Illustrative masterplan

Waddow View
Clitheroe

Layout narration

1. New primary entrance with carefully designed landscape features create an inviting access point.

2. Carefully spaced outward facing feature blocks, overlooking a landscaped amenity area creating an attractive setting along Kirkmoor Road. On street parking restricted providing an uncluttered frontages at the gateway into the development.

3. Low density blocks fronting Kirkmoor Road, building lines respected and boundary treatments carefully selected to help assimilate the buildings into the landscape setting. Existing hedgerow maintained.

4. Small hard landscaped court with soft edges.

5. Primary nodal area creates impact upon arrival. Formal open space encapsulated by strong blocks. Orientation and type critical to the success of this area. Dual aspect gateway blocks frame routes in every direction and visually permeable boundary treatments softened by landscaping promote a legible well defined area.

6. Rural setting with hedge lined streets, careful consideration to vista terminations at the open space area.

7. Outward facing blocks, well spaced creating a soft edge overlooking the openspace areas.

8. Attractive landscape feature and setting which highlights important pedestrian/cycle routes.

9. Street follows a route which forms an integral part of and interacts with the building form, open space areas and landscape features. This principle of interaction along this important route creates an interesting and noteworthy journey through the development.

10. Prominent blocks with mass, character and a suitable street presence to stand at the head of these important vistas. Frontage parking minimised creating uncluttered views of this important area.

11. Well connected and accessible open space area. Perception changes depending on which approach route is taken, achieved by carefully manipulating vistas, pinch points, block massing and positioning. Attractive and distinctive landscaping and street furniture adds further to this effect.

12. Careful positioning and orientation of blocks around this attractive amenity area. Existing water feature retained and enhanced.

13. Irregular varied streets 'nuts and bolts' approach, careful consideration given to parking arrangements. Soft edges and tree planting will help create an attractive and inviting environment. Pedestrian, priority area which help prevent 'rat running'.

14. Bus only barrier allowing bus only access to the northern part of the development.

Key

- Focal building/s
- Landmark building/s
- Primary vista enforcing desire routes
- Potential/existing footpath Cycle/links connections
- Existing Footpath/cycle routes to wider area
- New pedestrian/ cycle link
- Hard landcaped pedestrian priority street.
- Crèche
- Bus street only connection.

mck associates limited
architecture | building surveying | urban design

Job no: 11-021-1002 • Scale: 1/1000 • Sheet Size: A1 • Date: May 2012 • Revision: B • Drawn: M.King

Note this layout plan is for indicative purposes only for the outline planning application