New Design Features

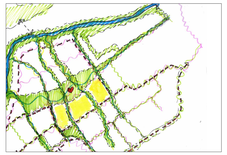
The medium density area of the masterplan includes three residential and two mixed use podiums. A podium is a raised garden or street that conceals surface car parking below.

The benefits of this approach are:

- **Improved visual quality by concealing surface car parking**
- **Increase quality of public amenity space**
- **Increase shared private amenity space**
- **Reduced need for roads, in particular along the edge of the heathland park**
- **Increase in density allowing for more open space**

Design approach

Green Threads
The site-wide masterplan links existing canalside ecology across Sheerwater to a central heathland heart and onward to the urban centre and gateway to Sheerwater, with landscaped 'green threads'.



The landscape characters of the open space across the central neighbourhoods will change from urban to heathland. The podium neighbourhoods bridge between the formal urban entrance to Sheerwater and the heathland heart.

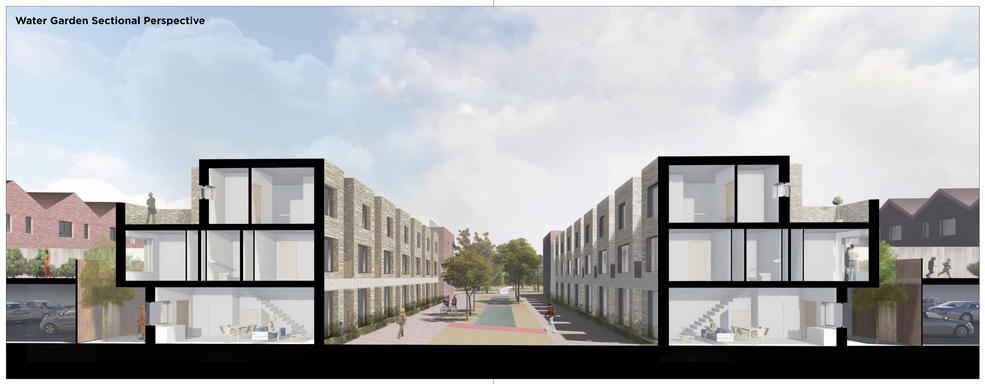
The 'green threads' streets are the bridging links between the two landscapes. These are pedestrianised and characterised by rain garden planting, and provide residents with valuable shared amenity space. These rain gardens will, in essence, be an extension of residents' living space and a place for social interaction.

Neighbourhoods
The landscaped pathways define three distinct neighbourhoods:

1. Main square – Gateway and civic identity
This neighbourhood is the focal point for Sheerwater and the gateway to the Park. The concept co-locates retail and residential with the community centre, health centre and nursery, which together will distinguish its important civic role.

The buildings respond to the masterplan with building heights of 6 storeys enclosing the square transitioning to 4 storeys along the Park and to 3 storeys adjacent to existing homes along Albert Drive and Murray Green.

Houses and apartments will have access to private outside space and communal podium gardens.


Water Garden Sectional Perspective

2. Central Neighbourhood
These parcels enjoy a central location yet are surrounded by a rich and green multi-use public realm. This neighbourhood contains a mix of mews and townhouses, apartments and maisonettes with private gardens at podium level and access to the pedestrianised green threads.

3. Neighbourhood Spine
Apartments and maisonettes of 4-5 storeys line the street edges and form an identifiable urban neighbourhood block.

> **"The site-wide masterplan links existing canalside ecology across Sheerwater to a central heathland heart and onward to the urban centre and gateway to Sheerwater, with landscaped 'green threads'**

Neighbourhood Spine

Central Square

Apartment view

Identity

Materiality
The choice of materials is an important factor in creating an identity for Sheerwater. Materials will make reference to the Arts and Crafts tradition of care in detail, including in the use of brickwork. The selection of a signature source of brick will be important and, equally, care in its use in a contemporary language alongside metal cladding. This will be accented by patterned fretted metalwork inspired by the heath.

Heath Side Homes
The heath side housing follows the curved lines of the Park edge and serves to define and contain the green heart. These homes have private gardens on podium level.

Rain Garden Homes
The homes that line the rain garden pedestrian streets will collectively form the side 'walls' of this linear garden, which in turn serves as an extension to the residents' private and public space.

Neighbourhood Spine
These homes have private balconies or terraces, overlooking the street. The ground level homes have a small private garden area that acts as a 'buffer' to their interior space.

The width of this spine is key, as it allows for roadway, parking, cycling and walking through landscaped zones that support social interaction and movement with ease and safety.

Podium Mews
Raised on a podium that conceals parked cars, these terraced, traditional scale homes line an intimate street.

Podium mews