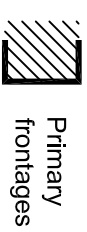
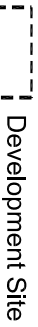
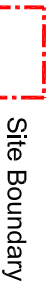
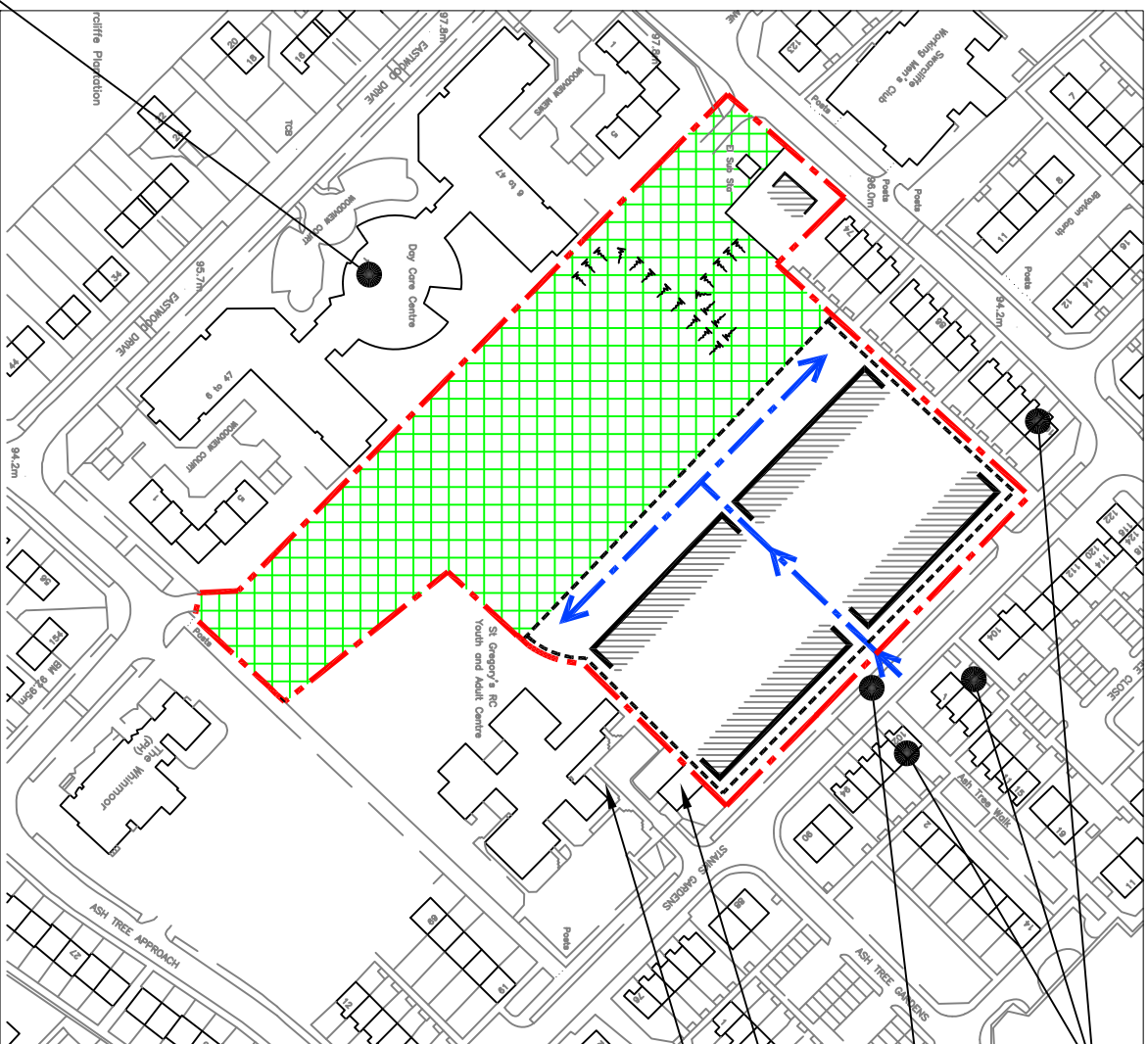


Key Design Principles

- The scale, massing, height and materials of any new buildings should respond to the local context which is characterised typically by two storey properties.
- There should be an active development frontage onto Stanks Gardens and Swarccliffe Avenue to encourage natural surveillance of the street.
- The development should where possible face on to the adjacent playing field land to maximise overlooking and natural surveillance.
- The development should be sensitively designed, must be a 'good neighbour' and should contribute to a sense of place, quality and character and take guidance from the City Council's Neighbourhoods for Living' guide, Building for Tomorrow Today - Sustainable Design and Construction (2011) and 'Secure by Design' (2007)
- Greenspace contributions will be directly used to facilitate the enhancement of the adjacent former school playing field land for informal recreation use
- A quality landscape scheme will be required to assimilate development into the sites



3 Storey sheltered housing complex including bungalows



Two storey town houses

Proposed vehicular access

Caretakers bungalow

St Gregory's youth and adult centre

THE SITE KNOWN AS ST GREGORYS RC PRIMARY SCHOOL, STANKS GARDENS, LEEDS, LS14
August 2014 Sustainable Development (NK)

