



Design Guide



Pinnerwood Park Estate Conservation Area

Supplementary Design Guidance for Householders on the re-surfacing of paths and driveways

As part of the Article 4 Direction in place in the Pinnerwood Estate Conservation Area, it is necessary to obtain planning permission for the resurfacing, alteration, enlargement or creation of areas of hard surfacing to front and some side gardens.

These gardens, which for the most part are well tended and green, are an important characteristic of the 'garden city' style of the estate. However, the Council recognises that homeowners on the Estate may wish to introduce hard surfaces or alter the extent or type of hard surfacing to their front gardens. This guide therefore sets out what can be considered best practice for hard surfacing on driveways.

Main Aims

The key principle is that the hard surfaced area should be kept to a minimum, so that the soft, natural and green appearance of the conservation area is not depleted. Whilst small extensions to the original hardsurfaced area may be acceptable, it is important that front gardens remain as gardens, not carparks and it is unrealistic to expect cars to be accommodated side by side on the drive without compromising the appearance of the property to an unacceptable extent.

Materials should be in keeping with the 'garden city' style, which by its nature relies on traditional,



An example of inappropriate 'hard' frontage

natural materials in association with abundant planting. Generally the 'harder' the material, the more visually damaging large areas of surfacing become.

Appropriate Materials

Concrete Slabs - Originally many of the driveways consisted of two rows of concrete slabs set between grass verges. These slabs occasionally survive but the verges have generally been infilled with concrete, ruining the naturalistic effect originally intended. The drives of this type appear to be later additions and a more widespread reinstatement of this type would be beneficial to the Conservation area.

Grey Asphalt - is a traditional surface material that is widely found in the conservation area. The addition of an aggregate rolled into the surface during application will add texture, aid weathering and provide a more visually interesting surface.



Grey asphalt

Shingle/Driveway of appropriate natural colour can be laid loose on the flat to form a simple, traditional surface that retains the character of the area. Care has to be taken to ensure that material does not spill out onto the pavement, especially on gently sloping sites. To counter this a bound



Loose gravel can be an attractive softer finish to driveways

surface treatment can be used in which aggregates are rolled into a base of asphalt and glass-fibre, polyurethane or epoxy resin to produce a surface that is both hard-wearing and attractive.

Bricks/Paviours of appropriate materials and colours to match originals can be used for repair/resurfacing of footpaths. However, these materials are not appropriate when used in large expanses, such as driveways, where the massing of strong colours and regular shapes is visually overwhelming, dominating the house and garden.

Setts Following various planning appeal decisions, there is also the possibility of using Setts. These are small square or rectangular paving units which are smaller than paviours. Natural materials, such as granite, are preferable as they weather well and can provide a simple, yet traditional, backdrop to the



Randomly layed setts

houses. However, modern concrete setts can be manufactured with a less regular outline, giving an older, more natural feel. It is also important that they should be laid in random courses, to retain the informality in the streetscene.

As to colour it is felt that grey, light or natural 'low key' colours are most successful. Since the hues of the houses in Pinnerwood Park tend to be dark reddy-browns, pink, red and some brown-based paving materials look out of place and can clash and compete for attention with the main building. An example of an appropriate type of setts is featured in the bottom left image.



Traditional concrete driveway with grass verges

Inappropriate Materials/Design

In order to preserve the character of the Conservation Area some materials will not be considered appropriate, these include:

- large expanses of paving
- reddy-brown, red, pink or other brightly coloured bricks, paviours and setts
- a significant extension of the hard surface area
- the removal of beds or lawn between the driveway and path where these are at present separate
- the removal of original border fencing or planting, or the addition of inappropriate brick walling
- brightly coloured asphalt