

Berewood

HAMPSHIRE

Design Code
Addendum

December 2016

Design Code Addendum Fenestration December 2016

Addendum to Berewood Design Code March 2013. Amends fenestration codes for each character area. This expands the use of materials appropriate for fenestration and doors. Page:

1. Replaces page 24 (Section Two: Market Town)
2. Replaces page 47 (Section Two: Garden Suburb)
3. Replaces page 71 (Section Two: The Hamlets)
4. Replaces page 84 (Section Two: Employment Hub)

CODE MT05 Fenestration

GENERAL MARKET TOWN AREA

MT05.01: MANDATORY REQUIREMENTS (ALL USES):

- MT05.01.01 Strong vertical rhythm in areas of public realm
- MT05.01.02 Recessed windows and doors into facade
- MT05.01.03 Dormer windows acceptable to utilise roof space for accommodation
- MT05.01.04 Windows should be in proportion and responsive to the elevation design

NON-MANDATORY REQUIREMENTS:

CAN INCLUDE:

- MT05.01.05 Oriel / bay windows
- MT05.01.06 Preference flush sash windows

MT05.02: MANDATORY REQUIREMENTS (MATERIALS):

See MT05.01 also, plus:

Materials: use of either

- MT05.02.01 Timber frames and doors
- MT05.02.02 Glass curtain walling (form and detail appropriate to use)

NOT PERMITTED:

- MT05.02.03 Low Quality uPVC windows and doors.

NON-MANDATORY REQUIREMENTS:

CAN INCLUDE:

- MT05.02.04 Metal frames if appropriate to design of building
- MT05.02.05 Alternative high quality uPVC windows and doors (as appropriate and complimentary to other building materials). May include GRP features. Quality, established relative to timber frame, based on specification and appearance (colour, texture and detailing). For example:
 - The width of window frame and glazing bars should not exceed 50mm individually (100mm together in the event of a frame and openable window);
 - Colours could vary and include (but not limited to) white, grey and brown; and,
 - Appearance could be a smooth profile or a (convincing) timber imitation.

EXPLANATORY 05: Illustrations of code requirements

GENERAL RULE: Strong vertical rhythm through to roof mainly found in residential units



Window: Identity precedents depicting fenestration form relevant to Market Town identity area

Sash and casement style



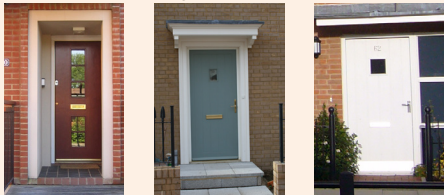
Dormers



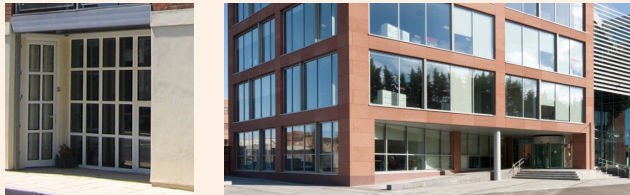
Feature windows relevant to Identity Area



Doors should use high quality materials



Domestic designs



Non-domestic designs or flatted/ mixed use development

CODE GS05 Fenestration

GENERAL GARDEN SUBURB AREA

GS05.01 MANDATORY REQUIREMENTS (RESIDENTIAL):

- GS05.01.01 Windows in proportion and responsive to elevation design
- GS05.01.02 Bay windows over 2 storeys are commonly used as feature to the frontage
- GS05.01.03 Timber or metal windows

CAN INCLUDE:

- GS05.01.04 Metal frames (white or black) if appropriate to design of building
- GS05.01.05 Gabled dormer windows to roof space for additional storey of accommodation
- GS05.01.06 Alternative high quality uPVC windows and doors (as appropriate and complimentary to other building materials). May include GRP features. Quality, established relative to timber or metal frame, based on specification and appearance (colour, texture and detailing). For example:
 - The width of window frame and glazing bars should not exceed 50mm individually (100mm together in the event of a frame and openable window);
 - Colours could vary and include (but not limited to) white, grey and brown; and,
 - Appearance could be a smooth profile or a (convincing) metal / timber imitation.
- GS05.01.07 Preference for flush sash windows

NOT PERMITTED:

- GS05.01.07 Low quality uPVC doors and windows; not meeting code GS05.01.06.

GS05.02 PLANT FARM AREA

- i** The following details relate only to the area associated with the historic Plant Farm; full details will need to be agreed with LPA

- GS05.02.01 Windows in proportion and responsive to elevation design
- GS05.02.02 Strong vertical fenestration rhythm on public frontage, including barn style buildings (including conversion)
- GS05.02.03 Plant Farmhouse: Painted timber painted windows on Listed Building (where required and subject to details)
- GS05.02.04 Timber or metal fenestration to new build

NOT PERMITTED:

- GS05.02.05 uPVC doors and windows; contrary to code GS05.02.03 or GS05.02.04

NON MANDATORY

- GS05.02.07 Full height glazed features to emphasise openings gables and full height entrances, especially to larger barn like structures (conversion or new build).
- GS05.02.08 Apart from GS05.02.07, preference for flush sash windows

EXPLANATORY 05: Illustrations of code requirements



Strong vertical rhythm of fenestration with horizontal built form in Bournville Park

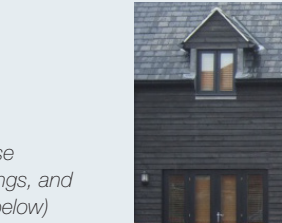


Bay windows create feature



i A: PLANT FARM AREA
Doorways to barn style buildings either full timber with small window or full glazing as part of an elevation feature (right)

Use of painted half glazed doors is typical in Garden Suburbs



i A: PLANT FARM AREA
Windows and openings emphasise horizontal form in barn style buildings, and vertical form of gables (right and below)

i Use of glazed inserts and windows into existing or designed opening within elevations on barn conversions and 'barn style' buildings

CODE TH05 Fenestration

THE HAMLETS AREA

TH05.01 MANDATORY REQUIREMENTS

TH05.01.01 Windows in proportion and responsive to elevation design

TH05.01.02 Buildings that follow a more traditional style of design, care should be taken with the proportions of window to masonry and generally windows will be smaller and there will be larger areas of masonry. They will generally be square or portrait in shape and will be recessed by 90mm. Dormer widows can be used but they will be smaller than the windows on the elevations.

TH05.01.03 Timber or metal windows

TH05.01.04 Garage doors to be inset into garage elevation by a brick depth (90mm)

NOT PERMITTED:

TH05.01.05 Low quality uPVC doors and windows; not meeting standard TH05.02.03

NON MANDATORY

TH05.02 Can include:

TH05.02.01 Flat roof or gabled dormer windows to roof space

TH05.02.02 Full height glazed elevations

TH05.02.03 Alternative high quality uPVC windows and doors (as appropriate and complimentary to other building materials). May include GRP features. Quality, established relative to timber or metal frame, based on specification and appearance (colour, texture and detailing). For example:

- The width of window frame and glazing bars should not exceed 50mm individually (100mm together in the event of a frame and openable window);
- Colours could vary and include (but not limited to) white, grey and brown; and,
- Appearance could be a smooth profile or a (convincing) metal / wood imitation.

TH05.02.04 Preference for flush sash windows

EXPLANATORY 05: Illustrations of code requirements



Different variations of rhythm found within the Hampshire area and to be implemented within Berewood



Window: Identity precedents depicting fenestration form relevant to Market Town identity area

Casement style



Doors should use high quality materials

Door designs illustrating issue of quality

CODE EH05 Fenestration

EMPLOYMENT HUB AREA

EH05.01: MANDATORY REQUIREMENTS:

- EH05.01.01 Recessed windows and doors into facade
- EH05.01.02 Designs should complement and be in proportion to the overall architecture of the building
- EH05.01.03 Metal window frames and doors
- EH05.01.04 Windows overlooking public realm

SHOULD NOT INCLUDE:

- EH05.01.05 Large areas of mirrored glass

NON-MANDATORY REQUIREMENTS:

EH05.02 Can include:

- EH05.02.01 Oriel and bay windows
- EH05.02.02 Timber or high quality uPVC windows and doors. Alternative high quality uPVC windows and doors (as appropriate and complimentary to other building materials). May include GRP features. Quality, established relative to metal frame, based on specification and appearance (colour, texture and detailing). For example:
 - The width of window frame and glazing bars should not exceed 50mm individually (100mm together in the event of a frame and openable window);
 - Colours could vary and include (but not limited to) white or grey; and,
 - Appearance could be a smooth profile or a (convincing) metal imitation.
- EH05.02.03 Glass curtain walling
- EH05.02.04 Louvres for shading
- EH05.02.05 Encourage passive solar gain to aid sustainable development
- EH05.02.06 Encourage use of PV tiles on large roof structures

EXPLANATORY 05: Illustrations of code requirements



Fully glazed facades encourage passive surveillance

Feature windows relevant to Identity Area



Doors should use high quality materials, often recessed or under porch feature

