

Wetland Area and Pocket Parks



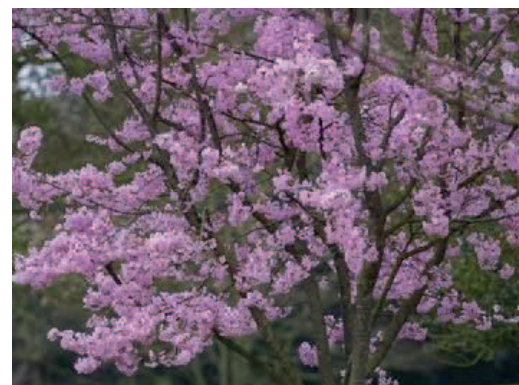
Wetland Area

Design Objectives and Opportunities

1. 3m wide shared cycle footpath link in self binding gravel i.e golden breed on gravel
2. Existing trees retained along Fontwell Avenue
3. Natural play boulders in the slopes of the basin
4. Native wetland meadow in the basin and wetland shrubs around themargins.



The Wetland Area is located within the south western corner of the site and provides the pedestrian/ cycle entrance to Fontwell Avenue. The area catches excess surface water within the attenuation pond which in turn is used to create a wetland habitat. Native wetland planting will be specified around the margins of the pond to provide opportunities for wildlife and natural play; creating a naturalistic outlook for the residents and a relaxing local amenity.



Where existing stands of trees have been used to shape the development small incidental spaces are created. Within these spaces there will be small natural play elements and occasional site furniture that the local community can use to enjoy outside space in an enclosed environment. Seasonal interest will be provided with spring bulb planting, flowering trees and native shrubs.

Pocket Parks

Design Objectives and Opportunities

1. Existing trees retained and used as focal point in the development
2. Natural play logs create informal play opportunities
3. Bulb planting creates seasonal interest



8 Street Structure

The movement framework presents a connected network of routes, focal and arrival spaces. Five types of residential streets, with a hierarchy defined by key design principles for the design speed, street width, pavement width, parking arrangement, building setbacks, plot boundaries, materials and tree planting.

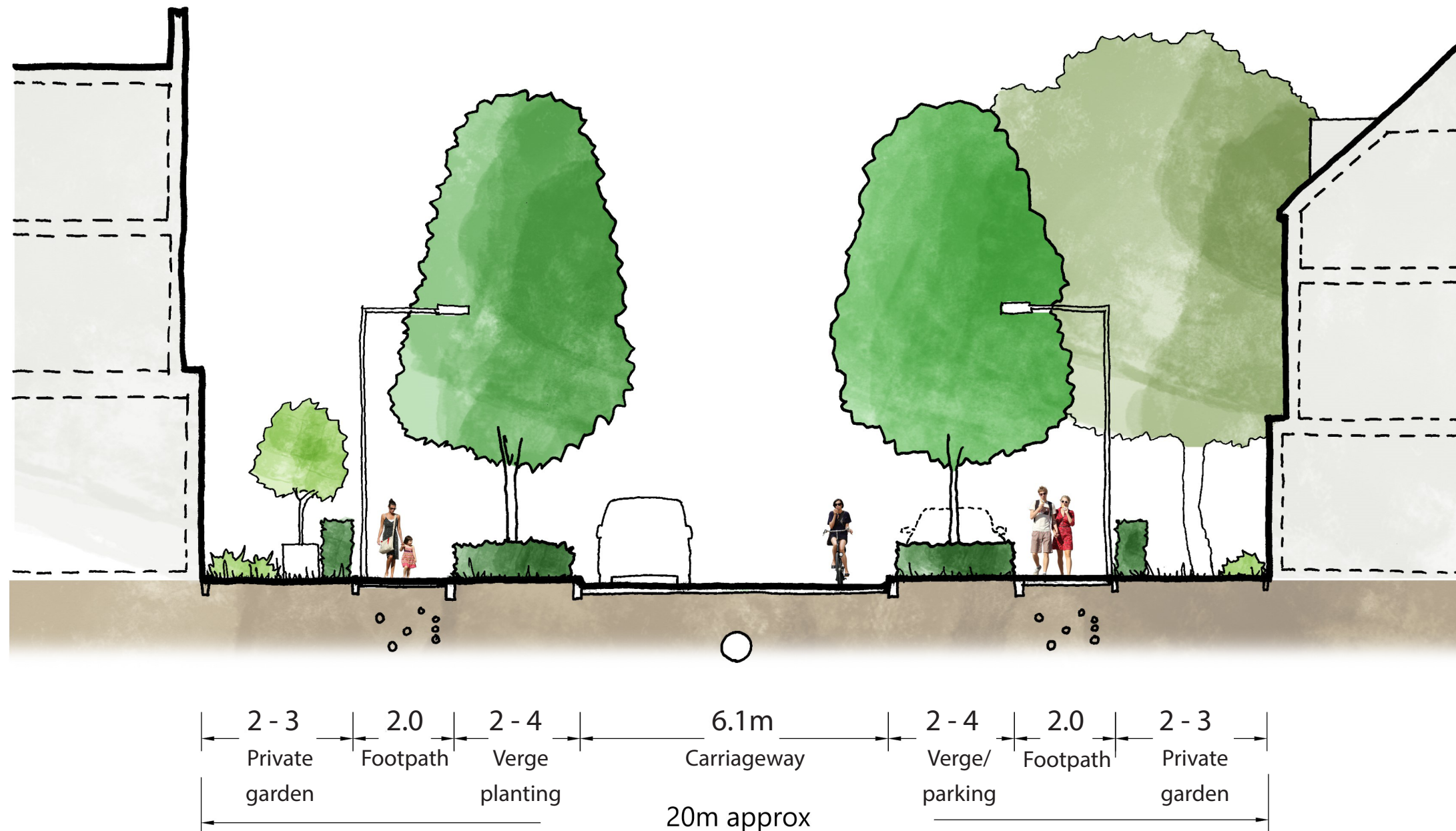
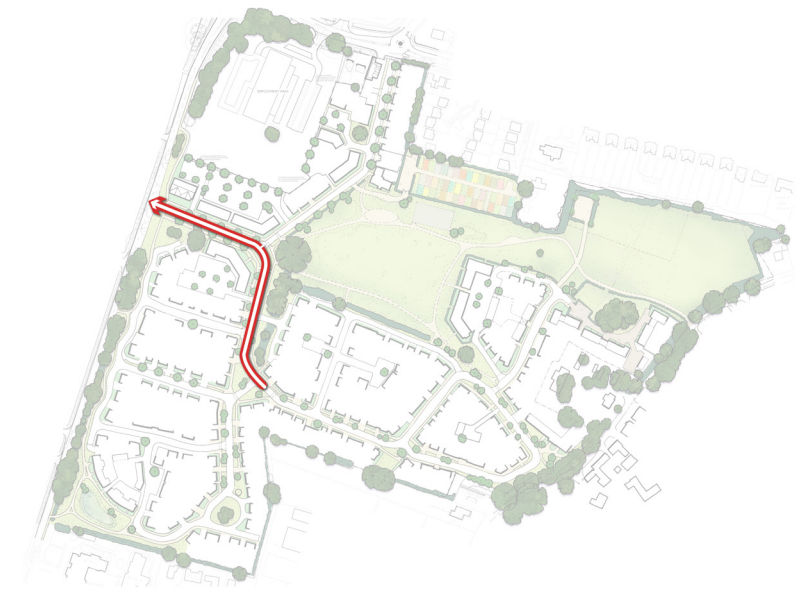
The character principles for these routes are highlighted in the typical section arrangements..

-  **Avenue Gateway**
-  **Focal Green**
-  **Arrival Avenue**
-  **Residential Avenue**
-  **Residential Street**
-  **Stray Street**
-  **Edge Lanes**
-  **Courtyard**



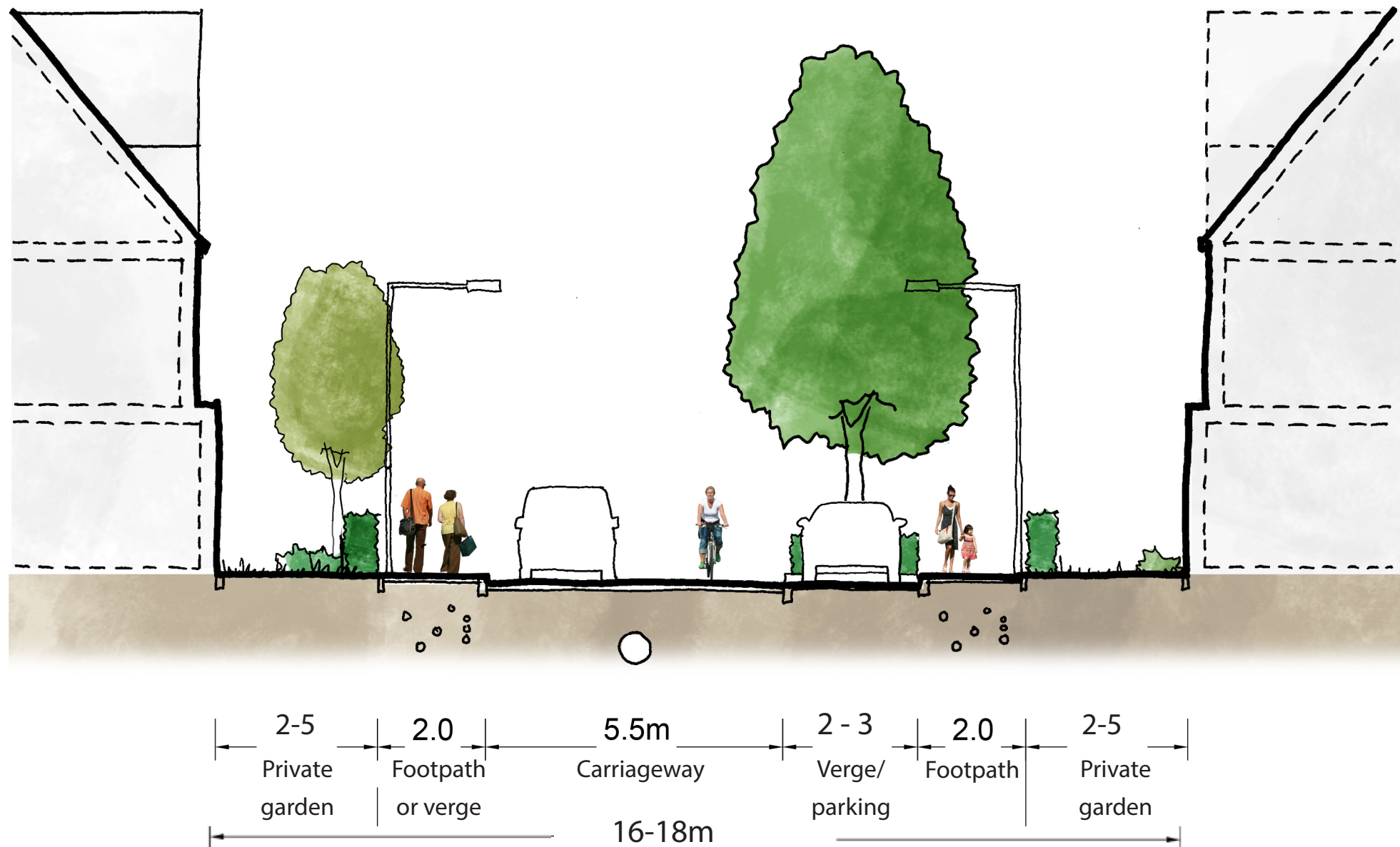
8.1 Arrival Avenue

- Main access street and connection to Fontwell Avenue
- Formal tree lined street
- 6.1m width carriageway
- Consistent width grass verge and footway to each side
- 2.5 - 3 storey building frontage enclosing street
- Landscape / hedge planting defines plot frontage
- Some defined on-street parking bays



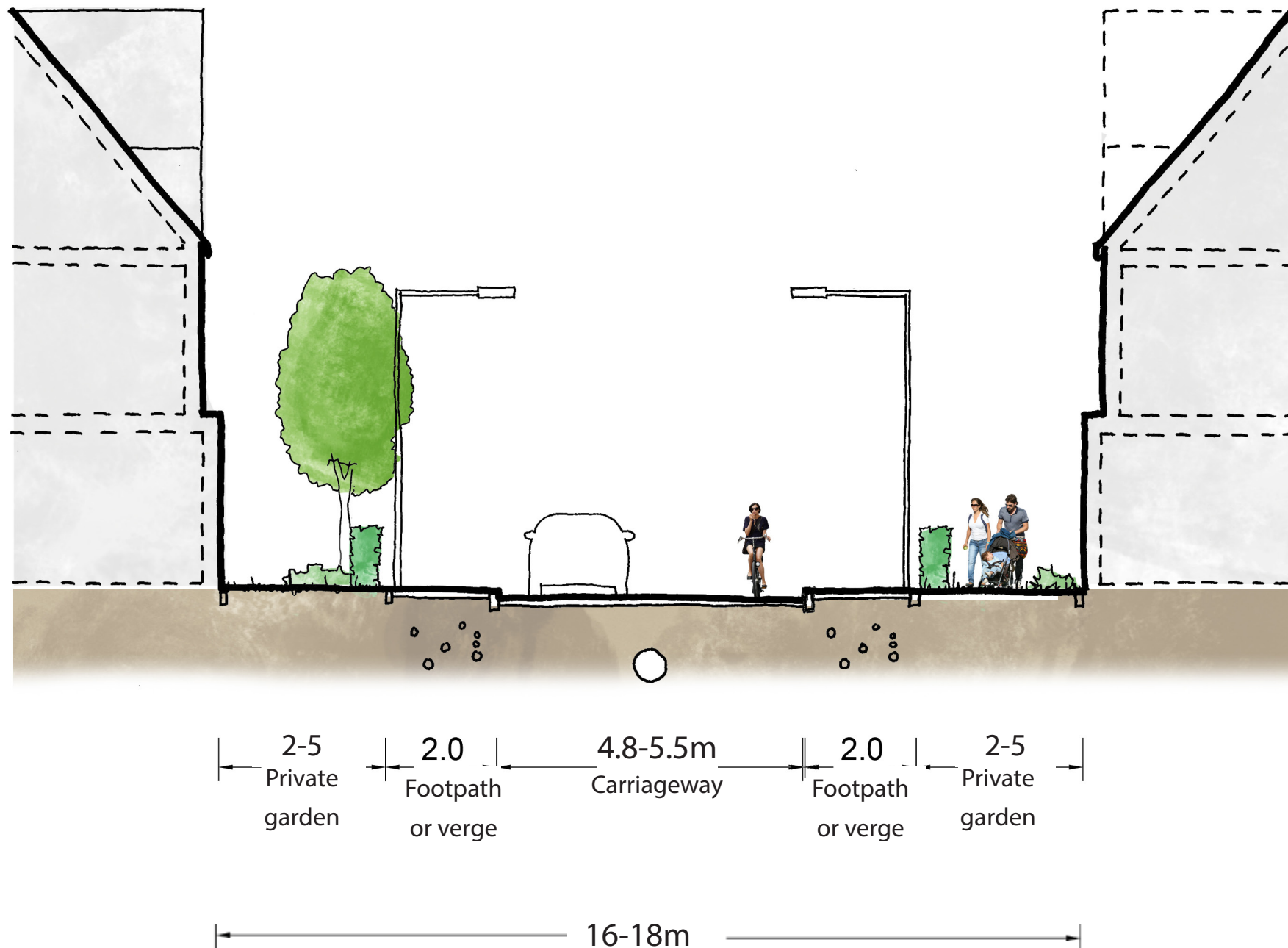
8.2 Residential Avenue

- Secondary residential streets leading from the Arrival Avenue
- Tree lined (typically to one side of street but can alternate side)
- 5.5m width carriageway
- Grass verge (typically to one side of street)
- Footway to one side or both
- Small private plot frontage defined by hedges
- Defined on-street parking bays



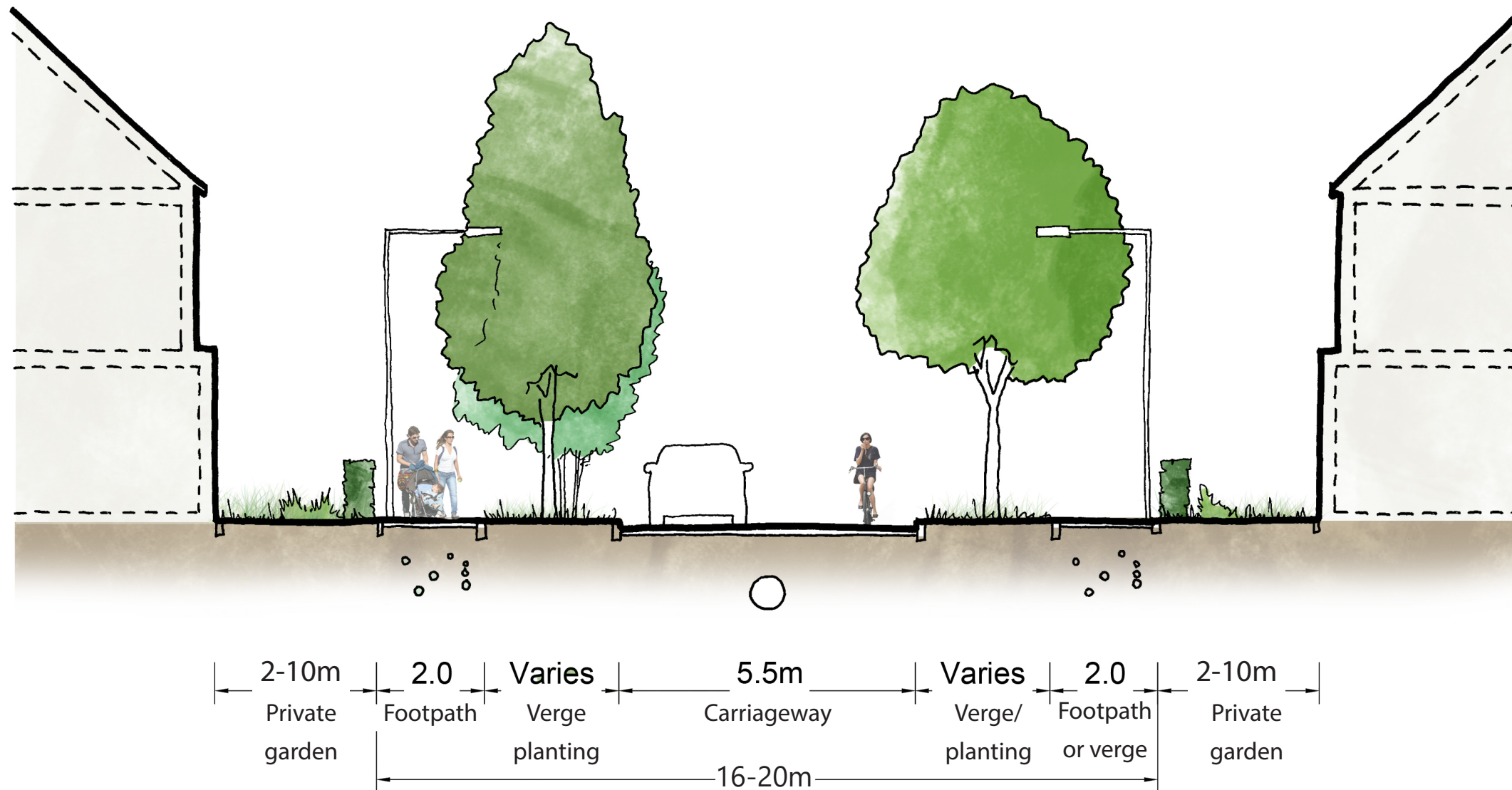
8.3 Residential Street

- Tertiary residential streets
- Occasional tree planting or verge edge
- 4.8-5.5m width carriageways
- Verge or footway to each side
- Variable private plot frontage with a mix of hedges to define plot boundaries
- Occasional on-street parking bays



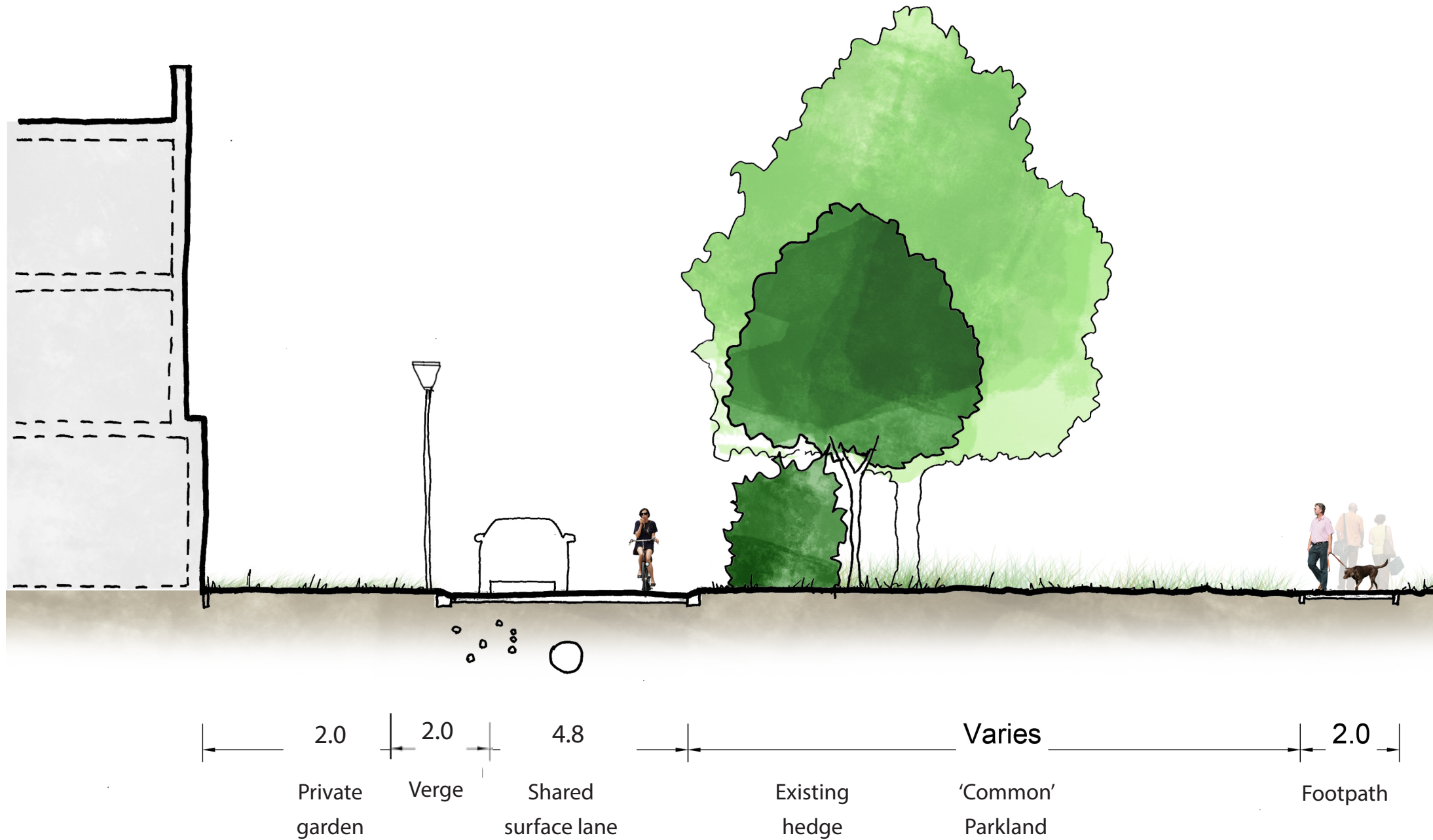
8.4 Stray Street

- Green corridor providing visual and physical transition between the central common and rural edges
- Varying width green space and informal tree planting clusters (to either side)
- 5.5m width carriageway
- Verge or footway to each side
- Variable private plot frontage defined by hedges
- Private plot parking



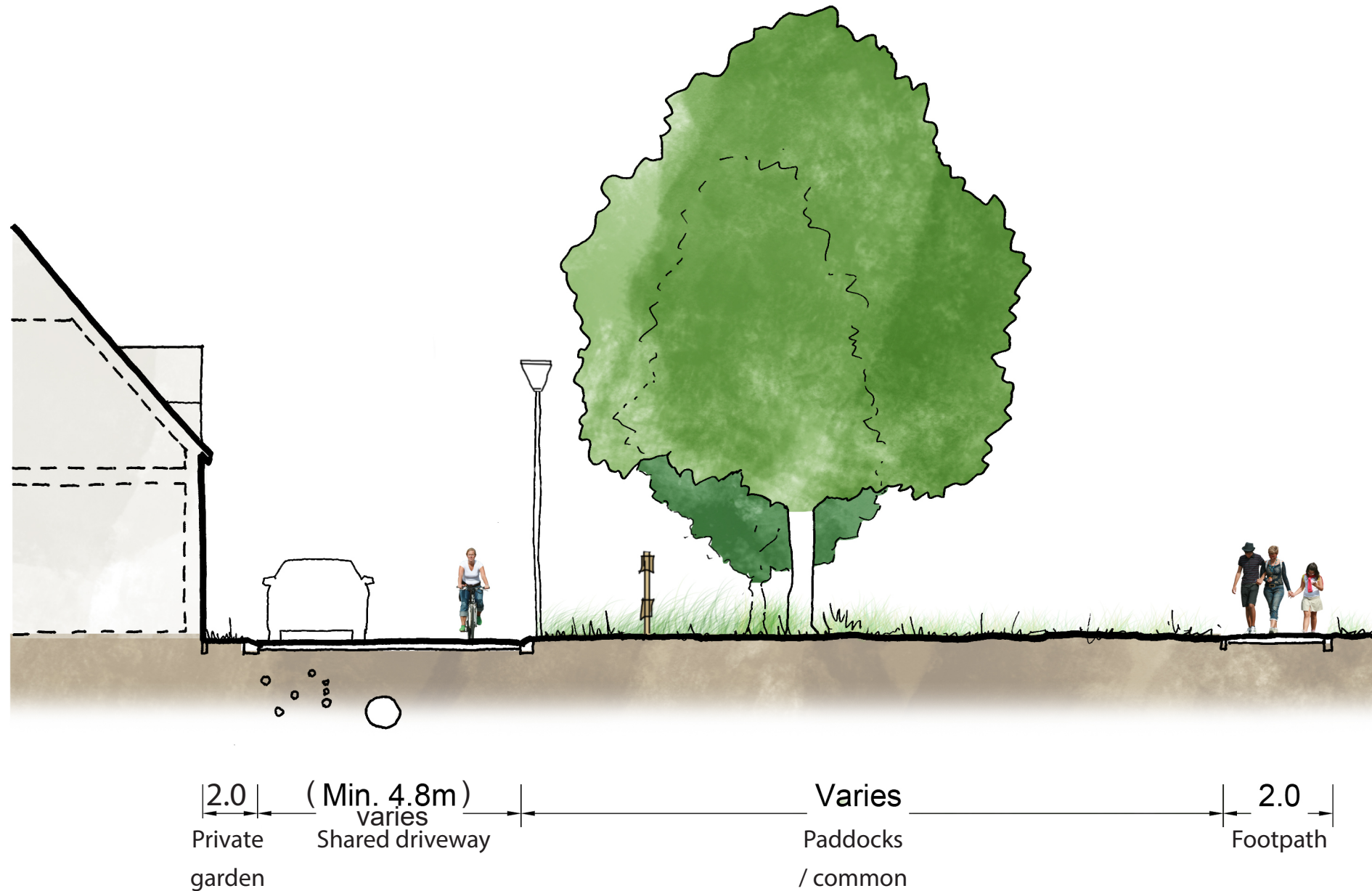
8.5 Edge Lanes - Common

- Single sided access routes overlooking landscape edges or open space
- 4.8m width carriageway / shared surface drive
- Occasional footway or grass verge edge
- Private plot parking



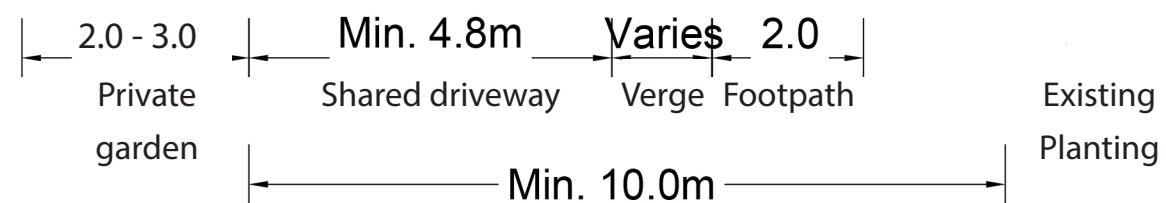
8.6 Edge Lanes - Barns

- Single sided access routes overlooking landscape edges or open space
- 4.8m width carriageway / shared surface drive
- Rural 'Sussex' fencing frames green space
- Occasional footway or grass verge edge
- Private plot parking



8.7 Edge Lanes - Fontwell Ave

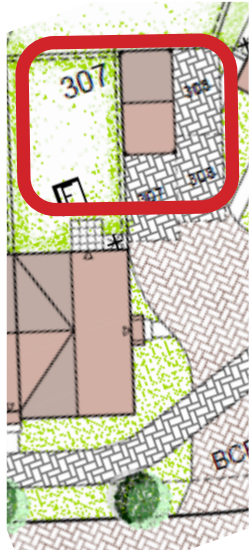
- Single sided access routes overlooking existing mature trees
- along Fontwell Avenue
- 'Sussex' fencing and low shrub planting edging
- 4.8m width carriageway / shared surface drive
- Stone/flint walls along plot boundary
- Occasional footway or grass verge edge
- Private plot parking



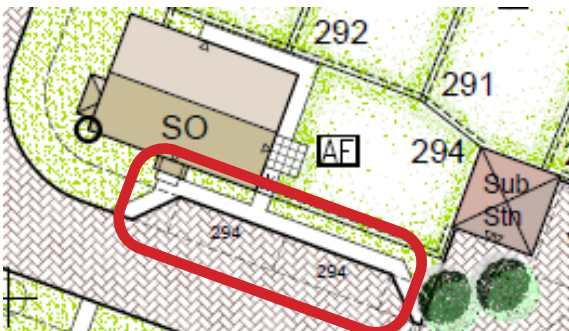
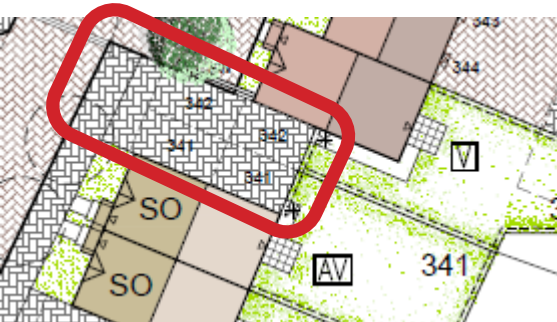
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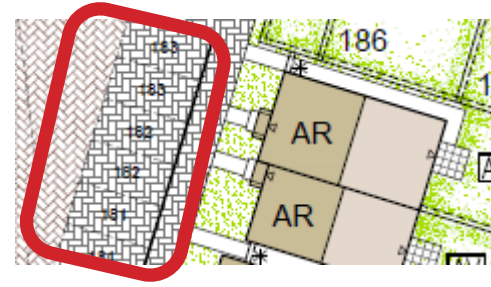
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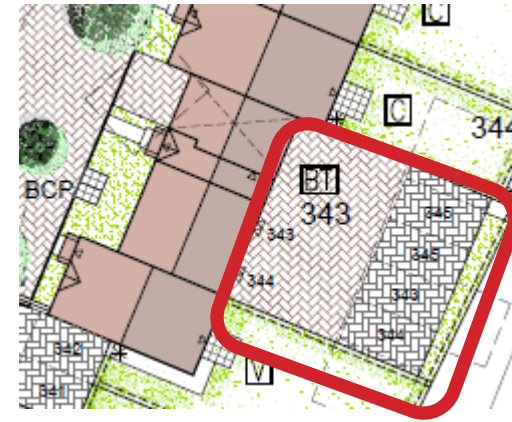
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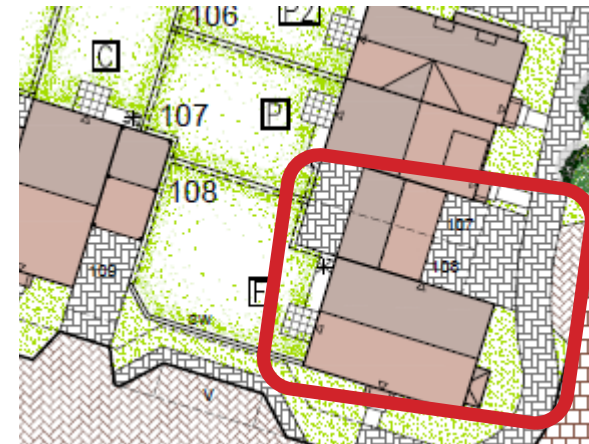
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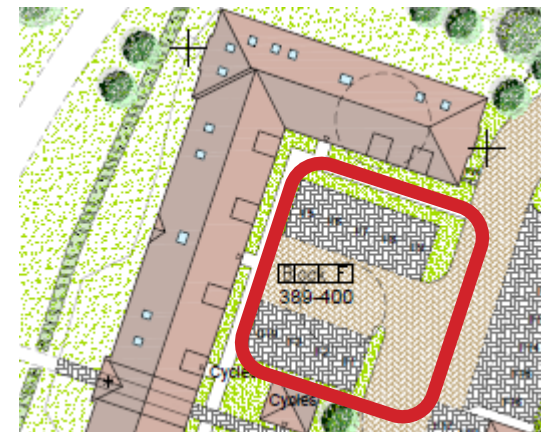
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Parking generally to ensure that streets are not vehicle dominated. Majority of spaces therefore to be within garage, on plot at side (with or without car port) or courtyards located behind buildings.

1. Garage parking

2. Car port

3. On plot side

4. Frontage parking

5. Parking in small courtyard

6. Partly covered parking

7. Larger courtyards to apartments, which are set behind buildings and away from streets