

**Example Design Features**



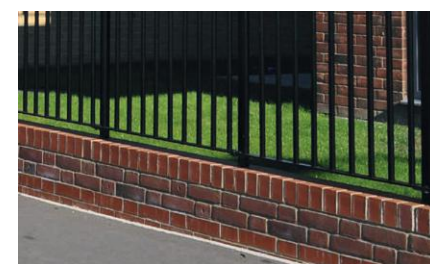
Plinths, bays



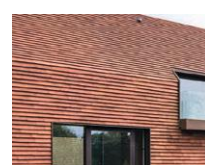
Gables and projections / bays



Piers, low walls and railings



Tile and slate hanging



Plinths and contrast

**Suggested Materials**



Render



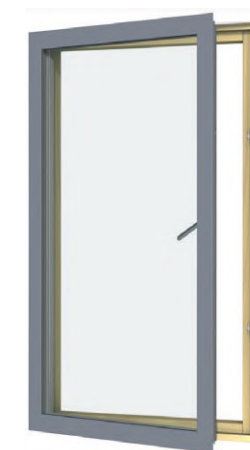
Fibre cement slate



Brick



Blue brick plinths



Grey Windows

**Thornbury precedents**



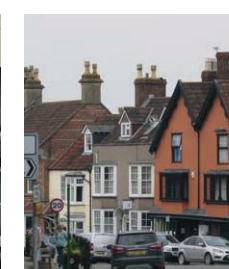
Muted colours



Catslide dormers



Shop-frontage 'plinths' create horizontal contrast



Key gabled buildings



Double-height bays



Varied silhouette



Location plan



Artist's impression

Some 3 storey properties in prominent locations

Neighbourhood green

Appearance of streets, architecture, and open spaces influenced by local Thornbury vernacular - with building plinths providing occasional horizontal emphasis, and a variety of materials employed throughout

Scale and density responsive to Thornbury context, comprising predominantly 2 and 2.5 storey properties

**Example Design Features**



*Use of low speed, pedestrian friendly street design*



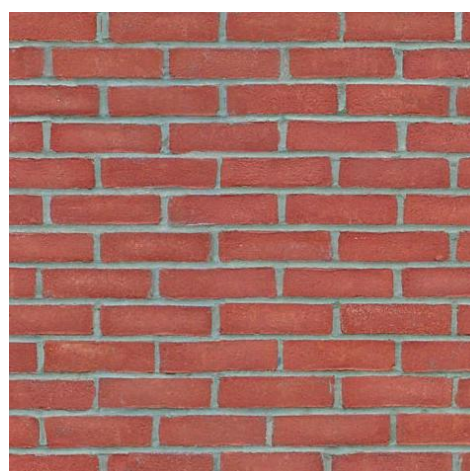
*Simple traditional forms*



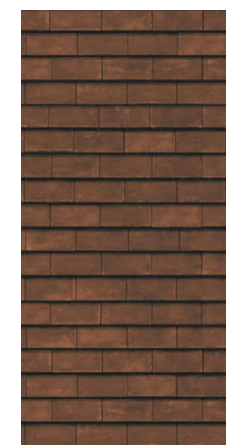
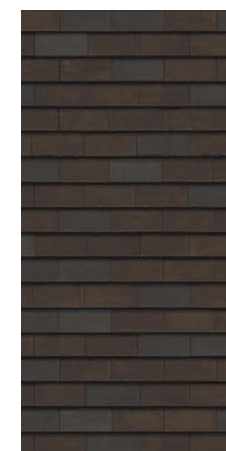
*Front gardens and privacy strips defined by planting*



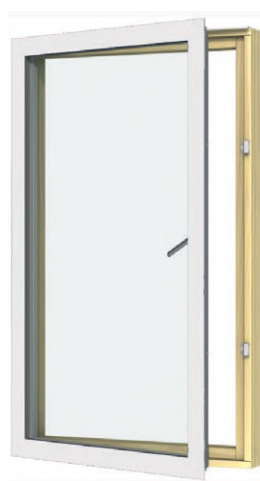
**Suggested Materials**



*Red brick*



*Plain tile*



*Windows*

**Thornbury precedents**



*Red brick*



*Some front gardens*



*Tight, urban environment*



*Regular and simple forms*



*Narrow plots*



*Adjacent development*

**'Streets' Character**

- » Medium density buildings located on the side streets
- » Traditional residential character
- » Predominance of 2 storey building heights with occasional use of 2.5 storey in key locations
- » Semi-regular structure and more simple building forms with predominance of brick
- » Varied frontage setbacks with planted strips marking boundaries

**Example Design Features**



Stone facade and timber doors



Informal private drive frontage

Traditional forms



Stone walls, estate railing and hedges

**'Green Frontages' Character**

- » Semi-detached and detached properties overlook and frame the green links and open spaces
- » Organic, semi-regular structure influenced by surrounding rural context
- » An informal look and feel with traditional features creating a sensitive transition with open spaces
- » Coherent appearance will be formed by well-coordinated and consistent application of materials along each of the frontages.
- » Mainly wide fronted plots with a maximum height of 2 storey
- » Front gardens with boundaries formed by a mix of stones walls, estate railings and hedges

**Suggested Materials**



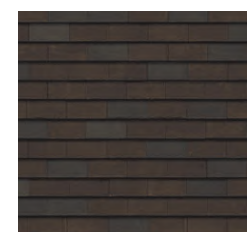
Render



Fibre cement slate



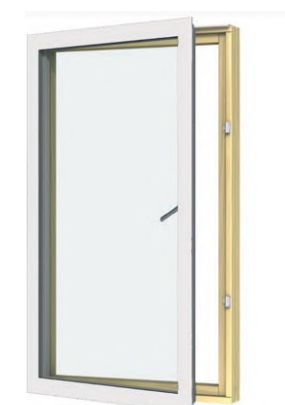
Stone



Plain tile

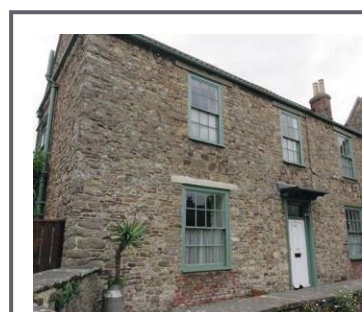


Brick



Windows

**Thornbury precedents**



Occasional stone / brick



Additive elements



Simple composition, wide frontages



Stone / brick boundaries



Short terraces



Location plan

- Permanent and semi-permanent wet areas within attenuation basin
- Recreational footpaths
- Varied gradients allow walk-in / walk-out access
- Lower density rural edge, responsive to surrounding landscape
- Mainly wide fronted plots with 2 storey buildings
- Organic, semi-regular structure influenced by surrounding rural context
- Mix of stone, render and some red brick
- Retained oak tree



## 10.2. Street Hierarchy

The internal movement network is structured around a well-connected and permeable layout of streets and spaces that are designed to promote movement by sustainable modes. This network will be based upon a hierarchy of routes, as shown on the plan opposite, which each have a different character and role within the development.

An overview of the street types establishes the principles for a legible movement network. Illustrative street sections are shown opposite; however, the fixed details of street dimensions will be determined at the reserved matters design stage.

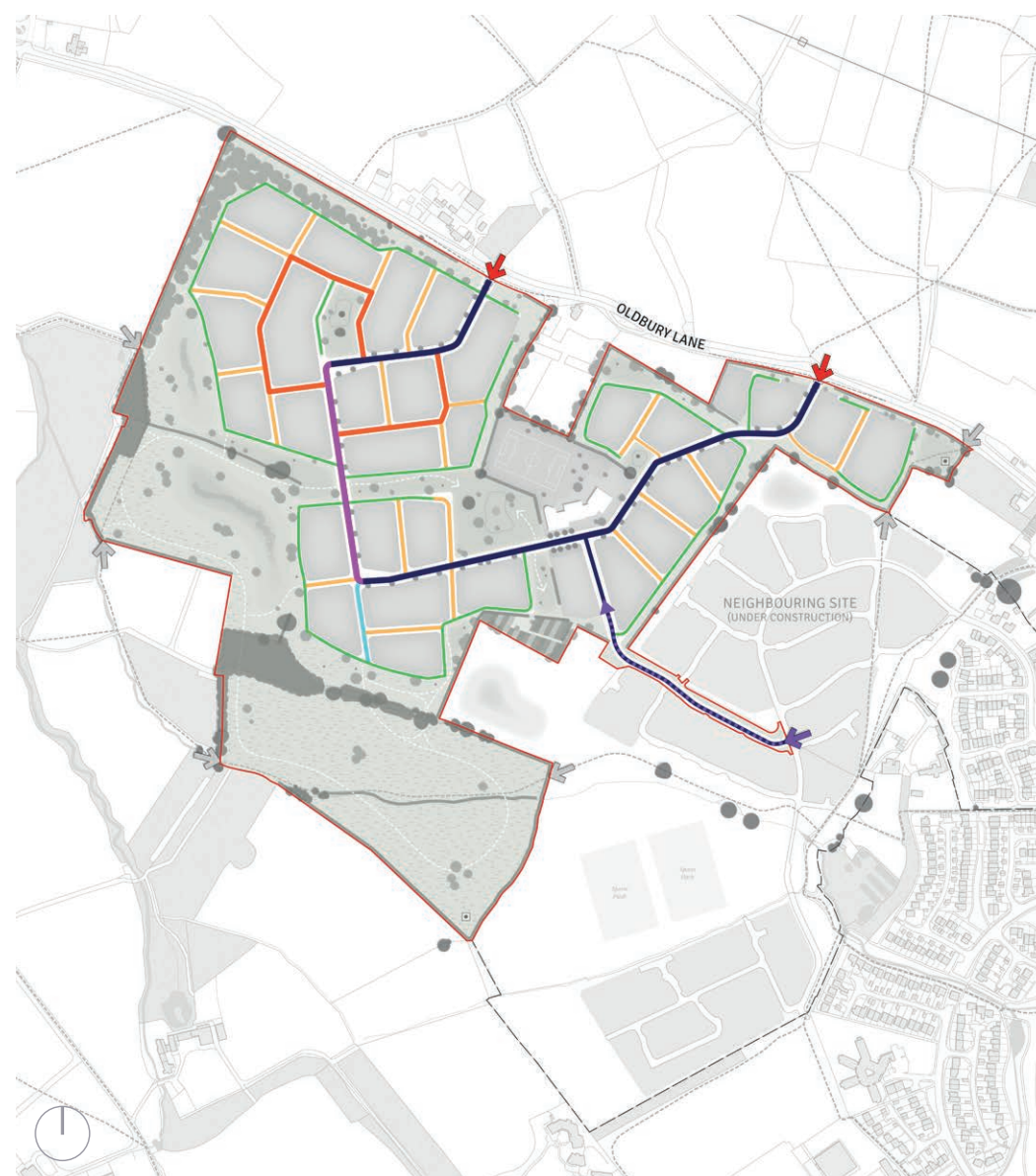
### Main Street

The Main Street will be 6.5m in width, with a 2m footway one side of the carriageway and a 3m shared footway / cycleway on the other side. The 3m shared foot/cycleway will sit behind a 2m grass verge which will also accommodate on street parking in places. The Main Street will be designed to accommodate a bus route serving the site and provide direct frontage access to residential dwellings on either side.

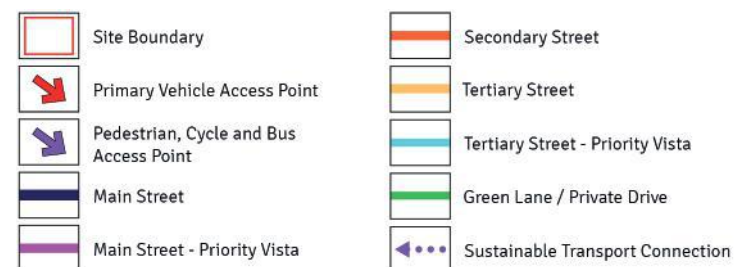
### Other Streets

Junctions off the Main Street will provide access to other routes, which are of lower order in the street hierarchy, including secondary and tertiary streets, plus green lanes / private drives. Streets that form part of the Priority Vista are also included.

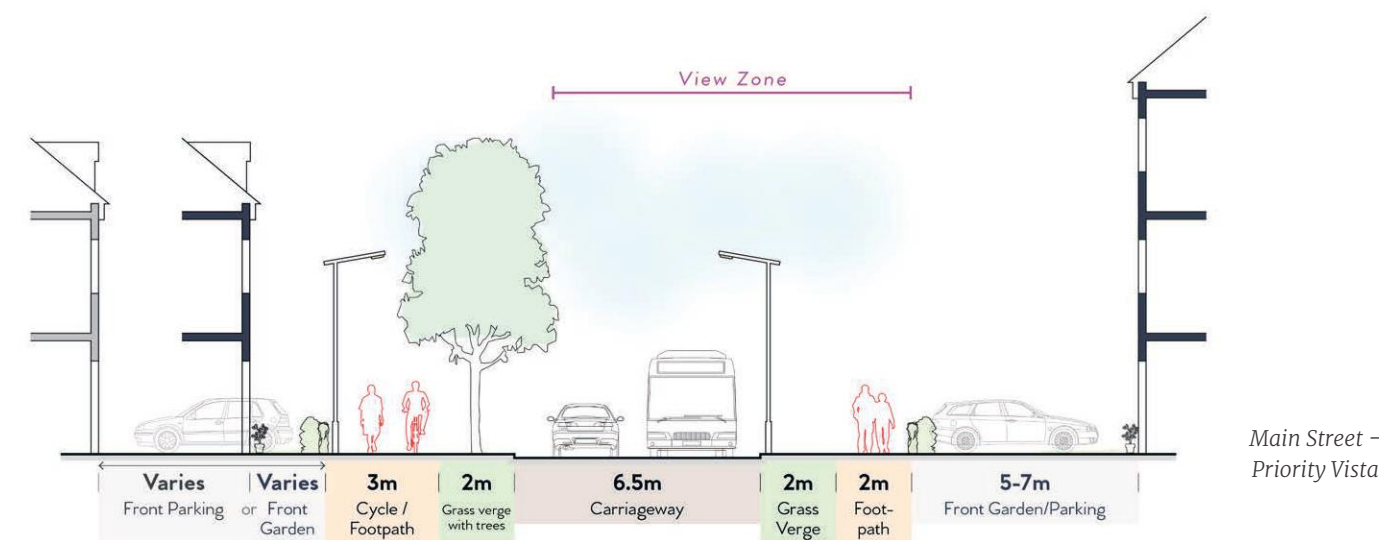
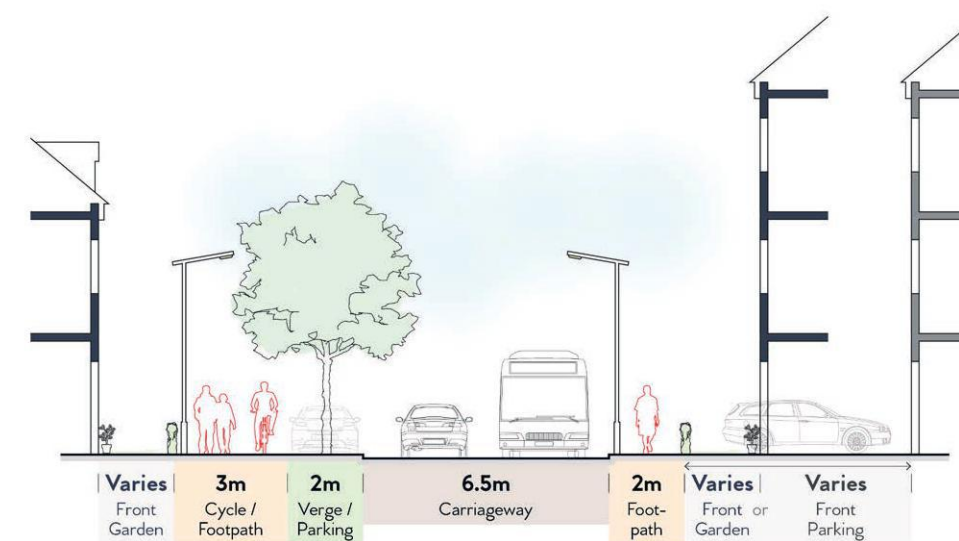
The design of all streets will be subject to further discussion at the detailed design stage. However, indicative street sections are shown opposite, demonstrating how the design and scale of the street scene will change through the hierarchy.



Street Hierarchy Plan

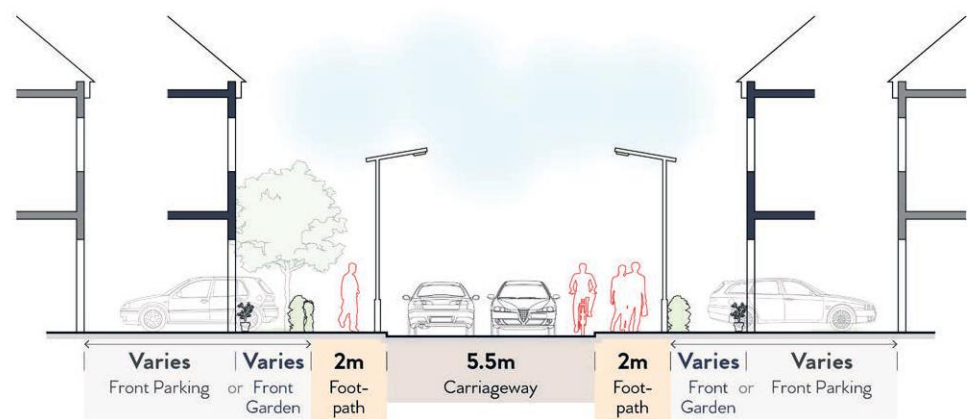


Main Street

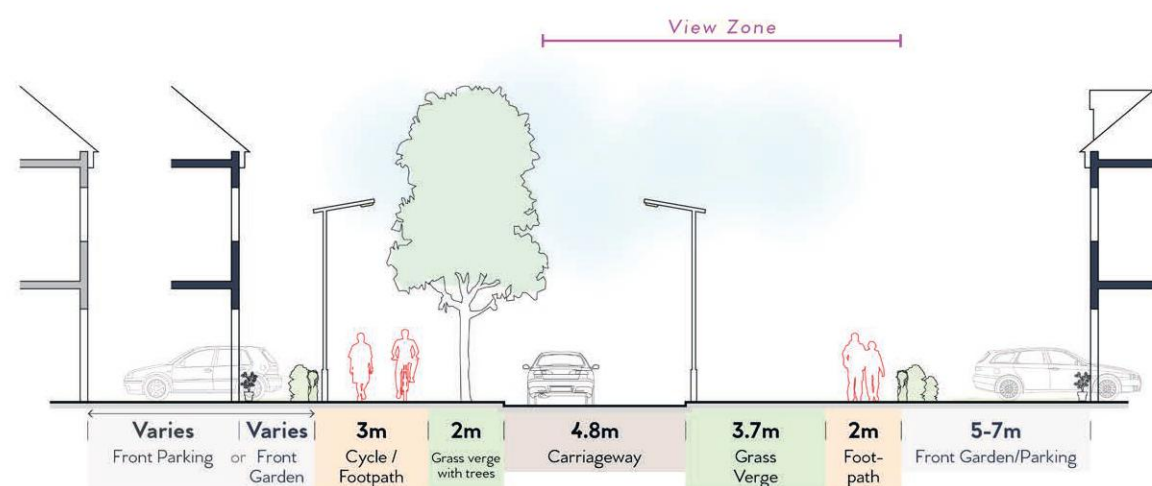
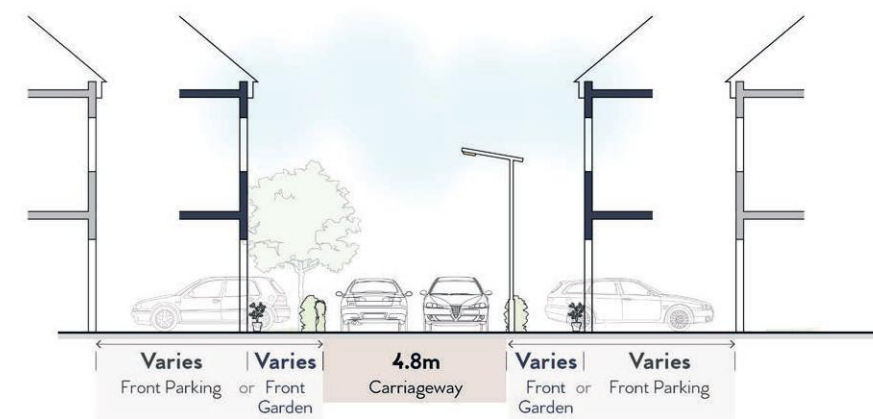


Main Street - Priority Vista

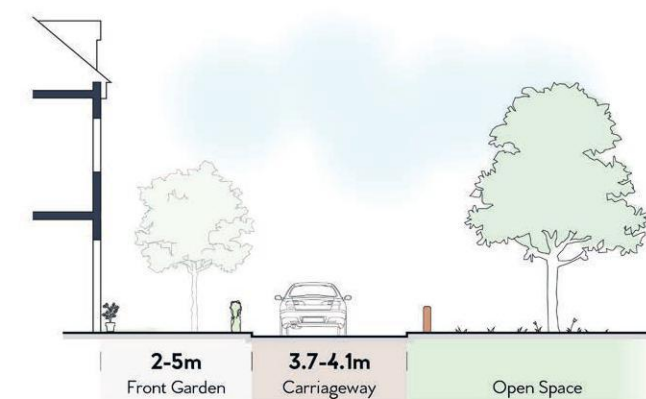
Secondary Street



Tertiary Street



Tertiary Street -  
Priority Vista



Green Lane /  
Private Drive