

Figure 5.123: Local Square principles

Permitted Frontage Character (refer to Section 5.6)

Urban Frontage ④



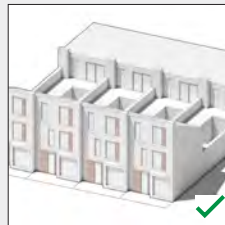
Permitted Dwelling Typologies (refer to Section 5.9)



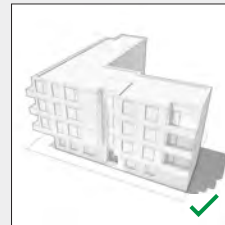
Terraced - stepped roof-line



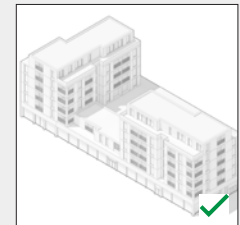
Terraced - narrow frontage



Courtyard house



Typical apartment block



Podium apartment block

Permitted boundary typologies (refer to Section 5.10)



Low brick wall



Low brick wall with an ornamental hedge



Railing on a low brick wall

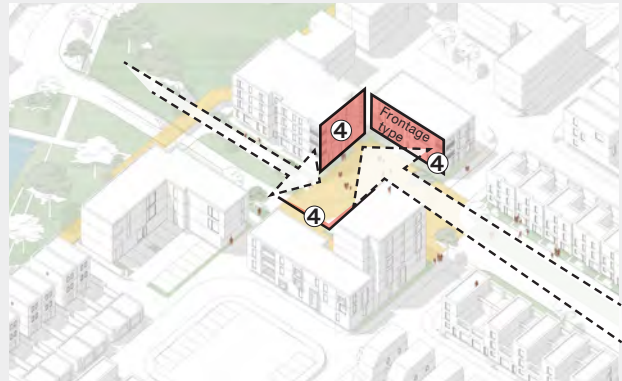


Railing and ornamental hedge



Heights and Massing

- Buildings **must** hold all edges of the Local Square. Gaps in the built form within development plots should not be greater than 7m
- Buildings heights and façades **should** vary between 3 and 6 storeys, with the greatest heights responding to long distance views along streets (see Section 5.5)



Frontages and Key Vistas

- Key Corner buildings **must** be provided at the end of the vistas from the north and from the south
- Frontage character **must** be continuous (see Section 5.6)
- All buildings facades **must** have the main elevations orientated towards the secondary street and the Local Square



Response to landscape and public realm

- The corner buildings **must** respond to the corner condition - see Section 5.8.6
- Buildings layout and openings **should** enhance views to the Local Square
- Buildings **should** hold the internal corners, creating a strong sense of enclosure



Access and Parking

- Buildings **must** have front doors towards the secondary street and the Local Square
- Parking for the houses **must** follow the codes set out in Section 5.6 Frontage Character
- Tertiary streets at the back of the buildings **should** be designed to create opportunities for play, cycling and meeting neighbours (see guidance in 3.5.3)



5.17.5 Lakeside

The Lakeside is a key destination for Waterbeach. This area will accommodate a range of recreational and leisure activities with cafés, bars and seating areas to enjoy south facing views across the lake.

The Parameter Plan identifies the area as a local centre, with the scope of including leisure and local retail. The lake will be used for outdoor formal sports and a sports pavilion will accommodate and support the use of the lake as such. There is the also potential for a hotel within the lakeside.

The Lakeside key grouping sits along the Causeway, as it turns north towards Denny Abbey. Its components are:

- Buildings at the western end of the boardwalk as illustrated opposite in fig. 5.128
- Buildings on the eastern bank of the lake as illustrated opposite in fig. 5.129
- The public realm and landscape associated and part of the boardwalk
- The public realm and landscape along the eastern bank of the lake, including part of the Causeway

Mandatory codes and guidance on the Causeway design and its varied character is set out in Section 3.5.6. Mandatory codes and guidance for the landscape and public realm of the lakeside and the boardwalk is set out in Section 4.2.2.

Ground floor active uses in the area **must** be designed to be compatible with the residential development that is immediately above or adjacent to such uses. Careful consideration **must** be given to the location of public entrances, loading bays and servicing access and the position of areas for tables, chairs and gathering places associated with these uses. The range of potential uses **must** be compatible with the requirements set by the OPA and **must** reflect the role of the area and its relationship to the Principal Centre.

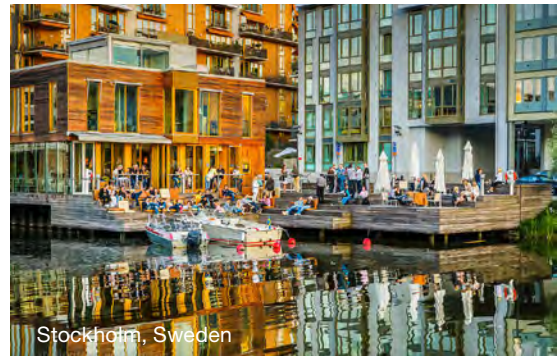


Figure 5.124: Built form creating sheltered areas for spill out from ground floor uses

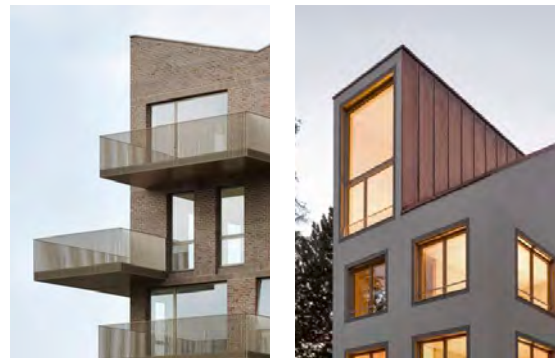


Figure 5.125: Use of balconies and roof form to mark corners

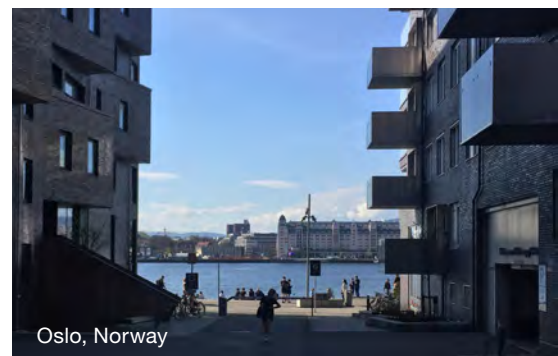


Figure 5.126: Built form framing views of waterside



Figure 5.127: Extract from the Regulatory Plan