

PARKFIELD & SWAINBY ROAD MASTERPLAN

SWAINBY ROAD MASTERPLAN & DESIGN PRINCIPLES



MOVEMENT

The proposed development is to be designed as a people orientated place that is readily accessible and where the dominance of vehicles is reduced

- Swainby Road is to remain the primary route through the development, to reuse existing infrastructure where possible.
- The linear nature of Swainby Road is to be traffic calmed through the introduction of courtyards/homozones, landscape features and changes in surface materials to provide horizontal deflections and a change in character to create a more people friendly boulevard.
- The proposed layout is to promote a legible and clear street pattern that is easy to navigate around and provides direct pedestrian routes.
- The existing site boundaries are to be 'opened up' to link the new development with existing surrounding residential areas. These links are to cater for pedestrian and cycle links only.
- Provide a clearly defined pedestrian avenue through the development that links with the existing bridge to Tilery Park and proposed Northshore Academy development. Where possible provide a new pedestrian link and footbridge to improve access to this local amenity.
- Improve existing bridge crossing across Lustrum Beck to Tilery Park.
- Existing bus stop is to be refurbished and maintained in current location.
- Provision of a controlled crossing on Norton Road is to be considered to provide a safe crossing point for new residents.

PARKING PROVISION

The proposed development should aim to provide adequate parking whilst minimising the dominance of vehicles within the streetscene

- Parking provision is to be provided through a range of measures including, garages, in-curtlidge, front and rear parking courts and on street.
- In-curtlidge parking to include within front gardens and also behind building line to the sides of properties.
- Parking courts to be broken up with tree planting/softworks and contain no more than 12 spaces per parking area.

SPACE

The proposed development is to promote a hierarchy of space clearly defining the use and function of the external space.

- Private gardens are to be enclosed within urban blocks and aim to minimise the amount of rear boundary treatments fronting onto the street.
- Swainby Road is to provide a clearly defined public street and spine to the development.
- A series of courtyards/homozone areas are to be incorporated to break up the linear nature of Swainby Road and provide more intimate spaces for parks/community interaction. This change of streetscape character helps traffic calm Swainby Road.
- A series of semi public courtyards adjoin Swainby Road for parking and community interaction.
- Private rear courtyards are to be considered to reduce the impact of parking on the public spaces.
- The green space along Lustrum Beck is to provide a public amenity space including play equipment and seating opportunities. The edge of the residential development with this park is to be clearly defined.

URBAN FORM

The proposed development is to promote a quality townscape setting and coherent urban grain

- The development is to have a density of 40-50 units per hectare to reinforce this as an urban development, rather than suburban.
- Units are to be orientated to provide a consistent building line and active frontage onto the streetscene.
- Units to be orientated to create a series of streets and courtyards.
- Promote the notion of urban blocks whereby residential units clearly define the street pattern, and the use of corner buildings/dual aspect properties, reinforce the urban form.
- Development is to promote a coherent street scene through considering the relationship of adjacent units - solid to void ratios, rhythms within the massing of the units, fenestration and detailing, building heights and roof lines.
- The proposed development is to provide a strong elevation onto 1) Lustrum Beck/Tilery Park to provide a defined 'urban edge' to the green space, and to maximise the potential views from the development over the park; 2) Norton Road to reinforce the importance of this key route as part of the northern gateway into the town centre.
- A strong gateway is to be considered at the junction of Swainby Road/Norton Road through the use of housing massing/detailing to create a strong entrance feature to the development.
- The development should respond to the topography of the site in terms of layout, orientation of units and in scale. Generally taller units 3-4 storeys should be located nearer to Lustrum Beck at the lowest point of the site, whilst smaller 2 storey housing located to the upper part of the site.

ACCOMMODATION MIX

The proposed development is to provide a range of house types, sizes and tenure, evenly distributed, to provide a diverse and balanced community structure

- The development is to incorporate a mix of 2, 3 and 4 bed houses.
- The development is to deliver a 20% provision of affordable housing with clusters of no more than 6 units in any given area.
- The development is to provide tenure blind accommodation.
- The development is to consider the provision of housing for over 55's in a self contained apartment style complex. This type of accommodation should be provided adjacent to Norton Road to link with public transport facilities and also to align with the rehousing of residents currently living on the site.

ARCHITECTURAL IDENTITY

The proposed development is to have a distinctive architectural character and identity

- Design of residential units to have a contemporary architectural style.
- Development to respond to and enhance local vernacular and cultural/historical influences.
- Architecture to exploit the use of high quality materials and detailing.

GREEN INFRASTRUCTURE

The proposed development is to have a green character that has a clear hierarchy of space, and strong physical links with Tilery Park

- A large area of green space is to be provided adjacent to Lustrum Beck to provide an amenity resource for residents and as part of a wider improvement strategy to refurbish the waterfront 'edge' of the Beck.
- Proposed green space is to include new habitat areas to improve ecological value of corridor, existing biodiversity is to be protected and enhanced where possible.
- Provision of green 'fingers' or a series of inter-connected spaces that permeate the new development and link with Lustrum Beck are vitally important for the physical and visual connection with the existing green corridor for amenity, movement and ecology.
- The development is to look to improve the linkage with, and access across Lustrum Beck.
- New tree planting is to be used throughout the development to soften and 'green up' the streetscape, and provide a human scale to the external spaces. An avenue of trees along Swainby Road is to be considered to create a 'green spine' through the new development.
- The development is to provide secure rear gardens for all housing. Access to rear gardens via Ginnels/alleysways should be minimised where possible by providing access to the side of properties.
- Rear gardens to have appropriately secure boundary treatments to comply with Secured by Design standards. Where boundaries front onto public realm areas these should be upgraded to complement the streetscene character.
- Small front gardens are to be used to provide an area of defensible space adjacent to the dwelling and to soften the streetscape.
- Shared communal gardens are to be provided for apartments blocks.
- New play area (LEP) for the local community as integral part of landscape setting.

SUSTAINABLE COMMUNITY

The proposed development is to promote the creation of a sustainable and low carbon community

- The development should achieve a minimum of Code for sustainable homes code 3.
- The site should provide an exemplar for 'Eco' developments.
- A range of measures should be considered in the development of the residential units to ensure that they are energy efficient and flexible to accommodate future change, such as: 1) renewable energy sources: PV, district wide heating/wind turbines; 2) construction materials with low embodied energy, recycled and locally sourced or sustainably managed materials; 3) Promote walking, cycling and public transport, provision of cycle parking in all dwellings; 4) Promoting a comprehensive SUDS system including rain water harvesting, water attenuation areas, recycling of grey water, and avoiding discharge to sewers/Lustrum Beck where ever possible; 5) Promote waste management/recycling through provision of adequate size and sensitively integrated bin store areas for recyclable and non-recyclable waste; 6) well insulated air tight dwellings.
- The development should have at least 10% of its total predicted energy requirements provided from on site renewable energy sources.
- The development is to provide new green space along Lustrum Beck to provide recreational uses, potential soakway/balancing pools as part of wider SUDS network and to preserve and enhance the biodiversity and ecological value of Lustrum Beck.



Strong elevations towards Tilery Park provide a defined 'urban edge', and maximise potential views from the development over the park



Responding to topography with architecture that celebrates slope of site. Open views creating strong visual connection to Tilery Park.



Dominant corner buildings/dual aspect properties, reinforce the urban form and create a gateway to the site