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 extending along the western site boundary up to the edge of Oldbury Lane

- 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 introduced at the NW corner of the site, adjacent to Oldbury Lane

- 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.

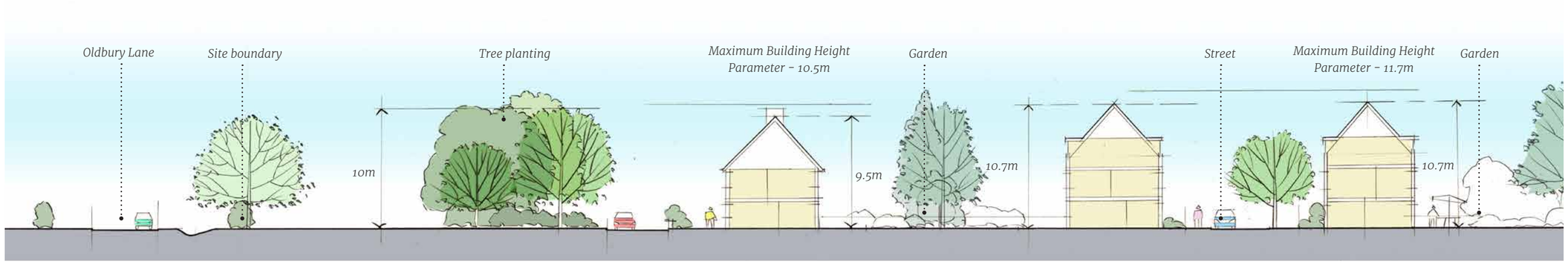
Arrival Areas

- Presence of arrival spaces will mark the access points to the development.
- Properties will be visable 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.

ADDITIONAL CONTENT - Jan 20
REVISED CONTENT - Aug 20

Oldbury Lane Design Principles Plan



Section A-A

ADDITIONAL CONTENT - Jan 20
REVISED CONTENT - Aug 20

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.

Location plan

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.

North West Sketch

ADDITIONAL CONTENT - Jan 20
REVISED CONTENT - Aug 20

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 acheived 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

Location plan

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.

North West Sketch

ADDITIONAL CONTENT - Jan 20

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.

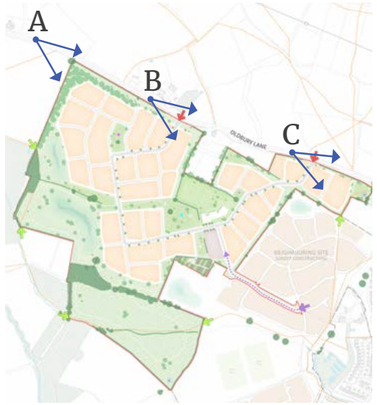
Location plan

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.



ADDITIONAL CONTENT - Jan 20
REVISED CONTENT - Aug 20

Existing | *Year 1* | *Year 15*

Viewpoint A



Viewpoint B



Viewpoint C



Priority Vista

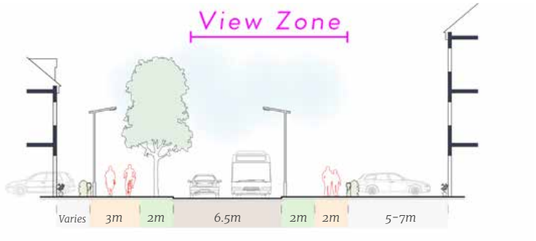
The masterplan has been structured to provide three views that aim to provide the new community with a visual connection to the tower of St Mary's church that is visible, in part, above the intervening vegetation and tree canopies The westernmost of the three views forms a Priority Vista, as shown on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

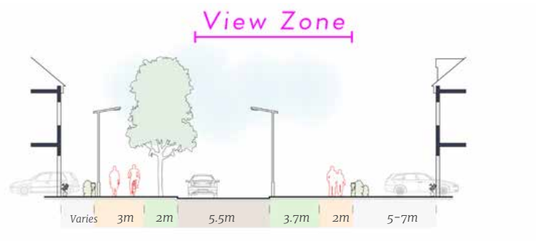
- Alignment of the Main Street and other adjoining streets will enable a view through the residential development towards the church tower.
- Streets along the Priority Vista will contain a grass verge on both sides of the carriageway to generate a widened street scene and enhance enjoyment of the view. 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 and signage 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.

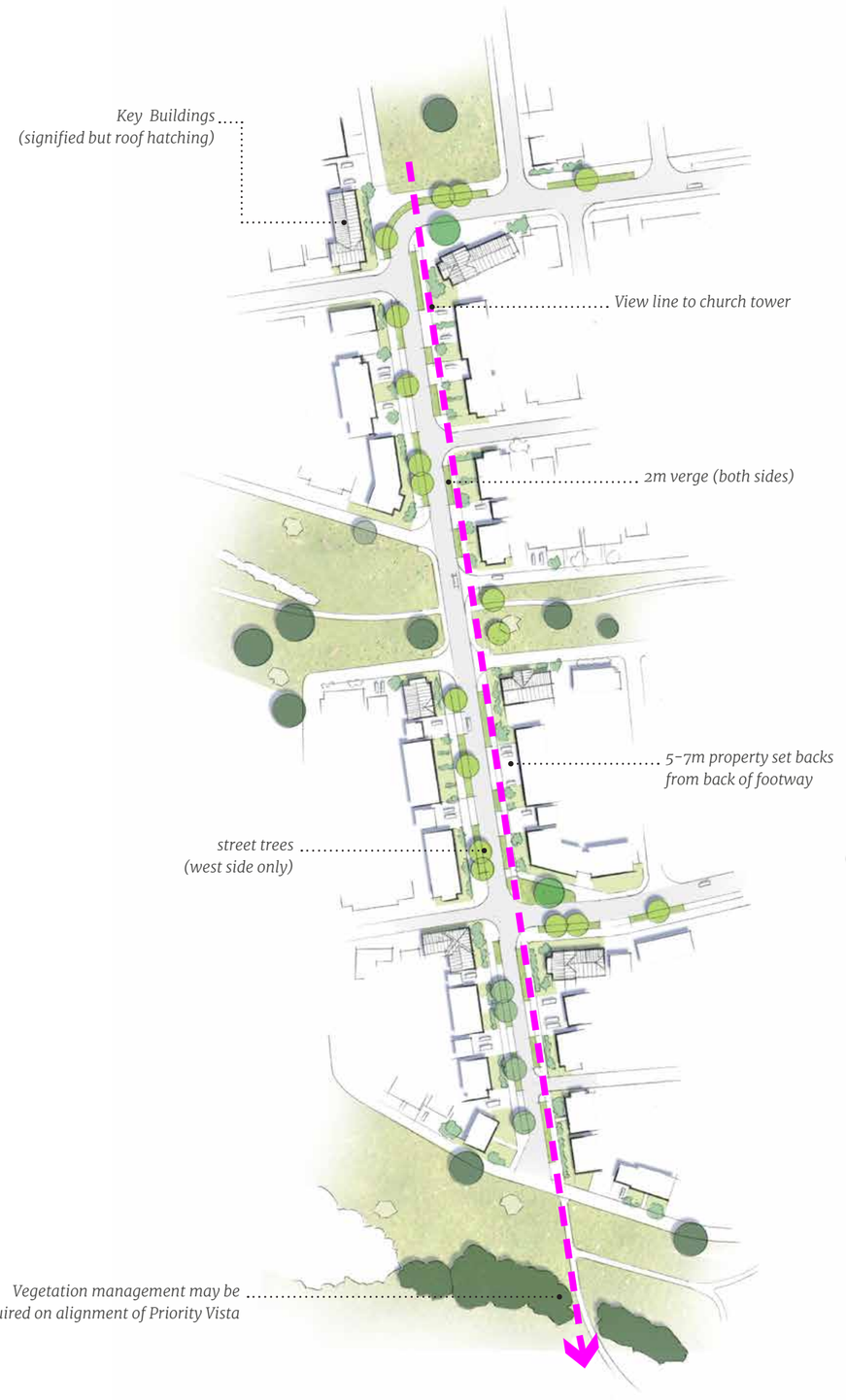


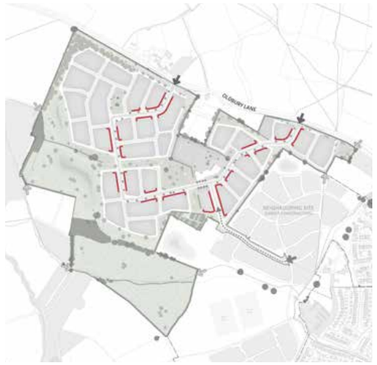
Above: Priority Vista - Main Street section (see page 124-127 for detail)



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

ADDITIONAL CONTENT - Jan 20
REVISED CONTENT - Aug 20





‘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

Example Design Features

Brick

Occasional gables at key locations

Simple, muted colours

low walls

Suggested Materials

Brick

Pantile

Fibre cement slate

Render

Grey Windows

Thornbury precedents

Muted Colours

low walls and narrow set backs

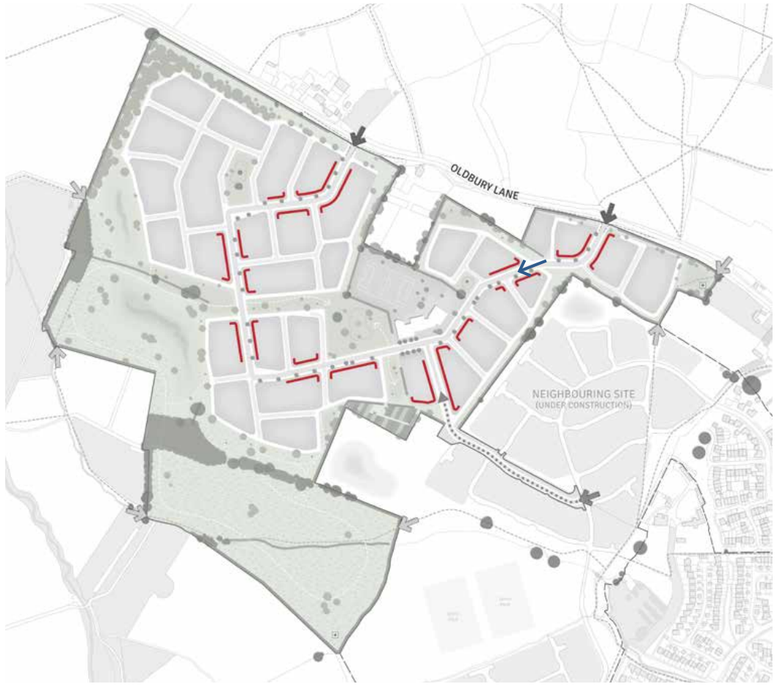
Varied plot widths and materials

Cat-slide dormers

Ground level bays

Some short runs

REVISED CONTENT - Jan 20



Location plan

Artist's impression

‘Key Spaces’ Character

- Medium to high density development that overlooks and encloses the neighborhood greens and key nodal points along the Main Street.
- Variation from Main Street is provided by roofscape, materials and boundaries
- Introduction of gable fronted roof lines provide rhythm and interest
- Horizontal plinths and material contrast represent an interpretation of shop fronts in Thornbury town centre.
- Consistent building set back / privacy strip, with boundaries formed by brick piers, low walls and railings
- 2.5 storey, with potential for 3 storey in prominent locations
- Ground floor bays
- Forms legibility feature along the Main Street

Example Design Features

Plinths, bays

Gables and projections / bays

Piers, low walls and railings

Tile and slate hanging

Plinths and contrast

Suggested Materials

Render

Fibre cement slate

Brick

Blue brick plinths

Grey Windows

Thornbury precedents

Muted colours

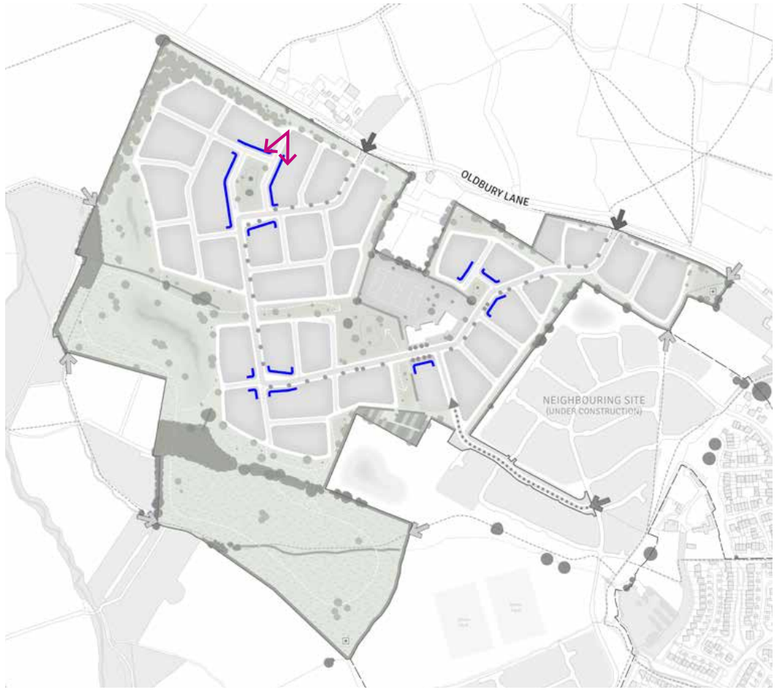
Catslide dormers

Shop-frontage ‘plinths’ create horizontal contrast

Key gabled buildings

Double-height bays

Varied silhouette



Location plan

REVISED CONTENT - Jan 20

Appearance of streets, architecture, and open spaces influenced by local Thornbury vernacular - with building plinths providing occasional horizontal emphasis, and a variety of materials employed throughout

Some 3 storey properties in prominent locations

Neighbourhood green

Scale and density responsive to Thornbury context, comprising predominantly 2 and 2.5 storey properties

Artist's impression

‘Streets’ Character

- Medium density buildings located on the side streets
- Traditional residential character
- Predominance of 2 storey building heights with occasional use of 2.5 storey in key locations
- Semi-regular structure and more simple building forms with predominance of brick
- Varied frontage setbacks with planted strips marking boundaries

Example Design Features

Use of low speed, pedestrian friendly street design

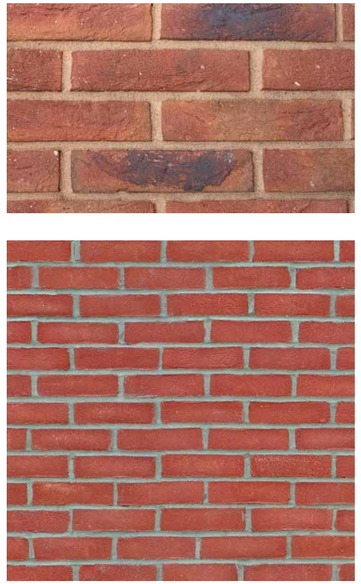
Simple traditional forms

Limited palette of materials

Front gardens and privacy strips defined by planting

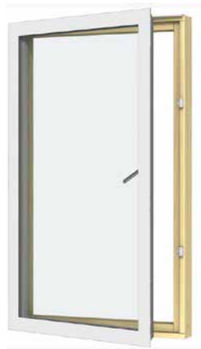
ADDITIONAL CONTENT - Jan 20

Suggested Materials



Red brick

Plain tile



Windows

Thornbury precedents

Red brick

Some front gardens

Tight, urban environment

Regular and simple forms

Narrow plots

Adjacent development

‘Green Frontages’ Character

- Semi-detached and detached properties overlook and frame the green links and open spaces
- Organic, semi-regular structure influenced by surrounding rural context
- An informal look and feel with traditional features creating a sensitive transition with open spaces
- Coherent appearance will be formed by well-coordinated and consistent application of materials along each of the frontages.
- Mainly wide fronted plots with a maximum height of 2 storey
- Front gardens with boundaries formed by a mix of stones walls, estate railings and hedges

Example Design Features

Stone facade and timber doors

Informal private drive frontage

Traditional forms

Stone walls, estate railing and hedges

ADDITIONAL CONTENT - Jan 20

Suggested Materials

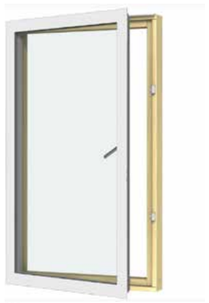
Render

Fibre cement slate

Stone

Plain tile

Brick



Windows

Thornbury precedents

Occasional stone / brick

Additive elements

Simple composition, wide frontages

Stone / brick boundaries

Short terraces

REVISED CONTENT - Jan 20

Location plan

Permanent and semi-permanent wet areas within attenuation basin

Recreational footpaths

Varied gradients allow walk-in / walk-out access

Lower density rural edge, responsive to surrounding landscape

Mainly wide fronted plots with 2 storey buildings

Organic, semi-regular structure influenced by surrounding rural context

Mix of stone, render and some red brick

Retained oak tree

10 DESIGN STRATEGIES

10 DESIGN STRATEGIES

10.1. Access and Movement

The development proposals at Pickedmoor form a permeable network of attractive streets, routes and spaces that integrate with existing local connections to provide mutual benefits for the new and existing communities.

The plan shown opposite demonstrates how residents of the new community will have direct access to Thornbury's town centre, local facilities and services, and the wider PRoW routes via the integrated movement network. It also demonstrates how the existing communities, including Park Farm, will gain access to the proposal benefits at Pickedmoor, inclusive of:

- a primary school
- retail and community hub (use classes A1, A2, D1);
- a distinctive parkland within the setting of the Pickedmoor Brook; and
- a network of open spaces including footpaths, allotments, formal play spaces, landscaping and areas for informal recreation.

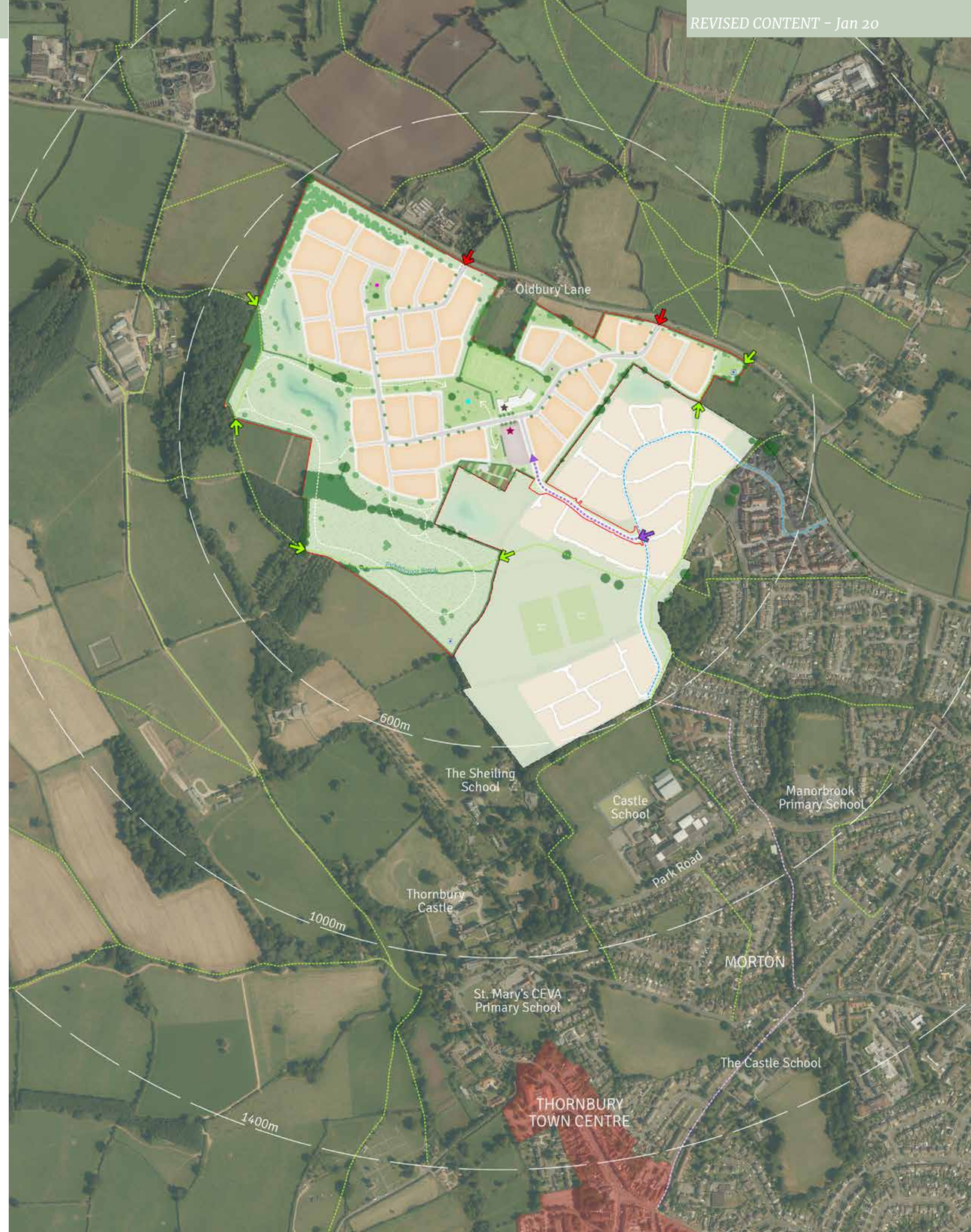
Sustainable Transport Connection

The proposals include a Sustainable Transport Connection for pedestrians, cyclists and public transport to be delivered on the eastern boundary; providing a link through the neighbouring Park Farm development. This link would provide direct pedestrian and cycle access to the town centre, and to wider facilities and services within Thornbury.

The corridor provides the opportunity to extend the local bus service through the Park Farm site to loop through the proposed development. It comprises a bus only carriageway which is 6.5m in width. The design speed of the link is 20mph, which is enforced by a priority pinch point. This has been the subject of discussions with the local bus operator First Group; who have indicated that the T1 bus route is the most likely service to be re-routed.

Access & Movement Strategy Plan

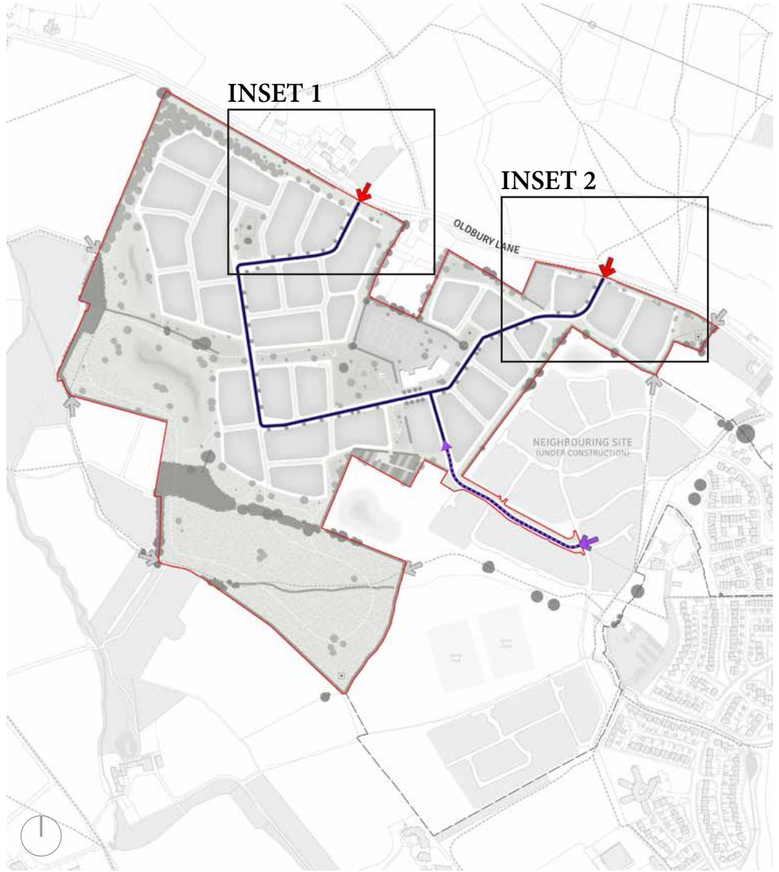
REVISED CONTENT - Jan 20



Access Strategy

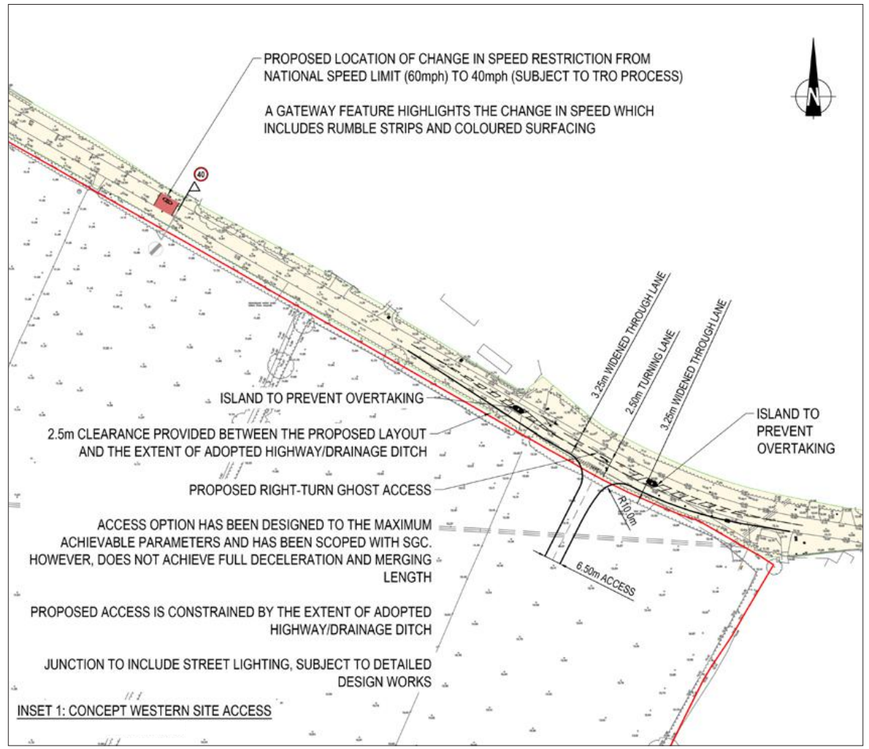
It is proposed that the development is accessed from the existing or committed highway network from three points; two primary vehicle accesses on Oldbury Lane and a sustainable travel corridor, which will be bus-only, connecting with the Park Farm scheme.

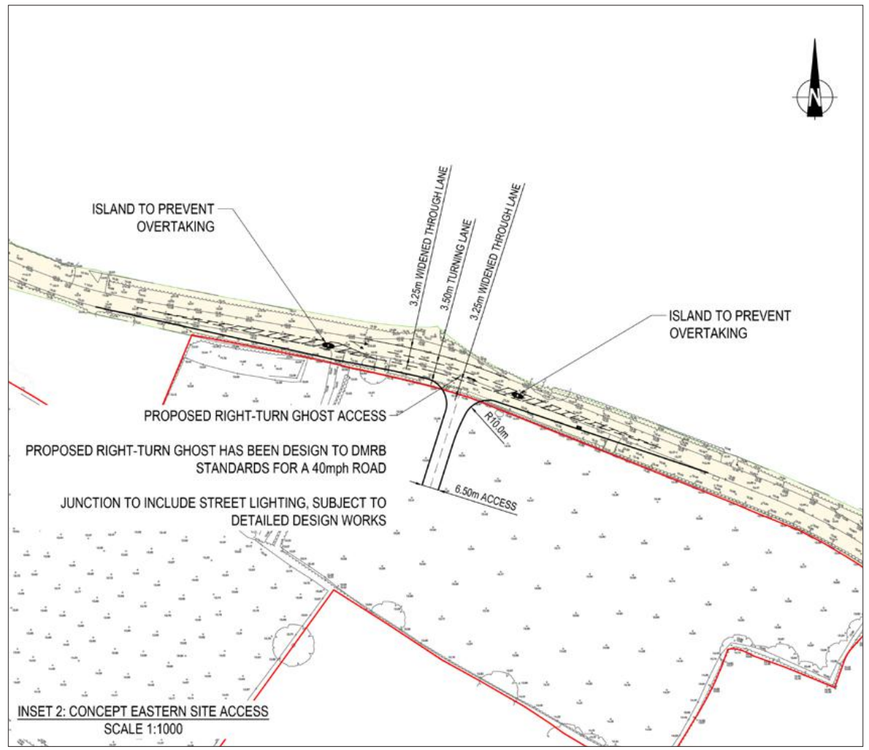
The western access is a ghost island priority T-junction which connects into Oldbury Lane, on the northwest boundary of the site. The eastern access is a ghost island priority T-junction which connects into Oldbury Lane, on the northeast boundary of the site. The junctions both have a ghost island right turn lane into the site following comments from SGC. As part of the primary access strategy, a speed limit reduction is also proposed on Oldbury Lane to sequentially lower maximum speeds from 60mph to 40mph and the 30mph. Further details are set out in the Transport Assessment.



Access Plan

Site Boundary
Primary Vehicle Access Point
Pedestrian, Cycle and Bus Access Point
Main Street
Sustainable Transport Connection





10.2. Street Hierarchy

The internal movement network is structured around a well-connected and permeable layout of streets and spaces that are designed to promote movement by sustainable modes. This network will be based upon a hierarchy of routes, as shown on the plan opposite, which each have a different character and role within the development.

An overview of the street types establishes the principles for a legible movement network; enabling all streets to be designed to adopted standards at the detailed stage. Illustrative street sections are shown opposite.

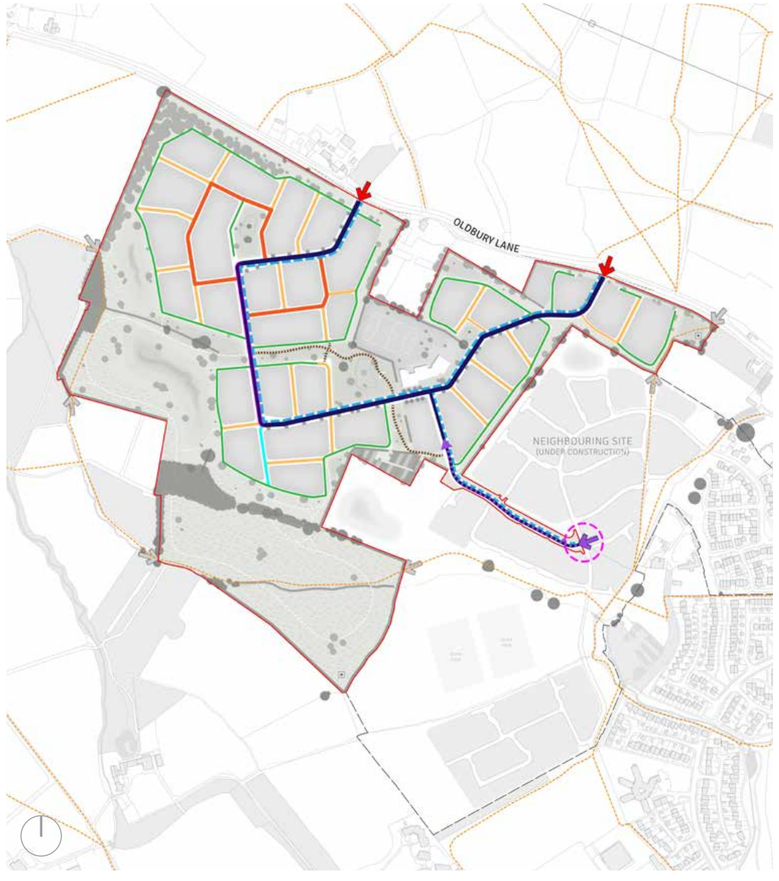
Main Street

The Main Street will be 6.5m in width, with a 2m footway one side of the carriageway and a 3m shared footway / cycleway on the other side. The 3m shared foot/cycleway will sit behind a 2m grass verge which will also accommodate on street parking in places. The Main Street will be designed to accommodate a bus route serving the site and provide direct frontage access to residential dwellings on either side. A minimum of two parking spaces will be provided to any three, four or five bedroom proporty that is accessed directly from this route.

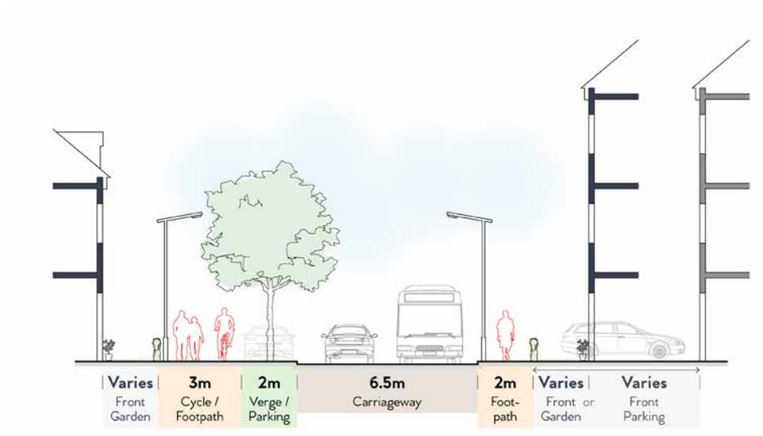
Other Streets

Junctions off the Main Street will provide access to other routes, which are of lower order in the street hierarchy, including secondary and tertiary streets, plus green lanes / private drives. Streets that form part of the Priority Vista are also included.

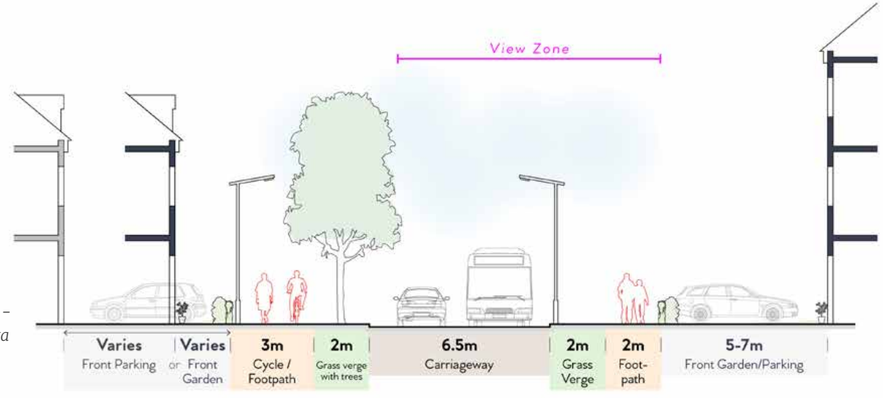
The indicative street sections are shown opposite, demonstrating how the design and scale of the street scene will change through the hierarchy.



Street Hierarchy Plan

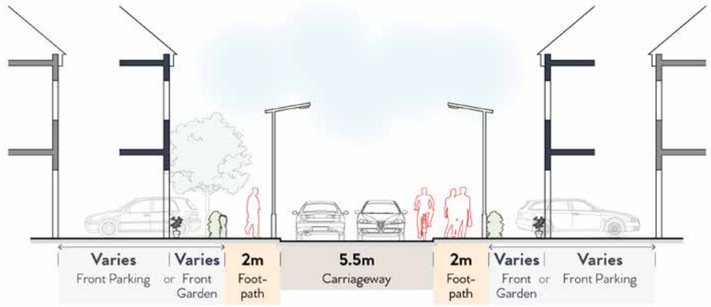


Main Street

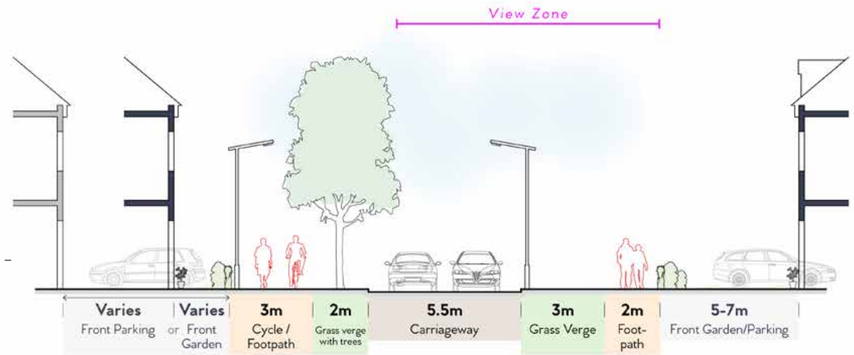


Main Street - Priority Vista

Secondary Street

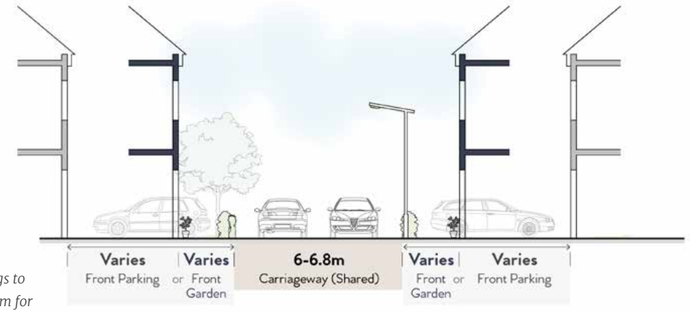


Secondary Street – Priority Vista



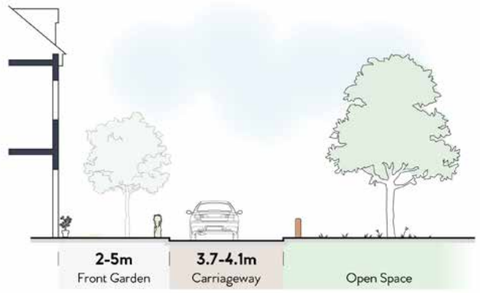
Tertiary Street

(Localised narrowings to be provided every 30m for traffic calming purposes)



Green Lane / Private Drive

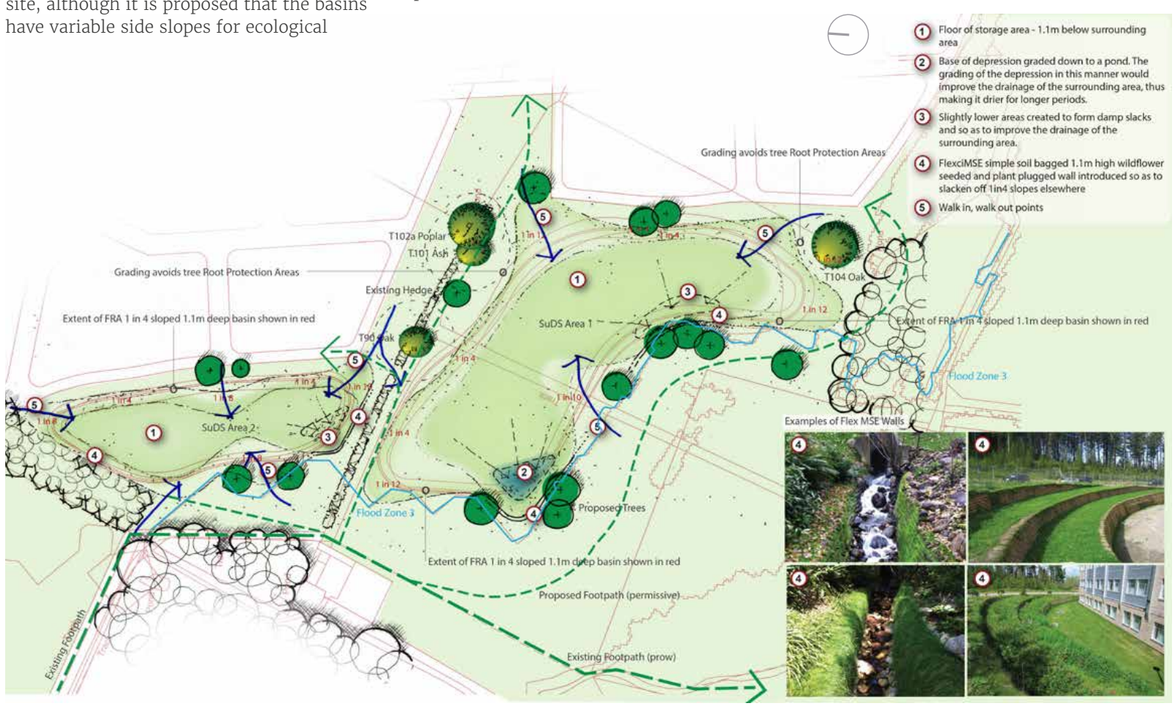
(Suitable for routes serving 5 dwellings or less)



10.3. Drainage Strategy

Runoff generated by the development will be attenuated (temporarily stored and slowly discharged) within sustainable urban drainage systems (SUDS) in the form of open basins. The SUDS storage features modelled as part of this outline application have a maximum storage depth of 0.9m for a 1 in 100 year storm event plus the required 40% additional allowance for climate change. An additional 0.2m freeboard has been included, making the total depth of the basins 1.1m. The basins will have a maximum of 1 in 4 side slopes based on the existing topography of the site, although it is proposed that the basins have variable side slopes for ecological enhancement and better integration into the landscape. The basins are located at the lowest part of the site based on the existing topography to allow the site to drain by gravity and to minimise the risk of any overland flow bypassing them.
The far north-east of the site currently drains towards Oldbury Lane, based on the existing topography. However, the level difference between this part of the site, higher elevations in more central areas of the site and the basins themselves still means that this part of the site can drain by gravity. Any overland flows arising from events exceeding the design standard in this area will be managed locally in green spaces.

The basins will discharge to an existing field drain, which itself discharges to the Pickedmoor Brook. Discharge will be limited to the greenfield QBAR runoff rate, calculated at 2.91/s/ha for the 1 in 100 year storm event, and this will provide a reduction in runoff rates when compared with calculated greenfield rates for extreme storm events.



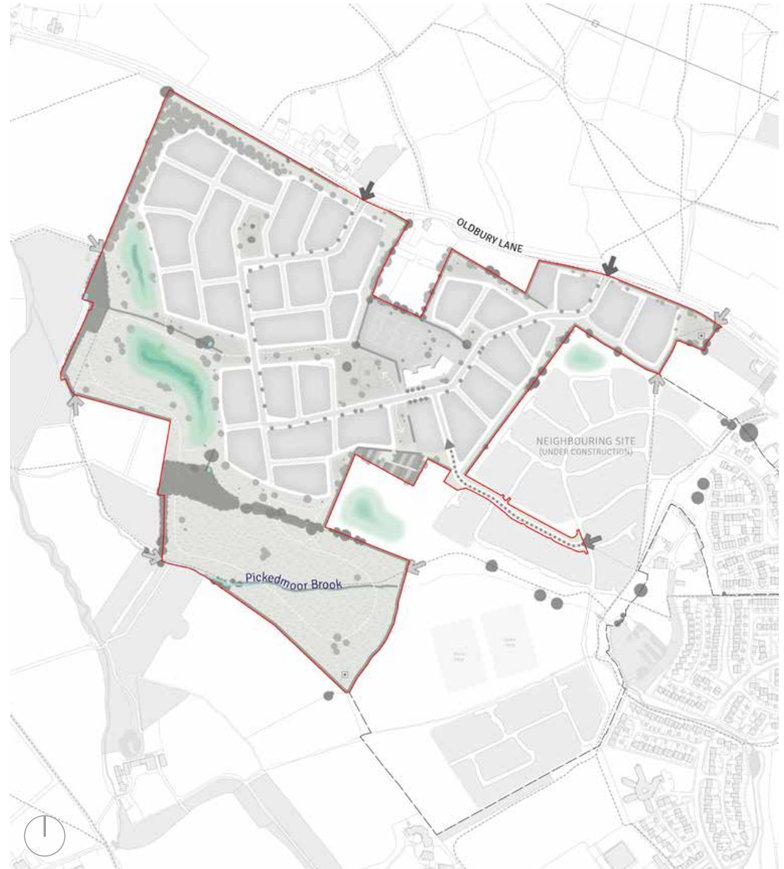
This illustrative sketch shows how landscape led drainage design could be delivered to create an integrated, attractive and usable element of the open space. The design would include measures to retain exiting trees and hedgerows, provide variation in embankment gradients to enable safe walk-in points during dry periods, creation of permanent and semi-permanent wet habitats and introduction soft retaining features with a sensitive appearance.

REVISED CONTENT - Jan 20

The detailed drainage strategy will also seek to incorporate further SUDS techniques such as:

- bio-retention areas to act as a filter and treat run-off from developed areas;
- swales and ditches;
- permeable paving;
- filler strips; and
- appropriate design of internal street layout and individual plots to prevent exceedance flows affecting vulnerable receptors.

There are numerous ditches on site. Where these ditches provide a critical drainage function for land outside the site boundaries (including Oldbury Lane), these ditches will remain in situ and unmodified. Where these ditches only drain areas within the site and are not situated within proposed green spaces, these will be infilled and their respective catchments drained by the proposed on site surface water drainage network.



Drainage Strategy Plan

10.4. Play Strategy

The amount of play space proposed will be informed by Policy CS24 of the adopted 'South Gloucestershire Local Plan Core Strategy 2006 - 2027' for a development of up to 595 dwellings.

However, rather than focusing on a quantum-based proposal, principles are set out here for providing a balanced range of accessible play features based on a hierarchy of open spaces and green links. This strategy aims to rationalise provision for the benefit of the community; to deliver fun, attractive, safe and engaging environments that encourage social and active lifestyles for children of all ages and abilities. Further detail would be agreed with Officers at the Reserved Matters design stage.

Described on the following pages, and located on the plan shown opposite, the hierarchy of play spaces includes:

» Destination Park;

» Neighbourhood Greens;

» Natural Play.

The character of the play space typologies is varied by the use of:

» a range of materials;

» slopes, platforms and climbing features;

» sculptural aspects;

» interactive play;

» landscaped and natural features; and

» kick about spaces.

Play Strategy Plan

ADDITIONAL CONTENT - Jan 20

Destination Park

Key principles:

» The main central play space forming a valued destination for children and families;

» Large area equivalent to a combined NEAP, LEAP and a LAP;

» Variety of fixed equipment, interactive, sculptural and landscaped play;

» Provides for children of all ages and abilities;

» Open grassed area providing informal 'kick-about' opportunities;

» Excellent pedestrian and cycle connections;

» Seating and picnic facilities;

» Close to Primary School, retail and neighbourhood hub to help build sense of community.

Neighbourhood Greens

Key Principles:

- Local play areas of residential scale and character;
- Western space to contain a play space equivalent to a LEAP and LAP;
- Eastern space to contain play space equivalent to a LAP;
- Mix of fixed equipment and sculptural / landscaped play;
- Seating provision;
- Surrounded by grassed / landscaped open space;
- Well overlooked by surrounding properties forming enclosed neighbourhood greens.

ADDITIONAL CONTENT - Jan 20

Natural Play

Key Principles:

- Play spaces located around the periphery of the development;
- Natural, rustic and landscaped character;
- Use of mounds, slopes and platforms create playful spaces that sit comfortably in the setting;
- Integrated seating provision.

11 CONCLUSIONS

11 CONCLUSIONS

This DAS has set out the principles and parameters for the design and access of the proposed development at Pickedmoor on the north-west edge of Thornbury. The DAS forms part of a comprehensive package of information that has been prepared in support of an outline planning application.

A clear vision has been developed that seeks to maximise the opportunities offered by the site and its context to create a place of high quality that is responsive to the identity of the local area. The document describes the process of assessment, involvement, evaluation and design, and demonstrates how the proposals have been developed through a comprehensive masterplanning approach.

The output of this process is a proposed new neighbourhood of up to 595 dwellings and other supporting uses that help meet the growing demand for new housing in the area. A mix of dwelling types and tenures will be provided, with a primary school and local retail and community hub proposed at the heart of the scheme.

Central to its design is the sensitive treatment of the site's existing landscape and ecological assets, as well as the recognised need to connect the neighbourhood with and complement its surroundings, including the adjacent Park Farm site. Plentiful green space along the Pickedmoor Brook and existing woodland areas will help define the quality of the new environment, whilst a Destination Park and Neighbourhood Greens will form attractive places for the new community to socialise, relax and play.

BARTON
WILLMORE