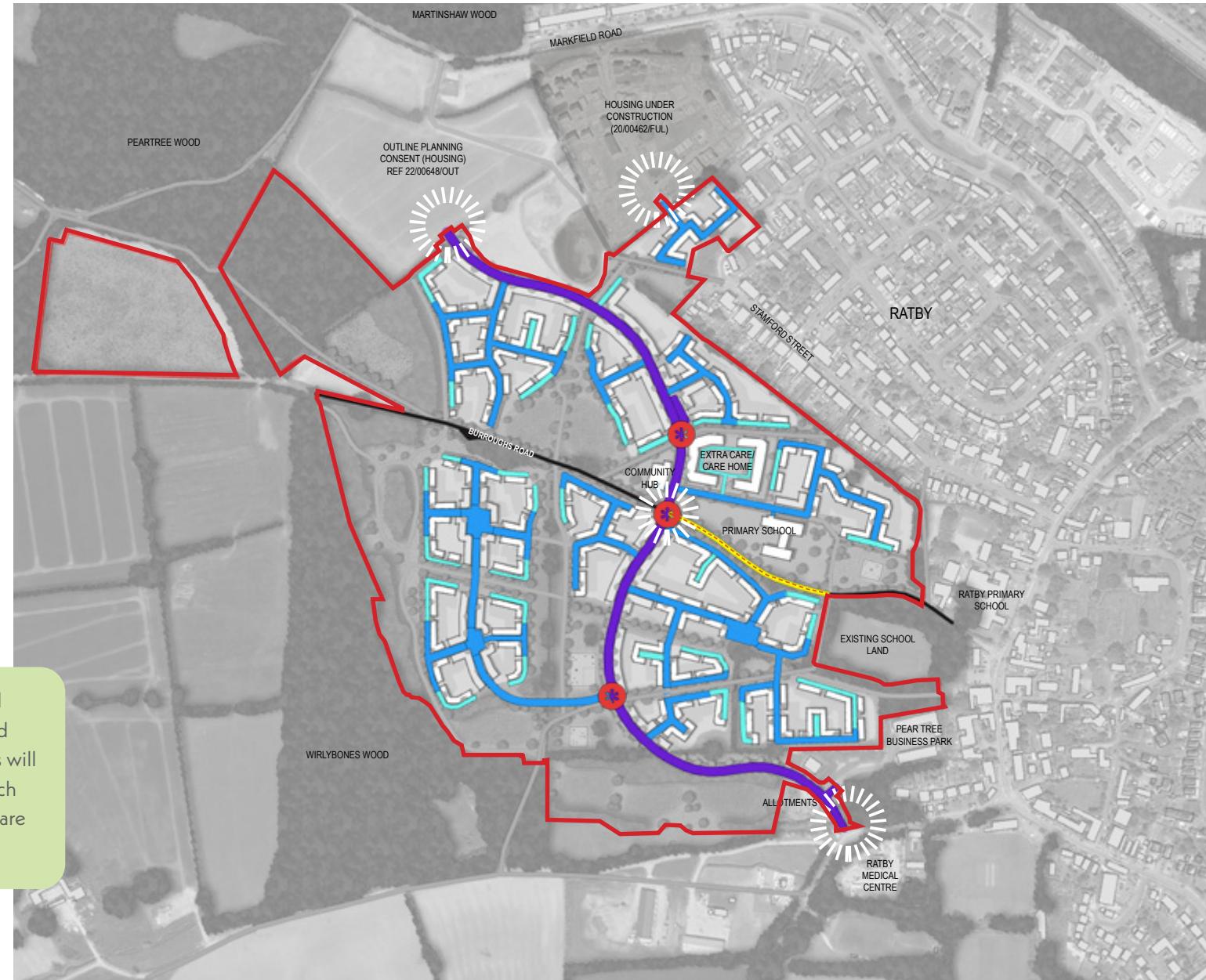


06 PLACEMAKING

Indicative Street Pattern



The layout of streets and routes will be based on a hierarchy of descending higher order and lower order streets. It is expected that streets will include Feature Areas at key intersections, such as Public Footpath crossing points. Examples are shown indicatively on the Primary Street.

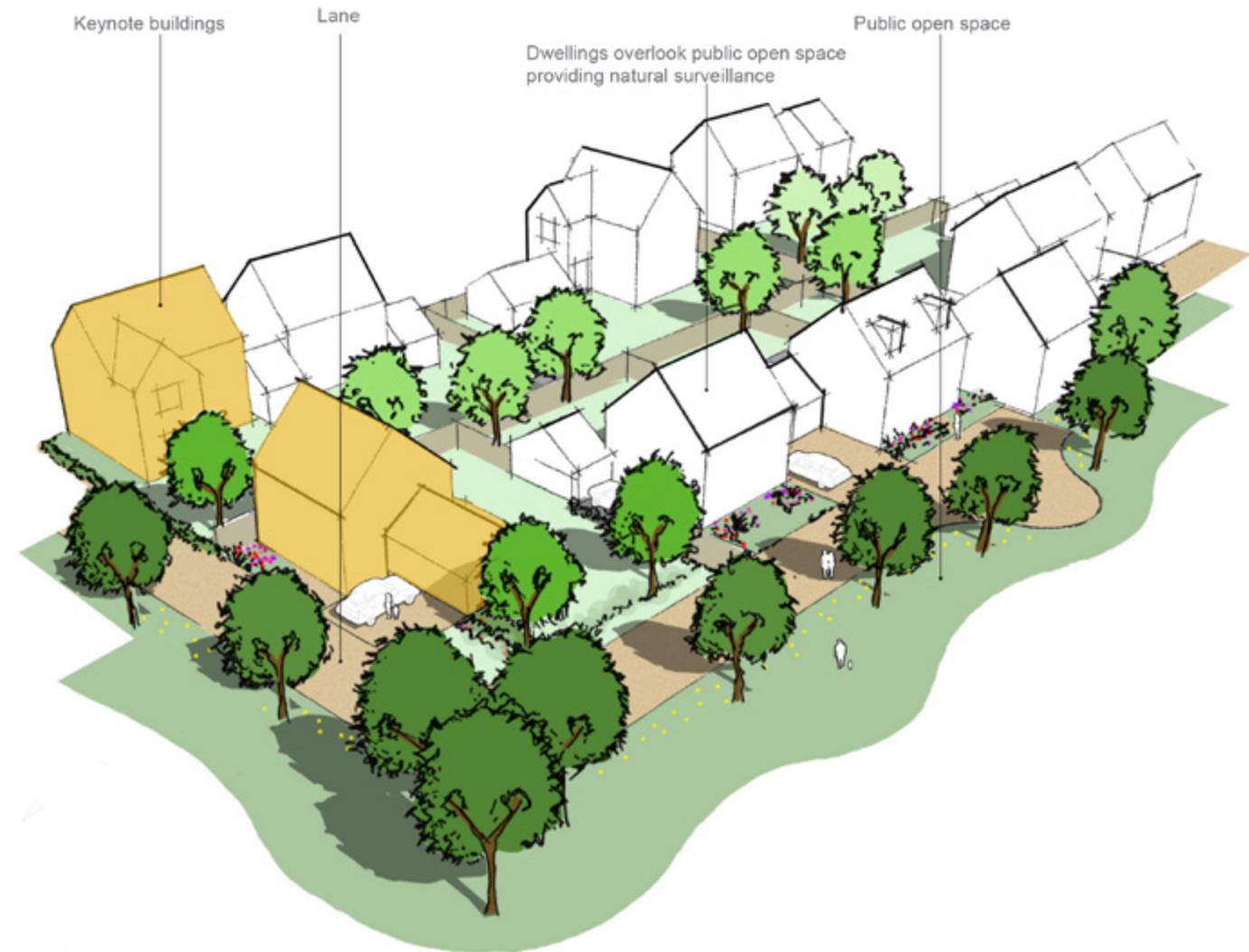


06 PLACEMAKING

The Arrangements Of Blocks, Plots & Buildings

The design principles that are expected to be adopted at the detailed stage, for housing block and plot design are the following:

- To arrange buildings, so that they enclose and overlook the public realm (streets and green space);
- To ensure that housing blocks are practical and efficient in their form and arrangement;
- Design solutions that provide attractive plot designs that accommodate space for parking, cycle storage, refuse and recycling and private gardens for health and well-being;
- To ensure that plots and buildings are safe and secure, with opportunities for crime designed out at the outset through the layout and through the design of new homes; and
- To draw reference from local character in terms of building form and scale and the use of local materials, details and colours.



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06 PLACEMAKING





Plot Design and Frontages

Plot design will be based on delivering efficient and practical plot depths and widths. The detailed design will be further guided by the scale and form of buildings and by the parking arrangement for that dwelling.

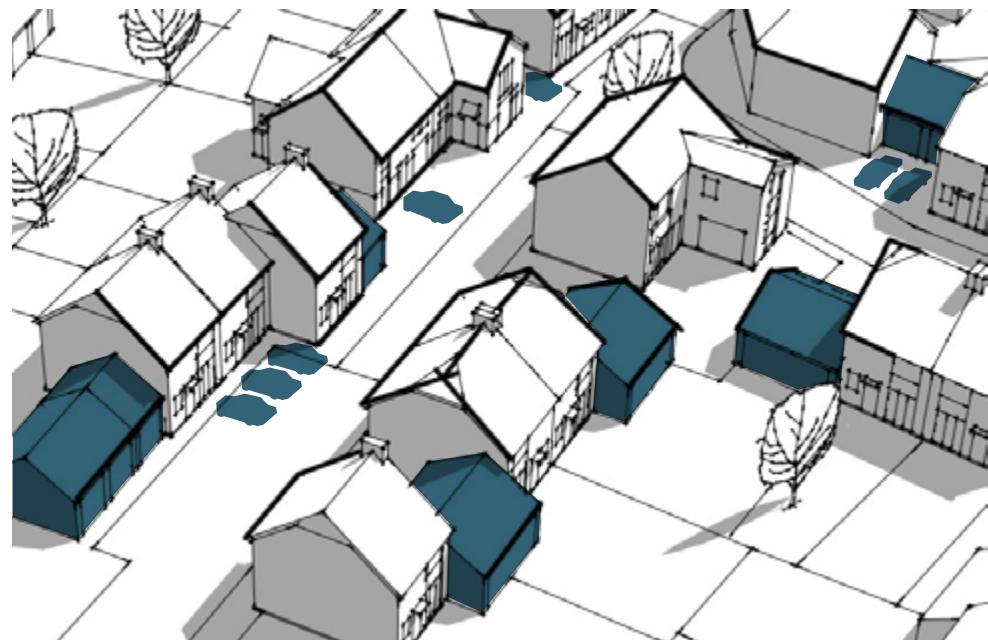
Privacy is required for residents and this should be carefully balanced with the need for visual outlook onto the public realm. Private frontages will vary but there should be an emphasis on the use of garden trees, native shrubs and hedges and some occasional use of low walls.

Parking

The development will include a range of parking solutions. The aim is to locate vehicles so that they do not dominate the streetscene, but at the same time ensure that residents and users have easy access to their vehicles.

Careful detailing in terms of the building line, plot design and landscape treatment, will help to integrate vehicles into the layout.

Parking spaces per house type will be based on current Local Authority standards, with allowance, as appropriate, for visitor parking.



Feature Areas

Feature areas will be introduced to enhance the character and legibility of the development, and these will be designed where streets or Public Footpaths interconnect, which is a common placemaking method.

The street form could be widened slightly with attractive well-designed buildings grouped together to form small enclosed squares. Changes in carriageway and street surfacing, the use of streets trees and greenspace, and keynote buildings (i.e. buildings that are distinctive from adjacent buildings by virtue of materials, scale and orientation) can all help to create memorable feature areas.



Appearance

The intention of the DAS is not to be prescriptive in terms of the development's architecture, but to provide some guiding principles on the development's appearance.

The DAS provides a framework of urban design principles and an Illustrative Masterplan. This will assist the reserved matters applications of creating a quality place with an attractive appearance.

Buildings should be based on simplicity in their form and a good sense of scale and proportion.

Whilst responding to local character and vernacular would be adopted, modern interpretation of local character is expected.

Quality materials for buildings, private frontages and the public realm is expected to be used and this will help to enrich the place.

Ratby Conservation Area character to inform the detailed design.