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NOTE: INDICATIVE SITE LAYOUT ONLY

The indicative site layout shown is to demonstrate the realism / potential of the proposed density of 75 dwellings per hectare (186 for the site) and the proposed mix of two and three bed houses and one / two bed apartments.

The actual site layout will be proposed / designed by the future **Reserved Matters Applicant** through dialogue with SMBC Urban Design.

This layout shows:

186 dwellings on 2.48 hectares (75 dph)
Including 30 houses and 156 apartments
274 car parking spaces in Total (147%)

Of the 30 house:
15No. 3 bed / 3 storey (50%)
15No. 2 bed / 2 storey (50%)

Of the 156 apartments:
117No. 2 bed (75%)
39No. 1 bed (25%)

The apartments are all arranged around individual cores with four units per floor and are all three storeys across the site.

"Imagine a street where vehicles travel at walking pace and where pedestrians using the street can share the carriageway with vehicle users. Imagine a street where paving replaces the grey tarmac and where space has been created for more trees, flowers and shrubs. Imagine a street where people can use seating to sit out and chat to neighbours or friends or a street where children can play safely. Such an environment would be called Home Zone....."

The Joseph Roundtree Foundation Publication:
"Home Zones - A Planning and Design Handbook"

HOMEZONE IDEAS:

Beyond the entrance road the scheme generally has a 'shared surface' for both pedestrian and car, with numerous measures to slow cars down to an appropriate speed. Long straights of road are avoided and occasional granite speed humps are included. Car Parking is broken up into smaller areas with the spaces discretely marked so that they are not apparent when the cars are not there. Other play uses are encouraged when cars are not there. These smaller areas of parking are defined with trees to appear like courts. All spaces are to the required size (4.8m x 2.4m) with a minimum of 6m reversing area. Where cars are not parked the width of the surface is narrowed to 3.5m, effectively only allowing a single car through.

Areas of potential play are also shown with the dotted pink circles.

The photographs on the right show successful Homezone schemes from the UK and Europe.



Rev. A 13.12.2005 Visibility Signs, Phasing split and Barak site added
Rev. B 01.11.2006 Layout revised with Homezone ideas shown



Homezone in Odense - Denmark



Homezone in Morice Town - Plymouth



Homezone in The Hague - Netherlands



Homezone in Morice Town - Plymouth



Homezone in Morice Town - Plymouth



Homezone in Manchester

Seven Stars Road Site, Oldbury, Sandwell

SKETCH SITE PLAN No.5

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