

4.0 DESIGN CONCEPT

4.11 Street Hierarchy and Access

Bunns Lane Terraces

This is the pedestrian route created by a series of landscape ramps with pockets of trees and landscape on either side to access to heart of the scheme and also provided a accessible link to the relocated bus stop along the M1.

Service Roads

There are two service roads on the perimeter of the scheme, with a pedestrian walkway on either side of the service routes. The service roads have pockets of landscape areas, green walls and link to the woodland edge, making these areas visually pleasant.



SECTION THROUGH BLOCK H AND BUNNS LANE TERRACES



VIEW OF BLOCKS K,H AND BUNNS LANE TERRACES



SECTION THROUGH BLOCK L, SERVICE ROAD AND A1 MOTORWAY



VIEW FROM A1 TO SOUTH

4.0 DESIGN CONCEPT

4.12 Building Frontages and the Public/Private Interface

For most blocks, the key elements of the public realm include Mill Hill Walk and the relationship to the central series of spaces. The street frontages are predominantly residential with defensible spaces at Ground Level.

The communal squares serves as the predominant public open space, with pedestrian links to Mill Hill Walk. The street frontages are predominantly residential with defensible spaces and front entrances opening directly onto the pocket park.

For blocks aligning the courtyard to the east, the relationship to the series of spaces is important. The street frontages are predominantly Retail, Residential facilities and residential lobbies fronting the landscaped spaces.

Smaller play areas coming off Mill Hill Walk create intimate pockets of open space suitable for the scale and proportion of the building. The street frontages are again predominantly residential with defensible spaces and front entrances linking directly onto the Mill Hill Walk axis.

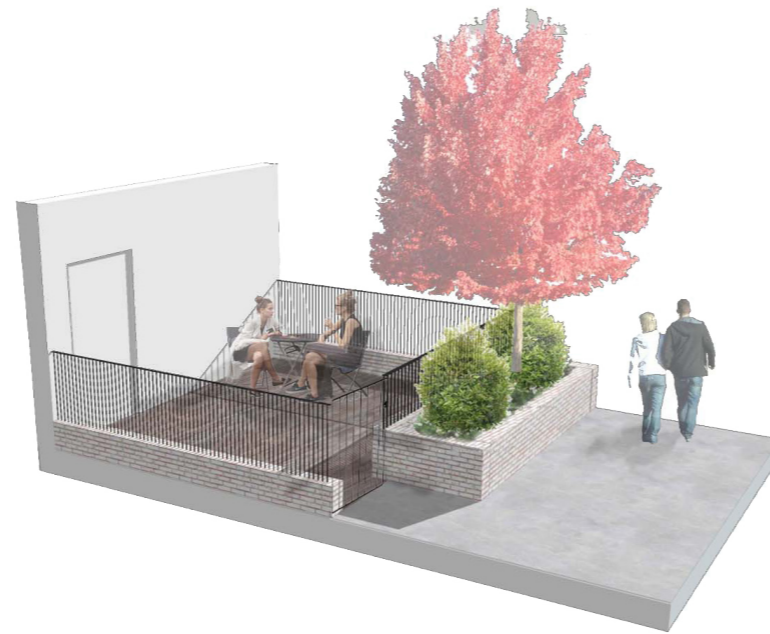
Building Entrances and Access to Shared Green Spaces

The building entries and lift/stair cores have been designed where possible to give a clear view from the street through to the core. This is to encourage residents to utilise the shared green spaces in addition to the private amenity space provided by the Ground Floor terraces, balconies and winter gardens. These shared green spaces provide valuable local play spaces for children of different age groups, where parents can be close by.

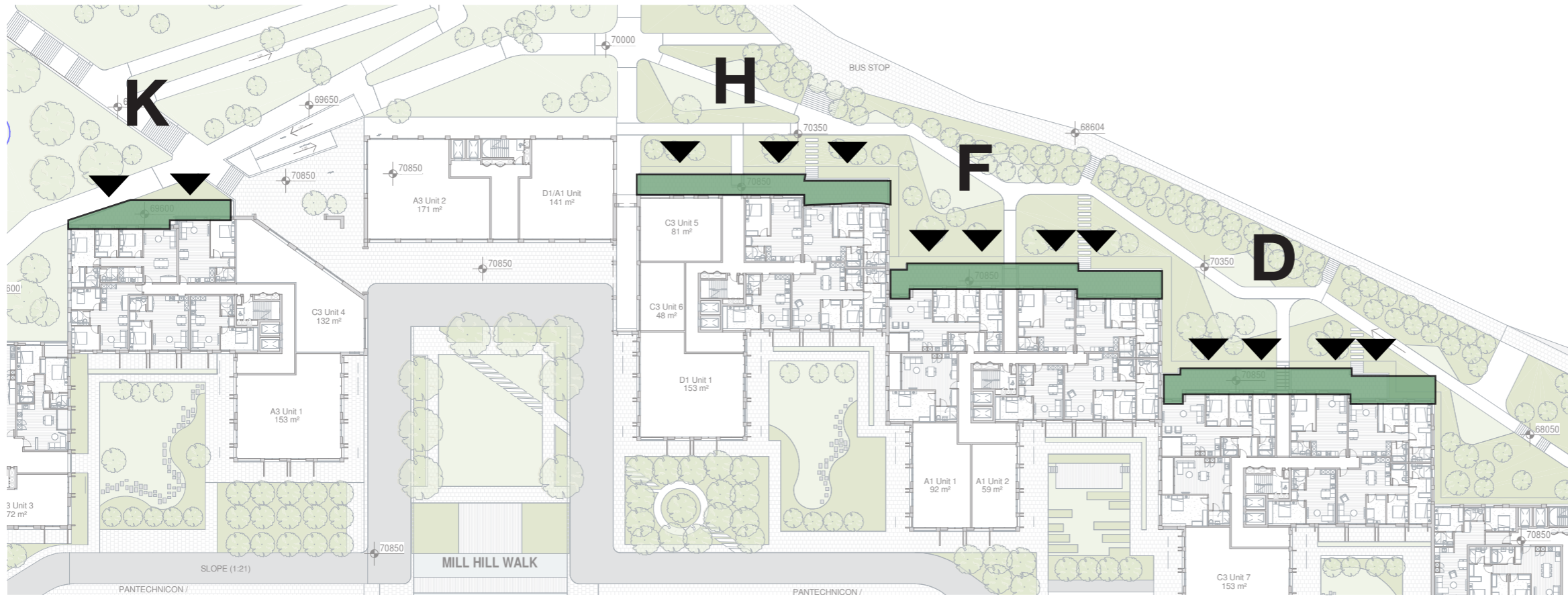
Entrances, Public Green Spaces & Private Amenity

The adjacent illustrations show typical examples of the differing treatments to provide defensible space throughout the scheme.

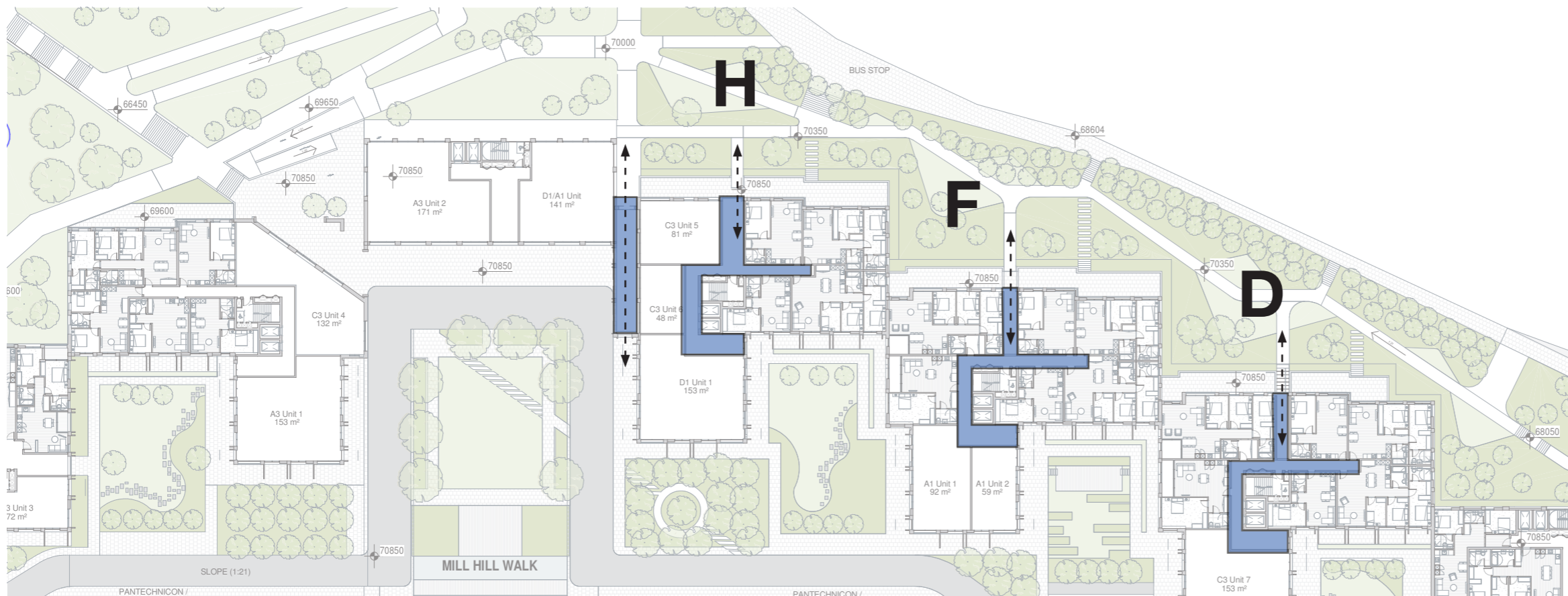
These treatments offer an important buffer between private and public space. Planting is used as a gentle screen and to offer a distance between public and private space. The planting is to be maintained at approximately 1.1metres in height. This allows for privacy and screening whilst also allowing for clear lines of site.



EXAMPLE DEFENSIBLE SPACES



Example location defensive spaces at Ground Floor with direct access to the apartments



Direct access to cores from the A1

