

Pedestrian Movement

Accessibility and connectivity have been prioritised in the design of the site, with dedicated footways separating pedestrian from road traffic in the main public realm with clear visual links between the entrances to the site and entrances to buildings.

The orientation of plots has been carefully planned to promote an active frontage over all pedestrian routes in line with the principles set out in the approved application. This approach ensures that pedestrian routes are appropriately surveilled, further enhancing safety throughout the site. In addition, all pedestrian circulation routes to be level or gently-sloping (as defined in Section 6, Approved Document M, Access to and Use of Buildings, Building Regulations 2010).

To further improve accessibility, the development proposes multiple pedestrian entry points that connect to existing footpath routes beyond the site's boundaries. These additional access points serve to provide residents and visitors with convenient and secure routes, enhancing connectivity to the surrounding community. By embracing these access points, the site becomes an integrated part of the neighbourhood, fostering a sense of community and ease of movement.

The site's design strategy embodies a commitment to preserving and enhancing the existing landscape. This approach includes the incorporation of two Public Right of Way footpaths that traverse the site - to the northern part (PRoW ref: ESC/28) and the southern part (PRoW ref: ESC/29). These pathways, deeply ingrained in the local community, will be carefully integrated into the overall layout, ensuring continued public access and enjoyment of these natural amenities.

Furthermore, to promote sustainable and active transportation options, a 3-metre wide cycle route is planned to run through the green open spaces, establishing a link between the retail/ commercial and the residential areas. Additionally, 3-meter wide cycle routes are proposed on both sides of the access road to the south of the site. All proposed cycle routes on site are interconnected, ensuring a seamless route for cyclists. This not only fosters a sense of connectivity but also encourages environmentally friendly modes of travel, fostering a more inclusive and sustainable environment for the community.

Overall, the layout prioritises sustainable modes of transportation, creating an ideal location for modern urban living. With enhanced accessibility and connectivity at its core, this development fosters a thriving, inclusive community that prioritises the well-being and convenience of its residents and visitors alike.

Key

Existing Public Right of Way Routes

Private Drives - these are shared routes, that can be used by cars, pedestrians and cyclists alike.

Pedestrian Movement Plan

4.5 Proposed Materials

The proposed dwellings will primarily feature red and orange brick construction, creating a cohesive and visually appealing aesthetic. The roofscape, designed with grey slate, complements the material pattern of the surrounding residential area while signifying the importance of local and national building products.

To maintain consistency and unity within the development, all boundary brick screen walls will be built using the same material as the main property they abut.

Our objective is to create a blend of locally distinct, high-quality housing that adheres to the principles set out in the approved Design and Access Statement. The use of premium materials in construction will ensure the development's longevity, contributing to its attractive appearance for years to come.

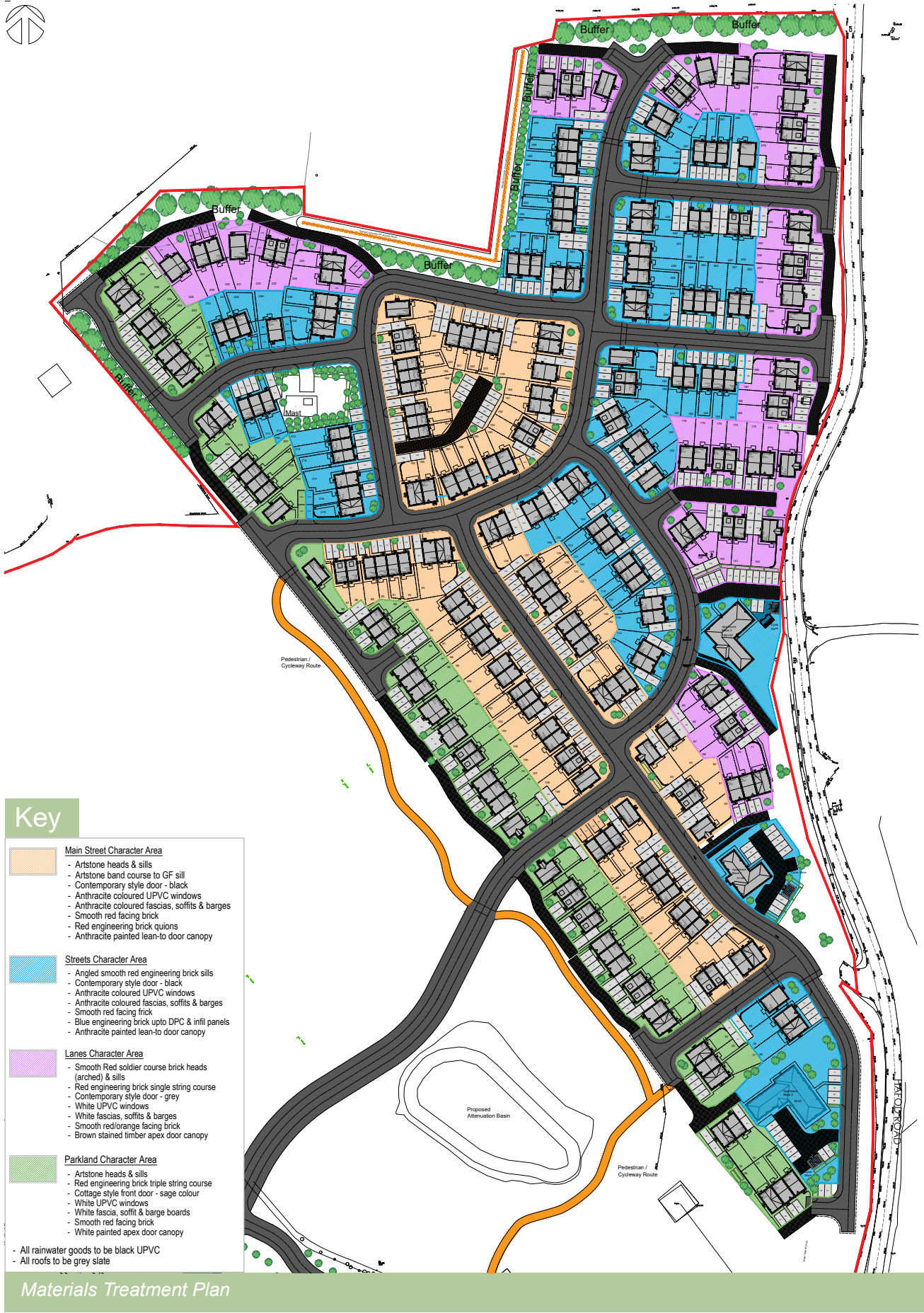
Character Areas

The proposed material selection will adhere to the character area principles laid out in the previously approved scheme, as clearly defined in the approved Design and Access Statement. The plan on the right illustrates the proposed boundaries of each character area. Each of these character areas will be crafted with its own unique selection of materials, architectural detailing, and window fenestrations aligning with the specific location of the respective plot. Grey slate roof is proposed to all properties on site to act as a unifying material.

Outlined below are the four character areas that define the proposed development site in line with the approved scheme:

- Main Street Character Area
- Streets Character Area
- The Lanes Character Area
- Parkland Character Area

These character areas will play a pivotal role in shaping the distinct identity and charm of the development, honoring the local character while maintaining a consistently high standard of quality.



Precedent Images

The following images serve as a visual representation of the array of features and materials found within the local vernacular that have influenced the design and material selection of the proposed housetypes.

