

BUILT FORM



KEY:

Walling types:

- Ⓒ Chartham Multi with Wamham Terracotta feature band
- Ⓜ Maplehurst Light Multi with Wamham Terracotta feature band
- Weather boarding Ebony (on prominent elevations) - C50 Marley Etemit
- Tile hanging (on prominent elevations)
- Timber construction

Roof Tiles:

- ⊗ **Roof:** Redland Cambrian Slate (Naturally Weathered)
Tile hanging: Wienerberger Sanctoft Plain Tile
Colour Dark Grey
- ⊗ **Roof:** Wienerberger Sanctoft ²⁰/₂₀ Clay Tile
(Colour Tuscan)
Tile hanging: Wienerberger Sanctoft Plain Tile
Colour Rustic

Boundary Treatments:

- 1.8 m high close boarded fencing
- ===== 1.8 m high brick masonry wall

Chimneys:

- * Denotes indicative chimney on plots (see house types drawings for detail)



5.0

ACCESS STATEMENT SITE SAFETY & CRIME PREVENTION REFUSE STORAGE & COLLECTION

ACCESS STATEMENT

5.1 INTRODUCTION

This chapter summarises the approach to access taken while preparing the masterplan.

The masterplan takes access and accessibility as one of the core concepts in the design approach. The layout is structured by a clear and legible movement network based on the distinctive character that reflects the design intention. The masterplan sites all buildings in such a way that their individual access relates to the street, essentially direct, convenient and promoting high levels of activity and surveillance. Access issues like car parking, refuse collection and other servicing all inform the concept of the public realm. The site is largely flat and therefore presents little hindrance to walking and cycling around the development. Some of the small scale deliberate design decisions that integrate good access as its core concept are:

Creation of legible entrance into the scheme from Fontwell Avenue.

Street design includes street trees and urban design techniques to discourage speed.

Varied street surfaces are used to inform changing road user priorities. Pedestrians have priority on shared surfaces.

Typically parking is on or close to the property.

5.2 ACCESS TO AND WITHIN BUILDINGS

All pedestrian routes within the site and in the immediate vicinity of the site access points should be suitable for use by the mobility impaired.

Tactile paving should be provided to assist the visually impaired and be provided at key crossing points.

The development has been designed making reasonable provision to ensure that buildings are accessible and usable to all people.

Parking provision is provided conveniently for individual properties, largely on plot.

Building entrances should be well lit and clearly defined. Front doors and internal access widths will be designed in accordance with part M, of the building regulations.