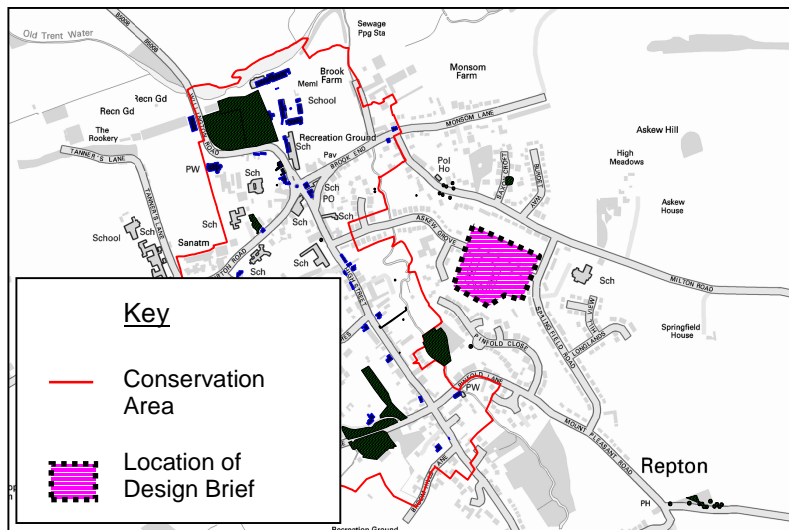


Design Brief

Askew Grove and The Crescent, Repton

February 2010
Version 1.2



Location Plan

Introduction

This brief focuses on the plots of land that have a relationship with The Crescent, Repton and also a number of plots along Askew Grove (see location plan). The large majority of these houses are known as the ‘Canadian houses’.

It is possible that, over time, these post-war 'Canadian houses' will gradually be replaced. This process has already begun, with the new development at Maple Court and planning permission recently being given to No.21 The Crescent for a detached dwelling (see plan on page 2).

This provides a great opportunity to improve the character of this area. Due to the likelihood of this redevelopment occurring on a plot by plot basis over a potentially long period of time – a design brief is needed to ensure that a certain level of coherence is maintained.

Townscape Appraisal

The area to which this design brief relates is located outside of the town's historic core (and conservation area) within an area of post-war housing. The figure-ground plan on page 2 illustrates the predominant urban form of the area.

This urban form comprises of largely semi-detached dwellings (with some detached and terraced) set forward on plots with gardens at the back. It is this built form that creates the positive characteristics of the streets – such as the rhythm of facades, continuity of the building line, a sense of enclosure and also natural surveillance of the street.

The Crescent shares many of these positive characteristics, but in breaking the building line and forming a semi-circle with a public space in the middle – it creates a focal point within this area of housing and has a character all of its own – **a separate character area.**

In townscape terms, focal points are very important as they make it easier to find your way around (legibility), provide a sense of 'place' and identity and places for people to meet. The Crescent is also an important green space within this area, with the potential of providing a place to relax and play within.

It is the positive characteristics described above that should be preserved. These key factors will form the design principles of the design brief.

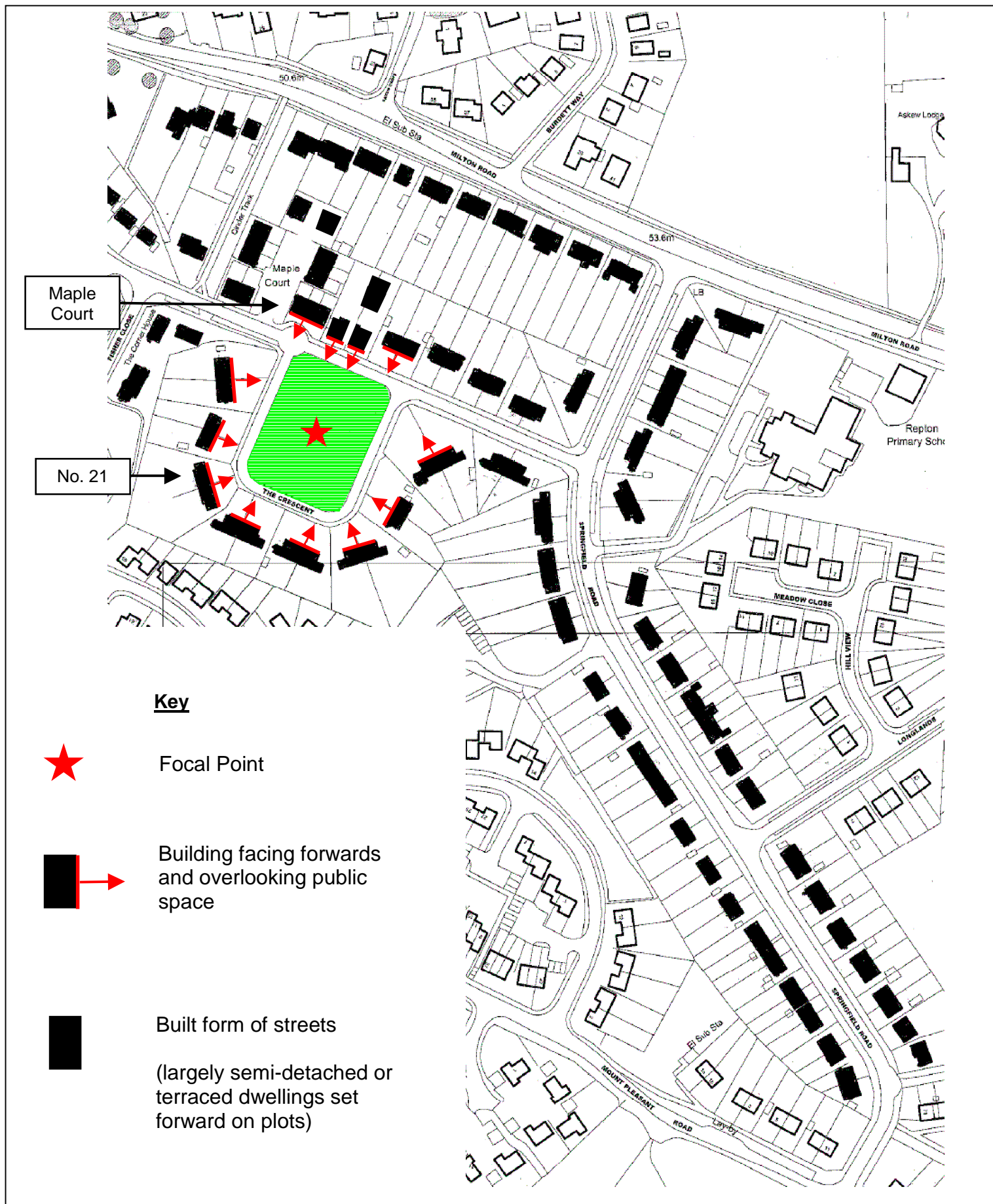
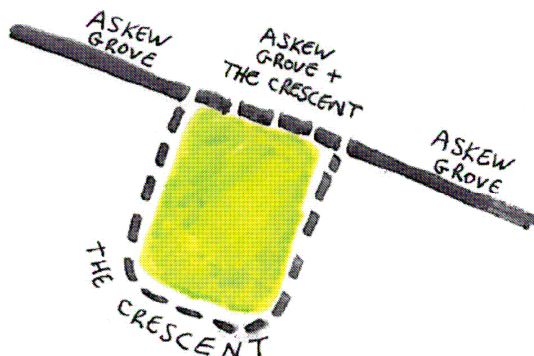


Figure-ground plan and townscape appraisal

Design Brief

The Crescent and Askew Grove possess slightly different characteristics. As described in the Townscape Appraisal, The Crescent is a separate character area. Askew Grove should be viewed as a street that passes through The Crescent character area and should relate to The Crescent in some way. In addition to this, Askew Grove should also have some degree of continuity as you travel along it. The sketch below illustrates this.



The design principles are listed below. Some are general and relate to both Askew Grove and The Crescent, whilst others are more specific:

General Principles:

- All new buildings should be set forward on plots and should front the street;
- The building line (position of the front of a building) should fall within the approximate zone illustrated on page 4;
- A consistent rhythm of facades and fenestration (e.g. windows and doors) should be maintained between all new development;
- There should be a clear demarcation between public and private space. Front gardens should be enclosed by clearly defined boundary treatments;
- Existing boundary treatments are mixed and this has a negative impact on the character of the area. Boundary treatments should be in line with one another, be parallel to the building line and should be of a uniform material and style. The new development at Maple Court has used railings as a boundary treatment. A well designed, high quality railing would therefore be suitable.

The Crescent

- All new buildings on The Crescent should possess a certain degree of uniformity in height, massing, roof type and pitch, boundary treatments and materials;
- All new buildings on The Crescent should be spaced in such a way that a rhythm is created (similar massing and then similar distance between each structure);
- The space within The Crescent should have a strong sense of enclosure (at present, the sense of enclosure is lost (leaks out) due to the single storey dwellings) – this should be achieved by ensuring that structures are of a sufficient height in relation to the open space in front, the building line is set forward appropriately and that there is a continuity of facades;

- The space within The Crescent should be preserved in its entirety as a green space. It's function as a focal point could be enhanced by making it a more attractive and useable space for the local community.



Design Brief illustration