

Neighbourhoods



1 Shaping complexity



2 Community growing and edible planting



3 Play on the way



4 SuDS, nature on doorsteps



5 Car-free Community Lane



6 Pedestrian-priority street loops



7 Landscaped unallocated parking



8 Permeable massing with wayfinding landscape



9 Engaging building thresholds



Health and wellbeing

Neighbourhoods



Engaging thresholds

Houses and buildings include windows, entrances and curtilage facing streets



Nature on your doorstep

Gaps in the massing are curated to provide visual contact with nature space such as Brook Leys



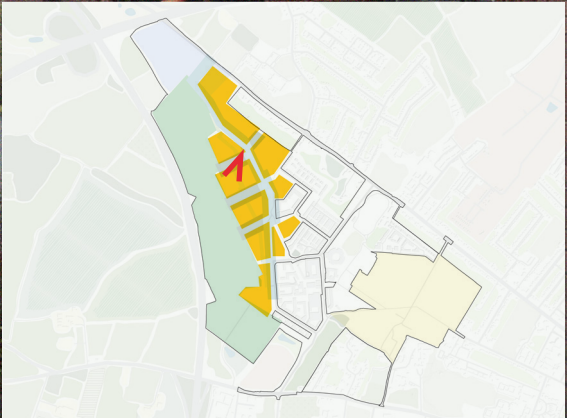
Walking and cycling

Pedestrian-priority streets with denser active travel networks and vehicular movement loops invite people to more active lifestyles, less stress and less carbon footprint.



Regen ethos

Streets include planting and trees, embodying the regenerative ethos tied into the design.



Community Lane



A pedestrian priority, safe and leisurely street. Connecting the school, community centre, and Local Centre, to formal sports and growing areas to the north of the site.

Statement

Design rationale

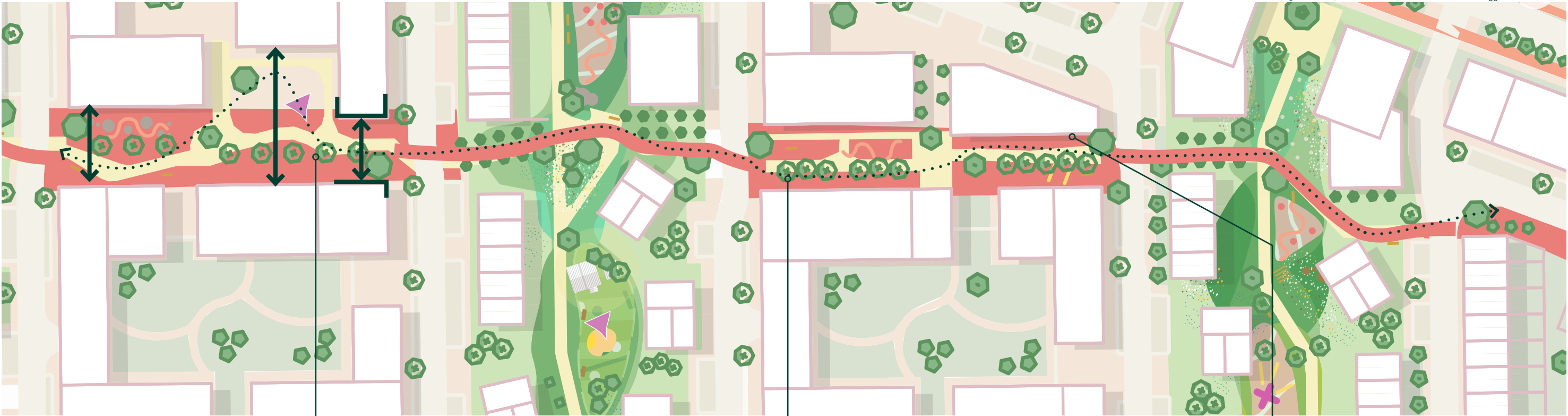
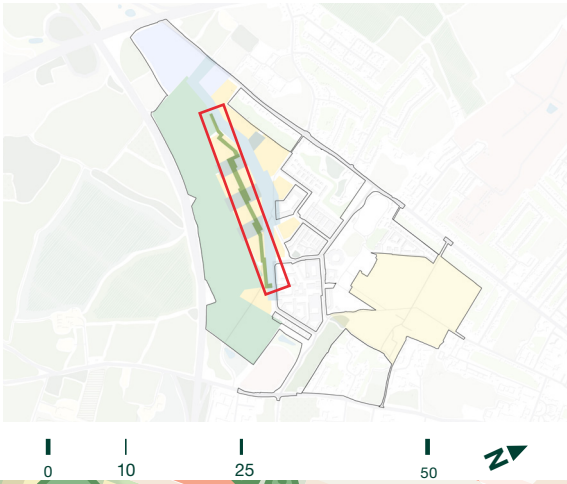
Community Lane

Key

Building edges defining space

Expansion of space for dwelling

Community Lane route



Green and blue infrastructure

A legible and direct route, with opportunity to pause and dwell and engage with the wider community.

It includes edible planting and pockets of community foraging.

Doorstep playable spaces overlooked by homes and accessed from doorsteps.



Movement

Car-free safe route for casual cycling and walking. It threads through neighbourhoods connecting Phase 1 Local Centre and community uses with the formal sports, amenity and allotments to the north of the site.

The Community Lane provides level and traversable access.



Built form

Buildings define the edges of the route and provide active frontages and passive surveillance to shared spaces.

Moments of compression framing views and creating variety in the shape and conditions of the public realm.

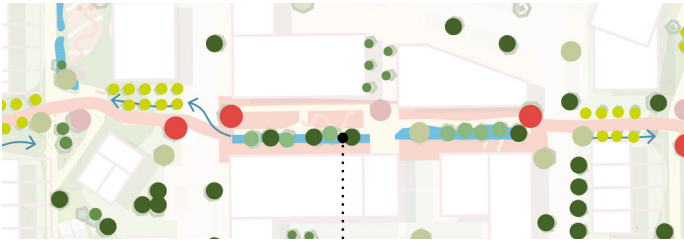
Strategies

Community Lane

Green and Blue Infrastructure

Planting and drainage

- Forest-scale tree
- Landmark tree
- Specimen tree
- Street tree
- Fruiting/flowering tree
- Junction tree
- Surface SuDS e.g. rain gardens
- Below ground connection



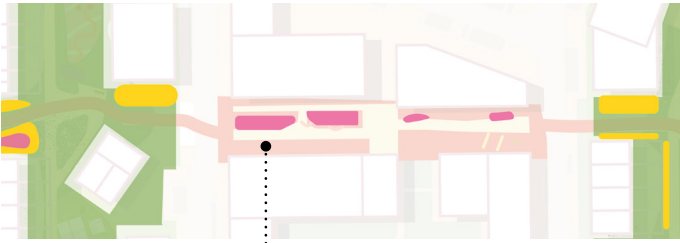
Clear hierarchy of tree planting aids wayfinding. For example including larger trees where transitioning to other spaces such as the Shared Gardens. Fruiting and flowering trees for foraging for people and wildlife, celebrate seasonal change.

Rain gardens respond to the natural fall across the Community Lane, collecting run-off and delineating public to private space.

Green and Blue Infrastructure

Community and amenity

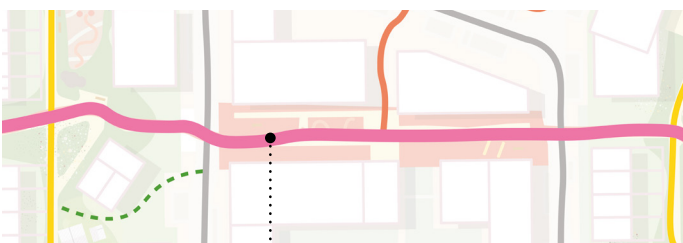
- Informal open space
- Growing/ productive area
- Play area



Doorstep playable space, pockets for community growing and nodes of activity such as groupings of cycle parking, seating and communal entrances to promote incidental social interactions and dwell time.

Movement

- Primary pedestrian/cycle route
- Community Lane
- Green informal pathways
- Secondary routes
- Roads



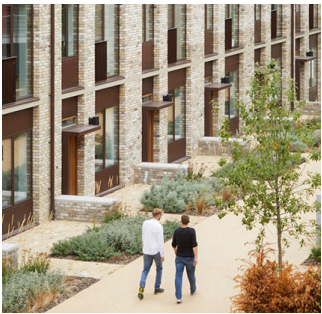
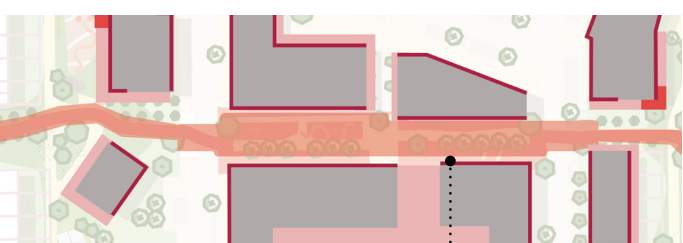
A shared user path that provides a safe route through neighbourhoods. A meandering layout keeps movement slow complementing segregated, faster cycling routes.



Where the lane crosses movement corridors that facilitate vehicles, a raised table or change in surface denotes the Community Lane priority.

Built Form

- Building
- Active frontages and entrances
- Private external amenity
- Indicative shared private amenity
- Community lane

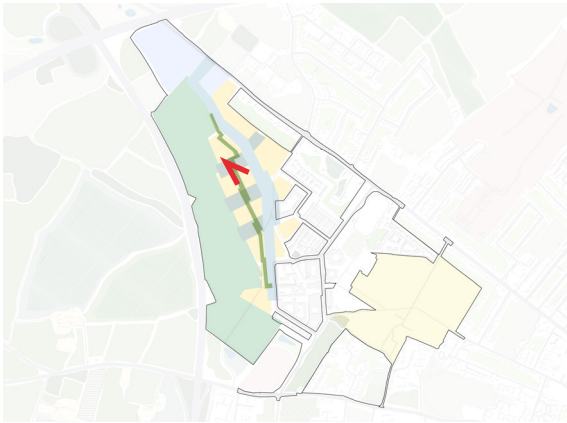


Thresholds, front doors, habitable rooms and access onto the lane activate the streetscape and engage neighbours. Soft boundary conditions, provide privacy with the ability to connect to the quiet pathway.



Entrances and seating addressing the Community Lane, creating moments for social interaction

Massing and character
Community Lane



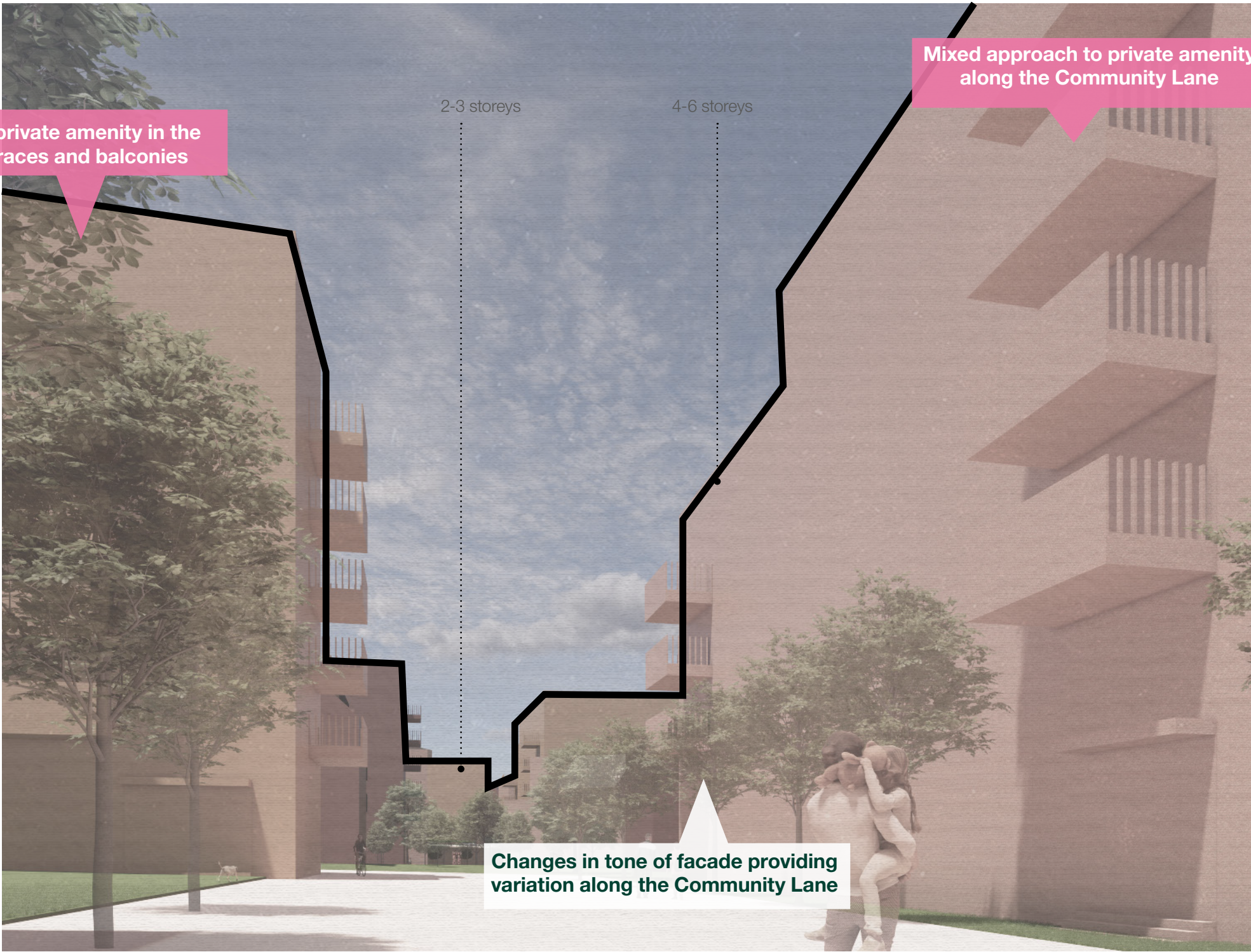
Layering of buildings creates moments of compression along the Community Lane.



Mixture of balcony types along the length of the Community Lane provides variation.



Defensible space to apartments provide landscaping along the Community Lane.



Variation in private amenity in the form of terraces and balconies

Mixed approach to private amenity along the Community Lane

Changes in tone of facade providing variation along the Community Lane

Health and wellbeing

Community Lane



Engaging thresholds

Building entrances and curtilage space including seating areas activate the public realm, contribute to making them safe spaces and foster social interaction.



Walking and cycling

A car-free street invites people to more active lifestyles, less stress and less carbon footprint.



Active and playful

Opportunity for active urbanism and play on the way fostering physical strength and community contact.



Regen ethos

Planting and trees, embodying the regenerative ethos tied into the design.

