



Sundry river views – The extensive foliage ensures there is considerable screening of the site for much of the year. Nowhere is this more readily illustrated than in the view below from Burnell Avenue, where boats on the river are just visible beneath the tree canopy, but no sign of any buildings whatsoever.

Below: looking across the water from the application site and towards the site from far off Burnell Avenue to the north. A series of key views have been identified by the team and while key views to the site are with the exception of views from the river and island, limited to generally far off long views, heavy foliage for much of the year often screens the less than coherent amorphous massing of the present accommodation.





Above: High Street shop fronts developed out of former front gardens



Above: A grand parade graces the High Street: mass orchestrated by composition



Far left: more variety within an overall uniformity of plot width where strong chimney lines create rhythm and scale.



Left: The High Street closer to the focal hinge of St Mary and St Alban shows a strong horizontally of line.

High Street..... this page & facing page

The High Street provides a telling example of variety coming together to produce an overall cohesive linearity of much interest through which, despite the traffic, the historic charm remains very evident.



Above: further variety, this time a taller more eclectic expression with more than a hint of French roof form.

Left: evidence of one time front areas to narrower pavements prior to the commercialisation of the High Street: a scene repeated across much of the country.

Top right: looking towards the river with the French Renaissance styled Landmark Centre on the horizon.

Bottom right: well presented original residences



CABE & By Design Touchstone

...Two touchstones of best practice. The CABE key considerations & the By Design principles of good design

20

The Process

How the physical characteristics of the scheme have been informed by a rigorous process which should include the following steps:

- Assessment
- Involvement
- Evaluation
- Design

In the next sections the design will be described with reference to the key touchstones of CABE guidance including consultations, dialogue and feedback into the proposal.

Use – What buildings and spaces will be used for.

The Use will be explained as an extension to the established use of the vicinity.

Amount – How much would be built on the site.

The amount will be demonstrated through the design led process informed by the area audit, sunlight, daylight analysis and the sustainability lynch pin of making more effective use of previously developed land, while enhancing character and safeguarding amenity, where density is the product of design and not its predeterminant.

Layout – How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.

The layout will be explained, from the inclusion of the principal sunlight boulevards, providing public access to the riverside, through to the retention and refurbishment of Weir Cottage and the enhancement of heritage.

Scale – How big the buildings and spaces would be (their height, width and length).

Closely related to amount and layout it will explain how the mass and form is arranged, but scale should never be confused with size, an error made by many.

Landscaping – How open spaces will be treated to enhance and protect the character of a place.

Landscape will be examined from the key considerations of safeguarding key onsite trees, introducing on site external amenity and chiming with a wharfside ambience in the aesthetic.

Appearance – What the building and spaces will look like, for example, building materials and architectural details.

Closely related to scale and layout, this will examine the choice of materials, the reasoning behind those choices and the symbiosis this will have with the locality overall.

CHARACTER

A place with its own identity

To promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, landscape and culture.

CONTINUITY & ENCLOSURE

A place where public & private spaces are clearly distinguished

To promote the continuity of street frontages and the enclosure of space by development which clearly defines private and public areas.

QUALITY OF THE PUBLIC REALM

A place with attractive & successful outdoor areas

To promote public spaces and routes that are attractive, safe, uncluttered and work effectively for all in society, including disabled and elderly people.

EASE OF MOVEMENT

A place that is easy to get to & move through

To promote accessibility and local permeability by making places that connect with each other and are easy to move through, putting people before traffic and integrating land uses and transport.

LEGIBILITY

A place that has a clear image & is easy to understand

To promote legibility through development that provides recognisable routes, intersections and landmarks to help people find their way around.

ADAPTABILITY

A place that can change easily

To promote adaptability through development that can respond to changing social, technological and economic conditions.

DIVERSITY

A place with variety & choice

To promote diversity and choice through a mix of compatible developments and uses that work together to create viable places that respond to local needs.