

Nicol Thomas Design and Access Statement, August 2013		
Page	Principle 13/00426/OUT	15/01106/REM
34, 35	<p>“Higher density areas ... located in the heart of the development, ... behind new lower density streets which address the existing built form and landscape context”</p> <p>“along the eastern and southern boundaries ... lower housing densities in consideration of existing contextual patterns”</p>	<p>☒ Density ramped up at NE end, conflicts with existing contextual pattern.</p> <p>☒ 10 dwellings with small gardens in small block adjoining 14 Gateway/11 Hillview.</p>
34, 36, 37	<p>“POS ... accessible to ... new and existing residents via a new network of ... footpaths and the existing PROW”</p> <p>“Subject to landownerships ... off-site improvements to the existing PROW”</p> <p>POS “will be easy to access via a new network of ... footpaths which will connect with the existing PROW”</p>	<p>☒ No network of footpaths</p> <p>☒ Connection to PROW unclear.</p> <p>☒ No upgrade of PROW on offer.</p>
34, 35, 37, 38, 47, 48	<p>“POS ... to incorporate new areas of ... natural play”.</p> <p>“A continuous corridor of public open spaces and ... play areas along north-western and northern boundary ... creating a softer green edge to the development”</p> <p>“Existing hedges and trees ... retained and facilitate new ‘landscape layers’ of native tree planting that will bolster existing landscape edges and filter inward views of the development”</p> <p>“Creation of new landscape areas including ... large, medium and small scale tree planting as part of a strategy to filter ... inward views”.</p> <p>“a green corridor of POS. Retention of existing hedgerows ... new native, phased tree planting ... will filter views”.</p> <p>“depth of the corridor varies ... ensures that new native tree planting can be accommodated to ensure that views seen from ... the north are filtered”.</p> <p>“new natural themed play areas”.</p> <p>“ new ... footpaths”.</p> <p>“new shrub and wildlife meadow”</p> <p>“grouped native tree planting within the green corridor”</p>	<p>☒ Green edge economised, depth of planting and landscaping much reduced.</p> <p>☒ No play areas on NW green corridor</p> <p>☒ No footpath.</p> <p>☒ No shrub planting indicated.</p> <p>☒ No grouped tree planting in green corridor – just a straight line of boundary trees.</p>
34 ,	Total amount of POS approx. 1.23ha, 22% of site	☒ Now reduced to 1.08ha, 19% of site
34, 35,	Amenity space at entrance to development	☒

37, 47		
35	New emergency access off Hillview Crescent	↻
35, 37, 40, 41	<p>“Carefully positioned streets on a north-south axis to safeguard existing views across the site towards Madeley Park Wood and the wider landscape setting”</p> <p>“Mirror building lines and complete housing ‘blocks’.”</p> <p>“new linear roads that draw precedence from the existing residential streets”</p> <p>“distinctive layout and structure draws upon characteristics of the local residential vernacular”</p> <p>“informed by views, existing landscape components”</p> <p>“depth and length of each housing block ... has linear influence ... from existing streetscapes [of] Sandyfields and Gateway Avenue”.</p> <p>“location and position of ... zones and building patterns is influenced b the desire to retain views across the site”.</p> <p>“To realise visual connections with the context, most new streets are orientated on a north-south axis so that views to the wider landscape context or built form are seen.”</p>	<p>↻ Outward views to landscape blocked by new buildings forward to building line.</p> <p>↻ Existing building lines not reflected in new layout.</p> <p>↻ New SW road not contiguous with Sandyfields, interrupts view.</p>
35, 37, 38	<p>“an increased number of bungalows along the eastern and southern boundaries ... which addresses adjacent lower storey residential massing”</p> <p>“Locate bungalows along southern and eastern boundaries”</p> <p>“bungalows along the southern and eastern boundaries”.</p>	<p>↻ Terrace of 3 2-storey houses in 1-storey area.</p> <p>↻ 2-storey house in 1-storey area.</p>
37, 40, 48	<p>“Use of new landscape ... such as tree lined streets”</p> <p>“ensuring that existing trees are inclusive considered features ... as backdrops to internal views”</p> <p>“soft landscape is ... important ... to create a ‘leafy’ feel ... and can include tree lined streets, rear garden tree planting (to soften the appearance of building mass, grassed crescent verges”.</p> <p>“internal views within the development will be met with focal point dwellings or landscape features, such as the existing oak trees on the western boundary”.</p> <p>“The internal arrangement of linear streets is ... positioned so that the</p>	<p>↻ No street tree planting.</p> <p>↻ Views to the two oak trees on SW boundary blocked by plots 93 and 95.</p> <p>↻ One oak tree now dead, must be replaced.</p> <p>↻ No rear garden tree planting.</p> <p>↻ No courtyard trees or soft landscaping.</p>

	<p>two existing oak trees on the western boundary are backdrops to westerly end of vistas and crescent style features.”</p> <p>“ornamental [tree] species within garden spaces will generate a series of ‘landscape layers’ that will rise above new massing and roofscapes and in time, soften views of built form”.</p> <p>“Structured lines of trees and soft landscaping ... to reinforce the orthogonal design of courtyards”.</p>	
37, 38, 42, 48	<p>“Offset new development from southern boundary”</p> <p>“New dwellings ... adjacent to existing houses ... spaciouly offset from the boundary to respect privacy.”</p> <p>“generously offset from eastern and southern boundaries to respect views from existing dwellings and address existing trees”.</p> <p>“Along the eastern and southern boundaries, new houses ... to be offset from adjacent trees”.</p>	<p>Ⓜ No offset adjacent to 14 Gateway Avenue.</p>
37, 38	<p>“Loose patterns and lower density on western and north-western edges”</p> <p>“loose, low density patterns of housing along the northern edges”</p>	<p>Ⓜ</p>
37	<p>“Create architecture which uses a palette of materials that is reflective of the local vernacular”</p>	<p>Ⓜ Materials palette does not reflect local vernacular – red brick only, features such as cladding at ‘focal points’ only. Local vernacular uses variety of brick colours, range of cladding and render finishes, variety along entire streets.</p>
37, 40, 41, 48	<p>“natural surveillance”</p>	<p>Ⓜ</p>
37, 39	<p>“Pepper-potting” affordable housing through the development in clusters to create balanced and healthy communities”</p> <p>“proposed to be located centrally”</p> <p>“manageable groups of not more than 10 houses”.</p> <p>“will be tenure blind, avoid concentration in one area and creation of unbalanced communities”.</p> <p>“details ... final appearance and siting ... further consultation with Local Planning Authority and local community</p>	<p>Ⓜ Crammed into NE end and small enclosed court in centre of site.</p> <p>Ⓜ Grouped 13 and 5.</p>

40, 42	<p>Along the central street[s] car parking spaces and garages should be mostly set to the side of dwellings ... to be subservient to building lines and avoid car dominated frontages. This defines building lines and promotes landscaped frontages which engenders a ‘leafy’ feel to the streetscape.”</p> <p>“Along shared surfaces, grouped parking along the front or to the side of plots will help to engender a courtyard feel”.</p> <p>On central street “Car parking and garages are generally ... set to the side and rear of houses, within the curtilage of each plot so that street elevations are not cluttered or dominated by parking”.</p> <p>In shared surfaces and courts “Car parking is generally to the front or ... side of dwellings in grouped bays ... streets will incorporate parking bays as a continuous surface ... and will be interspersed with planting bays, planters and structured patterns or ornamental tree planting.</p> <p>Green edges “garaging and parking set to the rear or side so as to be subservient to housing frontages”.</p>	<p>☞ Parking dominated streetscape adjacent Gateway Avenue.</p> <p>☞ Parking dominated outward view from Hillview Crescent.</p> <p>☞ No planting bays, planters or tree planting in shared surfaces or courts.</p>
Nicol Thomas “Proposed masterplan and development principles”		
Note	Principle 13/00426/OUT	15/01106/REM
	Accessibility	
1	The development is proposed to be accessed via a new vehicular access off Gateway Avenue. New roads are proposed to lead northwards into the site, continuing the existing linear streetscapes.	☞ SW-most road not contiguous with Sandyfields
2	The proposed infrastructure safeguards a link to Hill View Crescent for use by emergency vehicles. The link will be controlled by de-mountable bollards (or similar) and will double as a pedestrian/cycles route.	☞
3	The development proposes a series of residential streets which have a linear bias that reflect existing contextual patterns. Variations in new road widths and surfaces are proposed to create a range of road types and form a road hierarchy. The road hierarchy will underpin character zones within the development and ensures that lower category, narrower roads are located adjacent to Public Open Spaces and address sensitive site edges.	☞

4	Vertical alignment and/or changes of surface are proposed in key areas to influence vehicle speeds along linear streetscapes.	☞
5	A network of new pedestrian footpaths are proposed within the development which will connect with existing streets and the Public Right of Way. No pedestrian connections are proposed onto Sandy Fields. New footpaths will overlooked by new housing frontages and lead to new Public Open Spaces and areas of natural play. A new signaled pedestrian crossing is also proposed on A53 further to the south.	☞ Connection to PROW unclear on plans. ☞ Footpath along NW green corridor and play areas in NW green corridor eliminated.
	Development	
6	The masterplan proposes extension of the existing urban edge northwards into the site. This is realised by the continuation of existing building lines, residential patterns, massing and streetscapes so that the development will positively interact with the existing residential area.	☞ Buildings on N-S streets positioned forward of existing building lines. ☞ Corner, semi-detached, terraced buildings do not reflect existing residential patterns and massing. ☞ New streetscapes conflict with existing streetscapes, e.g. dominated by frontage parking, dwellings forward of building line.
7	The development comprises a series of residential development zones which comprise 'back to back' patterns of housing and continue existing building patterns. The zones are arranged to overlook new streets and Public Open Spaces so that natural surveillance is achieved. Development along the south-eastern boundary is proposed to be offset from the site edge with rear gardens and includes some lower storey bungalows.	☞ ☞ Plot 1 on SE boundary not offset from 14 Gateway Avenue
8	New development zones, building lines and streets are positioned so that outward northerly views across the site to the north are maintained.	☞ Outward northerly views restricted by forward building lines. ☞ View from SW cul-de-sac of Sandyfields blocked by changed alignment of street. ☞ Plot 10 blocks view along Hillview Crescent.
9	The development will be loosely divided into a series of character areas to engender distinctiveness. Character zones will complement the road hierarchy and have subtle differences such as varied building separation distances, housing types and density, parking typologies, architectural	☞ ☞ Materials palette does not reflect local vernacular – red brick only, features such as cladding at 'focal points' only. Local vernacular uses variety of brick

	detailing and landscape design. The development will have an overall theme using a palette of materials that is reflective of the local vernacular.	colours, range of cladding and render finishes, variety along entire streets.
10	The development proposes a range of family house types and sizes. Development massing is proposed to be predominantly 2 storeys, with a number of bungalows located along the south-eastern boundary in response to the adjacent residential context.	<p>☒ 2-storey terrace on plots 5-7 in area designated as 1-storey only.</p> <p>☒ 2-storey house on plot 96 in area designated as 1-storey only.</p>
	Green infrastructure and landscape	
11	Existing hedgerows, trees and root protection areas are proposed to be retained in new gardens and/ or Public Open Spaces. A section of hedge and a number of shrubs are proposed to be removed to facilitate the new accesses into the development.	☒ Boundary treatments plan does not show retention of existing hedgerows on SW boundary – all boundaries to farmland shown with timber fences.
12	Existing trees are proposed to be retained and be backdrops to internal vistas so that they are inclusive visual features of the development. New hard and soft landscaping is proposed to complement character areas and Public Open Spaces.	☒ Existing oak trees as “backdrops to internal vistas” blocked from view by plots 93 and 95.
13	A green corridor of Public Open Space is proposed along the northern boundary which encompasses the north-eastern boundary and creates a soft edge to the development in the context of the wider landscaped setting to the north. Comprising native landscape and some diverse grassland areas, the corridor is designed to safeguard outward northerly views across the site towards the wider landscape context.	☒ Reduced scale of landscaping and tree planting on NW boundary.
14	The landscaped corridor will include natural play areas, an ecological pond and a SWALE as part of a strategy for SuDS. Retention and supplementation of existing trees and hedgerows is proposed that will contribute to local wildlife and biodiversity enhancements.	☒ Play areas on landscaped “corridor” eliminated.