



FIGURE 6.4: EXTERNAL ENCLOSURES PLAN

WORKING WITH THE TERRAIN

LEVEL STRATEGY

6.9 The design of the levels on site has been carried out using a 3D model of the proposed roads, plots and general finished levels. This has been done to ensure that the proposed roads can be delivered to adoptable standards, as well as considering requirements for Part M and DDA compliance. By designing the level strategy within the 3D ground model. This has provided the opportunity to also carefully consider the interface with the existing ground levels to minimise retaining walls and earthworks, where possible. An iterative approach to the design of the masterplan helped to find a solution which compliments the existing ground profile as closely as possible.

6.10 The approach to the levels is to use split level housing to build the retaining structures, hidden from the street scenes and stop the gardens and garden amenity being compromised.



FIGURE 6.5: VIEW OF THE EXISTING TERRAIN LOOKING EAST ACROSS THE SITE



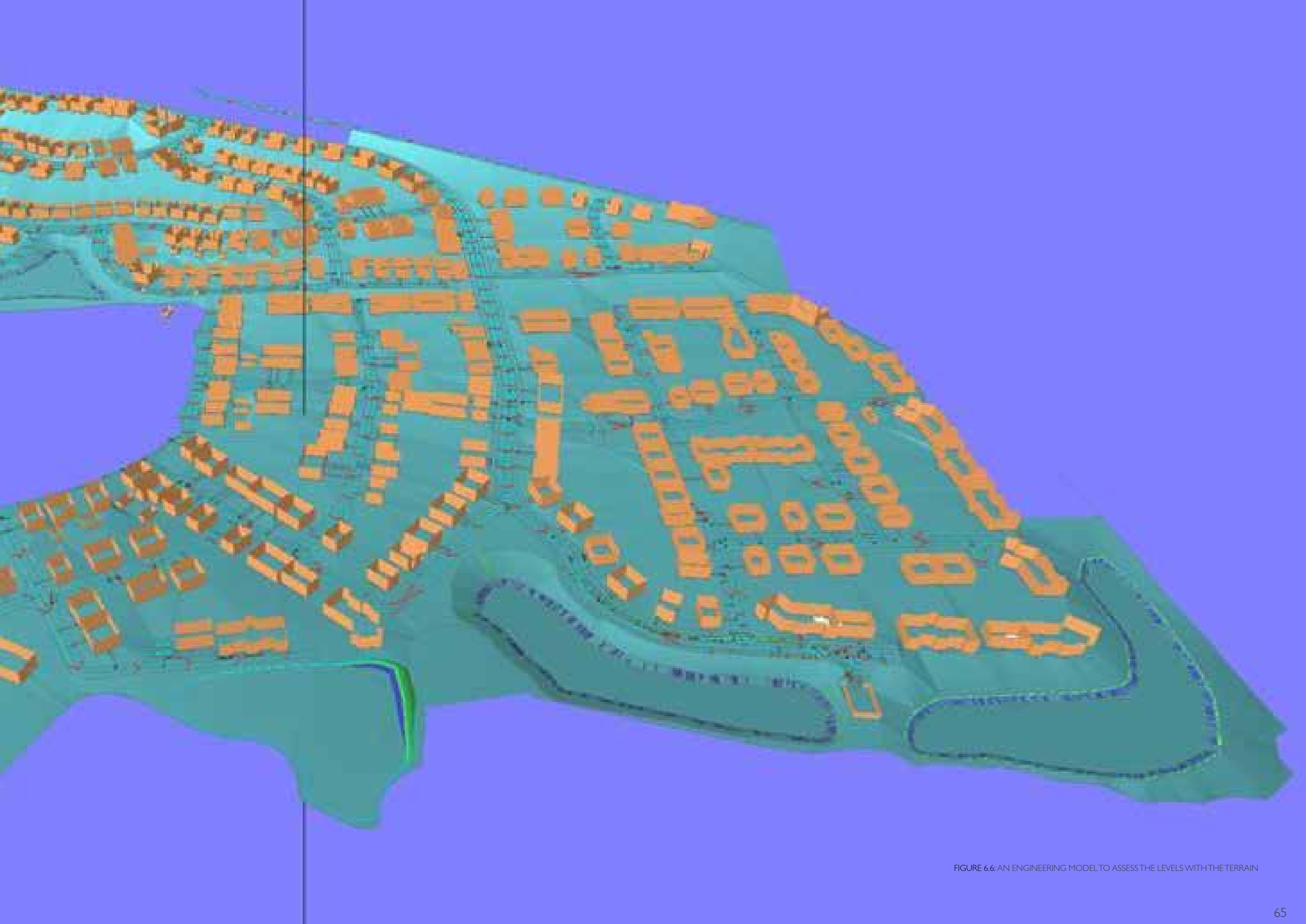


FIGURE 6.6: AN ENGINEERING MODEL TO ASSESS THE LEVELS WITH THE TERRAIN

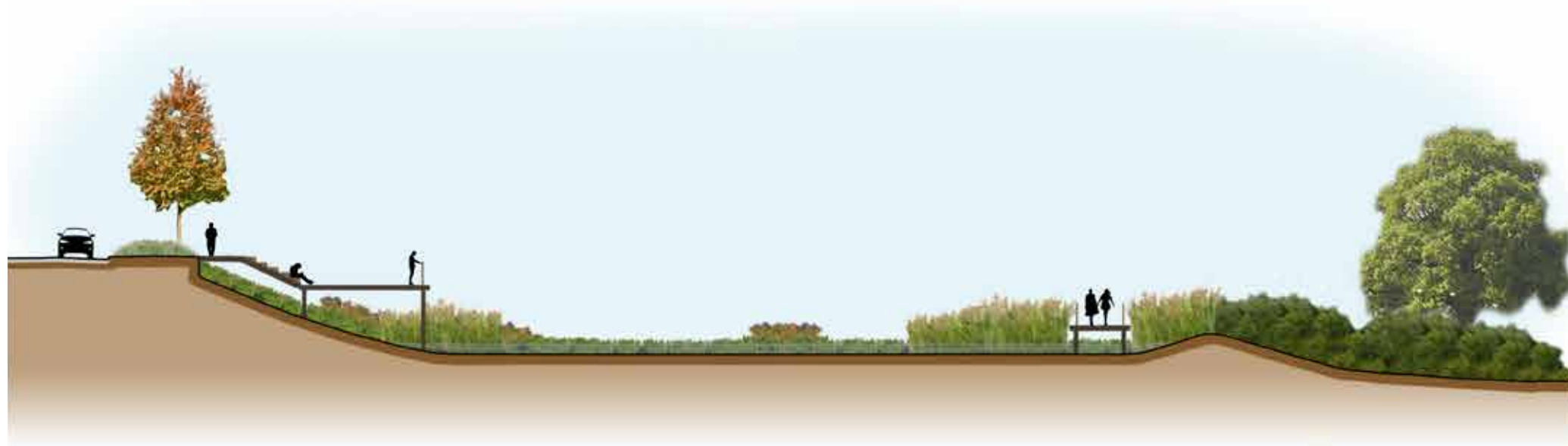


FIGURE 6.7: PROPOSED CROSS SECTION AA

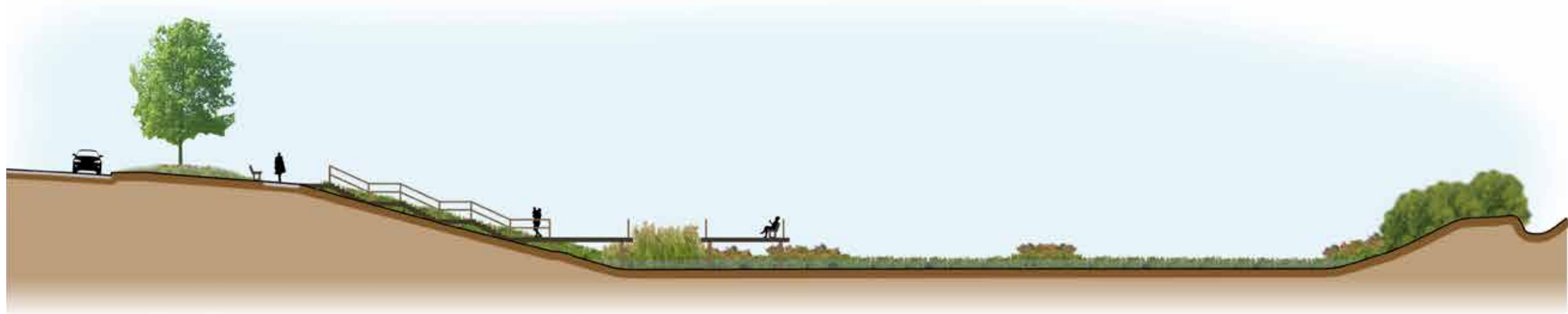


FIGURE 6.8: PROPOSED CROSS SECTION BB

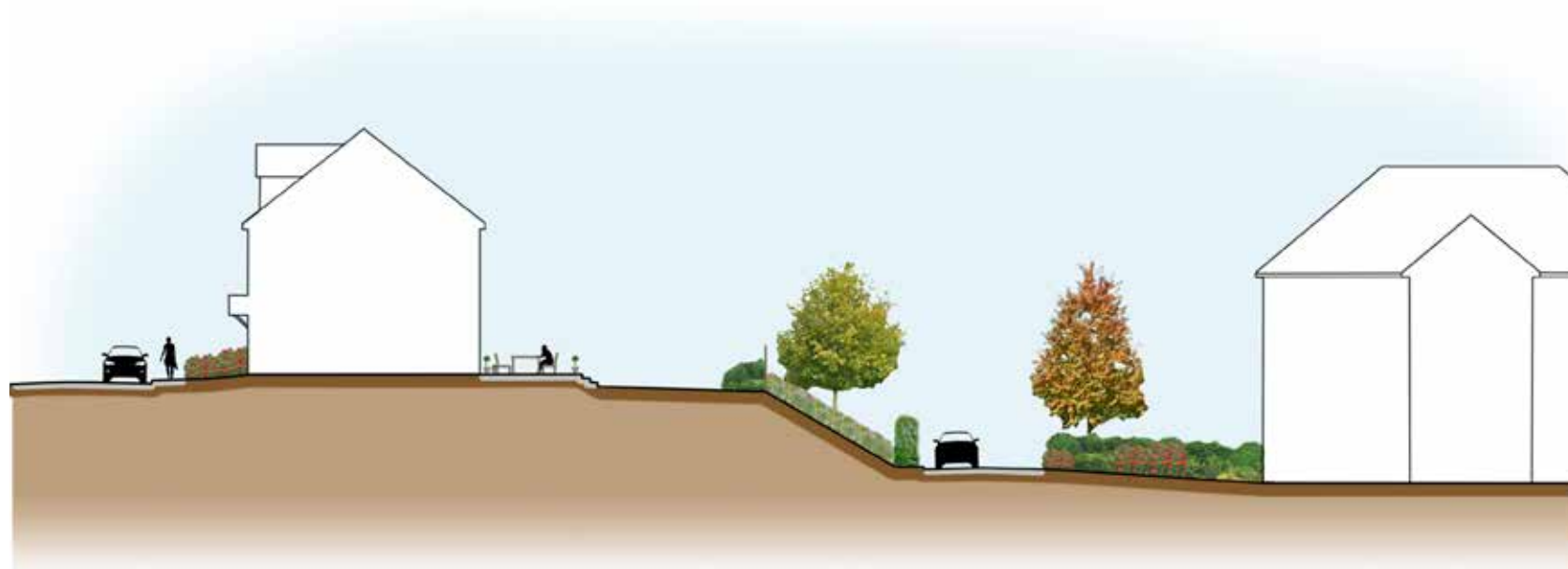


FIGURE 6.9: PROPOSED CROSS SECTION CC



FIGURE 6.10: LOCATION PLAN

DRAINAGE STRATEGY

6.11 The surface water run-off from the site is proposed to be restricted to the annual average greenfield run-off rates, through the use of several attenuation basins with associated flow controls. This ensures that the proposed development does not increase the risk of surface water flooding downstream of the development.

6.12 The attenuation basins have been designed within the 3D ground model to ensure that they can be accommodated within the proposed masterplan and associated landscaping proposals, whilst still providing the level of required attenuation volume. The final discharge of surface water is to the existing ordinary watercourse located in the southern part of the site. The on-site surface water drainage will be designed to ensure it complies with the required SuDS mitigation indices in relation to the treatment of surface water prior to the final discharge. This will be achieved through the use of a series of attenuation basins, as well as bio-retention areas within the basins themselves.

6.13 The foul drainage proposals look to make use of the opportunity of the diversion of the existing 375mm Southern Water foul sewer within the site, with the northern part of the development draining under gravity to the existing foul water manhole located in the eastern part of the site. The remainder of the site drains to a new adoptable pumping station which will pump the flows back to the existing Southern Water manhole on site.

FOUL WATER DRAINAGE STRATEGY

6.14 Foul discharged from the site is proposed to drain using a traditional gravity system within the site, which eventually connects to a pumping station located in the south of the site. The proposed pumping station shall then pump the foul water through a rising main that runs towards the eastern access of the site, where it will connect into a new requisition sewer that eventually drains into the existing public sewer within College Road.



FIGURE 6.11: DRAINAGE STRATEGY PLAN

7. ARCHITECTURAL CHARACTER

7.1 The proposed development has been set out into 4 overarching character areas that can be refined through the course of the application process that responds to the wider vernacular, whilst providing a distinct character area for the development and provides both a range of character that responds and reinforces the landscape and heritage assets on and off the site.

- Spine Road
- Core
- Campdown Hills
- South-Western Quarter

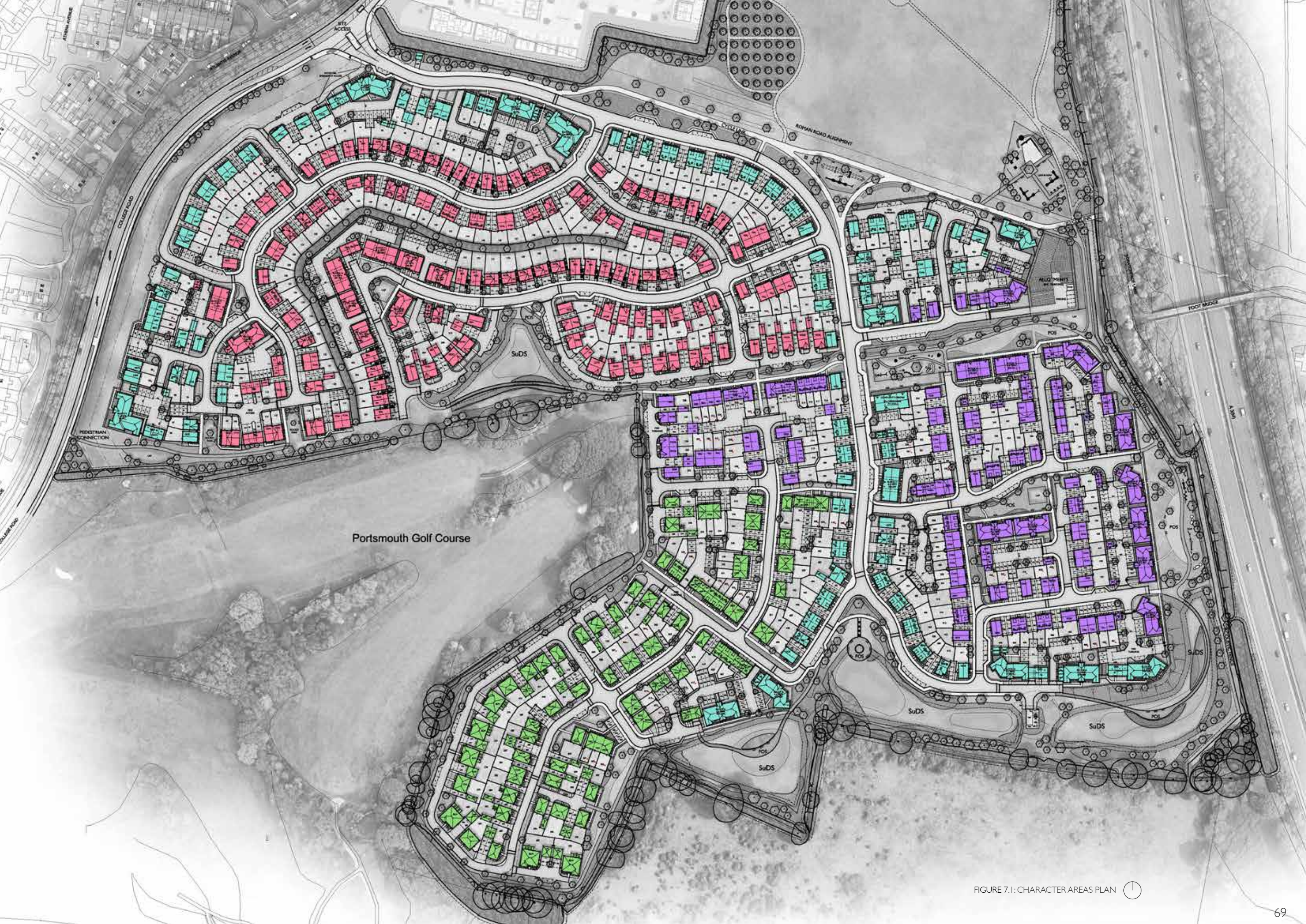


FIGURE 7.1: CHARACTER AREAS PLAN





SPINE ROAD



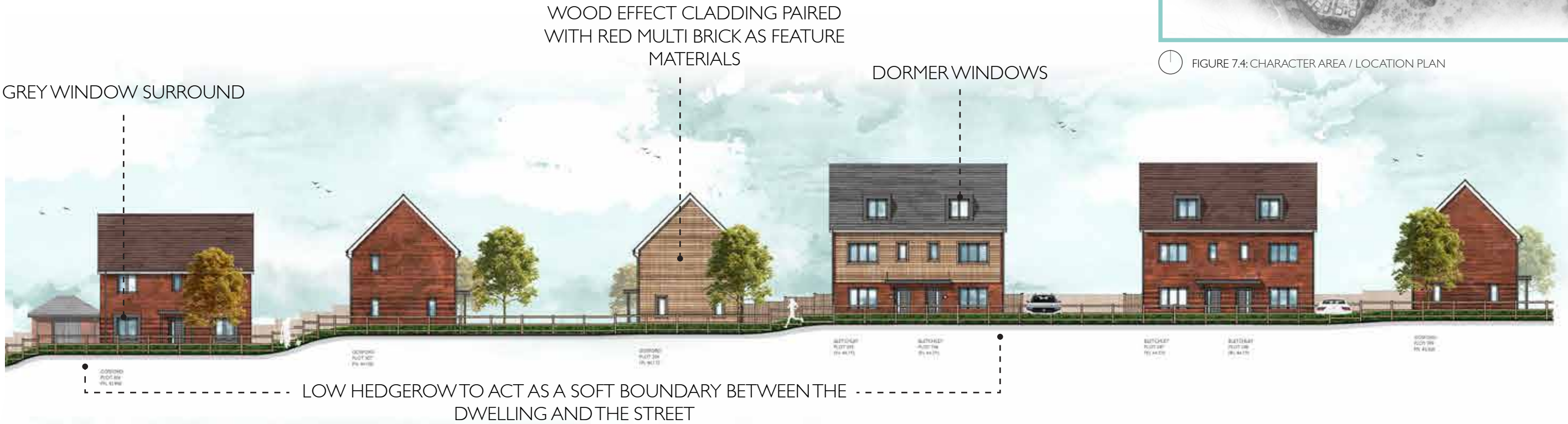
FIGURE 7.3: VISUAL LOCATION PLAN

SPINE ROAD

7.2 The Spine Road is the main entrance into the site and sets the tone for the development with a mix of 2, 2.5 and 3 storey development to reinforce the hierarchy of movement. Building materials are varied and muted to blend in with the landscape setting



FIGURE 7.4: CHARACTER AREA / LOCATION PLAN



7.3 Below are some of the defining features.



CORE

7.4 This is a significant character area that is located off the spine road and landscape corridors running through the site. The housing in this area will vary with a more informal character, creating a sensitive interface that responds to the landscape and organic structures, but also subtly differentiates itself from the Spine Road character, without contrasting starkly.



FIGURE 7.5: CHARACTER AREA / LOCATION PLAN



ETERNIT CLADDING PAIRED WITH RED MULTI BRICK AS PRIMARY MATERIALS

