

5.0 Built Form

Development Framework

5.1 The overall development framework of the site is premised on the structure set out within the Design Code.

Access

5.2 Access into the site will be from two points. The only vehicular access into the site is from the south. This will provide access from Sefter Road. An emergency access is proposed onto Rose Green Road, which will also be a pedestrian and cycle access route.

5.3 Pedestrian and cycle connections are proposed to provide links into the development, connecting with existing Public Rights of Way and the access points.

Urban Form

5.4 The design and form of the block structure responds to the topography of the site, which is relatively flat. The overall form and structuring elements creates a sequence of linked streets. The layout comprises of well defined links, streets, building forms and in due course the landscape design and links to the scout hut.

Frontage

5.5 A strong emphasis has been placed on creating a sense of place through landscaping and sequence of green spaces that are proposed and will give subtle variations in character supported by building design and the proposed development character areas that respond to the sites emerging context.

Hierarchy

5.6 The proposed road network accords with the Design Code and its parameters for adoption standards, such as width and surface treatment. This hierarchy is further reinforced with hard and soft landscaping proposals, as well as architecture.

FIGURE 5.1: DEVELOPMENT FRAMEWORK PLAN

