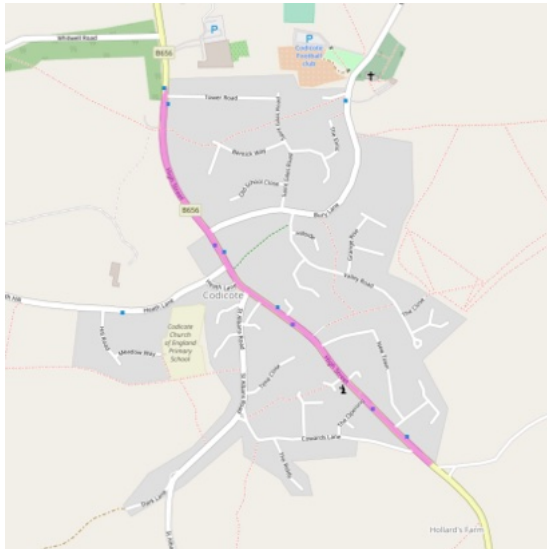


# Extract of 1<sup>st</sup> Draft Codicote Neighbourhood Plan 2021

## Village Character Areas (Section 4.2)

This Evidence Document supports the Design Section of Codicote Neighbourhood Plan (2023) and supplements the Codicote Design Codes and Guidance (AECOM 2023)

#### 4.2.1 The High Street



The High Street includes the historic core of the village around its junction with St Albans Road. Development along the High St/B656 frontage is some of the earliest development in the village and the earliest surviving buildings date from the 1600s.

The street comprises a wide variety of styles, sizes, ages and types of building and a broad range of building materials. At the northern end of the road, development is mainly on the eastern side and consists of individual, detached or semi-detached houses. South of Heath Lane is more densely developed, with some historical terraces dating back to the

1700s, some much more recent infill terrace development as well as detached and semi-detached houses of widely varying ages.



Buildings along the High Street are generally two storeys in height, with a consistent building line. Gaps between buildings – especially in the centre of the village – are fairly narrow. The street itself is wide enough to create a relaxed sense of enclosure.

Many of the buildings in the High Street are situated at the back edge of the pavement. Others have front gardens – mostly fairly

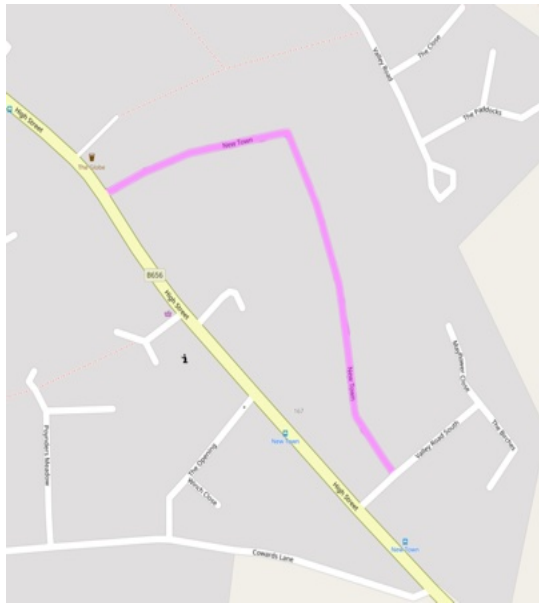
shallow - the boundaries being generally low brick walls or occasionally hedges.

To the north of Heath Lane and at the southern end of the High Street, houses tend to have larger plots and there is more on-plot parking. Some buildings have off-street parking to the rear and a few have bays to the front. For the remainder, there is parallel on-street parking for significant lengths of the street.



Housing density along the High Street varies greatly. In the most built-up areas between Cowards Land and St Albans Road it is between 35-40 dwellings per hectare, but this figure is much lower at the northern and southern ends of the street.

#### 4.2.2 Newtown



Newtown is another of the village's older streets, developed initially at a right-angle to the High Street in the 1800's and extending parallel along the High Street to the south.

The road consists mainly of two-storey buildings, developed to a largely consistent building line either at the back edge of the pavement or with predominantly shallow front gardens or yards. Garden boundaries are mostly of picket fence type with occasional hedges. Some properties at the southern end of the street have more generous plots with deeper frontages. Housing density is 31-34 dwellings per

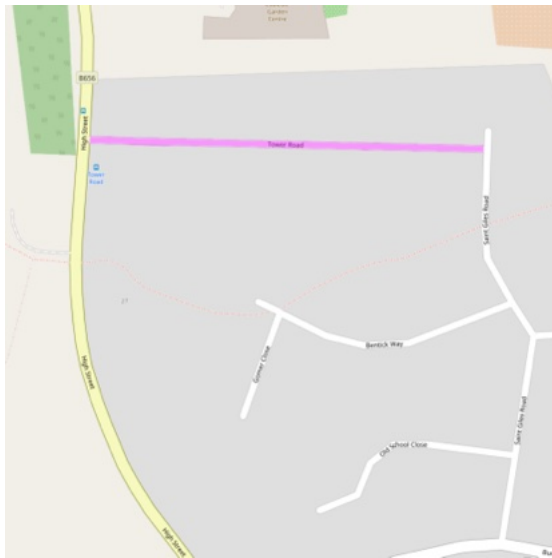
hectare.

Much of Newtown is older-style terraced housing, including some of the earliest terraces in the village. Gaps between buildings are generally narrow and there are some single-storey passages between terraces. The buildings are predominantly red brick with some buff and render and roofs are mostly shallow pitched with slate finish.



Newtown is relatively narrow, with the distance between building frontages creating an increased sense of enclosure. Parking for most properties is on-street, with some of the later semi-detached houses at the south end having on-plot parking, with some off-street parking for houses in the High Street that back on to Newtown.

### 4.2.3 Tower Road



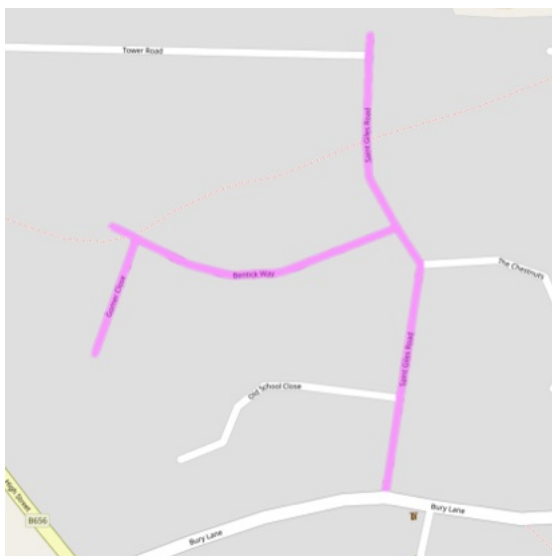
Tower Road sits at the northern end of the High Street and was originally developed as Local Authority Housing in the 1930's. It consists of mainly short terraces of either 1.5 or 2 storeys, some with gable-fronted "book-ends"

The houses in Tower Road are broadly consistent in style and construction, with walls mostly finished white or cream render and with tiled roofs in brown. The buildings have generously deep front gardens with on-plot parking. Housing density is much lower than some of the more central areas of the village, at 19-23 dwellings per hectare.

The carriageway itself has tree-lined grass verges to the edges. The relatively large distance between building frontages creates a relaxed sense of enclosure.



### 4.2.4 St Giles Road / Bentick Way / Gomer Close



The streets of St Giles Road, Bentick Way and Gomer Close are in the traditional style with carriageway and separate footways and grass verges, with buildings having front gardens with a variety of boundaries: hedges, mesh fences and picket fences.

This area consists mainly of bungalows and 2-storey houses, generally semi-detached. There is the occasional white-rendered property but most are in red multi and buff wire cut brick, with the houses in Gomer Close featuring hanging tile. Roofs are generally pitched with grey concrete tiles.

The earliest houses – for instance at the north end of St Giles Road, date from the 1940s, with the majority of other buildings having been developed in the 1960s.



Like Tower Road, housing development is less dense than in the centre of the village, at 19-25 dwellings per hectare.

#### 4.2.5 The Elms / The Chestnuts

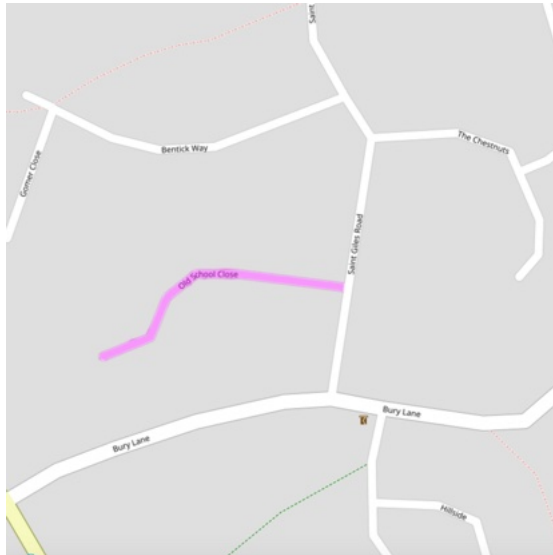


The Elms and The Chestnuts are off St Giles Road and the streets continue in the traditional style, with carriageway and separate footways and grass verges. The buildings have front gardens, mostly without boundaries to the footway.



There is a mixture of short terraces, semi-detached and detached 2-storey houses, all of a similar style constructed in the 1960s and 1970s. Construction is generally buff brick, with tiled or wooden facades. Many houses have garages and/or on-plot parking with some additional street side parking bays. Housing density is in the region of 20 dwellings per hectare.

#### 4.2.6 Old School Close



Also off St Giles Road, Old School Close comprises more contemporary housing, built in the 1980's around the site of the old Codicote School, which has been converted for residential use.

The houses in Old School Close are mostly semi-detached and short terraces of 2 storeys. The road is a cul-de-sac layout based around an estate road with footways on each side. Parking is either on-plot or within parking courts.



Buildings are generally in red brick, with pitched roofs in grey concrete tile. Housing density in Old School Close is higher than the surrounding St Giles Rd/Bury Lane area, at 37 dwellings per hectare.

#### 4.2.7 Bury Lane / Church Close



Bury Lane comprises generally more contemporary houses. These are mainly larger and detached, of two storeys with integral garages and generous frontage including hardstanding for parking. At the north end of Bury Lane is Church Close, which is a short private cul-de-sac of larger detached bungalows.

To most of the length of Bury Lane there are footways either side of the carriageway. On the eastern side of the carriageway there are grass verges until The Bury itself, where the footway terminates. The verges continue on the western side footway until Church Close.

Bury Lane is wide, creating a relaxed sense of enclosure and has a semi-rural feel to the northern end. Housing density is around 20 dwellings per hectare.



The Bury, a listed building originating in the 16<sup>th</sup> Century, remains and has been converted into private rented retirement accommodation, with retirement bungalows developed in the grounds. Between The Bury and St Giles Church at the northern end of Bury Lane sits Bury Farm.

#### 4.2.8 Valley Road, Grange Rise, Hillside, The Ridgeway, The Close, The Paddock



Valley Road runs from Bury Lane in a south-easterly direction and has a number of cul-de-sacs leading from it. This is a gently undulating area, with segregated footways and grass verges. There are large panels of grass with some paths and steps, giving the area a relaxed sense of enclosure.

Valley Road has a mix of housing types – detached, semi-detached, terrace, flats and townhouses, mostly built in the 1960s and 1970s and with the exception of the 3-storey townhouses, buildings are typically 2 storey. Materials are typically buff coloured brick or red brick, with white panel or tile hanging with shallow pitched roofs in grey concrete tile.



Valley Road ends in a small, more recent cul-de-sac constructed in the 1980's comprising short terraces and semi-detached 1.5 storey chalet bungalows in red brick with brown concrete steep pitched roofs

Grange Rise, Hillside, The Ridgeway and The Close are all in a cul-de-sac layout with a mix of detached, semi-detached and terraced houses of similar vintage and style to the main part of Valley Road.

Most houses have fairly generous frontage with gardens and on-plot parking, with other off-street parking and garaging provided for some properties.

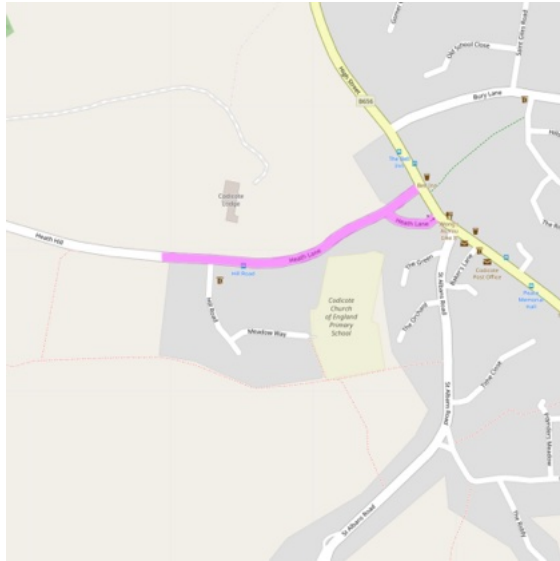


The Paddock is a more recent development off Valley Road, again in a cul-de-sac, consisting of semi-detached houses or short terraces, of two storeys in red or buff brick. Houses are arranged around parking courts.

Roofs are pitched with grey profiled concrete interlocking tiles and houses have lean-to porch roofs in the same material. Frontage is generally grass without defined front gardens.

To the northern end of Valley Road and in Grange Rise, The Ridgeway and Hillside, housing density is 23-27 dwellings per hectare. This increases towards the southern end, to 41 dwellings per hectare in The Paddocks.

#### 4.2.9 Heath Lane

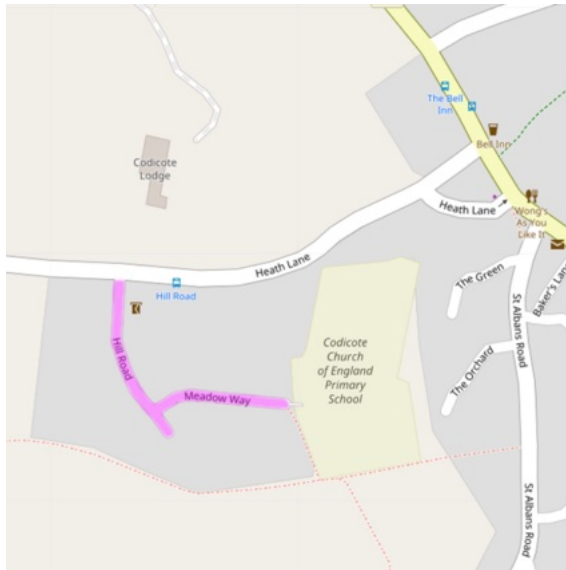


Heath Lane is only developed on the southern side, facing the grounds of Codicote House. There is a mix of houses towards the village centre, from 18<sup>th</sup> Century terraces to more contemporary 1970's detached and semi-detached houses.

Towards the edge of the village around the junction with Meadow way are a number of semi-detached bungalows developed in the 1940's by the Local Authority.



#### 4.2.10 Hill Road / Meadow Way



These roads are arranged in a cul-de-sac, with Codicote School at the eastern end. There are footways at each side of the carriageway, with some verges and panels of grass. These roads were originally developed by the Local Authority in the mid-1950's.

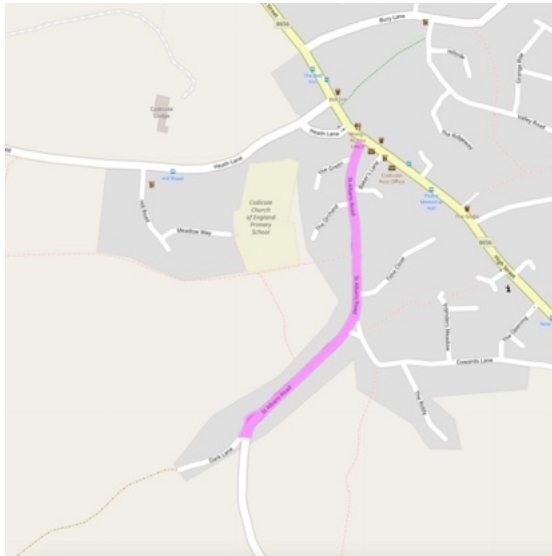


Houses are generally semi-detached or in short terraces and are mostly in red brick, with occasional white render, with pitched roofs in grey profiled concrete tiles. Houses originally had concrete flat-roofed porches. Front garden boundaries are a variety of mesh panels, hedges, low brick walls and low timber fences.

Parking is either on-plot or on-street with some additional off-street parking bays and a parking court to the rear of houses towards the school.

Hill Road/Meadow Way lies at the eastern edge of the village and housing density is lower than in the centre of the village at 21 dwellings per hectare. This is roughly on a par with Tower Road on the northern fringe of the village.

#### 4.2.11 St Albans Road



The character of St Albans Road varies along its length. Towards its junction with the High Street, it is more urban in character with some short terraces of houses. Further south the houses are mainly detached and semi-detached, with a semi-rural character at the southern end.

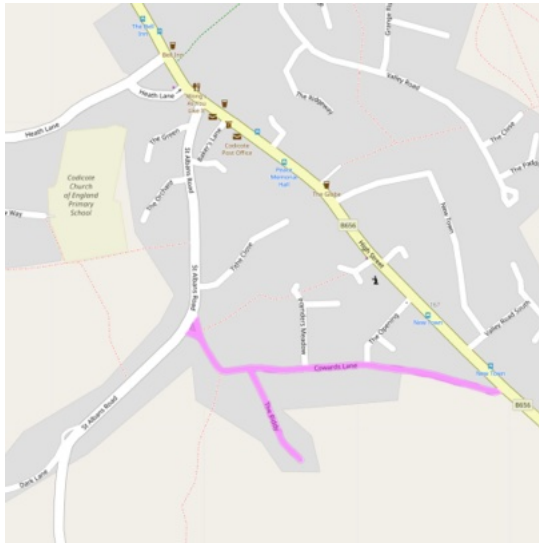
Towards the village centre, St Albans Road includes some of the oldest terraces in the village, dating back to the 1700s. There has been recent in-fill development including some completions in 2017. The road in general has a wide mix of 1700s, 1800s, 20<sup>th</sup> Century and early 21<sup>st</sup> Century development.



Apart from the far ends of the road, there are footpaths beside the carriageway and most houses have enclosed front gardens – with a mixture of boundary styles in brick, hedgerow and picket fence. Grass verges exist beside some of the footpath.

The building line is generally consistent on the western side and more varied and set back on the eastern. Buildings vary, with 1, 1.5, 2 and 2.5 storey buildings of a range of styles, ages and materials. Housing density is one of the lowest in the village, at 13 dwellings per hectare.

#### 4.2.12 Cowards Lane and The Riddy



Cowards Lane is an old, long established, winding country lane that runs along the southern edge of Codicote village. There is no pavement and it is only single vehicle width for much of its length, with informal passing points in places.

Dwellings comprise detached, individually designed houses. They vary in age from those constructed in the early 1950's, a number developed in the 1970's and 1990's with a small number built as recently as 2005.

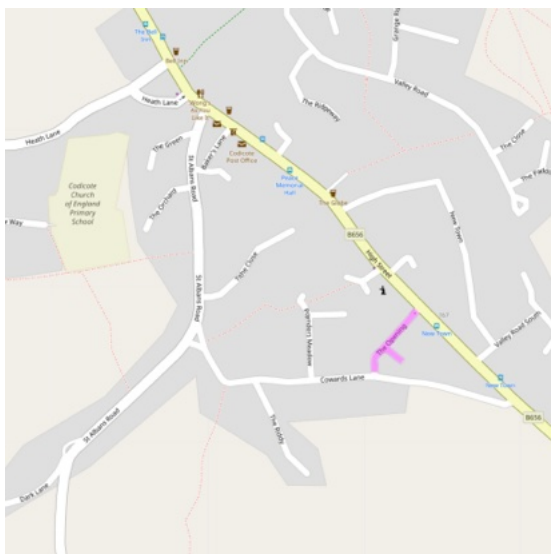
All properties have generous frontages, the boundaries for which tend to be hedges and/or low brick walls. All properties benefit from off-street parking.

Most houses are in red brick with tiled roofs. There are single-storey, 1.5 storey and 2 storey houses.

The Riddy is a relatively narrow private cul-de-sac on the edge of the village and has a rural feel to it. The road is barely two cars width and there is no pavement. There are a total of eight dwellings. No 1 is a chalet bungalow built in 1992 in the grounds of Hawthorn Cottage in Cowards Lane. It has a small garden. The other 7 dwellings are all detached, 2/3 bed roomed bungalows built in 1950/60. All have substantial plots and have off-street parking.

Housing density in the Cowards Lane/The Riddy area is the lowest in the village at 10 dwellings per hectare.

#### 4.2.13 The Opening and Winch Close

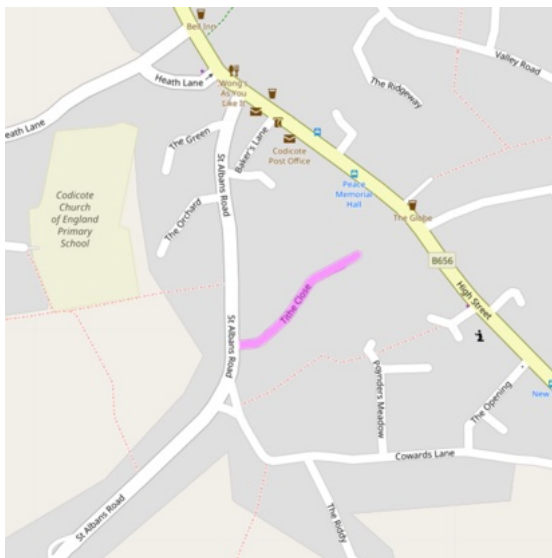


The Opening is an unadopted Private Road and Restricted Byway that runs between Cowards Lane and the High Street. Motorised vehicular use is restricted to residents of The Opening and those who have business with those residents. The Opening is now closed at the northern (High Street) end and through passage is restricted. Dwellings in The Opening were all built in the previous twenty years. They comprise one detached 3 bed roomed house and 5, two and three bed roomed terraced houses. All are on small plots. A courtyard to the rear provides parking and garaging with some preferring to park in The Opening itself.



Winch Close is a small, private, brick laid, cul-de-sac turning off The Opening. All dwellings were built in 1989 and comprise two small, two bedroomed bungalows on small plots and four, one bedroomed maisonettes, also on a small plot. Some properties have one off-road parking bay whilst two use the road.

#### 4.2.14 Tithe Close and Croftens Mews



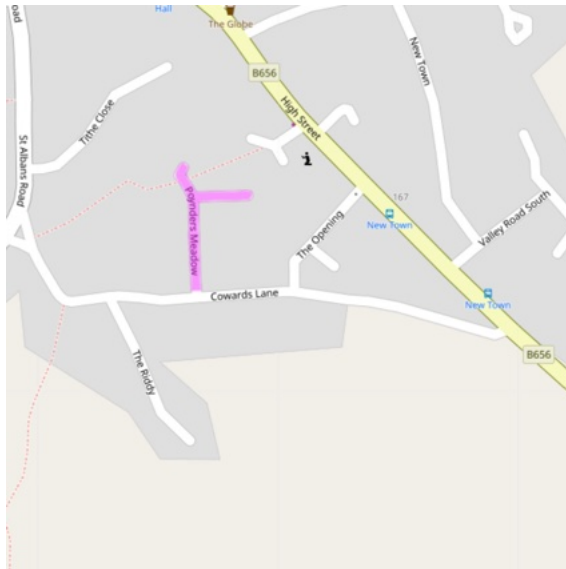
Tithe Close is a large cul-de-sac with a combination of 2 storey houses and bungalows. Houses tend to have large frontages dominated by hard standing and most have integral garages. The road was developed in the 1960s. Housing density is around 25 dwellings per hectare.

Houses are a mix of red multi and buff brick with some white PVC boarding, with pitched roofs of grey concrete tile. There are occasional hedges and shrubs to the front of garden boundaries.



Croftens Mews is a small cul-de-sac extension to Tithe Close and is located at the far end of Tithe Close. Dwellings comprise 3 large detached 4 and 5 bedroomed houses built on small plots in the mid 1990s. Off-street parking

#### 4.2.15 Poynders Meadow



Poynders Meadow is a medium sized 'L' shaped cul-de-sac turning off Cowards Lane. There is a pedestrian link to the High Street at the far end. The cul-de-sac and dwellings were all built in the 1960's.

The road is tarmacked, is a comfortable two cars in width, and has a pavement on both sides. On the east side is the Poynders Meadow residential home for the elderly. On the West side is a terrace of 5 link-detached 3 and 4 bedroomed houses, and two semi-detached houses of 3 and 4 bedrooms.

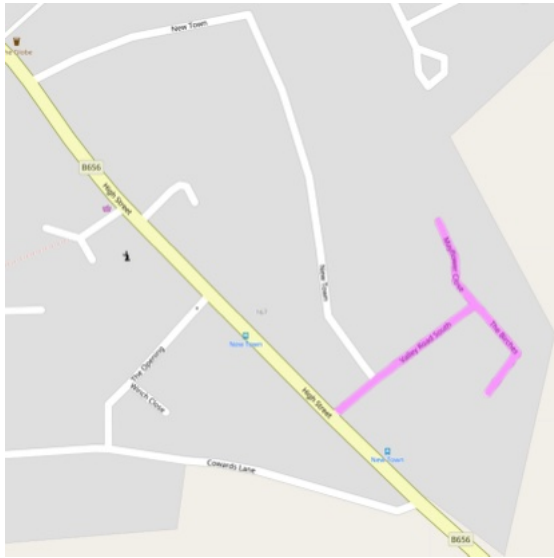


These properties are on small plots overlooking the recreational ground at the back. To the north is another terrace of 6 link-detached 3 bedroomed houses all on small plots.

The houses have been developed with a consistent style and materials: red brick with hung tiles and some wood panels, with concrete tiled roofs.

All the houses have on-plot parking with a car park provided for the retirement apartments.

#### 4.2.16 Valley Road South, Mayflower Close and The Birches



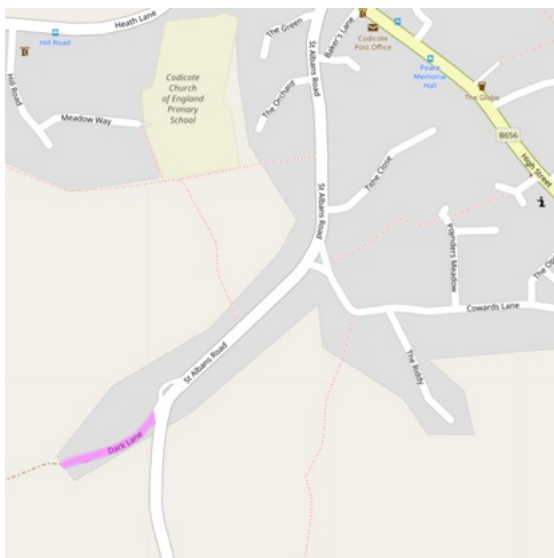
Valley Road South leads off the southern end of the High Street, linking with Newtown and ending with two short cul-de-sacs: Mayflower Close and The Birches.

Valley Road South on its southern side and The Birches consist mainly of 1960's built houses in short terraces, built of buff brick with hung tiles. Most houses have very shallow front gardens/yards and no on-plot parking. There are some parking bays at the side of the carriageway and additional parking and garaging off The Birches.



Valley Road South on the northern side and Mayflower close have been developed more recently, similarly with short terraces, separated from the footway by shallow front gardens/yards. Some houses have deeper frontages with on-plot parking and others have off-street parking bays to the side of the carriageway. The houses are developed in a consistent style and materials – mainly red brick with some render and concrete roof tiles.

#### 4.2.17 Dark Lane



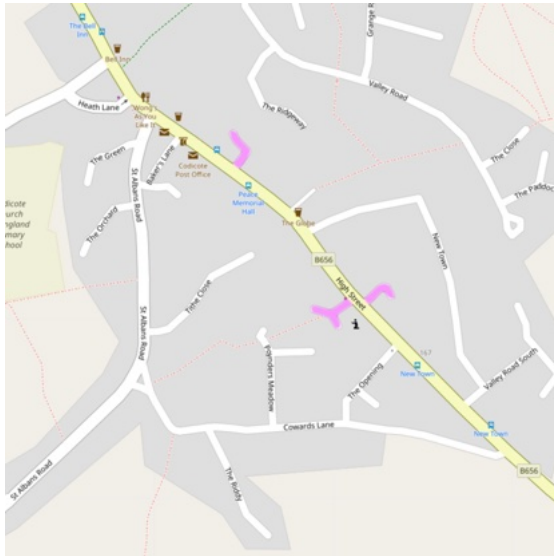
Dark Lane is located on the very southwestern edge of the village and is a turning off St. Albans Road. It is an unmade track, bridleway and public footpath edged by trees and bushes.

At the St. Albans Road end its surface finish and width is just sufficient to permit domestic vehicle access to three substantial 5 and 6 bedrooomed detached properties overlooking the River Mimram valley.

The houses were built in 1938, 1940 and 1964 on large rural plots of at least half an acre. Beyond these houses Dark Lane

becomes unsuitable for vehicular transport and is more easily recognisable as a footpath and bridleway as it descends quite steeply towards the River Mimram.

#### 4.2.18 Old Chapel Mews, Dollimore Close and Porters Mews



These three cul-de-sacs have been developed off the High Street at different times.

Old Chapel Mews was built in the early 2000's in a style to reflect nearby Victorian houses on the High Street. It is a gated development consisting mainly of short terraces of 2-storey houses built around a courtyard for parking.

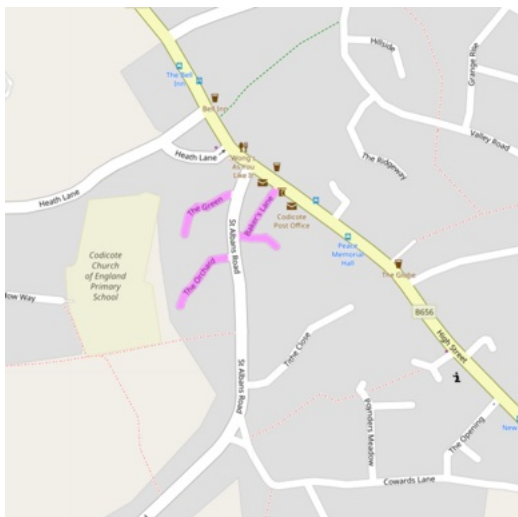
Dollimore Close is a post-2000 development, built at the same time as The Opening. It is another gated development, comprising 8 detached houses in a mixture of red brick,

buff brick and render with red tiled roofs.



Porters Mews was built on a private car park in the 1990's the properties are set well back and benefit from off road parking. It is a terrace of five properties of 2 and 2.5 storeys.

#### 4.2.19 Bakers Lane, The Green, Farriers Close and The Orchard



Bakers Lane runs between St Albans Rd and the High St and is one of the oldest lanes in Codicote village. It used to mark the eastern edge of the village green before the building that houses Robarts the grocers was built in the 17<sup>th</sup> century (business commenced 1841). The dwellings have been renovated and modernised over the years but the old world external character has been retained. They sit on very small plots.

The Green is a cul-de sac turning to the west off St. Albans Road, close to the village green and

the High Street. It was built in the 1980s on a former orchard and comprises 9 properties.

Two old barns, which already fronted St Albans Road, were converted into two semi-detached houses, the design of which won an award. The other 7 houses, built around the same time are large architect designed 3 to 6 bedroomed detached houses. Plot size varies from small to medium. All properties have off-street parking

Farriers Close is a compact cul-de-sac turning to the east off St. Albans Road and close to the village centre and High Street. It was built on a former orchard and comprises two old barns, one converted into a detached house in 1970 and the other converted into offices in 1986.

The cul-de-sac itself and a further 8 dwellings comprising a mixture of relatively small, 2 bedroomed, detached, semi-detached and link-detached houses were built in 1990. All have small garden plots. All properties have off-street parking

The Orchard is a private, secluded cul-de-sac comprising 5 substantial 4 - 6 bedroomed detached houses built in 1998 on a former orchard. Plots are small to medium size. All have off-street parking.