

3.0 Scheme Design

3.1 Low Denisty

This simple organic layout seeks to re-establish a principal building fronting the main road, with a shared surface running to the rear of the site.

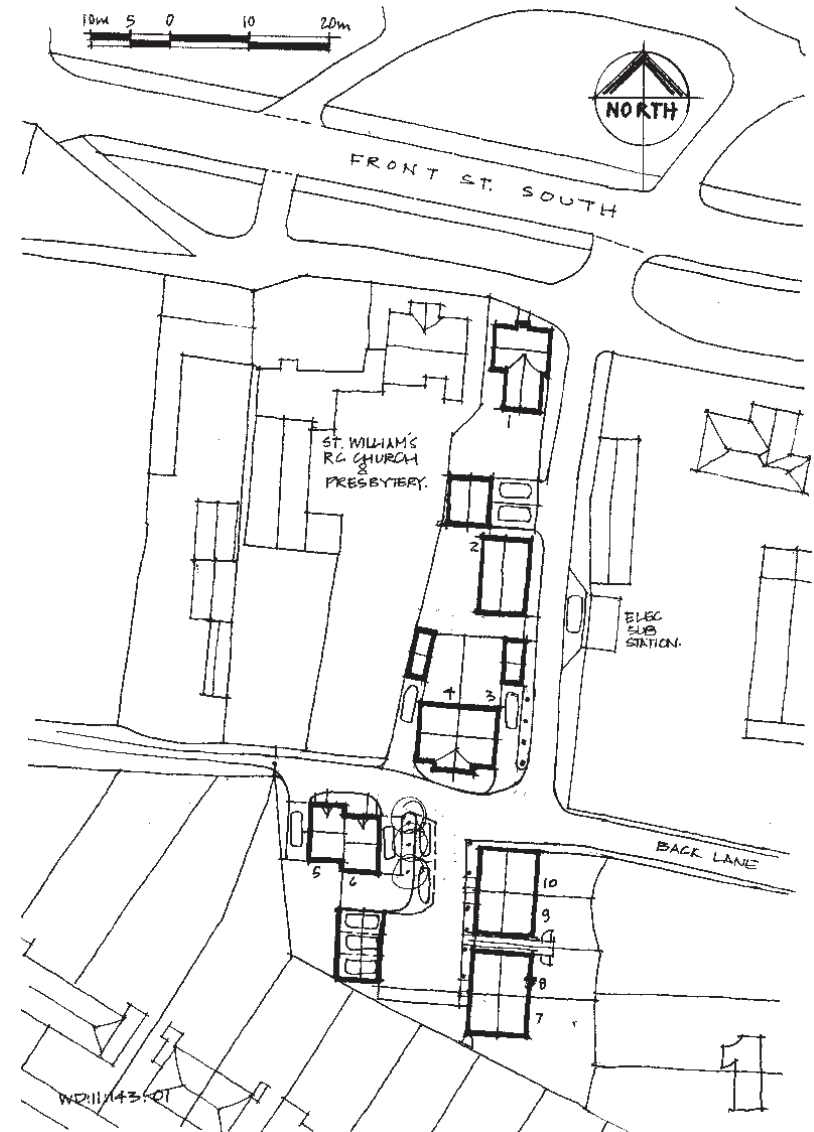
Development along the shared surface seeks to emulate a back country lane, with a dispersed solid to void relationship being achieved by set back garages, wide fronted detached units and a pair of semi placed to over look the Quarry.

The Quarry groupings are arranged as to give over looking to the public foot path, with units 7 -10 twisted to act as a vista stop to the shared surface, reflecting potential historic burgage patterns found on earlier OS maps.

The density of 39 to the Ha is well within the old PPG 3 guidance densities for brown field in-fill developments.

Trimdon Option 1

Plot no	Proposed House Type	Perimeter Area (ft ²)	No. of Units	Total Area (ft ²)
1	Detached	1500	1	1500
2	Detached	1300	1	1300
3	Semi	885	1	885
4	Semi	885	1	885
5	Semi	870	1	870
6	Semi	870	1	870
7	Semi	1030	1	1030
8	Semi	1030	1	1030
9	Semi	1030	1	1030
10	Semi	1030	1	1030
		10590	10	10590
TOTAL		10590		
TOTAL ON SITE				
Full Redline Site Boundary (ft ²)				27017
POS Area (ft ²)				0
Developable Area (ft ²)				27017
Developable Area (Hectares)				0.251
Developable Area (Acres)				0.62
Density			39.84	Per Hectare



3.0 Scheme Design

3.2 Medium Density

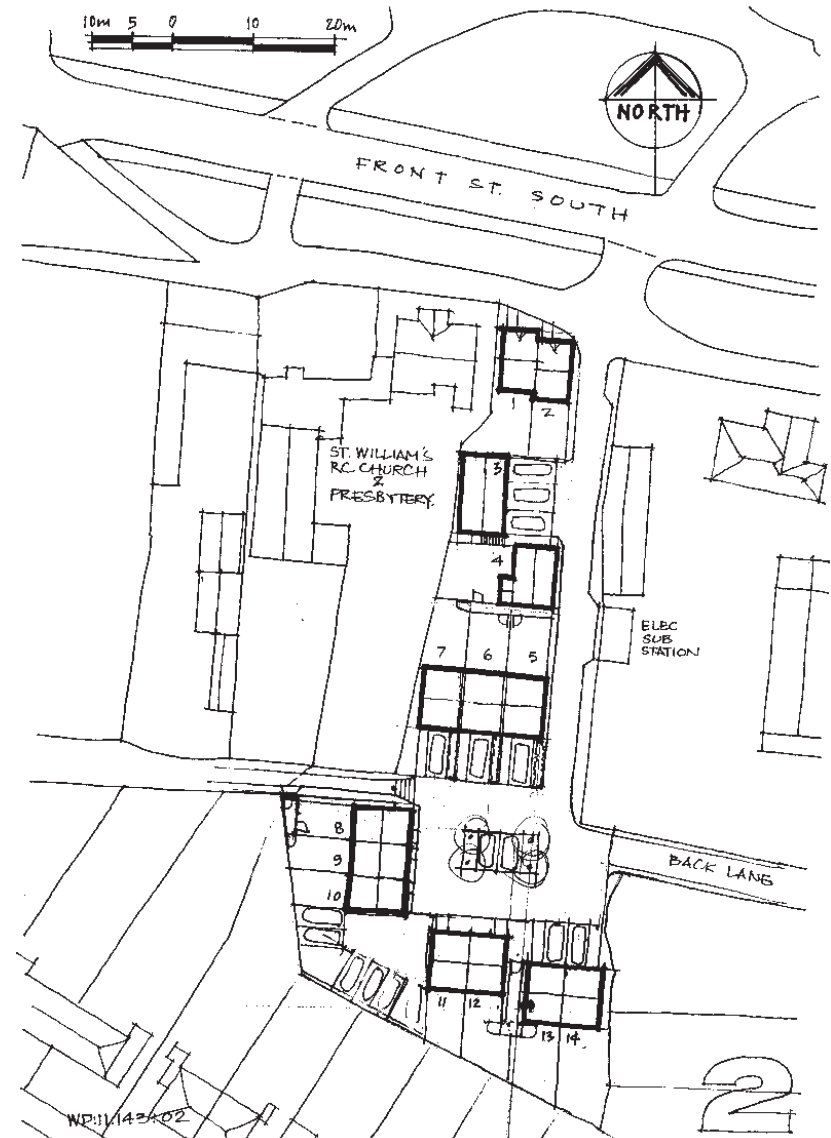
This layout seeks to re-establish a principal building fronting the main road, but with a pair of simple cottages forming the entry statement, with a shared surface running to the rear of the site.

Development along the shared surface seeks to emulate a back country lane, with a dispersed solid to void relationship being achieved by set back flat over garage, and wide fronted detached units and a simple terrace of cottages overlooking the Quarry

The Quarry groupings are arranged around a backlands square, fully over looked by all dwellings with a central "pant" feature forming a focal point.

Trimdon Option 2

Plot no	Proposed House Type	Perimeter Area (FP)	No. of Units	Total Area (FP)
1	Semi	800	1	800
2	Semi	800	1	800
3	Fog	550	1	550
4	Detached	1050	1	1050
5	Terrace	885	1	885
6	Terrace	885	1	885
7	Terrace	885	1	885
8	Terrace	1030	1	1030
8	Terrace	1030	1	1030
10	Terrace	1030	1	1030
11	Semi	1030	1	1030
12	Semi	1030	1	1030
13	Semi	1030	1	1030
14	Semi	1030	1	1030
		13505	14	13505
TOTAL		13505		
TOTAL ON SITE				
Full Redline Site Boundary (FP)				27017
POS Area (FP)				0
Developable Area (FP)				27017
Developable Area (Hectares)				0.251
Developable Area (Acres)				0.62
Density			55.71	Per Hectare



3.0 Design

3.3 HighDensity

This layout also seeks to re-establish a principal building fronting the main road with a pair of simple cottages forming the entry statement, with a shared surface running to the rear of the site.

Development along the shared surface seeks to re-establish a more formal road arrangement with a row of cottages fronting onto the shared surface

The Quarry groupings are arranged in a skewed street pattern fronting onto the public foot path.

Trimdon Option 3

Plot no	Proposed House Type	Perimeter Area (ft ²)	No. of Units	Total Area (ft ²)
1	Semi	800	1	800
2	Semi	800	1	800
3	Terrace	870	1	870
4	Terrace	870	1	870
5	Terrace	870	1	870
6	Terrace	870	1	870
7	Semi	1030	1	1030
8	Semi	1030	1	1030
9	Semi	1030	1	1030
10	Semi	1030	1	1030
11	Semi	1030	1	1030
12	Semi	1030	1	1030
13	Semi	1030	1	1030
14	Semi	1030	1	1030
		13520	14	13520
TOTAL		13520		
TOTAL ON SITE				
Full Redline Site Boundary (ft ²)				27017
POS Area (ft ²)				0
Developable Area (ft ²)				27017
Developable Area (Hectares)				0.254
Developable Area (Acres)				0.62
Density			55.71	Per Hectare

