

5.0
BUILT FORM

5.5 The Woodland Edge Character Area

Precedent images and materials palette



5.8 Commercial Park Character Area

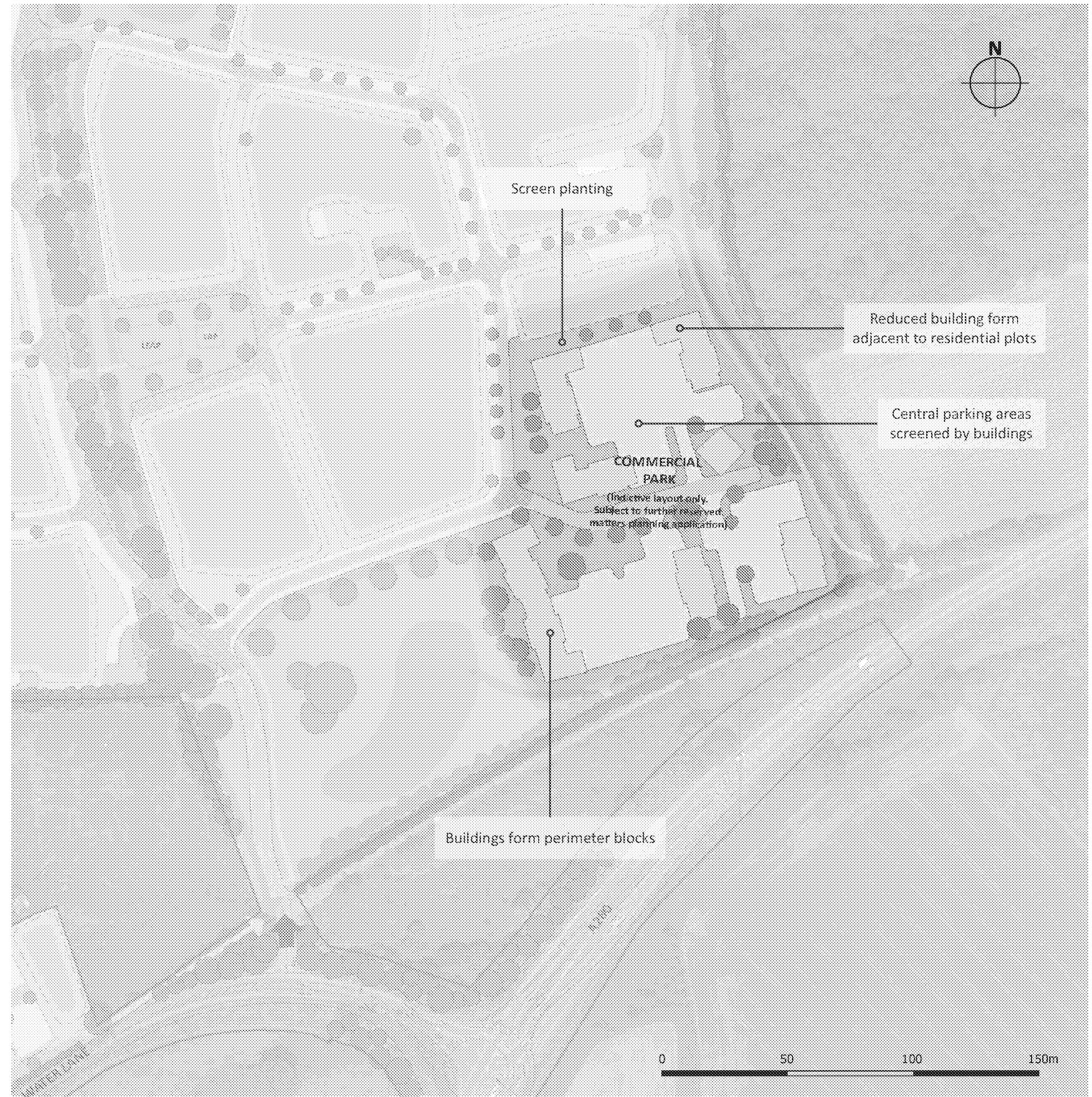
The Commercial Park is located on the south-eastern corner of the site. A sense of place is created by the buildings framed within the natural setting. The layout will comprise a number of pavilion buildings arranged to define 'perimeter blocks' with central parking areas to ensure that these are screened by the buildings and do not dominate views from the public realm.

A traditional approach will be taken to the architecture of the commercial buildings with articulated corners and the building form stepped down to integrate with the domestic scale of surrounding residential buildings.

The location of this part of the development is visually sensitive and a maximum height restriction of 12 metres has been approved as part of the outline consent.

Key Features:

- Employment buildings restricted to Use Class B1
- Commercial building maximum 2 storeys in height
- Maximum ridge height – 12 metres
- Commercial buildings step down in height adjacent to residential use
- Variety of building footprints and forms to reduce visual bulk
- Screening planting



5.9 Regulating Code and Matrix

CHARACTER AREA	DESIGN CUES	URBAN FORM	BUILDINGS	PUBLIC REALM
Gateway	- Rural avenue - Green corridor - Attractive cycle and pedestrian route - Ecological corridor	N/A	N/A	- Grass verges and green corridor with tree planting - Perimeter open space around attenuation basin - Pedestrian and cyclist movement - Hard surfacing to reinforce coherence of space
Village	- More dense streets of urban character - Narrower village streets - Tree-lined avenue - Distinctive identity through built forms - More traditional architectural character with reference to local historic vernacular	Block Structure: - Perimeter blocks with medium to high degree of enclosure Density: 35-40 DPH Parking: - Varied, on-plot, frontage parking on street and in rear courtyards	Style: - Predominantly semi-detached and terraced houses and small apartment buildings Height: - Predominantly 2 storeys with occasional 2.5 storey buildings Materials and architectural detailing: - Predominantly brick with occasional render. Flint with brick quoins/patterned brickwork on key buildings	Front garden boundaries: - Defined front garden - Metal railings and/or dwarf brick wall Road surface: - Macadam and paved squares at junctions Footpaths: - Generally macadam
Woodland Edge	- Rural edge to village - Green corridors - Attractive cycle and pedestrian routes - Ecological corridor - Hedge-lined lanes with grass verges - Semi-rural architectural character	Block Structure: - Edges of perimeter blocks fronting onto open space, more gaps between buildings Density: - Generally 15-25 DPH Parking: - On-plot garages and drive spaces	Style: - Predominantly detached houses Height: - Generally up to 2 storeys Materials and architectural detailing: - Predominantly brick with occasional plain tile and dark coloured boarding in 'earthy tones' - reddy brown and brown	Front garden boundaries: - Picket fence/estate railing with hedge behind Road surface: - Macadam to lanes - Block paving to private drives Footpaths: - Shared surface lanes
Parkland	- Tree-lined avenues - Urban character streets and lanes - Rural edge to village - Hedge-lined lanes with grass verges - More contemporary architectural character	Block Structure: - Perimeter blocks with low to medium degree of enclosure to streets Density: - Generally 25-35 DPH - Northern Edge 15-25 DPH Parking: - Varied on-plot, frontage parking in bays on street and rear courts	Style: - Predominantly semi-detached and detached houses with occasional short terrace and small apartment buildings Height: - Predominantly 2 storeys, 1 and 1.5 storeys on northern edge Materials and architectural detailing: - Predominantly brick. Flint with brick quoins/patterned brickwork on key buildings with occasional plain tile on green edges	Front garden boundaries: - Metal railings and/or dwarf brick wall on streets - Estate railings on green edges Road surface: - Macadam to defined carriageway - Block paving to shared surface lanes Footpaths: - Macadam where applicable
Commercial Park	Small, landscaped business park	Block Structure: - Individual buildings arranged around courts - Parking - In a series of courts	Style: - Pavilion buildings Height: - Up to 2 storeys (maximum 12m high at ridge)	Areas of grass and landscaping with trees in parking courts

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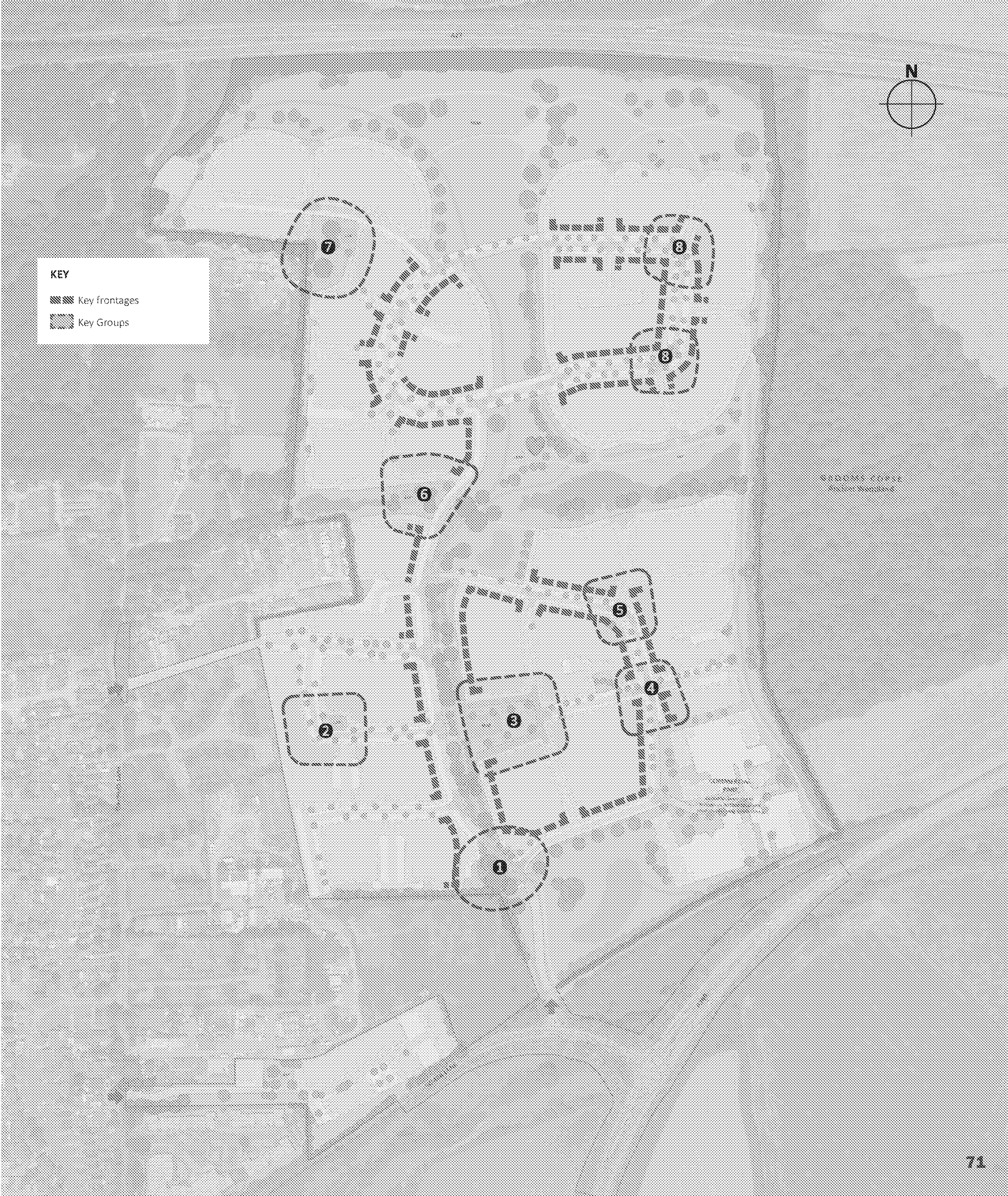
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5.10 Primary Frontages and Key Grouping Distribution

The primary frontages are located along the most important parts of the street hierarchy including the Village Street, Secondary Street and secondary tree-lined avenues.

Important groups of buildings define spatial events on the primary street network and within the Village character area. There should be a visual coherence to the composition of these groups to ensure that this reinforces the definition of these important events within the street scene. These include the following

- 1 Gateway space at threshold into development
- 2 Node space around LAP in the western part of Village character area
- 3 Pocket green with LEAP and LAP in eastern part of Village character area
- 4 Gateway group on secondary street at interface with Commercial Park
- 5 Spatial node at bend in secondary street at interface between eastern part of Village and Woodland Edge character areas
- 6 Pocket green around LAP at interface between Village and Parkland character areas
- 7 Group around north-west green and LAP in Parkland character area
- 8 Node spaces on secondary tree-lined avenue in eastern part of Parkland character area

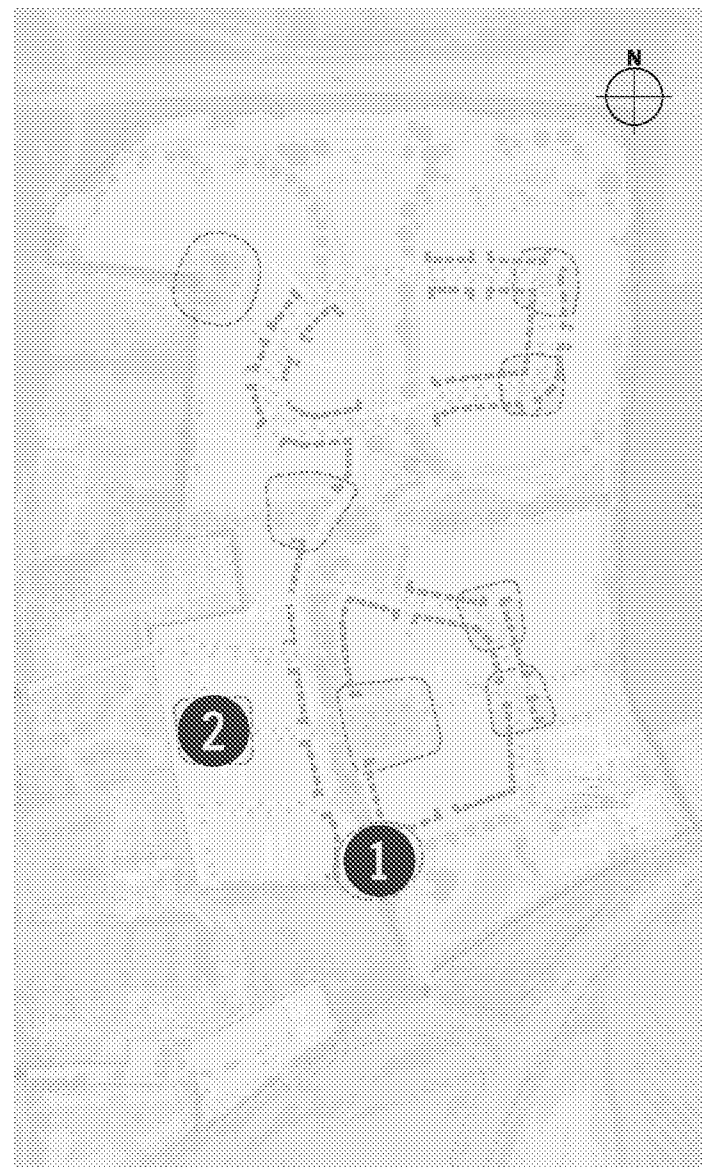


Primary frontages and key groupings diagram ►

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BUILT FORM

5.11 Key Grouping Descriptions



Keyplan

① Gateway space at threshold into development

Key Points:

- Built form gives loose definition to extent of space
- Corner building at northeast corner of space forms focus when turning eastwards
- Buildings forming frontage to western edge of space set back behind green
- Building line on western edge designed to lead into southern edge of Avenue
- Hard surfacing designed to reinforce form of Gateway space
- Tree planting arranged to assist in defining space

Masterplan



Key grouping aerial view on arrow A

② Node space around LAP in the western part of Village character area

Key Points:

- Building form arranged around square to provide strong definition of space
- Terraced houses on southern and western edges
- Buildings close vistas when moving through space
- Detached houses and linking garden walls define northern and eastern edges
- LAP located in north eastern corner of space
- Frontage parking designed as integral part of space
- Tree planting and hard surfaces reinforce form of space

Masterplan

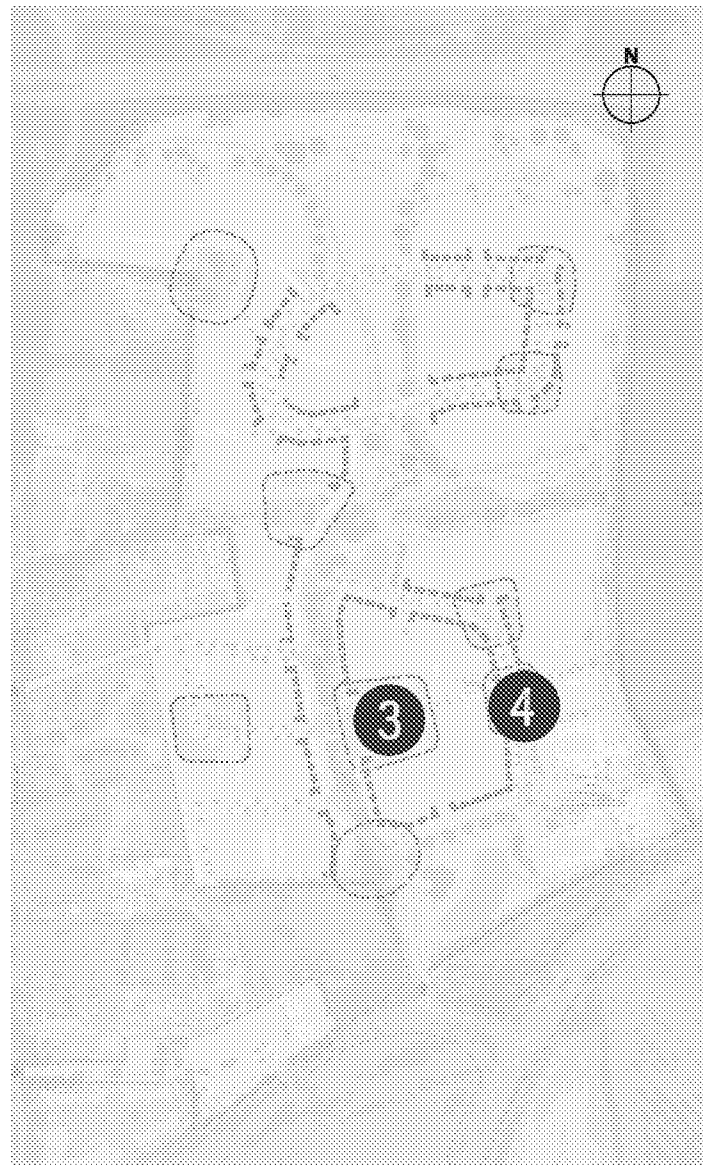


Key grouping aerial view on arrow B

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BUILT FORM

5.11 Key Grouping Descriptions

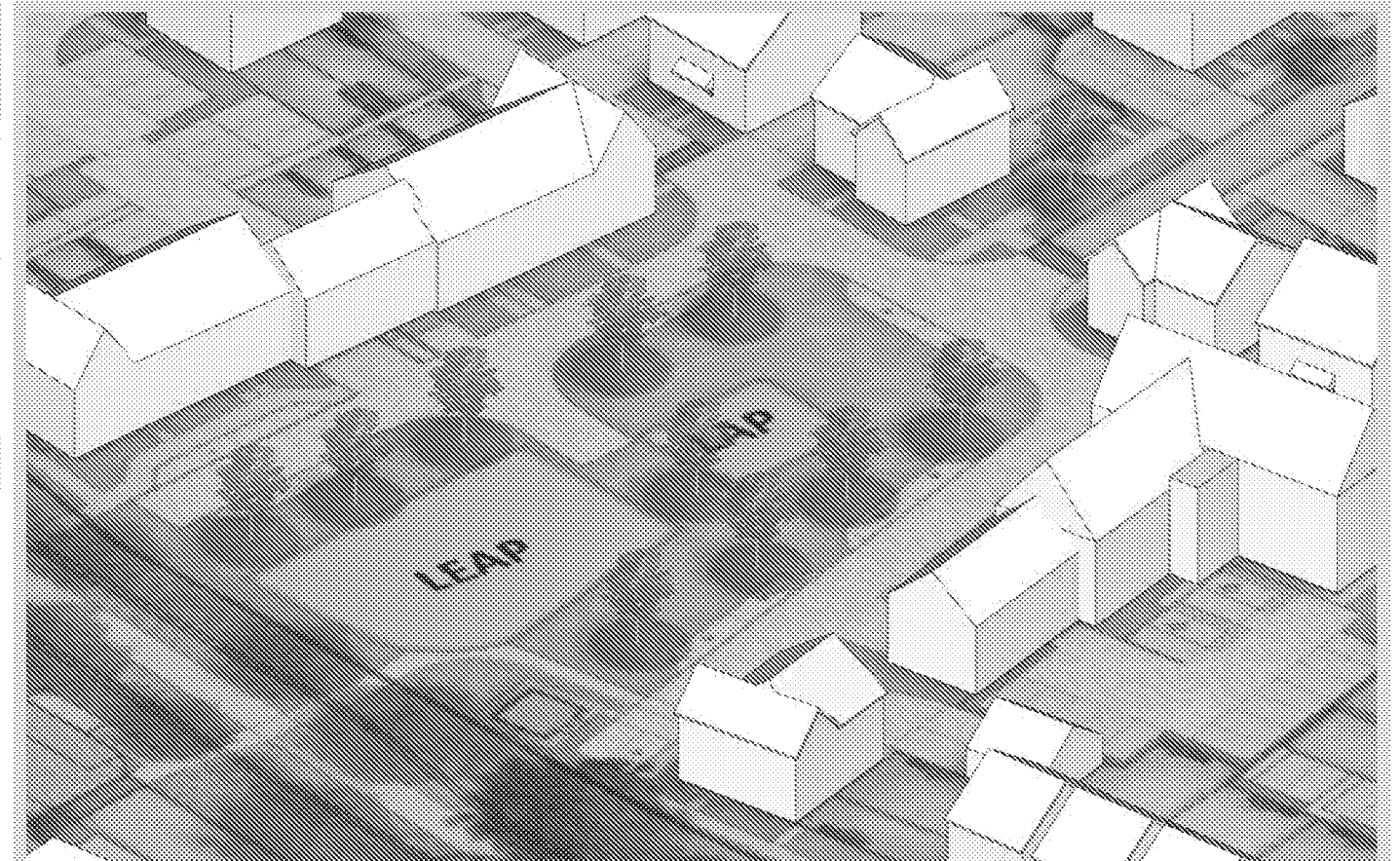
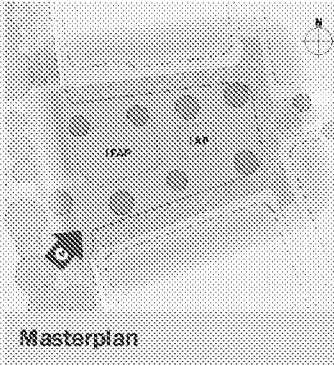


Keyplan

③ Pocket green with LEAP and LAP in eastern part of Village character area

Key Points:

- This space forms a physical, visual and social focus to the Village character area
- Buildings around northern, eastern and southern edges define the extent of the space
- Buildings designed to create gateways at north eastern and south eastern corners
- Corner turning buildings at ends of each frontage
- LEAP and LAP within central green
- Frontage parking designed into perimeter of space
- Tree planting along green corridor defines western edge of space
- Hard surfacing and tree planting to be designed to reinforce the space

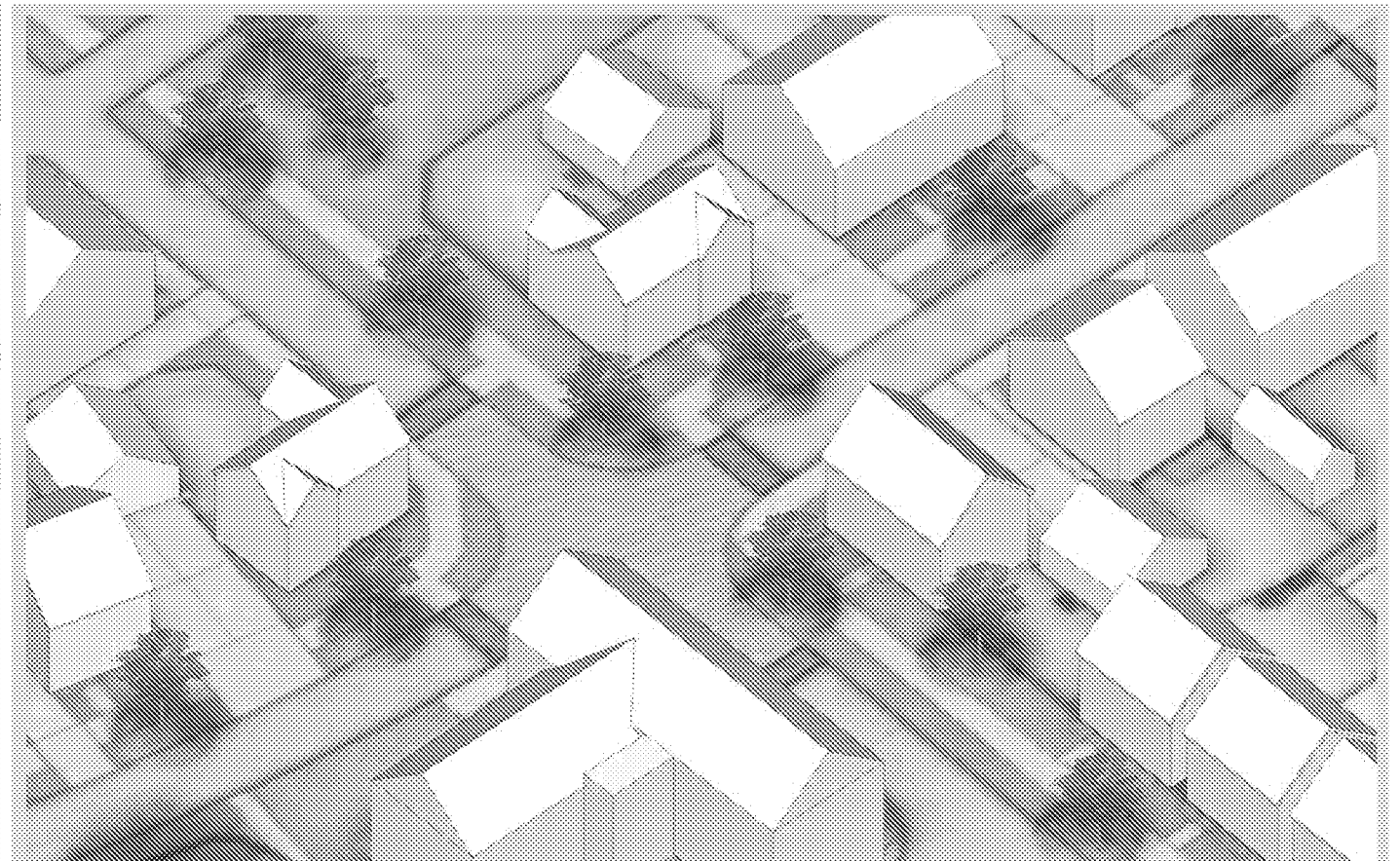
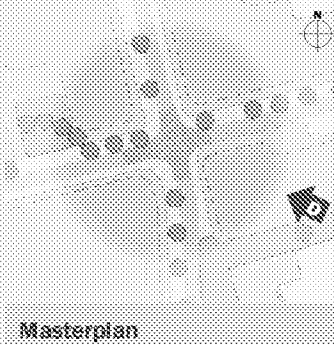


Key grouping aerial view on arrow C

④ Gateway group on secondary street at interface with Commercial Park

Key Points:

- Gateway grouping at interface between eastern edge of Village and Commercial Park
- Corner turning buildings define the space
- Apartment building on north east corner form focus to vista when travelling north
- Houses form secondary gateway into eastern edge of village

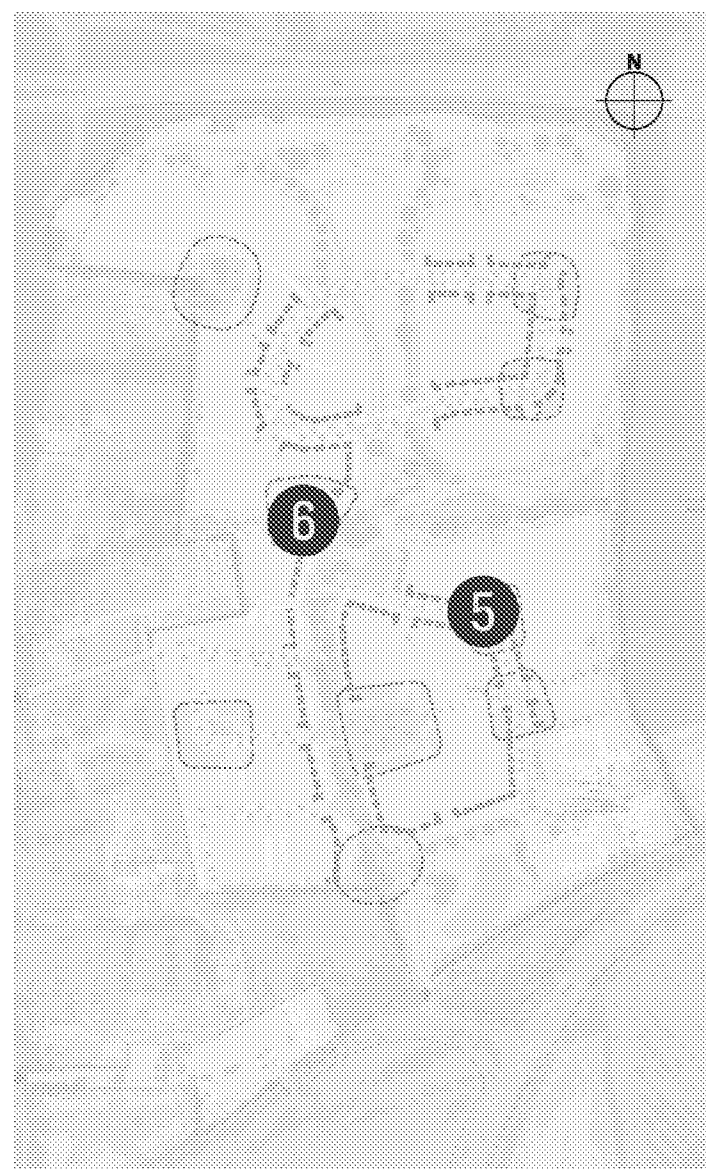


Key grouping aerial view on arrow D

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BUILT FORM

5.11 Key Grouping Descriptions

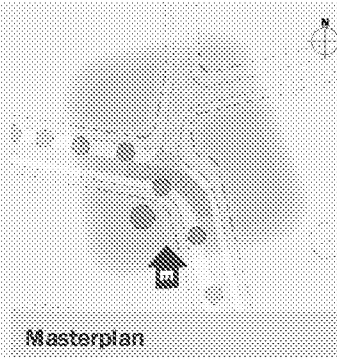


Keyplan

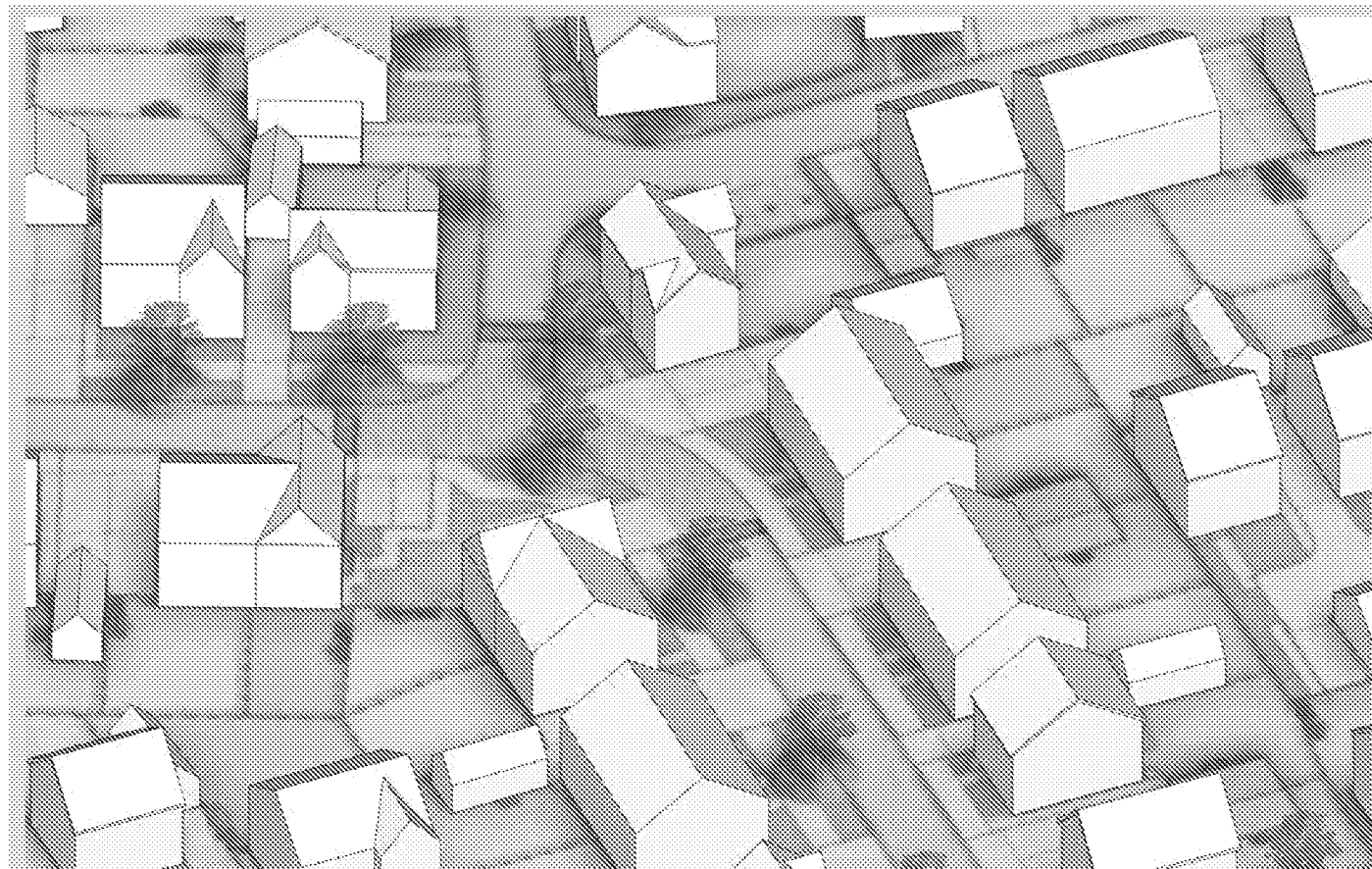
⑥ Spatial node at bend in secondary street at interface between Village and Woodland Edge

Key Points:

- Buildings to be designed to define spatial event on bend in secondary street
- Buildings designed to emphasise the calming event at junction of streets
- Corner turning gateway buildings lead into Woodland Edge
- Hard surfacing designed to emphasise this key grouping



Masterplan

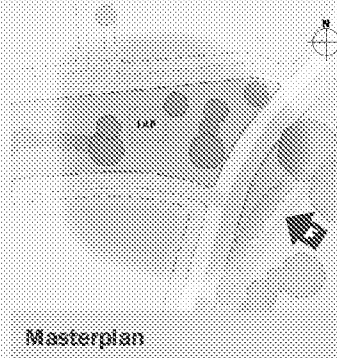


Key grouping aerial view on arrow E

⑥ Pocket green around LAP at interface between Village and Parkland character areas

Key Points:

- Buildings arranged to define space on east-west green link
- Corner turning buildings on Avenue frontage flank the space
- Terraced houses form enclosure to northern edge
- LAP as focus within central green
- Buildings with linking garden wall define southern edge

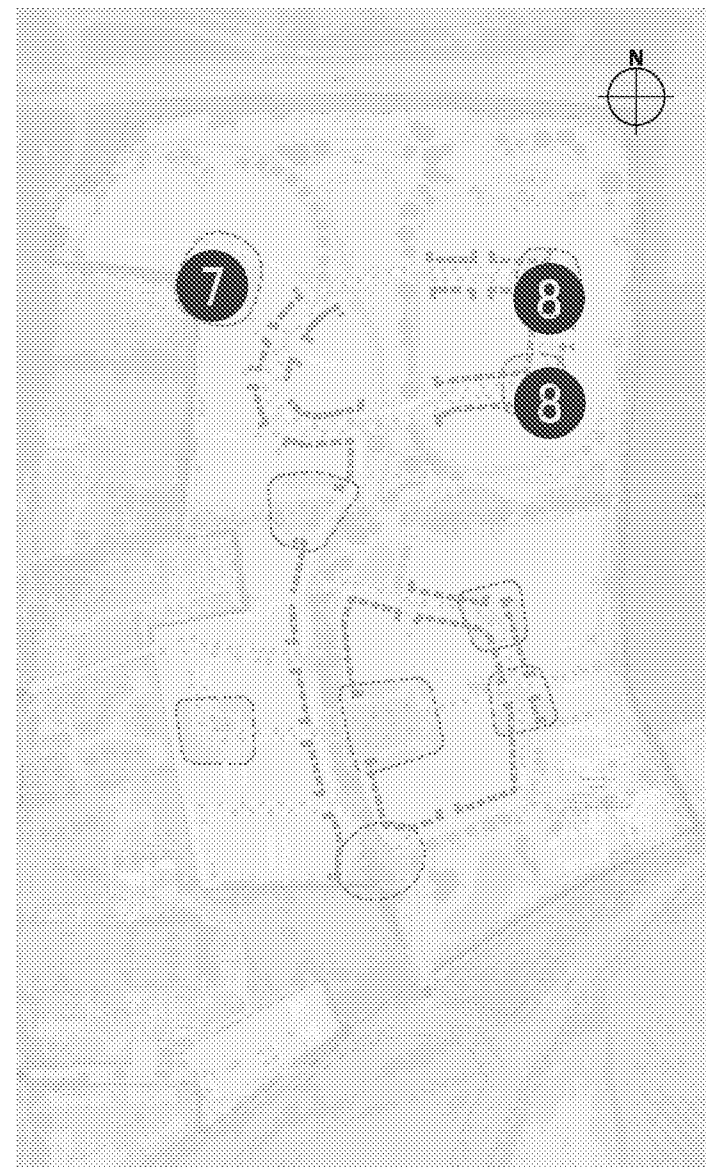


Masterplan



Key grouping aerial view on arrow F

5.11 Key Grouping Descriptions



Keyplan

7 Group around LAP on tree-lined secondary avenue loop in Parkland character area

Key Points:

- Provides focus space within northwest quarter of new neighbourhood
- Retained trees as visual and physical focus to green
- Building frontages frame and define the edges of the space
- Building line consistent around edges of space
- Corner turning buildings at routes in and out of space
- LAP located within northern end of green
- New tree planting to be designed to reinforce the form of the space

Masterplan



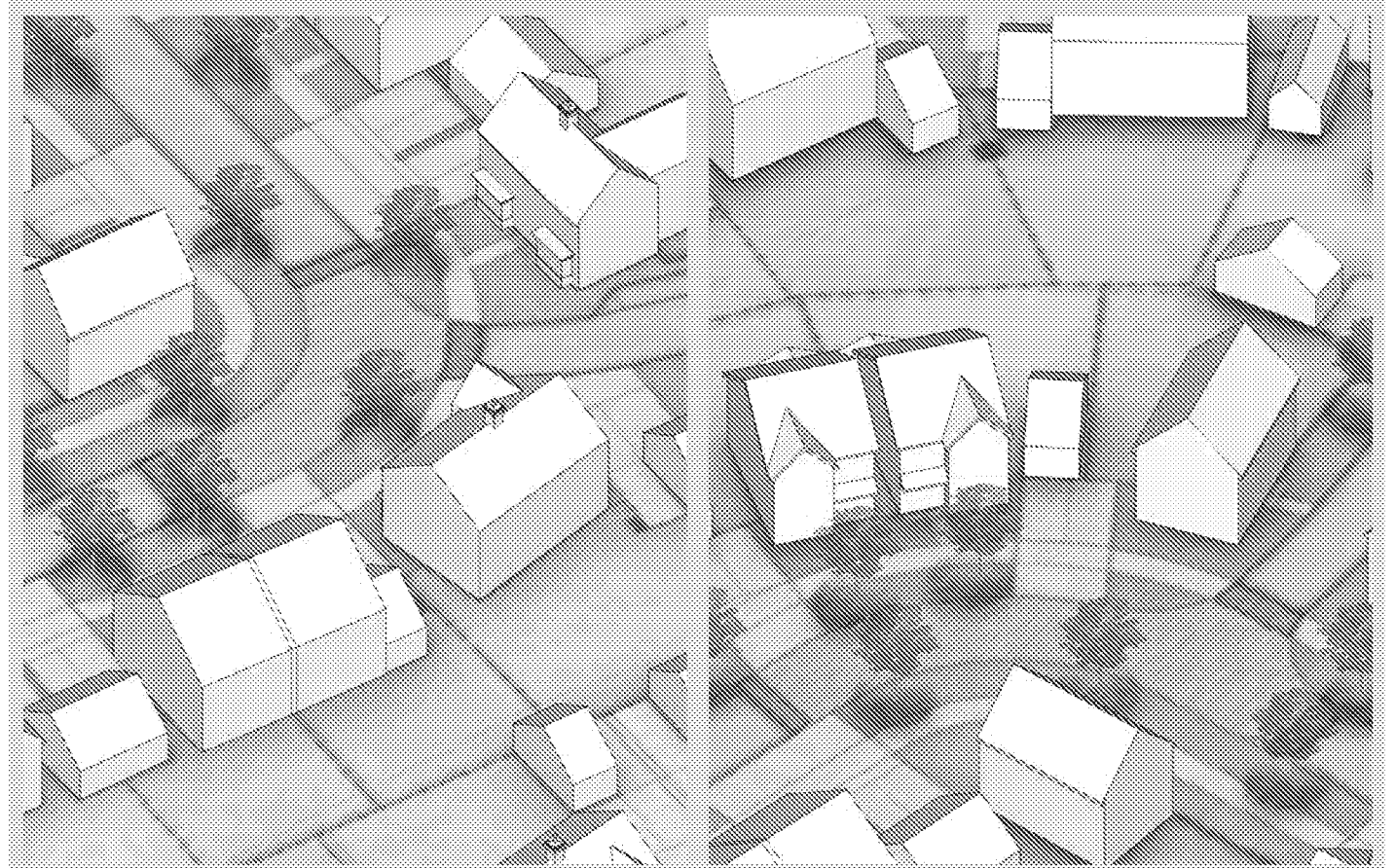
Key grouping aerial view on arrow G

8 Node spaces on secondary tree-lined avenue in eastern part of Parkland character area

Key Points:

- Groups defining spaces on bends at eastern end of Secondary Avenue loop
- Generally detached corner turning buildings arranged around these spaces
- Buildings provide architectural focus to vistas when travelling through spaces
- Gables or gabled bays or similar feature on key focus buildings
- Hard surfacing and tree planting to assist in reinforcing spatial quality defined by building group

Masterplan



Key grouping aerial view on arrow H

Key grouping aerial view on arrow J

BUILT FORM

Frontage character refers to the relationship between the fronts of buildings and the adjacent street or open space. It is defined by a number of factors including the formality or informality of the building alignment, the spacing between buildings, and the parking arrangements. This part of the Design Code focuses on the most prominent edges of development parcels; those that are most critical to ensuring the delivery of a new neighbourhood with a varied but harmonious character.

By contrast the frontages to open space edges and woodland will be more informal with a greater variety of dwelling types, wider gaps between buildings and a more varied form, massing and architectural character. Private frontages will be deeper with a softer character with hedge front boundaries.

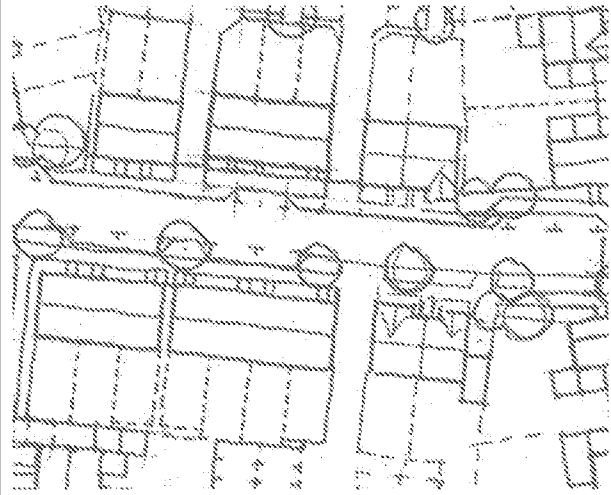
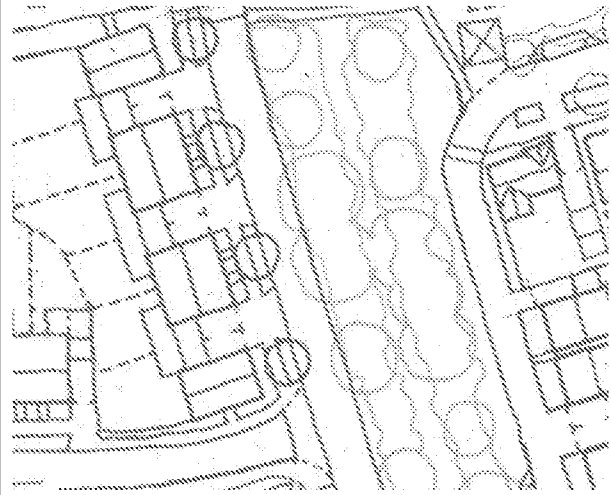
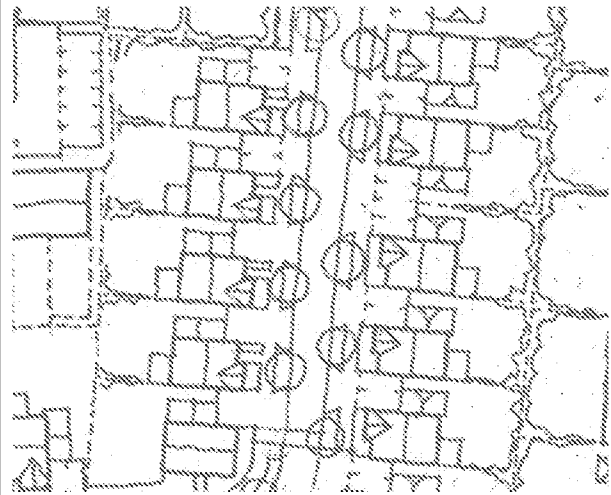
The respective frontage types are set out below and keyed in to the respective locations on the Design Code masterplan:

- Formal Street Frontage
- Village Street
- Secondary Avenue
- Secondary Street Frontage
- Informal Lane Frontage
- Informal Green Space Frontage
- Formal Green Space Frontage



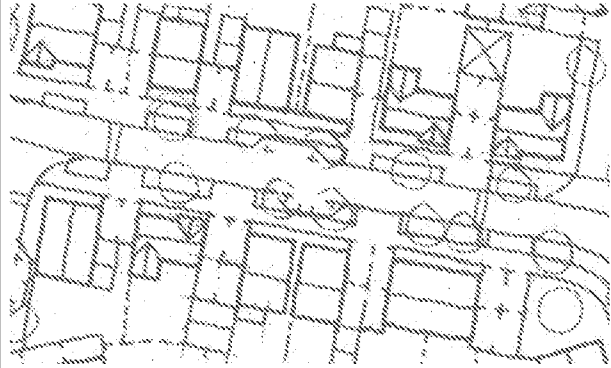
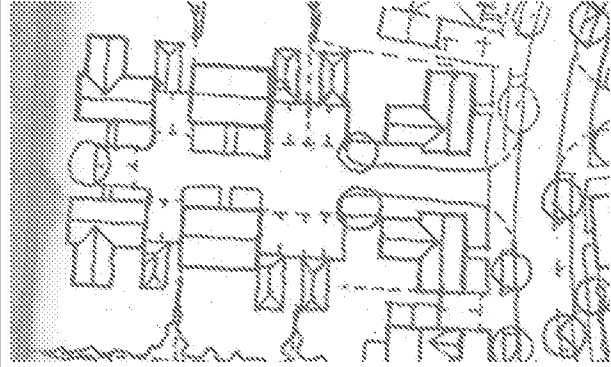
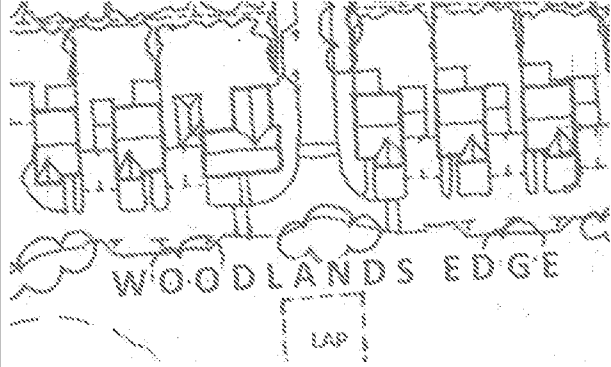
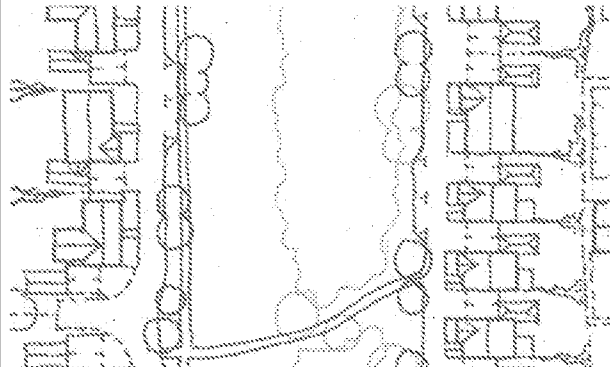
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FRONTAGE CHARACTER	PROPOSED LAYOUT	BUILT FORM IMAGE	FRONTAGE AND BOUNDARY TREATMENT	PUBLIC REALM
Formal Street Frontage			• Generally regular building line • Occasional set-backs in building line • Building alignment parallel to street • Instances of more continuous building form • Irregular spaces between buildings • Generally formal composition of building typologies • Defined front garden or privacy margin of varying depth • Metal railings and / or dwarf brick wall where front garden boundary	• Defined footway and carriageway with kerb • Landscaped verge and parallel parking bays
Village Street			• Generally regular building line • More regular spaces between buildings • Defined front garden • Metal railings and / or dwarf brick wall	• Defined footway and carriageway with kerb • Landscaped verge and parallel parking bays
Secondary Avenue			• Generally regular building line • More regular spaces between buildings • More formal composition of building typologies • Defined front garden • Metal railings and / or dwarf brick wall	• Defined footway and carriageway with kerb • Landscaped verge and parallel parking bays

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BUILT FORM

FRONTAGE CHARACTER	PROPOSED LAYOUT	BUILT FORM IMAGE	FRONTAGE AND BOUNDARY TREATMENT	PUBLIC REALM
Secondary Street			• Generally regular building line • More regular spaces between buildings • Defined front garden • Metal railings and / or dwarf brick wall	• Defined footway and carriageway with kerb • Landscaped verge and parallel parking bays
Informal Lane			• More irregular typologies • Occasional examples of staggered and angled building alignment to street • Gaps between buildings vary • Nominal front garden depth • Generally no front garden boundary	• Grass verges and service margins • More informal tree planting
Informal Green Space Frontage			• Varying depths of front gardens • Predominantly detached building typologies • Gaps between buildings for on-plot parking • Building alignment generally parallel to drive	• Grass verge frontages • More informal tree planting
Formal Green Space Frontage			• Generally regular building line • Generally consistent gap between buildings • Building alignment parallel to street • Generally formal composition of typologies	• Perpendicular parking spaces designed into frontage • Grass verge frontages • More informal tree planting

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5.13 Key Buildings

To assist with the legibility of the scheme and to create architectural foci to key vistas, the required accent building locations have been identified. The architectural detailing and materiality of these key buildings will need to differentiate these from the more general street elevations around them. A contrasting roof form and colour as well as a different fenestration pattern are other ways in which these key buildings can be differentiated.

The key buildings are often located on corners at junctions of streets and it will be important to ensure that these have active fenestration to both frontages.

Gateway buildings should also be designed in special locations where they identify the transition from one type of environment or character into another. This occurs generally where movement occurs between a more open or green space into a more contained space where buildings create an enhanced sense of enclosure

Examples of features found in key buildings:



Gable fronted buildings

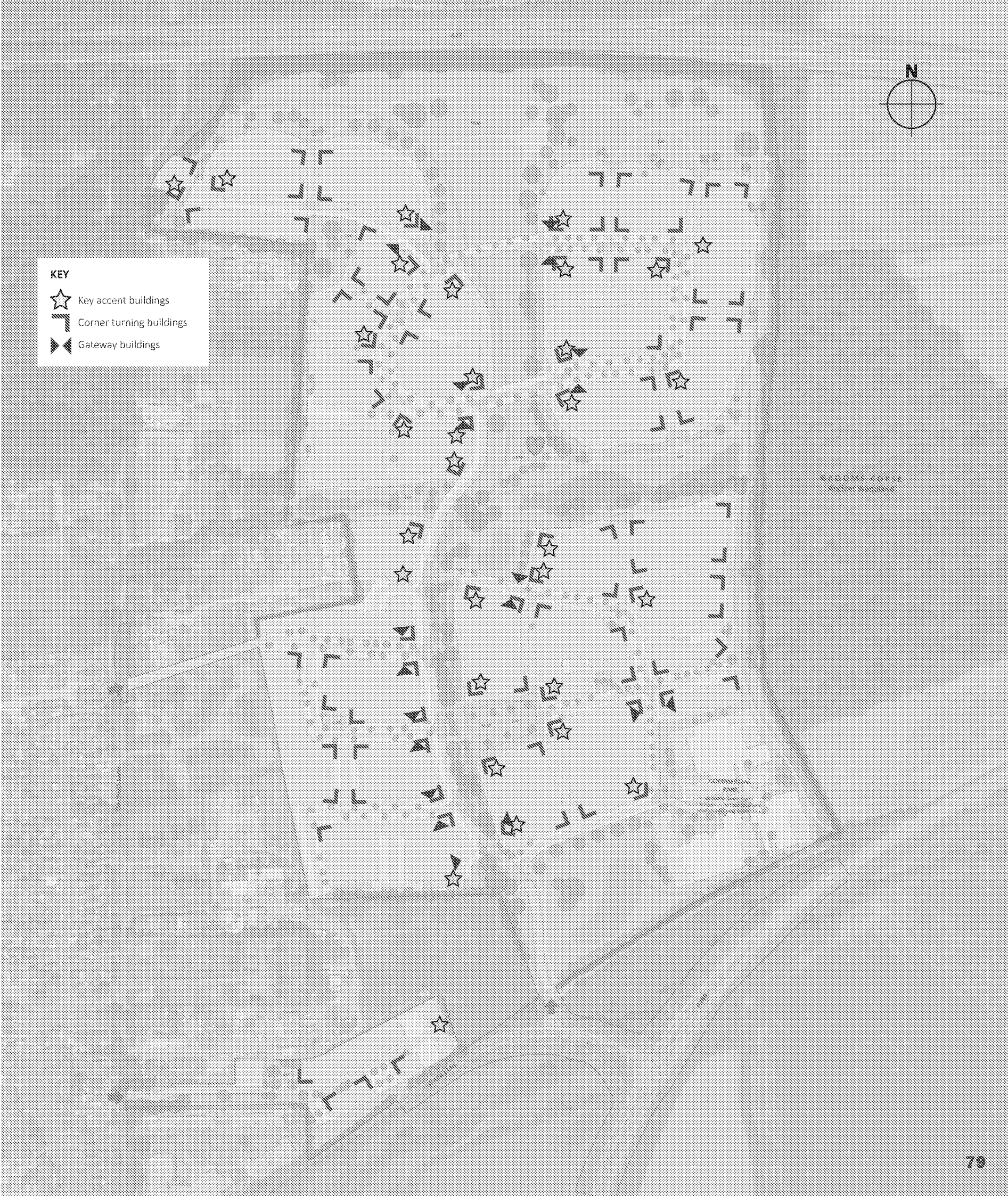


Flint building with brick quoins



Red brick building with blue header 'diaper' pattern

Key buildings diagram ►



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