

5.0 THE BUILT FORM



Street scene P-P



Keyplan

5.0 THE BUILT FORM



Street scene P-P (continued)

2.0 SITE LAYOUT PRINCIPLES

5.10 Primary Frontages and Key Groupings

Primary Frontages

The primary frontages are set out in Section 5.10 of the Design Code and the development of the Reserved Matters application proposals have been informed by these and the street scenes and spatial sequences along the effected streets designed accordingly.

Key Groupings

A series of ‘Key Groups’ of buildings are identified in Section 5.10 and 5.11 of the Design Code. These include buildings which define enclosure to key spatial events as an important part of the placemaking principles for the development. The key features for each of the Key Groups are illustrated on the following pages. The locations of the key groups are shown below and on the plan (right).

KEY

Key frontages

Key Groups

Key Group Locations:

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

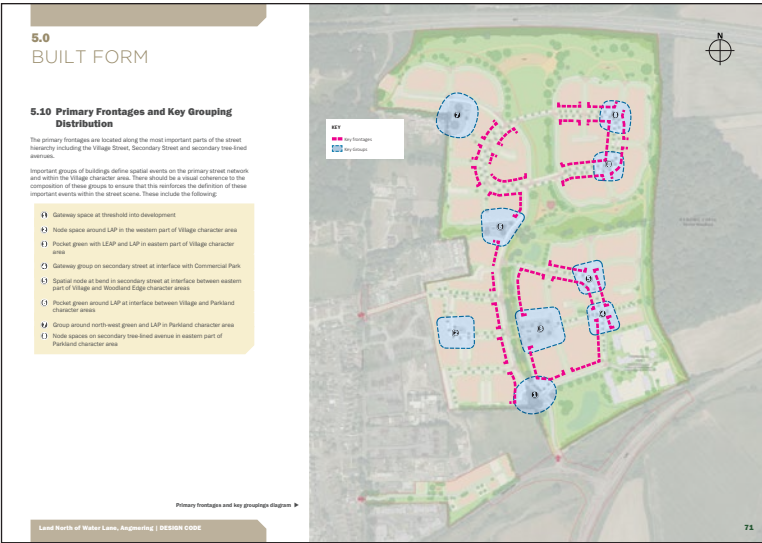
 Pocket green around LAP at interface between Village and Parkland character areas

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



Section 5.10 of the Design Code - Key Frontages and Key Groupings



Design Code key groups and frontages plan overlaid onto proposed site layout

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5.11 Key Groupings

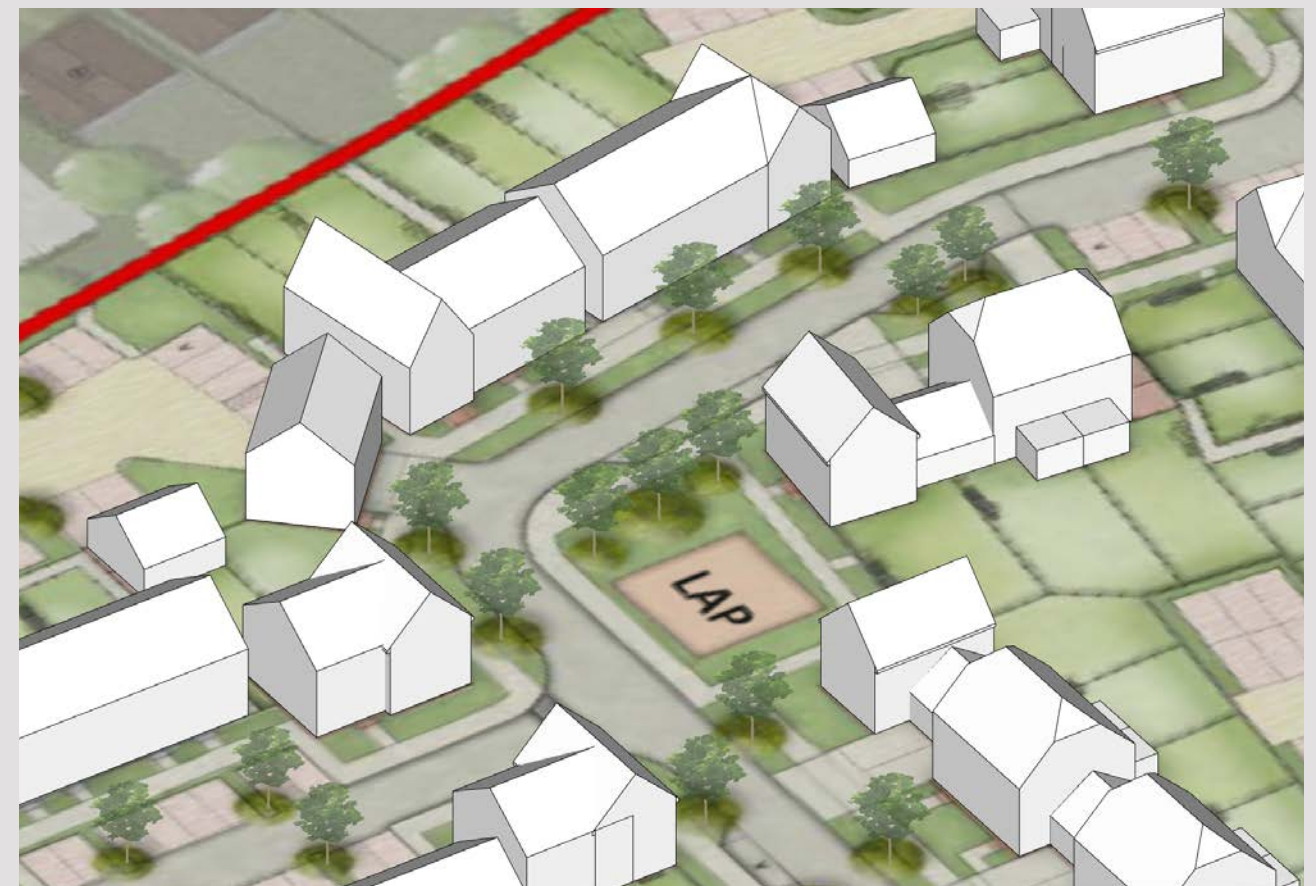
1 Gateway space at threshold into development

- 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



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

- 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



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5.11 Key Groupings

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

- 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



4 Gateway group on secondary street at interface with Commercial Park

- 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



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5.11 Key Groupings

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

- 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



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

- 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

