



Figure 12: Plan illustrating layout and form



Figure 13: Architects impression of the view between the 'Country House' Apartments to the Cathedral



Figure 14: Architects sketch illustrating the Estate Village Court



Figure 15: Architects sketch of the Estate Village Street

## Appendix 1 - Broad development principles

The following development principles support the broad aims of sustainability and can be applied to most development sites regardless of scale and location. They are nevertheless, very important and provide a checklist against which more specific design principles can be judged. The key message is that if these general principles are adhered to then the development is more likely to be appropriate to its location, well designed and meet the expectations of the district council and the local community.

There are a number of key planning and design objectives that should be considered when developing the site. These are summarised below:

1. **Environmental capital and biodiversity:** promoting development that results in environmental benefits, including enhanced ecological, landscape and cultural resources and values;
2. **Character and context:** promoting character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development and landscape;
3. **Sense of place:** creating a sense of place defined by purpose designed non-standard house types which draw on the vernacular traditions of the area;
4. **Compactness:** ensuring compact development to use land efficiently and secure appropriate densities. Zoning development in relation to accessibility (i.e higher densities near existing roads and facilities);
5. **Continuity and enclosure:** promoting the continuity of street frontages and the enclosure of space by development which clearly defines private and public areas. Considering urban grain/continuity with adjacent development, scale/height and frontage treatments (including gardens) and consequent parking options;
6. **Quality of the public realm:** promoting public spaces and routes that are attractive, safe, uncluttered and function effectively for all in society, including disabled and elderly people;
7. **Ease of movement:** promoting accessibility and local permeability by making places that connect with each other and are easy to move through, putting people before traffic and integrating land uses and transport;
8. **Legibility:** promoting legibility through development that provides recognisable routes, intersections and landmarks to help people find their way around;
9. **Adaptability:** promoting adaptability through development that can respond to changing social, technological and economic conditions;
10. **Variety/diversity:** promoting diversity and choice through a mix of compatible developments and uses that work together to create viable places that respond to local needs;
11. **Richness of detail:** promoting development and change that contribute to the creation of a beautiful environment;
12. **Resource efficiency:** promoting sustainable design solutions which represent best value by making prudent use of natural resources, incorporating sustainable energy use, providing the means for effective long-term maintenance, efficient operation and management and promoting sustainable design solutions that reduce pollution and provide the means to minimise waste.