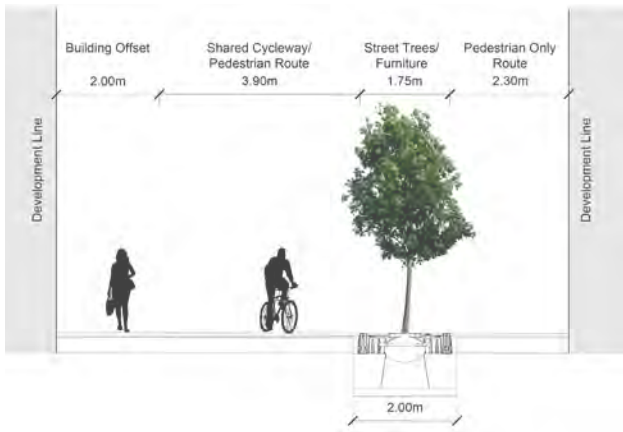
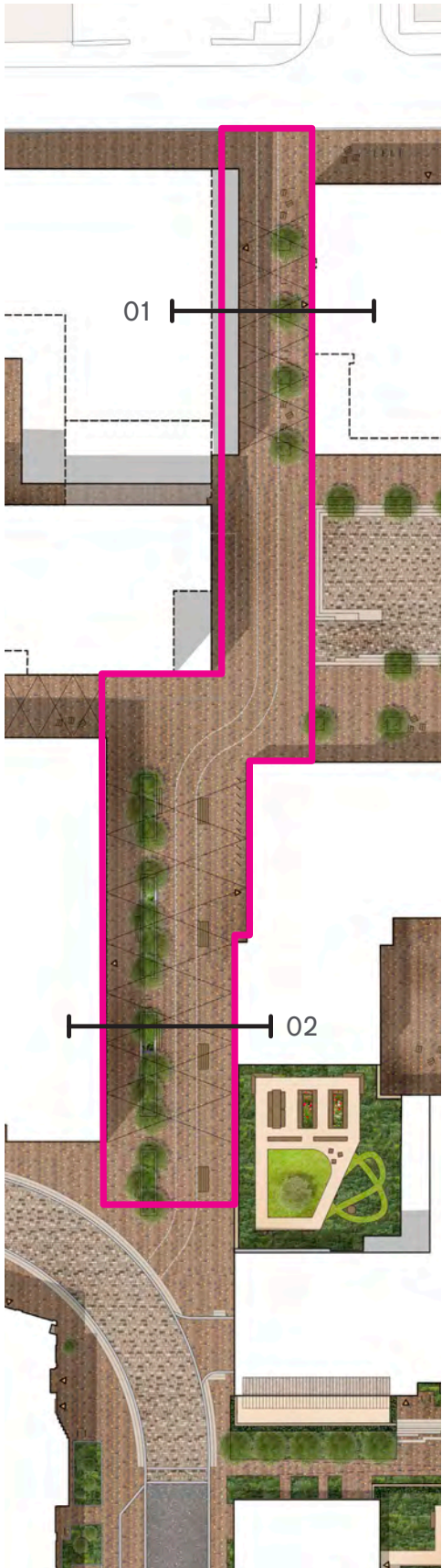


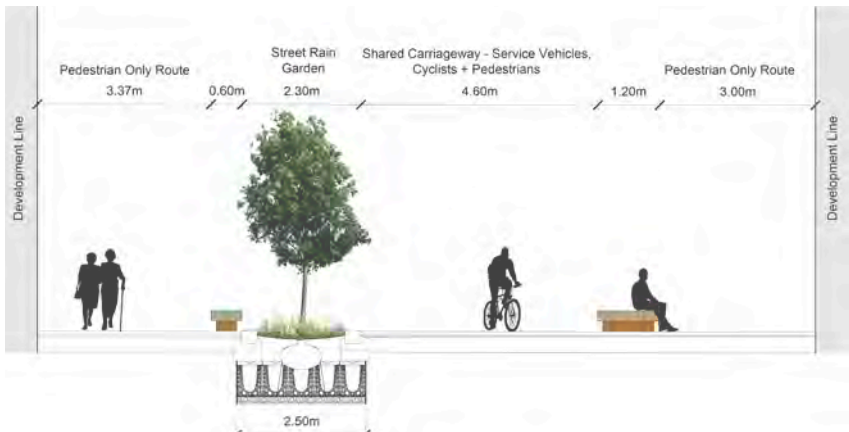
4.2 KEY SPACES + ROUTES

This section sets out specific performance specifications for the key public and private spaces and routes within the Proposed Development. They should be read in-conjunction with the site-wide principles.





01 - Typical Section of Shared Cyclist + Pedestrian Carriageway



02 - Typical Section of Shared Servicing, Cyclist + Pedestrian Carriageway

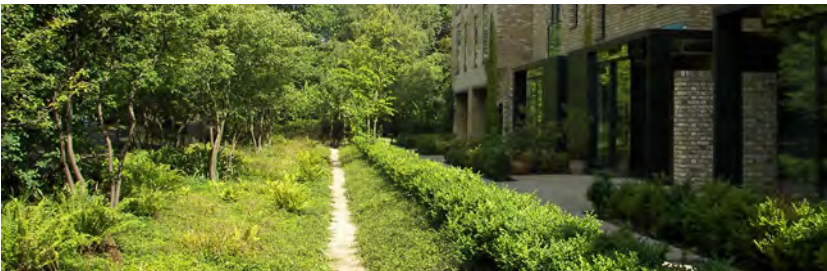


4.2.1 KEY ROUTE - NORTH-SOUTH CONNECTION

The plan opposite shows illustrative built form proposals demonstrating how codes can be applied.

The following performance specification is specific to the North-South connection only. All proposals must be in-line with the site-wide principles set-out at the start of this section.

North-South Connection	
Objectives	The north-south connection links Mary Neuner Road northwards to Coburg Road and the Chocolate Factory beyond. The principle shared cycleway and pedestrian route will also connect the entire Northern and Western Quarters with the Community Park and residents within the Southern Quarter. The surrounding uses provide a diverse mix of offices, studios, workshops, retail and food and beverage which the public realm will need to support.
Core Functions	- Principle shared cyclist and pedestrian connection between Mary Neuner Road and Coburg Road. - The southern section forms part of the northern and western quarters' vehicular servicing route whilst the northern section is used for non-vehicular servicing. - Potential spill out space from adjacent buildings. - Providing views from Coburg Road south to Mary Neuner Road.
Design Criteria:	
Users	Pedestrian, cyclist, emergency access, servicing vehicles (to south only).
Street Width	- Min 10m from building front to building front. - Dedicated clear zone of min. 4m. All routes must be in accordance with Manual for Streets and be designed to accommodate the needs of users.
Street Functions	- External spill out areas for adjacent buildings - Social seating. - Support the uses within the Public Square. - Provide rain gardens that feed into the site-wide drainage strategy (to south).
Indicative Materials	- Concrete Block Pavers - Marshalls Tegula, Traditional + Harvest Mix, 240mm gauge. - Silver Granite Kerbs (to rain gardens).
Furniture + Lighting	- Occasional social seating clusters should be provided in line with tree planting to maintain clear and free flow. - Catenary lighting should be considered as a low-key and unobtrusive lighting solution that relates to the geodesic pattern of the Gas Holders and supports the Cultural Strategy. - Recessed paving tree grilles (to north). - Aligned rain gardens and seating should be used along the shared southern section to indicate the location of a dedicated pedestrian walkway.
Trees + Planting	- Alnus glutinosa 'Lacinata' must be used to tie the street into the wider development. - Trees should be used along the northern section of the street to indicate the location of a dedicated pedestrian walkway. - Rain gardens must be integrated along the southern section of the street.

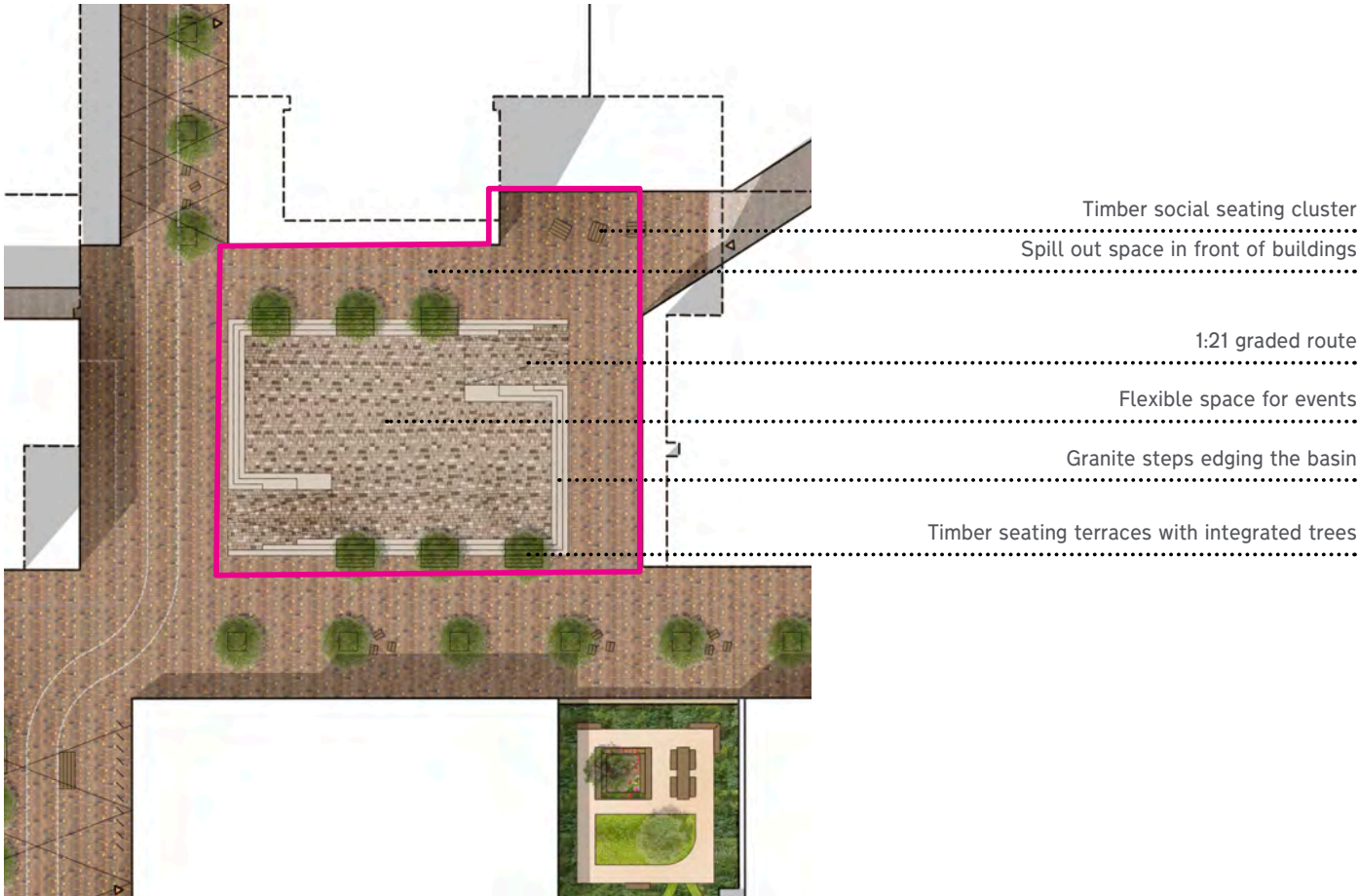


4.2.2 KEY ROUTE - MOSELLE WALK

The plan opposite shows illustrative built form proposals demonstrating how codes can be applied. The images provide a precedent for look and feel.

The following performance specification is specific to Moselle Walk only. All proposals must be in-line with the site-wide principles set-out at the start of this section.

Moselle Walk	
Objectives	Connecting the Community Park north with Brook Road, Moselle Walk will enhance the permeability of the area with accesses to communal courtyards running westwards from the route. Although trees will be used as a visual foil and green structure between the development and its neighbours, they will be carefully located to avoid the culvert below and retain access as per the EA Main River easement requirements.
Core Functions	- Create a continuous swale that connects into the site-wide drainage strategy and provides valuable habitat and biodiversity. - Protect the Moselle Brook EA Main River easement corridor. - Create a secondary pedestrian and cycle link from the Community Park to Brook Road as per the Proposed Development plans.
Design Criteria:	
Users	Pedestrian and cyclist only.
Key Dimensions	3.0m clear-width must be provided for shared cycle access.
Character	The character of Moselle Walk is defined by the hidden Moselle Brook that runs underneath. Using the riparian character within the swales and tree planting.
Uses/ Features	- Social seating pockets must be located approximately every 30m along the route to provide regular seating opportunities. - The Moselle trail must be continued from the Community Park, tracing the location of the Moselle and forming part of the schemes Cultural Strategy. - The path should meander along the route, ensuring an element of discovery and enjoyment is created. - Secondary residential accesses should link to the primary route. - Closing the route at night should be considered in the design. When route is closed lighting should be turned off to discourage anti-social behaviour. - Providing space for informal play or exercise should be considered in the design.
Indicative Materials	Resin Bonded Surfacing, Long Rake Spar, Amber Gold, 2-5mm or if different, it should match the surfacing used within the Community Park.
Furniture	Hardwood timber benches should match the furniture used within the Community Park.
Trees + Planting	- Planting should reflect the rain gardens within the Community Park, using the same base palette of species to create a continuous route above the Moselle Brook. Additional species should be used to support the character and use of the Walk. - Native species should be used along the Walk to support biodiversity and habitat. - Moselle Walk should comprise a selection of trees containing Betula ermanii, Alnus glutinosa 'Lacinata' and Liquidambar styraciflua. - All planting and trees species must be suited to the environment and future use as a swale.



4.2.3 KEY SPACE - PUBLIC SQUARE

The plan opposite shows illustrative built form proposals demonstrating how codes can be applied. The images provide a precedent for look and feel.

The following performance specification is specific to the Public Square only. All proposals must be in-line with the site-wide principles set-out at the start of this section.

Urban Square	
Objectives	As the developments main public open space, the Public Square will be a destination in its own right. Positioned on a cross-roads within the site, the square will support connectivity and legibility, ensuring free movement and open sight-lines throughout. The space will need to be flexible and capable of supporting a range of different events, but still be lively and animated on an everyday basis when no events are being staged by supporting the surrounding building uses.
Core Functions	- The design must create an area suitable to act as an occasional detention basin as per the site-wide drainage strategy. - The design must provide spill out space for adjacent building uses. - The Public Square must feature a flexible space that can comfortably accommodate a range of activities and uses from day to day life, to large seasonal events. - The design must ensure free movement and sight lines across the square.
Design Criteria:	
Users	Pedestrian, vehicles relating to events, emergency services.
Key Dimensions	3.0m clear-width must be provided from the edge of the spill out space.
Character	The space should reflect the 'maker' character, taking cues from the sites post-industrial past.
Uses	- External spill out areas for adjacent buildings. - Events, markets, kiosks, pop-ups. - Social seating.
Indicative Materials	- Concrete Block Pavers - Marshalls Tegula, Traditional + Harvest Mix, 240mm gauge. - Porphyry Sett Paving - 100x350 to 450mm varied length. - Silver Granite Steps.
Furniture + Lighting	- New steps and ramps should be designed to also serve as places to meet and sit. For example timber terraced seating would provide a multi-functional solution to the detention basin edge. - Lighting columns should be located to allow free movement and reduce street clutter.
Trees	- Alnus glutinosa 'Lacinata' should be used to tie the square into the wider development. - Trees within the square should be integrated with seating solutions to prevent street clutter and ensure free movement is retained. - Trees within the square should provide a strong structure and character, helping to define the shape and use of the space.