

1 Design vision/objectives

- **Access & Movement** - Creating a permeable, sustainable, and legible development
- **Character** - creating a development that responds to the context and site constraints and the opportunities afforded by the well-established boundary vegetation and local amenities.
- **Community Safety** - creating an attractive, safe environment through successful place-making principles
- **Environmental Sustainability** – creating a development that reinforces sustainable principles and the use of natural resources through the layout, built form, and landscape strategies

2 Some context analysis and narrative on the appearance of the dwellings (architectural detail and materials etc)

2.1 Constraints

- Narrow footway from site towards Upper Tean, requires banking
- The retention of key high-value trees & their root protection zones
- The presence of electricity overhead power lines
- 5m wide buffer zone running along the north-eastern boundary of the site
- 6m wide buffer zone running along the southern boundary of the site

2.2 Surrounding Context

Traditional buildings within the Staffordshire Moorlands area have their own distinct character and style. This includes a patchwork of traditional elevational detailing and materials such as cast stone window heads/sills, red brickwork and slate roofs.



3 Design

3.1 Site Layout

The key design objectives are:

- To create a residential neighbourhood that reflects the character of nearby existing residential development;
- To create a layout that sensitively responds to the existing topography and respects existing natural features
- To create active frontage including proposed public open spaces within the development to maximise the value of this setting for the neighbourhood
- To create natural surveillance and consider views into as well as out of the site
- To provide an urban grain that facilitates on-street activity, safe and secure residential environments, and adequate private amenity space

3.1.1 Road Layout

The street network responds to the site constraints such as visual permeability retaining the existing residential development amenity. Adopted highway to just after the first hammerhead (outside Plot 16).

The principle street hierarchy is as follows:

Primary Access Road Street -

- 6m Wide Carriageway, reduced to 5m wide after Plot 8.
- 2m wide footway on just one side of the primary street with 2m service strip on the opposite side ensure tree planting is in the public realm with landscaping.
- Direct access for on plot parking adjacent for most semi-detached and detached homes, with front parking for any terrace units limited to a maximum of 6 spaces in a row before being broken up with landscape/tree planting.

Secondary Shared Surface Street -

- 5m wide carriageway with 1.2-2m footway on one side and service strip on the other side.
- Direct access for on plot parking adjacent for semi-detached and detached homes. Front parking for terraced dwellings and some semi-detached
- Footway to 1 side of carriageway
- Front parking softened by landscape.

Private Drives/Lanes -

- Generally 4.5m wide, maximum width of 6 m with local narrowing and build outs to control traffic speeds and movement through the space
- Parking generally on plot
- Opportunities for larger front gardens to private properties
- Generally fronting woodland edges and landscape buffers

3.1.1.1 Objectives

- To create a permeable network of streets and spaces, providing clearly defined and safe links from the area to the rest of the site;
- To provide a hierarchy of streets and pedestrian routes through variation in width, visual character, and materials;
- To promote non-vehicular modes of transport; and to respond to site constraints through layout, design, and orientation

3.1.1.2 Overall & Primary Access Road

- There will be a network of local streets providing vehicular and pedestrian access to the residential areas.
- The primary access road will run through the site from the north to the south.

- Access into the site will be from the new junction to be created on Uttoxeter Road which is to the west of the site and the junction being on the top of the site. The land slopes gently down towards the south-western corner of the site. The road follows the existing topography.
- From the primary access road there will be a curved road providing vehicular and pedestrian access to a series of residential areas.

3.1.1.3 Pedestrian Connection

- Consideration is given to providing safe links between public open spaces by road and footpath networks throughout the site
- Pedestrian link to existing lanes will be created between plots 44 & 42.

3.1.2 Landscape

3.1.2.1 Objectives

- To create a layout that sensitively responds to the existing topography and respects existing natural features

3.1.2.2 Landscape Design Features

- The retention and integration of existing hard and soft landscape features into the layout where possible.
- A landscape buffer is to be provided by retaining hedges along the eastern and southern boundaries of the site.
- There are a number of mature trees around the boundaries of the site that, where possible, will be retained to enhance the setting of the residential units or incorporated into the strategic open space.
- Garden boundary adjacent to road or public space to be 1.8m brick wall for visual appearance

3.1.3 Public Open Space (POS)

3.1.3.1 Objectives

- Strategic public open spaces are identified to be in all development zones.
- To create open space overlooked by residents, encouraging a sense of ownership and responsible neighbourhood use by all

3.1.3.2 POS Design Features

- Plots 35-38 & 43 to front private drive and strategic landscape buffer zone to southwest.
- Units with side elevations overlooking roads/footways to have additional side windows.
- With the careful linkage of the road layout & the orientation of houses, it provides a strong link between those public open spaces.

3.2 House Design

3.2.1 Objectives

- To create a residential neighbourhood that reflects the character of nearby existing residential development;
- To create a high-quality sustainable residential development that responds to the surrounding environment, the retained key landscape features across the site.
- To work effectively with the topography and natural features retained on the site
- To provide a mix of family housing and to allow the site layout to respond to the many technical constraints, deal with the topography and focus on place-making.
- To create key frontages to strategic landscape corridors, public open space and the primary access road.

3.2.2 House Design Features

Layout & Scale -

- All proposed building heights are proposed to be 2-storey dwellings to respond to and reflect the scale of the existing residential developments in the surrounding area.
- All dwellings to be max 8.4m in height to comply with LPA requirements.
- Protection of existing residential development amenities by providing appropriate spacing and retaining existing hedges.

Architectural Vision -

- Properties will be modern in their forms and will use materials that reflect the existing residential developments in the surrounding area.
- Materials to be responded to and to be reflected to the existing residential development in the surrounding area.
- Brickwork to reflect some of the traditional houses in the surrounding rural area.
- Chimneys on various House Types
- Details such as string coursing, brick soldier coursing, arched window heads and brick eaves details to be used to reflect the characteristics of the local area. Cast stone window sills/heads to be used on certain house types.
- Red brick to be the external finish of all house types.

Boundary Treatment -

- Boundaries to front of properties to be predominantly soft landscape/ shrubs
- Rear/Side private gardens will be enclosed by 1.8m high closed timber fencing.
- Where rear/side private gardens are exposed to the street at the primary vista from the street, brick walls will be used to connect the built form along the street

Parking -

- Direct access for on plot parking for houses.
- Visitor parking is provided.
- Parking numbers and space sizes will be in accordance with the LA parking standards.
- Side parking will be the predominant arrangement across the site, providing front gardens and street landscaping to soften the visual impact of car.

- Front parking is also proposed where there isn't space for side parking, such as terraced plots. These plots will be broken up by landscape tree and hedge buffers to lessen the visual impact of cars on the street.

4 Environmental sustainability – detail on materials, construction techniques, solar panels etc.

4.1 Sustainability

- The development for 55 units represents an efficient use of land for the development of a sustainable neighbourhood.
- The proposed site layout incorporates open green spaces and tree planting, which should substantially enhance the visual amenity of the site and to soften the built form.
- The proposed landscape buffers and large areas of informal public open space will enhance the ecological value and diversity of the site.
- Together with rear gardens, this infrastructure provides a network of visual and wildlife corridors which benefits the microclimate, biodiversity, and garden wildlife.
- The new dwellings will be built to current building regulation standards with a fabric-first approach to homes proposed, to ensure a sustainable and efficient building envelope.
- Frames and facade for buildings will be manufactured in a factory where quality is controlled and material waste is minimised.
- Solar panels will be installed for each unit.

