

Street Elevations

The size and articulation of the dwellings add to the diversity and interest in the street scene through changes in scale, materials, detailing and projection.

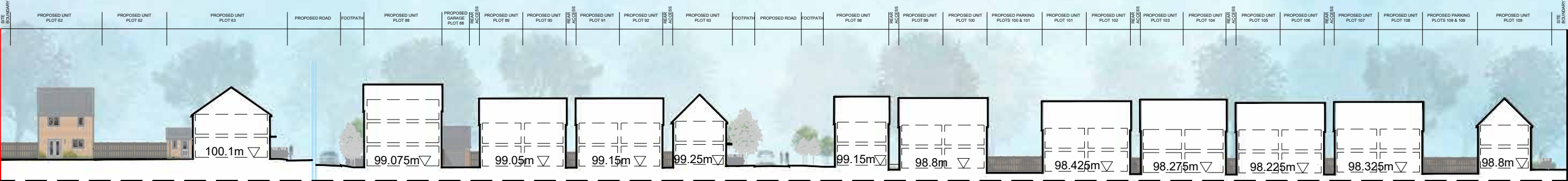
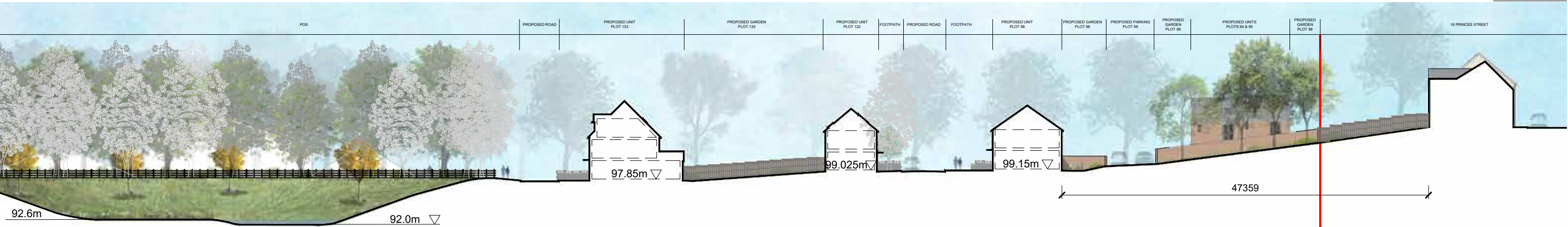
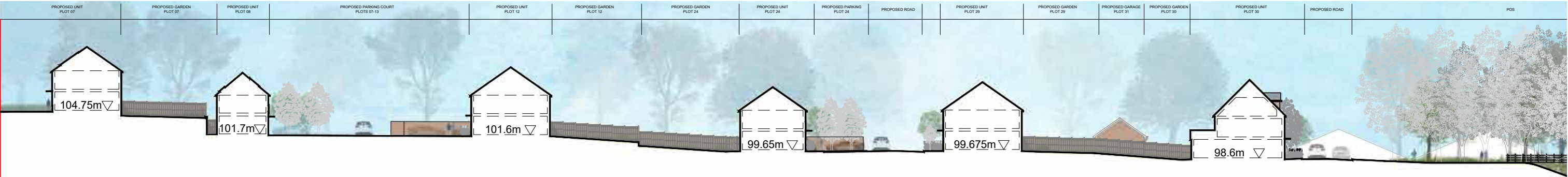
This is directly informed by the dwellings' use and internal arrangement.

Emphasis was placed on the street elevations facing the main routes. 2 storey dwellings are arranged in a sympathetic rhythm to provide a strong, interesting and attractive frontage.



Street Sections

The street sections show in more detail how the character of the streets varies dependent on the street hierarchy.

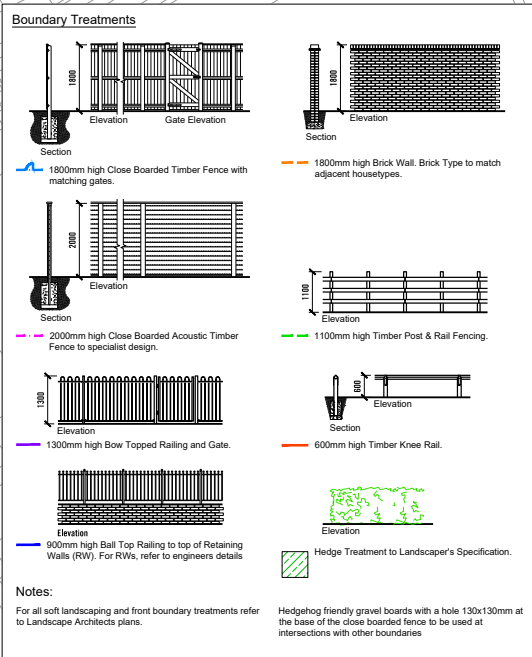


Boundary Treatment

The containment and character of streets and spaces will not only be determined by the disposition of the dwellings but also by the boundary details and planting which have been carefully considered.

Generally, 1.8m close board timber fences are provided between plots, and at boundaries on rear gardens abutting the public realm a 1.8m overall high brick wall will be proposed creating visual interest. These will be in brick type to match adjacent units.

Hedge and planting is used to create semi-private space to front gardens and reinforce the hierarchy of streets and spaces. For soft landscaping boundary treatments refer to Landscape Architect plans.



Proposed Boundaries Plan



Landscape

The landscape proposals for the site comprise a mix of formal and information open spaces, front and rear gardens, and retained and enhanced vegetation.

At the heart of the site is a large focal open space, termed the 'Central Basin' on Key Spaces plan overleaf. The space is defined by a crescent of existing mature lime trees (protected by a TPO), and includes an attenuation basin, footpath routes and play opportunities.

The basin comprises an area of permanent water, wetland wildflower grassland, native trees and shrubs, and marginal planting. Around the edge of the basin, beneath the retained trees, runs a recreational trail featuring a surfaced gravel path, natural play opportunities and seating, identified as the 'Woodland Trail'.

Running south from the basin is a 'Wetland Corridor'. This space is focused around a swale, with further wildflower meadows, and native tree and shrub planting. A timber bridge crosses the swale, providing access from the residential parcels into the open space.

A key part of the ecological enhancements of the site is a combination of the retention and enhancement of existing areas of scrub and trees/woodland, along with the creation of new areas of scrub and woodland. These new planted areas are primarily

focused around the edges of the central open space. A belt of existing trees (covered by a TPO) located along the sites eastern boundary are being retained and incorporated into residential rear gardens.

Within the development parcels, the front gardens to the dwellings will be defined by hedges, shrub and herbaceous planting. Street trees are located throughout the development.

Across the site, planting species have been chosen to provide wildlife benefits, through a mix of native species, and flowering, fruiting and nut bearing tree and shrub species. The planting within the properties will focus on soft, more ornamental style of planting, with ornamental grasses, flowering perennials and shrub species to provide year round interest and form.

The creation of wildflower meadows, biodiverse lawns, wetland planting, and new native trees, hedgerows, woodland and scrub planting, will provide ecological benefits and enhance the biodiversity of the site.

KEY LANDSCAPE FEATURES

- 1 Central basin with wetland wildflower meadow, native tree and scrub / marginal planting
- 2 Area of permanent water within basin
- 3 Woodland trail with surfaced path, seating, picnic areas and play trail
- 4 Timber bridge over swale
- 5 Nature trail through meadows
- 6 Native woodland planting
- 7 Enhanced existing scrub and new native tree, scrub and meadows along boundary
- 8 Swales
- 9 Enhanced existing woodland



Landscape Masterplan

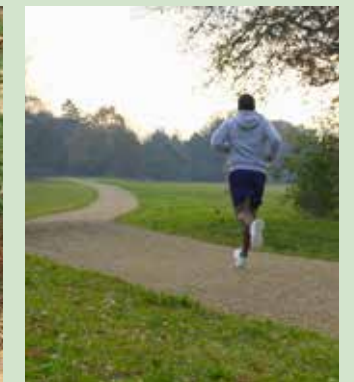
Key Spaces



1 Central Basin



2 Wetland Corridor



3 Woodland Trail



Landscape: Central POS

Native scrub planting with wildflower meadows to boundary

Woodland trail beneath existing avenue of trees with footpath, seating, picnic areas and play trail

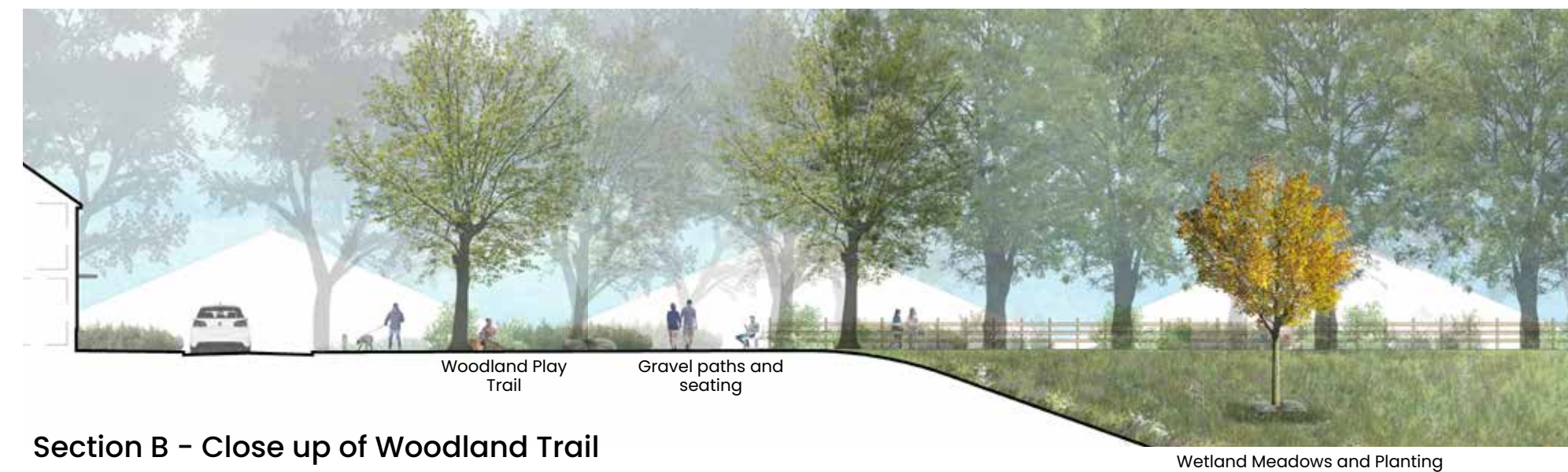
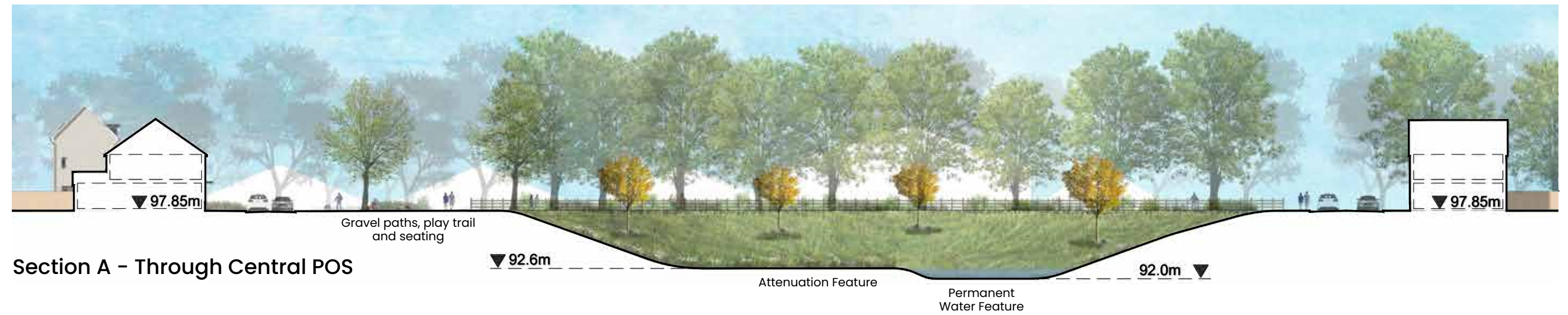
Central basin with wetland planting, wildflower grassland and area of permanent water

Timber bridge over swales

Nature trails through wildflower meadows



Landscape: Indicative Site Sections





Play

The development provides the opportunity to create a natural play trail set within the existing crescent of lime trees, around the Central Basin.

The trail will offer a variety of informal play provision, through natural play elements such as boulders, timber stepping stones, ecological play boards, timber sculptures and climbing features. The features are spaced along the circular footpath route around the basin, and through the meadows adjacent to the swales, creating a linear recreational trail.

This trail offers the opportunity to encourage play and recreation along with enhanced connections to nature.

In addition to the on site play provision, the adjacent play area located at the end of York Street is proposed to be enhanced.





Illustrative Planting Palette (Trees and specimen shrubs)

Street Trees And Feature Trees



Acer platanoides 'Crimson Sentry'



Liquidambar styraciflua



Malus 'Evereste'



Tilia cordata 'Winter Orange'



Sorbus 'Golden Wonder'



Prunus Avium

Specimen Shrubs



Cotinus coggygria 'Royal Purple'



Hydrangea arborescens 'Annabelle'

Illustrative Planting Palette (Ornamental Shrubs, ferns and grasses)

Ornamental Shrubs and Herbaceous



Leucothoe walteri 'Rainbow'



Euonymus fortunei 'Silver Queen'



Lavandula angustifolia 'Hidcote'



Tiarella cordifolia



Cornus sanguinea 'Midwinter Fire'



Rosa 'Kent'



Rudbeckia 'Goldsturm'



Stachys byzantina 'Silver carpet'



Nepeta 'Six Hills Giant'

Ferns, Grasses



Carex oshimensis 'Evergold'



Polystichum setiferum



Stipa tenuissima 'Pony Tails'

Ornamental Hedging



Prunus Laurocerasus 'Otto Luyken'



Olearia haastii



Hebe 'Sutherlandii'

Parking Strategy

The proposed layout provides a variety of parking solutions which respond to different conditions and constraints within the site whilst ensuring that parking provision is appropriate and convenient for residents.

The parking strategies are based on the following principles:

- To provide on plot tandem (cars parked one behind each other) within the properties curtilage and/or within garages.
- Garages are sized to store cars and bicycles. All dwelling car parking is clear of the public highway.
- Where dwellings are presented as a terrace, appropriate frontage parking will be provided close to the entrance of the property where possible with access pathways provided.



Drainage Engineering

Surface Water

PJA Engineering have worked closely with the development of the masterplan to enable a homogeneous process of form and function.

By integrating drainage features into the design of the site from the outset, a scheme is generated that balances surface water features together with amenity spaces to achieve an enhanced sustainability strategy.

The site combines surface water requirements of the site together with overland flood management to ensure all sources of surface water are considered. Sustainable drainage features are provided through the site, both in the form of SuDS at source permeable surfaces and gravel filter margins, and shared swales and attenuation basin to accommodate all surface water storage requirements within the design criteria.

Specialist drainage software is utilised to calculate the performance and size of each drainage feature to ensure they are suitably provided.

These are all designed in accordance with the latest local authority and Environment Agency guidance and recommendations.

Foul Water

An existing foul sewer crosses the site, south to north providing a suitable point to connect and discharge sewerage flows from the proposed site. These flows are then forwarded on through Severn Trent Water Ltd network to a local sewerage processing works.

Proposed foul sewers will be strategically located through the site to ensure each property has a suitable discharge point.

The route of the foul sewers through the centre of the site, passes through a wooded area, through this section the sewer will be installed via a trenchless technique, and drilled below the root area of the trees to ensure no detriment to the trees. This technique is fully maintainable through similar trenchless technologies and will be offered for adoption to STWL for it's ongoing maintenance.

Drainage General

All drainage will be designed to comply with current Design and Construction Guidance and Building Regulations requirements.

The drainage that falls within adoptable highways (both foul and surface water) will be subsequently offered for adoption to the local sewerage undertaker (Severn Trent Water Limited) who will manage the sewers in the future in the interests of the public.

An estate management company will be appointed to manage and maintain the private sewers that fall outside of the adoptable network together with maintaining the landscaping and sustainable drainage features. These will be paid for via yearly management charges to residents as per standard estate management companies.

Any further drainage within the curtilage of a single property, being the responsibility of the homeowner.

External Works

The external spaces are designed with consideration for pedestrian and vehicle movements, ensuring free movement through the site. The roads are checked against vehicle standards to ensure they are of suitable size and can accommodate all predicted manoeuvres while sight lines are considered to ensure the safe passage of pedestrians and vehicle to vehicle visibility.

The scheme is designed to offer a mix of block paving and asphalt areas to enrich the aesthetics and blend the estate into it's surroundings.