

7.3. Design Principles

Street Hierarchy

7.3.1. The below diagram visually illustrates a structured hierarchy of primary, secondary and tertiary streets. The Hierarchy has been designed to respond to the site constraints, the surrounding urban grain and the character and variety of building types and sizes. A clear hierarchy of streets aids general wayfinding through the site, and helps limit vehicular movements and regulate speed throughout different areas of the site.



Figure 79. Street Hierarchy

Landscape

7.3.2. The landscape strategy for the B4 site is shaped by the wider landscaping strategy and context, creating a thread of enhanced landscaping between ancient woodlands situated to the south and east. The strategy is also shaped by the overland waterflow path and connects to proposed basins and swales, creating a biodiverse thread. The central corridor of green open space within the B4 site is also designed in such a way whereby it links through to the green landscaped area within Oaklands Grange.



Figure 80. Landscape

Community Centre

7.3.3. The Community Centre is housed within the local centre, which resides towards the north of the B4 site, illustrated in red below. The local centre sits within a character zone known as the community village, which comprises commercial units, an extra care building and the community centre itself, all fronting onto a civic space. This presents an ideal location for a community centre, with clear links to the existing settlements and the new oaklands blossom community.



Figure 81. Community Centre



View from Sandpit Lane towards Residential Site

7.4. Proposed Layout

- 1 The Local Centre inc. Commercial Units, Community Centre and Apartments of different tenure
- 2 Civic Space providing a public zone for interaction, access to commercial units and connectivity
- 3 Extra-care facility of between 70-80no. Units
- 4 Secondary Access point for the Local Centre Visitor car park, servicing and emergency access
- 5 Primary Vehicular Access point to the B4 Site
- 6 Permanently wet habitat pond with paths and seating
- 7 Western Edge Habitat Corridor with connections through to Oaklands grange
- 8 Eastern Edge Habitat Corridor with swales
- 9 Local equipped area for play
- 10 Linear Open Space with active travel routes and landscaping
- 11 2FE primary school site
- 12 Pedestrian Access from North Drive
- 13 Natural screening from woodland



Figure 82. B4 Illustrative Masterplan

7.5. Amount & Unit Mix

Amount

- 7.5.1. The planning application is made of a single parcel of land. Within the site boundary, a portion of the site belongs to the Outline Application Phase which will deliver an Extra Care Unit along with 305 new homes and a Primary School. The development has been arranged into five perimeter blocks.
- 7.5.2. In total, the proposal includes 167 new homes, a Local Centre and a children's home.

Unit Mix

- 7.5.3. A mix of typologies has been provided across the scheme, ranging from one bedroom apartments to five-bedroom houses.
- 7.5.4. The table below provides the overall unit mix. The distribution is shown on the plan opposite.

		PHASE 1 - TOTAL				
		BED	PERSON	UNITS	TOTAL UNITS	PERCENTAGE
FLAT	1B	2P	39	39	23%	
	2B	3P	3	18	11%	
		4P	15			
HOUSE	2B	4P	15	15	9%	
	3B	4P	8	45	27%	
		5P	34			
	4B	6P	3	33	20%	
		5P	22			
		7P	8			
5B	8P	17	17	10%		
TOTAL			167		90%	

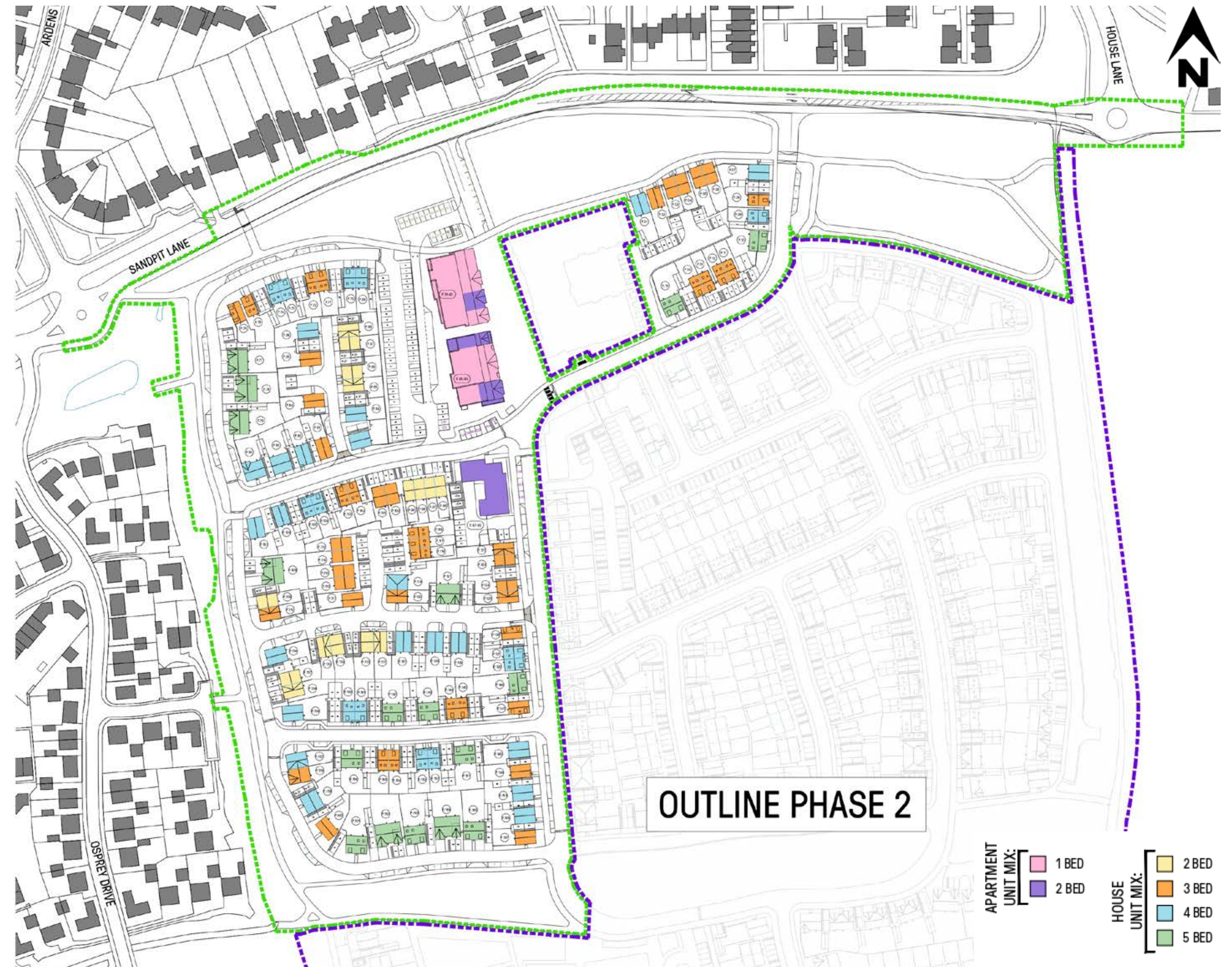


Figure 83. Unit Mix

7.6. Tenure

7.6.1. The scheme will provide a balanced mix of tenures, aligned with the housing requirements set out in the Draft Local Plan 2041. The proposed distribution comprises 60% private housing and 40% affordable housing. Within the affordable provision, the tenure mix is structured as 28% social rented, 31% affordable rented, and 40% affordable home ownership. Of the affordable home ownership element, 25% will be allocated to any nationally mandated First Homes, with the remainder delivered as shared ownership.

7.6.2. The adjoining plan illustrates the location of the proposed dwelling types: grey represents private sale units, blue denotes social rented, orange indicates shared ownership, purple identifies First Homes, pink highlights self-build plots, and green represents the C2 Children's Home.

7.6.3. A detailed breakdown of the total number of units by tenure type is provided in the table below.

FIRST HOMES %			
BED	PERSON	UNITS	
HOUSE	1B	2P	17
			TOTAL 17
SHARED OWNERSHIP %			
BED	PERSON	UNITS	
HOUSE	2B	4P	6
	3B	5P	3
	4B	6P	1
			TOTAL 10
SOCIAL RENT %			
BED	PERSON	UNITS	
FLATS	1B	2P	7
	2B	4P	3
HOUSE	2B	4P	6
	3B	5P	2
	4B	6P	1
			TOTAL 19
AFFORDABLE RENT %			
BED	PERSON	UNITS	
FLATS	1B	2P	15
	2B	4P	6
			TOTAL 21
PRIVATE/ SALES %			
BED	PERSON	UNITS	
FLATS	2B	3P	3
		4P	6
	3B	3P	3
		4P	8
HOUSE	3B	5P	29
		6P	3
	4B	5P	22
		6P	6
		7P	3
5B	8P	17	
			TOTAL 100

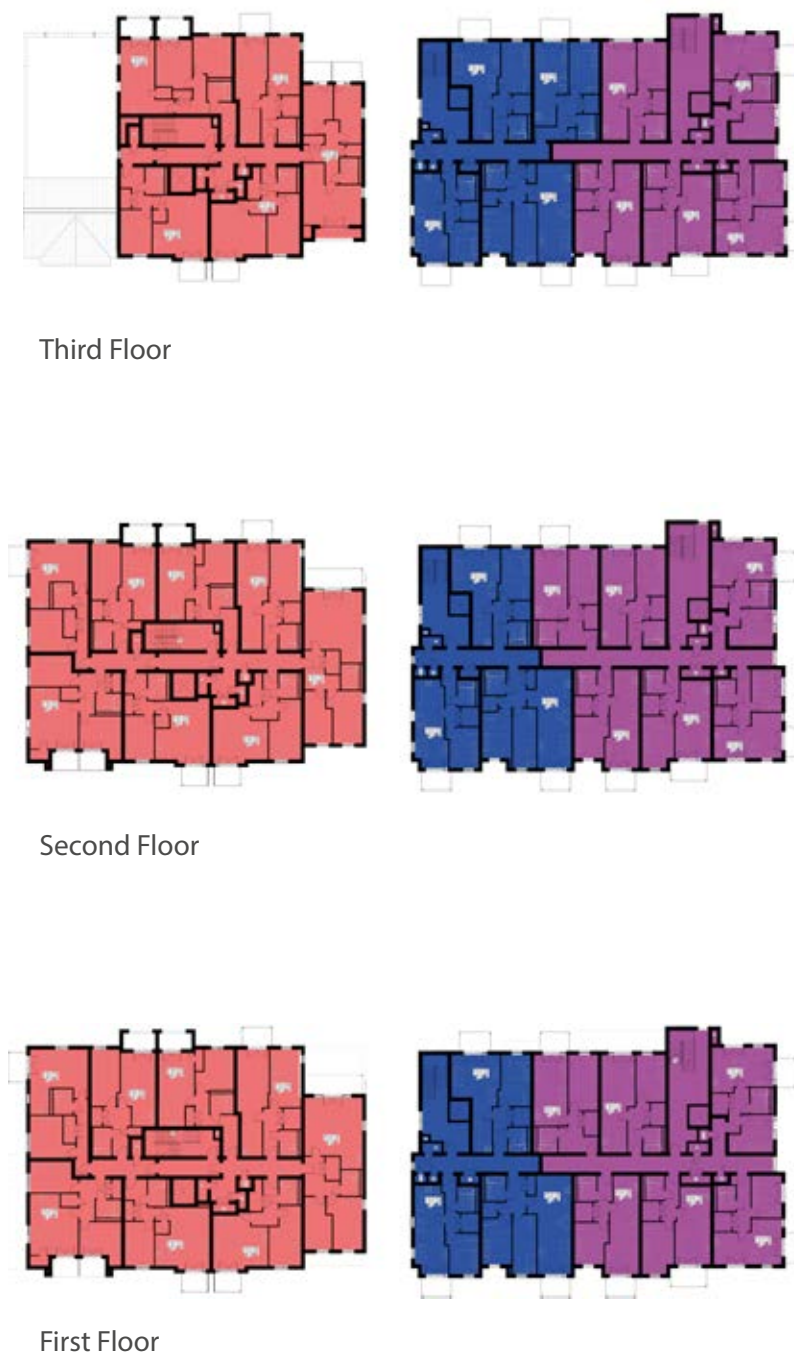


Figure 86. Local Centre Tenure Plans

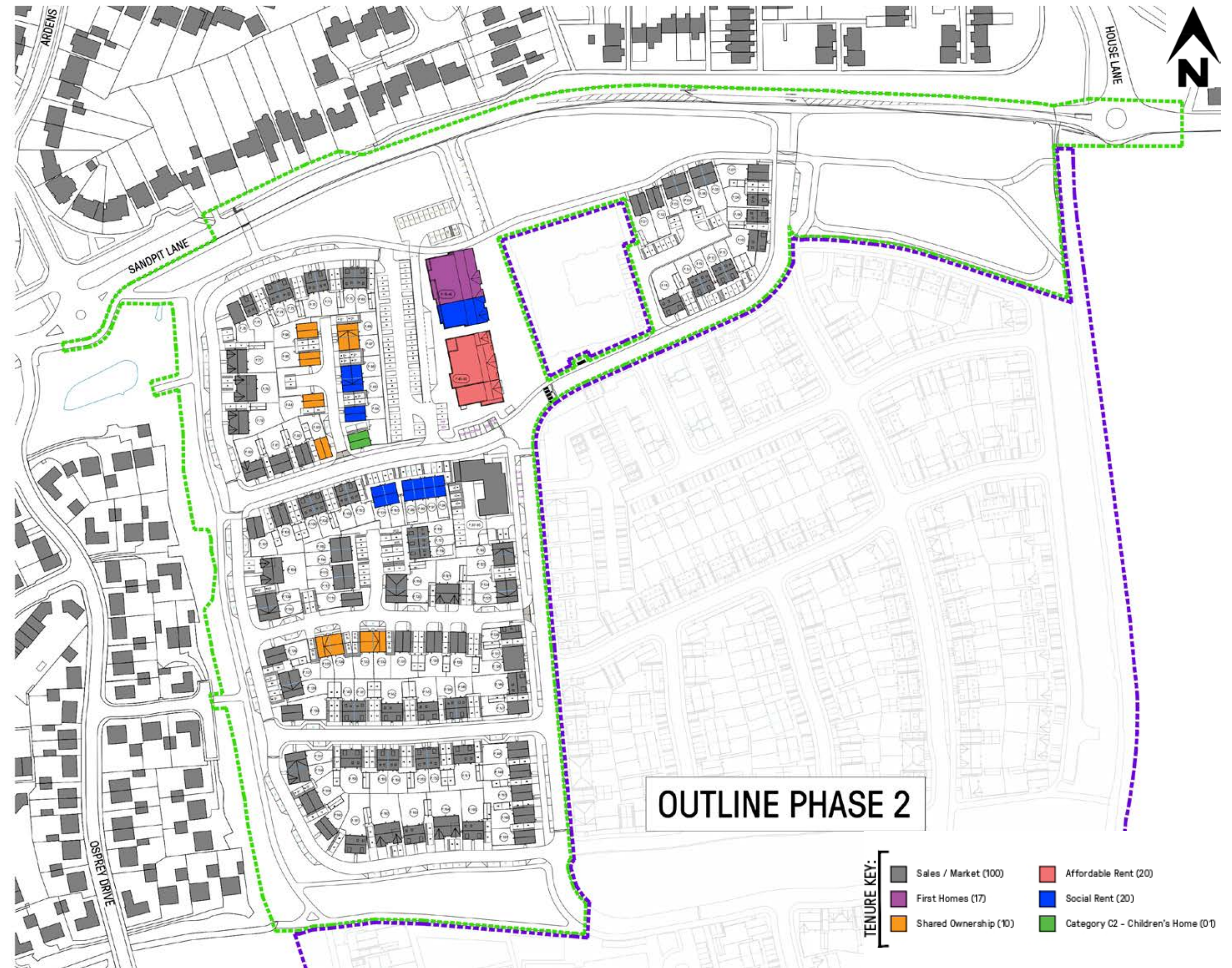


Figure 85. Tenure Detailed Site Plan

Figure 84. Tenure Mix Table

7.7. Landscape Masterplan - Illustrating Phase 1

7.7.1. The Landscape Masterplan for Phase 1 delivers several key spaces within Oaklands Blossom:

- The Northern Open Space and Site Gateway: a zone that is heavily influenced by the existing and proposed hydrological flows through the Site, which link to a green and blue infrastructure corridor to the east that ultimately connects with the Butterwick Brook. This space forms the gateway to the Site off Sandpit Lane and the setting for the Site entrance and Local Centre. A semi-natural planting scheme retains the vegetated character of Sandpit Lane and provides informal recreation and pedestrian and cycle connections south of Sandpit Lane.
- The Civic Square, framed by the Local Centre and Extra Care Home provides a multifunctional and flexible space accommodating access through the Site and spill out space from the adjacent buildings. The space opens up to provide a visual and physical link to the Primary School to the south.
- The Local Equipped Area of Play (LEAP) and Community Growing Space: part of a strategic east-west open space corridor that extends the existing open space within Oaklands Grange, the Central Open Space is framed by a distinctive tree belt. The LEAP is centrally located, accessible to all residents and adjacent to the proposed Primary School.
- Northern extent of the Western Boundary: The Western Boundary provides an attractive setting for a north-south foot and cycle route that links Oaklands Grange and Oaklands Blossom. Along the northern part of the Western Boundary, a mature tree belt provides the setting for the Open Space Corridor. The planting along the Western Boundary transitions from more formal and ornamental in the north through to more natural and open to the south.
- Primary Street: A key part of the Primary Street is delivered within Phase 1, providing access into the Site through the Northern Open Space; south of the Civic Square and the tree lined street to the Primary School and Central Open Space. A legible palette of permeable paving defines the street and key junctions, and rain gardens and trees line the streetscape.

7.7.2. The proposed planting has been designed to create a rich landscape with seasonal colour, variety and texture, with blooming trees selected to create a legible public realm. The soft landscape proposals have been developed alongside the Biodiversity Net Gain (BNG) proposals to offset the loss of existing grassland and trees, and create attractive and habitat rich open spaces that are well connected.



Figure 87. Landscape Masterplan

7.8. Land Use

7.8.1. The adjacent diagram illustrates the Land use allocations across the B4 site, which comprises:

- C3 Residential: Making up the majority of the site, the Residential allocation interfaces with the Oaklands Grange context to the west & the Sandpit Lane context to the north, whilst sensitive development is proposed to the rural east.
- Local Centre: Consisting of C3 Residential, Class E Commercial & Class F Community Uses, the Local Centre resides to the north of the site, ensuring access and presence along Sandpit Lane. The location unites the existing and proposed communities.
- C2 Extra Care: Interfacing with the proposed Local Centre and knitted together by a civic space, the plot provides the perfect location for an extra care facility, benefiting from the proximity of shops, a community centre and transport links beyond. A children's home is also situated to the south west of the local centre.
- F1 2FE Primary School: The land allocated for a 2FE Primary School resides to towards the south of the site, due to catchment area. A visual link is also proposed between the local centre and the primary school.

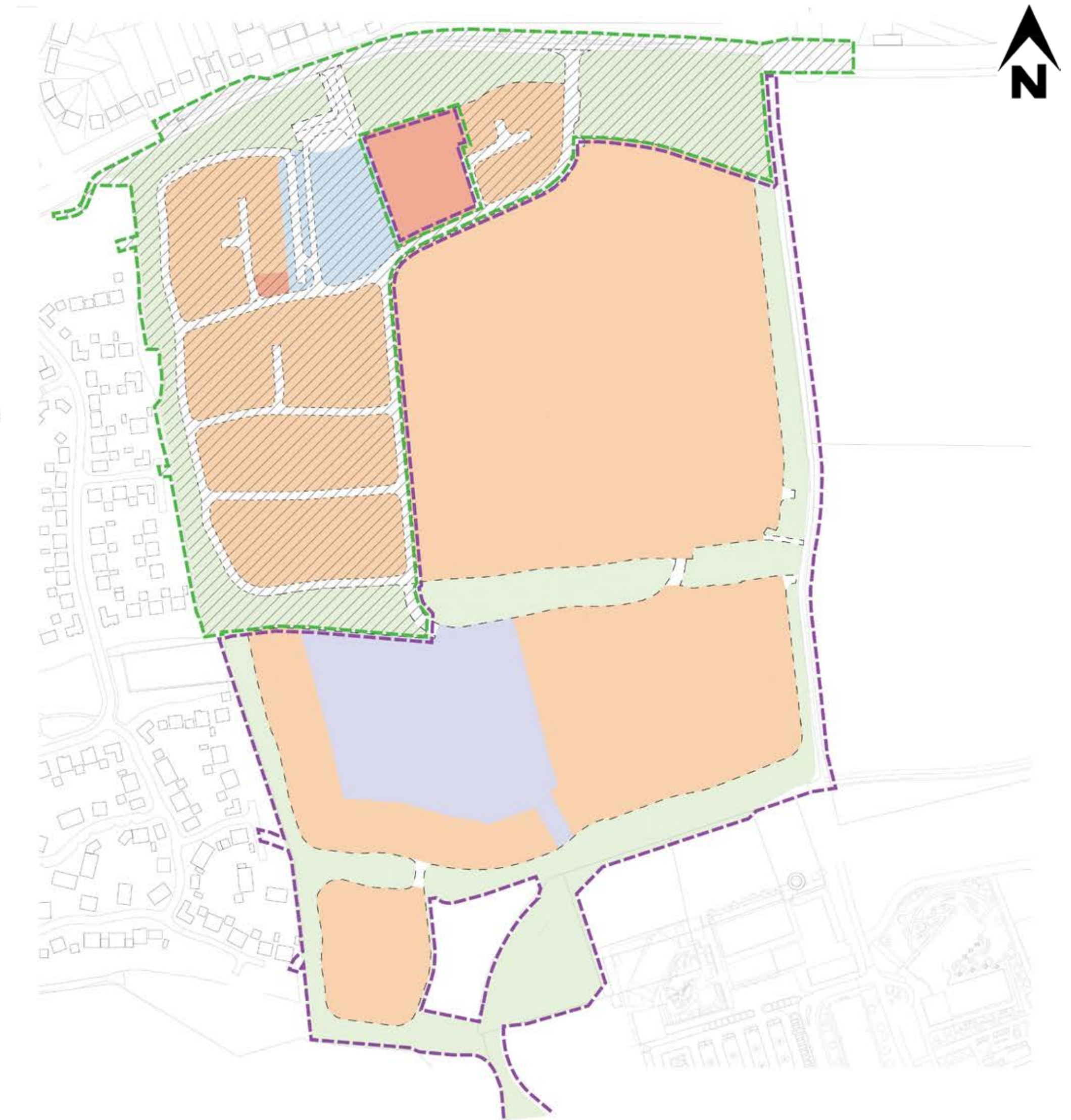
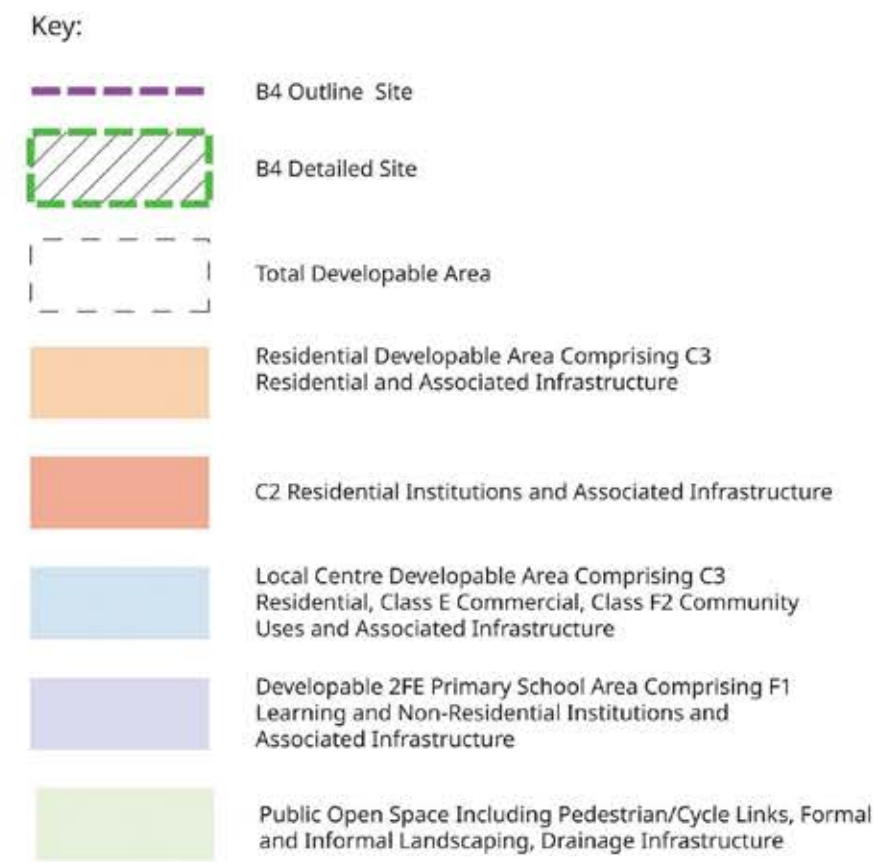


Figure 88. Land Use Parameter Plan

7.9. Building Heights

- 7.9.1. The adjacent diagram defines the vertical scale of development across the site and is carefully calibrated to respond to the local context and wider setting. Dwelling houses will range between two and three storeys in height, with maximum heights specified to ensure clarity and control over the massing and scale of future buildings. Whilst the Local Centre and Extra Care Facility will range between three and four storeys in height.
- 7.9.2. Upto 2.5 Storey development, is located predominantly around the site's periphery, particularly adjacent to existing residential neighbourhoods and more sensitive rural boundaries. This helps to provide a sympathetic edge condition and mitigate potential impacts on neighbouring properties and the wider landscape.
- 7.9.3. Upto 3 Storey development, is focused towards the heart of the scheme, particularly along the primary movement corridors and within more formal character areas. These slightly taller dwellings will support way-finding and legibility, while still respecting the site's topography and edge sensitivities.
- 7.9.4. Up to 3.5 Storey development, is located to the north of the site within the community village zone, serving as a local landmark but responding sensitively to its surroundings.
- 7.9.5. Up to 4 Storey development, is also located to the north of the site within the community village zone, serving as a local landmark but responding sensitively to its surroundings.

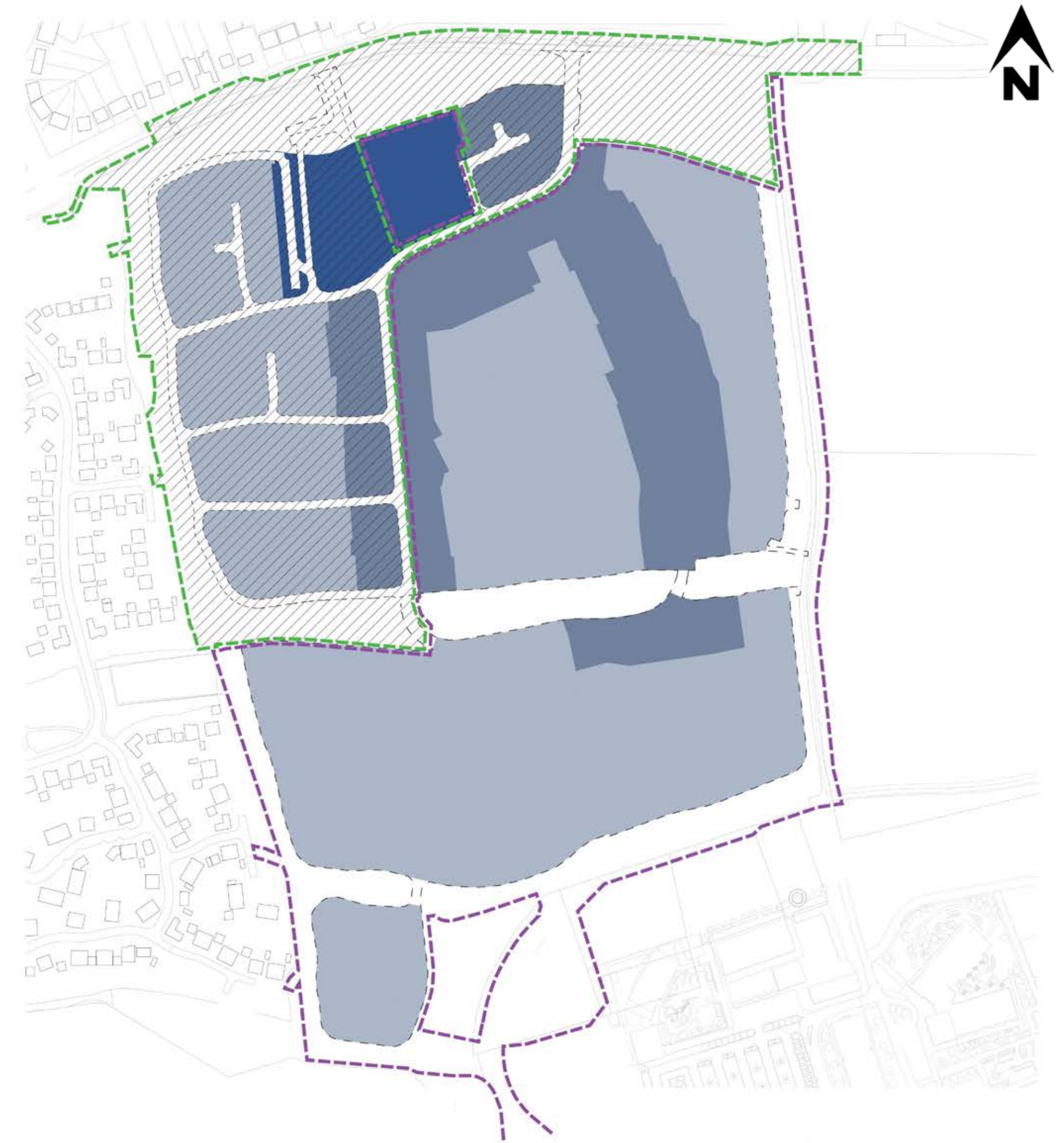
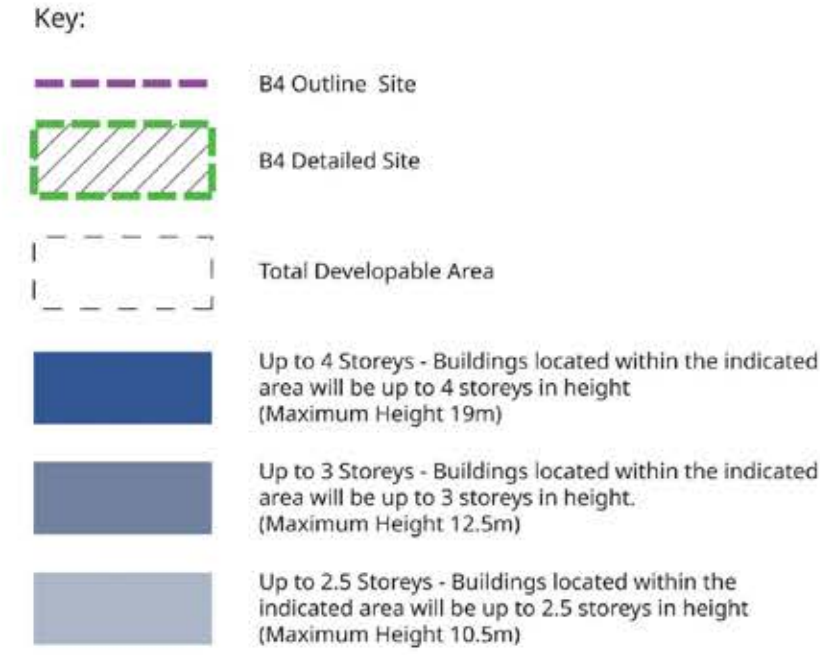


Figure 89. Building Heights Parameter Plan

7.10. Density

7.10.1. The adjacent Density plan provides a framework for the distribution of residential densities across the site, helping shape the character, scale and urban grain in response to the sites context and topography. The plan defines three density zones which allows for a mix of development form across the site.

7.10.2. The overall density of the development reflects the sites location, creating a transition from the suburban settlement to the surrounding countryside.

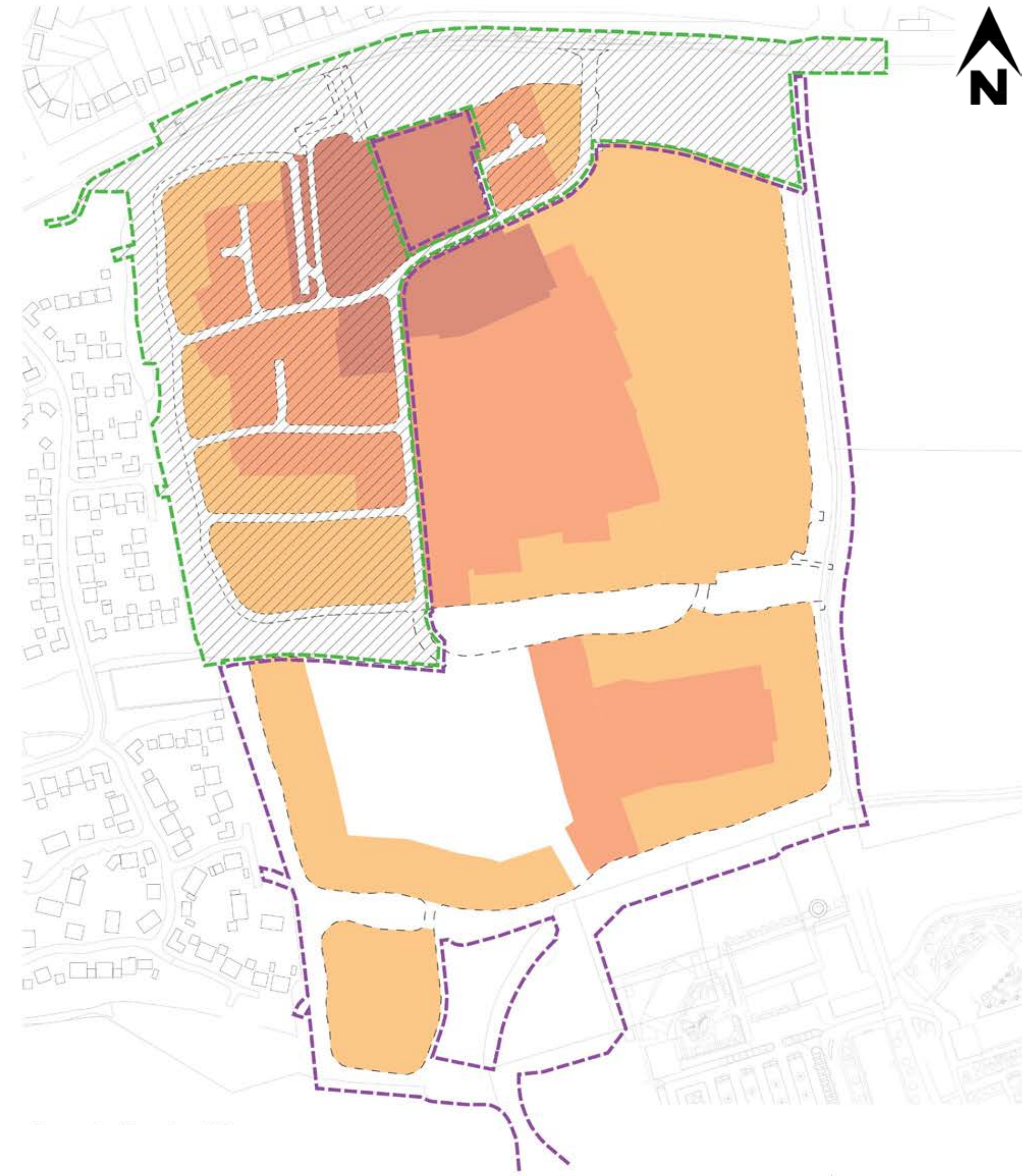
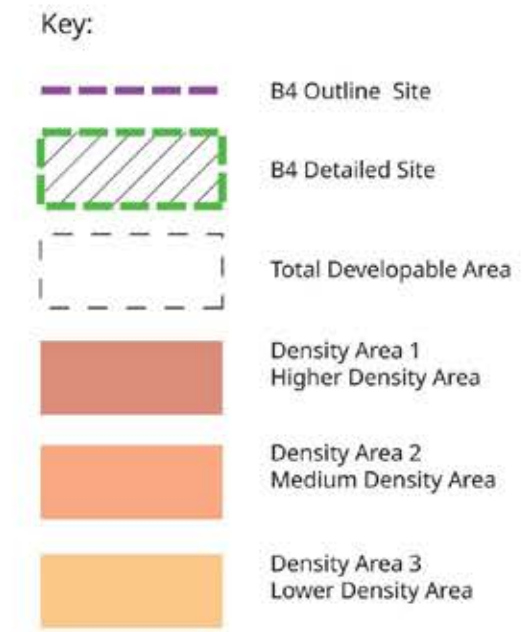


Figure 90. Density Plan

7.11. Access & Movement

7.11.1. The adjacent diagram outlines a hierarchy of vehicular movement and a comprehensive pedestrian and cycle network which weaves the development into the existing network and better links key destinations together.

- Key:**
- B4 Outline Site
 - B4 Detailed Site
 - Total Developable Area
 - Indicative Primary Vehicular Route
Potential Alignment +/- 10m Variation
 - Indicative Secondary Vehicular Route
Potential Alignment +/- 10m Variation
 - Indicative Tertiary Vehicular Route
Potential Alignment +/- 10m Variation
 - Indicative Active Travel Link (Shared Pedestrian/Cycle Route)
Potential Alignment +/- 10m Variation
 - Public Right of Way (Bridleway)
 - Indicative Pedestrian Route (School Only)
 - Shared Surface
Potential Alignment +/- 10m Variation
 - Emergency Vehicular Route
 - Proposed New Bus Route through the site
 - Proposed New Toucan Crossing
 - Main Vehicular Route
 - Emergency Access
 - Pedestrian/Cycle Access
 - Pedestrian Only Access



Figure 91. Access & Movement Parameter Plan

7.12. Street Hierarchy

- 7.12.1. In our proposal, the street hierarchy is carefully considered and constructed in a strategic manner. The primary roads provide the backbone of the arrangement, linking the vehicular access points to the various branches of houses that sit on secondary and tertiary roads.
- 7.12.2. The secondary streets branch off from the primary roads, distributing traffic into different parts of the neighbourhood while maintaining a calm, residential scale that is suitable given the sites location.
- 7.12.3. The tertiary streets generally consist of small roads along the perimeter of the development as well as cul-de-sacs and residential clusters. These streets experience the least traffic and footfall.
- 7.12.4. This strategic layout ensures that traffic flow within the site is always smooth and void of any congestion. The layout promotes the safety of the residents and promotes a sense of community, which is an important aspect of suburban residential architecture.

Key Legend

- ||||| Primary Road
- ||||| Secondary Roads
- ||||| Tertiary Roads



Figure 92. Street Hierarchy

7.13. Primary Street Typology

- 7.13.1. The primary roads are the most built up street typologies found on the site. These street types act as the main circulation route that connects the neighbourhood to external arterial roads and distributes traffic to the secondary and tertiary roads.
- 7.13.2. It is the widest of the various street typologies, with a road width of approximately 6.5 metres. In addition to this, active travel routes are provided on the primary streets, with a green verge separating these areas from the main road. These verges provide safety and add greenery to the development, which are both key design drivers.
- 7.13.3. Building heights vary in the different areas along the primary routes. Generally, these roads are lined by 2-3 story houses either side. This can change however, with apartments sitting on the primary roads in the areas approaching the local centre and civic square.



Figure 93. Primary Street Section A

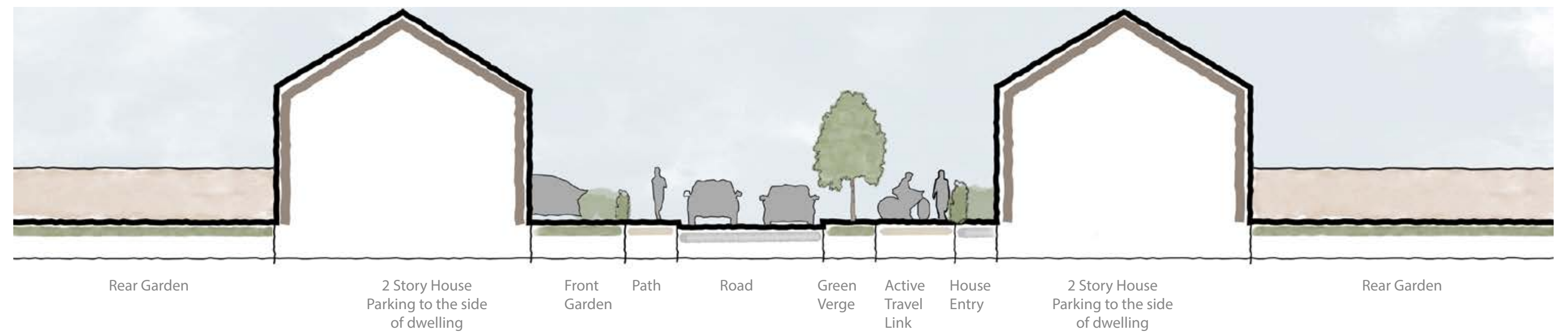
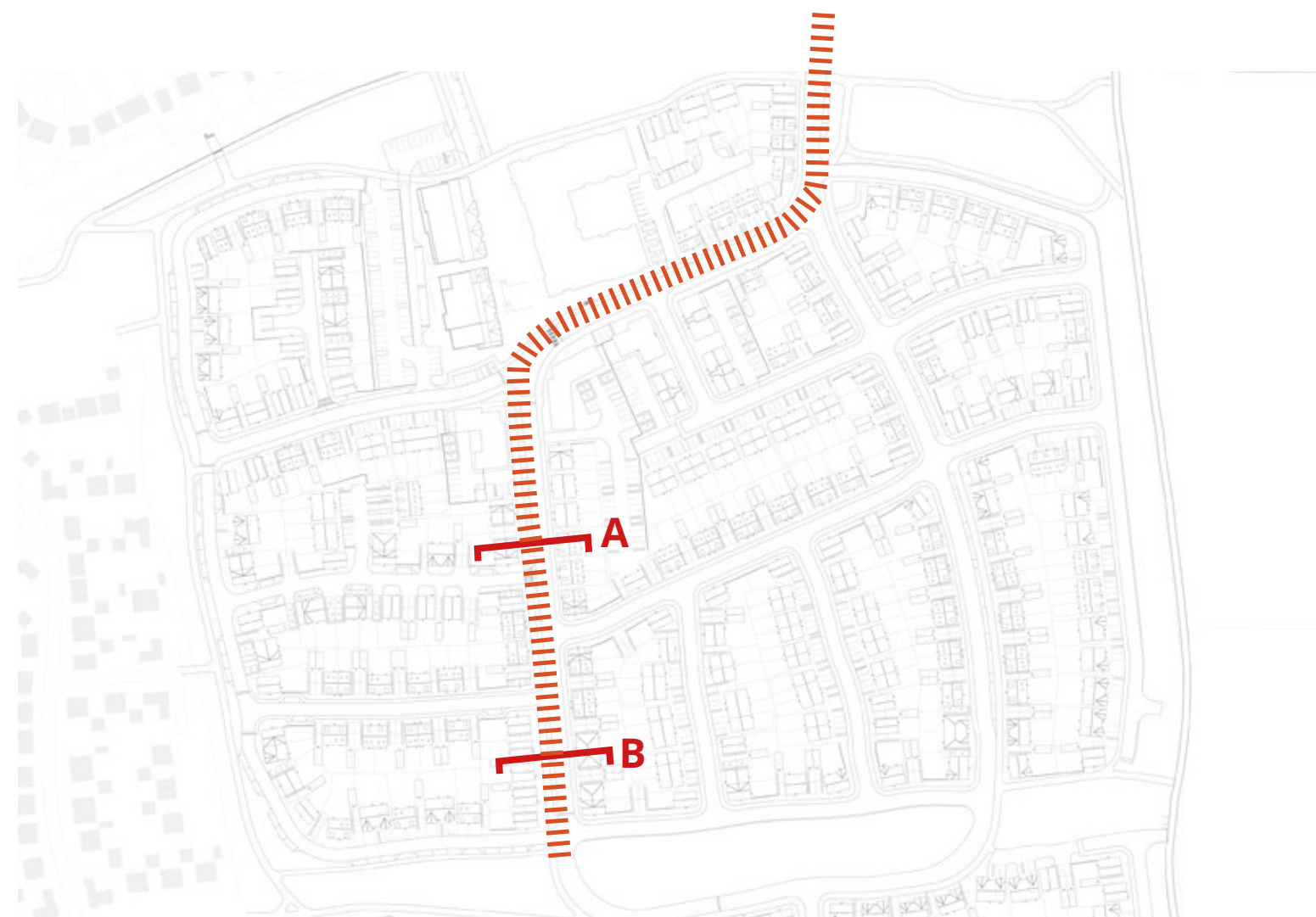


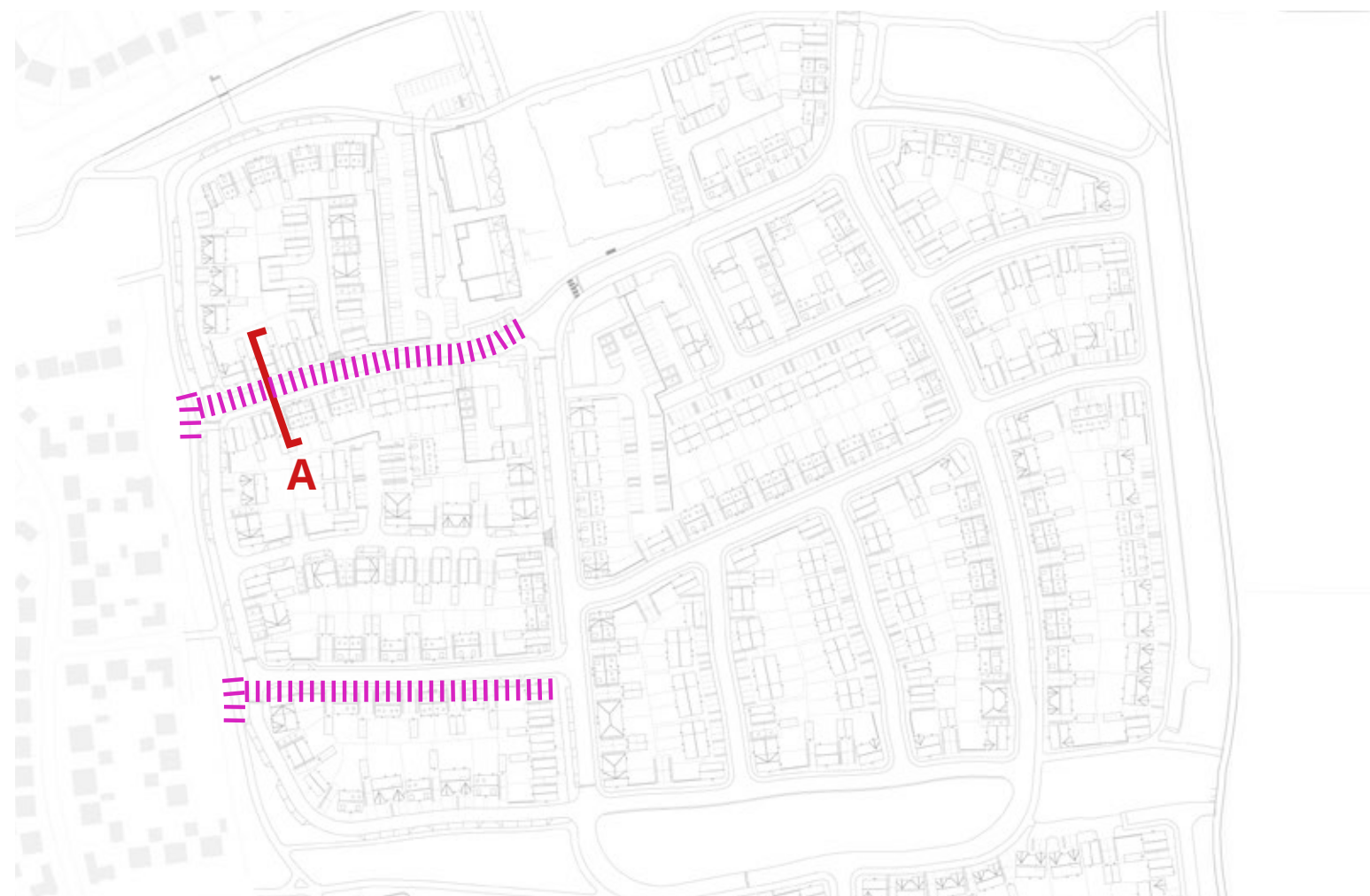
Figure 94. Primary Street Section B

7.14. Secondary Street Typology

- 7.14.1. The secondary streets function as a bridge between the primary and tertiary streets throughout the development. Although less wide than the primary roads, they are still generously sized, with road widths of approximately 5m. This road width prioritises safety, restricting vehicle speed.
- 7.14.2. The secondary routes also feature pathways on either side of the road allowing for pedestrians to seamlessly move through the development. There isn't a need for the secondary roads to feature a green verge in the middle however, as less vehicles use these roads at a slower speed.
- 7.14.3. The housing typologies are similar to those found in both the primary and tertiary streets. Houses range from 2-3 stories and are found in various different materials styles across the development.



Figure 95. Secondary Street Section A



7.15. Tertiary Street Typology

- 7.15.1. The tertiary streets found on the development act as the smallest level of roadway, branching off to sections of dwellings from primary and secondary roads. These roads experience the lowest amount of vehicular exposure and are approximately 5m in width in areas.
- 7.15.2. These roads frequently only have a row of dwellings on one side, with the other side often being green space with landscaping details.
- 7.15.3. The landscaped areas often include active travel routes that link the site to surrounding areas, such as the Oaklands Grange development to the east of the site.

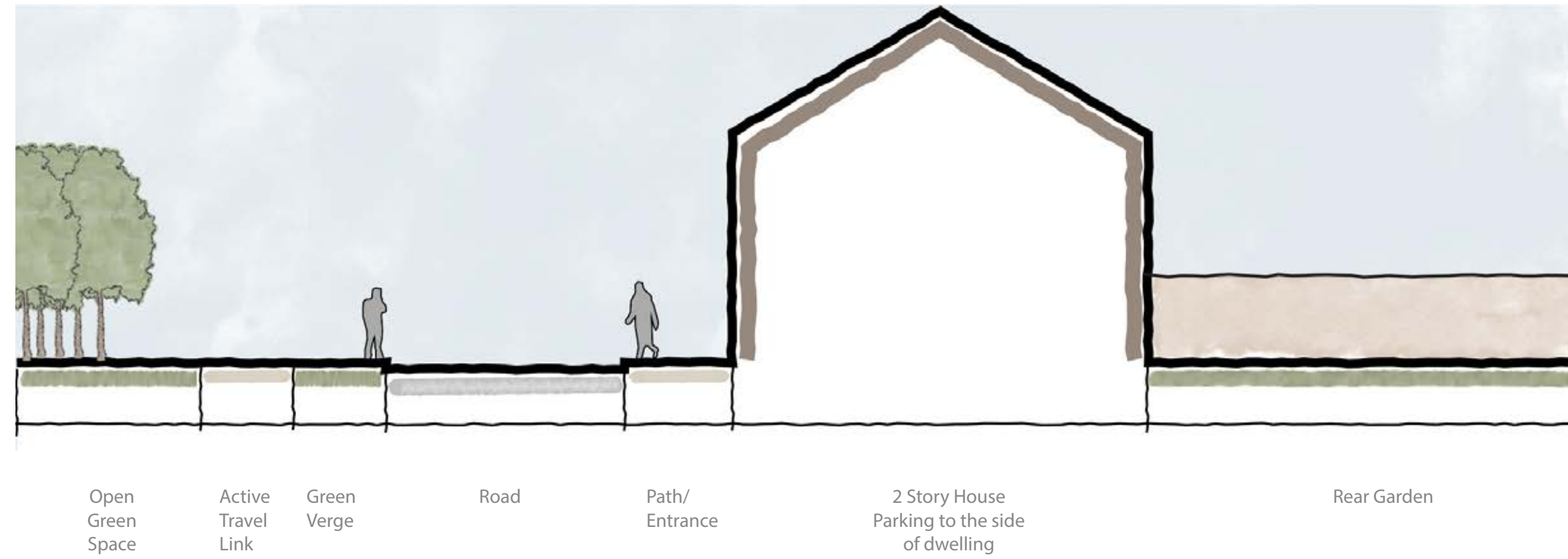


Figure 96. Tertiary Street Section A



Figure 97. Tertiary Street Section B

7.16.Character Areas

7.16.1. The adjacent diagram sets out five distinct character zones, these areas have been developed to respond to the sites context, topography, surrounding built form and material palette, while establishing a legible, high quality development with a strong sense of place. Each area has been shaped by key placemaking principles, including building typology, scale, massing, materials and proximity to landscape features. Together these zones support a varied yet cohesive architectural language, contributing to an engaging and walkable neighbourhood. For more information, please refer to the design code document.



Figure 98. 3D visual of the residential area north-west of the site

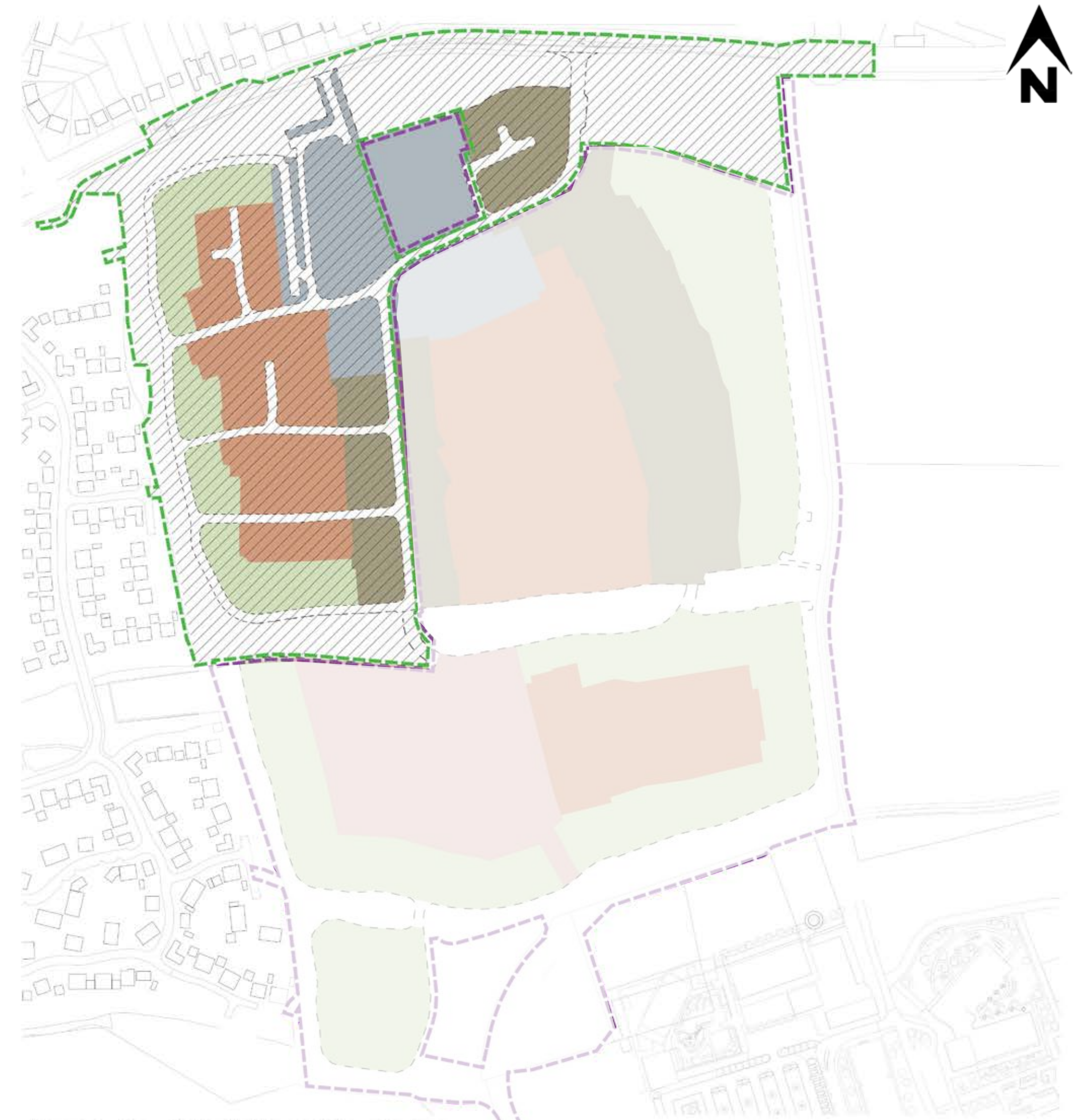


Figure 99. Character Area Parameter Plan

7.17.Character Area 1 - Avenue Approach

- 7.17.1. The Avenue Approach character area will feature predominantly larger detached and semi-detached homes, arranged in a formal and consistent built form. Buildings will range from 2 to 3 storeys in height, in line with the Building Heights Parameter Plan. Streets will be defined by active frontages, with dual-aspect homes, particularly on corners and junctions, ensuring dwellings face the street with habitable rooms on both ground and first floors to enhance passive surveillance and avoid blank elevations.
- 7.17.2. The primary street will include a two-way carriageway, flanked by a 2m footpath on one side and a 3m shared pedestrian and cycle route on the other, providing direct access from the site entrance to the Community Village. Verges of approximately 2m will accommodate tree planting and landscaping, while raised tables at key junctions will help enforce a 20mph speed limit.
- 7.17.3. Front gardens, street trees, and consistent frontage setbacks of 1.5–3m will enhance the public realm, support legibility, and provide visual cohesion. A refined material palette of red and buff brickwork, complemented by stone detailing and high-quality boundary treatments, will emphasize corner plots and key vistas. Distinctive architectural features at the site entrance will establish a clear sense of arrival and identity for this key route.



Figure 100. Extract of Street Scene



Figure 101. Character Area - Avenue Approach

7.18.Character Area 2 - Residential Links

- 7.18.1. The Residential Links character area will serve as the connective network of the masterplan, linking homes to key routes and green spaces through a cohesive yet varied streetscape. Comprising mainly secondary and tertiary neighbourhood streets, the design will prioritise pedestrian movement with shared surfaces and, where appropriate, single-side footpaths, aligning with the parameter plan.
- 7.18.2. This area will feature a more relaxed and diverse residential character than the Avenue Approach, while remaining structured and legible. Medium-density development will focus on semi-detached homes, complemented by a limited number of detached houses and short terraces. Buildings will generally be two storeys, with opportunities for 2.5 storeys at key points to introduce variation and rhythm.
- 7.18.3. Dual-aspect homes at corners and junctions will improve passive surveillance and visual interest. Front setbacks will typically range from 1.5 to 2.5 metres, depending on parking arrangements and street design. Verges will be used sparingly, with a stronger focus on soft boundaries and front gardens to foster a more intimate, residential feel.
- 7.18.4. The material palette will offer visual variety through a mix of red and buff bricks, while diverse roof forms—varying in pitch, shape, and tile—will reinforce neighbourhood character and reflect the surrounding landscape.



Figure 102. Extract of Street Scene



Figure 103. Character Area - Residential Links

7.19.Character Area 3 - The Meadow Edge

- 7.19.1. The Meadow Edge character area will create a sensitive transition between the development and the surrounding countryside and existing residential edges. Located along the eastern, southern, and western peripheries, this area will feature a landscape-led, lower-density layout with a looser grain and wider spacing between buildings.
- 7.19.2. Development will primarily consist of detached family homes, with some semi-detached properties. Building orientation and spacing will be varied to create a more informal, rural character. Heights will be limited to 2.5 storeys, with larger front gardens and green pockets enhancing planting, biodiversity, and visual integration with the surrounding landscape.
- 7.19.3. Access will be provided via tertiary streets and private drives, with shared surfaces fostering a calm, low-traffic environment and encouraging informal interaction. Generous soft landscaping, including hedgerows, native planting, and trees, will define boundaries and promote ecological value.
- 7.19.4. Informal play areas will be integrated throughout, and architecture will draw from the traditional Hertfordshire vernacular, using muted materials such as shiplap cladding and tiled roofs. The overall design will ensure a cohesive and contextually sensitive character that blends seamlessly with its rural setting.



Figure 104. Extract of Street Scene

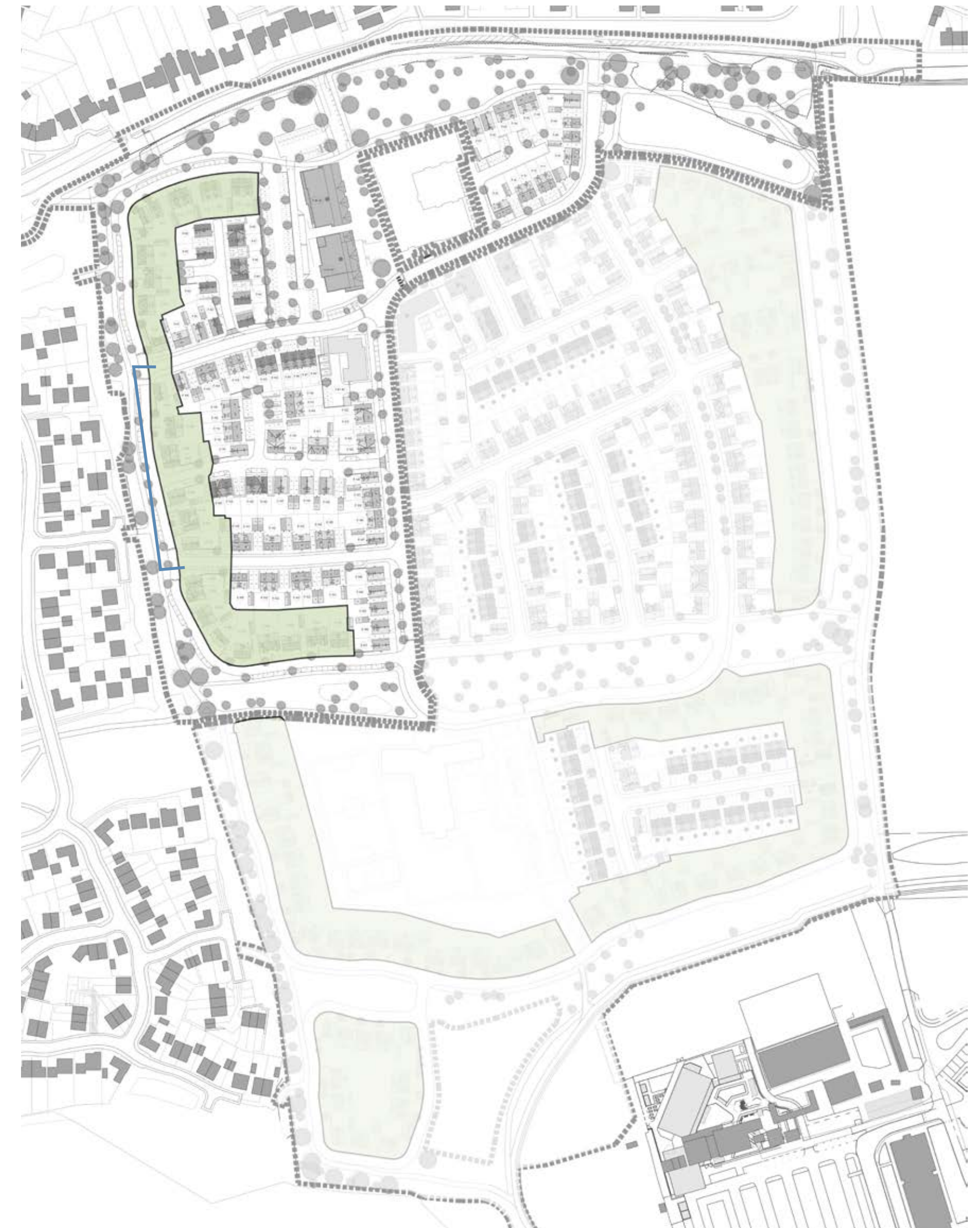


Figure 105. Character Area - The Meadow Edge

7.20.Character Area 4 - Community Village

- 7.20.1. The Community Village will serve as the vibrant heart of the neighbourhood, bringing together residential, social, and community uses within a clearly defined central hub. Characterised by apartment buildings, an Extra Care facility, and a Local Centre, this area will offer a focal point for daily life and interaction.
- 7.20.2. Built form will respond to the Primary Street's geometry, creating strong active frontages and enhancing legibility. Taller, more prominent buildings will define the village core, acting as wayfinding markers while transitioning sensitively to the lower-rise residential areas at the edges.
- 7.20.3. Apartments will feature dual-aspect layouts with entrances facing the public realm to maximise activity at street level. Streets will incorporate two-way carriageways with 2m footpaths on both sides and 2m verges for tree planting, supporting a green and pedestrian-friendly environment. Raised tables at key junctions will prioritise pedestrians and help manage vehicle speeds.



Figure 106. Extract of Street Scene



Figure 107. Character Area - Community Village

7.21.Landscape Character Areas Phase 1

- 7.21.1. The Phase 1 development boundary extends across four Landscape Character Areas as set out in the Oaklands Blossom Design Codes document. The treatment of each responds to the surrounding context of the Site and to ensure a high quality and legible environment across the residential development.
- 7.21.2. Landscape Character Area 1 - Northern Open Spaces and Site Gateway serves as the entrance to the development from Sandpit Lane, offering green open space with active travel links, accessible and inclusive areas for informal recreation welcoming for users of all age groups and abilities. The character of the zone is strongly influenced by the hydrological functioning of the area, both existing and proposed, and to retain the well-treed character of Sandpit Lane. The Northern Open Space is a gateway to the Site, but also provides the setting for the Local Centre and Extra Care Home.
- 7.21.3. Landscape Character Area 2 - Civic Square serves as a shared space for the community and visitors. It provides a setting for the commercial units and community centre, and the Extra Care home. The Civic Square connects the Northern Open Space with the Active Travel Link along the primary route, and down to the primary school.
- 7.21.4. Landscape Character Area 3 - Central Open Space, forms a continuous, multi-functional green space at the heart of the Site. The Central Open Space benefits from a distinctive existing mature tree belt which forms a key part of the Central Open Space.
- 7.21.5. Landscape Character Area 4 - Western Boundary connects Oaklands Blossom and Oaklands Grange. This edge consists of an existing tree belt and proposed planting that provides a setting to the north-south Active Travel Route link.

Key:

- B4 Outline Site
- B4 Detailed Site
- Total Developable Area
- Character Area 1 Avenue Approach
- Character Area 2 Residential Links
- Character Area 3 The Meadow Edge
- Character Area 4 Community Village
- Character Area 5 The Primary School Zone

Key Legend

- Northern Open Space abd Site Gateway
- Civic Square
- Central Open Space
- Western Boundary
- Eastern Boundary (Outline Phase)
- Central Open Space (Outline Phase)
- Habitat Corridor (Outline Phase)
- Western Boundary(Outline Phase)

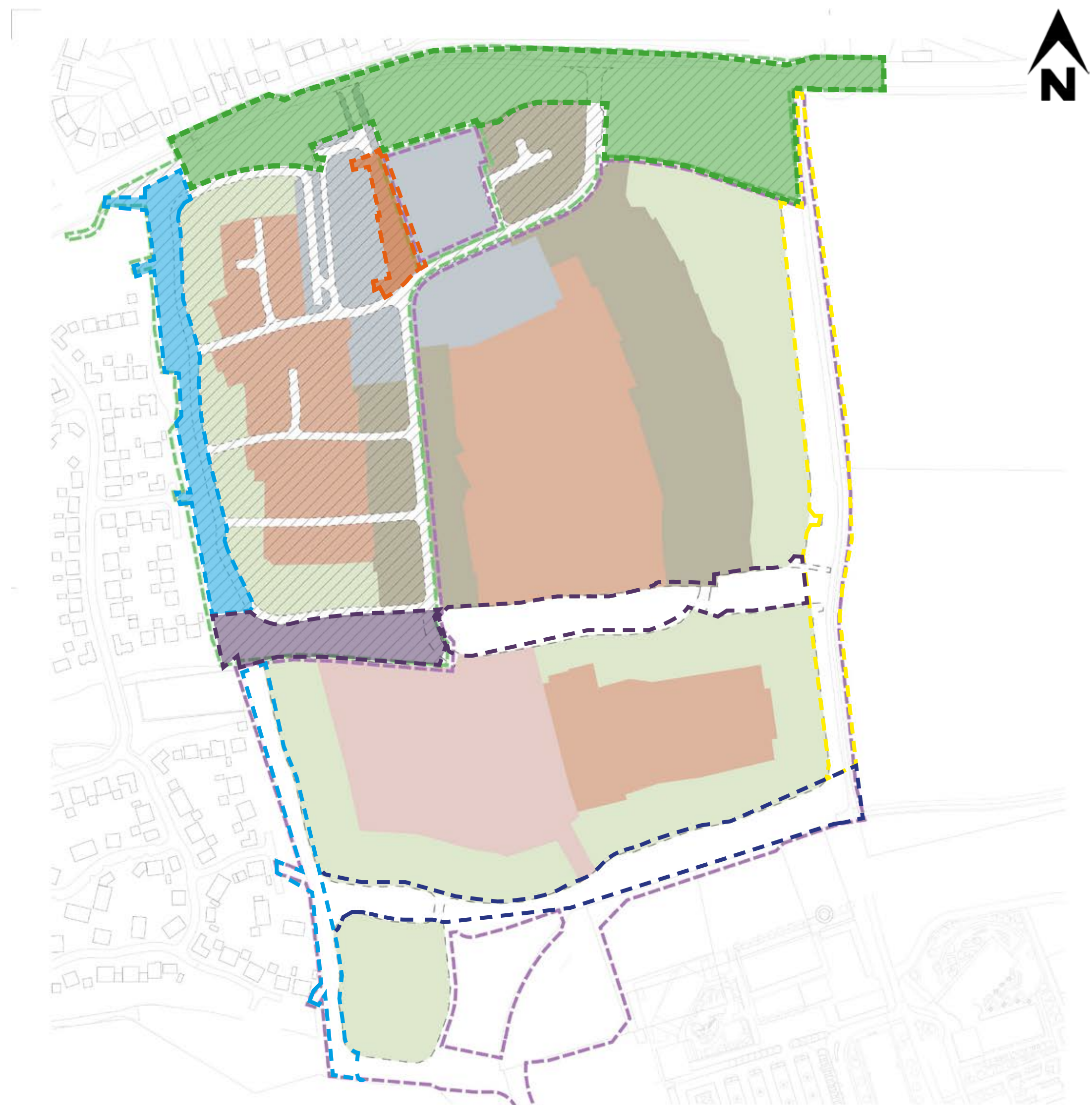


Figure 108. Landscape Character Areas: Phase 1

7.22. Green Infrastructure/Habitat creation/SuDS

7.22.1. The proposed green infrastructure establishes a well-connected and multifunctional network of open spaces that contribute positively to the character, ecology and functionality of the development. All green spaces serve different purposes and respond to their specific landscape contexts. While they share features like public accessibility, areas for leisure, informal recreation and play, and a strong visual appeal, every space is created using a unique material palette and incorporating existing landscape features, where appropriate. This approach ensures that every area has a character suited to its function and environment, while also promoting long-term sustainability.

- The Northern Open Spaces and Site Gateway establishes the public face of the development, onto Sandpit Lane. The proposals create a green buffer between Sandpit Lane and the development, retaining and reinstating mature trees along the roadway. The open space is designed to respond to its gateway location, creating a transition between the more rural landscape to the east and the arrival into the urban area of St Albans. This is achieved through the transition from more natural landscape elements to the north-east, with a permanently wet SuDS basin framed by native trees and shrubs and set within a wildflower meadow; through to a more designed treatment of the dry SuDS basin and proposed swales that provides a setting to the Extra Care Home and Civic Square. To the north-west, the Northern Open Space provides connectivity into the movement network of St Albans in an attractive landscaped space. The Northern Open Space is designed to integrate water management, biodiversity, connectivity and an attractive landscape.
- The Civic Square is a multifunctional space that allows for spill out space for commercial units an events space for the community centre, and allows for movement through the space, including an Active Travel Route (ATR). The Civic Square is softened by blooming trees and planting beds, although it is generally a harder space to allow for the range of uses.
- The Western Edge retains the existing trees and shrubs along the edge of Oaklands Grange, and creates a habitat and movement corridor that integrates the neighbouring developments.
- The Central Open Space ensures continuity of the existing green space within Oaklands Grange via a well-connected network of paths. A retained mature tree belt alongside mixed native and non-native planting gives structure and unity to the overall green framework. The surrounding landscape is designed to be both attractive and visible, with good levels of passive surveillance. The Open Space

provides the setting for the proposed Local Equipped Area of Play (LEAP) and a community food-growing area adjacent to the school.

- Street Planting: Street planting, particularly with native trees, provides vital habitats for urban wildlife, including birds, insects, and small mammals. These trees supply food, shelter, and nesting opportunities while creating continuous links between larger green spaces within the development. They help to reinforce the street hierarchy, with the primary street lined by rain gardens and large street trees.
- Residential Gardens: Individual gardens also contribute significantly to biodiversity by acting as safe havens and ecological stepping-stones. When coordinated across the community, these private green areas provide corridors for species movement, support pollinators, and contribute to wider nature conservation efforts. Hedgerows to front gardens contribute towards the biodiversity of the development.

7.22.2. Collectively, the open spaces, streets and gardens deliver a coherent green infrastructure that supports biodiversity net gain, creates clear east-west and north-south connections, and ensures a balanced integration of ecological and recreational functions within the development.



Figure 109. Landscape Masterplan for Phase 1: Detail

7.23. Detailed Landscape

- 7.23.1. A detailed soft and hard landscape design has been prepared as part of this application, with a tailored approach applied to areas serving different functions, as described above.
- 7.23.2. Each of the Character Areas and Open Spaces offers opportunities for short recreational walks along with being well integrated with the wider movement network. The network of informal paths and ATRs has been carefully designed to encourage outdoor activity and enhance overall connectivity.
- 7.23.3. All pathways—ranging from informal mown routes through to ATRs have been created with accessibility as a priority.
- 7.23.4. To improve safety and provide visual connection between the northern and southern parts of the Central Open Space, the canopies of the existing tree belt will be lifted, and localized areas of low-level vegetation will be cleared to improve visual connection through the Central Open Space.
- 7.23.5. Hard landscape materials have been thoughtfully selected to correspond with the specific functions and locations of each area, while also aiding wayfinding throughout the site. The materials palette balances consistency with Oaklands College Campus, and the need for materials appropriate for a residential development. Street furniture is strategically positioned at key points to encourage interaction with the environment and provide comfortable spaces for leisure and social engagement. The use of warm-toned materials contributes to a welcoming, residential atmosphere, and their specifications ensure that all shared spaces remain accessible to a diverse range of users.
- 7.23.6. Further details of the Phase I landscape design are provided in the detailed drawing package, submitted as part of the Oaklands Blossom Planning Application.



Figure 110. Landscape Masterplan for Phase 1: Detail