



Illustrative proposal for
**Land at North of
Burnside Grove**



Supplementary document providing illustrative options for developing land at North of Burnside Grove.



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Illustrative Proposal

This note presents an illustrative proposal for developing land at North of Burnside Grove, should it come forward for development. The proposal shows indicative layout solutions providing a good ratio between the built environment and green open spaces; the public and the private spheres. The scheme addresses issues such as overlooking of existing homes, parking, building height, streetscape, boundary treatment, circulation and movement, recreational ground, SUDs, views, and public open space. Images of good examples around the country are provided as guideline of what the character of the development could look like.

Total site area: 9.2 ha

Total residential development site: 4.7 ha

Open Space (including landscape planting, woodland and green open space): 4.5 ha

Approximate units: 165

Approximate net density (excl. public open space): 35 d/ha

General principles and guidelines:

- This proposal provides residential development within the developable land and commercial and community services for the smaller plots facing Burnside Grove with building not exceeding 2.5 storeys.
- Main access from Burnside Grove at north of the junction of Burnside Grove with Stanstead Avenue; secondary access (pedestrian access) 50 metres to the east of the main acces.;
- Opportunity to renew the village centre. L-shaped new buildings are proposed by the village centre, with active frontages along both sides. Providing opportunity for commerce and community services with parking at the front and shared surfaces within the developablale plot.
- Preserve existing hedgerow and provide woodland around the perimeter to avoid overlooking issues; Provide recreational areas within larger open space surrounded by quality landscaping;
- Create meandering routes to allow for views and where possible align streets with tree verge/s;
- Dead end routes should be avoided, and instead provide continuous road layouts to improve permeability and wayfinding within the development;
- All buildings should have at least a minimum of 10 metres of back garden to avoid overlooking, and buildings should face to streets; and
- Parking should be on the plot either on the side of the building or in garage, visitor parking should be provided on the street, and in case of no parking on the plot, parking courts can be considered as an option.



Views from the site.

Figure 1: Image from developable site.

Positive examples:



Figure 2: Semi-detached houses facing to shared surface.



Figure 4: Quality rendering and facade treatment for detached houses.



Figure 3: Detached 2 storey house with parking on the side.



Figure 5: 2.5 storey developments surrounded by quality landscaping with water feature.

Key



-  Site boundary
-  Frontage
-  Back garden
-  Development plot
-  Play area/ Recreational ground
-  Primary road
-  Secondary road
-  Footpath
-  Woodland
-  Green open space
-  Trees
-  Attenuation pond
-  Main access point
-  Pedestrian and cycling access point
-  Commercial units



Figure 7: Illustrative layout for Land at north of Burnside Grove.

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