

ILLUSTRATIVE MASTERPLAN

4.2.2 Key Masterplan Moves

The masterplan enhances the existing connection between Silverdale Road with the High Street. Improved connectivity increases engagement with local businesses, while creating safer public routes for residents.



CONNECTION WITH HIGH STREET

- ↔ Enhanced connection to High Street
- High Street

The masterplan enhances the existing connection from the north to the canal, creating further permeability and access across the site



CONNECTION TO CANAL

- Key
- ↔ Connection to canal
  - Canal path



HIGH STREET: STATION ROAD



CROWN CLOSE TOWARDS STATION ROAD



GRAND UNION CANAL



EXISTING CONNECTION FROM SILVERDALE ROAD TO CANAL VIA RAMP

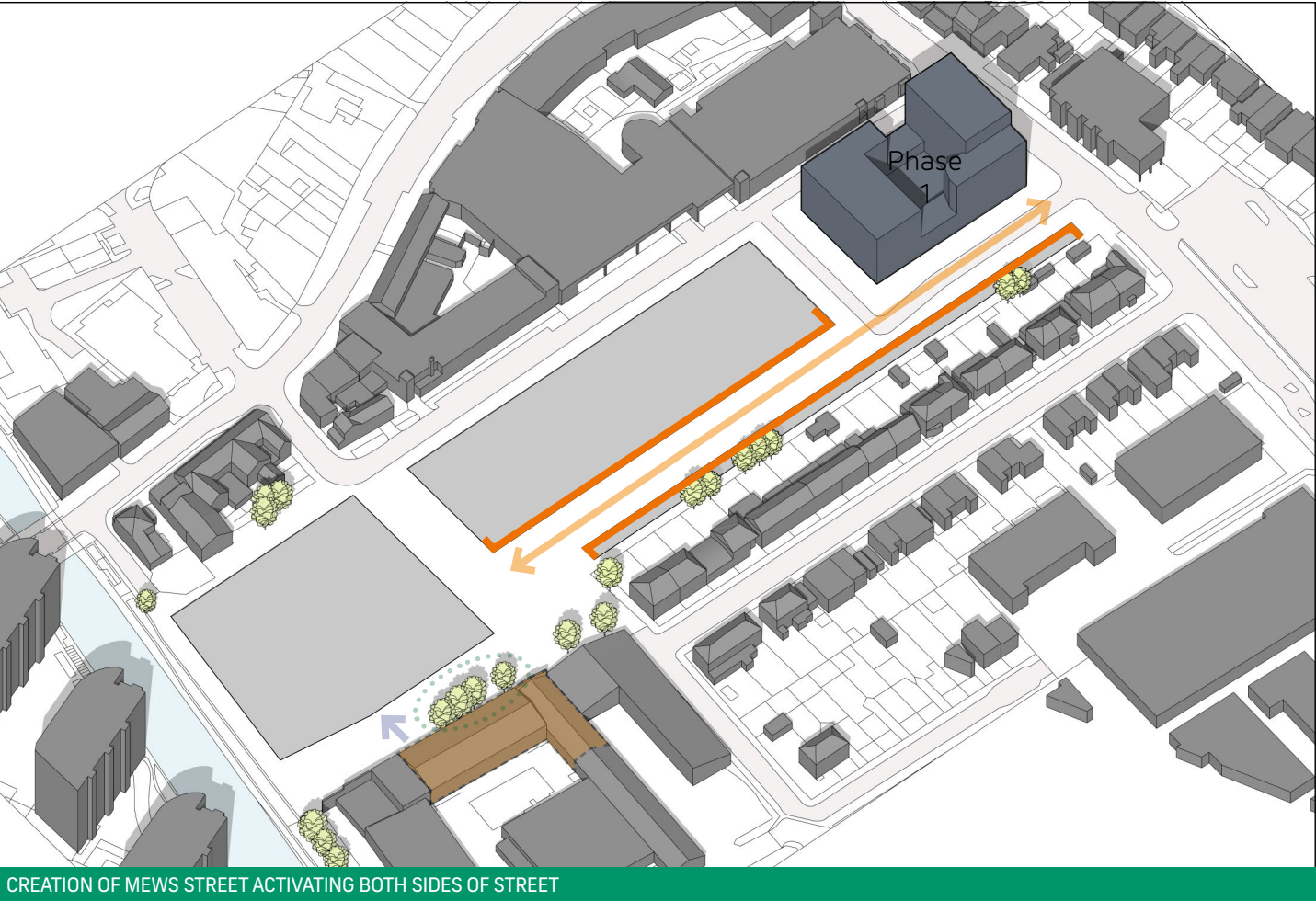
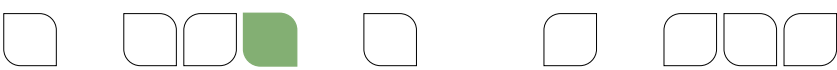


# ILLUSTRATIVE MASTERPLAN

## Key Masterplan Moves

Buildings will be set-back to ensure the retention of existing trees, while respectfully engaging with the adjacent listed building, further celebrating the historic value of the area.

Active edges create safer frontages which enhance the engagement of pedestrian activity of the masterplan, creating an inclusive environment.



- Existing Mature Trees
- Listed Building
- Set Back edge

- Active Edges
- Movement along mews

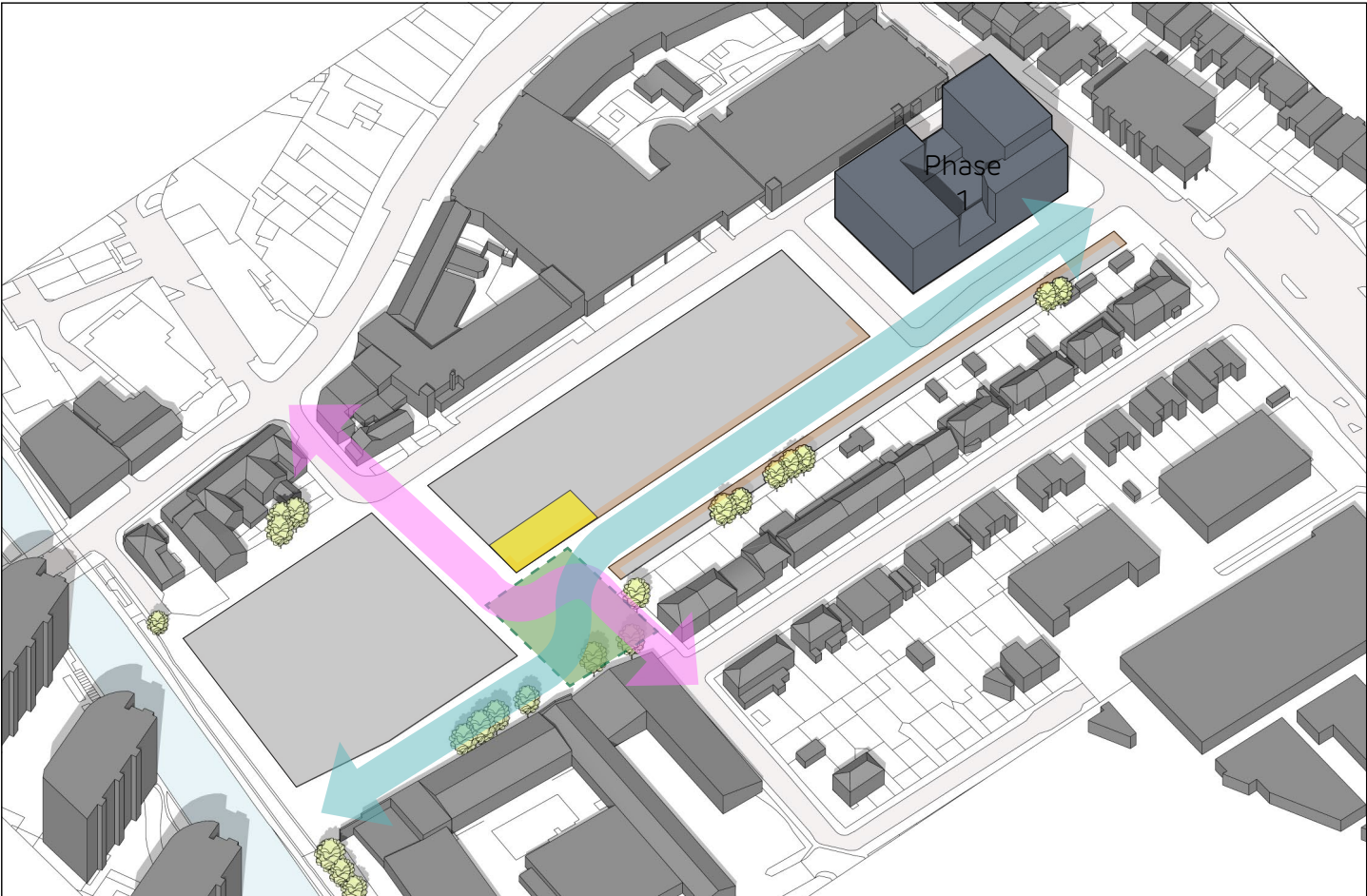




# ILLUSTRATIVE MASTERPLAN

## Key Masterplan Moves

The public square and community centre create an inclusive and interactive space for residents to engage with the wider community.



PUBLIC SQUARE WITH COMMUNITY CENTRE CREATED AT INTERSECTION OF MAIN ROUTES

Key

- Public Square
- Community Centre



PRECEDENTS - COMMUNITY SQUARE

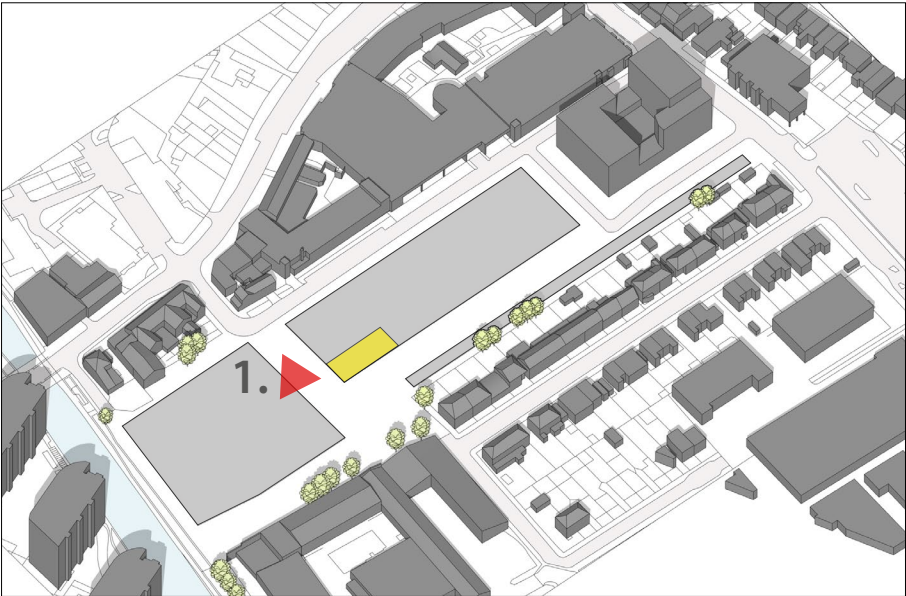


PRECEDENTS - COMMUNITY CENTRE



1. ILLUSTRATIVE VIEW OF THE COMMUNITY CENTRE FRONTING THE NEW PUBLIC SQUARE

View Key

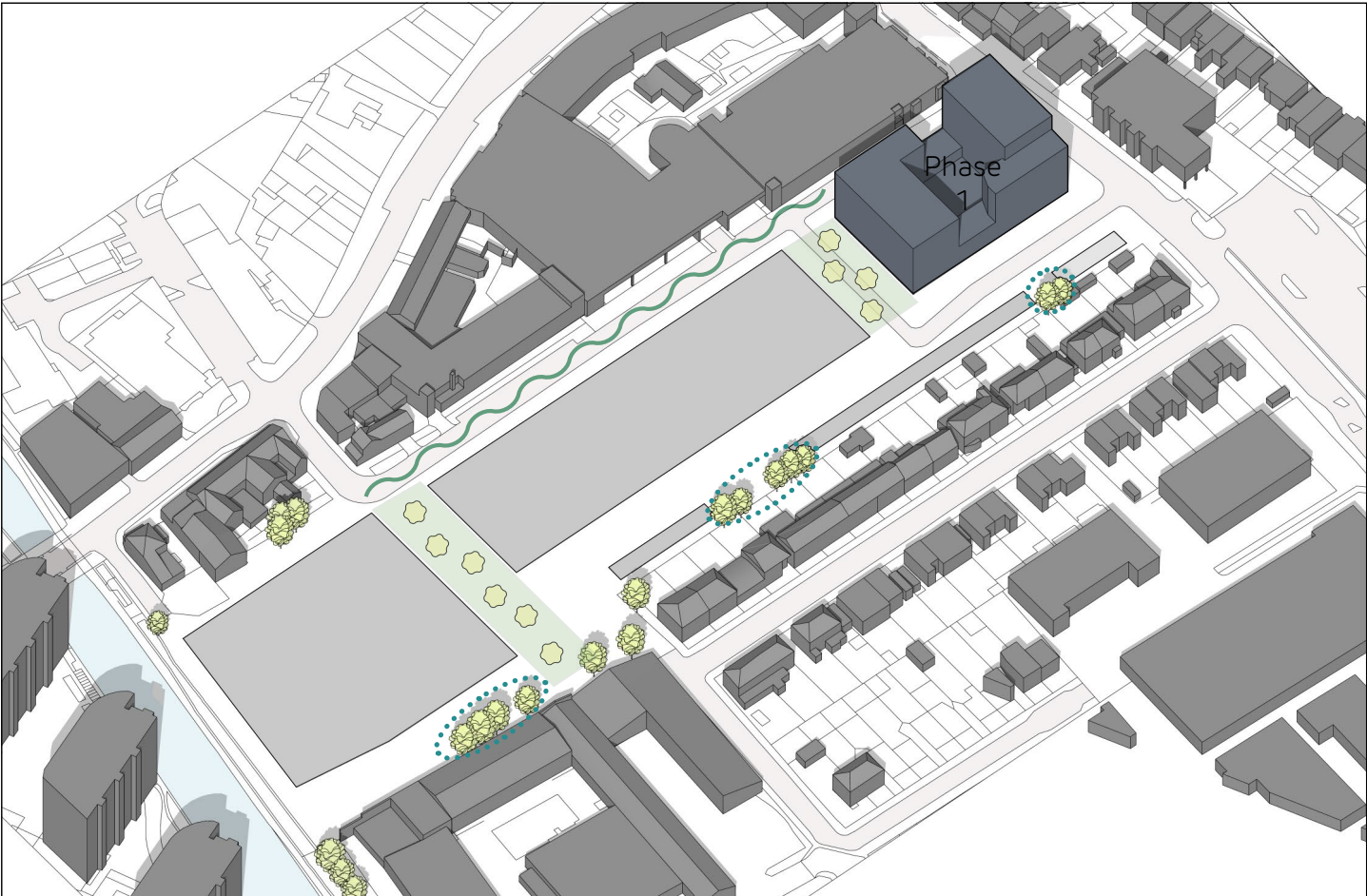




# ILLUSTRATIVE MASTERPLAN

## Key Masterplan Moves

Green-links and play spaces allow for healthy, safe and inclusive spaces to engage with the masterplan and wider context. A green buffer along the service road (Crown Close) allows for a space to mitigate noise.



BREAK DOWN MASSING TO PRESERVE EXISTING TREES AND PROVIDE NEW GREEN LINKS AND PLAY SPACES

- Key
- Play spaces
  - Existing mature trees
  - Proposed Trees
  - Green Buffer



PRECEDENT - POCKET OF PLAY SPACE



PRECEDENT - GREEN STREET

Central courtyards and podiums provide safe and secure private communal amenity for future residents.



PROVIDE PRIVATE GREEN AMENITY

- Key
- Private communal amenity



PRECEDENT - COMMUNAL PODIUM AMENITY

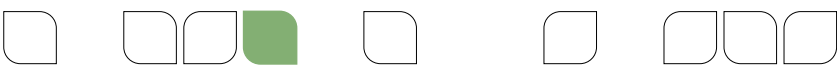


PRECEDENT - COMMUNAL PODIUM AMENITY



4.3 ILLUSTRATIVE SCALE & MASSING

4.3.1 Proposed Illustrative Massing



PROPOSED ILLUSTRATIVE MASSING SHOWING STOREY HEIGHTS



ILLUSTRATIVE SCALE & MASSING

4.3.2 Key Massing Moves

