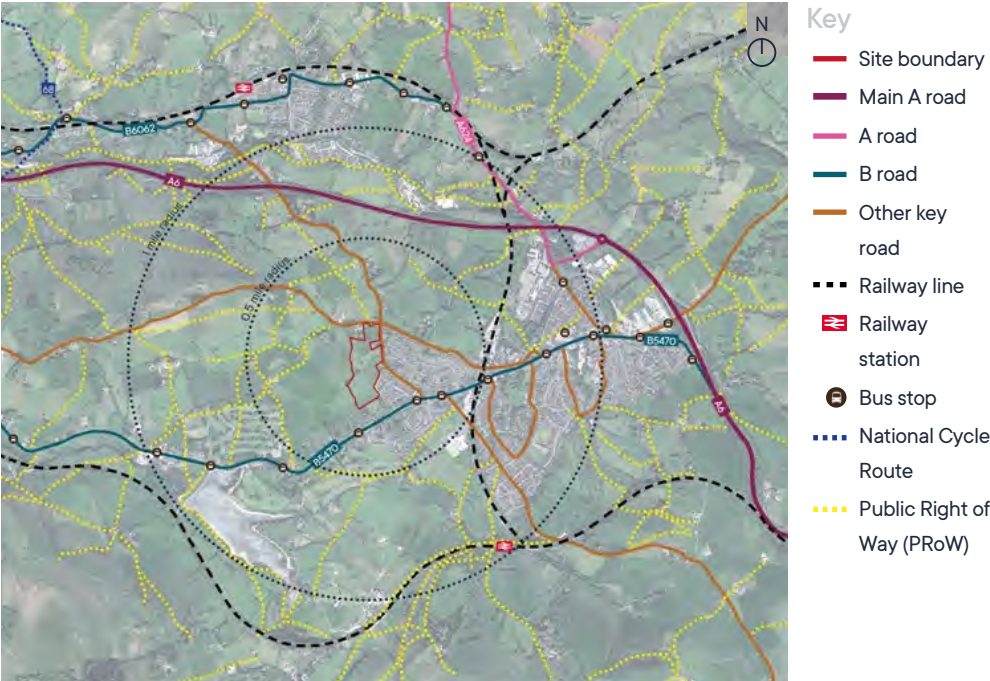


04

Question	Response	Rating
1. Natural connections <i>Create places that are well-integrated into the site and their wider natural and built surroundings. Avoid creating isolated and disconnected places that are not easy places to move through and around.</i>	The site has been reviewed at a 'macro' scale to understand and build upon existing connections. A key design driver for the proposed masterplan is to encourage both a physical and visual connection between the existing and proposed. This includes: utilising Crossings Road for the site access; establishing new pedestrian and cycle routes which link to the PRow and National Cycle Route; reinforcing connections with surrounding residential developments through existing and proposed vehicular, cycle and pedestrian links; and promoting connections with the existing context by utilising perimeter development blocks where possible to improve permeability.	Achieve  Review  Fail 



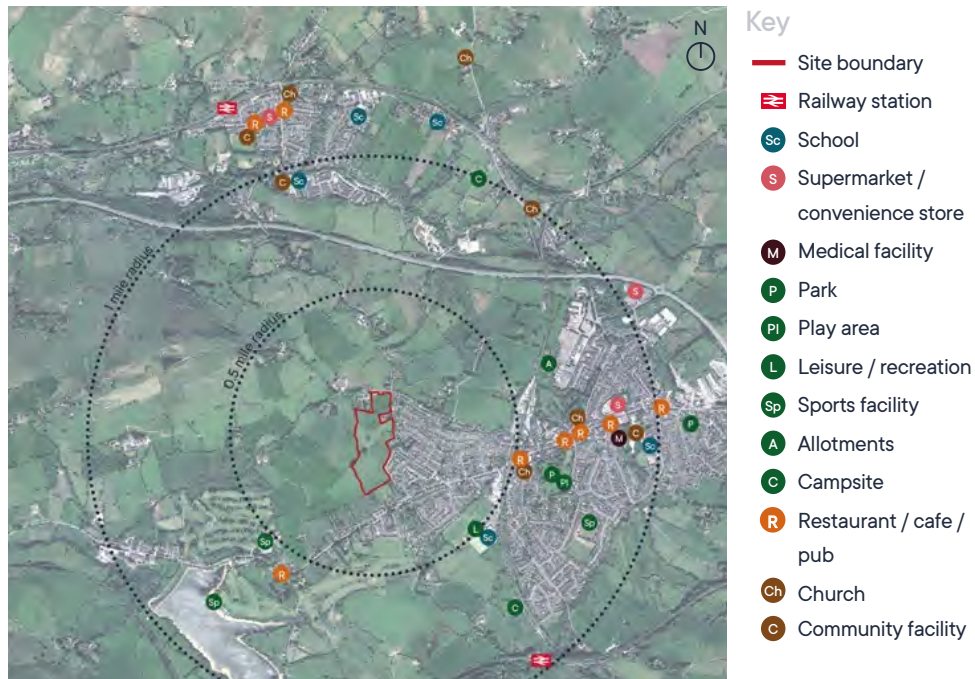
Existing connections

Question	Response	Rating
2. Walking, cycling and public transport <i>Short trips of up to three miles can be easily made on foot or bicycle if the right infrastructure is in place, helping to improve public healthy and air quality whilst also reducing local congestion and carbon emissions.</i>	A legible network of new pedestrian and cyclist routes is proposed across the scheme which will be integrated with the wider movement framework. A number of green pedestrian routes are proposed to create safe, attractive pedestrian links throughout the scheme and to the site's context including the existing PRow to the west and The Heath. The existing PRow running across the south of the site has been realigned to maintain this route. Pedestrian routes are proposed to provide good connectivity to local bus routes within the surrounding area to encourage sustainable modes of transport.	Achieve  Review  Fail 



Question	Response	Rating
3. Facilities and services <i>Places that offer social, leisure and recreational opportunities a short walk or cycle from their homes.</i>	The site lies within walking and cycling distance of Chapel Town Centre, where a range of local facilities can be found such as supermarkets, schools, leisure and commercial amenities. The proposed masterplan will deliver a series of streets, footpaths and cycle links which will provide good connectivity to the site context and local bus services to ensure the facilities are easily accessible from the new homes. The masterplan will also incorporate areas of public open space which will provide some amenity space for residents with pedestrian and cycle links connecting these spaces to all new homes.	Achieve  Review  Fail 

Question	Response	Rating
4. Homes for everyone <i>A range of homes that meet local community needs.</i>	The proposed masterplan will deliver up to 180 new homes of varying sizes and typologies, with a range of bedroom numbers available and a mix of tenures, including 30% affordable in line with Policy H4 of the Local Plan. The proposed housing mix ensures that a wide range of homes are provided which will attract a variety of different households. The affordable homes are proposed to be tenure-blind and 'pepper-potted' around the scheme to ensure these are well-integrated into the development.	Achieve  Review  Fail 



Existing facilities



Artist's impression showing integration of different housing typologies within streetscene

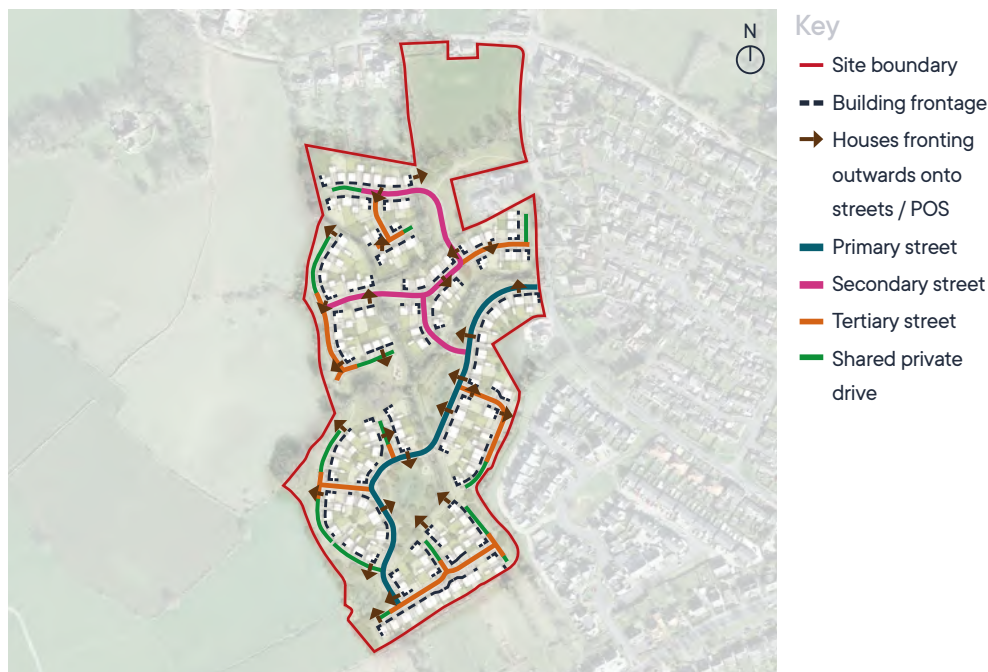
Question	Response	Rating
5. Making the most of what's there <i>Understand and respond.</i>	The proposed masterplan acknowledges the site's existing context to respond to constraints and maximise opportunities. Existing access via Crossings Road is utilised as the site gateway to feed the proposed street hierarchy. Existing mature trees and hedgerows are integrated into the development to underpin the proposed green framework and aid placemaking. Existing pedestrian routes are reinforced including provision of routes to aid connectivity to PRow's and the local context. The proposed development will make reference to the local character to create a distinctive scheme. Links are provided to existing residential development to ensure the scheme is well-integrated. Open views across the valley are maximised by utilising the site topography and outward facing development.	Achieve  Review  Fail 



Question	Response	Rating
6. A memorable character <i>Create places that are memorable.</i>	The approach to character for the masterplan is proposed to be locally referenced to ensure the new development is seamlessly integrated within the surrounding context. The proposals will incorporate a complementary materials palette with the addition of locally referenced architectural detailing. The retention of the existing trees contributes to the sense of character and underpins the proposed landscape framework. The proposed masterplan is also shaped by the site's topography which adds further character.	Achieve  Review  Fail 



Question	Response	Rating
7. Well-defined streets and spaces <i>Create a network of streets and spaces that are well enclosed by buildings and/or structural landscaping, taking care to ensure that front doors and the principal façades of buildings face streets and public spaces.</i>	A cohesive and legible street hierarchy is proposed which is well defined by frontages of houses. The site's network of primary, secondary and tertiary streets is clearly demarcated by changes in road surface materials or built form. Outward facing development cells ensure that buildings face streets, providing active frontages to routes across the site to assist with legibility. In addition, corner turning units are incorporated to further define the street pattern and assist with way-finding. Boundary treatments are also implemented to define streets.	Achieve  Review  Fail 



Well-defined streets and spaces diagram

Question	Response	Rating
8. Easy to find your way around <i>Use legible features to help people find their way around a place.</i>	The masterplan has been designed with interventions to help create a place which is easily navigable. Buildings are placed at the end of view vistas to create reference points within the site, whilst the use of corner turning units helps to clearly define edges. Corner turning units are also placed within key nodal points to allow for additional reference points across the site and assist with way-finding. Changes in road surface material help demarcate the street hierarchy. Hierarchy of space is further reinforced through the level of specification and detailing of landscape features.	Achieve  Review  Fail 



Spatial syntax plan

Question	Response	Rating
9. Healthy streets <i>Streets are different to roads. Streets are places where the need to accommodate the movement of motor vehicles is balanced alongside the need for people to move along and cross streets with ease. Activity in the street is an essential part of a successful public realm.</i>	A number of traffic calming measures are incorporated into the scheme to encourage activity in the street including the use of rumble strips alongside changes in road surface materials to demarcate areas of shared surface streets. Outward facing development further encourages activity in the street by providing passive surveillance of streets. Pedestrian crossings and the incorporation of high quality landscaping creates an attractive environment for people to utilise the street as a place for activity.	Achieve Review Fail



Question	Response	Rating
10. Cycle and car parking <i>Well-designed developments will make it more attractive for people to choose to walk or cycle for short trips helping to improve levels of physical activity, air quality, local congestion and the quality of the street scene. Well-designed streets will also provide sufficient and well-integrated car parking.</i>	All houses will be provided with at least 2 parking spaces per unit. Car parking has been designed in numerous ways to ensure the proposed streetscene is not car dominated, in particular by prioritising parking in curtilage where possible. The scheme provides a number of safe and attractive pedestrian and cyclist routes with good connectivity to the local setting and transport links to encourage walking and cycling and reduce congestion. All houses will be provided with secure and accessible cycle storage to further encourage sustainable modes of transport.	Achieve Review Fail



Question	Response	Rating
11. Green and blue infrastructure <i>Creative surface water management such as rills, brooks and ponds enrich the public realm and help improve a sense of well-being and offer an interaction with nature.</i>	The proposed masterplan has been underpinned by a strong green (landscape) and blue (drainage) infrastructure, with the retention of the existing trees and hedgerows. Variation in tree planting and landscaping will be incorporated into the design to reinforce hierarchy of space. Green infrastructure proposals will respond positively to the wider green infrastructure and ensure that proposals sit seamlessly within the existing green framework. A series of well-connected green spaces which incorporate SuDS features further reinforce the landscape-led character of the site and improve landscape amenity.	Achieve Review Fail

Question	Response	Rating
12. Back of pavement, front of home <i>Garden cities, towns and suburbs used hedges to define public and private spaces, helping to create characterful and biodiverse places. The space between the back of the pavement and the face of buildings has a significant impact on the quality of a place. Clear demarcations between public and private spaces can encourage people to personalise the front of their homes whilst also offering opportunities to integrate level changes, utility boxes and waste storage.</i>	Considerable care has been taken to design streets to be green, with appropriate boundary treatments such as hedging and timber fencing to clearly demarcate public and private space. Storage for bins is located to the rear or side of properties where possible to ensure a clutter-free frontage is provided. These design interventions help to create a visually attractive and beautiful development as is the aspiration for the site.	Achieve Review Fail



- Key
- 1 Existing trees retained
 - 2 Soft landscaping
 - 3 POS
 - 4 SuDS pond
 - 5 Green pedestrian routes



CGI model showing approach to blue/green framework

Example boundary treatments

IDPartnership Northern

St Jude's
Barker Street
Shieldfield
Newcastle upon Tyne
NE2 1AS

Tel – 0191 261 4442

Email – info@idpartnership.com

www.idpartnership.com

