Contents

page nos

Introduction

3 Section One

Overview

- 3 1.0 Vision and objectives
- 4 1.1 Site and location
- 5 1.2 Objectives of the brief
- 5 1.3 Planning context
- 5 1.4 Public consultation

7 Section Two

Site constraints & opportunities

- 7 2.0 Introduction
- 8 2.1 Landscape and setting
- 10 2.2 Slope analysis
- 2 2.3 Solar gain and orientation of landform
- 13 2.4 Access and movement
- 15 2.5 Drainage and services
- 6 2.6 Constraints

19 Section Three Development aims

19 3.0 Development aims

- 19 3.1 Key urban design principles
- 20 3.2 The masterplan
- 22 3.3 Streets and spaces
- 23 3.4 Existing context and built form
- 23 3.5 Integration
- 3.6 Movement and transport
- 30 3.7 Scale and enclosure
- 3.8 Landmarks, corners and gateways
- 31 3.9 Building lines
- 31 3.10 Building heights
- 32 3.11 Frontages
- 32 3.12 Building styles
- 32 3.13 Fenestration, eaves and rooflines
- 32 3.14 Materials
- 32 3.15 Defining boundaries
- 33 3.16 A secure environment
- 33 3.17 Footpaths and communal areas
- 34 3.18 School
- 34 3.19 Achieving appropriate density
- 39 3.20 Landscape strategy
- 40 3.21 Building services
- 3.22 Open Space
- 41 3.23 Ecology

Section Four Community benefits

- 45 Appendix I Planning policy
- 49 Appendix II Slope analysis

Manor Estate Apsley
Development Brief