



Trumpington Meadows, Cambridge



The Avenue, Saffron Waldon



Trumpington Meadows, Cambridge



Village green, Creton, Northamptonshire photo by Gilgongo



Source: Google



Community square, photo by Ben Hamilton-Baillie



Pendleton



Langley, Berkshire

7.2 Green links

The green links are a key structural component of the masterplan, providing enhanced connectivity through the proposed development and out to the wider landscape. Two key green links are proposed; one connecting the village green to the natural play area and one connecting the extra care facility to the open space within the green belt.

Measuring approximately 26m in width, the green links are designed to be safe and attractive linear green spaces incorporating footpaths, cycleways, seating areas, opportunities for play and generous areas of planting. They also work with the topography of the site, accommodating significant level changes where required.

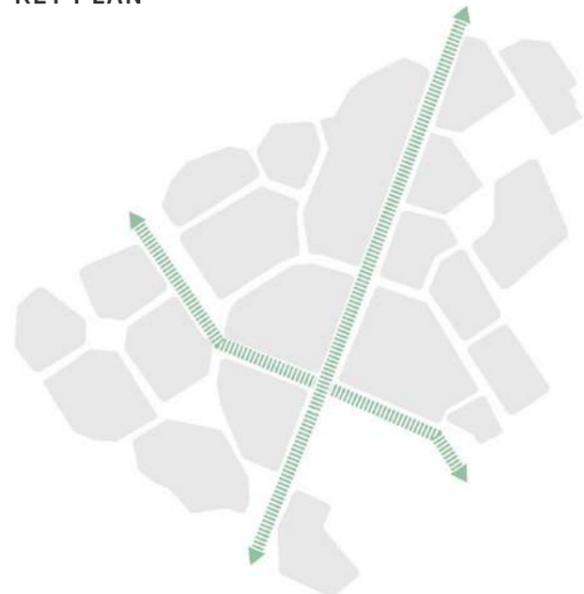
Sustainable urban drainage features are also an integral part of the green links, with the potential for the incorporation of swales that run along the base of the level change.

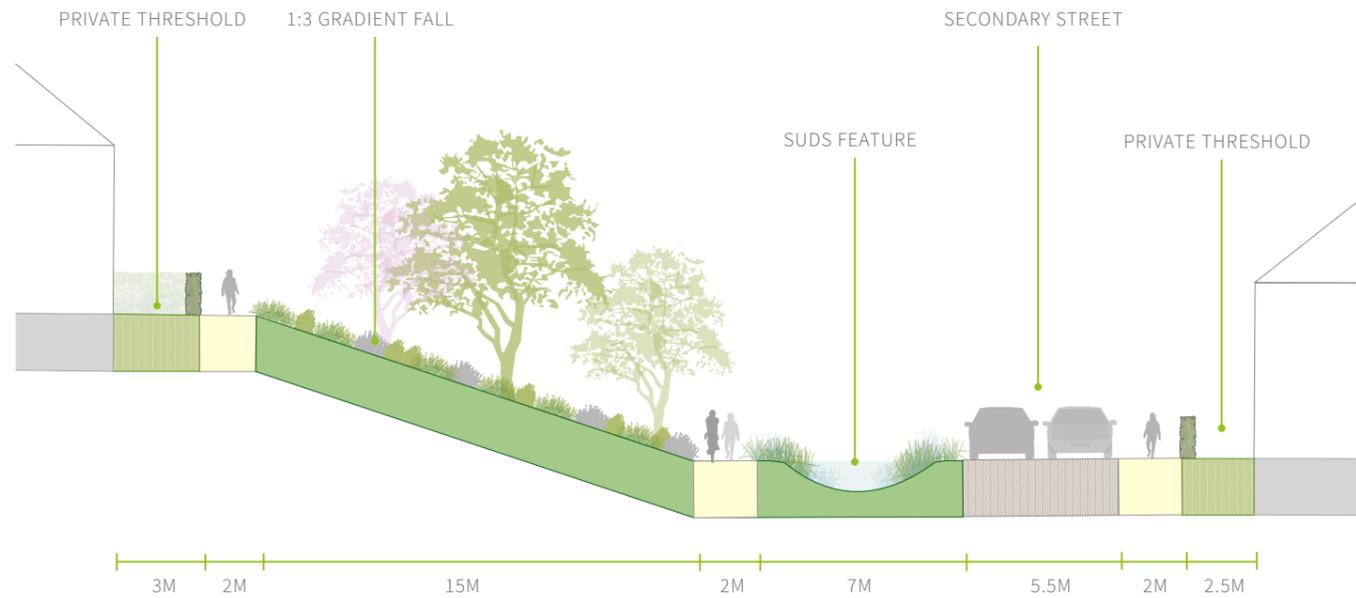
Dwellings are oriented to front onto the green links, in order to create a safe, overlooked environment with plenty of activity along the edges.

To one side of the green link, properties are accessed via a secondary street, whilst to the other, properties are accessed via rear mews streets enabling continuous frontage onto the green space without the need for a double-sided road.

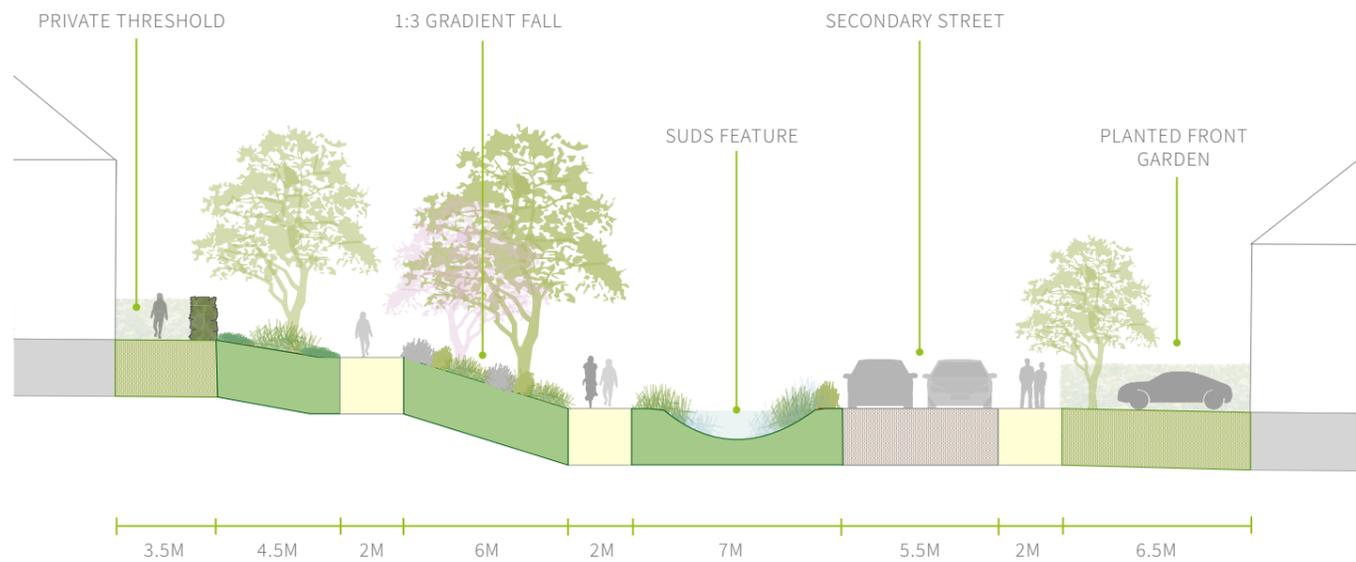
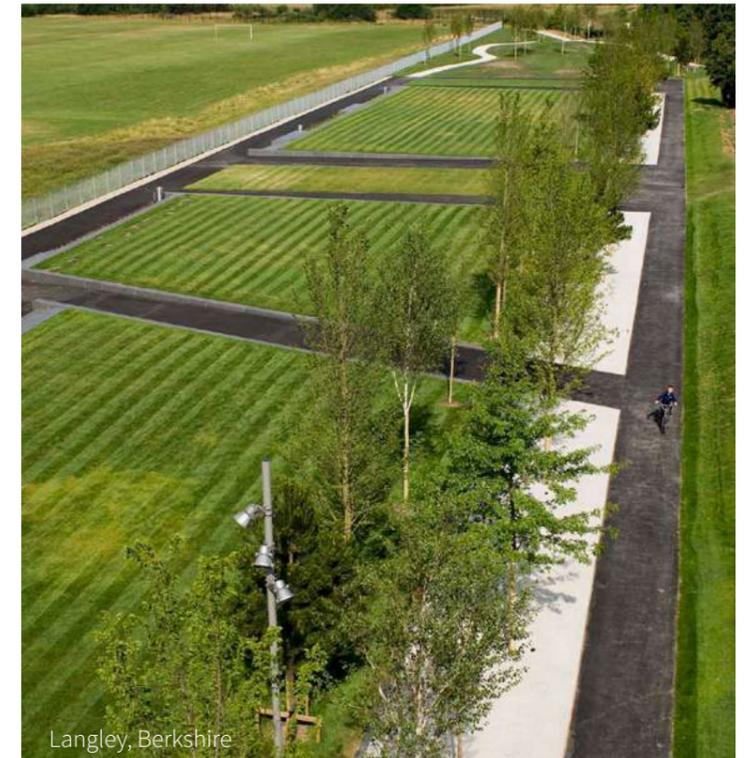
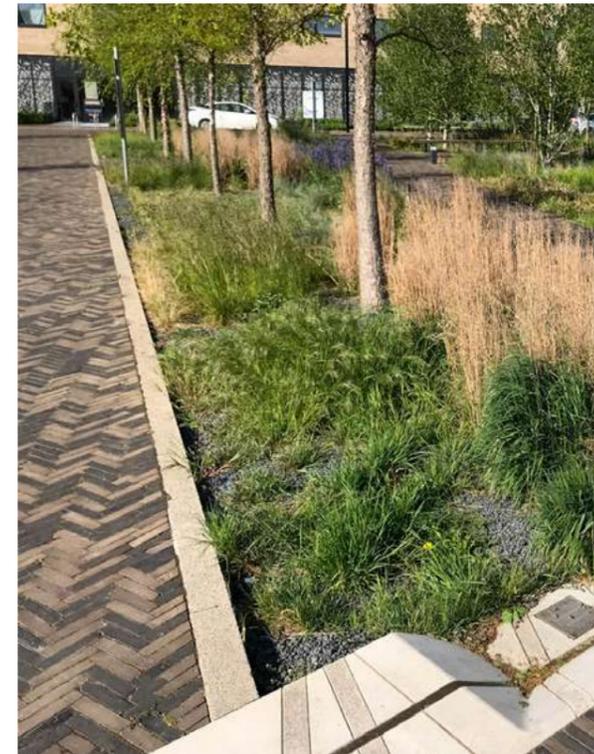
The character of the green links change from one end to the other, as the development transitions from the more formal and dense development within the central and southern area of the site, to the less formal and more rural areas along the edges of the development.

KEY PLAN





ILLUSTRATIVE SECTION A-A



ILLUSTRATIVE SECTION B-B



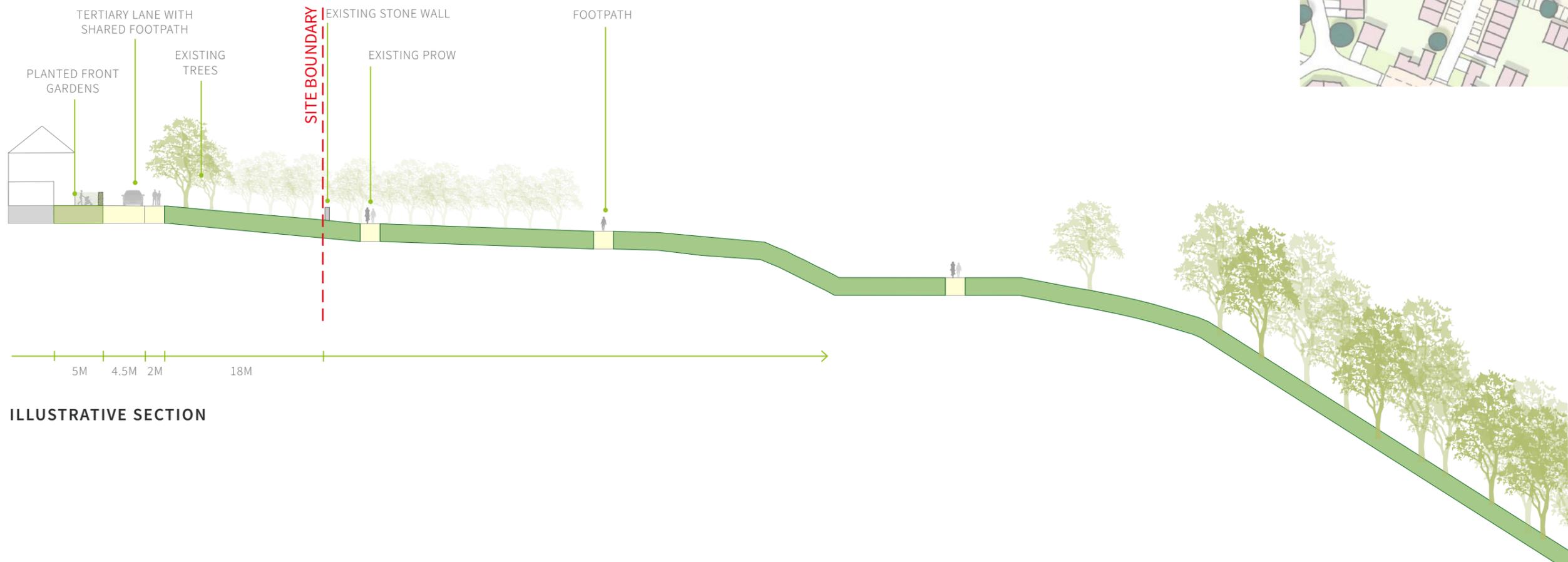
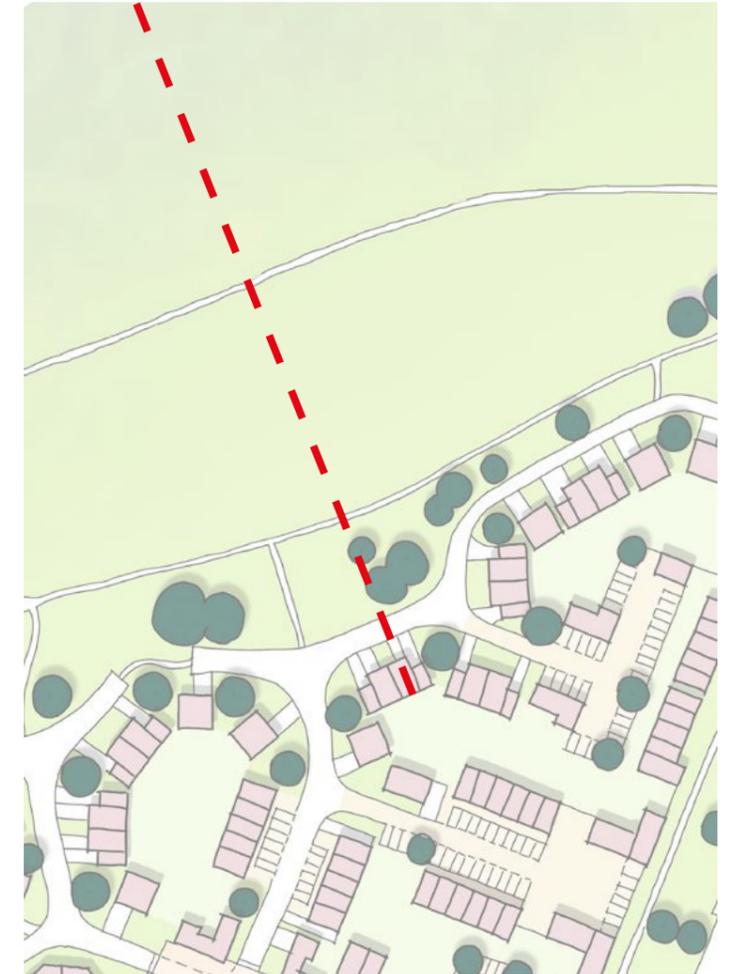
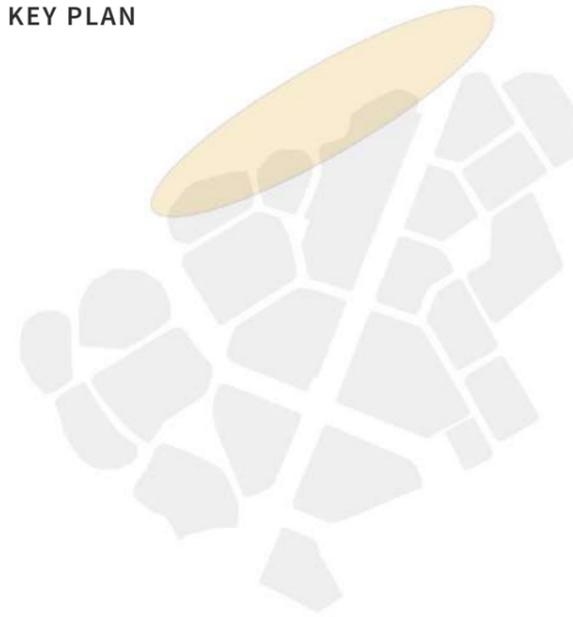
7.3 The green belt edge

Due to the steep fall in topography within the green belt area to the north of the site, the northern boundary is a particularly sensitive area, with high visibility from surrounding areas as well as from the adjacent public footpaths that run through the green belt. As such, this edge requires a sensitive and considered design response.

Dwellings should be set back at least 10m from the application site boundary and property frontages should vary slightly in orientation so as to avoid a monotonous 'wall' of development and create variation in the roofscape.

Planting should be clustered in groups along the boundary line to generate glimpsed views of the proposed properties, creating interest and variety along the development edge whilst allowing new dwellings to take advantage of views over the landscape.

KEY PLAN



ILLUSTRATIVE SECTION

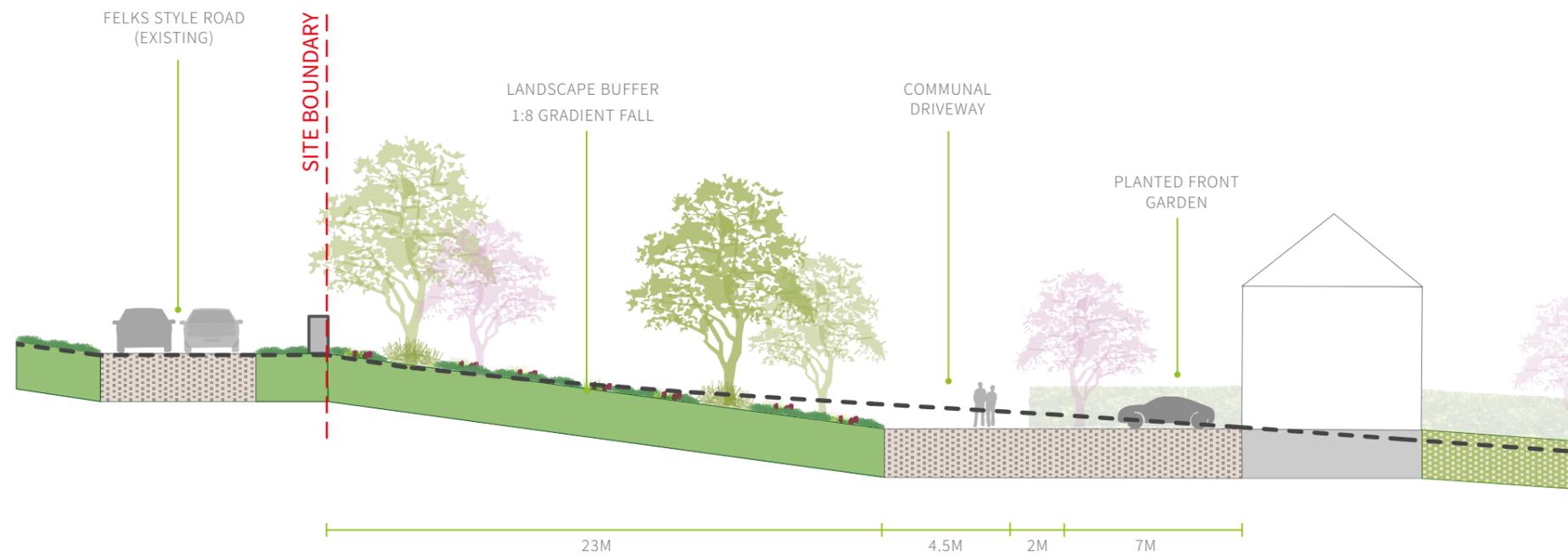
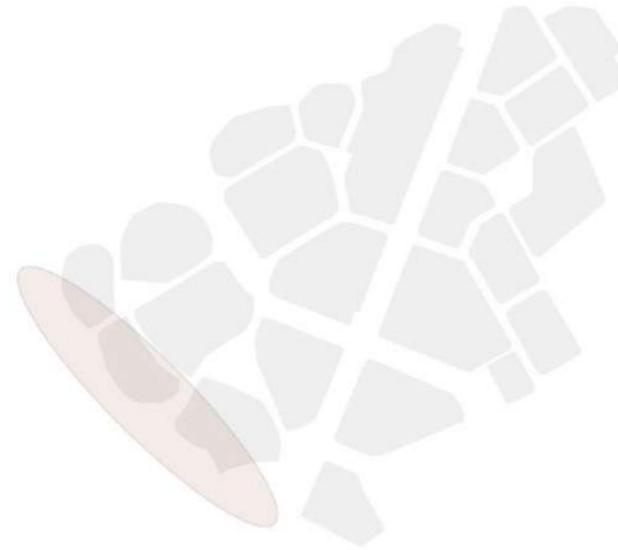
7.4 Rural lane interface

Felks Style Road has a rural lane character with grass verges and stone walls to either side. In order to retain this character as much as possible, proposed dwellings should be set back from the boundary line by at least 20 meters. Existing vegetation along the boundary should be retained and additional planting added within the buffer landscape in order to soften the impact of the new development.

Proposed buildings should all front onto the landscape buffer to provide a degree of overlooking to Felks Style Road. Orientation of the dwellings should vary slightly in order to create variety and visual interest. Proposed planting should be added in clusters to allow for glimpsed views between the existing road and the development.

The landscape buffer also requires an approximate gradient fall of 1:8, meaning the proposed properties sit below the line of the existing road. The minimum offset distance from the boundary line and the proposed planting within the landscape buffer are therefore an essential design requirement to ensure properties have sufficient privacy.

KEY PLAN



ILLUSTRATIVE SECTION - SCALE 1:250 @ A3

7.5 Community square

Where the two green links intersect, a new community square is proposed. Having a formal character, with residential dwellings defining its four corners, this space could form a key node within the new neighbourhood, with hard landscaping, seating areas and tree planting creating a meeting place for residents.



KEY PLAN



Community square, photo by Ben Hamilton-Baillie

7.6 Village green

At the Blackmoorfoot Road entrance to the site, a new village green is proposed, anchored by the existing Sands House Pub to the south and the proposed local centre facility to the north. Incorporating existing trees where possible, the village green forms a gateway to the new development.



KEY PLAN



Village green, Creton, Northamptonshire photo by Gilgongo

7.7 Typical residential block

Due to the topography of the site, the majority of the residential blocks will need to accommodate a level change within them. This can be addressed within the rear gardens, with a 1:3 gradient fall along the property boundary line. This change in level could cause issues with privacy and overlooking; a minimum offset distance of 21 meters from building facade to building facade is therefore required along with planting along the level change to mitigate any potential privacy issues.

KEY PLAN





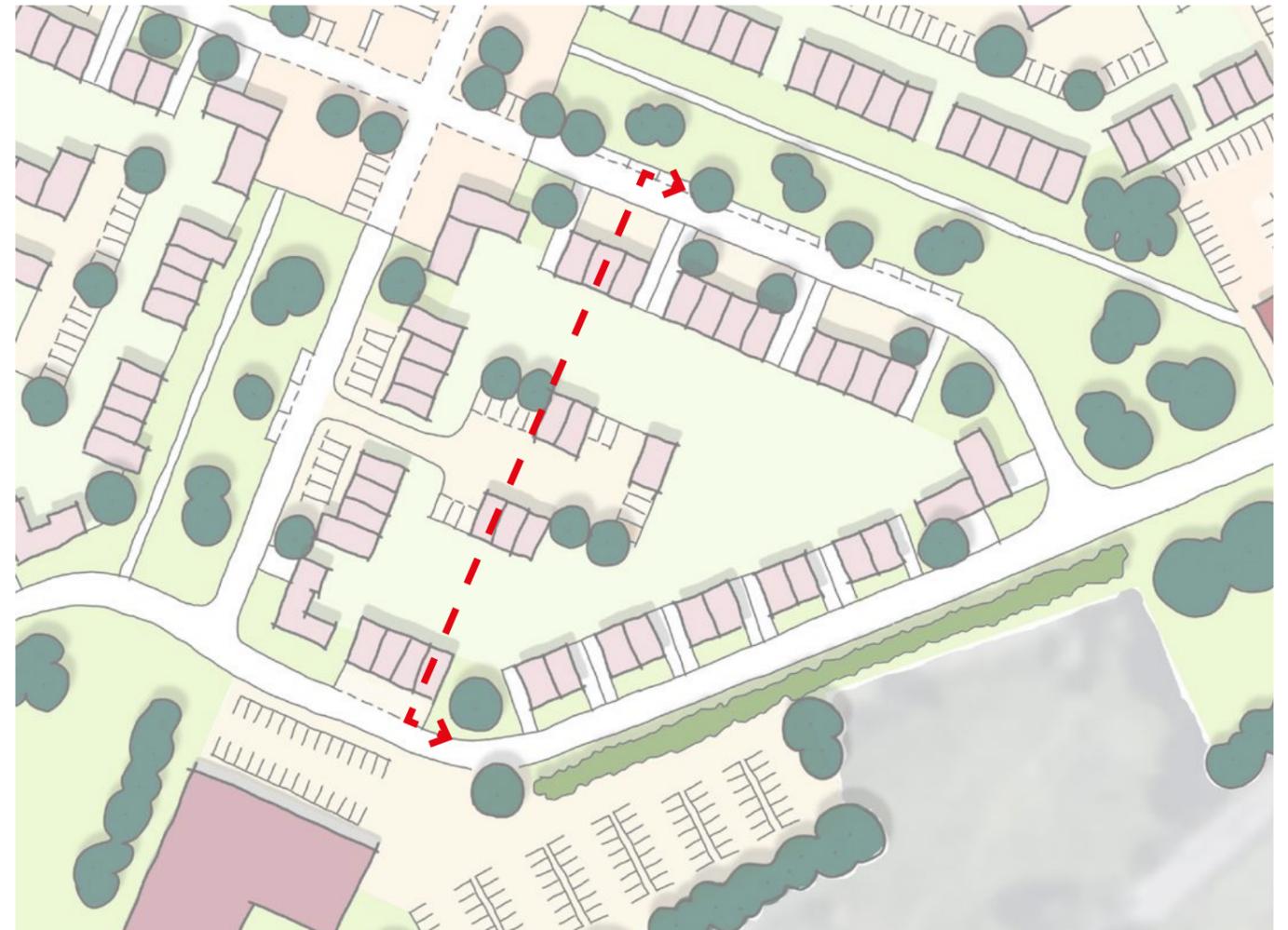
ILLUSTRATIVE SECTION - SCALE 1:250 @ A3

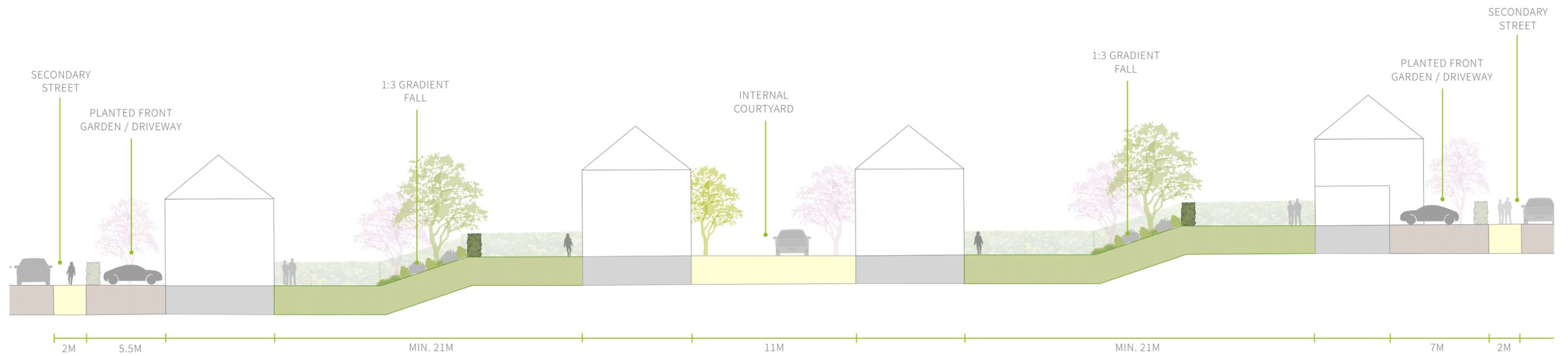


7.8 Internal courtyard block

Internal courtyard blocks reference the existing typology of development along Crosland Hill Road. Again, a level change is required across the block and this can be accommodated with a 1:3 level change along the property boundary line within the rear gardens. A minimum offset distance of 21 meters from building facade to building facade, along with planting along the level change ensures privacy between dwellings.

KEY PLAN





ILLUSTRATIVE SECTION - SCALE 1:250 @ A3





8.1 Sustainability principles



GOVERNANCE

The local community, including local residents and relevant stakeholders, has been appropriately consulted throughout the design process on the emerging proposals.

MANAGEMENT & MAINTENANCE

The illustrative masterplan proposes streets, squares and open spaces. A vital component in the successful delivery of the vision will be the long-term stewardship of these public spaces. A robust management framework for the open space fabric running through the development is essential to its long-term sustainability.

The illustrative masterplan for the site has been careful to create spaces that are overlooked to provide a secure environment for the new residents. Open spaces work if the surrounding community feels a sense of pride and ownership, and engaging them in the long-term maintenance and vision is essential for the vision to succeed.

It is anticipated that an Outline Management Plan would be secured through Planning Condition, by the developer and approved by Kirklees Council prior to first occupation. The purpose of the Management Plan will be to:

- Outline the anticipated management framework as it is foreseen at this stage.
- Give assurance that future management has been integral to the development of these proposals and is sustainable.

The developer will ensure the ultimate delivery of a mechanism for the long-term delivery and stewardship of public open space and commercial buildings on the site.

Their role will be managing the site in accordance with the agreed Outline Management Plan. They will be responsible for the physical maintenance of individual development zones of the site.



SOCIAL & ECONOMIC WELL-BEING

The proposed residential development seeks to provide a range of new facilities for the local community, including a new local centre facility. The proposals will provide new homes for the local community and a mix of house types in response to local need, including up to 70 extra care apartments for the elderly.

The proposed development, and subsequent management of the site, will strive to encourage sustainable lifestyles and habits of occupants. For example the proposals seek to address the needs of the local community by:

- Improved public access to informal recreation opportunities and new public open space network;
- Introduction of new footpaths and cycle through the site;
- Creating attractive and valuable public spaces which will be accessible and inclusive to all.

As part of the proposals the public open spaces will:

- Encourage wildlife to flourish;
- Ensure that communities benefit fully from the fundamental services that healthy ecosystems provide;
- Ensure that everyone has access to wildlife-rich green spaces and can enjoy and be inspired by the natural world.

DRAINAGE

Managing the creation of a sustainable urban drainage solution has been a key driver in the development of the illustrative masterplan proposals. It is envisaged that surface run off from the proposed and existing development will be channelled away by a combination of SUDs techniques including rill and swales, to attenuation basins integrated into the open spaces.

The SUD's features can be designed as an integral part of the parkland and streetscapes. They also offer additional benefits of creating a sense of place in terms of distinct character areas and encourage biodiversity.



RESOURCES & ENERGY

The proposed illustrative masterplan promotes a sustainable approach as a result of the sensitive nature of the site. Where trees will be removed consideration should be given to re-purposing materials for different purposes.

CONSTRUCTION METHODS

The illustrative masterplan shows the potential for residential neighbourhoods to contain a mix of apartments, terraces, semi detached properties and detached.

A high proportion of terraces, such as indicated within the Illustrative Masterplan, provide the opportunity for more energy efficient homes and to reduce heating requirements.

The plots have been designed to have a spacing of over 19m (back to back) to allow for appropriate day lighting and therefore reducing the demand for electricity.

During construction, waste and recycling will be dealt with via a Site Waste Management Plan and ensuring the Considerate Contractors Scheme. Segregated containers will be provided to promote recycling.

Adapting to Climate Change. The proposals will consider the effects of climate change projecting 50-80 years into the future. Properties will implement the cooling hierarchy to prevent/mitigate against overheating in homes (Cooling Hierarchy: Minimise internal heat generation through energy efficient design, Reduce the amount of heat entering a building, Manage the heat within the building, Passive ventilation, Mechanical ventilation, Active cooling systems).



LAND USE & ECOLOGY

The illustrative masterplan seeks to enhance the ecological value and create new habitats within the proposed development, while also integrating a sustainable urban drainage system.

CREATING NEW HABITATS

The proposals seek to provide safe and attractive walking routes within the development, so that alternative walking routes are offered to the public with the aim of protecting local areas of landscape value.

With regards to water management the proposals include the use of swales and natural vegetation filters, as well as interceptors.



TRANSPORT & MOVEMENT

The proposed development will benefit from a new spine road link and good accessibility to the existing network.

NEW CONNECTIONS

The general driving force of sustainable transport policy is to decrease reliance on the single occupancy private car by ensuring that development is accessible by more sustainable modes of transport, including; bus, cycle and by foot.

The site promotes sustainable forms of transport, both walking and cycling by providing safe and attractive cycle and walking routes through the scheme.

9

SUMMARY AND CONCLUSIONS

9.1 Summary

This Design and Access Statement has demonstrated how the proposed masterplan for the development accords with the overarching Development specification and Vision for the site.

Careful and thorough site analysis has led to the creation of a clear design rationale for the overall layout, which responds to the complex site conditions and constraints, respecting its environment, its history and valued features.

This new addition to the wider Huddersfield conurbation will provide an attractive setting for a new residential community.

Sustainable development principles underpin the disposition of the residential and community facilities within the site- promoting interconnection between land areas and opportunities for green travel modes - walking/ cycle and bus travel.

This document has outlined the process of analysis and design development that has informed the proposals, including:

- Wider site context of Huddersfield and its surrounding settlements and landscape;
- Key site-based considerations and principles that have guided the creation of the masterplan;
- Design Development - and community consultation; and
- The Illustrative masterplan.

AMOUNT

The proposals demonstrate how a new residential community of up to 700 new homes and 70 extra care apartments could be laid out to form an attractive residential neighbourhood. The development would be accessible, interconnected and linked to wider movement routes, contributing to the creation of a new sustainable settlement. Supporting these new homes will be a number of new community facilities including a new local centre facility, a series of public open spaces and opportunities for play including a natural play area.

The proposals demonstrate how 20 hectares of open space within and around this new housing can provide a high quality and unique setting to the neighbourhood.

ACCESS

This is an opportunity to deliver an exemplar development scheme, with step change and wide reaching benefits in terms of transportation and sustainable movement. The proposed masterplan opens up new routes across the site for pedestrians and cyclists, via the incorporation of attractive and safe new paths, parks and boulevards.

LAYOUT

The proposals seek to generate an attractive, accessible and legible community and residential development.

The masterplan is structured around the creation of two linear parks, providing enhanced connectivity to the wider landscape and ensuring that new homes are well connected to an extensive open space network.

The layout also respects the site's sensitive edge conditions and the potential views into the site from surrounding areas.

SCALE

The proposed masterplan is sensitive to the character and scale of the surrounding area. The layout of new homes and facilities has been tested through a full LVIA process. A thorough process of site analysis has helped inform the scale and disposition of development within the site.

APPEARANCE

This document provides an overview of the proposed streets, spaces and character of the proposed development. It describes how the proposals draw reference from the surrounding context with terraced streets, courtyard blocks, attractive parks and gardens, quiet public squares and sensitively designed green edges, that create an appropriate setting for the mix of new homes. It details how houses will respond to the local context, both in materiality, detailing and also the creation of positive street frontage.

LANDSCAPE

Detailed survey and analysis of the existing landscape fabric as well as consideration of the layers of underlying historic development has informed the landscape proposals.

The landscape is structured around the creation of two linear parks, providing improved connectivity to the surrounding landscape as well as enhanced biodiversity and opportunities for informal play and recreation. The green links also have the potential to incorporate sustainable urban drainage systems through the inclusion of swales.

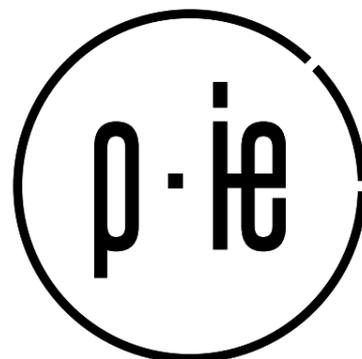
Alongside a network of other green spaces, including a village green, a natural play area and a series of pocket parks, the green links help to form a comprehensive recreational resource for both new and existing residents.

DEVELOPMENT PRINCIPLES - CHECK LIST

KEY PRINCIPLE	
To deliver a high quality residential development of up to 700 homes and 70 extra care apartments.	✓
To create a development that incorporates well-defined character areas that respond to the features of value within the surrounding built and landscape context.	✓
To set the development within a high quality landscape which seeks to retain and protect the most valuable existing landscape features of value.	✓
To respect the site's heritage.	✓
To create a legible network of pedestrian and cycle routes that form attractive routes through the site, and connect to the wider pedestrian and cycle networks.	✓
To create a neighbourhood that is well connected to the local community and facilities, and the wider context of Huddersfield.	✓
To create a permeable layout with a clearly defined hierarchy of streets.	✓
To ensure integration of public transport, with good access to existing bus routes, and the potential for a bus route through the site should there be a demand for this in the future.	✓

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