

5.4. Enterprise Yard



Fig.218 Illustrative view of Work Square outside Poplar Works building and along Enterprise Yard



Fig.219 Illustrative aerial view of Enterprise Yard South, Dee Street Underpass and School Square

Key public spaces

Soft landscape

5.4.31. Trees and ground flora planting **must** be included in the streetscape and along the A12 edge.

5.4.32. There is an opportunity along the A12 edge to create a Native corridor and a selection of species is suggested for this.

5.4.33. Tree Species **must** be a mix to ensure biosecurity and **should** be selected from the following species:

Enterprise Yard street trees:

1. Alnus incana, Grey alder
2. Fraxinus oxycarpa 'Raywood', Raywood ash
3. Tilia x europaea, Common lime

Native corridor:

1. Tilia x europaea, Common Lime
2. Tilia cordata, Small-leaf lime
3. Betula pendula, Silver birch
4. Prunus avium, Wild Cherry
5. Prunus padus, Bird Cherry
6. Quercus robur, English Oak



More information on soft landscape can be found in section "4. 3. Green space and infrastructure" on page 76 of this Design Code.

5.4. Enterprise Yard

Material palette

Materiality and detail

5.4.34. The material palette of Enterprise Yard **must** be robust, industrial and of the highest quality.

5.4.35. The bases of buildings on both sides of Enterprise Yard **should** share common details distinct from other character areas. Pleated/folded details and a pale, smooth finish is appropriate here.

5.4.36. The upper levels of standalone workspace buildings **must** contrast with the bases and be more lightweight and playful while preserving an industrial feel. A dark finish, responding to the existing Poplar Works building to the north, is appropriate in this location.

5.4.37. Where screens or louvres are required, they **should** be in metal, with a dark or muted finishes. This colour palette **should** also be used for any awnings or shading elements.

5.4.38. Residential façades above **should** be in brick with facade expression defined by the introduction of a material or detail complimentary to the base. Windows and other metalwork **should** be in dark tones to resist staining.

5.4.39. Signage **must** be included and it **should** be industrial in appearance, for example, it could be in metal or cast into concrete facade elements.



Fig.220 Pleated/folded panel detail

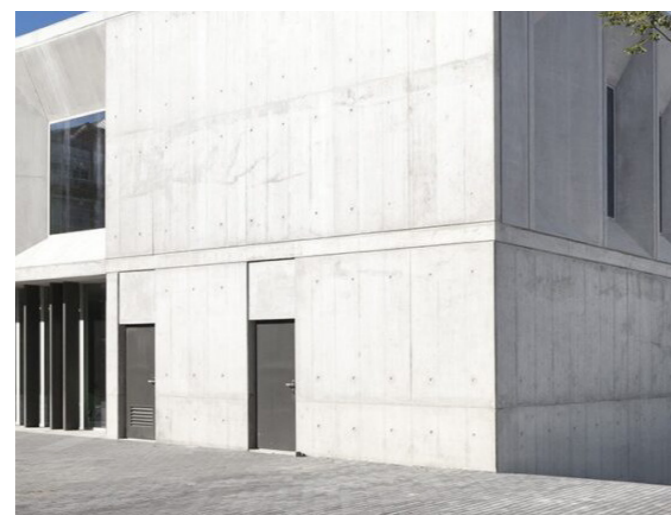


Fig.221 Pale, cast facade with smooth finish

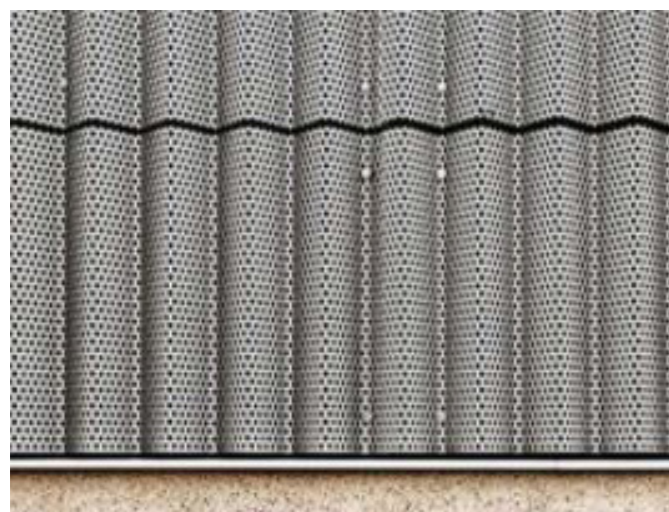


Fig.222 Corrugated metal panels

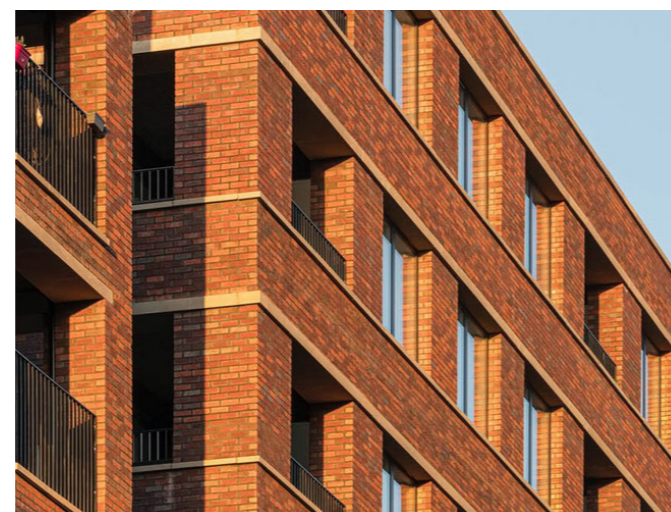


Fig.223 Brick with banding detail

Public realm material palette

5.4.40. The material palette in the public realm **should** be as follows:

1. Carriageway: Asphalt
2. OR Carriageway: Concrete tegula Block paving
3. Footways: Dutch Clay pavers
4. Kerbs: Granite Kerbs (Silver grey)
5. Play areas: Rubber play surfacing
6. Local Squares: Resin Bound Gravel



More information on material selection can be found in section "4.8. Hardscape" on page 92 of this Design Code.

5.5. Community Lane

Community Lane is a safe, pedestrianised route through the heart of the residential part of the masterplan. It encourages independent child mobility and walking to school with play on the way, as part of a healthy lifestyle.

Vision

5.5.1. Community Lane comprises of a north south neighbourhood route linking Culloden Primary Academy to the South to Bromley Hall, Lochnagar Street and the wider emerging developments to the north.

5.5.3. With integrated soft landscape, Community Lane will create outdoor spaces for the community to enjoy and child friendly streets to encourage incidental and door step play, safely.

5.5.2. Community Lane is a residential neighbourhood route with community at its heart. It **must** include front doors to homes directly off the street to encourage social interaction and offer doorstep play. Pedestrian and cycle movement is prioritised with predominantly traffic free routes.

5.5.4. The main use will be residential, and the public realm and soft landscape will respond to the community character and feel.

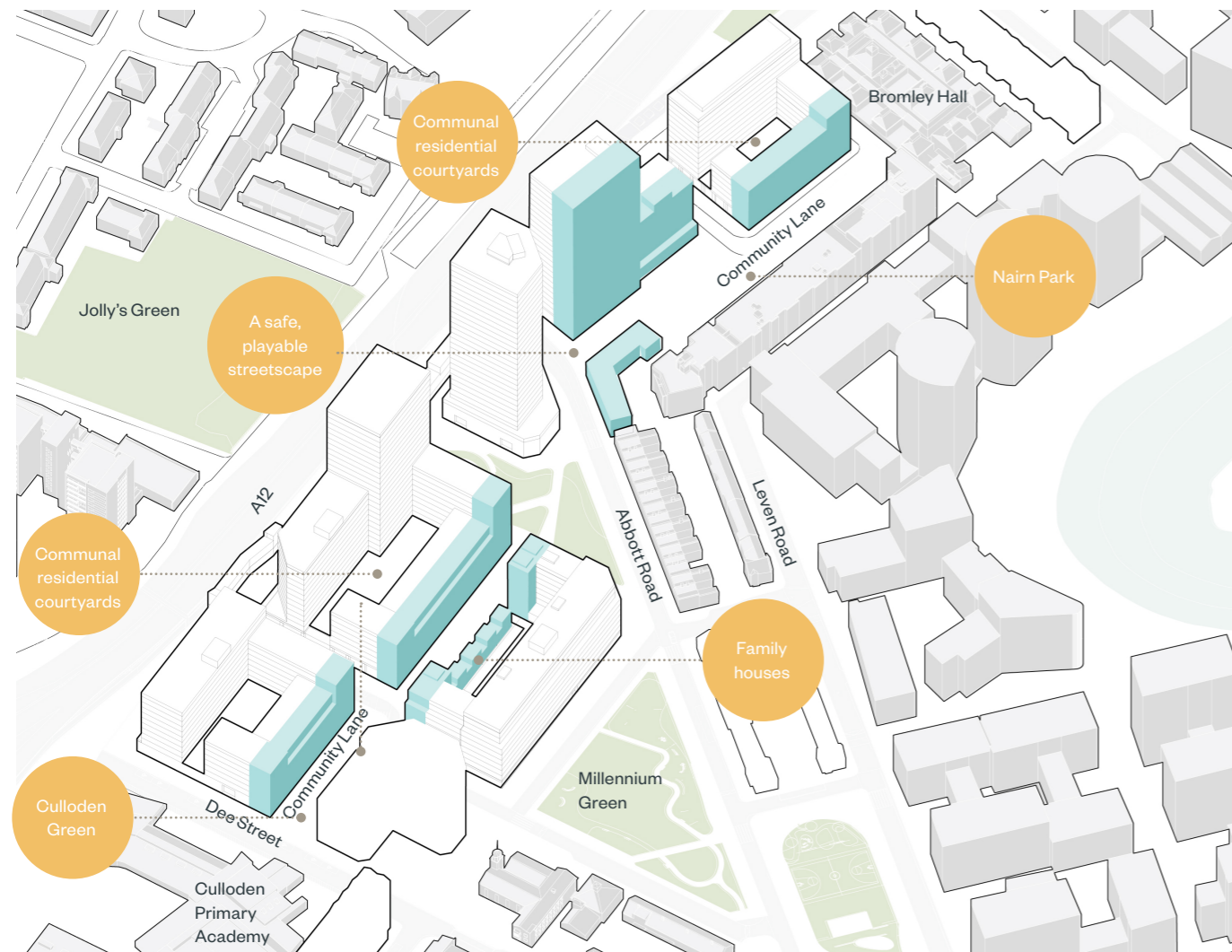


Fig.224 Community Lane character area

Scale and massing



Communal residential courtyards accessed from the East West links with a visual and physical connection to Community Lane.

Building frontages



Active residential frontage: family homes with entrances along Community Lane, activate the street and allow opportunities to meet neighbours.

Thresholds



Residential threshold - Low wall and planted front gardens providing opportunity for interaction in a less formal setting.

Key public spaces



A safe, playable streetscape which encourages social interaction and play prioritising pedestrian and cycle movement.



Fig.225 Illustrative visualisation showing Community Lane South

Material palette

