

3.8 AMENITY SPACES

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MASTERPLAN DESIGN

Private amenity space is provided in a vast majority of instances in accordance with the following requirements:

2 bedroom house: 50 sq m

3 bedroom house: 65 sq m

4+ bedroom house: 85/100 sq m

Flats 2 bedroom: 5 sq m

This is identified on the submitted garden size layout an extract of which is shown adjacent.



3.8 Amenity Spaces Layout



4.0

BUILT FORM

BUILT FORM

4.1 OVERALL FORM OF DEVELOPMENT

This section provides further detail about the potential form of the proposed development. The following paragraphs describe the character of the development across the site, with an overall approach which is sympathetic to the character of Westergate and the immediate location.

Broadly the development consists of four character zones: Gateway, Central Green, The Greensward and Neighbourhood.

4.2 SCALE

HOUSING

The buildings in general would be primarily 2 storeys in height, complemented with a 2.6% of 2.5 storey houses and one apartment building with a three storey section.

Certain focal locations include taller roofs and eaves, whilst other dwellings use a contrasting treatment with lowered eaves and ridge lines.

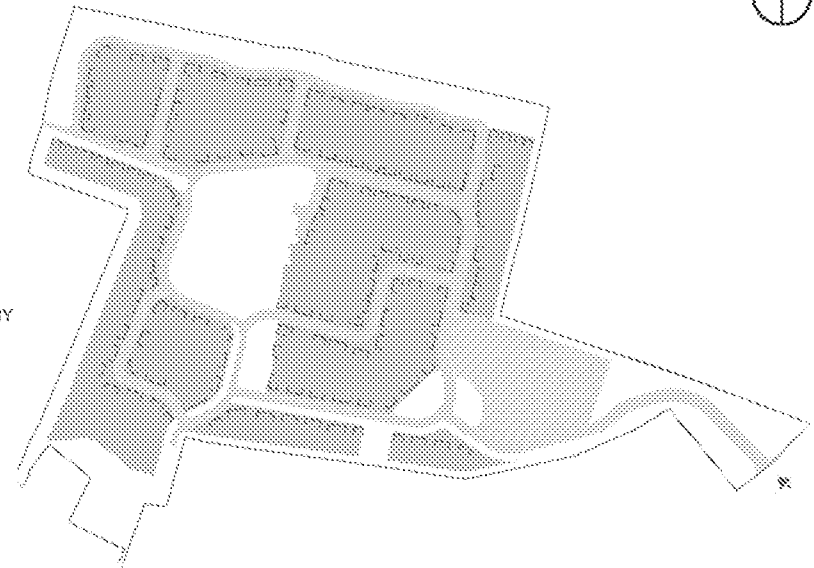
Building depths have a critical impact on the need for artificial lighting. The depth for the proposed housing varies between 6-10 meters which is deemed sufficient to naturally light these dual aspect dwellings.

Corner sites are important and dwellings are designed with two frontages, often treated as key buildings.

Dwellings shown vary in width up to around 12m, and are detached, and semi-detached properties together with a few terraces of 3 and some apartments.

KEY

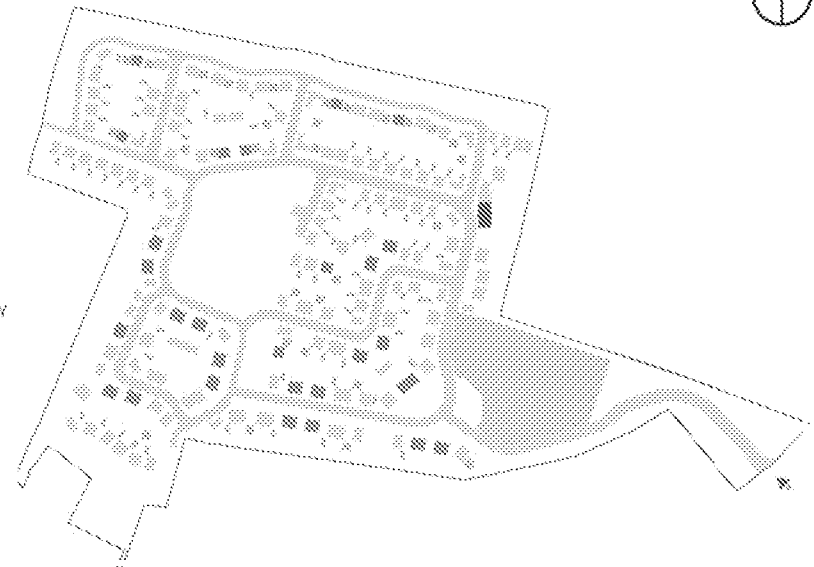
- SITE BOUNDARY
- ▲ SITE ACCESS
- ROAD STRUCTURE
- BLOCK STRUCTURE
- BUILDING LINE
- EXTRA CARE APARTMENTS



4.1

KEY

- SITE BOUNDARY
- ▲ SITE ACCESS
- 3 STOREY
- 2.5 STOREY
- 2 STOREY
- 1 STOREY
- EXTRA CARE APARTMENTS



4.2

4.1 Block structure diagram

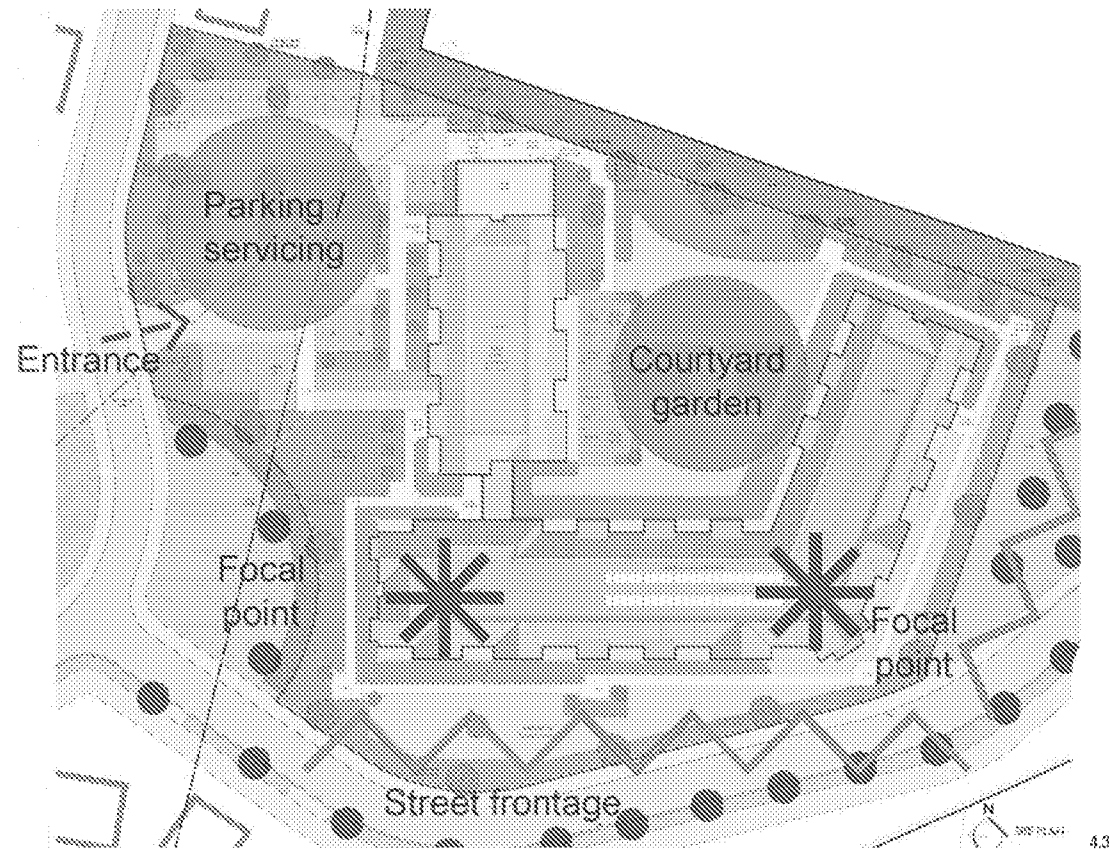
4.2 Storey heights diagram

HOUSING(CONTINUED)

Groups are linked together by boundary walls to create well defined streets and spaces which highlight the emphasis for a quality public realm.

EXTRA CARE APARTMENTS

The extra care apartments have been arranged as a series of blocks from 2 to 3 storeys in height. The main apartment component defines the site access and wraps around a central community garden. It has been broken down with a series of gables, roof forms and balconies. The second block contains the amenities and entrance areas for the development. Please see section 5.0 of this document for full details of this part of the proposal.



4.3 Extra Care Apartments Concept diagrams.

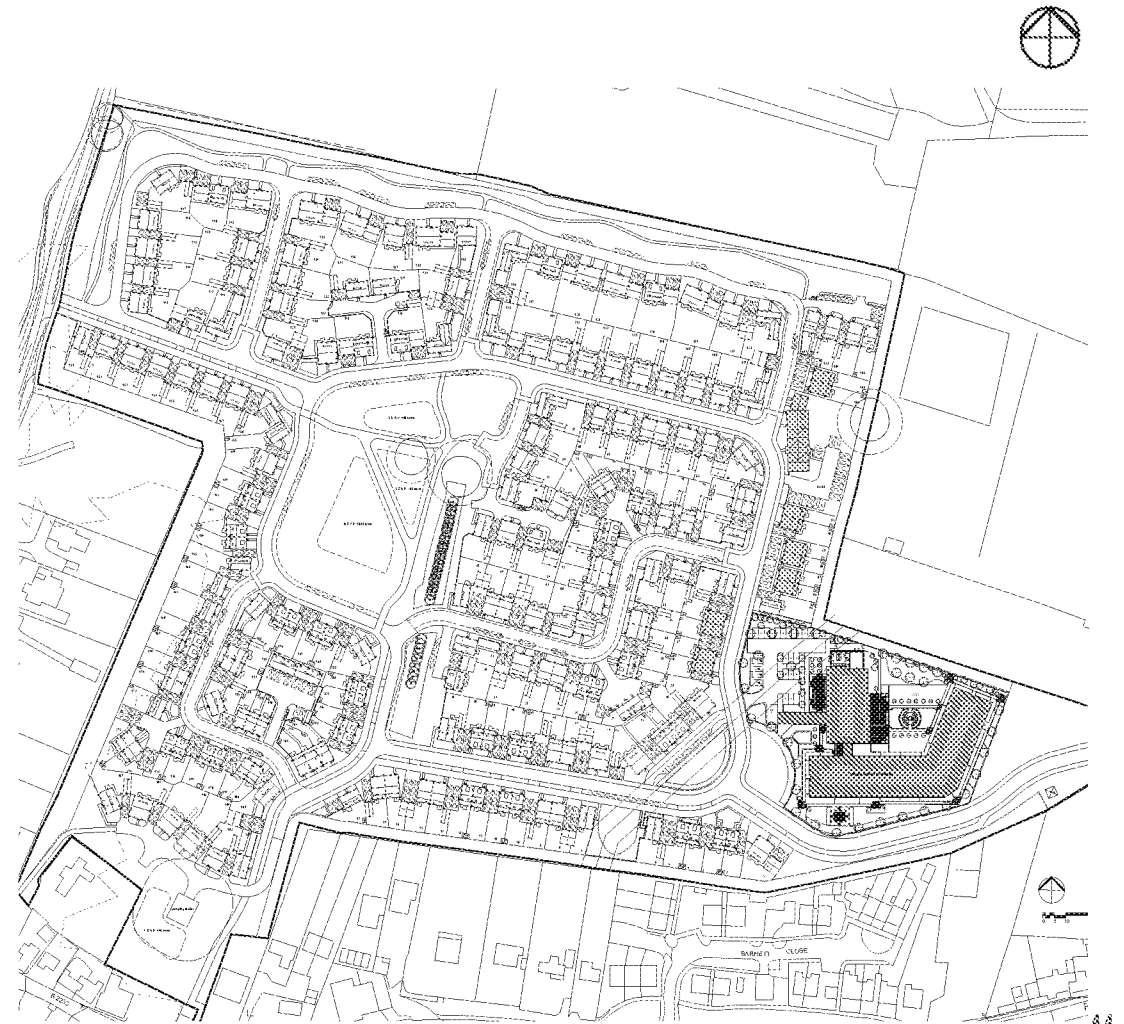
BUILT FORM

4.3 AFFORDABLE HOUSING

This development provides 30% affordable housing which includes, both shared ownership and rental homes as both traditional housing and apartments and as dedicated extra care (senior living) apartments. They are distributed in 3 groups.

KEY:

-  SHARED OWNERSHIP
-  EXTRA CARE APARTMENT



4.4 Affordable tenure plan