



CHARACTER AREAS DIAGRAM

01 Character Areas Diagram
Scale: 1:1000

CHARACTER AREAS

To enhance the distinctiveness and way finding through the site, two Character Areas are proposed through the scheme with soft & hard landscaped areas, shared surfaces and green open spaces. These areas are defined through landscape, topology, the building forms, uses and architecture found in each area. Each character area joins and melds into the next with paths and linkages forming an overall coherent design. While character area 01 is defined by a much larger mass overlooking open green spaces, character area 02 is defined by a much smaller scale incorporating a network of streets. This contrast creates a more attractive scheme and strikes a balance between diversity and unity within the scheme.

LEGEND

- SITE BOUNDARY OUTLINED IN RED
- PUBLIC OPEN SPACE (accounting for 15% requirement)

01 - APARTMENTS / DUPLEX UNITS

Character Area 01 is defined by the typologies found in it. These consist of two apartment blocks, ranging in height from 3-4 storeys, and 4 blocks of duplex apartments over ground floor level simplex apartments. The design seamlessly integrates amenities and services to the benefit of the residents including a mix of one and two bedroom apartment units, own door and communal access apartments bin storage and car and bicycle parking. These apartments will enjoy ample views over the public open spaces provided within the scheme.

On approaching the estate from the Headford Road side, the development slowly reveals itself from behind the tree lined facade proposed along the southern boundary. The tree lined boundary has been proposed in order to retain and enhance the existing sylvan character of the area. This sylvan character has been incorporated into character area 01 through the addition of trees within the public open spaces and along the estate roads.

Nestled behind this tree lined facade, stands three bold contemporary residential buildings, ranging in height from 3 - 4 storeys. Gaps in the trees offer passers by a glimpse of what lies beyond.

The linear form of the apartment blocks creates a strong building street frontage along the access road. The dominance of the building is reduced by separating it into two blocks with communal open space located between them. The incorporation of a flat roof helps to reduce the overall height of the building. Visual interest has been added to the building by incorporating a number of recesses to accommodate balcony spaces. Visual interest has also been created through the use of materials.

A palette of quality materials has been used on both apartment blocks to add visual interest to the scheme. A light grey brick has been used at ground floor levels to ground and provide a plinth to the building. The textured quality of the brick contrasts greatly with the light coloured nap render which has been used on the upper stories. As well as providing contrast, this also helps to breakdown the size of the buildings. The provision of rainscreen cladding/ alternative materials creates an interesting contrast between it and the light grey brick used at ground floor level.

While character area 01 is dominated by large scale apartment blocks, character area 02 is dominated by a much more intimate, human scaled development in the form of, predominantly, two story houses. While there is a contrast in the scale of the two character areas, there is harmony between the material palettes of both areas.

02 - HOUSES

While character area 01 holds the larger street frontage than the apartment blocks, character area 02 is a predominately cellular layout with mainly two story houses units. While there is a contrast in the scale of the two character areas, there is harmony between the material palettes of both areas.

The terrace houses are simple in form with horizontally proportioned roofs which are counter balanced by elements with a strong vertical emphasis. The vertical emphasis of the counter balancing elements has been strengthened through the incorporation of openings with a strong vertical emphasis. The terraces also incorporate features such as traditional pitch roofs with dark blue / grey concrete tiles and dark rainwater goods which are easily maintained as easily over time.

Materially, the houses will be finished with a simple and contemporary palette. The palette will include a mix of light grey brick and light colored napped sand / cement external render. The predominantly light render will be contrasted against darker coloured finishes such as the roof, rainwater goods, windows and doors. This contrast will add visual interest to the houses and enhance the simplicity of the design. The darker coloured roofs reduce the apparent size of the buildings while matching that of the neighboring houses.

No.	Date	Comments	By