

19.0 DESIGN IMPLEMENTATION

19.1 An early mistake made in the UK New Towns was to divide up the development lands using the roads as boundaries - this resulted in the road engineers world of verges dividing and isolating hamlets of residential developments.

Roads are the way we discover and explore towns so they must be thoughtfully designed and possessed by their adjoining sites.

Recommendations :

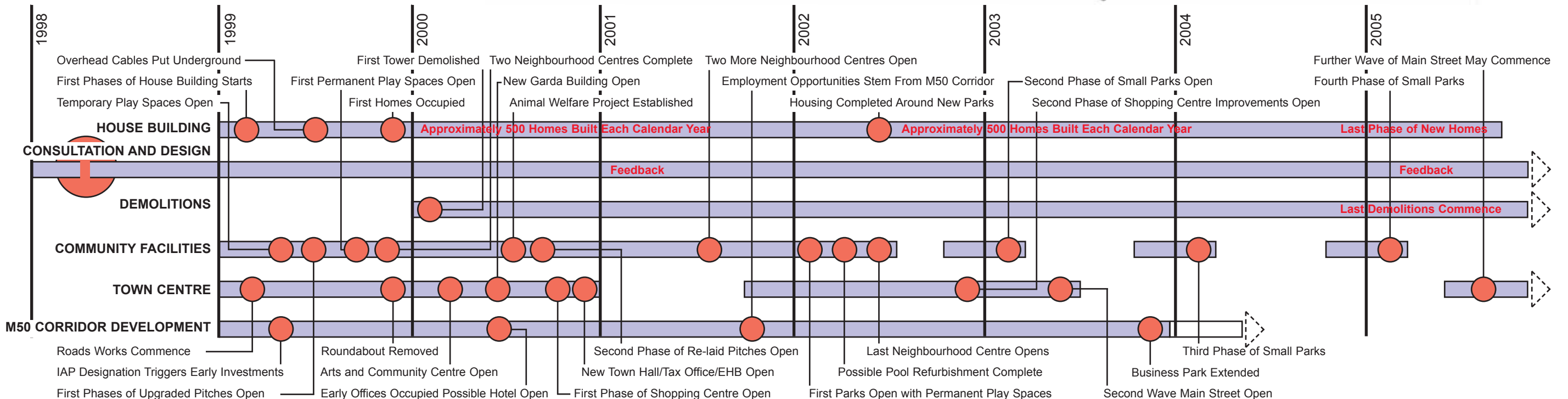
- Roads must become places, not just conduits for traffic.
- Housing development land parcels should straddle roads.
- Design teams should work together and co-ordinate common elements, where adjoining parcels share a boundary.
- Open spaces such as the parks and greens should be designed in conjunction with their overlooking properties, not as a separate exercise.
- The design team for the surrounding housing must also be responsible for the design of the public open spaces which lie within their areas.
- To secure confidence and continuity of relationships, within each neighbourhood there is one co-ordinating Architect. The co-ordinating Architect would be responsible for organising the 5-10 separate teams of designers.
- To secure variety and consistent attention to quality, the housing sites are likely to be in the range of 50 - 120 homes with the emphasis on more smaller schemes wherever practical.
- The innovation and experimental housing percentages be distributed across the design parcels to maximise the richness of interpretations.
- Some innovative and experimental homes will be in prominent positions.
- The self build sites will be in groups on secluded sites so that their programmes will not be critical.

19.2 The project parcels diagram indicates one interpretation of the above principles.

19.3 The programme below is indicative and will be subject to change during the course of the project.



INDICATIVE PROGRAMME FOR CONSTRUCTION



The Masterplan attempts to be a flexible framework. Consultation will be on-going throughout the regeneration process.

This section describes the phasing strategy. Many detailed programmes have to be generated in due course.

