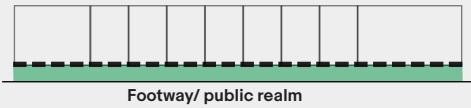


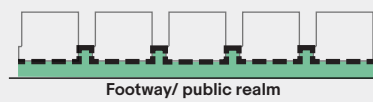
Figure 5.99: Northern Gateway principles

Permitted Frontage Character (refer to Section 5.6)

Continuous Frontage ①



Consistent Frontage ②



Permitted Dwelling Typologies (refer to Section 5.9)



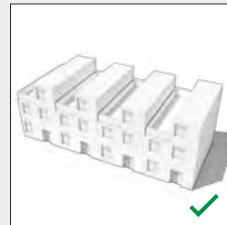
Detached linked



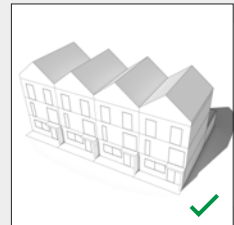
Semi-detached



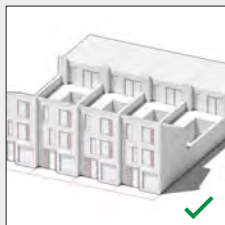
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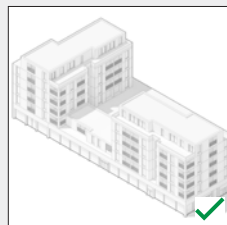
Terraced - stepped roof line



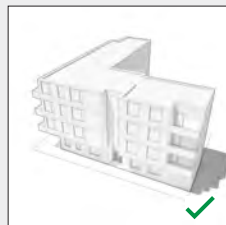
Terraced - narrow frontage



Courtyard house

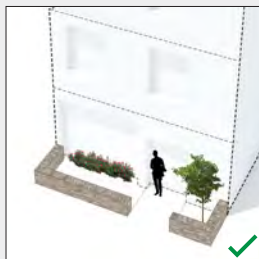


Podium apartment block



Typical apartment block

Permitted boundary typologies (refer to Section 5.10)



Low brick wall



Low brick wall with ornamental hedge



Railing on a low brick wall

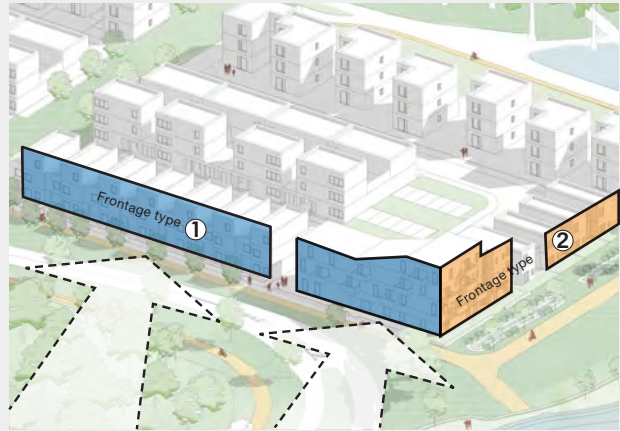


Railing and ornamental hedge



Heights and Massing

- All dwellings in the grouping **must** be 2-4 storeys high (see Section 5.5)
- The corner building **must** be one or two floors higher than the other buildings to enhance its presence and be seen from a distance
- Roofscares **must** be consistent at least along one side of the corner
- If a pitched roof is adopted, then the gable ends **must** face the higher rank street/ open space (corner conditions to be reviewed on a case by case basis)



Frontages and Key Vistas

- Frontage character **must** be continuous towards the primary street and consistent towards the tertiary to the west (see Section 5.6)
- All buildings facades **must** have the main elevations orientated towards the primary and tertiary street, responding to the view when approaching the site from the entry road and from the A10



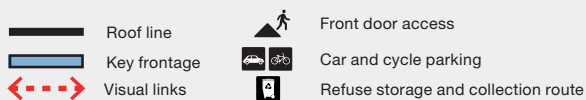
Response to landscape and public realm

- The corner building **must** respond to the corner condition - see Section 5.8.6
- Buildings layout and openings **should** enhance views to the Northern Gateway landscape setting (see Section 4.2.1) and the primary road



Access and Parking

- Buildings **must** have front doors towards the primary and tertiary street
- Parking solutions **must** follow the codes set out in Section 5.6 Frontage Character



### 5.17.2 Primary School

The Primary School key grouping has the potential to anchor the neighbourhood and **must** provide a strong civic presence. The Primary School building will be a key focus point within KP1, setting the ambitions for future schools to be delivered within the development. There is also an opportunity for dual use of the school spaces such as the main hall.

The key grouping is formed by:

- The Primary School building
- The Primary School Square
- The landscape features to the north of the square
- The Poplar Woodland block setting

The Regulatory Plan as described in Part A of this document fixes the location of the school plot which has been sized to 3 hectares, in order to accommodate a 3FE primary school. The plot is situated in the western part of KP1 and benefits from excellent pedestrian and cycle access from the neighbourhood.

The Regulatory Plan also fixes the location of the public square to be delivered at the front of the school, outside the 3 ha school site. The main entrance to the school **must** be in direct relationship with the public square.

In addition to the mandatory requirements set by the Regulatory Plan, this section sets out additional guidance aimed at further aiding the integration of the school in the context of the immediate neighbourhood and the wider development.

Further guidance should be sought in the County Council's Red Guide for Primary Schools and the Green Guide for School Grounds.



Figure 5.100: Extract from the Regulatory Plan



Figure 5.101: Primary school main entrance fronting on to a square



Figure 5.102: Pitched roofs to create a varied and distinct frontage and roofscape



Figure 5.103: Articulated roof scape in a multi-purpose hall



Figure 5.104: The school makes the most of the surrounding landscape and public realm