connectivity and a variety of character areas including:

- A loop at the heart of the town centre, with enhanced access and visibility on the shop front
- A direct link from the station through a pedestrian street
- A central sequence of public squares, each of them displaying a unique character
- A play street at the heart of the town centre
- An active restaurant and café street
- A residential green with play spaces
- A linear park
- A cycle spine connecting to the wider cycling network
- Green and pedestrian friendly residential streets
- Enhanced access streets and mews



\* The arrival sequence is the short term aspiration link  
 \*\* The pedestrian boulevard is the long term aspiration link

## 1.7 Guiding principles

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1

### Put people first

---

The public spaces and streets of Stevenage will be geared towards people and focus on providing by design a clear, attractive and comfortable streetscape for its inhabitants and visitors.

2

### Improve streetscape legibility

---

A clear and legible public realm will be provided through the simplification and coordination of street components and the decluttering of unnecessary streetscape elements (bollards, street furniture, projecting structures and signage, etc)

3

### Ensure consistency in design & use of materials

---

Use an appropriate palette of high quality discreet paving throughout the town centre, as well as coordinated street furniture.

4

### Create memorable and identifiable spaces where people want to be

---

Allow dwelling on the street and appropriation of the public spaces by people. Define the character and key attributes of feature spaces through design, allowing flexibility and diversity of usage.

5

### Protect and enhance Stevenage's character and architectural heritage

---

Support the restoration of key architectural and artistic features in the town centre, whilst celebrating Stevenage's heritage through streetscape intervention and public art.

6

### Create a green and sustainable town centre

---

Maximise green coverage, planting that supports biodiversity and SuDs wherever practicable. Encourage carbone neutral transportation by creating safe pedestrian and cycle routes, providing cycle parking, and promoting public transports.

## 1.7 Guiding principles

7

### Support pedestrian users of the town centre

Improvement of accessibility and legibility of all pedestrian links, including secondary pathways and underpasses. Promotion of fair, proportionate and pleasant spaces for pedestrians where their space is shared with vehicles.

8

### Promote vibrant and active streets

Create responsive streetscape to the everyday town activities as well as to public temporary events, by supporting a renewed approach to signage and shop front design.

9

### Create a safe public environment

This includes the enhancement of public lighting, including on secondary and remote pedestrian only links, along with the creation of clear and open sightlines to increase visibility throughout the town centre.

10

### Implement a maintenance action plan and strategy

The quality of the existing and future public realm of Stevenage depends greatly on the day to day maintenance of the spaces.

11

### Ensure that all public realm projects support the proper functioning of the town centre

Every project, works or improvement should be the result of a long term general strategy and coordinated with one another.

12

### Create a pleasant place to live

The ultimate goal of every regeneration project should be to provide welcoming spaces for people to inhabit, making the town centre an engaging place for people to move around, gather, work and interact.



# 2.0 General appraisal

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- 2.1 Spatial character
- 2.2 Streets and spaces dimensioning
- 2.3 Existing canopies condition
- 2.4 Existing planting and vegetation
- 2.5 Existing paving condition

# 2.1 Spatial character

## Recurrent weaknesses of the public realm

1. Queensway looking south



- Inadequate tree species
- Street clutter
- Inadequate street furniture location
- Overwhelming shopping mall canopy
- Inconsistency in shop signs and frontages
- Lack of paving unity

2. Queensway looking north



- Street clutter
- Lack of legibility
- Poor tree condition
- Lack of shop foreground definition
- Poor quality paving
- Inadequate street furniture location
- Poor canopy condition
- Inconsistency in shop signs and frontages

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# 2.1 Spatial character

## Recurrent weaknesses of the public realm

3. Queensway South looking north



- Presence of dead facades
- Inadequate planting location and height
- Lack of interest, monotony
- Street clutter
- Poor quality paving
- Poor canopy condition
- Inconsistency in shop signs and frontages

4. Westgate looking west



- Fragmentation of shop front continuity
- Inadequation of tree species and planters
- Street clutter
- Poor quality paving
- Inadequate street furniture location
- Poor canopy condition
- Inconsistency in shop signs and frontages

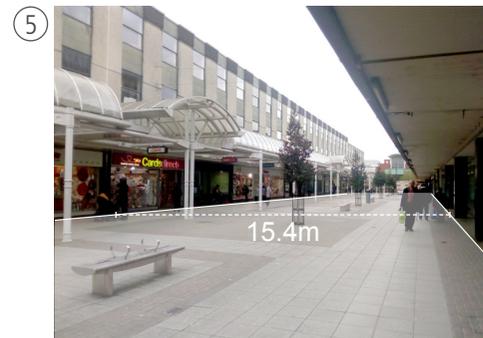
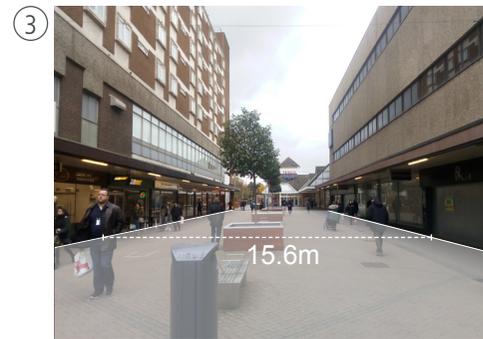
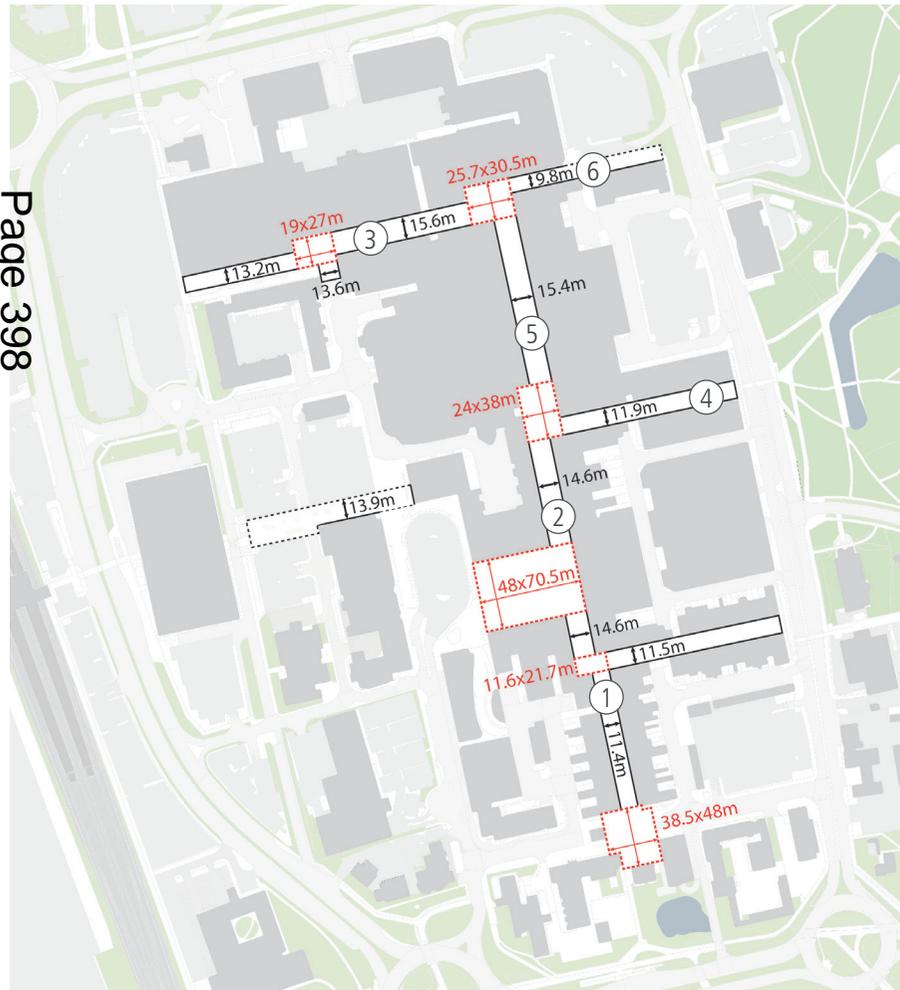
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## 2.2 Streets and spaces dimensioning

### Dimensioning of the existing public realm

The pedestrian streets and spaces are distributed following a clear spatial structure, offering a large range of spaces of varied dimensions.





# 2.4 Existing planting and vegetation

## Green cover conditions

The surroundings of Stevenage are generally densely planted and offer a pleasant green backdrop to the long views towards the outside of the town centre. The core of the town also counts a considerable amount of trees. The below assess the trees on amenity value.



Page 400

1 Trees with dense character not contributing enough to the character of the street

2 Clusters of recently planted and pre-existing trees adding considerable character to the space

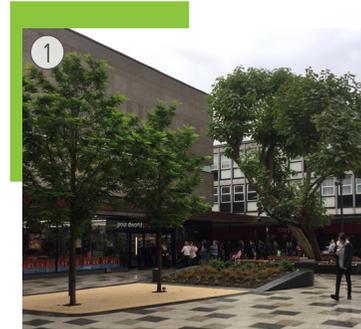
3 Mature and more appropriate street trees

4 Mature trees providing good value to the space

5 Buffer trees and shrubs along secondary street adding visual value

6 Individual specimen adding interest

7 Dense green buffers composed of shrubs and often mature vegetation adding visual value



## 2.4 Existing planting and vegetation

Examples of good and bad practice in planting



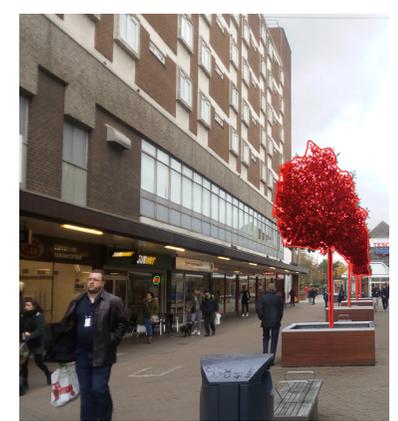
Page 40  
Inappropriate use of shrubs: the combined height, location and density of planting results in a visual barrier that blocks the sightlines into the public realm.



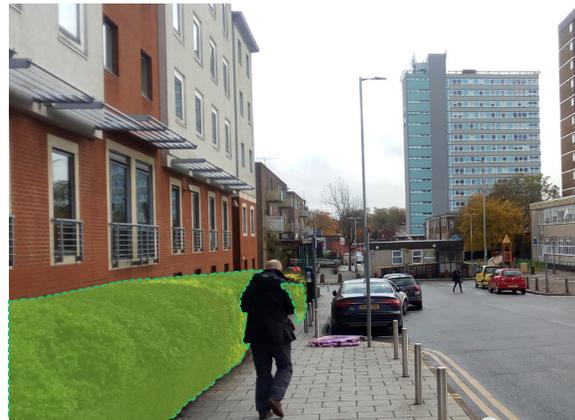
High shrubs combined with low tree blocks the sightlines to the other side of the square.



Rather than bringing interest and green cover, these street trees can be assimilated with clutter: their scale and species are inappropriate, as well as the use of tree guards and planters.



Good practice in the integration of existing specimen trees in a regeneration process. The trees were crownlifted to create better views and integrated into a bespoke plinth on which people can sit.



Good use of mixed shrubs as boundary treatment to define a defensible area and give a green backdrop to pedestrian circulation.

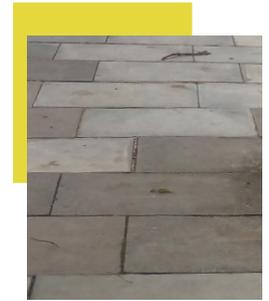
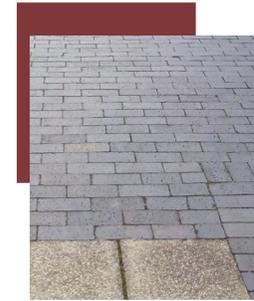
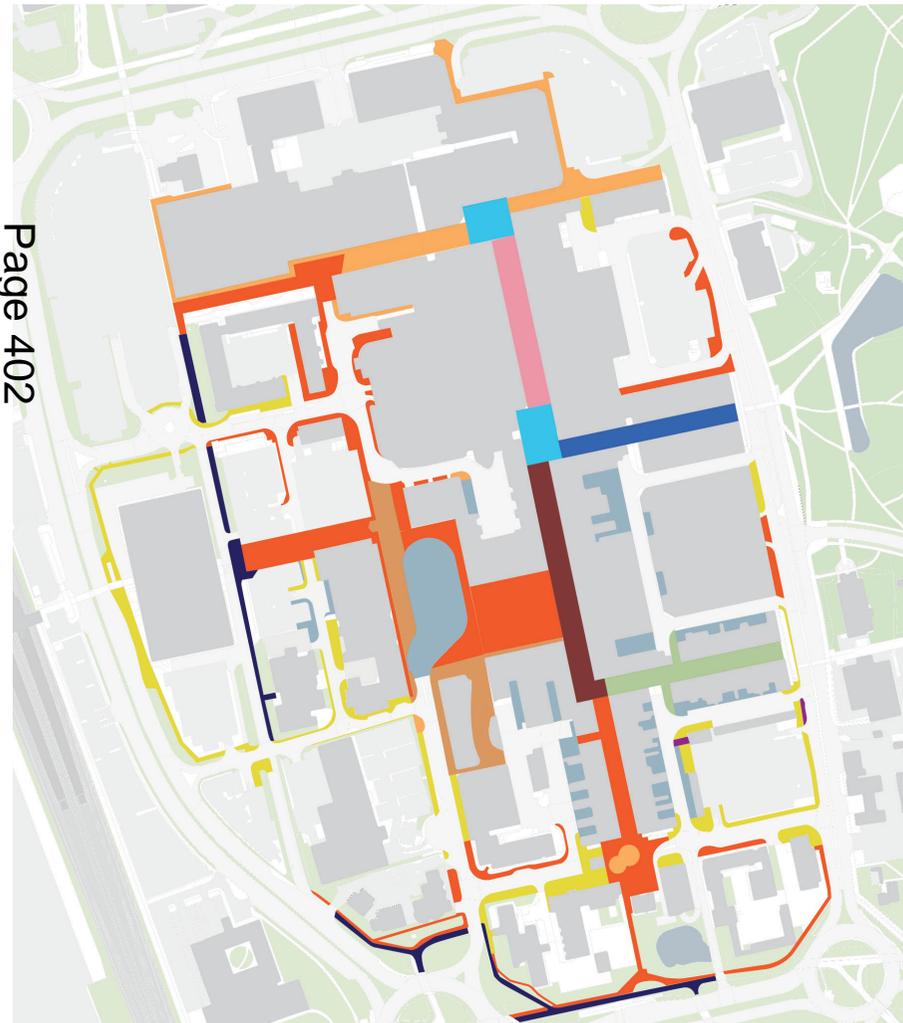


Appropriate trees' proportion and species: they don't block view through the space and allow sightlines to the shop windows whilst providing a good green cover to the space.

## 2.5 Existing paving condition

### Paving conditions

There are over 10 different surfacing materials arranged following different patterns across the pedestrian areas of the town centre of Stevenage, ranging from small coloured pavers, concrete and granite slabs, to asphalt.



# 2.5 Existing paving condition

## Overview of paving conditions

### Pedestrian streets

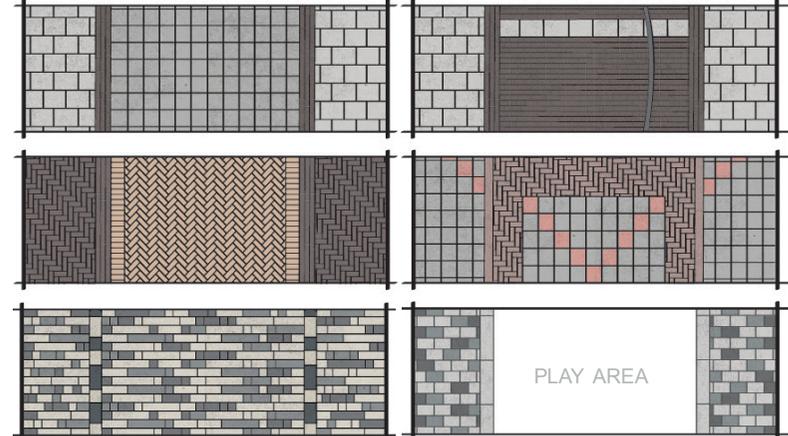
Paving on Park Place



Paving on Queensway North



Existing palette of paving and patterns



### Defined spaces

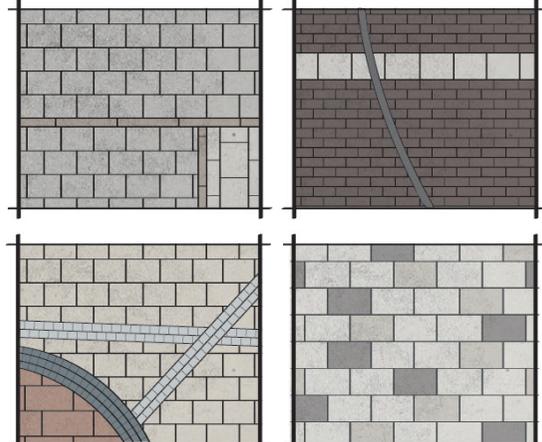
Paving on Forum Square



Paving on Southgate Square



Existing palette of paving and patterns



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# 2.5 Existing paving condition

## Overview of paving conditions

### Feature spaces

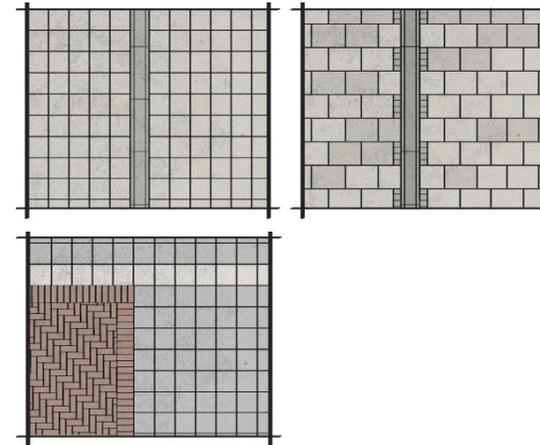
Paving on Town Square



Paving on Town Square



Existing palette of paving and patterns



### Pedestrian links & underpasses

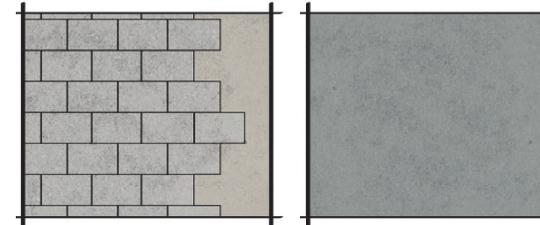
Paving on alleyway leading to Queensway South



Paving in southern underpass



Existing palette of paving and patterns



# 2.5 Existing paving condition

## Overview of paving conditions

### Primary streets

View of St Georges Way



View of Danestrete



Existing palette of paving and patterns



### Secondary streets

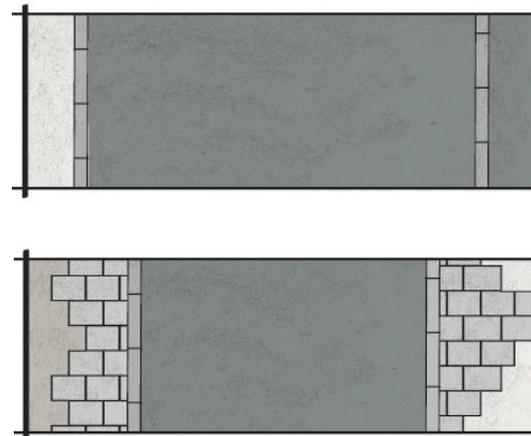
View of Market Square



View of Southgate



Existing palette of paving and patterns



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# 3.0 Design manual

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- 3.1 Paving strategy
- 3.2 Vegetation
- 3.3 Lighting strategy
- 3.4 Street furniture
- 3.5 Building and shopfront interface
- 3.6 Signage & wayfinding
- 3.7 Sustainability
- 3.8 Cycling strategy
- 3.9 Cultural & public art strategy

# 3.1 Paving strategy

## Objectives & general guidelines

### 1. The main objectives of the paving strategy are:

- To create a futureproof paving palette, that will give a framework for all large scale developments, projects and improvement works;
- together of existing, currently under regeneration and future spaces;
- To define paving principles adapted to the different types of spaces identified in the streets and spaces typology.

### The core principles around which all projects and improvements should revolve are:

- Consistency
- Continuity
- Sense of place
- Longevity
- Ease of maintenance

The following typology establishes a range of streets and spaces on which the paving strategy is based. The paving strategy aims at bringing existing and future spaces together whilst being responsive to their distinctive characters. The street typology is as follows:

	Pedestrian streets		Primary streets
	Defined spaces		Secondary streets
	Feature spaces		Cycle spine
	Pedestrian links		Mews



# 3.1 Paving strategy

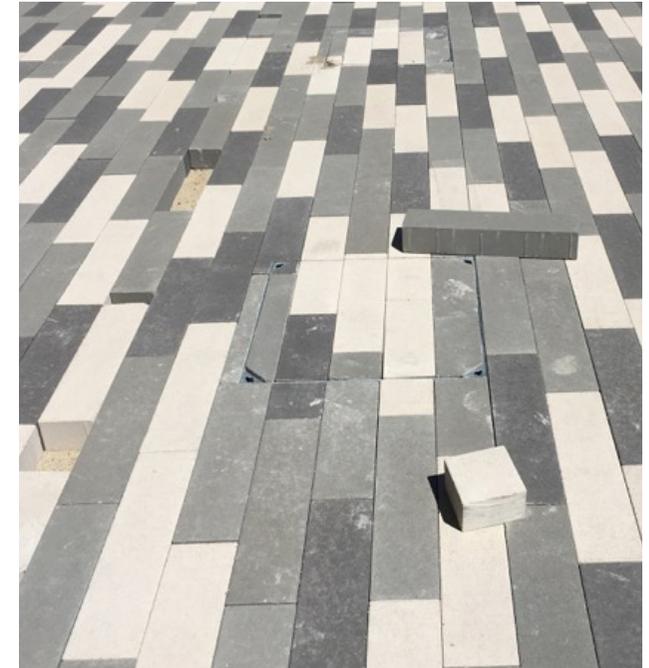
## Objectives & general guidelines

### 3. General guidelines should be observed throughout the implementation of all projects or improvement works:

- All paving should be of high quality and suitable to withstand the function of the area. Durability, lifespan and visual appreciation should all be considered when specifications are being determined;
- Road widths should be minimised to reduce vehicular speeds and maximise pedestrian space;  
The layout of the street and degree of sharing should be appropriate to the function of the street;  
Kerbs should clearly define the carriageway;  
The carriageway should be a contrasting colour to footpaths where there are considerable vehicle flows;
- All footpaths and pedestrian crossings should be designed with acceptable gradients, to universal design standards;
- Street furniture should be rationalised and coordinated so as not to impede pedestrian movement;
- Access (degree of control) needs to be integrated into the design.
- Drainage units, manhole covers should be flush with the surrounding areas. They should be integrated into the design to avoid trip hazard.



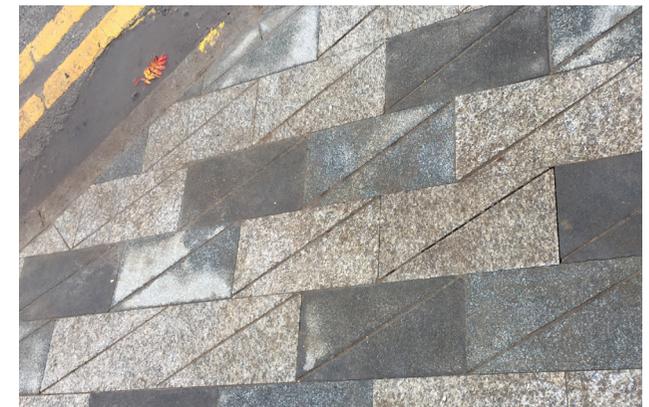
Example of high quality granite paving with mixed grey small units



Example of successful manhole cover infill and integration



Example of high quality granite paving with mixed light grey and buff units



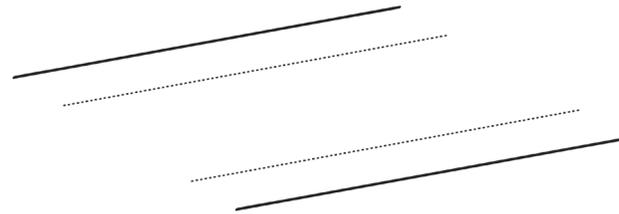
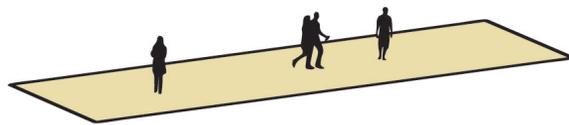
Triangular cuts should be avoided

# 3.1 Paving strategy

## Pedestrian Streets

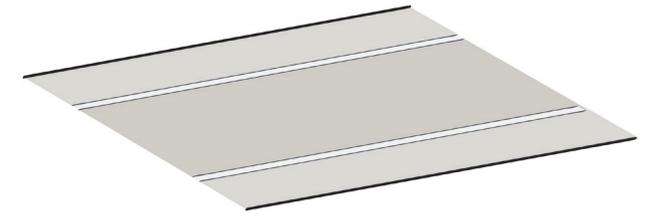
Pedestrian streets are one of the most significant heritage feature of Stevenage town centre. They already form a strong network of public spaces that the paving strategy aims at bringing together to create a consistent, high quality and attractive feature.

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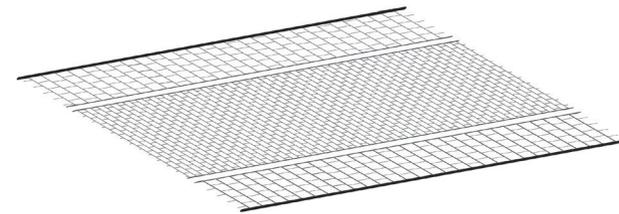
### 1- Layout rationale

As a tribute to the historical layout of the pedestrian streets, a central zone should be distinguished from the lateral forecourt areas. The width of the forecourts should be determined in relation with the canopies running along the streets.



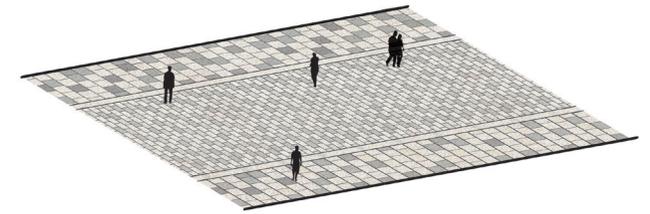
### 2- Street structure

A running lay of paving, combined with drainage channels, should be used to define the street structure. In some instances, the central zone can be used as an activity area.



### 3- Sizing of paving elements

A small grain high quality discreet paving, natural stone like granite or equivalent, should be used in the central area of the street, whilst a larger grain should be used on the forecourt areas.



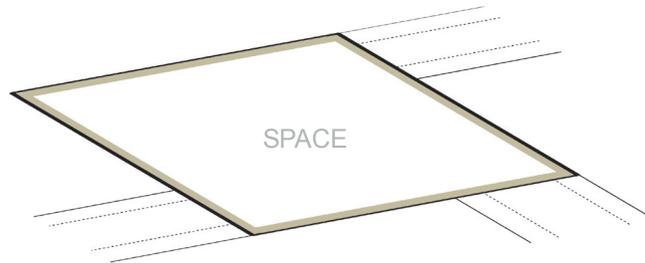
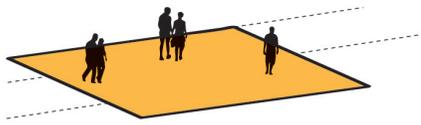
### 4- Paving colour

To be considerate to the recently regenerated paving in Market Place and Park Place, a palette of mixed greys including some buff tones should be considered.

# 3.1 Paving strategy

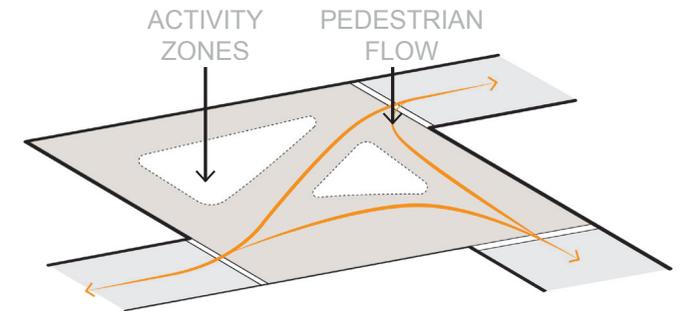
## Defined Spaces

Defined spaces within the public realm give the opportunity to display a specific character and create activity areas for people to dwell, meet, engage in the space. The paving strategy aims at defining clearly these spaces to reinforce legibility.



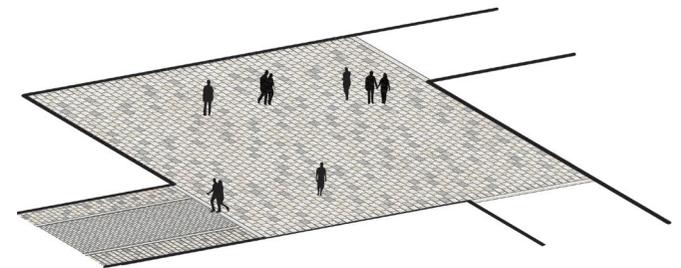
### 1- Rationale & interface with pedestrian streets

The space should be defined by clear thresholds in its interface with the pedestrian streets. Its paving running from facade to facade will provide a consistent, simple structure, whilst marking its identity and spread.



### 2- Space structure & activity zones

The facade to facade continuous paving allows the creation of activity zones within the space (sitting, play, planting, kiosks) whilst retaining legibility and simplicity. These activity zones may display a different paving or surfacing (turf, timber decking, contrasting paving, etc).



### 3- Paving colour & sizing

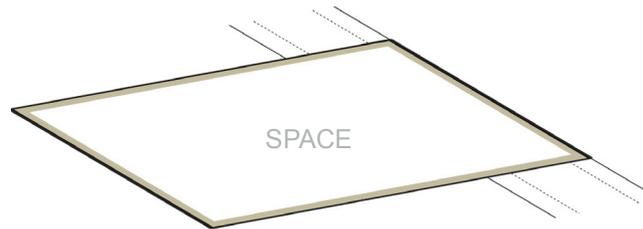
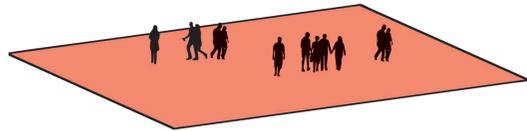
Medium to large grain high quality natural stone paving - granite or similar - to be used throughout the defined spaces. To ensure continuity and consistency, the paving's finish and colour should tie in with the ones used in the adjacent pedestrian streets, with a potential to contrast to add variety.



# 3.1 Paving strategy

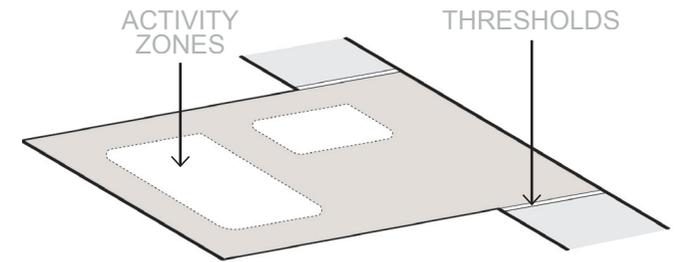
## Feature Spaces

The feature spaces are an essential part of the public realm structure: they are the core the town, allow gatherings and events as well as everyday uses. Their success is fundamental to the creation of the town's identity and sense of place.



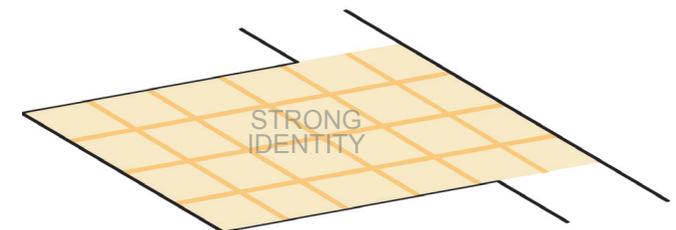
### 1- A strong entity

The feature spaces should be defined by clear thresholds in their interface with pedestrian streets. In the same way, its shape and structure should be clear and easily identifiable.



### 2- Space structure & activity zones

Feature spaces are large enough to welcome permanent, seasonal and temporary activities. 'Islands' dedicated to permanent activities can be defined through paving eg. sitting, kiosks, vegetation, play. Zones dedicated to temporary events eg. markets, outdoor cinemas, could also be defined.



### 3- A unique character

the paving should support the creation of a special atmosphere, specific to the feature spaces. It should respond to the exceptional heritage value of the space in the case of Town Square.



# 3.1 Paving strategy

## Feature Spaces

### Guidelines

#### 1. Unique character

Feature spaces should display a unique character to allow good legibility and create a sense of place and memorability.

#### 2. Continuity and consistency

Whilst being unique pieces of the public realm, the feature spaces should retain a degree a continuity with the surrounding paved areas, so they are perceived as part of a sequence of spaces.

#### 3. High quality and durability

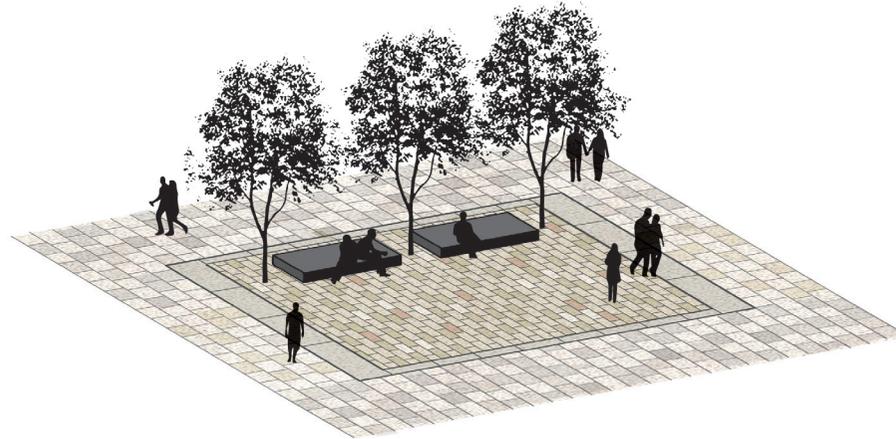
The paving used should be of high quality, allow positive weathering with time and be robust to all kinds of uses. It should be futureproof and achieve a long lifespan with minimal maintenance.

#### 4. A strong entity

The thresholds of the feature spaces should be carefully defined so the space can be read as a space in its own right, within which a range of sub spaces can be defined. Its paving identity should take precedence over the one of the streets that connect into it.

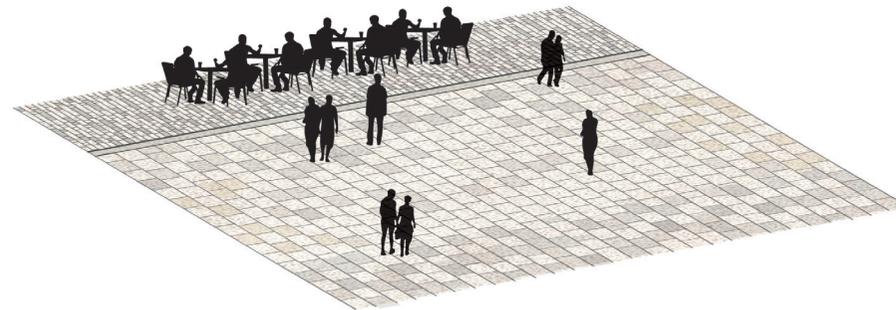
#### 5. Dedicated activity zones

Unique paving interventions should be considered, such as the definition of activity zones, islands or shops forecourts used for display or outdoor spaces. The use of carefully designed high quality contrasting feature paving for such areas should be considered.



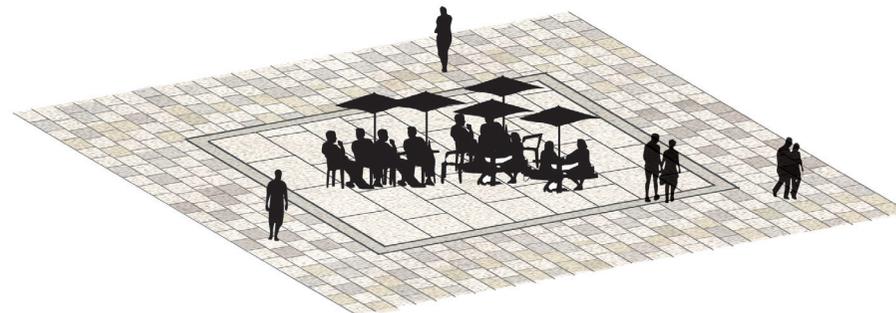
1

Examples of possible permanent activity zone featuring contrasting paving, feature seating plinths and tree planting.



2

Examples of possible permanent linear activity zones featuring contrasting paving that retains consistency with the general paving. It is dedicated to shop forecourts and sitting.



3

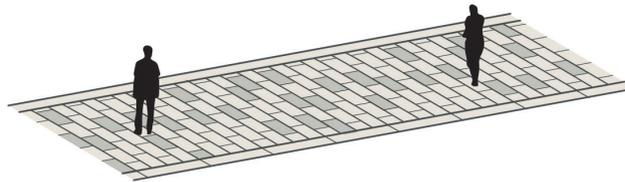
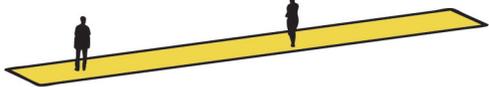
Examples of possible activity zones dedicated to temporary events such as markets or community events. An everyday use to such spaces can be outdoor sitting.

# 3.1 Paving strategy

## Pedestrian links & underpasses

The town centre of Stevenage features many pedestrian links and underpasses, they are part of the heritage of the New Town urbanism. They often are an arrival path to the town centre and have a high footfall; the paving strategy aims at bringing coherence, quality and safety to all these links.

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### General approach

Pedestrian only footpaths, non adjacent to vehicular carriageway, should be wide enough to allow pedestrian flow and have a simple, robust, continuous paving throughout to ensure the legibility of the access to the town centre.

### Guidelines

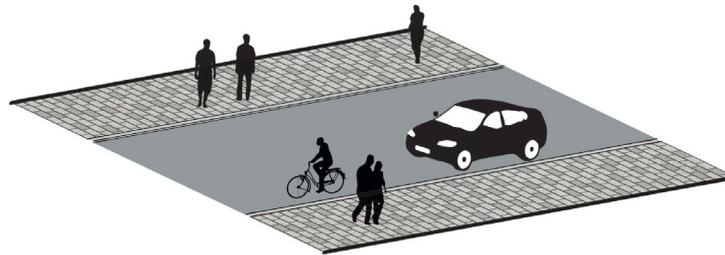
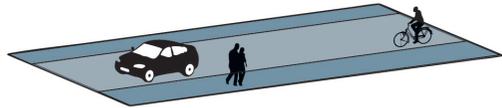
- Continuous small unit high quality natural stone paving
- Consistency of finish and colour with adjacent paved areas
- Minimum recommended width of 3m
- Granite edging throughout
- Free drainage into vegetated areas as often as practicable



# 3.1 Paving strategy

## Primary Streets

Primary streets should be clearly defined and feature wide pedestrian footpaths and crossings. In key locations, some sections can be raised and paved to tie in with the footpaths and create shared surfaces (dashed sections in the below diagram).



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### General approach

Road width should be minimised and secure raised crossings should be implemented to create a pedestrian friendly environment. The paving of some sections of the carriageway, with the appropriate base and pavers depth, should be considered where the implementation of shared surfaces is appropriate.

### Guidelines

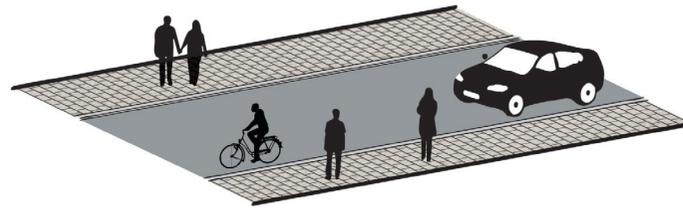
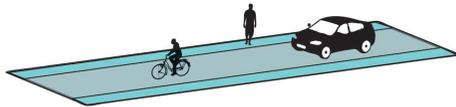
- High quality asphalt laid between granite kerbs
- Kerbs to be 100mm high, lowering to a minimum 50mm where a shared environment is appropriate
- Use of radius sections, quadrants and drop kerbs where appropriate
- Footpaths to be continuous small unit natural stone paving



# 3.1 Paving strategy

## Secondary Streets

Secondary streets should display a more 'local' and residential character than the primary streets; this can be achieved through the use of a distinctive paving and street planting palette. Some sections can be raised and paved to tie in with the footpaths and create shared surfaces focusing on cycle and pedestrian movements (dashed sections in the below diagram).



### General approach

Road width should be minimised and the consistent implementation of a street structure that includes secure footpaths is essential, especially for spaces where delivery and car park access are mixed with the pedestrian flow. The footpaths should be consistent, free of trip hazards and connect in a straightforward way into other pedestrian areas.

### Guidelines

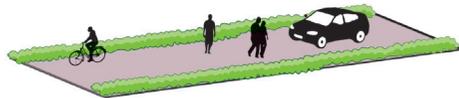
- High quality asphalt laid between granite kerbs
- Kerbs to be 100mm high, lowering to a minimum 50mm where a shared environment is appropriate
- Use of radius sections, quadrants and drop kerbs where appropriate
- Footpaths to be continuous small unit natural stone paving to secondary residential streets
- Footpaths to be continuous modular concrete setts to secondary back of house/access streets



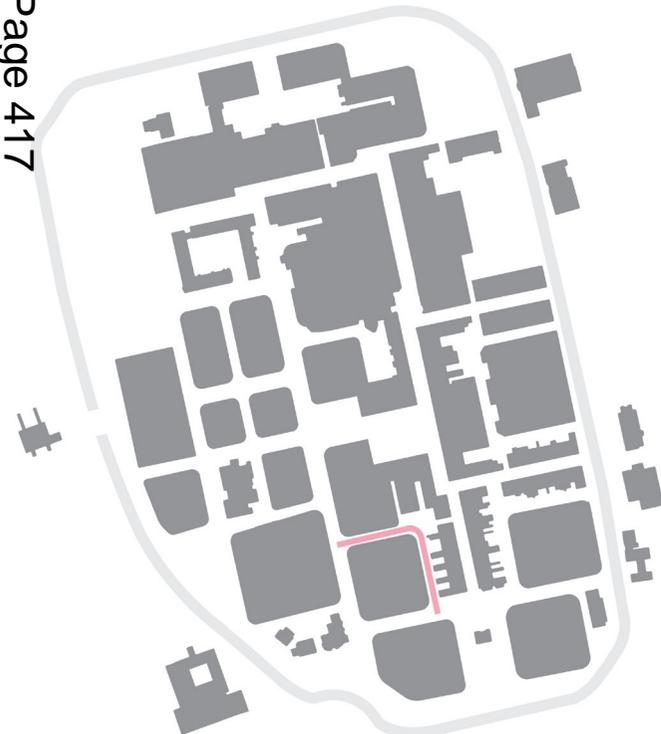
# 3.1 Paving strategy

## Mews

The mews are a shared surface, accessible by car for residents but primarily oriented towards pedestrian circulation and cycling. They should be quiet streets, displaying a strong residential character, reinforced by defensible planting such as climbers along facades and structural planting.



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### General approach

Pedestrian, cycle and vehicular movement aren't segregated by design, meaning that a high quality paving will be used throughout the whole mews, pushing drivers to reduce their speed as they access their dwellings. Planting on each side of the street to create defensible areas should be maximised, using climbers, shrub, hedges and/or perennial planting. Breaks in the planting should lead to the access doors of the residential units.

### Guidelines

- Continuous small to medium unit high quality natural stone paving
- Consistency of finish and colour with adjacent paved areas
- Free drainage into vegetated areas as often as practicable

## 3.2 Vegetation strategy

### Objectives & general guidelines

There are a number of types of vegetation that should be considered within the public realm, each of them presents its own scale, characteristics and benefits. These include trees, shrubs, vertical surfaces, ground cover, rain gardens, lawns and temporary displays.

#### The right species for the right context

Plant selection should be appropriate to the context, considering scale, climate, daylight, orientation, form, durability, sightlines and maintenance.

#### Sustainability

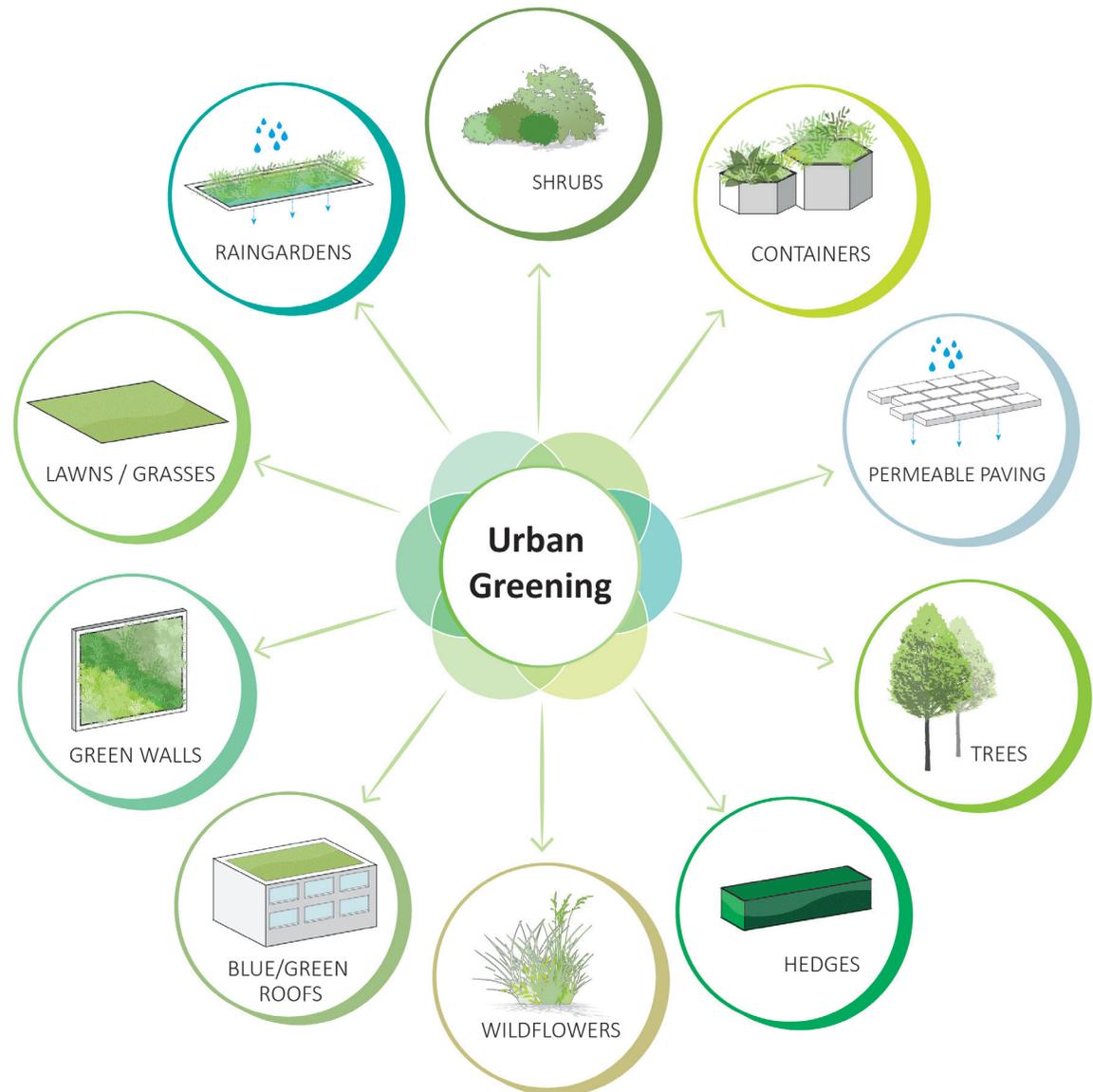
Providing a rich, appropriate and comprehensive vegetation plan in the town centre is one of the key ways to ensure its sustainability. The trees' and plants' ability to reduce pollution and help restore biodiversity by attracting insects should be considered. Native species should be preferred.

#### Planting by design

The location and layout of planting within the town centre should always be "designed into schemes" so the best opportunities for the introduction of planting and trees are identified. The addition at later stage of stand-alone planters should be avoided as they detract from and add visual clutter to the streetscape.

#### Vertical surfaces

Vertical surfaces should be encouraged in appropriate location and implemented after a careful study of orientation, sun exposure and build-up, if adequate maintenance and irrigation are in place.



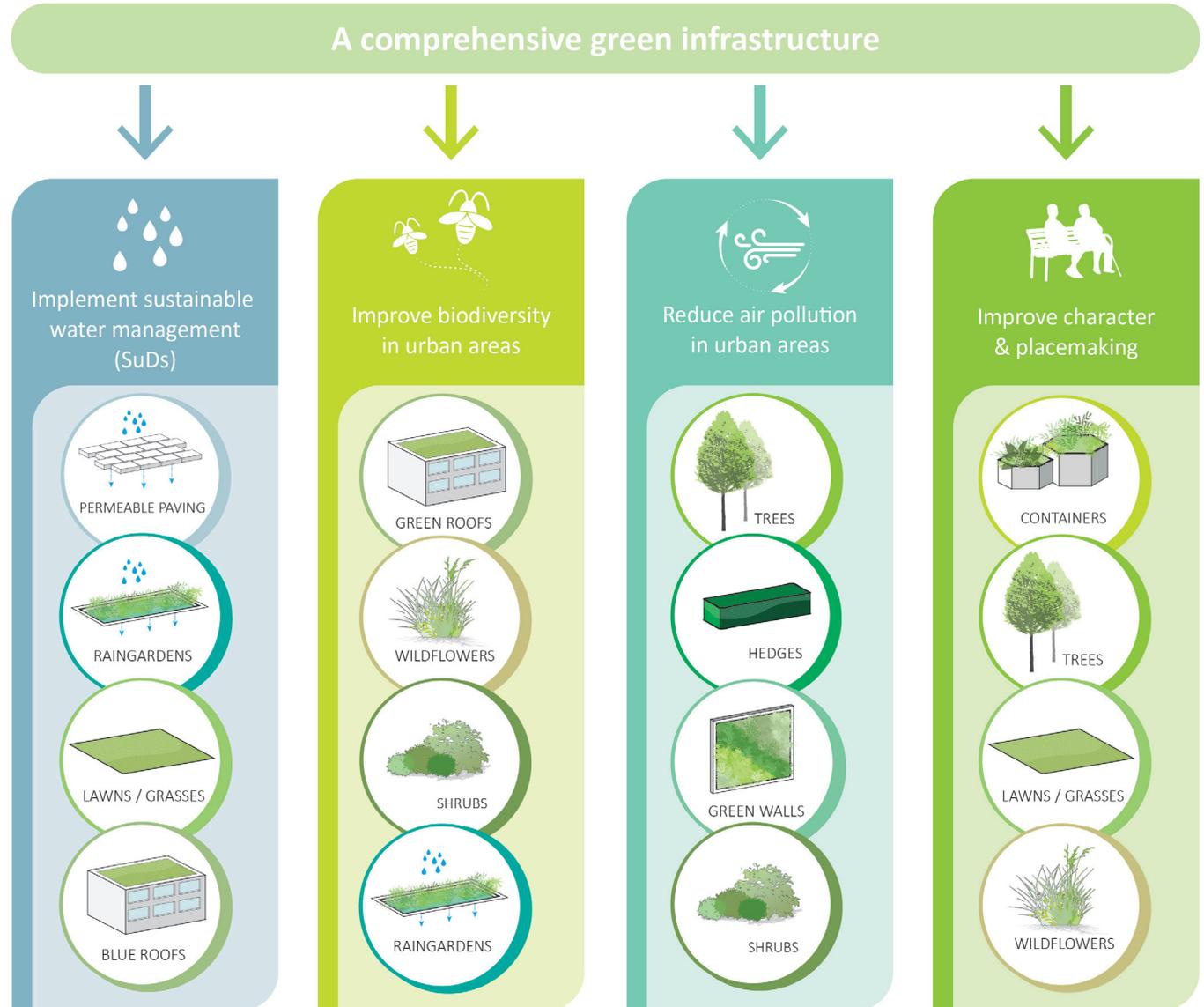
## 3.2 Vegetation strategy

### Objectives & general guidelines

The vegetation and urban greening strategy for Stevenage should be comprehensive, hard working and aim to achieve key functions that significantly increase the public realms' quality:

- **A sustainable water management system** or SuDs (sustainable urban drainage) that supports the infiltration and evaporation of rain waters
- **Improvement of biodiversity** in urban areas by selecting species that attract birds and wildlife
- **Reduction of air pollution** in urban areas to create a healthier living environment
- **Enhancement of the character** of the urban places by bringing interest, seasonality and a sense of scale

The benefits in term of quality of life that can be brought to the people of Stevenage by urban greening are invaluable. The combination of some or all types of vegetation should be sought wherever applicable, putting an emphasis on one or several of the above goals, to deliver a better living environment.



## 3.2 Vegetation strategy

### Guideline by planting type

#### Tree planting

- When considering trees, the species, grouping and ultimate size should be taken into account.
- All trees should be planted as semi mature.
- Growing medium and volume are critical to the longevity and success of any tree or plant: the target tree pit volume should be 5-8m<sup>3</sup>.

All tree pits should have high quality soil, underground geying, aeration and irrigation points.

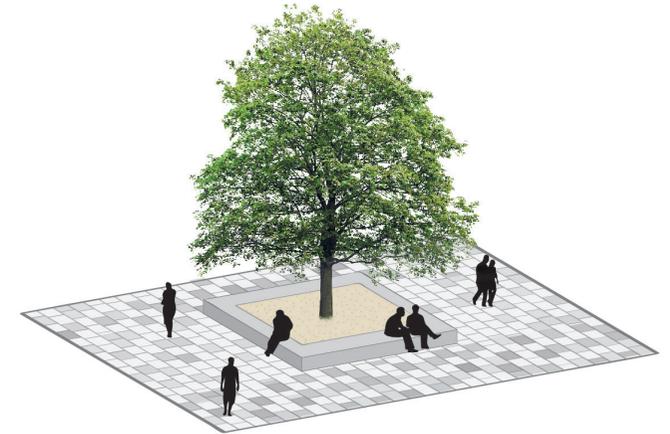
Care should be taken not to mask views onto shop fronts, key buildings or heritage features.

- All trees should have a minimum clear stem of 2.3m.
- Retention of existing trees, especially mature specimens, should always be considered and preferred wherever possible.
- Regular maintenance of both existing and new trees is paramount to their success, that includes crown lifting, pruning and removal of deadwood.
- Native tree species should be preferred.
- Tree cells and root barrier systems should be used to extend the tree pit in vicinity of utilities as necessary.



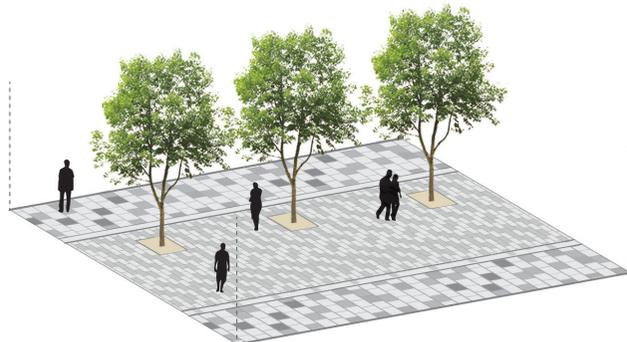
#### Street trees

Trees should be planted in primary and secondary streets as often as practicable. Upright, narrow tree species should be preferred for narrow street.



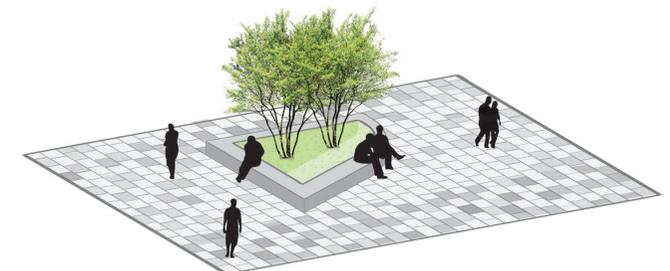
#### Feature trees

Singular specimen trees are appropriate in certain spaces to add interest and seasonal variation. A feature seat or furniture can complement an existing mature tree and turn it into a feature tree.



#### Pedestrian street trees

Most of the existing pedestrian streets are over 10m in width, which gives enough space to consider using wider spread street trees. An off-centered location will allow fire tracking and emergency vehicles access.



#### multistem trees

Small, ornamental multistem trees are appropriate in certain spaces, especially when used with planters and combined with perennial planting. They bring interest and seasonal variation.

# 3.2 Vegetation strategy

## Guideline by planting type

### 1. Location & Design

Identify the right location for tree planting to then determine what attributes the selected tree must have. Overground and underground services, sightlines, interaction with road and footways needs careful consideration.



### 2. Tree selection

Many factors must be considered for a tree to establish, be healthy, grow to its full potential and offer optimal benefits. The tree's suitability, its aesthetic, the amenities it can deliver, its climate change resilience and its capacity to thrive in urban conditions must be assessed.



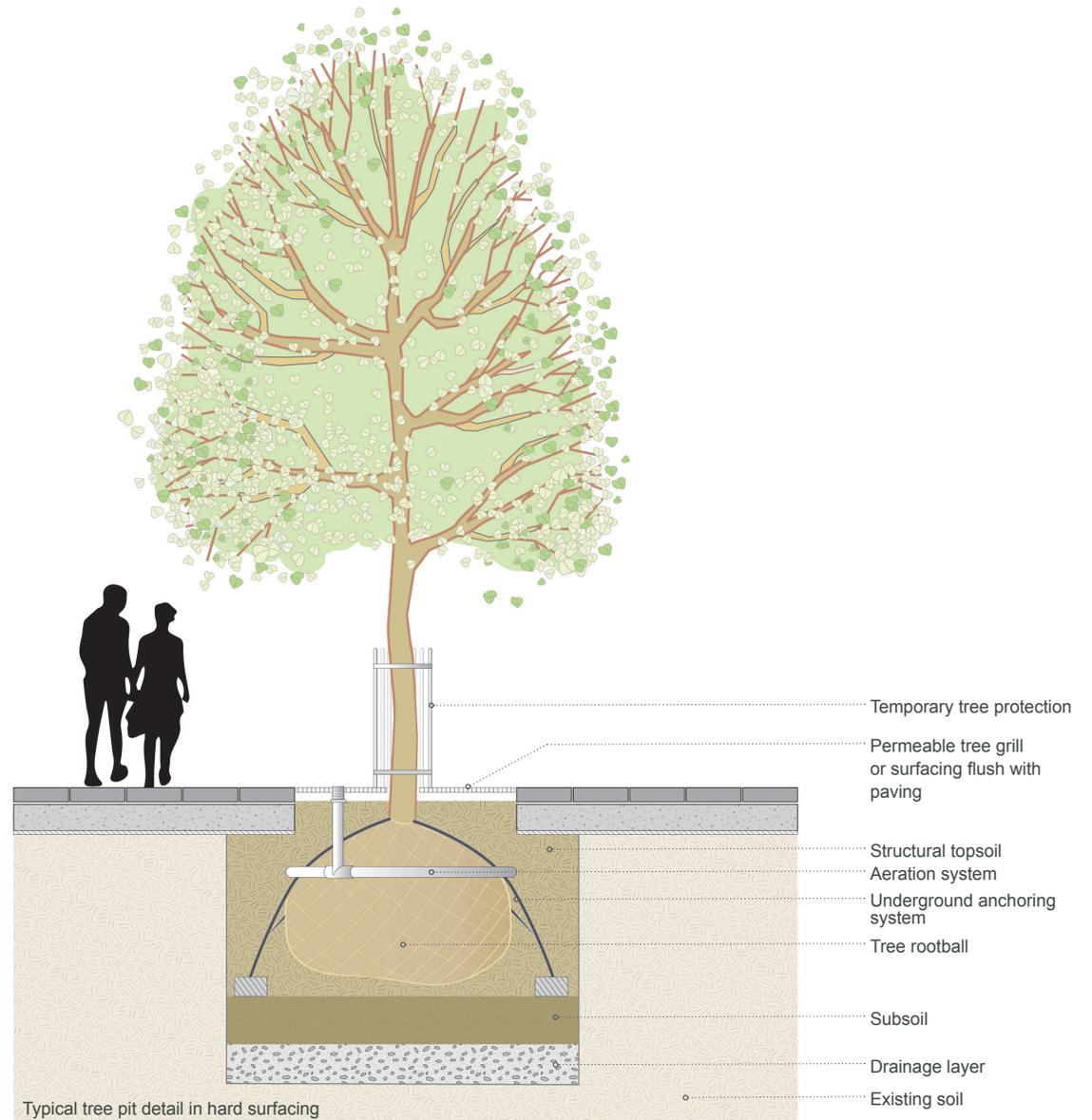
### 3. Tree installation

Appropriate installation is paramount for the success of tree planting. The necessary ground preparation must be undertaken, and access must be given to the young tree to an adequate type and volume of nutrient rich, moist, aerated and well drained growing substrate. Adequate above-ground protection should be provided.



### 4. Post-planting care

Once planted and secured in place, watering and weed control are essential during the first 3 to 5 years of the tree's life. Formative pruning, often undertaken in nursery prior to dispatching the tree to site, should continue after planting.

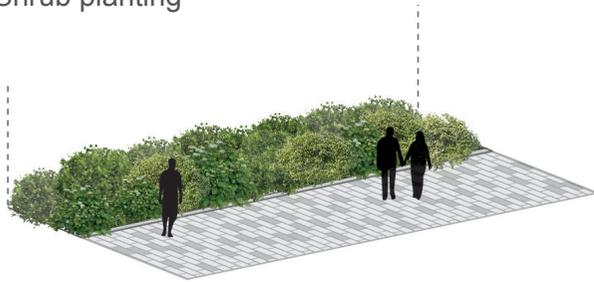


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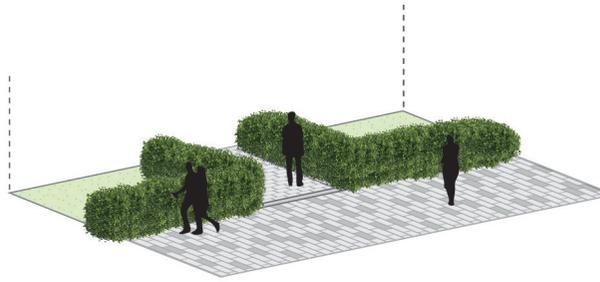
# 3.2 Vegetation strategy

## Guideline by planting type

### Shrub planting



Example of use of shrub planting to define a boundary along a footpath, for instance to soften a blank wall or fencing.



Example of use of shrub planting to define a defensible area and a front garden. It also brings privacy to the access to the residential unit.

- Shrub planting should only be used where space allows, ground cover is preferable to large shrubs so as not to block sightlines across spaces.
- Shrub planting makes a good boundary treatment and should be used to define front gardens, entrances and defensible areas in residential streets.
- Regular maintenance is essential for the shrub planting to retain its desired shape and height.

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### Perennial planting



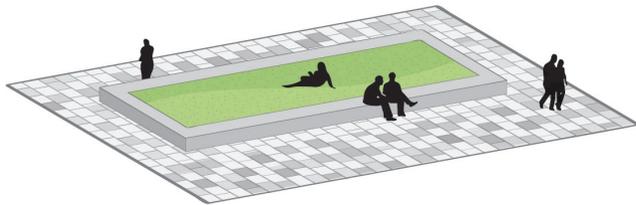
Example of raised perennial planting bed with a sitting edge, suitable for spaces of all scale and that can be combined with tree planting



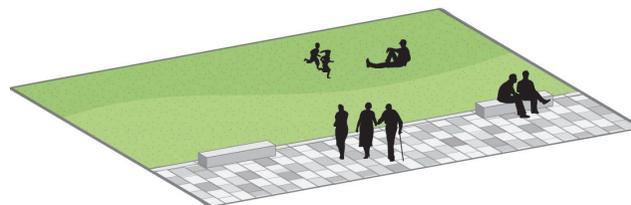
Example of perennial planting bed flush to the paving and defined by benches, suitable for linear spaces

- Perennial planting brings seasonal interest, promotes biodiversity and softens hard spaces, its use should always be considered along pedestrian streets, residential streets and in spaces.
- Low maintenance and native species mixes should be preferred.
- It is recommended to use a mix of 30% evergreen - 70% perennial to ensure year round interest.

### Grass



Example of raised lawn with sitting edge, suitable for small scale spaces and pedestrian streets



Example of extensive lawn area adjacent to pedestrian footpaths, suitable for larger residential green spaces

- Grass areas in town centre add interest and enables the softening of a space for a minimum maintenance and cost.
- Grass areas are good family amenities and can also allow special events such as outdoor festivals, cinema, performances, etc.
- Reinforced grass turf should be considered to help maintenance and usage.

## 3.2 Vegetation strategy

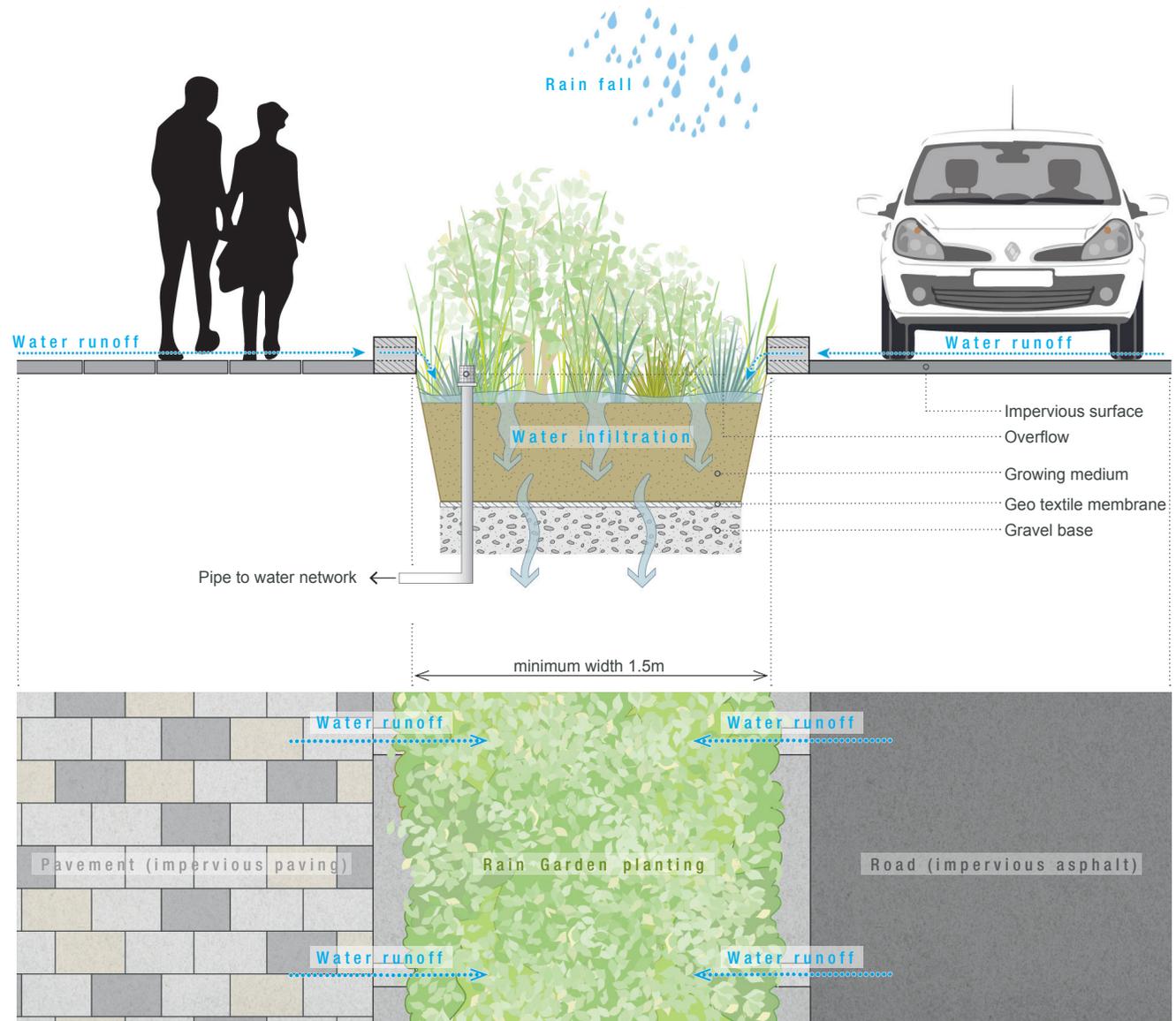
### Guideline by planting type

#### Rain gardens

A rain garden is a planted depression that allows rainwater and runoff from impervious areas such as roads, parking and walkways to be filtered, stored on site, and then percolate through the natural ground. Rain gardens act as living sponges, they are a key element of sustainable drainage systems (SuDs) which can play a large part in shaping new sustainable urban landscapes. Rain garden forms are an effective, attractive and economically accessible way to fight back the negative effects of over development of hardscapes in urban areas.

The implementation of rain gardens in the town centre should be sought wherever practicable. General guideline when implementing rain gardens are:

- Ensure the ground quality and condition allow efficient water storage on site, ground condition surveys are recommended.
- Select the right plant species, adapted to the moisture regime to which they will be exposed in the rain garden. Native species should be preferred.
- Ensure the storage capacity of the rain garden has been correctly assessed, the installation of an overflow system is recommended in urban environments.



## 3.2 Vegetation strategy

### Species recommendations

This non exhaustive list of species gives suggestions of trees and plants species that could be selected for the town centre of Stevenage.

#### Streets trees



*pyrus calleryana* 'chanticleer'



*Robinia pseudoacacia*



*Tilia cordata* 'greenspire'



*Carpinus betulus* 'fastigiata'



*Acer campestre* 'streetwise'

#### Ornamental multistem trees



*Amelanchier lamarckii*



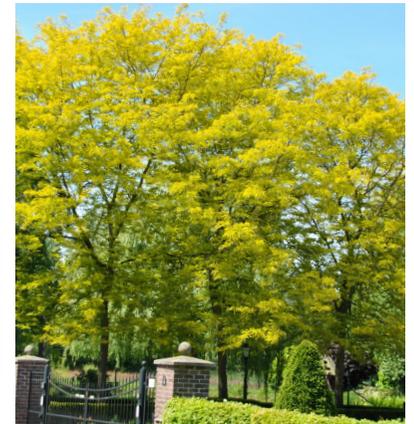
*Prunus sargentii*



*Acer palmatum*



*Liquidambar styraciflua*



*Gleditsia triacanthos* 'sunburst'

#### Feature trees

## 3.2 Vegetation strategy

### Species recommendations

This non exhaustive list of species gives suggestions of trees and plants species that could be selected for the town centre of Stevenage.

#### Shrubs



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*Euonymus fortunei*



*Buxus sempervirens*



*Coryllus avellana*



*Viburnum dentatum*

#### Groundcovers



*Pachysandra terminalis*



*Hedera helix*

#### Perennials & grasses



*Gaura lindheimeri*



*Centranthus ruber*



*Rudbeckia fulgida*



*Deschampsia cespitosa*



*Stipa tenuissima*



*Verbena bonariensis*



*Erigeron karvinskianus*



*Astrantia major*



*Eupatorium rugosum*



*Melica ciliata*

# 3.3 Lighting strategy

## General guideline

There is a variety of types of lighting that can be used within the public realm. Lighting must achieve two goals - provide standard lighting levels and add visual interest, delight and mood.

The lighting strategy should include primarily a standard palette of lighting elements whilst allowing for feature lighting in defined locations.

### Lighting level

Light quality - a minimum classification of CE2 (20 lux) should be achieved with a uniformity of 0.4 suitable for mixed modal streets. This creates a safe environment during darkness.

### Standard lighting

These light levels will predominantly be achieved through columns, generally 6-8m high, with LED luminaires. Columns should be neutral in design throughout the city centre so as not to compete with the building facades. Canopy mounted luminaires should be reinstated along the pedestrian streets.

### Feature lighting

Feature lighting should complement the street lighting and can take the following forms:

- Feature columns with multiple luminaires in well-defined spaces
- Facade lighting to key buildings
- Lighting to art and monuments
- Integrated into street furniture
- Catenary in narrow lanes

### Light and visual pollution

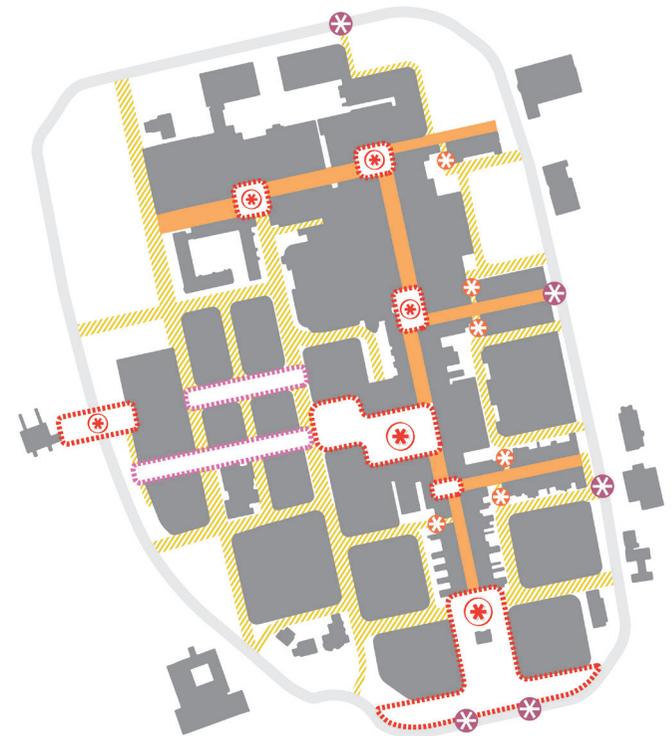
Care must be taken to position lights so as not to produce any light pollution and avoid over-lighting streets and spaces. Electrical feeder pillars should always be located at the edge of spaces or against buildings or upstands.

### Other considerations

Consideration should be given to:

- Integrating and supporting festive lighting, power sockets within spaces.
- Lighting columns vs building-mounted (way-leaves/easements).
- Feature lighting to facades and monuments
- Security and safety
- Light pollution
- Power consumption
- CCTV and Wi-Fi inclusion

- Restored canopy mounted lighting to existing pedestrian streets 
- General standard neutral 6-8m high lighting columns 
- Feature columns with multiple luminaires in well-defined and feature spaces 
- Key arrival streets with feature lighting, including columns and/or facade mounted lighting 
- Opportunity for facade lighting, furniture integrated lighting or trees uplighting 
- Opportunity for feature catenary or wall-mounted lighting in narrow lanes 
- Wall-mounted lighting to underpasses, with opportunity to introduce feature lighting 

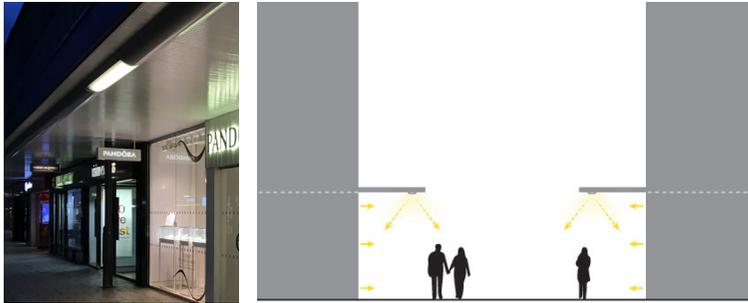


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# 3.3 Lighting strategy

## General guideline

Canopy mounted lighting



Standard 6-8m high columns



Feature columns with multiple luminaires



Opportunity for feature trees / furniture integrated lighting



Opportunity for feature catenary lighting



Wall mounted / feature lighting to underpasses



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## 3.4 Furniture strategy

### General guideline

All elements of street furniture should be designed into the public realm and not as afterthought. Coordination and combination between elements should be considered, to avoid visual clutter.

#### Seating

A variety of seating options should be incorporated, including benches with arm and backrests, benches as seating platforms, ledges and steps. Seating must not impede natural movement, while seating arrangements should encourage social interaction. Some existing timber and stainless steel benches (see adjacent picture) should be retained in their location or relocated and reused as part of the new furniture palette, after cleaning up and refurbishment. Other disparate and aged seating elements should be removed.

#### Bins

Bins should be located at key junctions and spaced at regular intervals along the streets. They should be neutral in design and part of a coordinated street furniture palette. Some existing powder coated steel litter bins (see adjacent picture) should be retained in their location or relocated and reused as part of the new furniture palette. Recycling bins should also be provided throughout the public realm.

#### Bollards

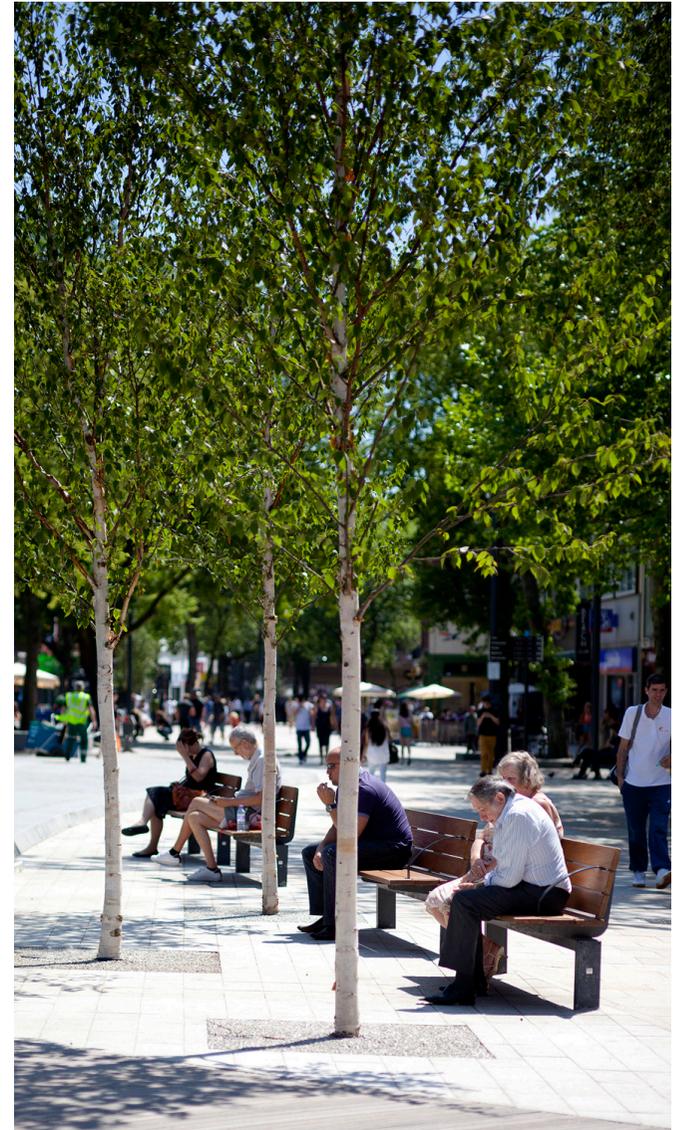
The use of bollards should be avoided wherever possible. Existing disparate bollards throughout the town centre should be removed in their majority, to avoid visual clutter. When the use of bollards cannot be avoided, they should be 1.1m high, slender and coordinated with the other pieces of street furniture.

#### Cycle racks

These should be located in small clusters, in places where cyclists enter the pedestrian zones, in visible locations and spaced of a minimum of 1m and impeding circulation. There are some existing standard stainless steel Sheffield throughout the town centre, the generalisation of their use is recommended.

#### Railings

The use of railings should be avoided and existing railings should be removed in their majority to avoid visual clutter.



Examples of discreet and high quality benches.

# 3.4 Furniture strategy

Assessment and integration of existing elements in future furniture palette



Examples of disparate, aged or damaged bollards that should be removed to avoid visual clutter.



Examples of litter bin and bench offering less visual interest and value than other existing ones: to provide consistency to the public realm, these should be removed and replaced.



Examples of railing dominating the public realm and generating visual clutter. These should be removed.



Existing timber and stainless steel benches and powder coated steel litter bin suitable for reinstatement as part of the new furniture palette, after cleaning up, assessment of their conditions and refurbishment when necessary.



Existing standard stainless steel Sheffield stands like these ones, when in good condition, should be retained in their location when suitable, or relocated somewhere else in the town centre.



Existing slender stainless steel bollards. When the use of bollard cannot be avoided, similar bollards to these ones could be used.

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# 3.4 Furniture strategy

## Standard and feature furniture palette

Generally, all items of street furniture should be from a standard palette and neutral in design - the exception being when singular items of street furniture are considered as feature elements, pieces of art, and are site-specific.

It is recommended that the standard palette of street furniture, including as key features benches, litter bins and cycles stands, is used along the pedestrian streets, primary and secondary streets of the town centre. This to guarantee the coherence and consistency of the public realm.

Feature pieces of furniture, such as plinths, seating steps or works of art, can be suitably located within defined and feature spaces, to bring character and reinforce their identity.



Areas of the town centre where the standard palette should be used



Defined spaces where discreet feature furniture can be used, such as the benches on Forum and Littlewood Square



Key feature spaces where specific bespoke feature furniture pieces can be designed

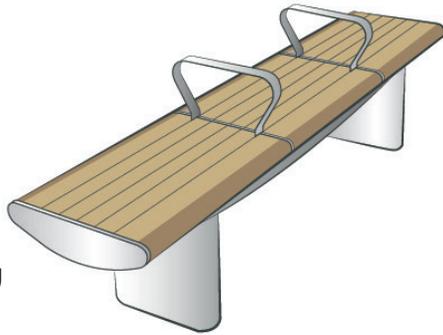


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# 3.4 Furniture strategy

## Standard and feature furniture palette

 Standard palette



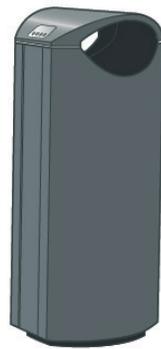
Standard dual facing timber and stainless steel bench as existing in the town centre



Standard stainless steel Sheffield cycle stand, as existing in the town centre



Standard timber and stainless steel bench with arm and backrests, to be specified to match the existing bench in finishes, proportions and design



Standard powder coated steel litter bin, as existing in the town centre

 Examples of feature elements for defined spaces



Feature elements in defined spaces should be designed to retain a degree of consistency with the standard palette. Above, a timber and granite plinth with integrated timber and stainless steel benches, matching the standard benches in finish and colour (Littlewood Square) or timber planters with integrated seating.

 Examples of feature elements for main feature spaces



Feature elements of furniture for large feature spaces should celebrate the strong specificity and identity of the spaces, this may be achieved using a distinctive vocabulary of shapes, materials or colours. Above, feature natural stone seating steps with integrated lighting, sculptural organic timber benches and colourful play sculpture.

## 3.5 Building & shopfront interface

### General shopfront guideline

Shopfronts form a significant part of the public realm, they participate to the attractiveness of the town centre. The design of all shop fronts should promote appropriate interventions and improve standards and legibility within the town centre as a whole.

#### Shopfront signage

- Signs should not clutter or dominate the facade of a building, nor the entire street frontage, and should not detract from or obscure the architectural features of the building. Projection signs, banners and flagpoles should be limited in size and number to prevent clutter.

The size, design, colour and material of signs should be subdued. They should generally be positioned well below the first floor.

- Projecting signs should be located at fascia level and should be limited to one per shop frontage. The size of hanging signs should be proportionate to the building and canopies. They should not dominate the facade or obscure the architectural details.
- The heights of signs and advertising on a building will be controlled. Advertising on the upper floors should generally not be permitted.
- Plastic or vinyl banner-type signs on the exterior of buildings should be discouraged. Only high-quality materials (wood, metal, etc.) should be used.

#### Shopfront lighting

- Internal illumination of signs should be kept to a minimum, with a restricted level of lighting and limited to white colour, except for pharmacies.
- Limited and discrete lighting of hanging signs and fascia may be allowed in the case of businesses open in the evening, such as restaurants, pubs and clubs.
- External illumination of buildings should generally be avoided, but careful feature lighting of key buildings of particular architectural quality may be considered.

#### Shopfront details

- Doors and shopfronts should be in a style and should use materials which are compatible with the rest of the building and canopies.
- Roller shutters should be placed internally, behind window displays, and they should be see-through.
- The development of floor to ceiling glazed shopfronts should be encouraged wherever possible.
- Historic, locally distinctive or characteristics shopfronts should be retained. In some cases, the reinstatement of missing features should be encouraged.
- New shopfronts should be designed as part of the whole building and relate to the scale, proportions and style of the building and surrounding facades.



Example of shop signage to be removed from its current location and replaced with more sympathetic design, better integrated and proportionate signage, with materials appropriate to the historical context.

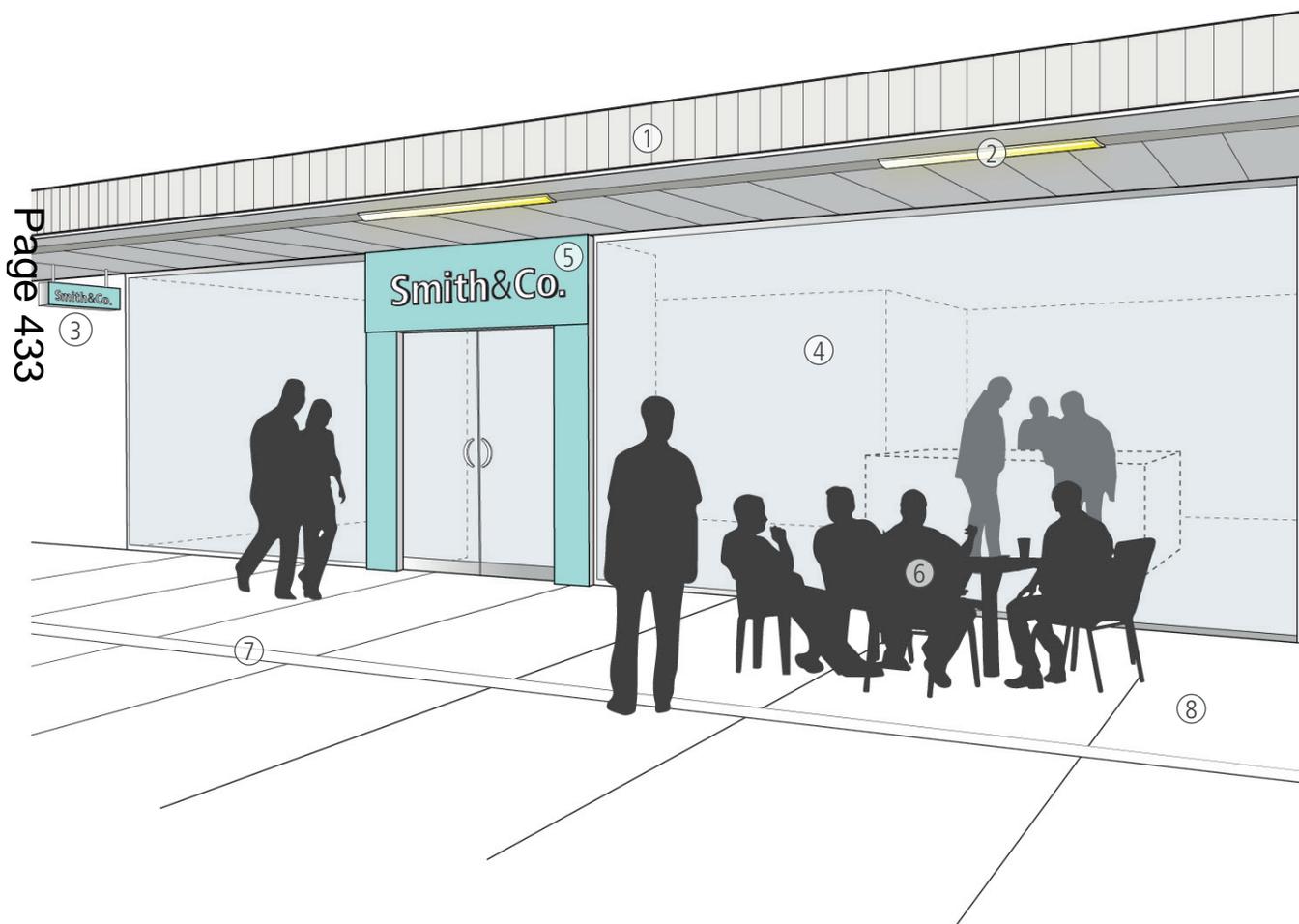


Example of successful shopfront with floor to ceiling glazing allowing long views into the shop unit, rationalised banner signage proportionate to the architectural and canopy scale and use of warm materials and lighting.

## 3.5 Building & shopfront interface

### Detailed shopfront design guideline

The general shopfront guiding principles are illustrated in the typical new shopfront arrangement below, based on existing successful examples in the town centre, such as the shopfront designs of “Starbucks” and “Pandora”.



- ① Refurbished canopy with reinstated historical features such as timber soffit.
- ② Refurbished canopy lighting.
- ③ Discreet new projecting sign relating to the canopy in terms of scale and proportions.
- ④ Maximised ceiling to floor shop window to allow views into the shop and better activation of the street frontage.
- ⑤ Rationalised and proportionate fascia sign, integrated with coordinated pilasters and glazed doors.
- ⑥ Where appropriate, shop forecourt can be activated with a proportionate terrace space or outdoor displays.
- ⑦ In the case of pedestrian street, different paving grains should define the shop forecourts from the central part of the street.

# 3.5 Building & shopfront interface

## General facades guideline

Building facades and their associates uses contribute to the quality and character of the public realm. They play a key part in the creation of a pleasant atmosphere and bring interest to the town centre. The design of all facades should promote appropriate interventions and improve standards and legibility within the town centre as a whole.

All interventions on building facades within the Town Square Conservation Area should be done in compliance with the appropriate regulations; a Conservation Area Consent when may be required.

### Canopies

Historical features and materials, such as timber soffits and lighting, should be restored and reintroduced where appropriate, along with a long term maintenance strategy.

- New canopies should be mindful of the historical context, with special attention to their scale, materials, colours.
- The removal of some canopies which are posterior additions to the New Town design should be considered, such as the Wesgate canopy.

### Modernist heritage facades

- Specific historical architectural features, such as coloured cladding on some facades, should be cleaned up and restored.

- The potential for enhancement of each historical facades should be assessed (e.g. refresh colour palette, new coordinated materials and finishes)
- All improvements to historical buildings should be carefully designed and use coordinated palettes of materials sympathetic to the context and style of the buildings.

### Public art

- The cleaning up and refurbishment when necessary of existing murals should be conducted as part of a general restoration strategy of the architectural heritage of the town centre.
- The potential commissioning of new murals should be assessed, especially as part of a strategy to bring interest to blank facades.

### Functionality

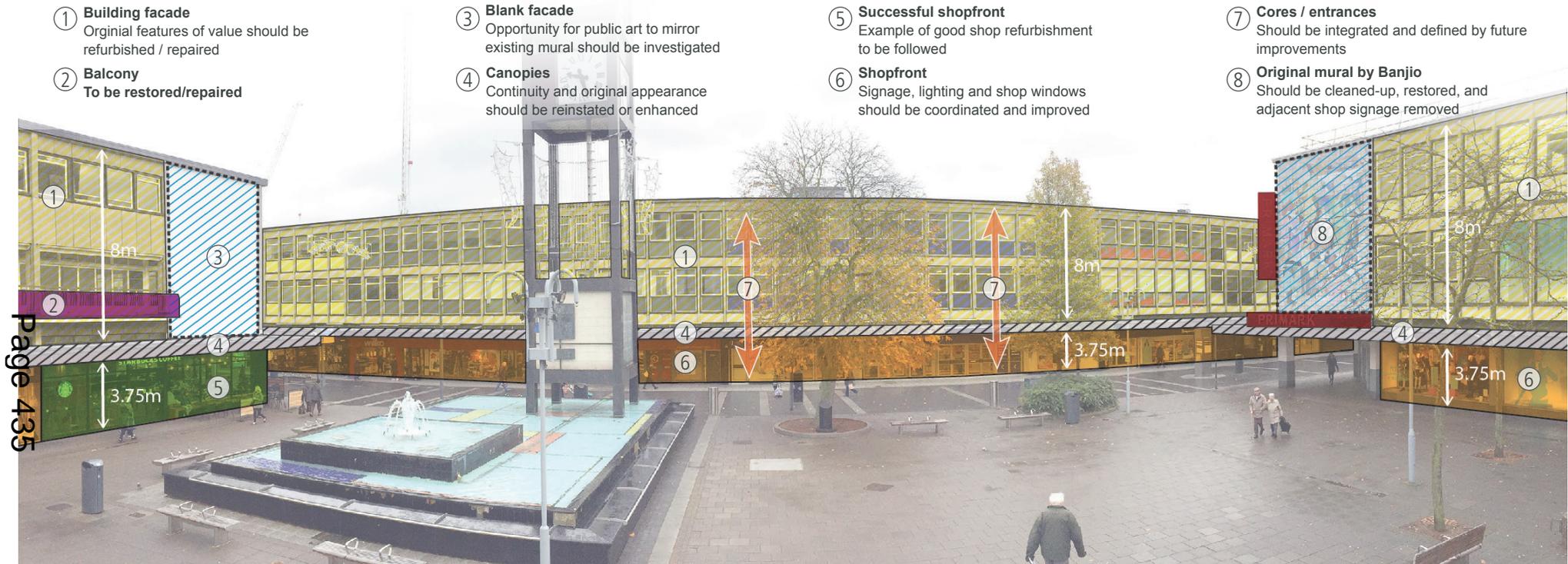
- Ground floor frontages should be active as often as possible, to bring interest and attractivity throughout the town centre.
- Transparency and permeability of frontages should be promoted to increase public use and engagement.
- Core entrances should be clearly marked wherever possible, to increase the legibility of the historical architecture.



Extent of Stevenage Town Square Conservation Area

# 3.5 Building & shopfront interface

Typical facades guideline: Town Square eastern facade case study



### Building facade

- Interest should be brought back to this facade through new cladding and colour palette.
- The original facade rhythm and structure should be retained.



### Historical canopy

- Should be repaired and restored.
- Interest should be brought back through lighting as part of the lighting strategy.
- Potential use of a refreshed material and colour palette.



### Facade features

- Facade colour features should be repaired.
- The potential use of a new colour palette should be investigated, as well as new cladding materials.
- The original facade rhythm and structure should be retained.

# 3.6 Signage & wayfinding strategy

## Signage strategy

The signage strategy should provide a single, consistent wayfinding information source for town centre users. The strategy presented here summarises the signage and wayfinding strategy realised by Maynard Design Consultancy for Stevenage Borough Council in 2018.

### Directional signs

The signage should include directional signs as part of a town centre wayfinding strategy. This should be a coordinated family of forms including maps at key arrival points, monoliths or totem signs at decision points and finger posts to aid orientation. Signage should be coordinated where possible with light columns or building mounted to avoid visual clutter. All signage should be durable, with the possibility of changing texts and information.

### Interpretation

Graphics signs or plaques should be positioned next to buildings and points of interest that have historic, cultural or architectural importance. This can be linked to a discovery trail.

### Decluttering

The audit conducted by Maynard revealed the presence of many obsolete, repetitive or inappropriate signage throughout the town centre. One of the main types of signage within the public realm is statutory road signs: it should be kept to a minimum and rationalised wherever possible to avoid clutter. In the same way, promotional signage should be rationalised and carefully considered before applying to the public

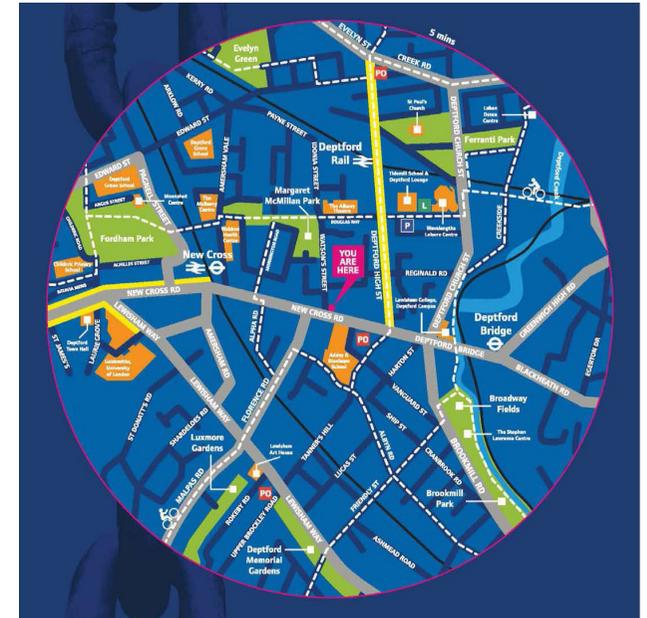
realm to avoid visual clutter. The recommendations regarding decluttering provided in Maynard's Sign and Decluttering Report should be followed.

### Heritage signage

Individual historical slabs mounted to buildings and canopies are present throughout the town centre and are part of Stevenage town centre identity. These signs should be retained, restored and maintained where necessary and reintroduced where appropriate.



Example of historical signage to be restored and reintroduced



Example of 5 minutes walk map for monolith or totem sign



Examples of visual clutter: 'no cycling' signs throughout the centre



Example of fingerpost sign

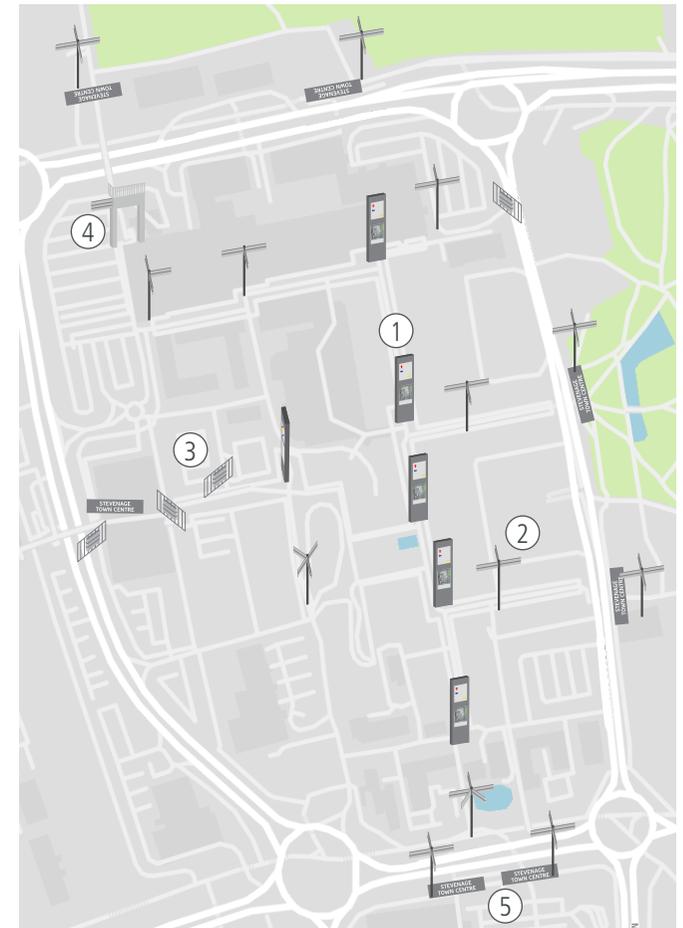
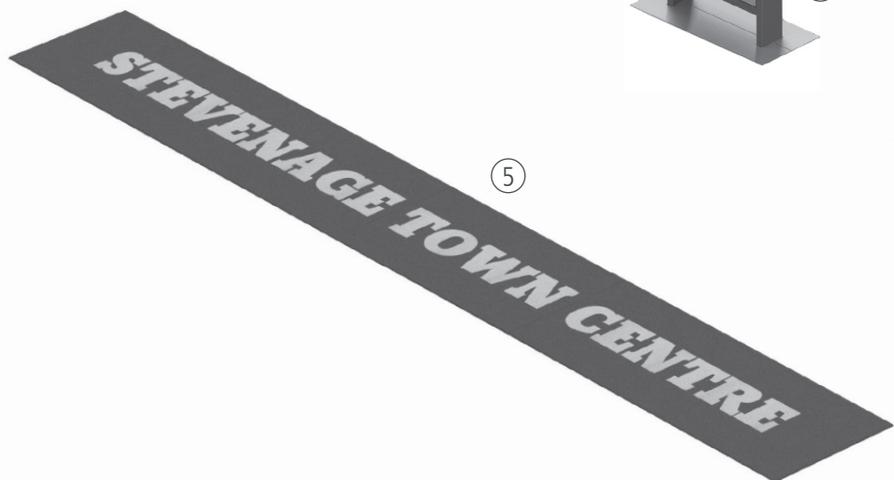
# 3.6 Signage & wayfinding strategy

## Product proposal

The wayfinding and signage strategy produced by Maynard proposes the use of the following signs throughout the town centre.

- ① Wayfinding totem with map
- ② Fingerpost sign
- ③ Rail mounted slates
- ④ Column mounted finger sign
- ⑤ Gateway sign

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Map showing the proposed signs location

# 3.7 Sustainability

The objective of the sustainability strategy is to deliver general principles on how the public realm can be thought and designed to reduce the carbon emissions of the town centre, help future-proof the public realm and offer a healthy and resilient place to live to the people of Stevenage.

### Level of intervention

There are many levels at which a project can be made sustainable by design (water management, biodiversity, materials, energy, etc). All of them should be considered and their possible implementation assessed.

### Forward planning

The opportunity to reduce the impact on the environment of each project and development should be assessed in depth prior to and in conjunction with the design process.

### Prioritising

Making each and every development in the town centre as sustainable and low impact as practicable should be a priority to all.

### Scale

Sustainability should be a key component of all developments at every scale: from high level planning, massing and urban design to the detailed implementation of every single scheme. Putting in place a systematic approach at every scale and step of the project maximises the chance to achieve good results.

## LEVEL 01 Planting & Biodiversity



- Planting helps mitigating impacts of climate change such as extreme weather and temperature
- Tree planting, green buffers and green walls help improve air quality by reducing air pollution
- Planting - perennials, wildflowers, fruit trees, shrubs - and bugs hotels help improve biodiversity by attractive insect, birds and small mammals
- Extensive and unbroken green infrastructure enables the continuity and permeability of habitat zones



## LEVEL 02 Water Management



- Sustainable drainage system (SuDs) provide solutions for stormwater to be stored on site and soaked into the ground, relieving classic drainage systems and helping improving water and habitat zones quality
- Rain gardens, swales and landscaped attenuation basins help improve biodiversity and wildlife and reduce water pollution
- Permeable paving and “grasscrete” enable the percolation of stormwater in natural grounds
- Maximising natural ground and green spaces help reduce flooding events



# 3.7 Sustainability

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## LEVEL 03 Materials & Recycling



- Resilience of the design and materials to climate change
- Materials of the public realm to be recycled, recyclable and carbon neutral, BREEAM criterias to be applied wherever possible
- Chain of supply and transportation of materials to be as carbon neutral as possible, locally sourced materials should be preferred
- Recycling bins including card, plastics and glass to be provided throughout the town centre



## LEVEL 04 Urban & Built form



- Green blue and brown roofs enable water storage and evaporation
- Green walls and green facades help reduce air pollution and increase biodiversity and wildlife in urban environments
- High thermic performance of new and refurbished buildings contribute to the reduction of energy consumption
- Adequate orientation, massing and materials choice for new buildings help reduce their energy consumption and the island heat effect



## LEVEL 05 Sustainable mobility



- Continuous, legible, signed and safe pedestrian and cycle links encourage usage by more
- Adequate short and long term cycle parking provision facilitates the use of bikes for everyday movements
- Efficient, cheap and well connected public transports encourage their use by more
- Provide charging points for electrical vehicles
- The reduction of free vehicular parking provision encourages the use of other means of transportation



# 3.8 Cycling strategy

There is an important existing cycle network that surrounds Stevenage, with existing cycling lanes on its northern and southern edges and the Great North Cycleway 12, connecting Stotfold to Hadley Wood, that surrounds the town centre on its western edge. The cycle strategy aims at connecting the town centre to the surrounding existing cycle network and promote the access by bike to the town centre whilst retaining the pedestrian only zone at the heart of the town.

The objectives of the strategy are:

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Offer easily accessible and secure cycle parking throughout the town centre, and especially at all entry points of the pedestrian core.

Create a cycle spine / through cycling axis along London Road that connects the outside to the town centre, the station and the future bus station into the town centre.

- Extend the cycling network within the town centre and look to maximise opportunities for a network of shared pedestrian / cyclists spaces along paths of min 3.5m width and public space of min 5m width.
- Retain a pedestrian only zone at the heart of the town centre.
- Improve the cycling access points to the town centre.



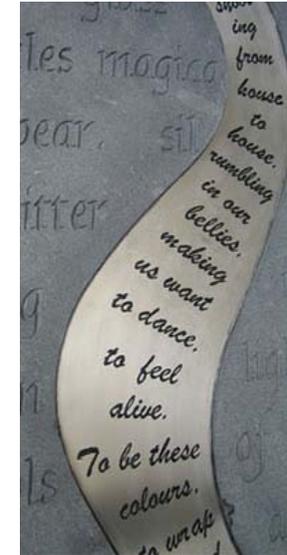
Cycle lane		Arrival points of cyclists from surrounding areas	
Great North Cycleway Route 12		Cycle parking	
Underpasses		Shared space pedestrian / cycling	
Bridge over ring road		Core pedestrian streets	
Future pedestrian/cycle crossing as part of long term vision			

## 3.9 Cultural & public art strategy

The town centre of Stevenage displays a large amount of public art pieces such as murals, sculptures and artistic references integrated to the architecture. All these form a rich existing cultural framework, that can be enhanced and made more legible through the regeneration of the town centre. Stevenage Borough Council has recently published a 10 years cultural strategy to enhance the town's arts and heritage offering called Stevenage Re-imagined.

Key points of the cultural strategy:

- When public realm schemes are delivered it is essential that where art can be incorporated, it is designed into the scheme from the start to ensure a clear relationship between art and public space.
- Create an extensive new trail of public art, with a focus on interactive artwork, to draw residents and visitors to the cycle network and to Fairlands Valley Park and to enhance the regenerated town centre, also helping to revitalise the existing heritage sculpture trail
- “Interactive” is the key word. By commissioning work that actively engages audiences then people will be encouraged to visit the artworks to experience them, rather than seeing the works simply as decorative elements of the route.
- A number of other Key Aims in this Strategy will support an increase in opportunities for children and young people, including the development of Outdoor Festivals and events, the development of artworks in the public realm and a commitment to increasing volunteering opportunities.





MARKET

ONLY JUNIOR RADIO

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DEWHURST

PRANKS SELF SERVICE



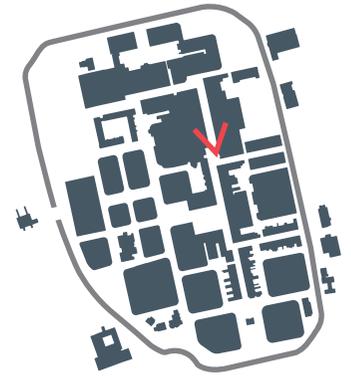
# 4.0 Specific projects

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- 4.1 Queensway North - Typical street 01
- 4.2 The Forum - Typical street 02
- 4.3 The Forum - Typical street 03
- 4.4 Tesco entrance Square
- 4.5 Queensway Square & Residential link
- 4.6 Southgate radiating street
- 4.7 London Road cycle spine
- 4.8 Danestrete residential space

# 4.1 Queensway North - Typical street 01

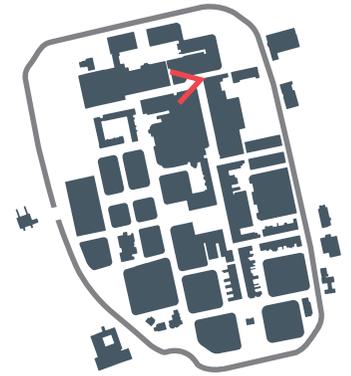
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- 1 Scattered trees in pockets of planting and seating
- 2 Perennial planting
- 3 Bench with timber top
- 4 Timber decking
- 5 New high quality slab paving
- 6 New high quality setts paving
- 7 Enhanced shopfronts, forecourts & signage
- 8 Refurbished canopies
- 9 Canopy removed

## 4.2 The Forum - Typical street 02

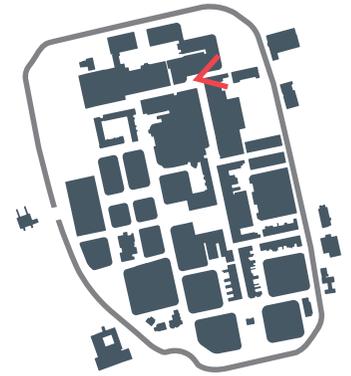
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- 1 Landscape rooms down the centre of the street with raised lawns, seating edges, planting, etc.
- 2 New line of trees
- 3 Perennial planting
- 4 Timber decking
- 5 New high quality slab paving
- 6 Enhanced shopfronts, forecourts & signage
- 7 Refurbished canopies

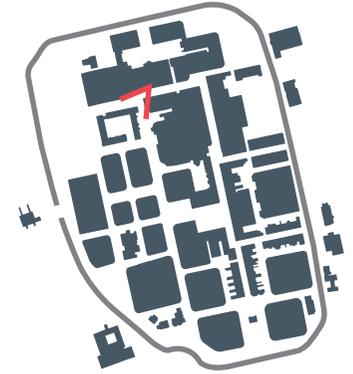
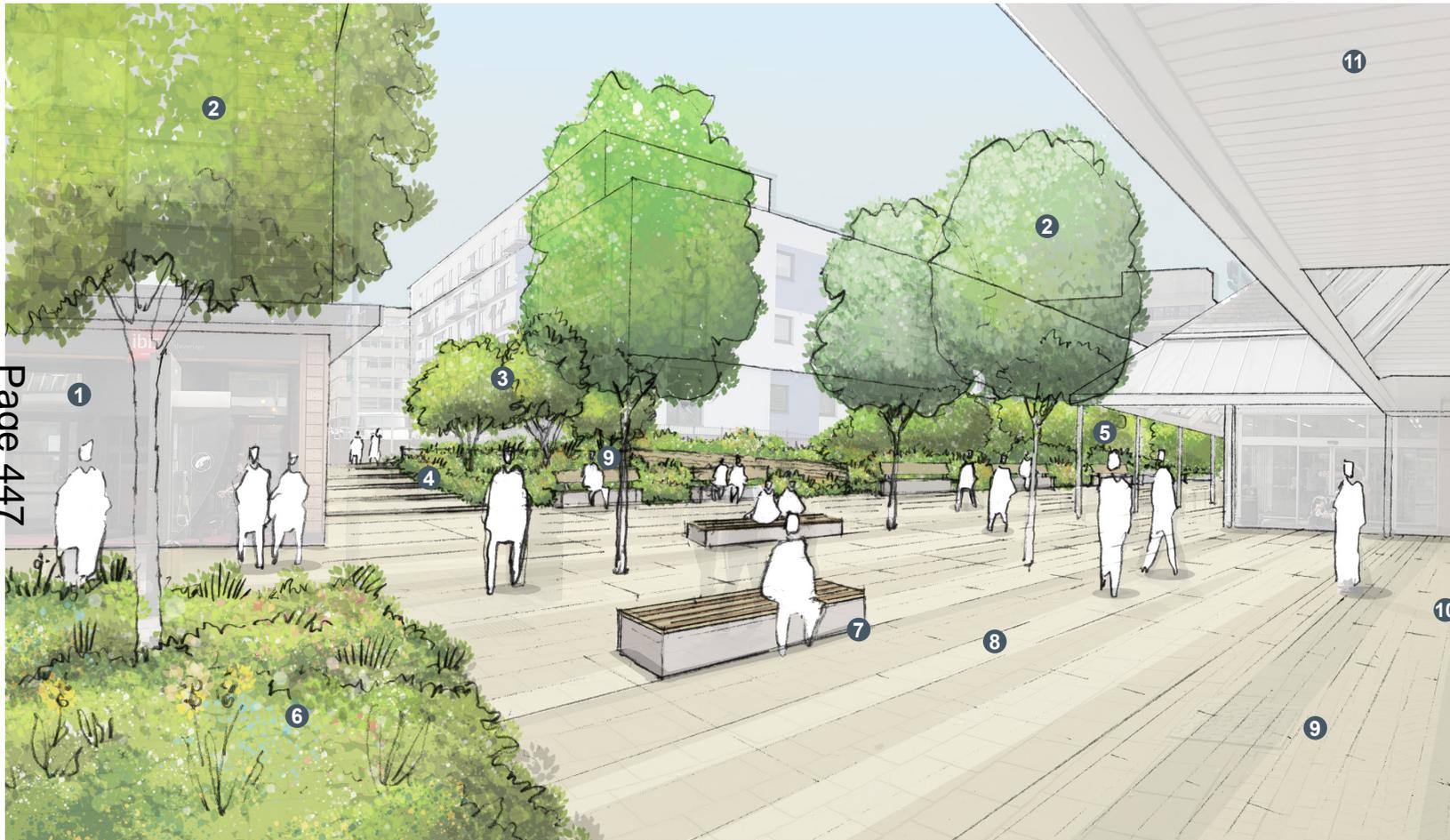
## 4.3 The Forum - Typical street 03

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- 1 Line of trees in the centre of the street
- 2 Refurbished canopies
- 3 Enhanced shopfronts, forecourts & signage
- 4 New high quality slab paving to forecourts
- 5 New high quality small grain paving to centre of the street
- 6 Existing paving

## 4.4 Tesco entrance Square



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- 1 Enhanced shopfront
- 2 New street trees
- 3 New small ornamental multistem trees
- 4 Rearranged steps & planting to create buffer to private space at the back
- 5 Existing retained trees
- 6 Ornamental planting to centre of the street
- 7 Feature benches with timber tops
- 8 New high quality slab paving
- 9 New high quality setts paving
- 10 Entrance to Tesco
- 11 Refurbished canopies

## 4.5 Queensway Square & Residential link

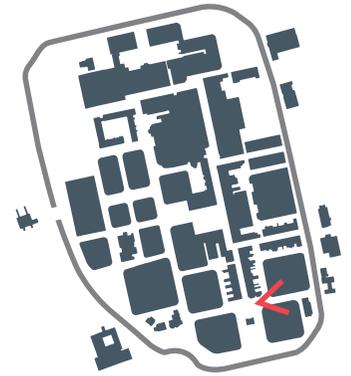


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- 1 New residential blocks
- 2 Existing retained trees
- 3 New street trees
- 4 New defensible planting
- 5 Enhanced shopfronts
- 6 New high quality paving
- 7 Enhanced pedestrian link into town centre
- 8 Residential green space

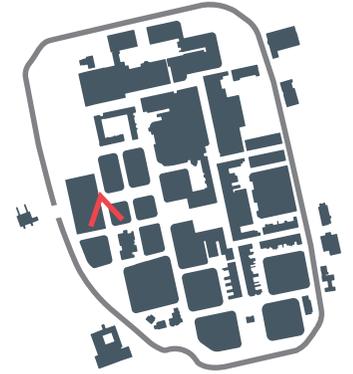


## 4.6 Southgate radiating street



- 1 Tree planting along both side of the street
- 2 Planting / rain gardens
- 3 Parallel parking bays
- 4 New high quality paving
- 5 New residential block
- 6 School site
- 7 Green boundary to school site

## 4.7 London Road cycle spine



- 1 Stevenage Leisure Centre
- 2 New bus station
- 3 New residential blocks
- 4 Tree planting both sides of the street
- 5 Shared surface including cycle spine, pedestrian link and access for buses
- 6 Planting / Rain gardens
- 7 Existing trees retained





**Meeting:** Planning and Development  
Committee

**Agenda Item:**

**Date:**

## **IMPORTANT INFORMATION - DELEGATED DECISIONS**

Author – Technical Support 01438 242838

Lead Officer – Zayd Al-Jawad 01438 242257

Contact Officer – James Chettleburgh 01438 242266

The Assistant Director of Planning and Regulation has issued decisions in respect of the following applications in accordance with his delegated authority:-

1. Application No : 20/00789/FP  
Date Received : 29.12.20  
Location : 85 The Willows Stevenage Herts SG2 8AW  
Proposal : Erection of a single storey front porch, single storey side and rear extension and 1 no. detached annexe.  
Date of Decision : 26.05.21  
Decision : **Planning Permission is GRANTED**
  
2. Application No : 21/00069/PADEMO  
Date Received : 04.02.21  
Location : Garages 51-53 Valley Way Stevenage Herts SG2 9AG  
Proposal : Prior approval for the demolition of 3no. garages  
Date of Decision : 09.06.21  
Decision : **Prior Approval is NOT REQUIRED**

3. Application No : 21/00070/PADEMO  
Date Received : 04.02.21  
Location : Garages 144-146 York Road Stevenage Herts SG1 4HB  
Proposal : Prior approval for the demolition of 3no. garages  
Date of Decision : 09.06.21  
Decision : **Prior Approval is NOT REQUIRED**
4. Application No : 21/00158/COND  
Date Received : 25.02.21  
Location : Airbus Defence And Space Gunnels Wood Road Stevenage Herts  
Proposal : Discharge of conditions 4 (Remediation), 10 (Construction Management Plan) and 12 (UXO) attached to planning permission 19/00736/FP  
Date of Decision : 19.05.21  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
5. Application No : 21/00204/FPH  
Date Received : 08.03.21  
Location : 4 Chancellors Road Stevenage Herts SG1 4AP  
Proposal : Single storey front and side extension and erection of double garage following demolition of existing garage  
Date of Decision : 10.06.21  
Decision : **Planning Permission is GRANTED**
6. Application No : 21/00219/FPH  
Date Received : 10.03.21  
Location : Southend Farm 131 High Street Stevenage Herts  
Proposal : Replacement of boundary fencing  
Date of Decision : 25.05.21  
Decision : **Planning Permission is GRANTED**

7. Application No : 21/00252/FP  
Date Received : 16.03.21  
Location : 203 Valley Way Stevenage Herts SG2 9BU  
Proposal : Change of use from Class C3 (dwellinghouse) to Class C4 (house in multiple occupation)  
Date of Decision : 10.06.21  
Decision : **Planning Permission is GRANTED**
8. Application No : 21/00267/CLPD  
Date Received : 19.03.21  
Location : 23 Dryden Crescent Stevenage Herts SG2 0JQ  
Proposal : Certificate of lawfulness for proposed single storey side and rear extensions  
Date of Decision : 27.05.21  
Decision : **Certificate of Lawfulness is APPROVED**
9. Application No : 21/00290/FPH  
Date Received : 23.03.21  
Location : 5 Olde Swann Court Stevenage Herts SG1 3WB  
Proposal : Roof alterations at rear to form additional floor; Insertion of rooflights to front elevation.  
Date of Decision : 18.05.21  
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed roof alterations comprising specifically of a gable end over a substantially wide rear extension would be out of keeping with the existing property and the group of properties 2 - 5 Olde Swann Court. The position of the gable being built up above the existing brick eaves / cornice detailing is awkward and in a prominent position would fail to preserve the character and appearance of the dwelling and the wider Conservation Area and Heritage Asset. If approved the proposal would fail to accord with Policies GD1 and NH10 of the Stevenage Borough Local Plan 2011-2031 (2019), The National Planning Policy Framework (2019) and the Planning Practice Guidance (2014)

10. Application No : 21/00304/FPH  
Date Received : 25.03.21  
Location : 26 Woolners Way Stevenage Herts SG1 3AF  
Proposal : Single Storey Front Extension  
Date of Decision : 19.05.21  
Decision : **Planning Permission is GRANTED**
11. Application No : 21/00308/FPH  
Date Received : 25.03.21  
Location : 21 Augustus Gate Stevenage Herts SG2 7QY  
Proposal : Part two storey, part single storey side and single storey front extensions  
Date of Decision : 20.05.21  
Decision : **Planning Permission is REFUSED**  
  
For the following reason(s);  
  
The proposed two storey side extension, by virtue of its height, excessive width and proximity to the southern side boundary of the site, would be out of keeping with the character and appearance of the area and would result in an unduly prominent and obtrusive addition to the host dwelling when viewed from Fairlands Way to the detriment of the visual amenities of the area. Accordingly the development is contrary to Policies GD1 and SP8 of the Stevenage Local Plan 2011 - 2031 (2019), the Council's Design Guide SPD (2009), the National Planning Policy Framework (2019) and the National Planning Practice Guidance (2014).
12. Application No : 21/00310/FPH  
Date Received : 26.03.21  
Location : 17 Lawrence Avenue Stevenage Herts SG1 3JX  
Proposal : Proposed two-storey rear extension  
Date of Decision : 20.05.21  
Decision : **Planning Permission is GRANTED**

13. Application No : 21/00313/TPTPO  
Date Received : 29.03.21  
Location : 110 To 155 Townsend Mews Stevenage Hertfordshire SG1 3BQ  
Proposal : Pollard of 1no. lime tree (T17) protected by Tree Preservation Order 70  
Date of Decision : 07.06.21  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
14. Application No : 21/00319/FPH  
Date Received : 30.03.21  
Location : 182 Fairview Road Stevenage Herts SG1 2NA  
Proposal : Erection of a single storey garden room with attached veranda and decking in rear garden  
Date of Decision : 27.05.21  
Decision : **Planning Permission is GRANTED**
15. Application No : 21/00328/FP  
Date Received : 31.03.21  
Location : 4 Shackleton Spring Stevenage Herts SG2 9DF  
Proposal : Single storey rear extension and erection of 1 no. one bedroom dwelling on land to the side of 4 Shackleton Spring.  
Date of Decision : 03.06.21  
Decision : **Planning Permission is GRANTED**
16. Application No : 21/00337/CLPD  
Date Received : 02.04.21  
Location : 86 - 124 Kilby Road Stevenage Hertfordshire SG1 2LU  
Proposal : Certificate of lawfulness for proposed removal of existing cladding  
Date of Decision : 20.05.21  
Decision : **Certificate of Lawfulness is APPROVED**

17. Application No : 21/00340/TPTPO  
Date Received : 03.04.21  
Location : 27 Eliot Road Stevenage Herts SG2 0LL  
Proposal : Reduce crown by 2 metre to 1no: English oak (T1) Protected by TPO 113  
Date of Decision : 10.06.21  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
18. Application No : 21/00341/FP  
Date Received : 05.04.21  
Location : 16 Boxfield Green Stevenage Herts SG2 7DR  
Proposal : Change of use from adopted highway land to private residential garden  
Date of Decision : 20.05.21  
Decision : **Planning Permission is REFUSED**  
  
For the following reason(s);  
  
The whole area of grass bank on the junction of Fairlands Way and The White Way serves as a visibility aid to traffic on this junction. Any minimisation of the visibility splay and inter-visibility of the junction would cause interference to the safe use of highway users. Furthermore, it is essential the land is kept as highway land for any possible future highway's sustainable schemes in line with Hertfordshire County Council's Local Transport Plan.
19. Application No : 21/00344/FPH  
Date Received : 06.04.21  
Location : 60 Stoney Croft Stevenage Herts SG1 3TW  
Proposal : Erection of outbuilding in rear garden  
Date of Decision : 20.05.21  
Decision : **Planning Permission is GRANTED**

20. Application No : 21/00350/CLPD  
Date Received : 06.04.21  
Location : 14 Petworth Close Stevenage Herts SG2 8UP  
Proposal : Certificate of lawfulness for proposed single storey rear and side extension  
Date of Decision : 24.05.21  
Decision : **Certificate of Lawfulness is APPROVED**

21. Application No : 21/00353/FPH  
Date Received : 07.04.21  
Location : 30 Alleyns Road Stevenage Herts SG1 3PP  
Proposal : Demolition of existing single storey side extension, single storey rear extension and outbuilding and the erection of a new single storey side and rear extension  
Date of Decision : 19.05.21  
Decision : **Planning Permission is REFUSED**

For the following reason(s);

By virtue of its size, scale, bulk and massing and in particular, its depth on the boundary with 32 Alleyns Road, the proposed extension would result in a harmful sense of enclosure for that dwelling and would have a detrimental impact upon the outlook and residential amenities of that property. The extension would also result in a loss of sunlight and daylight for that property for much of the day. The proposed extension is therefore contrary to Policies SP8 and GD1 of the Stevenage Borough Local Plan (2019), the Stevenage Design Guide Supplementary Planning Document (2009), the National Planning Policy Framework (2019) and the Planning Policy Guidance (2014).

By virtue of its size, scale, bulk, massing and appearance, the proposed extension would represent an incongruous and visually harmful addition to the dwelling which would fail to respect its scale, proportions, character or appearance. The proposal would also fail to make a positive contribution to its location and surroundings. The proposed extension is therefore contrary to Policies SP8 and GD1 of the Stevenage Borough Local Plan (2019), the Stevenage Design Guide Supplementary Planning Document (2009), the National Planning Policy Framework (2019) and the Planning Policy Guidance (2014).

22. Application No : 21/00359/FP  
Date Received : 07.04.21  
Location : 28 - 50 Briardale Stevenage Herts SG1 1TP  
Proposal : Removal of existing painted steel balustrades with solid infill panels, steel balusters and planter troughs and replacement with new box-section steel balustrades with perforated infill panels to private balconies on front and rear elevations.  
Date of Decision : 19.05.21  
Decision : **Planning Permission is GRANTED**
23. Application No : 21/00375/FPH  
Date Received : 09.04.21  
Location : 4 Shephall Way Stevenage Herts SG2 9QR  
Proposal : Single storey front extension  
Date of Decision : 25.05.21  
Decision : **Planning Permission is GRANTED**
24. Application No : 21/00385/COND  
Date Received : 10.04.21  
Location : Land At Webb Rise Webb Rise Stevenage Herts  
Proposal : Discharge of condition 8 (SWMP) attached to planning permission reference 19/00485/FPM  
Date of Decision : 11.06.21  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
25. Application No : 21/00386/FPH  
Date Received : 11.04.21  
Location : 8 Alleyns Road Stevenage Herts SG1 3PP  
Proposal : Erection of outbuilding in rear garden  
Date of Decision : 25.05.21  
Decision : **Planning Permission is GRANTED**

26. Application No : 21/00388/FPH  
Date Received : 12.04.21  
Location : 140 Fairview Road Stevenage Herts SG1 2NS  
Proposal : Erection of 1no. timber framed outbuilding to enclose a swimming pool in rear garden  
Date of Decision : 20.05.21  
Decision : **Planning Permission is REFUSED**

For the following reason(s);

By virtue of its size, scale, bulk and massing, and in particular, its roof, the proposed outbuilding would be an incongruous, visually intrusive and harmful addition to the site and would detract from the character and appearance of the property. It would fail to relate to the dwelling and the site in a visually acceptable manner and is accordingly, contrary to Policies SP8 and GD1 of the Stevenage Borough Local Plan (2019), the Stevenage Design Guide Supplementary Planning Document (2009), the National Planning Policy Framework (2019) and the Planning Policy Guidance (2014).

By virtue of its size, scale, bulk, massing, projection above the boundary fence and proximity to the dwelling to the rear of the site at 52 Angotts Mead, the proposed outbuilding would have a detrimental impact upon the outlook and residential amenities of that property. The proposal is therefore contrary to Policy GD1 of the Stevenage Borough Local Plan (2019), the Stevenage Design Guide Supplementary Planning Document (2009), the National Planning Policy Framework (2019) and the Planning Policy Guidance (2014).

27. Application No : 21/00390/FPH  
Date Received : 12.04.21  
Location : 46 Sheepcroft Hill Stevenage Herts SG2 9PS  
Proposal : Single storey rear extension  
Date of Decision : 27.05.21  
Decision : **Planning Permission is GRANTED**

28. Application No : 21/00394/FPH  
Date Received : 13.04.21  
Location : 13 Ayr Close Stevenage Herts SG1 5RZ  
Proposal : Single storey rear extension and first floor side extension above existing double garage  
Date of Decision : 03.06.21  
Decision : **Planning Permission is GRANTED**
29. Application No : 21/00396/COND  
Date Received : 13.04.21  
Location : Dominic Cottage Rectory Lane Stevenage Herts  
Proposal : Discharge of condition 3 (Materials) & 4 (Windows/Doors) attached to planning permission reference 20/00319/LB  
Date of Decision : 07.06.21  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
30. Application No : 21/00397/COND  
Date Received : 13.04.21  
Location : Dominic Cottage Rectory Lane Stevenage Herts  
Proposal : Discharge of condition 3 (Garage Materials) attached to planning permission reference 20/00318/FPH  
Date of Decision : 07.06.21  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
31. Application No : 21/00399/FPH  
Date Received : 14.04.21  
Location : 42 Burymead Stevenage Herts SG1 4AY  
Proposal : Single storey front extension  
Date of Decision : 04.06.21  
Decision : **Planning Permission is GRANTED**

32. Application No : 21/00404/FPH  
Date Received : 15.04.21  
Location : 43 Newton Road Stevenage Herts SG2 0BY  
Proposal : Construction of timber framed outbuilding (Garden Room).  
Date of Decision : 25.05.21  
Decision : **Planning Permission is GRANTED**
33. Application No : 21/00408/COND  
Date Received : 15.04.21  
Location : Former Chells Play Area Eliot Road Stevenage Herts  
Proposal : Discharge of Conditions 16 (Construction Management Plan & SWMP) attached to planning permission reference 20/00053/FPM  
Date of Decision : 11.06.21  
Decision : **The Condition(s)/Obligation(s) cannot be discharged but are deemed Acceptable**

Please note that the condition(s) cannot be discharged given that a breach of planning control has occurred in this instance. However, the Local Planning Authority would not seek any enforcement action against the breach at this time. Notwithstanding this, the Local Planning Authority still reserves the right to undertake enforcement action if a further breach of the condition(s) occurs at a later date.

The case officer's letter is attached providing further information.

34. Application No : 21/00409/HPA  
Date Received : 15.04.21  
Location : 217 Shephall Way Stevenage Herts SG2 9RJ  
Proposal : Enlargement of the dwellinghouse by construction of an additional storey(s) for which the maximum height will be 9.4m  
Date of Decision : 19.05.21  
Decision : **Prior Approval is REQUIRED and REFUSED**
- The proposal would be a significantly harmful addition in design and character terms, including in relation to the principal elevation of the property that clearly represents poor design and is entirely inappropriate for its context, contrary to Policies GD1 and SP8 of the Stevenage Local Plan 2011 - 2031 (2019), the Council's Design Guide SPD (2009), the paragraphs 124, 127, 128 and 130 of the National Planning Policy Framework (2019) and the National Planning Practice Guidance (2014).
- The applicant has failed to submit a report for the management of the construction of development which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated as required by paragraph AA.2 subsection (3)(b) of the aforementioned Order.
35. Application No : 21/00410/AD  
Date Received : 16.04.21  
Location : Roaring Meg Retail Park London Road Stevenage Herts  
Proposal : Replacement Signage at Roaring Meg Retail Park  
Date of Decision : 11.06.21  
Decision : **Advertisement Consent is GRANTED**
36. Application No : 21/00411/FPH  
Date Received : 16.04.21  
Location : 11 Ashdown Road Stevenage Herts SG2 8TY  
Proposal : Two storey rear extension  
Date of Decision : 28.05.21  
Decision : **Planning Permission is GRANTED**

37. Application No : 21/00412/FP  
Date Received : 16.04.21  
Location : Land Adjacent To 7 Burymead Stevenage Herts SG1 4AX  
Proposal : Proposed single storey one bedroom dwelling with associated parking.  
Date of Decision : 02.06.21  
Decision : **Planning Permission is REFUSED**

For the following reason(s);

By virtue of the size and scale of the proposed dwelling and the visual prominence of the site, the proposed development would harm the open feel of this part of the street scene and would be at significant variance to the established open character of Burymead. Moreover, the largely blank rear elevation of the proposal would represent poor design, would be visually unappealing and would appear out of keeping with and harmful to the street scene. The proposed development would therefore erode the openness of this part of Burymead and would have a detrimental impact upon the character and appearance of the area. The development is therefore contrary to Policies GD1 and SP8 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the Council's Design Guide Supplementary Planning Document (2009), the National Planning Policy Framework (2019) and the National Planning Practice Guidance (2014).

By virtue of its proximity to the flank elevation of No. 9 Burymead, the proposed dwelling would fail to meet the required minimum back to flank separation distance specified in Chapter 5 of the Council's Adopted Design Guide (2009) and would result in an unacceptable outlook for the occupiers of this property, with a harmful, overbearing and dominating impact upon the habitable room windows of this dwelling. The proposed development is therefore contrary to Policies GD1 and SP8 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the Council's Design Guide Supplementary Planning Document (2009), the National Planning Policy Framework (2019) and the National Planning Practice Guidance (2014).

By virtue of the limited depth and size of the private amenity space for the proposed dwelling, falling below the required minimum size specified in Chapter 5 of the Stevenage Design Guide Supplementary Planning Document (2009), the proposed development would fail to provide suitable standard of outdoor amenity space and accommodation for the future occupiers of the site and would lead to unsatisfactory living conditions for them. The proposed development is therefore contrary to Policies GD1 and SP8 of the Stevenage Borough Local Plan 2011-2031 (2109), the Council's Design Guide Supplementary Planning Document (2009), the National Planning Policy Framework (2019) and the National Planning Practice Guidance (2014).

The proposed dwellinghouse, due to its location within a private residential garden would not constitute development on previously developed land as defined by the National Planning Policy Framework (NPPF) (2019). The proposal is therefore contrary to Policy HO5 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019) and is unacceptable in principle.

The proposal fails to demonstrate that adequate provision for car parking can be provided on site for No.7 Burymead in accordance with the Council's standards set out in the Parking Provision and Sustainable Transport Supplementary Planning Document (2020). The proposal would, therefore be likely to result in on-street parking on the main carriageway, contrary to Policy IT5 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019) and the Council's Parking Provision and Sustainable Transport SPD (2020).

38. Application No : 21/00416/FPH  
Date Received : 17.04.21  
Location : 59 Granby Road Stevenage Herts SG1 4AS  
Proposal : Erection of fencing around side garden  
Date of Decision : 24.05.21  
Decision : **Planning Permission is GRANTED**
39. Application No : 21/00417/FPH  
Date Received : 18.04.21  
Location : 73 Barham Road Stevenage Herts SG2 9HY  
Proposal : Part single storey, part two-storey front extension.  
Date of Decision : 14.06.21  
Decision : **Planning Permission is GRANTED**
40. Application No : 21/00418/FPH  
Date Received : 19.04.21  
Location : 1 Nycolles Wood Stevenage Herts SG1 4GR  
Proposal : Erection of gazebo and associated raised decking platform.  
Date of Decision : 24.05.21  
Decision : **Planning Permission is GRANTED**

41. Application No : 21/00421/CLPD  
Date Received : 20.04.21  
Location : 34 Aylward Drive Stevenage Herts SG2 8UR  
Proposal : Certificate of lawfulness for a garage conversion  
Date of Decision : 27.05.21  
Decision : **Certificate of Lawfulness is APPROVED**
42. Application No : 21/00423/FPH  
Date Received : 21.04.21  
Location : 188 Mildmay Road Stevenage Herts SG1 5SZ  
Proposal : Proposed two storey rear extension  
Date of Decision : 28.05.21  
Decision : **Planning Permission is GRANTED**
43. Application No : 21/00429/FP  
Date Received : 22.04.21  
Location : HSBC Danestrete Stevenage Herts  
Proposal : Installation of one new CCTV camera  
Date of Decision : 10.06.21  
Decision : **Planning Permission is GRANTED**
44. Application No : 21/00430/FP  
Date Received : 22.04.21  
Location : 24-40 Broom Walk Stevenage Herts SG1 1UT  
Proposal : Removal of existing painted steel balustrades with solid infill panels and steel balusters and replacement with new box-section steel balustrades with perforated infill panels to private balconies on south and east elevations.  
Date of Decision : 11.06.21  
Decision : **Planning Permission is GRANTED**

45. Application No : 21/00432/FPH  
Date Received : 22.04.21  
Location : 62 Augustus Gate Stevenage Herts SG2 7QY  
Proposal : Single storey side extension  
Date of Decision : 28.05.21  
Decision : **Planning Permission is GRANTED**
46. Application No : 21/00433/CLPD  
Date Received : 22.04.21  
Location : 13 Trent Close Stevenage Herts SG1 3RS  
Proposal : Certificate of lawfulness for proposed conversion of existing garage and erection of side facing dormer to facilitate extension of the existing first floor  
Date of Decision : 17.06.21  
Decision : **Certificate of Lawfulness is APPROVED**
47. Application No : 21/00434/FPH  
Date Received : 22.04.21  
Location : 83 Boxfield Green Stevenage Herts SG2 7DS  
Proposal : Two storey side and rear extension  
Date of Decision : 08.06.21  
Decision : **Planning Permission is GRANTED**
48. Application No : 21/00435/COND  
Date Received : 23.04.21  
Location : Abbington Hotel, 23 Hitchin Road And 28 Essex Road Stevenage Herts  
Proposal : Discharge of condition 6 (Soft and Hard landscaping) attached to planning permission number 20/00346/FP  
Date of Decision : 18.06.21  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

49. Application No : 21/00439/AD  
Date Received : 23.04.21  
Location : 85 Queensway Town Centre Stevenage Herts  
Proposal : 2 no. Projection signs  
Date of Decision : 01.06.21  
Decision : **Advertisement Consent is GRANTED**
50. Application No : 21/00443/FPH  
Date Received : 24.04.21  
Location : 49 Goddard End Stevenage Herts SG2 7ER  
Proposal : Erection of 1.8m high brick boundary wall with 2.1m high brick piers  
Date of Decision : 16.06.21  
Decision : **Planning Permission is GRANTED**
51. Application No : 21/00444/FPH  
Date Received : 25.04.21  
Location : 448 Wisden Road Stevenage Herts SG1 5JL  
Proposal : Conversion of garage including raising of the roof  
Date of Decision : 24.05.21  
Decision : **Planning Permission is GRANTED**
52. Application No : 21/00445/FPH  
Date Received : 26.04.21  
Location : 24 Almonds Lane Stevenage Herts SG1 3RR  
Proposal : Erection of outbuilding in garden to the side of No.24  
Date of Decision : 17.06.21  
Decision : **Planning Permission is GRANTED**

53. Application No : 21/00447/FPH  
Date Received : 26.04.21  
Location : 43 Newgate Stevenage Herts SG2 9DT  
Proposal : Single storey rear extension  
Date of Decision : 02.06.21  
Decision : **Planning Permission is GRANTED**
54. Application No : 21/00450/TPCA  
Date Received : 26.04.21  
Location : Greenside School Shephall Green Stevenage Herts  
Proposal : Prune 1no. London Plane tree to 5 metres above ground level; remove deadwood from 3no. Silver Maple trees, 2no. Oak trees and 2no. Ash trees and lift to 3 metres above ground level 1no. Yew tree  
Date of Decision : 07.06.21  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
55. Application No : 21/00452/FP  
Date Received : 27.04.21  
Location : Silkin Court Stevenage Herts SG2 9PU  
Proposal : Replacement of concrete footpaths, handrails and bollard lights  
Date of Decision : 24.05.21  
Decision : **Planning Permission is GRANTED**
56. Application No : 21/00454/TPTPO  
Date Received : 27.04.21  
Location : 5 Nycolles Wood Stevenage Herts SG1 4GR  
Proposal : 1 x Oak (T4) protected by TPO 100 reduce height by 1.5m. Reduce branches on house side by 1.5m. Reduce far side by no more than 2m. Remove major deadwood.  
Date of Decision : 15.06.21  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

57. Application No : 21/00457/COND  
Date Received : 28.04.21  
Location : Airbus Defence And Space Gunnels Wood Road Stevenage  
Herts  
Proposal : Discharge of condition 5 (Hard and soft landscaping) attached  
to planning permission reference number 19/00167/FPM  
Date of Decision : 10.06.21  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
58. Application No : 21/00458/TPTPO  
Date Received : 28.04.21  
Location : Ross Court Stevenage Herts SG2 0HW  
Proposal : Crown raise to 4m above ground level and remove lowest limb  
overhanging garden and remove major deadwood to 1 no: Oak  
tree (T10) protected by TPO 19  
Date of Decision : 16.06.21  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE  
SUBJECT OF A TREE PRESERVATION ORDER**
59. Application No : 21/00459/FPH  
Date Received : 28.04.21  
Location : 28 Kessingland Avenue Stevenage Herts SG1 2JR  
Proposal : Demolition of existing porch and construction of new porch.  
Date of Decision : 23.06.21  
Decision : **Planning Permission is GRANTED**
60. Application No : 21/00464/CLPD  
Date Received : 28.04.21  
Location : 70 Stanmore Road Stevenage Herts SG1 3QE  
Proposal : Certificate of Lawfulness for proposed rear dormer and 2no. roof  
lights in the front roof slope  
Date of Decision : 17.06.21  
Decision : **Certificate of Lawfulness is APPROVED**

61. Application No : 21/00468/FPH  
Date Received : 28.04.21  
Location : 40 Manor View Stevenage Herts SG2 8PF  
Proposal : Single storey rear and two storey side extension  
Date of Decision : 10.06.21  
Decision : **Planning Permission is GRANTED**
62. Application No : 21/00472/FPH  
Date Received : 29.04.21  
Location : 52 The Lawns Stevenage Herts SG2 9RT  
Proposal : Single storey rear extension  
Date of Decision : 09.06.21  
Decision : **Planning Permission is GRANTED**
63. Application No : 21/00477/FP  
Date Received : 30.04.21  
Location : 42 - 58 Broom Walk Stevenage Herts SG1 1UT  
Proposal : Removal of existing painted steel balustrades with solid infill panels and steel balusters and replacement with new box-section steel balustrades with perforated infill panels to private balconies on south and west elevations  
Date of Decision : 04.06.21  
Decision : **Planning Permission is GRANTED**
64. Application No : 21/00480/NMA  
Date Received : 30.04.21  
Location : 93 Chapman Road Stevenage Herts SG1 4RJ  
Proposal : Non material amendment to planning permission reference number 20/00787/FPH for additional window opening to the front and door opening to the rear  
Date of Decision : 18.05.21  
Decision : **Non Material Amendment AGREED**

65. Application No : 21/00483/FPH  
Date Received : 01.05.21  
Location : Old Smithy 1 Hertford Road Stevenage Herts  
Proposal : Single storey extension to existing outbuilding  
Date of Decision : 29.06.21  
Decision : **Planning Permission is GRANTED**
66. Application No : 21/00484/LB  
Date Received : 01.05.21  
Location : Old Smithy 1 Hertford Road Stevenage Herts  
Proposal : Single storey extension to existing outbuilding  
Date of Decision : 29.06.21  
Decision : **Listed Building Consent is GRANTED**
67. Application No : 21/00485/FP  
Date Received : 01.05.21  
Location : 34 To 50 Bedwell Crescent Stevenage Herts SG1 1LU  
Proposal : Removal of existing painted steel balustrades with solid infill panels and steel balusters and replacement with new box-section steel balustrades with perforated infill panels to private balconies on south and east elevations.  
Date of Decision : 09.06.21  
Decision : **Planning Permission is GRANTED**
68. Application No : 21/00486/FP  
Date Received : 01.05.21  
Location : 2 To 18 Inskip Crescent Stevenage Herts SG1 1JY  
Proposal : Removal of existing painted steel balustrades with solid infill panels and steel balusters and replacement with new box-section steel balustrades with perforated infill panels to private balconies on south and east elevations.  
Date of Decision : 04.06.21  
Decision : **Planning Permission is GRANTED**

69. Application No : 21/00487/FPH  
Date Received : 02.05.21  
Location : 20 Beane Walk Stevenage Herts SG2 7DP  
Proposal : Single storey front and rear extension  
Date of Decision : 27.05.21  
Decision : **Planning Permission is GRANTED**
70. Application No : 21/00488/FPH  
Date Received : 03.05.21  
Location : 11 Stanley Road Stevenage Herts SG2 0EF  
Proposal : Single storey side extension  
Date of Decision : 27.05.21  
Decision : **Planning Permission is GRANTED**
71. Application No : 21/00489/FPH  
Date Received : 03.05.21  
Location : 175 Archer Road Stevenage Herts SG1 5HD  
Proposal : Single storey rear extension  
Date of Decision : 01.07.21  
Decision : **Planning Permission is GRANTED**
72. Application No : 21/00490/FPH  
Date Received : 03.05.21  
Location : 12 Ayr Close Stevenage Herts SG1 5RZ  
Proposal : Garage Conversion  
Date of Decision : 22.06.21  
Decision : **Planning Permission is GRANTED**

73. Application No : 21/00498/CLPD  
Date Received : 04.05.21  
Location : 16 Barclay Crescent Stevenage Herts SG1 3NA  
Proposal : Certificate of lawfulness for a loft conversion with a rear dormer and velux windows to the front  
Date of Decision : 25.05.21  
Decision : **Certificate of Lawfulness is APPROVED**
74. Application No : 21/00499/FPH  
Date Received : 04.05.21  
Location : 16 Barclay Crescent Stevenage Herts SG1 3NA  
Proposal : Installation of front dormer window and rear roof light  
Date of Decision : 03.06.21  
Decision : **Planning Permission is REFUSED**
- For the following reason(s);
- By virtue of the absence of such features in the street scene along this part of Barclay Crescent, the proposed front dormer window would appear as an incongruous element of, and would detract from, the street scene. The dormer window would break the uniformity of the roofscape of the street scene to the detriment of the character and appearance of the road, an impact which would be exacerbated by the dormer's prominence and visibility in the street scene, particularly when approaching the site from the south. The proposed development is therefore contrary to Policies GD1 and SP8 of the Stevenage Borough Council Local Plan 2011- 2031 (2019), the Stevenage Design Guide (2009), the National Planning Policy Framework (2019) and the National Planning Policy Guidance (2014).
75. Application No : 21/00502/CLPD  
Date Received : 05.05.21  
Location : 22 Hastings Close Stevenage Herts SG1 2JG  
Proposal : Certificate of Lawfulness for proposed single storey rear extension and garage conversion  
Date of Decision : 21.06.21  
Decision : **Certificate of Lawfulness is APPROVED**

76. Application No : 21/00503/FPH  
Date Received : 05.05.21  
Location : 65 Fishers Green Road Stevenage Herts SG1 2PL  
Proposal : Demolition of conservatory, single storey side and rear extension  
Date of Decision : 11.06.21  
Decision : **Planning Permission is GRANTED**

77. Application No : 21/00504/FP  
Date Received : 05.05.21  
Location : 303 Ripon Road Stevenage Herts SG1 4LS  
Proposal : Conversion of 1 no. 4 bedroom dwelling to 3 no. studios, single storey front and rear extensions and conversion of garage including the change of use from public amenity land to residential use and associated parking.  
Date of Decision : 30.06.21  
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposal would comprise substandard parking spaces which fail to accord with the requirements set out under Manual for Streets 8.3.58 and the Council's Parking Provision SPD (2020) and would likely result in vehicles overhanging the highway which would prejudice highway safety. In addition, the proposal also fails to demonstrate that adequate provision for car parking can be provided on site in accordance with the Council's standards set out in the Parking Provision Supplementary Planning Document (2020). The proposal would therefore also result in on-street parking giving rise to conditions prejudicial to the safe and free flow of traffic along this stretch of Ripon Road. The proposal is therefore, contrary to Policy IT5 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019), the Council's Parking Provision SPD (2020), the National Planning Policy Framework (2019) and Planning Practice Guidance (2014).

78. Application No : 21/00509/FPH  
Date Received : 06.05.21  
Location : 48 Boxfield Green Stevenage Herts SG2 7DR  
Proposal : Proposed first floor side extension over existing garage.  
Date of Decision : 01.07.21  
Decision : **Planning Permission is GRANTED**
79. Application No : 21/00511/NMA  
Date Received : 06.05.21  
Location : 42 Hydean Way Stevenage Herts SG2 9XJ  
Proposal : Non material amendment to planning permission reference number 20/00055/FPH to change materials to painted K-Render on existing dwelling and approved extension  
Date of Decision : 20.05.21  
Decision : **Non Material Amendment AGREED**
80. Application No : 21/00515/FPH  
Date Received : 06.05.21  
Location : 4 Daltry Close Stevenage Herts SG1 4BW  
Proposal : Demolition of existing garage, build new larger garage  
Date of Decision : 21.06.21  
Decision : **Planning Permission is GRANTED**
81. Application No : 21/00516/FP  
Date Received : 06.05.21  
Location : Halifax Plc Unit 6 97 - 99 Queensway Town Centre Stevenage  
Proposal : Relocation of existing roof top plant equipment, new plant equipment and new plant enclosure  
Date of Decision : 21.06.21  
Decision : **Planning Permission is GRANTED**

82. Application No : 21/00519/TPTPO  
Date Received : 07.05.21  
Location : 8 Brookhill Stevenage Herts SG2 8RR  
Proposal : Reduce by 2m height & 2m on north, east & west sides. Reduce southern lateral branches by 2.5m to clear roof 1 x Oak (T1) protected by TPO 59  
Date of Decision : 01.07.21  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
83. Application No : 21/00520/COND  
Date Received : 07.05.21  
Location : Plot 2000 Arlington Way Gunnels Wood Road Stevenage Herts  
Proposal : Discharge of condition 9 (boreholes) attached to planning permission reference number 19/00673/FPM  
Date of Decision : 09.06.21  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
84. Application No : 21/00521/PATELE  
Date Received : 07.05.21  
Location : Junction Of Sish Lane And Popple Way Stevenage Herts SG1 3TG  
Proposal : Erection of 1no. 15m high phase 8 monopole antenna with wraparound cabinet at base and associated ancillary works  
Date of Decision : 29.06.21  
Decision : **Prior Approval is REQUIRED and GIVEN**
85. Application No : 21/00523/CLPD  
Date Received : 09.05.21  
Location : 8 Anderson Road Stevenage Herts SG2 0LP  
Proposal : Certificate of lawfulness for a single storey rear extension  
Date of Decision : 01.06.21  
Decision : **Certificate of Lawfulness is APPROVED**

86. Application No : 21/00524/FPH  
Date Received : 09.05.21  
Location : 10 East Reach Stevenage Herts SG2 9AU  
Proposal : Front porch extension  
Date of Decision : 10.06.21  
Decision : **Planning Permission is GRANTED**
87. Application No : 21/00527/FPH  
Date Received : 10.05.21  
Location : 33 Lymington Road Stevenage Herts SG1 2PE  
Proposal : Single storey rear extension, partial demolition and partial conversion of existing garage and erection single storey side extension and construction of porch  
Date of Decision : 04.06.21  
Decision : **Planning Permission is GRANTED**
88. Application No : 21/00528/HPA  
Date Received : 10.05.21  
Location : 12 Telford Avenue Stevenage Herts SG2 0AE  
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4.00 metres, for which the maximum height will be 3.40 metres and the height of the eaves will be 2.40 metres.  
Date of Decision : 15.06.21  
Decision : **Prior Approval is NOT REQUIRED**

89. Application No : 21/00530/FP  
Date Received : 10.05.21  
Location : 6 - 16 Fox Road Stevenage Herts SG1 1JD  
Proposal : Removal of existing painted steel balustrade with solid infill panels and replacement with new box-section balustrades with perforated infill panels to two private balconies. Existing concrete stairs to be upgraded to include anti-slip tread covers with high contrast nosings. Existing concrete hung tile cladding to be removed from north and west elevations and replaced with new silicone render on external wall insulation backing.  
  
Date of Decision : 11.06.21  
Decision : **Planning Permission is GRANTED**
90. Application No : 21/00531/FPH  
Date Received : 10.05.21  
Location : 4 Spencer Way Stevenage Hertfordshire SG2 8GD  
Proposal : Part single-storey, part two storey side extension  
Date of Decision : 29.06.21  
Decision : **Planning Permission is GRANTED**
91. Application No : 21/00534/NMA  
Date Received : 10.05.21  
Location : Dominic Cottage Rectory Lane Stevenage Herts  
Proposal : Non-material amendment to planning permission 20/00318/FPH for removal of ground floor windows to east elevation and added door and change to windows to north elevation, removal of window from garage south elevation change from timber swing open doors to timber sectional door  
  
Date of Decision : 07.06.21  
Decision : **Non Material Amendment AGREED**

92. Application No : 21/00541/CLPD  
Date Received : 11.05.21  
Location : 1 Hayley Common Stevenage Herts SG2 9LA  
Proposal : Certificate of lawfulness for proposed works consisting of a rear dormer window and Installation of 3 no. roof lights.  
Date of Decision : 21.06.21  
Decision : **Certificate of Lawfulness is REFUSED**  
  
For the following reason(s);  
  
Under Schedule 2, Part 1, Class B to Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, Condition B.2(b)(i)(bb) requires the enlargement to be constructed so that the edge of the enlargement closest to the eaves of the original roof shall, as far as practicable, be not less than 0.2m from the eaves unless it can be demonstrated that this is not possible. Drawing number 109 shows this condition has not been met and no evidence has been submitted to prove the condition cannot be met.
93. Application No : 21/00543/FPH  
Date Received : 12.05.21  
Location : 53C Hertford Road Stevenage Herts  
Proposal : Single storey rear extension including conversion of part of the integrated garage and re-roofing of rear conservatory  
Date of Decision : 10.06.21  
Decision : **Planning Permission is GRANTED**
94. Application No : 21/00553/LB  
Date Received : 12.05.21  
Location : Dominic Cottage Rectory Lane Stevenage Herts  
Proposal : Two storey side extension, internal and external alterations to dwelling and demolition of existing garage. Amendments to 20/00319/LB for the removal of ground floor windows to east elevation and added door and change to windows to north elevation.  
Date of Decision : 15.06.21  
Decision : **Listed Building Consent is GRANTED**

95. Application No : 21/00554/FPH  
Date Received : 13.05.21  
Location : 1 Corton Close Stevenage Herts SG1 2LB  
Proposal : First floor side and rear extension  
Date of Decision : 11.06.21  
Decision : **Planning Permission is GRANTED**
96. Application No : 21/00558/CLPD  
Date Received : 13.05.21  
Location : 73 The Pastures Stevenage Herts SG2 7DF  
Proposal : Certificate of lawfulness for proposed single storey rear extension  
Date of Decision : 29.06.21  
Decision : **Certificate of Lawfulness is APPROVED**
97. Application No : 21/00560/COND  
Date Received : 13.05.21  
Location : Redemption Academy Eliot Road Stevenage Herts  
Proposal : Discharge of condition 20 (Birds and Bat Boxes) attached to planning permission number 20/00053/FPM  
Date of Decision : 08.06.21  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
98. Application No : 21/00561/FPH  
Date Received : 13.05.21  
Location : 6 Ashburnham Walk Stevenage Herts SG2 8DZ  
Proposal : Single storey front extension  
Date of Decision : 16.06.21  
Decision : **Planning Permission is GRANTED**

99. Application No : 21/00564/NMA  
Date Received : 14.05.21  
Location : Six Hills House London Road Stevenage Herts  
Proposal : Non material amendment to planning approval 16/00482/FPM to re-position brickwork from the second floor to the first floor at the front of the development  
Date of Decision : 09.06.21  
Decision : **Non Material Amendment AGREED**
100. Application No : 21/00566/FPH  
Date Received : 15.05.21  
Location : 57 Bronte Paths Stevenage Herts SG2 0PG  
Proposal : Single storey front and single storey infill rear extensions  
Date of Decision : 14.06.21  
Decision : **Planning Permission is GRANTED**
101. Application No : 21/00568/TPCA  
Date Received : 17.05.21  
Location : 7 Dunwich Farm Stevenage Herts SG1 2JX  
Proposal : Crown reduction by approximately 4metres of 1no. Oak tree  
Date of Decision : 21.06.21  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
102. Application No : 21/00572/FPH  
Date Received : 19.05.21  
Location : 45 Pembridge Gardens Stevenage Herts SG2 8BF  
Proposal : Single storey rear extension  
Date of Decision : 14.06.21  
Decision : **Planning Permission is GRANTED**

103. Application No : 21/00574/HPA  
Date Received : 19.05.21  
Location : 12 Livingstone Link Stevenage Herts SG2 0EP  
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 5.40 metres, for which the maximum height will be 3.15 metres and the height of the eaves will be 2.40 metres  
Date of Decision : 28.06.21  
Decision : **Prior Approval is NOT REQUIRED**
104. Application No : 21/00589/NMA  
Date Received : 24.05.21  
Location : 21 School Close Stevenage Herts SG2 9TY  
Proposal : Non-material amendment to planning permission 17/00616/FPH to install clear roof with twin wall sheets and close in side with timber  
Date of Decision : 10.06.21  
Decision : **Non Material Amendment AGREED**
105. Application No : 21/00592/FPH  
Date Received : 24.05.21  
Location : 12 Shephall View Stevenage Herts SG1 1RL  
Proposal : Single storey side and rear extension  
Date of Decision : 17.06.21  
Decision : **Planning Permission is GRANTED**
106. Application No : 21/00600/HPA  
Date Received : 26.05.21  
Location : 24 Lime Close Stevenage Herts SG2 9QB  
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4.80 metres, for which the maximum height will be 3.50 metres and the height of the eaves will be 3.00 metres  
Date of Decision : 29.06.21  
Decision : **Prior Approval is NOT REQUIRED**

107. Application No : 21/00605/AD  
Date Received : 27.05.21  
Location : Kings Court London Road Stevenage Herts  
Proposal : Advertising boarding consisting of two fascia signs and one freestanding entrance sign.  
Date of Decision : 29.06.21  
Decision : **GRANT AND REFUSAL OF CONSENT**
- With regard to Sign B shown on plan SK\_02 - REFUSE ADVERTISEMENT CONSENT, for the following reason;
- By virtue of its size, height on the building and prominence in the street scene, the proposed round fascia sign (Sign B) would have a significant and harmful impact upon the visual amenity of the area and the outlook of the dwellings on the opposite side of the road. The proposed sign is therefore contrary to Policies GD1 and SP8 of the Stevenage Borough Local Plan 2019-2031, the Stevenage Design Guide Supplementary Planning Document (2009), the National Planning Policy Framework (2019) and the Planning Policy Guidance (2014).
- With regard to signs A and C, shown on plans SK\_100, SK\_101 and SK\_102 - GRANT ADVERTISEMENT CONSENT, subject to the following conditions:-
- This consent shall be for a limited period only, expiring five years after the date of this notice and on or before that date the advertisement shall be removed and the building/land be restored to its former condition.
- {\b REASON:-} To accord with Regulation 14 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
108. Application No : 21/00607/FPH  
Date Received : 27.05.21  
Location : 23 Park View Stevenage Herts SG2 8PU  
Proposal : Two storey side extension  
Date of Decision : 29.06.21  
Decision : **Planning Permission is GRANTED**

109. Application No : 21/00608/HPA  
Date Received : 27.05.21  
Location : 66 Southwark Close Stevenage Herts SG1 4PQ  
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4.10 metres, for which the maximum height will be 4.00 metres and the height of the eaves will be 3.00 metres  
Date of Decision : 30.06.21  
Decision : **Prior Approval is REQUIRED and GIVEN**
110. Application No : 21/00613/NMA  
Date Received : 28.05.21  
Location : ASDA Stores Ltd Monkswood Way Stevenage Herts  
Proposal : Non-material amendment to planning permission 21/00004/FP to install 2no plant units to the side of the home shopping pod to be enclosed by a timber fence  
Date of Decision : 21.06.21  
Decision : **Non Material Amendment AGREED**
111. Application No : 21/00617/FPH  
Date Received : 31.05.21  
Location : 98 Telford Avenue Stevenage Herts SG2 0AJ  
Proposal : Single-storey side extension and conversion of existing garage to habitable accommodation, external alterations and brick infill of front porch.  
Date of Decision : 29.06.21  
Decision : **Planning Permission is GRANTED**

112. Application No : 21/00625/FPH  
Date Received : 02.06.21  
Location : 91 Chepstow Close Stevenage Herts SG1 5TT  
Proposal : Proposed single storey rear extension and small front dormer  
Date of Decision : 29.06.21  
Decision : **Planning Permission is GRANTED**

## **BACKGROUND PAPERS**

1. The application file, forms, plans and supporting documents having the reference number relating to this item.
2. Stevenage Borough Council Supplementary Planning Documents – Parking Provision adopted January 2020.
3. Stevenage Borough Local Plan 2011-2031 adopted May 2019.
4. Hertfordshire County Council's Local Transport Plan 4 adopted May 2018.
5. Responses to consultations with statutory undertakers and other interested parties referred to in this report.
6. Central Government advice contained in the National Planning Policy Framework February 2019 and Planning Policy Guidance March 2014.

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**Meeting:** Planning and Development  
Committee

**Agenda Item:**

**Date:** Tuesday 13 July 2021

## **INFORMATION REPORT - APPEALS / CALLED IN APPLICATIONS**

Author – Linda Sparrow 01438 242837

Lead Officer – Zayd Al-Jawad 01438 242257

Contact Officer – James Chettleburgh 01438 242266

### **1. APPEALS RECEIVED**

1.1 None.

### **2. DECISIONS AWAITED**

2.1 19/00474/FPM, Land West of Lytton Way. Appeal against refusal of planning permission for the demolition of existing office building (Use Class B1) and structures, and the construction of seven apartment buildings comprising 576 dwellings (Use Class C3) together with internal roads, parking, public open space, landscaping, drainage and associated infrastructure works.

2.2 20/00661/FP, 40 Burymead. Appeal against refusal of permission for the erection of 1no. one bedroom end of terrace dwelling.

### **3. DECISIONS RECEIVED**

3.1 20/00384/FP, 8A Magellan Close. Appeal against refusal of permission for the Variation of condition 11 (no new windows and doors) attached to planning permission 16/00791/FP to allow insertion of a roof light and gable window to be added to the dwellings.

#### **3.1.1 Background and Procedural Matters**

Planning permission was granted under reference number 16/00791/FP for a pair of semi-detached dwellings with a condition (No.11) preventing the insertion of additional openings beyond those approved, to protect the amenities of neighbouring properties.

The appeal application was to allow a new window in one dwelling and a rooflight in the other to allow loft spaces to be used for purposes other than a bedroom. The Council contest that the loft spaces could be used as bedrooms and would therefore impact on the off-street car parking provision. The Inspector stated that the plans do not show the spaces as bedrooms.

#### **3.1.2 Main Issues**

- Impact on highway safety and free flow of traffic.

#### **3.1.3 Reasons**

Policy IT5 requires 3 bedroom properties to have 1.5 spaces and 4 bedroom properties to have 2.5 spaces.

The new openings would allow the loft spaces to be used as habitable rooms but that the spaces fall short of the minimum standards for bedroom sizes. The Inspector acknowledged from his site visit that they could indeed accommodate a bed and other furniture although they have limited head room. Even if the loft spaces could be used as bedrooms there is no certainty that they would result in an increased number of vehicles but there is likelihood of increased demand for on-street parking as a result. The Inspector felt that a small increase in on-street parking in this area would not harm the free flow of traffic or highway safety as there is sufficient capacity on the highway. There is insufficient evidence of existing highway safety or traffic flow issues in the area and an under provision of parking is therefore justified in the circumstances of this case.

The proposal accords with Policy IT5 and the Parking Standards SPD having regard to its flexibility to permit lower parking levels where justified.

#### 3.1.4 Other Matters

There is no evidence that the appellant always intended to create 3 storey dwellings, nor did the Inspector concur with interested parties that there would be a detrimental impact on neighbouring amenities. The Inspector found no evidence to concur there would be a fire safety issue.

#### 3.1.5 Conclusion

The appeal is allowed (decision attached).

#### 3.1.6 Application for Costs

The award of costs was refused as the Inspector concluded that the Council has not acted unreasonably in following previous appeal decisions for the site and refusing planning permission. The Inspectors decision in this regard is also attached.

3.2 20/00370/FP, Land Adjacent 39 Jessop Road. Appeals against refusal of permission for the demolition of 4 no. garages, removal of on street parking and alterations to service road to facilitate the erection of a 3 storey block of 6 x 1 bed flats with associated parking and 8 replacement public parking spaces.

#### 3.2.1 Main Issues

- Impact on the character and appearance of the area
- Living environment for future occupiers
- Disabled parking provision and electric vehicle charging infrastructure

#### 3.2.2 Reasons

The green space to the rear of the site provides an important contribution to the character and appearance of the area and the encroachment of the development into this area combined with the level of hard landscaping would have a detrimental impact. This is further amplified by the lack of private amenity space provision and as the development is not in a central town centre location, the lack of provision is not off-set by the public open space adjacent to the site. The lack of any soft landscaping does not offset the loss of the public open space.

An amended floor plan was received to confirm that the development would be for 5 flats for single occupancy and as such they now meet the national space standards. However, this does not override the harm resulting from the lack of private amenity space. The proposal does not therefore provide a suitable living environment for future occupiers with regard to private amenity space.

The scheme does not provide disabled parking spaces or electric vehicle charging points. Given the constrained parking arrangement, the Inspector felt that these could not be provided, even with the use of a suitably worded condition.

The inspector noted concerns regarding outlook and privacy of neighbouring occupiers. However, despite separation distances, this matter did not alter their overall decision.

Importantly, neither the Inspector nor the appellant contested the Council's 5 year housing supply figure of 5.002 years supply. The Inspector went on to note that the proposal would provide 5 dwellings to the local housing supply and there would be some economic benefit during construction and with future occupiers using local services and facilities. However, the provision of 5 dwellings is a limited supply of housing.

The Inspector concluded that even if the Council were not able to demonstrate a 5 year housing supply, adverse impacts of the harm to the character and appearance of the area, the unsuitable living environment and unacceptable parking provision would significantly and demonstrably outweigh the benefits.

### 3.2.3 Conclusion

Appeal dismissed (decision attached).

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## Costs Decision

Site visit made on 27 April 2021

**by M Philpott BA(Hons) MA MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 18<sup>th</sup> May 2021**

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### **Costs application in relation to Appeal Ref: APP/K1935/W/20/3262084 8A Magellan Close, Stevenage SG2 0NF**

- The application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6, and the Local Government Act 1972, section 250(5).
  - The application is made by Mr Raymond Brownson (Hamburg Estates Ltd) for a full award of costs against Stevenage Borough Council.
  - The appeal was against the refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 for the development of land without complying with conditions subject to which a previous planning permission was granted. The application sought planning permission for the erection of 2 no. two storey three bedroom dwellings.
- 

### **Decision**

1. The application for an award of costs is refused.

### **Reasons**

2. The Planning Practice Guidance (PPG) advises that costs may be awarded against a party who has behaved unreasonably and thereby caused the party applying for costs to incur unnecessary or wasted expense in the appeal process.
3. The applicant contends that the Council acted unreasonably in assuming that the development would result in the loft spaces for each dwelling being used as bedrooms as they are intended to be used for other purposes and fail to meet the Space Standards<sup>1</sup> for bedrooms. It is argued that the Council's approach to this matter is inconsistent with its approach to determining whether garages constitute parking spaces. This is because the Council's Parking Standards<sup>2</sup> require garages to meet minimum standards to constitute parking spaces. It is also put forward that there is no evidence to substantiate the concern that more bedrooms would lead to highway safety and traffic flow issues.
4. The PPG indicates that councils will be at risk of an award of costs being made against them if they fail to produce evidence to substantiate each reason for refusal on appeal or provide vague, generalised or inaccurate assertions about a proposal's impact, which are unsupported by any objective analysis. It also sets out that awards of costs may arise where councils do not determine similar cases in a consistent manner or persist in objections to a scheme which an Inspector has previously indicated to be acceptable.

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<sup>1</sup> Technical housing standards – nationally described space standard, March 2015

<sup>2</sup> Parking Provision and Sustainable Transport SPD

5. I set out in the appeal decision that the loft spaces are large enough to be used as bedrooms. Although the spaces fall short of the Space Standards for bedrooms and are intended to be used for other purposes, there can be no certainty that they would not be used as bedrooms, especially as the occupiers may change over the lifetime of the development. It was thus reasonable for the Council to consider the implications of additional bedrooms at the site.
6. Direct comparisons cannot be drawn between the Council's approach to the proposal and its application of the Parking Standards as the subject matter is entirely different. I do not consider that the Council has acted inconsistently as argued by the applicant.
7. Moreover, the Council has been consistently clear in giving significant weight to the previous appeal decision<sup>3</sup> for a similar scheme at the site. Whilst I reached a different conclusion to the previous Inspector based on the evidence put to me and my observations on site, and the Council did not consult the Highway Authority, it was nevertheless reasonable for the application to be refused in the context of the previous appeal decision.
8. In conclusion, the Council has not acted unreasonably and the applicant has not been put to unnecessary or wasted expense. I therefore find that unreasonable behaviour resulting in unnecessary or wasted expense, as described in the PPG, has not been demonstrated.

*Mark Philpott*

INSPECTOR

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<sup>3</sup> Appeal reference: APP/K1935/W/20/3244644



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## Appeal Decision

Site visit made on 27 April 2021

**by M Philpott BA(Hons) MA MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 18<sup>th</sup> May 2021**

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### **Appeal Ref: APP/K1935/W/20/3262084**

#### **8A Magellan Close, Stevenage SG2 0NF**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 for the development of land without complying with conditions subject to which a previous planning permission was granted.
  - The appeal is made by Mr Raymond Brownson (Hamburg Estates Ltd) against the decision of Stevenage Borough Council.
  - The application Ref 20/00384/FP, dated 13 July 2020, was refused by notice dated 14 October 2020.
  - The application sought planning permission for the erection of 2 no. two storey three bedroom dwellings without complying with a condition attached to planning permission Ref 16/00791/FP, dated 10 February 2017.
  - The condition in dispute is No 11 which states that: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revising, revoking and re-enacting that Order with or without modification), no windows, doors or other openings associated with the dwellinghouses other than those expressly authorised by this permission shall be constructed.
  - The reason given for the condition is: To satisfactorily protect the residential amenities of nearby occupiers at numbers 8, 9 and 10 Magellan Close and numbers 52 to 58 Ferrier Road.
- 

### **Decision**

1. The appeal is allowed and planning permission is granted for the erection of 2 no. two storey three bedroom dwellings at 8A Magellan Close, Stevenage SG2 0NF in accordance with the application Ref 20/00384/FP dated 13 July 2020, without compliance with the conditions previously imposed on planning permission Ref 16/00791/FP dated 10 February 2017 but subject to the conditions set out in the attached schedule.

### **Application for costs**

2. An application for costs was made by Mr Raymond Brownson (Hamburg Estates Ltd) against Stevenage Borough Council. This application is the subject of a separate decision.

### **Background and Procedural Matters**

3. The appeal site includes a pair of semi-detached properties that are accessed from a turning head serving Magellan Close. Construction of the dwellings within the site had nearly been completed when I visited. Planning permission was granted for the development under reference 16/00791/FP. The permission is subject to condition No 11 which prevents the insertion of

- additional openings beyond those approved. The reason for the condition is to protect the residential amenity of the occupiers of neighbouring properties.
4. The application subject to this appeal sought to vary condition No 11. However, the appellant has not put forward evidence which indicates that the condition is unnecessary and thus I have no reason to find otherwise. Instead, the appellant wishes to insert a window into one of the dwellings and a rooflight into the other, in accordance with a drawing submitted with the application<sup>1</sup>. This is clear from the application form.
  5. Section 73(2)(a) of the Town and Country Planning Act 1990 (the Act) enables the decision maker to consider granting permission 'subject to conditions differing from those subject to which the previous planning permission was granted'. Having regard to this and the appellant's aims, I have determined the appeal on the basis that permission is sought for the approval of the openings shown on the drawing submitted with the application and not the removal of condition No 11.
  6. The application was described as 'variation of condition 11 (no new windows and doors) attached to planning permission 16/00791/FP to allow insertion of a rooflight and gable window to be added to the dwellings'. The proposed insertion of the openings was clear from that description and the submitted drawing. The Council and interested parties have had opportunities to comment on those openings during the application and appeal processes. No parties are therefore prejudiced in my approach to determining the appeal.
  7. The openings would serve spaces at loft level, which are proposed to be used for purposes such as home-working, hobbies, play and storage. However, the Council is concerned that the openings would enable the loft spaces to be used as bedrooms. The Council puts forward that the resultant increase from 3 to 4 bedrooms in each property would necessitate further parking provision within the site. In the absence of any additional provision, it is argued that the development would result in an increase in on-street parking that would be prejudicial to highway safety and the free flow of traffic.
  8. Case law<sup>2</sup> has held that an application under Section 73 of the Act may not be used to obtain a permission that would require a variation to the terms of the 'operative' part of the permission. Consequently, it is beyond the scope of Section 73 to amend a condition that would result in conflict between it and the description of the development. Notwithstanding the Council's concerns, four bedrooms are not proposed and as such the proposal does not result in conflict with the description of the development in the heading above or the decision.

### **Main Issue**

9. The main issue is the effect of the proposal on highway safety and the free flow of traffic.

### **Reasons**

10. Policy IT5 of the Stevenage Borough Local Plan (LP) states that permission will be granted where proposals comply with the requirements of the Parking

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<sup>1</sup> Drawing reference: Sheet 01 Version 1: 6 Jul 2020

<sup>2</sup> Finney v Welsh Ministers, Carmarthenshire County Council and Energiekontor (UK) Limited [2019] EWCA Civ 1868

Provision Supplementary Planning Document. The Parking Provision and Sustainable Transport SPD (the Parking Standards) sets out that dwellings with 3 bedrooms require 1.5 parking spaces, whereas dwellings with 4 or more bedrooms require 2.5 spaces. It states that provision below the standards should be justified. It also explains that reductions may be permitted where the location or characteristics of the development would reduce car ownership levels and that under provision will not be permitted where it is likely to increase on-street parking problems. The Council sets out in its officer's report that at least one additional parking space would be required.

11. The openings would provide natural light that would enable the loft spaces to be used as habitable rooms. The appellant has demonstrated that the spaces would fall short of the minimum standards required for bedrooms as set out by the Space Standards<sup>3</sup>, which have been adopted by the Council. However, I saw from my visit that the spaces are sufficiently large to accommodate a bed and other typical bedroom furniture. Although some occupiers of the properties may be disincentivised from using the spaces as bedrooms due to limited headroom, it would be possible for the spaces to be used for such purposes.
12. The appellant has highlighted that the Council's case relies on a series of assumptions. I note that even if the loft spaces are used as bedrooms, there can be no certainty that this would necessarily result in more than 2 vehicles being used by the occupiers of each property, but there is nonetheless some likelihood that demand for on-street parking would increase. However, the appellant also contends that the site is in a quiet suburban area and additional vehicles would not prejudice the free flow of traffic or highway safety.
13. I saw that many of the properties in the area feature driveways and there are also parking bays adjacent to the carriageway. Whilst only a snapshot, on-street parking was infrequent and opportunities for parking were readily apparent. The curved alignment of the cul-de-sac and Christie Road necessitates low vehicle speeds and the presence of on-street parking and the consequent narrowing of the usable highway acts as a traffic calming measure. In this context, the parking of a small number of additional vehicles on-street would have a minimal impact on highway safety. Furthermore, there would continue to be passing places along the carriageway and I saw that it was sufficiently wide for larger vehicles to pass vehicles parked on-street. As such, there would be little impact on the flow of traffic in the area from a small number of additional vehicles being generated by the development.
14. Moreover, there is little in the way of firm and substantive evidence which demonstrates that there are currently highway safety or traffic flow issues in the area or which indicates that additional vehicles generated from the development would have significantly harmful impacts. An underprovision of parking is therefore justified in the circumstances of this case.
15. A similar proposal for the insertion of rooflights was dismissed at appeal in June 2020<sup>4</sup>. I have not been provided with full details of that proposal or the arguments put forward by the parties at that time, but I have been furnished with and carefully considered the drawings and the decision letter. Whilst I have given the previous appeal decision great weight, based on the evidence before me, including the particular arguments put forward by the parties in this

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<sup>3</sup> Technical housing standards – nationally described space standard, March 2015

<sup>4</sup> Appeal reference: APP/K1935/W/20/3244644

case, my observations of the area and the above reasons, I am satisfied that the proposal would not prejudice highway safety or the free flow of traffic.

16. The proposal accords with LP Policy IT5 and the Parking Standards having regard to its flexibility to permit lower parking levels where justified. The proposal also accords with the National Planning Policy Framework (the Framework), which sets out that development should only be prevented on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
17. The Council contends that the proposal conflicts with the Planning Practice Guidance (PPG); however, I have not been referred to any specific areas of conflict with it. I thus have no reason to find that the proposal offends the PPG.

### **Other Matters**

18. Interested parties suggest that it has always been the appellant's intention to create 3 storey dwellings. However, I do not have any firm and substantive evidence indicating that this is the case. Whilst limited information has been provided regarding any breaches of planning control at the site to date, this has no bearing on the merits of the appeal proposal in any event.
19. It is also argued that the openings would have adverse impacts on the living conditions of the occupiers of neighbouring properties. However, the Council has no concerns in this regard and, taking into account the positions of the openings and the distances between properties, there are no compelling reasons to reach different findings to the Council.
20. Concerns are also raised regarding fire safety. However, the Council has not raised any issues in this respect and I have no reason to find issue with the proposal regarding this matter.

### **Conditions**

21. The PPG makes clear that decision notices for the grant of permission under Section 73 should also restate the conditions imposed on earlier permissions that continue to have effect. Whilst the officer's report suggests that details may have been approved for some of the conditions imposed originally, I cannot be sure as to the status of the conditions based on the parties' submissions. Accordingly, I shall impose those conditions that I consider remain relevant, with editing to ensure compliance with the tests for conditions set out at paragraph 55 of the Framework. If some of the conditions have in fact been discharged, that is a matter which can be addressed by the parties.
22. Construction of the development is underway and thus a time condition is unnecessary. However, an approved plans condition is needed in the interests of certainty. The drawing showing the proposed openings does not include all the approved elevations. Moreover, it appears to show slightly different details to the approved drawings, such as an altered porch canopy, which are beyond the scope of the proposal. As such it is necessary to impose a condition to enable the development to be carried out in accordance with the submitted drawing but only insofar as this provides for the openings to be constructed.
23. A condition to require the parking spaces to be provided and retained is necessary to ensure there is sufficient off-street parking provision. Conditions to require the approval of details of boundary treatments, details of

landscaping, the replacement of any damaged or diseased planting, and details of the materials to be used in the construction of the dwellings are needed to ensure that the development has an acceptable appearance. A condition as to the timing of the removal of vegetation is required to protect any nesting birds. A condition to require details of works to trees are necessary to protect the living conditions of the future occupiers of the development.

24. Conditions to prevent the insertion of dormer windows and other openings by means of permitted development rights are necessary to protect the living conditions of the occupiers of Nos 52 to 58 Ferrier Road and Nos 8 to 10 Magellan Close. A condition to restrict the construction times for the development is also required to protect the living conditions of the occupiers of nearby properties.

**Conclusion**

25. For the above reasons, the appeal is allowed.

*Mark Philpott*

INSPECTOR

## **Schedule of Conditions**

- 1) The development hereby permitted shall be carried out in accordance with the following approved plans: MAG P 001B; MAG P 002B; MAG P 003B; MAG P 004A; MAG P 005A; MAG P006A; MAG P 007A.
- 2) Notwithstanding the approved plans specified in Condition No 1, the development hereby permitted shall be carried out in accordance with drawing Ref Sheet 01 Version 1: 6 Jul 2020 but only in respect of the rooflight in the front roof plane of the building and the casement window in the eastern elevation of the building.
- 3) No development shall take place until a schedule and samples of the materials to be used in the construction of the external surfaces of the dwellinghouses hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 4) Prior to the first occupation of the dwellinghouses hereby permitted the approved car parking area shall be marked out, surfaced and constructed in accordance with the details identified on drawing Ref MAG P 002B and shall be permanently retained in that form thereafter.
- 5) No construction work relating to this permission shall be carried out on any Sunday, Public or Bank Holiday nor at any other time except between the hours of 0730 and 1800 on Mondays to Fridays and between the hours of 0900 and 1300 on Saturdays.
- 6) No development shall take place until the details of all boundary treatments, including details of any walls, fences, gates or other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The approved boundary treatments shall be completed before the use hereby permitted is commenced or before the building is occupied.
- 7) No development shall take place until a scheme of landscaping that includes details of both hard and soft landscape works has been submitted to and approved in writing by the Local Planning Authority. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the building or the completion of the development, whichever is the sooner. In regard to hardsurfacing, this shall be carried out in accordance within three months of the first occupation of the building or the completion of the development, whichever is the sooner.
- 8) Any trees or plants comprised within the scheme of landscaping, which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others similar in size and species.
- 9) No removal of trees, scrub or hedges shall be carried out on site between 1 March and 31 August inclusive in any year unless searched beforehand by a suitably qualified ornithologist.

- 10) Notwithstanding the provisions of Class B of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no dormer windows shall be constructed on the dwellinghouses hereby permitted unless permission is granted on an application made to the Local Planning Authority.
- 11) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows, doors or other openings other than those expressly authorised by this permission shall be constructed on the dwellinghouses hereby permitted.
- 12) Prior to the commencement of the development details of the crown reductions to the 2 no. Oak trees which are located adjacent to the site shall be submitted to and approved in writing by the Local Planning Authority. The works to the trees shall be undertaken in accordance with the approved details.

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## Appeal Decision

Site Visit made on 15 June 2021

**by R Sabu BA(Hons), MA, BArch, PgDip, RIBA, ARB**

**an Inspector appointed by the Secretary of State**

**Decision date: 30<sup>th</sup> June 2021**

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**Appeal Ref: APP/K1935/W/21/3271130**

**Land adjacent to 39 Jessop Road, Stevenage SG1 5LG**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr Jack Sandford against the decision of Stevenage Borough Council.
  - The application Ref 20/00370/FP, dated 29 June 2020, was refused by notice dated 14 January 2021.
  - The development proposed is described as, 'demolition of 4 no. garages, removal of on street parking and alterations to service road to facilitate the erection of a 3 storey block of 6 x 1 bed flats with associated parking and 8 replacement public parking spaces'.
- 

### Decision

1. The appeal is dismissed.

### Preliminary Matters

2. While the description of development refers to six dwellings, from the wider evidence, it is clear that the scheme determined by the Council consisted of five dwellings. I have therefore assessed the proposal on this basis.
3. During the appeal the appellant submitted an updated drawing with altered internal layouts to indicate single occupancy units. The changes would not substantially change the scheme or deprive consultees of the opportunity to comment. I have therefore had regard to the drawing in my assessment.

### Main Issues

4. The main issues are:
  - the effect of the proposal on the character and appearance of the area;
  - whether the proposal would provide a suitable living environment for future occupiers with regard to private amenity space and internal space; and
  - whether the proposal would provide adequate disabled parking provision and electric vehicle charging infrastructure.

### Reasons

#### *Character and appearance*

5. The site lies at the end of a terrace of dwellings within a cul-de-sac and consists of some garages and a parking area. As such, the site has an open functional feel, with little landscaping other than grassed verges. An area of open green space lies adjacent to the site and is also surrounded by two and

- three storey residential properties and hard standing. The green space therefore, provides an important green and open contribution to the character and appearance of the area which otherwise has a functional unified feel.
6. The proposal would include the demolition of the garages and introduce a three-storey block of flats along with parking area and bin storage. It would also remove a portion of the adjacent open green space.
  7. The building would be in keeping with the surrounding properties in terms of form, scale and height. However, given the amount of hard landscaping, the scheme would encroach into the open green space resulting in an adverse effect on the green aspect of the character and appearance of the area. Moreover, the scheme would not provide any substantial areas of landscaping to offset the loss of green space.
  8. The surrounding properties generally have modest rear gardens that provide some landscaping though a number have sheds. As such, they do not justify the adverse effect with respect to soft landscaping.
  9. I acknowledge the outline permission for two dwellings on the site and similarities with the proposal. Since landscape was a reserved matter, and that application was determined under a different development plan, it has not altered my findings on this main issue.
  10. Consequently, the proposed development would unacceptably harm the character and appearance of the area. Therefore, it would conflict with Policies SP8, GD1 and HO5 of the Stevenage Borough Local Plan 2011-2031 Adopted May 2019 (LP) which requires, among other things, new developments to achieve the highest standards of design, respects and makes a positive contribution to its location and surrounds and would result in no detrimental impact on the environment. It would also conflict with the aims of the Stevenage Design Guide Supplementary Planning Document Adopted 21st October 2009 (SPD), the National Planning Policy Framework (Framework) and the Governments Planning Practice Guidance (PPG) including the National Design Guide 2019 (NDG) in this particular respect.

#### *Living environment*

11. The proposal does not include private amenity space or communal area for any of the dwellings. While the dwellings would not be occupied by families, the total lack of private amenity space would lead to an oppressive environment for any future occupiers.
12. Although the site lies adjacent to open green space, this area is overlooked by a number of surrounding properties such that it would not wholly compensate for a lack of private amenity space. I acknowledge the built-up nature of the area and the constrained site dimensions. However, there has not been a demonstration that some private amenity space could not be accommodated in the scheme.
13. The SPD states that all dwellings, including flats, should have private open space. The only exception to this is where flats are developed in very central locations, where public open space is easily accessible and higher densities are required. While I note the adjacent public open space, and the built-up nature of the surrounding area, from the evidence the location is not very central and

justification for a lack of private amenity on this basis has not been demonstrated.

14. It is not clear within the evidence whether the outline permission includes private amenity space although there is an indication of some space adjacent to the parking spaces. In any event, since the proposed scheme does not provide any private amenity space, it would not be less harmful in this respect compared to the outline permission.
15. The updated floor plans indicate single occupancy units which meet the requirements within the Nationally Described Space Standards. However, this would not override the harm that would result from the lack of private amenity space.
16. Consequently, the proposal would not provide a suitable living environment for future occupiers with regard to private amenity space. Therefore, it would conflict with LP Policies SP8 and GD1 which require the highest standards of design and development that would not lead to an adverse impact on the amenity of future occupiers among other things. It would also conflict with the aims of the Stevenage Design Guide Supplementary Planning Document Adopted 21st October 2009 (SPD), the Framework and the NDG in this particular respect.
17. Since LP Policy HO5 does not specifically refer to the living environment of future occupiers, it is not directly relevant to this main issue.

#### *Parking*

18. The scheme does not include disabled parking spaces or electric vehicle charging points. Given the constrained parking arrangement, there is no certainty that an adequate number of the wider disabled parking bays could be accommodated on the site. While electric vehicle charging points could be provided, it has not been demonstrated that these could be accommodated alongside disabled bays.
19. Therefore, while I have considered the use of a suitably worded condition, there is no certainty that it would be effective.
20. Consequently, the proposed development would not provide adequate disabled parking provision and electric vehicle charging infrastructure. Therefore, it would conflict with LP Policy IT5 and the Parking Standards SPD.

#### **Other Matters**

21. I note concerns regarding the outlook and privacy of neighbouring occupiers. However, given the distances between the proposed building and the neighbouring dwellings, this matter has not altered my overall decision.
22. I note the evidence regarding housing land supply. The Council considers that it can demonstrate a five-year housing land supply with a figure of 5.002 years, and this is not contested by the appellant.
23. The proposal would contribute five dwellings to the local housing supply and there would be some economic benefit during the construction phase. In addition, future occupiers would be likely to contribute to local services and facilities. I also acknowledge the evidence regarding a need for smaller

dwellings. Since the scheme is for five single occupancy dwellings, these benefits would be limited.

24. Therefore, even if the Council were not able to demonstrate a five year housing land supply, given the harm to the character and appearance of the area, the unsuitable living environment of future occupiers and unacceptable parking provision, the adverse effects would significantly and demonstrably outweigh the benefits.

**Conclusion**

25. For the reasons given above the proposal would conflict with the development plan as a whole and in the absence of material considerations to indicate otherwise, the appeal is dismissed.

*R Sabu*

INSPECTOR