

9.5. Character & Appearance

The proposed layout and form of development is structured around a central Main Street, residential spaces at key nodal points and an interconnecting network of green corridors and open spaces. These features provide a framework for placemaking from which variations in development character can emerge. Together with design cues and influences found within the exiting local context, this approach will help deliver an attractive, distinctive and legible place.

There are five variations in character proposed, including:

- » Oldbury Lane Arrival
- » Main Streets;
- » Key Spaces;
- » Streets;
- » Green Frontages.

These are shown on the plan opposite and described over the following pages including precedent imagery, indicative materials palettes, and references to the local context.

Placemaking

The Framework for Placemaking plan also establishes several important design principles that support the Illustrative Masterplan, helping to guide the creation of a distinctive and legible development.

Arrival Areas

The proposed Oldbury Lane arrival experience is explained on the following pages, showing how transitional variation in landscape treatments will reveal the views of the development in west to east journeys, forming an attractive and welcoming environment for residents and visitors of Thornbury.

Prominent Buildings

Landmark buildings will be placed in prominent locations such as the gateway spaces or along the Main Street. They will frame or terminate views and vistas, helping to create a hierarchy of built form and aid legibility in these important areas. These buildings will feature distinctive architectural styles that include a proportionate uplift in scale and material quality.

Priority Vista and Glimpsed Views

The structure of the proposed masterplan will provide views from the site towards the existing town. This will include a Priority Vista that retains a view to St Mary's Church tower, above the tree line. The Priority Vista is indicated by the pink arrow on the adjacent plans, whilst other glimpsed view opportunities are indicated by the blue arrows. The design objectives and principles associated with the Priority Vista are set out on Pages 102 and 103.



The proposed masterplan structure will provide views from the site to St Mary's Church tower

- Priority Vista to St. Mary Church
- Glimpsed Views to St. Mary Church



- Oldbury Lane Arrival
- Main Street
- Key Spaces
- Street
- Green Frontage
- Primary Vehicle Access Point
- Pedestrian, Cycle and Bus Access Point
- Arrival Areas
- Priority Vista to St. Mary Church
- Glimpsed Views to St. Mary Church
- Prominent Building

9.6. Oldbury Lane Arrival Experience

The proposed development will create a new arrival point to Thornbury that's experienced when travelling from the west along Oldbury Lane by car or by bike (there is no footpath). The following pages set out a series of landscape and urban design principles for this area, describing how views of the development will be gradually revealed as people approach and travel along the northern boundary towards the existing town. The objective is to have a transitional arrival experience formed by prominent structural landscape features in the west that gradually giving way to dispersed tree planting and open arrival areas further east.

The design and layout of built form along Oldbury Lane will be influenced by the existing characteristics of the 'Thornbury Approach Roads', which are described in Chapter 3.5 of this DAS. The aim is to create an informal, feathered edge to development as set out on pages 94-99.

Site Boundary Treatments

The proposed boundary treatments for the north west corner of the site and the northern edge of development along Oldbury Lane are shown on the adjacent plan. The design aspirations are as follows:

- » Create an attractive and transitional arrival experience into Thornbury from the West.
- » Introduce legible arrival areas at the site accesses.
- » Enhance the green infrastructure network by connecting with and thus extending the existing structural woodland to the south and west.
- » Provide visual containment of the development.

To deliver this, three broad design treatments are proposed:

Wooded Edge

- » Robust clusters of woodland (with understorey) introduced on north-west corner of the site boundary, including the westernmost length of the Oldbury Lane frontage.
- » Provides 20-30m wide soft landscape buffer, containing and heavily filtering views on the approach to the proposed development.
- » Intentional gaps or windows included within the frontage planting
- » Strengthening of the existing GI network by connecting with existing structural woodland to the south.
- » Existing hedgerows on Oldbury Lane to be retained and managed unless where removal is required for access.

Transitional Edge with Dispersed Tree Planting

- » Dispersed tree planting to Oldbury Lane along the development frontage. This treatment is introduced broadly opposite existing properties (Oak Leaf Nurseries) on Oldbury Lane

- » Provides filtered views of the proposed development in the short and long term, above the existing hedge.

- » Low-level views of the proposed properties are restricted by the existing Oldbury Lane hedge along much of the boundary.

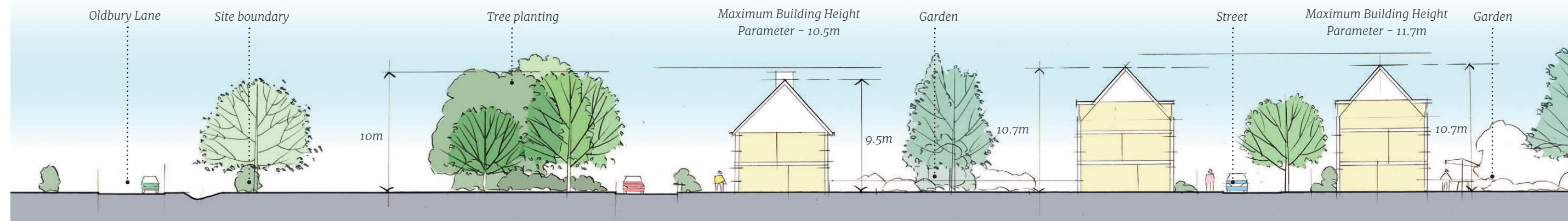
Arrival Areas

- » Presence of arrival spaces will mark the access points to the development.
- » Properties will be visible where the hedge is removed to allow introduction of the site access points.
- » Parkland character with open or slightly filtered views to houses and into the site.
- » High quality materials on corner buildings to mark entrances.

Section A-A shows the relationship between Oldbury Lane, the proposed soft landscaped buffer including woodland and proposed dwellings.



Oldbury Lane Design Principles Plan



Section A-A

North West Edge: Design Principles

The layout in this part of the site is informed by nearby rural collections of buildings, as detailed in the description of local distinctiveness at Chapter 3.5. The design features are as follows:

- » Buildings overlooking Oldbury Lane are typically two storey with varied setbacks. Inspired by the existing local context, some limited use of one and half storeys (two storey property with low eaves and half-dormer windows) will also be used to create subtle variation in roofscape and facade treatments along this frontage.
- » A generous green setback of 20m - 30m will form a soft landscaped buffer between the Oldbury Lane carriageway and the development edge.
- » Front and garden walls forming a key part of the streetscape facing Oldbury Lane.
- » Mainly render with brick, stone, and predominantly slate roofs.
- » Typically wide frontage buildings.

Green Openings

Green Openings will be used to soften the transition between development and open space, helping to create a fragmented and feathered edge within the area indicated by the dashed line on the plan. This dashed area consists of the first row of plots facing Oldbury Lane. Green Openings shall include:

- » Placement and orientation of buildings arranged to form courtyard-like spaces of a domestic scale, typically comprising three to four properties centred around semi-mature specimen trees as a focal point for the space.
- » An uplift in surface materials that are well co-ordinated with the appearance of buildings and boundary treatments, helping to create informal spaces will be distinctive from surrounding streets.

The illustrative plan opposite shows how these principles could be interpreted. Further detailed design will be required through the reserved matters process to ensure the proposed principles are delivered alongside a suitable management and maintenance strategy for each space.



Location plan




North West Sketch

North West Edge: Landscape Principles

As set out on p.92, three landscape treatments are proposed on the northern boundary of the site which will help create a transitional arrival experience. These treatments consist of a 'wooded edge', 'transitional edge, and 'arrival areas'.

The strategy described below and on the plan shown opposite provides an illustrative option for how these treatments could be delivered. The transitional effect is achieved by introducing gaps in the proposed planting, which become increasingly bigger from west to east. These are annotated A to D on the plan opposite, and described below:

- A** Initial 'snatched' view into the site
- B** More prolonged viewing opportunity over existing field hedge to courtyard-like area
- C** Structure planting gives way to specimen/amenity tree planting providing broken views over the existing fields hedge
- D** At the main entrance into the site, the field hedges give way to wildflower meadow frontage and specimen tree planting

-  Existing oak tree forming an attractive landmark feature
-  Proposed structure planting
-  Proposed specimen trees within the existing field hedge*
-  Existing field hedge to be managed and maintained to a height of between 2m and 3m.
-  Proposed semi-mature specimen trees forming focal points to the Green Openings

*Notable trees within the existing hedgerow will be allowed to grow and mature into a traditional full crowned canopy tree. In other locations, where foul sewer easements allow, clear stemmed tree planting is to be introduced in the hedgerow.



Location plan



North West Sketch

North East Edge: Key Principles

The illustrative layout is informed by existing settlement and development patterns found on approach to Thornbury, interpreting the following characteristics:

- » Groups of buildings enclosing a series of spaces arranged in an organic farmyard style configuration
- » A gateway building (farmhouse design style), fronting the road, with other, longer buildings around the space
- » A green setback from the main road
- » A variety of building orientation, height and materials.

In taking influence from these aspects, care is also used to ensure that buildings provide frontage to all edges, such as along Oldbury Lane and onto green areas.



Location plan

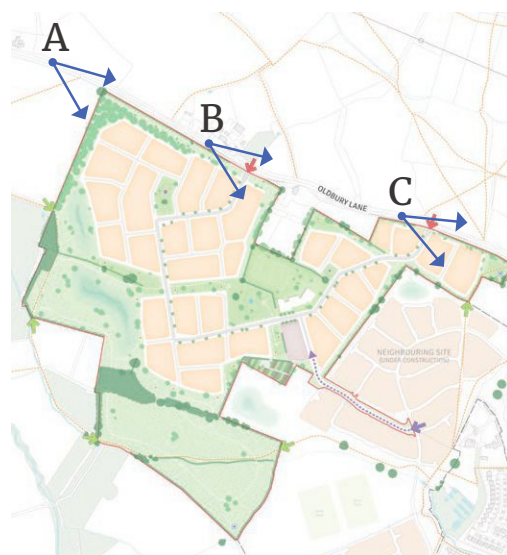


North East Sketch

Arrival Experience

This sequence of illustrated views shows how the transitional arrival experience explained on the previous pages (92 - 99) will change as people travel eastwards towards and alongside the development.

In recognition that the planting proposals will take time to mature, the illustrations show scenarios for year 1 growth and year 15 growth. Upon reaching maturity, views of the development from Oldbury Lane are expected to be screened by woodland at Point A and filtered by dispersed tree planting at Points B and C, which are located on approach to the development access junctions. The result is an attractive and transitional arrival experience that slowly reveals views of the development whilst approaching the from the west.



Existing



Viewpoint A

Year 1



Year 15



Viewpoint B



Viewpoint C



Priority Vista

The masterplan has been structured to provide three views that aim to provide the new community with a visual connection to the tower of St Mary's church that is visible, in part, above the intervening vegetation and tree canopies. The westernmost of the three views forms a Priority Vista, as shown on the adjacent diagrams.

The Priority Vista will be the subject of a detailed study at the Reserved Matters design stage to demonstrate how the following design objectives and principles are met:

- » Alignment of the Main Street and other adjoining streets will enable a view through the residential development towards the church tower.
- » Streets along the Priority Vista will contain a grass verge on both sides of the carriageway to generate a widened street scene and enhance enjoyment of the view. The width of the grass verge will vary between 2m and 4m, in line with the cross sections shown below and detailed on pages 124-127.

- » Street trees with a vertical emphasis will be planted on one side of the street to enclose, soften and frame the view. Species will be determined at designed design, but suitable options include *Tilia euchlora* (Crimean Lime) and *Carpinus betulus* 'Frans Fontaine' (Upright Hornbeam)
- » Properties on the open side of the street, without street trees, will be set back in the private plot between 5m and 7m to further enhance the sense of openness and not restrict views.
- » Landmark / Key buildings will frame the view in prominent locations, but will not step forward to create visual narrowings. These buildings will be marked by an uplift in material quality, architectural detailing and scale.
- » Street furniture will be well co-ordinated and without clutter.
- » Existing on-site vegetation and trees will be managed, where necessary and appropriate, to enhance the view and ensure it does not become permanently obstructed.



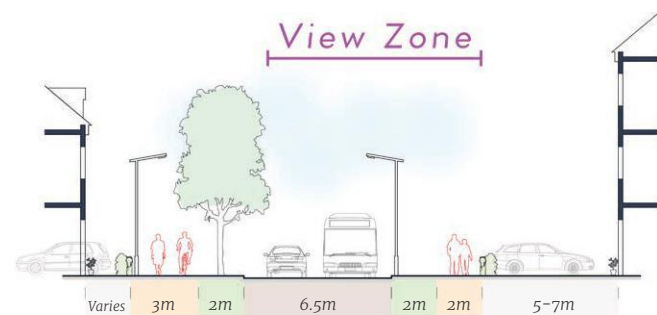
Above: Alignment of Priority Vista

Right: Illustration of how the Priority Vista could be accommodated in line with the principles outlined.

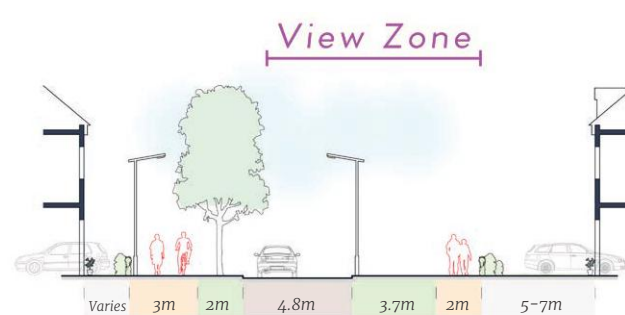
Key Buildings...
(signified but roof hatching)



Vegetation management may be required on alignment of Priority Vista



Above: Priority Vista - Main Street section
(see page 124-127 for detail)



Above: Priority Vista - Tertiary Street section
(see page 124-127 for detail)

Example Design Features



Brick



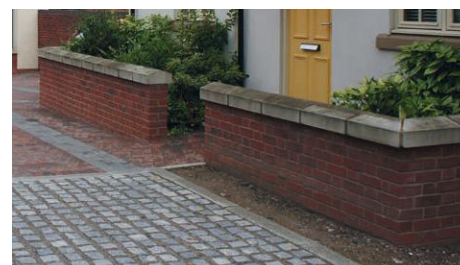
Occasional gables at key locations



Simple, muted colours



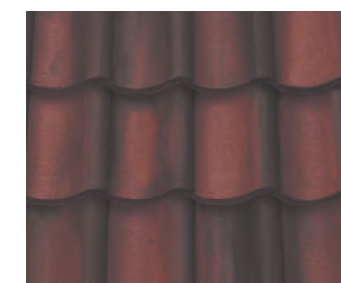
low walls



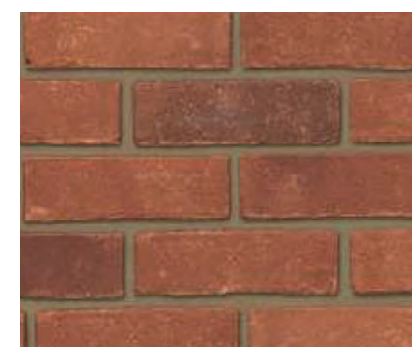
'Main Street' Character

- » Medium - high density development overlooking the main, central street.
- » Clean and contemporary interpretation of the residential elements of Thornbury High Street
- » Mainly terraced or semi-detached, with occasional detached dwellings
- » 2 - 2.5 storey, with potential for 3 storey on landmark / key buildings
- » Simple and complimentary colour palette with occasional contrast
- » Subtle variation in ridge height, mainly parallel to the street
- » Varied plot widths with consistent building set back / privacy strip
- » Uniform use of low walls to front boundaries
- » Ground floor bays and half storey dormer windows.
- » Tree planting in verge to one side of street

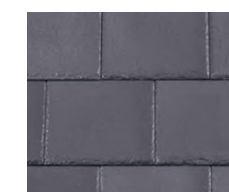
Suggested Materials



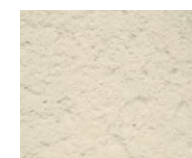
Pantile



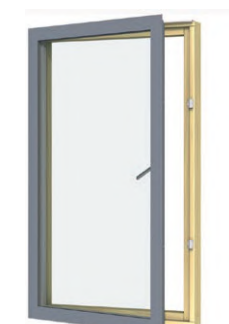
Brick



Fibre cement slate



Render



Grey Windows

Thornbury precedents



Muted Colours



low walls and narrow set backs



Varied plot widths and materials



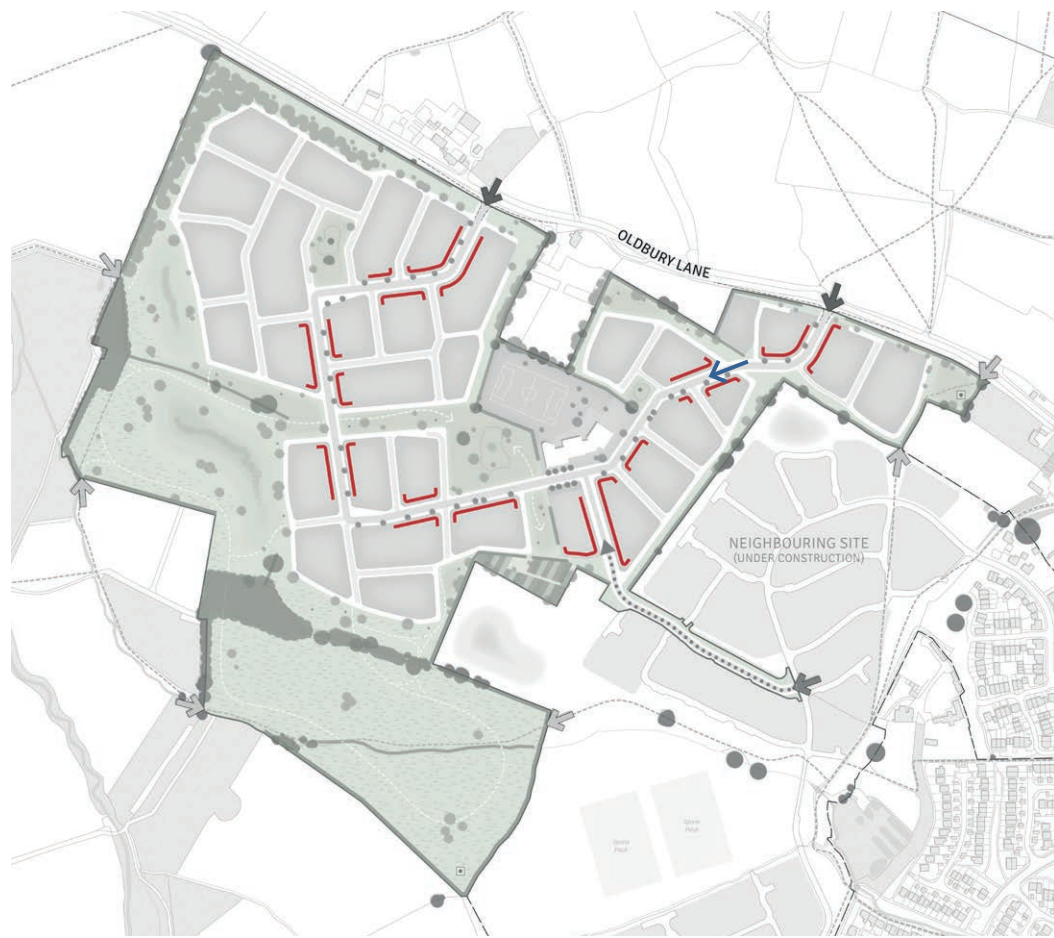
Cat-slide dormers



Ground level bays



Some short runs



Location plan

Artist's impression

