



BEDFORD  
BOROUGH COUNCIL

# Bedford Borough Design Guide: *Settlements and Streets*

2022



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## Section 1.0 Introduction

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In light of a renewed national emphasis on place-making, design and the creation of beautiful places, and the publication of the National Design Guide and National Model Design Code (see below), local planning authorities are being encouraged to produce their own guidance. It is commonly accepted that well-designed places improve the experience of those that use those spaces on various levels, a space that is fit for purpose makes its use practical as well as enjoyable. Whilst what constitutes ‘good design’ may be a subjective matter, the National Planning Policy Framework (see below) requires us to consider the role of design (either through guides or codes) and this supplementary planning document is a mechanism through which this can be achieved.

Bedford Borough contains urban and rural communities whose physical characteristics are unique. Similar to most places, there is no one characteristic that can be used to define Bedford Borough. The diversity of character in its towns and villages is part of what makes it an interesting place to live. In order to understand what these characteristics are, Bedford Borough Council has prepared this design guide.

When carrying out development, it remains important, as always to understand the context and character of the surrounding area. This guide provides an over-arching appraisal and analysis of residential building design across the borough and supports the application of several design related policies in the development plan by providing principles based on the analysis.

These principles set out the considerations that should be addressed when residential development is proposed in the borough. There is no one character that threads through the whole borough and the analysis and principles cover a wide range of design issues as a result. Not all of the principles will apply in all situations but they will provide suitable ‘sign posts’ for developers on what will be expected from future residential development in different areas.

It is important to ensure that appropriate planning permissions have been obtained for the site before starting work.

The following sections set out the **National Planning Policy Context** for good design and a brief overview of the **National Design Guide** and **National Model Design Code** including the 10 characteristics of well-designed places.

The Local Policy and Guidance section then explains the adopted policies that this supplementary planning document expands upon and explains which other guidance documents are available and are referenced in the design guide. It should be noted that this supplementary planning document cannot create new policy but does expand upon existing policy and offer a helpful steer for planning in Bedford Borough whilst not precluding the need for detailed design and, in the case of larger developments if these take place, design codes.

The analysis and appraisal section follows and has been prepared in two parts, with the urban area boundary used in the first instance to distinguish between urban and rural areas.

The rural area has been further divided using the broad landscape character types from the Landscape Character Assessment, on the basis that these character types were prepared due to a consensus of features within each. One or more settlements from each character type has then been selected and appraised to determine the prominent design features.

The urban area has been further divided into local distinctiveness areas, which, as with the rural character areas, demonstrate broad similarities in design. Streets within each local distinctiveness area were then selected and appraised.

A set of common design principles has then been formed from these analyses.

## National Planning Policy Context

The National Planning Policy Framework emphasizes the need for good design and place-making. Paragraph 8, which sets out the three overarching objectives of sustainable development includes in its social objective:

*“To support strong, vibrant healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well being”*

Paragraph 73 includes the requirement when considering larger scale development to aid in the supply of new homes to:

*“Set clear expectations for the quality of the places to be created and how this can be maintained (such as following Garden City principles); and ensure that appropriate tools such as masterplans and design guides or codes are used to secure a variety of well-designed and beautiful homes to meet the needs of different groups in the community”*

Paragraph 125 states:

*“Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places.”*

Most prominently, chapter 12 is titled ‘Achieving well-designed places’ and is dedicated to the promotion of this concept.

Paragraph 126 starts the chapter by saying:

*“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.”*

The chapter should be read as a whole but specifically states that (para 128):

*“...all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences”*

These guides and codes will (para 128):

*“provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design”*

Paragraph 134 also states that:

*“Development that is not well-designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:*

- Development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes and/or*

- Outstanding or innovative designs which promote high levels of sustainability, or help raise the standards of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”*

There are also numerous references to attractive and well-designed places embedded throughout the document, where it refers to for instance, transport, safe communities etc, demonstrating the increasing importance of design and place-making.

National Planning Policy Guidance introduces the different ways design can be supported through the planning system. These range from the inclusion of policies in local plans, the preparation of local design guides and design codes as well as master plans, which set out the vision and implementation strategy for a particular development.



## The National Design Guide

In January 2021, the government published the **National Design Guide**, with the purpose of embedding good design in the planning system.

It offers advice to local planning authorities on preparing local policy and guidance and introduces ten characteristics of a well-designed place, represented by the wheel on the right.

The design guide contains detailed chapters on each characteristic explaining how they should be incorporated into well-designed places using examples and case studies to illustrate good practice.



## Characteristics of a Well-designed Place



- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
- **Built form** – a coherent pattern of development.
- **Movement** – accessible and easy to move around.
- **Nature** – enhanced and optimised.
- **Public spaces** – safe, social and inclusive.
- **Uses** – mixed and integrated.
- **Homes and buildings** – functional, healthy and sustainable.
- **Resources** – efficient and resilient.
- **Lifespan** – made to last.

## The National Model Design Code

The **National Model Design Code** was published as two parts in June 2021 and provides greater detail on the ten characteristics identified in the National Design Guide. Part one sets out a coding process Local Planning Authorities should follow when they prepare design codes, which can be done for different geographical areas, such as at the Local Authority level, or a development area, site or plot. Part two provides guidance notes on what could be included in local design codes, again based on the ten characteristics identified in the National Design Guide.

The Bedford Borough design guide’s analysis is mindful of these ten characteristics and identifies local examples, which in turn inform a series of design principles for the borough.



National Model Design Code coverage (below) illustrates the next level of detail beyond Design Guidance.

*Note: Bedford Borough Design Guidance does not include this level of detail required for ‘Coding’. Preparing design codes would be done as a further exercise for specific sites or areas in the borough and would refer to this design guide for general advice.*

If the design code covers...	NALC W/GR	W/GR	TRM	TRM	TRM
<b>Context</b>					
C.1.i Character Types	*	*	*	*	*
C.1.ii Site Context	*	*	*	*	*
C.1.iii Site Assessment	*	*	*	*	*
C.2.i Historic Assessment	*	*	*	*	*
C.2.ii Heritage Assets	*	*	*	*	*
<b>Movement</b>					
M.1.i Street Network	*	*	*	*	*
M.1.ii Public Transport	*	*	*	*	*
M.1.iii Street Hierarchy	*	*	*	*	*
M.2.i Walking + Cycling	*	*	*	*	*
M.2.ii Junction + Crossings	*	*	*	*	*
M.2.iii Inclusive Streets	*	*	*	*	*
M.3.i Car Parking	*	*	*	*	*
M.3.ii Cycle Parking	*	*	*	*	*
M.3.iii Services + Utilities	*	*	*	*	*
<b>Nature</b>					
N.1.i Network of Spaces	*	*	*	*	*
N.1.ii OS Provision	*	*	*	*	*
N.1.iii Design	*	*	*	*	*
N.2.i Working with Water	*	*	*	*	*
N.2.ii SUDS	*	*	*	*	*
N.2.iii Flood Risk	*	*	*	*	*
N.3.i Heat Gain	*	*	*	*	*
N.3.ii Biodiversity	*	*	*	*	*
N.3.iii Street Trees	*	*	*	*	*
<b>Built Form</b>					
B.1.i Density	*	*	*	*	*
B.1.ii Party Wall	*	*	*	*	*
B.1.iii Types and Forms	*	*	*	*	*
B.2.i Blocks	*	*	*	*	*
B.2.ii Building Line	*	*	*	*	*
B.2.iii Height	*	*	*	*	*
<b>Identity</b>					
I.1.i Local Character	*	*	*	*	*
I.1.ii Legibility	*	*	*	*	*
I.1.iii Masterplanning	*	*	*	*	*
I.2.i Design of buildings	*	*	*	*	*
<b>Public Space</b>					
P.1.i Primary	*	*	*	*	*
P.1.ii Local + Secondary	*	*	*	*	*
P.1.iii Tertiary	*	*	*	*	*
P.2.i Meeting Places	*	*	*	*	*
P.2.ii Multi-functional	*	*	*	*	*
P.2.iii Home Zones	*	*	*	*	*
P.3.i Secured by Design	*	*	*	*	*
P.3.ii Counter Terrorism	*	*	*	*	*
<b>Uses</b>					
U.1.i Efficient Land Use	+	+	+	+	+
U.1.ii Mix	+	+	+	+	+
U.1.iii Active Frontage	+	+	+	+	+
U.2.i Housing for All	+	+	+	+	+
<b>Homes and Buildings</b>					
H.1.i Space Standards	+	+	+	+	+
H.1.ii Accessibility	+	+	+	+	+
H.2.i Light, Aspect, Priv.	+	+	+	+	+
H.2.ii Security	+	+	+	+	+
H.2.iii Gardens + Porches	+	+	+	+	+
<b>Resources</b>					
R.1.i Energy Hierarchy	+	+	+	+	+
R.1.ii Energy Efficiency	+	+	+	+	+
R.1.iii Nhood Energy	+	+	+	+	+
R.2.i Embodied Energy	+	+	+	+	+
R.2.ii Construction	+	+	+	+	+
R.2.iii MMC	+	+	+	+	+
R.2.iv Water	+	+	+	+	+
<b>Lifespan</b>					
L.1.i Management Plan	+	+	+	+	+
L.1.ii Participation	+	+	+	+	+
L.1.iii Community	+	+	+	+	+

\* Issues that you would expect to be covered in a code:  
+ Issues that may be covered elsewhere and so not included in the code

## Local Policy and Guidance

The **Local Plan 2030** contains several policies that relate to place-making and design including:

### Policy 28S - Place-making

Development will be expected to contribute to good place-making. This will be achieved by requiring development proposals:

- i. To be of a high quality in terms of design and to promote local distinctiveness, and
- ii. To have a positive relationship with the surrounding area, integrating well with and complementing the character of the area in which the development is located, and
- iii. To contribute to provision of green infrastructure, and
- iv. To enhance the landscape, and
- v. To take a proactive approach to sustaining and where appropriate enhancing the historic environment, and
- vi. To avoid adverse impacts on biodiversity and geodiversity assets including, but not limited to, the Natura 2000 sites outside Bedford borough listed in the Habitats Regulations Assessment (Appendix 1) and
- vii. To respond to the unique character and importance of the River Great Ouse and its setting, and
- viii. To include appropriate landscaping, and
- ix. To contribute to the creation of the Forest of Marston Vale (when within or close to the Forest of Marston Vale area).

### Policy 29 - Design quality and principles

All new development should:

- i. Be of the highest design quality and contribute positively to the area's character and identity, and
- ii. Respect the context within which it will sit and the opportunities to enhance the character and quality of the area and local distinctiveness, and
- iii. Protect and where appropriate, enhance heritage assets and their settings and successfully integrate with the historic environment and character, and
- iv. Have particular regard to the environment and biodiversity within it and ensure there are no significant effects on Natura 2000 sites (notably Portholme (SAC), The Ouse Washes (SAC/SPA, Ramsar), Eversden and Wimpole Woods (SAC), Upper River Nene Gravel Pits (SPA/Ramsar)) designated species or habitats, and promote accessibility and permeability for all by creating safe and welcoming places that connect with each other, and
- v. Promote a sense of place to include attractive streets squares and other public spaces with a defined sense of enclosure, with multifunctional green spaces and corridors, and
- vi. Incorporate measures to promote community safety ensuring that private and public amenity spaces are clearly defined and are designed to be inclusive, useable safe and enjoyable, and
- vii. Integrate functional needs such as refuse / recycling storage and collection points, car and cycle parking.

Proposals meeting the following criteria will be expected to be guided by a design code to be agreed with the local planning authority as part of the application process:

- viii. Proposals for residential developments of 200 dwellings or more.
- ix. Proposals for residential developments of 50 dwellings or more in areas with a historic urban form or where the landscape interface with the built form is of importance.
- x. Other large scale developments. The need for a design code should be discussed with the Council pre-application.

### **Policy 30 - The impact of development design impacts**

Development proposals should take account of the principles of good design. Planning applications should give particular attention to all of the following considerations:

- i. The relationship of the development with the context in which it is placed, including overdevelopment; the contribution buildings will make to the townscape and landscape qualities of the area; and where appropriate, the extent to which local distinctiveness is reinforced or created.
- ii. The quality of the development in terms of scale, density, massing, height, materials and layout, including the provision of private space where appropriate.
- iii. The quality of the public spaces created by new buildings in terms of public safety, hard and soft landscaping, and how buildings interact with public space.

Developers will be required to implement or contribute towards measures to mitigate adverse impacts. Planning permission will not be granted where proposals fail to improve the character and quality of an area.

In addition, the Local Plan 2030 also contains design policies that relate specifically to the impacts of highway access, disturbance and pollution impacts, infrastructure impacts and advertisements.

The purpose of this supplementary planning document is to provide information on how these policies should be applied to future development and must be adhered to.

In addition, the Council has various **supplementary planning documents** relating to design for specific issues or specific sites.

These include:

- Sustainable Drainage System SPD 2018
- Parking Standards for Sustainable Communities SPD 2014
- Open Space SPD 2013
- Bedfordshire Community Safety Design Guide 2005
- Shopfronts and Advertisements in Conservation Areas SPD 2005
- Achieving Quality in Residential Layouts SPG 1997
- Residential Extensions, New Dwellings and Small Infill Developments SPG 2000 (RENSID)

*This Design Guide is divided into three distinct parts:*

## Part 1: Settlements

This Design Guide promotes an active approach to working with the 6 local **Landscape Character** (section 2.0) areas in Bedford Borough. The Bedford Borough Landscape Character Assessment provides the backdrop and framework for consideration of the settlements within it.

**Settlement Character** (Section 3.0) is considered within each of the 6 landscape character areas identifying a total of 11 settlements for analysis. These are Stagsden, Riseley, Thurleigh, Renhold, Hinwick, Pavenham, Harrold, Oakley, Great Barford, Wootton and Shortstown. The analysis draws out local qualities and characteristics for each settlement.

**Overall Key Findings** (Section 4.0) from the analysis of settlements sets out a summary of material choices. There is also an overall summary of key settlement qualities.

## Part 2: Streets

The Design Guide identifies a clear breakdown of different house types as **Local Distinctiveness Areas** (Section 5.0) in Bedford. These are colour coded for ease of reference on the plan which is divided into 5 Local Distinctiveness Areas in Bedford.

Each of the 5 Local Distinctiveness Areas are divided into sub areas, eg. Orange (19<sup>th</sup>/early 20<sup>th</sup> century residential development) 2AU, 2BU etc have been identified. Within each sub area a typical street has been chosen and an analysis of its qualities undertaken - a total of 63 streets across the 5 areas.

An **Analysis of the Local Distinctiveness Areas** can be found in Section 6.0 followed by **Key Findings** in Section 7.0.

## Part 3: Design Guidance

From this settlements and streets analysis and findings, **Design Guidance** is formulated in Section 8.0.

A total of 16 design principles based on the analysis of 11 settlements and 63 streets distilling out key qualities and characteristics.

**Sources of Further Information 1** focuses on landscape and settlement character and **Sources of Further Information 2** on low carbon, modern methods of construction, self and custom-build and future transport (Section 9.0).

Brief **Conclusions** follow (Section 10.0).



Bedford Borough Design Guide:

# ***Settlements and Streets***

## Part 1: **Settlements**



## Section 2.0 Landscape Character

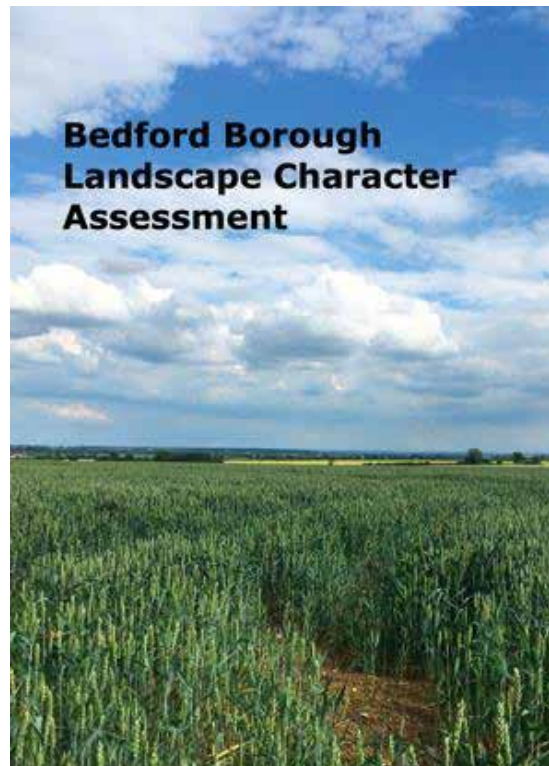
**Bedford Borough promotes an active approach to working with and understanding the landscape and local character on new development sites.**

Users of this Guidance are asked to follow the Stages 1-8 set out on pages 16 - 19 to ensure landscape and built environment character are appropriately considered.

As well as new homes, the settlement character studies (from page 20) can also inform refurbishment projects in terms of eg. choice of materials and appropriate detailing.

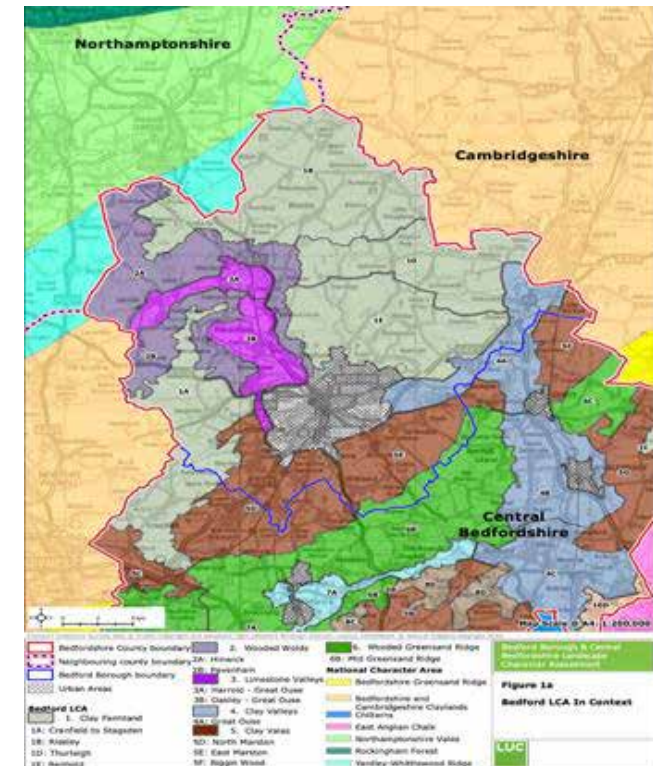
### STAGE 1:

Obtain a copy of Bedford Borough Landscape Character Assessment. [Click here](#) to view online.



### STAGE 2:

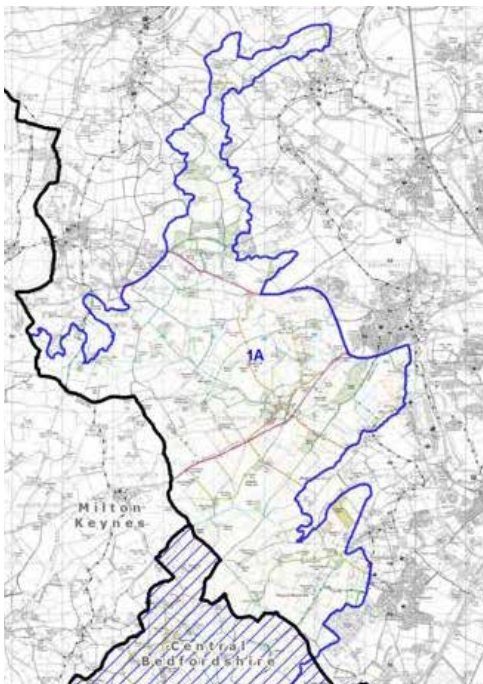
Identify which Bedford Borough Landscape Character area(s) your site is located in eg. 1A Clay Farmland.





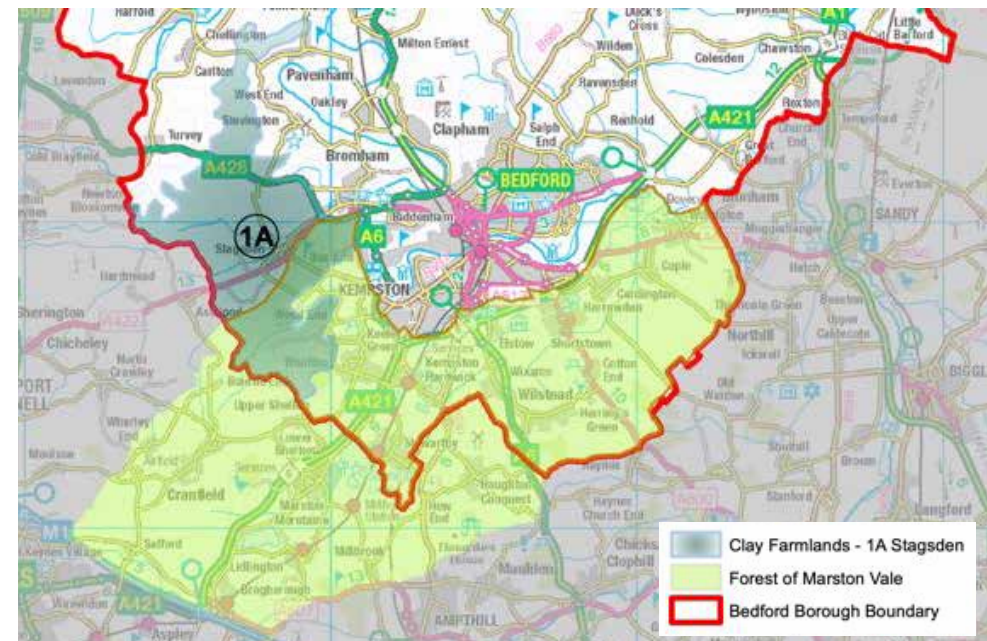
**STAGE 3:**

Take on board/respond to the landscape character(s) in which your site is located eg. 1A Clay Farmland.



**STAGE 4:**

Establish whether your site is in the Forest of Marston Vale (see plan below) and if so adhere to the SPD published guidance. (In this example there is some overlap between Landscape Area 1A and the Forest of Marston Vale).



Note: A new Supplementary Planning Document (SPD) for the Forest of Marston Vale is being prepared and when complete, should be read alongside this design guide.

## Section 3.0 Settlement Character

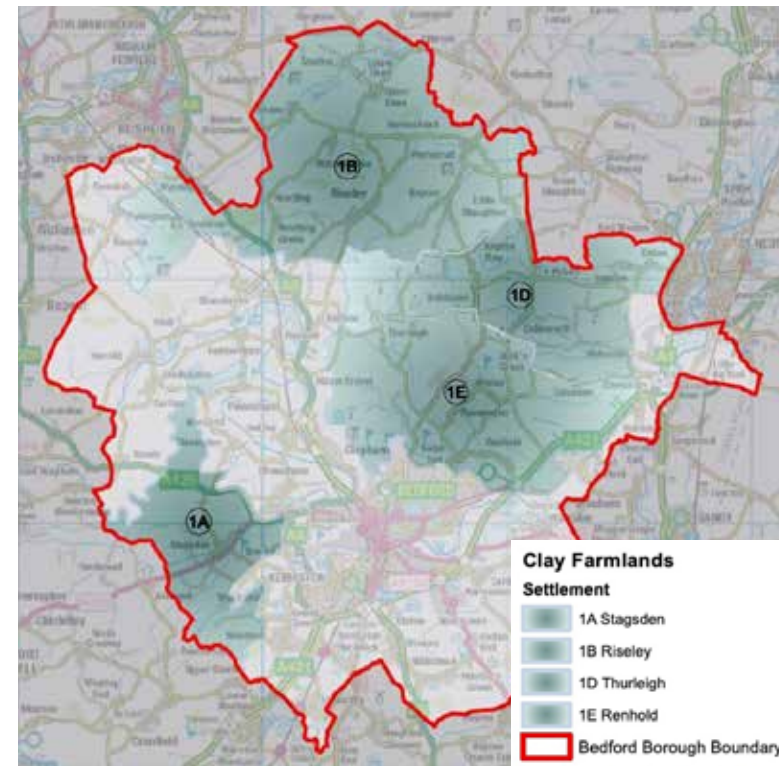
### STAGE 5:

Review the eleven Settlement Character studies in this Design Guide. Identify aspects of character you wish to inform development on your site.



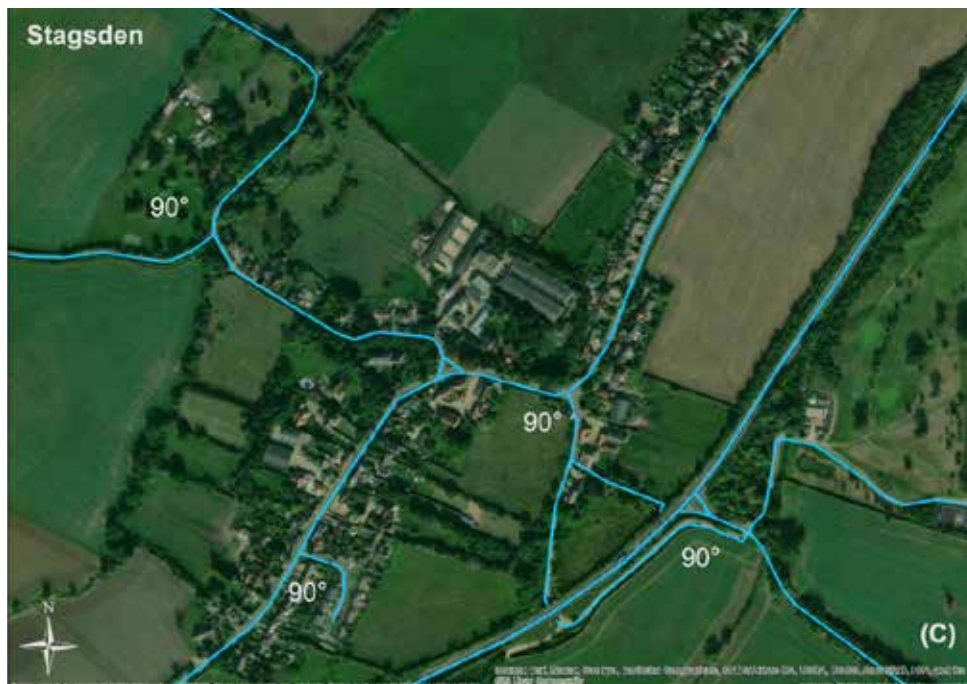
### STAGE 6:

Identify settlement analysis located in the same area as your site eg. 1A Stagsden (pages 21 -25)

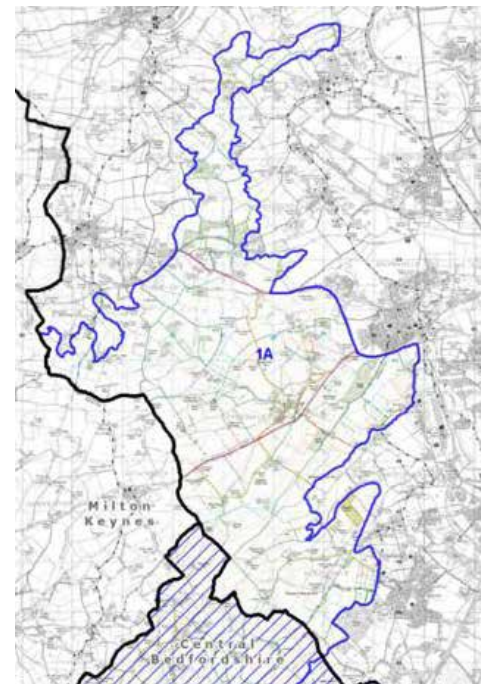


**STAGE 7:**

Review the Stagsden character study as an example of a settlement in the same Landscape Character area in which your site is located. Determine if there are aspects of character that can inform new development.

**STAGE 8:**

Review neighbouring settlements/villages which may be nearer to your site than Stagsden to understand their character and how it informs new development. Other sources of information (Section 9.0) may be helpful in this regard.



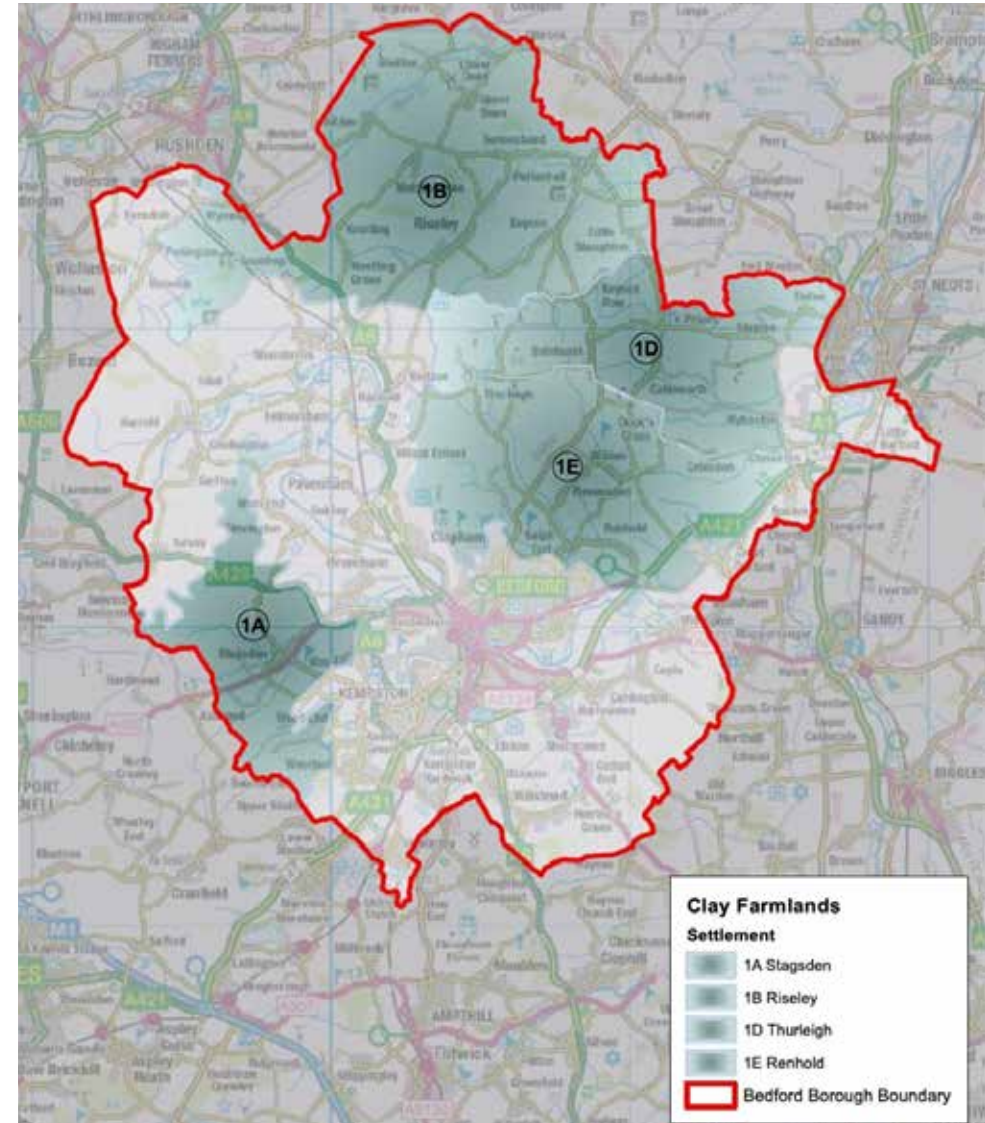
It may be that settlements nearer to the site or outside of area 1A could inform character. Ensure these have been analysed and their qualities understood.

## Section 3.1 Clay Farmland

Settlements character studies:

- 1A Stagsden
- 1B Riseley
- 1D Thurleigh
- 1E Renhold

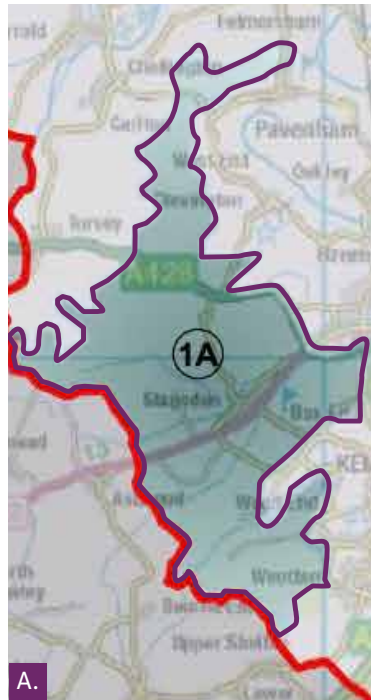
Note: The number/letter prefix to the settlement (eg. 1A) aligns with those in the [Bedford Borough Landscape Character Assessment Report](#) (July 2020 update). This is to allow ease of cross referencing.



## Stagsden Landscape Character Area 1A

### Settlement Pattern and Built Character

- A. Stagsden Clay Farmland character area is sparsely settled with scattered farmsteads.
- B. In Stagsden a triangular junction forms a focal point space at the heart of the village with signage. Such junctions are not uncommon in Bedford Borough.



- C. As well as the triangular junctions (left), settlement roads are characterised by T-junction (90° give or take) changes of direction. Buildings are sited tight to the street or set well back providing an interesting counterpoint. This creates visual interest by varying the depth of space between the road and buildings.

### Historic Character

- D. Stagsden has a consistent, picturesque character defined by limestone buildings, a leafy setting (see next page) and sheltered within a tributary valley.
- E. There are also a number of white rendered thatched buildings.
- F. White painted brickwork features prominently.



D. Limestone buildings are a feature of this area



E. Thatch and render combine well together to create a picturesque character.



F. White painted finish



F.



F.

## Slate, Tiles, Bricks and Pantiles

- G. Intricate tile hanging adds visual interest. Exposed eaves provide scale and rhythm. Dormer windows.
- H. Hipped roofs soften the profile of these brick homes. Unusual 'gateways' to rear.
- I. Original windows breakdown the fenestration and the mullions and transoms are of varying size adding variety and interest.
- J. Symmetrical home constructed from yellow bricks and slate roof.



## Modern / New Homes Character

Stagsden has a number of new and moderns homes of traditional and modern character. ***Italicised text denotes more consideration needed to improve character.***

- K. *Modern home with dormers, roof light and doors/ windows of varying shapes and sizes. Consider fenestration and door relative locations to create overall harmony.*
- L. *New detached homes with large roof tiles. Red tiles with the yellow stone and black trim around dormer windows (left). Black tiles with red brick (centre). Need to consider relationships between materials in terms of colour and detailing. Many different materials: brick, stone, tiles in different colours to main roof and annex, timber dividing fence and front stone wall. Consider how to create an overall harmonious effect.*
- M. *Modern homes with flat facade, windows set forward. Arbitrary and minimal change of roof line and associated line of eaves overhang.*
- N. *Historic semi-detached homes (left) have a large central chimney. The scale and proportion of windows are harmonious. The scale of the roof tiles and stone is characterful and modest. Drama is achieved by the large chimney serving both homes. Consider new home window proportions (right), appropriateness of coloured render against black downpipes and entrance porch scale.*



K. Random dormer, doors and windows locations



L. New homes built in a range of materials



M. Modern terrace comprising brick and tile



N. Old and new side by side



## Stagsden Character and Detail

Context	Identity	Built form: Historic homes	Built form: New homes
<p><b>Overall picturesque location with strong historic character. Care needed that modern additions are sensitive to this context.</b></p>	<p>Buildings tight to the main road and also set well back which <b>adds variety to the streetscape.</b></p> <p><b>Triangular junction and 90 degree T junctions</b> between the main road and secondary roads.</p>	<p><b>Strong range of materials</b> including limestone, render, thatch and tiled roofs. White painted brickwork.</p> <p>Range of materials and planting including trees and hedges contribute to the <b>picturesque qualities.</b></p>	<p>Examples of new homes designed to be traditional in character. <b>Care needed to ensure sensitivity of material choices and colours.</b></p> <p>New homes also need to respond to <b>scale and proportion</b> of historic homes if they are used as reference points.</p>

## Stagsden Summary

Has a picturesque character and comprises homes tight to the road and set well back which adds visual and place-making interest. Examples of recent modern home additions illustrate the need for care to be taken when using historic homes as reference points.

Care needed in terms of the proportions of new homes including door and window openings and their set backs within the reveal. In addition, material choices and colours need to be harmonious and sensitive to their neighbours and surroundings.

## Details



Brick and render arch rear access



Varying size of mullions and transoms

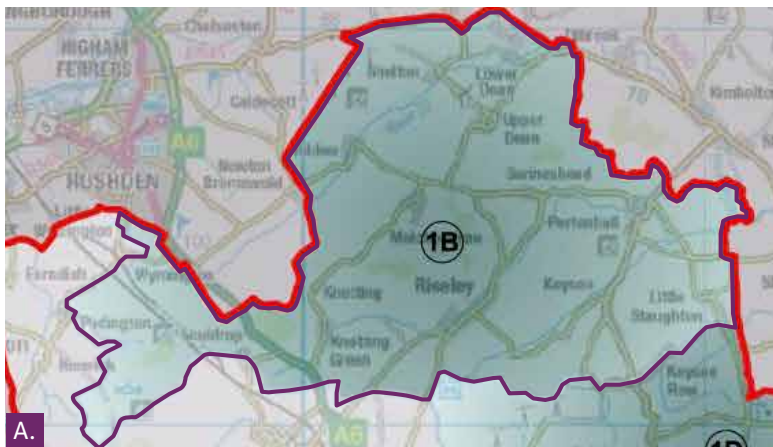


Exposed eaves tile hanging

## Riseley Landscape Character Area 1B

### Settlement Pattern and Built Character

- A. Settlement within the Riseley Clay Farmland character area comprise dispersed rural villages and scattered farmsteads.
- B. Some of the villages consist of a number of 'ends' often just made up of a few farms, cottages or a church. Stone built church spires form landmarks in this open landscape. Other buildings are constructed of red brick, or rendered, occasionally with timber frames, and with thatch or tiled roofs. Many of the rendered cottages in linear plots cut out of former wide verges, are of clay lump construction. (From Bedford Borough Landscape Character Assessment Report).



- C. Riseley, has distinct chequerboard brickwork. Red and yellow brickwork are used to create rich and distinct patterns. The red brick is laid along the brick length (stretcher bond) and the yellow brick on end (header bond). This makes the red brick dominant over the yellow.



C. Chequerboard brickwork used to construct outbuildings, shops and terraced homes



C.



C.

### Timber Frame, Render, Tiles and Thatch

- D. Historic timber frame buildings feature in Riseley.
- E. Large scale agricultural buildings are also prominent in the landscape.
- F. Thatch and rendered homes provide a picturesque quality.



D. Timber frame buildings



E. Agricultural buildings



F. Rendered homes provide a picturesque quality some with roof tiles, others thatched



F.

## Modern / New Homes Character

Riseley modern homes have generally flat facades with little articulation. Symmetry and set back are deployed to add visual interest and colours are generally harmonious in the examples shown. ***Italicised text denotes more consideration needed to improve character.***

- G. Bungalow with eaves overhang give a strong shadow line on the front of the home.
- H. *Terrace set backs creates a varied roof line but the overall appearance is disharmonious with entrance area projections, differing types and sizes of windows and no apparent bin stores.*
- I. Symmetry used to accommodate two newbuild homes. Differing approaches to landscape adds visual interest.
- J. Large detached. Mature planting softens appearance and windows provide a contemporary feel.



G. Bungalow with eaves overhang



H. Varied roof line



I. Detached homes set back and using symmetry



J. Modern detached

## Riseley Character and Detail

Context	Identity	Built form: Historic homes	Built form: New homes
<p><b>Has long linear settlement qualities but also expansion behind the High Street.</b> Hence this is a settlement with scale.</p>	<p>Characterised by a number of 'ends'.</p>	<p>A key feature of the homes is chequerboard brickwork in a number of the homes. These generally comprise red and yellow bricks and are very characterful.</p>	<p>New homes have relatively little articulation on the facades. Colours are generally subtle and harmonious with their surroundings.</p> <p>There are examples of terrace set back and roof lines that are less harmonious.</p>

## Riseley Summary

A large village with linearity and homes set behind the main High Street. A key characteristic is the wonderful chequerboard brickwork which has a striking appearance and is deployed in a number of buildings.

The chequerboard is used in shops, homes and garages using red and yellow brickwork. New homes generally compliment their historic neighbours with harmonious and subtle materials and colours fitting well into their surroundings.

## Details



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## Thurleigh Landscape Character Area 1D

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### Settlement Pattern and Built Character

- A. Settlement within the Thurleigh Clay Farmland character area takes the form of dispersed villages and scattered farmsteads. Villages often shelter in the tributary valleys, either following the line of the tributary or rising up the contours along roads that cross the watercourse.
- B. Many consist of a number of 'Ends' each often just made up of a few farms, cottages or a church including at Thurleigh. Settlement along the linking roads between the 'Ends' tends towards forming linear villages. The spires of stone built churches are landmarks (such as St Denys at Colmworth) in this fairly level, open plateau landscape. Large scale buildings at Thurleigh Airfield plus large modern farm buildings are also highly visible on the horizon of the level landscape. Residential buildings are constructed of red brick, or rendered with tile roofs (many of them modern dwellings), occasionally older buildings have timber frames and thatch. There are many moated sites (such as at Thurleigh and Bolnhurst). Villages shelter amongst mature trees while poplar shelter belts and occasional conifers are associated with farmsteads. (From Bedford Borough Landscape Character Assessment Report).



### Tree and Hedge-lined Streets

Thurleigh has magnificent green infrastructure which forms an integral part of the character of the village on parts of the High Street.

- C. Mature trees are a feature providing shelter and serve to soften the overall feel of the village.
- D. Trees and hedges define main routes.



C. Mature trees provide shelter and scale



C.



D. Tree and hedge lined streets help to define main routes and soften the overall feel of the village



D.



### Brick, Render, Tiles and Thatch

- E. Thurleigh materials comprises a rich palette of brick historic and modern buildings in an eclectic mix.
- F. Render is also prevalent. Tiles are often used as a roof covering and there are examples of slate and thatch.



E. Brick modern and historic homes and schools



E.



E.



F. Rendered homes with tile and thatch used as roof coverings



F.



F.

## Modern / New Homes Character

Many of Thurleigh's modern homes are located behind the main High Street.

***Italicised text denotes more consideration needed to improve character.***

- G. *New homes set in pairs in staggered arrangement. Very large front gardens are ill defined and attempts have been made to create defensible space with low fencing.*
- H. *Bins accommodated outside the rear of properties create visual clutter.*
- I. *Architectural repetition in homes can be dramatic but consider flat roofed wings set back and overall harmony. In addition, consider varying size fenestration in terms of overall harmony.*
- J. *Modern flats in a generally poor state of repair with brick external walls and infill panels for doors and windows. Concrete frame. Flat facades are a counterpoint to the 2 blocks juxtaposition which are angled away from each other.*



G. New homes with set backs and large front gardens



H. Visual clutter



I. Modern terrace homes in repetitive terrace



J. Isolated flats are poorly detailed

## Thurleigh Character and Detail

Context	Identity	Built form: Historic homes	Built form: New homes
<p><b>A more compact settlement with new housing ‘in-behind’ the main High Street.</b> A mainly historic, characterful and green High Street as a counterpoint to new homes in more outlying areas of the village.</p>	<p><b>Strong and mature green infrastructure</b> on the High Street including trees and hedges.</p> <p><b>Similar to Riseley, characterised by a number of ‘ends’.</b></p>	<p><b>Brick and render</b> appear to dominate the materials of historic homes. A small number of <b>timber frame</b> homes.</p>	<p>New homes are often repeated in terraces providing architectural rhythm but <b>care is needed in terms of building line set backs, flat and pitched roofs and harmonious scale and proportion of fenestration.</b></p> <p>Flats appear isolated and out of scale with their neighbours.</p>

## Thurleigh Summary

The High Street in Thurleigh from Mill Hill end has mature trees and very strong green infrastructure as well a significant change of level up into the village. Some homes are positioned close to the road, facing on to them. Others have gable ends to the High Street but their elevation make the facades prominent from lower levels.

As you get deeper into the village moving away from Mill Hill there is a lot more variety on the High Street including a range of historic and new homes. In-behind the High Street are predominantly new homes flatted and estates with many repetitive terraces creating architectural rhythm but requiring care with regard to set backs, fenestration sizes, scale and detailing.

## Details



Intricate thatch detailing around window openings



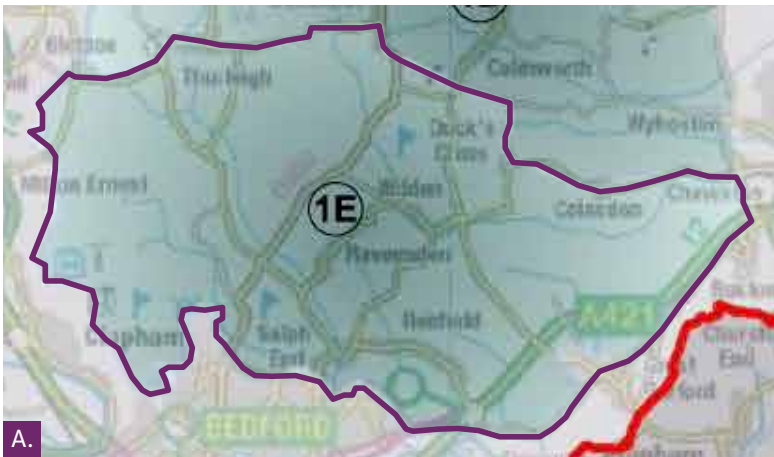
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## Renhold Landscape Character Area 1E

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### Settlement Pattern and Built Character

- A. Settlement within the Renhold Clay Farmland character area takes the form of dispersed villages and scattered farmsteads.
- B. Many consist of a number of 'Ends' each often just made up of a few farms, cottages or a church. Examples of this are Wilden, Ravensden and Renhold (although noting that these settlements also include areas of mid-20th century linear development). (From Bedford Borough Landscape Character Assessment Report).



### External Space and Green Infrastructure

- C. Mature green infrastructure and planting make buildings secondary from some views.
- D. Homes consistently set back from the road.
- E. Homes set in a significant mature tree setting.



C. Triangulation of roads creates focal point space.  
Green space features prominently at the heart of the community



C.



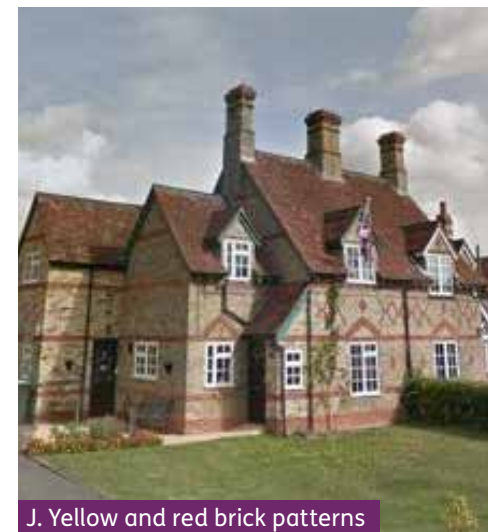
D. Homes set well back from the road



E. Homes set in a green setting with mature trees

## Historic Character

- F. Very high quality historic home using render and thatch. A significant number of homes in Renhold using these materials. Mature hedge planting provides enclosure and privacy.
- G. Mature tree planting on main road and at junctions makes for a very green village High Street.
- H. Pitched and hipped roofs make for interesting roof profiles and the window design provides interest and variety.
- I. Original render and painted render finish semi-detached. Strong gable.
- J. Brick semi-detached dwellings with red and yellow brick detail provide interesting elevations and the wings of the house are set back varying the roof profile.



### Modern Homes

Renhold has very high quality green infrastructure as a setting for many of its new homes.

- K. Detached modern homes with strong mature planting to the road comprising hedges and trees.
- L. Modern homes with symmetry to the front elevation and a second with asymmetrical window arrangement.
- M. Bungalows with brick, render and tiled roof.



K. Mature planting around new detached homes softens their appearance



K.



L. Quirky modern asymmetrical detached and symmetrical elevation homes



L.



M. Bungalow

## Renhold Character and Detail

Context	Identity	Built form: Historic homes	Built form: New homes
<p><b>Strong linear settlement form historically and repeated in areas of mid 20th century development.</b></p>	<p><b>Homes consistently set back</b> from the roads allowing greenery to dominate views into the village. Buildings are often secondary.</p>	<p>Generally of very high quality including thatch and render. Yellow brick homes with <b>interesting red brick detailing</b> adds visual interest.</p>	<p>A range of materials and generally of very high quality. <b>Homes often set back with mature hedging and trees providing a green setting.</b></p>

## Renhold Summary

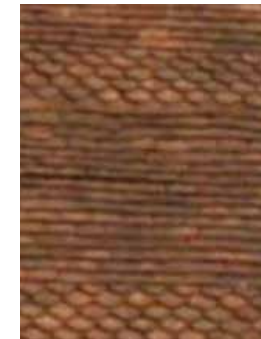
An extended linear settlement of generally high quality. Green space at road junctions often with mature trees create a strong rural feel.

Trees, hedges and planting often dominate views in and around the village. High quality thatch and render homes and yellow brick homes with interesting red brick detailing. New homes are often set back with high quality planting to the front and rear.

## Details



Yellow/red brick detailing on wall elevations



Straight and rounded roof tiles create visual interest



Porch detail

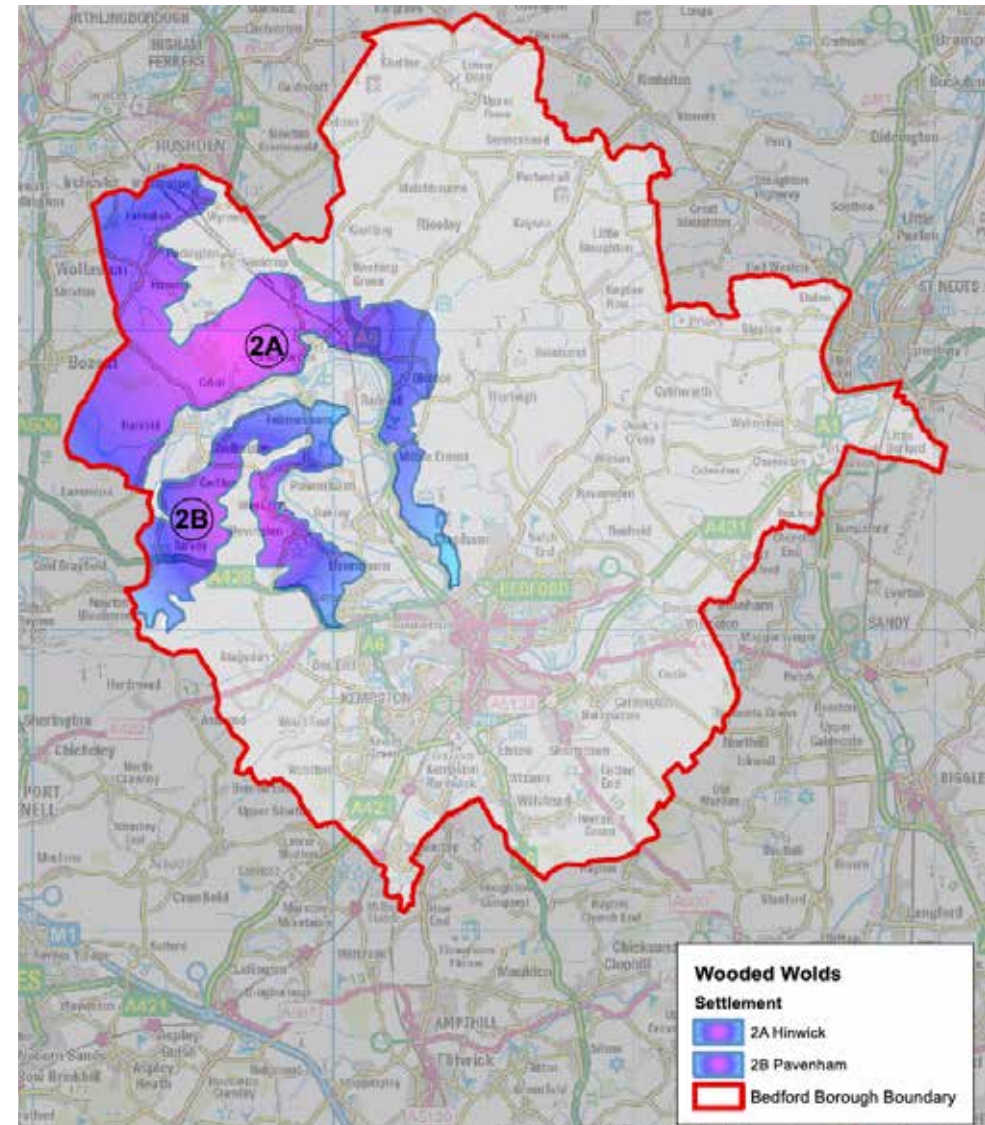


## Section 3.2 Wooded Wolds

Settlements character studies:

- 2A Hinwick
- 2B Pavenham

Note: The number/letter prefix to the settlement (eg. 2A) aligns with those in the [Bedford Borough Landscape Character Assessment Report](#) (July 2020 update). This is to allow ease of cross referencing.



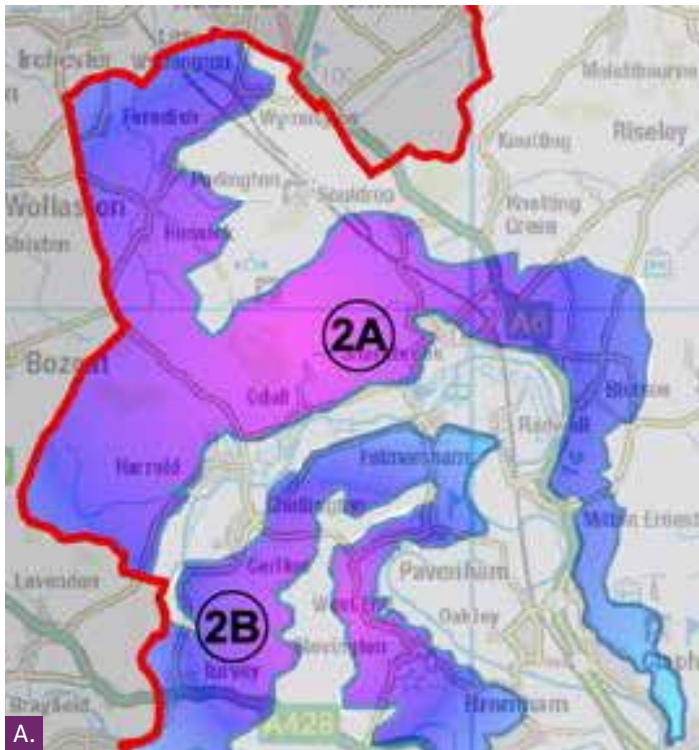
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## Hinwick Landscape Character Area 2A

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### Settlement Pattern and Built Character

- A. Settlement is sparse in the Hinwick Wooded Wolds, and consists of scattered farmsteads and small contained hamlets and villages along narrow winding rural roads plus the large scale buildings of the research establishment at Colworth House (which are largely concealed by woodlands).
- B. Settlements are often associated with mature trees and small woodlands eg. Hinwick, visually integrating them with the surrounding rural landscape.  
(Adapted from Bedford Borough Landscape Character Assessment Report).



### Historic Character

- C. Villages such as Hinwick are characterised by traditional limestone buildings.
- D. White or light coloured traditional window styles add to the character.
- E. Timber porches feature prominently.
- F. Parapet walls on both gable ends.



C. Characterful limestone buildings



D. Uniformly white windows of modest size



C.



E. Timber porch



F. Parapet walls project above the roof line

### Historic Character

- G. Hinwick set in a strong landscape setting of mature trees, hedges and green fields.
- H. Public footpath providing a right of way bounded by high brick walls and planting are all of high visual amenity.
- I. Hinwick cottage: stone porch has great character.



G. Hinwick landscape setting



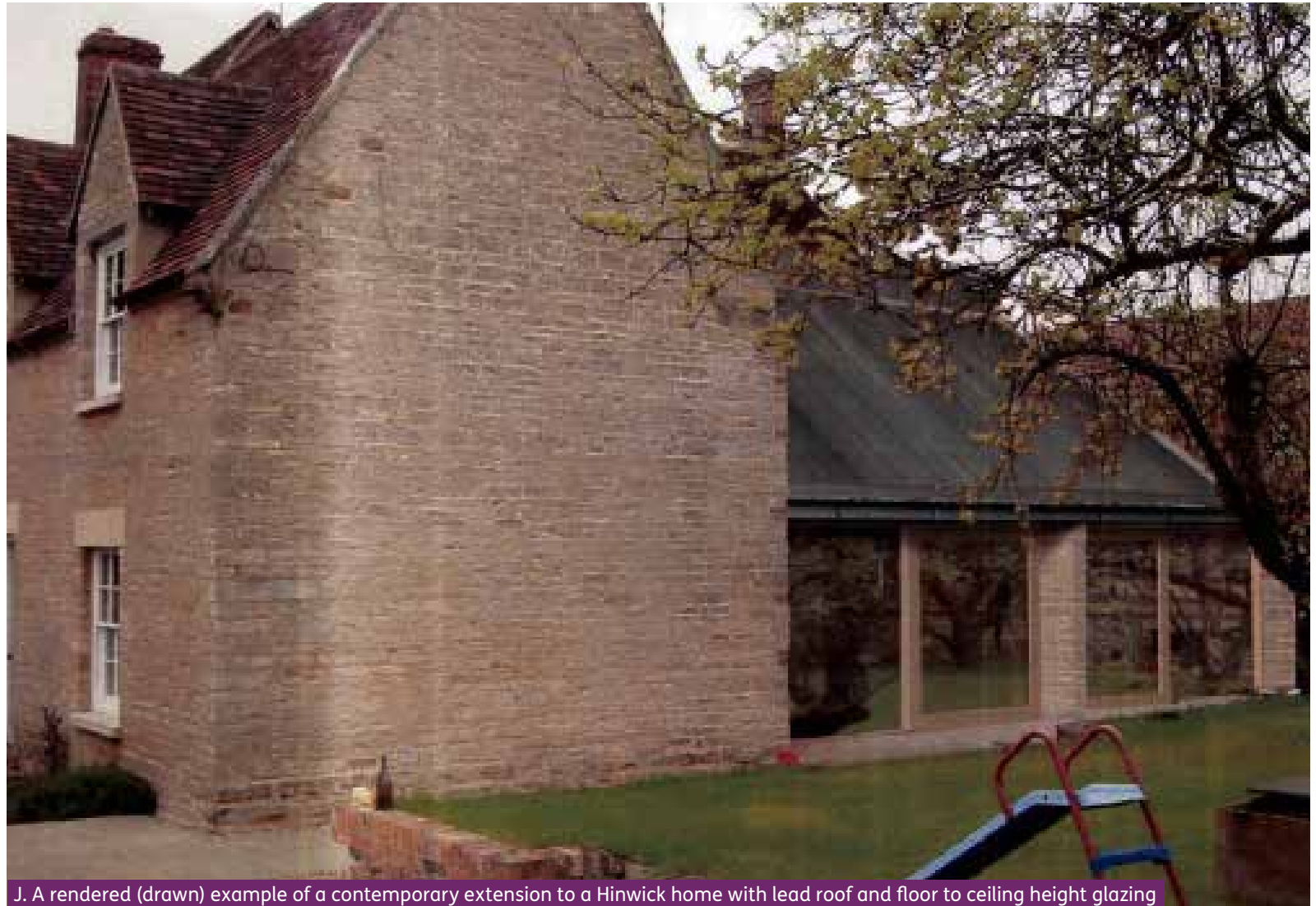
H. Public right of way



I. Stone porch

### Contemporary Addition

- J. Lead roof contemporary addition to this home with floor to ceiling height glazing at ground level. It's private position is such that it does not compete with the traditional limestone buildings but sits well with its historic neighbouring buildings.



J. A rendered (drawn) example of a contemporary extension to a Hinwick home with lead roof and floor to ceiling height glazing

## Hinwick Character and Detail

Context	Identity	Built form: Historic homes	Built form: New homes
<p><b>This small village has considerable character in its limestone buildings and rural setting.</b></p>	<p><b>Narrow winding rural roads.</b> A <b>public right of way</b> running across Hinwick bounded by brick walls and extensively planted.</p>	<p><b>Limestone buildings</b> are complemented by <b>generally uniform white or light painted window mullions and transoms</b> and mature planting.</p>	<p>Discreet new <b>lead roof extension</b> with <b>contemporary glazing</b> does not compete with the historic limestone buildings and is sited ‘in-behind’ the existing house.</p>

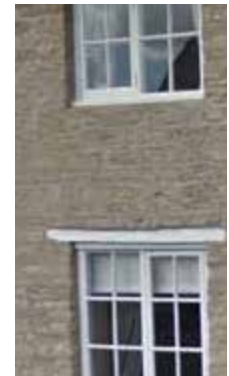
### Hinwick Summary

This village located on rural roads has considerable character with many limestone buildings. A public right of way crosses Hinwick with high sided brick walls and mature planting. Building materials, colours and fenestration are all harmonious with window opening sizes compatible on many homes.

This is a settlement where the whole is as important as the sum of its parts in terms of a rich overall character. A new contemporary extension to an existing home has been sensitively built with a lead roof and extensive glazing at ground level. It is sited so as not to compete with the historic character but provides a welcome forward looking addition to its location.

### Details

Consistent use of limestone walls and white windows contributes to the overall harmony of the village.



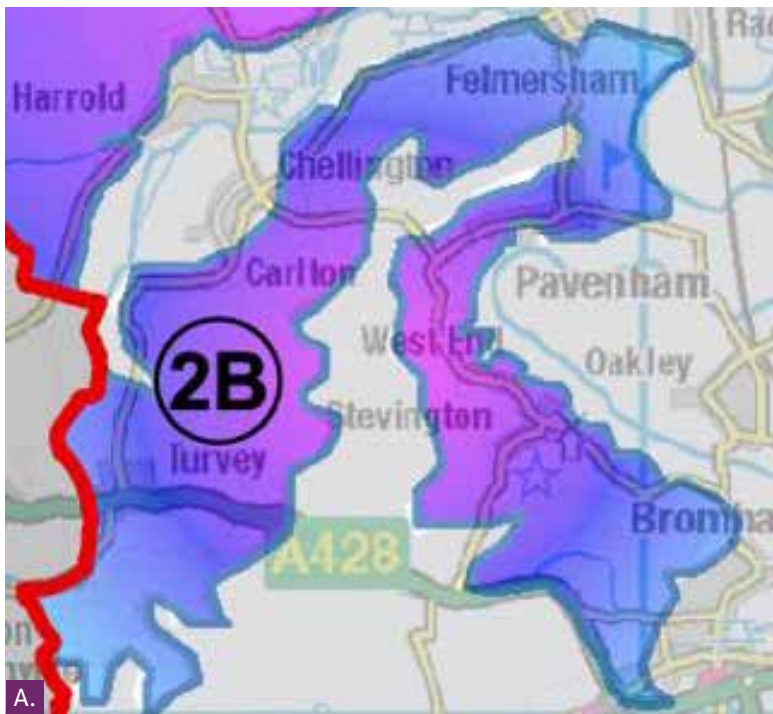
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## Pavenham Landscape Character Area 2B

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### Settlement Pattern and Built Character

- A. Pavenham had the typical Bedfordshire pattern of scattered 'Ends' which has been infilled along roads.
- B. The villages are unified by the honey-grey hues of limestone houses and walls, the warm colours of thatch and clay tiles and the wide eaves that frequently characterise the roofs. Although the village cores are characterised by historic limestone buildings, brick 20th century housing is present at the settlement edges for instance in the linear spread at edges of Pavenham. The spire of St Peter's Church at Pavenham is a distinctive landmark.  
(From Bedford Borough Landscape Character Assessment Report).



### Historic Character

- C. Pavenham is characterised by exceptional quality and detailing. Imposing symmetry and presence.
- D. Painted limestone.
- E. Red and yellow brick homes.
- F. White painted render and stone.



C. Pavenham limestone buildings and symmetry



D. Painted limestone



E. Large detached red and yellow brick homes finely detailed



E.



F. Painted stone and render



- G. Green elevation surrounding windows, some with shutters.
- H. Window heights and widths are consistent and harmonious.
- I. Terrace properties have preserved their historic character with continuity of opening sizes and roof profiles providing architectural rhythm. Cottages (bottom centre) have rendered and stone facades.



G. Green facade



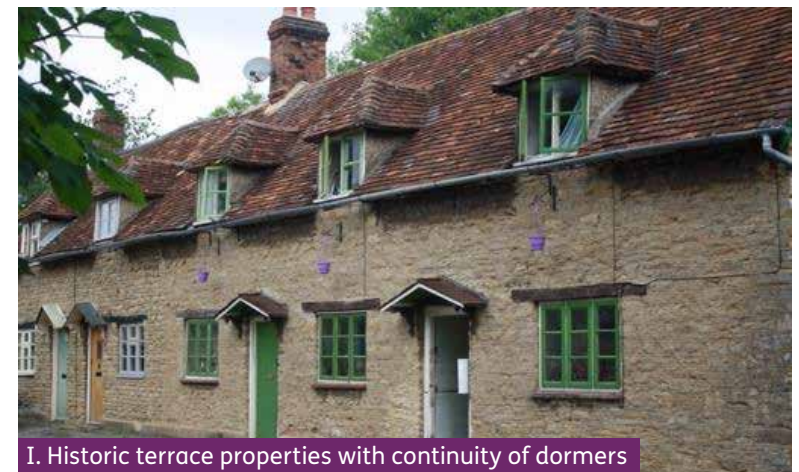
H. Elevations with continuity of window shape and size



H.



I. Historic terrace properties with continuity of roof profile



I. Historic terrace properties with continuity of dormers

### Modern / New Homes Character

High quality modern homes blend well with existing historic character.

- J. Contemporary homes have their own style but blend well.
- K. Varying brick colour adds visual interest.
- L. Repetition in these small units draws on local character.
- M. Brick and render.



J. Well detailed contemporary homes



K. Varying brick colour blend well with predominant local limestone character



L. Repetition of staggered roof profile and openings



M. Brick home



M. Brick plinth/rendered home

## Pavenham Character and Detail

Context	Identity	Built form: Historic homes	Built form: New homes
<p><b>Outstanding character in both its historic and contemporary homes. Pavenham has a number of ‘ends’ similar to Riseley.</b></p>	<p><b>Limestone buildings</b> dominate at its heart with more 20th Century <b>brick buildings on the edges. Eaves are often wide</b> providing protection to the walls of the homes.</p>	<p><b>High quality materials and detailing.</b> Many limestone buildings at its heart. <b>Colour used to pick out front doors</b> in some historic homes. <b>Porches of modest scale</b> and providing limited protection from the weather.</p>	<p>High quality examples of contemporary homes eg. (1) using <b>render, timber boarding and a grass roof</b>, and (2) <b>using a variety of brick colours</b> (see detail below) in the same house to provide architectural interest.</p>

## Pavenham Summary

A large elongated settlement with a number of ‘ends’ in-behind the main High Street. Significant limestone building character on the main High Street with brick more dominant at the edges of the settlement.

Some excellent contemporary homes including utilization of render and timber boarding with small grass roof to entrance porch. Modern brick homes using a variety of colours in the brick including whites and yellows through to purpley colours. Striking yet harmonious overall effect and works well alongside existing homes.

## Details



Different coloured bricks in contemporary homes can blend well with existing period homes



Contemporary entrance door with full height glazing either side

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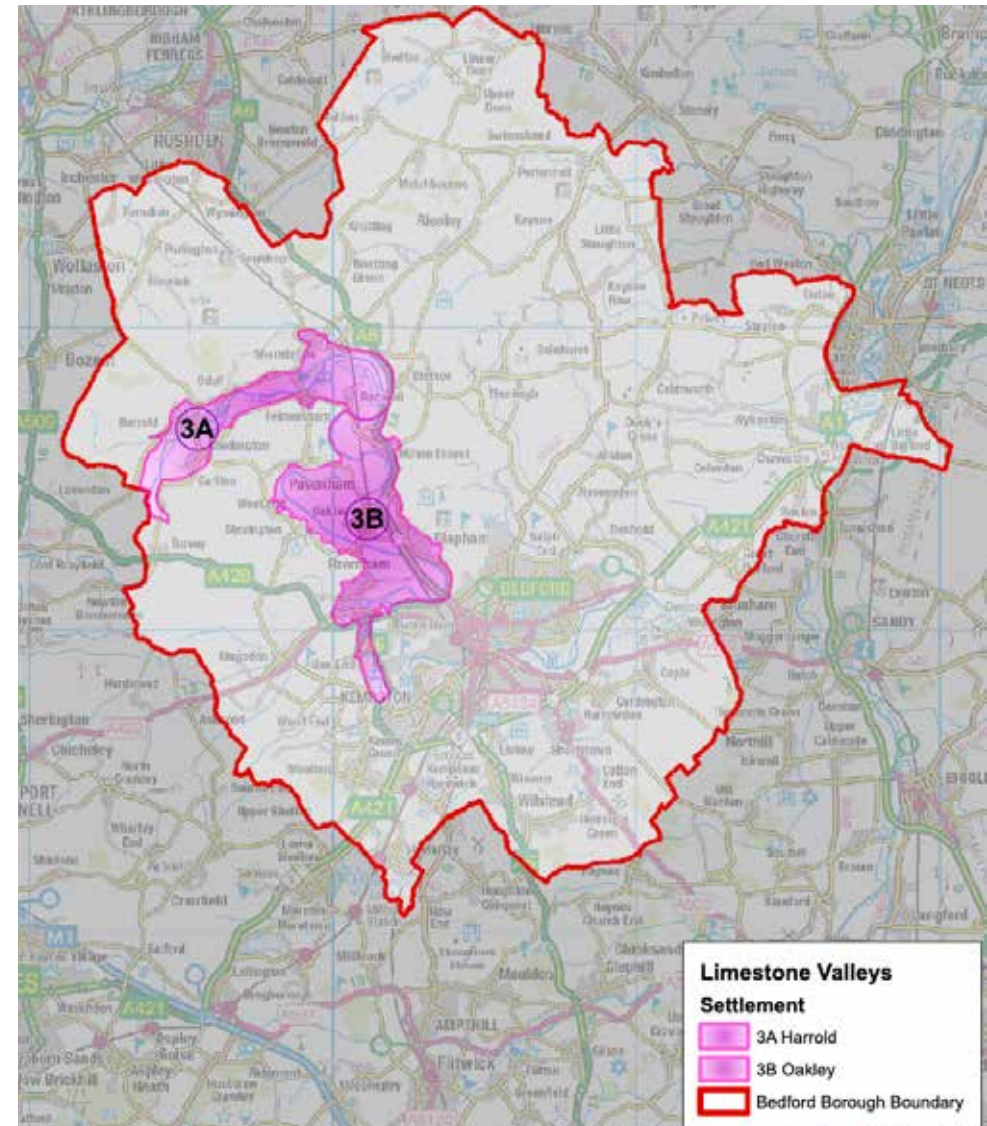
## Section 3.3 Limestone Valleys

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Settlements character studies:

- 3A Harrold
- 3B Oakley

Note: The number/letter prefix to the settlement (eg. 3A) aligns with those in the [Bedford Borough Landscape Character Assessment Report](#) (July 2020 update). This is to allow ease of cross referencing.



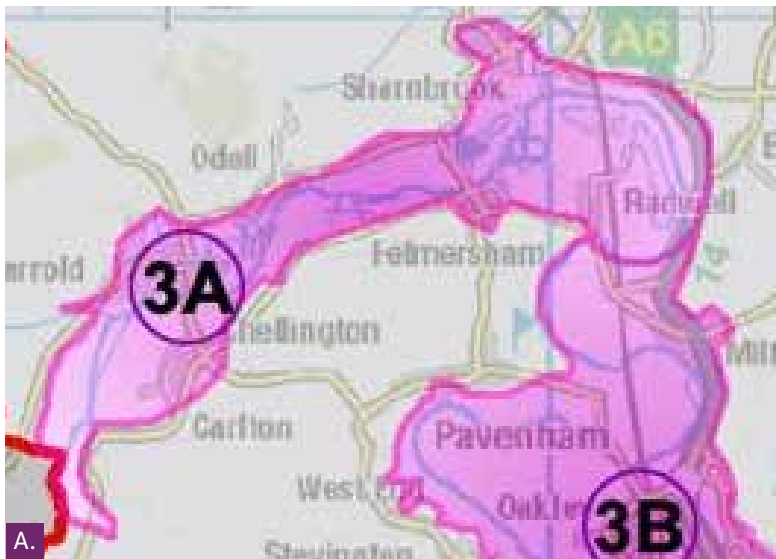
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## Harrold Landscape Character Area 3A

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### Settlement Pattern and Built Character

- A. Mills and bridges form distinctive landmarks linking the settlements to the river landscape and the towers of churches such as at Harrold, are key features in views across the valley.
- B. Limestone is the main building material with clay tile and occasionally thatched roofs. Red brick, some yellow brick, and blue slates are also present for instance at Harrold. Here boundary walls, of stone but also red brick are distinctive features and the green forms the focus of the village.  
(From Bedford Borough Landscape Character Assessment Report).



### Historic Character

Harrold characterised by a number of ‘lanes’ running perpendicular to the main High Street. The lanes comprise buildings and generally mature green infrastructure.

- C. Characterful narrow country lanes.
- D. Buildings in ‘Lanes’ often with homes frontage and occasional gable ends facing the lane. Creates an intimate feel.
- E. Lanes qualities vary along their length with green infrastructure dominating in parts and homes set back.



C. Harrold country lanes



D. More tightly defined area of ‘lanes’



D.



E. Lane qualities change becoming more/less open and with housing set back



E.

### Historic Character

High quality brick homes with many original features.

- F. Wide fronted but narrow width detached home with original windows.
- G. Semi-detached Victorian homes with original windows.
- H. Imposing 3 storey Victorian property with bay windows.
- I. Terraced homes with brick and render finish. Variety of windows.



### Historic Limestone Character

- J. Formal, limestone walls and slate roof symmetry.
- K. Imposing semi-detached limestone homes with parapet upstands on either end on the gable walls.
- L. Original windows break down the openings into smaller panes.
- M. Original windows break down the openings into smaller panes.
- N. Single story limestone home with tiled roof and shuttered windows. Simple with architectural rhythm.



J. Harrold symmetry



K. Limestone semi-detached



L. Original casement windows



M. Original sash windows



N. Single story with shuttered windows



### Various Historic Character: Brick and Stone, Thatch and White Painted, Mock Tudor / Arts and Crafts

- O. Unusual use of brick and stone in the elevations of these homes.
- P. Chequerboard brickwork adds further visual interest.
- Q. White painted stone homes and public house in a terrace. Thatch carefully dressed around the entire top and sides of the windows.
- R. Hybrid property with solid core and interesting timber frame 'Mock Tudor' projection over the entrance area. The house also has an Arts and Crafts feel.



O. Brick and stone in same elevation



P. Chequerboard brick and stone



Q. White painted stone and thatched roof



R. Materials including brick chimney, render and timber

## Contemporary Home

- S. A highly unusual contemporary home utilising limestone for the main walls and dressed stone to the entrance area. Solid timber door. Grey contemporary windows act as a counterpoint to the traditional building materials. Limited fenestration on this elevation with vertical and horizontal glazing as well as 3 smaller windows.



S. Contemporary home using traditional wall and roof materials

## Modern Homes

***Italicised text denotes more consideration needed to improve character.***

T. *Recent estate housing characterised by flat facades with very little articulation. Windows generally flush with the external wall.*



U. *Modern rendered homes in traditional style with hipped roof and porches (left). Consider the overall harmony of the elevation and materials used. Gable ended home (right) with brick side walls and likely cross wall construction. Consider window and door positions as part of the overall elevation and the apex of the gable end.*



V. *Brick homes in traditional and modern styles. Consideration of the character of these homes and their contextual place in the village eg. the scale of bay window materials and associated size of openings.*



## Modern Bungalows

Modern bungalows are a feature of Harrold.

- W. Bungalows with significant use of render. Hipped, gabled roofs also feature.
- X. Bungalow with covered porch.
- Y. Bungalow with strong green infrastructure.
- Z. Contemporary bungalow using timber cladding and render.



W.



W.



W.



X.



Y.



Z.

## Harrold Character and Detail

Context	Identity	Built form: Historic homes	Built form: New homes
<p><b>A large settlement with a full range and palette of materials creating architectural variety.</b></p>	<p>A distinctive set of ‘<b>Lanes</b>’ run perpendicular to the main High Street. These are of varying quality including homes defining the Lanes and others set back providing open more spacious qualities.</p> <p><b>Similar to Riseley, characterised by a number of ‘ends’.</b></p>	<p>Imposing <b>limestone and brick</b> historic homes. A small number of homes comprise both <b>limestone and brick as part of the same wall elevations. Chequerboard brickwork</b> is also used. <b>Thatch and render.</b></p> <p>Examples of <b>relatively ornate timber porches.</b></p>	<p><b>Large range of modern homes</b> with brick, render and tile hanging. Generally unsympathetic to their historic neighbours. Significant number of bungalows many using render. Hipped roofs prevalent reducing scale.</p> <p>Interesting example of a <b>contemporary home on the High Street</b> (see ‘S’) using traditional materials but with minimal fenestration.</p>

## Harrold Summary

A large settlement with a wide range of housing. Distinctive ‘Lanes’ run perpendicular to the main High Street and their varying width provides spaces which narrow down and open up dependent on the location of the buildings that define it.

Extensive use of limestone and brick in historic homes and some interesting examples of homes which combine the two materials in the same elevation including the use of chequerboard brickwork. Interesting example of a contemporary home at the heart of the village. Modern homes often lack the sensitivity and depth to sit well with their historic neighbours. A large number of bungalows are a feature of Harrold.

## Details



Intricate porch details



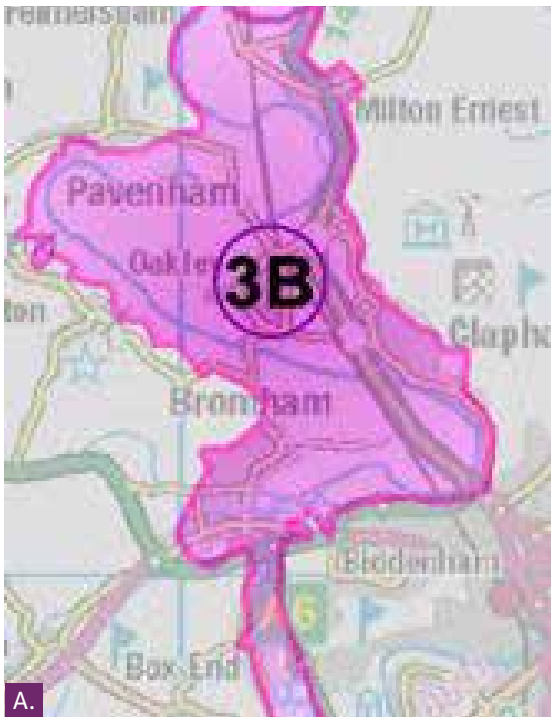
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## Oakley Landscape Character Area 3B

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### Settlement Pattern and Built Character

- A. Settlement consist of farmsteads generally located on the valley floor, close to the course of the River Great Ouse plus large villages sited on the gravel terraces or sheltering at the base of the valley sides.
- B. Villages have cores of older limestone buildings, including churches but with extensive later development often in red brick. Mills and bridges form distinctive landmarks linking the settlements to the river landscape and the towers of the churches are important features in views across the valley (from Bedford Borough Landscape Character Assessment).



## Historic Character

- C. Brick character homes with tile hanging, gables with central valley. Regularity of fenestration transoms dividing window panes into smaller equal parts gives great character to the home.
- D. Homes with a series of gables to the front elevation create a dramatic elevation to the street.
- E. Limestone building of great character with tiled roofs.
- F. Mixed palette of materials with limestone building and brick used for chimneys and garden wall.



### Modern / New Homes with Traditional Character

- G. Larger homes with dormers and gables and
- H. Mock Tudor style. Uniform materials palette for continuity.
- I. Dwellings built around play areas reminiscent of village greens. Terraced and semi-detached dwellings. 'Active' frontages i.e. no blank walls facing street.



G. Larger new homes in Oakley



G. Detached new homes in Oakley



H. Mock period style



I. Terrace new homes in Oakley



Oakley has many large detached and link detached homes.

***Italicised text denotes more consideration needed to improve character.***

J. Large detached homes are numerous in Oakley.

K. Example of chalet style 'rooms in the roof' construction.

L. Contemporary homes using timber boarding and render.

M. *Significant number of link detached homes with garages, many flat roofed and joined to neighbouring properties creating odd relationships between homes.*



J. Large detached homes



J.



J.



K. Chalet style



L. Contemporary style homes



L.



M. Link detached homes



M.



M.

## Oakley Character and Detail

Context	Identity	Built form: Historic homes	Built form: New homes
<p><b>A compact settlement. The perimeter/edges of Oakley have many period properties of character. The central area is dominated by more recent modern homes.</b></p>	<p>A range of homes including many large detached. Some high quality historic semi-detached and terraced homes built in brick and tile hanging.</p>	<p>High quality period homes using <b>limestone, red brick and tile hanging</b>. Gables feature prominently.</p>	<p>A significant number of <b>linked detached modern homes</b>. The link between properties is often <b>flat roof entrance areas and garages</b>.</p> <p>Example of <b>new development</b> with narrow main road with on-street parking. Access is tight.</p>

## Oakley Summary

A compact settlement with an edge of predominantly historic/high character homes and a heart dominated by modern homes. Many of the historic homes are of high quality. Many of the modern homes are detached and often link detached being connected to their neighbour by a flat roofed garage.

## Details

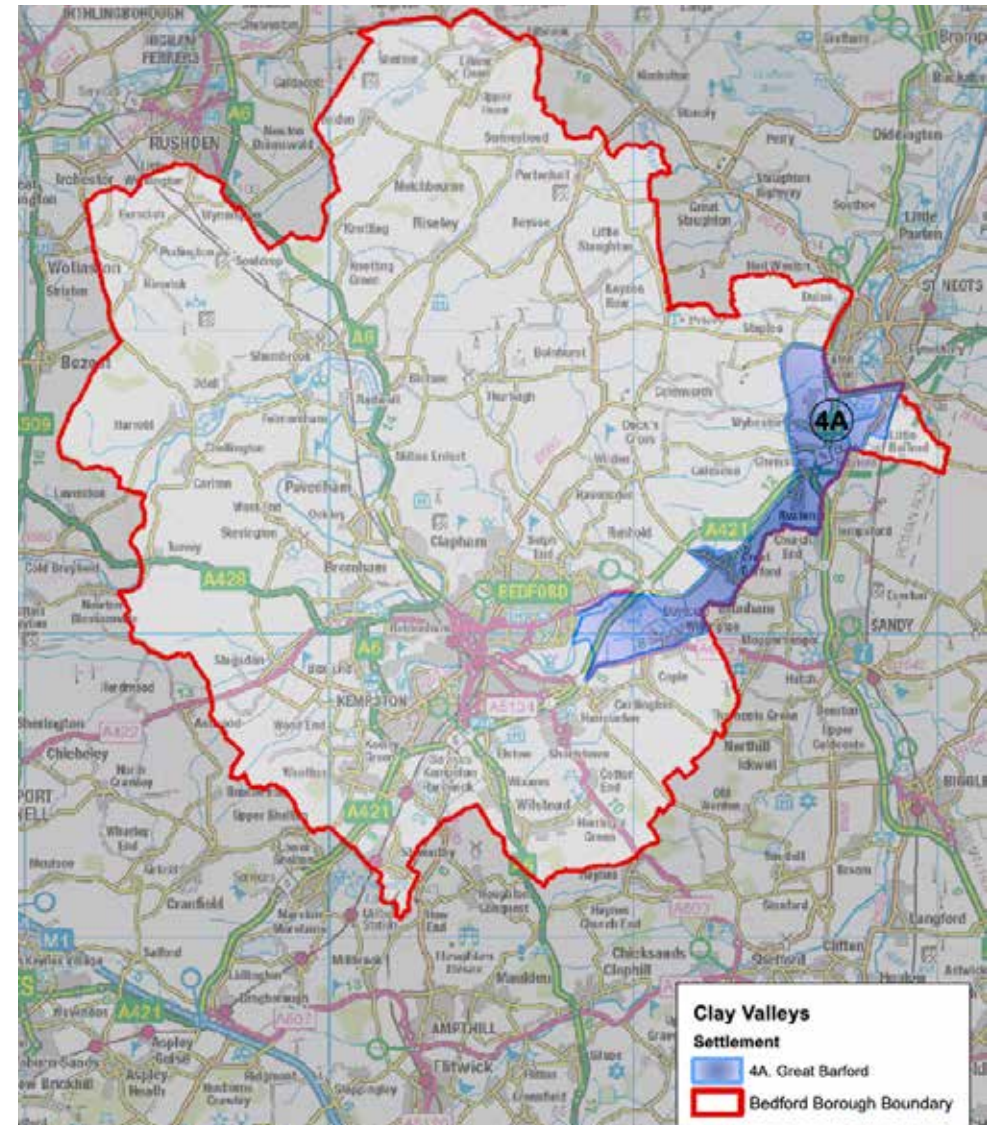


## Section 3.4 Clay Valleys

Settlements character studies:

- 4A Great Barford

Note: The number/letter prefix to the settlement (eg. 4A) aligns with those in the [Bedford Borough Landscape Character Assessment Report](#) (July 2020 update). This is to allow ease of cross referencing.



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## Great Barford Landscape Character Area 4A

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### Settlement Pattern and Built Character

- A. Settlement in the Great Ouse Clay Valley is long established. The villages have often spread along roads but remain distinct individual settlements.
- B. Materials are varied, from churches of limestone or sandstone to houses of red or yellow brick and clay tile roofs to timber frame or roughcast cottages with thatched roofs plus black painted weatherboarded barns. Mature trees (for instance horse chestnuts) are associated with the long established settlements which also often have garden boundary walls of brick or stone. Some more recent development on the edges of the villages, for instance at Great Barford, creates a more abrupt urban edge. (From Bedford Borough Landscape Character Assessment Report).



## Green End Road

- C. Formality and symmetry with a rendered wall finish, hipped roof and traditional windows. Room in the roof.
- D. Render with parapet walls at either end of the roof rising up above the roof line. Strong symmetry including a central dormer room in the roof window.
- E. Homes accessed over bridge due to brook running alongside the road.
- F. Strong and mature green infrastructure.



C. Render, hipped roof and dormer



D. Render, parapet walls on gable end and dormer



E. Homes located over brook via bridge



F. Picturesque setting with strong GI. Cottagey

## White Painted Render

A significant number of examples of white painted render finish.



G. Render, small detached



H. Render, semi-detached



I. Render, large detached



J. Rendered cottage



K. Historic detached - bay onto street



L. Render and thatch

### Historic Character Symmetry 1- Brick Homes

A large number of homes with symmetrical facades.



## Historic Character Symmetry 2

Planting/country garden serve to soften the external appearance of homes.



S. Painted brickwork finish



T. Wildflower garden and wall plants soften a symmetrical facade



### Modern Homes Symmetry

Symmetry has been deployed in many new homes in Great Barford. It is important to consider appropriate scale, proportion and detailing to ensure an harmonious outcome.



***Italicised text denotes more consideration needed to improve character.***

Z. More recent homes/refurbishments using symmetry. Render and tiles with central access.

AA. Elongated detached with small window areas and chimney offset

AB. *Modern symmetrical semi-detached homes. No eaves overhang to main roof but overhang to gables. Windows set well forward create a very flat facade. Curious relationship between the gable end and porch roof.*

AC. High degree of symmetry and stature to these homes.



Z. Symmetry includes chimney



AA. Elongated detached with symmetrical windows



AB. Modern semi-detached symmetry



AC. High degree of symmetry in roofscape, chimneys and windows

**Other  
Examples  
of Homes**

An eclectic mix of other homes in Great Barford.

AD. Bungalow set back from the road.

AE. Detached with hard standing for car parking.

AF. Detached with hard standing for car parking.

AG. Architectural rhythm in terrace form.

AH. Isolated detached with intricate external pillars and fencing.



AD. Set back bungalow



AE. Brick detached, set back



AF. Set back detached with weatherboarding



AG. Rhythm created by a row of terraces in traditional style



AH. Detached with hipped roof and recessed entrance

## Great Barford Character and Detail

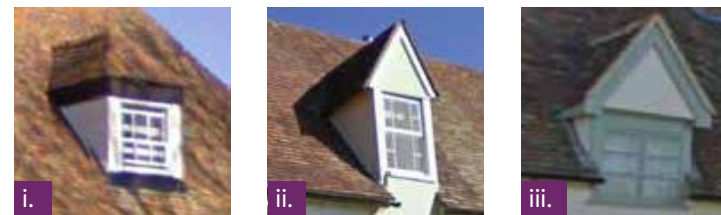
Context	Identity	Built form: Historic homes	Built form: New homes
<p><b>Illustrates strong formality and symmetry in many of the homes both old and new.</b> Symmetry in homes is not a panacea but appears a distinct characteristic in many Great Barford homes.</p>	<p>Formality and grandeur in some of the historic outlying homes.  Strong use of <b>symmetry</b> in many homes both old and new.</p>	<p>Smooth white render is prominent.  Red and yellow brick with some homes having a variety of colours on the same facade.  Hipped roofs with dormers to room in the roof. Example of parapet walls rising above the roof line at gable ends.</p>	<p>Symmetry used in traditional and contemporary style new homes.  Many new homes are set well back from the road to accommodate parking at the front.</p>

## Great Barford Summary

A significant number of historic homes are symmetrical. Symmetry is not a panacea in design terms and could not be deployed on all new homes but if done well can provide a distinct feature of new development. Some of the period properties display a degree of grandeur.

There are examples of outlying historic homes in render with hipped and parapet roofs. Render is predominantly white but there are examples of subtle colouring to the render such as light green. There are many white rendered historic homes at the heart of Great Barford. Many new homes are symmetrical as well. It is unclear whether this has been derived/copied from the many symmetrical historic homes.

## Details



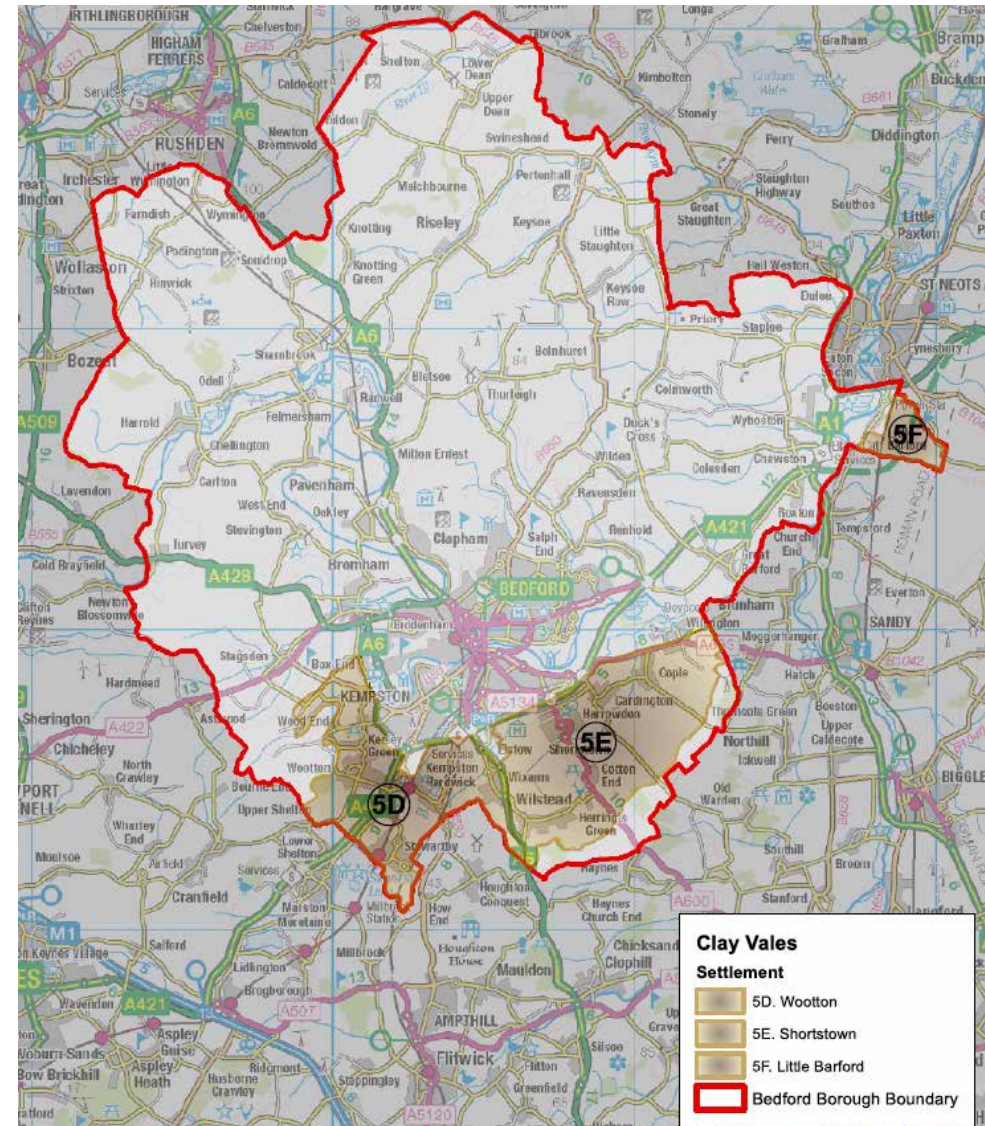
- i. Petit dormer window set entirely on the roof. Black banding gives horizontality.
- ii. Dormer set on external wall and elevated above the eaves line.
- iii. Dormer springs from external wall with cill below the eaves line.

## Section 3.5 Clay Vales

Settlements character studies:

- 5D Wootton
- 5E Shortstown
- 5F None

Note: The number/letter prefix to the settlement (eg. 5D) aligns with those in the [Bedford Borough Landscape Character Assessment Report](#) (July 2020 update). This is to allow ease of cross referencing.



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## Wootton Landscape Character Area 5D

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### Settlement Pattern and Built Character

- A. Wootton is in the North Marston Clay Vales. Settlement traditionally focussed on the lower slopes of the higher landscapes surrounding the vale and the tributary streams crossing the vale.
- B. Settlements of medieval origin including Wootton developed to the edge of the Vale. A more dispersed settlement pattern is notable to the north-west of the area. Extensive recent development has occurred around the edges of Wootton, Stewartby and the southern edge of Bedford in the north of the character area. (From Bedford Borough Landscape Character Assessment Report).



### Quirky Historic Character

- C. A quirky terrace of historic cottages.
- D. Heavily buttressed semi-detached cottages.
- E. Unusual roofline created by different building forms coming together.
- F. Terrace symmetry using colour to pick out individual units. Quirky character.
- G. Character created by allowing ivy to grow on the house elevations.



C. Brick and rendered cottages with varying roofline



D. Buttressed side wall



E. Gable end meets hipped roof



F. Terrace with upstand to front elevations to accommodate room in the roof



G. Pair of 'greened' cottages

### Quirky Historic Character

- H. Black painted timber frame cottages with brick infill.
- I. Historic timber frame homes are imprecise but have a lot of character.
- J. Characterful timber frame homes.
- K. Quirky terraces with shallow pitch roof and some large areas of brickwork to the elevation create an unusual built form.
- L. Characterful rendered cottage with three bays and rounded roof tiles has simple but elegant character.



H. Timber frame cottages



I. Framed imprecise symmetry



J. Timber frame character



K. Terrace with shallow pitch roof and varying areas of brick to elevation



L. Characterful cottage



## Modern Homes

*Italicised text denotes more consideration needed to improve character.*

- M. *New home entrance area picked out in white with flat roof appears incongruous.*
- N. *Disharmony created by dormer protrusions from roof spaces.*
- O. *Building out from the main house with flat roofed protrusions obscures visibility of entrance areas.*



## New Homes

***Italicised text denotes more consideration needed to improve character.***

- P. *Need to consider harmonious colours. Identical houses (handed) in different colour bricks create significant contrast.*
- Q. *Downpipes around room in the roof windows which straddle the eaves line can compromise the elevation.*
- R. Homes with windows fronting onto green space.
- S. Generous green and blue infrastructure.



- T. The sustainable urban drainage flows through the green space. In the foreground necessary fencing as a safety measure.



T. Green and blue infrastructure, housing and car parking inter relationships

## Wootton Character and Detail

Context	Identity	Built form: Historic homes	Built form: New homes
<p><b>Historic quirkiness and modern protrusions.</b> This settlement illustrates an historic quirkiness of character with some incongruous modern additions to new homes.</p>	<p>The existing settlement has been extensively added to with significant areas of new housing.</p>	<p>Historic homes have interesting character and quality and provide a <b>sourcebook of ideas</b> for traditional forms.</p> <p><b>Quirky details</b> provide building interest and delight.</p>	<p>Historic quirkiness does not necessarily translate as same in newer homes with many <b>flat roof</b> and <b>dormer</b> protrusions.</p> <p>Care needed in new homes to create built quality and <b>avoid clashing shapes</b>. Recent modern housing at scale with SUDs. Care needed with materials, colours and detailing.</p>

## Wootton Summary

Has many quirky historic homes of great character. Although quirkiness cannot necessarily be copied or repeated extensively it is a quality which provides visual and architectural interest.

There are large areas of new homes in Wootton and some highlight the need to consider the overall form of new housing and the need to avoid incongruous flat roof projections and roof area additional space built as bland projections out from the roof.

## Details

- i. Sparing use of colour blue and red in the dormers windows adds unexpected visual interest contrasting with the earthy colours of the brick and roof tiles and light render walls.



## Shortstown Landscape Character Area 5E

### Settlement Pattern and Built Character

- A. Shortstown in the North Marston Clay Vales. Settlement is varied in character. The Whitbread Estate village at Cardington - focussed around a large green with a village church - is an important vernacular feature with its distinctive red brick, clay tiles and green paint. Locally distinctive influences in the brick, for example Arlesey whites from the Gault Clay and Blunham Brick (yellow) from the Oxford Clay are a further notable element of buildings within the Vale.
- B. New Cardington and Wixams are recent residential developments arranged along the A600 and A6 roads respectively. New Cardington developed as an extension to the village of Shortstown, which was originally built to house workers associated with the Cardington sheds. The original Shorts houses are located west of the A600 facing the Shorts buildings. The layout is symmetrical and has a 'Garden City' character. Black tarred timber barns are a further feature of the vale. (From Bedford Borough Landscape Character Assessment Report).



***Italicised text denotes more consideration needed to improve character.***

- C. *New housing layout (A1) is not responsive to the existing grid layout of homes (A2). Consideration should be given to layouts that draw on the qualities and characteristics of existing homes to create overall harmony.*



## Historic Character

- D. Very strong directional qualities of the existing roads and homes in Shortstown complemented by mature trees and areas of green space both private and public. Some residential streets are dead ends and this compromises permeability.



### Historic Character

- E. Strong gateway,
- F. Hipped roofs soften the skyline edge of homes.
- G. Dead ends lack permeability for vehicular traffic.



E. Directional qualities of roads complemented by homes creating a gateway and mature green planting



F. Hipped roofs and building projections



G. Residential road dead-end. Roads and some green spaces lack permeability



## Characteristics

Shortstown has a Garden City/Community feel in some areas.



## Modern Homes and Apartments

*Italicised text denotes more consideration needed to improve character.*

*This new development has scale and formality which belies its edge of town setting. Consider the appropriateness of the approach to its setting and to neighbouring Shortstown communities.*

Strong and high quality conversion of the Shorts building.



M. 3 storey colonnaded



N. Urban place-making



O. Vista framing views of Shorts building conversion



P. 3 storey apartments with Juliet balconies on 1st floor

## Modern Homes and Apartments

*Italicised text denotes more consideration needed to improve character.*

Apartments and family homes. Steep pitched gables.

*No depth to the elevations and very limited architectural detailing.*



Q. Corner turned - large area of blank wall



R. Parking under residential



S. Gable protrusion but relatively flat facade



T. 3 storey room in the roof



U. 2 storey homes between 3 storey either side

## Modern Homes

***Italicised text denotes more consideration needed to improve character.***

*Modern homes generally lack depth with windows set forward and a lack of architectural detail whilst trying to achieve traditional styles. Mixing different brick colours can work well (see eg. Riseley chequerboard brickwork).*

- V. In this example with white windows and bargeboards and a bland tiled roof the overall effect is of disharmony.*
- W. Consider overall scale of window openings.*
- X. Semi-detached symmetry with prominent gables.*
- Y. There is a more harmonious colour palette but black downpipes do little to enhance the overall aesthetic.*



V. Red and yellow bricks at corners and over window heads (above)



W. Detached home



X. Semi-detached symmetry



Y. Terrace creating architectural rhythm

## Shortstown Character and Detail

Context	Identity	Built form: Historic homes	Built form: New homes
<p><b>Lacking overall harmony.</b> This settlement is an example of a settlement that illustrates the need to ensure <b>harmony</b> between the housing areas in one settlement.</p>	<p>Different layouts of housing areas. <b>Grid pattern</b> next to more <b>organic layouts</b> and an area of high formality. This range of approaches can create disharmony.</p> <p>Different styles of architecture in one small community.</p>	<p>Parts of the historic housing have a <b>Garden Community feel</b>. Predominantly brick housing with strong green infrastructure.</p> <p><b>Strong detailing to the homes.</b> Parapet walls, brick quoins to the corner of walls.</p>	<p>3 storey formal area is reminiscent of <b>urban scale planning</b>. Consider the appropriateness of overly formal spatial organisation on the edge of a town.</p> <p>Other new housing areas do not respond to the existing grid and are not well connected into it.</p>

## Shortstown Summary

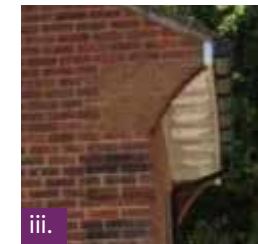
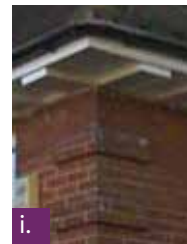
This settlement has a range of architectural approaches to layout and architectural character. It illustrates the importance of understanding the need to create an overall harmony for development within one settlement.

This includes approaches to road layouts and associated building layouts and architectural scale and detailing. Creating an overall settlement harmony is potentially key to a successful overall approach to the evolution of a place.

## Details

Brick details:

- i. Corbelling - ornate soffit details add visual interest and additional detail.
- ii. Herringbone pattern.
- iii. Corbelling.

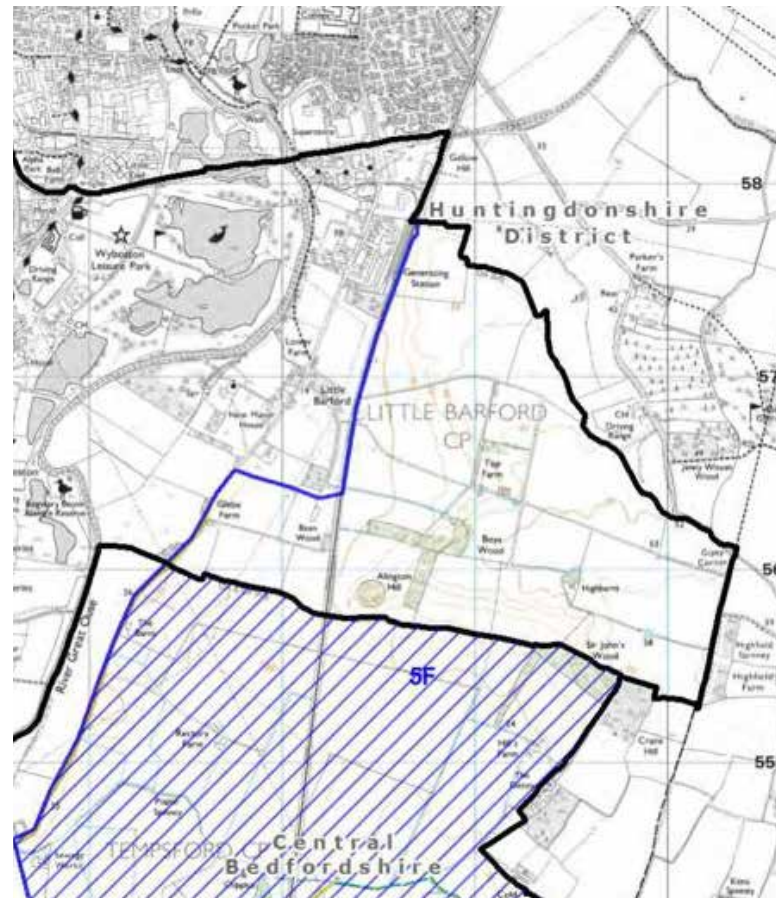


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## Biggin Wood Clay Vale Area 5F

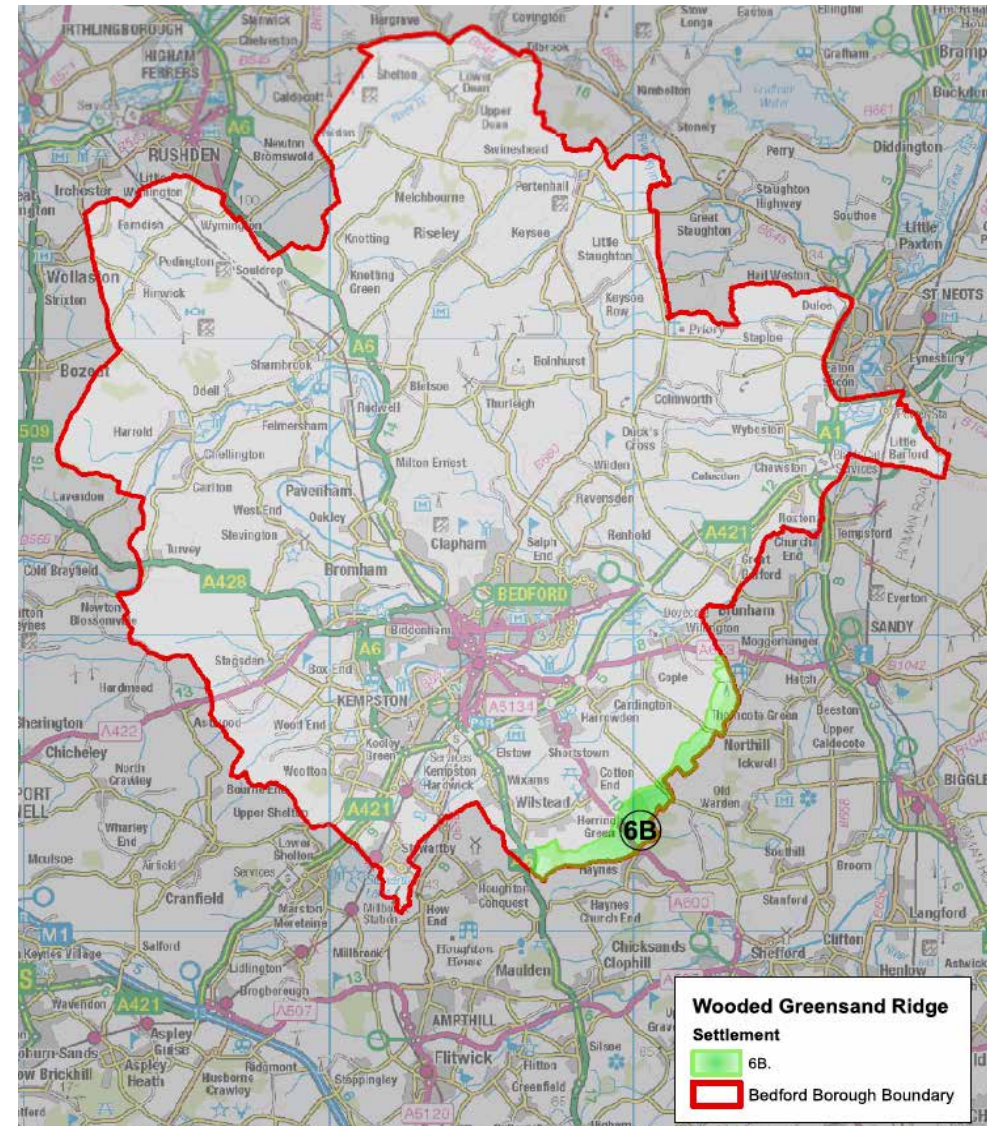
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There are currently no settlements in this Bedford Borough landscape character area hence there are no settlement studies.  
(From Bedford Borough Landscape Character Assessment Report).



## Section 3.6 Wooded Greensand Ridge

There are currently no settlements in this Bedford Borough landscape character area hence there are no settlement studies.



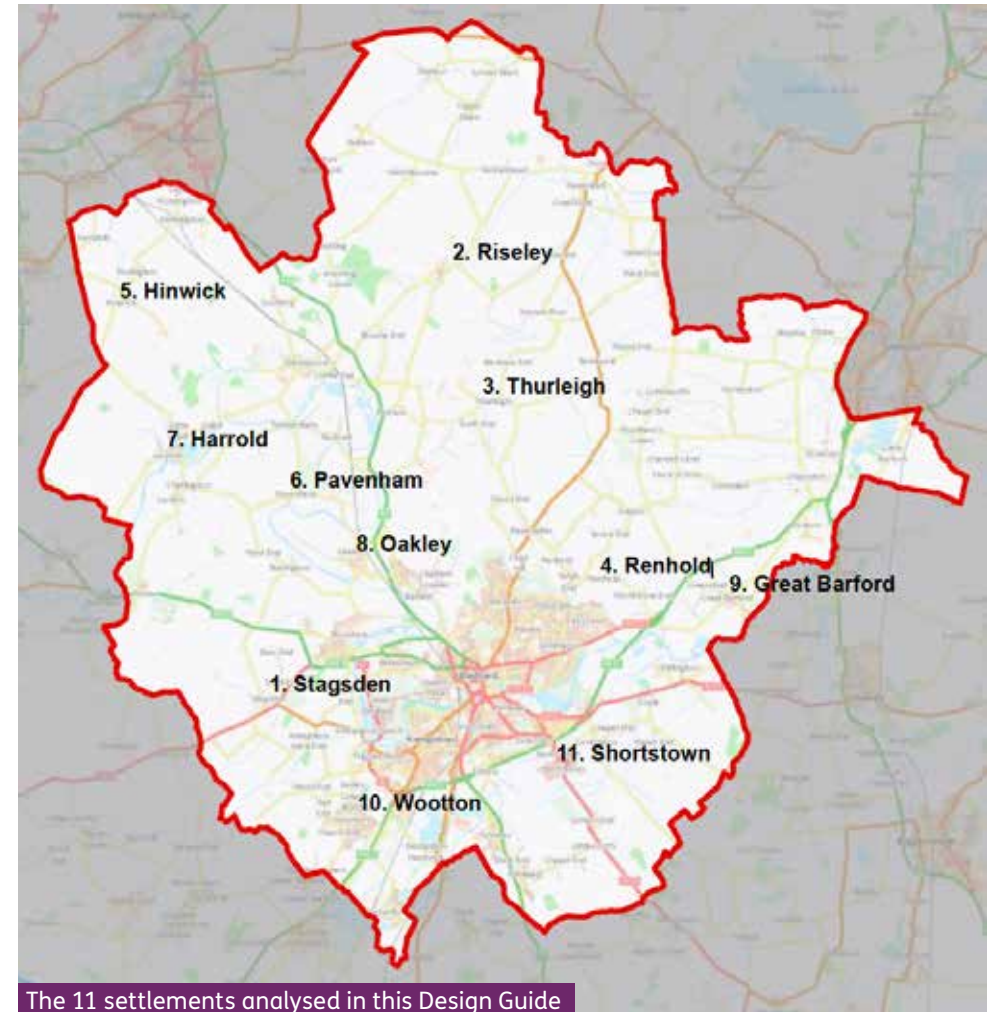
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## Section 4.0 Overall Key Findings from the Analysis of Settlements

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The analysis of settlements in this Design Guide provides a range of qualities which collectively make up the quality and character of Bedford Borough eg. settlements have a mix of compact, nucleated and linear qualities. Features such as ‘Ends’ and ‘Lanes’ can be found in many Bedford Borough settlements.

Material choices are dominated by brick and tile but a range of other materials are deployed to contribute to the overall variety and quality of the Borough (Key Findings 1) on page 97. Strategies for a new home or homes need to demonstrate an understanding of the Borough’s qualities as a whole, informed by this Design Guide and the 16 Design Qualities identified (Key Findings 2) on page 98 below and translated into Design Principles in Section 8.0 on pages 192 - 208.





## Settlement Key Findings 1: Materials

- Limestone is prevalent in Stagsden, Hinwick, Pavenham, Harrold, Oakley and Great Barford.
- Render appears to be deployed consistently across Bedford Borough.
- Brick is a mainstay material choice in Bedford Borough with only Hinwick, which is limestone dominated, not containing any notable built examples in brick although the walls of public rights of way are constructed from brick.
- There are limited examples of timber frame use in the Borough but Riseley, Thurleigh and Wootton all have some fine historic examples. It is unclear how many new homes are constructed in the Borough from timber frame.
- There are also limited examples of homes using weatherboarding as an external finish. Examples identified in both Great Barford and Wootton.
- Thatch is found in many of the villages analysed including Stagsden, Riseley, Thurleigh, Renhold, Harrold and Great Barford.
- Tile roof finishes are found in all eleven of the Bedford Borough settlements analysed.
- Slate is deployed more sparingly than tile and examples are contained in the Guide in Stagsden, Hinwick, Harrold, Great Barford and Wootton.

### Materials Location Summary

Note: this is based on limited settlement analysis and doesn't preclude the use of materials in any of the settlements.

Settlement	Main / Dominant Materials Used							
	Limestone	Render	Brick	Timber Frame	Weatherboard	Thatch	Tiles	Slate
1. Stagsden	Y	Y	Y			Y	Y	Y
2. Riseley		Y	Y	Y		Y	Y	
3. Thurleigh		Y	Y	Y		Y	Y	
4. Renhold		Y	Y			Y	Y	
5. Hinwick	Y						Y	Y
6. Pavenham	Y	Y	Y				Y	
7. Harrold	Y	Y	Y			Y	Y	Y
8. Oakley	Y	Y	Y				Y	
9. Great Barford	Y	Y	Y		Y	Y	Y	Y
10. Wootton		Y	Y	Y	Y		Y	Y
11. Shortstown			Y				Y	

## Settlement Key Findings 2: Design Qualities

An overall summary of key qualities identified in the settlement analysis (Principles 2, 5, 7, 8 and 10 - 16), complemented by important issues of today and the future such as low carbon, climate resilience (Principle 1), parking and transport (Principles 3 and 4), Innovation (Principle 6) and self/custom build (Principle 9). These 16 Design Principles are set out in Section 8.0 on pages 192 - 208.

Inform Principle	Settlements	Focus of Qualities to Inform Design Principles
1.	N/A	Homes should be low carbon and climate resilient
2.	Thurleigh, Renhold, Great Barford	Responsive to local rural Landscape Character
3.	N/A	Design homes with appropriate parking provision
4.	N/A	Transport and movement futures
5.	Shortstown	Garden Community qualities
6.	N/A	Innovation and futureproofing
7.	Riseley, Harrold	Rural Lanes and 'Ends'
8.	Hinwick.	Consistent character
9.	N/A	Self-build and custom housebuilding in the borough
10.	Harrold, Pavenham, Hinwick	Contemporary rural homes that blend well with historic neighbours
11.	Great Barford, Hinwick, Oakley.	Horizontality, verticality and rhythm
12.	Riseley, Pavenham, Harrold, Renhold	Rural brick finish homes.
13.	Harrold, Stagsden, Oakley	Harmony of materials.
14.	Wootton, Pavenham	Symmetry and window locations
15.	Harrold, Shortstown, Pavenham, Stagsden	Rural quiriness and delight
16.	Oakley	Design gables as integral part of homes taking into account roof position and elevation

The total settlement mentions (in the above table) is contained in brackets (right): Stagsden (2), Riseley (2), Thurleigh (1), Renhold (2), Hinwick (3), Pavenham (4), Harrold (5), Oakley (3), Great Barford (2), Wootton (1), Shortstown (2).



Bedford Borough Design Guide:

# **Settlements and Streets**

## Part 2: **Streets**

Bedford Supported  
Living Scheme

Supported Housing

## Section 5.0 Local Distinctiveness Areas

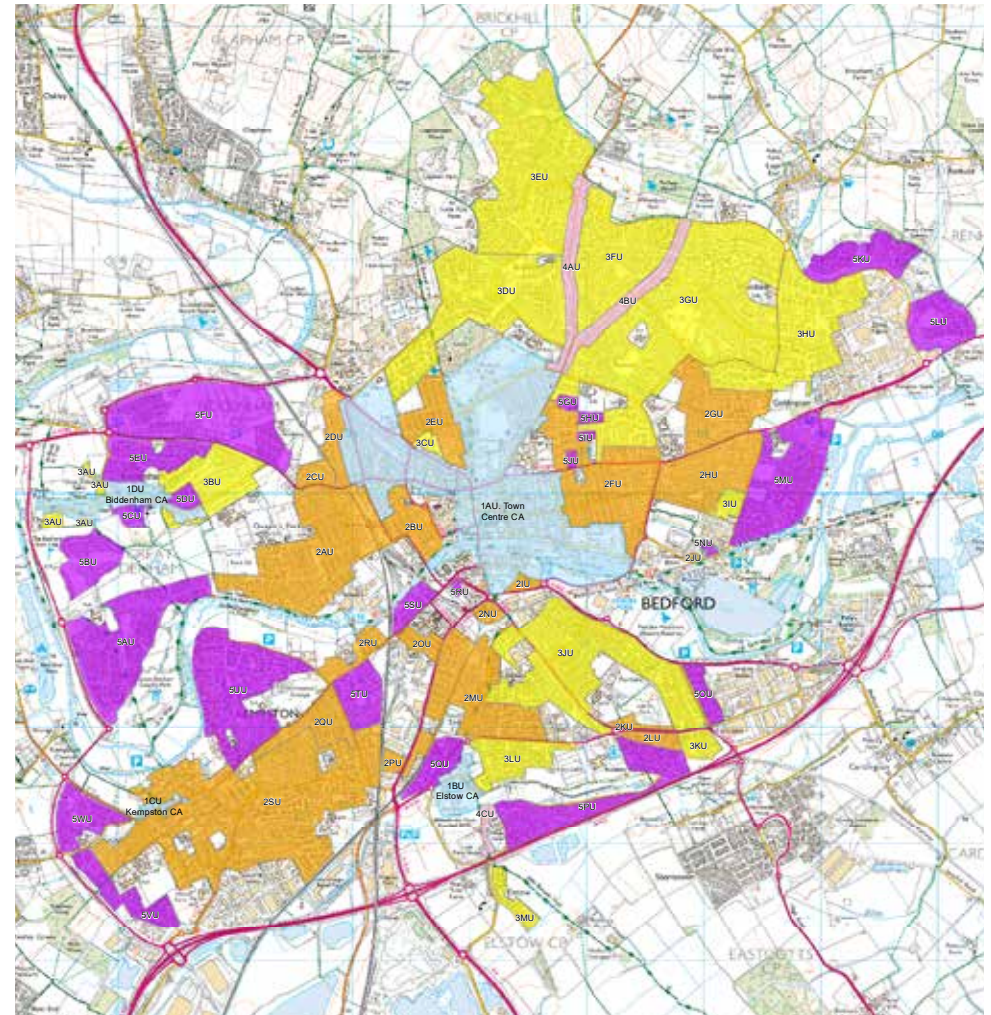
**x4 Light blue (1AU-1DU) – Conservation Areas**

**x19 Orange (2AU-2SU) – 19th / Early 20th Century Residential Development**

**x16 Yellow (3AU-3MU) – Suburban Residential Development, 1950 – 1980  
(Predominantly semi-detached / terraced)**

**x3 Pink (4AU-4CU) – Residential Development 1950 – Present  
(Larger, detached dwellings on larger plots)**

**x25 Purple (5AU-5WU) – Newer / Recent Residential Development 1980 – Present  
(Predominantly larger urban extensions)**



## Streets within the Local Distinctiveness Areas

Within each local distinctiveness area typical streets have been chosen and their characteristics and qualities identified.

### Light Blue (Conservation Areas)

- 1AU Town Centre
- 2AU Elstow
- 3AU Kempston
- 4AU Biddenham
- **TOTAL: 4**

(No streets analysed as covered by separate conservation area appraisals)

### Orange (19th / Early 20th Century)

- 2AU Raleigh Street
- 2BU Battison Street
- 2CU Beverley Crescent
- 2DU Grafton Road
- 2EU Prime Ministers
- 2FU Shaftsbury Avenue
- 2GU Manor Road
- 2HU Risborough Road
- 2IU Kingsbrook Road
- 2JU Off Barkers lane
- 2KU Harrowden Road
- 2LU Harrowden Road
- 2MU Brackley Road
- 2NU St Leonards
- 2OU Victoria Road
- 2PU Harefield Avenue
- 2QU Thornton Street
- 2RU Marlborough Park and Whitbread Avenue
- 2SU Highfield Road
- **TOTAL: 19**

### Yellow (Suburban, 1950 - 1980)

- 3AU Duck End Lane
- 3BU Darlow Drive
- 3CU Chandos Street
- 3DU Mallard Hill
- 3EU Hamble Road and Orwell Close
- 3FU Foxlease and Brecon Way
- 3GU Putnoe Street and Cheviot Place
- 3HU Fieldside
- 3IU Roseby Way
- 3JU Faldo Road
- 3KU Duchess Road
- 3LU Gostwick Road
- 3MU Pear Tree View
- **TOTAL: 16**

### Pink (1950 - Present, Larger Residential)

- 4AU Kimbolton Road
- 4BU Putnoe Lane
- 4CU Wilstead Road
- **TOTAL: 3**

### Purple (1980 - Present, Newer Residential / Larger Urban Extensions)

- 5AU Greenkeepers Road
- 5BU St. Mellion Drive
- 5CU Vicars Close
- 5DU The Paddock
- 5EU Deep Spinney and Hampden Court
- 5FU Windmill Hill and Dragonfly Crescent
- 5GU Amberley Gardens
- 5HU Crediton Close
- 5IU Bradgate Road
- 5JU Appledore Road
- 5KU Langlands Road
- 5LU Thor Drive
- 5MU Clover Avenue
- 5NU Maia Close
- 5OU Arlburgh Close
- 5PU Melrose Drive
- 5QU Hillsden Avenue
- 5RU Holme Street
- 5SU Usher Close
- 5TU Walcourt Road
- 5UU Foster Road
- 5VU Hilton Close
- 5WU Crowsley Road
- **TOTAL: 25**

**Total Streets: 63 ( 19 Orange + 16 Yellow + 3 Pink + 25 Purple )**

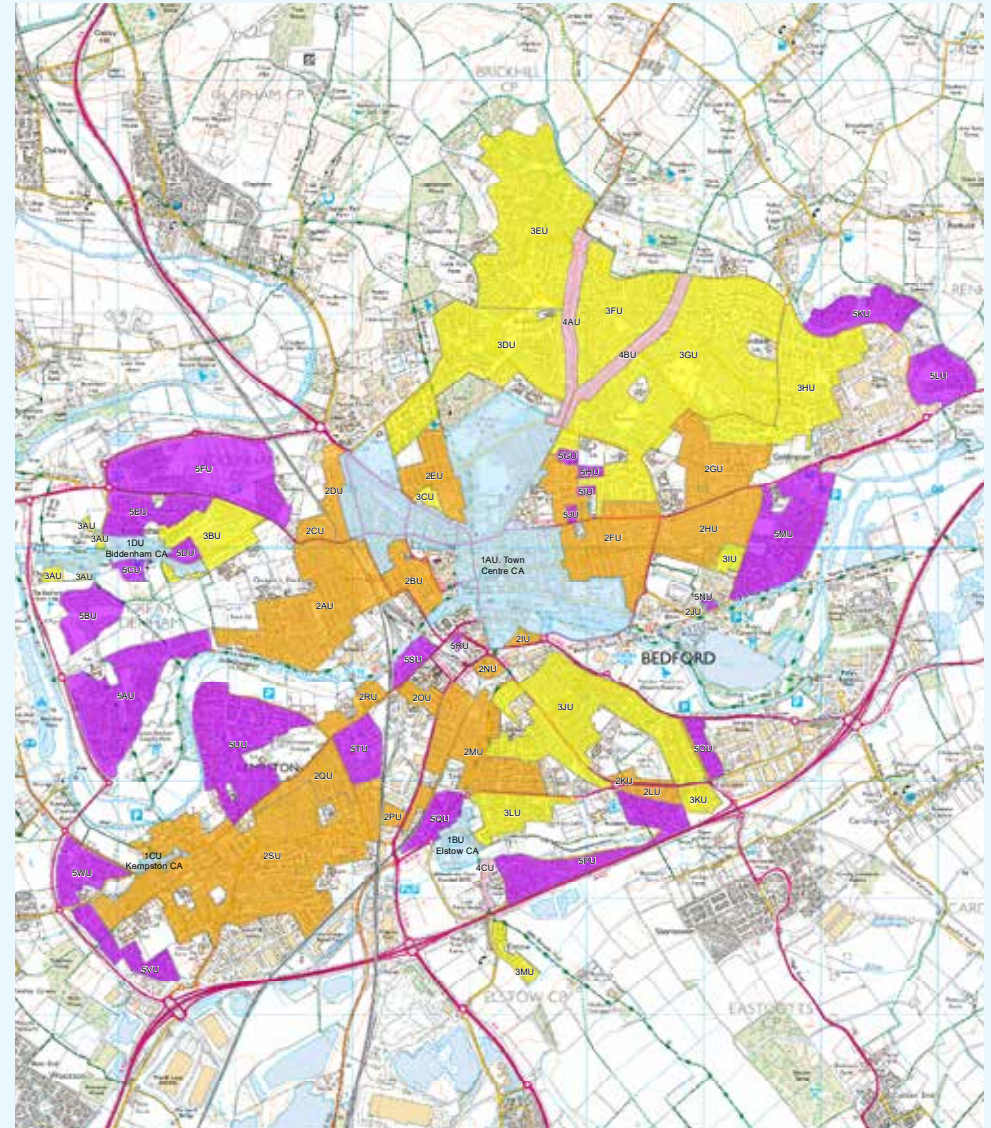
## Section 5.1 Conservation Areas

### Light Blue 1AU-1DU

- 1AU – Town Centre
- 1BU – Elstow
- 1CU – Kempston
- 1DU – Biddenham

Total: 4

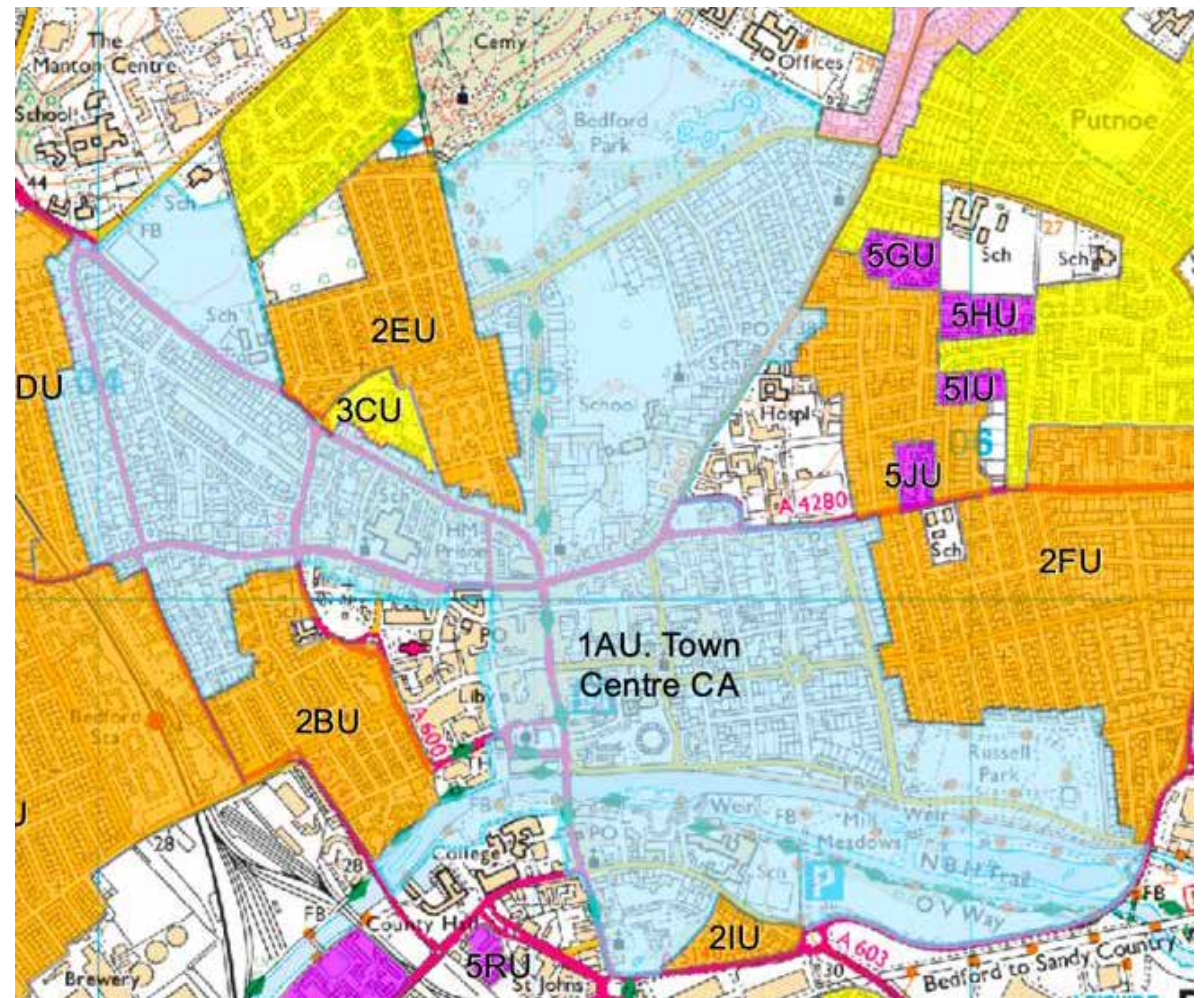
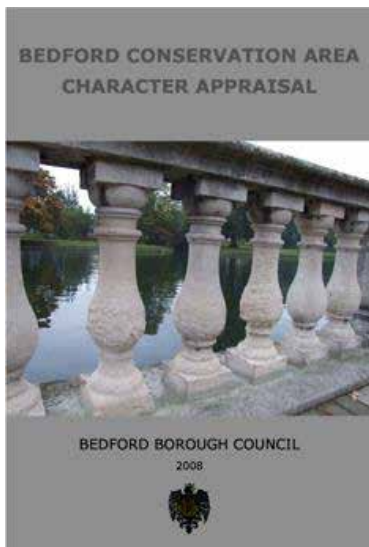
Note: Three of the conservation areas (Town Centre, Elstow and Biddenham) are covered by separate guidance. Links to this guidance are provided on pages 103, 104 and 106. Kempston has no specific conservation area character appraisal.



## Area 1AU - Town Centre Conservation Area

### Light Blue - Town Centre Conservation Area

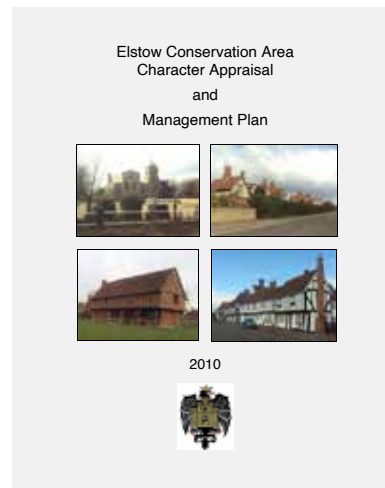
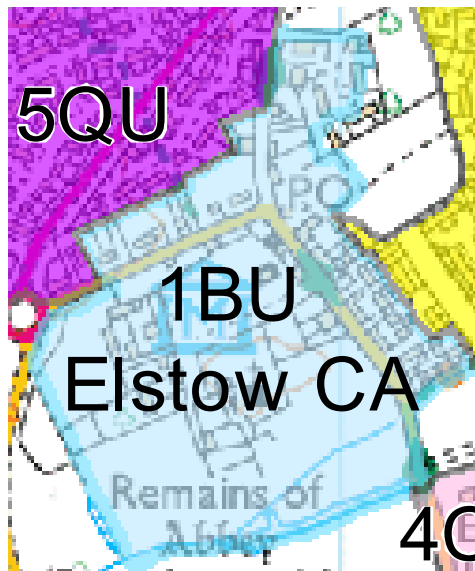
This area is covered by the [Bedford Conservation Area Character Appraisal](#)



## Area 1BU - Elstow Conservation Area

### Light Blue - Elstow Conservation Area

This area is covered by the [Elstow Conservation Area Character Appraisal and Management Plan](#).





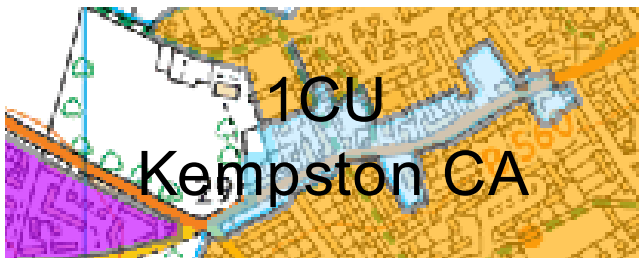
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## Area 1CU - Kempston Conservation Area

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### Light Blue - Kempston Conservation Area

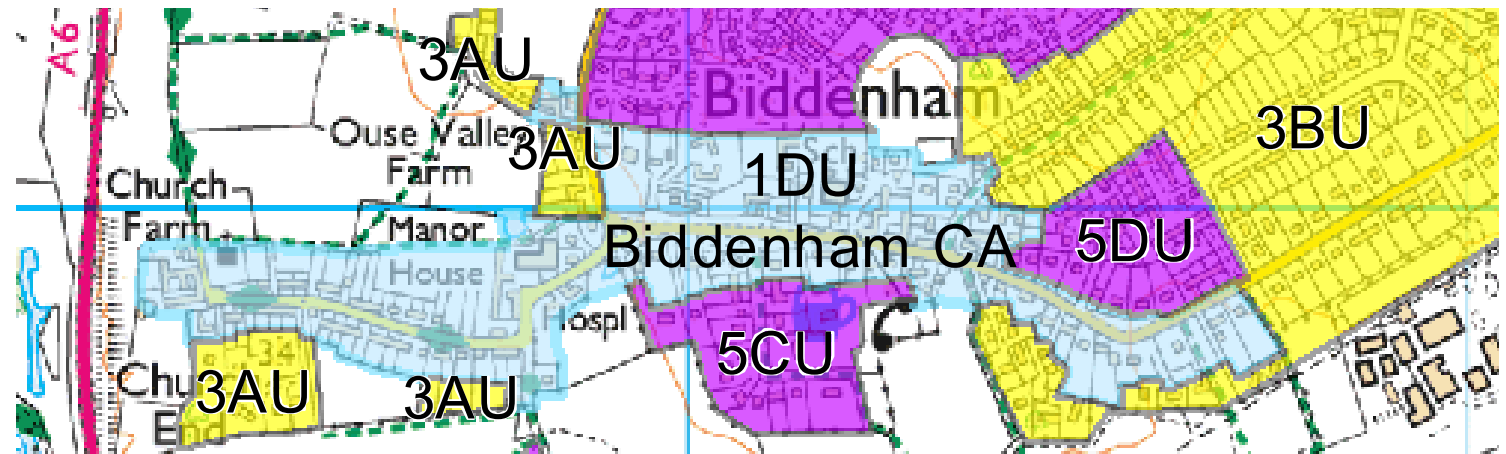
No specific Conservation Area Character Appraisal.



## Area 1DU - Biddenham Conservation Area

### Light Blue - Biddenham Conservation Area

This area is covered by the [Biddenham Conservation Area Character Appraisal and Management Plan](#).



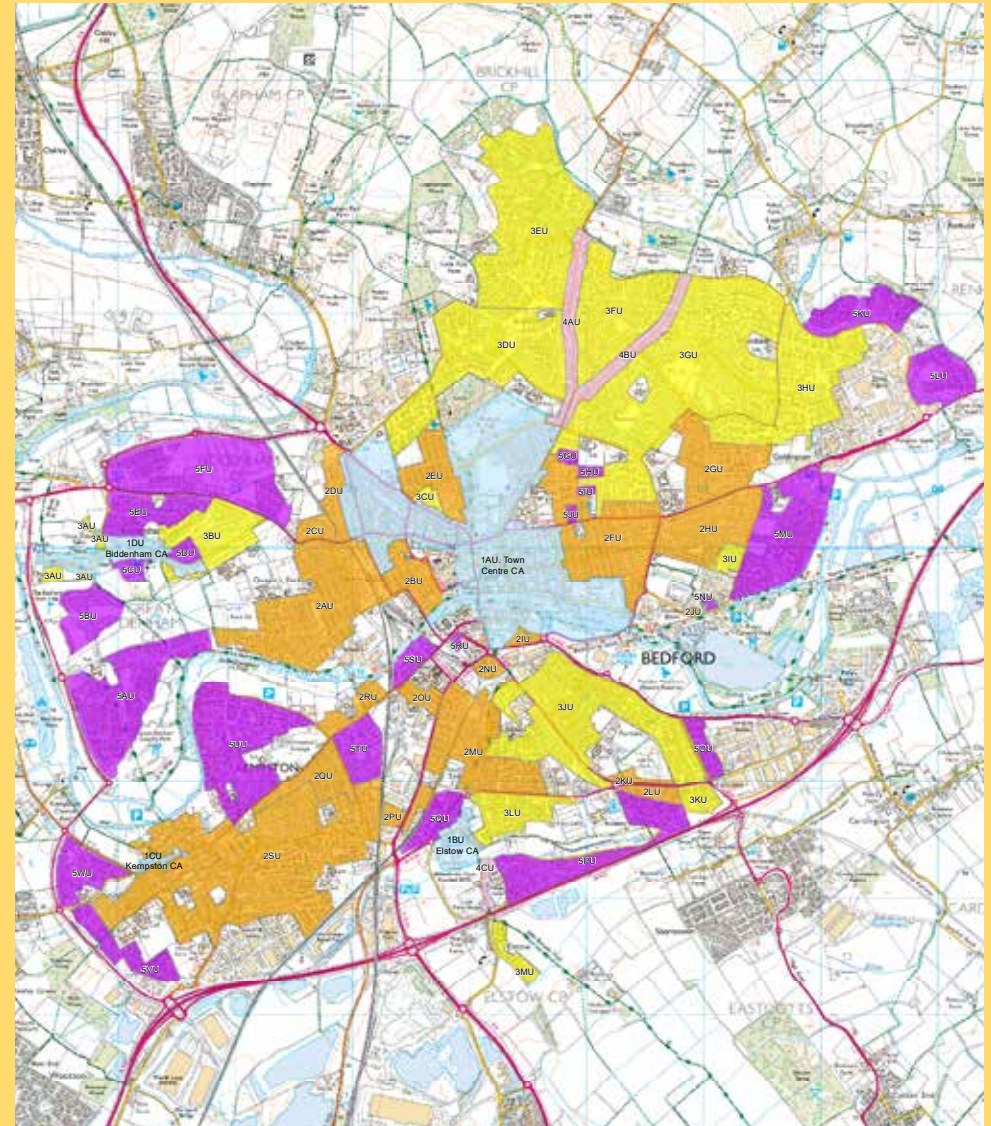
## Section 5.2 19<sup>th</sup> / Early 20<sup>th</sup> Century Residential Development

### Orange (2AU-2SU)

- 2AU – Raleigh Street
- 2BU – Battison Street
- 2CU – Beverley Crescent
- 2DU – Grafton Road
- 2EU – Prime Ministers
- 2FU – Shaftsbury Avenue
- 2GU – Manor Road
- 2HU – Risborough Road
- 2IU – Kingsbrook Road
- 2JU – Off Barkers lane
- 2KU – Harrowden Road
- 2LU – Harrowden Road
- 2MU – Brackley Road
- 2NU – St Leonards
- 2OU – Victoria Road
- 2PU – Harefield Avenue
- 2QU – Thornton Street
- 2RU – Marlborough Park and Whitbread Avenue
- 2SU – Highfield Road

Total: 19

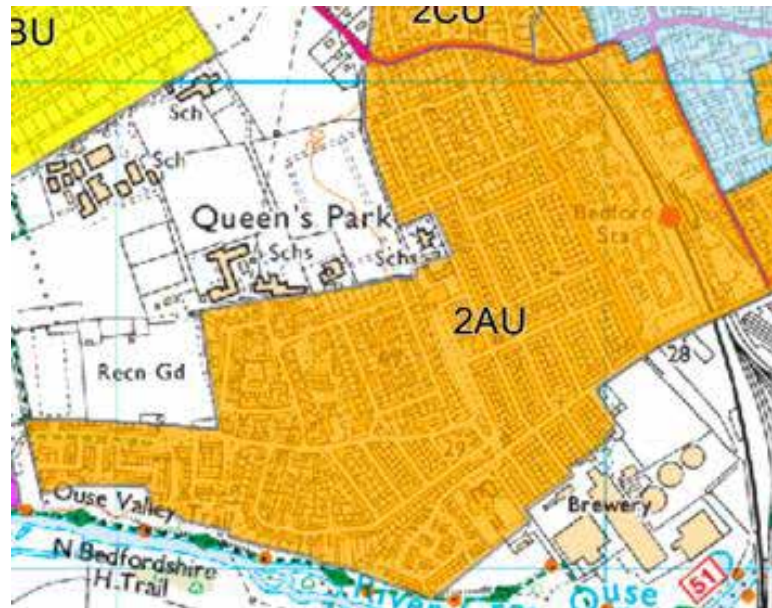
Note: A total of 19 separate 19<sup>th</sup> / early 20<sup>th</sup> century 'orange' sub areas were identified and the qualities and characteristics of each are captured in the following pages.



## Area 2AU - eg. Raleigh Street, Bedford

*Italicised text denotes more consideration needed to improve character.*

- A. There is a brewery at one end of the road, and no green infrastructure resulting in a stark street scene.
- B. The top end of the street is hemmed in by blank walls - uniform housing only begins a third/half way down street. *Very little green infrastructure in Raleigh Street.*
- C. Terraced houses set back from street with front areas, recessed doorways and bay windows. Typical of Edwardian housing.



B. Blank walls at entrance to street



A. Brewery and limited greenery in street



C. Terraced homes

## Area 2BU - eg. Battison Street, Bedford

*Italicised text denotes more consideration needed to improve character.*

- A. An extra story at the entrance to Battison Street adds scale and a sense of gateway.
- B. Monopitch roof.
- C. Traffic calming reduces speeds and offers the opportunity to introduce green infrastructure but *care needed to retain and enhance the directional architectural qualities of street introducing more organic forms.*
- D. Simple terrace form. Upstand parapet wall dividing the homes. *Care needed with new window placement to retain depth of wall by setting windows back into the reveal.*



A. 3 storey at road entry



B. Monopitch roof



C. Traffic calming mid street



D. Typical terrace home

## Area 2CU - eg. Beverley Crescent, Bedford

- A. Dramatic Crescent has strong legibility from the aerial shot with homes facing each other and fronting the street.
- B. Large detached home at entrance to Beverley Crescent. Front and side elevations have detail and visual interest turning the corner with style.
- C. Render and red brick semi-detached. All properties well detailed with stone lintels, tiled roof and timber boards as part of the gable detail (right-hand image).



A. Beverley Crescent



B. Imposing corner residence



C. Imposing semi-detached symmetry in both examples



C.

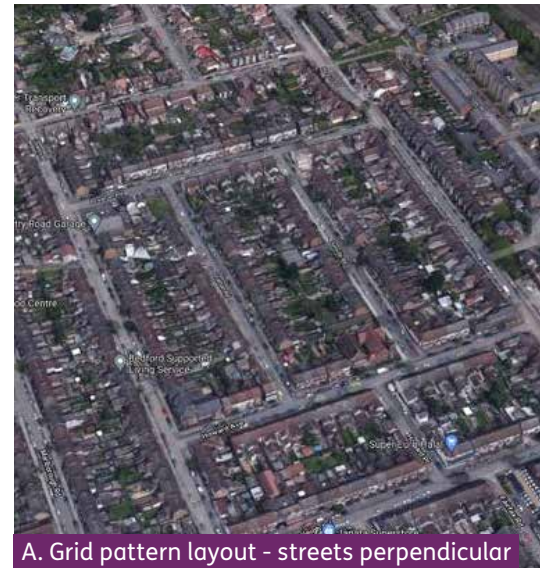


D. Elegant semi-detached repetition and crescent makes for a dramatic sweep

## Area 2DU - eg. Grafton Street, Bedford

*Italicised text denotes more consideration needed to improve character.*

- A. Streets perpendicular with back to back houses.
- B. *Entrance way shelter created by unusual and inappropriate canopy over. Poor use of stone cladding at ground floor level.*
- C. More conventional bays with hipped roofs. Shelter created at entrance by recessed doorways.
- D. Corner plots with very long back gardens and associated garden walls.





## Area 2EU - eg. Prime Ministers, Bedford

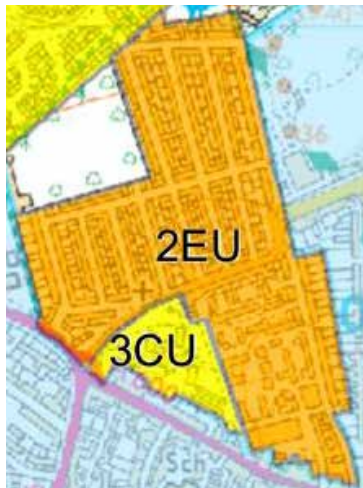
- A. Victorian/Edwardian terraces to the north of the town.
- B. North part larger houses with front areas creating recessed front entrances. Uniform house types.
- C. South part of area smaller houses with little/no front area. Front doors open onto street. Wider area includes Bedford 'Victorian' Park to the east. Streets contain local pubs and shops. Parking issues. Courtyard gardens mean little private amenity space.



A. Perpendicular street pattern, terracing



B. Gladstone Street (north end)



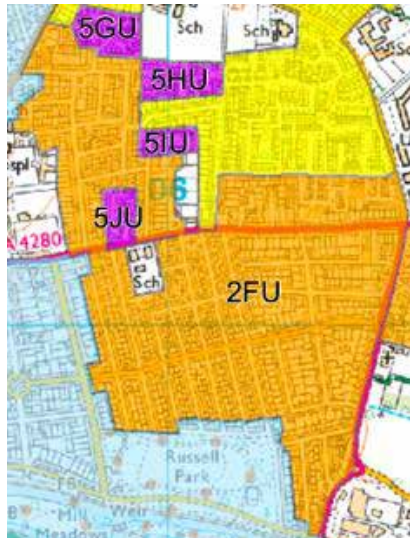
C. Gladstone Street (southern end)



C. Garfield Street

## Area 2FU - eg. Shaftsbury Avenue, Bedford

- A. Strong and confident spatial planning forms a dramatic aerial shot.
- B. Homes look across to mature green space.
- C. Gateways to street with homes turning the corners elegantly with distinct and different architectural expression.



B. Architectural rhythm facing out onto mature green space



A. Aerial spatial drama



C. Distinct and differing ways to elegantly turn corners

## Area 2GU - eg. Manor Road, Bedford

- A. Strong semi-detached form with hipped roof, protruding bays and recessed entrance area.
- B. Gable extends down to ground floor level.
- C. Same basic semi-detached house type in street but variety achieved through differing external wall finishes and expression.



A. Render and tile hanging



B. Render and timber



C. Variety of wall finishes used in the same semi-detached house type including brick, render, timber and painted

## Area 2HU - eg. Risborough Road, Bedford

- A. Legible spatial planning.
- B. Legibility reflected in cross sectional street view.
- C. Hipped roof semi-detached with subtle variations eg. square/rounded bays, use of render to upper floor. Eaves overhang protects top of external wall from exposure to the elements.



A. Directional roads - strong legibility



B. Elegant juxtaposition between homes - garden, hedge/wall, pavement, street



C. Semi-detached in brick and render with bay variations



C.

## Area 2IU - eg. Kingsbrook Road, Bedford

- A. Classic semi-detached homes in a variety of architectural expression.
- B. Elegant layout with hipped roofs to many of the semi-detached homes and associated garages. Semi-detached front elevations are not uniform and variety is created by differing bay expressions, entrance areas and finishes.



A. Hipped porch canopies



A. Aggrandised bays



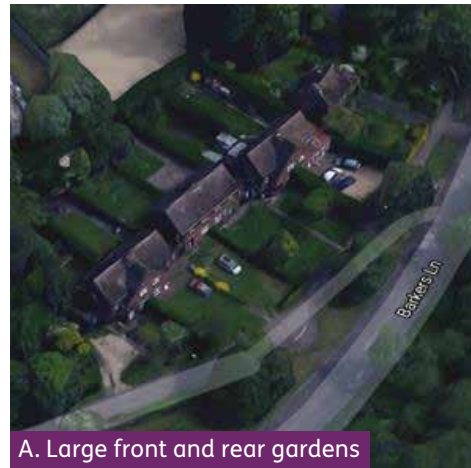
A. Gables extend to ground floor



B. Predominantly semi-detached with a smaller number of detached - elegant layout and place

## Area 2JU - eg. off Barkers Lane, Bedford

- A. Unusually large front and rear gardens.
- B. Flat faced semi-detached with very little articulation of the facade.
- C. Homes set back from the main road.
- D. Protruding gable variation to semi-detached.



A. Large front and rear gardens



B. Flat fronted semi-detached



C. Relationship of homes to footpath and street



D. Gable variation to front elevation

## Area 2KU and 2LU - eg. Harrowden Road, Bedford

- A. Victorian semi-detached.
- B. Gable ended homes with relatively large area of glazing.
- C. 'A' and 'B' located on opposite sides of the street. Significant street variation. Semi-detached homes with bays and detached homes with canopies to bay and entrance. Tree planting on both sides of the street. Changes of level. Street parking.



A. Victorian semi-detached



B. Detached gable ended



C. Wide distance between homes with relatively small front gardens, pavement and green infrastructure (trees/grass), carriage way with parking

## Area 2MU - eg. Brackley Road, Bedford

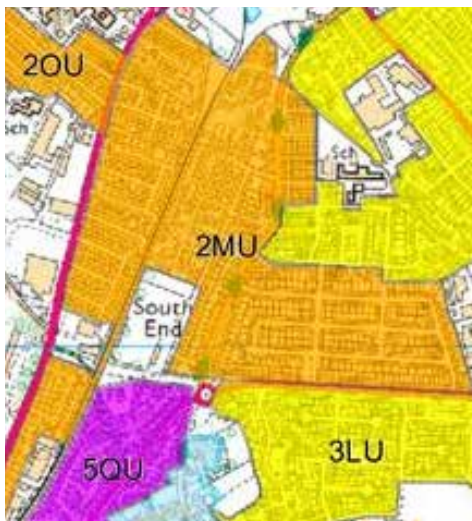
- A. Hipped roof, large chimneys and bays. Solid and imposing.
- B. Typically hipped suburban semi-detached with intricate tile hanging to bay.
- C. Strong directional qualities of street and homes on it. Limited green infrastructure/planting.
- D. Detached. Recessed front door. Hipped roof and ornate detailing of the barge boards.



A. Terrace of bay fronted homes



B. Suburban semi-detached. Half round tile hanging to bays



C. Directional qualities of street and rhythm of homes



D. Detached bay fronted



## Area 2NU - eg. St. Leonard's Street, Bedford

*Italicised text denotes more consideration needed to improve character.*

- A. Plan of St. Leonard's Street.
- B. *Smaller homes. Limited public greenery. Flat fronted buildings with little detail. Terraced housing with no breaks. Small front areas for houses. No art to street - functional features only - parking meters, telephone poles, electricity substation.*
- C. *Newer houses to south/cul-de-sac part of street includes green verges, driveways and porches.*



A. Plan of St. Leonard's Street



B. Repetitive row of terrace



C. Newer St. Leonard's homes



C.

## Area 20U - eg. Victoria Road, Bedford

*Italicised text denotes more consideration needed to improve character.*

- A. Rendered 3 storey apartments.
- B. Symmetry in the structure. Window and recess variations. Hipped roofs.
- C. *Victoria Road streetscape.*
- D. *Some visual clutter eg. exposed external drainage and downpipes.*
- E. Chunky detailing eg. arch and columns over recessed entrance area.



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## Area 2PU - eg. Harefield Avenue, Bedford

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- A. Classic 1930's semi-detached homes. Fully rendered with exposed brick arch detail. Curved bay windows with gable over.
- B. Brick ground floor with brick corner detail to upper floor. Rendered first floor. Recessed entrance area with brick arch. Brick front garden wall with concrete coping and insets to right hand property.



A. Render with exposed brick arch



B. Brick ground floor with rendered upper

## Area 2QU - eg. Thornton Street, Bedford

*Italicised text denotes more consideration needed to improve character.*

- A. A small number of homes with chequerboard red and yellow brickwork.
- B. Brick ground and render upper (B1). *Poor glazing proportions on extension (B2).*
- C. Historic brick homes with elegant entrance detailing (C1) *in contrast with new homes with poor proportions and detail (C2).*
- D. Historic yellow brick homes with red brick details (D1). *Stone cladding an unwelcome addition to suburban semi-detached homes (D2).*



A. Chequerboard



B1. Render and brick



B2. Render and brick



C1. Red brick



C2. Red brick



D1. Yellow brick



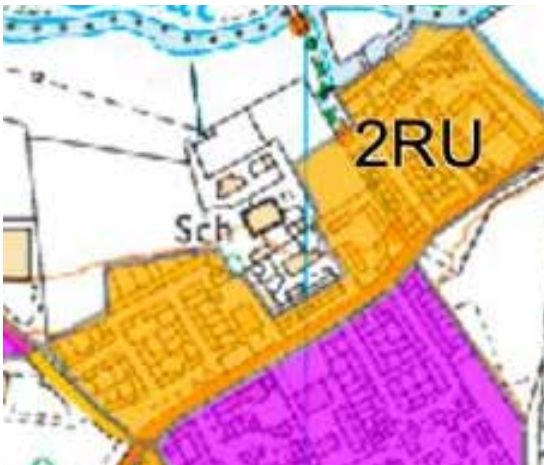
D3. Yellow cladding



## Area 2RU - eg. Marlborough Park and Whitbread Avenue, Bedford

*Italicised text denotes more consideration needed to improve character.*

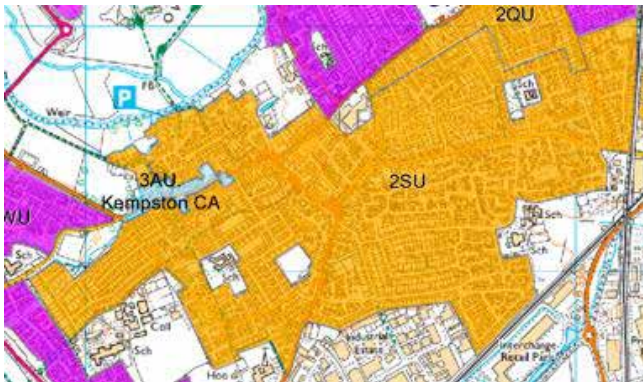
- A. Marlborough Park.  
Hipped semi-detached (A1).  
Modern detached (A2).
- B. Whitbread Avenue terrace repetition (B1). *Care needed introducing new roof profiles to historic terracing bays (B2).*



## Area 2SU - eg. Highfield Road, Bedford

### Semi-detached homes with hipped roofs

- A. Elegant curved bays with hipped roofs over.
- B. Square bays with hipped roofs over.
- C. Semis with curved bays and differing roof profiles. Hipped (left) and gable (right). Subtle variations add variety but the overall effect is harmonious.



A. Hipped main roof and bays - walls in render



B. Hipped main roof and bays - walls in brick



C. Semi-detached with differing roof profiles over the bay windows

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## Summary: 19<sup>th</sup> / Early 20<sup>th</sup> Century Residential Development

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### General Principles of Local Distinctiveness

Areas colour coded orange can generally be found closer to the core of the town, built in the late 19<sup>th</sup> or early 20<sup>th</sup> century.

#### Common characteristics of these areas include:

- A mix of housing types from detached to terraced.
- Well proportioned façade with common door and window treatments.
- Recessed doorways that allow for formation of exterior porch.
- Waist high boundary wall to create outdoor area just outside house.
- Strong frontages facing onto streets.
- Generally denser feeling than yellow areas.
- Strong, linear road directions grid patterns rather than cul-de-sacs.
- Less green infrastructure concentrated more into formal parks rather than informal, more individual areas.
- Lack of parking due to age of areas.

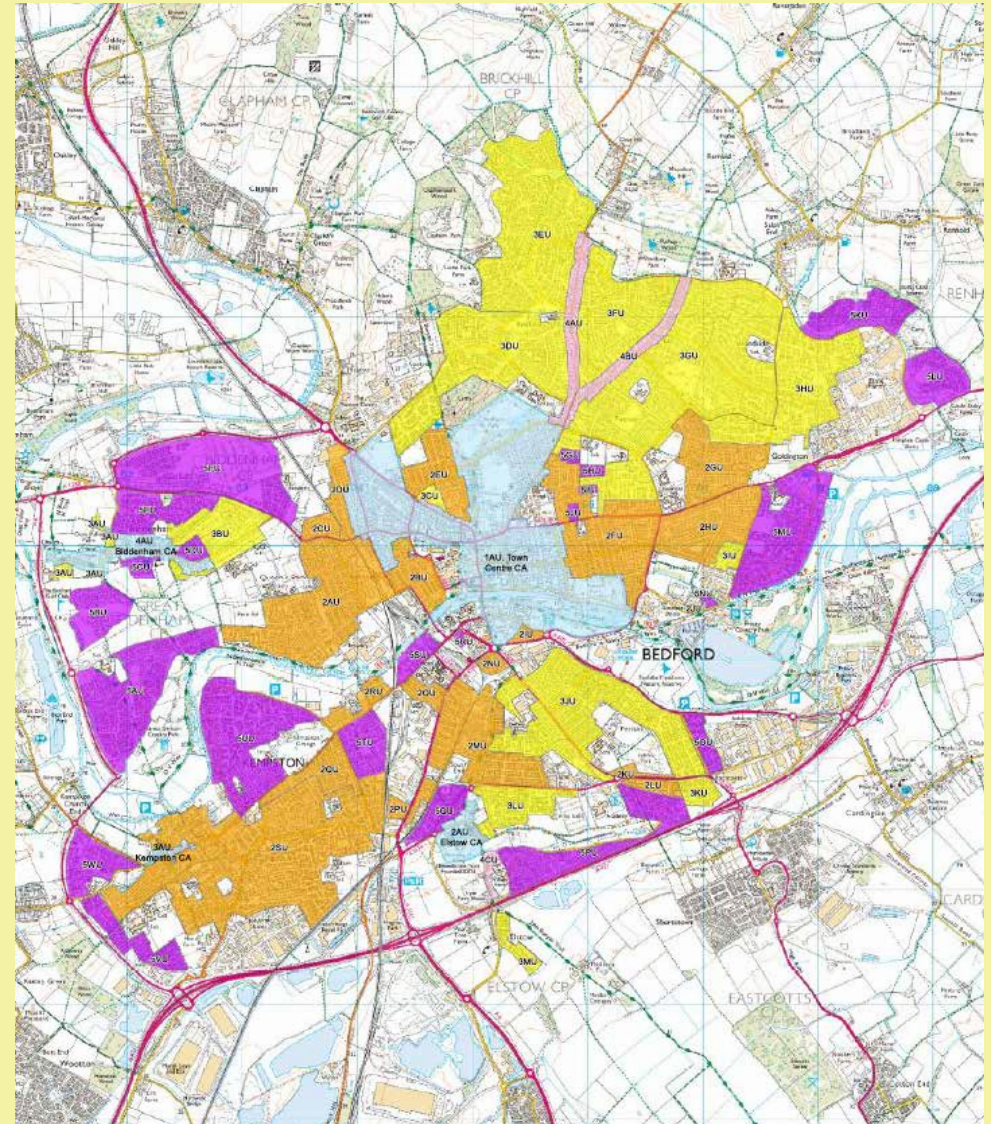


## Section 5.3 **Mostly Suburban Residential Development 1950 – 1980**

*Predominantly Semi-Detached / Terraced Yellow 3AU-3MU*

- 3AU – Duck End Lane
- 3BU – Darlow Drive
- 3CU – Chandos Street
- 3DU – Mallard Hill
- 3EU – Hamble Road and Orwell Close
- 3FU – Foxlease and Brecon Way
- 3GU – Putnoe Street and Cheviot Place
- 3HU – Fieldside
- 3IU – Roseby Way
- 3JU – Faldo Road
- 3KU – Duchess Road
- 3LU – Gostwick Road
- 3MU – Pear Tree View

Total: 16





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## Area 3AU - eg. Duck End Lane, Bedford

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Suburban eclectic mix of homes using a variety of materials.



A. (A) Hipped roof and rendered walls



B. Historic brick and tile with regular gables



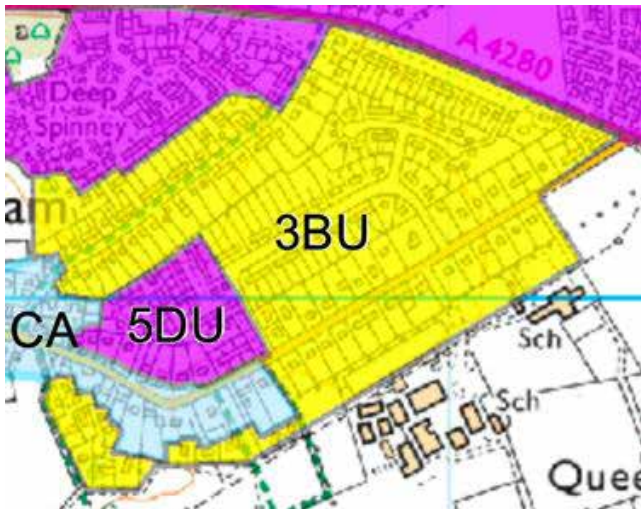
C. Contemporary tile roof and brick walls



D. Modern brick and render walls

## Area 3BU - eg. Darlow Drive, Bedford

- A. Exceptional green infrastructure.
- B. Rear garden hedges form the entrance to Darlow Drive off Biddenham Turn.
- C. Large homes and back gardens, legibly planned.



A. Mature trees / planting



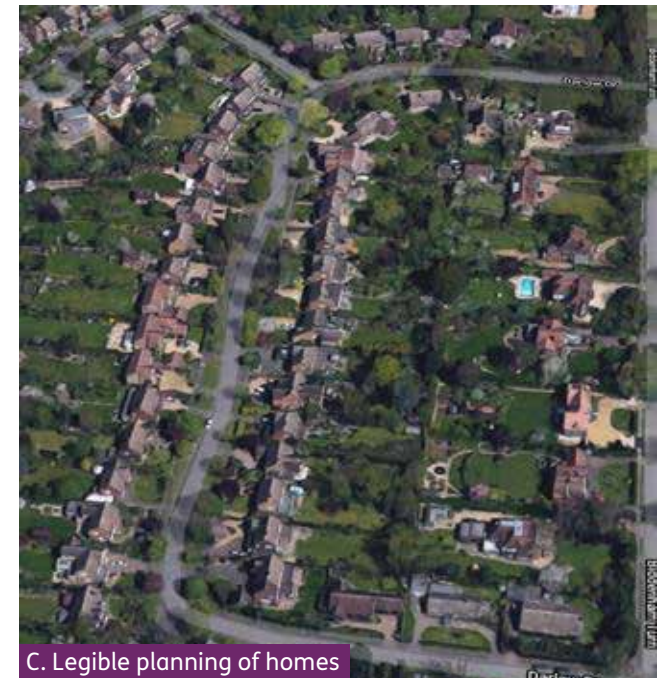
B. Gardens at entrance to Darlow Drive



A. Homes set in mature trees



A. Homes set in mature planting



C. Legible planning of homes

## Area 3CU - eg. Chandos Street, Bedford

*Italicised text denotes more consideration needed to improve character.*

*Chandos Street has high rise contrasting with 3 storey housing provision. Issues of scale and proximity of very different types of homes/ accommodation.*



A. High rise



B. Adjacent housing scale



C. Housing in shadow of high rise



D. High rise balconies

## Area 3DU - eg. Mallard Hill, Bedford

*Italicised text denotes more consideration needed to improve character.*

- A. Brick suburban semi-detached with rendered front elevations. Mature hedges.
- B. Terraced homes predominantly brick. Change of level. *Very little articulation on the facades.*
- C. Roads, green routes and buildings generally run straight/ perpendicular.



A. Suburban semi-detached



B. Terraced homes



C. Directional qualities of roads, green routes and buildings



## Area 3EU - eg. Hamble Road, Bedford

*Italicised text denotes more consideration needed to improve character.*

- A. Detached homes divided by mature hedging. Integral garage. *Plain brick facades with little or no articulation.*
- B. *Mature planting but limited and sporadic.*
- C. Curved roads provide a foil to straight runs of homes some of which are set back to address the curved streets. Some large plots/gardens particularly where the housing meets the countryside edge.



A. Detached homes



B. Limited / mature planting



C. Regular patterns of housing set within irregular road layouts

## Area 3EU continued - eg. Orwell Close, Bedford

*Italicised text denotes more consideration needed to improve character.*

- A. Brick suburban semi-detached with tile hanging.
- B. Brick and boarded bungalow.
- C. Suburban housing comprising detached, semi-detached, terrace, bungalows and flats up to 7 stories.  
*Limited shared green space in the housing areas. Larger green space around the edges.*



A. Suburban semi-detached



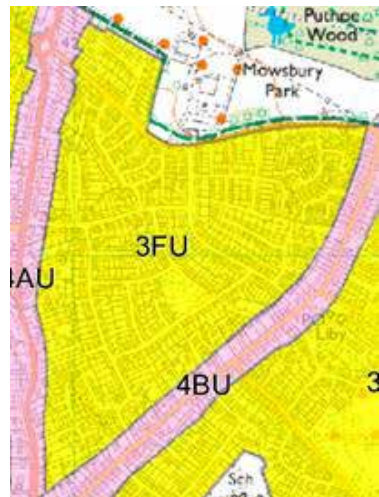
B. Bungalows



C. Area 3EU - suburban housing dominates

## Area 3FU - eg. Foxlease, Bedford

- A. Brick suburban semi-detached with integral garage.
- B. Space for at least 1, sometimes 2 to 3 cars off road with some on road parking.
- C. Generous central shared green space accessible to all homes. Mature planting. Defensible space to homes created by low walls, hedges and other planting. Curved shaping of roads and orientation of end homes adds interest and variety to the layout.



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## Area 3FU continued - eg. Brecon Way, Bedford

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- D. Homes built with flat roof to garage and entrance area. Some have retrofitted pitched roofs (left).
- E. Low carbon 'photovoltaic' technology integration on the roof for electricity generation.
- F. Brick detached homes with tile and timber boarding to front elevation.
- G. Wide streets with homes set back. Relatively informal, generous and mature green infrastructure softens the streetscape.





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## Area 3GU - eg. Putnoe Street, Bedford

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- A. Brick arches and recessed entrance doors.
- B. Differing styles of semi-detached.
- C. Strong green infrastructure along Putnoe Street.  
Brick and render are the most dominant materials.



## Area 3HU - eg. Fieldside, Bedford

*Italicised text denotes more consideration needed to improve character.*

- A. Rows of terrace broken with set backs.
- B. *Garaging separated from homes in long runs creates poor and difficult to manage external spaces in terms of security.*
- C. *Homes front onto side walls of adjacent homes and/or back fences which is poor in place-making terms.*



## Area 3IU - eg. Roseby Way, Bedford

*Italicised text denotes more consideration needed to improve character.*

- A. *Care needed with entrance areas which add amenity but can look incongruous and out of scale on the front of homes.*
- B. Overall, reasonably harmonious street of semi-detached homes with mature trees and planting although entrance area additions are overly prominent.



## Area 3JU - eg. Faldo Road, Bedford

*Italicised text denotes more consideration needed to improve character.*

- A. Render and symmetry in this pair of semi-detached (A1). Curious deployment of coloured (red) render in this home (A2).
- B. *Run of homes (right) looking out onto end walls of homes in street opposite and side fencing (left) is not ideal in terms of creating a quality streetscape.*
- C. Strong use of symmetry in these terrace homes including hips to main roof and gable centre.



A1. Rendered homes



A2. Rendered homes



B. Homes right, look out onto end walls of homes opposite and garden fencing

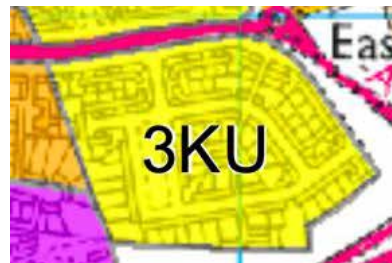


C. Symmetry deployed in these terrace homes

## Area 3KU - eg. Duchess Road, Bedford

*Italicised text denotes more consideration needed to improve character.*

- A. Semi-detached homes with hipped roof bay windows to ground floor.
- B. *Front extensions to a pair of semi-detached homes both with mono pitch roofs. Creates some odd relationships and spaces between the extensions.*
- C. *Aerial of the entire 3KU area. Central garaging behind homes creates significant requirement for hardstanding and it appears as though it is used to a very limited degree with few visible cars.*



## Area 3LU - eg. Gostwick Road, Bedford

*Italicised text denotes more consideration needed to improve character.*

- A. Semi-detached homes with dormer roof projection.
- B. *Modified semi-detached with extension. Care needed to create harmony in new dormer roof extension.*
- C. Directional qualities of routes with change of direction generally perpendicular.
- D. Living over the shop.  
Flats with shared access stairs between the units.



A. Symmetrical semi-detached



B. Modified semi-detached



C. Orthogonal planning



D. Living over the shop



## Area 3MU - eg. Pear Tree View, Bedford

*Italicised text denotes more consideration needed to improve character.*

- A. *Hipped canopies are not harmonious with the main roofs of these detached homes.*
- B. Differing elevational treatments of this pair of semis. The overall effect is reasonably harmonious as the key components of doors and windows are the same size.
- C. Dominant green infrastructure surrounds the homes creating a strong edge to the homes.



A. Pair of detached with projecting canopies



B. Semis with differing elevational treatments



C. Aerial shot of area 3MU



C. Pear Tree view on the edge of the housing is bounded by mature trees

## Summary: Mostly Suburban Residential Development 1950 – 1980

*Predominantly Semi-Detached / Terraced*

### General Principles of Local Distinctiveness

Areas colour coded yellow are generally considered suburban dwellings built between the 1950s - 1980s as part of an expansion of Bedford.

#### Common characteristics of these areas include:

- Set back houses on ample plots that include a front garden or patio
- Largely detached or semi-detached
- Predominantly 2 storey though 3 4 storey possible with loft extensions or flatted development
- Common greenspace and trees punctuated throughout the area providing openness and feeling of proportionate development and space
- Dwellings almost universally orientated towards a road
- Common roof lines and materials
- Common window treatments/placement
- A limited variety of façade treatments including tiles, weatherboards or brick
- A limited materials palette that offers a uniform consistency throughout the area
- A hierarchy of roads including wider more travelled routes that pass through the area and tertiary, smaller routes that form cul-de-sacs, smaller through roads or single destinations routes
- Ample tree and hedge planting on roads
- Border treatments are generally low lying, almost definitely no taller than 'head height' and consist of hedges, walls or fences





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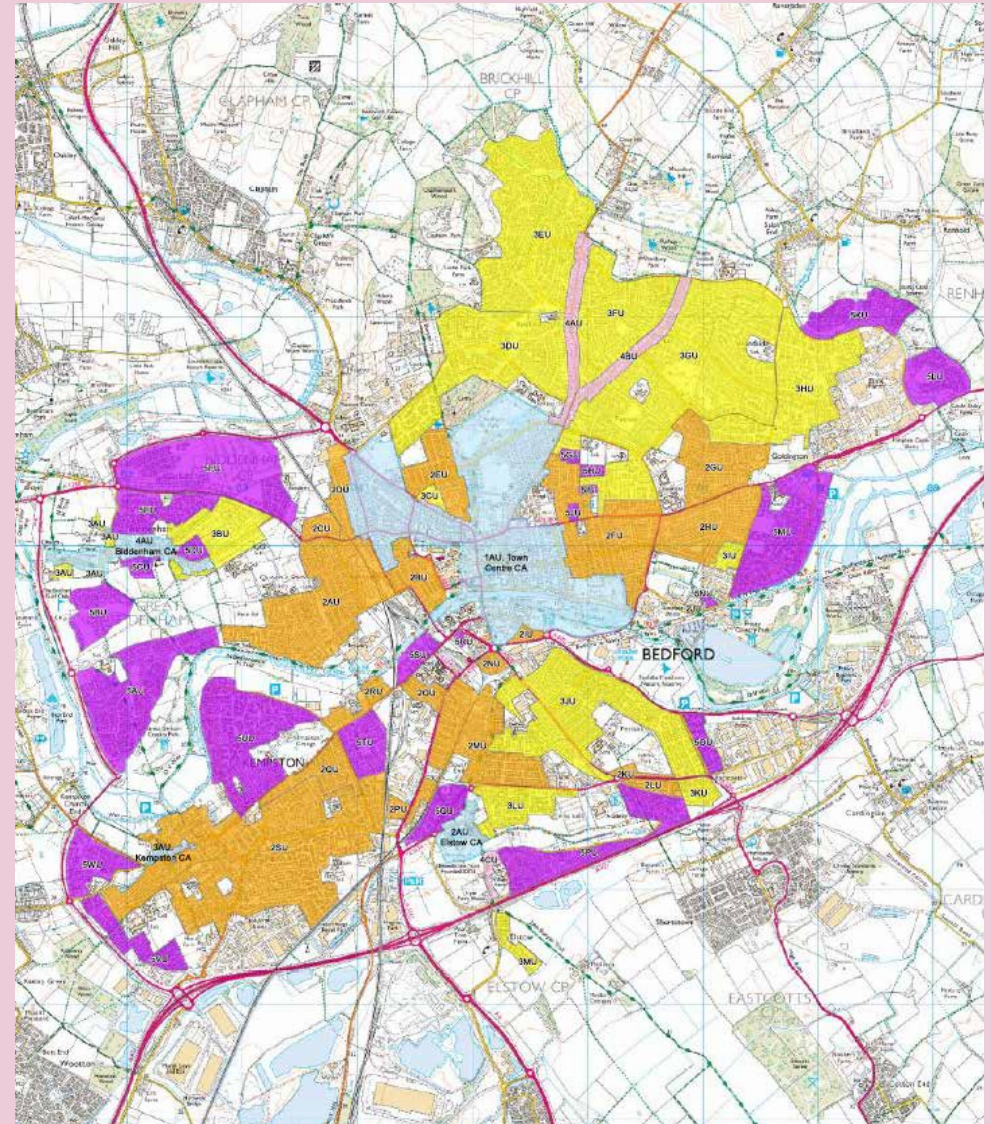
## Section 5.4 Mostly Residential Development 1950 – Present

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*Larger, Detached Dwellings on Larger Plots*  
Pink 4AU-4CU

- 4AU – Kimbolton Road
- 4BU – Putnoe Lane
- 4CU – Wilstead Road

Total: 3



## Area 4AU - Kimbolton Road, Bedford

- A. Large homes with generous front and back gardens. Public space comprises pavement and green strips either side of carriageway.
- B. Detached homes in a range of styles and finishes. This home with white painted render (far right) with hipped and tiled roof has great presence.



A. Mature green infrastructure, pavements and green strips on both sides of the road



B.



B. Large detached houses on Kimbolton Road with large rear gardens and space to the front

## Area 4BU - Putnoe Lane, Bedford

A range of detached modern homes on Putnoe Lane.  
All set back from the street.



A. Home set well back with hardstanding



B. Set well back with front garden



C. Likely extended over garage with odd window size



D. Hipped roof and side extension

## Area 4BU continued - Putnoe Lane, Bedford

*Italicised text denotes more consideration needed to improve character.*

- E. Classic semi-detached homes. Symmetrical, elegant.
- F. Roof space and side extension.
- G. *Modern homes with flat facades and relatively small windows. Care needed to avoid bland external appearance.*
- H. Detached homes with flat roof, hips, gables, brick, timber and white painted finish.
- I. Modern home equivalents in traditional style.



E. Classic semi-detached



F. Extended semi-detached



G. Small windows and flat facade



G. Modern symmetrical home



H. Modern home with flat roof



H. Detached homes. Hips, gables, brick and timber



I. Modern traditional style

## Area 4CU - Wilstead Road, Bedford

*Italicised text denotes more consideration needed to improve character.*

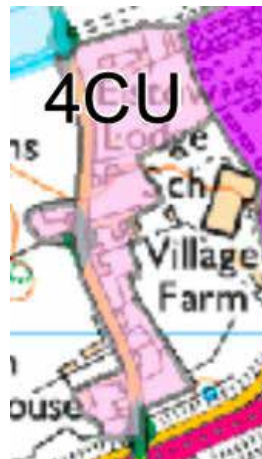
- A. *Bungalow gable of questionable scale to stand out as an entrance area.*
- B. Differing chequerboard brick colours add texture.
- C. Large detached using different brick colours, render and stone lintels.
- D. *Modern home in traditional style. Variation in brick colours. Consider the overall harmony of projecting gable, window sizes and relationships, dormer and porch.*



A. Detached bungalow



B. Differing brick colours



C. Large brick and rendered house



D. Modern home in traditional style

---

## Summary: Mostly Residential Development 1950 – Present

---

*Larger, Detached Dwellings on Larger Plots*

### General Principles of Local Distinctiveness

Areas colour coded pink generally exhibit post war development on large plots.

#### Common characteristics of these areas include:

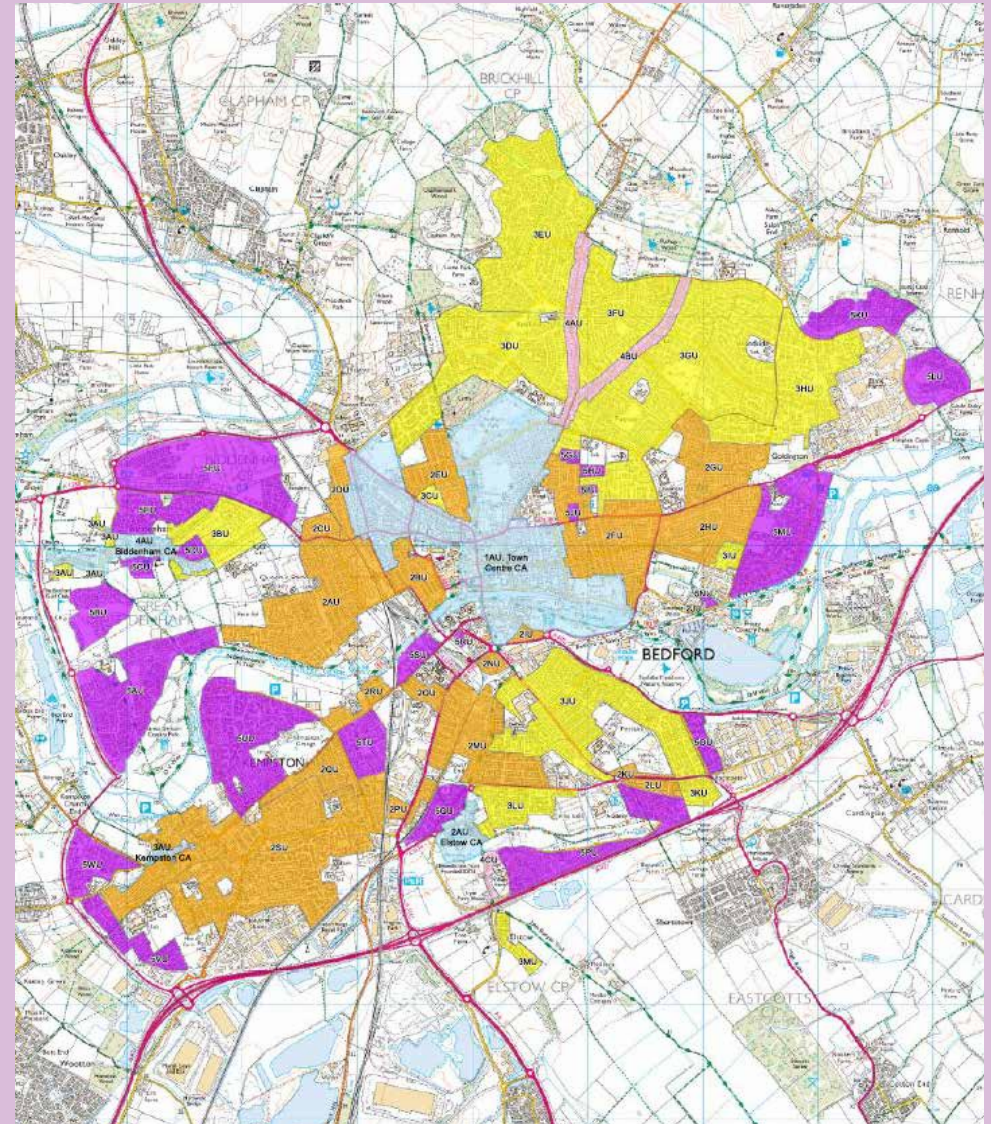
- Large detached dwellings on large plots
- Large driveways with strong boundary treatments
- More individuality in dwelling style
- A sense of increased privacy and width to the roads
- Private parking very little on-street



## Section 5.5 Newer / Recent Residential Development 1980 – Present

Predominantly Larger Urban Extensions  
Purple 5AU-5WU

- 5AU – Greenkeepers Road
  - 5BU – St. Mellion Drive
  - 5CU – Vicars Close
  - 5DU – The Paddock
  - 5EU – Deep Spinney and Hampden Court
  - 5FU – Windmill Hill and Dragonfly Crescent
  - 5GU – Amberley Gardens
  - 5HU – Crediton Close
  - 5IU – Bradgate Road
  - 5JU – Appledore Road
  - 5KU – Langlands Road
  - 5LU – Thor Drive
  - 5MU – Clover Avenue
  - 5NU – Maia Close
  - 5OU – Alburgh Close
  - 5PU – Melrose Drive
  - 5QU – Hillsden Avenue
  - 5RU – Holme Street
  - 5SU – Usher Close
  - 5TU – Walcourt Road
  - 5UU – Foster Road
  - 5VU – Hilton Close
  - 5WU – Crowsley Road
- Total: 25



## Area 5AU - eg. Greenkeepers Road, Bedford

*Italicised text denotes more consideration needed to improve character.*

- A. Continuous terrace facade but with a range of materials including brick, render and tiles. Variation in roof materials and colours as well.
- B. *Gateway buildings have scale but appear oversized in relation to their neighbours.*
- C. *3 storey gateway buildings but with overly large areas of brickwork on the elevation.*



A. Continuity of elevation with a variety of finishes



B. Gateway apartments framing either side of this road



C. Gateway with symmetrical facades



---

## Area 5AU continued - eg. Greenkeepers Road, Bedford

---

*Italicised text denotes more consideration needed to improve character.*

- D. *Continuity of facades created by perimeter block arrangement. Large parking courts in-behind creates significant hardstanding and very little green space. Consider desirability of creating this much hardstanding and associated issues with surface water.*



D. Perimeter block - parking courts in-behind

---

## Area 5BU - eg. St. Mellion Drive, Bedford

---

- A. Aerial of the area defined by 5BU.  
A golf course surrounding it.  
Organic road and homes layout.



A. Organic shapes define this area of housing

---

## Area 5BU continued - eg. St. Mellion Drive, Bedford

---

*Italicised text denotes more consideration needed to improve character.*

A range of large detached homes in a variety of styles, colours and finishes. Consider the appropriateness of the overall variety and harmony of materials of the homes on Mellion Drive.



A. Large detached with double garage



B. Gables and parapets



C. Gables and hipped roof



D. Mock Tudor style

---

## Area 5CU - eg. Vicars Close, Bedford

---

- A. Aerial illustrates very large detached homes.
- B. Architecturally strong with hipped roof.
- C. Modern home with gables.
- D. Projecting gables to front elevation.



A. Vicars Close aerial view



B. Rendered detached home



C. Large, imposing detached



D. Brick detached with symmetry and gables

---

## Area 5DU - eg. The Paddock, Bedford

---

- A. Access drive serving The Paddock runs between 2 homes which have access from the main road.
- B. Very strong green infrastructure..
- C. Hard landscape comprising brick pavers in different colours.



A. Access Road



B. Strong green infrastructure



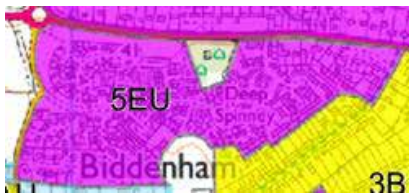
C. Large detached with brick pavers for hard standing

## Area 5EU - eg. Deep Spinney, Bedford

### Homes with strong green infrastructure

*Italicised text denotes more consideration needed to improve character.*

- A. Consider the overall harmony of hips, gables and materials palette.
- B. *Brick home and stone garaging with completely different colour qualities.*
- C. *Stone walling fronting brick homes.*  
Consider the overall harmony of materials.



---

## Area 5EU continued - eg. Hampden Court, Bedford

---

*Italicised text denotes more consideration needed to improve character.*

Large detached and often symmetrical homes. Range of materials including brick, render and timber framing.  
*Pastiche, ie copies of historic styles.* Larger properties most (all?) of which copy historic styles.

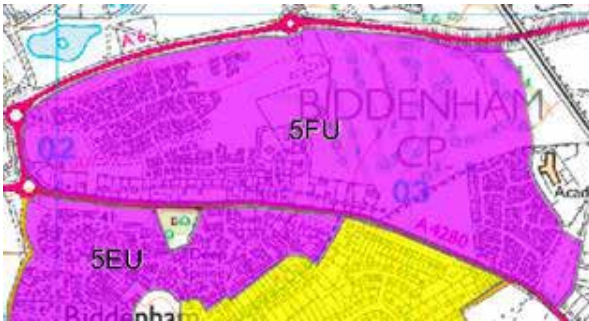


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## Area 5FU - eg. Windmill Hill, Bedford

---

A. Modern homes in a mature woodland setting on Windmill Hill.



A. Windmill Hill modern homes set in a mature wooded setting



A.



A.



## Area 5FU continued - eg. Dragonfly Crescent, Bedford

***Italicised text denotes more consideration needed to improve character.***

Homes have a brick colouring which creates interesting variations of colour.

- B. Windows set well forward, small triangulations over windows require additional downpipe which looks poor on the elevation.*
- C. Flat facades/elevations with windows set well forward. Small entrance canopy.*
- D. Brickwork dominant. Limited green infrastructure to soften the built environment.*



B. 3 downpipes break symmetry



C. Very flat facade - windows set well forward



D. Large areas of brickwork

## Area 5GU - eg. Amberley Gardens, Bedford

- A. Amberley Gardens has magnificent mature planting which creates a strong green framework for new homes.
- B. Homes and garden walls both define external space.
- C. Homes with gable ends projecting create a shadow line under the soffit adding depth. The overall arrangement provides a variety of external space.



A. Mature planting around homes



A. Strong green infrastructure softens built environment



B. External space defined by homes and walls



C. Gable providing relief and shadow line (foreground)

## Area 5HU - eg. Crediton Close, Bedford

*Italicised text denotes more consideration needed to improve character.*

- A. Homes set perpendicular to each other. Central green space.
- B. *Symmetrical terraced homes with entrance area protruding with flat roof looks odd.*
- C. *Terrace homes with flat facades apart from projecting entrance areas but lacking overall harmony.*



A. Homes set perpendicular to each other



B. Symmetrical homes



C. Long uniform terrace, all bar one with entrance porch

## Area 5IU - eg. Bradgate Road, Bedford

*Italicised text denotes more consideration needed to improve character.*

- A. 3 storey homes form a gable gateway into new development on Bradgate Road.
- B. Homes located beyond the 3 storey terraces are more modest in scale 2 storey detached and the transition and difference between the two is marked. Herringbone brickwork used in this example.
- C. Detached homes in a variety of styles are a counterpoint to the terraced homes in the background. Consider overall harmony.



A. 3 storey homes on main access into new development on Bradgate Road



B. Herringbone brickwork



C. Large central green space in front of the detached homes

## Area 5JU - eg. Appledore Road, Bedford

*Italicised text denotes more consideration needed to improve character.*

- A. Symmetrical semi-detached with integral solar thermal panels.
- B. Traditional style 3 storey with room in the roof. Very flat elevations. Porticos sited very close to the public footpath.
- C. *Townhouse with dominant black downpipes poorly located.*
- D. *2 and 3 storey homes adjacent to each other exposing areas of blank end walls.*



A. Semi-detached with solar thermal panels



B. 3 storey terrace with rooms in the roof



C. 3 storey town house



D. Mixing of 2 and 3 storey creates exposed areas of blank gable

## Area 5KU - eg. Langlands Road, Bedford

*Italicised text denotes more consideration needed to improve character.*

- A. *Detached symmetrical home with very little depth/articulation.*
- B. *Organic shape of the housing from the air belies the lack of organic response to planting with the scheme virtually devoid of trees.*
- C. *End of terrace with differing window sizes and questionable overall proportions.*
- D. Terrace of 3 with rooms in the roof.



A. Symmetrical elevation



B. Aerial of homes in kidney shape



C. Consider window proportions



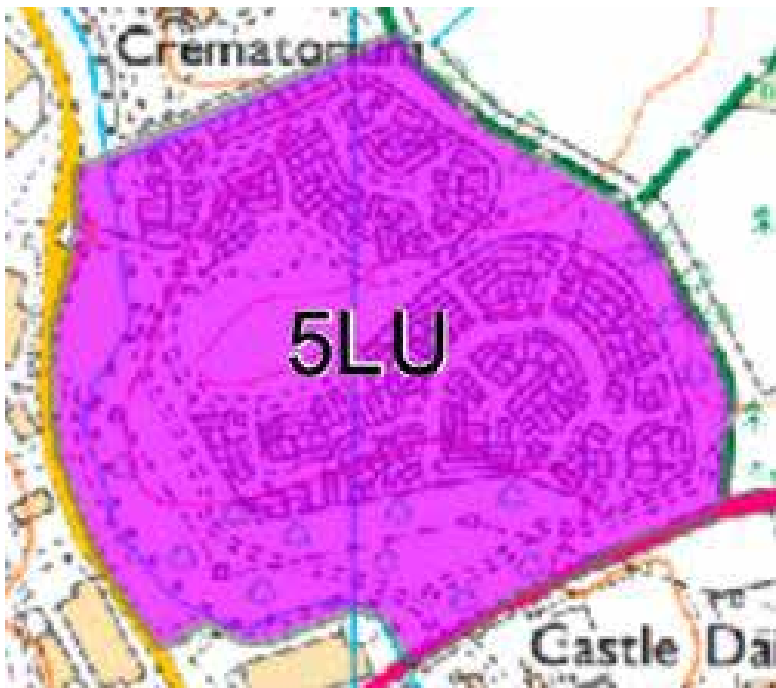
D. Dormers on roof - timber porch

---

## Area 5LU - eg. Thor Drive, Bedford

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- A. Homes set in a strong green infrastructure setting.  
Walking and cycling routes surround the homes.  
The built environment layout comprises organic shapes.



## Area 5LU continued - eg. Thor Drive, Bedford

*Italicised text denotes more consideration needed to improve character.*

- B. Thor Drive with strong green infrastructure surrounding it.
- C. *The homes are generally bland and there are many blank gable ends some of which are located on main streets which is undesirable.*

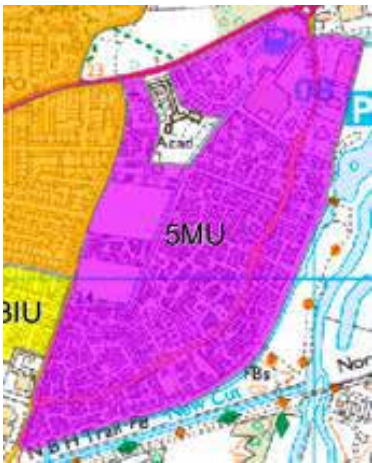




## Area 5MU - eg. Clover Avenue, Bedford

*Italicised text denotes more consideration needed to improve character.*

- A. *Relatively arbitrary/minor set back of rooflines.*
- B. *Bewildering array of materials and colours create disharmony.*



A. Most of the homes have relatively minor roof line set backs



B. Arbitrary set back of home creates a poor roof line



B. Myriad of colours and materials

---

## Area 5NU - Maia Close, Bedford

---

- A. A range of homes (A-D) using timber boarding, hipped roofs and rear primary access makes them distinct.



A. Timber boarded home



B. Homes with rear access as primary access



D. Hipped roof car canopy and to main house



C. Planar homes with hipped roofs creating a low profile

## Area 50U - eg. Alburgh Close, Bedford

*Italicised text denotes more consideration needed to improve character.*

- A. Clusters of houses. Parking in front and in-behind homes.
- B. *Homes with entrance porches and doors on long elevation and the gable wall.*
- C. Three storey flats with a symmetrical elevation.
- D. Terraced homes with set backs and different size entrance porch projections.



A. Clusters of homes



B. Entrance on end elevation



C. Three storey flats



D. Terrace with set backs

## Area 5PU - eg. Melrose Drive, Bedford

*Italicised text denotes more consideration needed to improve character.*

- A. *Corbelling over the head of the upstairs window. Portico with flat roof is visually poor.*
- B. Symmetrical home. Red and blue brick banding to front wall and herring bone detailing.
- C. *Blank gable wall of home and garage wall opposite fronting on to the main road.*



A. Corbelling



B. Symmetry - blue and red brick banding to front wall



C. Entrance to Melrose Drive defined by blank gable walls of garaging and home and its garden wall

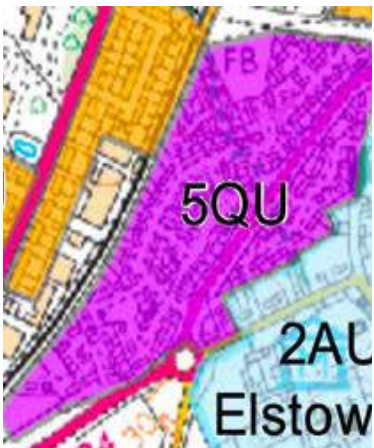
## Area 5QU - eg. Hillesden Avenue, Bedford

*Italicised text denotes more consideration needed to improve character.*

- A. *Very stark built environment with little or no green infrastructure.*
- B. *Homes fronting on to blank walls of homes opposite.*
- C. *Gable with intricate detailing but lacking overall harmony.*



A. Very limited green infrastructure - token areas of grass



B. Homes (left) opposite blank gable walls (right)



B. Gable detail

## Area 5RU - Holme Street, Bedford

- A. Room in roof adds verticality with steep roofed dormers.
- B. Flats with dramatic roofline comprising dormers and gables. Green trim windows and cladding adds verticality.
- C. Aerial shot shows horseshoe arrangement.



A. Homes coming together at unusual angles



A. Prominent gables in roof



B. Gables deployed to dramatic effect



C. Aerial view

---

## Area 5SU - eg. Usher Close, Bedford

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- A. Grandiose spatial arrangement deploying symmetry. Scheme adjacent to the river.



---

## Area 5SU continued - eg. Usher Close, Bedford

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- B. Historic entrance gateway is symmetrical and mirrored in the development.
- C. Central green space with trees planted around the edge and through the middle.
- D. Symmetrical flats provide gateway to the river.

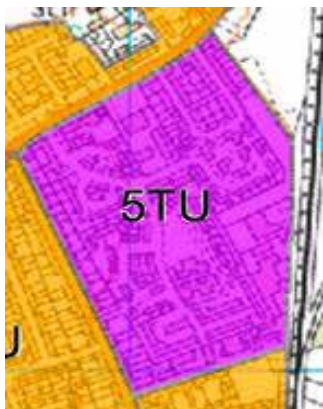




## Area 5TU - eg. Walcourt Road, Bedford

*Italicised text denotes more consideration needed to improve character.*

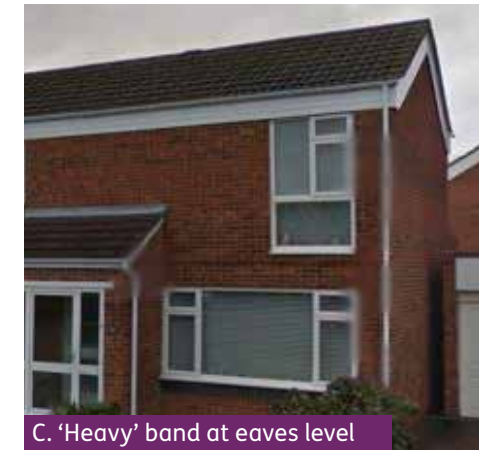
- A. *Jarring roof profiles and also very challenging to detail.*
- B. *Care needed with colour. Blue and white paint colours fine in themselves but appear disharmonious together.*
- C. *Homes on the left look across to gable walls of homes opposite and timber garden fencing.*
- D. *Gable used as front of house next to gable used as side of house is disharmonious.*



## Area 5UU - Foster Road, Bedford

*Italicised text denotes more consideration needed to improve character.*

- A. *New homes set back creates significant hard standing but not particularly well defined external space.*
- B. *Boarding over the garage/entrance area and at eaves level creates an unwelcome focus for these homes.*
- C. *Banding at eaves level and a range of window sizes.*
- D. *Two very similar homes next to each other but the different flat and hipped roofs, extension and colour banding creates an overall disharmony.*



## Area 5UU continued - Foster Road, Bedford

There are also some high quality historic homes on Foster Road and these have been captured here.

- E. Mid-street mature trees and green infrastructure enhances the streetscape.
- F. Solid semi-detached with identical colour scheme is harmonious.
- G. Clear separation between the rendered and painted main house and brick entrance area and garage works well.
- H. Classic semi-detached with varying detail to bays.



E. Mature green infrastructure



F. Rendered white painted semi-detached



G. Mature green infrastructure



H. Semi-detached with brick to ground floor and rendered first floor



H.

## Area 5VU - eg. Hilton Close, Bedford

***Italicised text denotes more consideration needed to improve character.***

- A. *Projecting gable is more prominent than the entrance area.*
- B. *Elevation lacks depth across the main roof eaves and verge of the entrance area roof. Windows set well forward add to the lack of depth.*
- C. *Dominant hard landscape with limited green infrastructure.*
- D. *Large homes look out onto gable ends and brick garden walls of homes opposite.*



## Area 5WU - eg. Crowsley Road, Bedford

*Italicised text denotes more consideration needed to improve character.*

- A. *Differing window and lintel heights (left) are disharmonious in terms of the overall composition of the elevation. Vertical window alignments (right) also create a disharmonious elevation.*
- B. Although a relative copy of an historic style the proportions and overall elevation has depth, detail and harmony.
- C. The same house as part of a street view has repetition and rhythm.



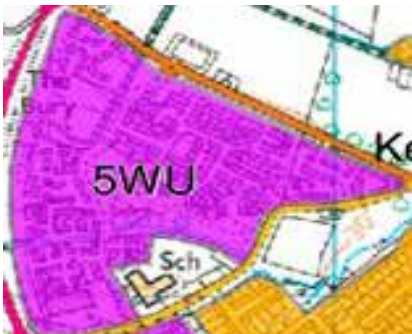
A. Disjointed window sizes and locations



A.



B. Bay window and gable detail



C. Harmonious link detached homes opposite each other with new green infrastructure

---

## Summary: Newer / Recent Residential Development 1980 – Present

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*Predominantly Larger Urban Extensions*

### General Principles of Local Distinctiveness

Areas colour coded purple are new developments that have occurred since the 1990s.

#### Common characteristics of these areas include:

- Often master planned larger sites
- Cul-de-sac development
- Simpler facades with less architectural detailing
- Variety of orientations of dwellings to road



## Section 6.0 Analysis of the Local Distinctiveness Areas

An analysis to identify design issues for each of the following Local Distinctiveness Areas:

**Orange (2AU-2SU) – mostly 19th / early 20th Century Residential Development**

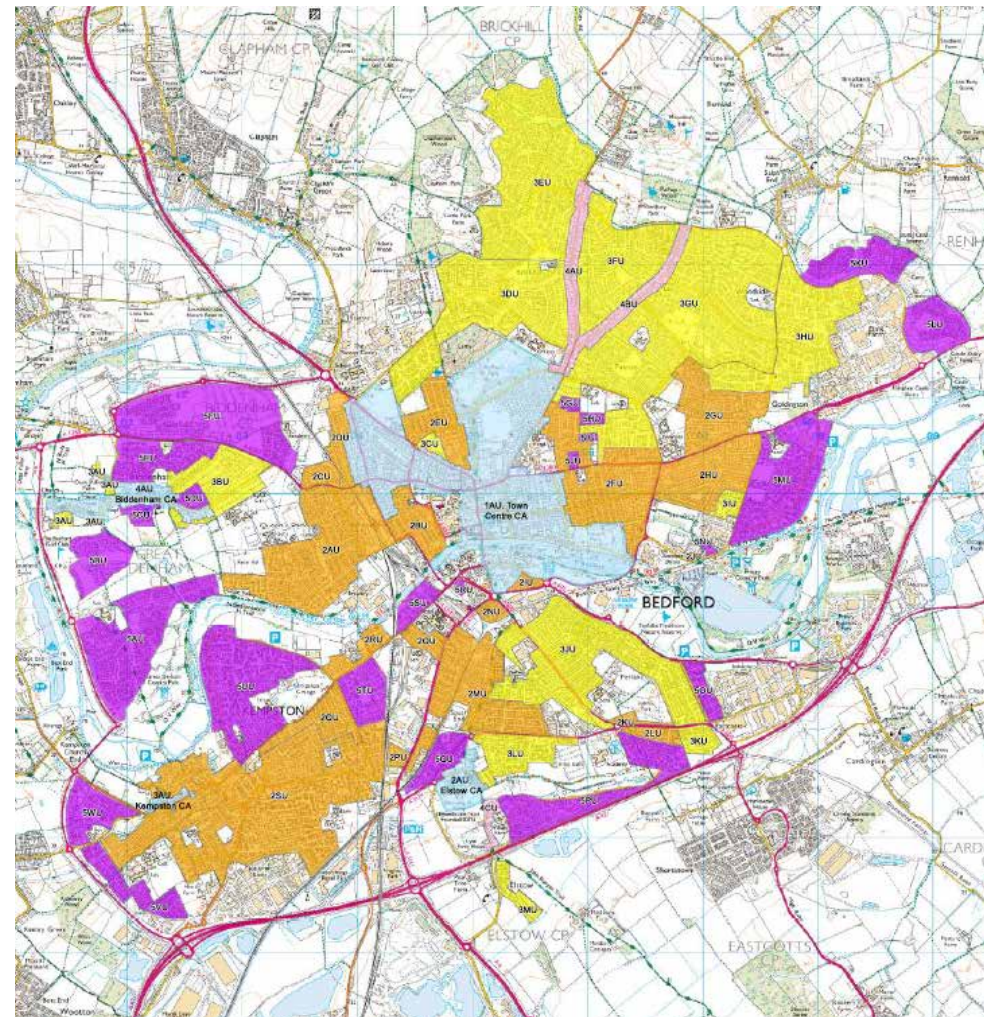
**Yellow (3AU-3MU) – mostly Suburban Residential Development, 1950 – 1980 (Predominantly semi-detached / terraced)**

**Pink (4AU-4CU) – Residential Development 1950 – Present (Larger, detached dwellings on larger plots)**

**Purple (5AU-5WU) – Mostly newer / recent Residential Development 1980 – Present (Predominantly larger urban extensions)**

Note: The Blue Conservation Areas are not included as each (bar Kempston) has its own separate character appraisal.

This produced two summary pages (below) of some design issues identified. Findings from this analysis are presented as design opportunities in Section 7.0 (pages 187 - 190). These have informed the Design Guidance (pages 191 - 208) in Section 8.0.



Some key issues identified:

### Analysis Orange: 19th / Early 20th Century Residential Development

#### 2AU

- Little green infrastructure through area leading to stark street scenes

#### 2BU

- Architectural qualities need to be retained to allow for organic street forms. Window placements and insets need to be considered to allow for depth in facades

#### 2OU

- Homes with visual clutter such as downpipes creates distraction

#### 2RU

- Care needed introducing new roof profiles to historic terracing bays

### Analysis Yellow: Suburban Residential Development 1950 – 1980

#### 3CU

- Issues of scale and proximity - high rise flats and 3 story housing create place-making issues

#### 3DU

- Flat facades with very little articulation

#### 3EU

- Bland facades with little detail and lack of design interest. Sporadic green infrastructure

#### 3HU

- Garage separation from homes in long runs creates poor and difficult to manage spaces
- Homes face out onto blank gable walls and back garden fences creating place-making issues

#### 3IU

- Incongruous entrance areas looking like out of scale 'add ons'

#### 3JU

- Homes looking out onto end walls and garden fences on opposite side of street does not encourage quality streetscape

#### 3KU

- Front extension relationships in semi-detached housing
- Parking 'in-behind' homes creating significant hard-standing for limited use

#### 3LU

- Extensions in semi-detached housing lacking harmony

#### 3MU

- Canopy roofs lacking harmony with main roofs

### Analysis Pink: Residential Development 1950 – Present (Larger, Detached Dwellings on Larger Plots)

#### 4BU

- Flat facades and small windows on modern homes in traditional styles create bland exteriors

#### 4CU

- Appropriate scale and overall harmony of gables, window sizes and relationships, dormers and porches need consideration



## Analysis Purple: Newer / Recent Residential Development 1980 – Present (predominantly larger urban extensions)

### 5AU

- Too much architectural variety creates lack of continuity of facades
- Disparate scale of adjacent buildings. Over-large areas of brickwork on elevations
- Large rear parking courts and hardstanding with little green infrastructure and surface water management

### 5BU

- Lack of consideration of materials variety and harmony

### 5EU

- Overall harmony of hips, gables and materials

### 5EU

- Copying of historic styles – pastiche

### 5FU

- Rear gardens with dominant brickwork
- Flat facades, window locations and poorly scaled entrance canopies
- Limited green infrastructure

### 5HU

- Incongruous roof treatments eg. Flat and pitched roofs
- Flat facades and incongruous entrance areas

### 5IU

- Adjacent 3 and 2 storey scale disrupts street scene
- Detached homes in variety of styles leading to lack of overall harmony

### 5JU

- No depth in elevations
- Entrance portico scale and location
- Downpipe locations
- Areas of blank gable walls

### 5KU

- Very little depth to front elevations
- Organic layout not mirrored in approach to planting throughout area
- Terrace home proportions and scale

### 5LU

- Bland design and blank gable walls onto main street

### 5MU

- Arbitrary/minor set back creating poor roofline
- Too much material variety lacking overall harmony

### 5OU

- Gable wall entrances/entrance perpendicular to houses
- Lack of harmony in terraced entrance sizes and projections

### 5PU

- Incongruous roof treatments
- Blank gable and garage gable onto main street

### 5QU

- Little green infrastructure creating stark street scenes
- Homes fronting onto blank walls opposite
- Overly fussy gables

### 5TU

- Jarring roof profiles
- Homes looking onto gables of other homes
- Disharmonious placement of gables in nearby homes

### 5UU

- Significant amount of hard standing with ill-defined external spaces
- Depth and colour of barge boards
- Incongruous window sizes and roof treatments in nearby homes
- Incongruous extensions

### 5VU

- Dominance of gables
- Lack of depth on elevations
- Limited green infrastructure
- Homes looking onto gables of other homes

### 5WU

- Differing window heights and alignment creating disharmony

## Key Overall Findings

Inform Principle	Streets	Focus of Qualities to Inform Design Principles
1.	N/A	Increase low carbon/climate resilient homes
2.	2AU, 5FU, 5QU, 5VU	Build on existing green infrastructure and green space in streets and around buildings
3.	3HU, 3KU, 5AU	Design homes with appropriate parking provision
4.	N/A	Transport and movement futures
5.	3JU, 5LU, 5PU, 5TU	More active frontages and less blank/gable end walls on main streets would reduce inactive spaces and views
6.	N/A	Push for higher levels of construction innovation
7.	5UU	Opportunity to consider street layout and external spaces
8.	3CU, 5IU	Have regard to adjacent and nearby buildings and scale
9.	N/A	Self-build and custom housebuilding in the borough.
10.	3DU, 4BU, 5HU	A need for well designed and suitable extensions
11.	2OU, 5UU, 5WU	Facades lacking finesse
12.	3MU, 5MU, 2RU	Address incongruous roofline details
13.	5AU, 5BU, 5EU	Greater use of harmonious materials required
14.	3EU, 4BU, 5KU, 5LU	Opportunity to include interesting facade details
15.	3IU, 5OU	Design appropriate entrances
16.	4CU, 5JU, 5VU	Design gables as integral part of homes taking into account roof position and elevation

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## Section 7.0 Overall findings from the analysis of Landscape Character Areas and Local Distinctiveness Areas

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From the analysis of both the rural landscape character areas and the urban local distinctiveness areas, the overall findings highlight the design opportunities.

A total of 16 design opportunities have been identified and these are summarised (below) on pages 187 - 190.

From these opportunities, Design Guidance can be formulated in Part 3, Section 8.0.

### **Opportunity 1: Low Carbon Building Design and Climate Resilience**

The climate emergency necessitates that homes constructed now and in the future should be low/zero carbon emitters. No examples of low carbon homes were identified/analysed during the study although some homes in Bedford Borough do have low carbon technology such as solar photovoltaics installed.

New homes will need to be low carbon both in terms of the embodied energy of materials used to construct them and the operational energy used for heating, hot water and lighting.

Increasing frequencies of extreme weather will also require homes to be more climate resilient. This will include design for excessive solar gain eg including eaves overhang to prevent overheating and more robust material selection to avoid storm damage etc.

Consultation feedback indicated the need to promote a strong commitment to local and/or renewable energy generation and for this to be elevated to Design Principle 1.

### Opportunity 2: Maximise the Green Infrastructure and Green Space in Streets and Around Buildings

Consideration of appropriate green infrastructure as setting for the built environment. Streets lacking green infrastructure can look and feel very stark and inclusion of green infrastructure can help to soften the street scene. There are many great examples of this in Bedford Borough eg. the tree and hedge lined streets in Thurleigh (page 32)

### Opportunity 3: Appropriate Parking Provision

Garage separation from homes can create associated security issues and parking courts can create too much hardstanding 'in-behind' groups of homes. Consider appropriate parking solutions that avoid excessive areas of hard surface. Solutions will need to be appropriate to the location and density of development.

### Opportunity 4: Transport and Movement Futures

A period of change is inevitable as the UK aims to decarbonize the way we live. This will include the requirement to phase out the use of the combustion engine in favour of the electric vehicle. These will need to be powered by renewably generated electricity. Consideration will need to be afforded as to how this new fleet of cars will be charged at home, in the workplace and when used for leisure. A whole new infrastructure will need to be developed. Note: this is an opportunity for now and the future and was not derived from analysis.

### Opportunity 5: Create A Strong Sense Of Place

Streets running perpendicular to each other can lead to homes with strong frontages facing onto homes with blank gable walls. This arrangement should be avoided where possible. The opportunity is to create a strong sense of place with homes that address the street on more than one side of the home if/as appropriate.

### Opportunity 6: Construction Innovation

The analysis of Bedford Borough suggests there are limited examples of modern methods of construction being deployed in the Borough. The UK does not currently have enough skilled labour eg. bricklaying to continue to rely on the traditional methods of construction such as brick and block.

Of the types of off-site housebuilding techniques available the construction Industry Training Board has predicted significant increase in the following:

- Pre-cast concrete panels and frames
- Cross laminated timber
- Hybrid
- Structural insulated panels
- High Technology Glazing
- Steel and Timber Frame
- Pods and modular construction

Note: this is an opportunity for now and the future and was not derived from analysis.

### **Opportunity 7: Settlements / Streets with Qualities Typical of Bedford Borough**

Consideration of the qualities of Bedford Borough settlements including 'lanes' and 'ends' and aspects which may be applicable to new development. Permeability of streets and routes is desirable in terms of vehicles, bicycles and on foot increasing the overall accessibility of new places.

### **Opportunity 8: Appropriate Adjacent Building Scale**

Consider the scale of new homes in close proximity and avoid differences which jar. Scale differences may occur where density increases/decreases and the transitions should be carefully considered. Appropriate scale based on proximity and character desired should be the aim.

### **Opportunity 9: Self and Custom Build Homes**

There is a local register of self and custom build interest in the Borough but limited built examples. Self/custom build can be undertaken on individual sites or at larger scale. This type of construction can deliver more innovation and variety and also high performance standards dependent on the aspirations of the self/custom builder.

Note: this is an opportunity for now and the future and was not derived from analysis.

### **Opportunity 10: Well-designed Extensions**

Poorly designed extensions lack harmony with the existing character of a property. Well-designed extensions will have carefully considered scale, openings, material choices and associated colours.

Well considered plans, sections and elevations provide graphical reassurance that an extension is in harmony with the existing home.

### **Opportunity 11: Facades With Finesse**

Try to avoid visual clutter on building facades such as incongruous downpipe locations, oversized barge boards, and openings not aligned for good reason. Qualities such as symmetry, horizontality, verticality and rhythm can serve to enhance the quality of building facades. Consider the overall composition of elements and how they come together harmoniously.

### **Opportunity 12: Harmonious Rooflines**

Too much variation in roofline can create a disjointed feel to homes against the skyline. Harmonious rooflines can create rhythm and a strong architectural response, eg. the sweeping crescent of homes at Beverley Crescent (pages 110 and 111) creates harmonious scale, rhythm and a sense of enclosure.

### **Opportunity 13: Materials Harmony**

Material variation is desirable but care needs to be taken to avoid too many competing materials that will compromise overall harmony. Consider roof, walls, doors and windows and associated material choices. It is not possible to be overly prescriptive about desirable outcomes as material variety can often work well if deployed with care.

### **Opportunity 14: Facades With Depth**

Facades can appear very flat where windows and doors are set well forward. It can sometimes be desirable for homes to express the depth of external wall and where appropriate windows and doors can be set back in the reveal to give depth. This can work well in eg. homes with a brick external wall.

Note: Thermal bridging requirements need to be carefully considered when positioning doors and windows.

### **Opportunity 15: Quality Entrance Details**

The entrance to homes offers the opportunity to create a sense of arrival. Entrance porches and canopies should be of a scale appropriate to the home and constructed from materials harmonious with the construction of the home. Avoid plastic porticos which are often of classical design and can appear incongruous at modest domestic scale. Care is needed to provide an entrance solution that works well with the home it serves.

### **Opportunity 16: Quality Gables**

Gables can add a dramatic feature to a home when designed well with the potential to add verticality to an elevation. Try to avoid blank and/or poorly designed gables.

Bedford Borough Design Guide:

# ***Settlements and Streets***

## **Part 3: Design Guidance**



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## Section 8.0 Design Principles

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From the overall findings a set of 16 Design Guidance Principles have been devised. These are drawn from:

- The Settlement Key Findings 2: Design Qualities summarized on page 98, and
- The Overall Key Findings from the Analysis of Local Distinctiveness Areas summarised on page 186 and relate primarily to the built environment.

In addition, a number of Principles are included which did not come directly out of the analysis. These cover current and future issues relevant to the design of settlements and streets:

- Principle 1: Low carbon and climate resilience
- Principle 3: Appropriate parking
- Principle 4: Transport and movement futures
- Principle 6: Innovation and future-proofing
- Principle 9: Self and custom build



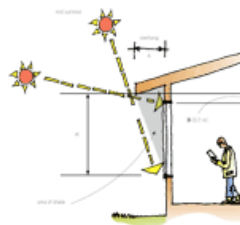
# Design Principle

# 1

It is now beyond reasonable doubt that man made emissions of greenhouse gases are contributing to climate change. The imperative to reduce emissions is urgent. In terms of new homes this will require low embodied energy in material choices and low carbon emissions in use.

The RIBA has devised high level principles to achieve this and are summarised left with an overall net zero target for each. Climate resilient homes will also be required to counter more extremes of weather. This principle includes a strong commitment to local and/or renewable energy generation.

## Homes should be low carbon and climate resilient



Eaves overhang to prevent overheating in summer



Climate change adaptation - external shutters to prevent overheating



Sharnbrook, Passivhaus (13 dwellings) - consider Passivhaus and net zero standards for new homes

### Low Carbon Futures

#### Net Zero Embodied Carbon Design Principles

- Prioritise building re-use
- Carry out whole life carbon analysis of all building elements
- Ethical and responsible sourcing of all materials
- Use low embodied carbon and healthy materials
- Minimise materials with high embodied energy impacts
- Target zero construction waste diverted to landfill
- Promote use of local natural materials
- Consider modular off-site construction systems
- Detailing to be long life and robust
- Design for disassembly and the circular economy
- Offset remaining carbon emissions through recognised scheme

#### Net Zero Operational Carbon Design Principles

- Prioritise retro fit of existing buildings
- Prioritise fabric-first principles for building form and envelope
- Fine tune internal environment with efficient mechanical systems
- Provide responsive local controls
- Specify ultra-low energy appliances
- Specify ultra-low energy IT
- Prioritise maximum use of on-site renewables appropriate to context
- Demonstrate additionality of off-site renewables
- Offset remaining carbon through recognised scheme

Source: RIBA Sustainable Outcomes Guide 2019

# Design Principle 2

Places where there is a lack of green infrastructure can often appear bland.



The provision of strong green infrastructure provides a framework for housing to form a relationship with the natural environment (right).

## Maximise the potential for green infrastructure around homes

### Responsive to local landscape character



Strong green infrastructure on main routes including trees and hedges (Thurleigh)



On plot green infrastructure can help to soften the overall appearance of homes (Renhold)



Consider appropriate species in terms of ongoing management and maintenance (Great Barford)

### Strong green infrastructure to frame housing



Risborough Road, Bedford - strong green infrastructure in the street and homes front on to each other providing a very attractive streetscape

# Design Principle 3

'In-behind' parking courts are permissible in Bedford Borough but can contain excessive hardstanding/landscape at the expense of green space around.

Ensure that development is compliant with parking standards and the most appropriate solution for providing parking is delivered in the context of the development and the character area.

## Design homes with compliant parking provision

The Council has adopted Parking Standards in the Parking Standards and Sustainable Communities Design and Good Practice SPD.

This should be read alongside this design guide.



Parking needs to be designed sympathetically. Different development layouts will require different solutions.

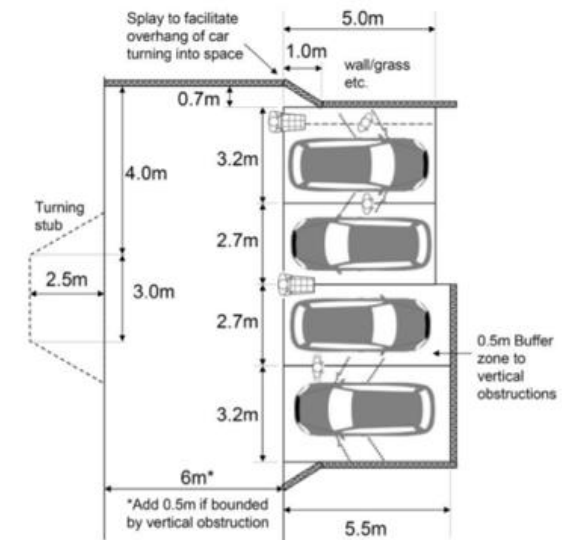
On-street parking, individual driveways, garages and parking courts can all provide solutions if carefully designed.



On-street parking

The current parking standards have flexibility if it can be proven that a different level of parking will meet standards for a development.

It also contains information on electric vehicle charging.



Minimum dimensions for perpendicular parking

# Design Principle

## 4

Consider the transport and movement strategy for your site and the potential to incorporate green power to service the home and electric vehicles.

Include vehicle charging points as appropriate and the provision of routes/ access to routes for sustainable modes such as walking and cycling.

## Transport and movement futures

### Green Power

The home and car will increasingly rely on green energy generation.

Electrical energy will supply heat pumps and a household electric vehicle(s). Electricity will also be stored in the home as it is not always generated when it is needed.

### Travelling to Work

New ways of working now include flexible working patterns, remote working and also by splitting journeys into part cycling/walking and transferring to fast modern bus routes.

### Exercise:

The provision of local cycling, walking and jogging infrastructure is essential to successfully enhance the local environments and lifestyles.

### Extract from Bedford Borough Non-residential Parking Standards PP34

#### Electric Vehicle Charging Points

In Bedford Borough, every opportunity to expand the network of electric vehicle charging points in public and private parking areas should be considered. In particular the provision of charging points within new village and district centres and in communal parking areas will be supported. Charging points should be highly visible infrastructure but must not disrupt the aesthetic value of the location. There are already a number of public electric vehicle points in and around Bedford. The following web page is kept up to date with charging point locations.

<https://www.nextgreencar.com/electric-cars/charging-points/>

<https://edrms.bedford.gov.uk/OpenDocument.aspx?id=%2fxqoxtlWpDBQpukJaSDKng%3d%3d&name=2-0%20Residential%20car%20parking%20guidance.pdf>



### England's Economic Heartland transport strategy to 2050

An ambitious strategy which sets out how the region's transport system can support economic growth while delivering net zero emissions by as early as 2040 has been published by England's Economic Heartland.

<https://www.englandseconomicheartland.com/our-work/our-strategy/>

Design Principle  
5

Create a strong sense of place



Curved wall - Goldsmith Street, Norwich (Mikhail Riches with Cathy Hawley)



The Gables, Crosby - interesting elevations in differing orientations (DK Architects)



Contemporary architecture which has interest and variety on both street facing elevations (OB Architecture)

Avoid homes that face onto bland or blank gable walls (below).



Create homes where frontage is designed to enhance the street (right).



Gladstone Street, Bedford - homes that face onto each other create a strong sense of place and a well defined street



Beverley Crescent, Bedford. Blank walls are avoided on this corner plot with both elevations strongly addressing the street

# Design Principle 6

It is no longer possible to rely on traditional ways of building homes such as brick and block construction. (Farmer Review of the UK construction labour model 2016).

There is not enough skilled labour force such as bricklayers to continue to rely on traditional methods of construction.

New Modern Methods of construction can provide new skills in the construction workforce and innovative methods in the factory to deliver some of the next generation of homes.

## Innovation and futureproofing

### Innovation (Materials)



### Innovation (Living)



- Digital connectivity, shopping locally and online
- Live/work, coworking, inter generational living, mobility hub
- Shopping online and deliveries
- 'Starship' deliveries



# Design Principle 7

Avoid bland streets (below) and aim for high quality permeable street patterns with associated strong green infrastructure and a vibrancy.



Consider the qualities of Lanes and Ends and the opportunity to narrow and widen space which is sympathetic to Bedford Borough Lanes and Ends in residential areas.

## Consider local settlement and street patterns



Lanes with different spatial qualities

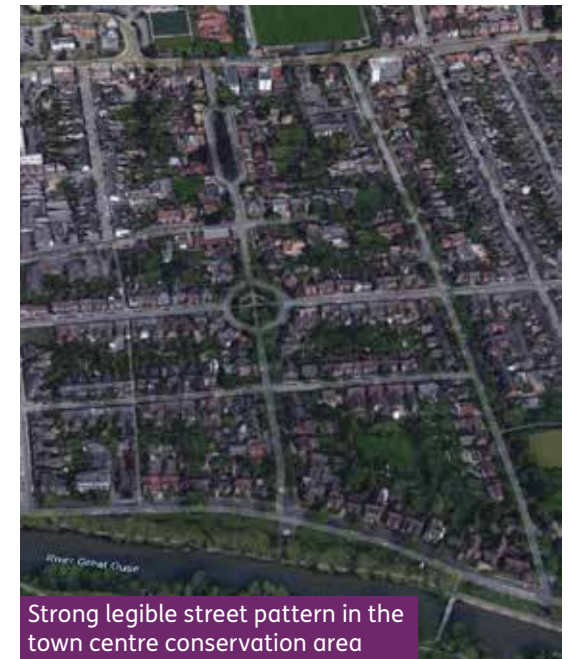


The pattern of settlement in Bedford Borough is a mixture of nucleation and dispersal.

The dates of origin of most villages, hamlets and 'ends' is unknown.



Lanes at Harrold



Strong legible street pattern in the town centre conservation area

Ends comprise loose knit groups of buildings (see page 46 of Landscape Character Assessment 2020 (point 1B.1.10)).

The Lanes (narrow roads) and Ends of Bedford Borough have particular qualities, eg. Harrold Lanes illustrate how space can be narrowed by buildings or 'opened up' to create tighter/looser external space.

# Design Principle 8

Avoid inappropriate adjacent building scale (below).



Consider the overall harmony of buildings in close proximity. Ensure homes are harmonious in scale and character (right).

## Design homes so that scale and character are consistent



Shaftsbury Avenue, Bedford - very different approaches to the design of the way these opposite homes turn the corner but the overall scale is harmonious



Consistent character



Consistent character

### Consistent scale



Beverley Crescent, Bedford - homes do not have to be all the same height and size but repetition can provide a strong sense of place when done well



Limestone and timber  
Uniform window scale (Hinwick)



# Design Principle 9

There are now many examples of self build and custom housebuilding in the UK.

Self/custom build can be located on anything from singular plots to parts of large development sites as part of the housing mix.

Self/custom build often facilitates more innovation and variety.

## Self build and custom housebuilding in the Borough



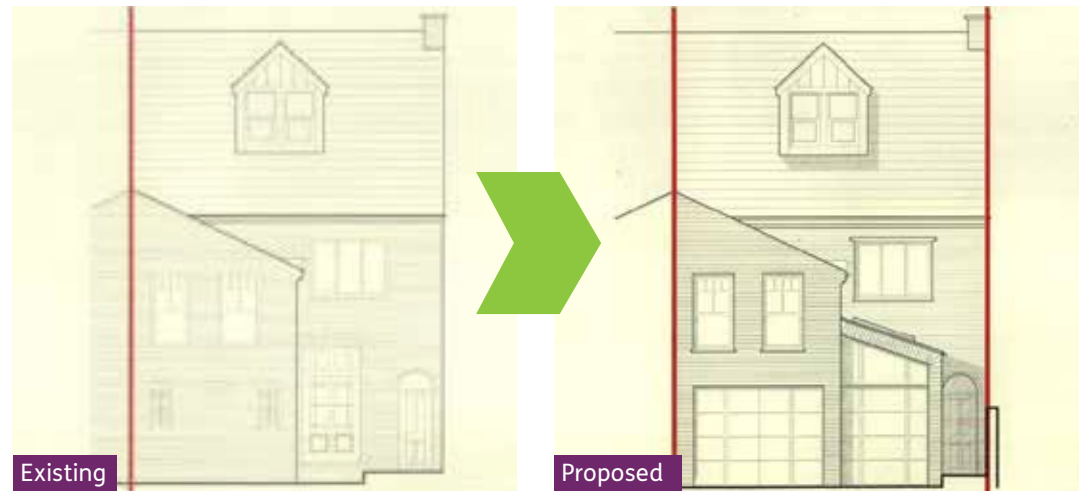
# Design Principle 10

Separate front extensions create an awkward relationship and distance between them (below).



Create extensions that are harmonious with the existing home in terms of scale, materials and colour (right).

## Design extensions that are in scale with the existing home



A rear extension and re-design of the rear elevation in the urban area. The extension continues the pitch of the existing roofline. It 'steps down' from the existing building, being of an appropriate scale so it does not dominate what is already there.



A front extension that takes cues from the existing dwelling such as the roof pitch and window sizing. It creates interest and maintains horizontal emphasis through the use of cladding.

# Design Principle 11

## Symmetry, horizontality, verticality and rhythm of facades

Poorly detailed facades, barge boards, windows and downpipes (below).



Symmetry, horizontality, verticality and rhythm can add visual strength to a home. Consider the overall composition with these qualities (right).



Continuous roof and wide windows create horizontality (Harrold)



Strong horizontal layers (Stagsden)



Repetition of dormers, doors and windows creates architectural rhythm (Pavenham)



Verticality achieved by gable and chimney breast pointing skyward (Shortstown)



Risborough Road, Bedford - symmetry and harmonious scale and size of windows. One central downpipe on front elevation. Other discreetly set to the side



Foster Road, Bedford - shared downpipe reduces the number



Windmill Hill, Bedford - barge boards harmonious (left)

Design Principle  
12

Avoid rooflines that create disharmony (below).



Harmonious rooflines relate well to each other and create a unity in individual or amongst groups of home (right).

Create harmonious rooflines



Usher Close, Bedford - large roofscape with many hips but overall has degrees of symmetry, continuity and harmony



Manton Lane, Bedford - strong repeated slope to create uniformity



Beverley Crescent, Bedford - harmonious and continuous roofline



St. Alban Road, Bedford - harmonious roofline

Design Principle  
**13**

Avoid homes where there is too much variation of roof, elevation and materials (below).



Consider the overall scale and harmony of architectural form and a sensitive palette of materials and colours (right).

**Consider the overall harmony of materials**



Chequerboard brickwork using red stretcher bond and yellow brick header bond (Riseley)



New homes using a range of yellow/purple bricks harmoniously (Pavenham)



Manor Road, Bedford - a variety of homes but the streetscape has an overall coherence  
A palette of brick, render, white painted timber frame and tiles - colour and details are harmonious

# Design Principle

# 14

Flat facades have windows set well forward and lack depth (below).



Setting windows back is not a mandatory requirement and consideration of thermal bridging should be established. However, where appropriate consider the window location and size of reveal to create a home that has more depth on its public face (right).

## Where appropriate, set windows back to add depth to the facade



Warwick Avenue - dwellings setting windows back in response to character of the area



Kempston Conservation Area - window location and reveal give the facade depth

Design Principle  
**15**

**Ensure the entrance to homes has appropriate scale and prominence**

This entrance portico is of too grand a scale for its location with insufficient private space around it (below).



Ensure entrances are of appropriate scale and prominence for the home entered from them (right).



Biddenham Conservation Area, Bedford Borough - entrance with appropriate scale and detail



Gladstone Street, Bedford - recessed entrance has depth providing shelter and a sense of arrival



Maia Close, Bedford - entrance canopy mirrors main roof and is of appropriate scale and detail



Kingsbrook Road Street, Bedford - hipped entrance canopy harmonious with main roof



Intricate porch, and deep entrance recess (Harrold)



Contemporary entrance door with full height glazing either side

Design Principle  
**16**

**Consider well-designed gables**

Avoid incongruous gables. In this example a gable side wall next to a gable front elevation (below).



Gables can add a dramatic feature when they are part of the approach and designed well.



Bedford Embankment gables



Gable end wood detailing



Holme Street, Bedford - gable adding verticality



Albany Road gables



## Section 9.0 Other Sources of Information

### Other Sources of Information 1

The Landscape Character Areas of Bedford Borough have been used as a backdrop to the Design Guide settlement analysis sub-dividing it into 6 distinct areas. Within each area, typical settlement(s) have been chosen for analysis to understand their design qualities and characteristics.

These are shown in **green text** in the table. There are many other settlements within the Borough and it has not been possible to include all of them. These are shown in **red text** in the table.

We anticipate it may be possible to include additional settlements in future versions of this Design Guide fully acknowledging that all settlements in the Borough are important as contributors to Bedford Borough's overall character.

Promoters of sites will be expected to undertake analysis of settlements close to the development site, which may mean looking at locations that are not yet covered in this guide, in order to fully understand local qualities and characteristics. This requirement is explained on page 19 (stage 8).

#### Landscape Character Area

Settlements analysed <b>(green text)</b>	Settlement Character further information (those in red text not analysed in this Guide). Neighbourhood Plans can be found on the Council's website <a href="#">here</a> .
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#### 2.1 - Clay Farmland

Area 1A: <b>Stagsden</b>	Other settlements in 1A: None
Area 1B: <b>Riseley</b>	Other settlements in 1B: <b>Yelden, Shelton, Lower Dean, Upper Dean, Swineshead, Pertenhall, Keysoe, Little Staughton, Knotting, Knotting Green</b>
Area 1D: <b>Thurleigh</b>	<b>Thurleigh</b> Neighbourhood Development Plan 2030 (June 2021) Other settlements in 1D: <b>Wyboston</b>
Area 1E: <b>Renhold</b>	Other settlements in 1E: <b>Wilden, Ravensden, Colesden, Salph End</b>

2.2 - Wooded Wolds	
Area 2A: <b>Hinwick</b>	<b>Bletsoe</b> Neighbourhood Plan 2017 2035 (June 2021) <a href="#">Bletsoe Conservation Area Appraisal (March 2008)</a> <a href="#">Hinwick Conservation Area, Character Appraisal and Management Plan (undated)</a> Other settlements in 2A: <b>Souldrop, Podington</b>
Area 2B: <b>Pavenham</b>	<b>Sharnbrook</b> Neighbourhood Plan: Landscape Character and Built Environment Assessment (Dec 2018) <b>Sharnbrook</b> Neighbourhood Development Plan 2030 (Nov 2021) <b>Stevington</b> Neighbourhood Development Plan (June 2021) <b>Turvey</b> Neighbourhood Development Plan 2020-2030 (Sept 2021)
2.3 - Limestone Valleys	
Area 3A: <b>Harrold</b>	<b>Harrold</b> Neighbourhood Development Plan 2020-2030 (Jan 2022) <b>Sharnbrook</b> Neighbourhood Plan: Landscape Character and Built Environment Assessment (Dec 2018) <b>Sharnbrook</b> Neighbourhood Plan 2030 (Nov 2021) <a href="#">Carlton &amp; Chellington Neighbourhood Development Plan 2018-2030</a> <b>Felmersham</b> and <b>Radwell</b> Neighbourhood Development Plan 2030 (July 2022)
Area 3B: <b>Oakley</b>	<b>Oakley</b> Neighbourhood Plan (March 2020) <a href="#">Milton Ernest Appendix B Character Assessment (Jan 2017)</a> <b>Milton Ernest</b> Neighbourhood Development Plan 2020-2030 (Nov 2021) <b>Bromham</b> Neighbourhood Plan 2030 (June 2021) <b>Clapham</b> Neighbourhood Plan (July 2022)

2.4 - Clay Valleys	
Area 4A: <b>Great Barford</b>	<b>Great Barford</b> Neighbourhood Plan 2020 2030 (March 2021) Character Assessment and Design Guide <b>Great Barford</b> Neighbourhood Plan (Jan 2022) <b>Willington</b> Neighbourhood Development Plan (March 2022) Other settlements in 4A: <b>Roxton</b>
2.5 - Clay Vales	
Area 5D: <b>Wootton</b>	<b>Wootton</b> Neighbourhood Development Plan 2030 (March 2022) <a href="#">Stewartby Conservation Area, Character Appraisal and Management Plan (undated)</a> Other settlements in 5D: <b>Gibraltar Corner, Stewartby</b>
Area 5E: <b>Shortstown</b>	Other settlements in 5E: <b>Wilstead, Cotton End, Cople</b>
Area 5F: None	None
2.6 - Wooded Greensand Ridge: None	

## Other Sources of Information 2

This section contains selected links on other sources of information regarding some of the key challenges for settlements and streets now and in the future.

These are focused on Design Principle 1 (low carbon/climate resilience) and Design Principle 4 (transport futures) provided as links below:

### Design Principle 1: Low Carbon/Climate Resilience

1. [Adapting to climate change: a checklist for development | UKCIP 2005](#)
2. [Climate Change Adaptation | Building Futures](#)
3. [Strategic Planning for Climate Resilience | RTPI 2020](#)

### Design Principle 4: Transport Futures

1. <https://www.englandseconomicheartland.com/news/transport-strategy-aims-for-net-zero-carbon-emissions-10-years-ahead-of-2050-legal-requirement/>
2. <https://www.nextgreencar.com/electric-cars/charging-points/>
3. <https://www.bedford.gov.uk/planning-and-building/planning-policy-its-purpose/other-planning-policy-documents/parking-standards/>

Design Principle 6 (MMC and innovation) and Design Principle 9 (Self and custom build). These are provided as links below and are intended to give a flavour of sources available but are not exhaustive:

### Design Principle 6: MMC/Off-site construction

1. <https://www.ads.org.uk/wp-content/uploads/Building-Offsite-An-Introduction.pdf>
2. <https://www.nhbcfoundation.org/publication/a-guide-to-modern-methods-of-construction/>
3. <https://www.nhbcfoundation.org/publication/modern-methods-of-construction-views-from-the-industry/>

### Design Principle 9: Self/Custom build

1. <https://www.gov.uk/guidance/self-build-and-custom-housebuilding>
2. <https://selfbuildportal.org.uk/useful-links/>
3. <https://www.the-self-build-guide.co.uk>

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## Section 10.0 Conclusions

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### Part 1 - Settlements

It is important that new buildings and settlements are responsive to the Bedford Borough **Landscape Character** (Section 2.0). Bedford Borough provides a strong landscape setting and it is vitally important that a new home or group of homes are responsive to this landscape setting.

Eleven **Key Settlement Character Studies** were undertaken within the Landscape Character Areas (Section 3.0). Qualitative design characteristics are highlighted in the analysis including a summary of materials and local design qualities.

Overall **Key Findings** from the analysis of settlements (Section 4.0) highlight a diverse range of qualities which in turn inform the **Design Principles** devised in Section 8.0.

### Part 2 - Streets

Four **Local Distinctiveness Areas** within Bedford provide a cross section of the housing characteristics of the town (Section 5.0). Qualities, characteristics are captured alongside aspects of design where more consideration is needed to improve the overall quality.

An **Analysis** of the four **Local Distinctiveness Areas** (Section 6.0) highlights that more recently constructed housing (1980 - present) in particular have a range of design issues that can benefit from more consideration to improve quality and character.

The design issues are collated and summarized in the **Key Overall Findings** (Section 7.0) identifying 16 aspects of design which would benefit from Design Guidance.

## Part 3 - Design Guidance

**Design Guidance** (Section 8.0) sets out the 16 design principles. These should be considered when designing home(s) in Bedford Borough. Design Guidance relates to learning from the analysis of existing homes and also includes present and future requirements for home design to embrace low carbon, climate resilience, transport and construction innovation.

**Sources of Other Information 1** (Section 9.0) provides links to other guidance relevant to each of the Landscape Character areas in the Guidance. These are primarily Neighbourhood Plan and Local Character Studies.

**Sources of Other Information 2** relates specifically to low carbon and climate resilience, transport futures, construction innovation and self/custom build. It will be important that new homes in the Borough embrace these important characteristics minimising emissions of greenhouse gases in the building and operation of new homes. Embracing new more sustainable modes of transportation and relying less on traditional forms of construction.

## Summary of Design Principles

The Design Principles are derived both from qualitative aspects of existing Bedford Borough settlements and lessons learnt from the analysis of streets. A number of key current and future Principles have also been included relating to climate, transport, construction innovation and self/custom build.

Principle	Design Principles
1.	Homes should be low carbon and climate resilient
2.	Maximise the potential for green infrastructure around homes
3.	Design homes with appropriate parking provision
4.	Transport and movement futures
5.	Create a strong sense of place
6.	Innovation and futureproofing
7.	Consider local settlement and street patterns
8.	Design homes so that scale and character and consistent
9.	Self-build and custom housebuilding in the borough
10.	Design extensions that are in scale with the existing home
11.	Symmetry, horizontality, verticality and rhythm of facades
12.	Create harmonious rooflines
13.	Consider the overall harmony of materials
14.	Where appropriate, set windows back to add depth to the facade
15.	Ensure the entrance to homes has appropriate scale and prominence
16.	Consider well-designed gables

## Finding out more



### **Planning**

Bedford Borough Council  
Borough Hall  
Cauldwell Street  
Bedford  
MK42 9AP



[www.bedford.gov.uk](http://www.bedford.gov.uk)