



Proposed Character Areas

5.30 Four Character Areas are proposed across the site to provide a logical and rational range of character, to support and respond to the Design Code. The aim of the character areas is not to provide stark variation, but subtle detail, tonal and occasional feature material changes, whilst responding to its context to ensure it has an overall cohesive sense of place and is distinctive in terms of high quality design and indigenous features.

5.31 The following pages set out how the proposed design is in accordance with the Design Code, with pages from the document copied in, for ease of comparison.

EXTERNAL FINISHES KEY	
	BRICK ONE - CHARTHAM MULTI BRICK
	BRICK TWO - MAPLEHURST LIGHT MULTI BRICK
	BRICK THREE - MAPLEHURST LIGHT MULTI BRICK WITH CHARTHAM MULTI BRICK FEATURE
	MARLEY ETERNIT CLADDING C18 SLATE GREY
	TILE HANGING - RUSSEL PLAIN - COTTAGE RED
	FLINT BLOCK
	RECONSTITUTED STONE CILLS
	RUSSELL BUTE - COTTAGE RED
	RUSSELL BUTE - SLATE GREY
NOTES	
ALL RAIN WATER PIPES TO BE BLACK UPVC.	
FOR DOOR COLOURS PLEASE REFER TO STREET SCENES AND VISUALS.	
PROJECTED BRICKWORK 25mm	

FIGURE 5.13: EXTERNAL FINISHES



External Finishes

5.32 There are a range of materials as set out by the Design Code that respond to the variation in character and frontage to which the proposed designs are fully in accordance with.

5.33 Red brick is the under-laying base material, but is supplemented with eternit cladding, tile hanging and flint. A mixture of red and grey roof tiles have been used to support localised legibility within the overall street scape. In addition stone cills are proposed to support focal areas as a mark of heightened status and differentiation as well as other enhanced building details, explained overleaf.

WESTERN EDGE

The Western Edge is the principal arrival point of the site, and sets the tone for this area of this proposed development.

Its central focus is the principal road connecting through the site joining from Sefton Road, as well as re-defining the edge of the settlement with a positive outlook on the surrounding landscape. This route is designed to cater for all vehicle movements, including any future school plans.

Architecturally this area will have a predominantly more rural feel along the route. To the north of the development, it will respond to variation of landscape character, which leads on to the green edge, creating subtle variation, to create a strong sense of place.

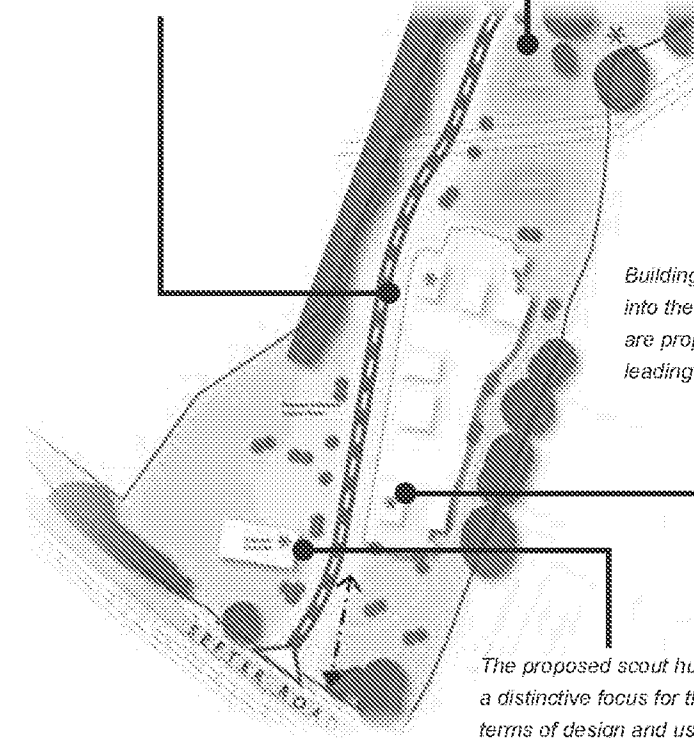
A proposed scout hut will be the first impression of the site, and will set the tone for the rest of the dwellings.

Defining Principles

- This character area will be the first impression of the development. The area is designed to meet the vision of creating a distinctive 'development edge' which redefines the edge of the village.
- Less formal development will be found to the edges of the development to support the landscape spaces, and retained landscape.
- The use of eternit cladding and occasional flint, will feature on focal buildings, and key vistas.
- The proposed scout hut will provide a focal building for this part of the development.

Where technically achievable, the SuDS features should provide visual and ecological assets, as well as providing technical functions.

These dwellings set the tone for the rest of the site and are the first impression of the overall development.



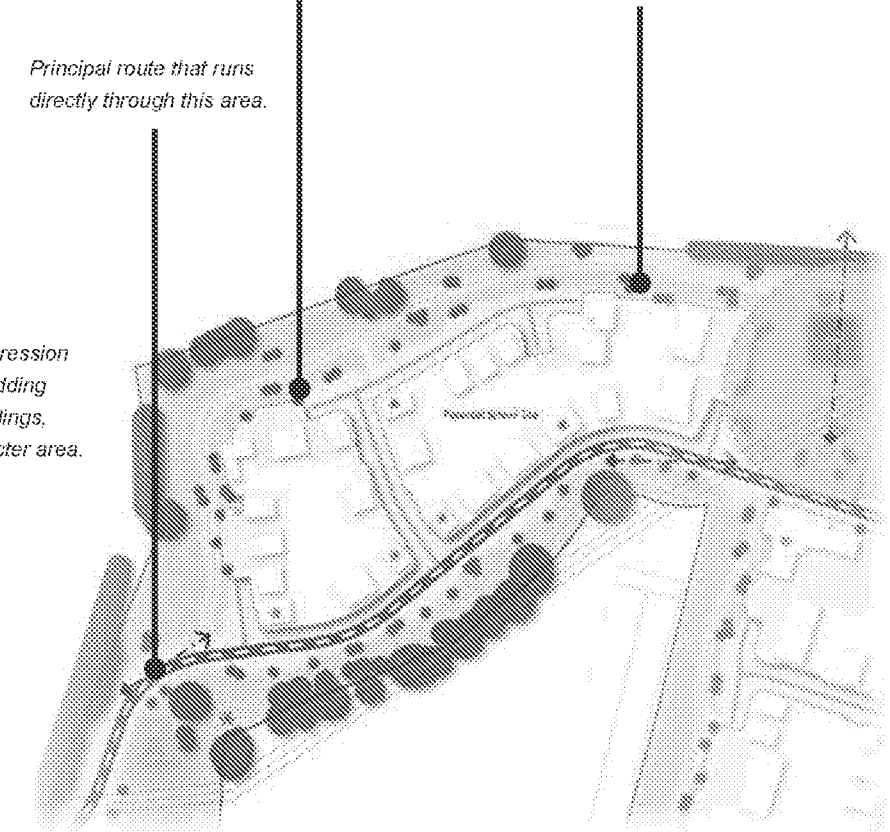
Buildings to support this first impression into the site. Flint and eternit cladding are proposed on main focal buildings, leading up throughout the character area.

The proposed scout hut provides a distinctive focus for this area in terms of design and use.

The use of private drives will ensure a less engineered edge to otherwise adopted roads. It will provide more flexibility to deliver smaller areas of hard standing and enable the main ecological character to dominate the area.

Principal route that runs directly through this area.

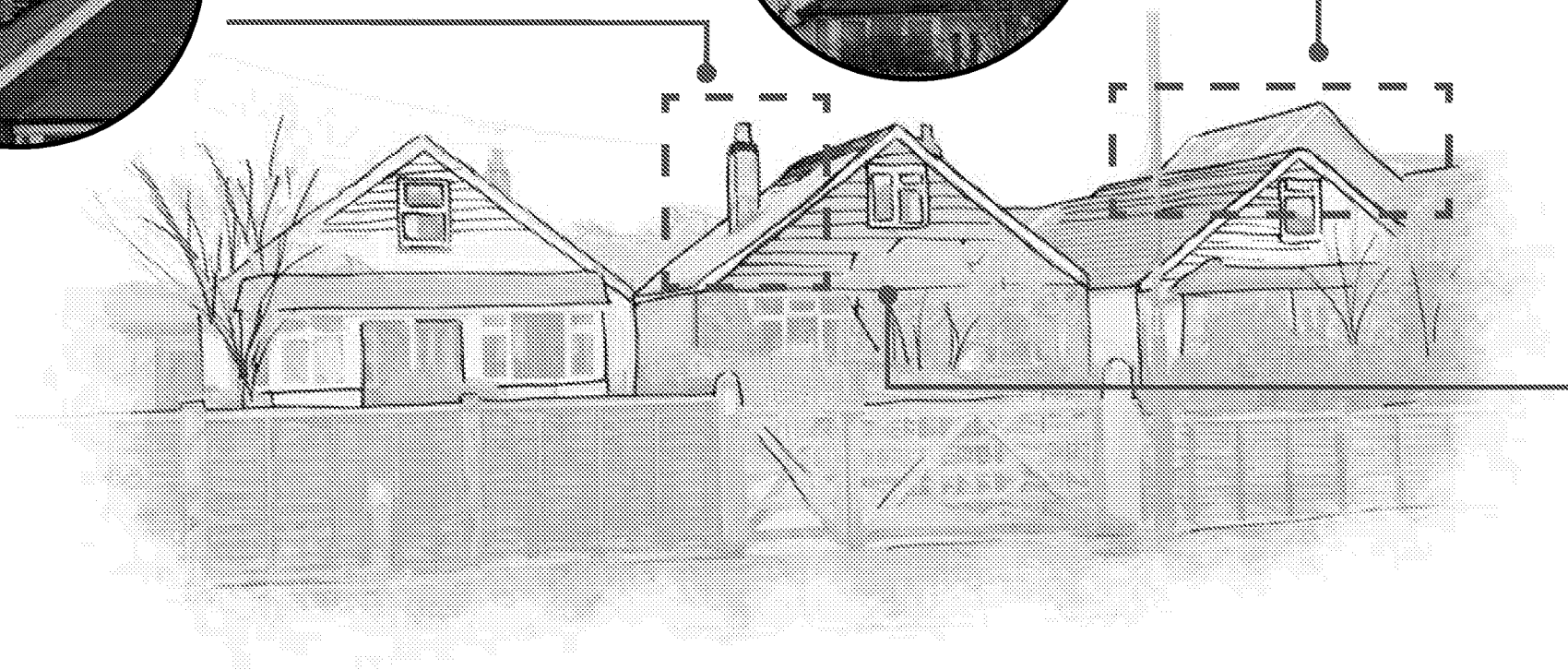
Overlooking of green space with fenestration to the side of the dwelling will be required.



Chimneys characterise this area, creating extra detail to the buildings, and roofscape.

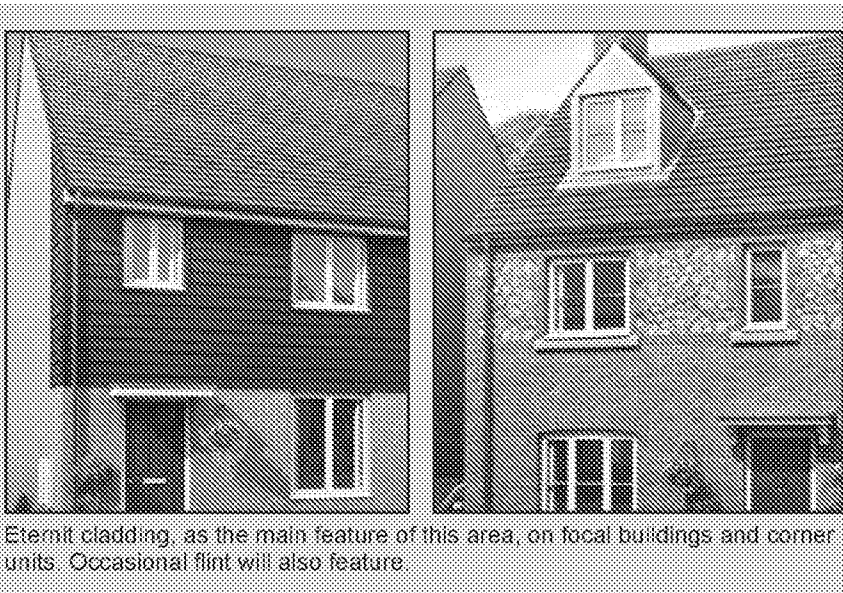
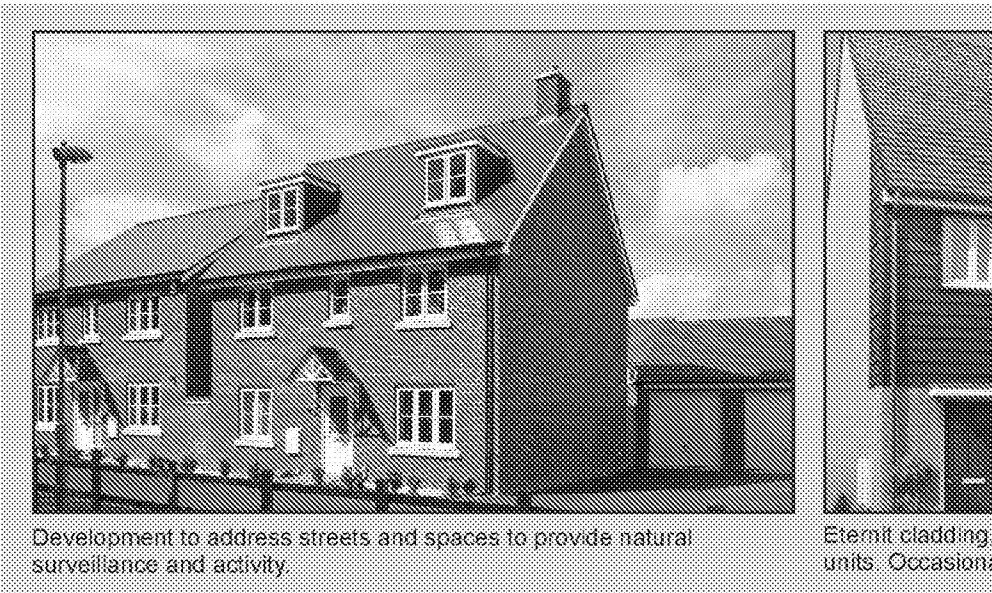


Building heights are varied, ranging from 1 storey - 3 storey buildings.



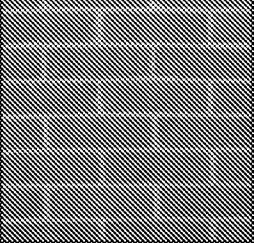
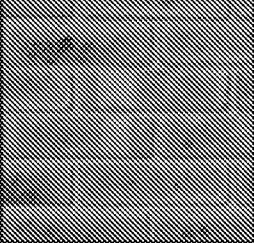
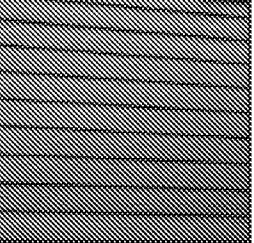
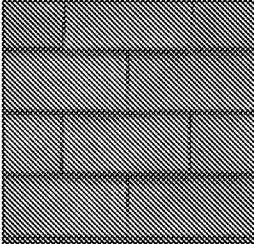
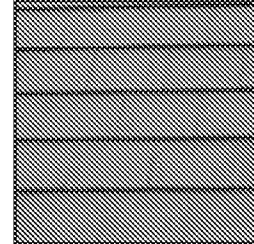
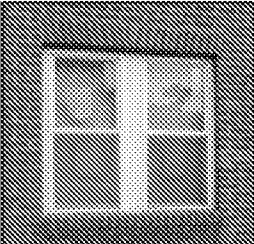
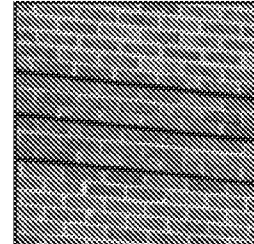
WESTERN EDGE	
URBAN • BUILDING FORM	
FRONTAGE TYPE	Relatively informal building frontage to respond to the edge of the settlement character.
BUILDING TYPES	Detached and semi-detached dwellings with possible apartments to principal road edge.
BUILDING HEIGHTS	All dwellings are to be 2 storey, with intermittent 3 storey on key views.
CORNERS	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.
PARKING	On plot parking set back from the overall street scene, in accordance with this building line where possible.
DETAILS	
ROOF	Predominantly front to back with gable fronted roofs to key corners and features.
DORMERS/ ROOFLIGHT	Potential for both to be used with flat roof forms dormers on 2.5 storey units.
WALLS	Predominately red brick with secondary materials such as eternit and feature brick. Projected string course detailing, with splayed brick headers.
WINDOW/ OPENINGS	Simple casement windows and use of bars to emphasise rural edge character.
MATERIALS	
ROOF	Red roof tiles, with mottled effect. Grey to be used where cladding is applied.
WALLS	Red brick is to be utilised supported by a secondary material which is eternit cladding, used on corner units and focal buildings. Flint is also used as a feature throughout the site and within this character area.
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.

Elements of eternit cladding feature in this existing area, Rose Green Road. This will be the main material for this character, creating a modern feel as you first enter the site. Mainly featuring on focal buildings and corner units.



Rose Green Road is located south of the site, and is a main focal area, in terms of the first character area, and the site entrance. These materials will characterise the overall feel of the development, and lead its way through the rest of the site.

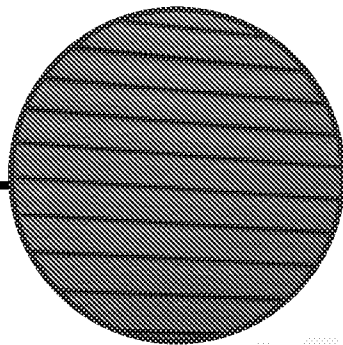
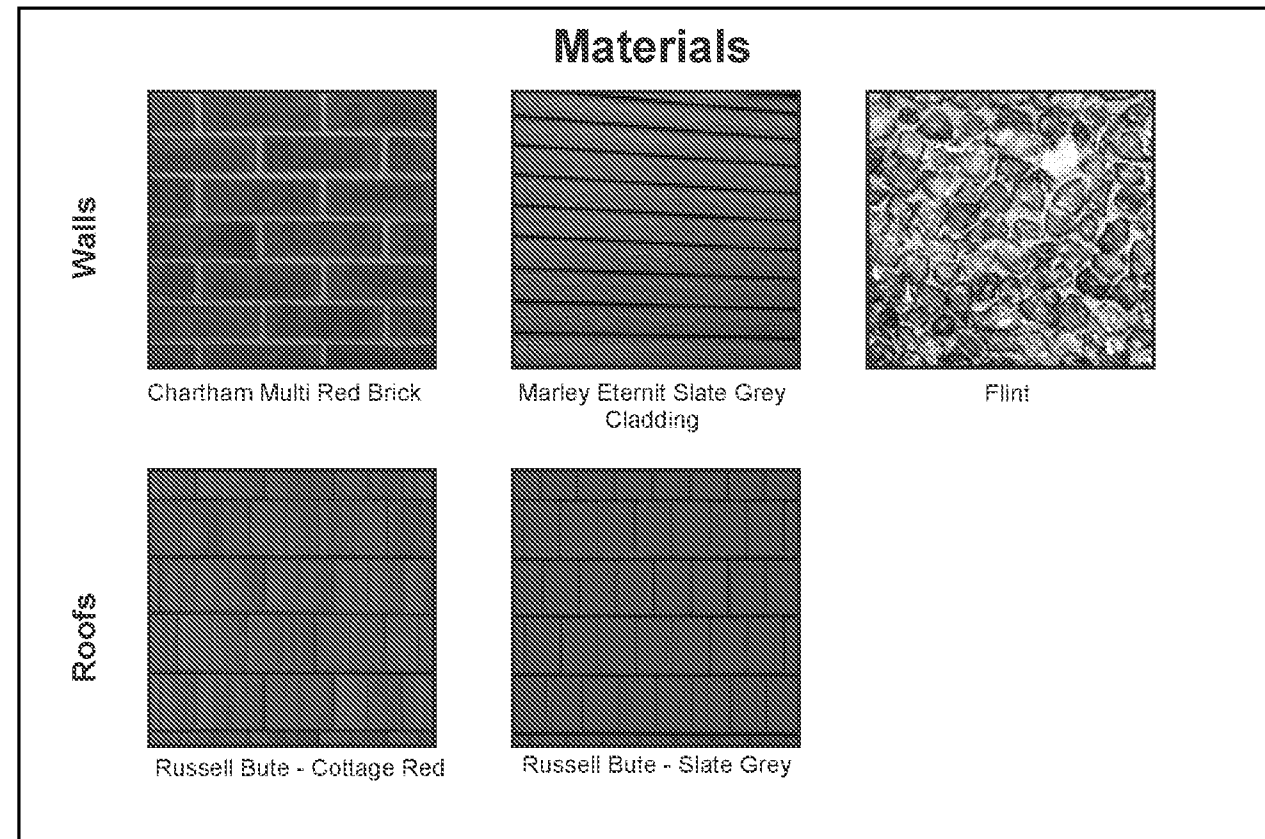


Materials	
Walls  Base brick: Red Tonal	 Feature brick: Orange
 Dark eternit cladding will be a feature of this area	Window styles  Adjacent to green edges and less formal areas
Roofs  Red Tiles	 Grey Tiles
Brick Detailing  Header detail - Splayed Brick Header	 Brick String course

WESTERN EDGE



FIGURE 5.14: LOCATION OF INDICATIVE STREET SCENES

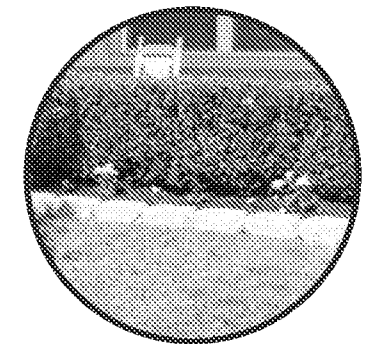


Eternit cladding is the main feature material in this character area - predominantly to the focal buildings and corner units.

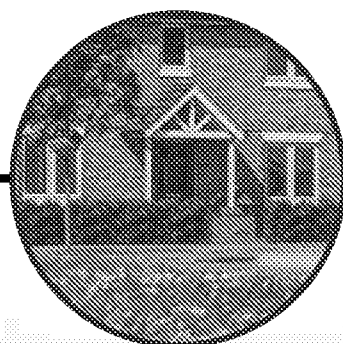
Front to back roof forms address the open space with a soft appearance, gable fronted styles give greater definition to the corners and focal units.

A mixture of shrub planting and low hedgerow have been used as a soft boundary between the dwellings and the streets.

A

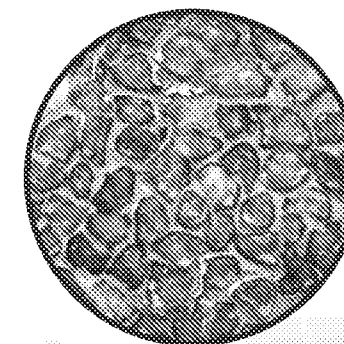


B



A standing gable fronted porch, provides a more formal and defined appearance to the corner units.

Occasional use of flint can be found in this area, predominantly to the focal buildings that depict a point of navigation, to help users.

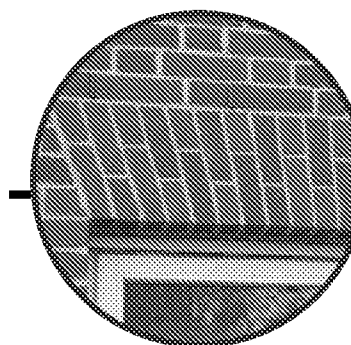
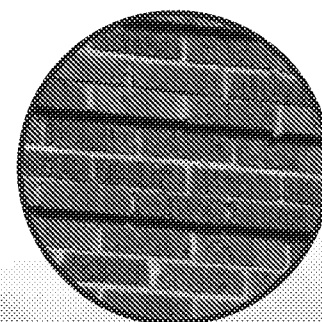


Gable fronted roof forms and porches, provide variety across the street scene.

C

Simple casement windows and use of bars to emphasise the rural edges.

Projecting brick string courses are a continuous feature along the street scene.



Splayed brick headers are a continuous feature, together with brick footers.



GREEN EDGE

The Green Edge area is characterised by a combination of the northern and eastern boundary, and will have a semi-rural feel surrounded and enclosed by existing mature vegetation. It's also identified by key public open spaces as the character defining elements and key feature - Suitable Alternative Natural Green Space (SANG).

The architecture will again play a supportive role to the extensive landscape setting, and will therefore be required to be designed to integrate, with the existing built context.

Defining Principles

- The architecture will focus on more semi-rural forms such as the use of tile hanging, responding to the naturalistic landscape, as well as the existing context.
- Retention of existing trees, proposed planting and landscape features are to be designed to support and enhance on-site ecology.
- The use of window bars will be used in this area for the green facing dwellings, which will create subtle variation.

Tile hanging will be a main feature in this character, appearing on focal buildings and corner units.

Development frontages to address the open landscape to the north, with irregular orientation to reinforce the organic edge character.

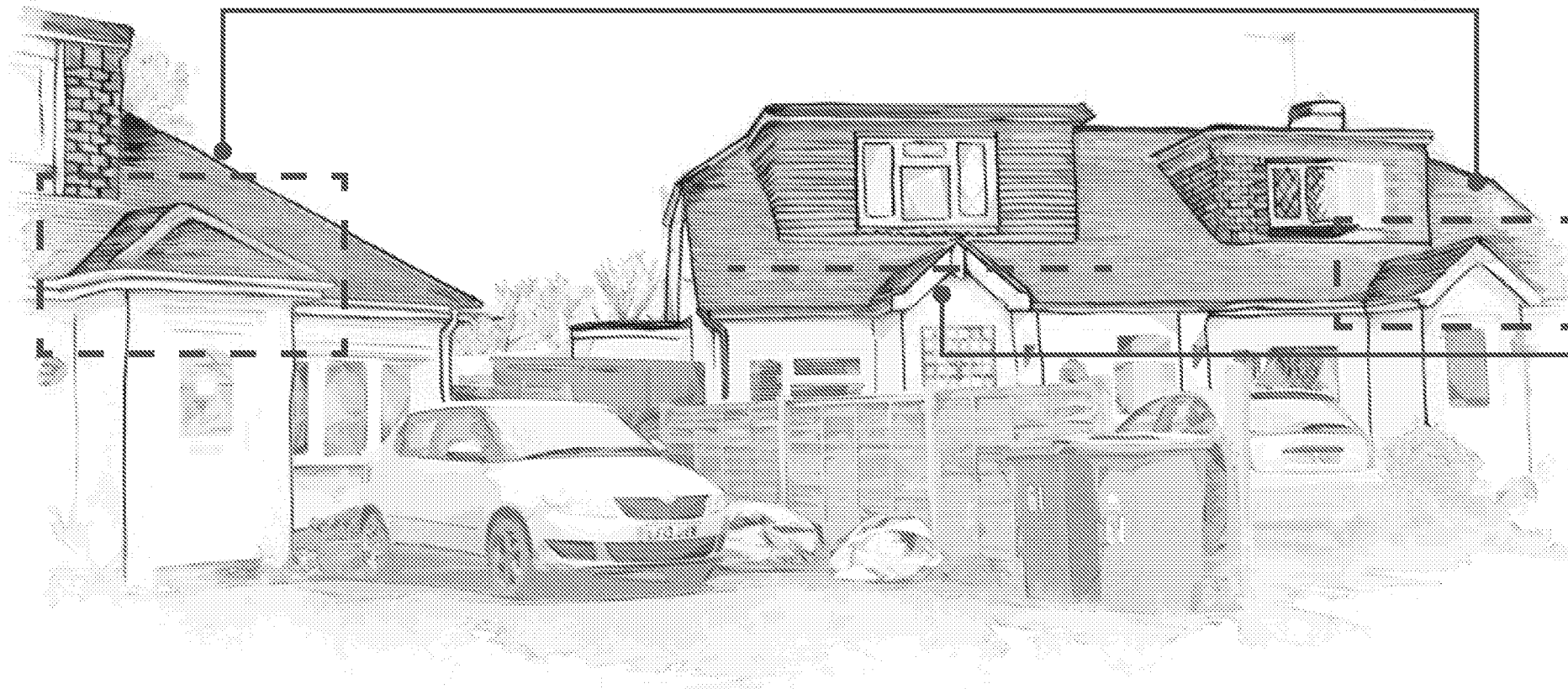
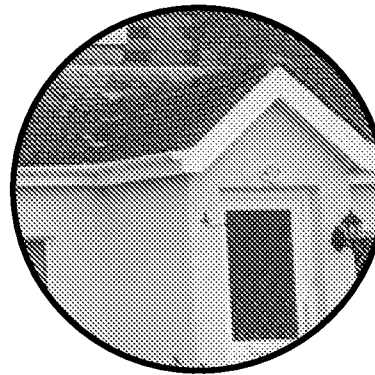
Overlooking of green space and key feature SANG with fenestration to the side of the dwelling will be required.

Development frontage set back to enable wide green corridor and respect the privacy of the existing dwelling to the east.

Buildings on the corners will need to provide natural surveillance and will need to address the street either in terms of access and / or with fenestration.



Lincoln Avenue is located east of the proposed site, and will emphasise features of the green edge character area. Hipped and gable porches are used throughout this existing area, and will be used to reflect the roof style of the proposed site.



GREEN EDGE	
URBAN + BUILDING FORM	
FRONTAGE TYPE	Varied development frontage to respond to the landscape setting.
BUILDING TYPES	Predominantly semi-detached with detached and occasional terraced forms along green edge.
BUILDING HEIGHTS	All dwellings are to be 2 storey, with 3 storey apartments as focal buildings.
CORNERS	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.
PARKING	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.
DETAILS	
ROOF DORMERS/ ROOFLIGHT	Predominantly front to back with occasional gable fronted roofs. Potential for both to be used with flat roof forms.
WALLS	Predominately orange brick with secondary materials such as a feature brick. Projected string course detailing, with splayed brick headers.
WINDOW/ OPENINGS	Casement windows with simple contemporary styling and use of bars to give subtle variation across the character area.
MATERIALS	
ROOF	Red roof tiles, with grey tiles to feature buildings to give a contrast to the rest of the development.
WALLS	Red / orange brick is to be utilised supported by a secondary material which is tile hanging, used on corner units and focal buildings.
WINDOW/ DOORS/ PORCHES	White Upvc windows. A mix of pitched roofs forms, with gable porch forms on focal buildings.



Gable and front to back roof forms Throughout this area will provide a sense of formality and rhythm to the street scene.



Tile hanging elements should be considered to frame the key spaces, as the main feature of this area.



Brick will continue to integrate throughout the proposed site, acting as base material, and carrying on through to the core area.



The use of Tile hanging has been used in this area and appears on the upper levels of the dwellings. This subtle feature will reflect on the proposed character area of the site, known as green edge. This material will frame this area, overlooking the open green space to the north of the site, creating more of a rural feel.



Materials

Walls

Base brick: Red Tonal

Feature brick: Orange

Window styles

Tile hanging will be a feature of this area

Adjacent to green edges and less formal areas

Roofs

Red Tiles

Grey Tiles

Brick Detailing

Header detail - Splayed Brick Header

Brick String course

GREEN EDGE

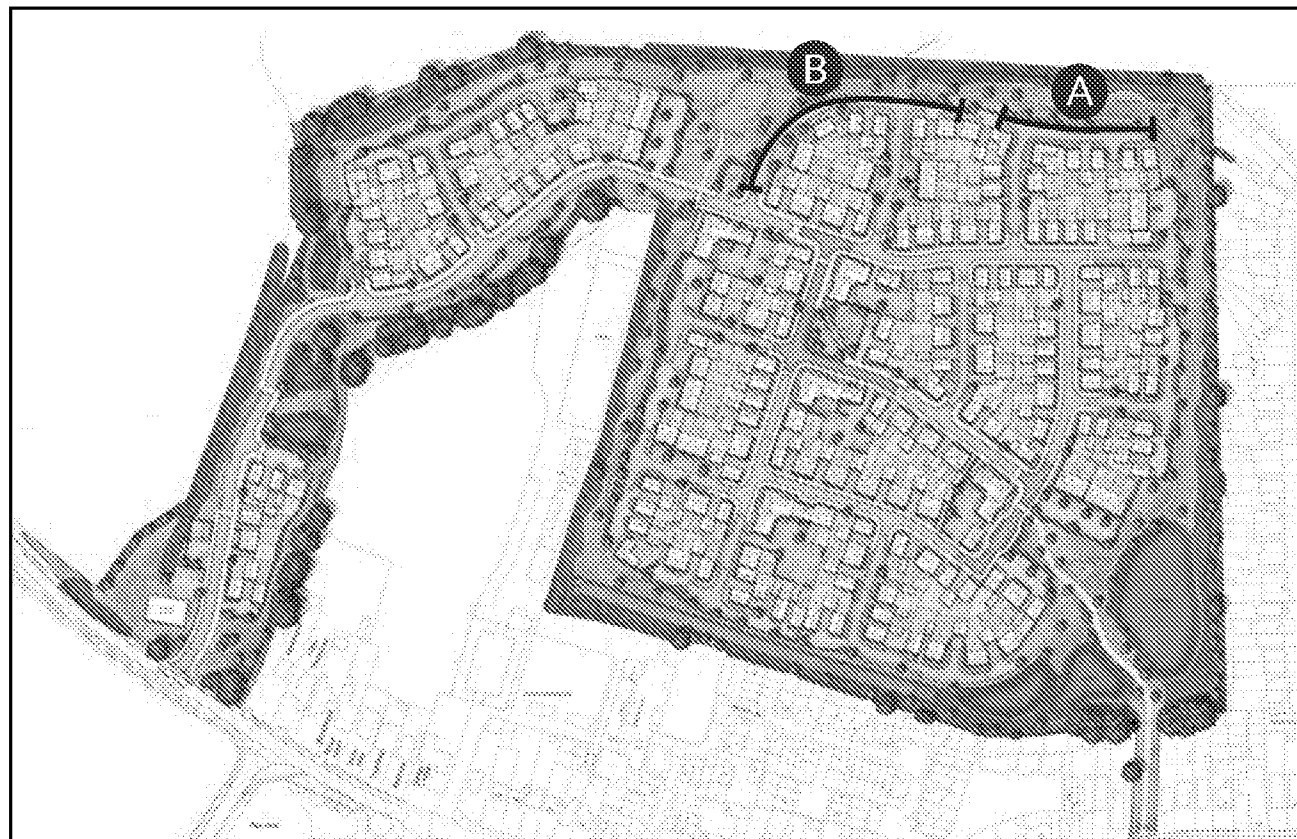
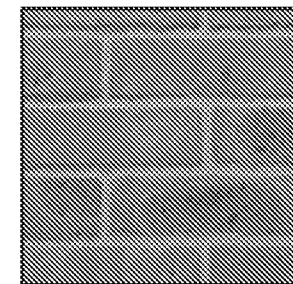


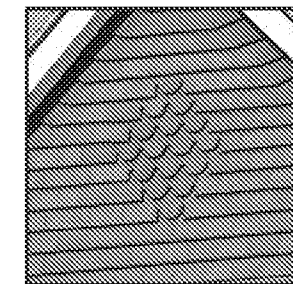
FIGURE 5.15: LOCATION OF INDICATIVE STREET SCENES

Materials

Walls

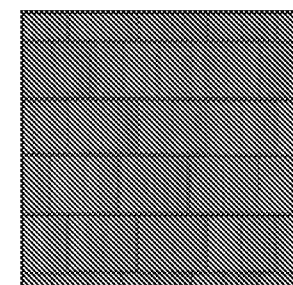


Maplehurst Light Multi Brick

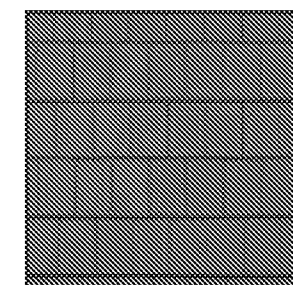


Tile Hanging

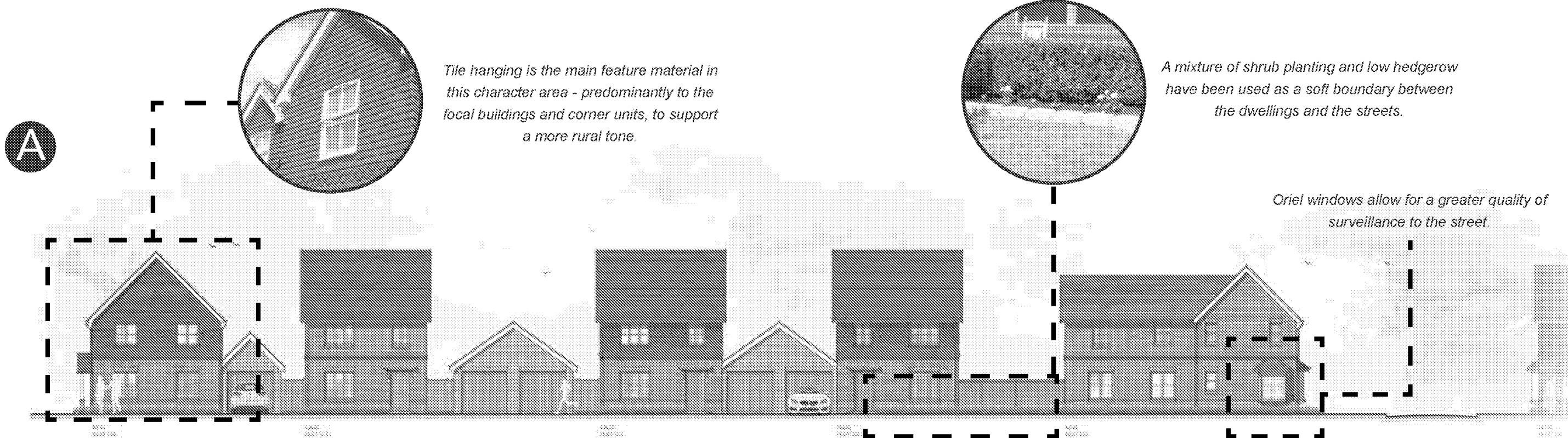
Roofs



Russell Bute - Cottage Red

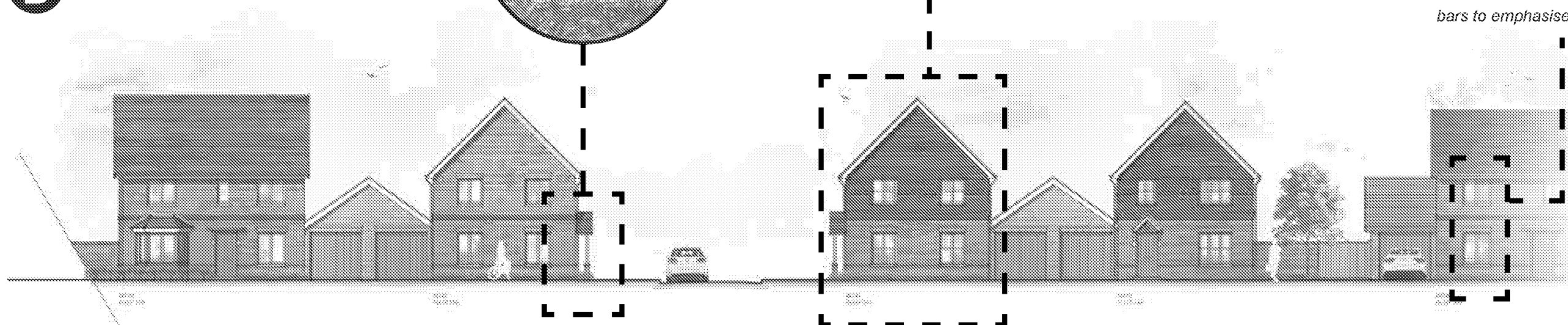
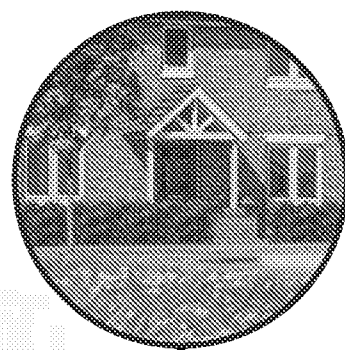


Russell Bute - Slate Grey



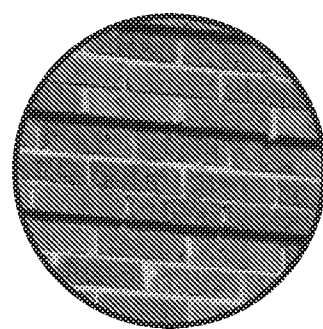
B

A fully supported gable fronted porch, provides a more prominent and defined appearance to the corner dwellings.



Gable fronted roof forms and porches, provide variety across the street scene and accentuate junction points.

Variation in casement windows and use of bars to emphasise the rural edges.



Projecting brick string courses are a notable feature within this character area.

Splayed brick headers are a feature of this area, together with brick footers.

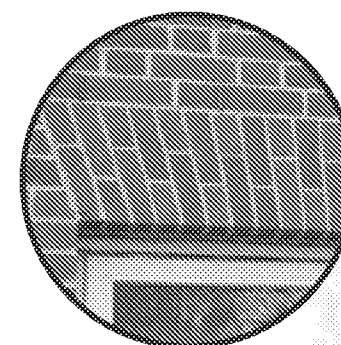


FIGURE 5.17: LOCATION PLAN

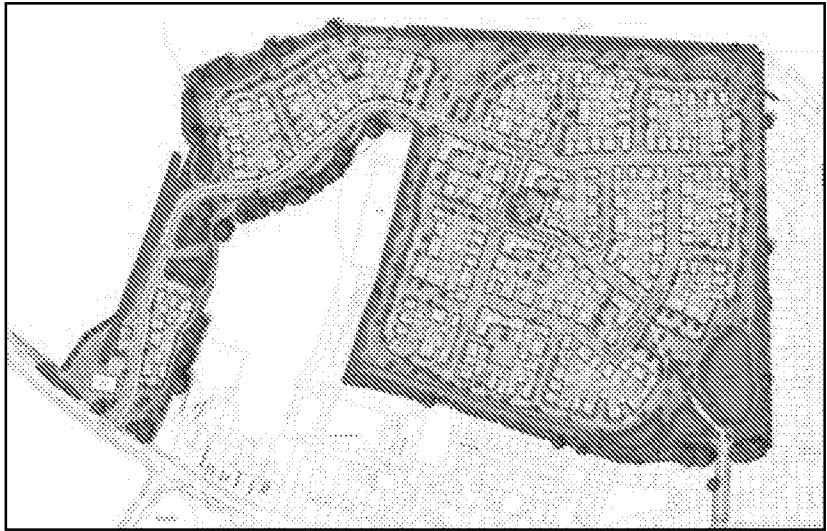


FIGURE 5.16: VIEW FROM SOUTH EASTERN CORNER, TO PLOTS 97-106



FIGURE 5.19: LOCATION PLAN ①

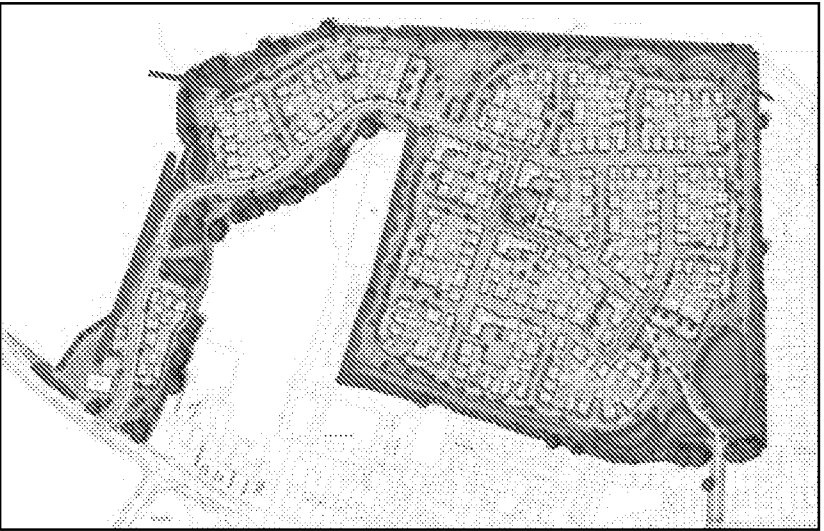


FIGURE 5.18: VIEW OF PLOTS 262 TO 269 - NORTH-WEST CORNER



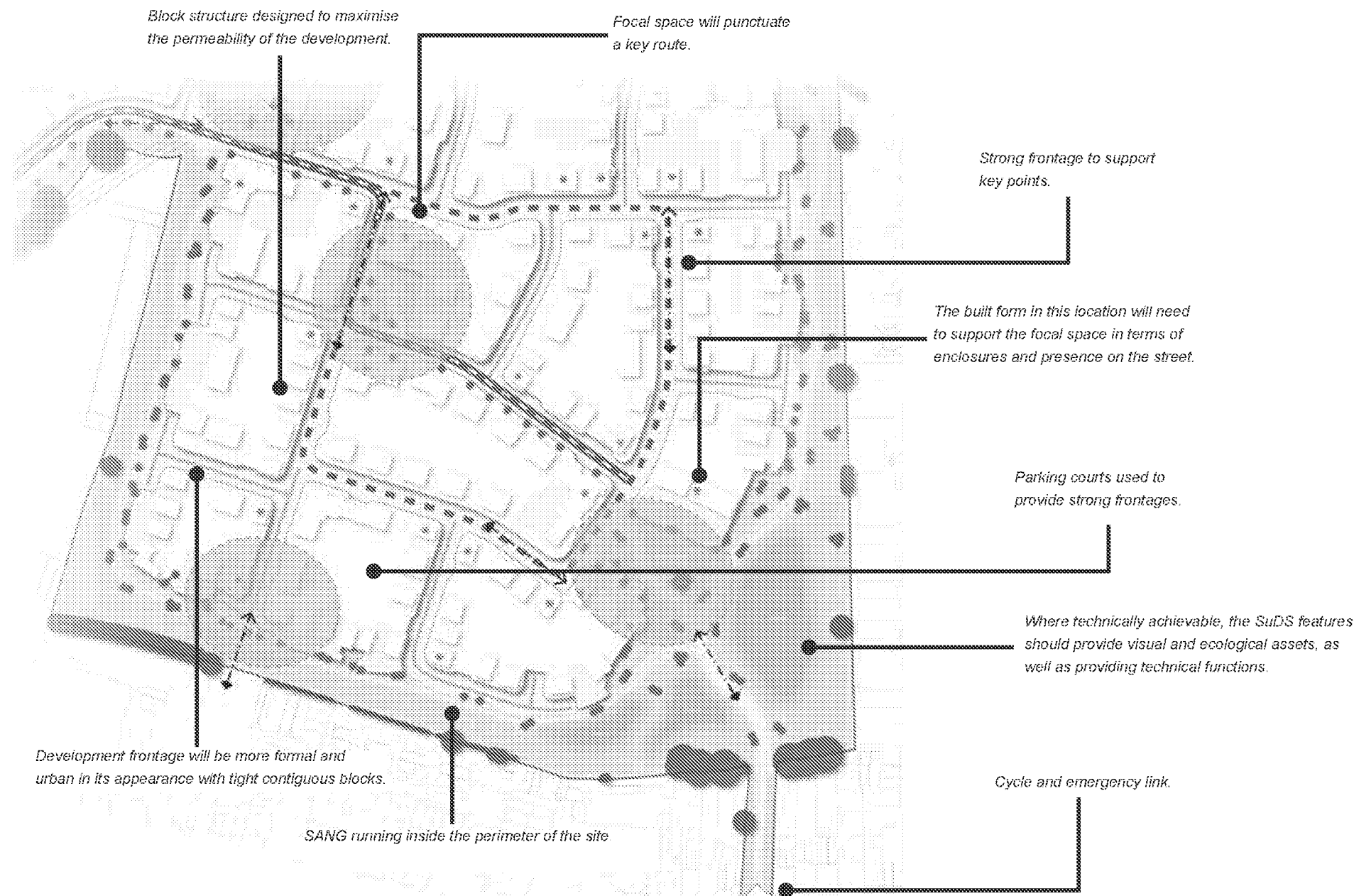
CORE AREA

The Core area is the largest character area within the site. The character is broken down by the key focal spaces, which are explained on the focal spaces page, and will punctuate this character area in terms of architecture and landscape design. The urban grain of the development provides greater variety in the shape and form of the development blocks.

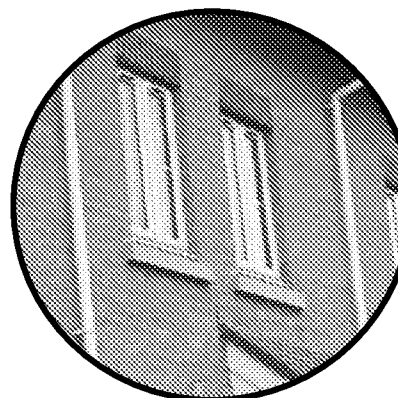
The core area is based on a sequence of linked streets and spaces, supported by perimeter block development.

Defining Principles

- A simplified palette of materials has been set out to bring a coherency to this area of the development and to enable the development to respond to its context without adding an overly complicated palette of materials.
- The design of the southern part of the site will respond to the existing development of Osbourne Way, and assist in framing the space.
- A crossing path, linking Rose Green Road and the site will be a feature of this area, as well as the SANG path, framing the site.
- Lower density and less formal development will be found to the edges of the development to support the landscape spaces.
- Focal spaces will form their own character to emphasis and create variation within the core area.



A range of 2 - 3 storey buildings, will create more definition to the street scene. This element will be integrated within the core area.



Stone cills are a feature of this existing area, and will be used within the core area, mainly focusing on the focal areas, in order to respect the local context and provide variation.



CORE AREA

URBAN + BUILDING FORM

FRONTAGE TYPE	A greater consistency of set backs will characterise this area with more regularised forms adjacent to the centrally located core area.
BUILDING TYPES	A range of detached, semi-detached, terraced and apartment buildings.
BUILDING HEIGHTS	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.
FRONT BOUNDARY TREATMENT	Boundaries in this area should utilise soft landscaping with open grassed areas and occasional hedge planting to key corners.
PARKING	A range of parking configurations are to be provided.

DETAILS

ROOF	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 dormers.
WALLS	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 with clear panes throughout the area to give a simple tone across the character area.

MATERIALS

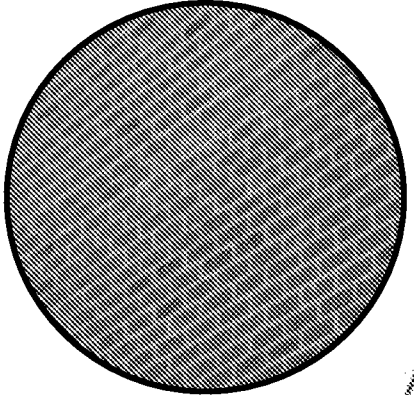
ROOF	Grey roof tiles, with mottled effect. Red to be used where brick is applied.
WALLS	A mixture of red and orange brick is to be utilised supported by occasional flint to focal buildings.
WINDOW/ DOORS/ PORCHES	White Upvc windows. A mix of pitched roofs forms throughout the character area. Re-constituted stone details to focal spaces.



Brick buildings will dominate this area with a range of building details. Splayed headers will be used to provide a sense of formality to the core area.



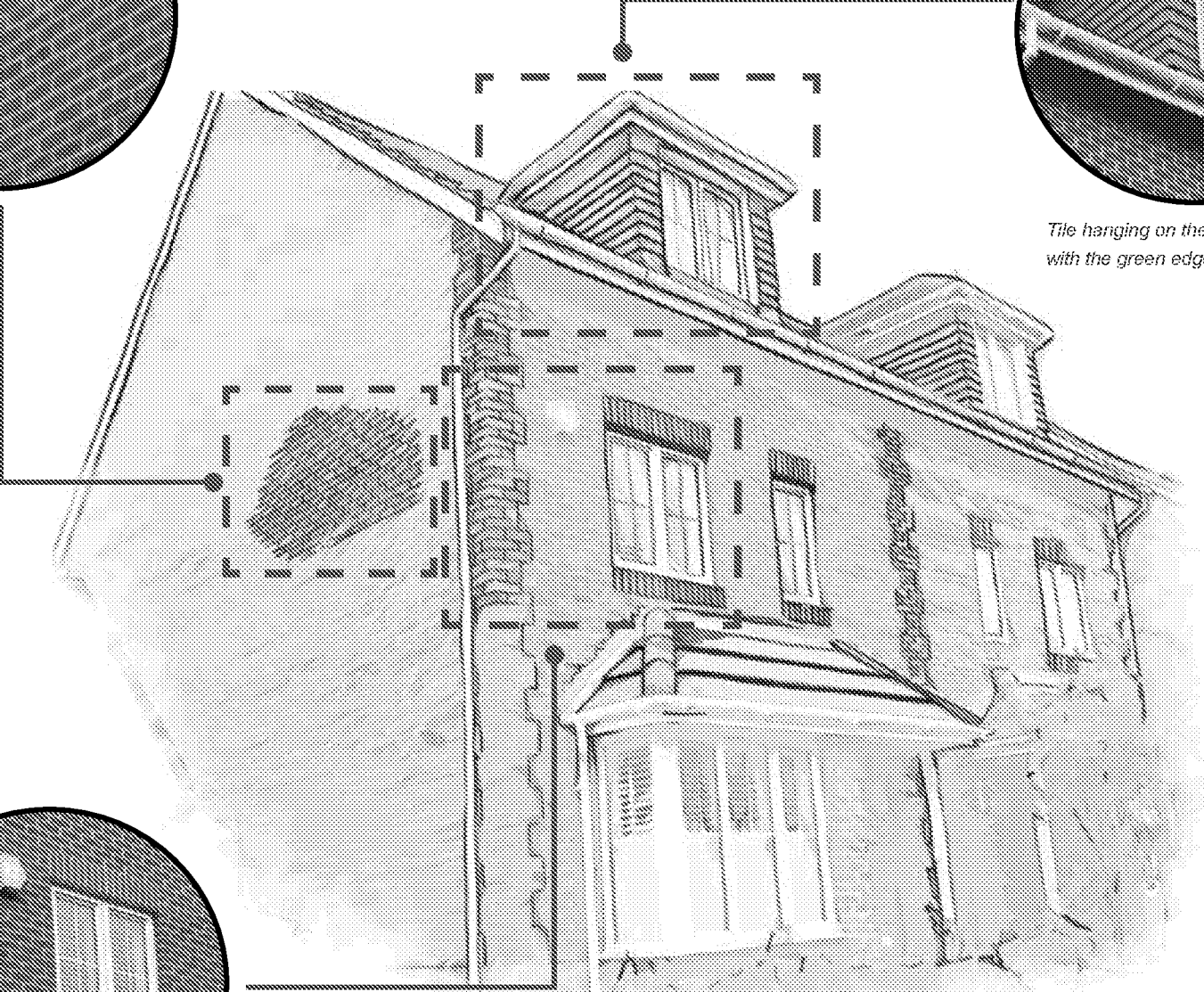
Flint block will be used as a feature of this area for focal buildings, however it will be more common within the focal character spaces.



Red brick to be used as the base material throughout this area, and the rest of the site.



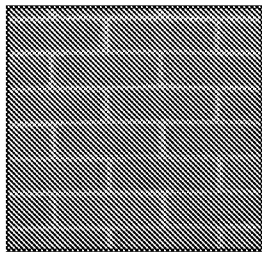
Tile hanging on the upper levels tie in with the green edge character area.



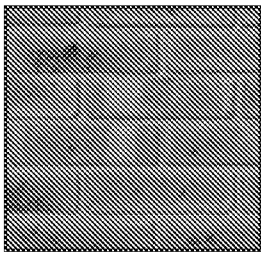
Brick detail will be a key element of this area, with the use of splayed brick headers, and brick quoining. Feature bricks alternate in colour to add more variety and detail.

Materials

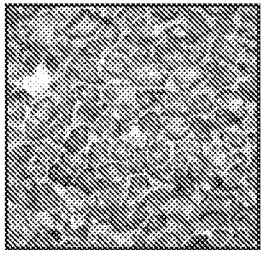
Walls



Brick: Red Tonal

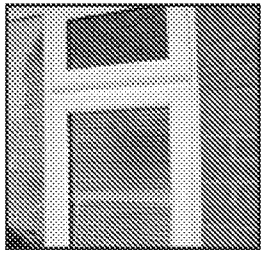


Brick: Orange



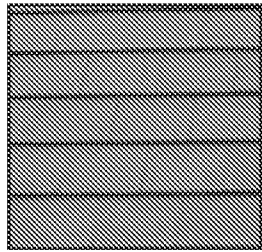
Flint will be a feature in this area

Window styles

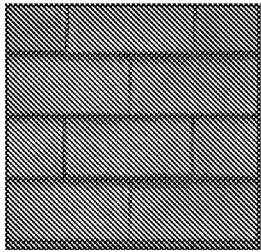


Simple casement forms of this area.

Roofs

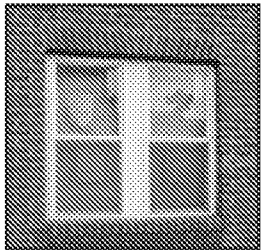


Grey Tiles to focal buildings

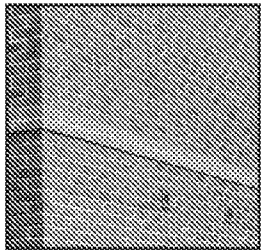


Red Tiles

Brick Detailing



Header detail - Splayed Brick Header



Brick String course

CORE AREA

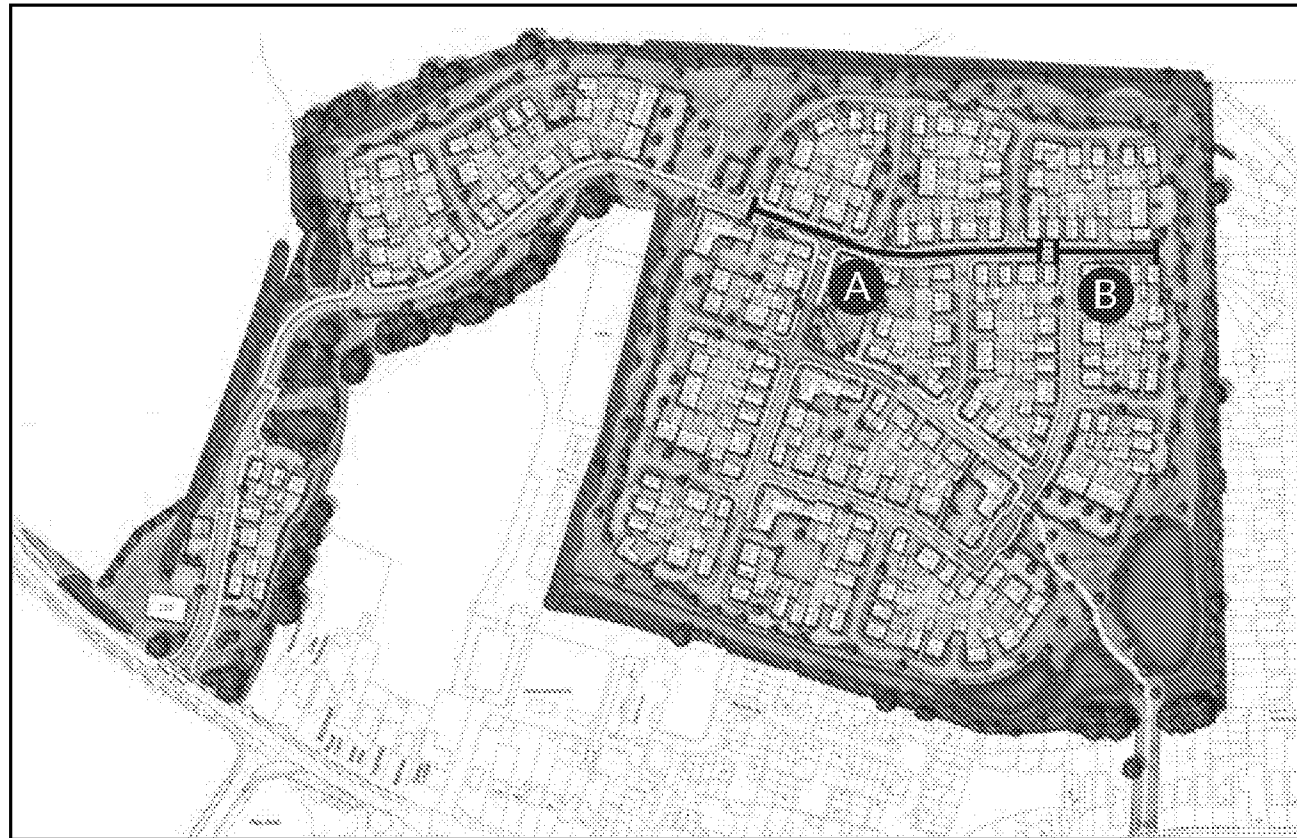
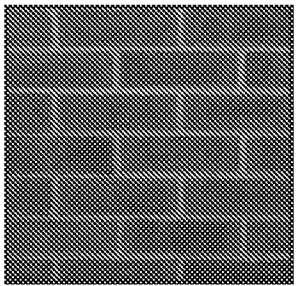
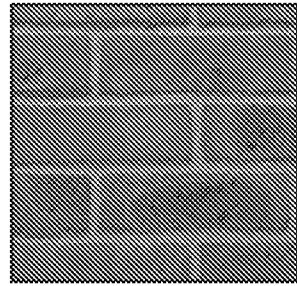
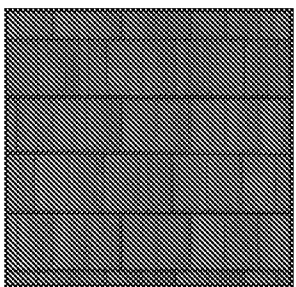
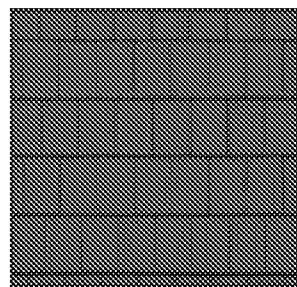
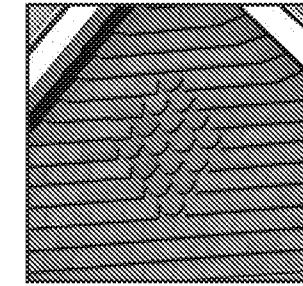


FIGURE 5.20: LOCATION OF INDICATIVE STREET SCENES

Materials		
Walls		
	Chartham Multi Red Brick	Maplehurst Light Multi Brick
Roofs		
	Russell Bute - Cottage Red	Russell Bute - Slate Grey

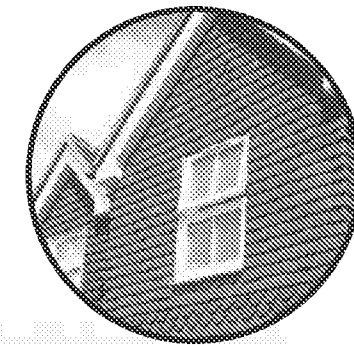


Tile Hanging

A fully supported gable fronted porch, provides a more prominent and defined appearance to the corner dwellings.



Tile hanging is the main feature material in this character area - predominantly to the focal buildings and corner units, to support a more rural tone.



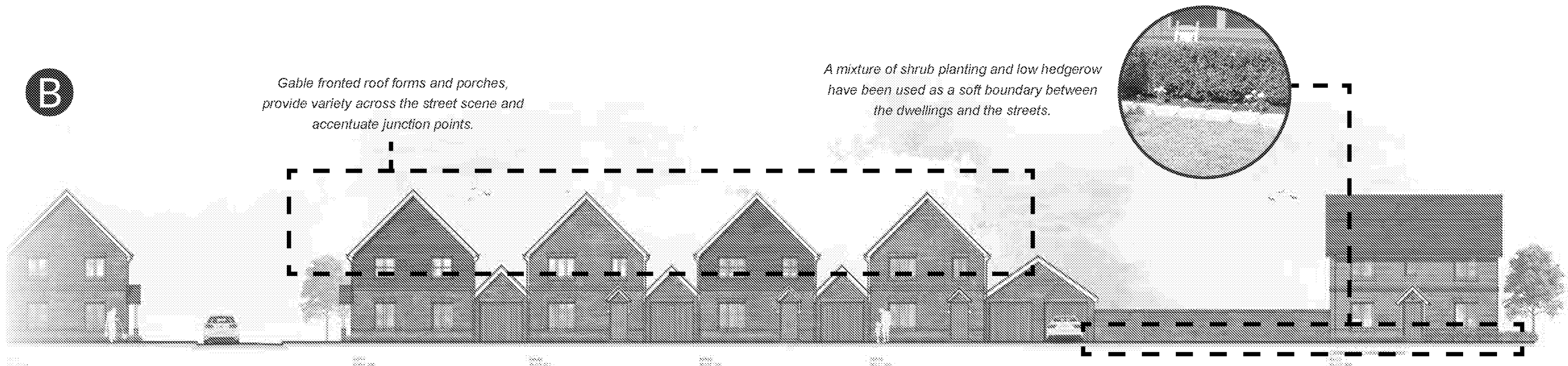
A



B

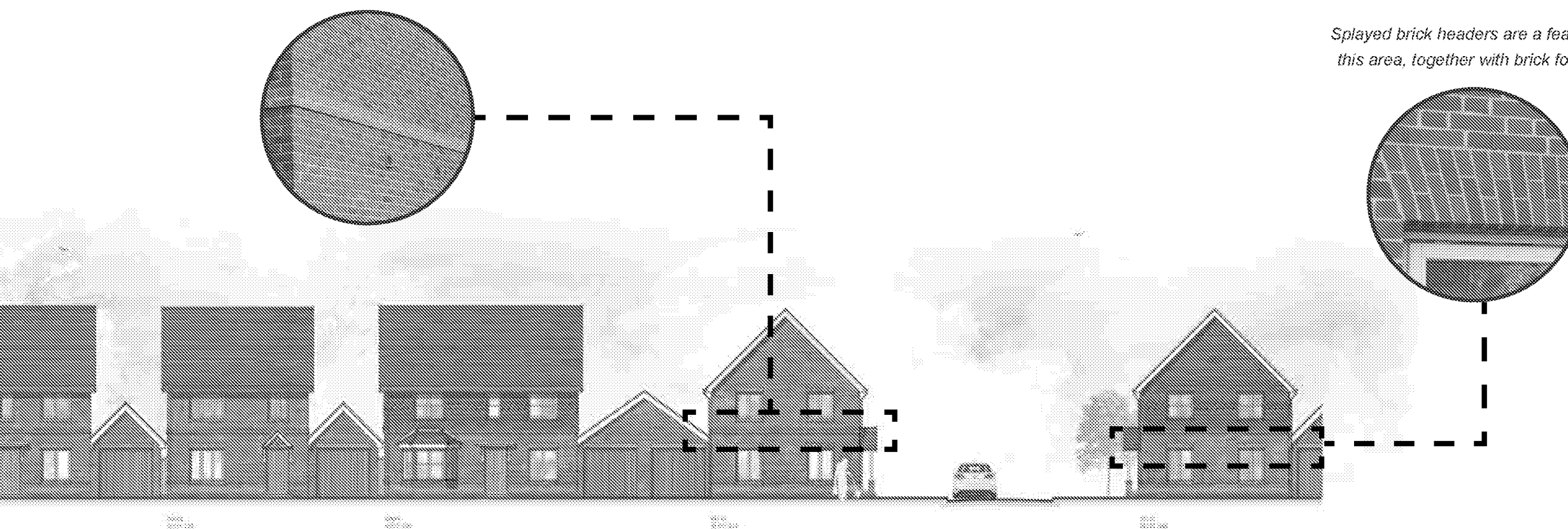
Gable fronted roof forms and porches, provide variety across the street scene and accentuate junction points.

A mixture of shrub planting and low hedgerow have been used as a soft boundary between the dwellings and the streets.



Projecting brick string courses are a notable feature within this character area.

Splayed brick headers are a feature of this area, together with brick footers.



CORE FOCAL SPACES

Focal spaces will punctuate the core area along the key and secondary route of the site. This will provide a contrast to the main 'Core' Area in terms of development form, soft and hard landscaping.

The focal space to the south will seek to tie the proposed development with the existing development on Osbourne Way to help stitch the proposed and existing developments and provide a sense of cohesion.

Defining Principles

- A contrasting set of materials will be used to give each space a unique character and operate as a node with the other character areas and / or landscape edges.
- Variations in hard and soft landscape will provide a notable change in the streetscape.
- A stone cill feature will be proposed to this area, in order to add subtle detail that identifies the character.

FOCAL SPACE 1

Development frontage will be more irregular to provide a softened edge and allow the landscape to be the focal feature.

In this focal space, eternit cladding will be used linking back to the western edge to maintain consistency throughout.

Osbourne Way is an existing area located south of the site. Elements of this area will be a key feature for the proposed site, especially the focal spaces. Flint is widely used throughout this area, and will be used within the core character area, but it will mainly dominate the focal spaces. Brick quoins will tie the flint and brick units, and provide a cohesive feature to this development.

2.5 storey buildings are used to terminate the route within this area. A subtle variation of building heights will frame this area of the site. Predominantly 2 storeys will be used, with occasional 2.5 storey buildings and 3 storey flats.

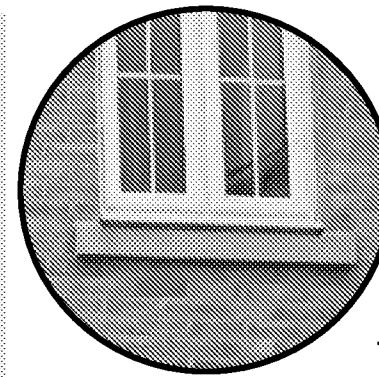




Gable and front to back roof forms Throughout this area will provide a sense of formality and rhythm to the street scene.

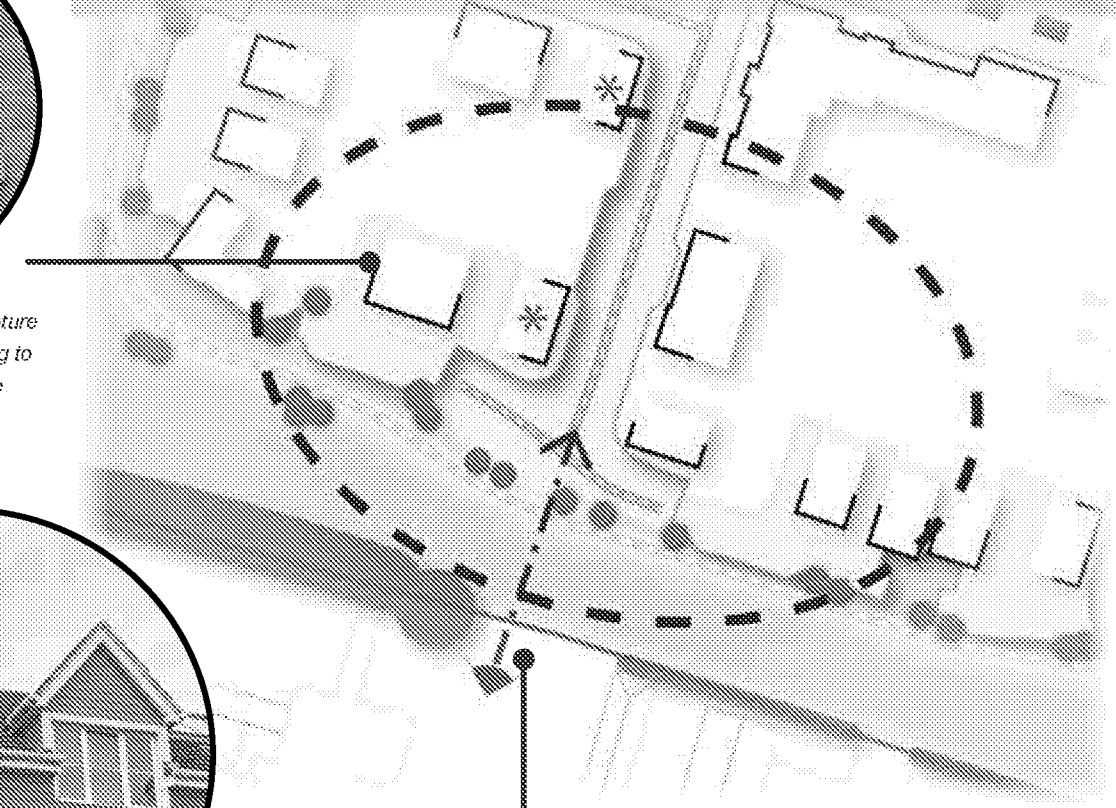


Flint elements should be considered to frame these focal spaces, as the main feature of this area. One focal space will follow on from the western edge character in terms of eternit cladding.



Stone cills will be a dominant feature in these focal spaces, responding to existing character and landscape

FOCAL SPACE 3

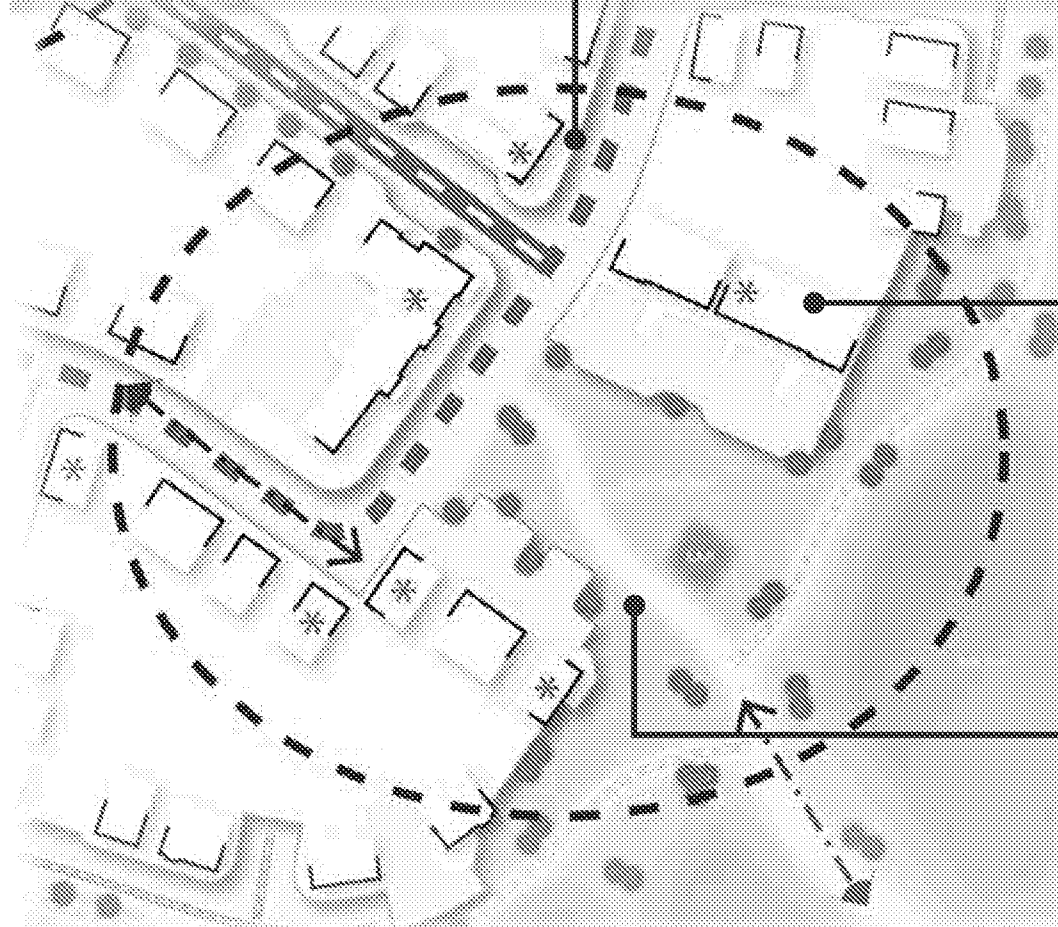


This focal space is located directly opposite a recent development. Aspects of that will be incorporated in to this area, while also integrating throughout the whole site.



Red and orange brick throughout these areas, creating subtle variation.

FOCAL SPACE 2



Gable styles are very common throughout this area, identifying the proposed developments roof scape.

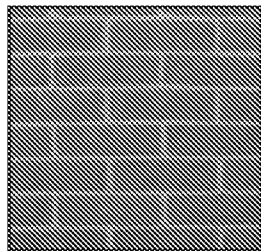
Flint material will be more dominant in these focal spaces, to respond to its context. Occasional brick will be used as well.

Development frontage will be more irregular to provide a softened edge and allow the landscape to be the focal feature.

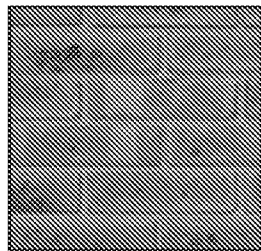


Materials

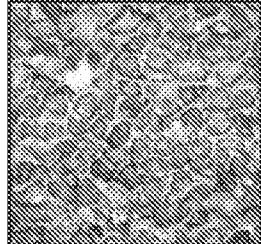
Walls



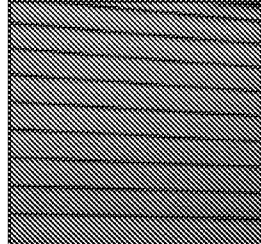
Brick: Red Tonal



Brick: Orange

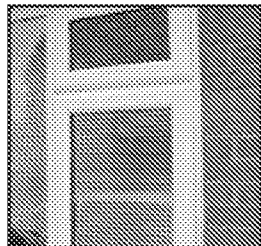


Flint hanging will be a feature of this area



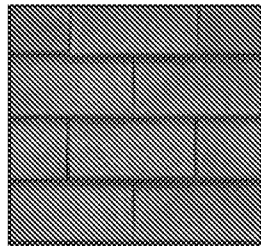
Occasional dark eternit cladding

Window styles



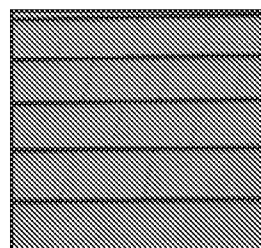
Simple casement forms of this area.

Roofs

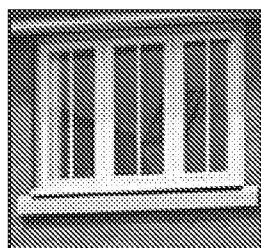


Red Tiles

Brick Detailing



Grey Tiles to focal buildings



Stone Cills

FOCAL SPACES

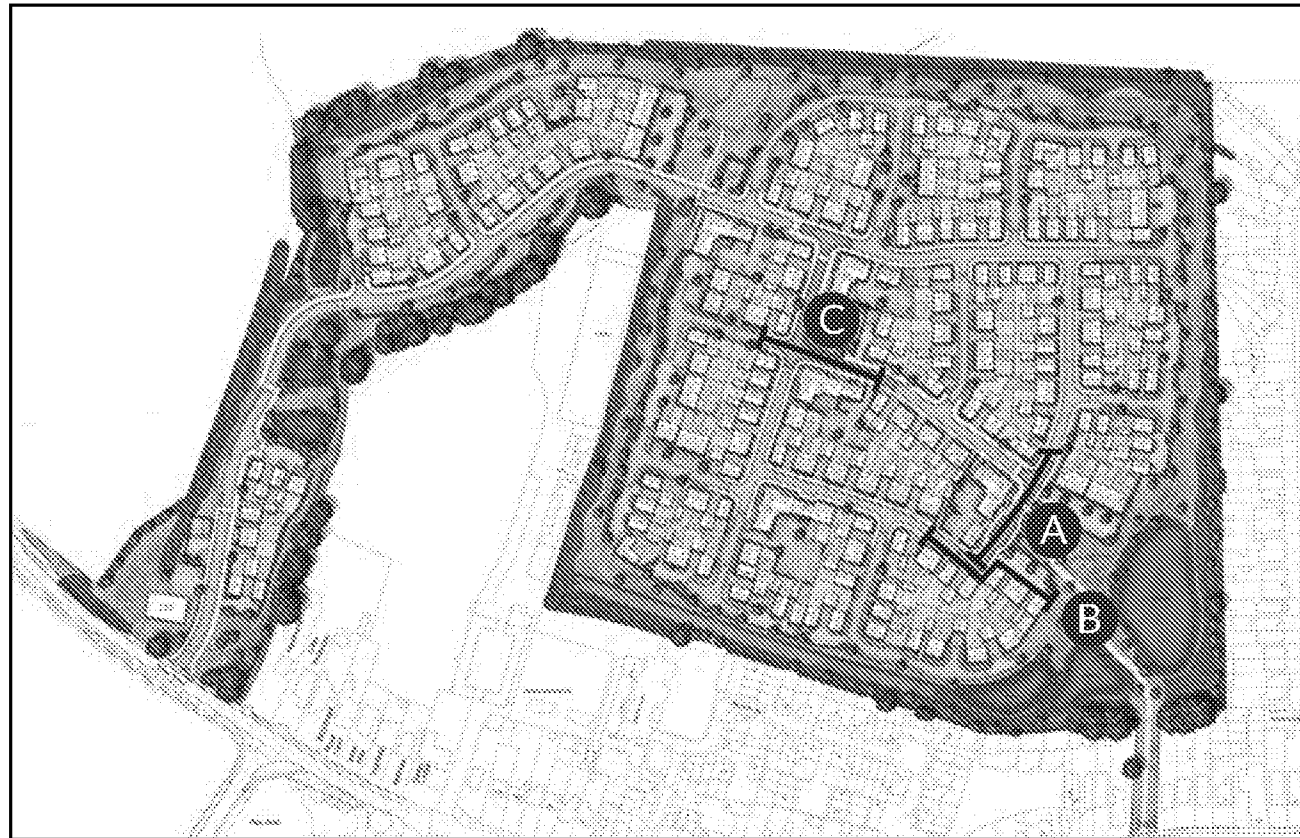
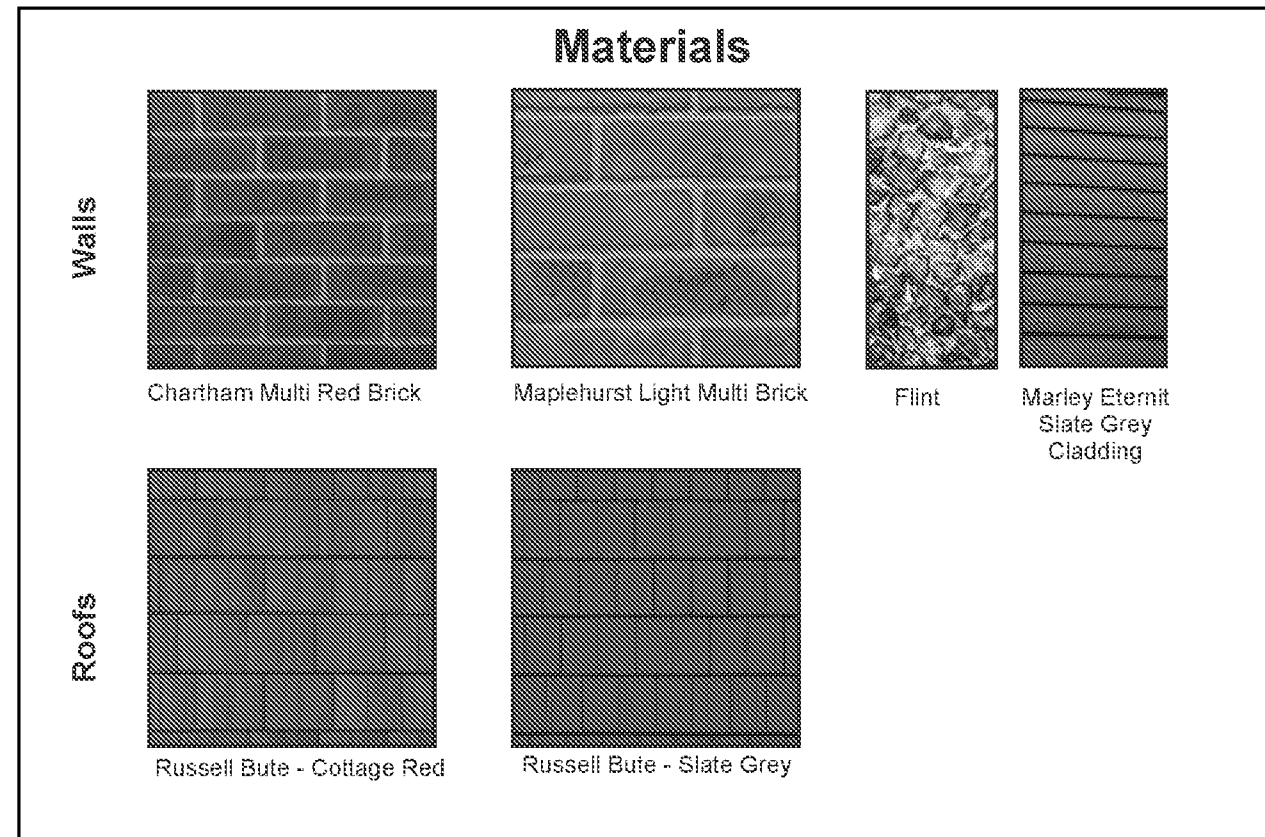


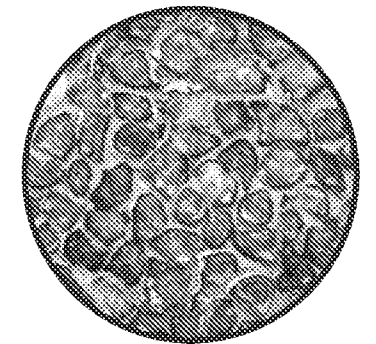
FIGURE 5.21: LOCATION OF INDICATIVE STREET SCENES



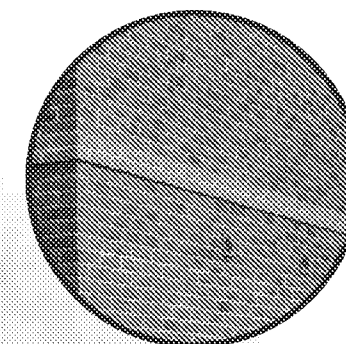
A



Occasional use of flint can be found in this area, predominantly to the focal buildings that depict a point of navigation, to help users.



Projecting brick string courses are a notable feature within this character area.



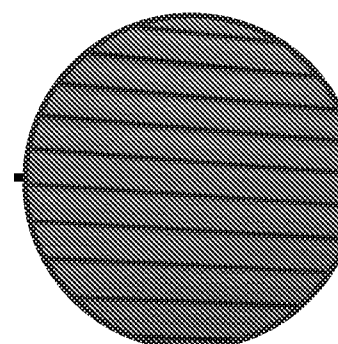
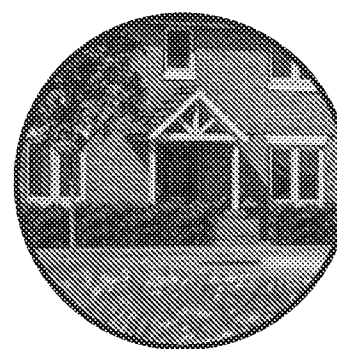
Gable fronted roof forms and porches, provide amore open roof scape and accentuate junction points.

B



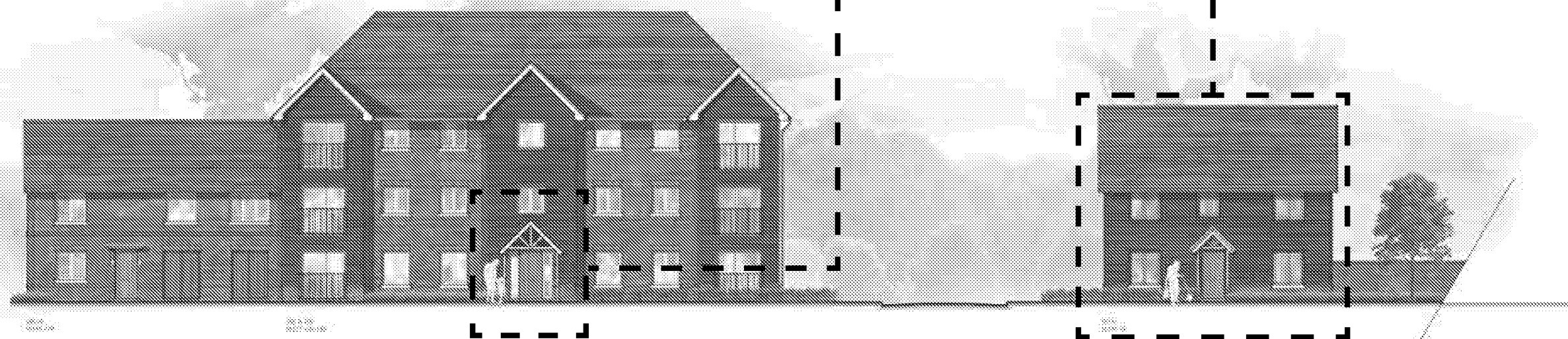
Brick quoins will tie the flint and brick units, and provide a cohesion to the overall character areas.

A fully supported gable fronted porch, provides a more prominent and defined appearance to the corner dwellings.



Eternit cladding is the main feature material in this character area - predominantly to the focal buildings and corner units.

C



6.0 Movement

Access and Movement

Access

6.1 The proposed perimeter block structure enables a highly permeable development, in accordance with the outline principles and Design Code. The development ties in with the existing wider network of pedestrian and cycle movements and ensures a desire line to the future school.

6.2 Access into the site is to come from Seftor Road and was approved in detail at the outline planning stage, as well as the proposed emergency access arrangements. 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. Tracking of refuse and fire compliance vehicles has also been undertaken for the site



FIGURE 6.1: PERMEABILITY PLAN ⓘ



FIGURE 6.2: STREET HIERARCHY PLAN ⓘ