

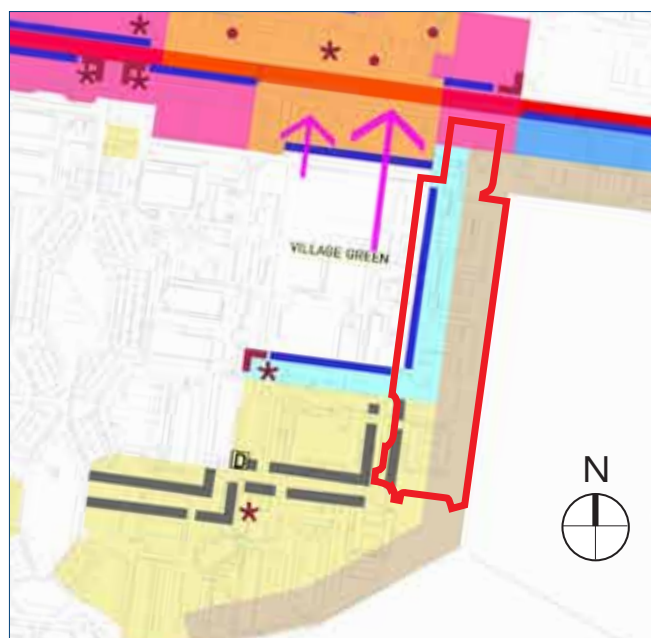
3

New Built Environment Codes

3.1 General Urban Design Principles

3.1.1 Key Frontages

- ✓ This Planning Application contains a Key Frontage within Character Area 2 - Village Centre - Residential, which will overlook the new Village Green. This will comprise buildings of distinctive quality comprising both detached and semi-detached, 3 storey dwellings.



Design Code - Regulating Plan Showing Character Areas

KEY FRONTAGES 

3.1.2 Existing & New Landmarks

There are no Existing or New Landmarks within this Planning Application.

3.1.3 Key Spaces (Gateways)

There are no Key Gateways within this Planning Application.

3.1.4 Key Corners

This Planning Application contains a number of key corners. Refer to Section 3.1.8 Edge Types.

3.1.5 Building Density & Heights

- ✓ The Planning Layout complies with the indicative Building Density Plan and the indicative Building Heights Plan. The area of Medium density

- 30 dph ■
- 22 dph ■
- 3 STOREY ■
- 2 STOREY ■



Design Code - Indicative Building Density Plan

- MEDIUM DENSITY - 30- 38 dph - CA 2 / CA 5 / CA8
- MEDIUM / LOW DENSITY - UP TO 30 dph - CA 6



Design Code - Indicative Building Heights Plan

- 2 - 3 STOREY
- 2 - 2.5 STOREY



Density

3.1.6 Urban Form & Morphology

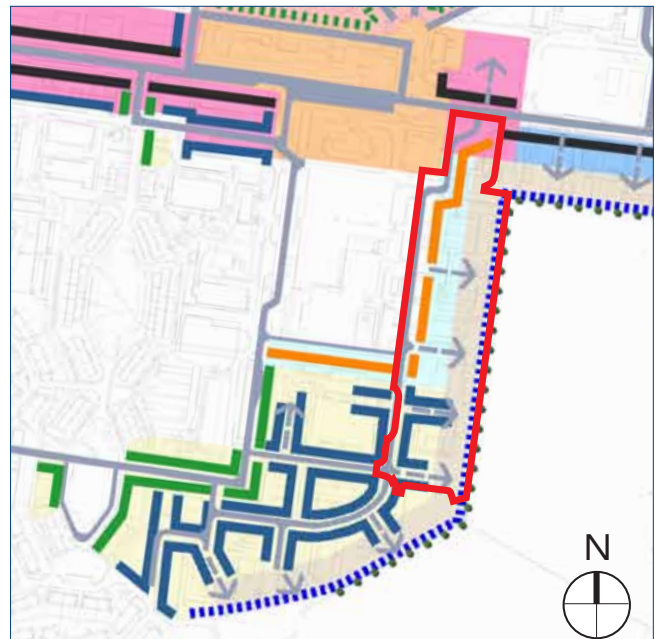
Refer to Section 3.2 Character Areas.

3.1.7 Built Form - Plot Structure




Refer to Planning Layout, Section 3.1.8 Edge Types and Section 3.2 Character Areas.

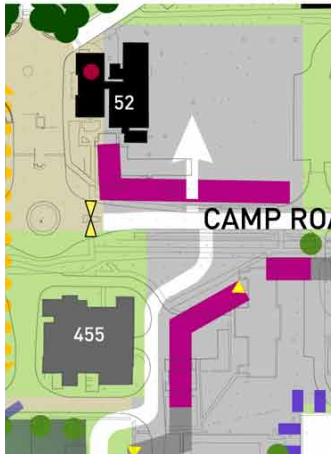
3.1.8 Edge Types

Compliance with the Edge Treatments is shown on the following diagrams.



Design Code - Frontages and Edge Treatments

-  E4 - PARK STREETS - GENERALLY CORE RESIDENTIAL AREAS CA7-CA8
-  E6 VILLAGE GREEN - THE MOST SYMMETRICALLY BALANCED EDGE TYPE WITH THE REPETITION OF BUILT FORM CREATING CONSISTENT BUILDING LINES
-  E7 RURAL EDGE - IS THE MOST IRREGULAR FRONTAGE - CA6 ONLY



Design Code - CA 2
Framework Plan



E6 VILLAGE GREEN

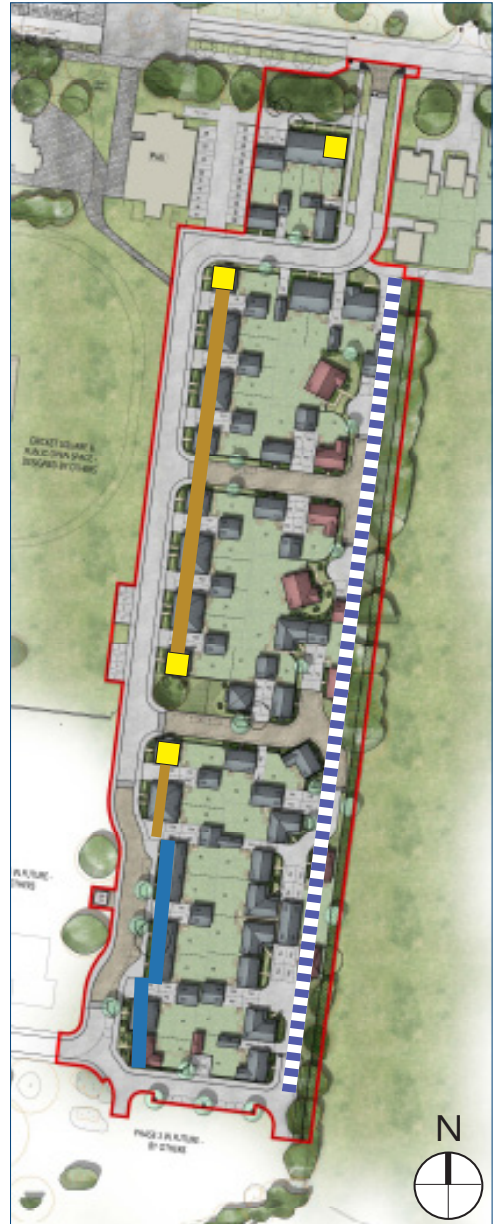
Design Code - CA 5
Framework Plan



Design Code - CA 6
Framework Plan

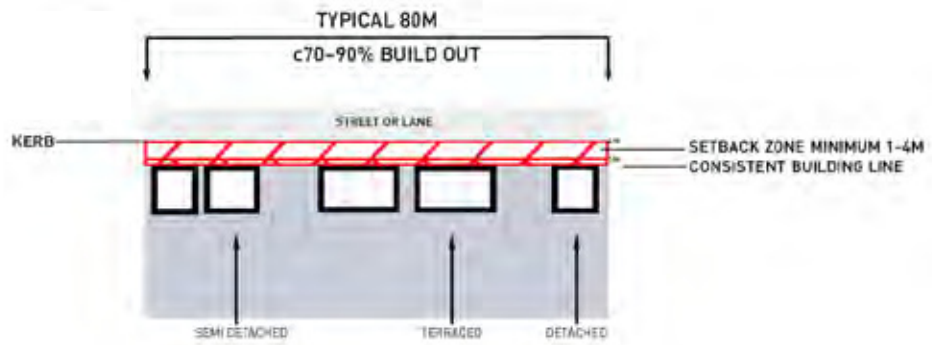


Design Code - CA 8
Framework Plan

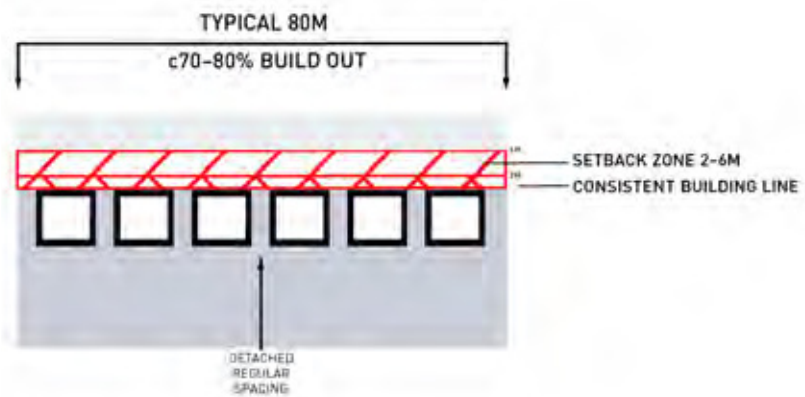


- KEY CORNERS
- EDGE TYPE E4 - PARK STREETS
- EDGE TYPE E6 - VILLAGE GREEN
- EDGE TYPE E7 - RURAL EDGE

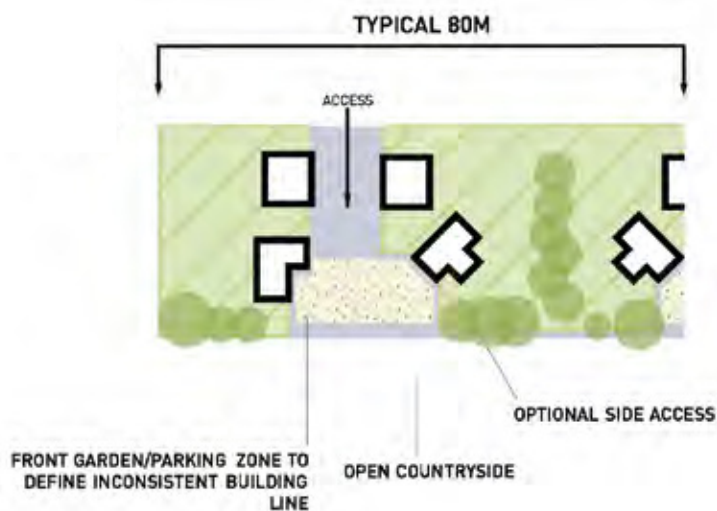
Location of Edges Types & Key Corners



Design Code - E4 Edge Treatment - Park Streets



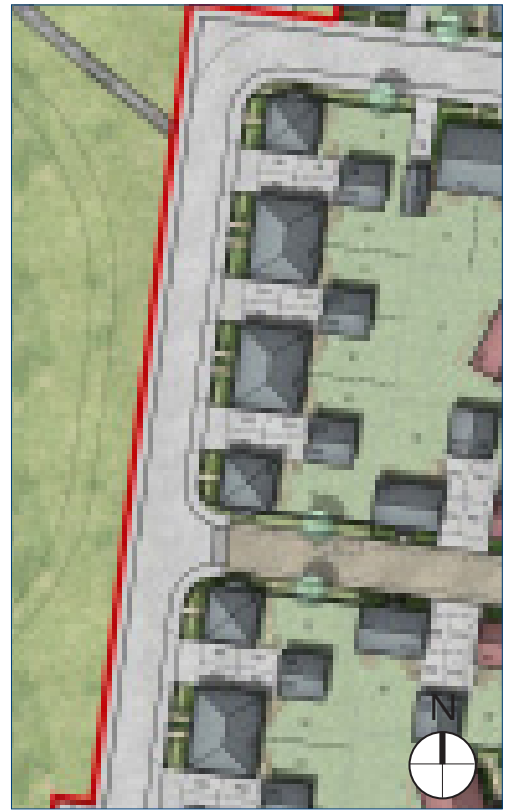
Design Code - E6 Edge Treatment - Village Green



Design Code - E7 Edge Treatment - Rural Edge



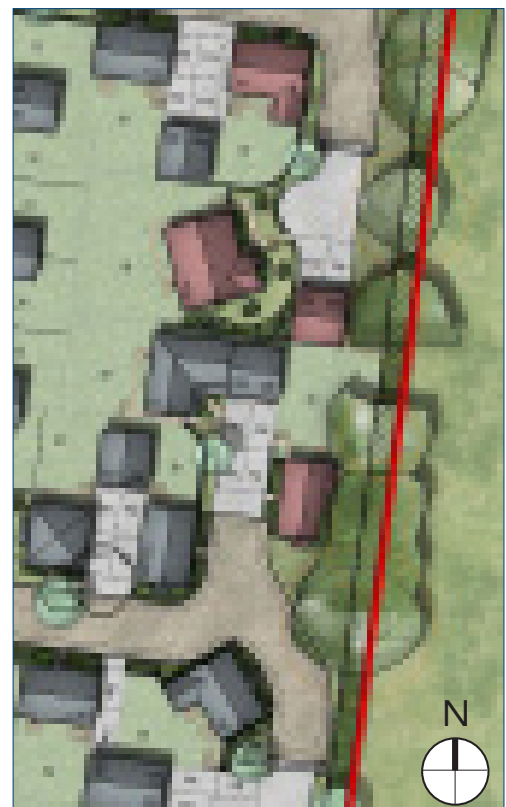
E4 Park Streets



E6 Village Green

The Planning Application shows :

- ✓ E4 - a consistent building line comprising a mix of detached, semi-detached and terraced form. Min 1-4m setback from back edge of kerb.
 - ✓ E6 - symmetrical balanced form & consistent building lines comprising detached dwellings. Min 2-6m setback from back edge of kerb.
- E6 also includes some semi-detached dwellings.
- ✓ E7 - an irregular building frontage formed by front gardens / parking zones.



E7 Rural Edge