5.0 Design Process

5.4 Public Consultation - Spring 2023

A public consultation was convened at the school on 15th and 22nd March 2023, with a dedicated consultation on site website set up, and leaflet distribution to hundreds of local homes.

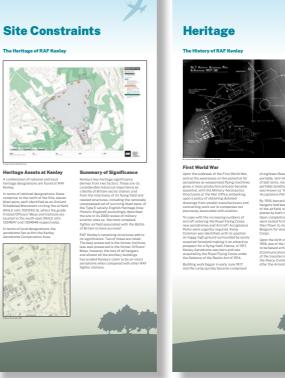
The presentation boards cover the lead in work as set out in this DAS. Cratus have produced a Statement of Community Involvement (SCI)- the matters raised primarily related to:-

- Conservation, Heritage and Green Belt
- Parking and Transport
- Social Infrastructure
- Drainage and Trees













Public Consultation Banners

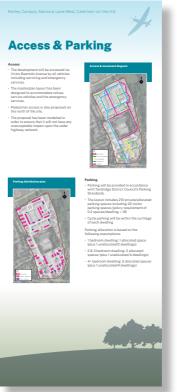
















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5.0 Design Process

5.5 Emerging Figure Ground

The figure ground is used to continually "test" the emerging proposals.

The layout continued to evolve on the themes presented at pre-application and public consultation. The sense of arrival is an area which has been reconsidered on the basis of:

A: The curved figure ground replaced with more formal 'gate house' buildings in the same linear north / south orientation

B: The terrace is 'handed' with access to the east enabling the avenue of trees to be retained. In the final layout the terrace is centred on the courtyard.

C: The rectilinear orientation and the formality are homed as a balance with retaining trees within the structure of the layout.

D: The setting of the listed building and the terraces theme are reconsidered to the northern site.

E: The built forms along the avenue are more regularly positioned, respecting the existing tree line.





Emerging Figure Ground

5.0 Design Process

5.6 Emerging Proposals - Summer 2023

The southern courtyard is further formalised by centrally locating the terrace building to the southern site.

This layout is for 87 dwellings - Plot 21 is removed (Layout not renumbered - Plot 21 omitted) to further rationalise the configurations of this courtyard area.

The CAD base layout is honed to respect tree protection zones (TPZ) and to reinforce vistas of the layout. Victor Beamish Avenue retains its 'avenue' appearance with mature trees interspersed with detached dwellings in contrast to the courtyard and 'quadrangle' dispositions of the southern and northern sites.

This sense of arrival emphasises the linear north-south orientation of the layout as advocated by the neighbourhood plan with an "end stop" building and subtle deflection to access the northern residential.



Proposed Layout

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