

PROW FRONTAGE

- Formal arrangement of dwellings facing the public right of way
- Two storey in height.
- Formal arrangement of dwellings facing the neighbourhood.

NEIGHBOURHOOD

- Wider use of terraced and semi-detached houses compared to the rest of the layout
- Combination of frontage and side parking with inclusion of green spaces to lower the impact of hard surface in the overall layout.
- Smaller units besides the corner buildings
- Two storey in height.

BUILT FORM



STREETSCENE AA' FACING POS



STREETSCENE CC' FACING NEIGHBOURHOOD

4.3

4.3 Illustrative streetscene

BUILT FORM

4.5 ARCHITECTURAL TREATMENT AND MATERIALS

Housetype designs are based on traditional forms drawing on simple vernacular style characteristics.

Facing materials will comprise mix of three red facing brick and also cream render with roof tiles being slate, red and grey. Where possible, materials have a focus on ease of maintenance, durability and quality.

MATERIALS KEY

- Ibstock Ivanhoe Cottage Blend + Weber Medium Rough Cast (Chalk)
- Ibstock Ivanhoe Cottage Blend
- Ibstock Grosvenor Autumn Flame
- Kingscourt Rosewood

SCREEN WALLS

- 1.8m high brick wall
- 1.8m high fence boarded
- 0.55m knee rail

ROOF TILES

- Russell Lothian - Peat Brown
- Russell Lothian - Cottage Red
- Russell Lothian - Slate Grey

FRONT DOORS FINISHES

- Munster Annalee/Suir colour: Black
- Munster Annalee/Suir/Cottage Rectangle: Blue
- Munster Annalee/Suir/Cottage Rectangle colour: Red
- Munster Annalee/Suir/Cottage Rectangle colour: White

NOTES

-All Ibstock Ivanhoe Cottage Blend and Ibstock Grosvenor Autumn Flame to have Kingscourt Rosewood contrasting details and all Kingscourt Rosewood plots to have Ibstock Ivanhoe Cottage Blend contrasting details.

-Render plots with Brick Windows Headers/ Sills, and White Fascias and Soffits;

-White Windows, Porches and Canopies;

-Gutter and down pipes black UPVC;

-All glazing to front doors to be obscured

-Garage doors to be White



4.4 External Materials and Boundary Treatments Plan.

BUILT FORM

All the entrance doors will be black, white, blue or red. Some dwellings will feature bay windows and gablets.

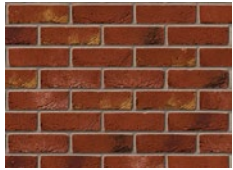
All gutter and down pipes black UPVC.

A range of mono and duo pitch roof forms are employed, including those with lowered eaves and part dormers.

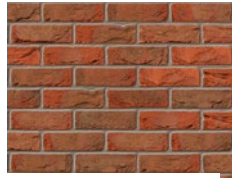
Each streetscene has been considered to ensure it has been composed to demonstrate this variety and informality.

See overlay of submitted building finishes plan and boundary treatments.

WALL FINISHES



IBSTOCK IVANHOE
COTTAGE BLEND



IBSTOCK GROSVENOR
AUTUMN FLAME

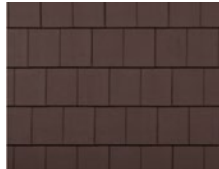


KINGSCOURT
ROSEWOOD



WEBER MEDIUM ROUGH
CAST (CHALK)

ROOF FINISHES



RUSSELL LOTHIAN - PEAT
BROWN

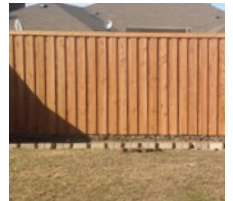


RUSSELL LOTHIAN -
COTTAGE RED



RUSSELL LOTHIAN -
SLATE GREY

BOUNDARIES TREATMENTS



1.8M HIGH CLOSE
BOARDED FENCING



1.8M HIGH BRICK WALL



0.55M KNEE RAIL
FENCING

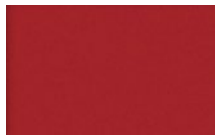
FRONT DOORS



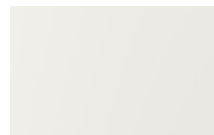
MUNSTER ANNALEE/SUIR
COLOUR: BLACK



MUNSTER ANNALEE/SUIR/
COTTAGE RECTANGLE
COLOUR: BLUE



MUNSTER ANNALEE/SUIR/
COTTAGE RECTANGLE
COLOUR: RED DOOR



MUNSTER ANNALEE/SUIR/
COTTAGE RECTANGLE
COLOUR: WHITE DOOR

4.5

4.5 Materials palette



5.0

ACCESS STATEMENT

6.0

DESIGN FOR
CRIME PREVENTION

7.0

REFUSE STRATEGY



ACCESS STATEMENT

5.1 INTRODUCTION

This chapter summarises the approach to access taken while preparing the masterplan.

The masterplan takes access and accessibility as one of the core concepts in the design approach. The layout is structured by a clear and legible movement network based on the distinctive character that reflects the design intention.

The masterplan sites all buildings in such a way that their individual access relates to the street, essentially direct, convenient and promoting high levels of activity and surveillance. Access issues like car parking, refuse collection and other servicing all inform the concept of the public realm.

Some of the small-scale deliberate design decisions that integrate good access as its core concept are:

- Creation of legible entrances into the scheme from Markfield Road.
- Varied street surfaces are used to inform changing road user priorities.
- Typically, parking is on or close to the property.

5.2 ACCESS TO AND WITHIN THE BUILDINGS

All pedestrian routes within the site should be suitable for use by the mobility impaired.

Tactile paving should be provided to assist the visually impaired and be provided at key crossing points.

The development has been designed making reasonable provision to ensure that buildings are accessible and usable to all people.

Parking provision is provided conveniently for individual properties, largely on plot.

Building entrances should be well lit and clearly defined. Front doors and internal access widths will be designed in accordance with part M, of the building regulations.

ACCESS STATEMENT

ACCESS & MOVEMENT

The planned site has a movement framework that allows for direct, well lit access to all units for both pedestrians and vehicles. Segregation of routes has been avoided, as have alleyways and short cuts. Rear access to plots will have lockable gates enclosed by 1.8 m fence or masonry walls. The development is proposing to utilize shared surfaces in part to enable the residents to take possession of both footpath and roadway. This method will engender a sense of guardianship over the streets by local residents.

STRUCTURE

All properties throughout the development front a defined access route. The number of sides fronting the public realm is reduced and assists in creating 'active frontages' which promote natural surveillance.

Defensible spaces have also been incorporated into the development as a 'buffer' between the dwelling and the highway.

SURVEILLANCE

As previously described the movement framework of the development allows for good natural surveillance. Every opportunity has been taken to avoid 'inactive frontages'. The well defined routes reduce areas for potential criminal activity. Any criminal activity would attract attention, and with many overlooking properties and an established sense of guardianship action is more likely to be taken. Car parking is located in areas under natural surveillance from adjoining properties and the use of non-overlooked parking courts has been avoided.

OWNERSHIP

We envisage that the development as designed will promote a sense of ownership, respect, territorial responsibility and community. By designing clearly defined public, semi-private and private spaces we wish to encourage residents and users to generate a sense of ownership and responsibility for their properties and the development as a whole.

PHYSICAL PROTECTION

All new dwellings will be designed to incorporate specific 'target hardening' measures to reduce the possibility of easy criminal entry and escape.

We recommend windows, doors and gates be specified in coordination with the requirements set out in the current New Homes guidance of Secured By Design, and design matters be agreed in liaison with the Crime Prevention Design Advisor.

ACCESS STATEMENT

7.0 REFUSE STRATEGY

The layout has been designed to accommodate the refuse collection requirements of houses. The adjacent diagram is an extract of the submitted Refuse Collection Strategy layout.

Houses will be provided with 3 x 240 litre wheeled bin.

Spaces in the rear gardens will allow for storage of refuse, and all refuse will be collected in compliance with the local authority's collection scheme.

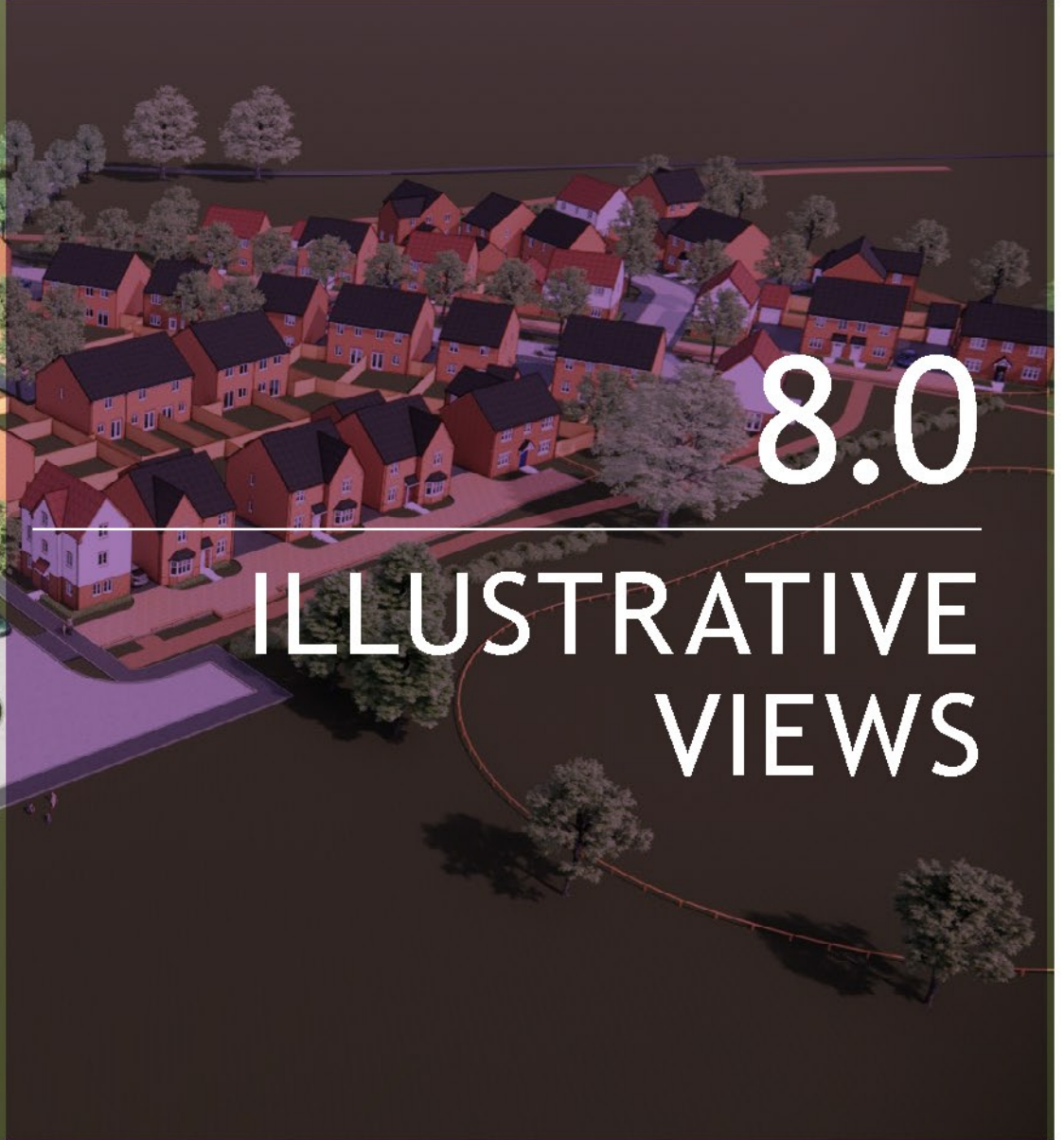
Residents of houses accessed from private drives, mews and lanes without turning provision, will place their bins at a pre-determined collection point adjacent to the adoptable highway at the appropriate times. These are identified on the collection strategy layout.

Please refer to Engineer's vehicle tracking drawings for further information on turning heads and access requirements.



7.1 Extract of Refuse Management Plan showing proposal.

7.1



8.0

ILLUSTRATIVE
VIEWS