

# Loftus

GARDEN VILLAGE

EST. 2013



preserving your  
garden village

live and grow together

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# Welcome to Loftus Garden Village

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When we set out to create a Garden Village in Newport, our first step was to research and learn from the Garden City Movement. We visited Letchworth Garden City and were immediately struck by the success with which the residents had not only preserved but enhanced the homes and environment in which they lived. We met residents who explained how they shared responsibility for preserving the quality of the Garden Village, and that they took great comfort from knowing the environment at Letchworth would always be preserved not as an architectural museum but as a special, vibrant and unique place to live.

Our aim has always been to create a Garden Village that was inspired by the best of the historic Garden Cities while meeting present day needs. Preserving the Garden Village in the decades ahead requires the commitment of all present and future residents. If this can be achieved, we know that future generations will come to visit Loftus Garden Village and be inspired by the community in which you live.

This guide sets out how you and fellow residents of Loftus Garden Village can play their part in preserving the Garden Village, and outlines the considerations for changes to buildings and extensions and use of gardens.

The team at Seren Group

**Resident(s):** .....

**Address:** .....

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# Loftus Garden Village - The History

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It is helpful to understand the history of a site when considering its future. When we started looking at Loftus Garden Village, we dug out lots of old maps of the area to enable us to understand how it has evolved over time.

Newport still bears many hallmarks of its industrial past, with an abundance of terraced streets, railway lines and light industrial sites all across the City. The neighbourhood around our site is now rapidly changing, with many old and derelict industrial sites making way for new housing developments.

The site covers an area of approximately 16 acres.

## History of the Area

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### 1922

Corporation Road was constructed and new workers, housing and industries followed after it.

### 1941

Royal Ordnance Factory Number 11 opens: The factory produced anti-tank and anti-aircraft guns between 1941 and 1945.

### 1983

By this time, many industrial sites have closed and associated railway lines dismantled.

### 1991

Pirelli Cables takes over the former Standard Telephone and Cables Ltd factory.

### 2002

After a period of restructuring, the Pirelli Cable Factory finally closes.

### 2011

New housing has been constructed on many of the old factory sites in the surrounding area.

Our site has been cleared and one corner of it developed as the Phoenix Business Park.

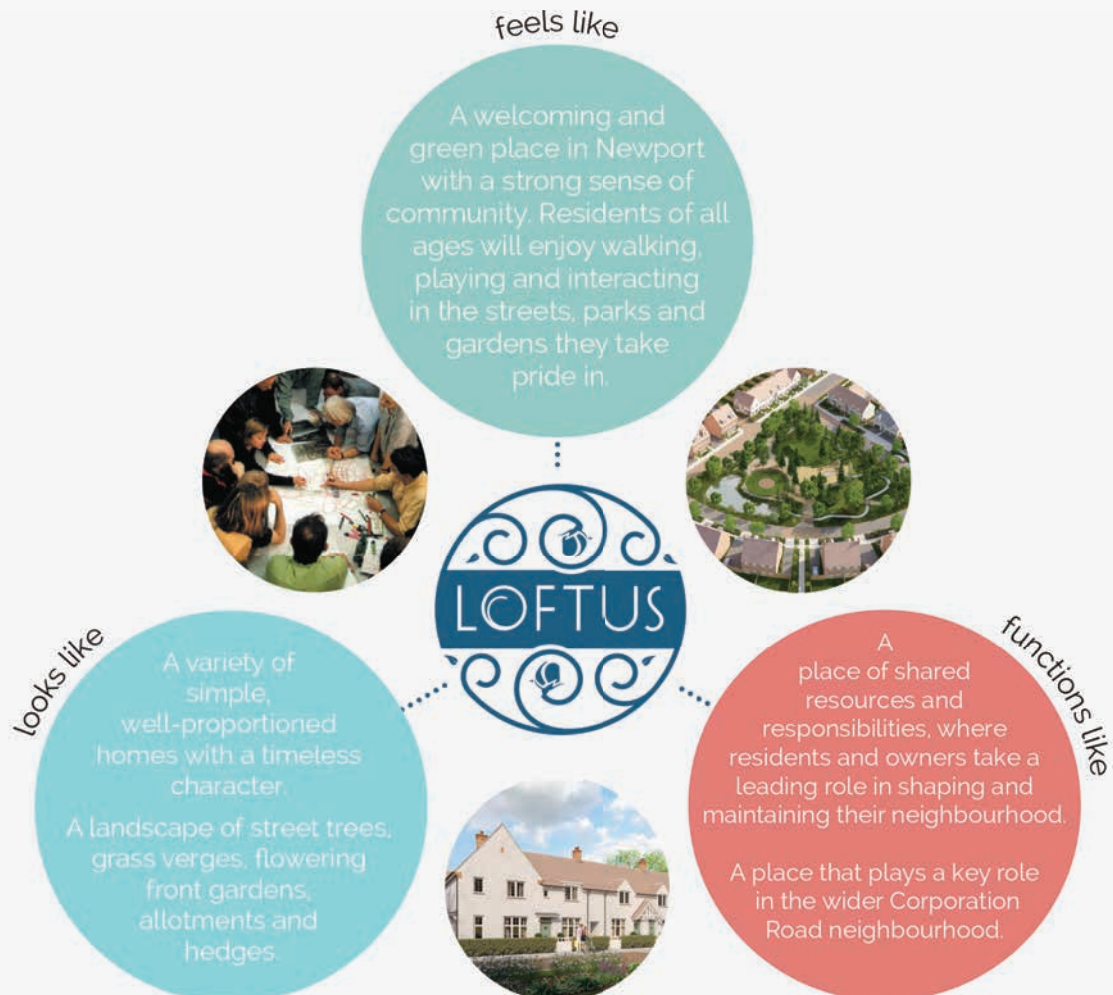


# The Vision

We thought long and hard about the type of place we wanted to create. The concept of a Garden Village summed it up very well. For us, this is a place:

- That feels green and has a sense of openness;
- That feels like a village in a town;
- Where it's great to walk around and children are free to play;
- Where you can hear bird song;
- Where the homes are high quality and look like traditional homes; and
- Where residents are encouraged to get involved.

The idea of creating a Garden Village is not a new one. Nearly 100 years ago Ebenezer Howard founded the Garden City movement. Our Garden Village is different, as it had to meet the challenges of the 21st Century, but has taken many elements which have been tested for the last 100 years and still work well today.



# Garden Cities

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## What are Garden Cities?

The term 'Garden City' refers to towns and neighbourhoods which have been planned in the spirit of the Garden City Movement, which emerged in the late 19th century. Many towns and cities during the industrial revolution were dense, polluted and dirty with little in the way of greenery, fresh air and sunlight. At the same time in the countryside unemployment was high and living conditions just as bad as the city. In response, social reformer Ebenezer Howard proposed the idea of a Garden City, a new settlement that had:

**“the advantages of the most energetic and active town life with all the beauty and delight of the country”**

## Garden City Design

Under his idea a Garden City was to be a well connected town of 30,000 inhabitants owned and managed by the residents. In his design:

- Each house had a large enough plot to allow for gardening and room for food growing
- The town was laid out to be easy to get around
- Streets were tree-lined boulevards
- Even the poorest worker was to have a high quality home, supported by a range of social facilities.

**“... by so laying out a Garden City, as it grows, the free gifts of Nature - fresh air, sunlight, breathing room and playing room- shall be still retained in all needed abundance” (Garden Cities of To-morrow, 1902 edition)**



# Where Are They?

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## Letchworth Garden City, Hertfordshire

Letchworth was the first Garden City (started 1903) and is still considered to be one of the best examples.

## Rhiwbina Garden Village, Cardiff

Rhiwbina is an area of housing designed by Raymond Unwin and built between 1913 and 1923. Until 1976 it was run as a cooperative, before each house was sold. This was in the same year the area was designated a Conservation Area, offering an alternative system to manage change, but leaving no local governance or management structure.





# What Changed?

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The ideals of the Garden City were gradually worn down over the 20th Century. The arrival of the car required a lot of space for parking and often this would replace front gardens and verges, leading to the general erosion of the original leafy character. Most developments chose not to introduce a self-governing and re-investment structure. Knowle West was a later example of a Garden Suburb, but today has little in common with the high quality environment of Letchworth

# Present Day

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In the last couple of years there has been renewed interest in Garden Cities by the Town and Country Planning Association and most recently by the Government in its Central Planning Policy Framework. This notes that the: -

**“supply of new homes can sometimes be best achieved through planning for larger scale development.... that follow the principles of Garden Cities.” (para 52).**

Our development at Loftus Garden Village has given us a chance to go back to the principles of the Garden City, and explore how this could be delivered in a contemporary context. We have accommodated the car and modern amenities and services, while creating a wonderful living environment and exploring opportunities for cooperative management. We want your community to have the long-lasting success of Letchworth.



# Preserving the Quality of Loftus Garden Village

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Inspired by the Arts and Crafts Movement, every detail of your Garden Village Home has been carefully considered. Together, these details contribute to the character of the Village, providing it with a level of quality and charm that is missing from so many developments across the country. From the specially selected bricks and traditional rough-cast render, to the locally handcrafted Welsh Slate house numbers and heritage colour front doors, every detail has been given upmost attention to create a high quality Garden Village environment.

The Village landscape is equally as important and can be described as the 'veins' that knit the Village together. From the tree-lined avenues and garden hedges, to the picket gates and flag paving, each detail has been carefully selected to provide each street with its individual character and the Village its charm.

We feel that it is important the Village preserves this quality and charm into the future and have set out this guide to help residents understand how these details contribute to the high quality environment that they live in and how we can work together to ensure they last into the future.



# Making Changes to Your Home - *Your requirement to apply for consent*

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Preserving Your Garden Village is administered by Seren Group. This guide has been put in place to retain control over matters which would affect the appearance and amenities. Potential alteration to the property or its gardens could vary in scope, from an extension to the installation of a satellite dish or receiver. However, all of these alterations can have an equal effect on the quality and feel of the environment.

## **Garden Village Consent**

Before any work commences on site that would affect the external appearance of your property or garden, residents are required to submit an application form to Seren Group for approval of the works. An application form can be found in this folder, or by contacting us on: **01633 233 876** or **loftus@seren-group.co.uk**

**Obtaining Garden Village Consent should take between 4-6 weeks.**

## **Home Improvements**

When a house or flat is built, the land and the building is registered at the land registry. Under this process there are restrictive covenants that owners and/or occupier must comply with for the benefit of the estate and other residents.

In addition, if you are renting or have a Shared Ownership property, there will be terms of your lease or tenancy agreement to uphold. You can only carry out internal alterations or improvements to your home if you get written permission from us.

## **Statutory Consents**

Newport City Council is the Local Planning Authority and applications for planning permission, conservation area and listed building consent, as well as any other form of statutory authorisation, must still be made to the City Council. Some minor alterations and changes might not need the City Council's consent, but it is advisable to check with the Authority before commencing any works to see if their prior authorisation is required.

All alterations that would affect the external appearance of your property require consent from Seren Group, even if planning consent is not required from the Local Planning Authority.

## **Extensions**

Each Garden Village home has been designed to meet the modern demands of family life, however it is inevitable that some families will desire greater living space or more bedrooms as their families grow. Extensions, if not planned carefully, could have a dramatic effect on the character of a property and to a greater extent, an effect on the character and charm of the Garden Village.

It is therefore imperative that all possible alternatives are considered before settling on an option that would have an impact on the character of the property. In most cases, a rear extension would be more appropriate and would have less of an effect on the character of a property than a side extension.

The design of a suitable house extension will require sensitive handling of the scale and detailing. It is recommended that a suitably qualified professional is engaged who has experience of this type of work.

Seren Group will consider each application for an extension on an individual basis, taking into consideration its scale, the amount of space available and the individual character and features of the house and its surroundings.

## **10 Basic Principles for a Sympathetic Garden Village Extension:**

1. The extension should respect the original character of the property and not detract from the balance, proportion and harmony along the street. It should be sympathetic to neighbouring properties and avoid overshadowing and overlooking.
2. The extension should not dominate the original house and should be stepped back a minimum of 450mm from the original building line. The extension should not over-develop the plot.
3. The proportions of windows, dormers and details should be in proportion with the original house and its surroundings.
4. The extension should be constructed using external finishing and detailing that matches that of the original property.
5. The extension should have a pitched roof reflecting the pitch and style of the original property.
6. Extensions should not be within 1.0m of the boundary or 2.0m of neighbouring properties and should maintain access to its gardens.
7. The entrance to the property should be preserved and not altered, retaining the character of the property and the balance and harmony of the street scene. Enclosed canopies and porches should not be permitted.
8. Conservatories should reflect the character of the original property in terms of design, scale and materials.
9. Garages provide car parking in line with local authority standards and should not be converted.
10. Proposed garages should not dominate the original house, should be stepped back from the original building line and should complement the street scene.

## **Supplementary Planning Guidance**

Newport City Council provides Supplementary Planning Guidance that provides assistance in the design and planning of an extension. For further information, visit:  
[www.newport.gov.uk](http://www.newport.gov.uk)

## Building Materials and Detailing

Loftus Garden Village has been designed with inspiration taken from the Arts and Crafts movement of the late nineteenth and early twentieth century, with the use of high quality materials and detailing prevalent across the estate. Each group of homes within the Village have been given their own unique character, providing a true sense of place.

It is important that careful consideration is given to the detailing and finishes of the building fabric as they contribute to the quality of the homes and more importantly the unique character and charm of the Village. The use of unsuitable materials and poor detailing will have a harmful effect on the character of the property and its relationship with its surroundings.

The palette of materials at Loftus Garden Village has been carefully selected to complement the Village landscape and the surrounding area. The rusticated 'Hampton Rural Blend' bricks to the front elevation have a traditional appearance with a blend of red, orange and black tones, while the heavy roughcast off-white render provides a unique cottage feel that complements the Garden Village landscape.

1. Alterations and extensions should be designed to match the original finishes of the building.
2. Render and brickwork walls should not be painted with any alternative colour.
3. Replacement roof coverings should match the original tile in both appearance and colour.
4. Fascias, bargeboards and exposed rafters to eaves should be white. Rainwater goods and downpipes should be black.
5. Replacement windows and doors should match the original in style, appearance and colour.
6. Replacement glass reinforced plastic chimneys should match the original in style and appearance.

## Gardens

Gardens form an integral part of the village landscape and contribute to the quality and charm of the village.

The landscape design provides a stunning mixture of green open spaces surrounded by tree lined streets, kitchen gardens, native and ornamental planting as well as a rich tapestry of unique features that truly brings this site to the forefront of garden designs.

Our planting ethos is based on providing maximum impact and creating an environment which mirrors the quality of the properties. From plants, trees, structures and landscape features, everything has been carefully chosen to create a truly outstanding environment.

1. Front garden hedges will be maintained by the Loftus Garden Village management company and must not be removed.
2. Front garden gates should be maintained to an acceptable standard painted white and must not be removed.

3. Front gardens should be maintained to acceptable standard and new shrubs should be of an appropriate size and should not over dominate the front garden.
4. Trees form an integral part of the village landscape and should not be removed.
5. Boundary walls facing onto the highway should not be painted.

## **Driveways and Parking**

1. Allocated vehicular parking spaces should not be removed or built on.
2. Boats, caravans, mobile homes, lorries, derelict vehicles or trade vehicles (except vehicles not exceeding 3 tonnes gross laden weight or trade vehicles in the course of delivering goods to or supplying services to the Property) should not be stored on the external areas of the Property or on any other part of the Estate.
3. Driveways and hard standings must not be extended over front garden areas.

## **Television Aerials, Satellite Dishes and External Fittings**

The introduction of external television receivers and other fittings can have a negative effect on the quality and charm of the Garden Village, especially if located in a position visible from the street.

Each Garden Village home is wired to receive cable television and superfast broadband. We have also pre-wired cabling to the roof space for a television aerial and have pre-wired cabling to a suitable position on the eaves (the bit below the gutter) for the connection of a satellite dish.

1. A satellite dish may only be installed in the pre-determined location marked on the eaves and should be fitted below the skyline. The pre-wired cabling must be used. Surface mounted cabling is not acceptable.
2. No more than one satellite dish receiver should be installed per dwelling.
3. External burglar alarm boxes should be located in a suitable location that will not have a detrimental impact on the appearance of the dwelling.
4. Flues for heating appliances must be located at the rear of the property where possible and should not be visible from the street.
5. Wheelie bins, recycling boxes and caddies should be stored within your rear garden out of view from the street. Bins should be put out before 7:00am on the day of collection (or) no earlier than 4:30pm the day before collection.

## **Sustainability**

Each Garden Village home has been designed using a 'fabric first' approach, aimed at reducing your energy demand, without including too much technical equipment. It is recognised that some residents may wish to install renewable technologies such as photovoltaic (PV) or solar panels; however it is important that such technologies are installed in an unobtrusive location that will not affect the appearance and character of the estate.

1. Where possible, photovoltaic (PV) or solar panels should not be located on a prominent elevation that would be visible from the street.
2. The number of photovoltaic (PV) or solar panels should not over dominate the dwelling should not cover more than 50% of a single roof slope.
3. Wind turbines should not be visible from the street and must not cause nuisance to neighbouring properties.

## **Extensions and Alterations that Require Consent**

### **What types of work need Seren Group consent?**

The kind of things that you will need permission for are:

Any addition or change to the external appearance of your home, including:

- Aerials and satellite dishes
- External decoration
- Installation of new windows/doors
- Loft conversion
- Replacement driveway/hard standing
- Any addition or alteration to the structure of your home, including conservatories
- Any alteration to the outside of your home including a new vent for your boiler or a satellite dish
- Removal of any internal walls
- Alterations relating to the plumbing, gas and electricity resulting in changes to internal supply pipes and circuits
- Renewable technologies



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