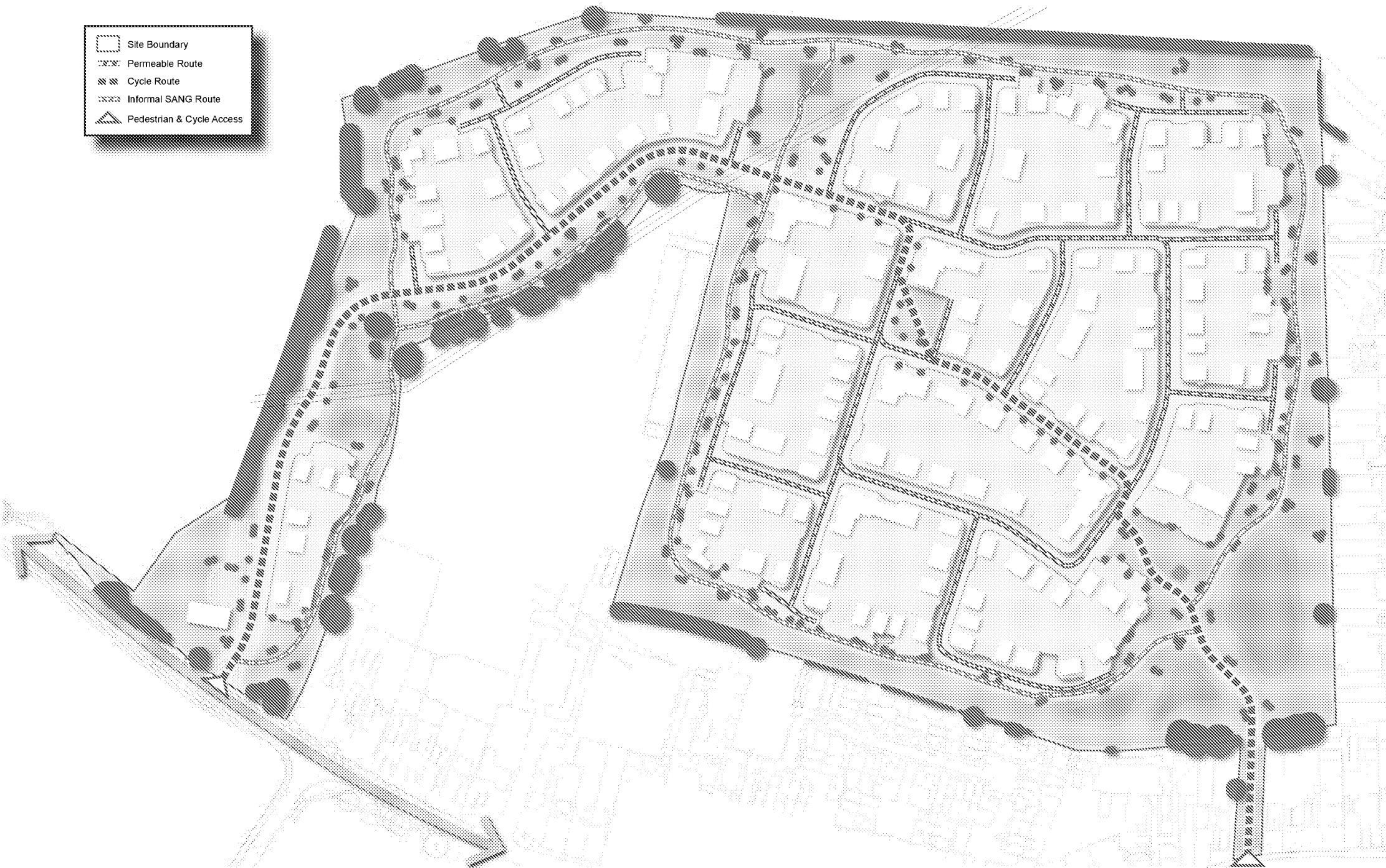


-  Site Boundary
-  Permeable Route
-  Cycle Route
-  Informal SANG Route
-  Pedestrian & Cycle Access

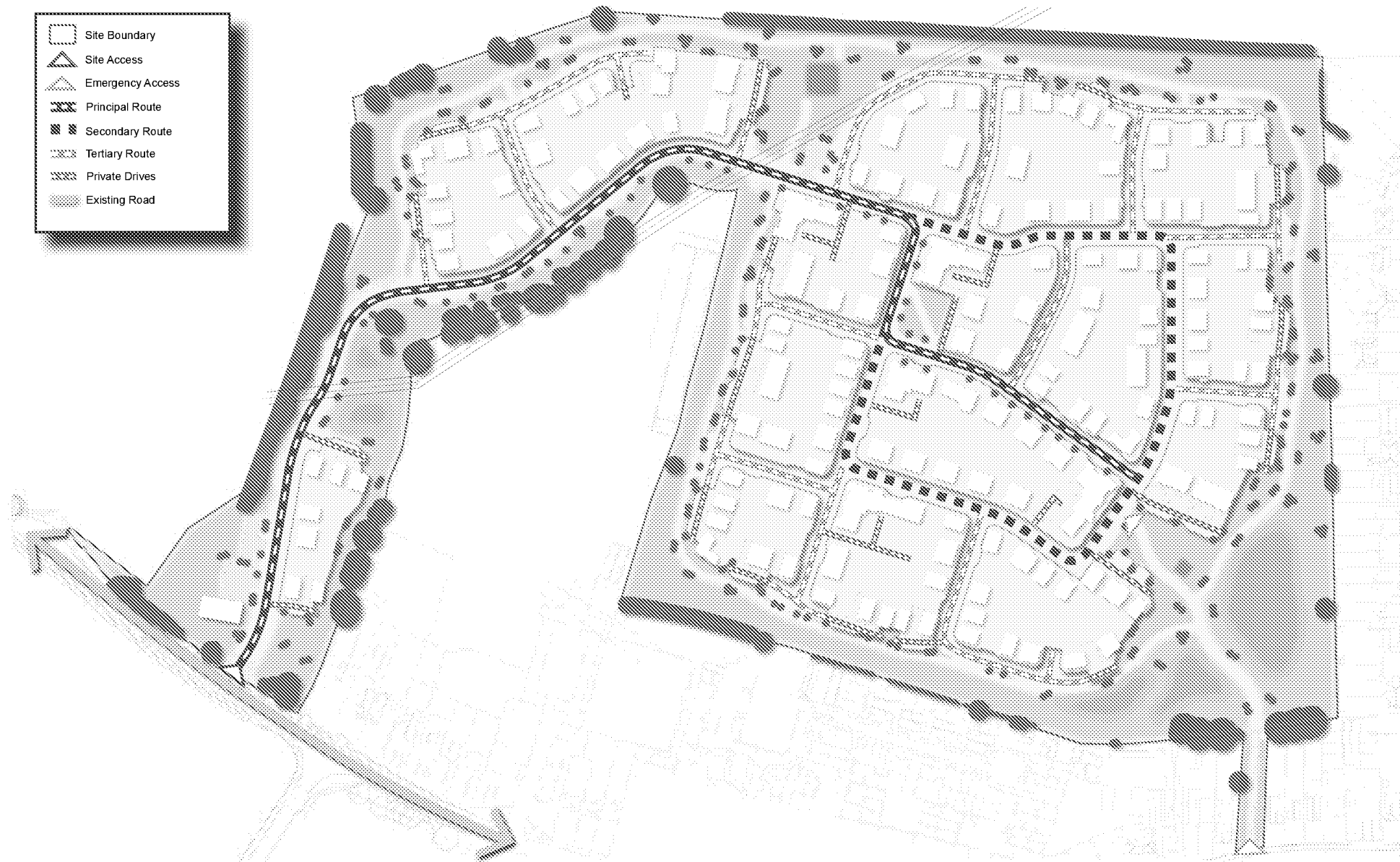


Access and Movement

5.24 The main vehicular site access is from Sefton Road. An emergency access will be provided to the south east of the development. The design has been drawn in consideration of the geometry of the road, traffic speeds and existing homes to ensure safe movement out of the development.

FIGURE 5.9: PERMEABILITY PLAN ⓘ

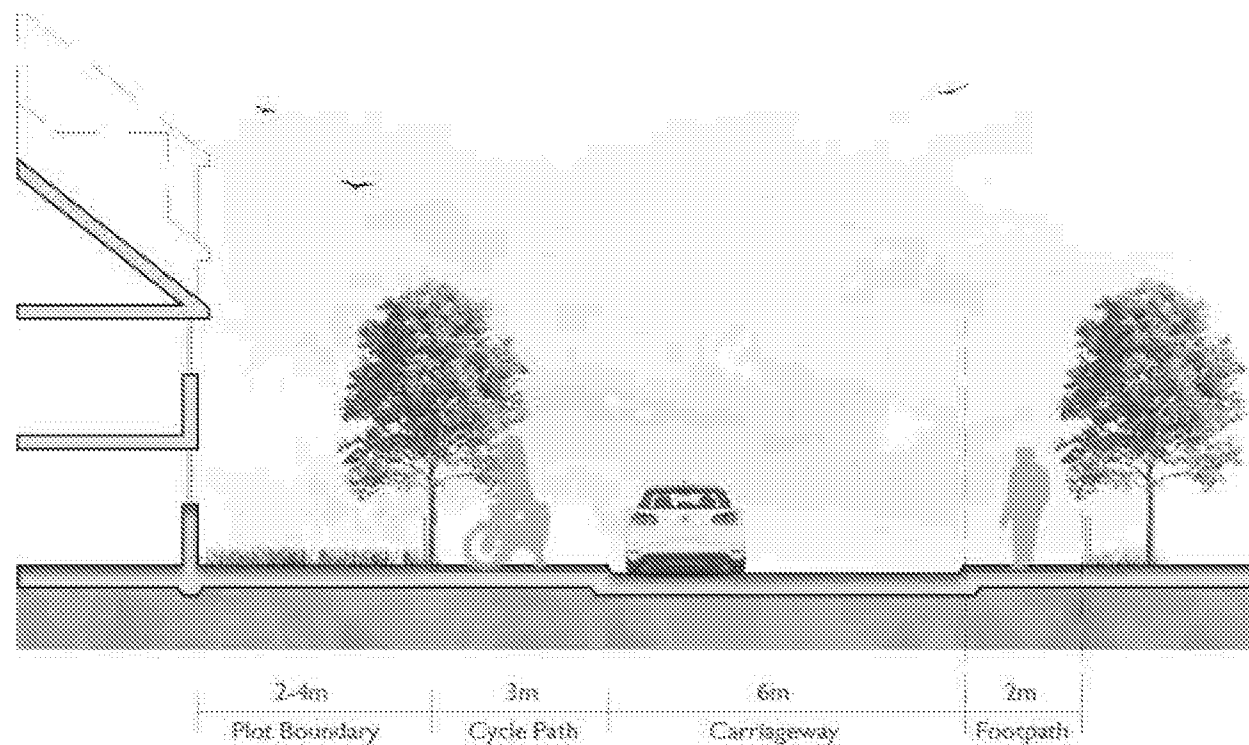
FIGURE 5.10: STREET HIERARCHY PLAN ①



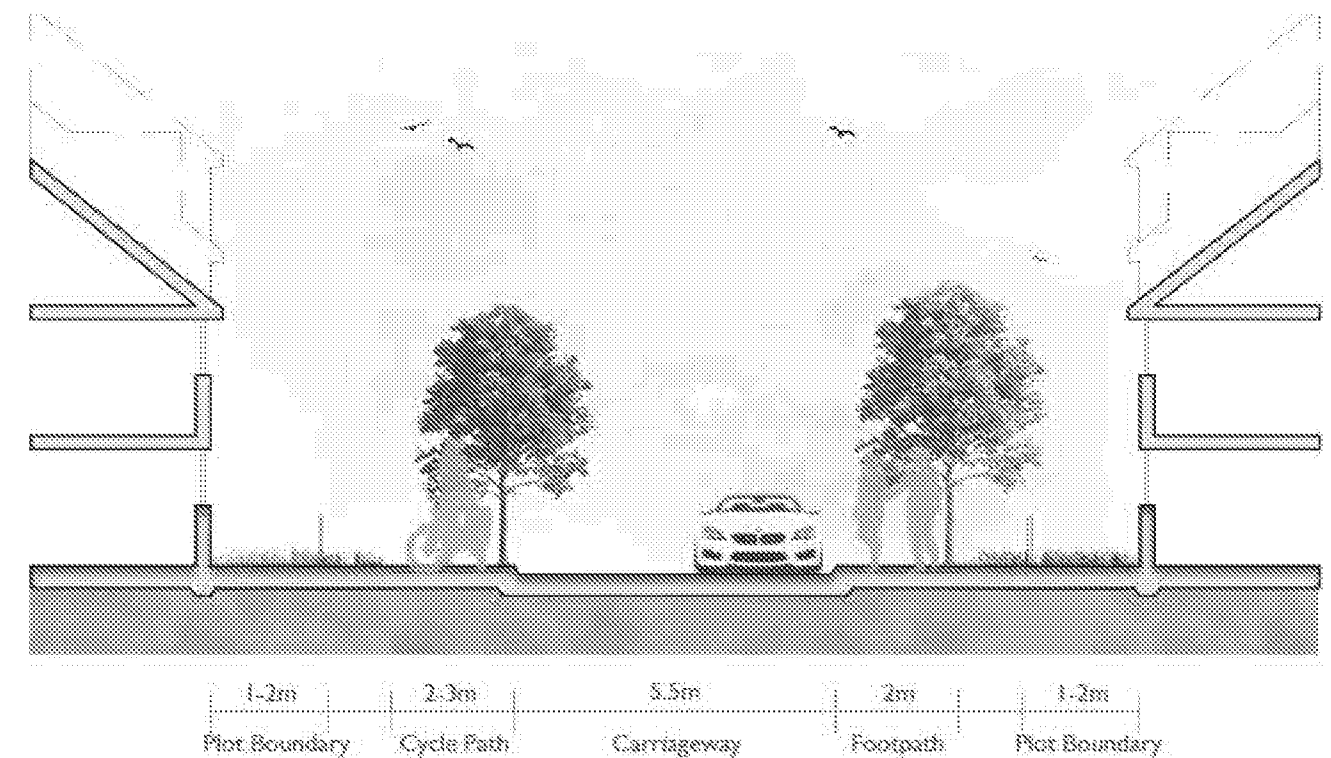
Street Hierarchy & Permeability

5.25 The road hierarchy has been simplified and seeks to minimise the dominance of roads. The road pattern stems from a central principal route that connects a sequence of secondary streets, tertiary streets and private drives. This provides a simple legible structure that is highly permeable connecting the housing to the landscape area. The block Structure is designed to maximise the connections throughout the proposed development.

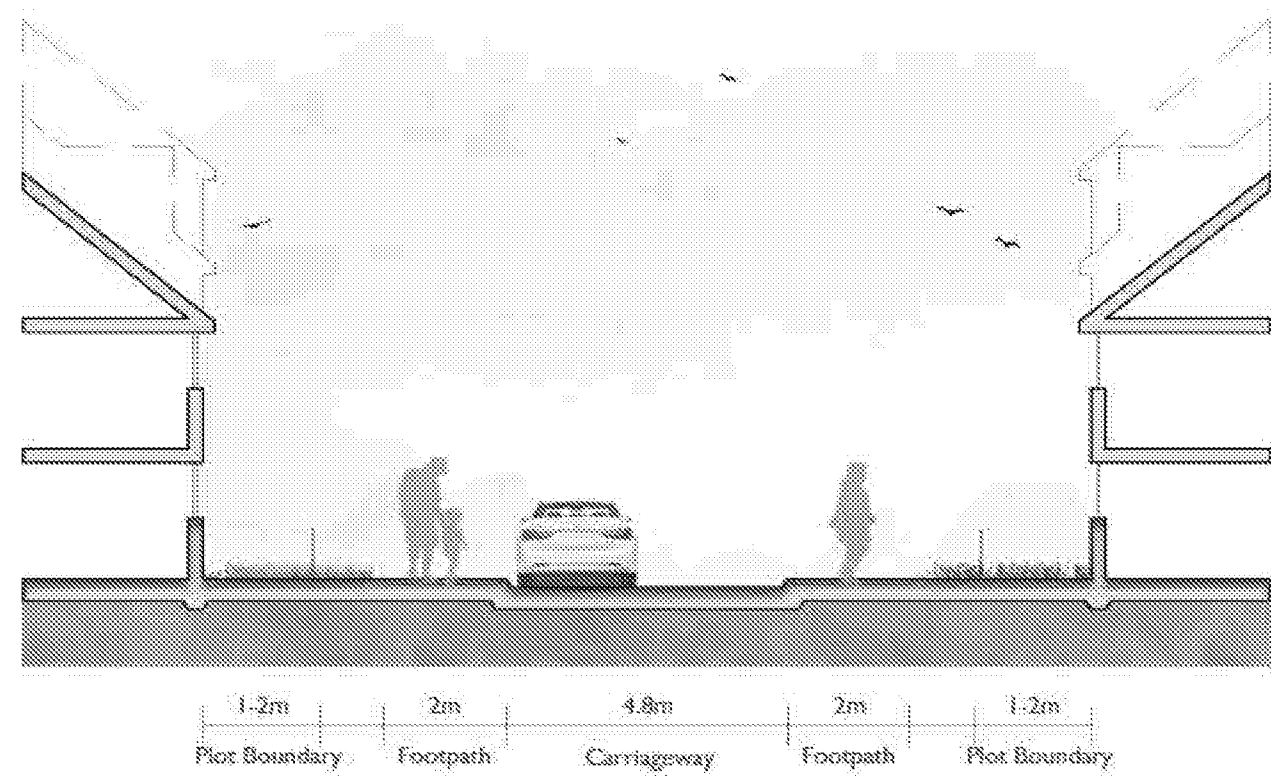
Principal Route



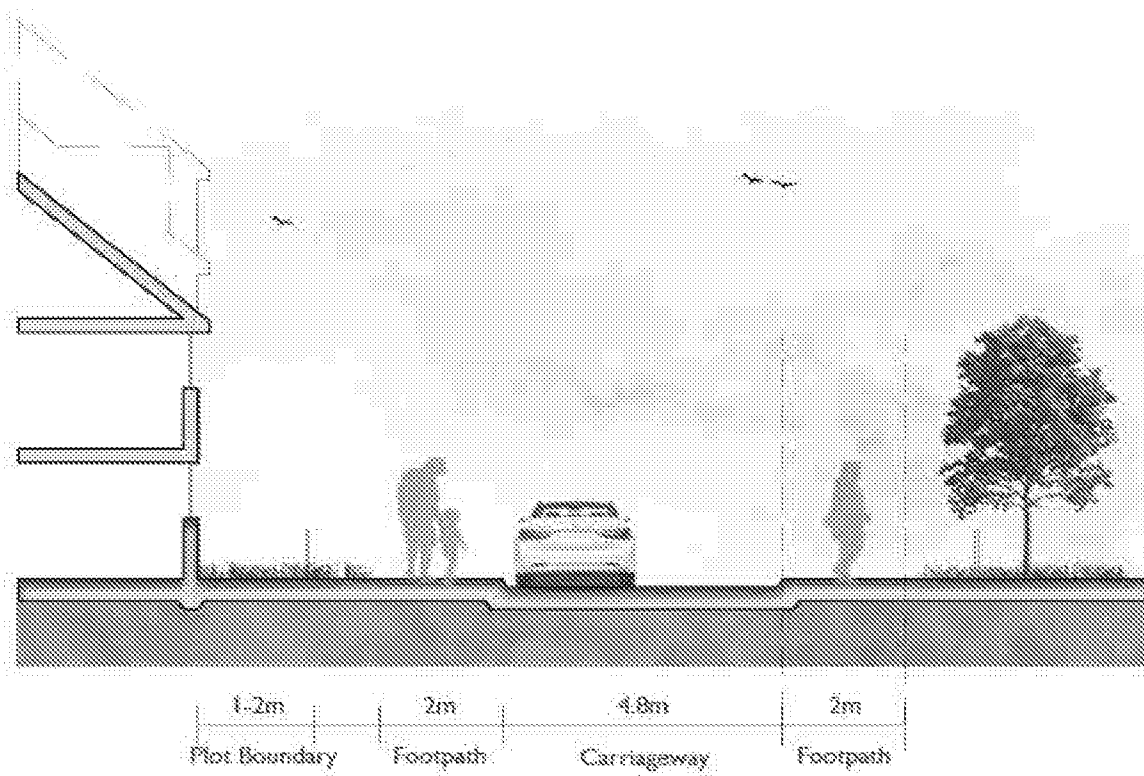
Secondary Route



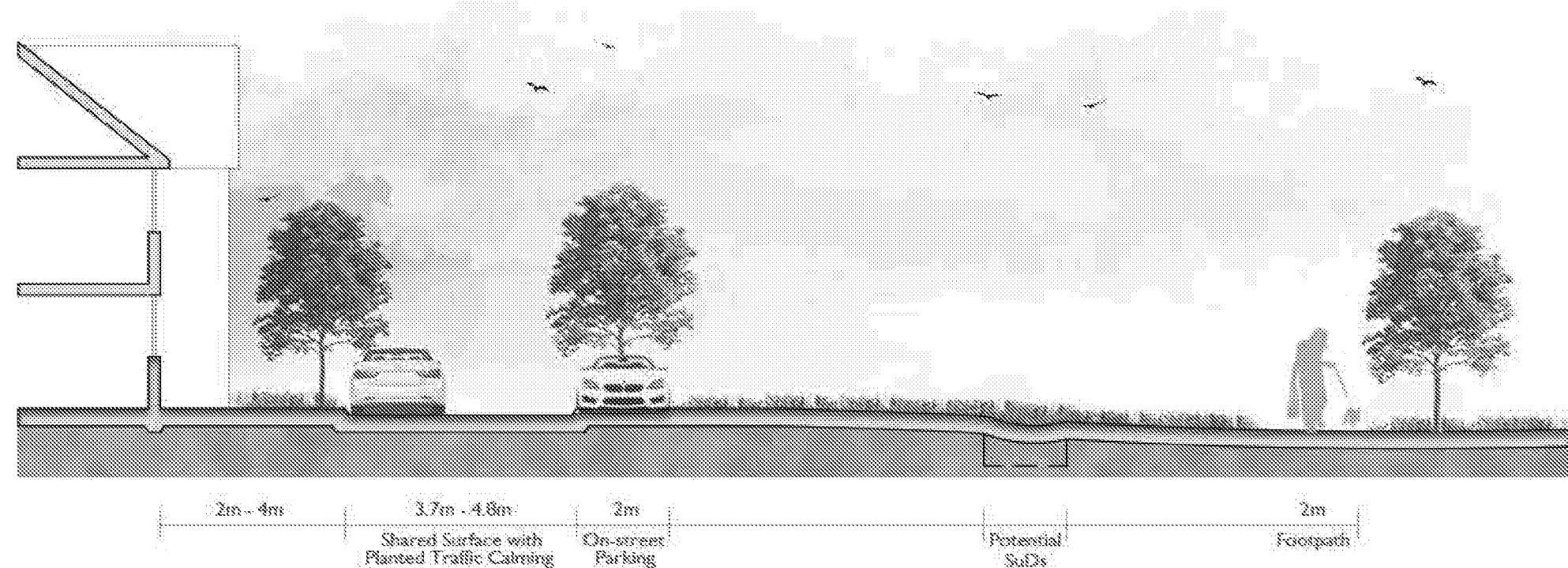
Tertiary Route A



Tertiary Route B



Private Drive



The Proposed Character Areas

5.26 Three character areas are proposed across the site, which also include core focal space. The character areas have been proposed to provide variety, interest and respond to the localised setting.

5.27 Character Areas are:

- Western Edge;
- Green Edge;
- Core Area;

5.28 In addition, a series of core focal spaces overlap and link the above character areas. These include;

- Focal space 1
- Focal space 2
- Focal space 3

5.29 The following section sets out where the intended character types are proposed, as well as setting the characteristics that will make these areas architecturally distinctive. The aim of the proposed principles is not to create stark contrast between character areas, but create a subtle variation in designs and use of materials.

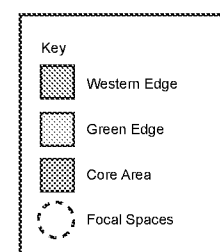


FIGURE 5.11: PROPOSED CHARACTER AREAS PLAN

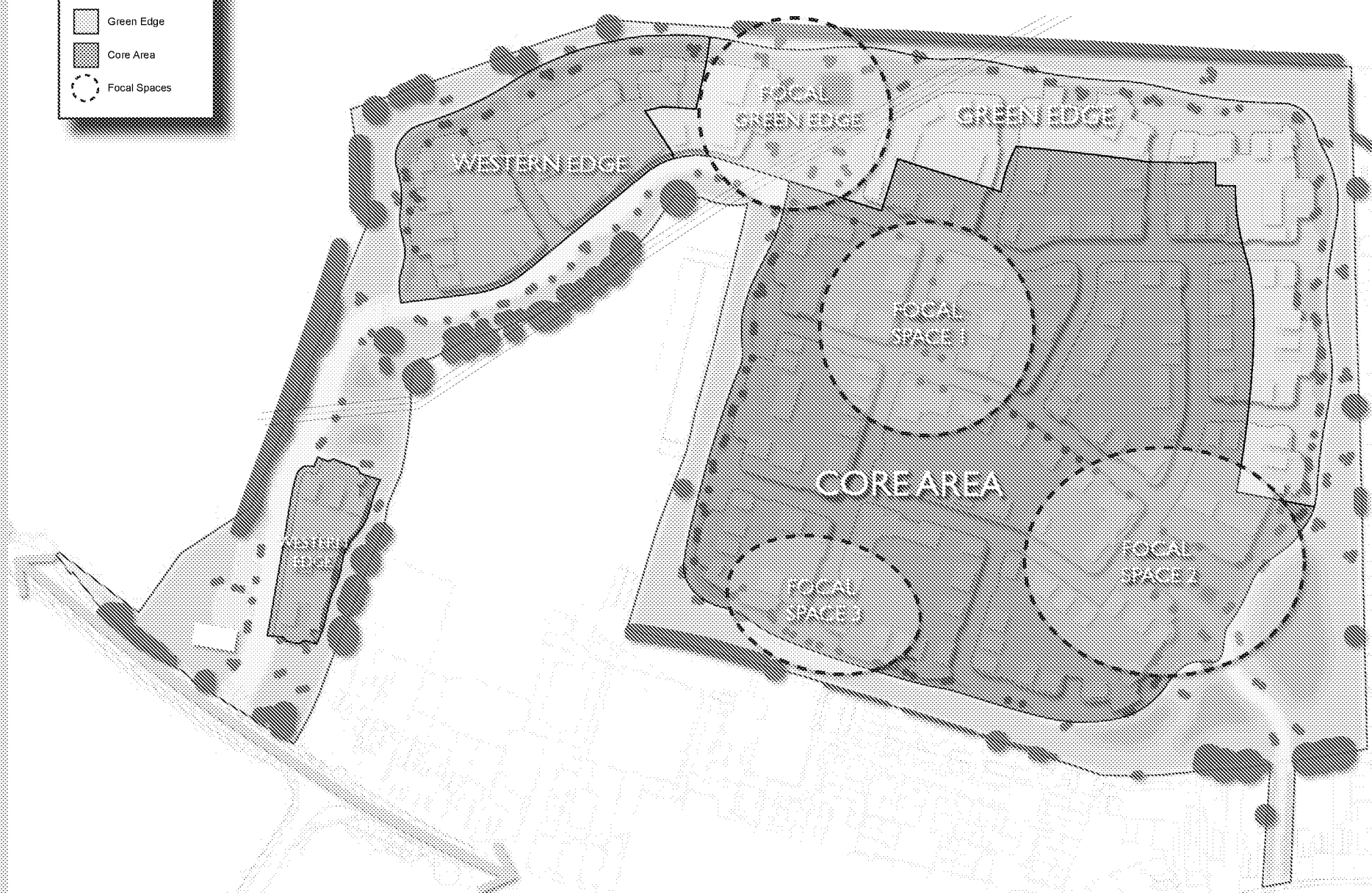


TABLE 5.1: PROPOSED CHARACTER AREAS

	WESTERN EDGE	GREEN EDGE	CORE AREA	CORE FOCAL SPACES
URBAN + BUILDING FORM				
FRONTAGE TYPE	Relatively informal building frontage to respond to the edge of the settlement character.	Varied development frontage to respond to the landscape setting.	A greater consistency of set backs will characterise this area with more regularised forms adjacent to the centrally located core area.	Focal Spaces respond to existing and Proposed context and vary across the Development.
BUILDING TYPES	Detached and semi-detached dwellings with possible apartments to principal road edge.	Predominantly semi-detached with detached and occasional terraced forms along green edge.	A range of detached, semi-detached, terraced and apartment buildings.	
BUILDING HEIGHTS	All dwellings are to be 2 storey, with intermittent 3 storey on key views.	All dwellings are to be 2 storey, with 3 storey apartments as focal buildings.	Predominantly 2 storey with the occasional 2.5 storey in the centre. As well as 3 storey apartments as focal buildings.	
CORNERS	Corner buildings should address the street with fenestration to assist with natural surveillance of the street.	Corner buildings should address the street with fenestration to assist with natural surveillance of the street.	Corner buildings should address the street with fenestration to assist with natural surveillance of the street.	
FRONT BOUNDARY TREATMENT	Boundaries in this area should utilise soft landscaping with open grassed areas and occasional hedge planting to key corners.	Boundaries in this area should utilise soft landscaping with open grassed areas and occasional hedge planting to key corners.	Boundaries in this area should utilise soft landscaping with open grassed areas and occasional hedge planting to key corners.	
PARKING	On plot parking set back from the overall street scene, in accordance with this building line where possible.	On plot parking set back from the overall street scene, behind building line where possible. Parking adjacent to the street is also possible within lower order roads. Courtyard parking for flats is suggested.	A ranger of parking configurations are to be provided.	
DETAILS				
ROOF	Predominantly front to back with gable fronted roofs to key corners and features.	Predominantly front to back with occasional gable fronted roofs.	Predominantly front to back pitched roof forms with gable features. Gable fronted housing forms to work as focal buildings.	
DORMERS/ ROOFLIGHT	Potential for both to be used with flat roof forms dormers on 2.5 storey units.	Potential for both to be used with flat roof forms.	Potential for both to be used with flat roof dormers.	
WALLS	Predominately red brick with secondary materials such as etemit and feature brick. Projected string course detailing, with splayed brick headers.	Predominately orange brick with secondary materials such as a feature brick. Projected string course detailing, with splayed brick headers.	Simple projecting string course detailing, throughout the area, with a mixture of red and orange brick, as well as splayed brick headers throughout.	
WINDOW/ OPENINGS	Simple casement windows and use of bars to emphasise rural edge character.	Casement windows with simple contemporary styling and use of bars to give subtle variation across the character area.	Simple casement windows with clear panes throughout the area to give a simple tone across the character area.	
MATERIALS				
ROOF	Red roof tiles, with mottled effect. Grey to be used where cladding is applied.	Red roof tiles, with grey tiles to feature buildings to give a contrast to the rest of the development.	Grey roof tiles,with mottled effect. Red to be used where brick is applied.	
WALLS	Red brick is to be utilised supported by a secondary material which is etemit cladding, used on corner units and focal buildings. Flint is also used as a feature throughout the site and within this character area.	Red / orange brick is to be utilised supported by a secondary material which is tile hanging, used on corner units and focal buildings.	A mixture of red and orange brick is to be utilised supported by occasional flint to focal buildings.	
WINDOW/ DOORS/ PORCHES	White uPVC windows. Flat roof porch forms to provide a subtle feature and allow the landscape to dominate. Pitched roof forms to be utilised on gable fronted units.	White Upvc windows. A mix of pitched roofs forms, with gable porch forms on focal buildings.	White Upvc windows. A mix of pitched roofs forms throughout the character area. Re-constituted stone details to focal spaces.	