

4.4 HOUSING TYPES

The masterplan has been developed using housing typologies to meet a number of needs:

Market Housing: To provide a range of home types that will readily meet market demand, and therefore rapidly contribute to housing need in this sector.

Meeting Affordable Housing Demand: To meet the requirement for 30% Affordable Housing (Mix of houses, flats and extra care apartments).

A hierarchy of housetypes are included within the Masterplan:

Limited number of two bedroom coach houses, designed as a maisonette apartment arranged over garaging, with own front doors.

Single block of two bedroom apartments designed as a key building, with a 2 and three storey section.

Two and three bedroom narrow fronted houses are generally arranged in semi-detached and occasionally terraced configuration. They are often connected to other properties with screen walls to maintain a defined building line, and to minimise the impact of end gables.

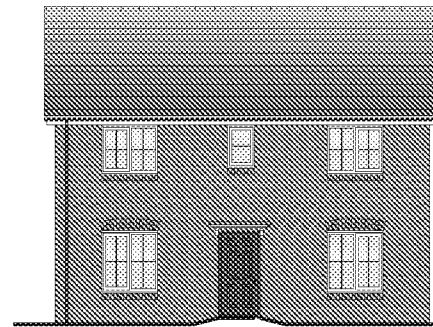
Wide frontage three, four and five bedroom houses are included, with corner turning designs included at key locations to minimise breaks in built frontage.



A



B



C



D

4.5

4.5 Illustrative elevations

A 149_PA49 (THORNFORD)

B 148_PA49 (THORNFORD)

C 121_PT37 (YEWDALE)

D 145_PT43 (LANGDALE)

BUILT FORM

4.5 CHARACTER AREAS

As defined above the scheme will comprise of four main character areas.

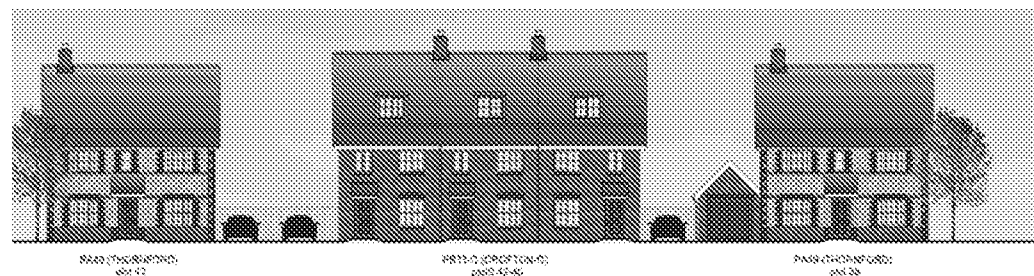
GATEWAY

The gateway forms an important role to establish the development as a new high quality neighbourhood within Westergate. Set against a strong landscape structure it comprises a sequence of spaces and buildings.

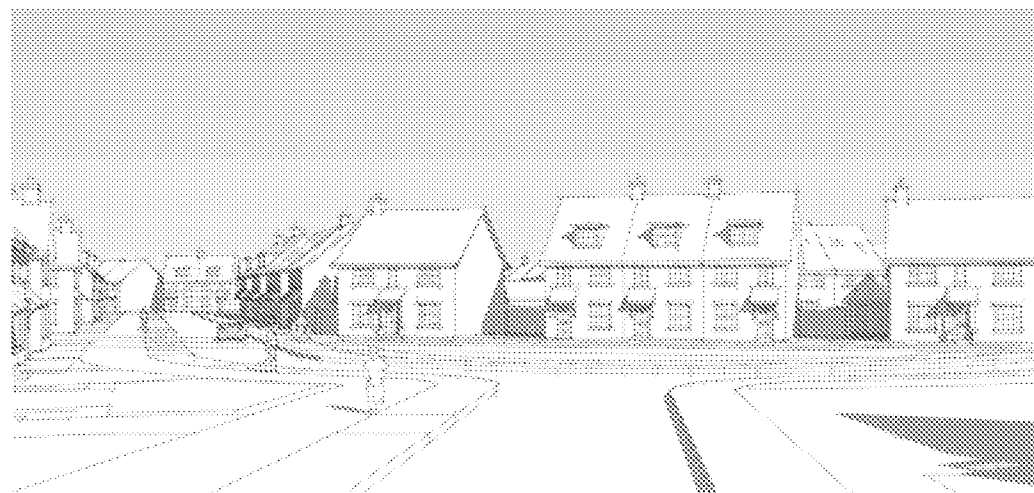
Firstly the landscaped 'Green Route' (mentioned above) leading into the site through the community orchard. Secondly the Extra Care apartments and their landscaped gardens and thirdly the 'Triangle', where a formal arrangement of detached, semi-detached and terraced houses including distinctively elevated houses address the Extra Care apartments across a landscaped space.



4.7



4.8



4.6

4.9

4.6 Character area key

4.7 Extra Care Apartments Elevation

4.8 Extract from streetscenes BB'

4.9 Gateway illustrative view

CENTRAL GREEN

The central green is focused on the primary open space with the development area, which is dominated by two substantial retained Oaks and includes an area of retained hedging.

The central green accommodates informal open space as well as equipped play areas for different age groups

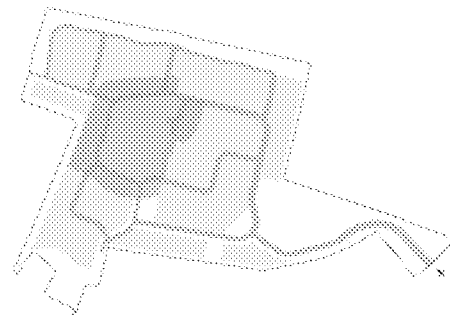
The space is defined and overlooked by a semi-formal arrangement of semi-detached and detached houses, again with a distinctive emphasis to the elevations.



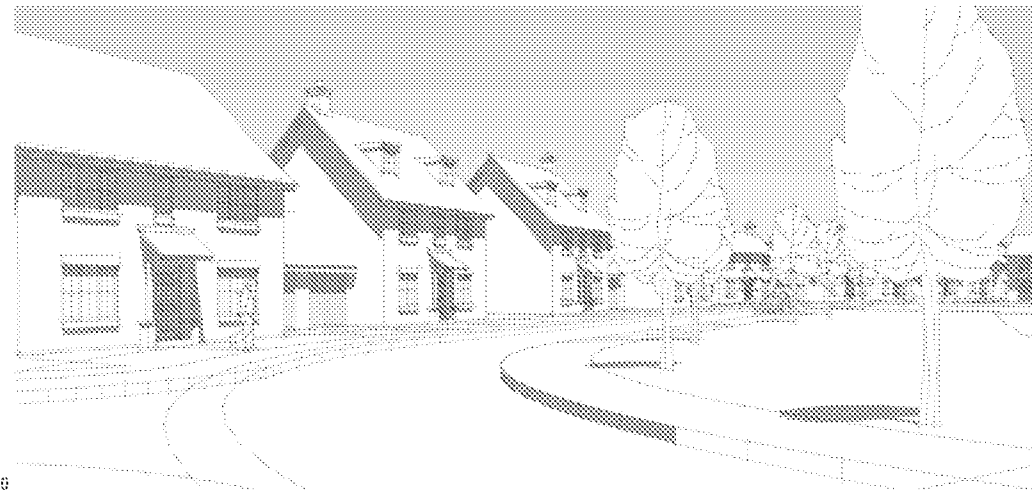
BUILT FORM



4.11



4.10



4.12

4.10 Character area key

4.11 Extract from streetscenes EE'

4.12 Central Green illustrative view

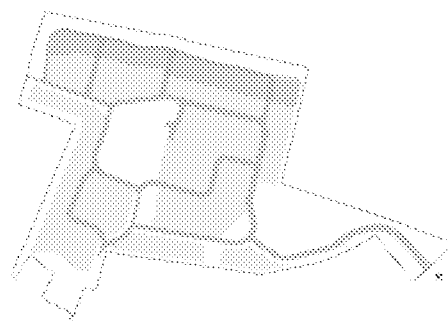
BUILT FORM

THE GREENSWARD

This area is defined by the generous landscaped belt to the north and north western flanks of the site.

Including grass land and tree planting this space will be overlooked by an informal arrangement of detached homes with a looser building line, set behind a shared surface lane.

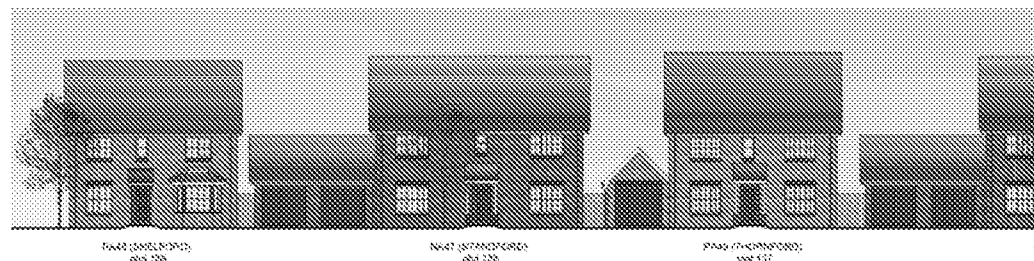
Occasional houses are picked out with distinctive façade treatments.



4.13 Character area key

4.14 Extract from streetscenes CC'

4.15 Greensward illustrative view



4.14



4.15