

An aerial, hand-drawn sketch of a city grid, showing a dense pattern of streets and building footprints. The drawing is in a light, sketchy style, with some areas appearing more developed than others. The grid is oriented diagonally across the frame.

4.0

BUILT FORM

BUILT FORM

KEY

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

KEY

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

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

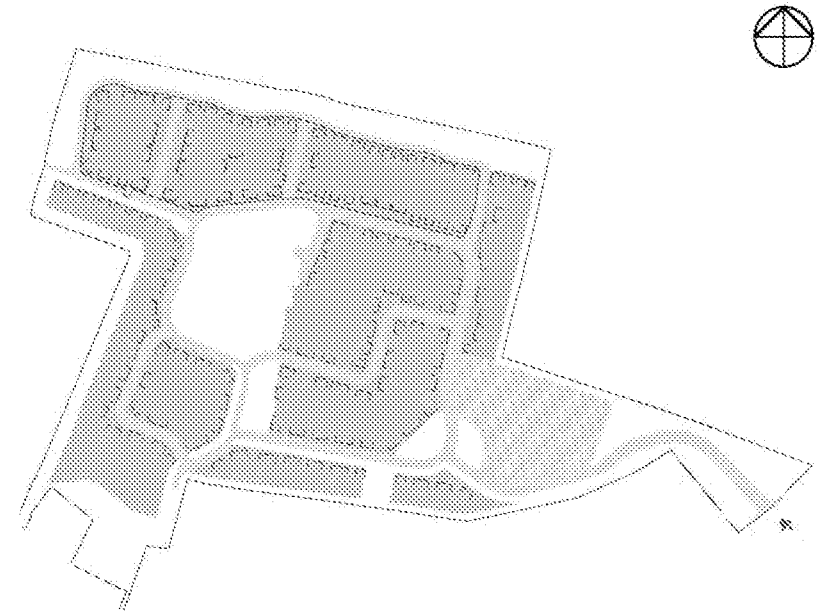
4.2 SCALE

HOUSING

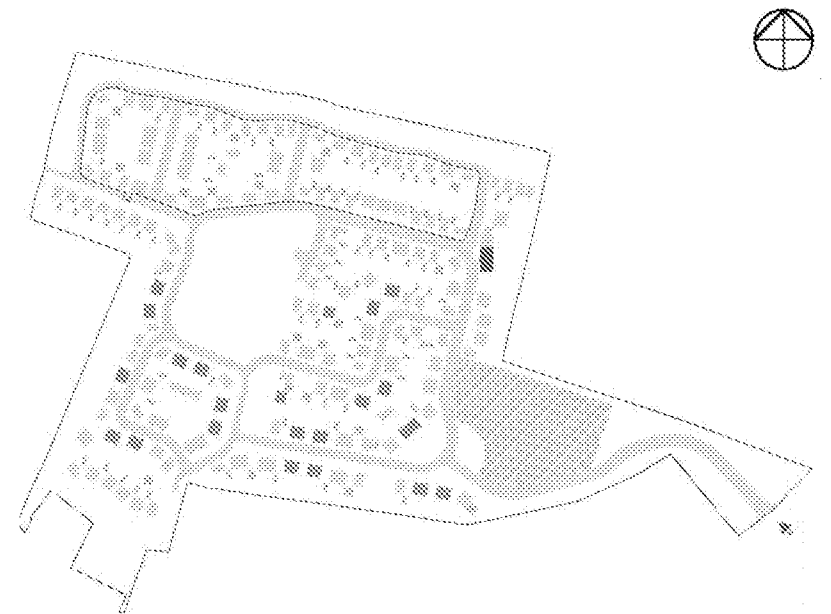
The buildings on the proposed site would be 2 storey in height. Building depths have a critical impact on the need for artificial lighting. The depth for the proposed housing varies between 6-10 meters which is deemed sufficient to naturally light these dual aspect dwellings.

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.



4.1



4.2

4.1 Block structure diagram

4.2 Storey heights diagram

4.3 AFFORDABLE HOUSING

The overall development provides 30% affordable housing which comprises of total 80 shared ownership homes and extra care apartments. The proposed re-plan provides extra 8 no. 3 bed shared ownership homes, totalling the overall number to 88.

BUILT FORM



KEY:

 SHARED OWNERSHIP

BUILT FORM

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:

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



FRONT ELEVATION

A



B



C

4.4

4.4 Illustrative elevations

A PT37

B PT36

C PA34+PT36

4.5 CHARACTER AREAS

As defined above the overall scheme will comprise of four main character areas. However, the proposed re-plan covers three out of the four areas.

CENTRAL GREEN

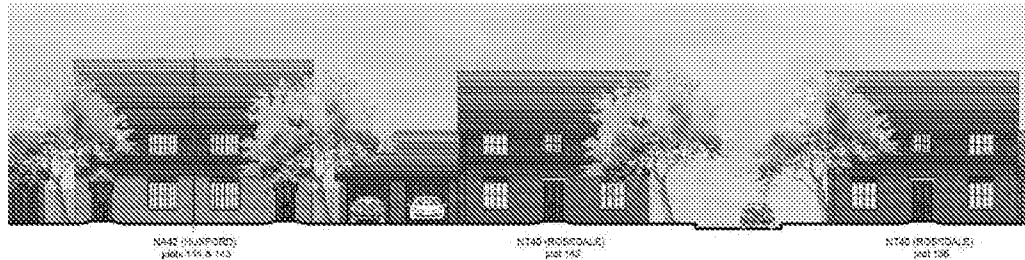
The central green is focused on the primary open space with the development area, which is dominated by two substantial retained Oaks and includes an area of retained hedging.

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

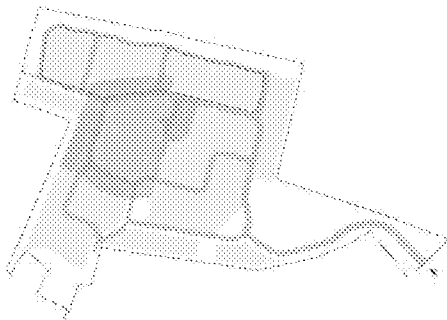
The space is defined and overlooked by a semi-formal arrangement of semi-detached and detached houses, again with a distinctive emphasis to the elevations.



4.6



4.7



4.5



4.8

4.5 Character area key

4.6 Central Green illustrative view

4.7 Exterior from streetscene BB'

4.8 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.

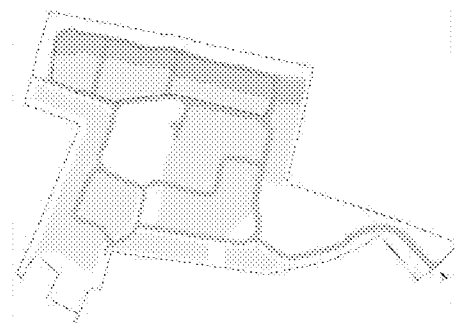
Occasional houses are picked out with distinctive façade treatments.



4.10



4.11



4.9



4.12

4.9 Character area key

4.10 Neighbourhood illustrative view

4.11 Extract from streetscene AA'

4.12 Neighbourhood illustrative view

BUILT FORM

NEIGHBOURHOOD

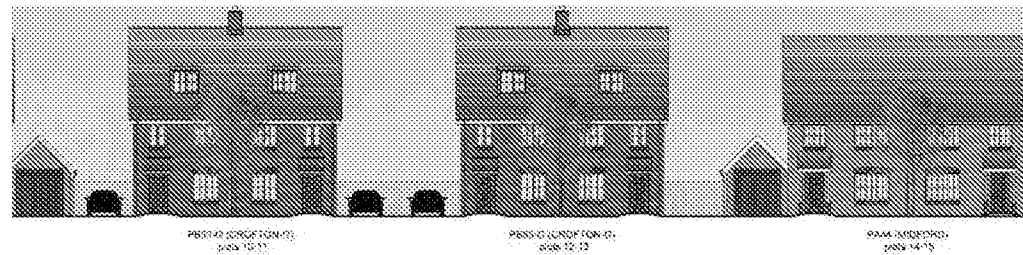
The neighbourhood area forms the balance of the development areas and is arranged in two primary ways.

Generally formal configurations with a regular building line of apartments, terraced, semi detached and detached dwellings set along the Primary and secondary Streets.

Secondly quieter shared surface environments which lead to small courtyards and private drives.



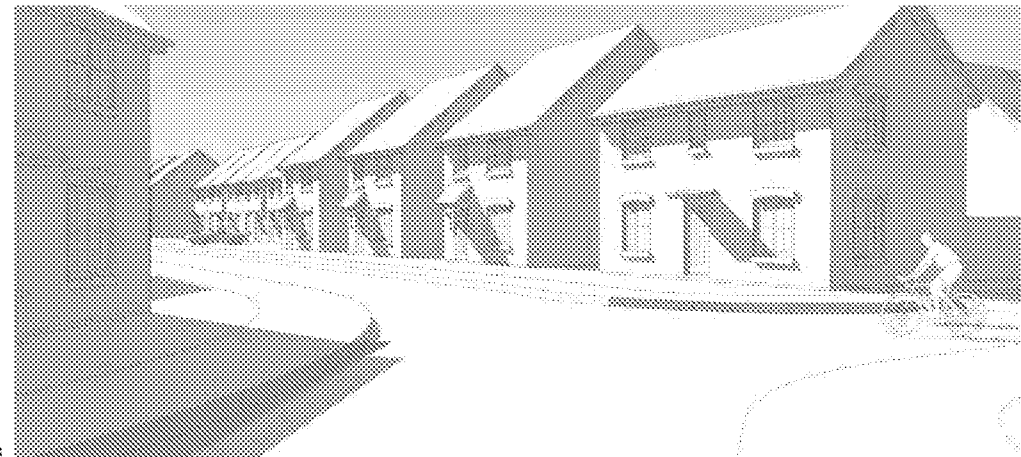
4.14



4.15



4.13



4.16

- 4.13 Character area key
- 4.14 Neighbourhood illustrative view
- 4.15 Extract from streetscenes '00'
- (reference: AL/102/17/RES)
- 4.16 Neighbourhood illustrative view

BUILT FORM

HOUSING

A high quality pallet of materials is proposed including a series of special treatments to help reinforce character in key areas:

Brickwork: Stock bricks in three colours. Currently proposed as Wienerberger Chartham Multi, Wienerberger Maplehurst Light Multi, and features to be in Warnham Terracotta.

Roof tiles: A mix of small format plain tiles, reconstructed or natural slates (to be confirmed) and interlocking clay tiles such as Wienerberger Sandtoft 20/20. The colours will be confirmed and selected to complement the building facings.

Timber style boarding: Eternit.

Tile Hanging: to upper storey on key buildings.

Decorative chimney stacks finished with brick slips will be located on prominent plots to define special character areas.

Windows are white PVCU casements.

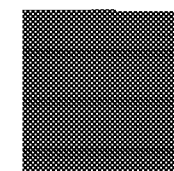
MATERIALS



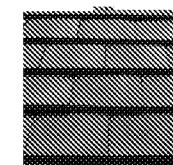
WIENERBERGER
CHARTHAM MULTI

WIENERBERGER
MAPLEHURST
LIGHT MULTI

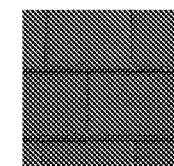
WARNHAM
TERRACOTTA
(DETAILS)



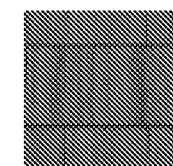
EBONY
BOARDING



PLAIN TILE



REDLAND
CAMBRIAN SLATE

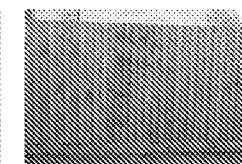


WIENERBERGER
SANDTOFT PLAIN

BOUNDARY TREATMENTS



1.8M HIGH BRICK
MASONRY WALL



1.8M HIGH CLOSE
BOARDED FENCING

4.17 Material Palette.

All materials are subject to confirmation.