

6.3 Housing Squares and Boundaries

The proposed masterplan arranges the residential elements of the scheme around a series of shared surface mews, with small private gardens to the rear of each property backing onto a shared 'courtyard' green space. It is envisaged that these 'courtyards' will operate as a semi-private amenity space for the benefit of the residents; encouraging them to come together and have conversations and social events around the space. It will also provide further play area for younger residents, and help extend the visual continuity of the linear park to the south side of the scheme deeper into the residential portion.

Shared communal spaces like these are becoming more and more common on townhouse led developments in urban settings. They work best when the private garden element features low boundaries to help encourage use of the central space and passive surveillance. Similarly they must remain visually connected to the wider public realm for surveillance purposes, but also need a boundary between this space and the public realm for security. Both boundaries will have to be handled carefully and whilst this will be a reserved matter, we have provided examples opposite and a CGI on the following page which shows an example of how this could be achieved and managed.

This work has been provided as a further design development in response to Officers' comments and has been included in the revised version of the Design and Access Statement; it is just one example of how issues such as massing, materials, and boundaries may be dealt with whilst staying within the constraints of the existing masterplan and the proposals contained within the outline planning application.

Marmalade Lane, Cambridge

A unique development where the local authority sponsored a local co-housing group to find a private developer who would build out a 42 unit infill site left over from wider private development. Gated mews streets lead to a semi-public greenspace at the back of the housing which is managed privately using a service charge. The boundaries to this space are kept low and even feature integrated seating to encourage neighbours to engage in conversation and plant up the allotment beds nearby.



Triangle, Swindon

A development comprising 42 x 2-storey terrace units which shares many similarities with the current proposals in this DAS. Units are arranged around a central semi-public 'triangle' with boundaries defined by high stone gabion walls (which shield bin stores) and espaliers trained along wire boundary fences between units. These informal boundaries encourage observation and use of the central area. The development was delivered by a private developer based on a shared-equity model and the roads and central space are adopted.



Harvey Gardens, Greenwich

Small scale development focussed on accessible units for primarily over 60's. Comissioned, funded and managed by The Royal Borough of Greenwich, the scheme is located in a traditional suburban area off a main road. The generous front gardens are treated with low boundary walls and hedge planting to provide enough protection from the street but still allowing enough surveillance out into the public realm.





View from Linear Park Along Proposed Development