

2.4 Bus Routes & Refuse Collection

2.4.1 Bus Routes and Bus Stops

There are no bus routes or bus stops within this application.

2.4.2 Recycling and Refuse Collection Strategy

✓ The Refuse Storage Plan shows the location of areas for the storage of refuse and recycling. These will be positioned at a maximum distance of 30m from the furthest dwelling curtilage and positioned a maximum of 25m from the nearest adoptable road.

2.4.3 Dwelling Refuse

✓ The Planning Layout provides rear access to each dwelling to allow residents to store containers away from frontages and within the dwelling curtilage.

2.4.4 Apartments Refuse

✓ The Planning Layout provides communal bin stores which will be screened from the public realm.



Refuse Storage Plan (Dwg 0521-PH8-111)

3 New Built Environment Codes

3.1 General Urban Design Principles

3.1.1 Key Frontages

✓ This Planning Application includes a Key Frontage within Character Area 3 - Trident Housing. This will comprise buildings designed with particular attention paid to the massing, materials and architectural detailing to frame key open spaces and streets to ensure these buildings contribute towards a distinctive quality and character.

3.1.2 Existing & New Landmarks

This Planning Application contains a new landmark within Character Area 3 - Trident Housing. This will be distinctive from the adjacent built form.





The location of this landmark has been changed due to the retention of Building 148 in the indicative location of the landmark to the north. The proposed landmark will now be created in the south of the site, close to the New Village Centre and positioned at the entrance to the north-south central tree-lined avenue.

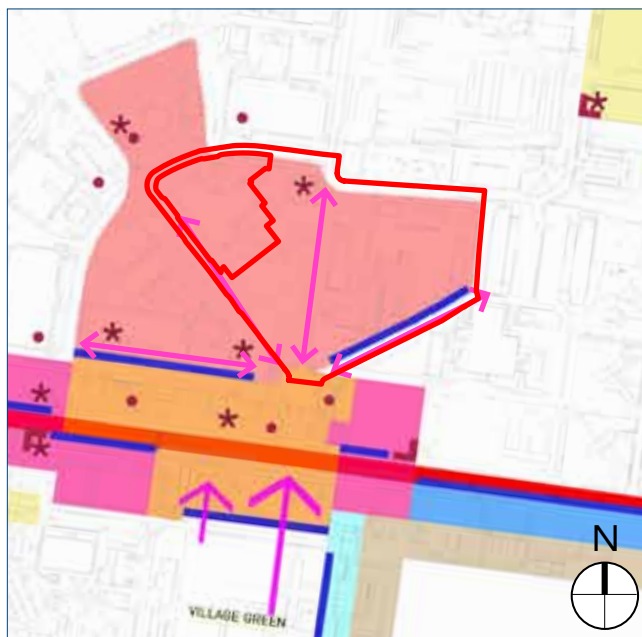
3.1.3 Key Spaces (Gateways)

There are no Key Gateways within this Planning Application.

3.1.4 Key Corners

There are no Key Corners within this Planning Application.

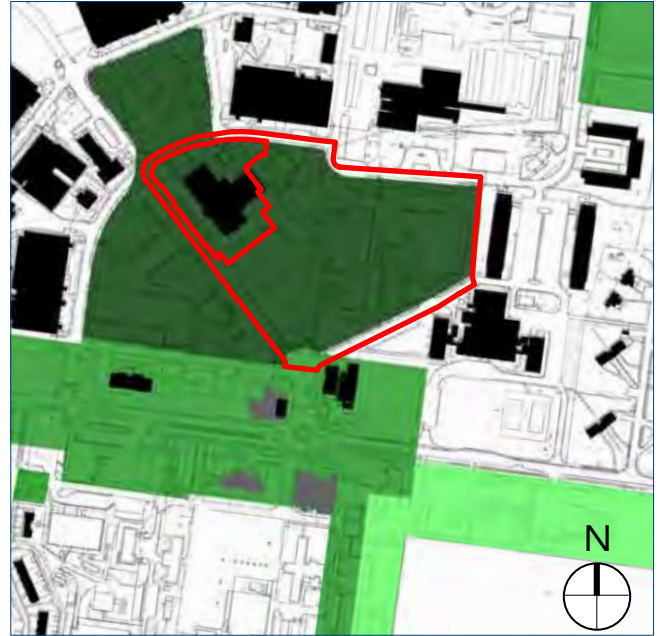
- PRIMARY VISUAL LINK 
- NEW LANDMARKS 
- KEY FRONTAGES 
- CA 3 - TRIDENT HOUSING 



Design Code - Regulating Plan Showing Character Areas

3.1.5 Building Density & Heights

✓ The Planning Layout complies with the indicative Building Density Plan. The gross site area is 2.683ha and the net site area (ie excluding POS) is 1.998ha which provides a net residential density of 46 dph.



Design Code - Indicative Building Density Plan

38 - 50 dph



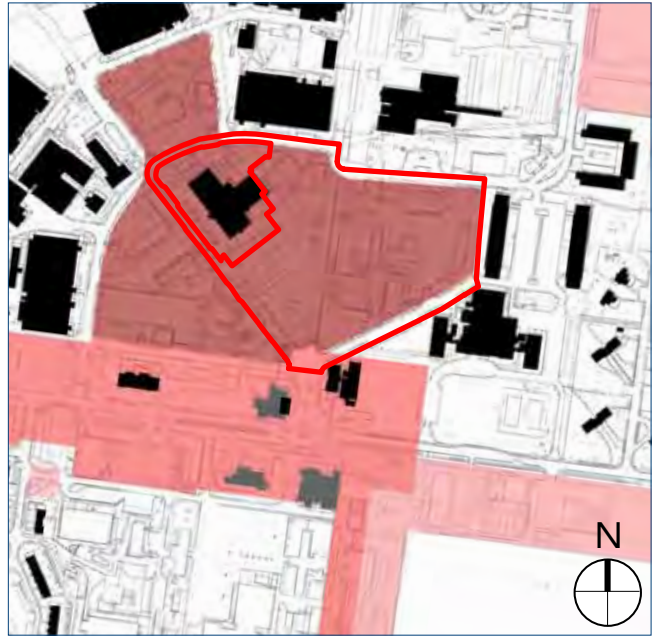
Density

✓ The Planning Layout complies with the indicative Building Heights Plan and Building Heights Parameter Plan other than the inclusion of a 4 storey landmark building.

The Planning Layout shows 3 storey dwellings to the west and central areas of the site, with 2 storey dwellings located to the east and south-east edges, close to the existing buildings 78 and 74.

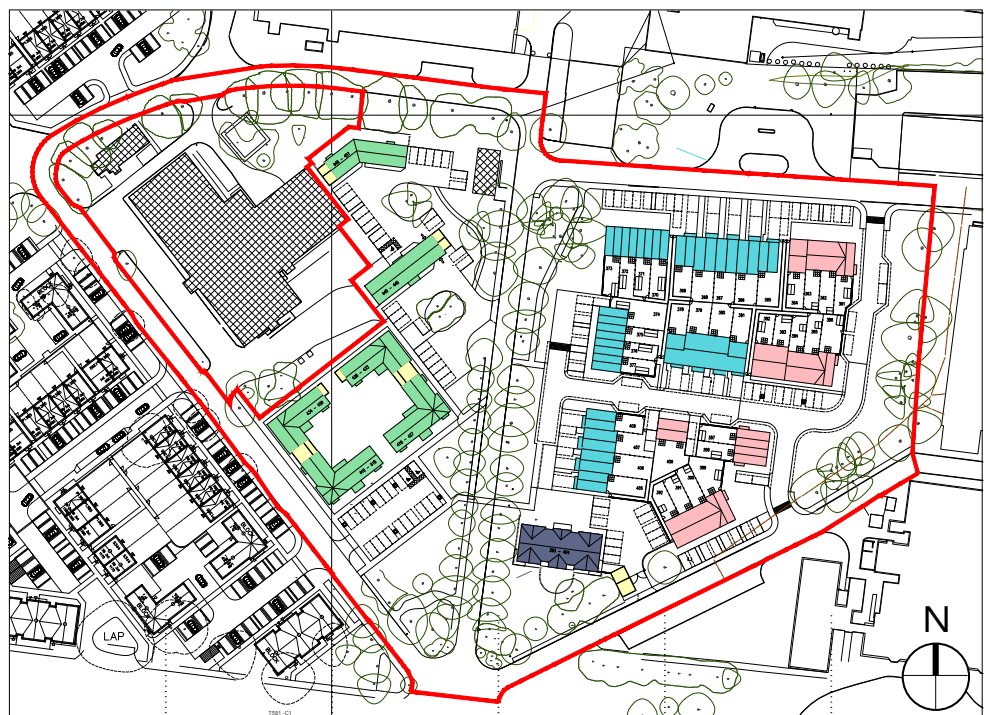
The 4 storey building, which is located in the south of the site has been included as part of the development in order to act as a landmark for the site when viewed from the south and was discussed in detail with the relevant Officers at the pre-application stage.

PREDOMINANTLY 2.5 - 3 STOREY ■
2 - 3 STOREY ■



Design Code - Indicative Building Heights Plan

1 STOREY (up to 5.4m to ridge) ■
2 STOREY HOUSE (up to 8.4m to ridge) ■
3 STOREY HOUSE (up to 12m to ridge) ■
3 STOREY APARTMENT (up to 12.75m to ridge) ■
4 STOREY APARTMENT (up to 17.2m to ridge) ■



Storey Heights Plan

3.1.6 Urban Form & Morphology

The way the buildings relate to one another is one of the most important aspects that can be used to define an area's character. These key aspects are addressed for each character area, and include:

- urban form - including edge types
- building typology
- density
- building lines
- height / enclosure
- roofscape
- scale and proportion including fenestration
- building detail
- building materials
- landscape design
- parking

The character areas also provide more detail in relation to building heights.

3.1.7 Built Form - Plot Structure

✓ Buildings are arranged for the most part in perimeter blocks.

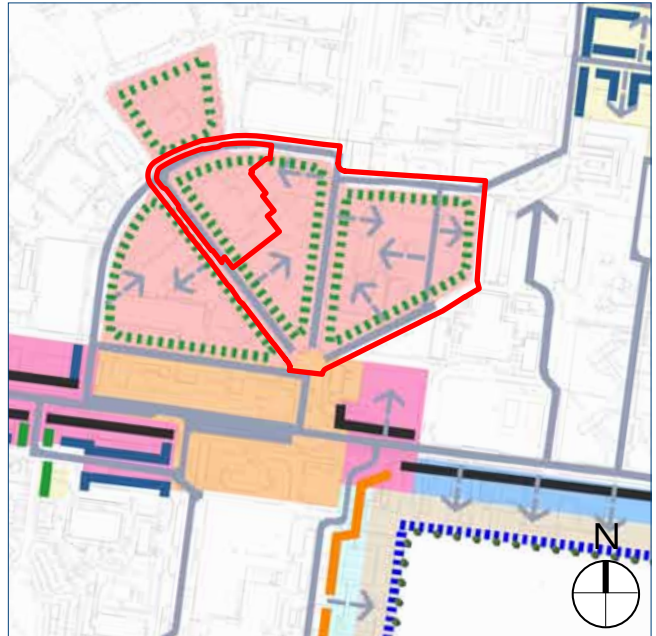
✓ Dwellings are terraced, semi-detached linked or detached, according to location.

✓ The design of the new areas retains and exploits the pattern of existing east-west axis development (within 30 degrees) to exploit the benefits of solar energy.

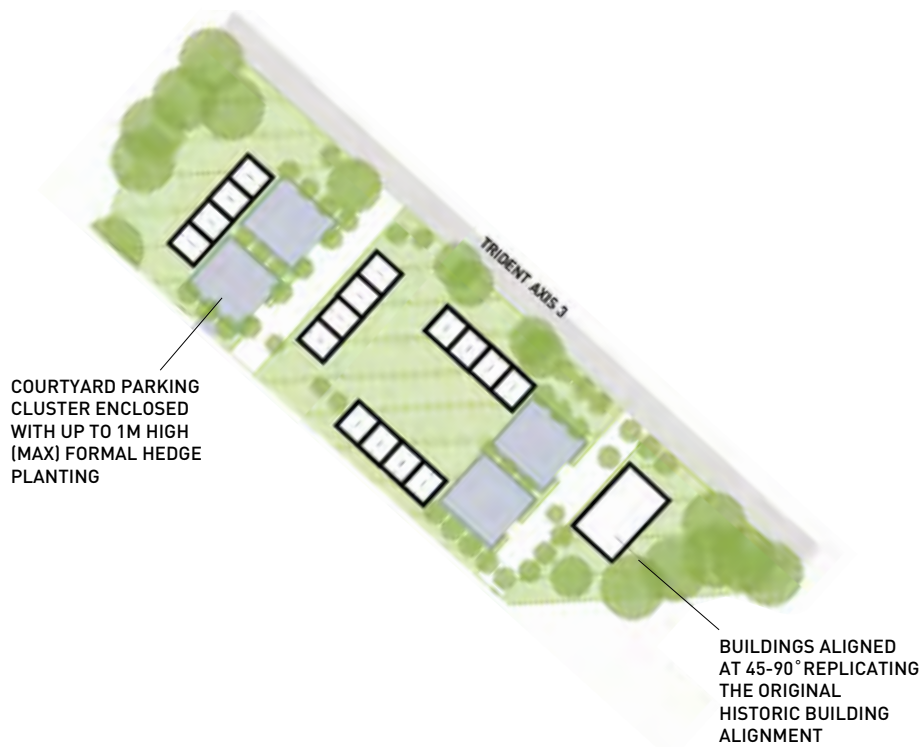
3.1.8 Edge Types

The application area includes the following Edge Treatment:

E8 - Trident Campus style historical building alignment.



Design Code - Frontages and Edge Treatments



Design Code - E8 - Trident Campus Frontage