

APPENDIX 4 PARADISE DESIGN CODE WORK

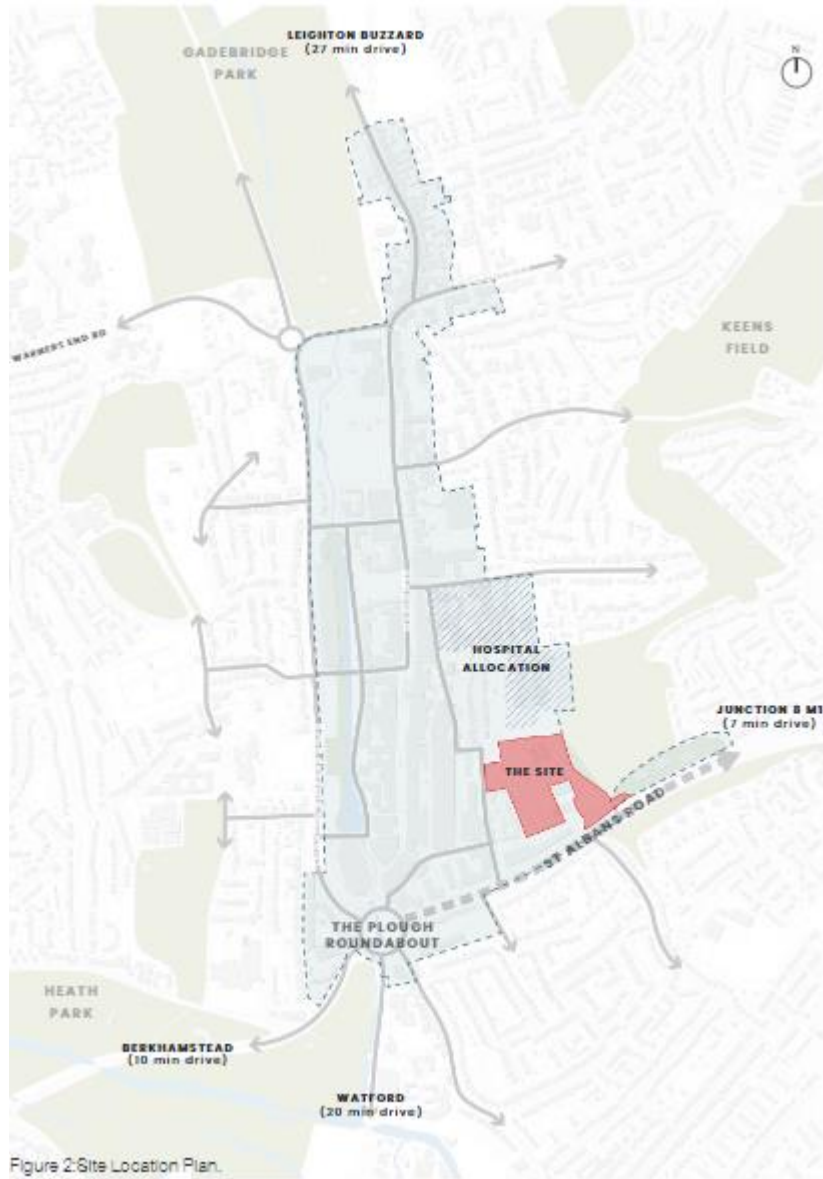


Figure 2.1: Three key priorities for Paradise

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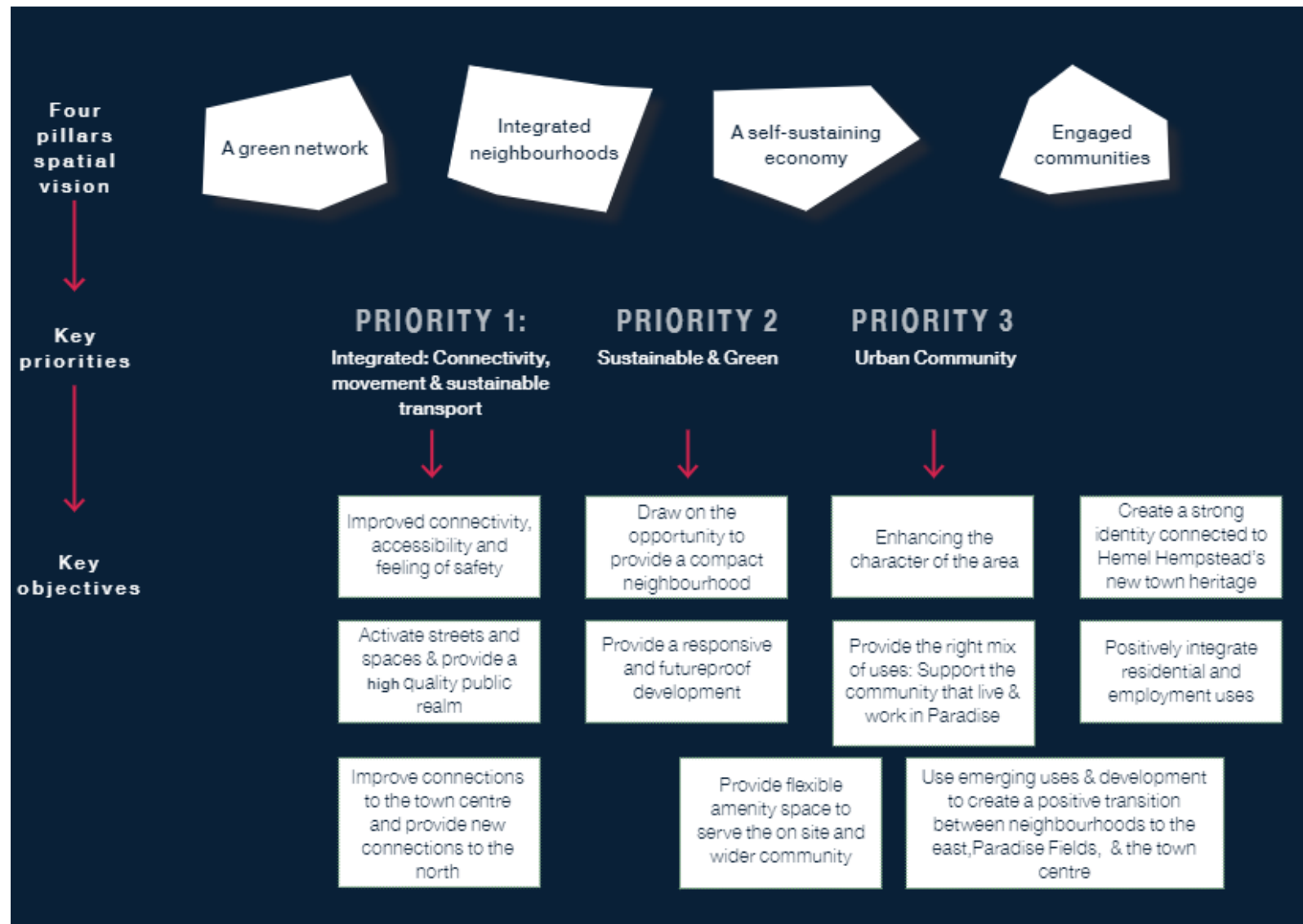


Figure 2.0: Key principles and objectives for Paradise

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Site Opportunities

The following key site opportunities have been identified for Paradise:

- Improve the connectivity between the town centre and the site
- Emphasise the link to Paradise Fields and associated network of open space
- Opportunity to integrate with the residential development to the north
- Introduce a gateway/arrival location for pedestrians and cyclists to move between the town centre and Paradise Fields via the site.
- Opportunity to improve the public realm
- Opportunity to create an urban neighbourhood with a mix of uses that complement but does not compete with (or copy) existing parts of the town centre.

Key

	Potential pedestrian and cycle gateway		Improvements to public realm
	Pedestrian and cycle green link		Paradise fields proposed development area
	Green links to wider network		Paradise Fields proposed open space
	Pedestrian and cycle connections to adjacent residential areas		Town centre proximity
	Wildlife area		Retained buildings
	Future mixed-use development		



Figure B12: Site Opportunities

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Site Challenges

The following key challenges have been identified for Paradise:

- Sensitive edges along the rear boundaries of the existing properties on Orchid Drive
- St Albans Road creates a major barrier between the site and the neighbourhoods to the south.
- The building set back creates a poor sense of enclosure/ frontage to the public realm
- Dominance of road infrastructure & parking within the site
- Indirect routes between the site and the town centre.
- Rising topography with a high point in the north east of the site
- Underused open land at nodal point between site, hospital site and potential east-west link into town centre (marked '1' on plan)

Key

- Existing road layout
- Dominance of surface car parking
- Barrier to pedestrian movement
- Elevation change across site
- Sensitive edge
- Views from current development and proximity to current development with overlooking from new homes
- Retained buildings



Figure B13: Site Challenges