

Great Western Yard
Gloucester

Scheme Presentation

May 2022

Revision A



EUTOPIA
HOMES

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1.0 Introduction

Introduction

1.1 Executive Summary - The Project

Overview

This Design and Access Statement has been prepared by Darling Associates on behalf of Eutopia Homes to support a planning application for a residential mixed-tenure development at Great Western Yard, Great Western Road, Gloucester.

Project Description

The redevelopment of Great Western Yard will provide 330 new homes, in four, five and six storey blocks and a mix of two storey town houses. New gateways into the site will provide a sense of place as well as connecting large areas of new and existing green space.

Purpose of the Document

The purpose of this document is to show the design evolution of the project; linking a technical assessment of the site constraints with a best scenario design response to them. The document should be read in conjunction with the documents submitted as part of this application.

Vision Statement

- Creation of a new, high quality and sustainable residential neighbourhood which reduces reliance on the private car and encourages walking and cycling.
- Creation of a mixed tenure development.
- Give an underused, secluded site a new identity
- Creation of a new neighbourhood which fits with the existing townscape.
- Creating high-quality green spaces that people will want to use.
- Reduce car dominance & encourage sustainable trips through walking and cycling.



1.2 Executive Summary - The Client & The Brief

The Client

At Eutopia Homes, place making is at the heart of everything they do. They strive to acquire projects in locations that can help be a catalyst for urban regeneration and deliver homes and communities that people aspire to live in.

Focusing on urban brownfield sites, Eutopia Homes start from the ground up and work with some of the leading design and place making practices to create long-term communities. At the heart of all of the projects is a sustainable ethos, be that proximity to local transport hubs or utilising off-site construction techniques to reduce waste.

Eutopia Homes creates homes across the complete housing spectrum from affordable housing, private for sale and the private rental sector. Eutopia Homes provides local amenities and residents facilities on their sites to help deliver a sense of community both within and outside the projects.

Eutopia Homes ‘Ethos’

- The core values of Eutopia Homes are;
- Delivering homes in great places
 - Developing a strong sense of community
 - Focus on good quality landscaping
 - Producing homes that people can afford to buy or rent
 - High quality design with great space planning
 - Regenerating brownfield urban sites
 - Delivering creative spaces and co-working opportunities
 - Modern design philosophies that focus on shared communal landscaping for high density environments
 - Sustainable ethos with reduced car dependency, shared parking arrangements and increased cycle usage

The Brief

The Great Western Yard brief was to provide a mix of accomodation types to create a diverse offering to Gloucester housing.

The scheme intends to diversify the tenure to provide a blend of PRS, private sale and affordable homes to attract a varied demographic to the development, creating a true mixed-tenure community.

Provide high quality communal amenity across the development as a whole with public green spaces, generous communal amenity areas (internal and external) and private amenity areas too.



Eutopia Homes Projects

1.3 Darling Associates Profile

Overview

Our approach begins and ends with the objective of creating beautiful places to live, work and relax. The practice is listed as one of the top UK architecture practices in the Architect's Journal Top 100 list and has won multiple awards for architectural schemes across the UK.

Our multi-disciplinary team works across multiple sectors, including affordable to luxury residential developments, offices, hotels, leisure and retail schemes. Each team brings with them a wealth of skills and expertise to deliver minor to major projects across the world.

Every building we create is underpinned with a collective desire to produce elegant and beautiful architecture, delivered by a dynamic and stimulated creative studio.

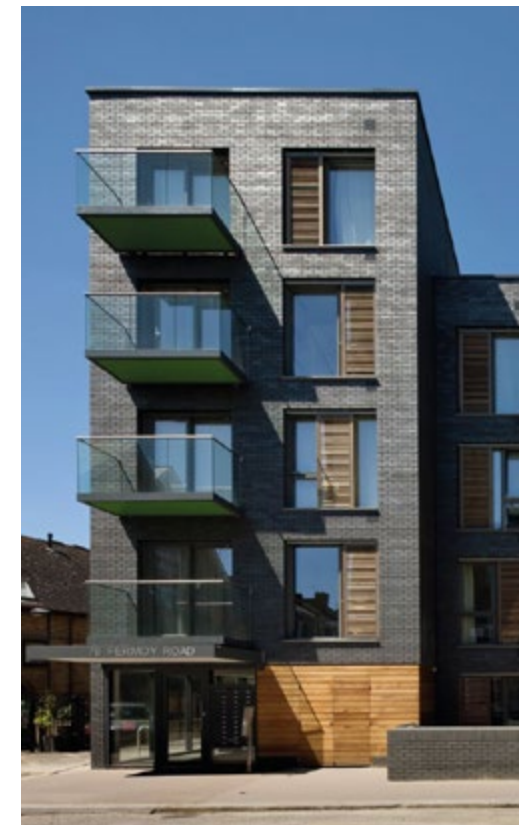
We work with major clients including Berkeley Group, Canary Wharf Developments, Essential Living, Legal and General, Helical Bar, Salmon Developments/NFU and Lend Lease. We value and nurture these long-term relationships and regularly receive repeat commissions to deliver a wide range of high-quality architecture.

With every single project, our ambition is to design beautiful and elegant architecture and provide all our clients with an exemplary service.

We work in a range of affordable to luxury residential projects, hotels, offices and retail schemes – and our diverse and talented team have the skills to deliver major, complex projects.



Lollard Street, Lambeth



Fermoy Road, Westminster



Exmouth Junction, Exeter

2.0 Context

Context

2.1 Site Location within City of Gloucester

Overview

The City of Gloucester is the largest settlement within Gloucestershire with the highest population density. The city lies close to the Welsh border, and is on the River Severn.

The site is located in the city of Gloucester, approximately 260m to the west of Gloucester Railway Station which provides a direct service to Birmingham New Street and Cheltenham with journey times of approximately 1 hour and 10 minutes and 10 minutes respectively.

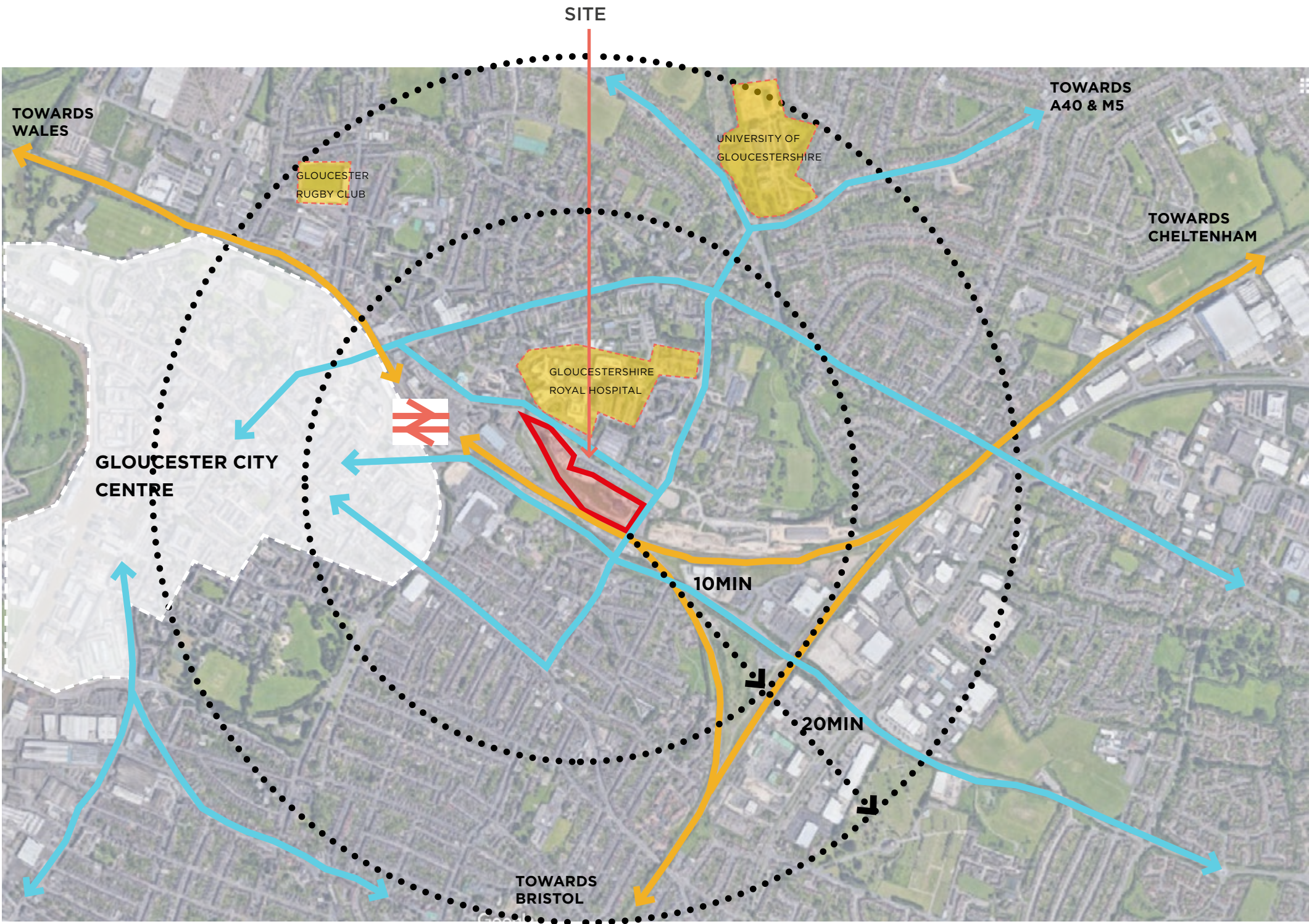
The site was previously owned by Network Rail and comprises a disused rail depot, located off Horton Road, and a small operational timber yard and vehicle repair garage, located off Great Western Road.

To the south of the site is the operational rail line which serves Gloucester Station. To the north is Great Western Road, on which a row of terrace houses borders the northern end of the site. The eastern boundary is formed by a low brick wall and security fence which faces onto Horton Road. To the west the site tapers to a point, beyond which are modern office units.

Gloucester is served by the M5 motorway, A38 and the A40. The A40 links Gloucester with Cheltenham (20 minute drive East), Oxford (1 hour drive East) & Bristol (45 minute drive South). The M5 provides connectivity to Birmingham (1 hour drive North).

Key:

- The Site
- Train stations
- Main routes
- Secondary routes



Site location within the City of Exeter

Context

2.2 The Development Site

Overview

The site extends to approximately 7.78 acres (3.14 ha) gross and comprises disused rail sidings, parking and commercial premises. The site is flat in gradient in keeping with the surrounding area which is generally level.

The site is linear in nature running north-west to south-east between Great Western Road to the north and the retained railway line to the south.

The land is situated in a mixed-use area comprising residential and commercial uses. The Gloucestershire Royal Hospital is situated to the north, Pullman Court business centre to the west and circa 1900's Victorian terrace properties adjoin the site to the north.

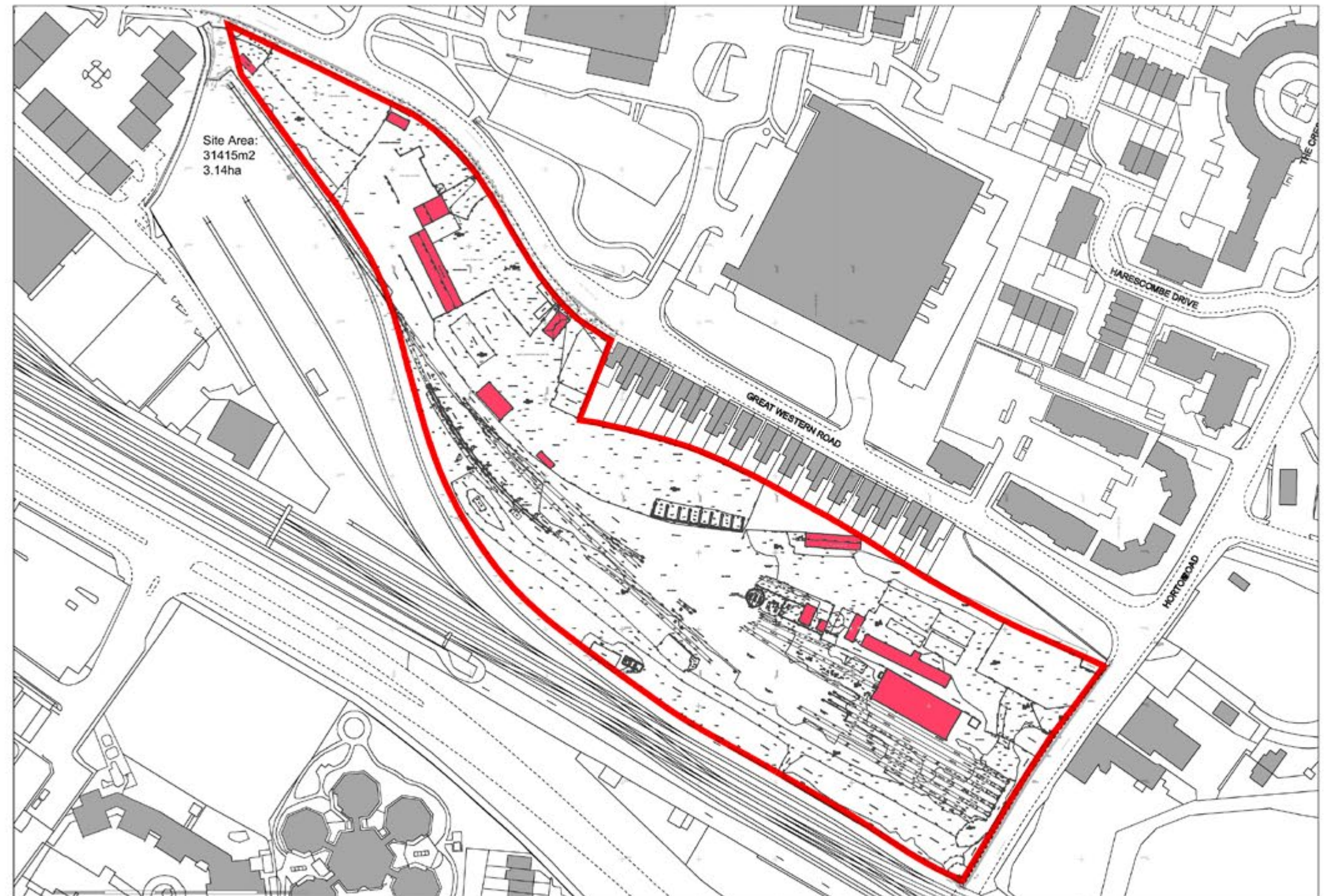
Access to the site is currently to its north beside the existing terrace houses via Great Western Road and to its north-east corner via Horton Road.

There is an area of Public Open Space adjacent to the north eastern corner of the site with a modern 'flatted' residential development on the opposite frontage to Great Western Road, adjacent to the hospital.

To the northern part of the site are several industrial units which are occupied and subject to several leasehold interests.

Situated on the main body of the site are disused brick and metal framed sheds and workshops which we understand were built in the 1950's. The buildings are in poor condition and are vacant.

The railway line runs along the southern boundary.



2.3 Development Site - Local Area

- View 1**
View of existing Network Rail access on the north-west side of the site. To be maintained.
- View 2**
View of existing terrace houses to the north of the site.
- View 3**
View across existing underused green space located to the north-east of the site.
- View 4**
View looking across the level crossing onto the site and its existing disused depot buildings.



OBJECTIVE 1
DELIVERING MAJOR DEVELOPMENT SITES

 Canal Corridor – define and deliver a clear vision for this strategically important employment/ housing corridor

 Railway Triangle and Corridor – exploration of options for delivery of local housing and employment on the linked corridor sites

Extract from the Gloucester Regeneration Economic Development Strategy



View 1



View 2



View 3



View 4

2.4 Site Photos

Overview

The site is largely empty and flat with unmanaged undergrowth to the periphery. Existing site access is to the north west and north east corners of the site. The existing buildings within the site boundaries are inaccessible and in disrepair.

The architectural style of the disused train depot building will be brought into the design of the proposals to link the site to its heritage.

Disused rail sidings are found on the west side of the site. The cathedral is visible from site as seen in view 6.



View 4



View 5



View 6

2.4 The Development Opportunity

Development Opportunity

Gloucester has several physical constraints that affect its ability to expand. The River Severn, green spaces to the east and west, and the train line have defined a zone in which development occurs. These constraints have focused most of the development within the city centre.

New Development Zones - Canal Corridor & Railway Triangle / Corridor

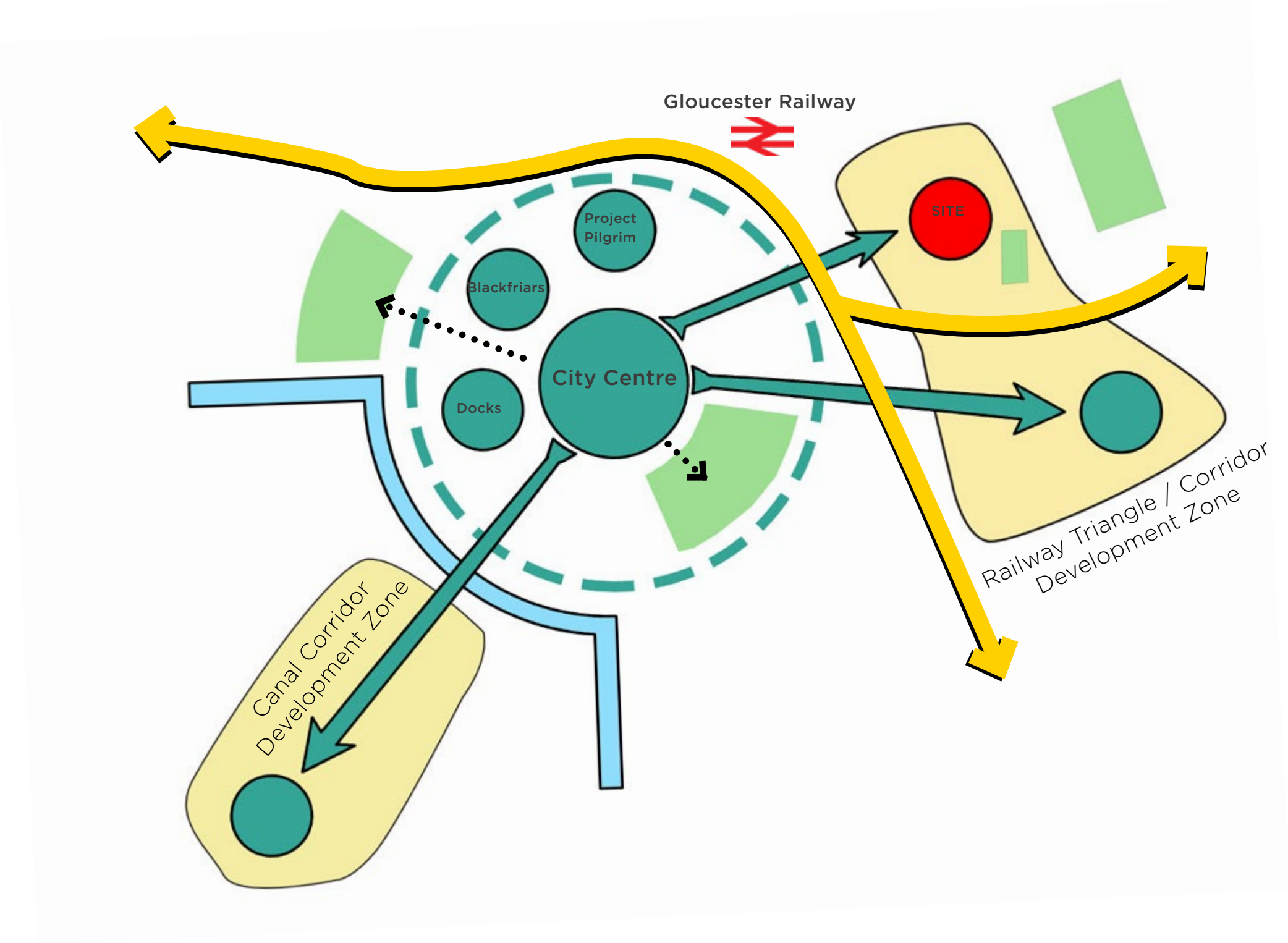
Gloucester City Council has highlighted areas which are to see intensification in development in the coming years. The railway triangle / corridor development zone is part of this plan and will push development out beyond the city centre and allow the fringe areas of Gloucester to see the benefit of new development.

Opportunity

It is important to recognise sites with opportunity to link the development zones. The railway triangle currently acts as a barrier between zones so developing it will further integrate the city centre.

Green Spaces

The site offers the opportunity to link to a small existing green space to its north-east.



3.0 Site Analysis

Site Analysis

3.1 Local Facilities and Amenity

Overview

The Great Western Road site sits on the edge of the retail zone, forming the transition between the vibrant town centre and the residential areas to its south and east. The streets surrounding the site are important in connecting these zones.

The area is dominated by Gloucestershire Royal Hospital but also comprises varied residential developments. It benefits from great public transport, footway and vehicular access due to the proximity of the hospital.

Multiple community facilities are in the near vicinity, with Gloucester Irish Club immediately to the east and multiple educational and medical facilities also nearby on Horton Road.

To the south is a large residential area with a busy local high street and a wide variety of shops.

Key

Retail Areas

Residential

Commercial

Industrial

Medical

Cinema

Sports & Leisure

Library

School

Supermarket

Theatre

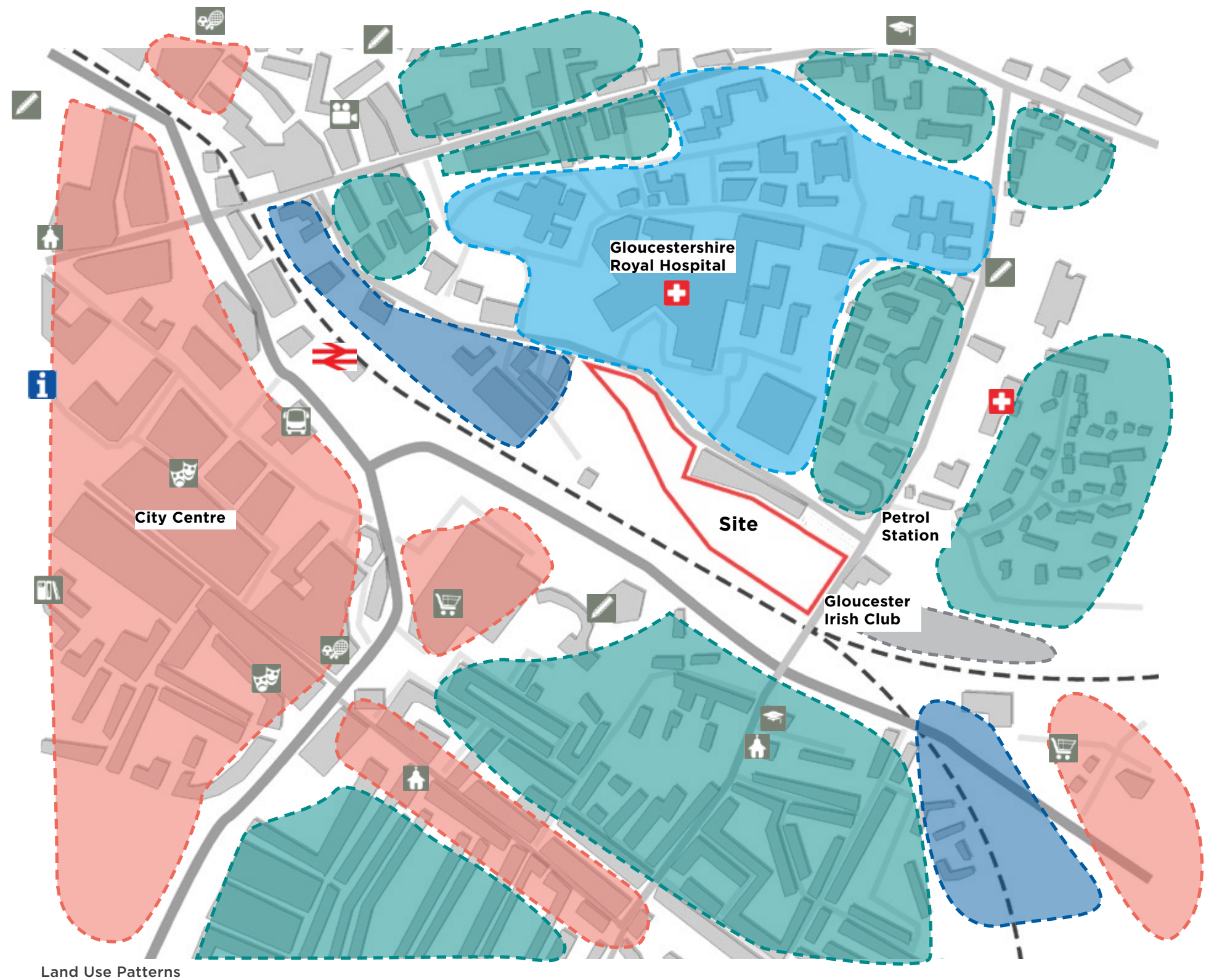
Church

Bus Station

College/Uni

Tourist Info

Hospital/Health
Centre



4.0 Design Strategy

Design Strategy

4.1 Site Location

Overview

- Close to city centre (between 1-2KM).
- Located on key routes in & out of the city.
- Site boundary flanks a railway line.
- Site is former railway depot for Western Railway.
- Maintains access route and ownership boundary with Network Rail land.
- Site area 3.14 hectares.
- Linear east/west footprint.



Great Western Yard

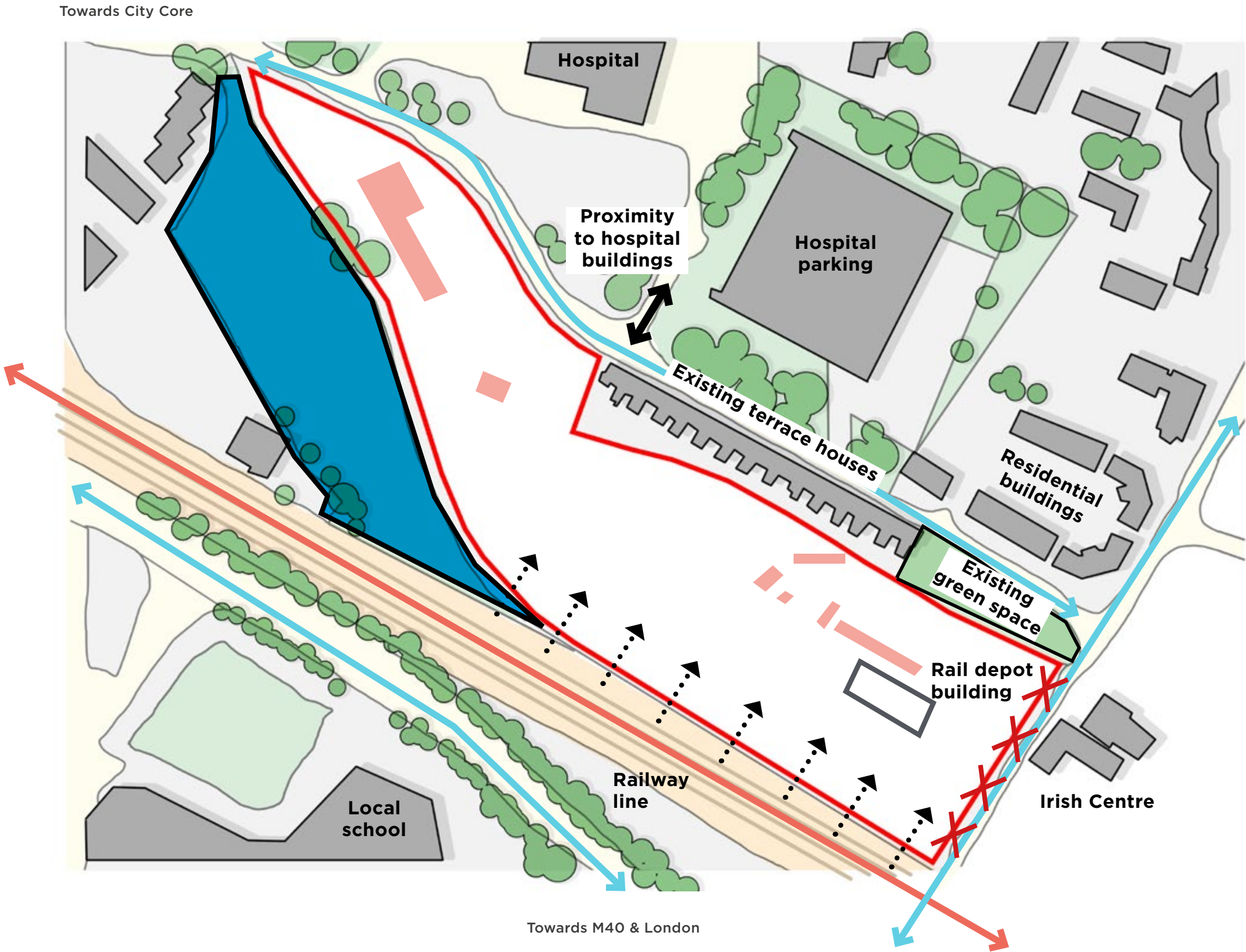
4.2 Site Constraints

Overview

- Potential noise issues. Rail and Road (Metz Way). Trains approximately every ten minutes.
- Fairly heavy traffic to the east of the site.
- Existing rail depot building on site.
- Requirement to maintain access to network rail land.
- Proximity to hospital buildings and land.
- Existing terrace houses share site boundary.

Key

- Site Boundary
- Existing Buildings
- Traffic routes
- Proximity to railway - noise issue
- Existing Rail Depot Building
- Railway Line
- Network Rail Land
- Existing Green Space
- Site Access Restriction (due to level crossing)

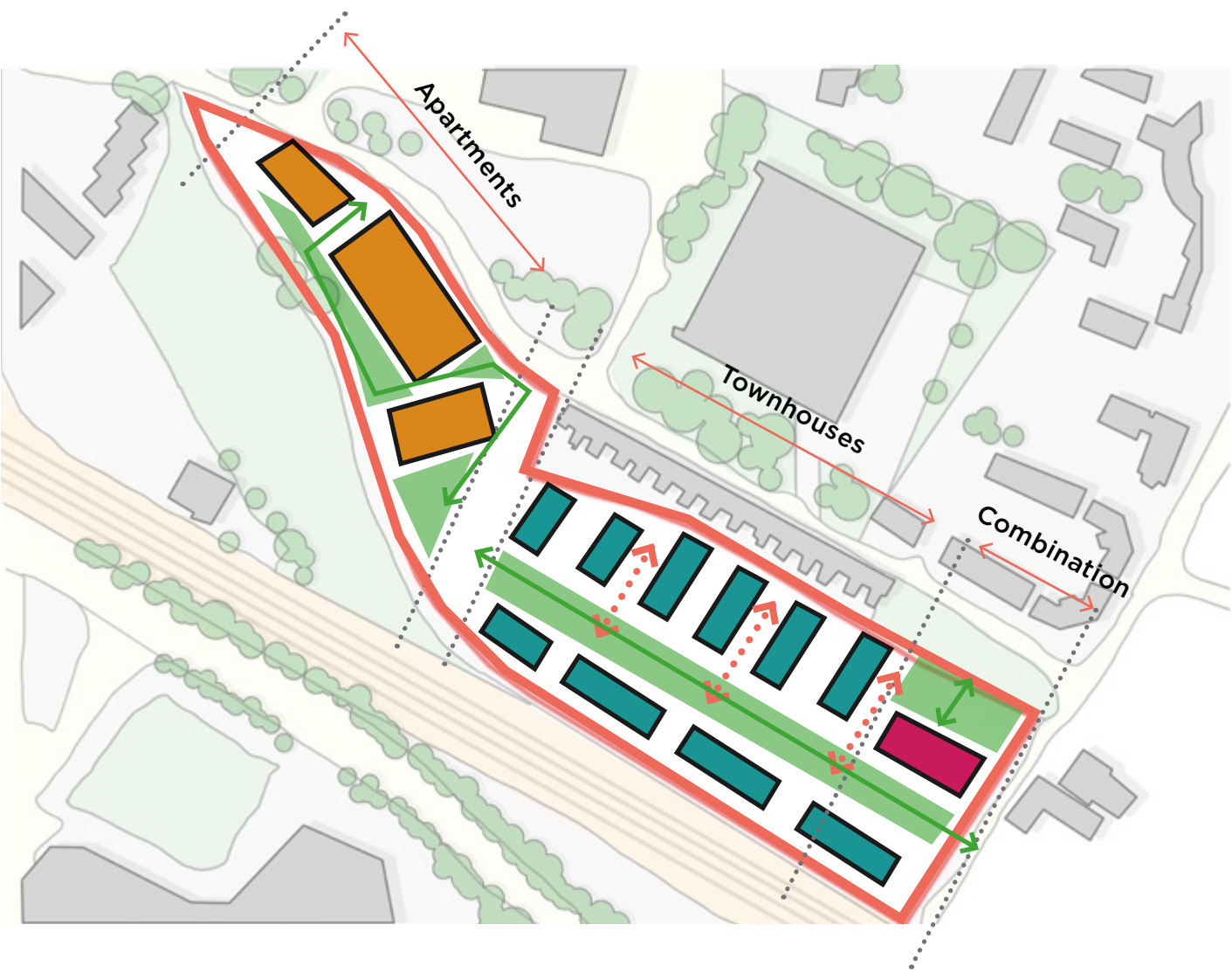


Design Strategy

4.3 Layout Rationale

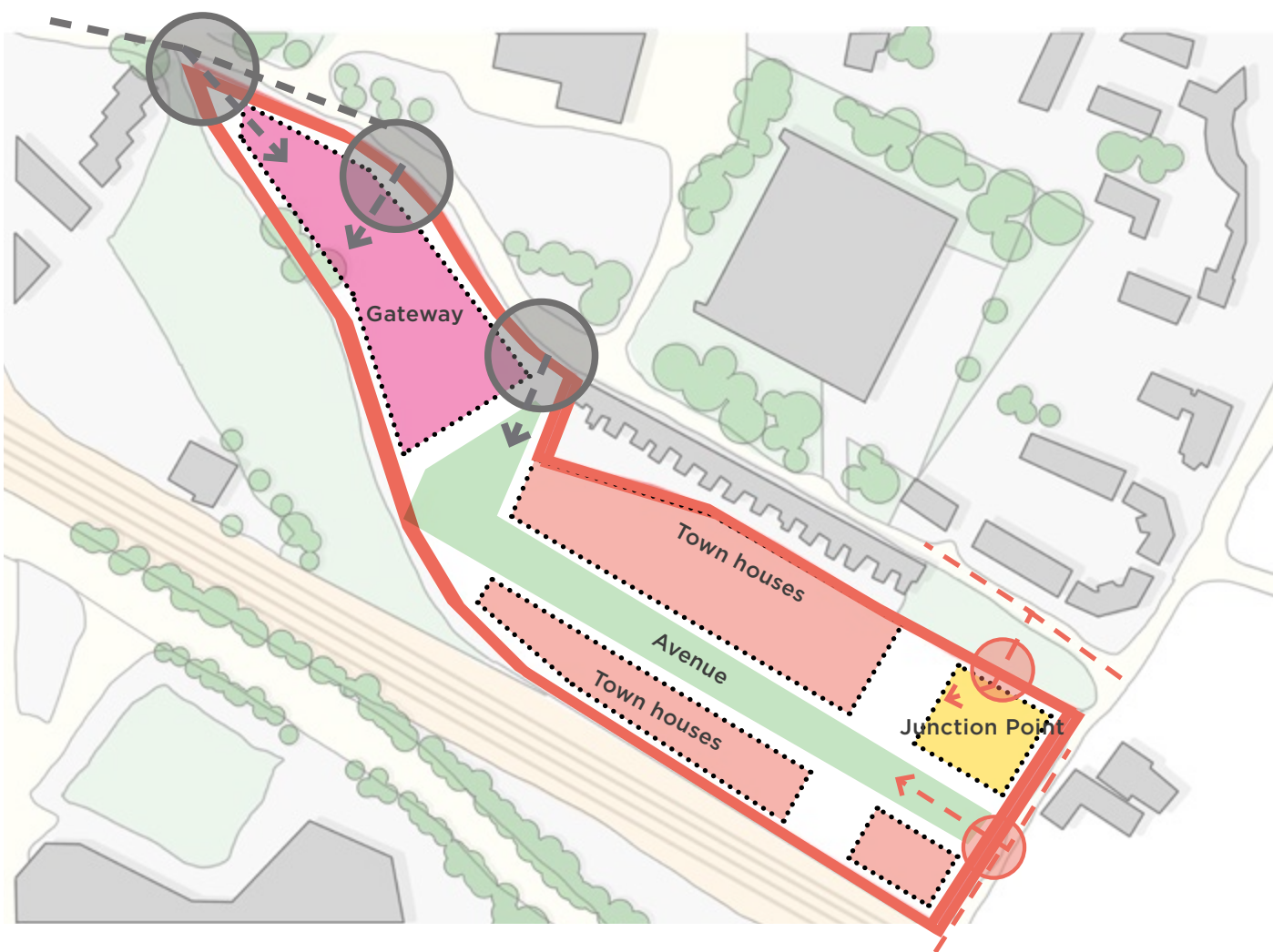
Zoning and Place Making

Layout creates sheltered pedestrian zones, the allocation of massing shelters pedestrians from traffic routes. Paths through site provide cycle and pedestrian routes away from main road, and access to cycle storage. Creating a hierarchy of public and private zones. Green edge enhanced to provide green spine route through entire site.





Divide Site and Access

Access/junction points to corners of site.
Avenue connects zones.
The site layout, movement of pedestrians, cars & local transport create focal points for entry into the site.
The designated pedestrian only entry points are located away from the vehicle entry points, focusing on the pedestrian experience.



Key

Vehicle entry point/access 

Pedestrian and cycle entry point/access 

4.4 Masterplan - Vision



Design Strategy

4.5 Masterplan - Character Areas

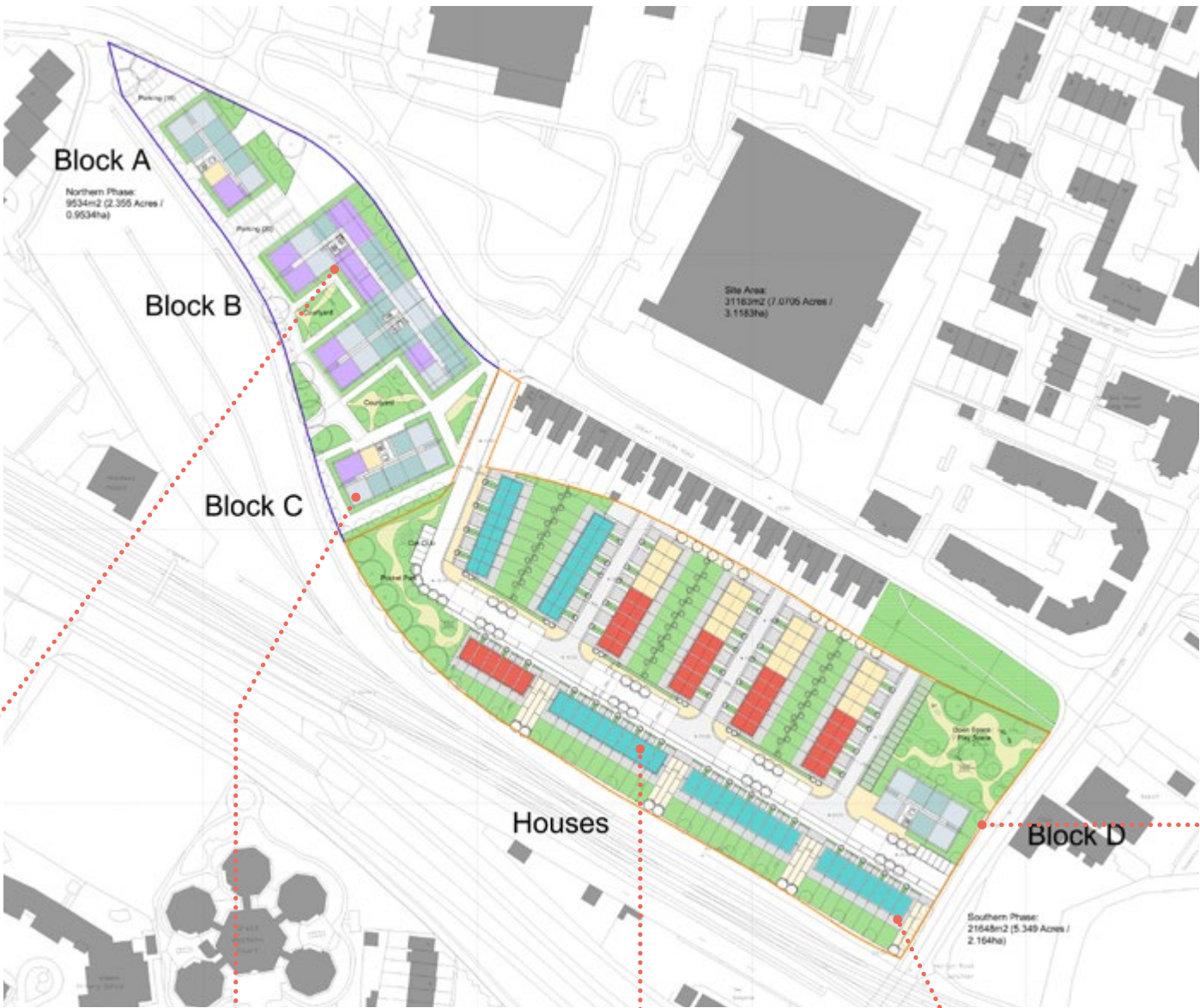
Overview

Character areas emerged as part of the design process, the premise for allocating character areas was for each area to possess its own identity within the development. The changes between the areas is intended to be subtle to ensure the development still reads as a whole.

North End - Sensitive massing and use of material, as well as the inclusion of open areas with plenty of greenery at this junction are intended to make this a positive entry point to the development.

Town house - Three town house designs take into the account those that face onto the primary route, and those that face onto the secondary streets that create home zones instead. These home zones will act as a buffer between the home and the primary route, allowing the street outside to feel like a safe extension of the family home.

South End - The proposed block on this site was carefully designed to create green space that will connect back into the surrounding context.



Design Strategy

4.6 Proposed Layout

- Block A**
- 43 units
 - 64 long stay cycle spaces
 - 12 short stay cycle spaces
- Block B**
- 125 units
 - 202 long stay cycle spaces
 - 40 short stay cycle spaces
- Block C**
- 34 units
 - 50 long stay cycle spaces
 - 10 short stay cycle spaces
- Block D**
- 33 units
 - 52 long stay cycle spaces
 - 10 short stay cycle spaces
- Apartment parking**
- 58 general parking spaces
 - 6 car club spaces
- Townhouses**
- 87 units
 - Car and cycle parking per unit



5 Massing

Design Strategy

5.1 Building Heights

Overview

A full analysis of local building heights and the sites topography has informed the allocation of height across the site. The scheme has tested multiple options before arriving at the preferred layout.

The height steps from 2 up to 5 storeys. The heights are evenly spread across the site to fit accordingly with orientation and daylight, but also to define the elements of the architecture.

The majority of the site is low rise, 2 storey town houses occupy a large area.

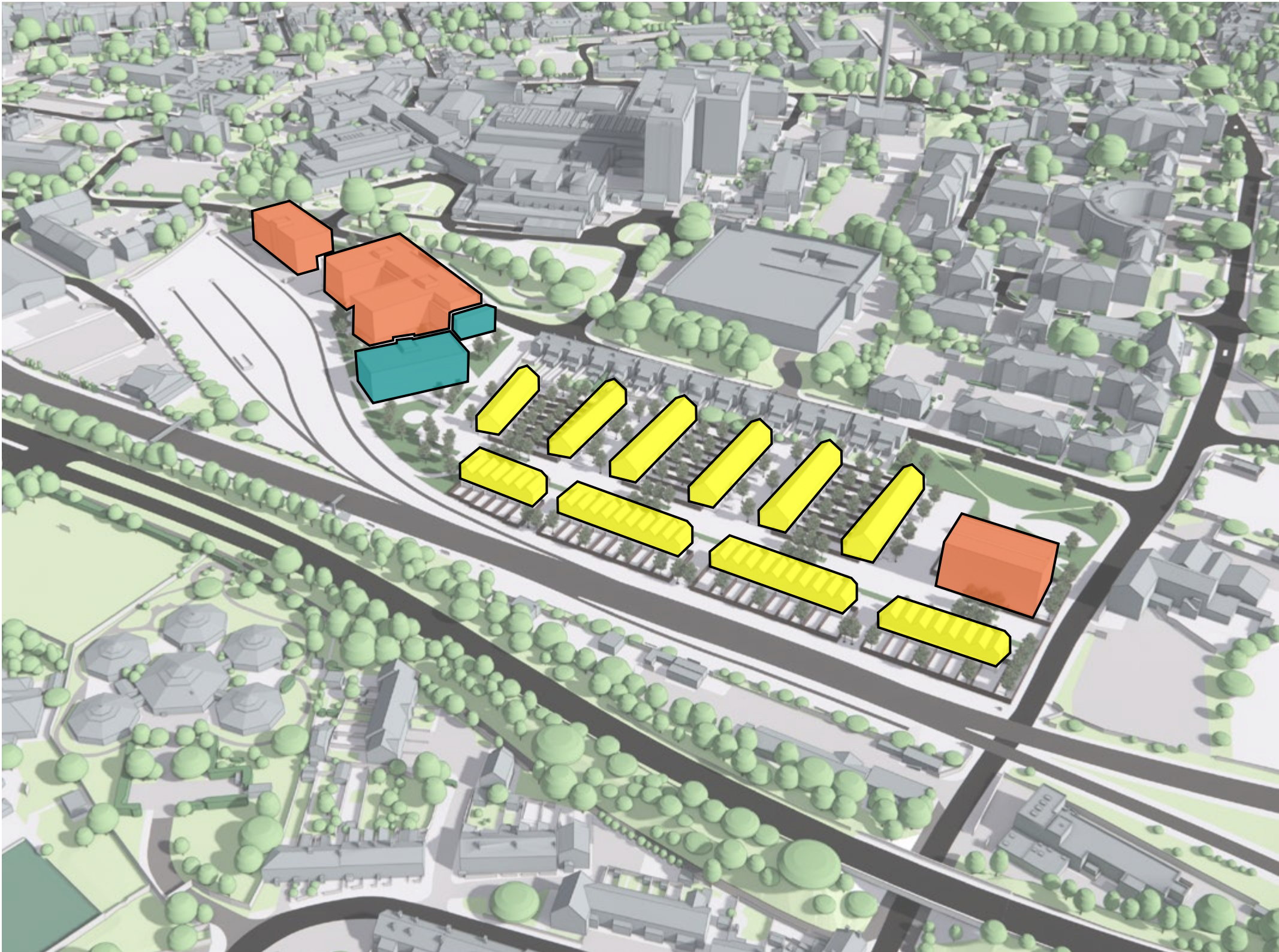
Key:

2 Storeys

4 Storeys


5 Storeys





Key:

- 2 Storeys
- 4 Storeys
- 5 Storeys



Massing Overview

5.3 Entrance - Stepped Vision



Overview

Proposed massing to step down to existing terraced houses to help situate new buildings into the site.

By stepping the apartments it creates a gentle more comfortable change in height across the site.

5.4 Masterplan - Vision



6.0 Appearance

Appearance

Materials

Overview

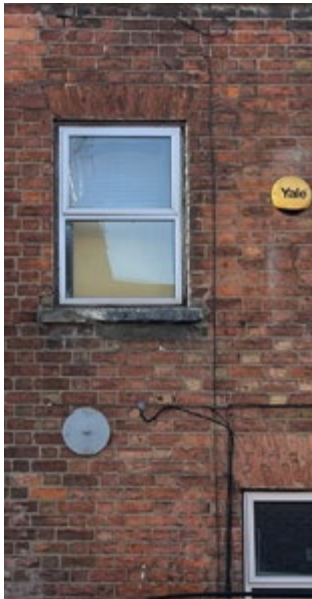
Reinterpreting the use of materials within the local context and utilising a modernised take on Gloucester’s defined local character was at the forefront of our design process.

As Flemish red brick was the predominant building material in the area, the proposals use this cladding material. Brick lintels are incorporated in a modernised style around large windows. Decorative brick divides up the buildings and adds interest, taking inspiration from the brick patterns in the local vernacular, particularly the saw tooth decoration at the eaves.

The rail depot building architectural style is incorporated into block D, which is of similar scale and location on site. This involves the use of reclaimed brick, metal clad roofing and skylights that mimic the chimneys.



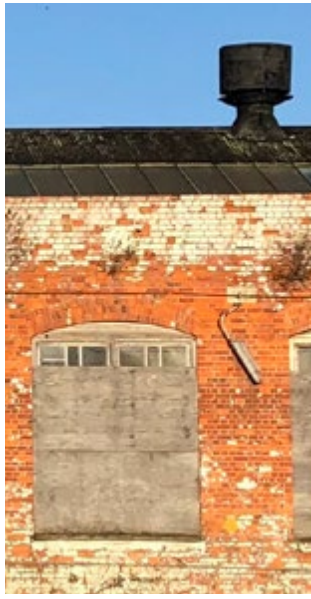
Local vernacular with Flemish red brick and saw tooth brick detail and large windows.



Local vernacular terraces in Flemish red brick with brick lintels.



Local vernacular terraces with decorative coloured brick details.



Local existing rail depot on site with worn painted Flemish red brick, brick lintels, metal roof and chimneys.



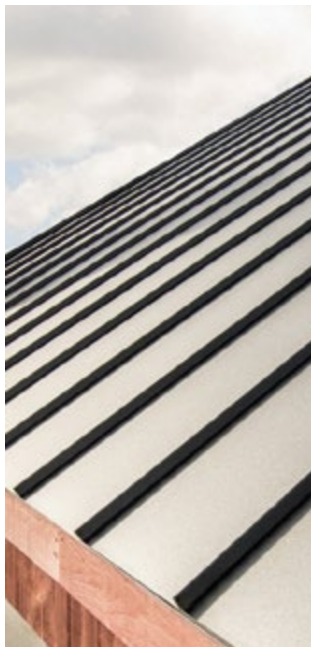
Red brick



Reclaimed red brick



Reconstituted stone



Metal roof panels

6.1 Local Context - Gloucester Character

Overview

Three distinct style areas of Gloucester were identified, and their associated residential styles:

- 01 Cathedral and city centre
- 02 Wharfside and industrial buildings
- 03 Large residential areas



Key:

- Area View
- Residential Styles



Three identified style areas of Gloucester.

Local vernacualr residential styles found in each of these areas.

6.2 Identifying Vernacular Features

Overview

There are consistent features found in Gloucester's vernacular houses. The decorative elements, material variations and overall dimensions all influenced our design proposals. This means the style of the proposals are in keeping with the existing styles seen in Gloucester.

Key:

- Decorative Elements/Materials
- Overall visual divisions
- Openings



Clay Roof Tiles



Brick banding detail



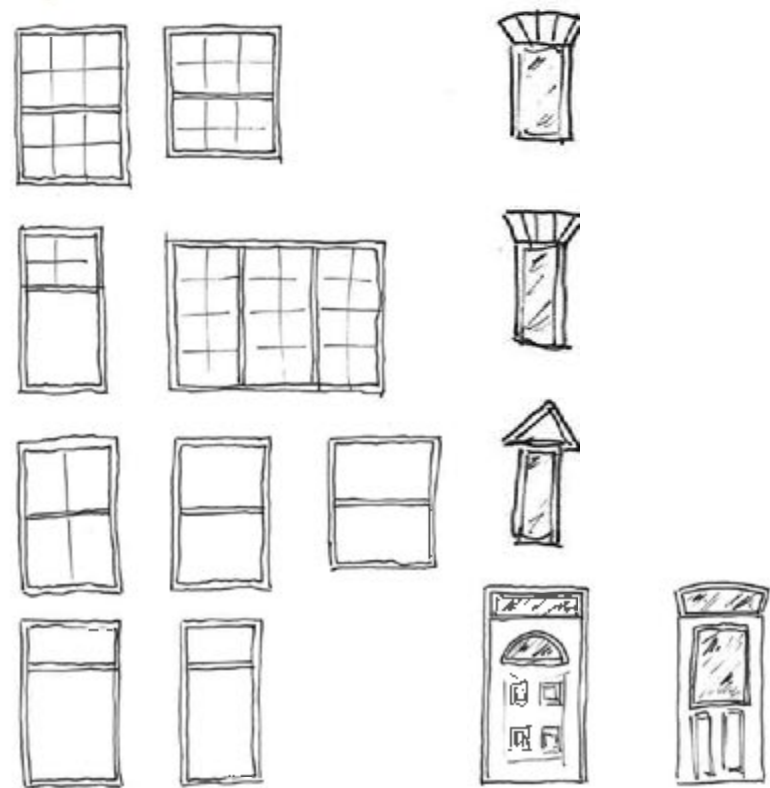
Painted brick detail



Flemish brick course



Bay window detail



6.3 Vernacular Elements Brought into the Proposal

Roof Tiling

Local vernacular terrace houses use either clay or slate roof tiling. The proposals will use grey roof tiling in keeping with these.

Brick Details

Brick details at lintels and eaves in local vernacular. This is brought into the proposals.

Brick Patterns

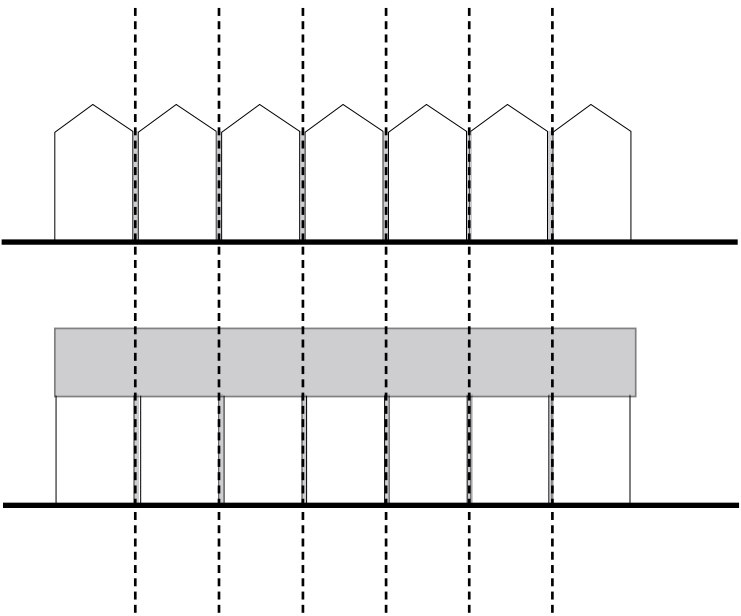
Red Flemish brick was the predominant facade material in the area, so this is used. Decorations to the terrace house façades in the area were predominantly done with brick patterning. Brick patterns will be incorporated, as a combination of those already seen in the area and modern textured brick variations.

Window/Door Ratios

Local terrace houses have a variety of large, single and bay windows. The overall ratios of the buildings have been taken into account, incorporating the even divide of the two storeys and the uneven window and door openings.

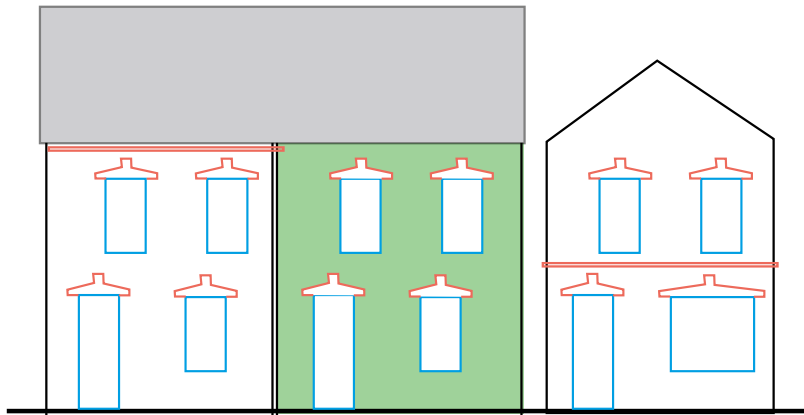
Key:

- Terrace Outline
- Layout Markers
- Openings
- Brick Details
- Texture Brick
- Roof Tiling



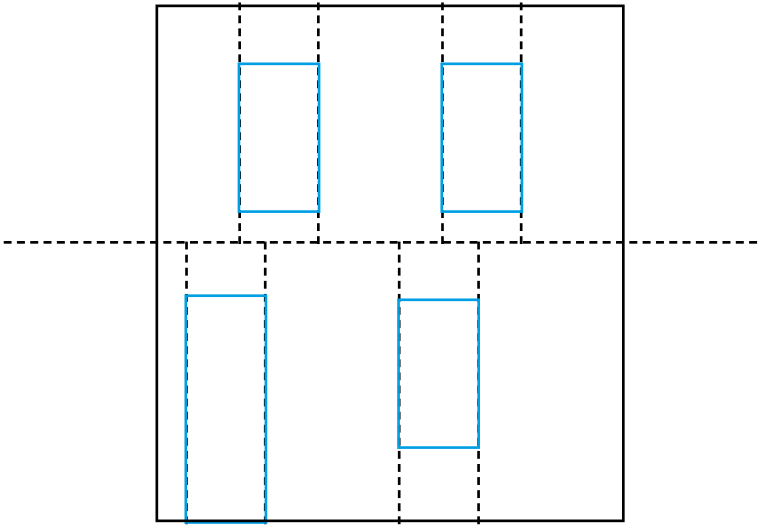
Terrace Houses

Local vernacular houses were usually terraces, with varied roof pitch directions and fairly regular dimensions. Rooves were tiled with either clay or slate tiles.



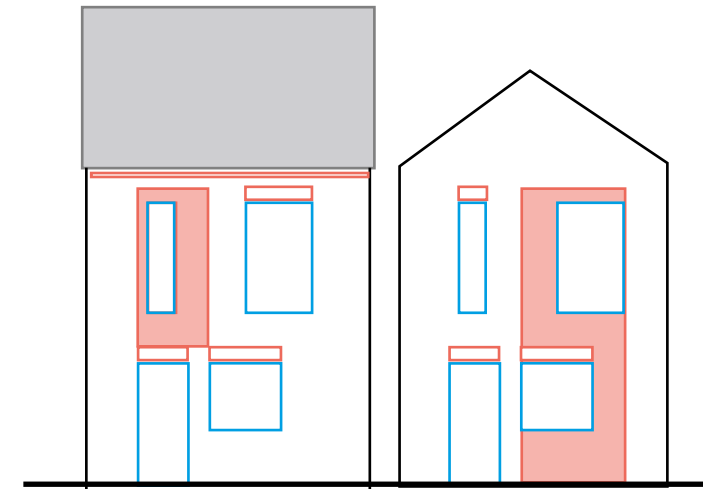
Decoration and variation

Decorative lintels, eaves and plinths give interest to local houses. A row would usually have a visual division between houses by variation in brick decoration, paintwork or rainwater pipe location.



Ratios

Most houses were two storeys with regular storey heights. Windows and door openings were irregular.



The Developed Design

The proposals apply two storey and irregular openings elements to the design. Our proposals incorporate decorative and variety elements in material variety, brick textures and rainwater pipe location. Grey roof tiles and varying pitch directions.

Appearance

6.4 Elevation Strategy - Analysis

Warehouses Vernacular

Gloucester has a canal heritage which links to the development of the railyard site. City centre and wharfside warehouse buildings reference this past. The photographed example is from nearby the wharf in central Gloucester.

Bays

Warehouse blocks are divided up by set back bays, giving a columned appearance.

Windows

Consistent openings provide regularity, while varying infill elements are seen.

Storeys Definition

Varied spacing between storeys provides division across the facade. Taller openings provide emphasis to the ground floor.

Key:

- Overall facade —————
- Bays <----->
- Window openings ————
- Storey groupings - - - - -



Appearance

6.5 Elevation Strategy - Analysis

Local Shops Vernacular

To the south of the site is a large residential area of Gloucester, mostly comprising of two and three storey buildings. The style of a typical shop on the local high street, Barton Street, is analysed.

Separation Between Floors

Highly decorative tiling, more openings and a plinth provide visual separation between the two storeys and place emphasis on the public ground floor compared to the private residential first floor.

Decorative Detail

Ornate tiling and brickwork are used. These are focused around openings and as a plinth/ horizontal visual element.

Openings

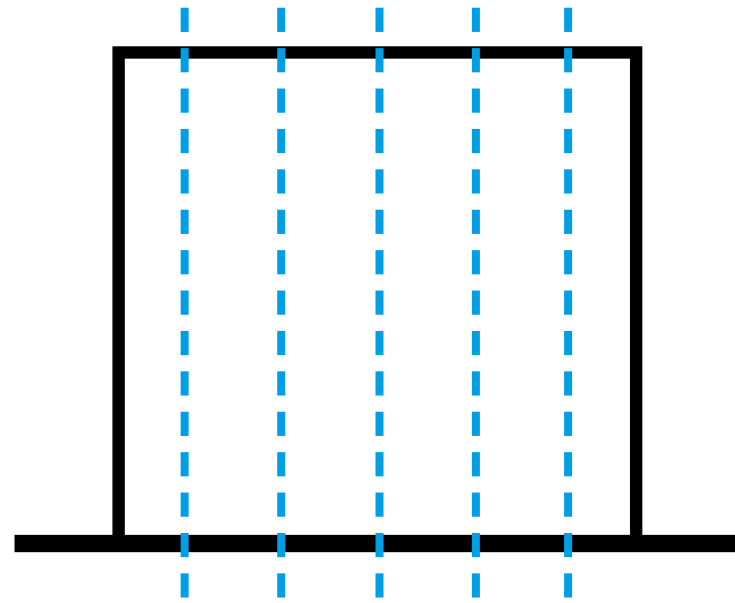
Larger, more frequent openings on the ground floor further emphasise the public/private split in the building between the storeys. Openings are regular and equally spaced horizontally but not vertically.

Key:

- Visual focus in facade ←-----→
- Openings —————
- Decorative detail —————

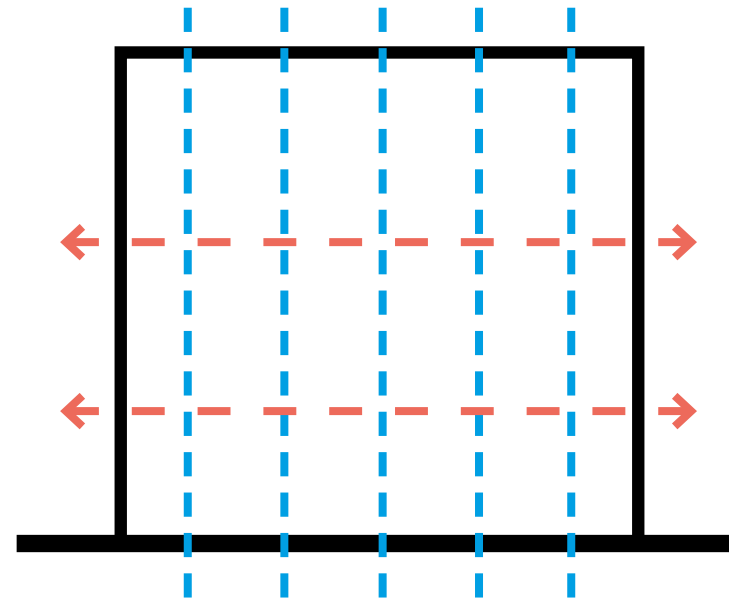


6.6 Elevation Strategy - Analysis and Application



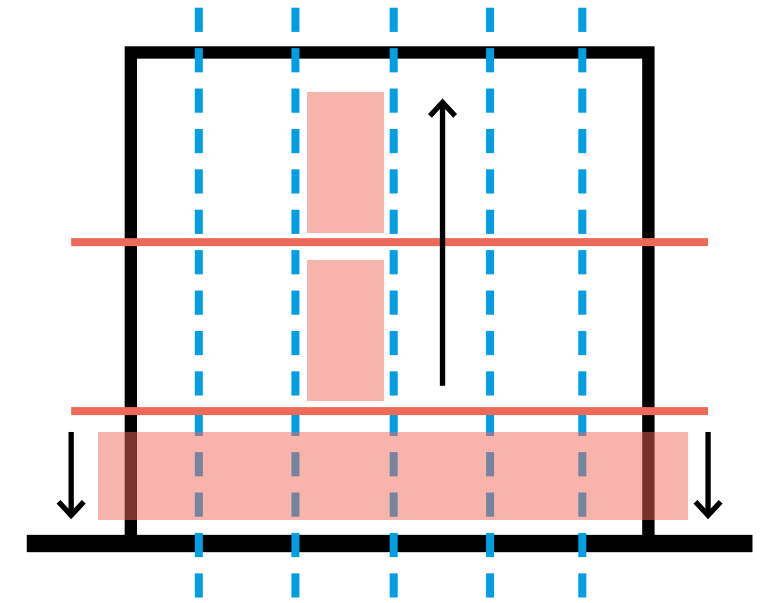
Vertical Division

The apartments are divided vertically, taking inspiration from the wharfside warehouse buildings in Gloucester.



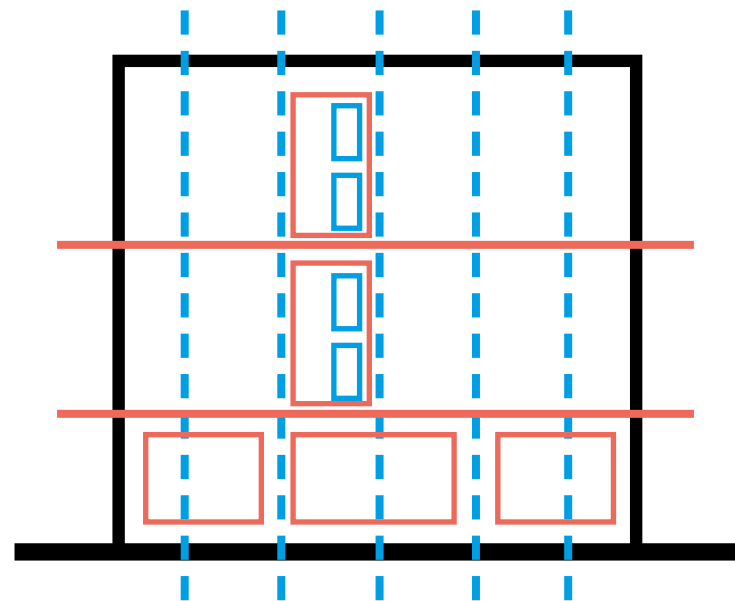
Horizontal Division

Horizontal divisions further break up the scale and place an emphasis on the ground floor, as seen in the local shops found in the residential area to the south of the site.



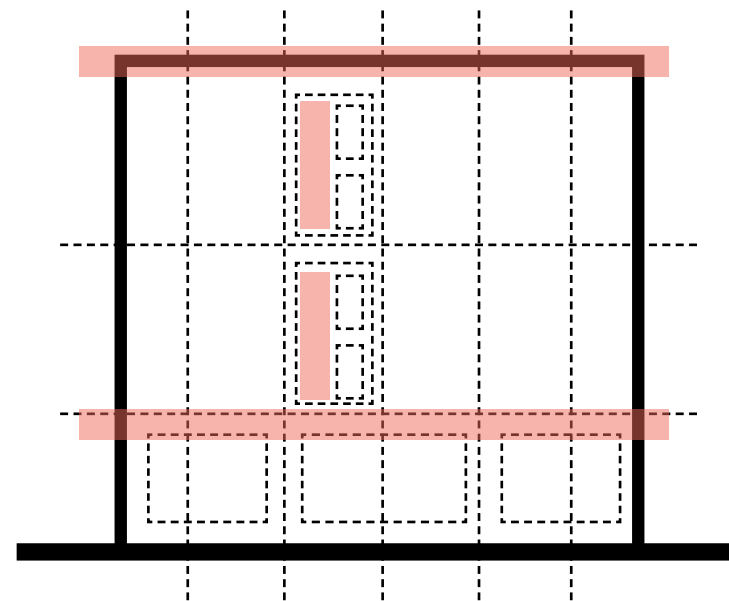
Material and Style Variation

Material and openings variations between floors places greater emphasis on the more public ground floor and further emphasises the reference to the local shops.



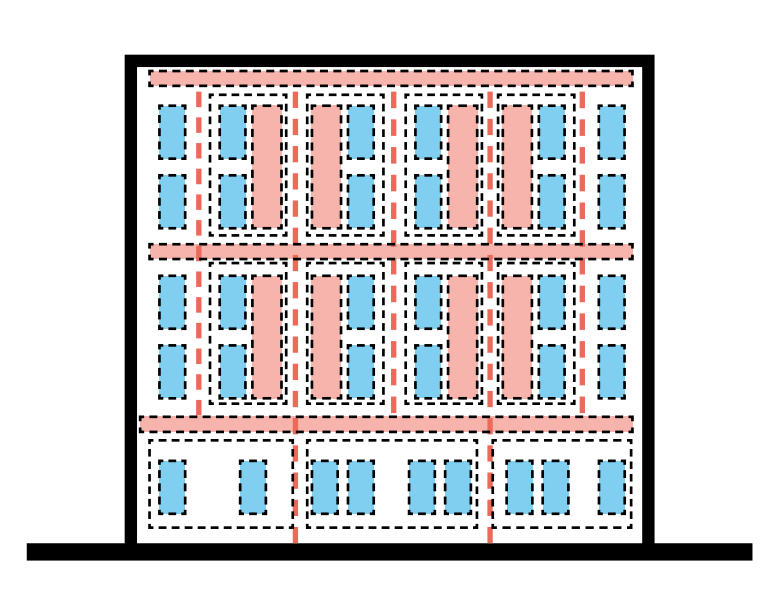
Openings Layout

The scale of the openings varies between the public ground and private upper floors. Regular openings with varying infill elements, influenced by the warehouses in Gloucester, allow for window and door adaptations within the overall layout.



Textured Brick

A variety of decorative brick types are used, as found in the local vernacular style of the area. Textured brick variation provides the outline of window openings and soldier course plinths emphasise storey divisions.



Decorative Detail

Overall, the façades are divided horizontally and vertically to reduce the scales of the blocks, in a style that takes inspiration from local vernacular warehouses and houses.

Appearance

6.7 Materials

Existing Materials

The terrace houses and church neighbouring site use the traditional facade material of predominantly flemish red brick with alternate coloured brick details.



Key

- Varying flemish brick, predominantly red
- Render
- Concrete
- Metal clad

Proposed Materials

The proposals use the local flemish red brick, alternative coloured brick tones and render.



Key

- Flemish red brick
- Flemish dark brick
- Reclaimed flemish red brick
- Render

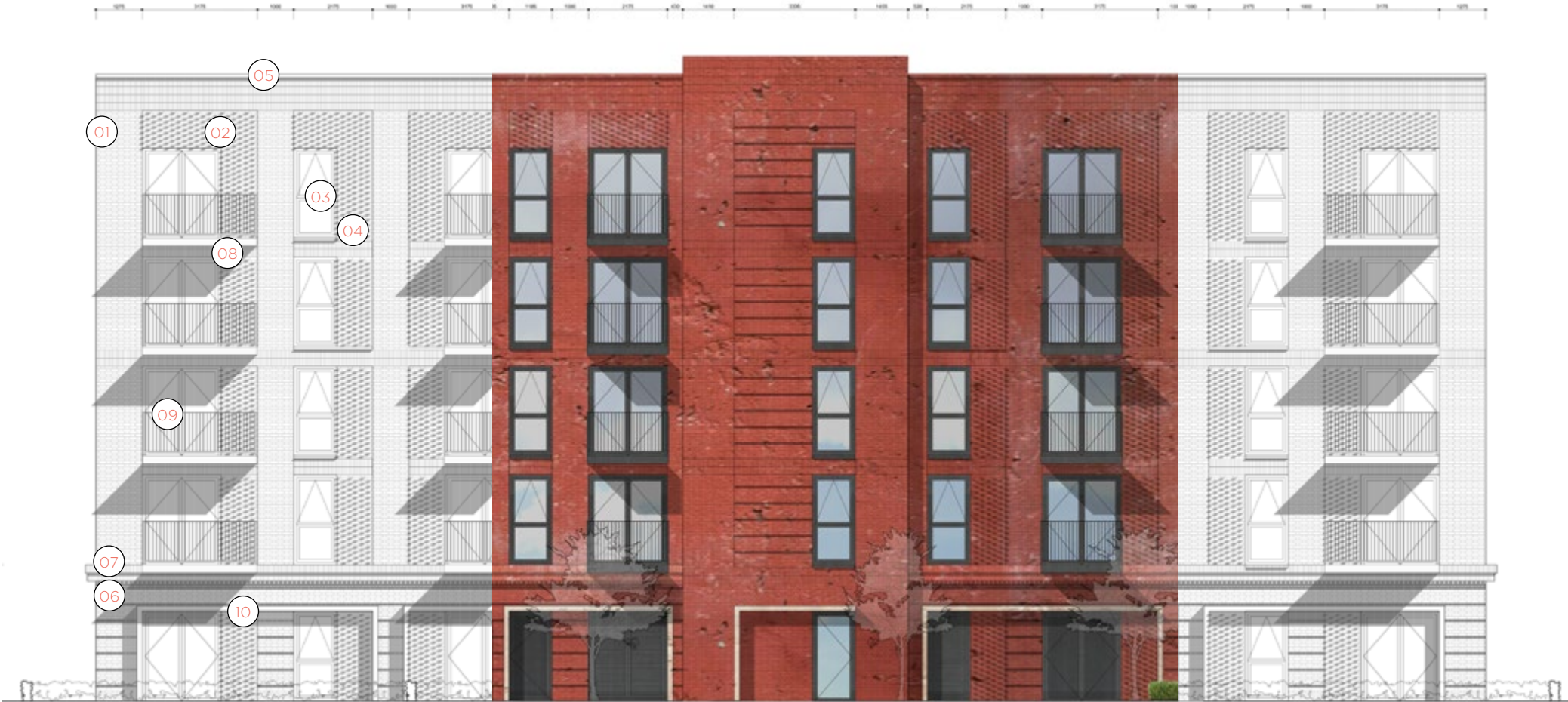
Appearance

6.8 Block A Elevations

GWR Elevation

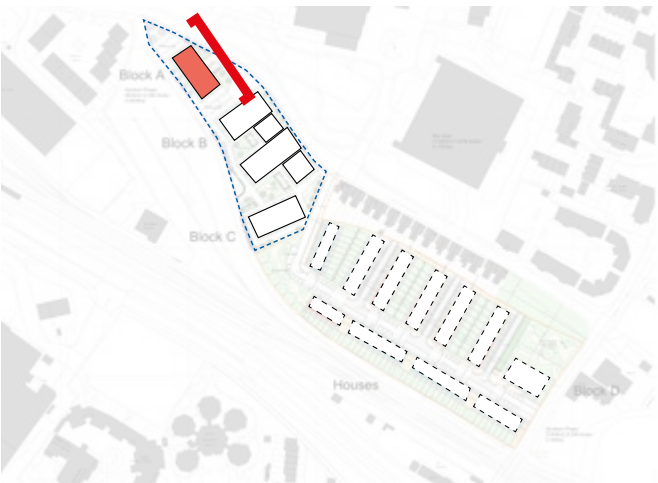
Palette of Materials

- 01 Flemish red brick
- 02 Textured Flemish red brick
- 03 Double glazed window unit
- 04 Grey metal window surround
- 05 Flat roof with upstand
- 06 Saw tooth brick detail
- 07 Soldier course brick plinth
- 08 Brick lintel
- 09 Double glazed glass doors with Juliet balcony
- 10 Engineered stone
- 11 White render
- 12 Feature coloured brick



Block location

Block A apartment



Appearance

6.9 Block A Rear Elevation

Southern Elevation

Palette of Materials

- 01 Flemish red brick
- 02 Textured Flemish red brick
- 03 Double glazed window unit
- 04 Grey metal window surround
- 05 Flat roof with upstand
- 06 Saw tooth brick detail
- 07 Soldier course brick plinth
- 08 Brick lintel
- 09 Double glazed glass doors with Juliet balcony
- 10 Engineered stone
- 11 White render
- 12 Feature coloured brick



Block location

Block A apartment



Appearance

6.10 Block B Elevations

GWR Elevation

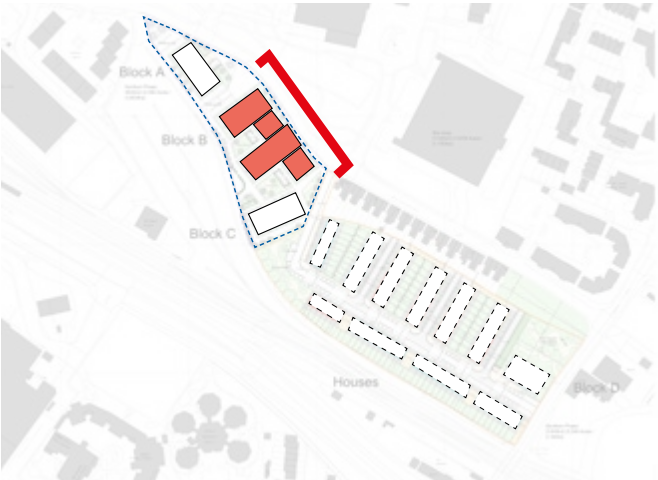


Palette of Materials

- | | | |
|-------------------------------|--------------------------------|--|
| 01 Flemish red brick | 05 Flat roof with upstand | 09 Double glazed glass doors with Juliet balcony |
| 02 Textured Flemish red brick | 06 Saw tooth brick detail | 10 Engineered stone |
| 03 Double glazed window unit | 07 Soldier course brick plinth | 11 Feature coloured brick |
| 04 Grey metal window surround | 08 Brick lintel | 12 Metal cladding |

Block location

Block B apartment



Appearance

6.11 Block C Elevations

Southern Elevation

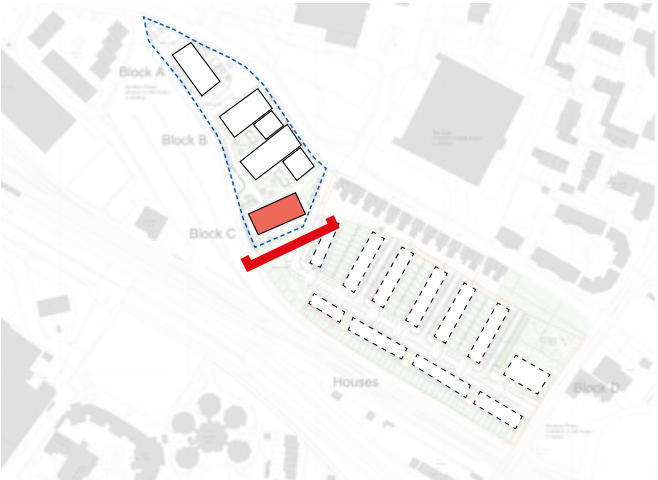
Palette of Materials

- 01 Banded Flemish red brick
- 02 Textured Flemish red brick
- 03 Double glazed window unit
- 04 Grey metal window surround
- 05 Roof terrace with upstand
- 06 Saw tooth brick detail
- 07 Soldier course brick plinth
- 08 Double glazed glass doors with balcony
- 09 Engineered stone
- 10 White render
- 11 Metal cladding



Block location

Block C apartment



Appearance

6.12 Block C Rear Elevation

Northern Elevation

Palette of Materials

- 01 Banded Flemish red brick
- 02 Textured Flemish red brick
- 03 Double glazed window unit
- 04 Grey metal window surround
- 05 Roof terrace with upstand
- 06 Saw tooth brick detail
- 07 Soldier course brick plinth
- 08 Double glazed glass doors with balcony
- 09 Engineered stone
- 10 White render
- 11 Metal cladding



Block location

Block C apartment



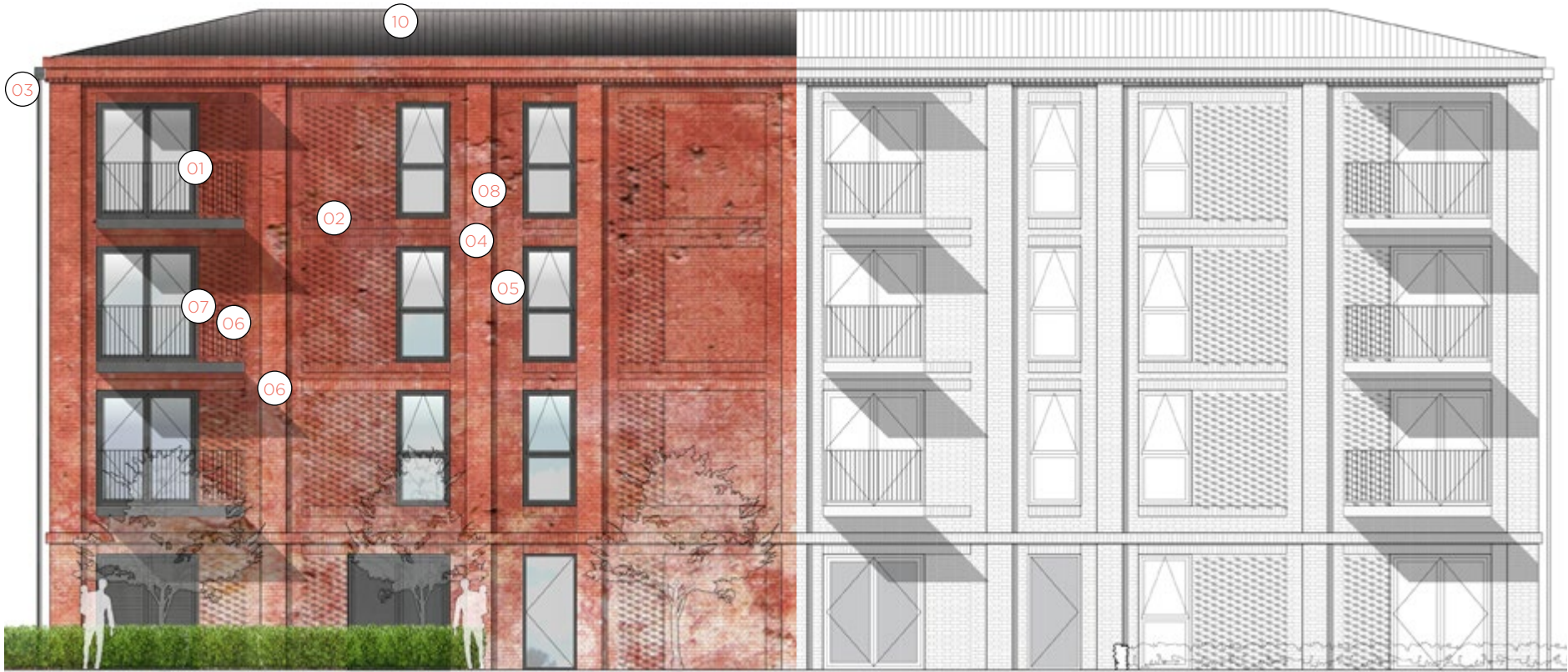
Appearance

6.13 Block D Elevations

West Elevation

Palette of Materials

- 01 Reclaimed Flemish red brick
- 02 Textured Flemish red brick
- 03 Grey zinc RWP
- 04 Double glazed window unit
- 05 Grey metal window surround
- 06 Saw tooth brick detail
- 07 Soldier course brick plinth
- 08 Brick lintel
- 09 Double glazed doors with balcony
- 10 Metal cladding



Block location
Block D



Appearance

6.14 Block D Elevations

West Elevation

Palette of Materials

- 01 Flemish red brick
- 02 Textured Flemish red brick
- 03 Grey zinc RWP
- 04 Feature coloured brick
- 05 Engineered stone
- 06 Double glazed window unit
- 07 Grey metal window surround
- 08 Dark roof tile
- 09 Saw tooth brick detail
- 10 Brick lintel
- 11 Double glazed bi-fold glass doors
- 12 White render



Location
Block D

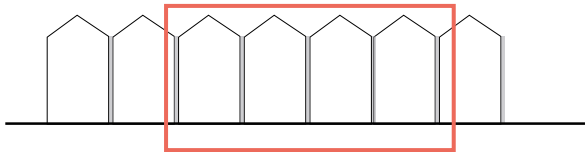


6.15 Town Houses - Vision



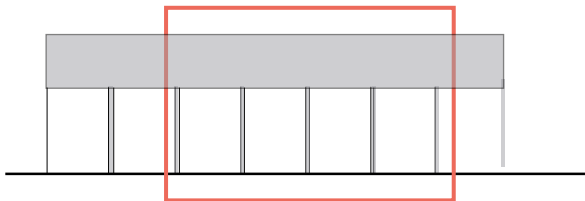
Appearance 6.16 Town House 1, 2 Bed 3 person

Front Elevation



Palette of Materials

- 01 Flemish red brick
- 02 Textured Flemish red brick
- 03 Grey zinc RWP
- 04 Feature coloured brick
- 05 Engineered stone
- 06 Double glazed window unit
- 07 Grey metal window surround
- 08 Dark roof tile
- 09 Saw tooth brick detail
- 10 Brick lintel
- 11 Double glazed bi-fold glass doors
- 12 White render



House type locations

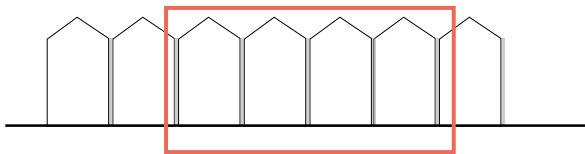
Town house 3



Appearance

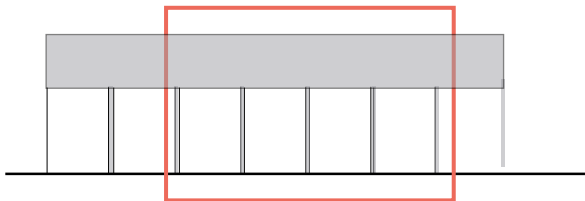
6.17 Town House 2, 2 Bed 4 person

Front Elevation



Palette of Materials

- 01 Flemish red brick
- 02 Textured Flemish red brick
- 03 Grey zinc RWP
- 04 Feature coloured brick
- 05 Engineered stone
- 06 Double glazed window unit
- 07 Grey metal window surround
- 08 Dark roof tile
- 09 Saw tooth brick detail
- 10 Brick lintel
- 11 Double glazed bi-fold glass doors
- 12 White render



House type locations

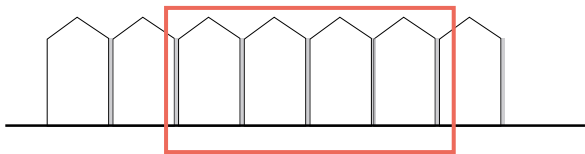
Town house 2



Appearance

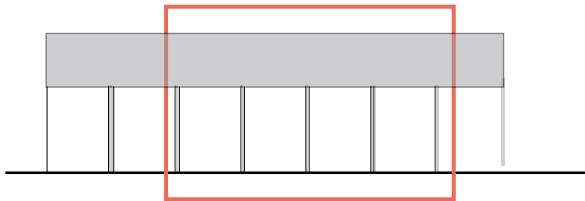
6.18 Town House 3, 3 Bed 5 person

Front Elevation



Palette of Materials

- 01 Flemish red brick
- 02 Textured Flemish red brick
- 03 Grey zinc RWP
- 04 Feature coloured brick
- 05 Engineered stone
- 06 Double glazed window unit
- 07 Grey metal window surround
- 08 Dark roof tile
- 09 Saw tooth brick detail
- 10 Brick lintel
- 11 Double glazed bi-fold glass doors
- 12 White render



House type locations

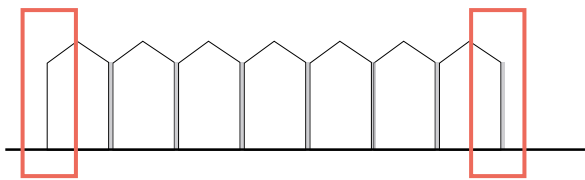
Town house 1



Appearance

6.19 End Gables

Elevation Location

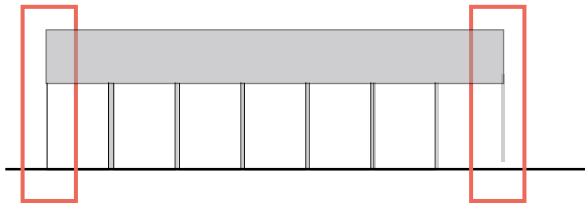


Windows are added to the end gables for passive surveillance.

The windows have been located beside some staircases, bedrooms and kitchens, based on where additional light is likely to be most beneficial.

Material palette consistent with front and rear elevations.

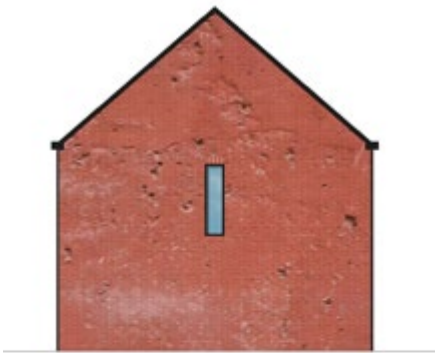
Elevation Location



End gable locations
Elevations shown would be located at the ends of the rows



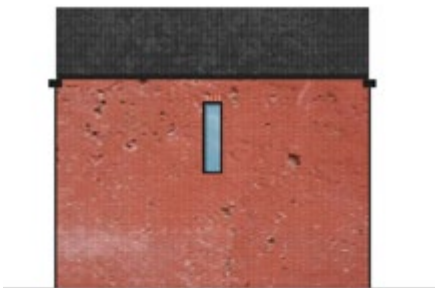
Town House 1, 2 Bed 3 person



Additional window to staircase



Additional windows to kitchen and bedroom



Additional window to staircase



Additional windows to kitchen and bedroom

Town House 2, 2 Bed 4 person;
and Town House 3, 3 Bed 5 person



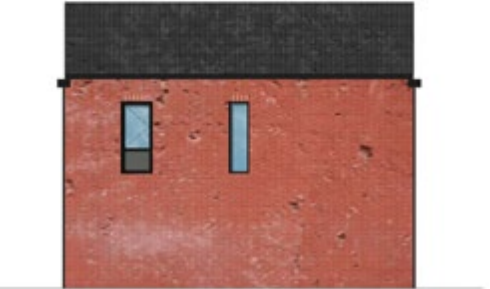
Additional windows to bedroom and kitchen



Additional windows to bedroom and staircase



Additional windows to bedroom and kitchen



Additional windows to bedroom and staircase

7.0 Landscape

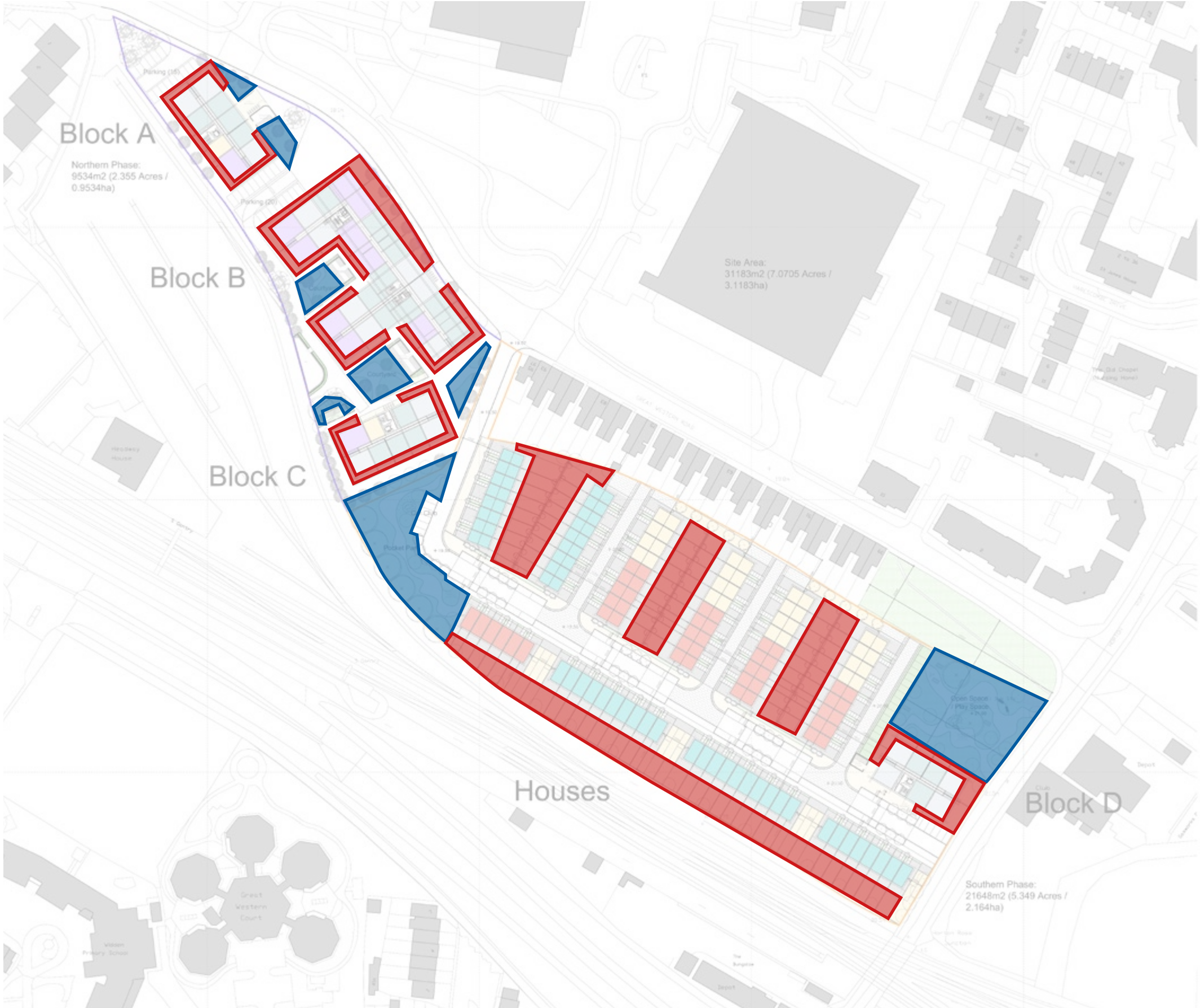
7.1 Public and Private Green Spaces

Overview
The defensible spaces across the site are a combination of public and private green spaces.

Key:

Private Garden

Public Green Space



7.2 Landscape - Zones
Landscape

Amenity spaces - Public

Green Frontage 0.24 ha

Green boundary
Semi-mature trees

'The Green' 0.3 ha

LEAP and LAP
Sitting areas
Lawns
Biodiverse planting

'Sidings Walk' 0.43 ha

LAPs
Connective footpaths
Sunny lawns
Biodiverse planting
Places to sit
Green boundary with sidings

Avenue 0.42 ha

Tree planting
SUDs planting
Traffic calming
Parking



7.3 Landscape - Green Frontage
Landscape

Green Frontage 0.24 ha



7.4 Landscape - The Green
Landscape

'The Green' 0.3 ha



7.5 Landscape - Sidings Walk

Landscape

'Sidings Walk' 0.43 ha



Landscape

7.6 Landscape - Avenue
Landscape

Avenue 0.42 ha



7.7 Landscape - Proposed Play
Landscape

LEAP

Pedestrian route



Play fence



Species-rich hedge



Landscape

Landscape - Proposed Play

Landscape

Play



DARLING ASSOCIATES ARCHITECTS

AFFORDABLE HOUSING

EDUCATIONAL

HERITAGE + LISTED BUILDINGS

HEADQUARTERS

INTERIOR ARCHITECTURE

LEISURE + HOSPITALITY

LUXURY

MARKETING + SALES SUITES

MASTERPLANNING

PRS/BUILD TO RENT

RESIDENTIAL

RETAIL

TALL BUILDINGS

WORKPLACE

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