Proposed Land Uses

Retail / Commercial / Business - Residential above
Commercial / Business
Residential
Health facility

Proposed Building Heights

1 Storey
2 - 3 Storeys
3 - 4 Storeys
5 - 6 Storeys
Open Space and Public Realm

New housing should maximise private amenity space - gardens, balconies and roof terraces - in accordance with housing design standards set out in the UDF. All new open spaces and public realm should be designed to be inclusive and safe; including being overlooked by windows from active uses and well lit. Future management arrangements need to be considered as an integral part of the design process and proposed arrangements should be set out in the Design and Access Statement that supports a planning application.

- New private and publicly accessible open spaces should maximise opportunities for children’s play and the growing of food.
- Seating and other furniture / objects in newly created public spaces should be designed so that they cannot be used for lying or sleeping on.
- Planting schemes for both publicly accessible and private amenity space should include indigenous species to encourage wildlife.
- Simple and robust materials should be used for streets and hard landscaped areas, street furniture should be kept to a minimum and street trees maximised.
Illustration of the Webbs Industrial Estate site, integrating the Blackhorse Lane and Sutherland Road areas via a pedestrian prioritised network of streets, lanes, and courtyards.
More detailed technical, and further supporting, information is provided as a series of separate Appendices.
References

Credits for maps, graphics and data sources

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Photo: Gort Scott

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## Glossary

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