

SITE ANALYSIS

2.6 CONSTRAINTS AND OPPORTUNITIES

A summary of opportunities and constraints are outlined below.

CONSTRAINTS

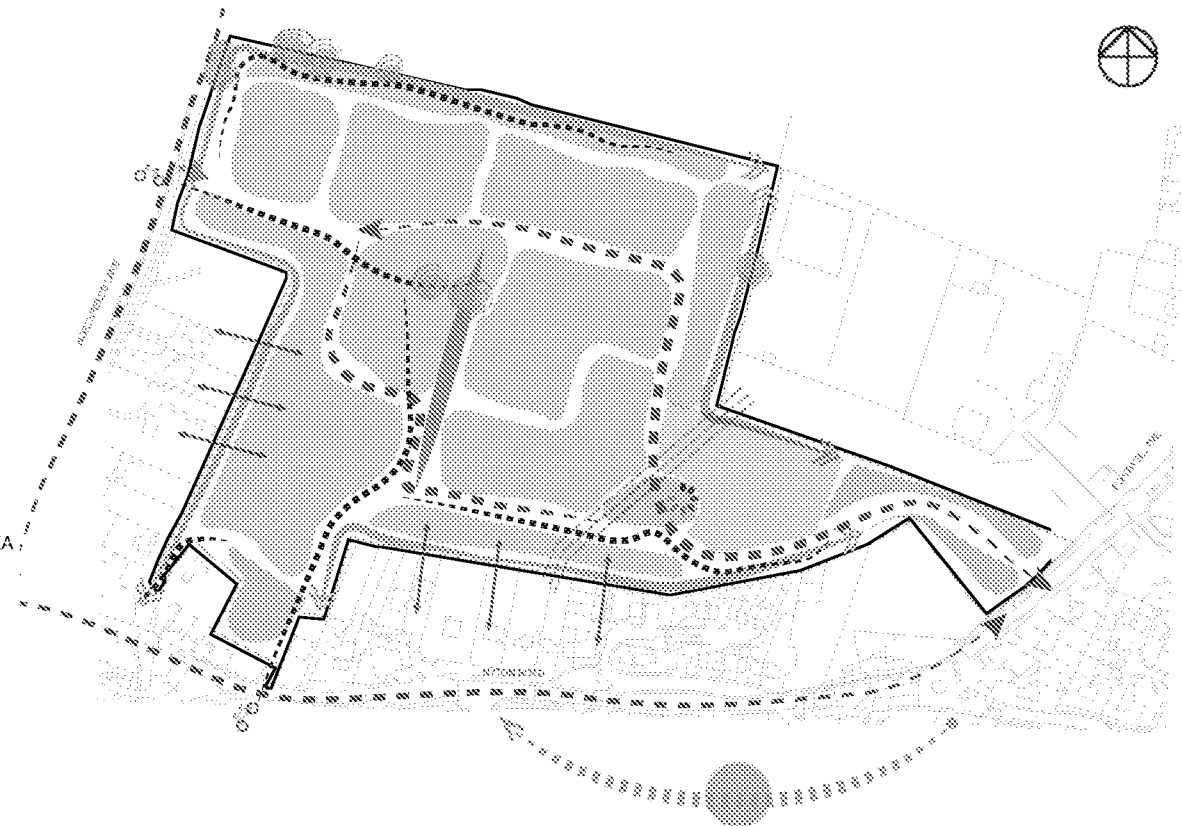
- Impact of the development on the surrounding countryside;
- Amenity of existing dwellings adjacent the site to be respected;
- Access position fixed from Fontwell Avenue as part of outline approval;
- Easement crossing the site;
- Quantity of existing trees for retention and ecological interest on site.

OPPORTUNITIES

- Utilise the existing dense hedgerow and tree belt as a buffer and to maintain the amenity of existing residents;
- Provision of on-site public open space;
- Provision of equipped play area;
- Provision of a high quality development that fits in with its surroundings;
- Provision of new footpath and cycle links onto Nyton Road and Northfields Lane to enhance pedestrian permeability and link to the centre of Westergate;

KEY:

-  SITE BOUNDARY
-  SITE ACCESS
-  EMERGENCY ACCESS
-  EXISTING ROAD STRUCTURE
-  POTENTIAL PRINCIPAL ROUTE
-  POTENTIAL PEDESTRIAN/ CYCLE ROUTE
-  BOUNDARY TO RESIDENTIAL AREA
-  EASEMENT
-  EXTRA CARE APARTMENTS
-  BLOCK STRUCTURE
-  GREEN CORRIDOR/LANDSCAPE BUFFER
-  POS
-  EXISTING LANDSCAPE
-  FOCAL SPACE



2.5 Constraints and opportunities diagrams



3.0

MASTERPLAN
DESIGN

MASTERPLAN DESIGN

3.1 DESIGN DEVELOPMENT

The images adjacent demonstrate the development of the scheme through the design process in response to site constraints, planning and consultation feedback.

An assessment of the opportunities and constraints have informed a potential arrangement for the site.

Following highway analysis at outline stage, the main access has been approved in the current location from Fontwell Avenue, with a new pedestrian and cycle only access be provided into Nyton Road and Northfields Lane.

Responding carefully to the illustrative proposal developed at outline stage, the layout has evolved as a series of traditional perimeter blocks with homes facing outward across the street or public open spaces or backing onto existing development to create enclosed blocks.

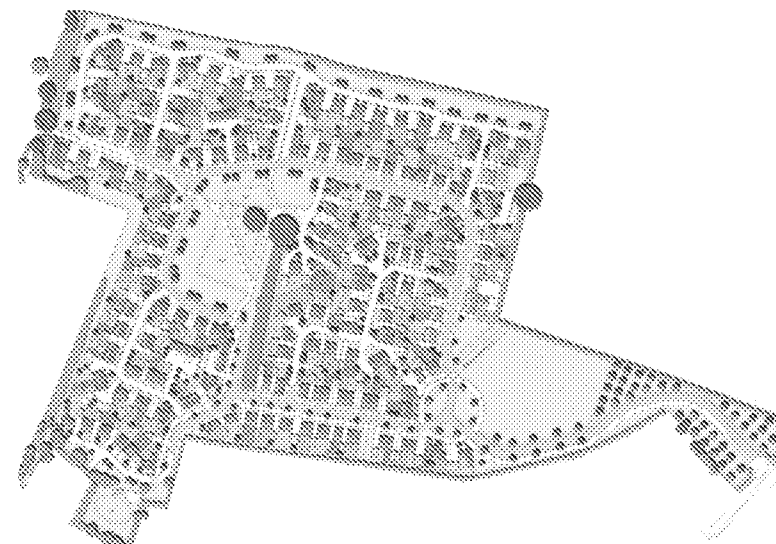
The end of each street has been arranged to terminate in many cases at open space to maximise the experience of landscape. In other circumstances focal buildings are located to close views. These provides a simple, well connected and legible arrangement.

Following pre-application discussion a form and location evolved for the extra care facility, arranged to define the main site access whilst being set well back from existing development and Fontwell Avenue.

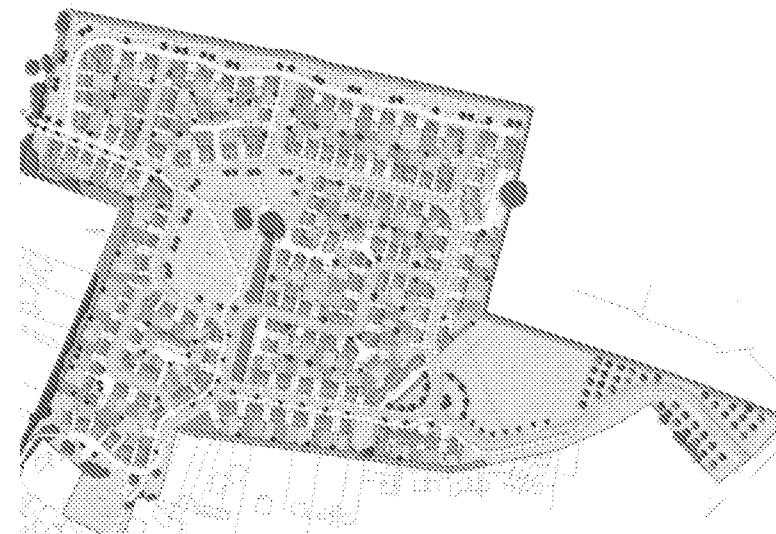
The site edges are responded to in terms of the surrounding constraints:

The northern and north western boundaries overlook a landscaped buffer zone or Greensward. This positively addressed the countryside beyond.

The southern and south western boundaries also include landscape buffer zones, which will be augmented with further planting to mitigate impact on the surrounding properties.



3.1

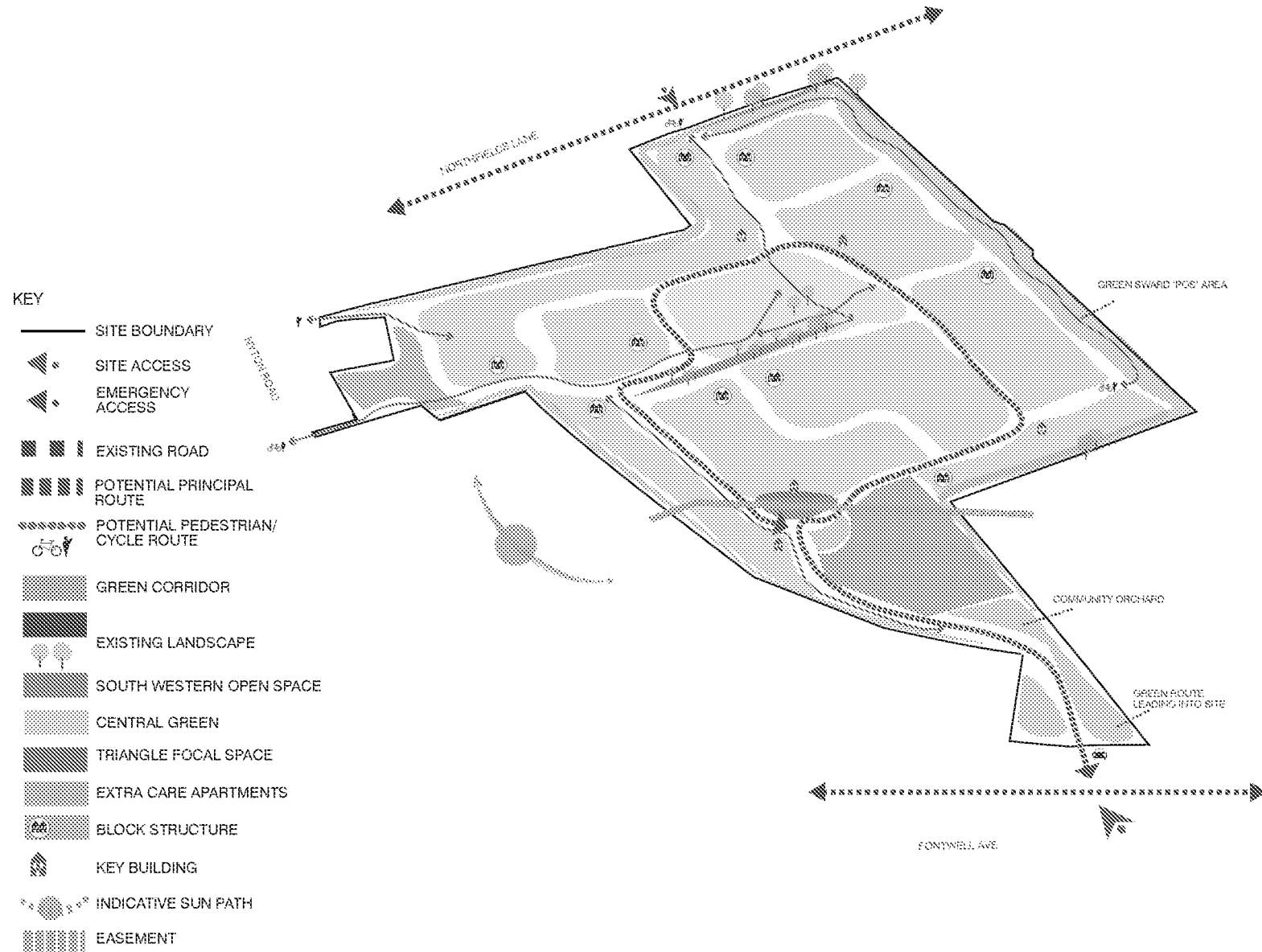


3.2

3.1 Site layout SK01 2017.04.07

3.2 Site layout SK04 2017.07.13

MASTERPLAN DESIGN



3.3

3.3 Concept Development diagram

MASTERPLAN DESIGN

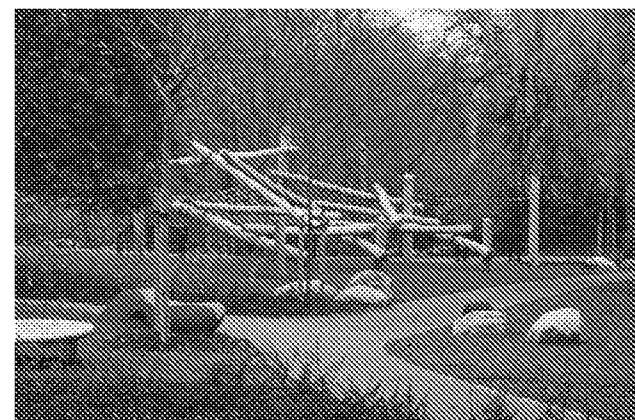
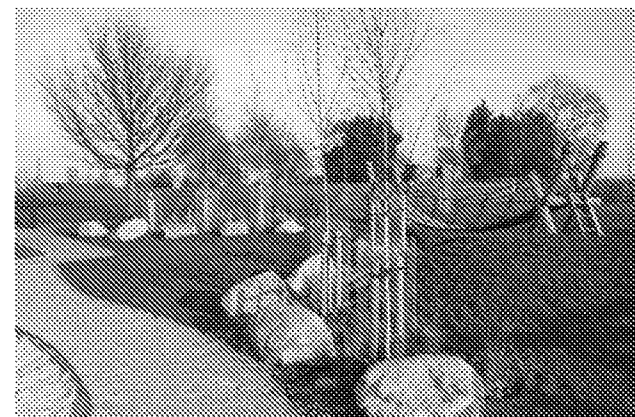
3.3 LANDSCAPE STRUCTURE AND SITE LAYOUT

PROPOSED LANDSCAPE STRUCTURE

Drawing from the principles established within the outline application masterplan the development layout has been heavily landscape led in its evolution.

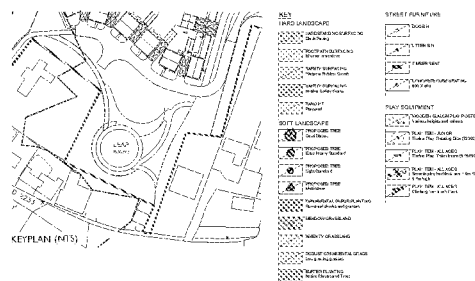
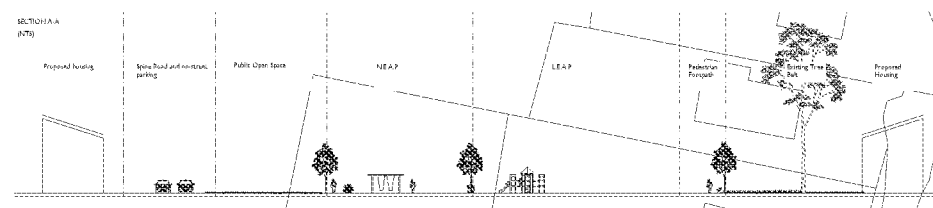
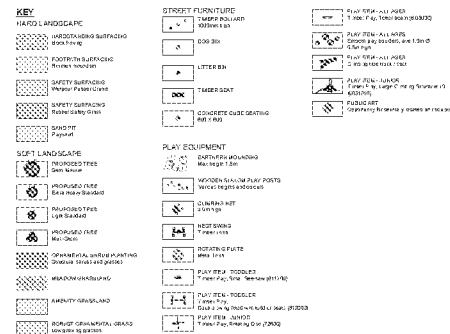
There are a series of key spaces and design principles with the design:

- **Green Route:** The site access passes through a landscaped space which will create a high quality gateway into the development area. This substantial area will include a community orchard and a dedicated pedestrian and cycle route passing into the site. It will create a setting for and help to visually soften the extra care apartments set circa 140m back from the Fontwell avenue access.
- **The Triangle:** A landscaped space defined by housing on two sides and the extra care apartments on the third. This space will include grassed areas and a distinctive scheme of soft landscaping.
- **Central Green:** The primary open space within the development area, the Central green is dominated by two substantial retained Oaks and includes an area of retained hedging. The Central Green accommodates informal open space as well as distinctive equipped play areas, comprising two LEAPs (Local Equipped Area of Play) and a NEAP (Neighbourhood Equipped Area of Play). This generous space will be well overlooked by built form.
- **The Greensward:** The development area is set back from the northern and north western site boundaries providing a soft greensward of open space, of between 15 and 20m in depth. Further details are provided in the landscape application package, but the space will include both grassed areas and landscape planting.
- **South West Corner Open Space:** Provides a pocket park and foot/cycle connections into the heart of Westergate.
- **Buffer planting:** A green corridor of trees and shrubs are provided to augment the existing boundary hedgeline where development backs onto existing properties, creating a quieter garden environment and a more secure block structure. Overall these are between 5 and 10m in width as identified.



3.4 Illustrative images for landscape proposals.

3.4



3.5 Extract from Landscape Layout
'Play Strategy - Southern LEAP'
proposal by RPS.

**3.6 Extract from Landscape Layout
'Play Strategy - Central Public Open
Space' proposal by RPS.**