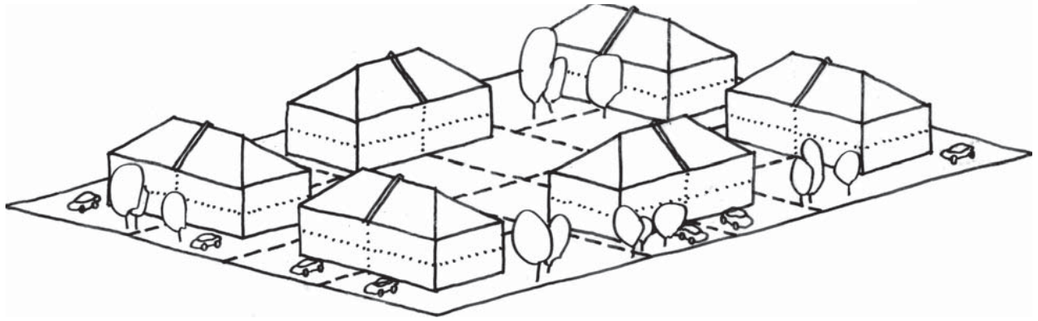
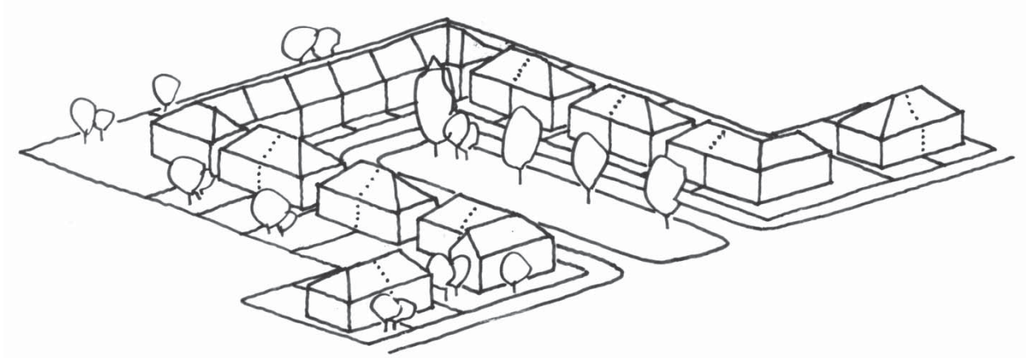
CASE STUDIES: INNER ZONE - BLOCK SITES

The case studies apply the various classifications of the guidelines to create a range of recommended possibilities for each Urban Design zone.



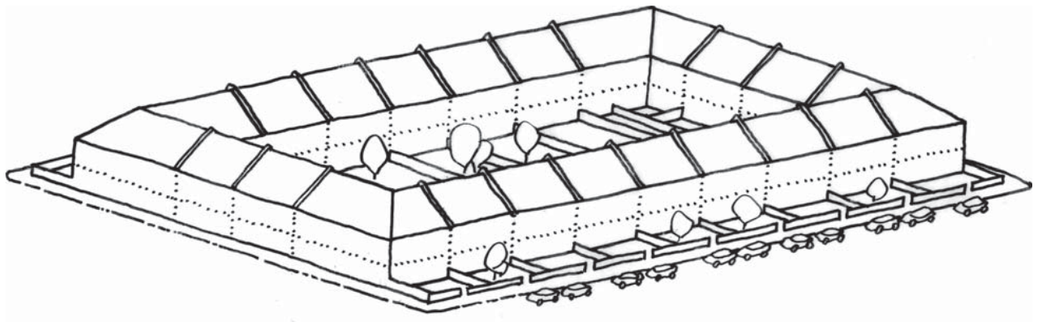
CASE STUDY I1: Typical density

Perimeter blocks with semi-detached housing and medium setbacks would represent the typical density and character. Car parking could occur on-site or potentially on-street.



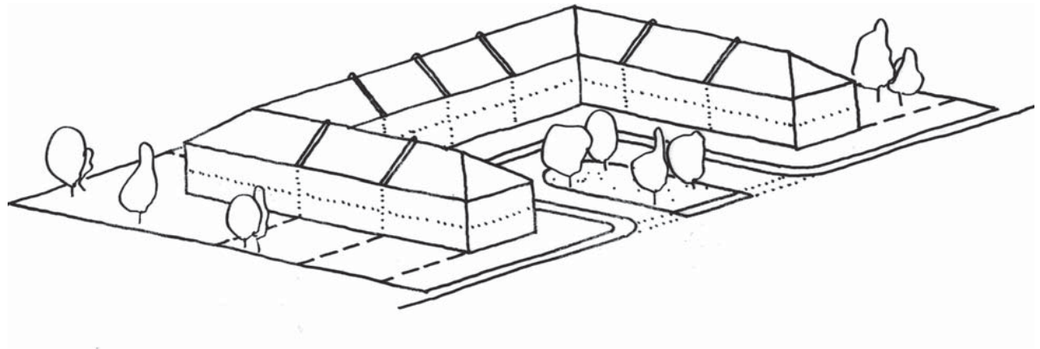
CASE STUDY I3::Typical Density

Close developments with semi-detached housing and medium setbacks would represent the typical density and character. Car parking should occur along the close or on-street unless located off of a distributor road.



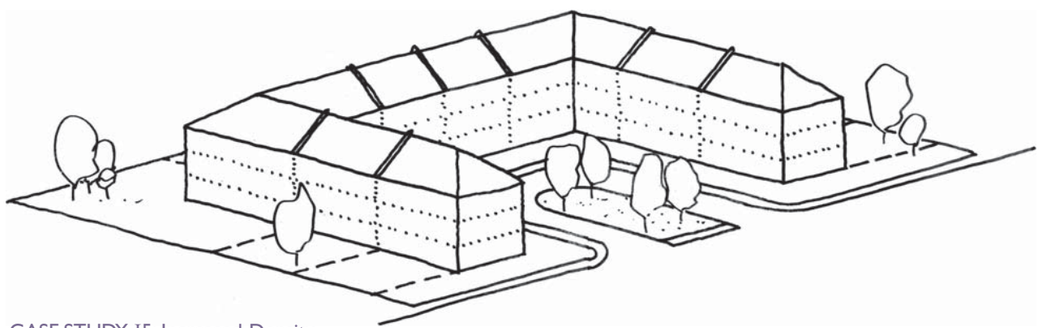
* CASE STUDY I2: : Typical Density

Perimeter blocks with terrace housing and minimal setbacks would represent the typical density and character along the Victorian streets. Car parking should occur on-street or on-site if existing narrow streets create on-street parking difficulties.



CASE STUDY I4 : Enhanced Density

Close developments with terrace housing and medium setbacks would offer enhanced density. Car parking should occur along the close or on-street unless located off of a distributor road.



CASE STUDY I5: Increased Density

The three-storey close development would be a potential increased density development. This scenario could be particularly useful as a case study for family housing within the designated zones of increased density within proximity of schools. Car parking should occur along the close or on-street unless located off of a distributor road. This scenario would be a logical option for undercroft parking.

* The historic Victorian terrace streets

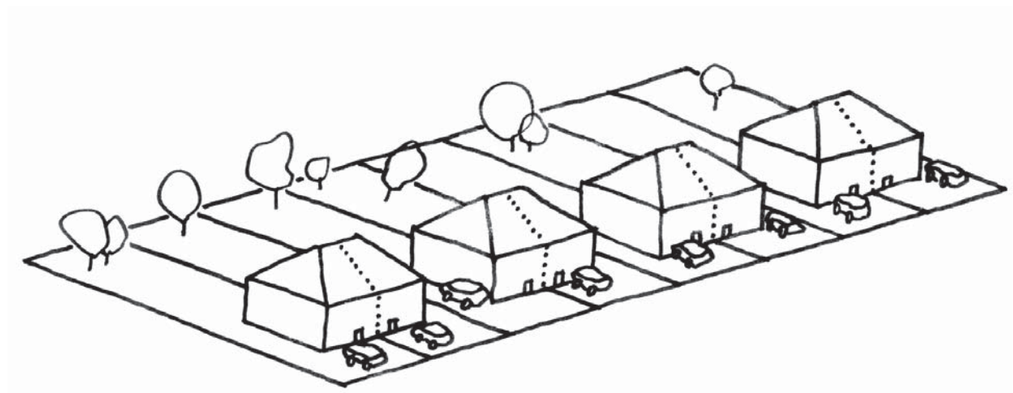
URBAN DESIGN GUIDELINES: NORTHCHURCH RESIDENTIAL ZONE

Assessment Category	Criteria	Guidelines	Page Reference	*Photo Reference
Making places	Building types	The Northchurch residential zone is primarily **semi-detached buildings** with both historical and newer terraced buildings on streets throughout Northchurch. Semi-detached buildings should be the predominant building types, although there could be opportunities for terraced buildings within the block sites.		
	Materials / architectural styles	Northchurch consists of predominantly brick or stucco buildings. Traditional brickwork should be favoured over modern wirecut bricks. A broad stylistic approach should favour **front facades** pitched roofs.	23-25	20-21
	Listed buildings/ Conservation Area	Historic Northchurch has two Conservation Areas and a number of listed buildings which should be protected. Efforts should be made to utilise appropriate paving and signage in their vicinity.	26-28	
	Building Heights	Buildings should generally be **two-storeys** (up to 2.5 storeys).	29	
	Density	The current densities are very low to low. New development should be low to medium (30-50 dph).	30	22-23
	Topography	Buildings should accentuate the topography and views. There are particularly strong views from Darr's Lane looking northward and from the allotment gardens looking out toward the Green Belt.	32	
Continuity and enclosure	Morphology	Northchurch is a mix of through streets and dead-end streets. New developments should endeavour to build off of through streets and to avoid creating cul-de-sacs.	33-34	
	Building Lines	The existing buildings generally have medium to large setbacks. New developments are encouraged to have **medium setbacks**.	35	
	Building Orientation	The fronts of building should be **facing the street**, with entrances accessible from the pavement. In particular, new developments along the High Street should face the road (in contrast to some developments which have building sides or rear gardens facing the High Street).	36	
	Pavements	All new developments should have pavements along the roads.		
	Pattern of open space	Houses should have rear gardens that back onto other rear gardens as a means of maximising wildlife habitat, privacy and sunlight. Front gardens should be individual or communal. (Current conditions show some streets, such as Loxley Road, with communal front gardens.)	37	31
Making connections	Circulation, demand and linkages	The High Street, as it travels through Northchurch, should be considered as a primary distributor road along with Darr's Lane and Granville Road. All other roads within the zone would be considered as residential access roads.	39	24-25
	Parking	On-street parking should be encouraged for residential access roads where on-site parking is not already provided and street widths permitting.	40	26-27
	Land Use	Small-scale A1 and A3 land uses should be protected and encouraged to maintain the character of the historic village of Northchurch.	38	
Quality of the public realm	Streetscape elements	Streetscape elements should fit the character of each Conservation Area. Roads should be well-lit with streetlamps.	42	28-30
	Quality of open space	There is very good access into the Green Belt from Northchurch.	37	31

* Photo references correspond to page numbers within the associated photo log.

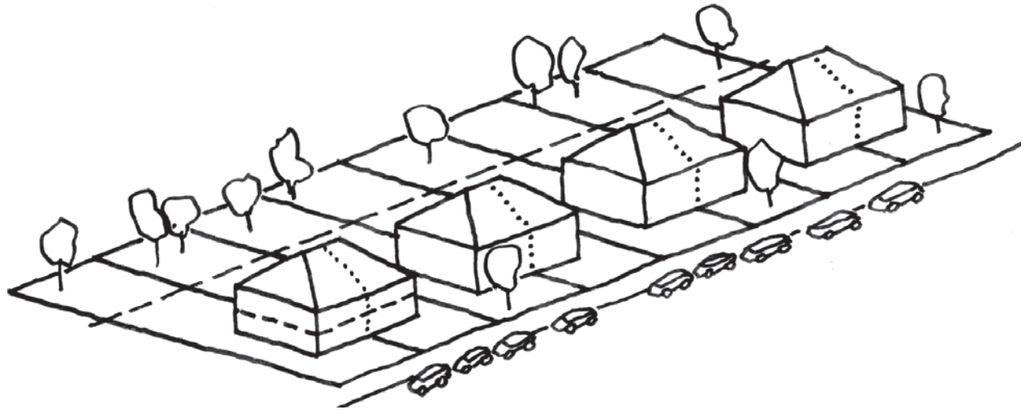
CASE STUDIES: NORTHCHURCH RESIDENTIAL ZONE - INFILL SITES

The case studies apply the various classifications of the guidelines to create a range of recommended possibilities for each Urban Design zone.



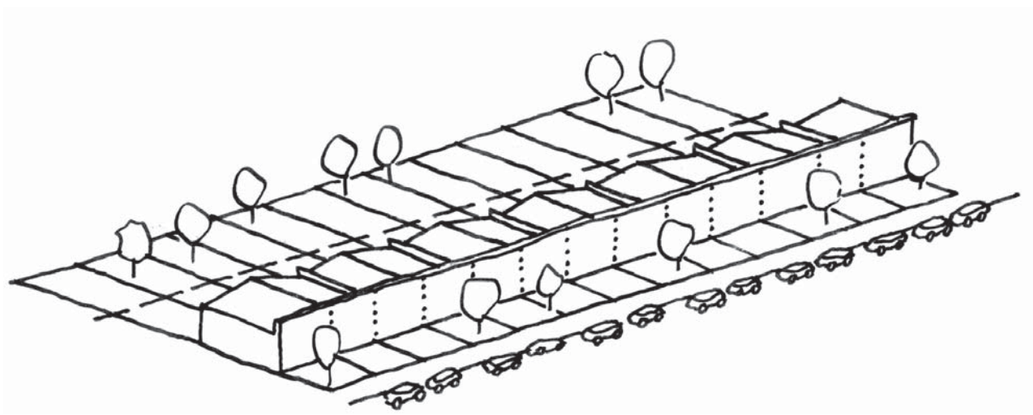
CASE STUDY NR1: Typical Density

This case study shows semi-detached housing with medium setbacks and on-site individual parking. It is assumed that parking would occur on-site along distributor roads.



CASE STUDY NR2: Typical Density

This case study shows semi-detached housing with medium setbacks and on-street parking. It is assumed that parking would occur on-street along residential access roads.



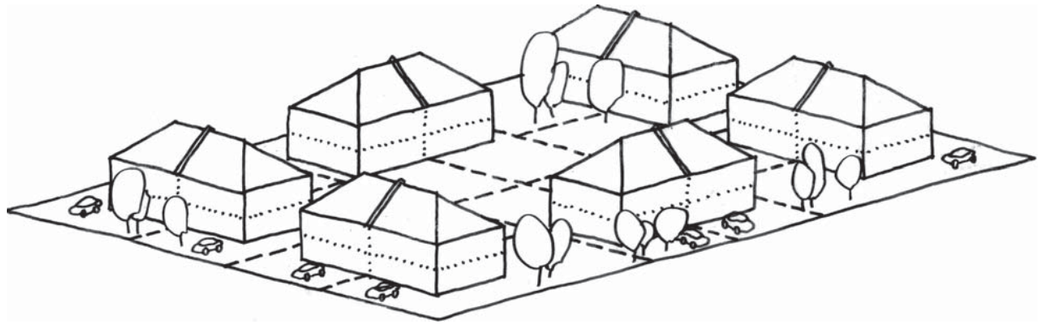
* CASE STUDY NR3: Typical Density

This case study shows terrace housing with medium setbacks and on-street parking. Northchurch's historic streets still retain some terrace housing, and it would be possible to infill with new terraces that fit the area's character.

* The historic Northchurch terrace streets

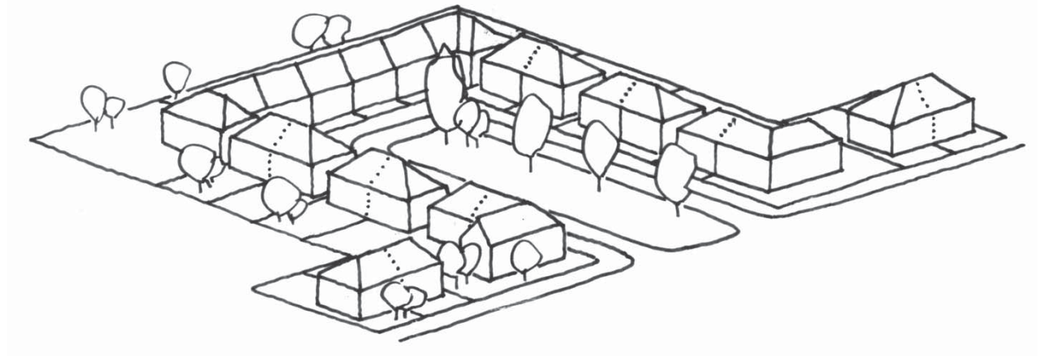
CASE STUDIES: NORTHCHURCH RESIDENTIAL ZONE - BLOCK SITES

The case studies apply the various classifications of the guidelines to create a range of recommended possibilities for each Urban Design zone.



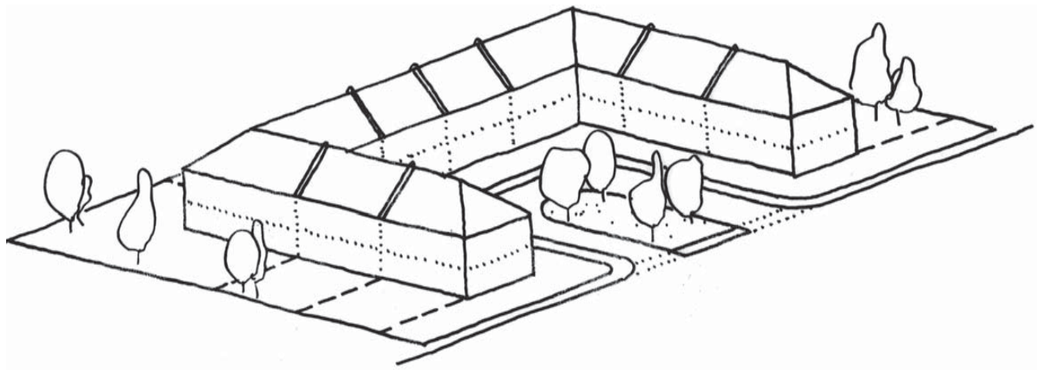
CASE STUDY NR1: Typical Density

This case study shows a perimeter block with semi-detached housing with medium setbacks and on-site individual parking.



CASE STUDY NR2: Enhanced Density

This case study shows two-storey semi-detached terraces in a close development. Car parking should occur along the close or on-street unless located off of a distributor road.



CASE STUDY NR3: Increased Density

This case study shows a close development with terrace housing, consisting of medium setbacks. Car parking should occur along the close or on-street unless located off of a distributor road.

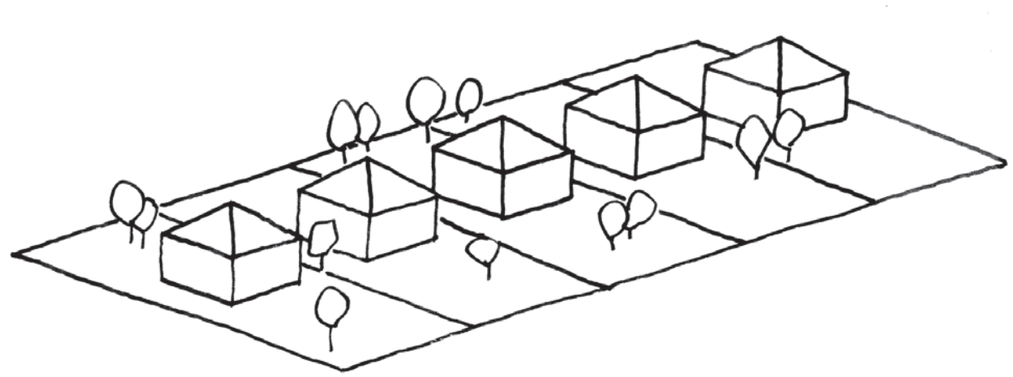
URBAN DESIGN GUIDELINES: PERIPHERAL ZONE

	Criteria	Guidelines	Page Reference	*Photo Reference
Making places	Building types	The existing building types are primarily two-storey detached houses. The primary typologies should be **detached buildings**, with potential opportunities for **semi-detached** buildings within block sites.		
	Materials / architectural styles	The peripheral zone buildings are generally brick buildings, and brick buildings that utilise traditional brickwork would be recommended. Pitched roofs would be preferred over flat roofs in new developments.	23-25	20-21
	Listed buildings/ Conservation Area	There are no listed buildings or Conservation Areas in this zone.	26-28	
	Building Heights	Buildings should be **two-storeys**.	29	
	Density	The existing densities are generally very low. In general the area's density should be low to medium, assuming smaller plot sizes, a shift to medium setbacks, and the potential for semi-detached buildings in block sites.	30	22-23
	Topography	Views into the Green Belt should be protected, and views across the valley should also be protected.	32	
Continuity and enclosure	Morphology	The existing street morphology is predominantly cul-de-sacs and dead end streets. The creation of through streets should be encouraged where possible. Close block developments should be encouraged over dead-end street and cul-de-sac developments.	33-34	
	Building Lines	The existing buildings generally have large setbacks. New developments should generally have medium to large setbacks which front the street in a uniform manner.	35	
	Building Orientation	The fronts of building should be **facing the street** in a uniform manner, with entrances accessible from the pavement.	36	
	Pavements	All new developments should have pavements along the roads.		
	Pattern of open space	Houses should have rear gardens that back onto other rear gardens as a means of maximising wildlife habitat, privacy and sunlight. Front gardens are typically communal in this zone and could be communal or individual.	37	31
Making connections	Circulation, demand and linkages	Kings Road is a primary distributor which connects the High Street to the A41. The road should prioritise through traffic and avoid on-street parking that would obstruct traffic. Chesham Road, Bridgewater Road and Gravel Path should be considered district distributors facilitate traffic movements into residential access roads.	39	24-25
	Parking	Due to the peripheral and semi-rural nature of this zone, on-street parking should be discouraged in favour of on-site car parking.	40	26-27
	Land Use	N/A	38	
Quality of the public realm	Streetscape elements	Streetlighting on the roads should be improved.	42	28-30
	Quality of open space	The allotment gardens in northeast Berkhamsted are significant and offer important views across the town. There are important footpaths through school grounds that connect to the Green Belt.	37	31

* Photo references correspond to page numbers within the associated photo log.

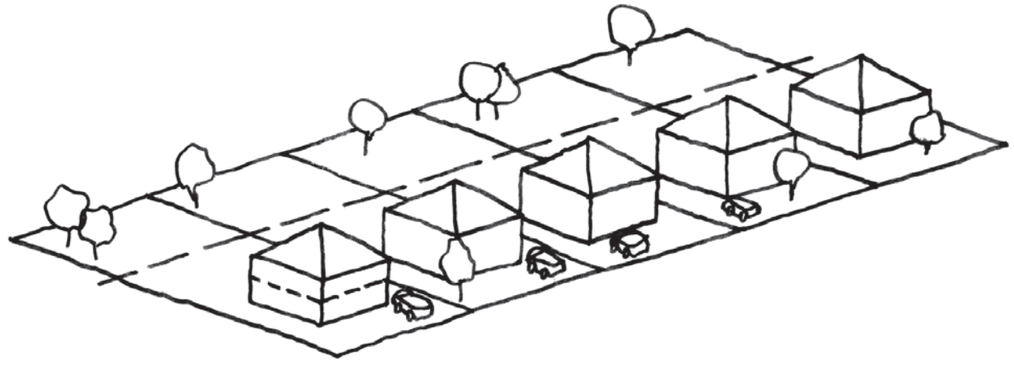
CASE STUDIES: PERIPHERAL ZONE - INFILL SITES

The case studies apply the various classifications of the guidelines to create a range of recommended possibilities for each Urban Design zone.



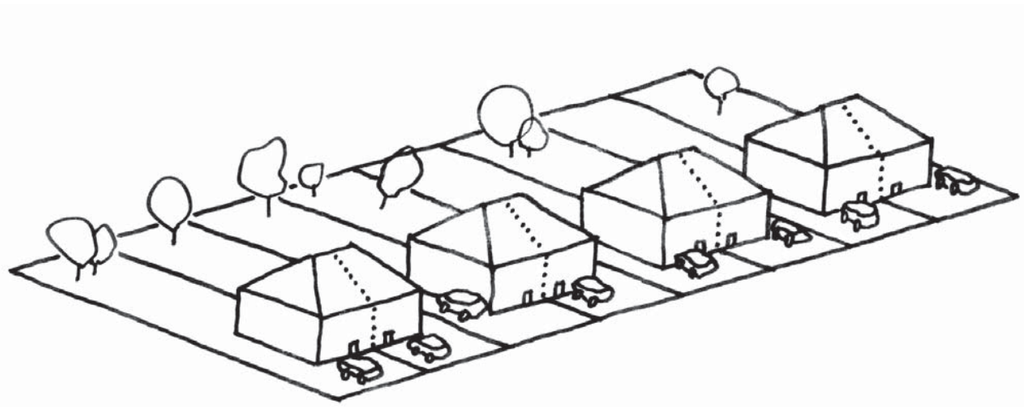
CASE STUDY P1: Typical Density

This case study shows detached housing with large setbacks and on-site individual parking, representing the zone's typical character and density. Car parking should occur on-site in front of individual houses.



CASE STUDY P2: Enhanced Density

This case study shows detached housing with medium setbacks and on-site car parking in front of individual houses.

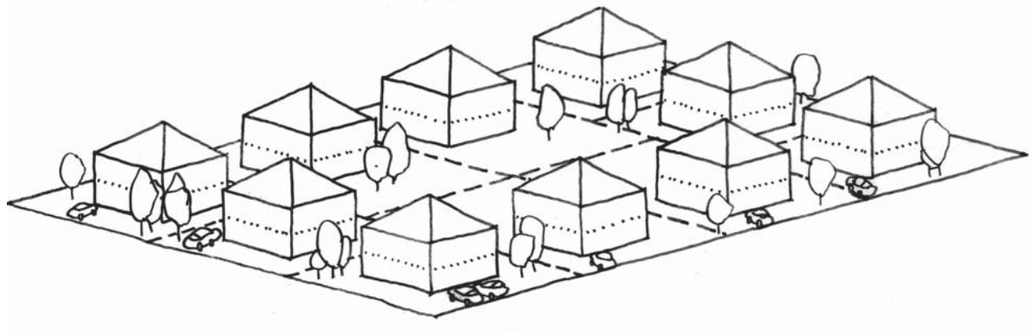


CASE STUDY P3: Increased Density

This case study shows semi-detached housing with medium setbacks and on-site individual parking.

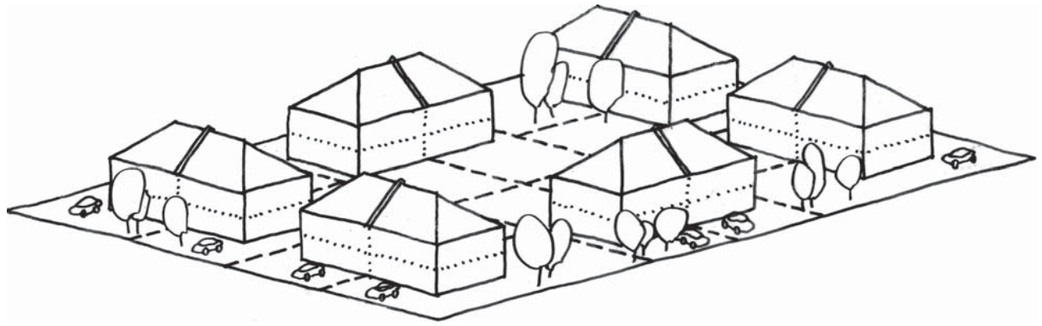
CASE STUDIES: PERIPHERAL ZONE - BLOCK SITES

The case studies apply the various classifications of the guidelines to create a range of recommended possibilities for each Urban Design zone.



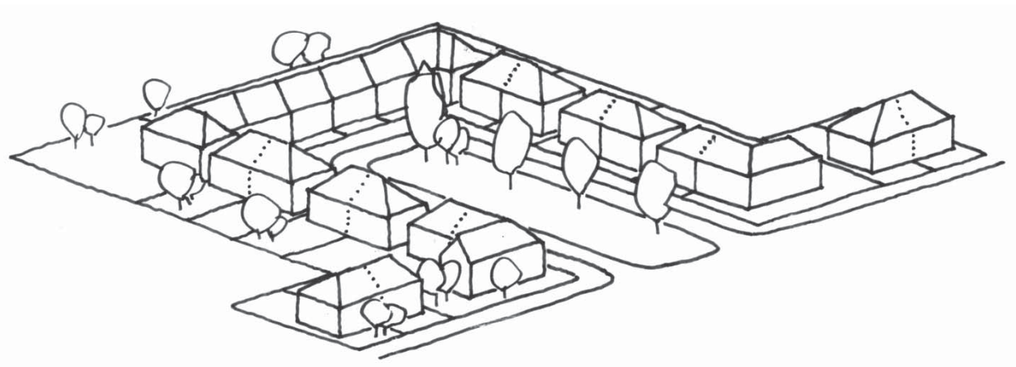
CASE STUDY P1: Enhanced Density

This case study shows a perimeter block of detached housing with medium setbacks and on-site individual parking. The typical plot has large setbacks and large rear gardens.



CASE STUDY P2: Increased Density

This case study shows a perimeter block of semi-detached housing with medium setbacks and on-street parking



CASE STUDY P3: Increased Density

This case study shows two-storey semi-detached terraces in a close development. Car parking should occur on-site in front of individual houses.

BERKHAMSTED

Urban Design Assessment

DACORUM BOROUGH COUNCIL

urban practitioners UP

MATERIALS AND TEXTURES

Up to the end of the 18th century, the transport of materials to inland areas like Hertfordshire was difficult and costly. Consequently builders used the sources they had to hand; flint, straw, timber and clay. The characteristic qualities of the Dacorum area owe much to the survival of such traditional materials. They have however been supplemented by many more recent materials, brought in from outside the region.

Stone

Hertfordshire has no significant source of quality freestone, being mostly reliant on chalk and its associated material, flint. Chalkstone (also known as clunch) of adequate strength for walls has long been quarried at Totternhoe near Dunstable. Its blocks have been used to construct churches or other important buildings, often in combination with flint. The castle was faced in limestone, imported from outside the immediate area.

Flint is used in a functional way, roughly knapped rather than squared in the East Anglian tradition. The material (and the skill to build with it) is available commercially, but it is mostly used for conservation work or sculpture. St Peter's Church is substantially flint.

Also to be found within the masonry of some buildings, including garden walls, is Hertfordshire 'pudding-stone' an unusual local stone of glacial origin, comprising rounded pebbles bound within in a flinty cement. The image at the top left is an example of pudding-stone.

The keystone of the Town Hall arched entryways are made with brick and decorative limestone.

This High Street listed building has timber framing infilled with brick.

KEY ISSUES
MP1: MATERIALS AND TEXTURES

MP1A
The Berkhamsted consultation participants favoured traditional materials and styles, particularly quality brickwork.

MP1B
The Berkhamsted consultation participants were generally opposed to more modern designs as well as low quality imitation styles.

The roof on this house demonstrates a common slate roof. Artificial slate made of cement is used frequently with little noticeable difference.

The Victorian decorative brickwork contains blue bricks that have been fired longer in their kilns.

By the 19th century, imported limestones such as Bath stone or Portland were being employed, either for dressings or full construction and largely supplanted the use of flint.

Timber

Timber-framing and weatherboarding were common up to the 18th century, when brick became much more common. Oak and elm were the preferred materials for the structural members. Church spires are usually formed in wood and clad in copper, shingle or lead to form the characteristic Hertfordshire 'spikes'. Timber frames were infilled with wattle and daub or lath and plaster panels; sometimes they were later replaced by brick.

The timber frames were almost always hidden from view - sometimes behind weatherboarding or tiles, more usually behind a protective coat of lime plaster. The East Anglian tradition of decorative plasterwork known as pargetting reaches into Hertfordshire- mostly in the east of the county, but examples are to be found in Dacorum, including Berkhamsted.

Later, the classical revival resulted in the use of rendered and painted surfaces in imitation of ashlar stonework.

Window joinery was almost always softwood, well seasoned and painted, but in some early buildings oak, elm or ash may have been used for the frames.

Brickmaking

Brickmaking was in evidence from 15th century and had become the accepted building material by the Tudor period. Local beds were used to source the clay but with improved transport, bricks were imported from further afield. In the early 19th century there was a vogue for using yellow and white bricks, often made from gault clay, in imitation of stone. In the Victorian era machine-made bricks and tiles became prevalent and coloured decorative patterns like diaper work were used to great effect.

Roofing materials

At one time thatch would have been the universal roof covering, using long straw rather than the more durable water reed that has been adopted in recent years. Thatch is however now rare in Dacorum's towns, being mainly confined to farm buildings or other rural locations.

Roof tiles were first made by the Romans but their manufacture fell out of use and was only revived during the medieval period. Until the 20th century the tiles used were normally hand pressed and made in clay, but since the 1920s machine made concrete and clay tiles have become common. Interlocking tiles, in imitation of Mediterranean or Roman tiles, are frequently to be found in postwar housing. Church roofs, if not in tile,

The old medieval street network is now home to some modern buildings, including this modern design with high quality brickwork.

Consultation participants generally did not like this modern application of local materials with its 'unconvincing' nod to local styles.

The siding and flat roof do not work within local styles.

An additional example of a modern building in Berkhamsted.