Permeability and Connectivity

- Create a permeable site layout to provide clear views through the development and beyond, maintaining visual connections to the Colne Valley and surrounding landscape.
- Seamlessly integrate the development with the surrounding landscape and infrastructure.
- Retain and enhance existing public rights of way and Introduce new internal routes to improve connectivity within the site.

Landscape-Led Design

- Prioritise landscaped, car-free spaces between terraces to create welcoming public realms.
- Use landscape to define spaces, guide movement, and create a strong sense of place, while fostering social interaction, supporting biodiversity, and providing flexible, safe, and welcoming environments for the community.
- Preserve mature trees where practicable and integrate the site into the wider natural landscape over time.

Sustainable and Low-Impact Design

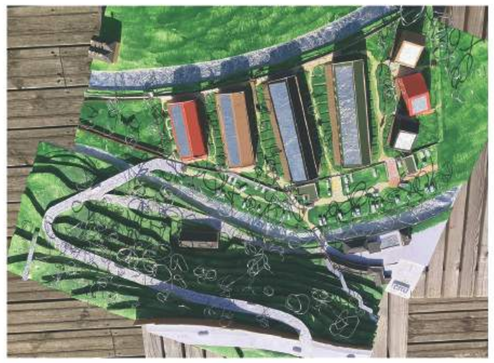
- Orient buildings on the site to maximise solar gain and natural daylight for each home.
- Design the site layout to respond to sustainable drainage, manage flood risk, and maximise opportunities for biodiversity by making use of existing natural features.

Community and Social Interaction

- Foster a strong sense of community by providing communal gardens, green spaces, growing areas, and play areas that encourage interaction and engagement across all ages.
- Create new links to connect the new development with surrounding communities and local amenities, enhancing social integration and accessibility.

Visual Identity

- Create a bold, cohesive architectural presence with three-storey terraces that define the site and reinforce Marsden's sense of place, using colours inspired by local buildings and landscape.
- Maintain consistent materials, colors, and roof forms to provide a unified and recognizable visual identity.



design principles - sheet 2

REVISIONS

1:250 / 1:500 / 1:1000 0 5/10/20 10/20/40 15/30/60 20/40/80

1:50 / 1:100 / 1:2000 0 1/2/4 2/4/8 3/6/12 4/8/16

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Title
design principles - sheet 2

Scale @ A1	Revised by	Rev
NTS		
Drawn	**Reviewed**	**Sheet Created**
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PLANNING

Marsden Island

CITU DESIGN

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