

Wellesley

ALDERSHOT

DESIGN CODE: DOCUMENT 1 – GENERAL DESIGN PRINCIPLES

DECEMBER 2012



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This document accompanies a 'Hybrid' planning application submitted by Grainger plc (hereafter known as the 'Applicant') to Rushmoor Borough Council (RBC) for the development of land within Aldershot known as the Aldershot Urban Extension (AUE), hereafter referred to as 'Wellesley'. The Applicant seeks outline planning permission for residential development of up to 3,850 dwellings with associated infrastructure including access, and Maida Zone - Phase 1 detail for 228 dwellings at Wellesley (the Hybrid Application). This document should be read in conjunction with the corresponding application forms and drawings, along with the suite of documents that support this Hybrid Application. For further details on the Hybrid Application please refer to the Planning Statement.

As part of the submission package some plans are for approval, whilst others are for information/illustrative purposes only. Plans that are not for approval are clearly labelled 'illustrative' or 'for information'. All other plans should be determined by the LPA as application drawings. The illustrative masterplan is one way of interpreting the site against the opportunities and constraints identified and tested in the parameter plans. The parameter plans are for approval. Detailed proposals, following consent granted pursuant to the Hybrid Application, will be submitted to RBC in accordance with the Development Zones identified by the Applicant, as one or more Reserved Matter Application per Development Zone, which will include Listed Building Applications and Conservation Area Applications as appropriate.

CHAPTER 1

INTRODUCTION

- 1.1 Introduction to the Design Codes
- 1.2 Wellesley Vision Statement
- 1.3 Illustrative Masterplan
- 1.4 Development Zones Matrix
- 1.5 Development Zones Plan
- 1.6 Variable Levels of Design Code Control
- 1.7 The Thermometer Hierarchy

1.1 INTRODUCTION TO THE DESIGN CODES

This set of Design Code documents has been prepared to accompany the Hybrid Planning Application for the Wellesley masterplan.

The Development Zones that comprise Wellesley Core Development Area may be designed by different designers and delivered by different developers. The purpose of the Design Codes is to control the design of individual development phases across the whole site and throughout the entire delivery period, in order to deliver a consistent development quality and a coherent visual character across the whole of the Core Development Area.

The Design Code is composed of a suite of three documents:

- 1) GENERAL DESIGN PRINCIPLES – Describes the general character for each of the 10 proposed Character Areas and their various sub-areas. It identifies key heritage and landscape features in each area and gives a general indication of the proposed requirements for the design of the urban form and the public realm.
- 2) DEFINITIONS & TECHNICAL SPECIFICATIONS – This reference document contains detailed explanations of the how the Design Code requirements are to be applied. It specifies parameters for the street design and includes the approved palettes for selecting tree species, hard and soft landscaping materials, street lighting and furniture, and boundary treatments. It also defines any technical terms that are used within the Design Code documents.
- 3) DESIGN CODE REQUIREMENTS – Identifies the specific design code requirements for each particular Development Zone.

Documents 1 & 2 are generic documents which apply site-wide to all Development Zones. Document 3 is variable and applies only to the particular Development Zone for which it is written.

Document 1 establishes the site-wide character of the development and is fixed for the life of the project. Document 2 may be added to throughout the life of the project, with new definitions or specifications being added. Versions of Document 3 will be produced in advance of future Development Zones being released for development. Document 3 may not be required to be produced for all future Development Zones, as agreed with the Local Authority.

All three Design Code Documents are intended to be read in conjunction with each other, as well as being read in conjunction with the Design & Access Statement and other supporting masterplan documents.

Key supporting masterplan documents include:

- A) DESIGN & ACCESS STATEMENT
- B) PARAMETER PLANS

- C) HERITAGE STRATEGY
- D) SUSTAINABILITY STATEMENT
- E) GREEN INFRASTRUCTURE STRATEGY

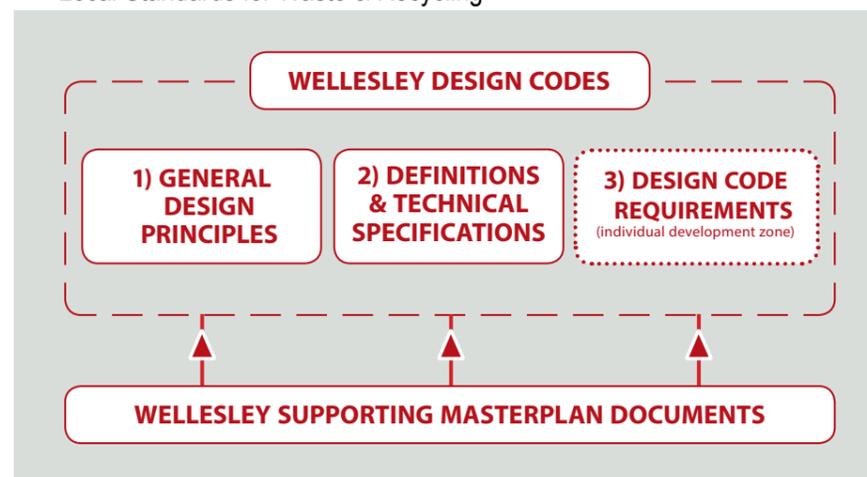
The supporting masterplan documents illustrate the general spatial arrangement, guiding ‘vision’ and general strategies employed in the design of the development. The Design Code documents follow on from the supporting masterplan documents, giving detailed design requirements, based on the same principles used to design the masterplan.

These Design Codes incorporate the principles of the supporting masterplan documents, including the requirements of the Parameter Plans, which must also be adhered to.

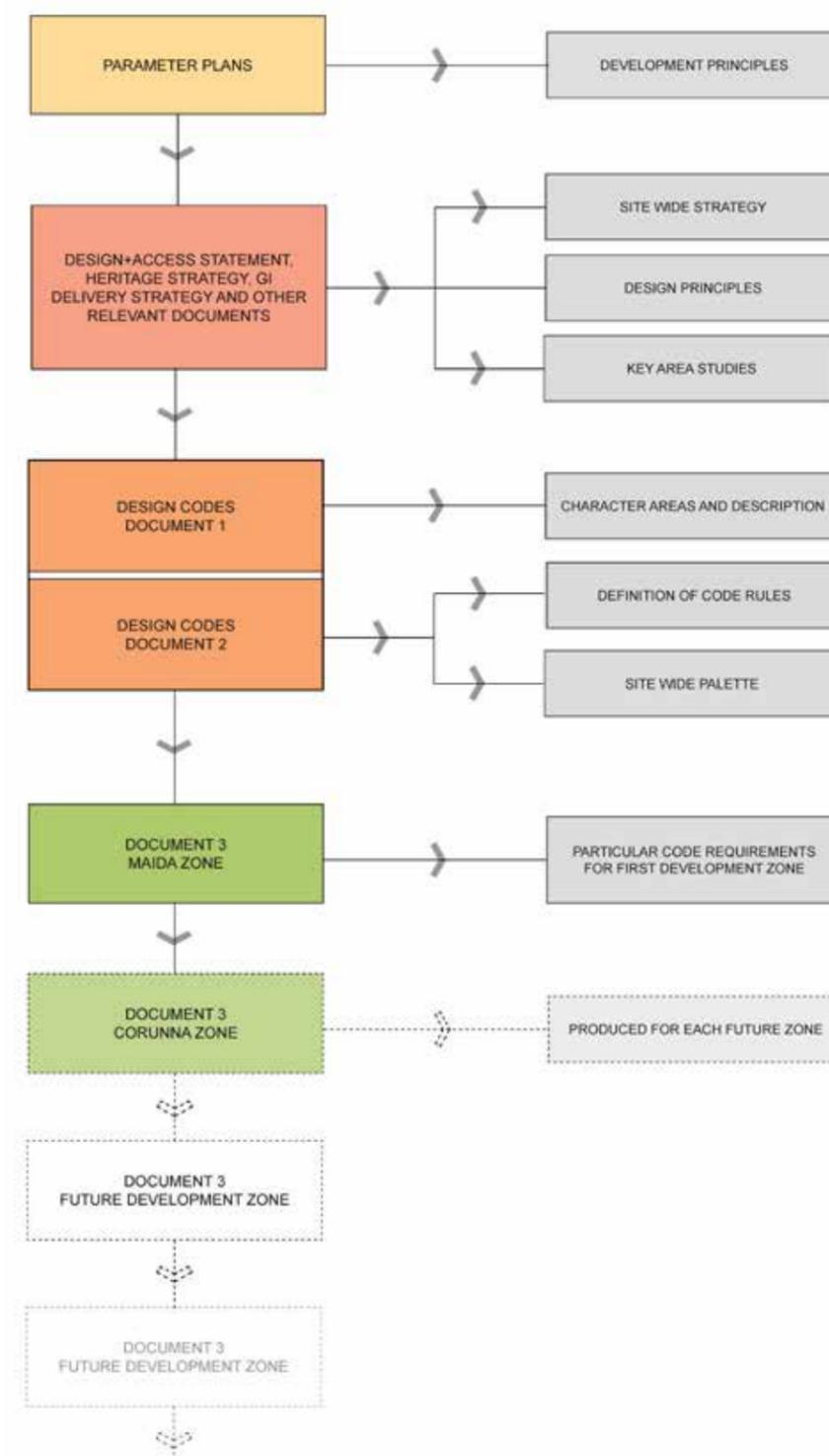
The requirements of the design code are mandatory and are additional to all other current statutory Local or National Planning Policy and guidance. All statutory planning requirements must also be adhered to.

Other statutory Local or National Planning Policy and guidance that must also be followed include:

- Code for Sustainable Homes (CfSH)
- Lifetime Homes (LTH)
- Building for Life standard (BfL)
- Secured-by-Design principles (SbD)
- Manual for Streets (MfS) - Parts 1 & 2
- Local Affordable Housing Standards
- Local Parking Standards
- Local Standards for Waste & Recycling



HIERARCHY OF DOCUMENTATION



ILLUSTRATIVE MASTERPLAN



WELLESLEY VISION STATEMENT

Wellesley is an integrated but distinct district of Aldershot. It will contribute to the economic success of north Hampshire and promote the regeneration of the town. It will serve the needs of the civilian and military communities and will be a desirable and attractive location for users and residents.

Wellesley is defined by its history, historic buildings and geography. There is a legible relationship between its new buildings and landscape and its distinctive architectural and landscape legacy.

Wellesley has a network of streets, cycleways and footpaths that are permeable, safe and easy to navigate and link the town to the wider countryside. A varied network of green spaces will provide recreation and contact with nature for all residents.

The natural assets of the site, its mature landscape setting and its ecological diversity will be protected and enhanced. Use, servicing, transport and built form will promote an efficient use of energy.

Wellesley will grow organically in a logical sequence to provide community facilities at the appropriate time. Each area will have its own character and interest created from its location, use and design but will contribute to a coherent overall identity.

Grainger's commitment to oversee the transformation of this unique site with the highest regard to the integration into its local context, conservation and, where appropriate, revitalisation of the historic heritage is set out in the separate Delivery Strategy.

THE CORE DEVELOPMENT AREA (CDA)

These Design Codes apply to the Core Development Area only (see plan below). The Core Development Area is where the majority of the built development will be delivered and does not include areas of SANGS and Open Space or Off-site Infrastructure outside the CDA.

THE DEVELOPMENT ZONES

The Core Development Area is divided into a series of manageable areas called Development Zones. There are 20 Development Zones within the CDA (see plan on following pages) which allow for identification of individual land parcels for future phasing and assessment purposes.

The table on the following page 'Key Elements of Development Zones' identifies the general design criteria for each Development Zone, including the maximum building heights (as defined by the Parameter Plans), if non-residential landuses

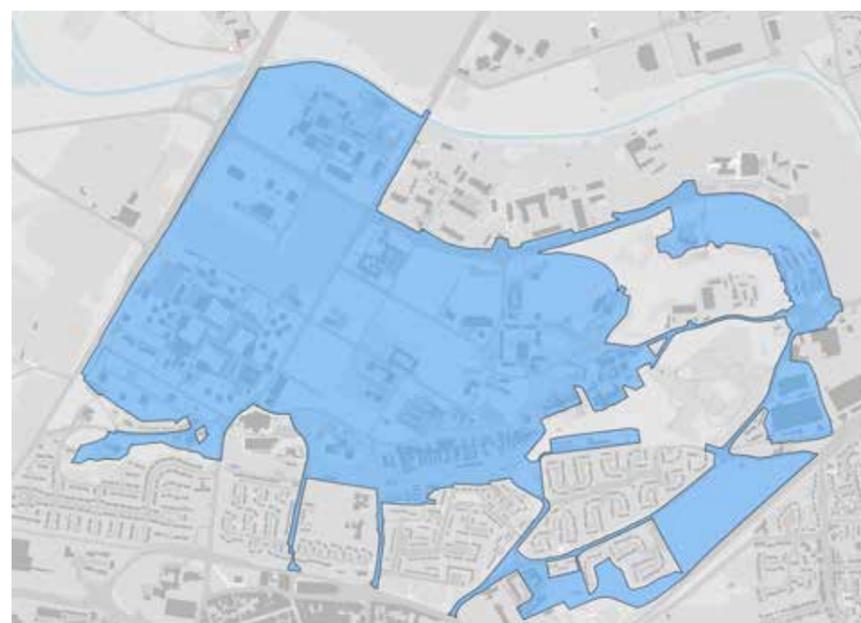
are included, which Character Areas each Zone encompasses, the level of Code Control, whether or not it is in a Conservation Area and if the Development Zone includes Listed Buildings, Monuments or Memorials.

THE CHARACTER AREAS

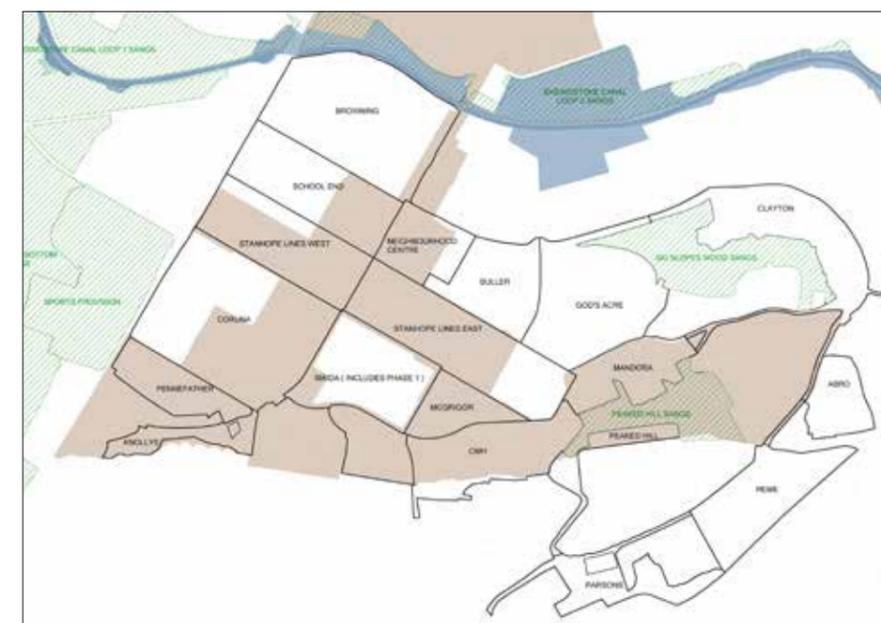
The Character Areas as defined in this Design Code are not the same as Development Zones. The boundaries of the Development Zones generally coincide with the centreline of streets, whereas the boundaries of the Character Areas (refer page 16) generally encompass both sides of the streets. This is to ensure that the character between neighbouring Development Zones or separate development phases remains relatively consistent on both sides of a given street, regardless of when it is built, or by whom.



Masterplan Conceptual Layout



Plan showing the Core Development Area

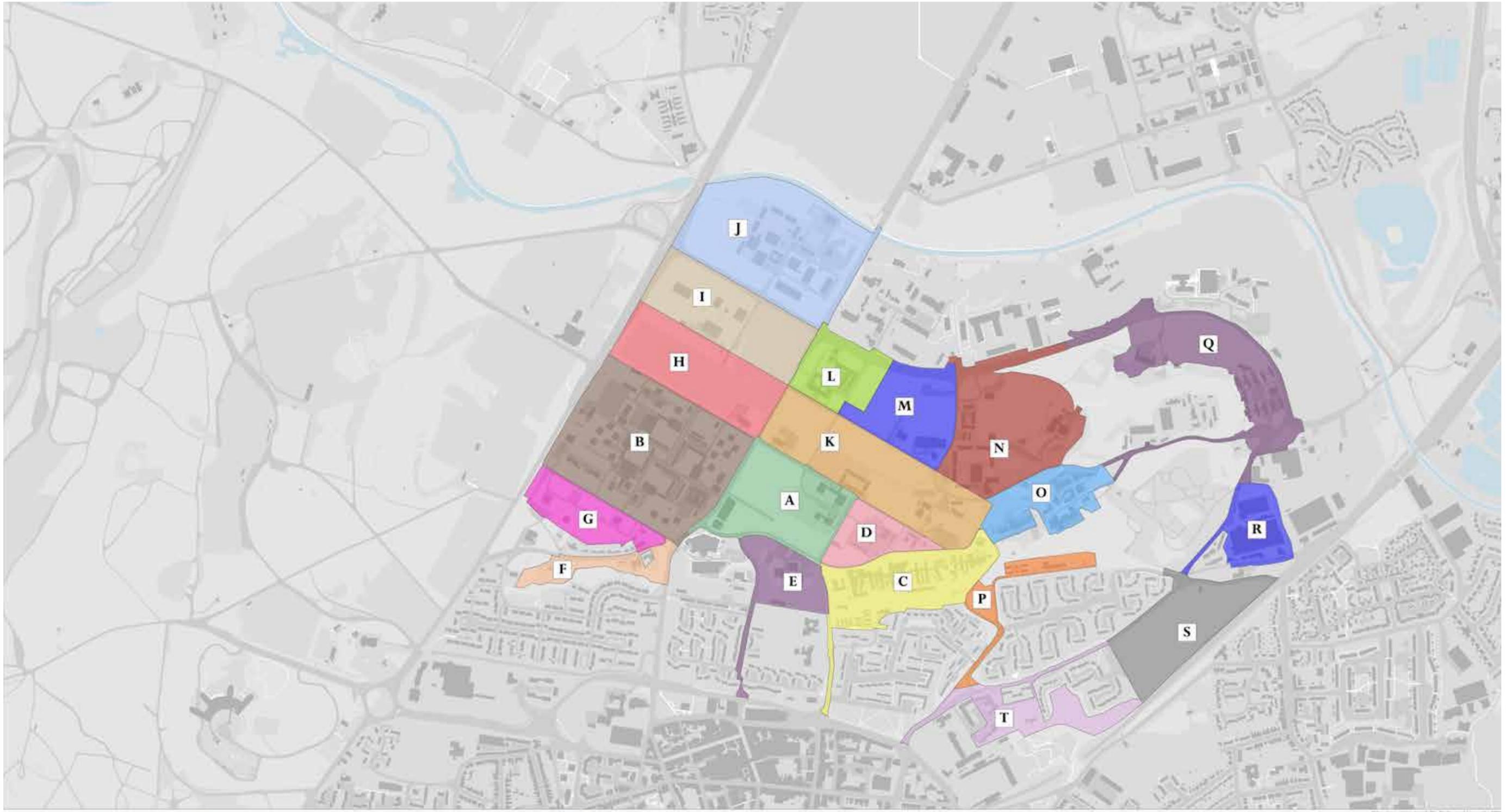


Plan showing Conservation Areas and Development Zones

DEVELOPMENT ZONES MATRIX

KEY ELEMENTS OF DEVELOPMENT ZONES																					
	A: MAIDA	B: CORUNNA	C: CAMBRIDGE MILITARY HOSPITAL	D: McGRIGOR	E: GUNHILL	F: KNOLLY'S ROAD	G: PENNEFARTHER'S	H: STANHOPE LINES WEST	I: SCHOOL END	J: BROWNING BARRACKS	K: STANHOPE LINES WEST	L: NEIGHBOURHOOD CENTRE	M: BULLER	N: GOD'S ACRE	O: MANDORA	P: PEAKED HILL	Q: CLAYTON	R: ABRO	S: REME	T: PARSONS	COMMENTS
RESIDENTIAL	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
NON-RESIDENTIAL	●		●									●			●			●			
MAXIMUM STOREY HEIGHTS	5	5	3	3	5	3	5	3+5 *	3+5 *	5	3+5 *	5	5	3+5*	5	3	5	5	7	7	asterix (*) denotes more than one height constraint within a development zone - refer to building heights parameter plan.
CHARACTER AREAS	C,E,F,I	C,E,F,H,I	A,E,F,I	A,E,F,I	F	C,F	C,F	C,E,H	D,E,H,I	C,D,G	B,C,E,F	B,C,D	D,E,I	E,F,I	F	F	F,I	J	J	J	
LEVEL OF CODE CONTROL	H,W,C	H,W,C	H,W,C	H,W,C	W	H,W	H,W	H,W	H,W,C	H,W,C	H	H	H,C	H,W,C	W	W	W,C	C	C	C	
CONSERVATION AREA?	●	●	●	●	●	●	●	●	●	●	●	●			●	●					
LISTED BUILDINGS?	●		●	●		●			●			●			●						
LISTED MONUMENTS?		●			●	●	●	●	●	●	●		●	●	●						
DEMOLITION OF EXISTING BUILDINGS?	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
WOODLAND AREAS?			●		●	●	●			●								●		●	
DESTINATION PLAY SPACE?											●		●								

DEVELOPMENT ZONES PLAN



KEY													
A	MAIDA	D	MCGRIGOR	G	PENNEFATHERS	J	BROWNING	M	BULLER	P	PEAKED HILL	S	REME
B	CORUNA	F	GLASHILL	H	STANHOPE LINES WEST	K	STANHOPE LINES EAST	N	GOD'S ACHE	Q	CLAYTON	T	PARSONS
C	CMH	F	KNOLLYS	I	SCHOOL END	L	NEIGHBOURHOOD CENTRE	O	MANDORA	R	ABRD		

VARIABLE LEVELS OF DESIGN CODE CONTROL

The Illustrative Masterplan is structured so that the character and setting of certain buildings and landscape features are preserved and enhanced.

A first step towards establishing the Character Area Plan was considering the public realm as a hierarchy, with more importance being placed on the design of the key areas and important areas of landscape, and less importance on other, less significant areas. This hierarchical level of design control is delivered in the Design Codes by the 'Thermometer' Principle.

Each part of the masterplan has been given a specific temperature (COLD/ WARM/ HOT) which identifies the required level of design code control imposed. COLD areas will have the least amount of code control criteria and HOT will have the most. COLD areas will generally allow for more design discretion and a wider choice of acceptable options, while HOT areas will have more code control criteria and specify a more limited range of acceptable options.

The Design Codes incorporate this hierarchical approach to the level of control exercised across the site meaning that key areas (such as the 'Stanhope Lines' and Queens Avenue) will have a greater degree of control and, therefore, a greater degree of consistency.



CHAPTER 2

PROPOSED CHARACTER AREAS

- 2.1 Proposed Urban Character
- 2.2 Character Zones Plan
- 2.3 Character Zones Descriptions
- 2.4 Character Areas Plan
- 2.5 Character Area Descriptions

OVERALL PROPOSED CHARACTER OF THE MASTERPLAN

All new proposals for Wellesley shall conform to the overall character of Wellesley, as described in the Vision Statement (see Section 1).

CHARACTER AREAS

Wellesley has been divided into 10 Character Areas, each with a distinct and important broad spatial character. Character Area Descriptions have been written to illustrate the general character defined by the proposed spatial arrangement of the built form and its relationship to the streets and public open spaces.

These Character Areas are based on the character of the open spaces of the public realm, describing the character of the streets, landscape and buildings facing onto the public realm. Because of this they do not necessarily conform exactly to the boundaries of the Development Zones.

INDIVIDUAL CHARACTER SUB-AREAS

The 10 Character Areas have been subsequently sub-divided into character sub-areas, each with a distinct urban character. All new proposals for each development phase shall reflect the character of the individual Character Sub-Areas as described on the following pages.

HERITAGE CHARACTER SUB-AREAS

Some Sub-Areas are defined as 'Heritage Character Sub-Areas' and are indicated on the Character Areas Sub-Areas Plan on the following page. These Heritage Character Sub-Areas include important existing heritage buildings, monuments or Heritage Landscape features.

New proposals in these areas shall be sympathetic to and reinforce the scale and character of the existing heritage buildings and enhance their setting.

LANDSCAPE CHARACTER

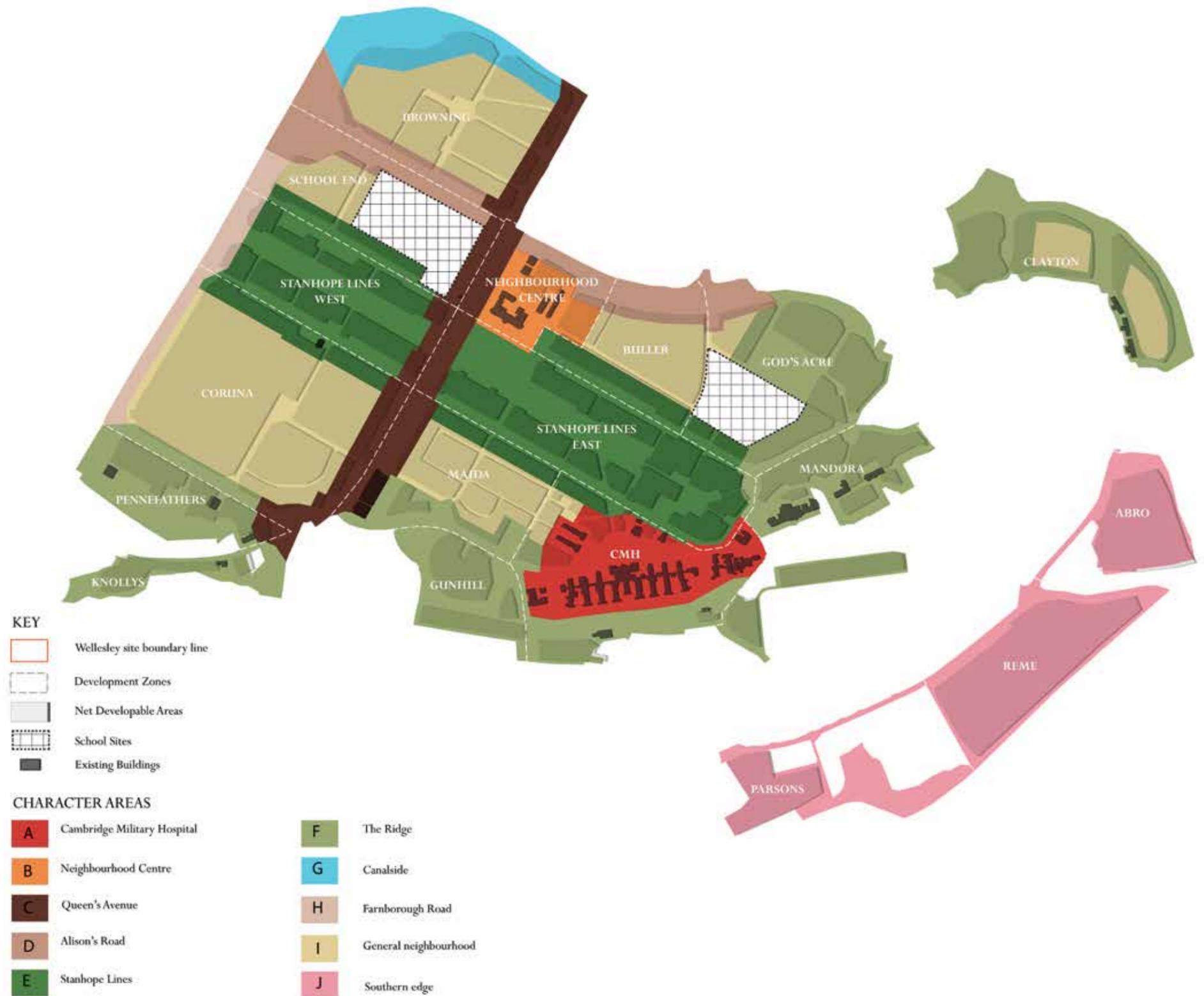
The hard and soft landscaping at Wellesley is generally divided into two distinct categories - 'Heritage' landscape and 'Standard' landscape. 'Heritage' Sub-Areas will have a different palette of Hard and Soft Landscape materials, Street Furniture and Street Lighting from the 'Standard' Sub-Areas. The different 'Heritage' and 'Standard' materials palettes are defined in Design Code Document 2 - Definitions.

STREET CHARACTER

The character of the streets will be relatively consistent across the whole development, with each street type within the proposed Street Hierarchy having its own distinct character. 'Heritage' Sub-Areas will have a different palette of Hard and Soft Landscape materials, Street Furniture and Street Lighting from the 'Standard' Sub-Areas.

The Street Types are shown on the Street Hierarchy Plan. The particular requirements for each Street Type are defined in Design Code Document 2 - Definitions.

CHARACTER AREAS PLAN (showing Development Zone Boundaries)



CHARACTER AREAS SUB-AREAS PLAN

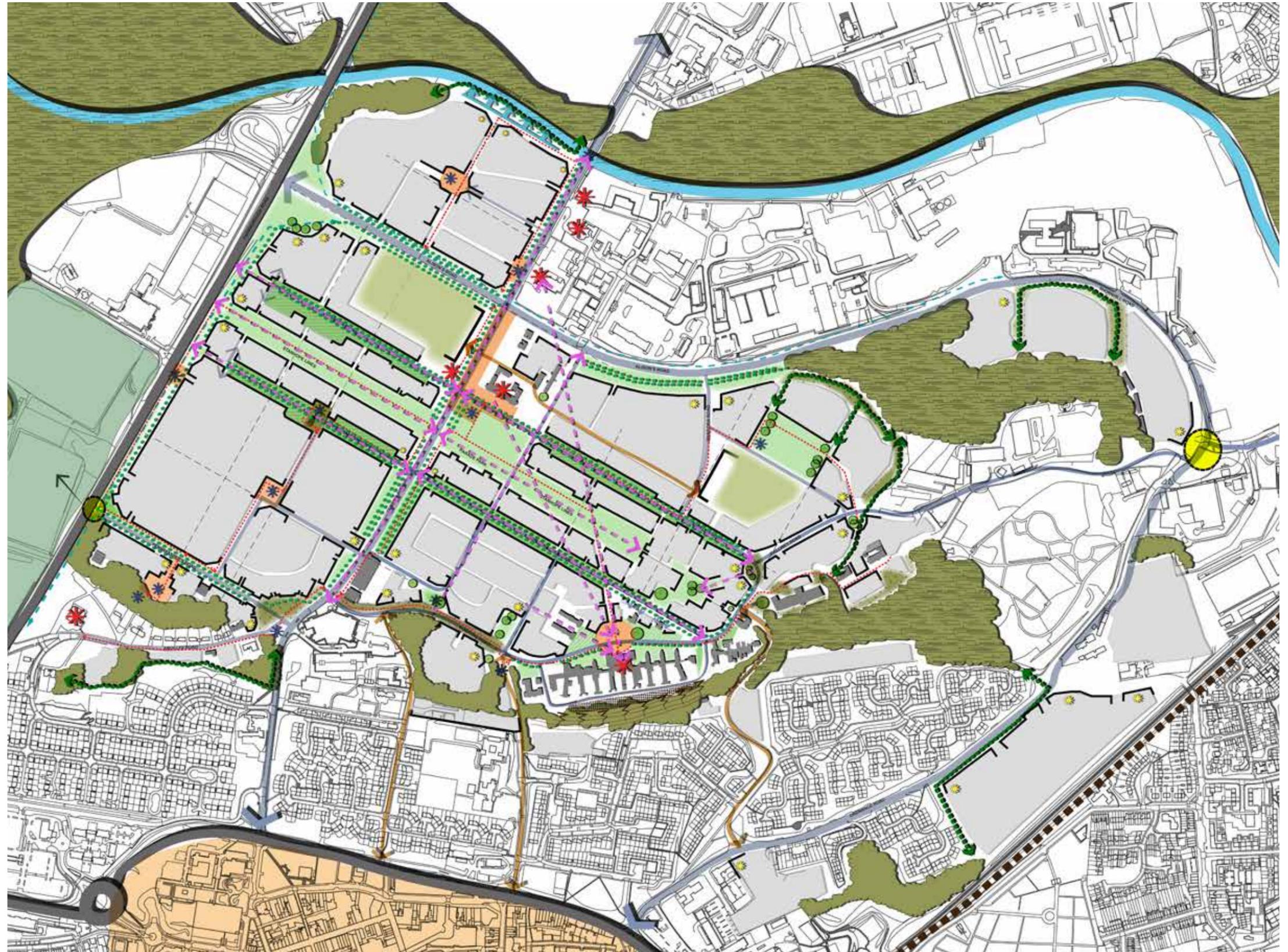


KEY TO ILLUSTRATIVE CONCEPT PLAN

	HISTORIC GRID		DESIGNATED WOODLANDS - SANGS
	KEY EXISTING BUILDINGS		BASINGSTOKE CANAL SSSI AND CONSERVATION AREA
	KEY LANDMARKS OUTSIDE THE SITE		SPORTS PITCHES
	KEY MONUMENTS/ MEMORIALS		WOODLANDS ON SITE
	SPECIAL TREATMENT ZONE <i>* Heritage Palette</i>		PROPOSED GREEN CORRIDORS LINKING WOODLANDS
	HERITAGE TRAIL WITHIN SITE		PROPOSE NATIVE PLANTING TO ENHANCE WOODLAND BELT
	KEY FACADE		EXISTING FORMAL AVENUES RETAINED AND ENHANCED
	KEY WATER FRONTAGE		KEY PUBLIC OPEN SPACE
	NEW KEY BUILDINGS		IMPORTANT TREES / TREE GROUPS
	KEY VEHICULAR NETWORK OUTSIDE SITE		SCHOOL PLAYGROUNDS
	EXISTING TRAIN LINE		TERRACE BEHIND CMH
	KEY VEHICULAR NETWORK WITHIN SITE		LARGE SETBACK/FRONT GARDEN ALONG AVENUES
	KEY PEDESTRIAN LINKS		EXISTING KEY VIEW RETAINED
	RETAINED SUSTRANS ROUTE		

ILLUSTRATIVE CONCEPT PLAN SHOWING KEY ASSETS

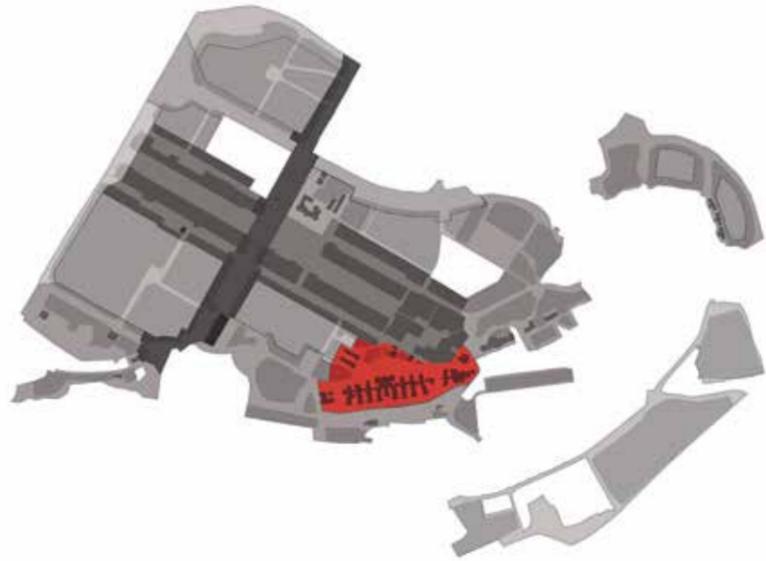
The Illustrative Concept Plan showing Key Assets shows both the existing Heritage and Landscape Assets of the site which are to be retained and the significant new features which are to be incorporated into the implementation of the development, via these Design Codes.



A CAMBRIDGE MILITARY HOSPITAL CHARACTER AREA DESCRIPTION

		Code Control Level	Heritage Sub-Area	Public Landscape					New Buildings				Notes:	
				Tree Palette	Soft Landscape Palette	Hard Landscape Palette	Street Furniture Palette	Street Lighting Palette	Boundary Treatment Types	Maximum Storey Heights	Frontage Setbacks	Degree of Frontage Enclosure		Predominant Wall Materials
<p>Cambridge Military Hospital (CMH)</p> <p>The Cambridge Military Hospital is the most significant historic building in Wellesley which forms a major focal point along Hospital Road. This character area includes plots facing the main hospital on the north side of Hospital Road, and the buildings either side of CMH.</p> <p>Mostly involves refurbishment and alteration of existing Listed and locally listed buildings, landscaping and some sensitive new build infill.</p> <p>New Special Treatment Zone in front of Cambridge Military Hospital on alignment with central entrance elevation.</p>													<p>Refer to the 'Conservation Plan and Heritage Strategy' document, for the important heritage elements within this character area.</p> <p>Refer to Chapter 6 of DAS: Key Areas for design principles.</p>	
A1	<p>Cambridge Military Hospital (CMH)</p> <p>Landscaped space in front of CMH to be sympathetic to and reinforce the original character of the building and enhance its existing setting.</p> <p>Existing line of trees along Hospital Road to be retained and enhanced with additional tree planting to reinforce this structure.</p> <p>Meandering secondary street in front of CMH (Hospital Road) shall incorporate a shared surface route around the new formal landscape feature in front of CMH (Special Treatment Zone area).</p> <p>Important formal landscape feature on axis with central section of CMH and its tower. Special Treatment Zone around landscape feature organised to create a rational geometry with the historic buildings including Cambridge House and St Michael's House.</p> <p>Spaces between building wings of CMH to provide formal landscaped amenity space and gardens (and/or parking courts to rear side only)..</p> <p>Refurbishment and alteration of existing CMH building. Opportunity to place car parking for Cambridge Military Hospital to the south of existing CMH.</p>	HOT	YES	REFER SITE WIDE TREE PALETTE	HERITAGE	HERITAGE	HERITAGE	HERITAGE	HERITAGE	2 STOREYS	MEDIUM-LARGE	LOW-MEDIUM	BRICK	<p>Existing Cambridge Military Hospital</p> <p>Existing Landscape setting around CMH</p> <p>Existing alignment of Hospital Road</p> <p>Existing distant views of CMH clock tower from south</p>
A2	<p>CMH Curtilage Buildings</p> <p>Refurbishment of existing Gunhill House, Water Tower, Louise Margaret Hospital and Nurses Residence.</p> <p>Open green landscape to reinforce relationships of existing buildings.</p> <p>Opportunity for some sensitively designed new low scale extensions to existing buildings, which shall enhance the existing scale and setting.</p>	HOT	YES	REFER SITE WIDE TREE PALETTE	HERITAGE	HERITAGE	HERITAGE	HERITAGE	HERITAGE	2 STOREYS	MEDIUM-LARGE	LOW-MEDIUM	BRICK	<p>Existing Gunhill House, Water Tower, Louise Margaret Hospital and Nurses Residence</p> <p>Existing Landscape setting around existing buildings</p>

A CAMBRIDGE MILITARY HOSPITAL CHARACTER AREA PLANS



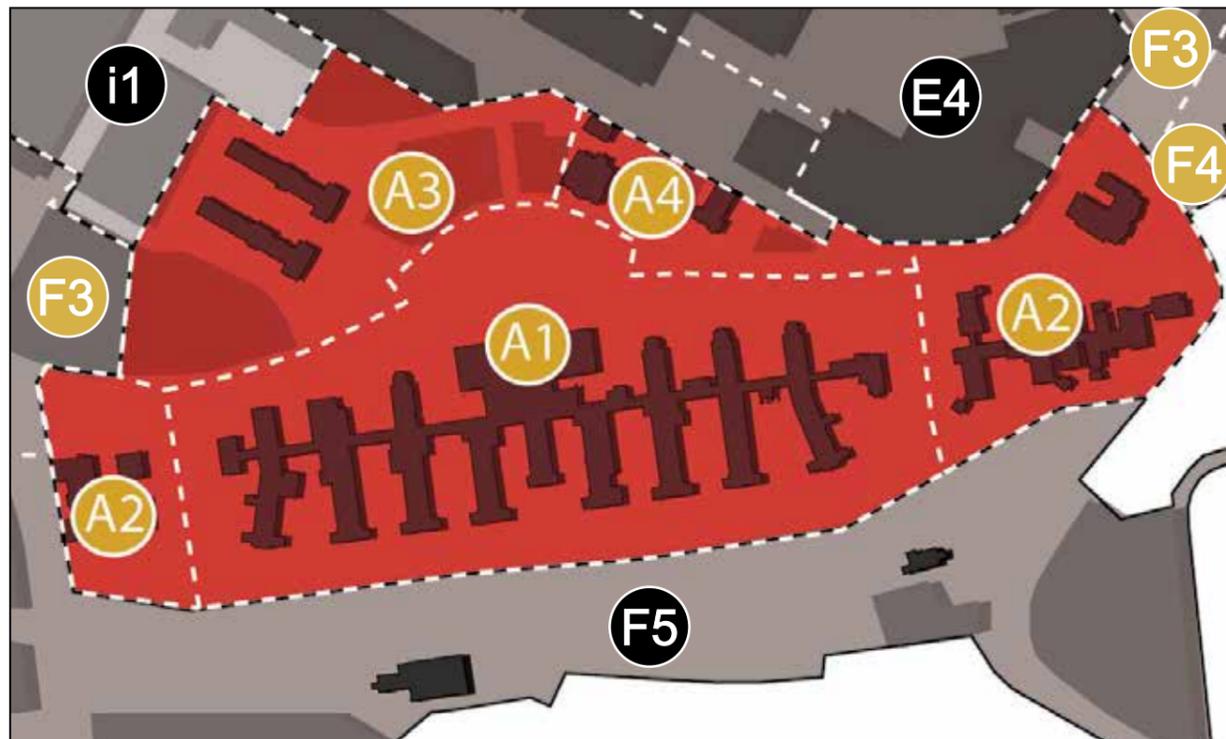
KEY

	Sub-Character Areas
	Sub-Character Heritage Areas

KEY PLAN

KEY

	- Frontage		- Special Treatment
	- Existing Building		- Footpaths
	- Existing Woodland		- Open Space
	- Existing Trees		
	- Proposed Trees		



CHARACTER AREAS PLAN (with sub-area sub-divisions)

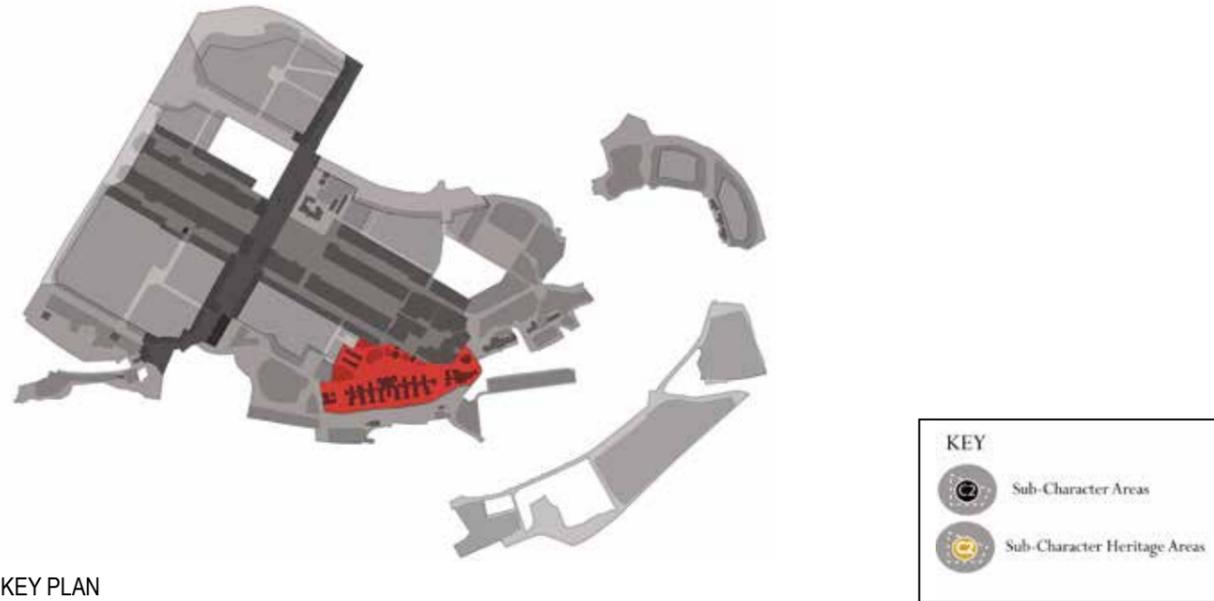


EXTRACT OF THE ILLUSTRATIVE MASTERPLAN SHOWING KEY ASSETS

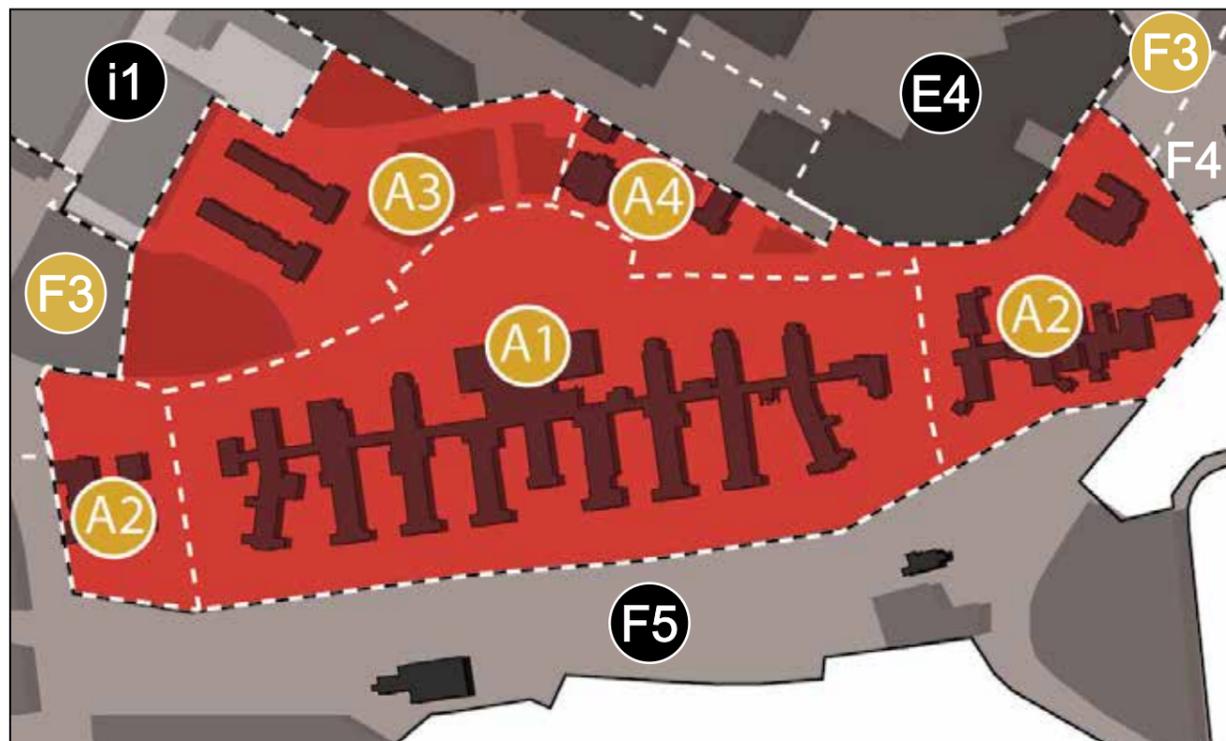
A CAMBRIDGE MILITARY HOSPITAL CHARACTER AREA DESCRIPTION (CONT'D)

		Code Control Level	Heritage Sub-Area	Public Landscape					New Buildings				Notes:	
				Tree Palette	Soft Landscape Palette	Hard Landscape Palette	Street Furniture Palette	Street Lighting Palette	Boundary Treatment Types	Maximum Storey Heights	Frontage Setbacks	Degree of Frontage Enclosure		Predominant Wall Materials
A3	<p>McGrigor Quarter</p> <p>Refurbishment of existing McGrigor Barracks.</p> <p>Space between barracks to be retained and sensitively landscaped.</p> <p>Existing open space to southeast of barracks to be sensitively landscaped.</p> <p>New buildings to be sensitively designed and arranged to form a courtyard around the existing Barracks. Existing view corridor between McGrigor Barracks (Blocks 16B & 16C only) to be retained.</p> <p>New buildings to be sensitively designed to reflect the alignment, scale, materials and setting of the existing buildings and relate to the alignment of the new formal landscape feature and CMH.</p>	HOT	YES	REFER SITE WIDE TREE PALETTE	HERITAGE	HERITAGE	HERITAGE	HERITAGE	HERITAGE	3 STOREYS	SMALL-MEDIUM	LOW-MEDIUM	BRICK	<p>Refer to the 'Conservation Plan and Heritage Strategy' document, for the important heritage elements within this character area.</p> <p>Refer to Chapter 6 of DAS: Key Areas for design principles.</p> <p>KEY FEATURES</p> <p>Existing McGrigor Barracks (Blocks 16B & 16C only)</p> <p>Existing open space to southeast of barracks to be retained.</p> <p>Existing view corridor between McGrigor Barracks (Blocks 16B & 16C only).</p>
A4	<p>Cambridge House</p> <p>Refurbishment of Cambridge House, Stables and St Michaels House. Opportunity for some sensitively designed extensions to existing buildings.</p> <p>Existing open landscape setting and gardens to south of existing buildings to be retained, including existing large Oak tree.</p> <p>New buildings to be sensitively designed to reflect the alignment, scale, materials and setting of the existing buildings and relate to the alignment of the new formal landscape feature and CMH.</p>	HOT	YES	REFER SITE WIDE TREE PALETTE	HERITAGE	HERITAGE	HERITAGE	HERITAGE	HERITAGE	3 STOREYS	MEDIUM-LARGE	LOW-MEDIUM	BRICK	<p>Existing Cambridge House, Stables and St Michaels House</p> <p>Existing open landscape character and gardens to south to be retained, including existing large Oak tree.</p>

A CAMBRIDGE MILITARY HOSPITAL CHARACTER AREA PLANS



KEY PLAN



CHARACTER AREAS PLAN (with sub-area sub-divisions)

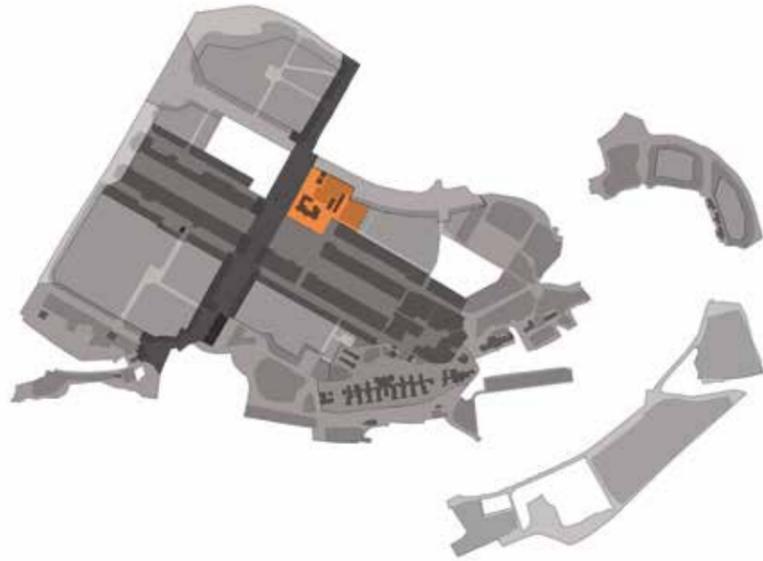


EXTRACT OF THE ILLUSTRATIVE MASTERPLAN SHOWING KEY ASSETS

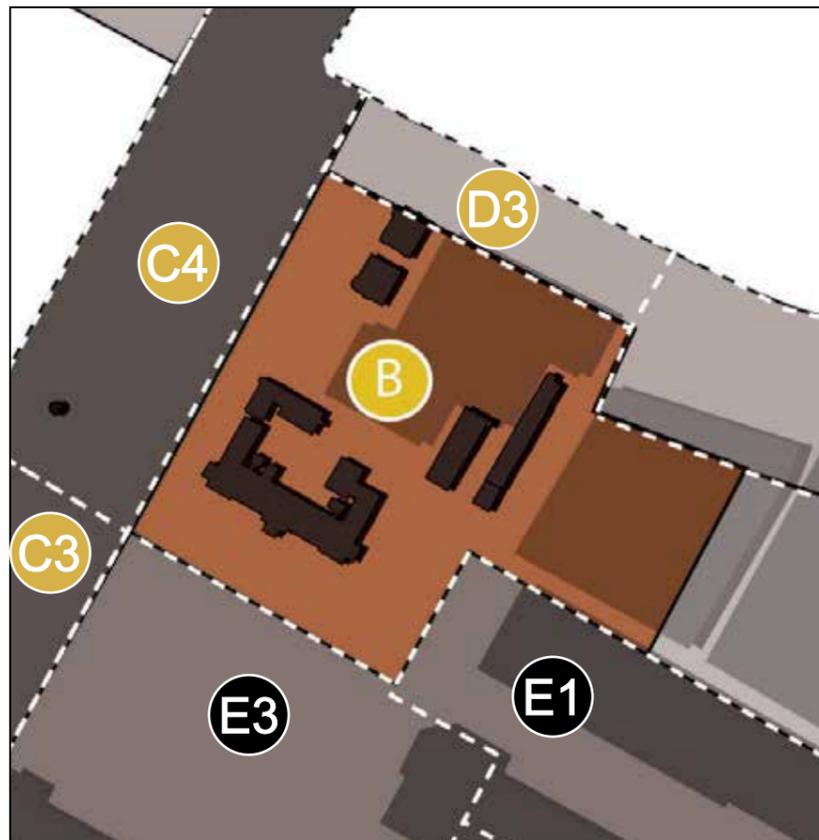
B NEIGHBOURHOOD CENTRE CHARACTER AREA DESCRIPTION

Neighbourhood Centre The heart of Wellesley incorporating the Neighbourhood Centre, with refurbished and new buildings, adjacent to a large formal green park (Parade Park) and a wide tree-lined avenue (Queen's Avenue)		Code Control Level	Heritage Sub-Area	Public Landscape					New Buildings				Notes: Refer to the 'Conservation Plan and Heritage Strategy' document, for the important heritage elements within this character area. Refer to Chapter 6 of DAS: Key Areas for design principles.	
				Tree Palette	Soft Landscape Palette	Hard Landscape Palette	Street Furniture Palette	Street Lighting Palette	Boundary Treatment Types	Maximum Storey Heights	Frontage Setbacks	Degree of Frontage Enclosure		Predominant Wall Materials
B	<p>Neighbourhood Centre</p> <p>A mixed use local centre including retail, leisure, day care centre, offices and residential.</p> <p>Refurbishment and alteration of existing buildings including the 4th Division Headquarters Building, Post Office and Alison's and Cranbrook Houses. Police Barracks and Stables may be demolished or retained, subject to Listed Building Consent.</p> <p>New infill buildings to be sensitively designed to reflect scale and setting of existing buildings.</p> <p>Special Treatment Zone to the west and south of the Character Area. A mix of hard and soft landscape with shared surface roads providing safe pedestrian links.</p> <p>Existing avenue of trees along Queen's Avenue to be retained and enhanced to reinforce this existing structure.</p> <p>West-east pedestrian access route linking the western school site to the eastern school site across Queen's Avenue and through the Neighbourhood Centre.</p>	HOT	YES	REFER SITE WIDE TREE PALETTE	HERITAGE	HERITAGE	HERITAGE	HERITAGE	HERITAGE	3 STOREY	SMALL-MEDIUM	LOW-MEDIUM	BRICK	<p>KEY FEATURES</p> <p>Existing cluster of buildings including the 4th Division Headquarters Building, Post Office and Alison's and Cranbrook Houses.</p> <p>Existing avenue of trees along Queen's Avenue and other mature trees</p> <p>Existing alignment of Steele's Road, Queen's Avenue and Alison's Road</p>

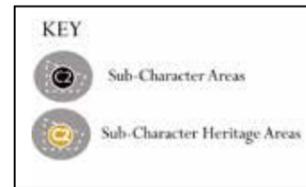
B NEIGHBOURHOOD CENTRE CHARACTER AREA PLANS



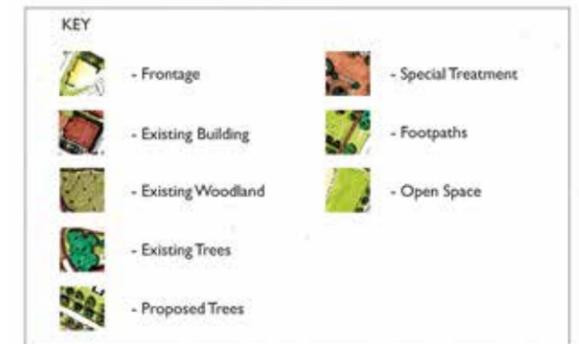
KEY PLAN



CHARACTER AREAS PLAN (with sub-area sub-divisions)



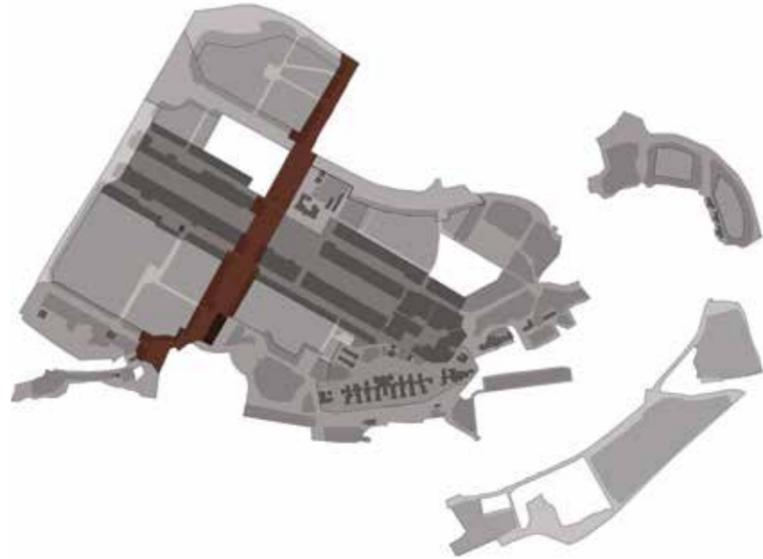
EXTRACT OF THE ILLUSTRATIVE MASTERPLAN SHOWING KEY ASSETS



C QUEEN'S AVENUE CHARACTER AREA DESCRIPTION

Queen's Avenue Existing formal, straight, tree-lined avenue forming the main south-north spine of Wellesley. A varied sequence of linked spaces along its length, including the principal entrance 'gateway' to the south; the canal to the north; the Western School site; the Neighbourhood Centre; Parade Park and the Stanhope Lines. Key Primary Street with avenue of trees along both sides containing cycleway. Opportunity for ceremonial processions along this route.		Code Control Level	Heritage Sub-Area	Public Landscape					New Buildings				Notes: Refer to the 'Conservation Plan and Heritage Strategy' document, for the important heritage elements within this character area. Refer to Chapter 6 of DAS: Key Areas for design principles. KEY FEATURES	
				Tree Palette	Soft Landscape Palette	Hard Landscape Palette	Street Furniture Palette	Street Lighting Palette	Boundary Treatment Types	Maximum Storey Heights	Frontage Setbacks	Degree of Frontage Enclosure		Predominant Wall Materials
C1	<p>Smith Dorrien</p> <p>One of the main entrance gateways into the site, at the junction of Queen's Avenue and Hospital Road. A crossroads between Hospital Hill and Queen's Avenue, framed with prominent heritage and new buildings.</p> <p>Existing Smith Dorrien House and Maida Gymnasium to be refurbished for suitable reuse. Existing setting around buildings to be retained.</p> <p>Medium height buildings with minimal frontage setbacks and a high degree of frontage enclosure forming a crescent around the junction of Hospital Hill and Queen's Avenue. A transitional space with varied topography and new native planting around the junction. Key Building opposite Scarlett's Road.</p> <p>Existing avenue of trees along Queen's Avenue to be retained and enhanced to reinforce this existing structure.</p> <p>Opportunity for a landmark street sculpture in front of Smith Dorrien House, at the corner of Queen's Avenue and Hospital Road, acting as a visual marker at the southern end of Queen's Avenue.</p> <p>Existing 2nd Division WWI memorial and its existing setting to be retained. Memorial to remain publicly accessible.</p>	HOT	YES	REFER SITE WIDE TREE PALETTE	HERITAGE	HERITAGE	HERITAGE	HERITAGE	HERITAGE	5 STOREYS	SMALL	MEDIUM-HIGH	BRICK / RENDER	<p>Existing listed buildings Smith Dorrien House and Maida Gymnasium.</p> <p>Existing 2nd Division WWI memorial (M7) and associated open space at the junction of Hospital Hill and Knolly's Road.</p> <p>Existing woodland planting around the junction of Hospital Hill and Knolly's Road</p> <p>Existing trees along Queen's Avenue</p> <p>Existing alignment of roads and junction</p>
C2	<p>Queen's Parade</p> <p>Southern part of the straight formal tree-lined Queen's Avenue. Footpath/cycle path to run between the double row of trees each side.</p> <p>Medium height buildings with minimal frontage setbacks and a high degree of frontage enclosure to line both sides of the road, set back behind the rows of avenue trees.</p> <p>Existing avenue of trees along Queen's Avenue to be retained and enhanced to reinforce this existing structure.</p> <p>Pair of Key Buildings either side of road to create pinch-point at northern end of character sub-area, before Queen's Avenue meets Stanhope Lines.</p>	HOT	YES	REFER SITE WIDE TREE PALETTE	HERITAGE	HERITAGE	HERITAGE	HERITAGE	HERITAGE	5 STOREYS	SMALL	MEDIUM-HIGH	BRICK / RENDER	<p>Existing avenue of trees along Queen's Avenue</p> <p>Existing alignment of Queen's Avenue</p>

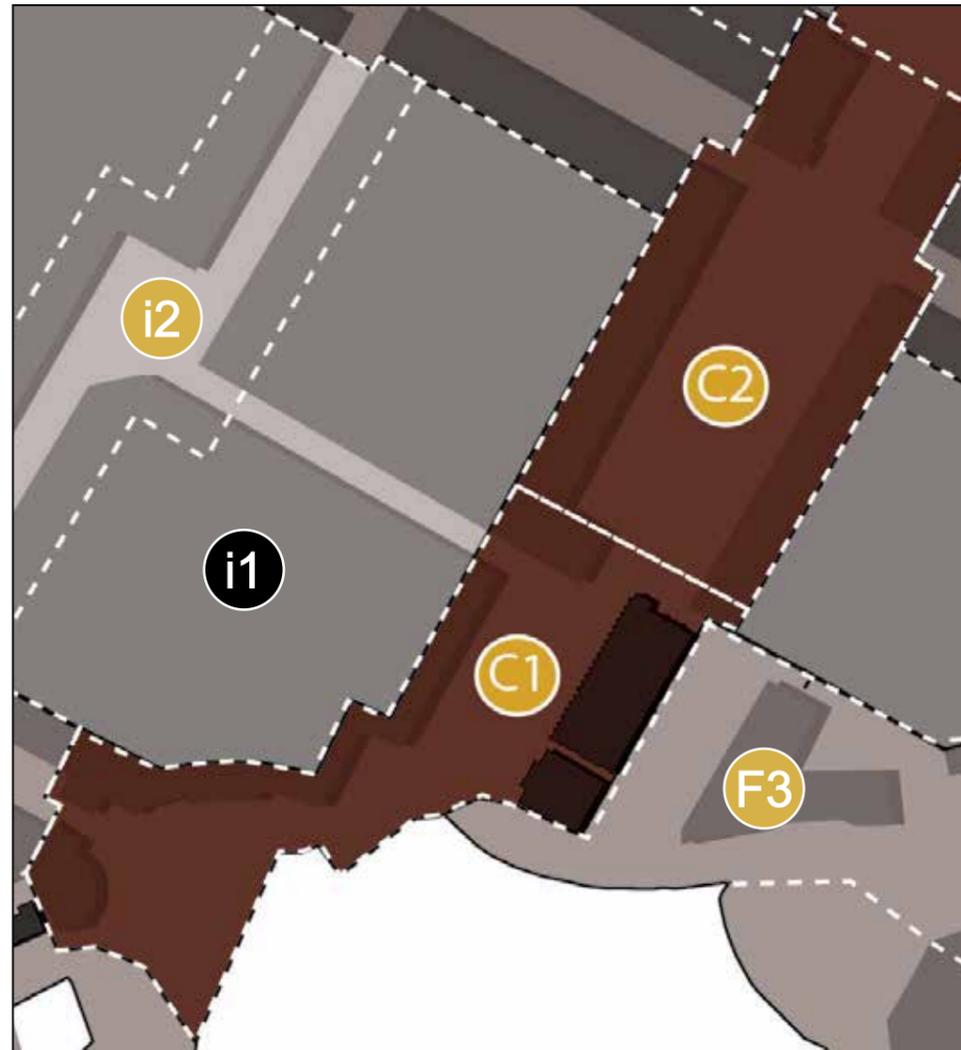
C QUEEN'S AVENUE CHARACTER AREA PLANS



KEY PLAN

KEY

	Sub-Character Areas
	Sub-Character Heritage Areas



CHARACTER AREAS PLAN (with sub-area sub-divisions)



EXTRACT OF THE ILLUSTRATIVE MASTERPLAN SHOWING KEY ASSETS

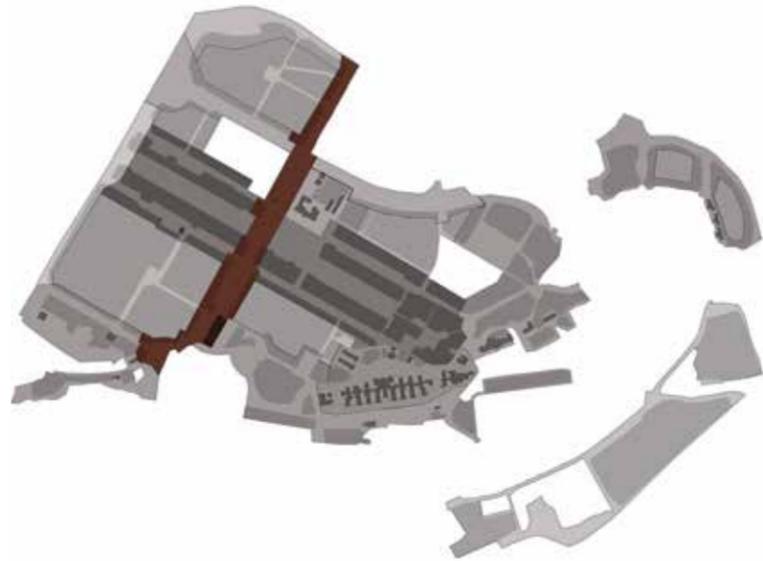
KEY

	- Frontage		- Special Treatment
	- Existing Building		- Footpaths
	- Existing Woodland		- Open Space
	- Existing Trees		
	- Proposed Trees		

C QUEEN'S AVENUE CHARACTER AREA DESCRIPTION (CONT'D)

	Code Control Level	Heritage Sub-Area	Public Landscape						New Buildings				Notes:
			Tree Palette	Soft Landscape Palette	Hard Landscape Palette	Street Furniture Palette	Street Lighting Palette	Boundary Treatment Types	Maximum Storey Heights	Frontage Setbacks	Degree of Frontage Enclosure	Predominant Wall Materials	
<p>C3 Stanhope Vista</p> <p>Central part of Queen's Avenue adjacent to Parade Park, with views east and west along Stanhope Lines linear park.</p> <p>Continuation of avenue of trees both sides of road with footpath/cycle path to run between the double row of trees each side.</p> <p>New medium height buildings to northwest corner of sub-area.</p> <p>8th Division World War One Memorial to remain publicly accessible.</p>	HOT	YES	REFER SITE WIDE TREE PALETTE	HERITAGE	HERITAGE	HERITAGE	HERITAGE	HERITAGE	5 STOREYS	SMALL	LOW	RENDER	<p>Refer to the 'Conservation Plan and Heritage Strategy' document, for the important heritage elements within this character area.</p> <p>Refer to Chapter 6 of DAS: Key Areas for design principles.</p> <p>KEY FEATURES</p> <p>8th Division World War One Memorial (Parade Park).</p> <p>Existing avenue of trees along Queen's Avenue</p> <p>Existing alignment of Queen's Avenue</p>
<p>C4 Queen's Avenue Central</p> <p>The heart of Wellesley, adjacent to the mixed-use Neighbourhood Centre, Western Primary School, and incorporating a bus interchange. Landscape/ highways treatment to create a high quality crossing and civic space between the School and Neighbourhood Centre.</p> <p>School site to west side of Avenue to have prominent building frontage facing onto Queen's Avenue.</p> <p>Existing Alexander Observatory to remain publicly accessible.</p>	HOT	YES	REFER SITE WIDE TREE PALETTE	HERITAGE	HERITAGE	HERITAGE	HERITAGE	HERITAGE	5 STOREYS	SMALL	LOW / MEDIUM	BRICK / RENDER	<p>Existing Alexander Observatory</p> <p>Existing avenue of trees along Queen's Avenue</p> <p>Existing alignment of Queen's Avenue</p>
<p>C5 Church Parade</p> <p>Stretch of Queen's Avenue from Alison's Road intersection to the Basingstoke Canal, fronting the two Garrison churches on east side of Avenue.</p> <p>Existing tree planting to be reinforced with new trees to create a twin avenue of trees on both sides of this road, consistent with the rest of Queen's Avenue</p> <p>Medium height buildings with minimal frontage setbacks and a high degree of frontage enclosure to west side of the road, set back behind the rows of avenue trees.</p> <p>Existing Cammell Memorial to west side of Queen's Avenue to remain publicly accessible.</p>	HOT	NO	REFER SITE WIDE TREE PALETTE	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD	5 STOREYS	SMALL	MEDIUM-HIGH	BRICK / RENDER	<p>Existing Cammell Memorial (M3) to west side of Queen's Avenue</p> <p>Existing Canal Bridge</p> <p>Existing avenue of trees along Queen's Avenue</p> <p>Existing alignment of Queen's Avenue</p>

C QUEEN'S AVENUE CHARACTER AREA PLANS



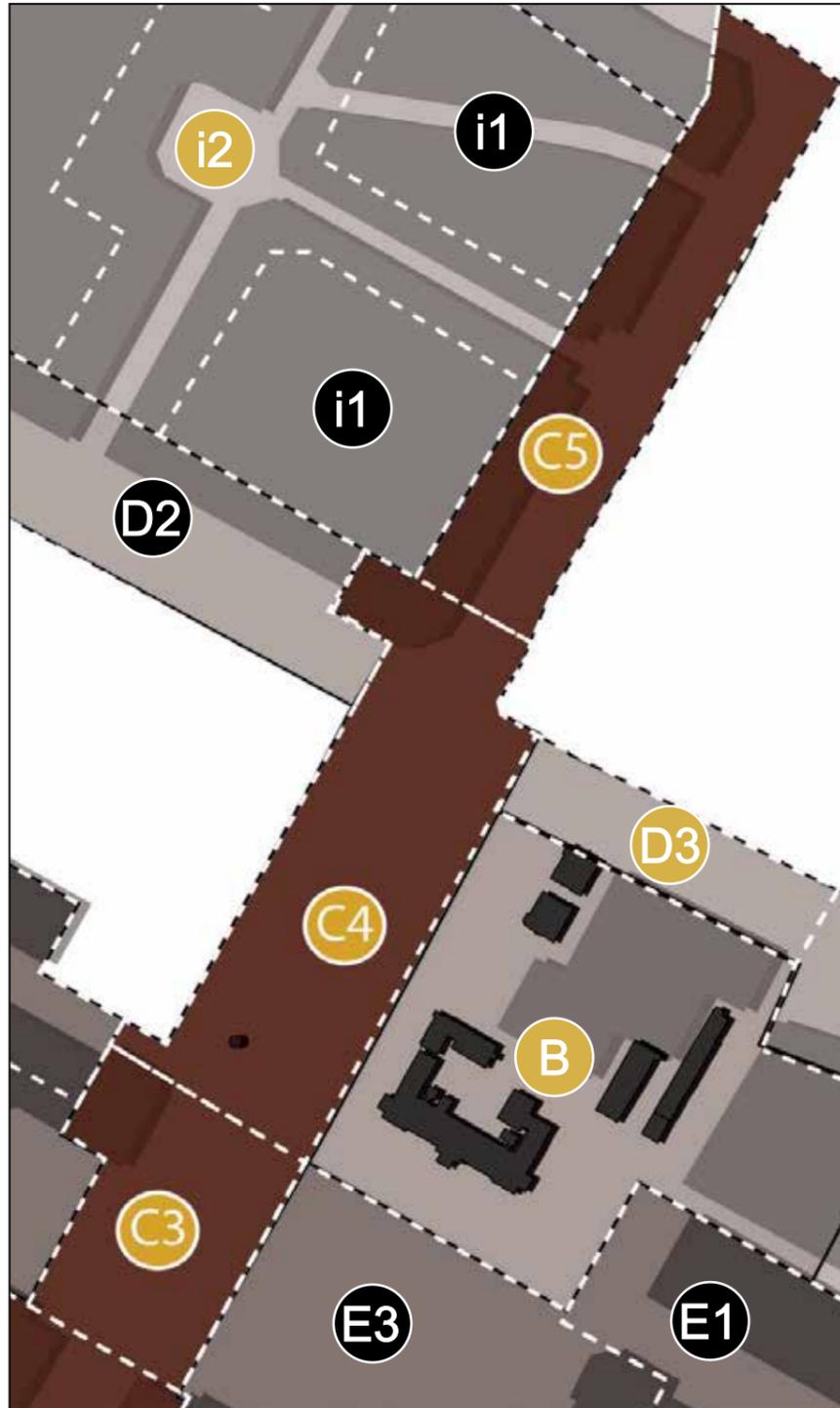
KEY PLAN

KEY

- Sub-Character Areas
- Sub-Character Heritage Areas

KEY

- Frontage
- Existing Building
- Existing Woodland
- Existing Trees
- Proposed Trees
- Special Treatment
- Footpaths
- Open Space



CHARACTER AREAS PLAN (with sub-area sub-divisions)

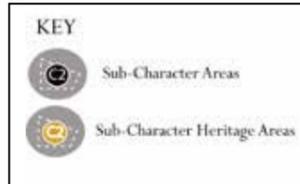
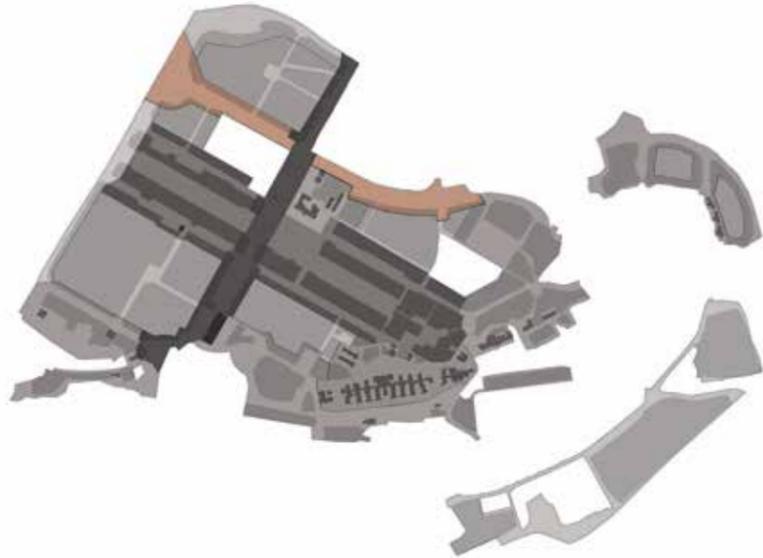


EXTRACT OF THE ILLUSTRATIVE MASTERPLAN SHOWING KEY ASSETS

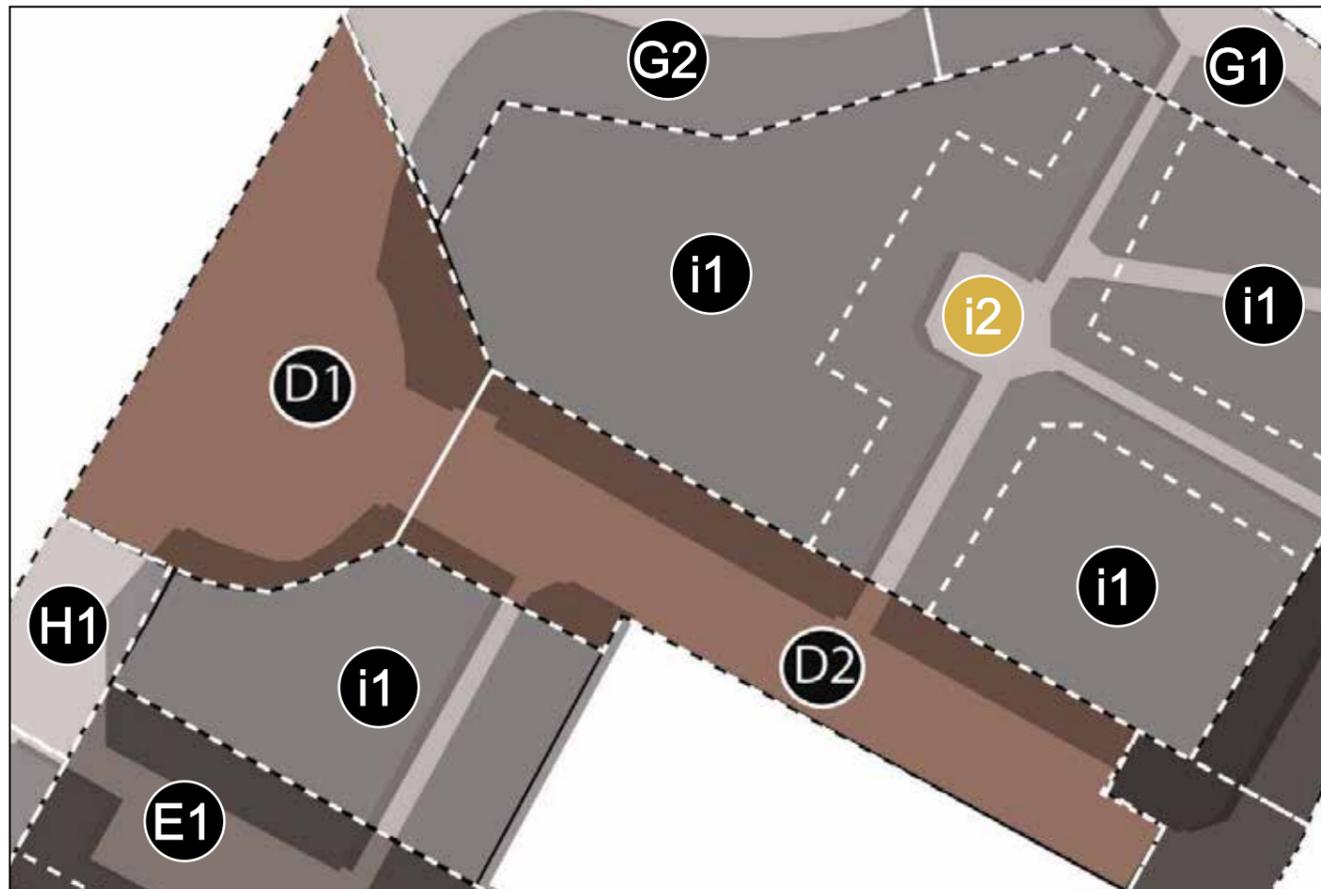
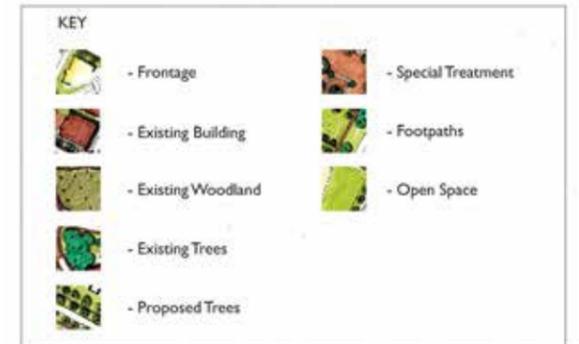
D ALISON'S ROAD CHARACTER AREA DESCRIPTION

		Code Control Level	Heritage Sub-Area	Public Landscape					New Buildings			Notes:		
				Tree Palette	Soft Landscape Palette	Hard Landscape Palette	Street Furniture Palette	Street Lighting Palette	Boundary Treatment Types	Maximum Storey Heights	Frontage Setbacks		Degree of Frontage Enclosure	Predominant Wall Materials
<p>Alison's Road</p> <p>Major east-west tree-lined access route through the site. One of the principal entrances into Wellesley from the east and west. Key Primary Street with double avenue of trees along both sides.</p> <p>The western half of this character area is a straight road, which is part of the historic grid, and has the western school site to the south of the road and medium scale buildings set back behind a formal avenue of trees to the north side.</p> <p>The eastern half of this zone has a more meandering quality, following the line of Basingstoke Canal and is punctuated by significant areas of existing woodland with open Ministry Of Defence land to the north of the road. Medium scale buildings to the south side set back behind informal tree planting.</p>												<p>Refer to the 'Conservation Plan and Heritage Strategy' document, for the important heritage elements within this character area.</p> <p>Refer to Chapter 6 of DAS: Key Areas for design principles.</p> <p>KEY FEATURES</p>		
D1	<p>Alison's Gateway</p> <p>Principal western entrance to Wellesley. Key Primary Street with median strip and slip road access to and from Farnborough Road.</p> <p>New green park incorporating existing tree planting and an existing Site of Importance to Nature Conservation (SINC). Combination of enhancement and thinning of existing trees to provide a formal green entrance space.</p> <p>Continuous frontage of medium scale urban edge buildings set back behind and fronting onto this significant area of green landscape. Prominent buildings defining the green space and gateway entrance with a high degree of frontage enclosure and small front gardens.</p>	HOT	NO	REFER SITE WIDE TREE PALETTE	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD	5 STOREYS	SMALL-MEDIUM	MEDIUM-HIGH	BRICK/ RENDER	<p>Existing trees at Farnborough Road, Alison's Road Junction</p> <p>Existing alignment of Alison's Road</p> <p>Existing avenue of street trees along Alison's Road</p> <p>Existing Sustrans route to north side of road</p>
D2	<p>Alison's Road West</p> <p>New housing on the north side of road and the Western Primary School on the south side.</p> <p>Major east-west vehicular access route to the site from Farnborough Road, with open school land and school 'drop-off' parking to the south side of the road.</p> <p>Existing double row of tree planting to the south side of the road to be enhanced with additional tree planting to reinforce this structure. New double row of tree planting to the north side of the road.</p> <p>Medium scale buildings on north side of road with a high degree of frontage enclosure and small front gardens set back behind the trees.</p> <p>Vehicular access to building fronts on north side of road via Green Lane.</p>	HOT	NO	REFER SITE WIDE TREE PALETTE	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD	5 STOREYS	SMALL-MEDIUM	MEDIUM-HIGH	BRICK/ RENDER	<p>Existing alignment of Alison's Road</p> <p>Existing avenue of street trees along Alison's Road</p> <p>Existing Sustrans route to north side of road</p>

D ALISON'S ROAD KEY CHARACTER AREA PLANS



KEY PLAN



CHARACTER AREAS PLAN (with sub-area sub-divisions)

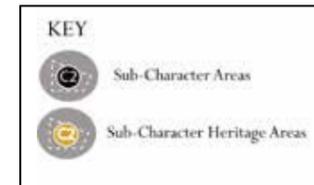
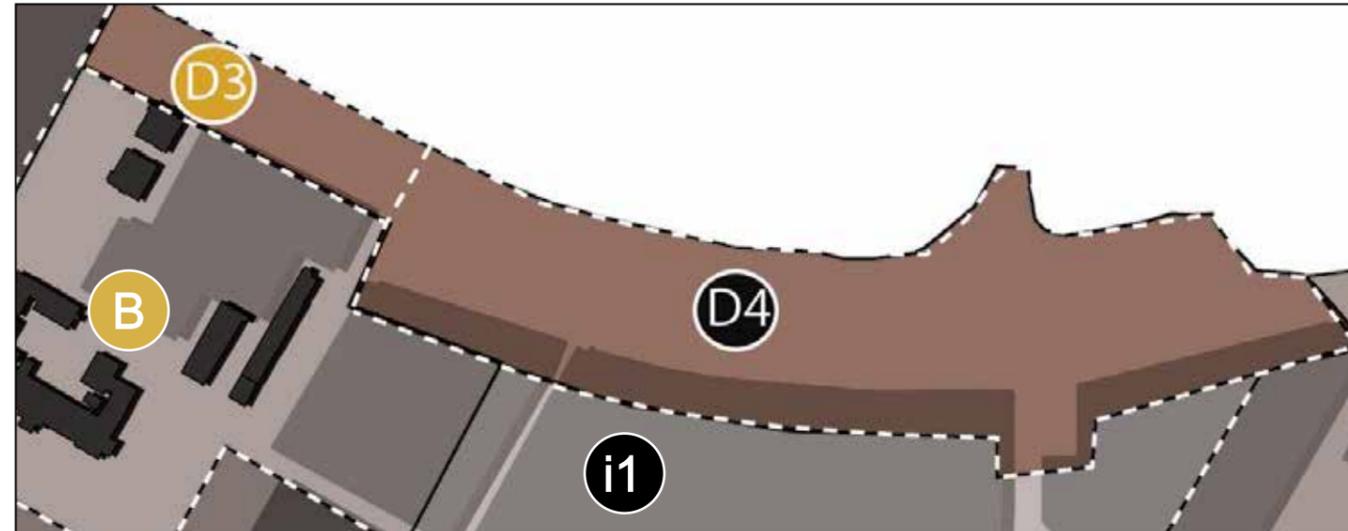
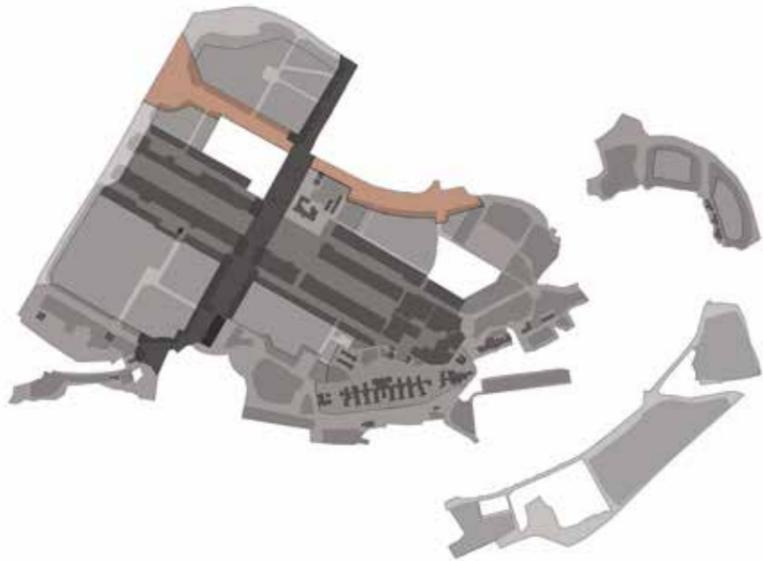


EXTRACT OF THE ILLUSTRATIVE MASTERPLAN SHOWING KEY ASSETS

D ALISON'S ROAD CHARACTER AREA DESCRIPTION (CONT'D)

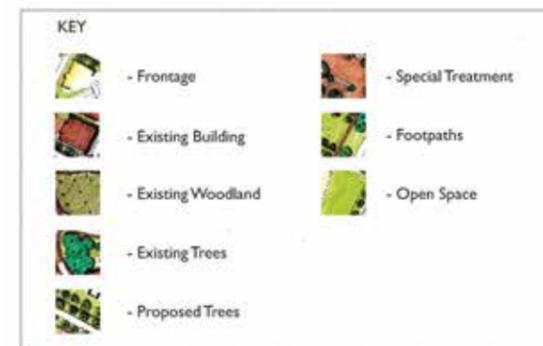
	Code Control Level	Heritage Sub-Area	Public Landscape						New Buildings				Notes:
			Tree Palette	Soft Landscape Palette	Hard Landscape Palette	Street Furniture Palette	Street Lighting Palette	Boundary Treatment Types	Maximum Storey Heights	Frontage Setbacks	Degree of Frontage Enclosure	Predominant Wall Materials	
<p>D3 Alison's Road Central</p> <p>Major east-west Key Primary Street, with open Ministry of Defence land to the north (Travers Barracks).</p> <p>Continue double row of avenue tree planting to the south side of Alison's Road.</p> <p>Reduction of carriageway width to be negotiated with the MoD.</p> <p>New buildings to south side of road will be part of the Neighbourhood Centre design (refer Character Area B).</p> <p>Landscape treatment to be coordinated with the Neighbourhood Centre design (refer Character Area B).</p>	HOT	YES	REFER SITE WIDE TREE PALETTE	HERITAGE	HERITAGE	HERITAGE	HERITAGE	HERITAGE	5 STOREYS	SMALL-MEDIUM	LOW-MEDIUM	BRICK	<p>Refer to the 'Conservation Plan and Heritage Strategy' document, for the important heritage elements within this character area.</p> <p>Refer to Chapter 6 of DAS: Key Areas for design principles.</p> <p>KEY FEATURES</p> <p>Existing alignment of Alison's Road</p> <p>Existing trees and landscape along south side of Alison's Road</p>
<p>D4 Alison's Road East</p> <p>Major east-west Key Primary Street, with open Ministry of Defence land to the north (Travers Barracks).</p> <p>Continue double row of avenue tree planting to the south side of Alison's Road.</p> <p>Significant area of green landscape to the south of Alison's Road which is nominated as a Site of Importance to Nature Conservation (SINC).</p> <p>New medium scale buildings on south side of road with a medium-high degree of frontage enclosure and small front gardens set back behind the existing landscape strip.</p> <p>Reduction of carriageway width to be negotiated with the MoD. Frontages to reflect security considerations and SANGS.</p> <p>Minimum 50m development setback required from MOD boundary on north side of Alison's Road.</p>	HOT	NO	REFER SITE WIDE TREE PALETTE	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD	5 STOREYS	SMALL	MEDIUM-HIGH	BRICK / RENDER	<p>Existing alignment of Alison's Road</p> <p>Existing (SINC) landscape along south side of Alison's Road</p>

D ALISON'S ROAD KEY CHARACTER AREA PLANS



CHARACTER AREAS PLAN (with sub-area sub-divisions)

KEY PLAN

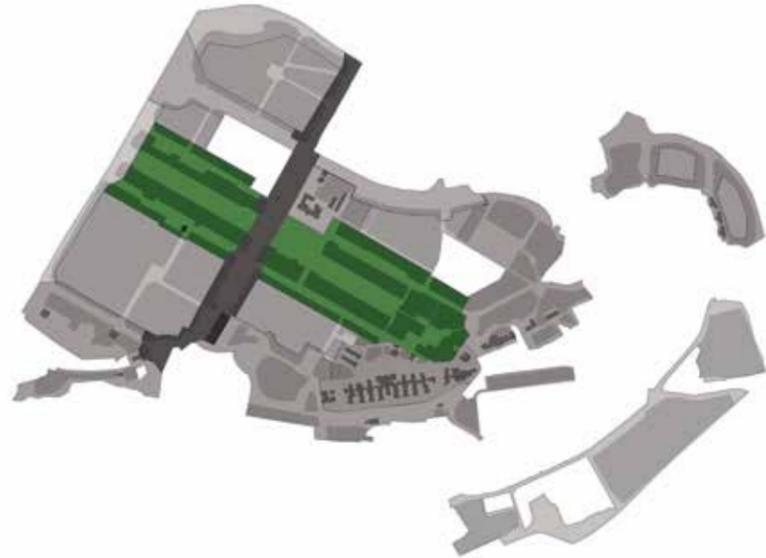


EXTRACT OF THE ILLUSTRATIVE MASTERPLAN SHOWING KEY ASSETS

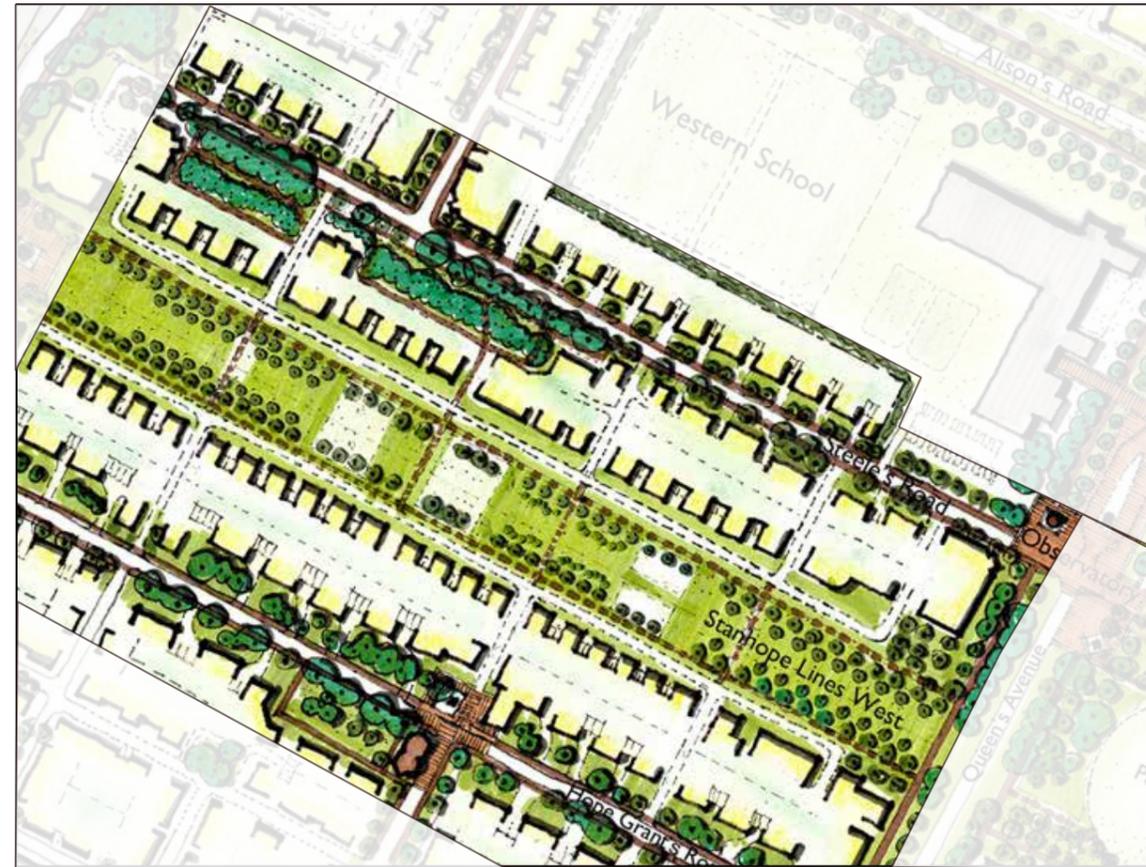
E STANHOPE LINES CHARACTER AREA DESCRIPTION

		Code Control Level	Heritage Sub-Area	Public Landscape					New Buildings				Notes:	
				Tree Palette	Soft Landscape Palette	Hard Landscape Palette	Street Furniture Palette	Street Lighting Palette	Boundary Treatment Types	Maximum Storey Heights	Frontage Setbacks	Degree of Frontage Enclosure		Predominant Wall Materials
<p>Stanhope Lines</p> <p>A formal linear park running east-west through the middle of the site, acting as a memory of the original historic parade ground.</p> <p>Two existing formal tree-lined avenues along the north and south edges of the Character Area (Steele’s Road and Hope Grant’s Road) are to be retained and adapted into residential avenues. Low height buildings with a consistent character, facing onto the park and the tree-lined avenues.</p> <p>A formal Green Square (Parade Park) south of the Neighbourhood Centre, where the zone crosses Queens Avenue, with existing and new buildings defining the Square. Another formal Green Square at the eastern end of this zone, enclosed on all sides by buildings.</p>													<p>Refer to the ‘Conservation Plan and Heritage Strategy’ document, for the important heritage elements within this character area.</p> <p>Refer to Chapter 6 of DAS: Key Character Areas for design principles.</p> <p>KEY FEATURES</p>	
E1	<p>The Avenues</p> <p>Two formal tree-lined avenues along the north and south edges of this Character Area (Steele’s Road and Hope Grant’s Road), with built form set back behind trees.</p> <p>Predominantly low-medium scale buildings with a consistent character and large front gardens. Detached and semi-detached buildings with a low-medium degree of frontage enclosure.</p> <p>Existing Band Practice Room (5B) may be refurbished for suitable reuse.</p> <p>Existing Montgomery Memorial (M4) may be relocated within the Stanhope Lines Character Area and to remain publicly accessible.</p>	HOT	NO	REFER SITE WIDE TREE PALETTE	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD	3-5 STOREYS <small>(refer storey heights plan)</small>	MEDIUM-LARGE	LOW-MEDIUM	RENDER	<p>Existing avenue of trees along Hope Grant’s and Steele’s Roads</p> <p>Existing alignment of Steele’s Road and Hope Grant’s Road</p> <p>Existing Band Practice Room (5B) and Montgomery Memorial (M4).</p>
E2	<p>Stanhope Lines</p> <p>Linear Park with a mixture of formal and informal tree-planting in an open, parkland setting, in combination with hedge and shrub planting to define smaller zones around the edge.</p> <p>Predominantly low-medium scale buildings with a consistent character, facing onto the park, with small-medium front gardens. Detached and semi-detached buildings with a low-medium degree of frontage enclosure and a consistent alignment of frontages.</p> <p>20m wide visual corridor to be maintained along centre of Stanhope Lines. Existing trees within this corridor to be removed as shown in the Tree Retention Parameter Plan</p>	HOT	NO	REFER SITE WIDE TREE PALETTE	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD	3-5 STOREYS <small>(refer storey heights plan)</small>	SMALL-MEDIUM	LOW-MEDIUM	RENDER	<p>Existing open parkland setting and existing trees</p> <p>East-west views along linear park to be maintained.</p>

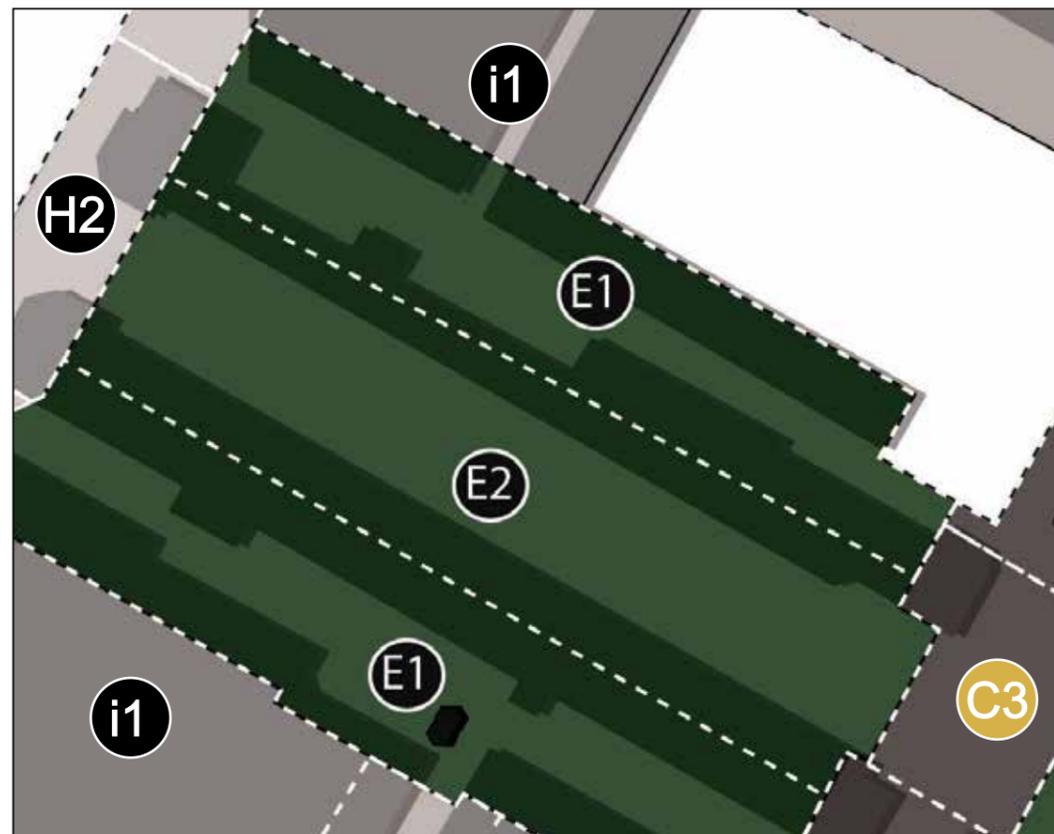
E STANHOPE LINES CHARACTER AREA PLANS



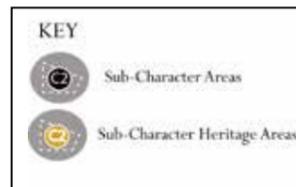
KEY PLAN



EXTRACT OF THE ILLUSTRATIVE MASTERPLAN SHOWING KEY ASSETS



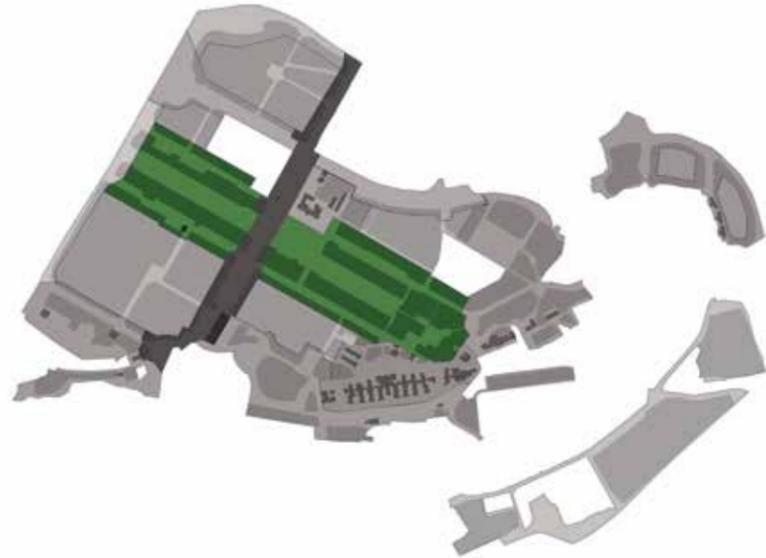
CHARACTER AREAS PLAN (with sub-area sub-divisions)



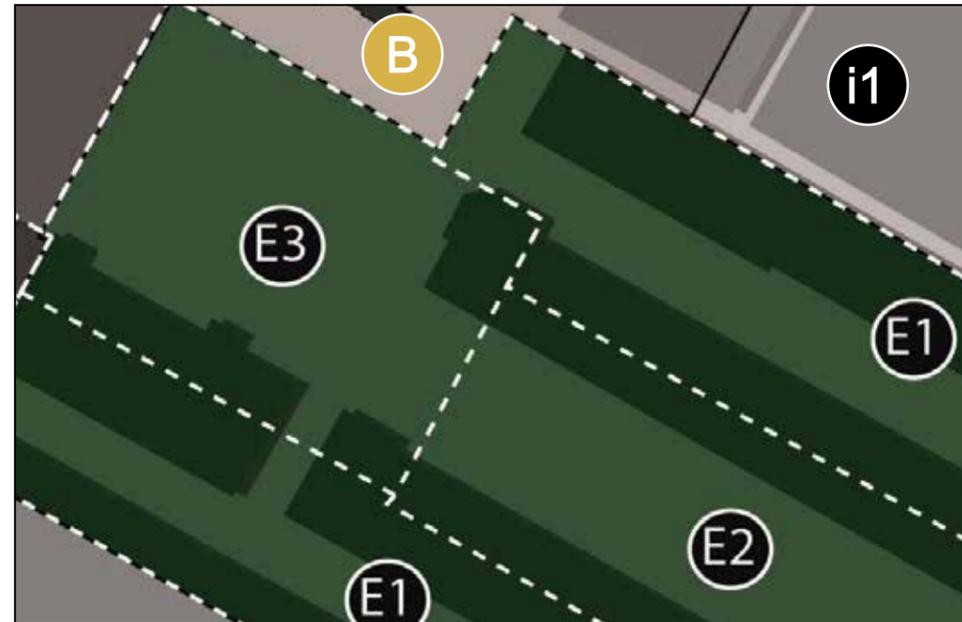
E STANHOPE LINES CHARACTER AREA DESCRIPTION (CONT'D)

		Code Control Level	Heritage Sub-Area	Public Landscape					New Buildings				Notes:	
				Tree Palette	Soft Landscape Palette	Hard Landscape Palette	Street Furniture Palette	Street Lighting Palette	Boundary Treatment Types	Maximum Storey Heights	Frontage Setbacks	Degree of Frontage Enclosure		Predominant Wall Materials
E3	<p>Parade Park</p> <p>A formal Green Square (Parade Park) south of the Neighbourhood Centre, where the zone crosses Queens Avenue, with existing and new buildings defining the Square.</p> <p>Larger scale building on south side of park to match scale of 4th Division HQ building opposite.</p> <p>Existing 8th Division WW1 Memorial to retain its existing setting and to remain publicly accessible.</p>	HOT	NO	REFER SITE WIDE TREE PALETTE	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD	3-5 STOREYS <small>(refer storey heights plan)</small>	SMALL	LOW-MEDIUM	RENDER/ BRICK	<p>Refer to the 'Conservation Plan and Heritage Strategy' document, for the important heritage elements within this character area.</p> <p>Refer to Chapter 6 of DAS: Key Character Areas for design principles.</p> <p>KEY FEATURES</p> <p>Existing open parkland setting and existing trees</p> <p>Existing 8th Division WW1 Memorial (M10)</p> <p>East-west views along linear park to be maintained.</p>
E4	<p>Stanhope Square</p> <p>A discreet, formal public green square surrounded by existing trees. Surrounding medium scale buildings to have a consistent height and facade treatment, forming a high degree of frontage enclosure.</p>	HOT	NO	REFER SITE WIDE TREE PALETTE	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD	5 STOREYS	SMALL	MEDIUM-HIGH	RENDER/ BRICK	Existing trees

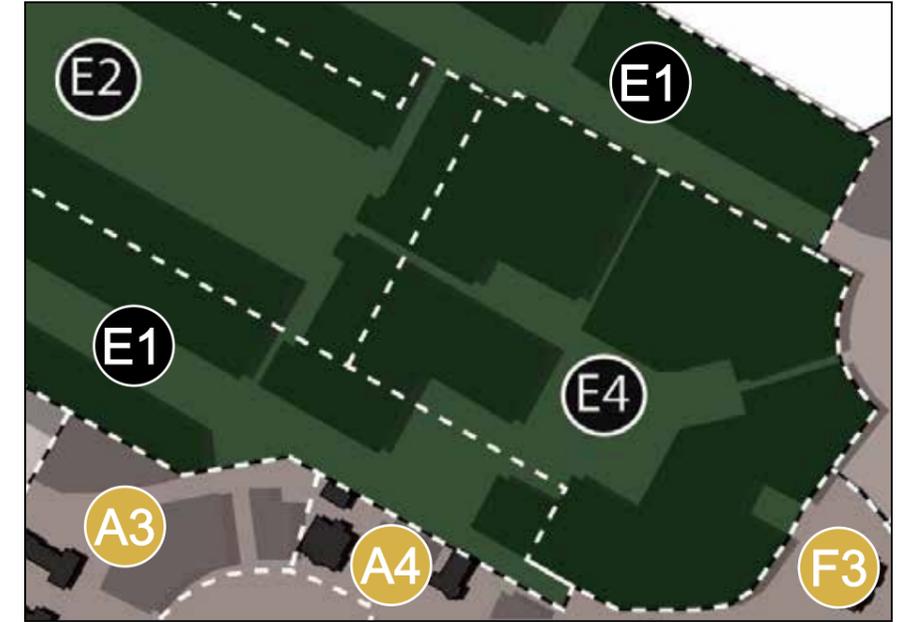
E STANHOPE LINES CHARACTER AREA PLANS



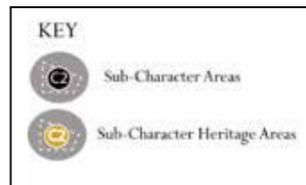
KEY PLAN



CHARACTER AREAS PLAN (with sub-area sub-divisions)



CHARACTER AREAS PLAN (with sub-area sub-divisions)



EXTRACT OF THE ILLUSTRATIVE MASTERPLAN SHOWING KEY ASSETS

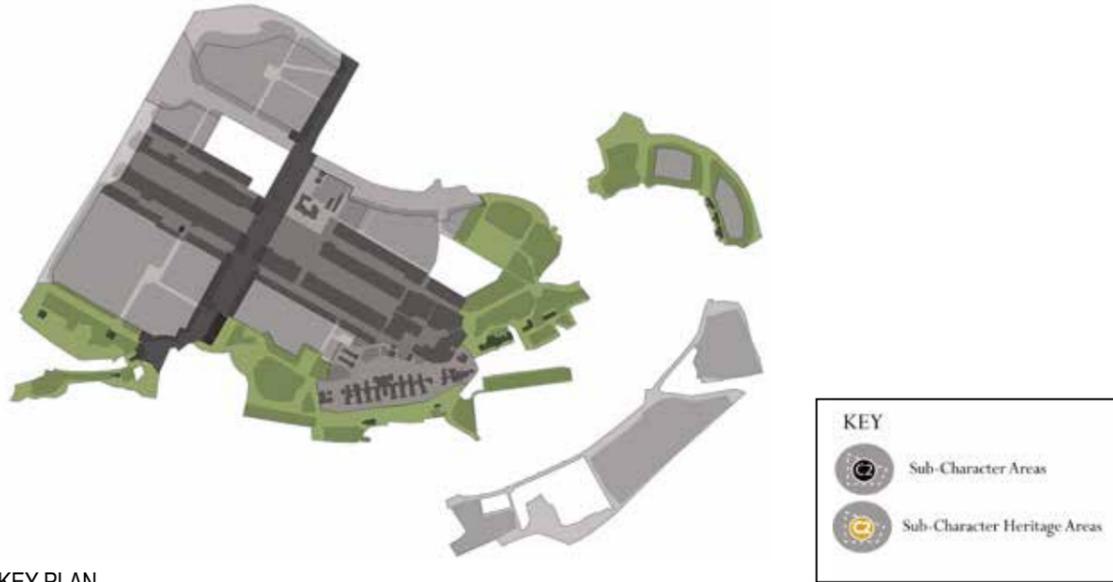


EXTRACT OF THE ILLUSTRATIVE MASTERPLAN SHOWING KEY ASSETS

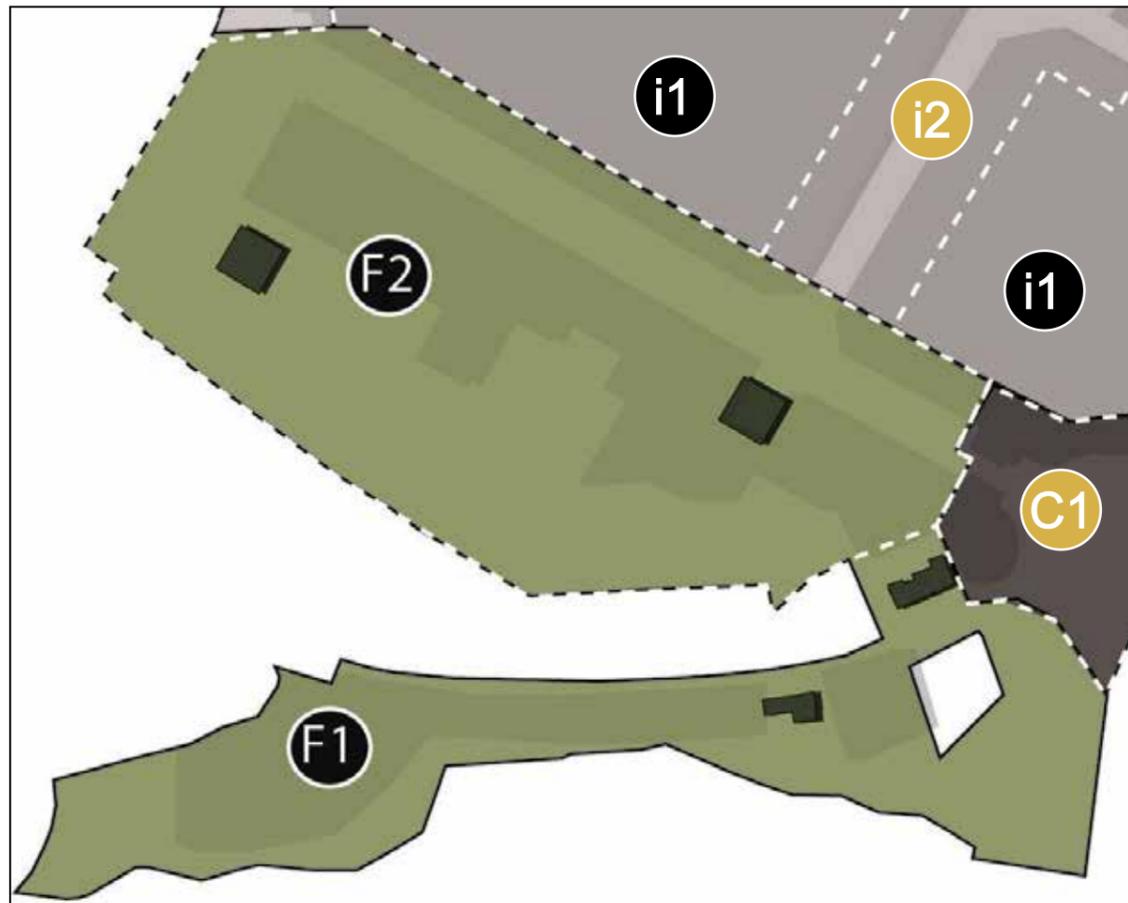
F THE RIDGE CHARACTER AREA DESCRIPTION

The Ridge A meandering route with a varied topography, running east-west along the existing ridgeline characterised by low density development in a woodland setting. Significant areas of existing woodland and a variety of smaller areas of green open space. Occasional long views north towards Farnborough. Several existing heritage buildings, monuments and landscapes within this area.		Code Control Level	Heritage Sub-Area	Public Landscape					New Buildings				Notes: Refer to the 'Conservation Plan and Heritage Strategy' document, for the important heritage elements within this character area. KEY FEATURES	
				Tree Palette	Soft Landscape Palette	Hard Landscape Palette	Street Furniture Palette	Street Lighting Palette	Boundary Treatment Types	Maximum Storey Heights	Frontage Setbacks	Degree of Frontage Enclosure		Predominant Wall Materials
F1	<p>Knolly's Road</p> <p>Existing residential street with detached and semi-detached villas set in large private gardens.</p> <p>New low density infill development along both sides of the road to reflect existing character and to match scale and setting of existing buildings.</p> <p>Existing Bradgate Headquarters Office to be partially retained and refurbished for suitable reuse. Existing Cab Stand and Parcels Offices may be retained or demolished.</p>	WARM	NO	REFER SITE WIDE TREE PALETTE	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD	3 STOREYS	MEDIUM-LARGE	LOW	BRICK / RENDER	<p>Existing alignment of Knolly's Road</p> <p>Existing villas to north side of road</p> <p>Existing 'Cab Stand and Parcels Offices' to south side of road</p> <p>Existing Bradgate Headquarters Office</p>
F2	<p>Pennefather Heights</p> <p>Distinct area on high ground backed by woodland to the south, with long views to the north.</p> <p>Secondary tree-lined street with limited access to and from Farnborough Road Existing street tree planting to be enhanced with additional tree planting to reinforce this structure.</p> <p>The south side of the street has existing buildings of a villa type, the character of which should be maintained. Existing Officers Mess buildings may be refurbished or demolished. Minor re-sculpting of the existing landform within this Character Sub-Area is permitted, provided it does not negatively impact on the heritage setting of the area.</p> <p>New buildings on both sides of the street shall reflect the setting of the existing buildings and landscape. Simple low scale buildings facing the street with variable setbacks with a medium degree of frontage enclosure and medium-large front gardens.</p> <p>The Memorial to the Victims of the IRA Bombing and its existing setting shall be sensitively incorporated into the design as a local focal point, within an area of publicly accessible open space. Existing Tumulus (pre-historic barrow) along southern boundary of the Character Area shall be retained and sensitively incorporated as an area of publicly accessible open space.</p>	WARM	NO	REFER SITE WIDE TREE PALETTE	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD	5 STOREYS	SMALL-MEDIUM	LOW-MEDIUM	RENDER	<p>Existing alignment of Pennefather's Road</p> <p>Existing avenue of street trees</p> <p>Existing woodland and groups of trees</p> <p>Existing Officers Mess buildings</p> <p>Existing Memorial to the Victims of the IRA Bombing (M6)</p> <p>Existing Tumulus (M2) along southern boundary of the Character Area</p>

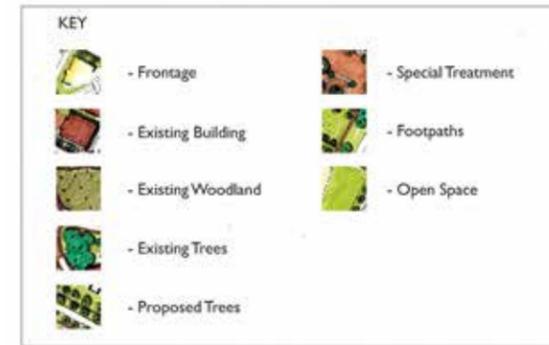
F THE RIDGE CHARACTER AREA PLANS



KEY PLAN



CHARACTER AREAS PLAN (with sub-area sub-divisions)

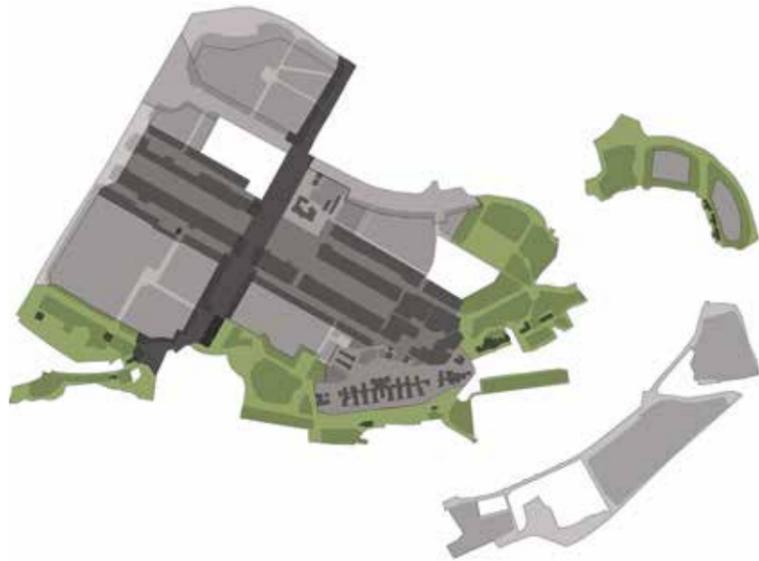


EXTRACT OF THE ILLUSTRATIVE MASTERPLAN SHOWING KEY ASSETS

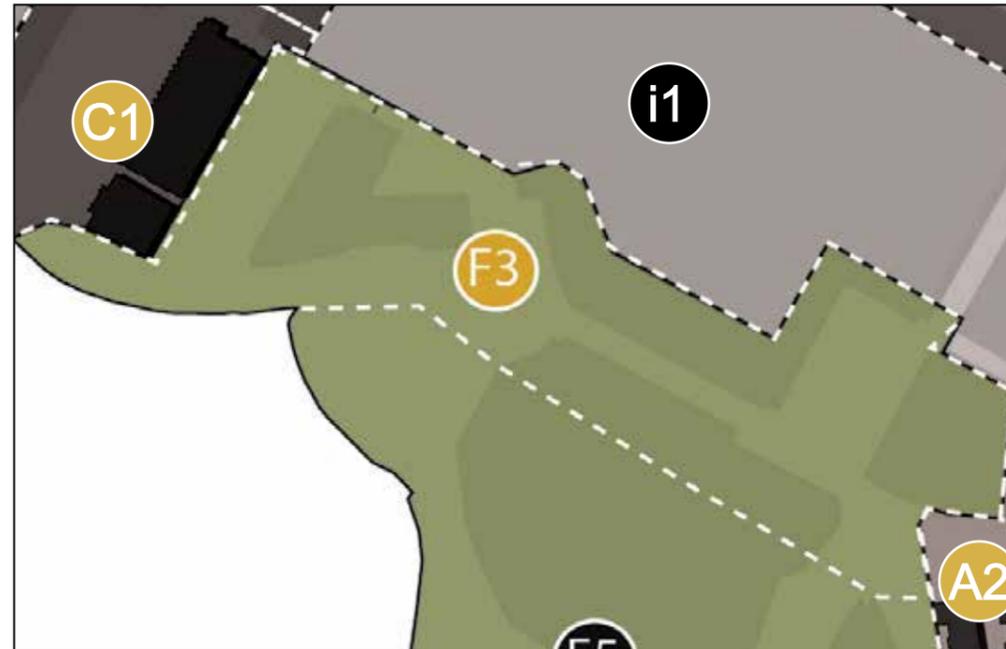
F THE RIDGE CHARACTER AREA DESCRIPTION (CONT'D)

		Code Control Level	Heritage Sub-Area	Public Landscape					New Buildings				Notes: Refer to the 'Conservation Plan and Heritage Strategy' document, for the important heritage elements within this character area.	
				Tree Palette	Soft Landscape Palette	Hard Landscape Palette	Street Furniture Palette	Street Lighting Palette	Boundary Treatment Types	Maximum Storey Heights	Frontage Setbacks	Degree of Frontage Enclosure		Predominant Wall Materials
F3	<p>Hospital Approach (East & West)</p> <p>Two meandering approach roads (Hospital Road to the west and Gallwey Road to the east) leading to the Cambridge Military Hospital.</p> <p>Secondary streets with varied topography running along the ridge.</p> <p>Western sub area (Hospital Road) to have occasional groups of medium scale buildings placed between areas of existing woodland and facing onto the roads and green open spaces with a low-medium degree of frontage enclosure. Larger scale buildings at west end to respond to scale and setting of Smith Dorrien House. 'Gordon's Oak' and the existing Boer War Memorial are to retain their existing setting and to remain publicly accessible.</p> <p>Eastern sub area (Gallwey Road) to have a more formal character with medium scale buildings fronting onto a straight road, with a medium-high degree of frontage enclosure and small frontage setbacks. Built form at both ends of this eastern sub-area to be set back to incorporate existing tree planting. Buildings arranged to define and front onto the open space around these road junctions. Opportunities for prominent corner buildings which face onto junctions. Informal landscape setting forming part of a green corridor connecting the Peaked Hill and Ski Slope SANGS.</p>	WARM	YES	REFER SITE WIDE TREE PALETTE	HERITAGE	HERITAGE	HERITAGE	HERITAGE	HERITAGE	5 STOREYS	SMALL	LOW-MEDIUM	RENDER/ BRICK	<p>KEY FEATURES</p> <p>Existing woodland and groups of trees to be retained, including 'Gordon's Oak' (M13), which is located within the western part of this Character Sub-Area, north of Hospital Road.</p> <p>Existing Royal Army Medical Corps Boer War Memorial (M9), located within the western sub-area, south of Hospital Road</p> <p>Existing alignment of Hospital Road and Gallwey Road</p>
F4	<p>Fitzwygram</p> <p>The Mandora Officers Mess is an important existing building with opportunity for adaptation to residential and possibly some commercial/community uses. Opportunity for extension of building which is sensitive to scale and setting of existing building. Signalling School identified for partial retention (front/south section of building only to be retained).</p> <p>New buildings and to relate to scale and setting of existing buildings.</p> <p>New low-medium scale buildings with medium degree of frontage enclosure and small front gardens fronting onto Gallwey Road and Louise Margaret Road.</p>	WARM	YES	REFER SITE WIDE TREE PALETTE	HERITAGE	HERITAGE	HERITAGE	HERITAGE	HERITAGE	5 STOREYS	SMALL	LOW-MEDIUM	RENDER/ BRICK	<p>Existing woodland and groups of trees</p> <p>Existing alignment of Louise Margaret Road and Hurst Road</p> <p>Existing Mandora Officers Mess, Fitzwygram House and the Signalling School (front/south section of building only).</p>

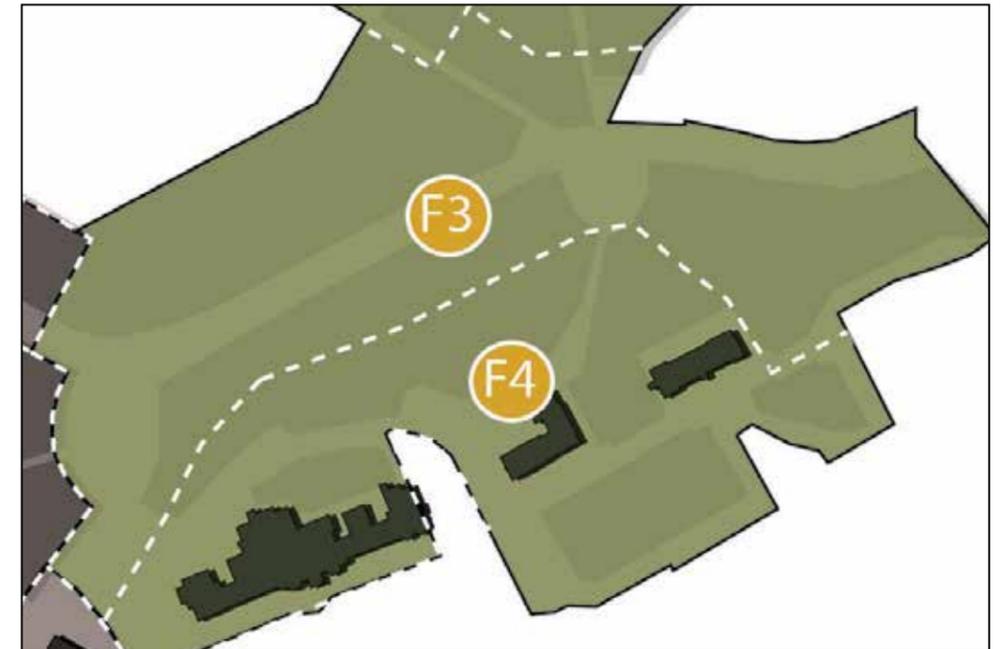
F THE RIDGE CHARACTER AREA PLANS (CONT'D)



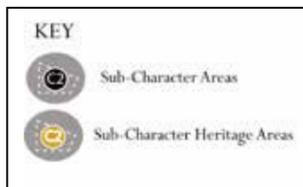
KEY PLAN



CHARACTER AREAS PLAN (with sub-area sub-divisions)



CHARACTER AREAS PLAN (with sub-area sub-divisions)



EXTRACT OF THE ILLUSTRATIVE MASTERPLAN SHOWING KEY ASSETS

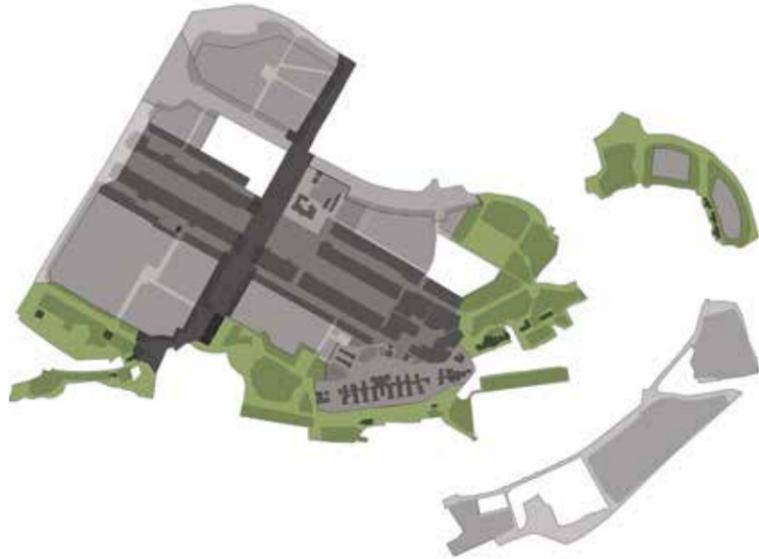


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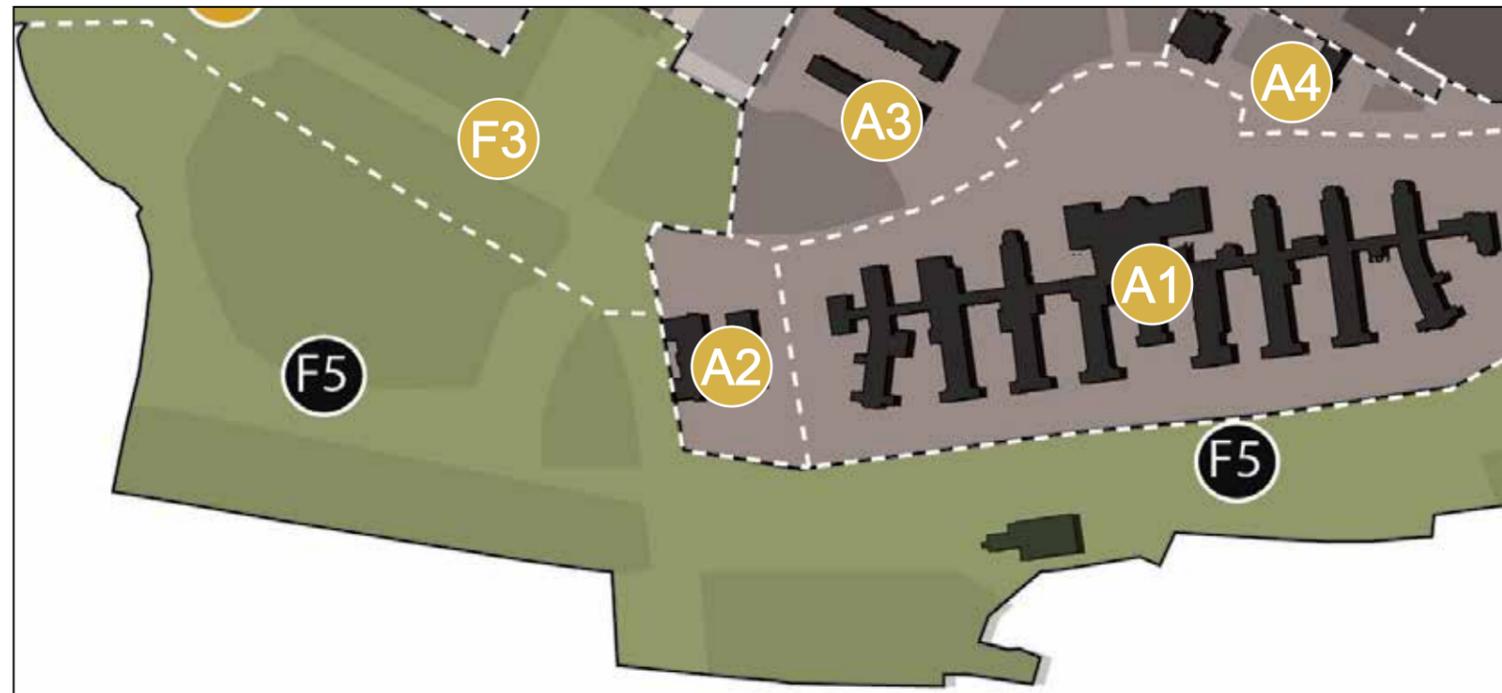
F THE RIDGE CHARACTER AREA DESCRIPTION (CONT'D)

		Code Control Level	Heritage Sub-Area	Public Landscape					New Buildings				Notes: Refer to the 'Conservation Plan and Heritage Strategy' document, for the important heritage elements within this character area.	
				Tree Palette	Soft Landscape Palette	Hard Landscape Palette	Street Furniture Palette	Street Lighting Palette	Boundary Treatment Types	Maximum Storey Heights	Frontage Setbacks	Degree of Frontage Enclosure		Predominant Wall Materials
F5	<p>General Woodland Areas</p> <p>General low density residential character in woodland setting along the ridge with meandering streets and varied topography.</p> <p>Varied mix of new low scale detached and semi-detached houses with low degree of frontage enclosure and large front gardens and medium scale buildings with medium degree of frontage enclosure and small-medium front gardens.</p>	WARM	NO	REFER SITE WIDE TREE PALETTE	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD	3-5 STOREYS <small>(refer storey heights plan)</small>	SMALL-LARGE	LOW-MEDIUM	RENDER/ BRICK	<p>KEY FEATURES</p> <p>Existing woodland and groups of trees</p> <p>Existing alignment of Louise Margaret Road, Hurst Road and Gallwey Road</p>
F6	<p>God's Acre Green</p> <p>Existing large formal green square to be enclosed by buildings on three sides and incorporating a new destination play space. Existing lines of trees on the west and east sides of the square to create new green corridors running north-south.</p> <p>New medium scale buildings with a consistent facade height and a high degree of frontage enclosure surrounding and fronting onto the square on the west, north and east sides of the green square.</p> <p>Eastern school site to the southern side of the Tertiary Road (School Road) runs along southern edge of the square, with Green Lane access on the west, north and eastern sides of the Square.</p> <p>Opportunity to relocate the existing Buller Arch elsewhere within the Conservation Area. Memorial to remain publicly accessible.</p> <p>reas to north and east of sub-area which are not fronting the green to have low density residential character in woodland setting, with varied mix of new low-medium scale buildings with low-medium degree of frontage enclosure and small-large front gardens.</p> <p>Opportunity to relocate the existing Marina Officers Mess Mosaic memorial elsewhere within the Conservation Area. Memorial to remain publicly accessible.</p>	WARM	NO	REFER SITE WIDE TREE PALETTE	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD	3-5 STOREYS <small>(refer storey heights plan)</small>	SMALL-LARGE	LOW-MEDIUM	RENDER/ BRICK	<p>Existing woodland and groups of trees</p> <p>Existing 'God's Acre' open space</p> <p>Existing Royal Army Service Corps Memorial Arch (M11). Also known as Buller Arch.</p> <p>The Pediment Sculpture memorial (M12) that was located in this Character Area has existing permission for relocation elsewhere within the Conservation Area.</p> <p>Existing Marina Officers Mess Mosaic (M15).</p>

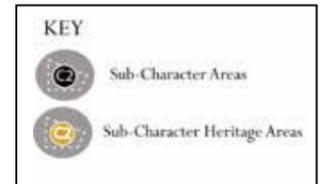
F THE RIDGE CHARACTER AREA PLANS (CONT'D)



KEY PLAN

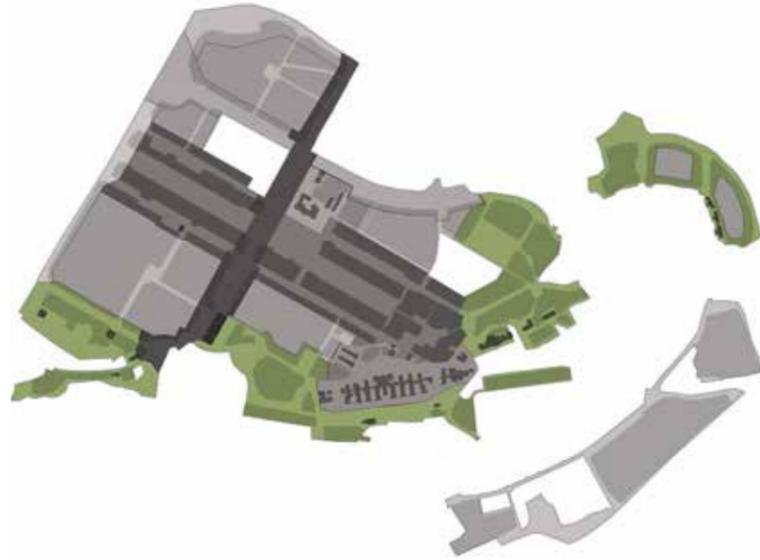


CHARACTER AREAS PLAN (with sub-area sub-divisions)

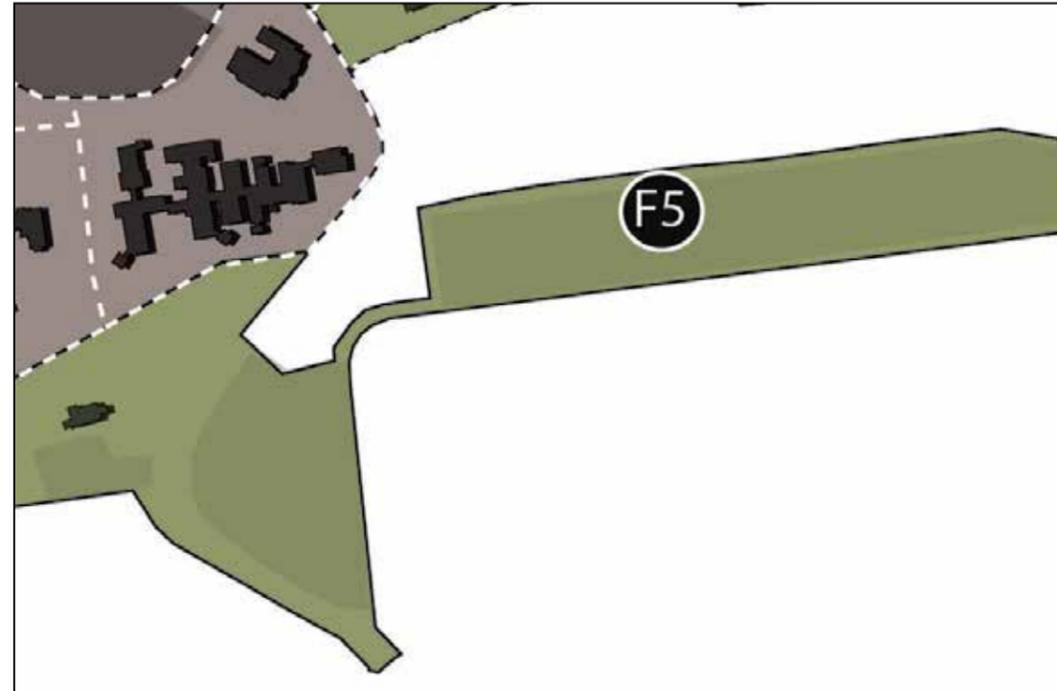


EXTRACT OF THE ILLUSTRATIVE MASTERPLAN SHOWING KEY ASSETS

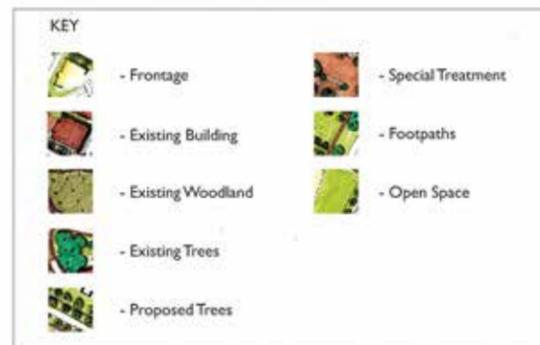
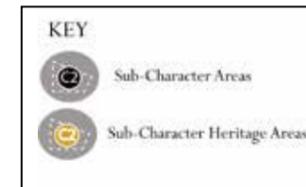
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CHARACTER AREA PLANS (CONT'D)



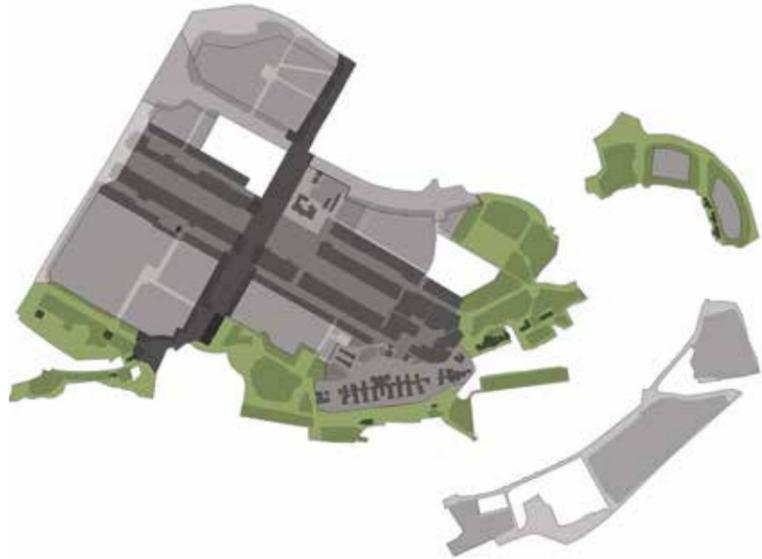
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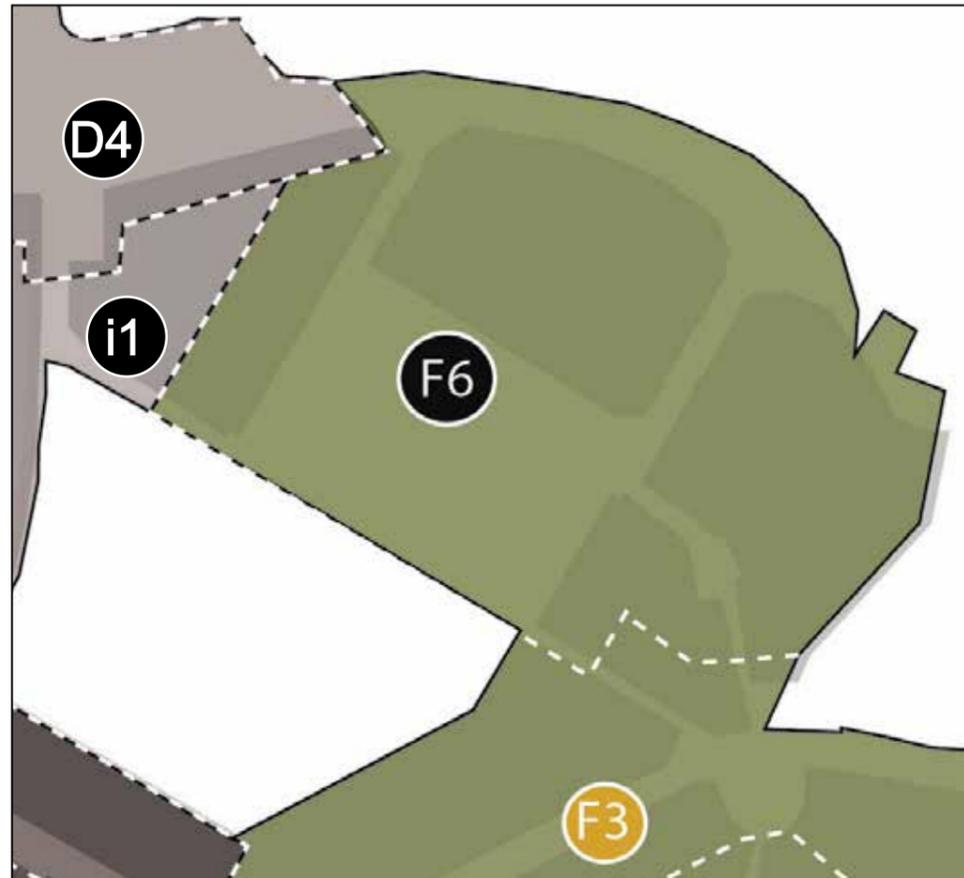
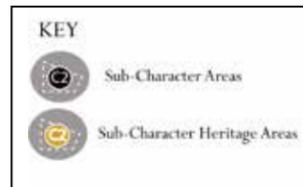
CHARACTER AREAS PLAN (with sub-area sub-divisions)



F THE RIDGE CHARACTER AREA PLANS (CONT'D)



KEY PLAN



CHARACTER AREAS PLAN (with sub-area sub-divisions)



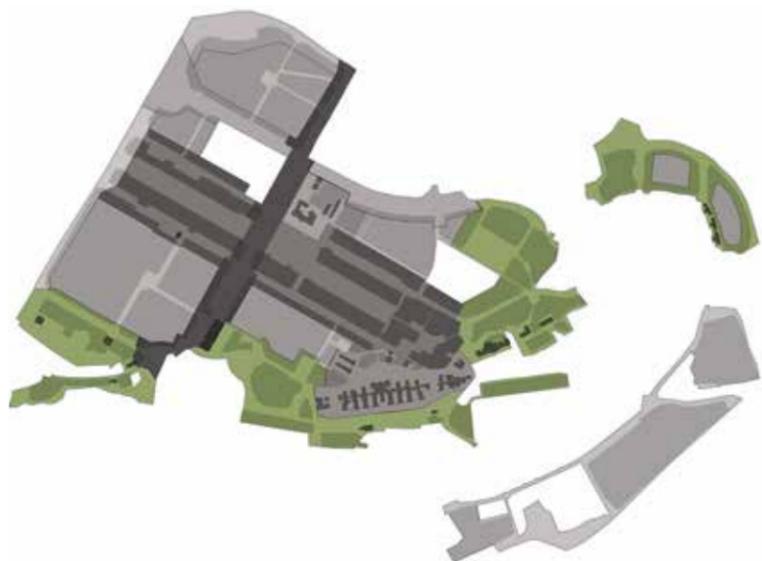
EXTRACT OF THE ILLUSTRATIVE MASTERPLAN SHOWING KEY ASSETS



F THE RIDGE CHARACTER AREA DESCRIPTION (CONT'D)

		Code Control Level	Heritage Sub-Area	Public Landscape					New Buildings				Notes: Refer to the 'Conservation Plan and Heritage Strategy' document, for the important heritage elements within this character area.	
				Tree Palette	Soft Landscape Palette	Hard Landscape Palette	Street Furniture Palette	Street Lighting Palette	Boundary Treatment Types	Maximum Storey Heights	Frontage Setbacks	Degree of Frontage Enclosure		Predominant Wall Materials
F7	<p>Thornhill Road</p> <p>New development parcel with urban edge buildings facing onto Thornhill Road and overlooking MOD land to the north (St. Omer Barracks).</p> <p>Existing woodland planting to the south and west of the land parcel and two strips of existing woodland running north-south logically divide this area into three parts. New tertiary roads to be located around the periphery of these existing groups of trees, linked to provide access throughout the character area.</p> <p>Prominent, large scale buildings with a varied facade treatment facing Thornhill Road with a high degree of frontage enclosure and small front gardens. Medium-large scale buildings with a high degree of frontage enclosure and small front gardens facing onto the two central woodland areas and tertiary roads.</p> <p>Three existing Clayton Barracks buildings (Building numbers 34B, 34C & 34D) may be retained and incorporated into the new urban layout.</p>	WARM	NO	REFER SITE WIDE TREE PALETTE	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD	5 STOREYS	SMALL-MEDIUM	LOW-MEDIUM	RENDER/ BRICK	<p>KEY FEATURES</p> <p>Existing woodland and groups of trees</p> <p>Existing alignment of Thornhill Road</p> <p>Three of the existing Clayton Barracks buildings (Building numbers 34B, 34C & 34D - refer 'Conservation Plan and Heritage Strategy' document)</p>

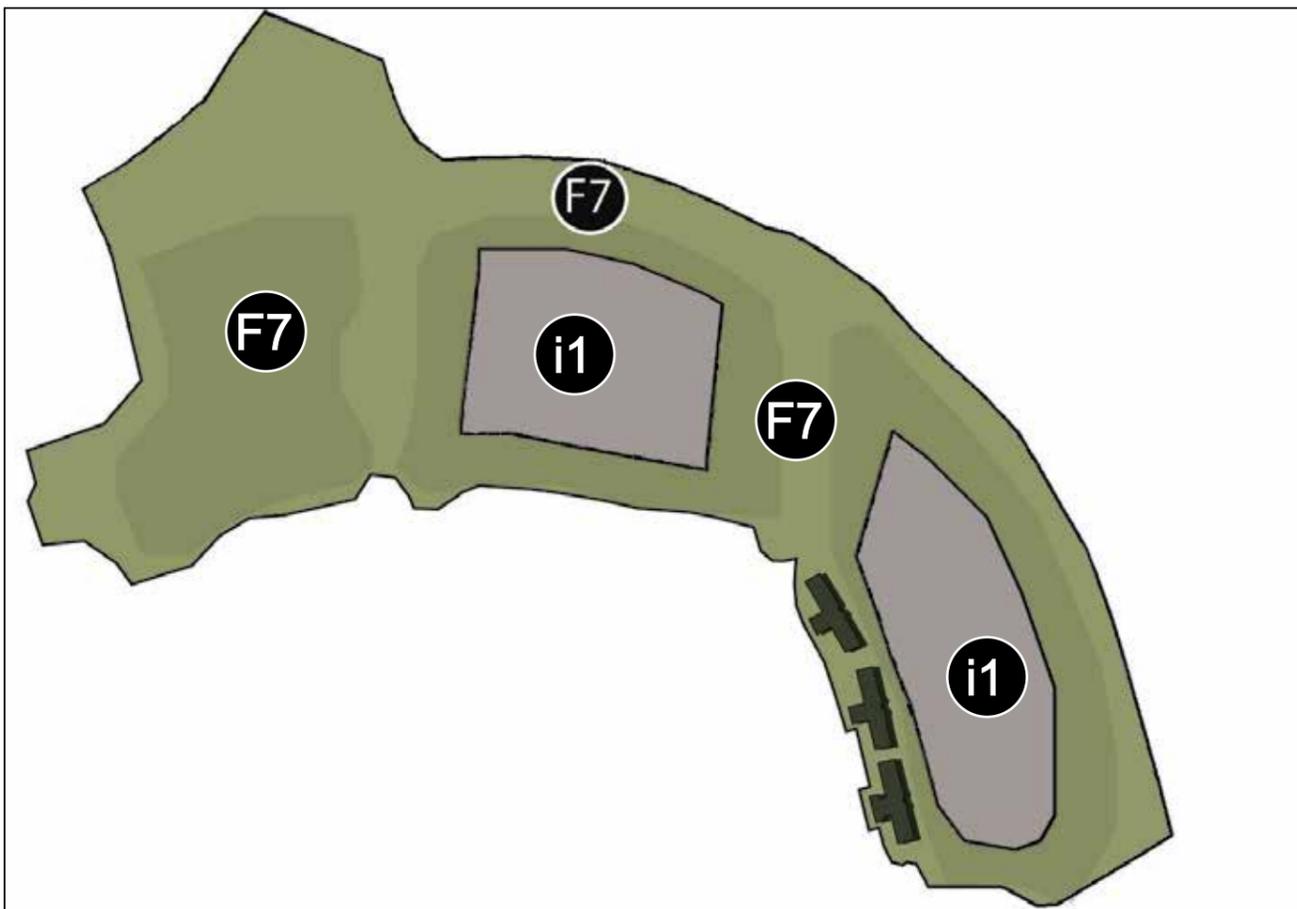
F THE RIDGE CHARACTER AREA PLANS (CONT'D)



KEY

- Sub-Character Areas
- Sub-Character Heritage Areas

KEY PLAN



CHARACTER AREAS PLAN (with sub-area sub-divisions)

KEY

- Frontage
- Existing Building
- Existing Woodland
- Existing Trees
- Proposed Trees
- Special Treatment
- Footpaths
- Open Space

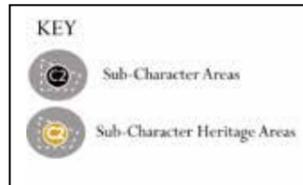
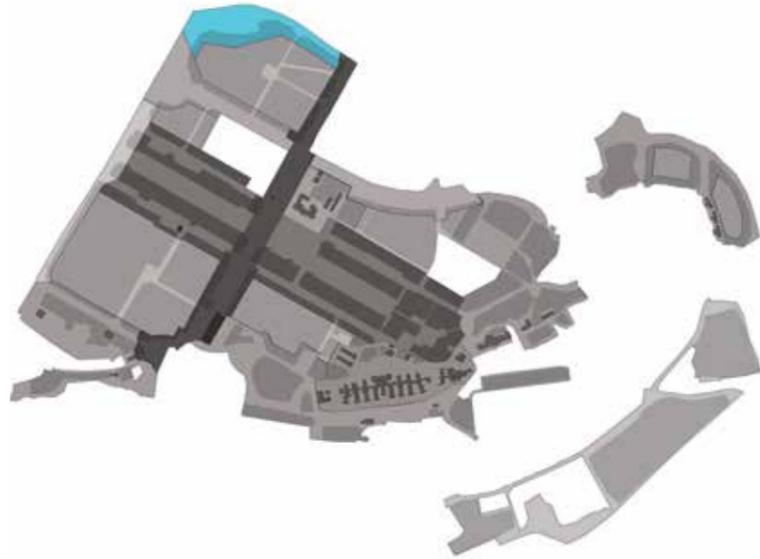


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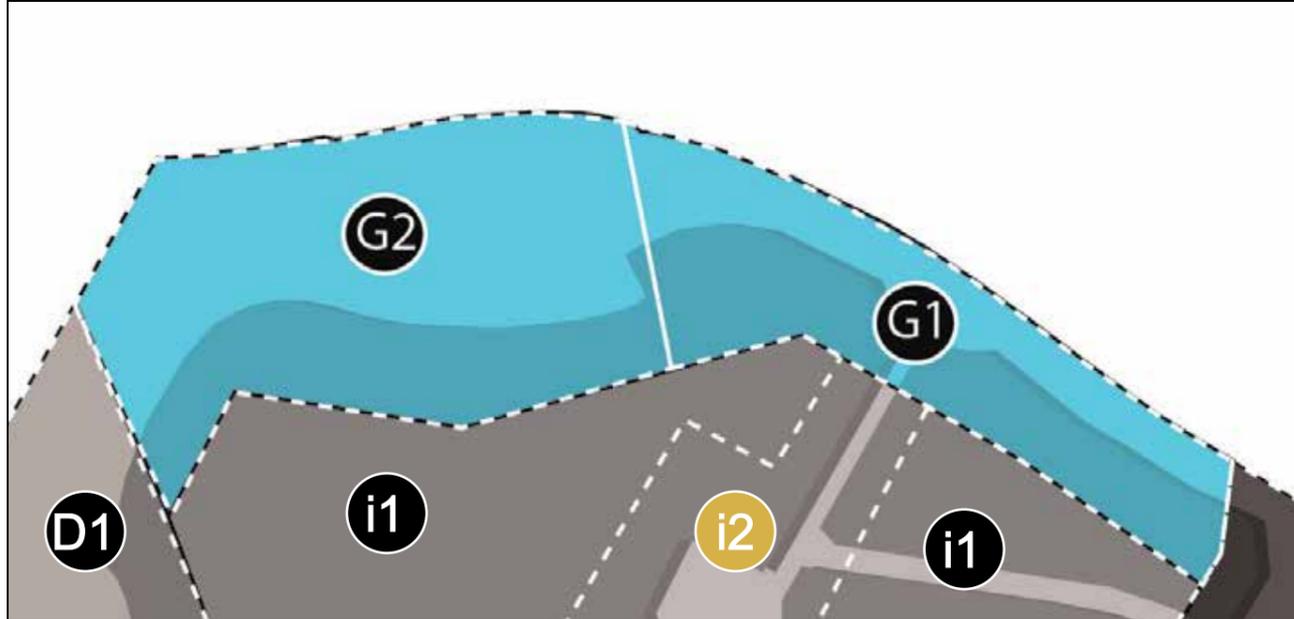
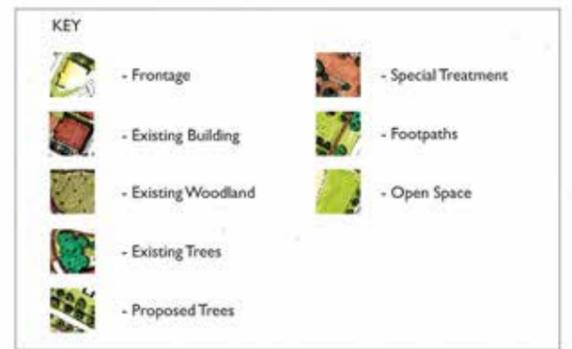
G CANALSIDE CHARACTER AREA DESCRIPTION

Canalside The northern edge of the site fronting onto and with views over the existing Basingstoke Canal. This area is part of the Basingstoke Canal Conservation Area. Medium scale urban edge buildings fronting onto the canal and set back behind existing informal, green landscape with naturalistic native planting incorporating pedestrian routes down to the canal.		Code Control Level	Heritage Sub-Area	Public Landscape					New Buildings				Notes: Refer to the 'Conservation Plan and Heritage Strategy' document, for the important heritage elements within this character area. KEY FEATURES	
				Tree Palette	Soft Landscape Palette	Hard Landscape Palette	Street Furniture Palette	Street Lighting Palette	Boundary Treatment Types	Maximum Storey Heights	Frontage Setbacks	Degree of Frontage Enclosure		Predominant Wall Materials
G1	<p>Canal Waterfront</p> <p>North facing urban edge overlooking an area of informal green open landscape and the canal.</p> <p>Medium scale buildings following the alignment of the canal, with a medium-high degree of frontage enclosure and small frontage setbacks.</p> <p>A formal setback in the elevation at the junction which leads to Balloon Square (see character sub-area G3), creating a small green park with formal tree planting.</p>	WARM	NO	REFER SITE WIDE TREE PALETTE	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD	5 STOREYS	SMALL	MEDIUM-HIGH	RENDER/ BRICK	<p>Existing canal</p> <p>Existing canalside planting, paths and open space</p>
G2	<p>Canal Green</p> <p>North facing urban edge overlooking a significant area of existing woodland landscape and the canal beyond.</p> <p>Medium scale buildings following the alignment of the existing woodland, with a medium-high degree of frontage enclosure and small frontage setbacks.</p>	WARM	NO	REFER SITE WIDE TREE PALETTE	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD	5 STOREYS	SMALL	MEDIUM-HIGH	RENDER/ BRICK	<p>Existing canal</p> <p>Existing canalside planting, paths and open space</p>

G CANALSIDE CHARACTER AREA PLANS



KEY PLAN



CHARACTER AREAS PLAN (with sub-area sub-divisions)

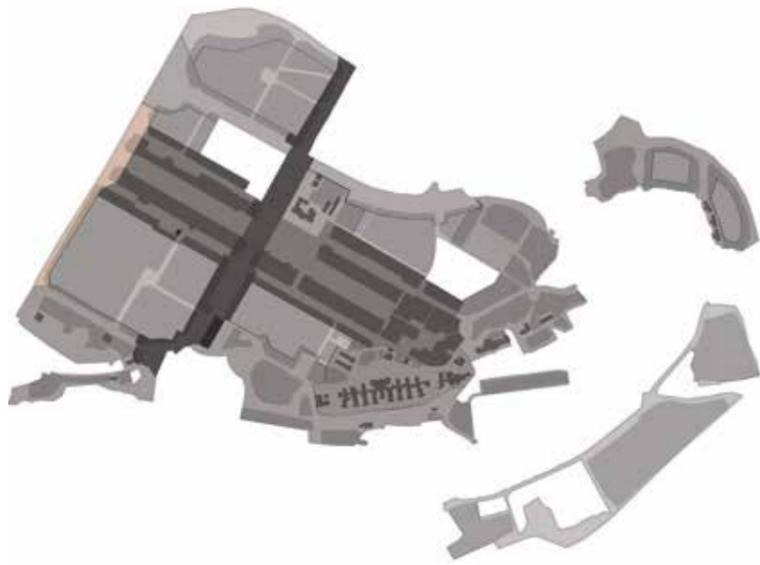


EXTRACT OF THE ILLUSTRATIVE MASTERPLAN SHOWING KEY ASSETS

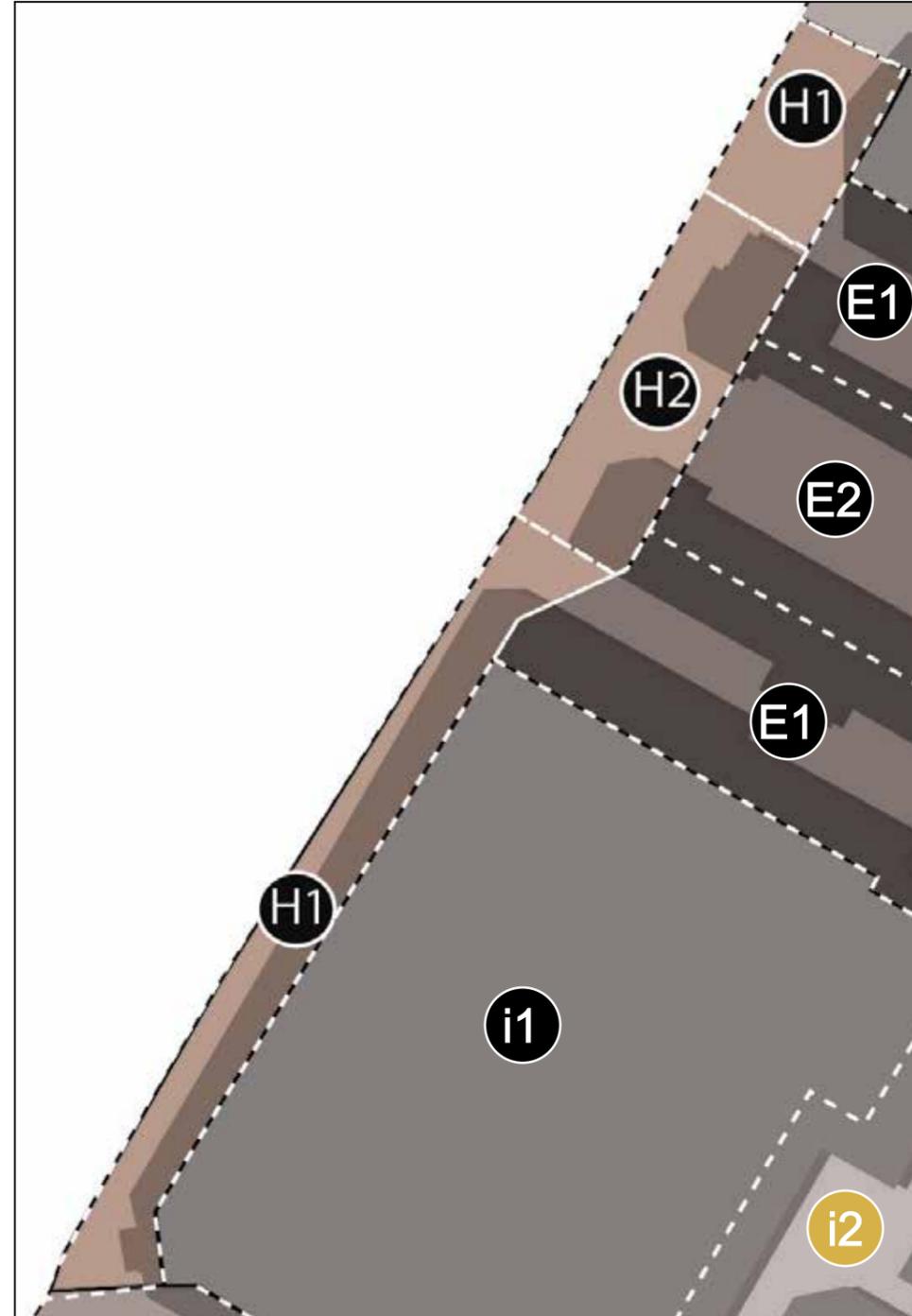
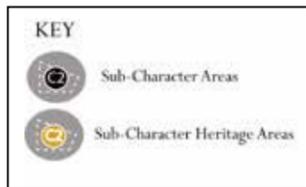
H FARNBOROUGH ROAD CHARACTER AREA DESCRIPTION

Farnborough Road The western edge of the site bordering Farnborough Road, with views across playing fields and areas of woodland. Medium scale buildings forming a continuous urban edge with a high degree of frontage enclosure, set back behind a linear green strip with a mix of large trees, forming a buffer zone to Farnborough Road.		Code Control Level	Heritage Sub-Area	Public Landscape					New Buildings				Notes: Refer to the 'Conservation Plan and Heritage Strategy' document, for the important heritage elements within this character area. Refer to Chapter 6 of DAS: Key Character Areas for design principles. KEY FEATURES	
				Tree Palette	Soft Landscape Palette	Hard Landscape Palette	Street Furniture Palette	Street Lighting Palette	Boundary Treatment Types	Maximum Storey Heights	Frontage Setbacks	Degree of Frontage Enclosure		Predominant Wall Materials
H1	<p>Farnborough Road Edge</p> <p>West facing urban edge overlooking Farnborough Road.</p> <p>Existing Beresford Memorial to retain its existing setting and remain publicly accessible.</p> <p>Medium scale urban edge buildings facing into Farnborough Road with a high degree of frontage enclosure and small front gardens set behind significant landscape buffer strip.</p> <p>Large scale tree and shrub planting, mixture of native and ornamental, to provide a buffer zone to Farnborough Road.</p> <p>Green Lane road access to building frontages.</p> <p>Secondary access to Pennefather's Road.</p>	WARM	NO	REFER SITE WIDE TREE PALETTE	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD	5 STOREYS	HIGH	SMALL-MEDIUM	BRICK/RENDER	<p>Existing alignment of Farnborough Road, Steele's Road and Hope Grant's Road</p> <p>Existing trees along Farnborough Road</p> <p>Existing Beresford Memorial (M5)</p>
H2	<p>Stanhope Gateway</p> <p>Continuation of Farnborough Road Edge with significant gap in building frontage forming 'gateway' framing views through to the 'Stanhope Lines' linear park.</p> <p>Medium scale urban edge buildings facing into Farnborough Road with a medium degree of frontage enclosure and small front gardens set behind significant landscape strip.</p> <p>Large scale tree and shrub planting, continuation of the Farnborough Road Edge landscape buffer strip.</p>	WARM	NO	REFER SITE WIDE TREE PALETTE	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD	5 STOREYS	MEDIUM	SMALL-MEDIUM	RENDER	<p>Existing alignment of Farnborough Road, Steele's Road and Hope Grant's Road</p> <p>Existing trees along Farnborough Road</p>

H FARNBOROUGH ROAD CHARACTER AREA PLANS



KEY PLAN



CHARACTER AREAS PLAN (with sub-area sub-divisions)

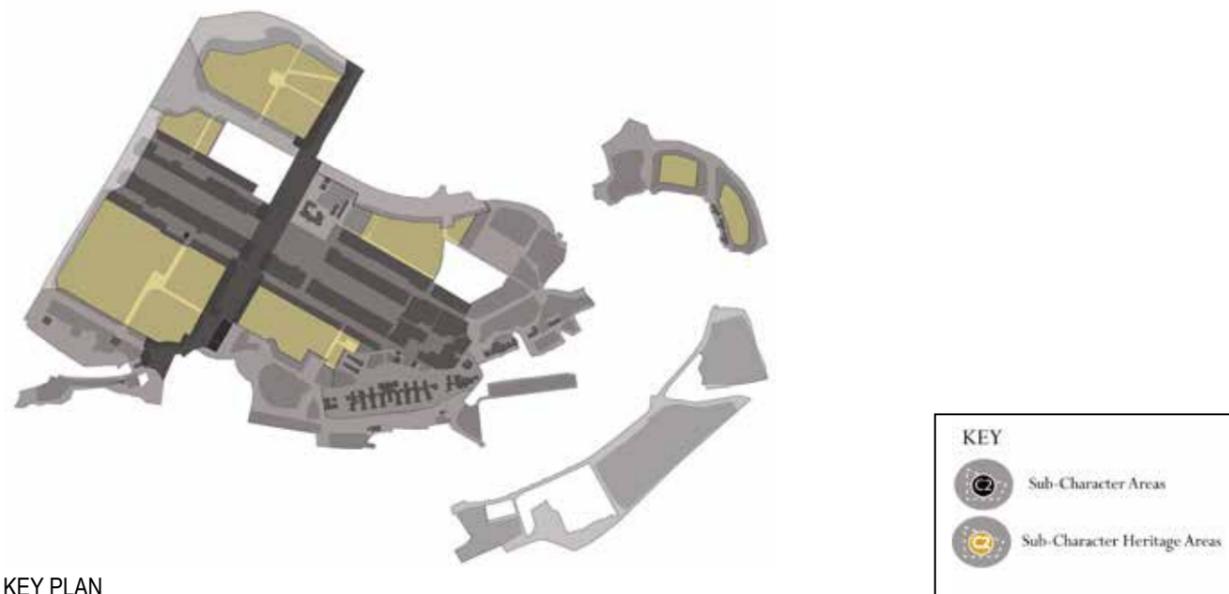


EXTRACT OF THE ILLUSTRATIVE MASTERPLAN SHOWING KEY ASSETS

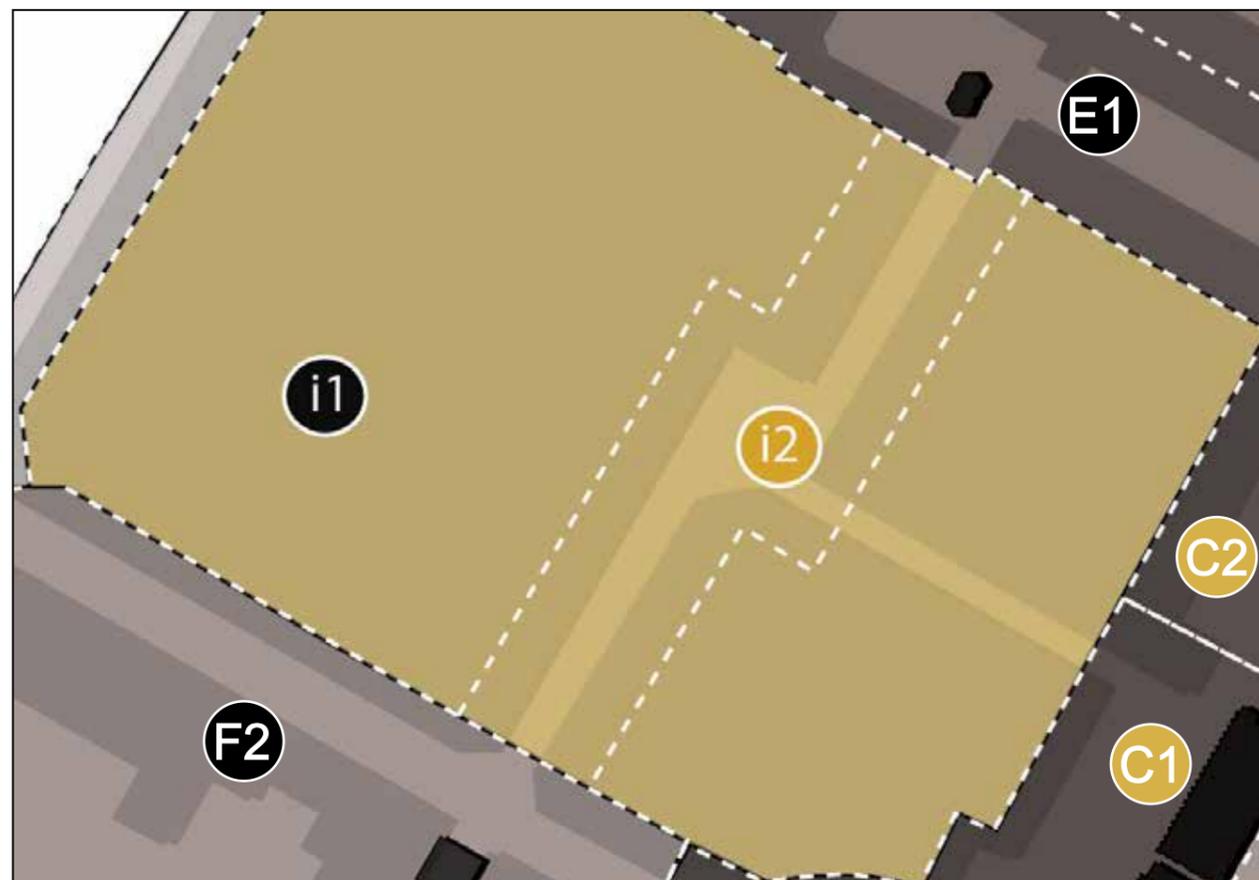
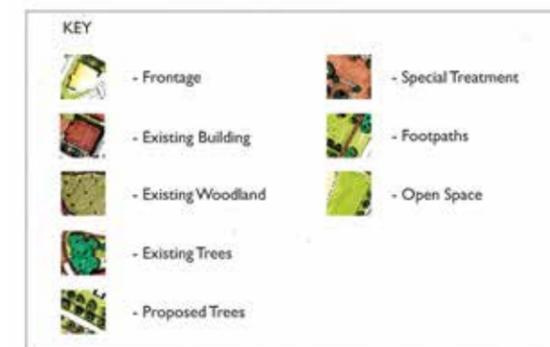
GENERAL NEIGHBOURHOOD CHARACTER AREA DESCRIPTION

General Neighbourhood General neighbourhood areas with a residential character and simple buildings fronting onto streets and a standard street and landscape treatment. These areas are away from key buildings and key areas of public realm, the intention of this Character Area is to achieve a high quality residential environment by ensuring the compatibility of elements of hardscape and landscape, whilst allowing for more variety and freedom in architectural treatment.		Code Control Level	Heritage Sub-Area	Public Landscape					New Buildings				Notes: Refer to the 'Conservation Plan and Heritage Strategy' document, for the important heritage elements within this character area. KEY FEATURES	
				Tree Palette	Soft Landscape Palette	Hard Landscape Palette	Street Furniture Palette	Street Lighting Palette	Boundary Treatment Types	Maximum Storey Heights	Frontage Setbacks	Degree of Frontage Enclosure		Predominant Wall Materials
11	General neighbourhood areas with a residential character. Inner areas of blocks which do not front onto primary streets or significant public open spaces. Varied mix of small-medium height buildings facing streets with small-medium frontage setbacks. Opportunity for existing Bill Mitchell wall sculpture panels to be removed from existing building on the western side of Queen's Avenue and retained, if feasible. This may be relocated elsewhere within the Corunna Development Zone as a piece of public art, integrated into an area of publicly accessible open space, or integrated into the design of a new building.	COLD	NO	REFER SITE WIDE TREE PALETTE	STANDARD	STANDARD	STANDARD	STANDARD	STANDARD	5 STOREYS	SMALL-MEDIUM	UNCONTROLLED	UNCONTROLLED	Existing Bill Mitchell wall sculpture panels, (M14) within the Corunna Development Zone.
12	Ramsden Square A discrete small square with secondary street access. New residential square incorporating the existing Ramsden Garden Wall Memorial, which is to remain publicly accessible. The character of the square shall be defined by the existing Memorial. Medium height buildings with a consistent façade treatment, small frontage setbacks and a high degree of frontage enclosure on all sides of the square.	WARM	YES	REFER SITE WIDE TREE PALETTE	HERITAGE	HERITAGE	HERITAGE	HERITAGE	HERITAGE	5 STOREYS	MEDIUM-HIGH	SMALL	BRICK/RENDER	Existing Ramsden Garden Wall Memorial (M8)
13	Balloon Square Small formal square themed to mark the history of the nineteenth-century Balloon School. Existing plaque to be incorporated into prominent and publicly accessible location within the new square. A discrete square with secondary street access aligned with formal access route from Canalside ('Waterfront' Character Sub-Area G3). Medium height buildings with a consistent façade treatment, small frontage setbacks and a high degree of frontage enclosure on all sides of the square.	WARM	YES	REFER SITE WIDE TREE PALETTE	HERITAGE	HERITAGE	HERITAGE	HERITAGE	HERITAGE	5 STOREYS	MEDIUM-HIGH	SMALL	BRICK/RENDER	Existing Balloon School memorial plaque (M1)

1 GENERAL NEIGHBOURHOOD CHARACTER AREA PLANS



KEY PLAN

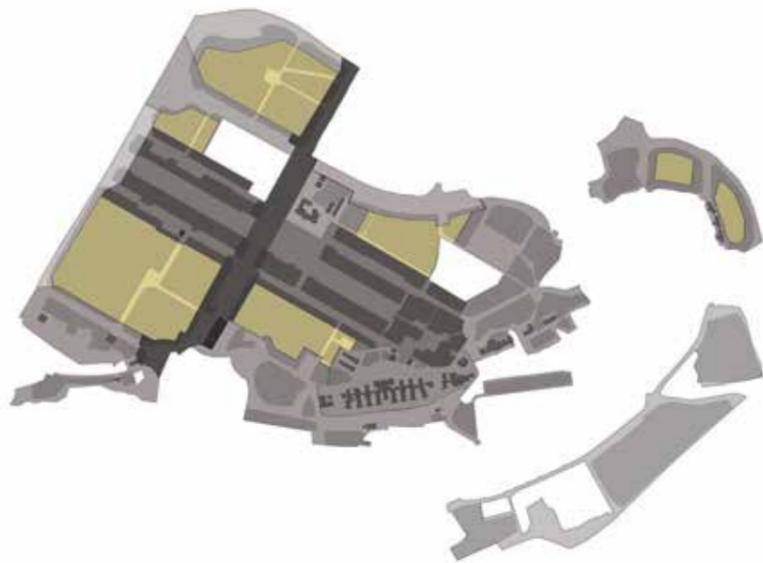


CHARACTER AREAS PLAN (with sub-area sub-divisions)

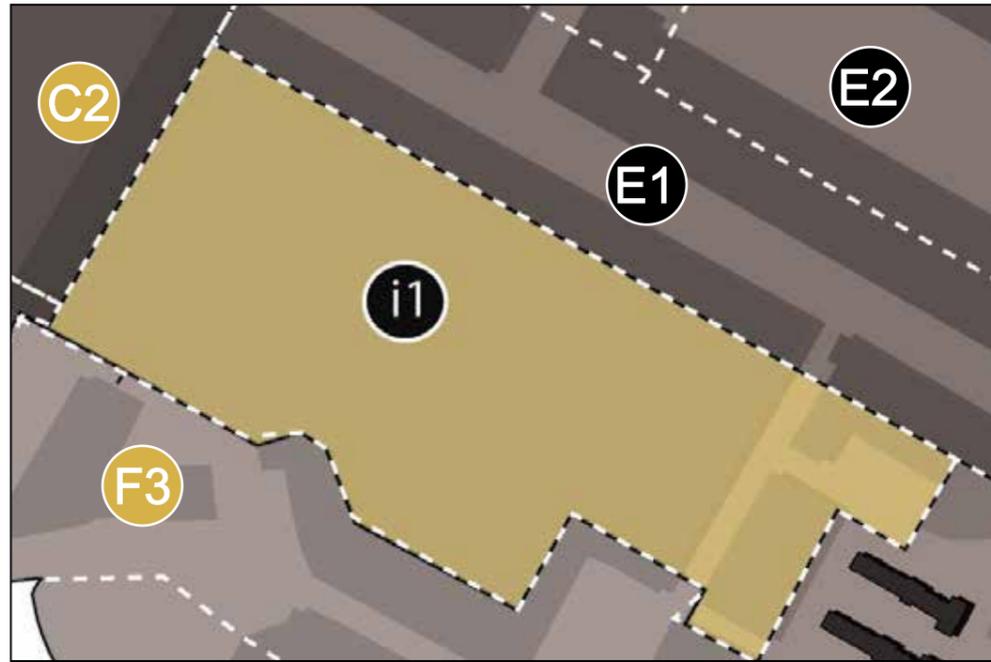


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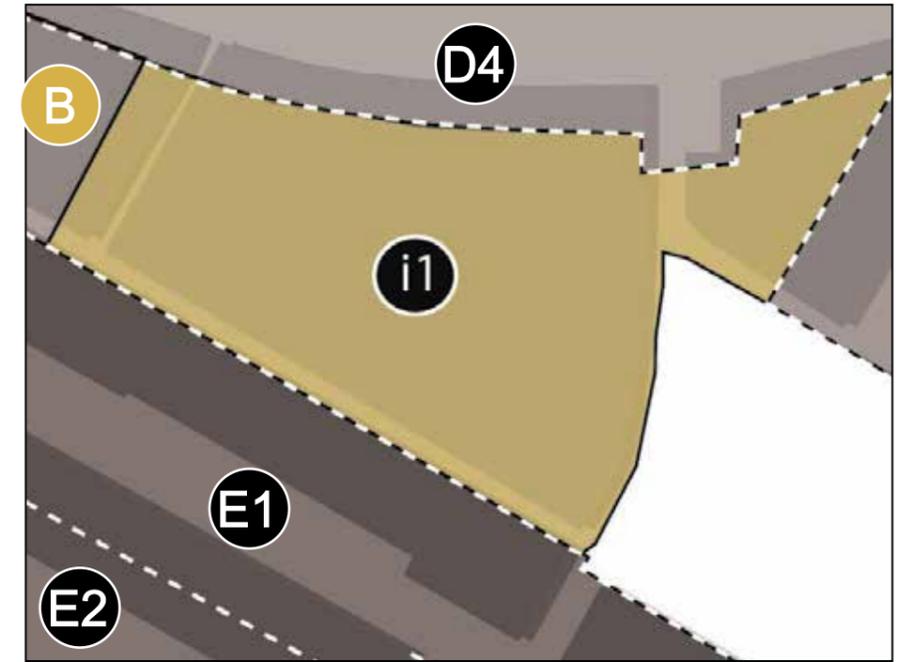
GENERAL NEIGHBOURHOOD CHARACTER AREA PLANS



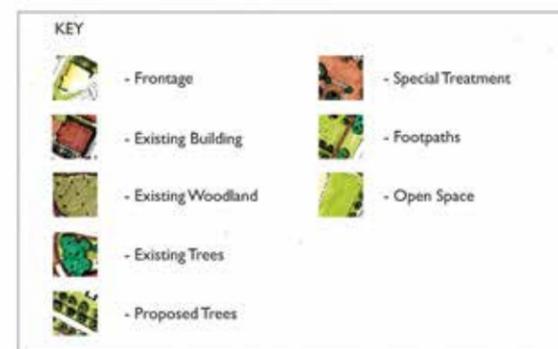
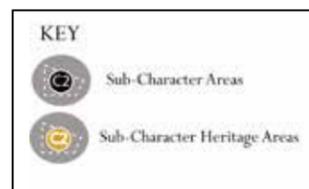
KEY PLAN



CHARACTER AREAS PLAN (with sub-area sub-divisions)



CHARACTER AREAS PLAN (with sub-area sub-divisions)

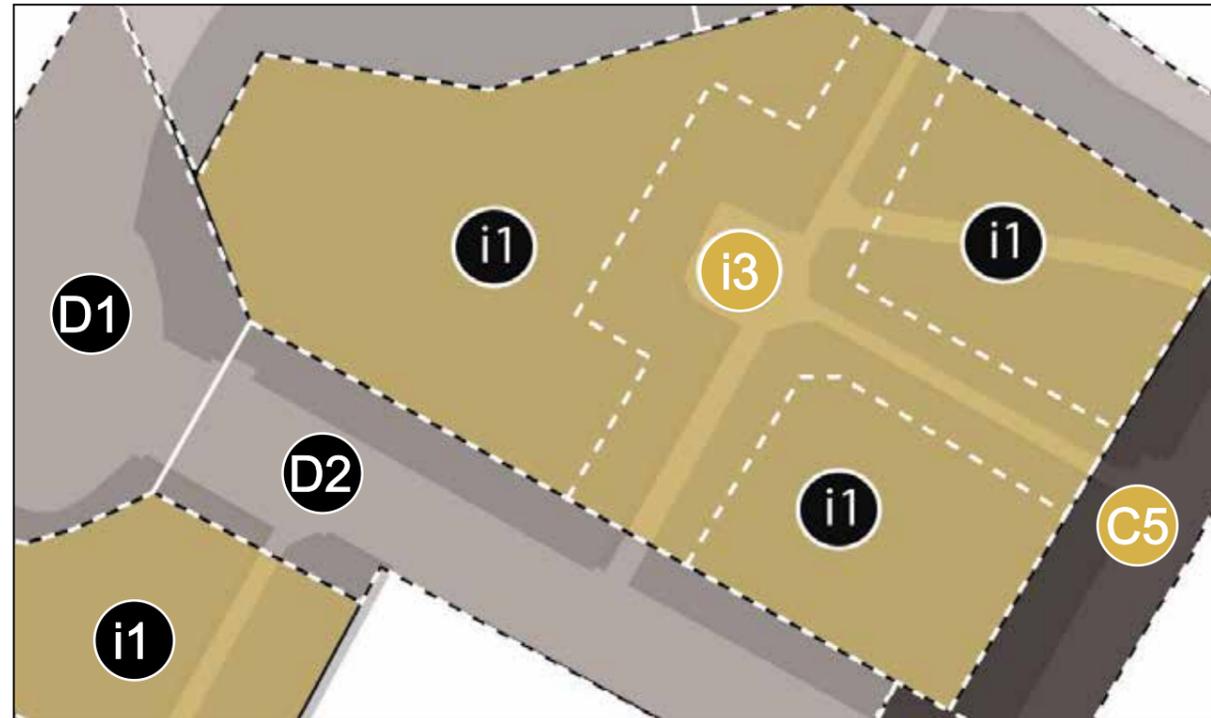
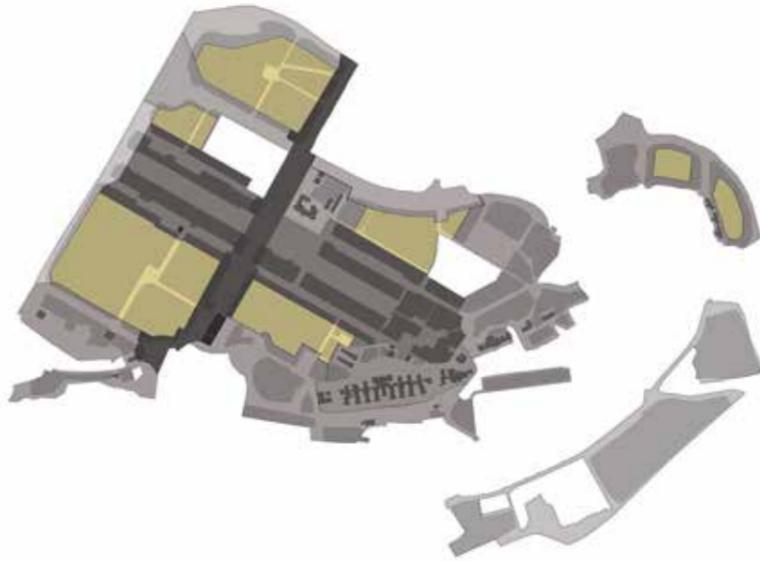


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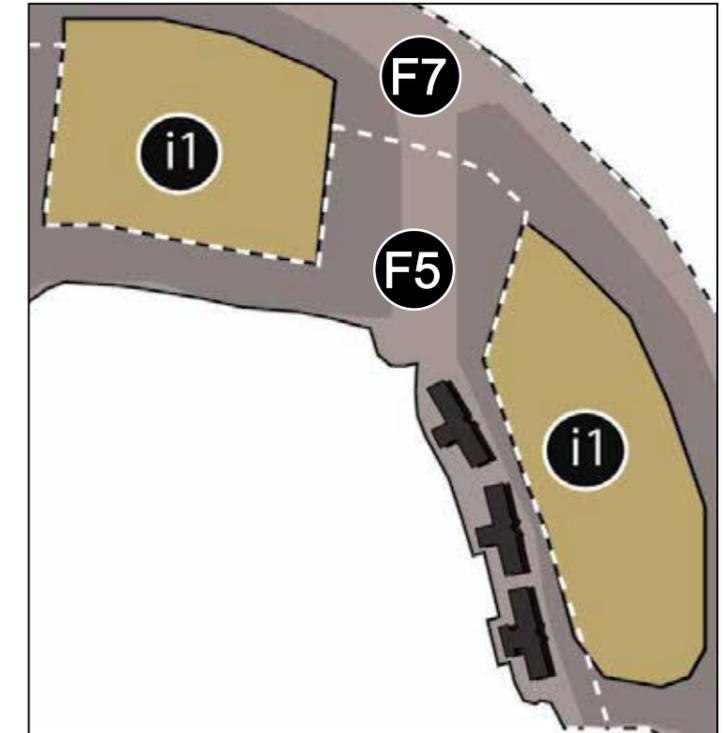


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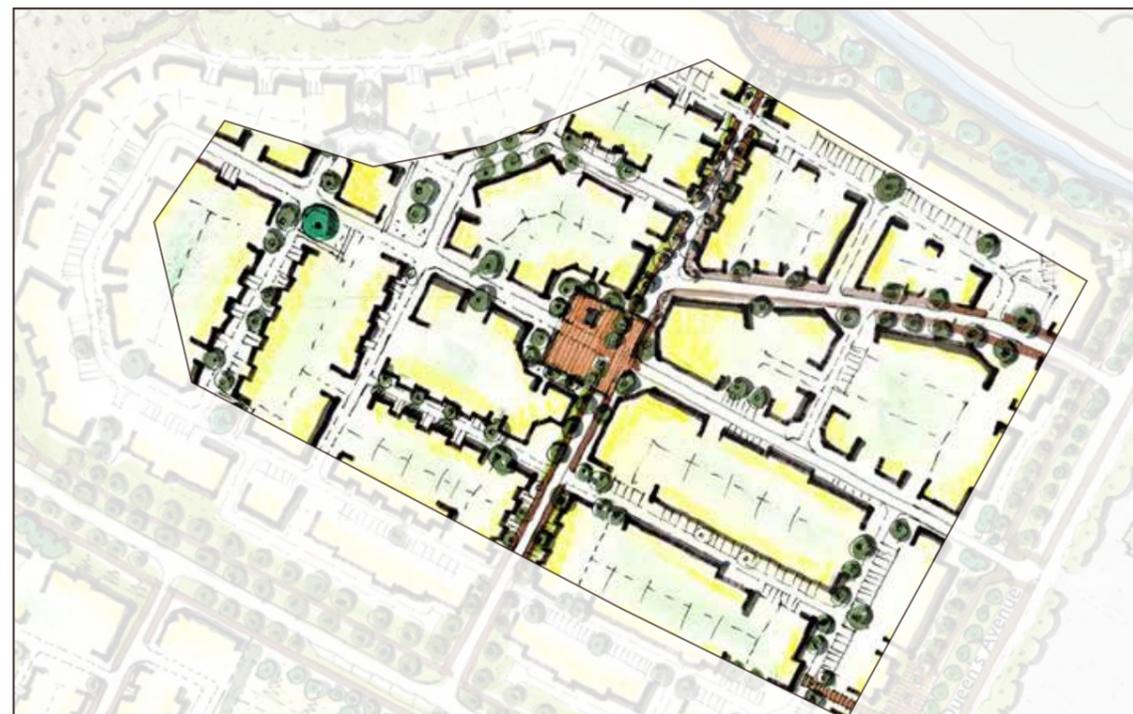
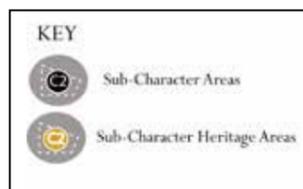
GENERAL NEIGHBOURHOOD CHARACTER AREA PLANS



CHARACTER AREAS PLAN (with sub-area sub-divisions)



CHARACTER AREAS PLAN (with sub-area sub-divisions)



EXTRACT OF THE ILLUSTRATIVE MASTERPLAN SHOWING KEY ASSETS

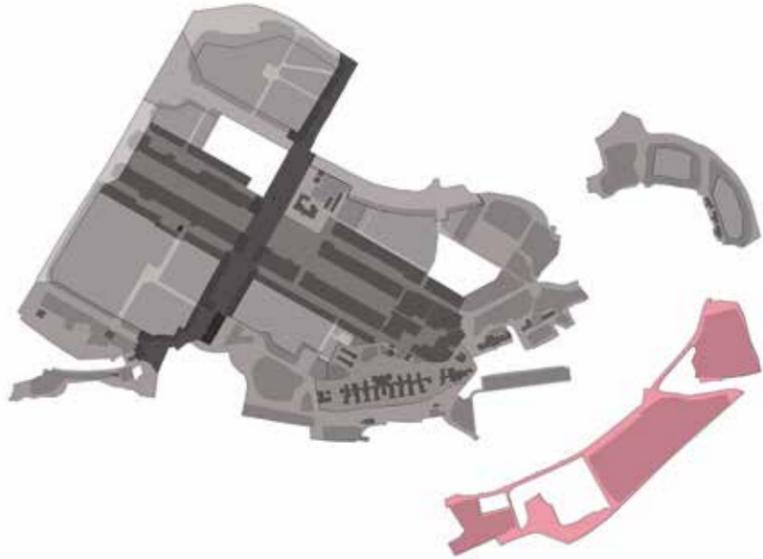


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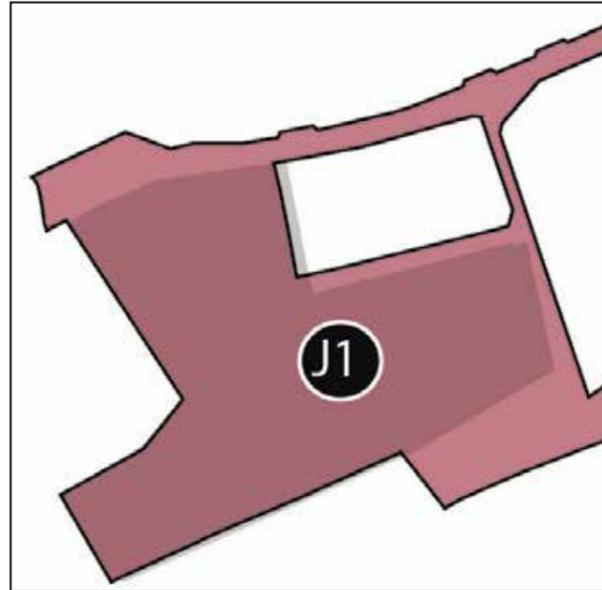
J SOUTHERN EDGE CHARACTER AREA DESCRIPTION

Southern Edge A sequence of residential and mixed-use sites around the southwestern fringe of Wellesley. Proximity to the railway and close access to the station enable higher densities to be considered.		Code Control Level	Heritage Sub-Area	Public Landscape					New Buildings				Notes: Refer to the 'Conservation Plan and Heritage Strategy' document, for the important heritage elements within this character area.	
				Tree Types	Soft Landscape Palette	Hard Landscape Palette	Street Furniture Palette	Street Lighting Palette	Boundary Treatment Types	Maximum Storey Heights	Frontage Setbacks	Degree of Frontage Enclosure		Predominant Wall Materials
J1	<p>Ordnance Green (REME & Parson's Development Zone)</p> <p>High density areas with a residential character.</p> <p>Significant strip of buffer landscaping along its southeastern edge to screen existing train line.</p> <p>Varied mix of large-medium height buildings facing streets with small-medium frontage setbacks.</p>	COLD	NO	REFER SITE WIDE TREE PALETTE	STANDARD	STANDARD	STANDARD	STANDARD	ALL	7 STOREYS	SMALL-MEDIUM	UNCONTROLLED	UNCONTROLLED	<p>KEY FEATURES</p> <p>Existing trees and areas of woodland planting</p>
J2	<p>Ordnance Park (ABRO Development Zone)</p> <p>Industrial area containing the new Household Waste Recycling Centre with significant buffer landscaping around its outer edges.</p>	COLD	NO	REFER SITE WIDE TREE PALETTE	STANDARD	STANDARD	STANDARD	STANDARD	ALL	5 STOREYS	MEDIUM-HIGH	UNCONTROLLED	UNCONTROLLED	

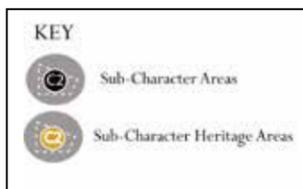
J SOUTHERN EDGE CHARACTER AREA PLANS



KEY PLAN

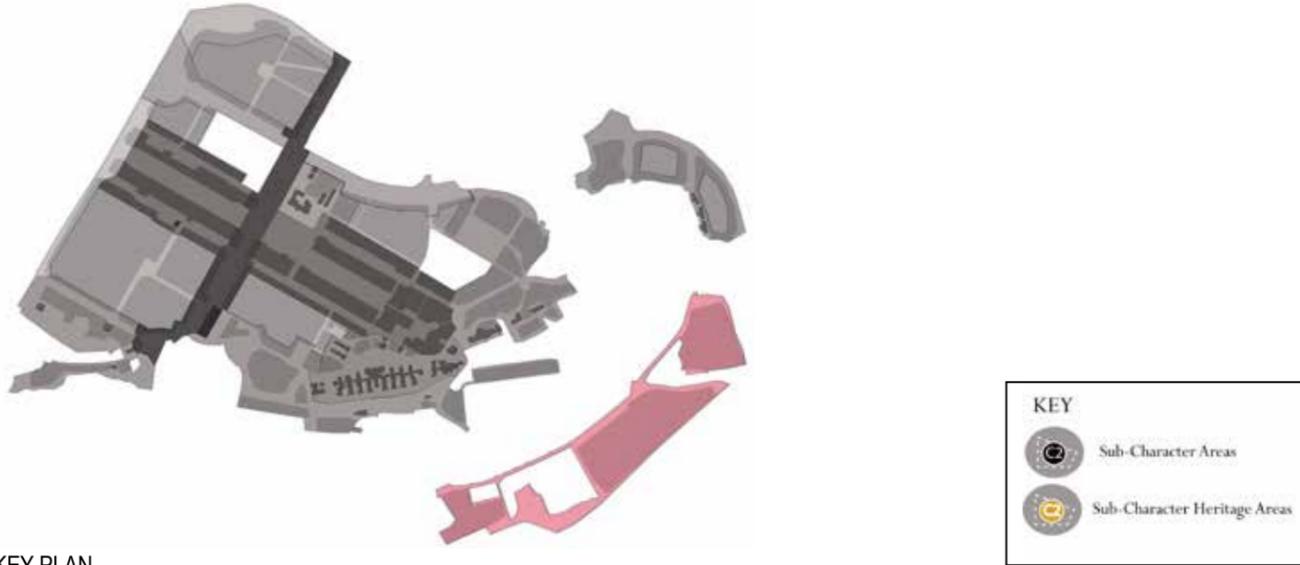


CHARACTER AREAS PLAN

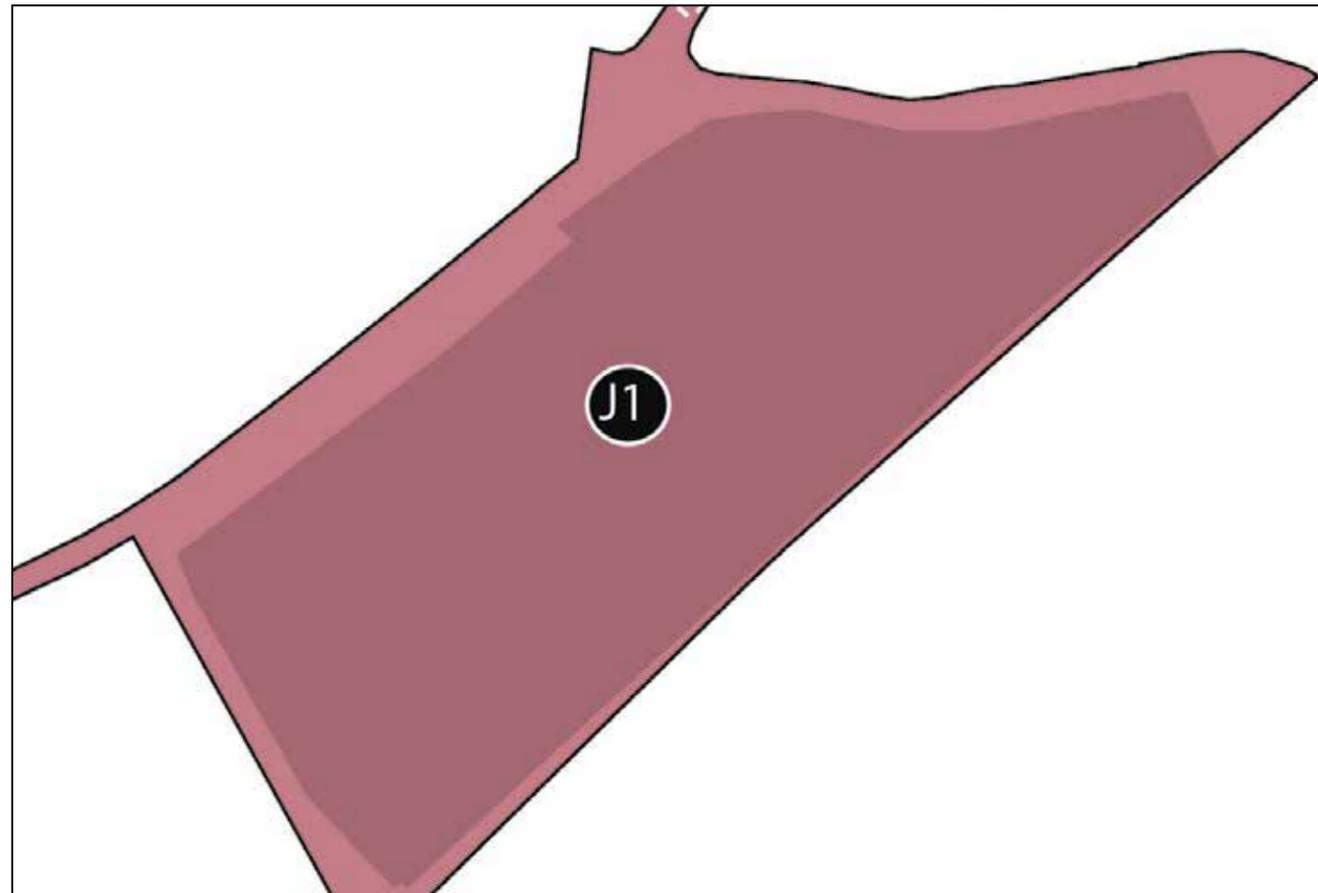


EXTRACT OF THE ILLUSTRATIVE MASTERPLAN SHOWING KEY ASSETS

J SOUTHERN EDGE CHARACTER AREA PLANS



KEY PLAN

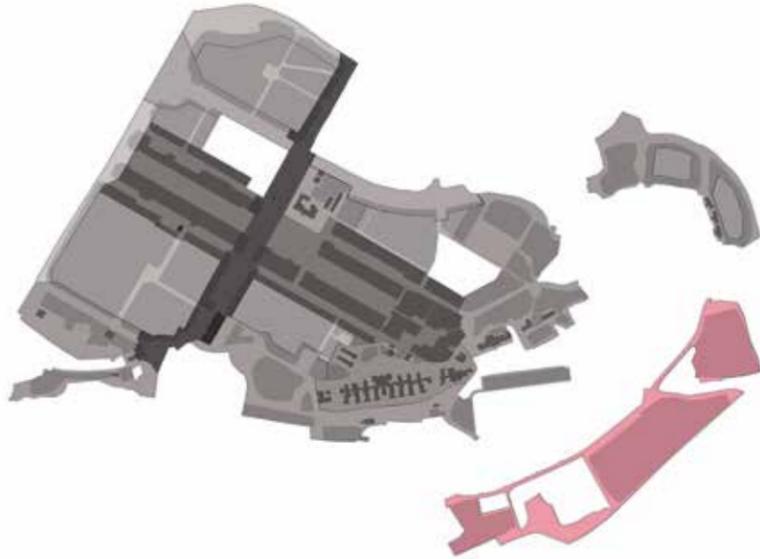


CHARACTER AREAS PLAN (with sub-area sub-divisions)

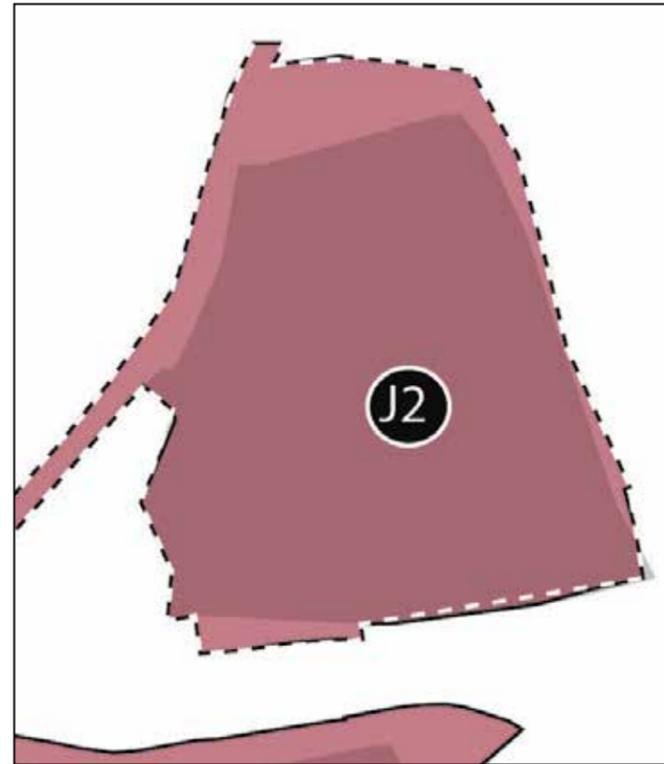


EXTRACT OF THE ILLUSTRATIVE MASTERPLAN SHOWING KEY ASSETS

J SOUTHERN EDGE CHARACTER AREA PLANS



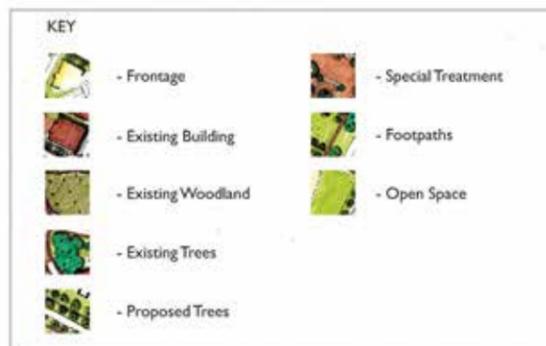
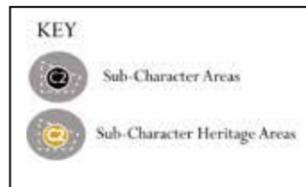
KEY PLAN



CHARACTER AREAS PLAN (with sub-area sub-divisions)



EXTRACT OF THE ILLUSTRATIVE MASTERPLAN SHOWING KEY ASSETS





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Hybrid Planning Application

Submitted By

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Design Team

Project Management - R & M Regeneration Management Limited

Masterplanners- ADAM Urbanism

Planning Consultants- Savills

Landscape Architects - Capita Symonds

Transport/Highway Engineers - WSP

Energy/Sustainability Consultants - Capita Symonds

Infrastructure and Waste Management Consultants - Capita Symonds

Commercial Advisor - CBRE

Legal Advisor - Shoosmiths

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