

# Pingle Brook character area:

Classic characteristics: informal ▪ soft ▪ green ▪ loose



The Pingle Brook character area focuses on a naturalistic new park along Pingle Brook. This area contrasts sharp corners and hard surfaces with long grass and native planting. Short groups of terraced houses sit alongside individual detached buildings or paired houses. Streets meander towards the public open space, occasionally widening to accommodate an informal green space or allow for a large tree. Informality is conveyed through rustic paving, bound gravel and hedging whilst metal railings respond to the need for robustness in this environment.



Pingle Brook character area.

Building heights and types will vary between wide-fronted and narrow-fronted, traditional and contemporary, with the latter mainly found closer to the town centre. Calm is maintained by a limited materials palette with buildings being generally faced in either render or red brick

Classic characteristics:

- Compact clusters of houses creating space for informal green space
- Occasional taller feature buildings
- Small scale, bespoke, landmark buildings at key points
- Opportunity for contemporary architecture especially closer to the town centre
- Buildings and architecture employ either horizontal or vertical emphasis
- Setback front gardens aligned to frequent changes in the green edge
- Occasional shared surfaces and, on the periphery, country lanes
- Existing mature copses retained and fronted by buildings
- Permeable, attractive and safe pedestrian / cycle connections to town centre
- Limited materials palette
- Housing fronting public open space
- Predominantly fragmented and informal housing groups



**Development layouts must accord with the general principles set out opposite:**

Character area: Pingle Brook

Figure 4.5a Extract from parameters plan (pages 66-67) for Pingle Brook character area.



- Application boundary

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- Health Village

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- Existing trees / copses / hedgerows

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- Existing or diverted watercourses

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- Proposed structural planting

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- Proposed attenuation ponds / swales

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- Childrens play spaces (NEAP or LEAP)

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- Informal open space

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- Gateway entrances

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- Formal open space

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- Rights of way

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- Secondary Street

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- Pedestrian – cycle only through street

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- Secondary frontage

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- Rural edge frontage

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- Public open space / green corridors frontage

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- Landmark buildings

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- Marker buildings

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- Views / vista

Character area: Pingle Brook

Figure 4.5b Building heights for the Pingle Brook character area (complete plan, figure 3.21)

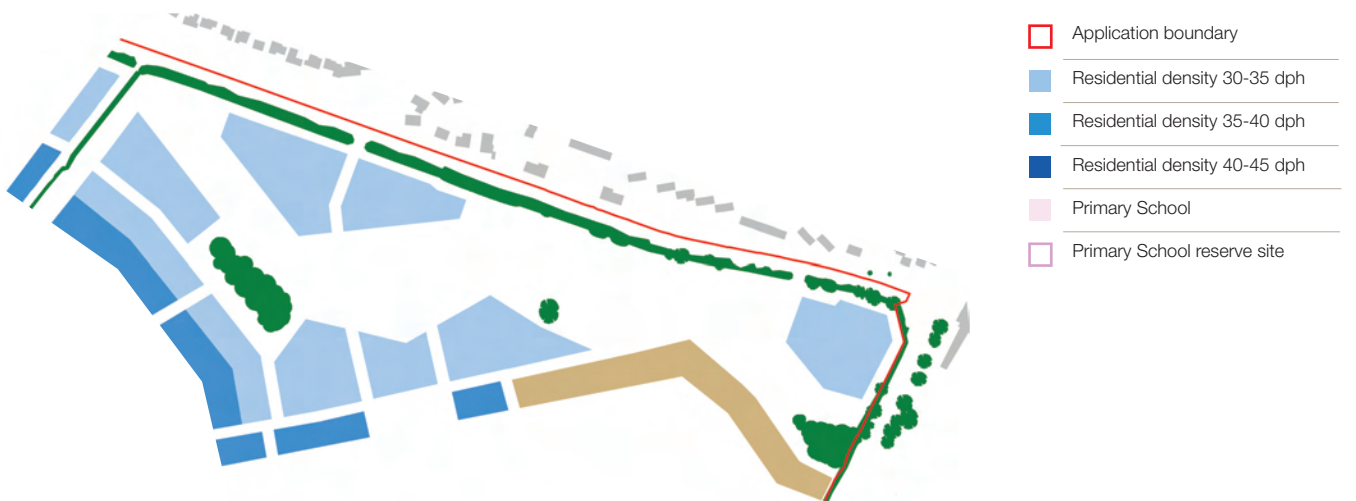
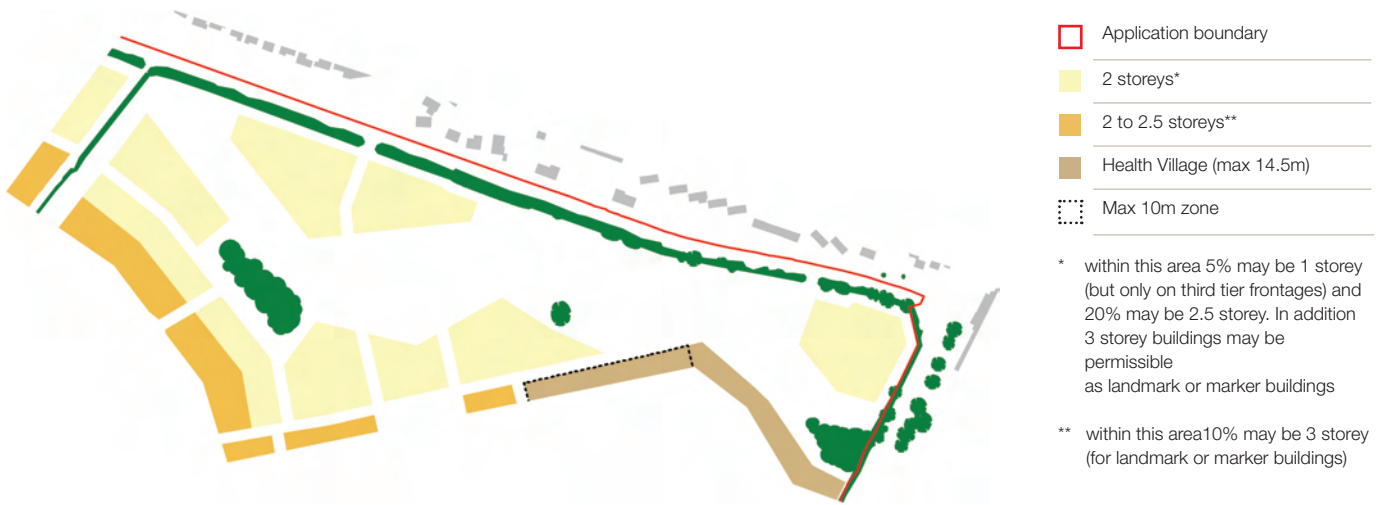
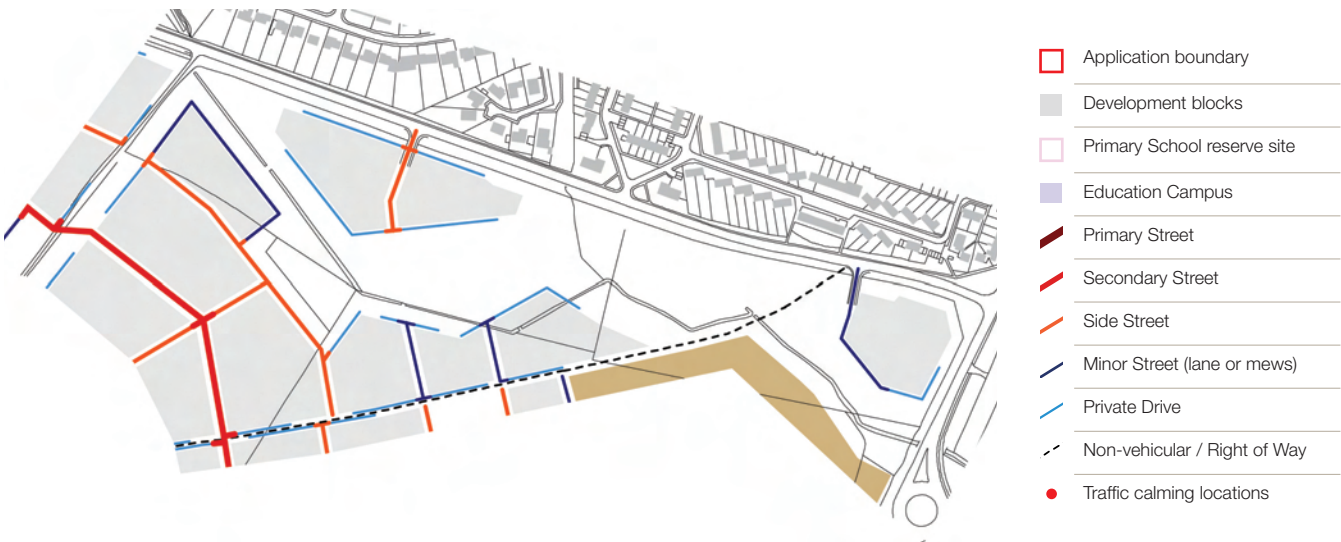


Figure 4.5c Density range for the Pingle Brook character area (complete plan, figure 3.20)

## Character area: Pingle Brook

Figure 4.5d Landscape framework for the Pingle Brook character area (complete plan, figure 3.3)



**Note:** Along the green route private drives should predominate so as to limit the need for lighting columns.

Figure 4.5e Street network for the Pingle Brook character area (complete plan, figure 3.14)