

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.

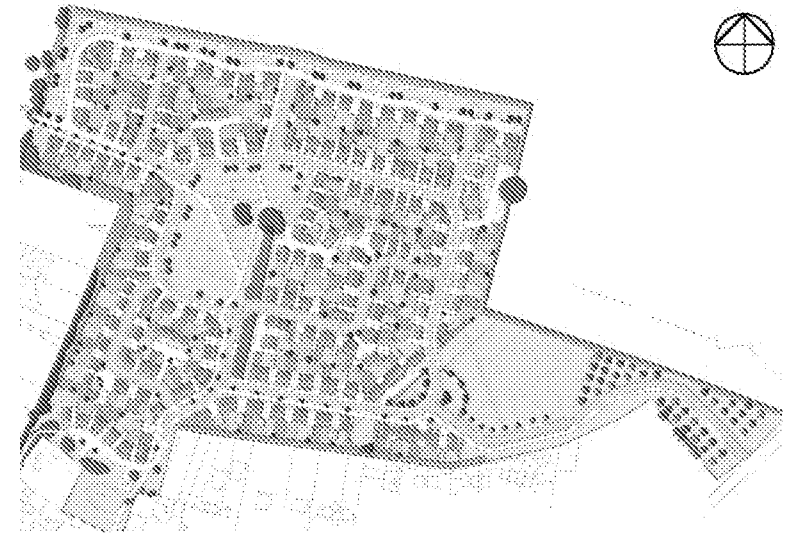
The end of each street has been arranged to terminate in many cases at open space to maximise the experience of landscape. In other circumstances focal buildings are located to close views. These provides a simple, well connected and legible arrangement.

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 overall 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

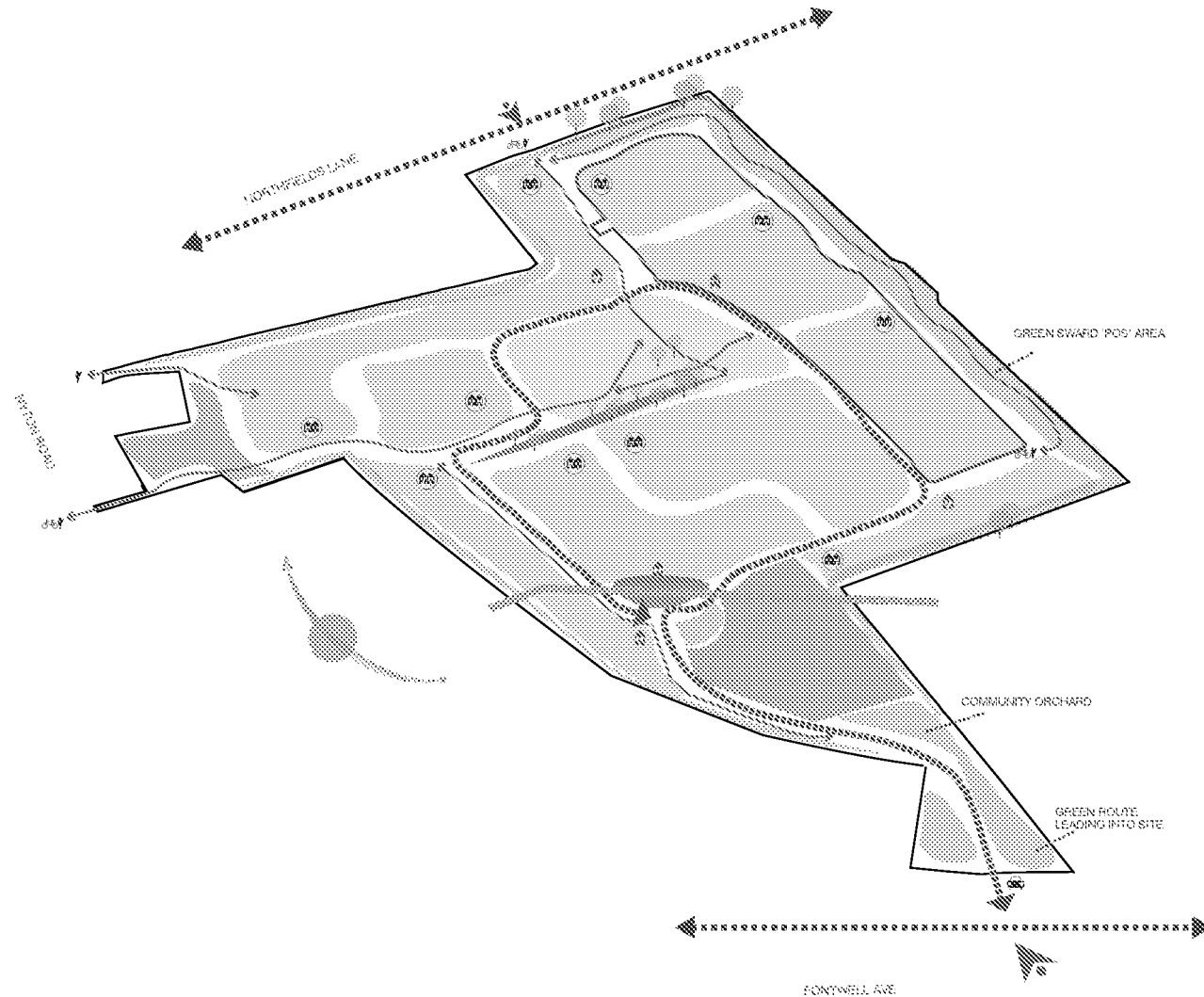


3.2

3.1 Site Layout SK04 2017.07.13

3.2 Site Layout SK04 2018.08.15

MASTERPLAN DESIGN



KEY

- SITE BOUNDARY
- APPROVED SITE BOUNDARY
- SITE ACCESS
- EMERGENCY ACCESS
- EXISTING ROAD
- POTENTIAL PRINCIPAL ROUTE
- POTENTIAL PEDESTRIAN/ CYCLE ROUTE
- GREEN CORRIDOR
- EXISTING LANDSCAPE
- SOUTH WESTERN OPEN SPACE
- CENTRAL GREEN
- TRIANGLE FOCAL SPACE
- EXTRA CARE APARTMENTS
- BLOCK STRUCTURE
- KEY BUILDING
- INDICATIVE SUN PATH
- EASEMENT

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3.3 USE AND AMOUNT OF DEVELOPMENT

The proposal comprises residential development of 70 dwellings, ranging from two bed houses to four bed houses of which 8 no. are Affordable housing.

2 Bed House - 2

3 Bed House - 38

4 Bed House - 30

3.4 MASTERPLAN DESIGN



3.4 Site Layout Plan

3.5 STREET STRUCTURE

The whole layout is designed as a network of vehicular and pedestrian/cycle connections.

The proposed vehicular access to the site is located via Fontwell Avenue.

The roads have been designed to include the following types:

Primary Access

Secondary Access

Shared Surfaces and Edge Lanes

Private Drives and Courtyards

PRIMARY ACCESS

This is the main route through the previously approved site. The first section was approved as part of the Outline Application and provides a 6.5m carriageway reducing to 4.8m in width, together with a 3m wide dedicated foot and cycle route on one side and dependent on location a 2m footway on the other.

Passing to the east the Primary Access extends into the site and includes a grass verge with street tree planting.

SECONDARY ACCESS

Similar in character, but without the verges the secondary access extends from the primary access to complete a loop route within the site. It is formed at 4.8m in width with 2m footways on each side.

SHARED SURFACES & EDGE LANES

These are the tertiary routes leading off the Primary and Secondary Access to the neighbourhood areas and site edges. These routes will be form the third tier level of movement around the area. These routes will be paved shared surface and forms the principal links from the Primary Access Road.

The shared surfaces have a total width of 7.5m, whilst the edge lanes have a total width of 4.8m and vary to 6.8m to accommodate visitor spaces and at certain locations.

PRIVATE DRIVES & COURTYARDS

A small number of private drives and courtyards are arranged generally as unadopted extensions to shared surfaces and serve limited numbers of properties.

