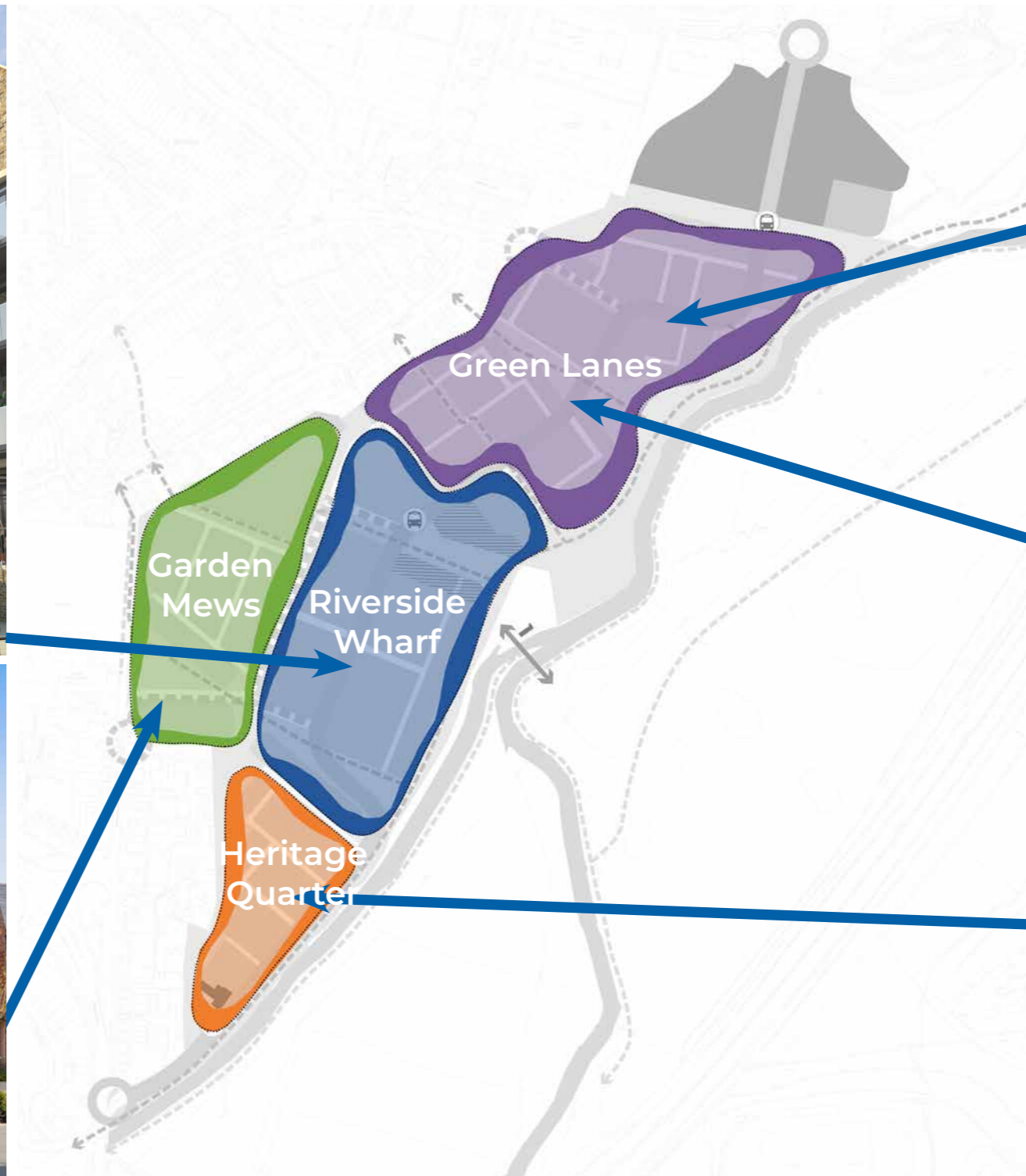




Character Areas

To create a unique and interesting series of spatial and visual experiences through the site, a number of character areas have been developed for the site. Each character area will be identified by the subtle differences in design, materiality and the scale of buildings, and their relationship to the adjacent open spaces and density.





Heritage Quarter

The Heritage Quarter celebrates the retained Victorian Pump House. The area is primarily composed of contemporary town houses set within a series of mews streets to reflect the character of Victorian worker's houses.

Smaller four storey apartment buildings will mark key corners to address the green corridors and the River Wey.



KEY PLAN





Artist's Impression of The Pump House – for community use

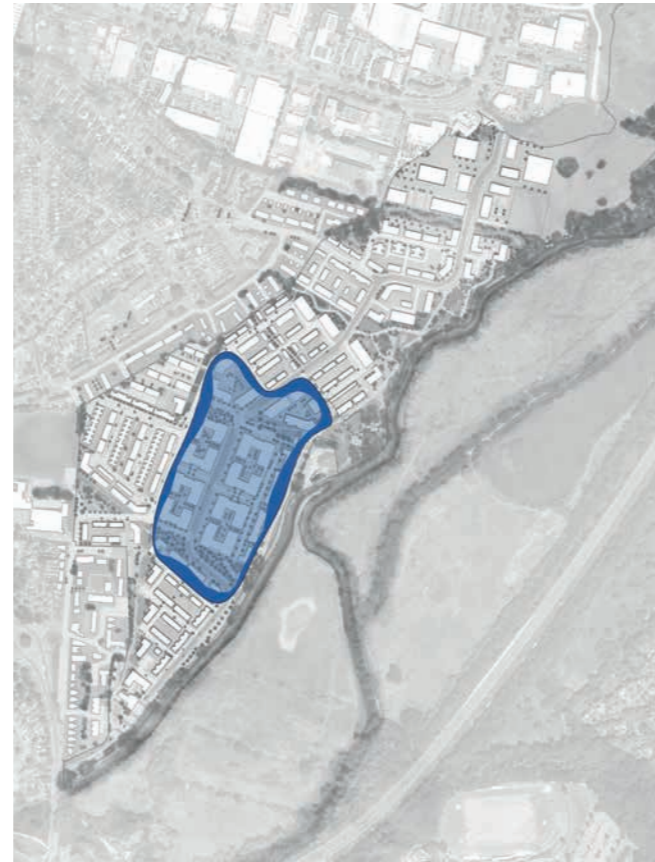




Riverside Wharf

At the heart of new neighbourhood, the Riverside Wharf will be an exciting combination of mixed-uses and community square, forming a new local centre.

Principally composed of higher density podium blocks, the Riverside Wharf will deliver character that is unique and distinctive to this area. Special attention and sensitivity will be given to housing in relation to the river's edge, to provide soft transition from the nature reserve and the River Wey.



KEY PLAN





Artist's Impression of the Riverside Wharf from the nature reserve





Artist's Impression of the Riverside Wharf from the nature reserve





Garden Mews

The Garden Mews mark the entrance from Bellfields Road and is fringed by existing Weyfield community and primary school.

Mainly composed of continuous and narrow fronted, contemporary housing around tertiary streets, the area forms a positive relationship with the existing community. Small apartment blocks are used to mark the key corners and address the Community Green Link.



KEY PLAN





Artist's Impression of Community Green outside the new entrance to Weyfield Primary Academy





Green Lanes

The Green Lanes marks the more rural character of the site. This area will be mainly composed of wide-fronted houses formed around green lanes and corridors, connecting Weyside Urban Village with the existing community of Weyfield.

Apartment blocks along the northern boundary will be used to mark the gateway to the new employment area.



KEY PLAN





Artist's Impression of The Woodland Green Link





Local Centre

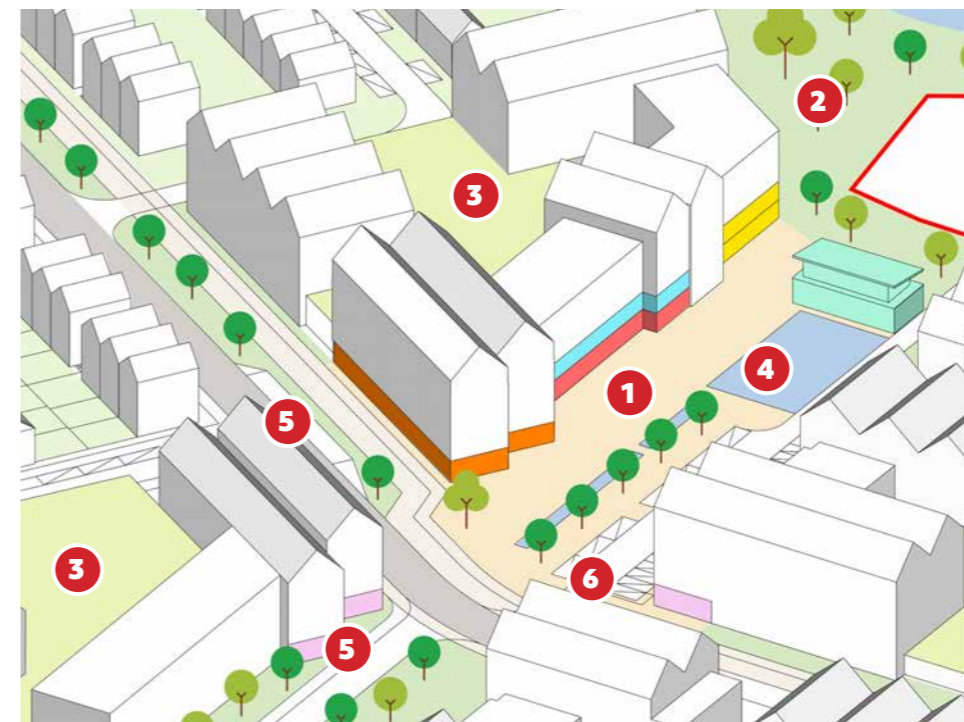
During the summer the Weyside Project Team discussed our emerging proposals for a new local centre.

The proposed local centre will comprise of the following:

- A convenience store
- Small retail units
- A nursery with play space (over two floors)
- Potential locations for health centre and /or community centre
- A riverside café
- Mixed Commercial (including flexible workspaces)
- A central square with water features
- Apartments with views onto the River Wey

Illustrative layout:

- | | | | |
|----------|----------------------|--|----------------------------------|
| 1 | Central Square | | Convenience store |
| 2 | Riverside Walk | | Retail |
| 3 | Podium block | | Nursery |
| 4 | Water feature | | Health centre / community centre |
| 5 | Service bay | | Riverside café |
| 6 | Local Centre parking | | Mixed Commercial |



illustrative layout

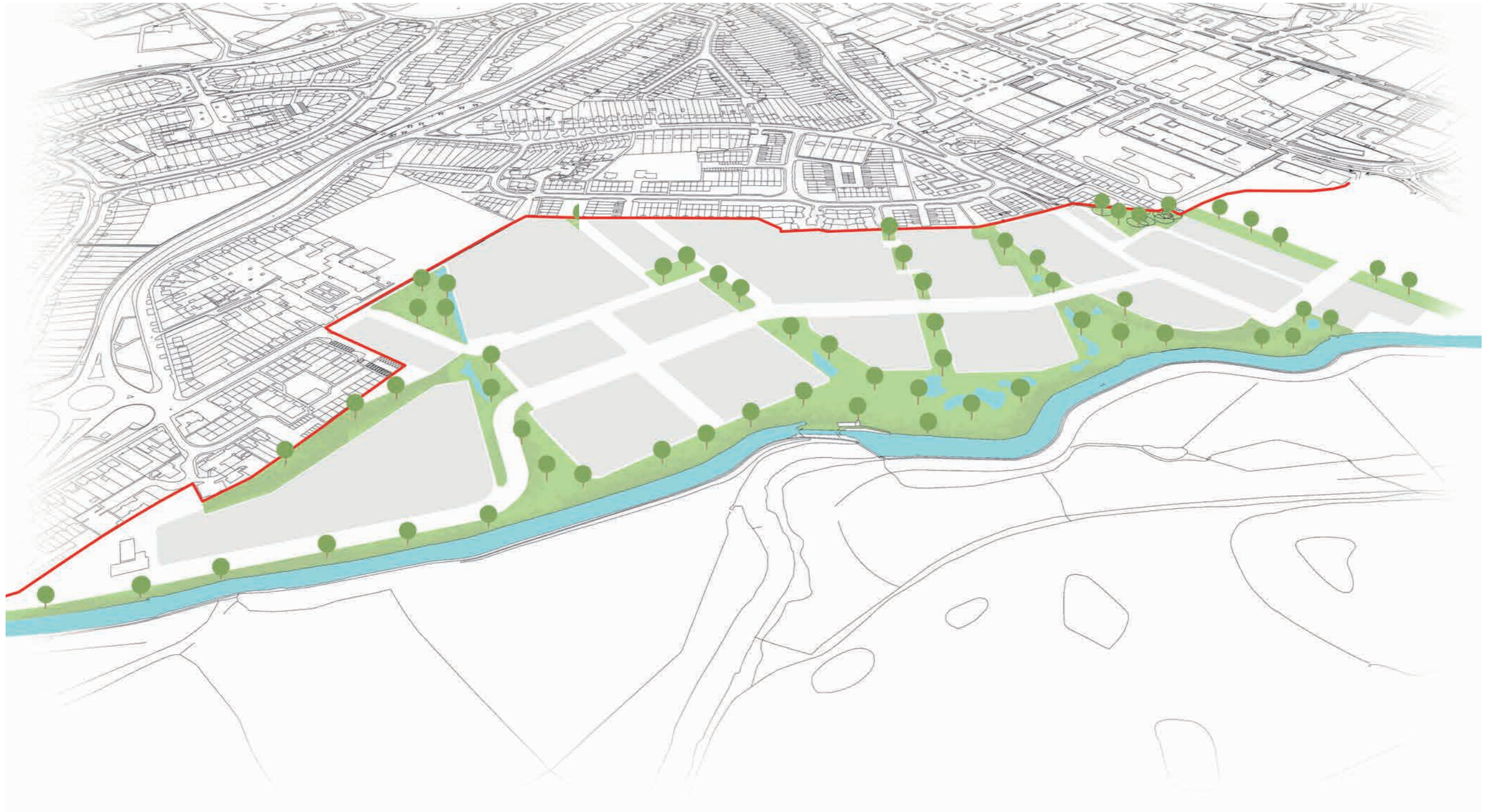


Artist's Impression of The Local Centre



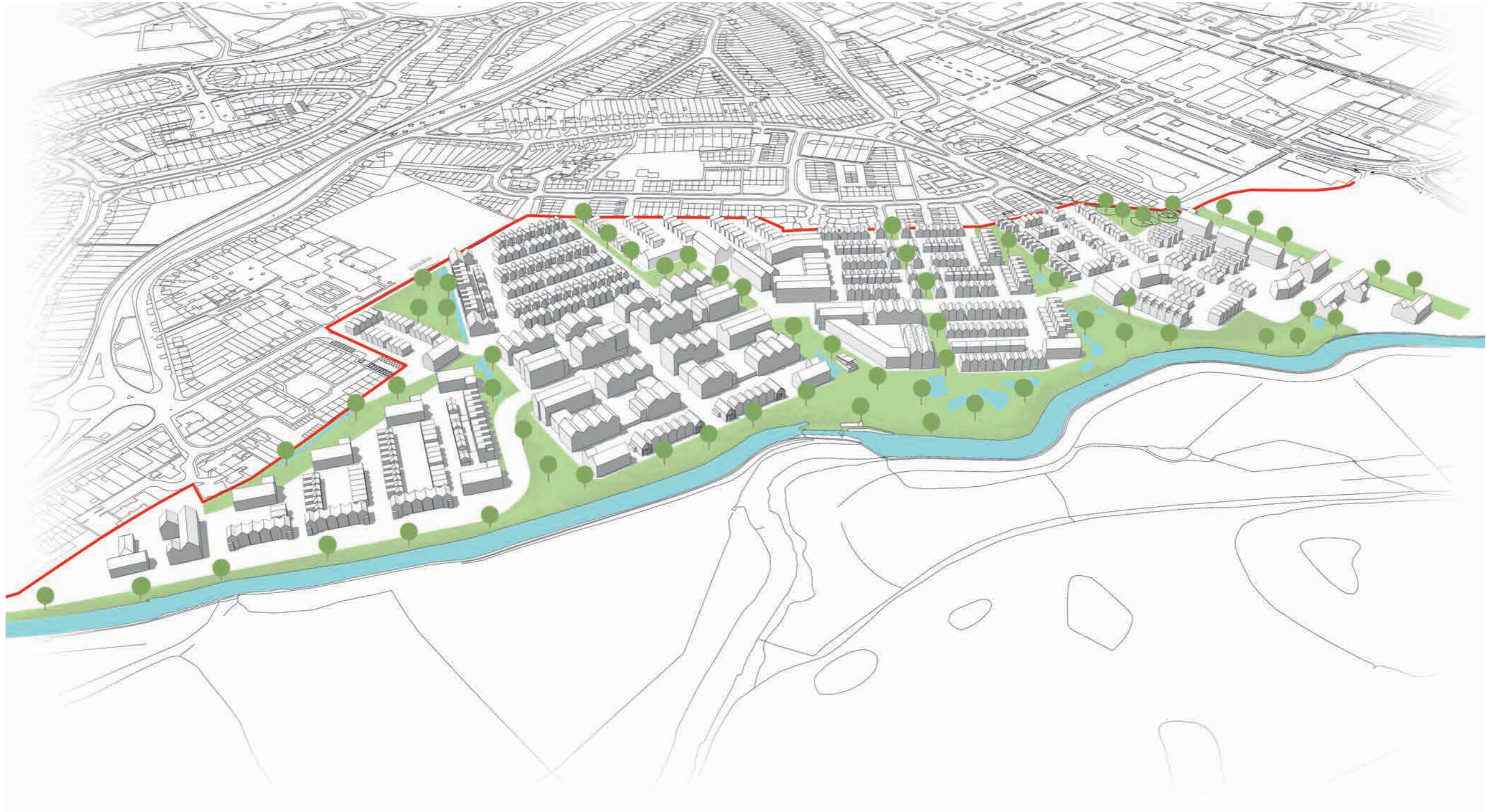


Building Scale





Building Scale





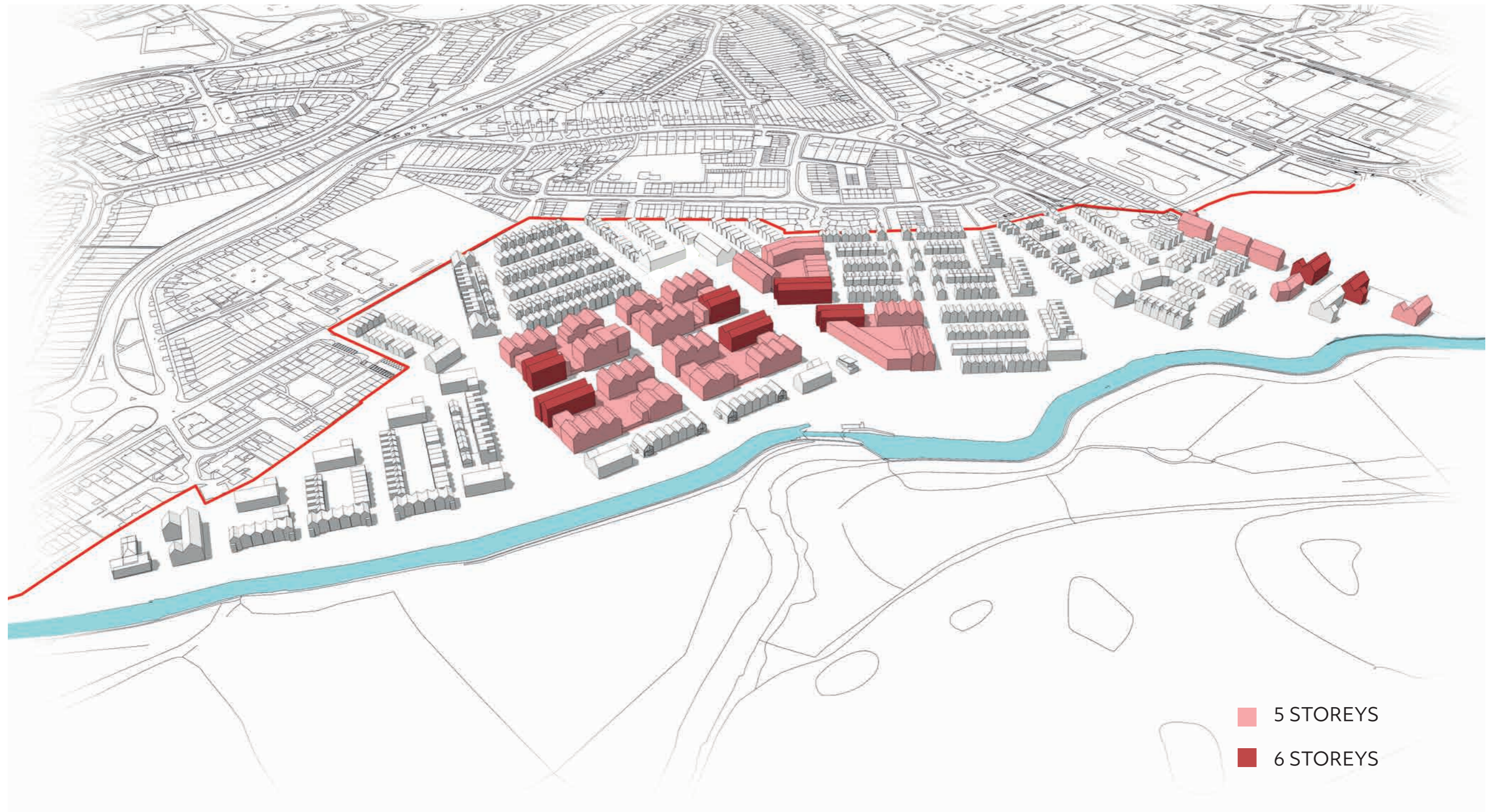
Building Scale





Building Scale

The building heights parameter plan will identify the maximum buildings heights across the site.





Quality of Design

To ensure design quality across the development, a design code will be produced to provide mandatory guidance to future housebuilders on the following:

Density	Medium Density
Heights	<ul style="list-style-type: none"> • 1-4 storeys • Predominantly 3-storeys, with 4-Storey marker apartment blocks
Material Specification	<ul style="list-style-type: none"> • Primary Material: A mix of red and light grey bricks should be used • Secondary Accent Material: Metal as feature cladding • Consistent brick colour should be used across all floors except on marker buildings • Outward facing buildings should be predominantly red brick • Houses along the mews streets should be predominantly grey brick
Roof form	<ul style="list-style-type: none"> • Predominantly pitched roofs • Parapet to gable ends

KEY PLAN



PRECEDENTS



Set piece frontages

Urban mews



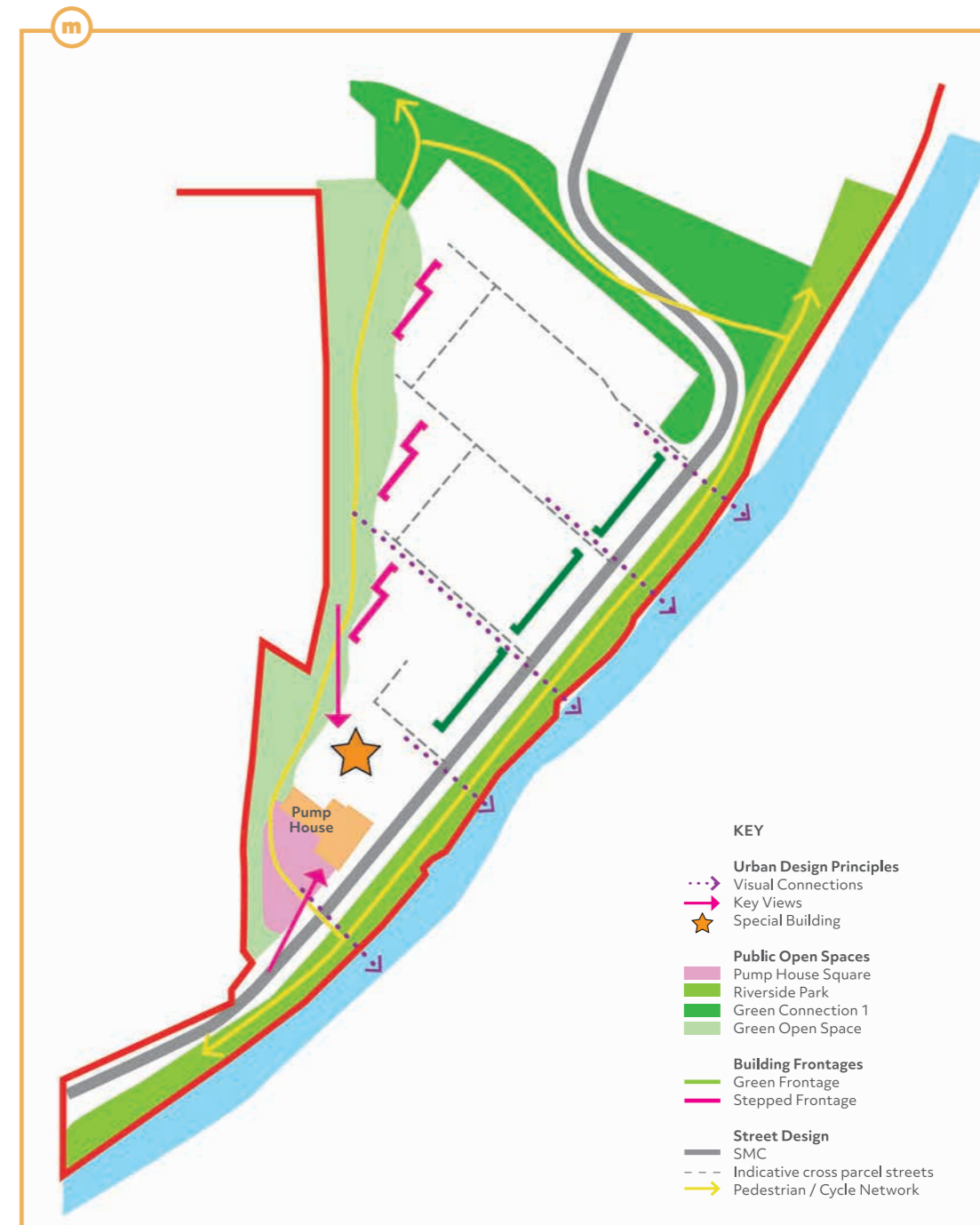
Gable fronted warehouse style brick buildings that celebrate the Pump House



Accent material to corner plots to mark entrance

Apartment buildings mark key corners

CHARACTER AREA FRAMEWORK





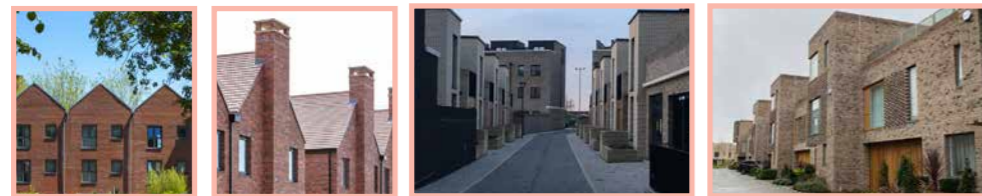
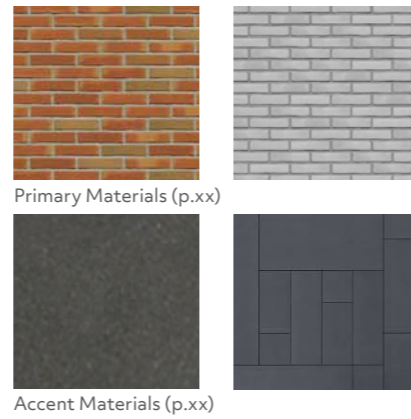
Quality of Design

12.2 Heritage Quarter

Illustrative recommendations for the design of the Heritage Quarter



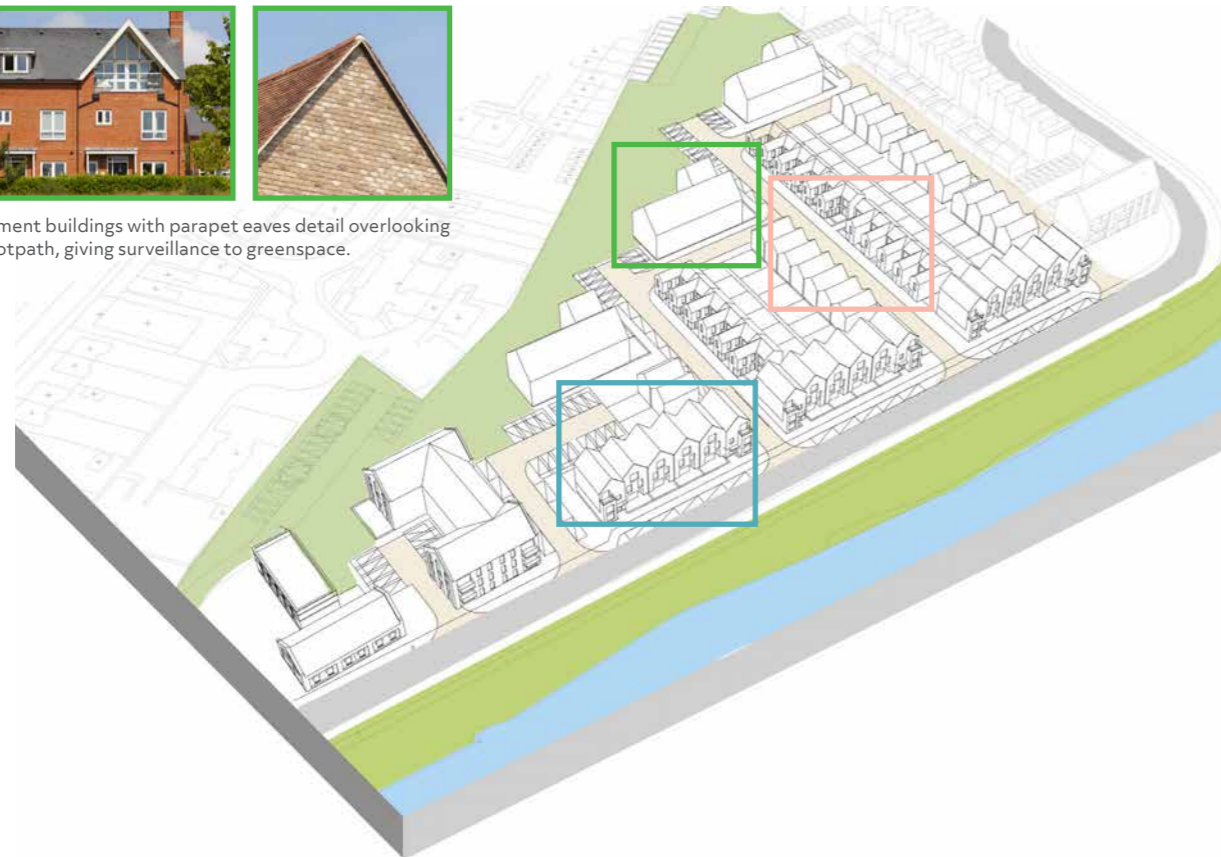
Riverfronting terraced houses taking inspiration from both the industrial and wharf character of the Pump House and the river Wey, with red bricks as primary material, and gables fronting the streets. The windows are large, maximising the river view. Accent materials mark corner blocks.



Consistent roof forms, facade and use of materials along mews street inspired by the industrial past and reference to worker's housing. A mix of compact housetype and terrace blocks are encouraged to form tight and intimate mews.



Apartment buildings with parapet eaves detail overlooking the footpath, giving surveillance to greenspace.



Illustrative view of the special building and the pump house

Special Building

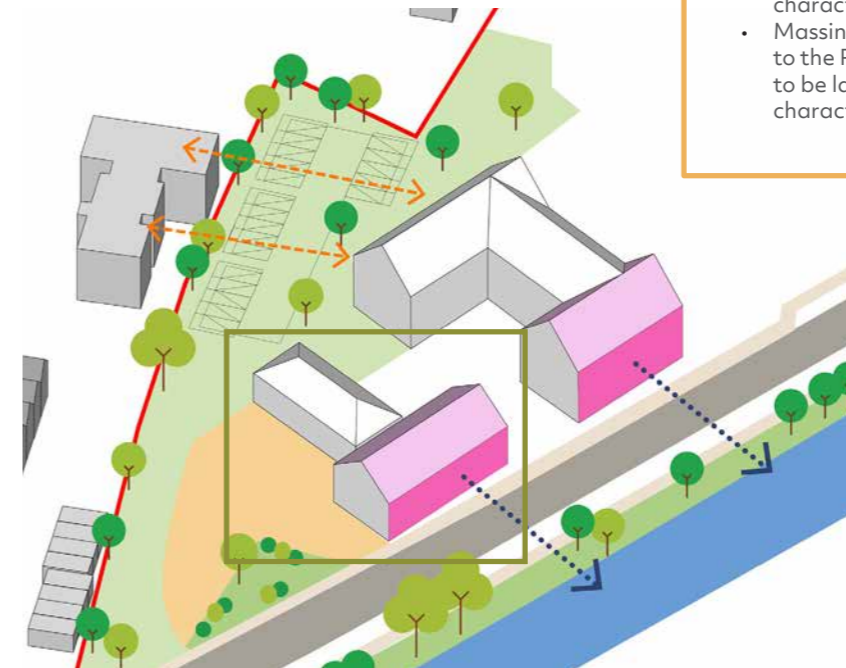
The building adjacent to the Pump House should be designed with special attention and consideration. It should be unique piece of built form that celebrates the historic character of the Pump House, with a potential for heights.

It should form a southern landmark that is identifiable and welcoming to both visitors, residents and the existing community.



- Gables should side-on to the SMC and building should be aligned with the retained Pump House
- Red and mustard bricks must be used as primary material
- Arch detailing and large windows should characterise the special building
- Massing of the building should take reference to the Pump House, and thus have a potential to be larger than other buildings in this character area

KEY DESIGN FRAMEWORK



KEY

Key Design Principles

- Gables side-on to the SMC
- Long side frontage onto the SMC
- ⋯→ Views across to the river
- ↔ Building stepped away from the boundary edge and the existing development

Green, blue and Movement

- SMC
- Riverside Park
- River Wey
- Green open space



The retained pump house influence the design of the special building directly.



Arches are used tastefully on the building facade in forms of detailing and marking entrances. Design of large windows and the use of predominantly red bricks are used to achieve the industrial character.



The arrangement of the building blocks and their gables create enclosure to public space / parking court.



Quality of Design

To ensure design quality across the development, a design code will be produced to provide mandatory guidance to future housebuilders on the following:

- Public Open Spaces
- Street Design
- Character Areas
- Frontage characters
- Parking typologies
- Architectural style
- Building materials

