

### The approach to live-work

4.4.4

Hybrid 'live-work' uses that mix residential and workshop (B1) uses are strongly encouraged in transitional areas between employment and housing. Such uses are gaining popularity around the Country as employment patterns change and working from home becomes ever more common. Each live-work unit should have a minimum of 40 sq. m. of definable functional workspace in addition to the residential element. Internal uses may be horizontally or vertically split. It is not expected that more than two bedrooms be included in each unit as live-work units are unlikely to be considered suitable for family accommodation. The workspace needs to be capable of accommodating the whole range of B1 uses, including light industry. Easy access for bulky goods and materials should be provided with double doors (2m width), high ceilings and lifts, where necessary. Where market conditions dictate that live-work units are to be unviable in the short term, within the areas identified for live-work in Figure 4.1, residential properties are to be designed to facilitate changes of use over time (with high ceilings and well-placed circulation cores, for instance).

### Incorporating a small supermarket

4.4.5

The supermarket is capped to a maximum size of 1,000 sqm gross floor area to serve a local function and not draw car based trips from a wider catchment area. However, it is recognised that as Wellingborough East expands and local demand grows so there may be a need to expand the supermarket beyond this size at some future time. For this reason it is advised that land is set aside to the rear of the supermarket building to serve as reserve expansion space. Such changes would require appropriate consent to be granted that took account of the circumstances at the time of the application.

### Designing-in flexibility

4.4.6

Whilst working up detailed proposals developers and their consultants will be encouraged to design flexibility into buildings to enable them to adapt to future changes of use. Allowance should be made for the potential of the neighbourhood centre to grow in an easterly direction, towards the reserved location for the potential secondary school.

### The impact of existing uses

4.4.7

Figure 4.1 illustrates how retention of the following existing buildings is strongly encouraged and integrated into the Neighbourhood Centre layout:

- Irthlingborough Grange and associated outbuildings in a landscaped setting;
- The Granary offices;
- The principal South Hill Farm buildings;
- The pumping station

4.4.8

Retention of the existing kennels is considered incompatible with the creation of the Neighbourhood Centre plans and the associated residential environment due to likely noise disturbance. Should relocation not occur, residential or other noise sensitive development will not be permitted in the vicinity if such development is likely to be subject to unacceptable noise levels as outlined in PPG24.



Nottley Green Primary School, Essex



Hayes Primary School (Bromley, Kent)



North Croydon Medical Centre



Claypath medical centre, Durham

Well designed community facilities

### Principle of transitioning

4.4.9

Developers are required to apply the principle of 'transitioning'. This involves the transition between neighbouring uses being carefully managed. Changes between land uses occur at the back of plot (rather than between different sides of a street), with hybrid 'live-work' uses introduced where appropriate- grading the change of use in a subtle way and ensure compatibility.

4.4.10

This principle is especially relevant to the way that Irthlingborough Road is conceived and the way the interface with the Laurence Leyland Industrial Estate is treated. As illustrated in Figure 4.1, the Borough Council consider it fundamental that there should not be a crude land use division separating industrial units to the west and residential properties to the east. Irthlingborough Road provides an important gateway to the neighbourhood centre as one approaches from the south. It is therefore proposed that:

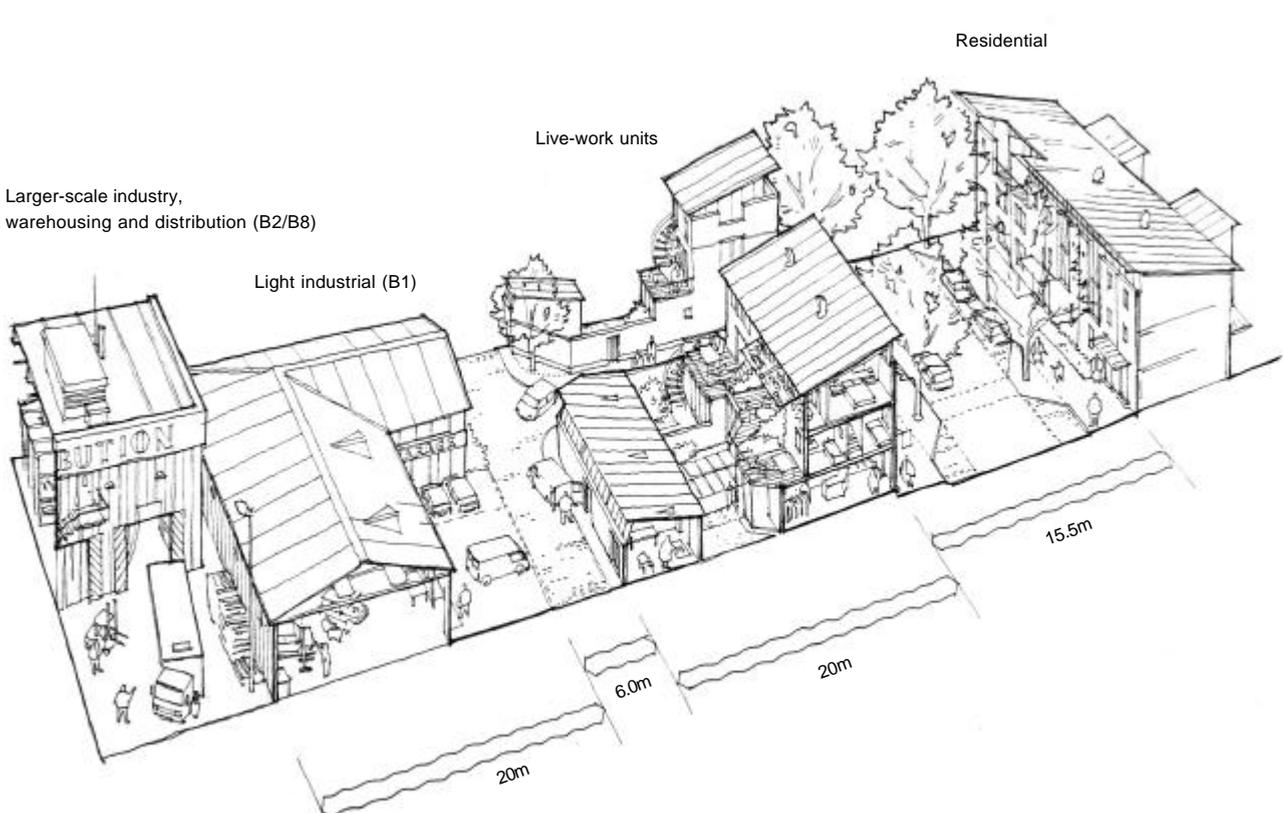


Figure 4.6 The principle of 'use transitioning'  
The transition between different land uses should be graded to ensure compatibility. (indicative dimensions shown)

- the landmark status of buildings on the bend of Irthlingborough Road to the south is emphasised;
- that building fronts line Irthlingborough Road. To accommodate a change in level it may be necessary to run a lane for local access parallel with the main Irthlingborough Road;
- predominantly residential uses are located on the eastern side of the road (though live-work and small-scale B1 workshops will be encouraged where compatible);
- that live-work units line the western side of Irthlingborough Road, presenting an active edge to the street, with new B1 units wrapping around the existing Laurence Leyland Industrial Estate to the rear.

## 4.5 A diversity of housing types and tenures

### 4.5.1

A balanced community is promoted via a mixture of housing types and tenures ranging from detached and semi-detached properties to terraces and flats. The mix of housing types is to equate with the character of streets that they line, as described in 4.2 above and illustrated in Figure 4.7.

### 4.5.2

Affordable housing shall be provided in accordance with Policy H8 of the Local Plan as supplemented by the Supplementary Planning Guidance on Affordable Housing.

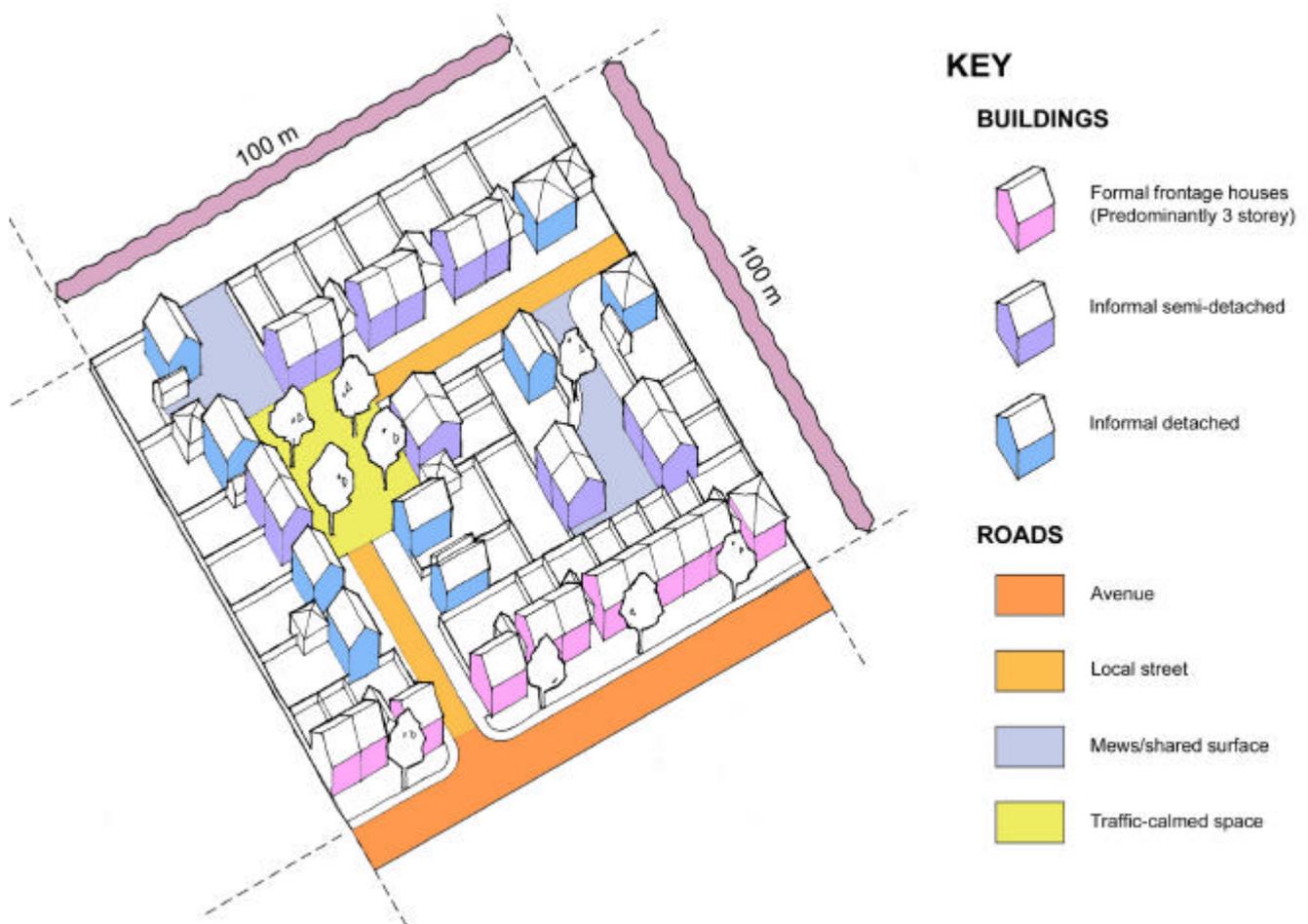


Figure 4.7 A mix of housing types can be accommodated whilst building to higher densities (35du/ha and above)

#### 4.5.3

Other relevant Borough Council documents relating to the provision of affordable housing comprise:

- Wellingborough Borough Council Housing Needs Survey 2001;
- Wellingborough Borough Council Housing Strategy 2003/04;

The following documents are currently be prepared:

- Wellingborough East Housing Needs Study 2004;
- WEAST Affordable Housing Development Brief Phase 1 (Draft);

The following documents are also important points of reference:

- The Housing Corporation's 'Modern Methods of Construction';
- The Outline Specification and Lifetime Home requirements prepared by Davis Langdon.

#### 4.5.4

The percentage of on-site affordable housing will be determined by the forthcoming Affordable Housing SPG. However, the principles of this provision are clear. Affordable homes must be 'pepper-potted', so that they are fully integrated with market housing. This means providing affordable housing either as individual units scattered throughout the development or else in small clusters of no more than ten to twelve units incorporating an agreed mix of housing types and tenures. It may, however, be appropriate to exceed this limit where, for example, sheltered accommodation is proposed or mixed tenure within a block of flats is problematic.

#### 4.5.5

The housing mix for each phase and tranche of the development should take account of:

- Assessed housing need requirements
- Supported housing need requirements
- Wheelchair or other specialist adapted housing
- Relationship of the development site to other facilities
- The need to provide a balance of tenures
- The overall sustainability of the development.

#### 4.5.6

There will be a requirement for:

- specialist and general needs accommodation in accordance with assessed needs.



Traditional urban form Higham Ferrers



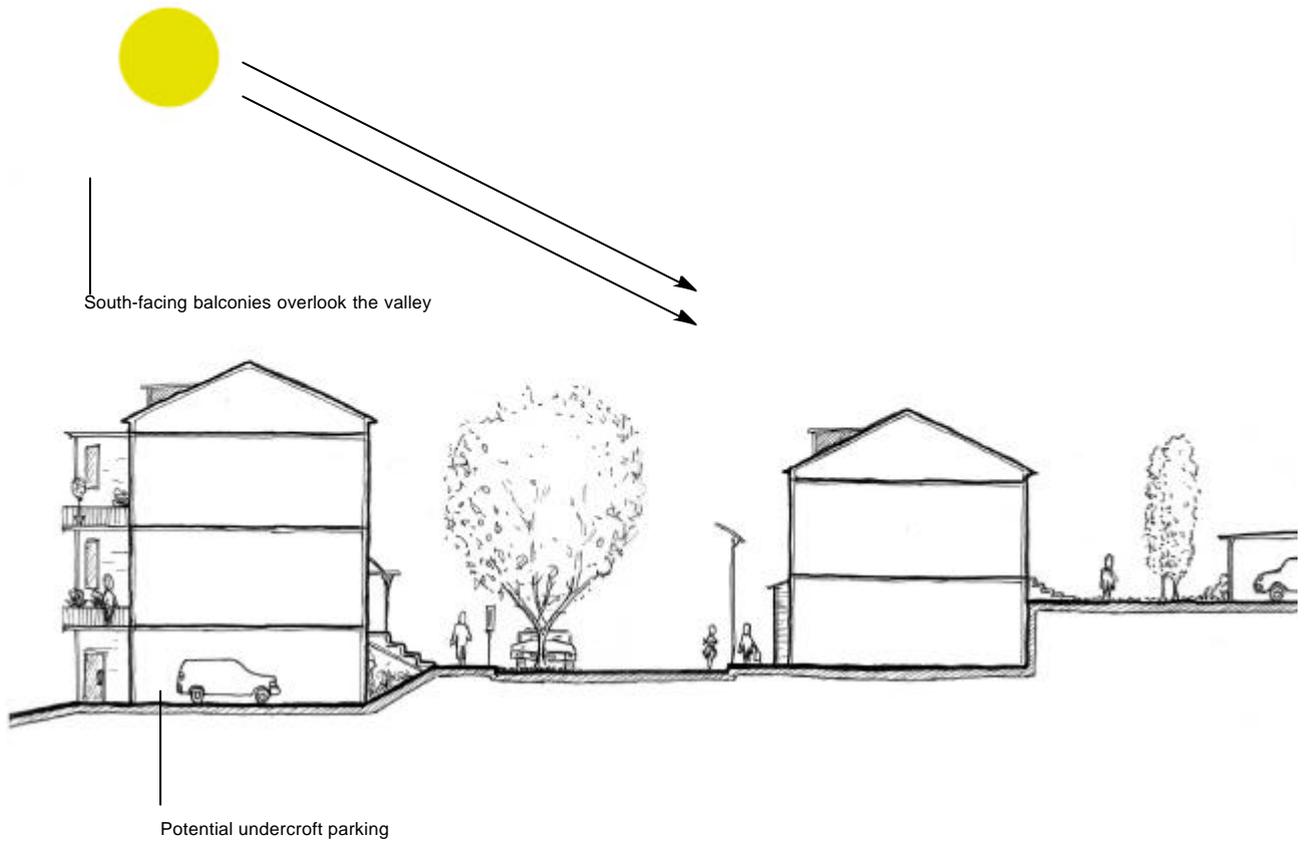
Frome, Somerset

Housing designed to work with the topography

- Supported accommodation for the elderly in the neighbourhood centre
- Supported accommodation for single people with access to facilities and support.
- Accommodation to be provided above shops
- Accommodation for Keyworkers

#### 4.5.7

25% of affordable housing is to be built to the Housing Corporation's Modern Methods of Construction criteria. A proportion of affordable housing to be negotiated with the Borough Council is also to be built to 'lifetime homes' standards that are geared to residents' changing requirements and particularly in terms of providing for reduced mobility.



A range of techniques can be applied on the sloping site to add character, maximise views and hide parking