

Figure 3.19 Mega and mini-blocks.

**3.3
URBAN FORM**

DENSITY AND BUILDING HEIGHTS

Residential density

The site will have an average residential density of 34 dwellings per hectare with a range between 30 and 45 dwellings per hectare. (Refer to figure 3.20)

The highest densities will be located in the most accessible places, within the local centre and immediately adjacent primary routes. The rural edge of the site will respond to the surroundings and lower densities, to a minimum of 30 dwellings per hectare, will be used.

Figure 3.20 shows the distribution of residential densities across Kingsmere. The ranges given are a guide and are not mandatory. They are designed to deliver a varying intensity of development as well as respond to issues of accessibility, visibility or character.

- Application boundary

- Residential density 30-35 dph

- Residential density 35-40 dph

- Residential density 40-45 dph

- General employment

- Health Village

- Hotel

- Education Campus

- Primary School

- Primary School reserve site



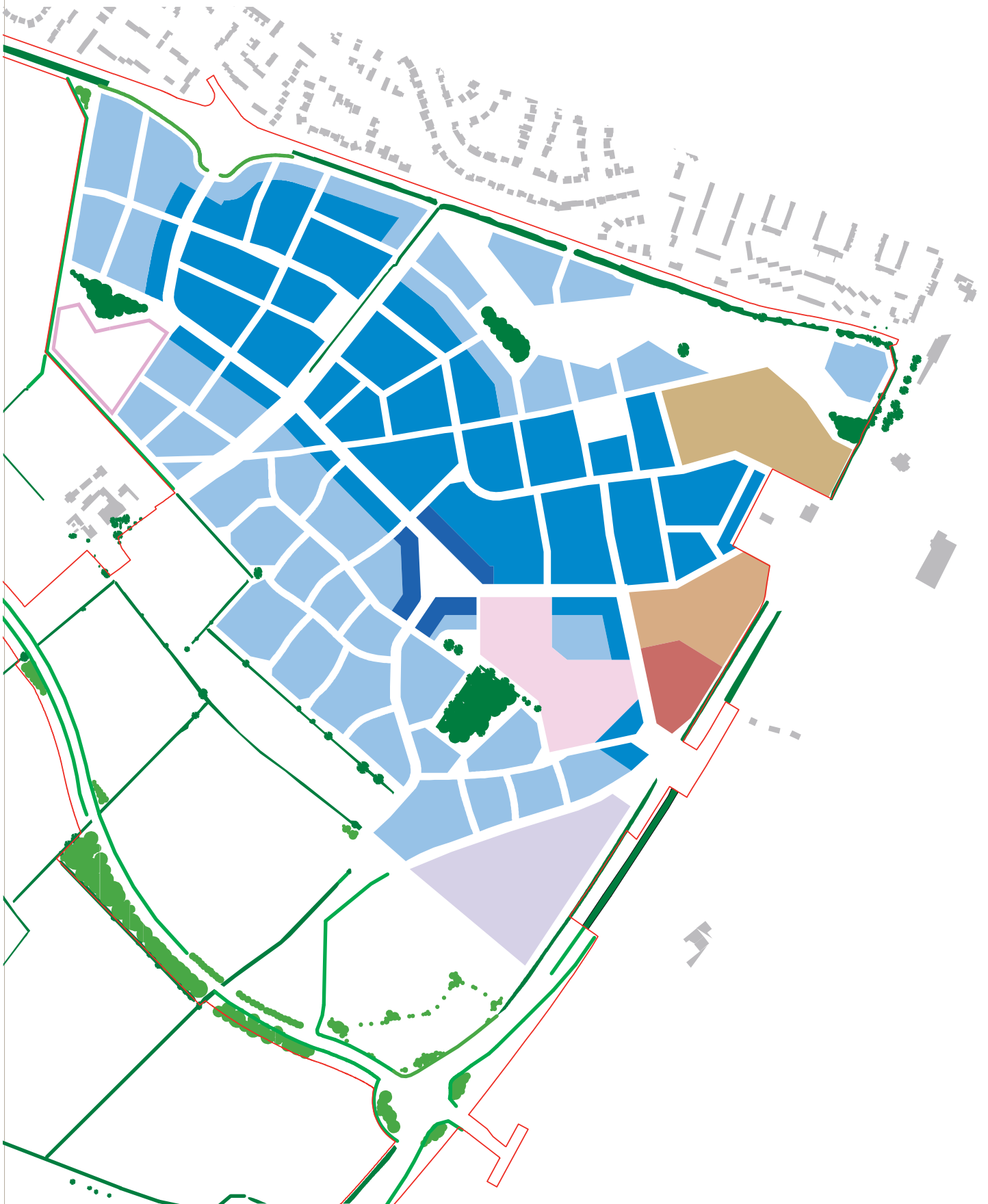


Figure 3.20 Density.

3.3 continued:
Urban form

Building heights

(Refer to figure 3.21)

Maximum building heights range between two and a half and four storeys within the outline planning permission.

This allows for a range of house types, apartments and commercial buildings across the site. Where residential densities are highest a greater proportion of buildings are likely to be taller as the mix is likely to include more apartments and townhouses.



The tallest buildings (up to a maximum of 14.5m) will be located in the local centre and in the Health Village and Employment Zone, especially close to the A41 / Oxford Road. Higher buildings in these locations will be located to aid legibility and emphasise the importance of these key routes and spaces.

Lower buildings will be located throughout the scheme but predominantly close to the rural edge of the site, and away from primary and secondary frontages. The heights in these locations will be designed to protect views from within the surrounding rural area and create a gentle transition to the urban edge. Occasional taller buildings or building elements should protrude above the general roofline to add interest on the skyline or act as a local landmark. However, as a general rule no building should be more than one storey taller than its immediate neighbour.

In general, residential properties will be a minimum of two storeys. Only a handful of single storey buildings are anticipated.

Non-residential buildings within the Health Village and Employment Zone may achieve a maximum height of 14.5m according to the outline permission. Where located in close proximity to residential buildings their overall height will be moderated so as to be neighbourly.

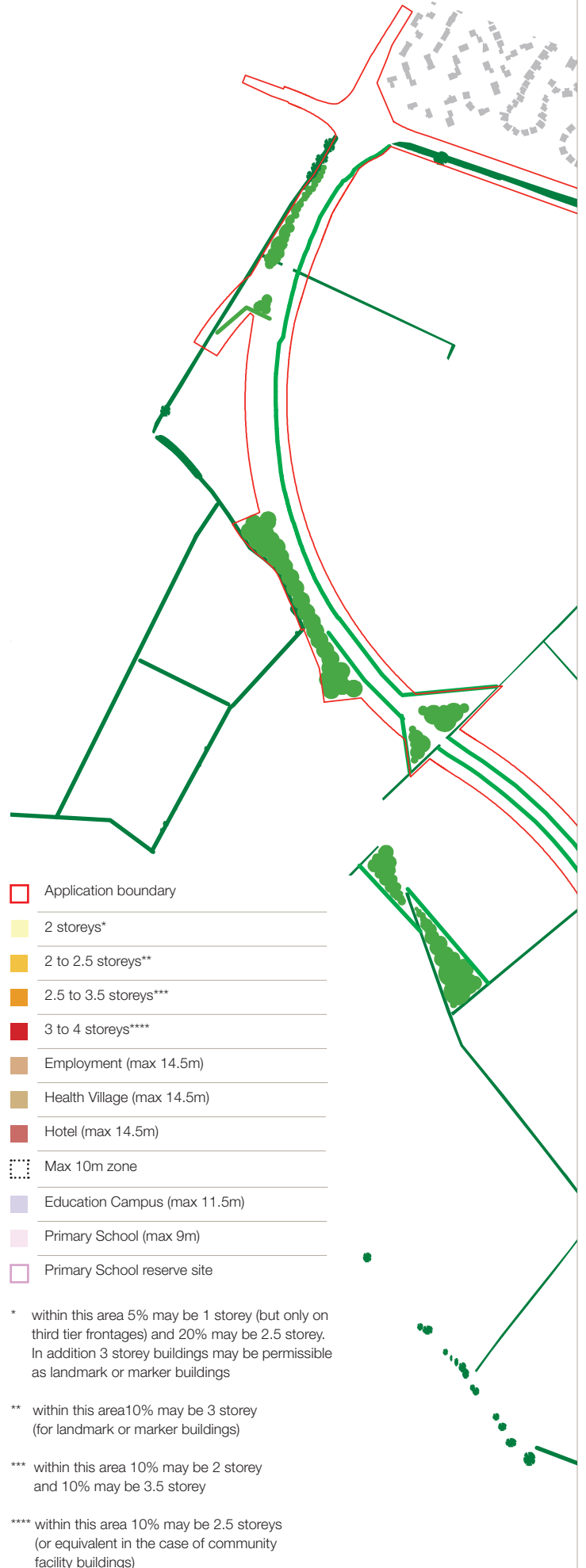




Figure 3.21 Building heights.

