

4.2.2 DESIGN ANALYSIS

4.2.2.1 HEIGHT SCALE + MASSING



4.2.2 DESIGN ANALYSIS

4.2.2.3 MARKER BUILDINGS

There are opportunities to greatly enhance the arrival experience within the site by the strategic positioning of some attractive marker buildings on the main approaches. In particular the areas around the pedestrian and vehicular entrance should be recognised as important gateways, not just to the development site, but to the area as a whole.

Within the site, there are also opportunities to frame views of the wider context using tools such as marker buildings of contrasting design. The buildings on the corners of the mews are important markers of the streets linking the development area to the open countryside beyond.

Architectural treatment would allow for greater variety through design and not just height.



4.2.3 BUILDING STYLES + CHARACTER

4.2.3.1 LOOK + FEEL

The overall development form will be seen as a single neighbourhood within which a range of residential units will be delivered, with a new central green at the core. This part of the 'green infrastructure' will be the defining characteristic of the broader development form as it will act as a key focus for community activities in the future.

A hierarchy of streets lanes and mews define the public realm sequence of spaces, with buildings and walls combined to create a clear spatial composition of variety and interest throughout the development.

Street furniture and materials will encourage people to spend time in the public places and bring more life into the open, creating a visible and attractive street life. Reclaiming the streets for social use is one of the key benefits of the home zone principle and as a fully integrated design, a coordinated range of furniture will be proposed.



4.2.3 BUILDING STYLES + CHARACTER

4.2.3.1 LOOK + FEEL

Whilst the general approach to the design of the Masterplan has been focussed on the need to create a new neighbourhood which will be seen to fully integrate with the wider Sleepshyde settlement form, it is acknowledged that within the new development sectors individual character areas will be created to add to the overall quality of the new development form.

The massing and siting of the buildings have been designed to create safe and attractive spaces at human scale.

The residential mix will be determined to reflect market factors however, it is anticipated that the Masterplan will deliver a broad residential mix set out within a range of street scenes.

Considering the context and character of the site, the proposals are underpinned by the principles of a shared surface. The streetscape treatment allows for a large amount of planting within the street, incorporating a variety of amenity spaces and providing a good solution for accommodating the parking which is required on the site.



STREETS



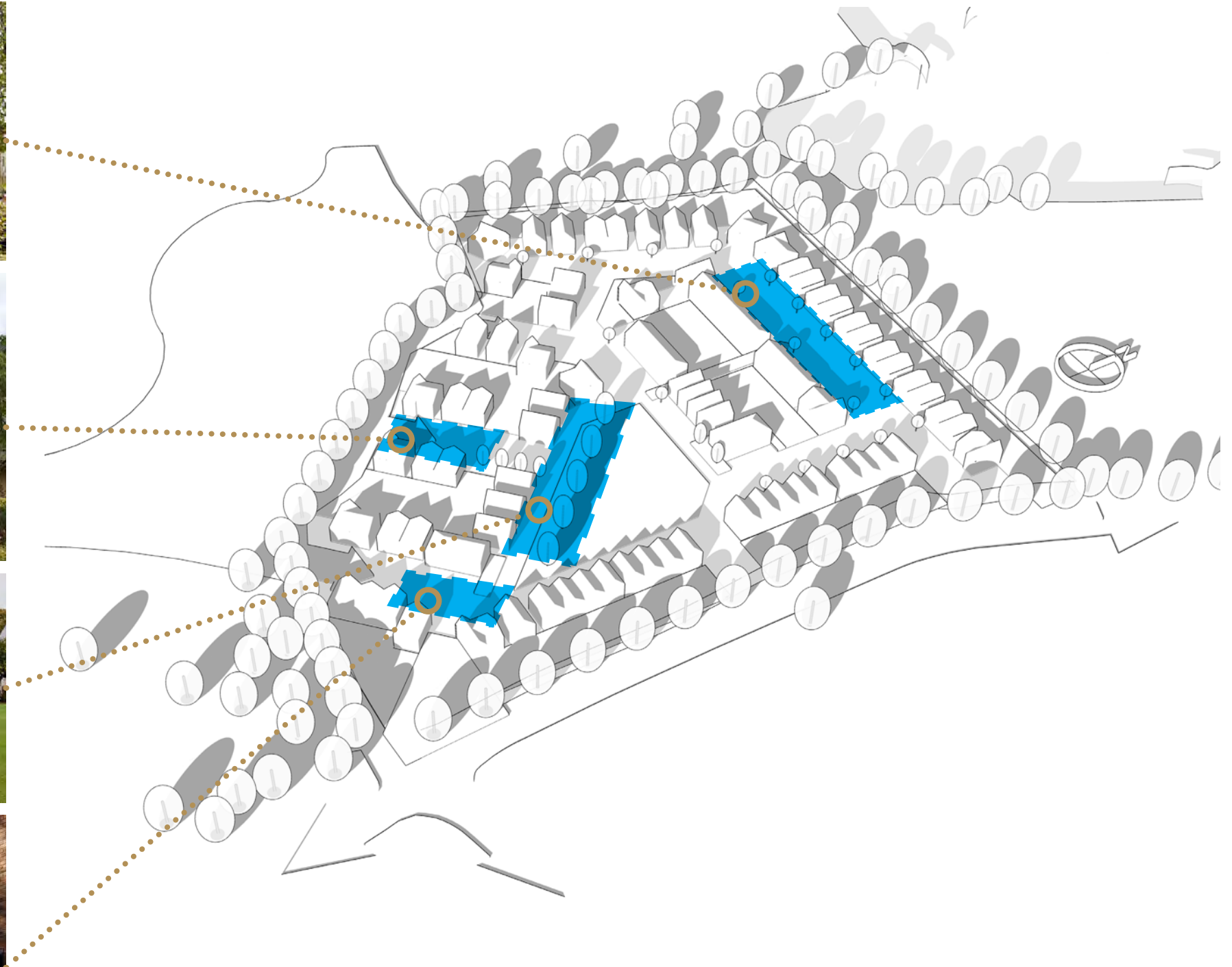
MEWS



PARKVIEW



JUNCTIONS



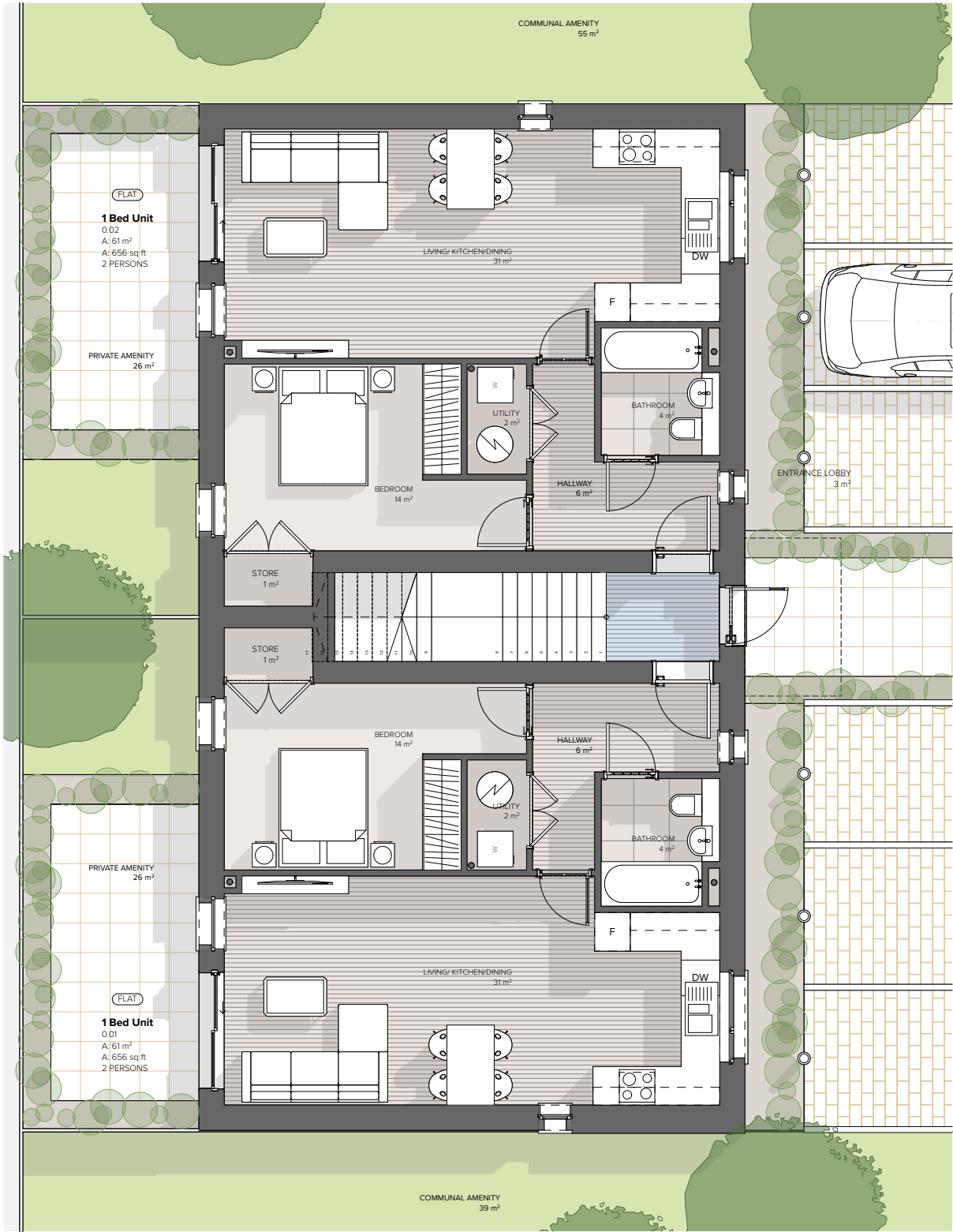
4.2.3 BUILDING STYLES + CHARACTER

4.2.3.2 APARTMENT BLOCK

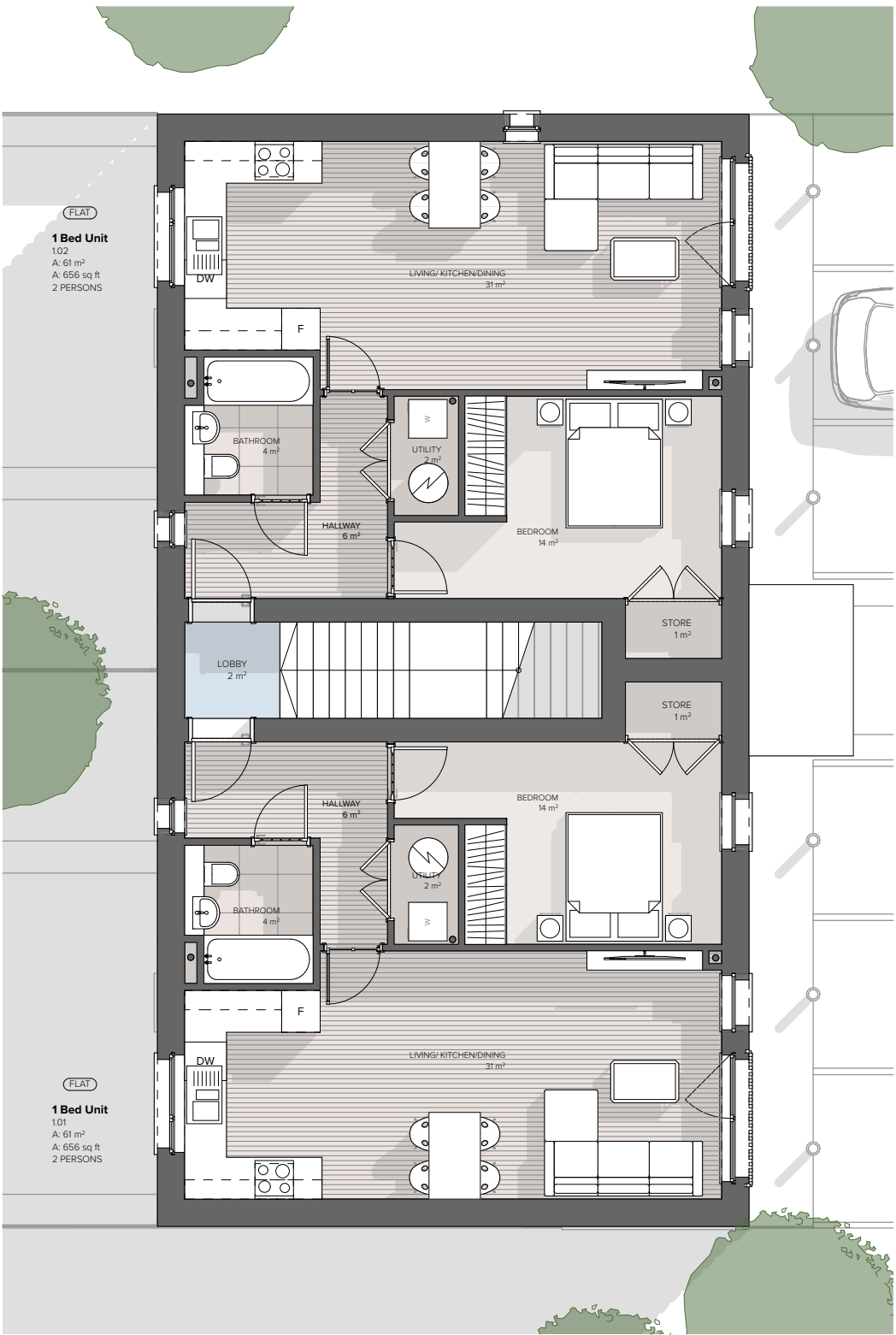
AREA SCHEDULE (GIA)			
UNIT TYPE	HOME STOREY	UNIT NUMBER	AREA
1 Bed Unit			
	Ground Level	0.01	61
	Ground Level	0.02	61
	Level 01	1.01	61
	Level 01	1.02	61
			244 m ²

DETAILED AREA SCHEDULE (NSA)			
UNIT	ZONE	QUANTITY	AREA
0.01			
	BATHROOM	1	4
	BEDROOM	1	14
	HALLWAY	1	6
	LIVING/ KITCHEN/DINING	1	31
	STORE	1	1
	UTILITY	1	2
			58 m ²
0.02			
	BATHROOM	1	4
	BEDROOM	1	14
	HALLWAY	1	6
	LIVING/ KITCHEN/DINING	1	31
	STORE	1	1
	UTILITY	1	2
			58 m ²
1.01			
	BATHROOM	1	4
	BEDROOM	1	14
	HALLWAY	1	6
	LIVING/ KITCHEN/DINING	1	31
	STORE	1	1
	UTILITY	1	2
			58 m ²
1.02			
	BATHROOM	1	4
	BEDROOM	1	14
	HALLWAY	1	6
	LIVING/ KITCHEN/DINING	1	31
	STORE	1	1
	UTILITY	1	2
			58 m ²
			232 m ²

CAR PARKING SCHEDULE	
LOCATION	NUMBER OF PARKING PLACES
ALLOCATED	4
UNALLOCATED	2



0 Ground Level 1:100



1 Level 01 1:100

4.2.3 BUILDING STYLES + CHARACTER

4.2.3.3 HOUSE TYPE 01

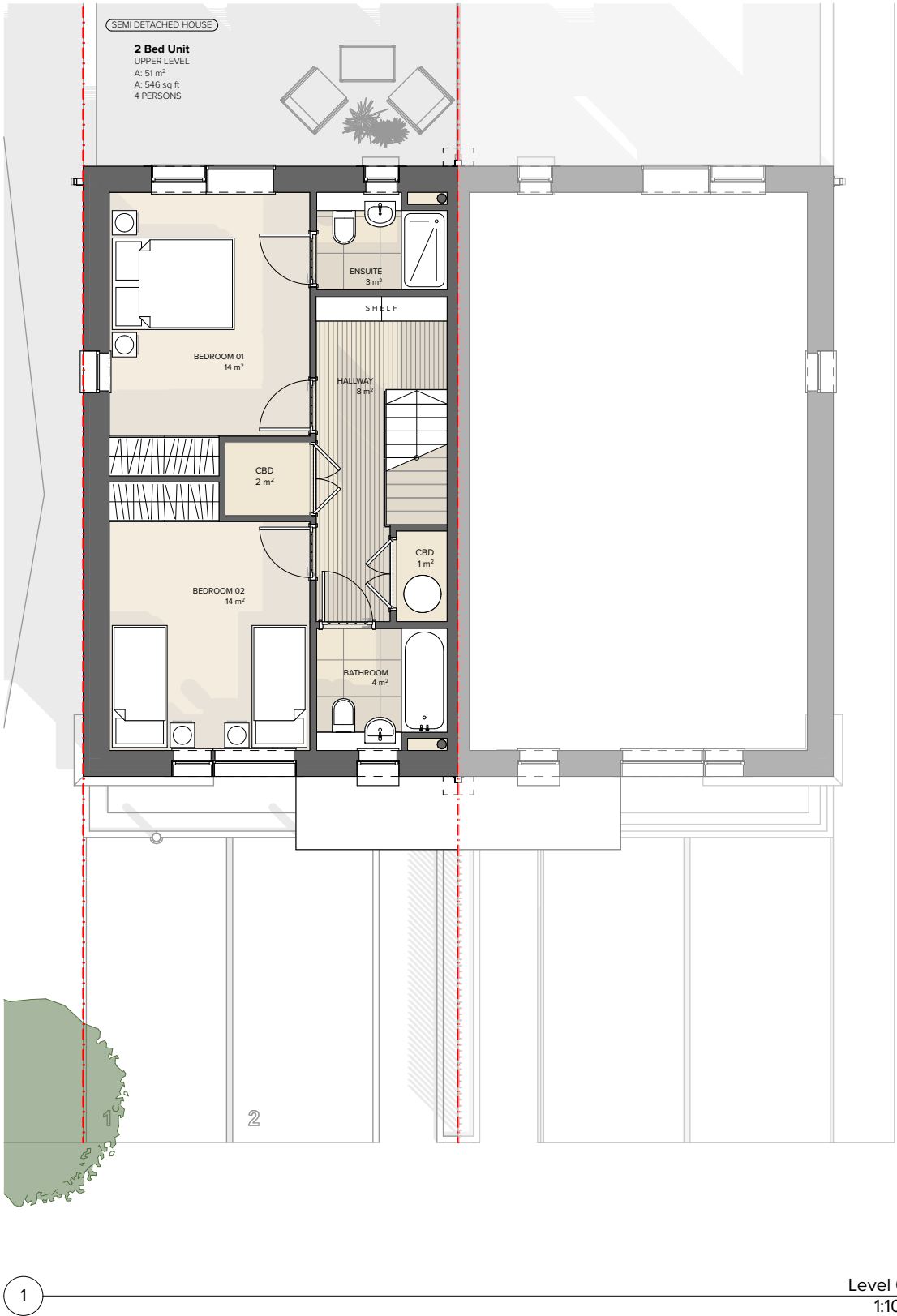
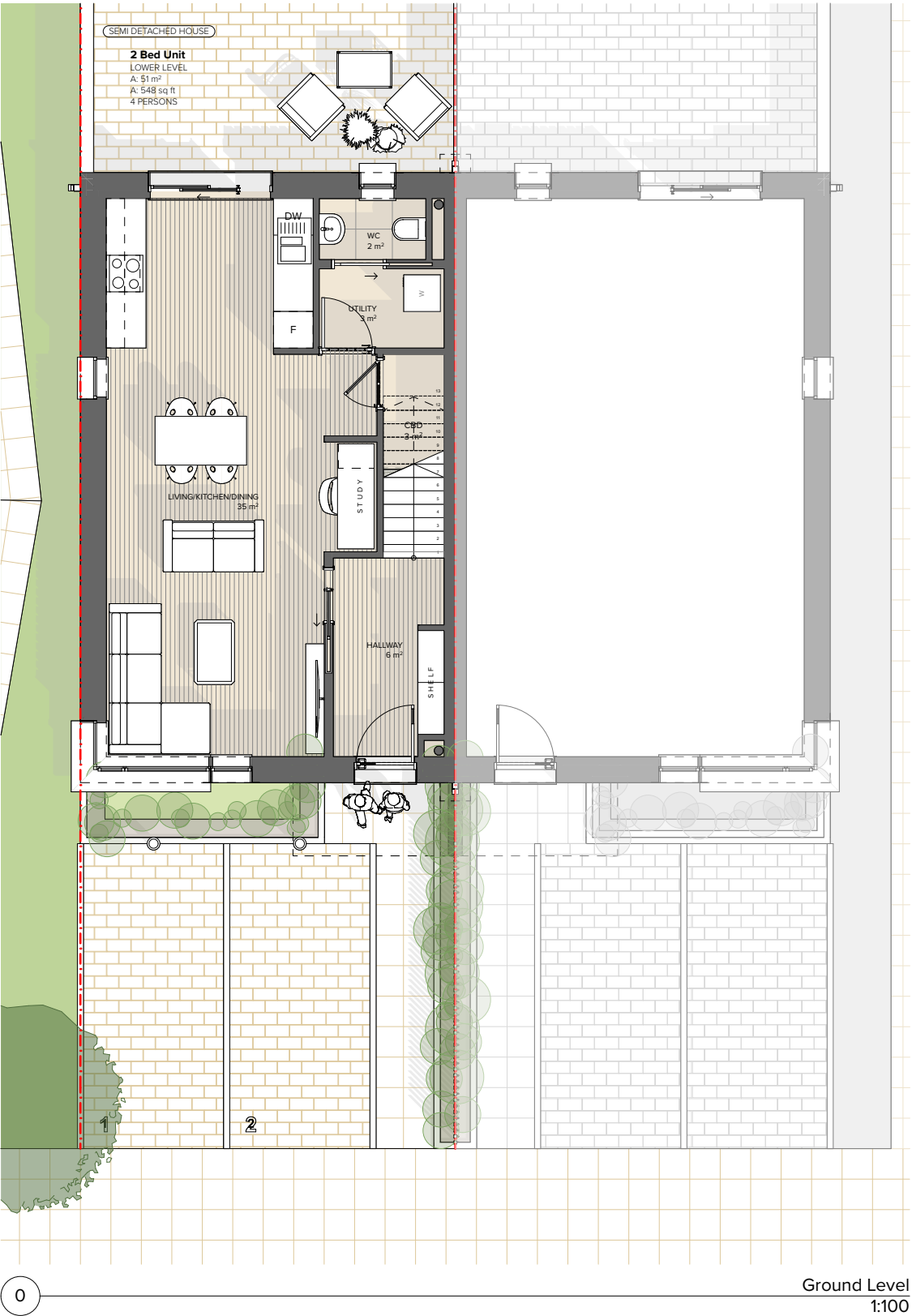
2-Bed Semi-detached House

AREA SCHEDULE (GIA)		
UNIT TYPE	POSITION	AREA
2 Bed Unit		
	LOWER LEVEL	51
	UPPER LEVEL	51
		102 m ²

DETAILED AREA SCHEDULE (NSA)		
STOREY	ZONE	AREA (m ²)
Ground Level		
	CBD	3
	HALLWAY	6
	LIVING/KITCHEN/DINING	35
	UTILITY	3
	WC	2
Level 01		
	BATHROOM	4
	BEDROOM 01	14
	BEDROOM 02	14
	CBD	3
	ENSUITE	3
	HALLWAY	8
		95 m ²

CAR PARKING SCHEDULE	
LOCATION	NUMBER OF PARKING PLACES
DRIVEWAY	1
UNALLOCATED	1

AMENITY AREA SCHEDULE	
ZONE	AREA
REAR GARDEN	62
	62 m ²



4.2.3 BUILDING STYLES + CHARACTER

4.2.3.4 HOUSE TYPE 02

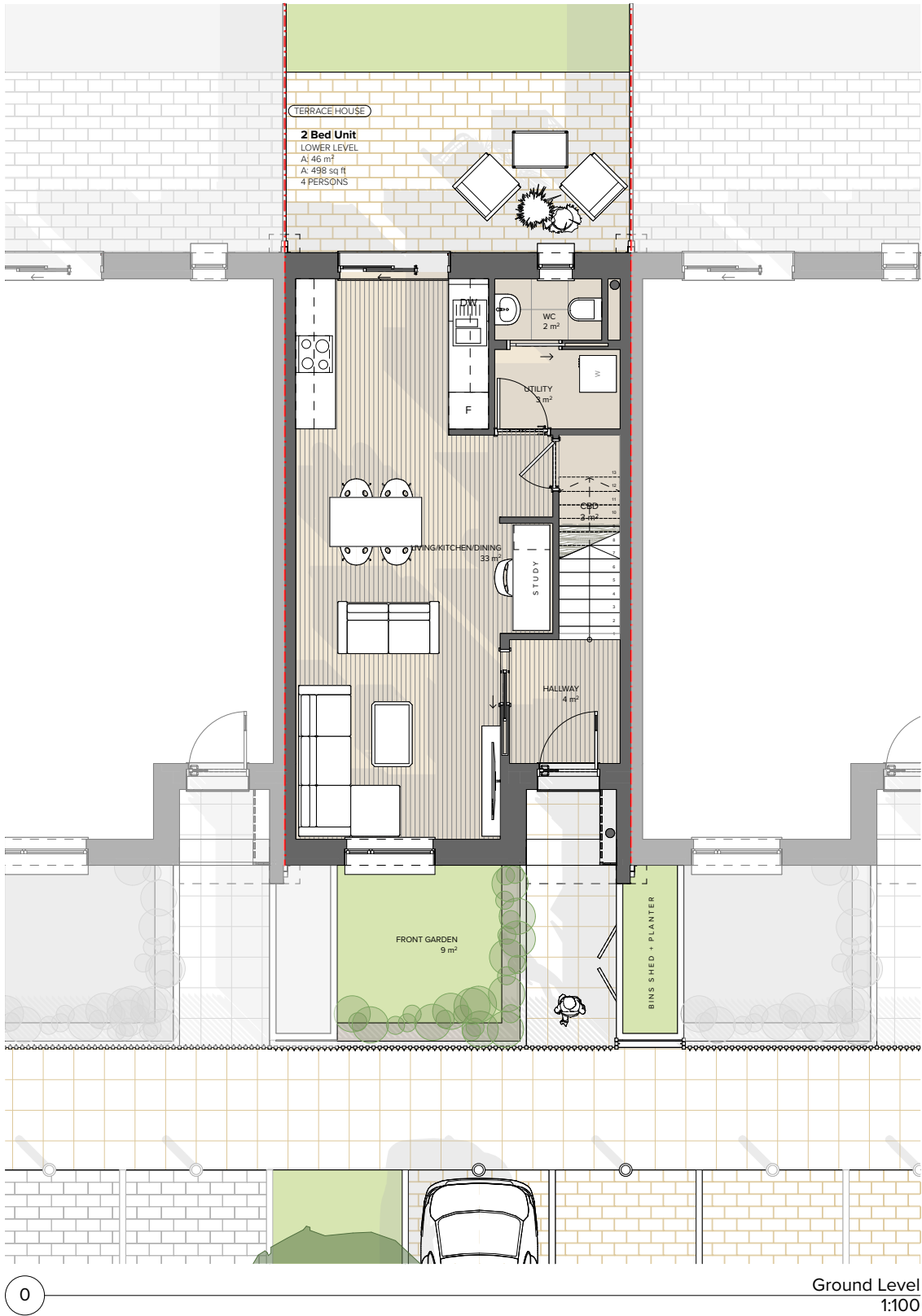
2-Bed Terrace House

AREA SCHEDULE (GIA)		
UNIT TYPE	POSITION	AREA
2 Bed Unit		
	LOWER LEVEL	46
	UPPER LEVEL	49
		95 m ²

DETAILED AREA SCHEDULE (NSA)		
STOREY	ZONE	AREA
Ground Level		
	CBD	3
	HALLWAY	4
	LIVING/KITCHEN/DINING	33
	UTILITY	3
	WC	2
Level 01		
	BATHROOM	4
	BEDROOM 01	13
	BEDROOM 02	12
	CBD	3
	ENSUITE	3
	HALLWAY	8
		88 m ²

CAR PARKING SCHEDULE	
LOCATION	NUMBER OF PARKING PLACES
UNALLOCATED	1
ALLOCATED	1

AMENITY AREA SCHEDULE	
ZONE	AREA
FRONT GARDEN	9
REAR GARDEN	60
69 m ²	



4.2.3 BUILDING STYLES + CHARACTER

4.2.3.5 HOUSE TYPE 03

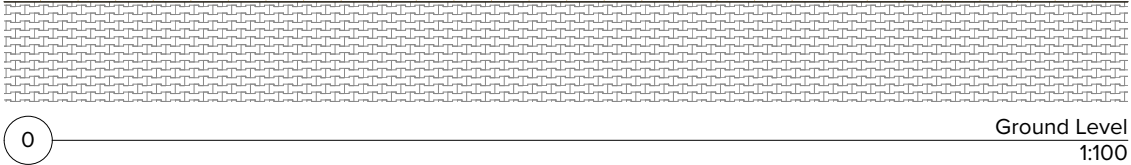
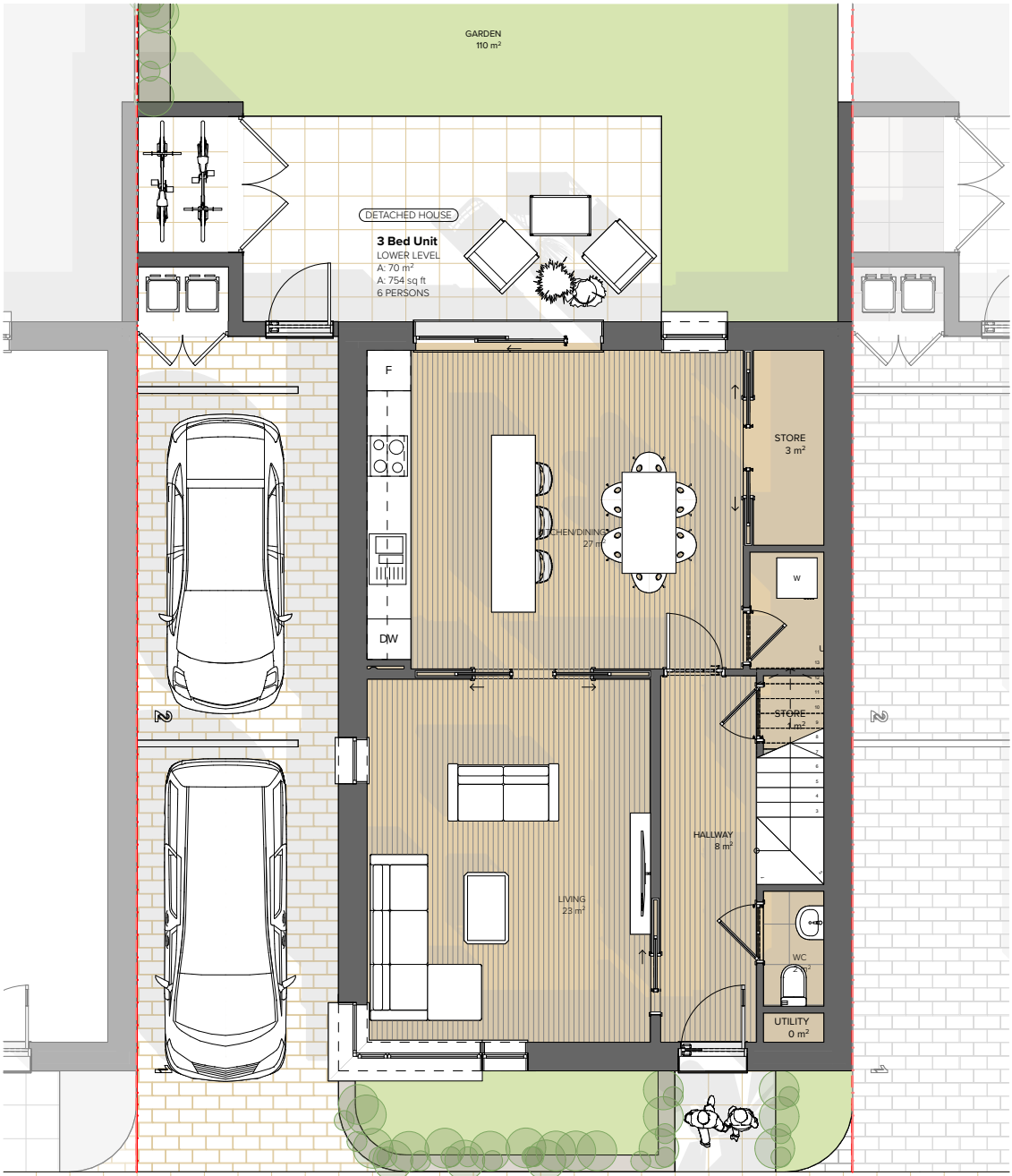
3-Bed Detached House

AREA SCHEDULE (GIA)		
UNIT TYPE	POSITION	AREA
3 Bed Unit		
	LOWER LEVEL	70
	UPPER LEVEL	70
		140 m ²

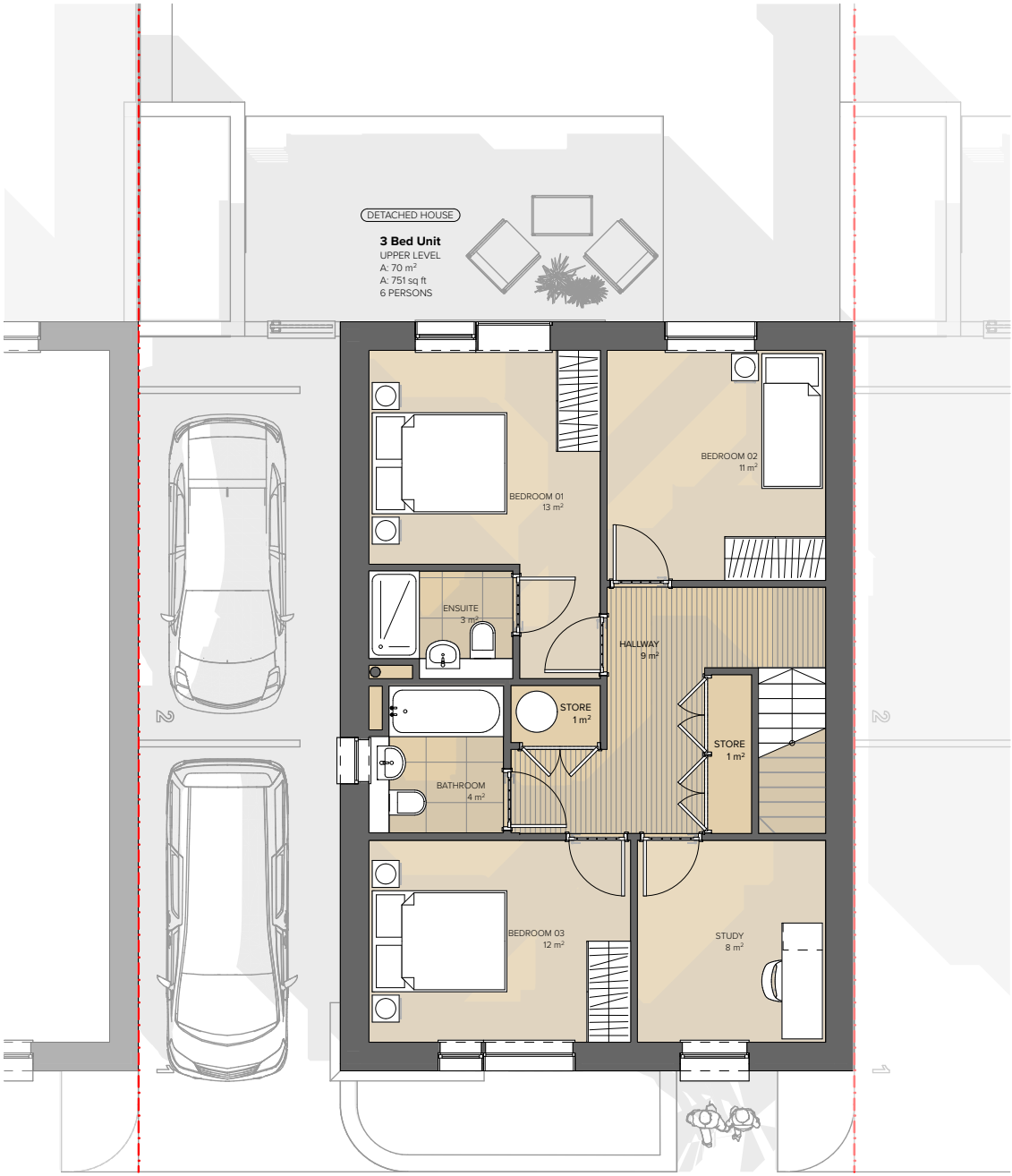
DETAILED AREA SCHEDULE (NSA)		
STOREY	ZONE	AREA
Ground Level		
	HALLWAY	8
	KITCHEN/DINING	27
	LIVING	23
	STORE	4
	UTILITY	2
	WC	2
Level 01		
	BATHROOM	4
	BEDROOM 01	13
	BEDROOM 02	11
	BEDROOM 03	12
	ENSUITE	3
	HALLWAY	9
	STORE	2
	STUDY	8
		128 m ²

CAR PARKING SCHEDULE	
LOCATION	NUMBER OF PARKING PLACES
DRIVEWAY	2
UNALLOCATED	1

AMENITY AREA SCHEDULE	
ZONE	AREA
GARDEN	110
	110 m ²



Ground Level
1:100



Level 01
1:100

4.2.3 BUILDING STYLES + CHARACTER

4.2.3.6 HOUSE TYPE 04

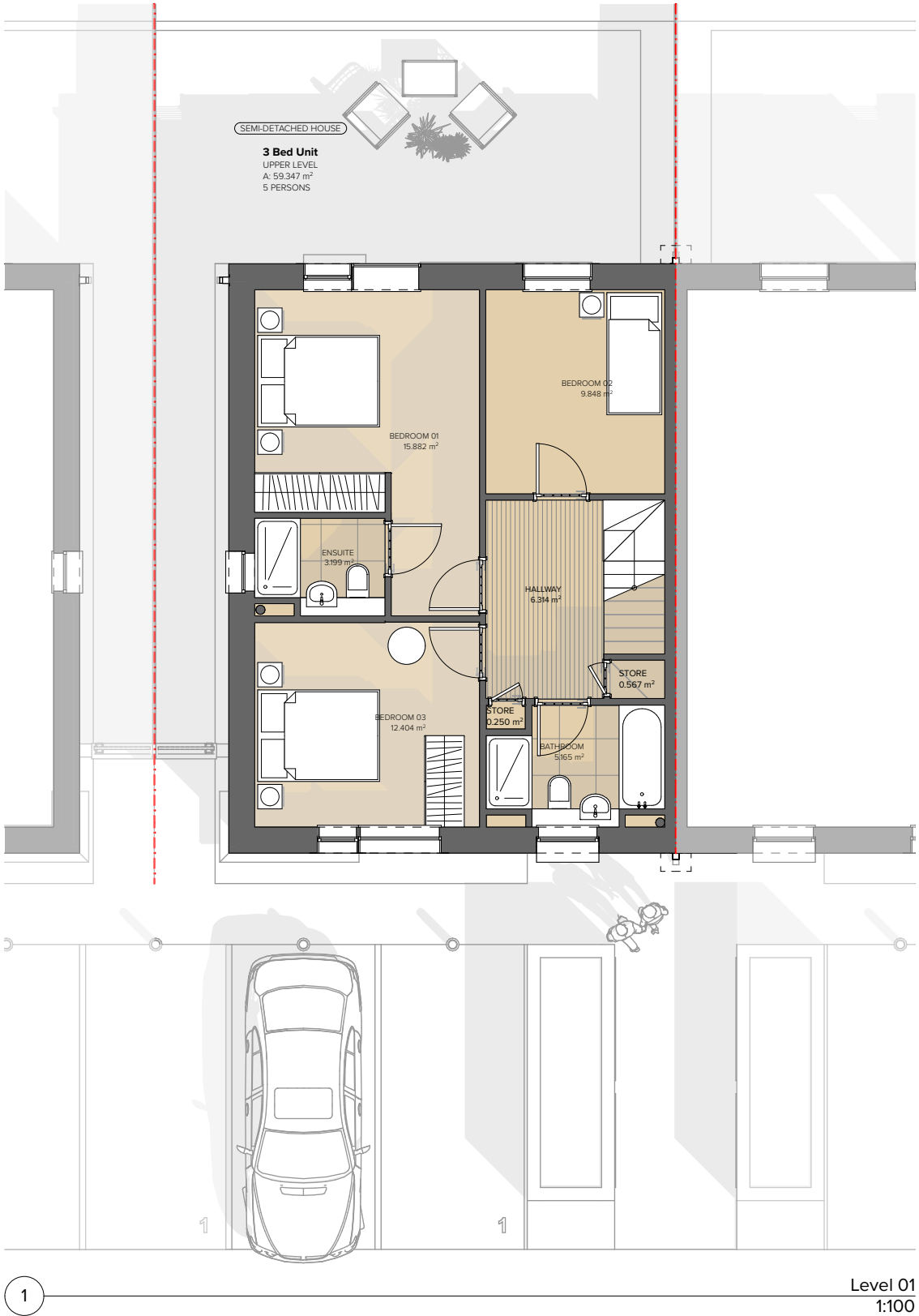
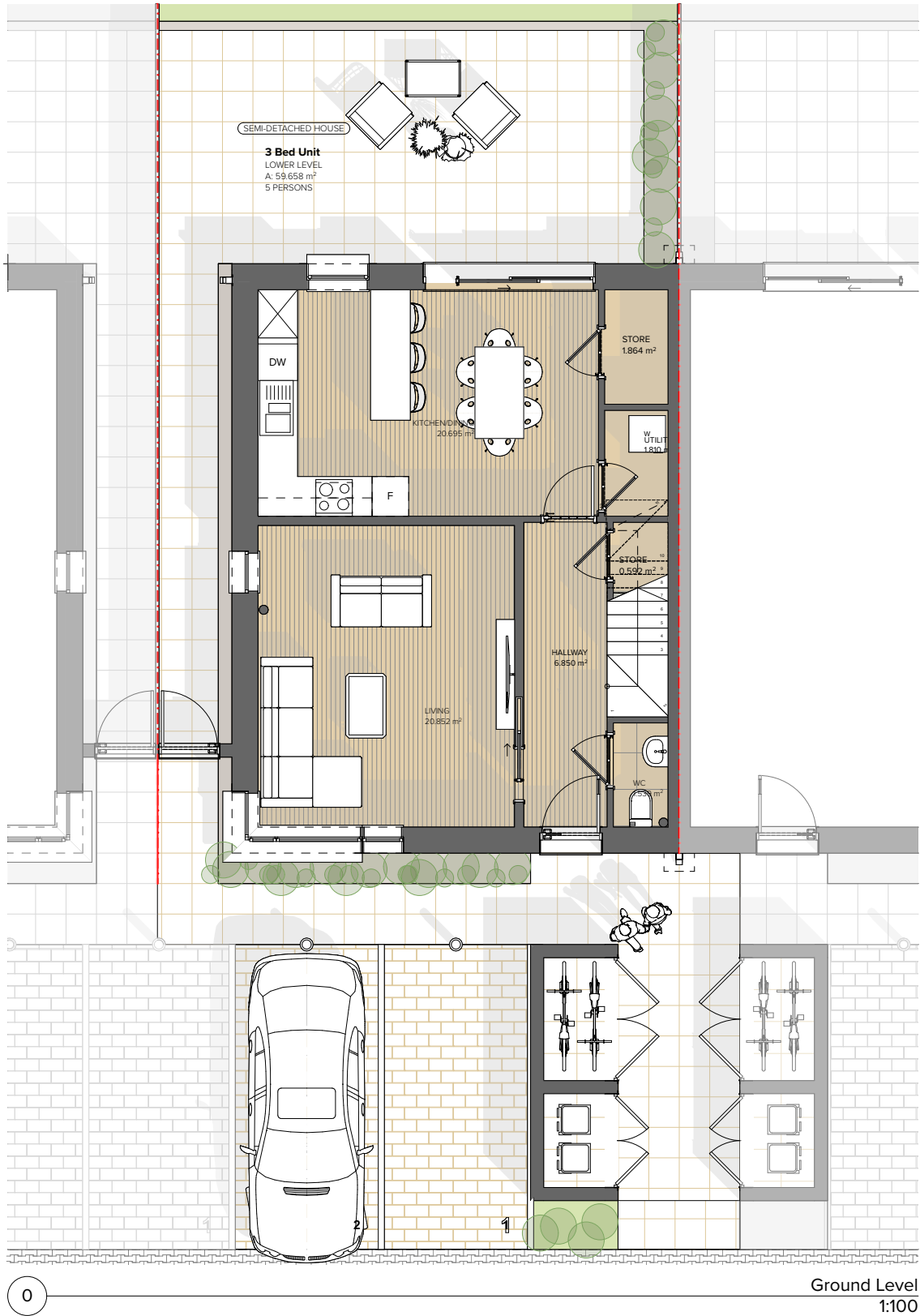
3-Bed Semi-detached House

AREA SCHEDULE (GIA)		
UNIT TYPE	POSITION	AREA
3 Bed Unit		
	LOWER LEVEL	60
	UPPER LEVEL	59
		119 m ²

DETAILED AREA SCHEDULE (NSA)		
STOREY	ZONE	AREA
Ground Level		
	HALLWAY	7
	KITCHEN/DINING	21
	LIVING	21
	STORE	3
	UTILITY	2
	WC	2
Level 01		
	BATHROOM	5
	BEDROOM 01	16
	BEDROOM 02	10
	BEDROOM 03	12
	ENSUITE	3
	HALLWAY	6
	STORE	1
		109 m ²

CAR PARKING SCHEDULE	
LOCATION	NUMBER OF PARKING PLACES
ALLOCATED	2
UNALLOCATED	1

AMENITY AREA SCHEDULE		
STOREY	ZONE	AREA
Ground Level	GARDEN	104
		104 m ²



4.2.3 BUILDING STYLES + CHARACTER

4.2.3.7 HOUSE TYPE 05

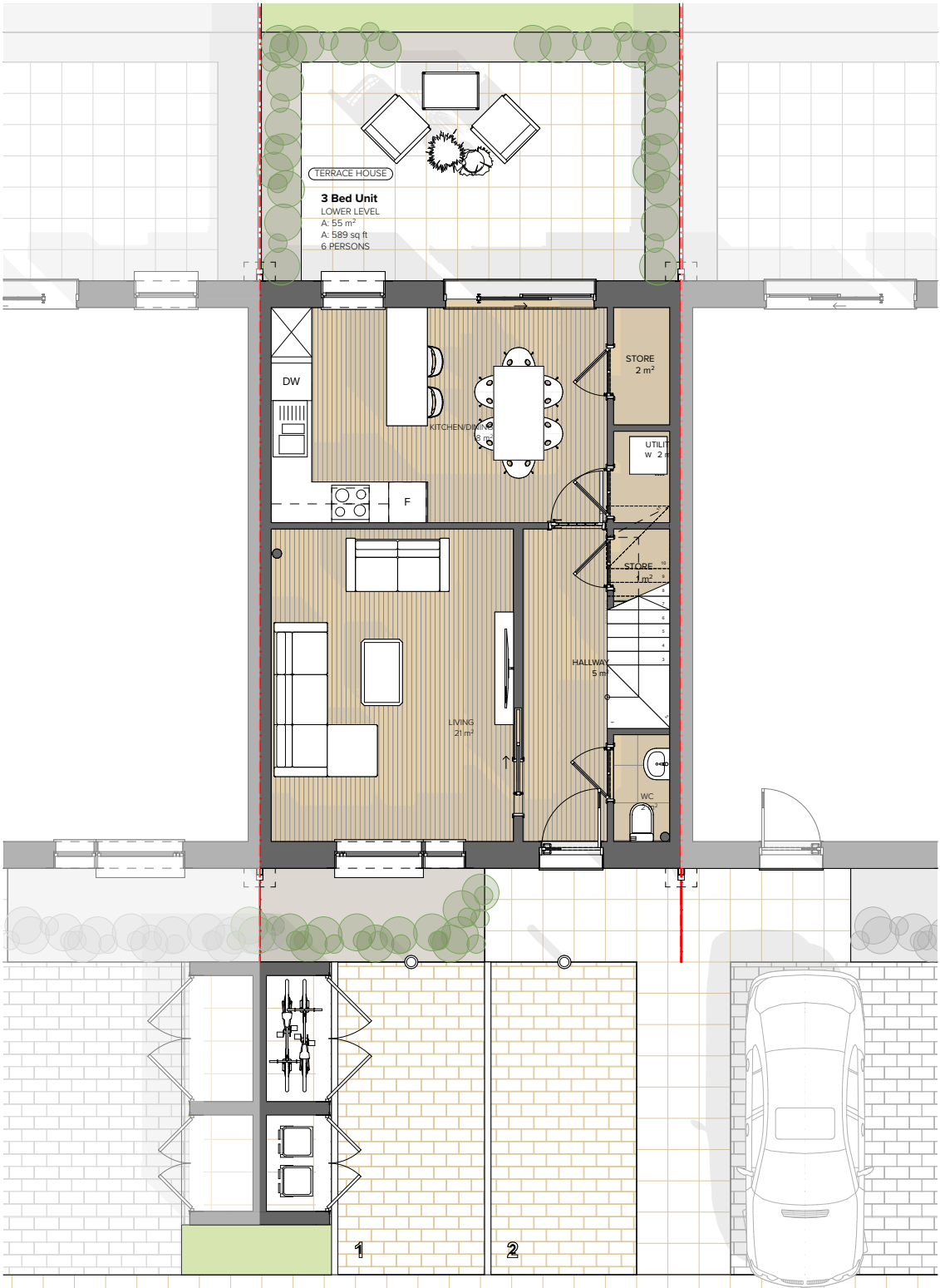
3-Bed Terrace House

AREA SCHEDULE (GIA)		
UNIT TYPE	POSITION	AREA
3 Bed Unit		
	LOWER LEVEL	55
	UPPER LEVEL	54
		109 m ²

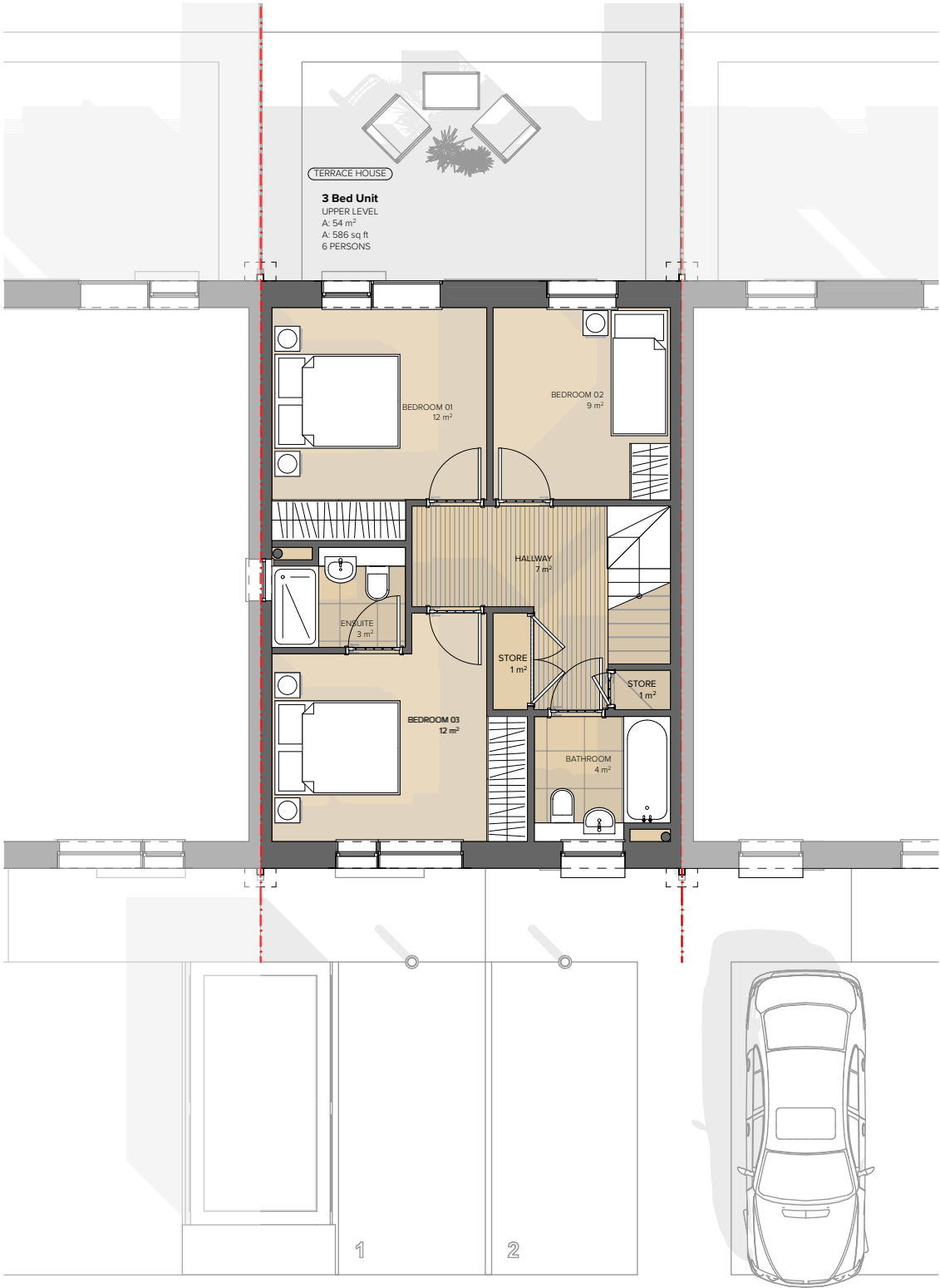
DETAILED AREA SCHEDULE (NSA)		
STOREY	ZONE	AREA
Ground Level		
	HALLWAY	5
	KITCHEN/DINING	18
	LIVING	21
	STORE	3
	UTILITY	2
	WC	2
Level 01		
	BATHROOM	4
	BEDROOM 01	24
	BEDROOM 02	9
	BEDROOM 03	12
	ENSUITE	3
	HALLWAY	7
	STORE	2
		112 m ²

CAR PARKING SCHEDULE	
LOCATION	NUMBER OF PARKING PLACES
ALLOCATED	2
UNALLOCATED	1

AMENITY AREA SCHEDULE		
STOREY	ZONE	AREA
Ground Level	GARDEN	80
		80 m ²



Ground Level
1:100



Level 01
1:100

4.2.3 BUILDING STYLES + CHARACTER

4.2.3.8 HOUSE TYPE 06

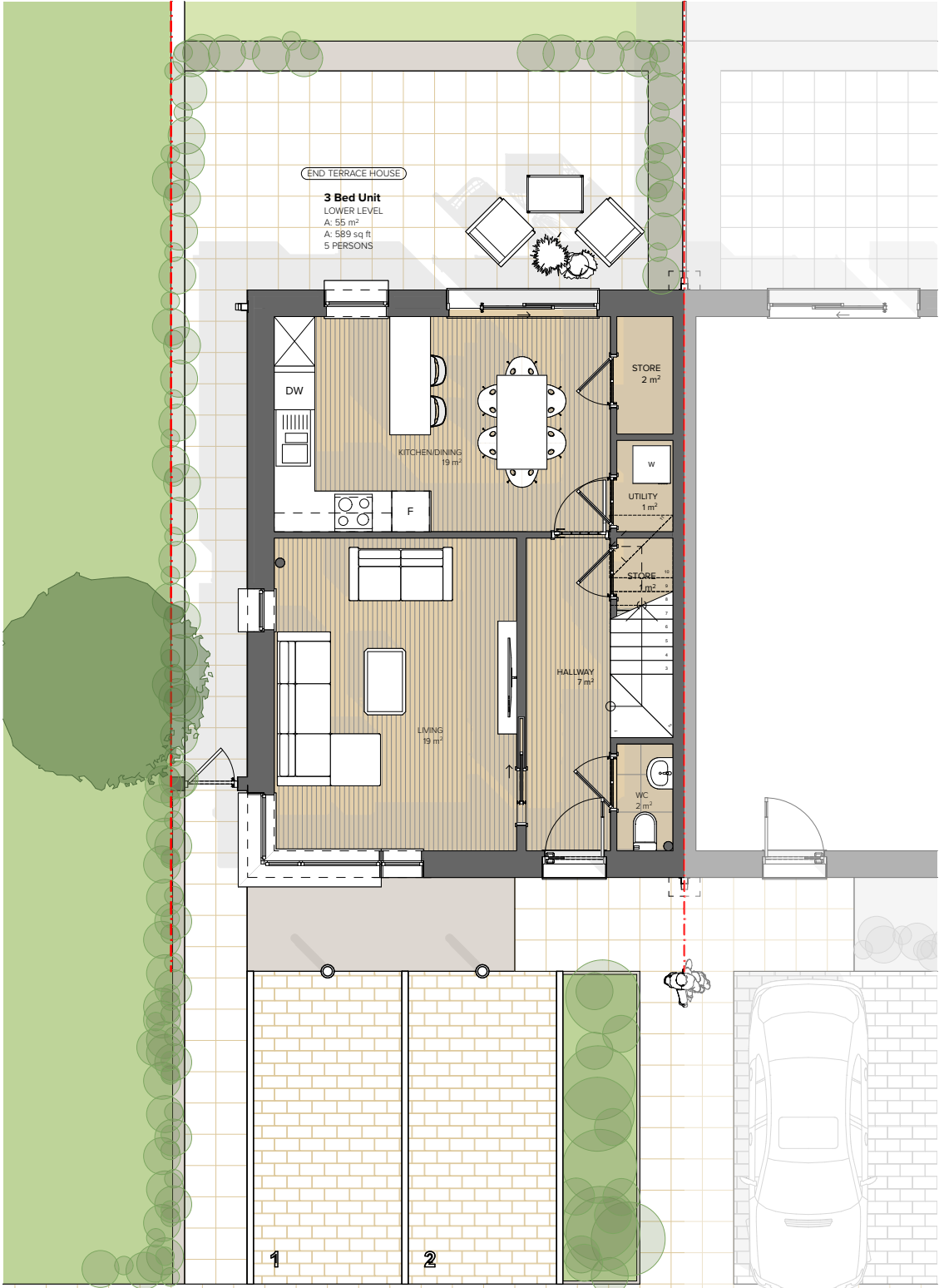
3-Bed End Terrace House

AREA SCHEDULE (GIA)		
UNIT TYPE	POSITION	AREA
3 Bed Unit		
	LOWER LEVEL	55
	UPPER LEVEL	54
		109 m ²

DETAILED AREA SCHEDULE (NSA)		
STOREY	ZONE	AREA
Ground Level		
	HALLWAY	7
	KITCHEN/DINING	19
	LIVING	19
	STORE	3
	UTILITY	1
	WC	2
Level 01		
	BATHROOM	4
	BEDROOM 01	12
	BEDROOM 02	12
	BEDROOM 03	9
	ENSUITE	3
	HALLWAY	7
	STORE	2
		100 m ²

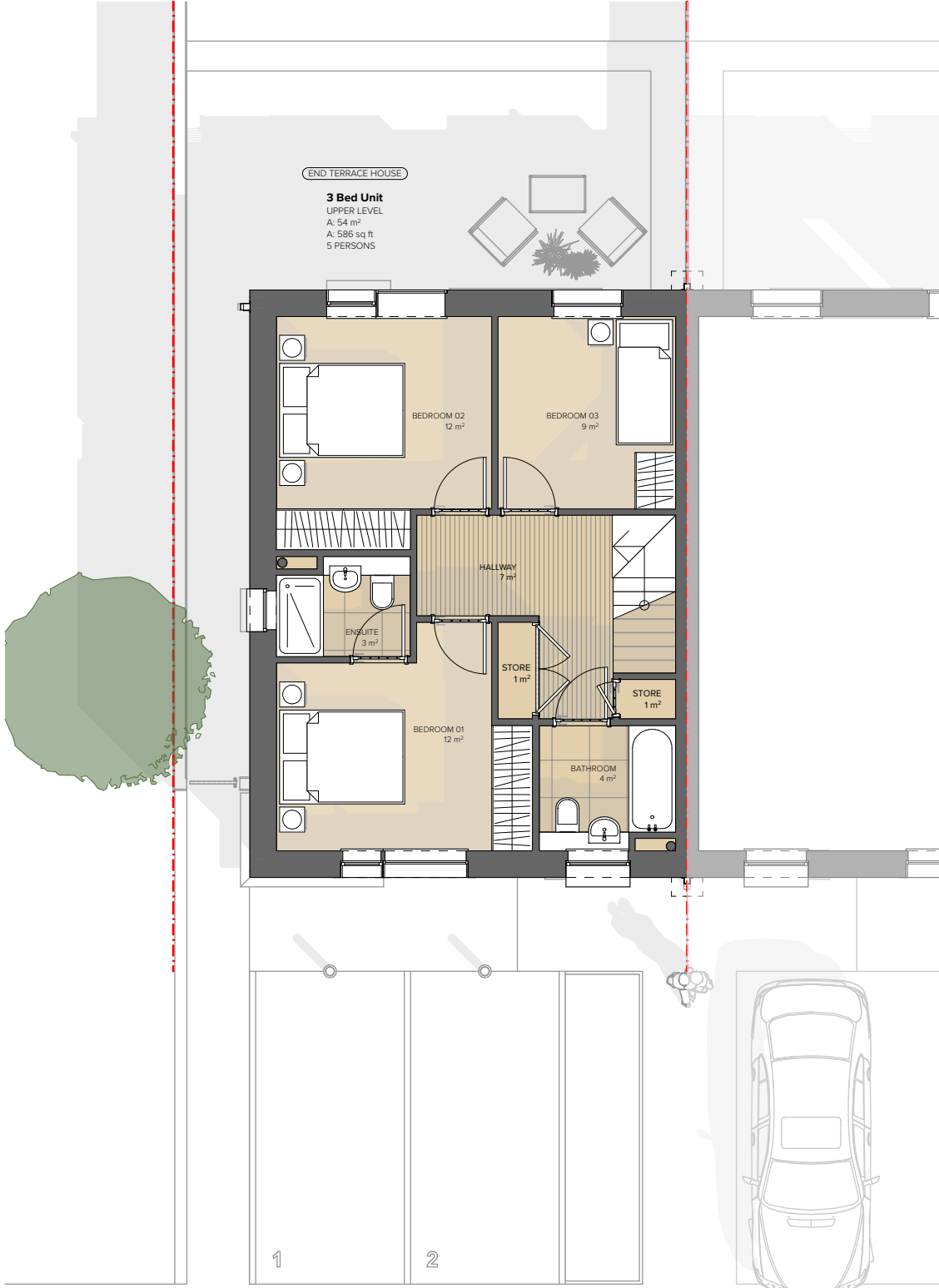
CAR PARKING SCHEDULE	
LOCATION	NUMBER OF PARKING PLACES
ALLOCATED	2
UNALLOCATED	1

AMENITY AREA SCHEDULE	
ZONE	AREA
GARDEN	102
	102 m ²



0

Ground Level
1:100



1

Level 01
1:100

4.2.3 BUILDING STYLES + CHARACTER

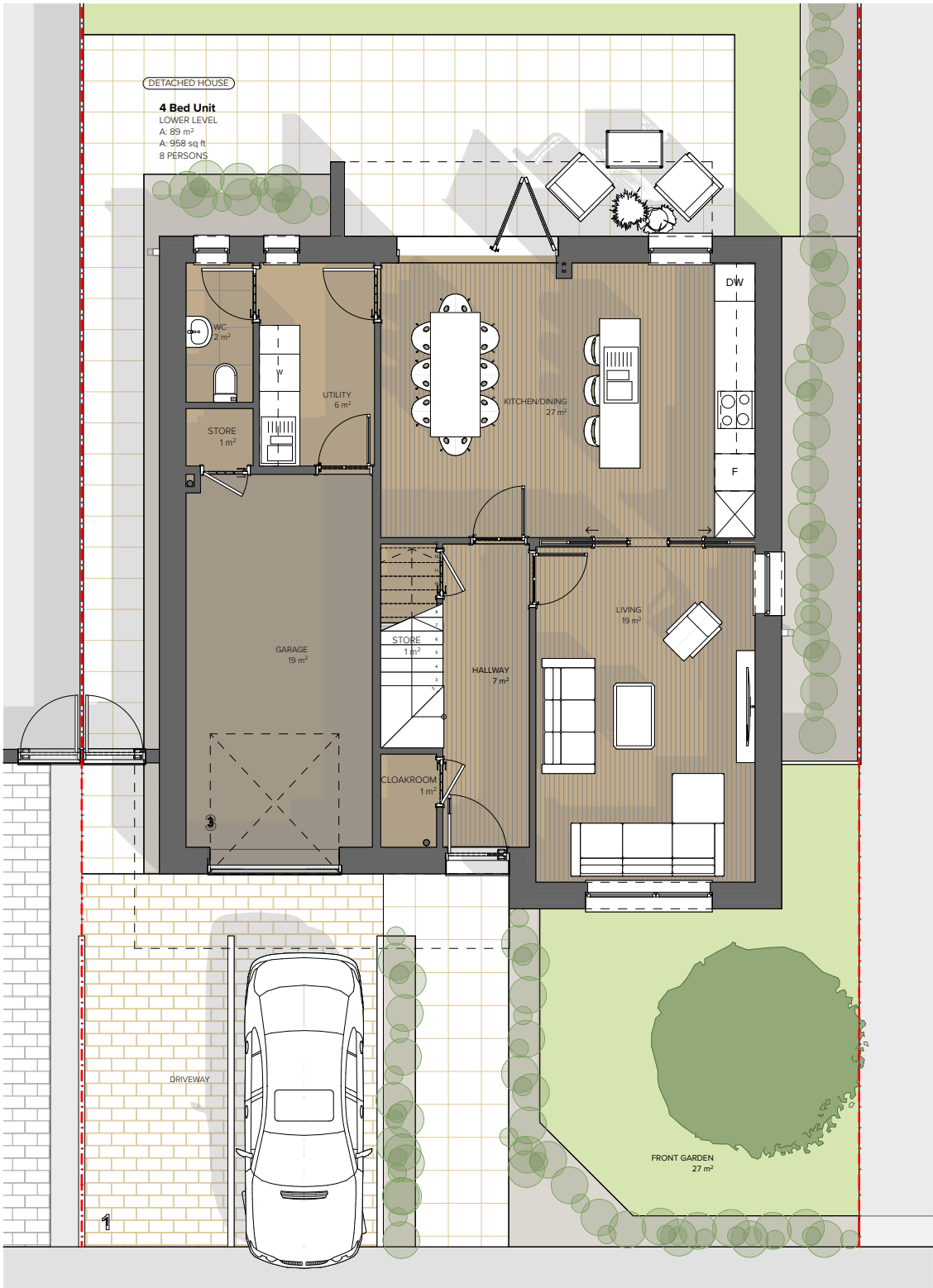
4.2.3.9 HOUSE TYPE 07
4-Bed Detached House with Integrated Garage

AREA SCHEDULE (GIA)		
UNIT TYPE	POSITION	AREA
4 Bed Unit		
	LOWER LEVEL	89
	UPPER LEVEL	88
		177 m ²

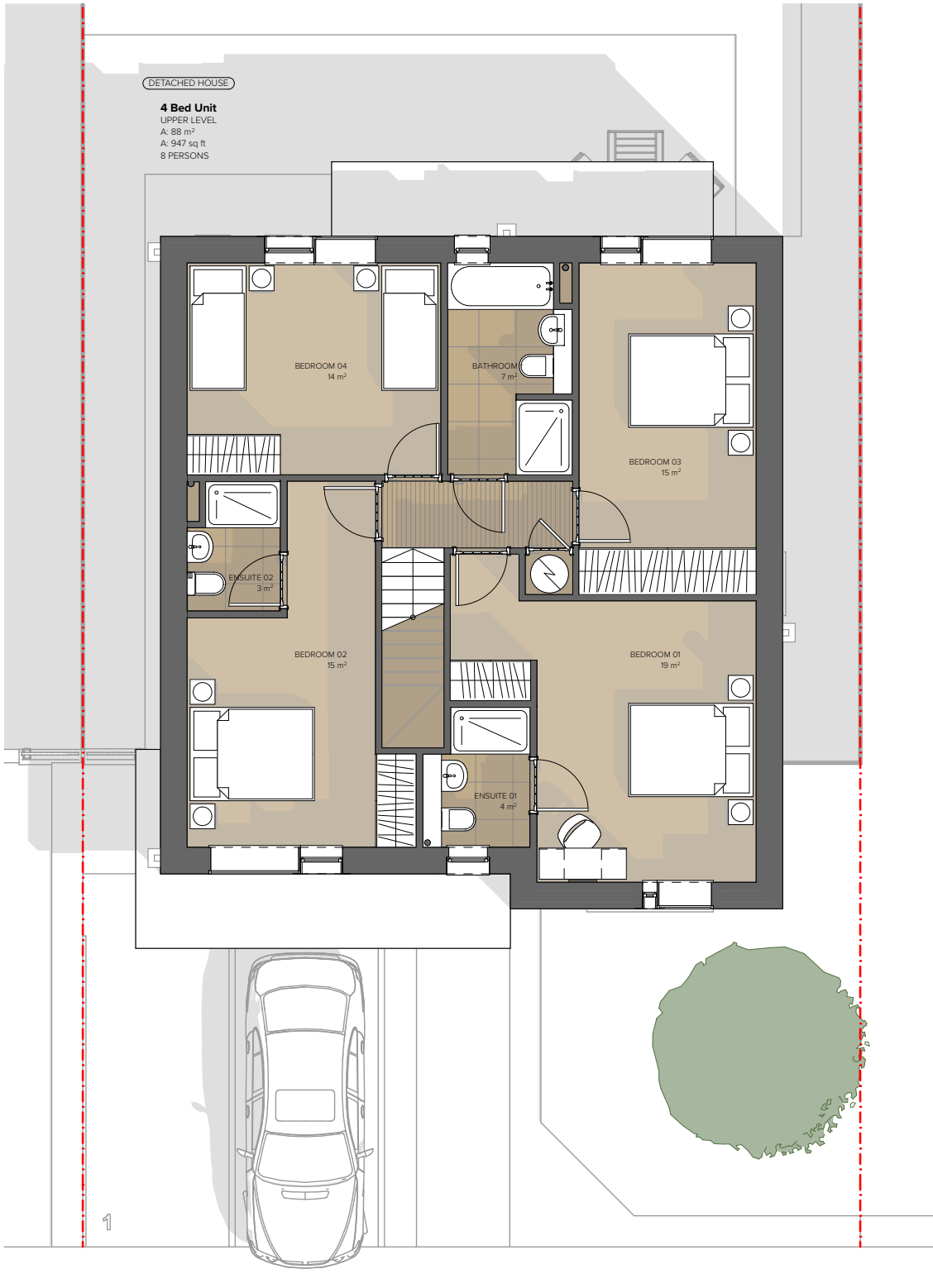
DETAILED AREA SCHEDULE (NSA)		
STOREY	ZONE	AREA
Ground Level		
	CLOAKROOM	1
	GARAGE	19
	HALLWAY	7
	KITCHEN/DINING	27
	LIVING	19
	STORE	2
	UTILITY	6
	WC	2
Level 01		
	BATHROOM	7
	BEDROOM 01	19
	BEDROOM 02	15
	BEDROOM 03	15
	BEDROOM 04	14
	ENSUITE 01	4
	ENSUITE 02	3
		160 m ²

CAR PARKING SCHEDULE	
LOCATION	NUMBER OF PARKING PLACES
DRIVEWAY	2
GARAGE	1
UNALLOCATED	1

AMENITY AREA SCHEDULE	
ZONE	AREA
FRONT GARDEN	27
REAR GARDEN	137
	164 m ²



Ground Level
1:100



Level 01
1:100