

HAYGATE ROAD, WELLINGTON

May 2014

ADDENDUM TO DAS



Addendum

This addendum document includes additional information to support the Design & Access Statement submitted with the Outline Planning Application for the above site in December 2013. The additional information is submitted in response to officer comments.

Location

The visual impact of the approach to the site along Haygate Road has been considered within the Landscape & Visual Impact Assessment which accompanies the application.

This addendum considers the 'design approach' along Haygate Road in more detail as requested.

The photoviewpoints and analysis indicate that although the site lies on the edge of the town, it is screened by a combination of existing mature trees and properties for the majority of the approach along Haygate Road from the south. It is not until immediately adjacent to the site, beyond the semi-detached property at the entrance to the cricket club, that the views into the site are clear. The entrance to Wellington is defined by the three storey Orleton Inn at the junction of Haygate Road, and the housing beyond this, to the east of Haygate Road, as shown in the figures overleaf.

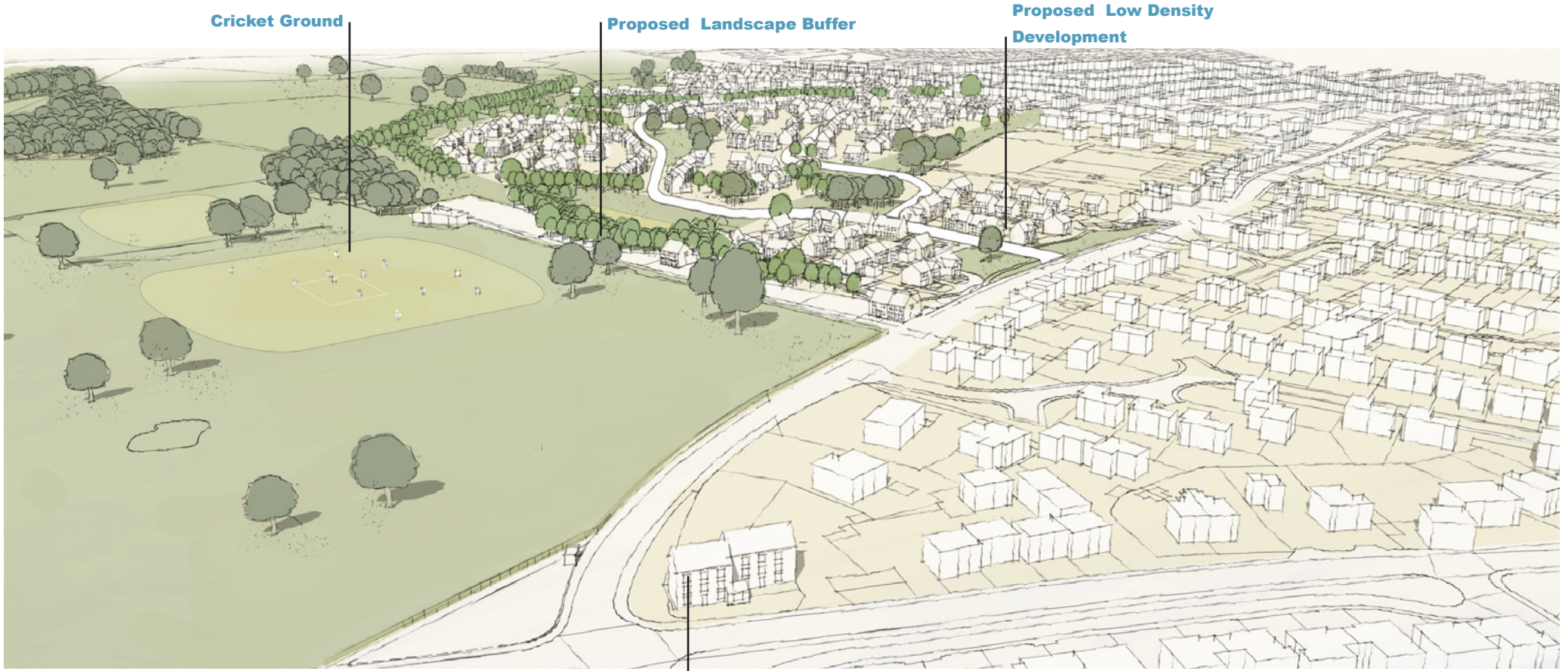
Glimpse of site - Proposed Woodland Buffer will screen views with 2 and 1 1/2 storey housing beyond

Design Approach

The design approach for the western edge is therefore not to create a 'gateway' development, but to screen the development by allowing a suitable landscape buffer. The character areas indicate that the frontage plots to Haygate Road would be low density, centring on the existing mature tree and arrival green. Housing will also be limited to two storeys, with darker hues to allow the buildings to sit back beyond the proposed landscape.

The photoviewpoints and additional aerial view illustrate that the proposed housing would be only minimally visible on the approach along Haygate Road, and would in time be screened by the proposed buffer planting.





Cricket Ground

Proposed Landscape Buffer

Proposed Low Density Development

Old Orleton Inn

Additional Birds Eye View from South



Old Orleton Inn

Ground Level View from South



Constraints

Electricity Substation

This has been added to the site constraints as shown, with access retained off Haygate Road.

Views

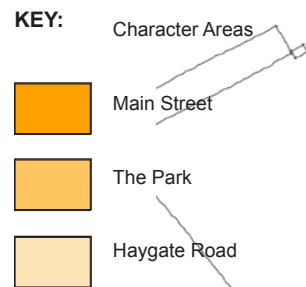
In addition to the views listed within the DAS, there are additional views to the church tower of All Saints Church in the centre of Wellington that should be considered within the design proposals at reserved matter stage, and can be incorporated into the design principles for the relevant character areas.



Opportunities

The Public consultation event raised a number of queries that have been taken into account in the layout:

- Footpaths - new pedestrian links are to be provided within the site providing connections into the existing network.
- Density - this was discussed during the consultation, and consequently the density of the scheme was reduced from 360 to 330 dwellings. The consultation event also discussed the density of housing along Haygate Road. This was therefore proposed as the lowest density area. A simplified version of the character area plan is shown adjacent.
- Traffic - Traffic Calming measures are proposed as part of the proposals for Haygate Road.



Local Vernacular

Local vernacular is covered within the existing DAS. This is considered to be sufficient to inform the masterpan at this stage, but further detailed character analysis would be provided at the reserved matters stage. The proposals will take into account this, and the information provided below regarding Orleton Hall. The adjacent figure ground plan shows the density and urban grain adjacent to the site.

Listed Buildings









The Old Orleton is listed grade II and was formerly known as the Falcon Hotel (SJ 61 SW 27/576 on Holyhead road. Its description is Late C18. Red brick house with hipped plain tile roof, formerly Haygate Farmhouse. Moulded brick dentil eaves cornice. Three-storeys. Four windows. Sashes with glazing bars, ground and first floor flat brick arches with keyblocks. Ground floor right-hand splayed bay with sashes also having keyblocks. Central doorway with stuccoed Roman Doric porch. Brick end chimney stacks. C18/19, 2-storey, 2 window wing to right-hand (east). Shaped gable to rear and pointed arch stair window.



Figure Ground Plan



KEY:

-  Application Boundary: 15.20Ha
-  Proposed Residential Area: 10.42Ha (Up to 330 Dwellings)
-  Proposed Public Open Space: 4.77Ha
-  Retained Vegetation/Hedgerows
-  Existing Public Right of Way
-  Proposed access off Haygate Road
-  Emergency Access
-  Electric Sub-Station

Parameters Plan




The planning response suggests that the 'Development Framework' is *"too detailed in some respects, containing elements of an actual design"*. We have consequently removed these elements, and brought the plan back to a simple plan as shown on the adjacent parameters plan. This plan should consequently be read with the character areas plan and character areas details in the following pages.

CHARACTER AREAS

The character areas have been simplified within this document, so that they provide a clear driver for the design layout at the reserved matters stage.

Information on each character area is provided in the following pages.

KEY:

-  Main Street
-  The Park
-  Haygate Road



Character Area 1 - Main Street

Main Street

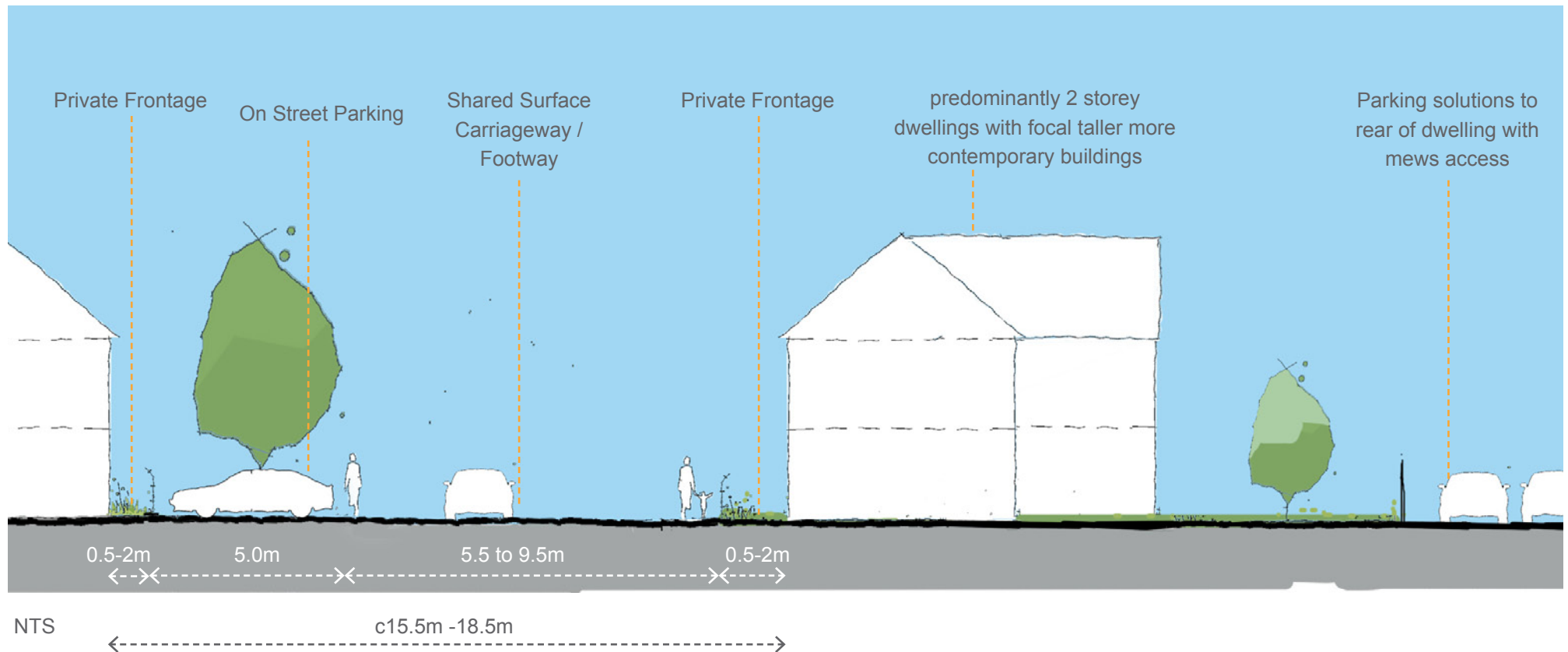
Key Design Issues

- This forms the main route through the site and provides a strong loop road for circulation.
- Housing generally to front onto both sides of the street.
- Highest density character area.
- Consider Views across the site to the Wrekin, along the existing footpath towards Orleton Hall, and towards All Saints Church.



Character Area 1 - Main Street

MAIN STREET - Indicative Section



Character Area 1 - Main Street

STREETSCAPE	
Carriageway Width	5.5m (widening in key square locations)
Footway	2.0m wide either side of carriageway
Verge	0-3m wide verge with tree planting
Street Width [Building to Building]	c15.5 - 18.5m
PLOTS	
Frontage	Frontages will be parallel to the street edge. Majority dwellings to front onto the main street on both sides.
Frontage Depth	0.5 to 2m
Frontage Boundary Design	A mix of the following palette of options: a) Planting area and Railings b) Hedging

Parking	A mix of the following: a) On-Plot parking to front of plot [north side of street] b) On-plot parking to side of dwelling c) Courtyard parking to rear of dwellings
BUILDINGS	
Street Character Principles	Enclosed street. Predominantly linked dwellings.
Dwelling Form	Predominantly narrow plan plots.
Dwelling Height	Predominantly 2 storey with occasional high quality gateway buildings up to 3 storeys
Dwelling Materials	High quality local materials reflecting local vernacular - Brick and proportion of render.
MATERIALS	
	[All carriageway and footway materials to be adopted are to be agreed by Local Authority]
Footway	Coloured macadam or quality paving

Carriageway	Blacktop macadam. Change in surface to coloured macadam or quality block paving at key gateways. Kerbing Standard highway kerb
Kerbing	Standard highway kerb
LANDSCAPE	
Street Trees	Trees set in grass verge or hard paved squares
Street Lighting	Quality design based on simple columns and luminaires.
Street Signage & Furniture	Co-ordinated and complimentary range throughout the development.

Character Area 1 - Main Street

MAIN STREET - Indicative Appearance



Character Area 2 - The Park

The Park

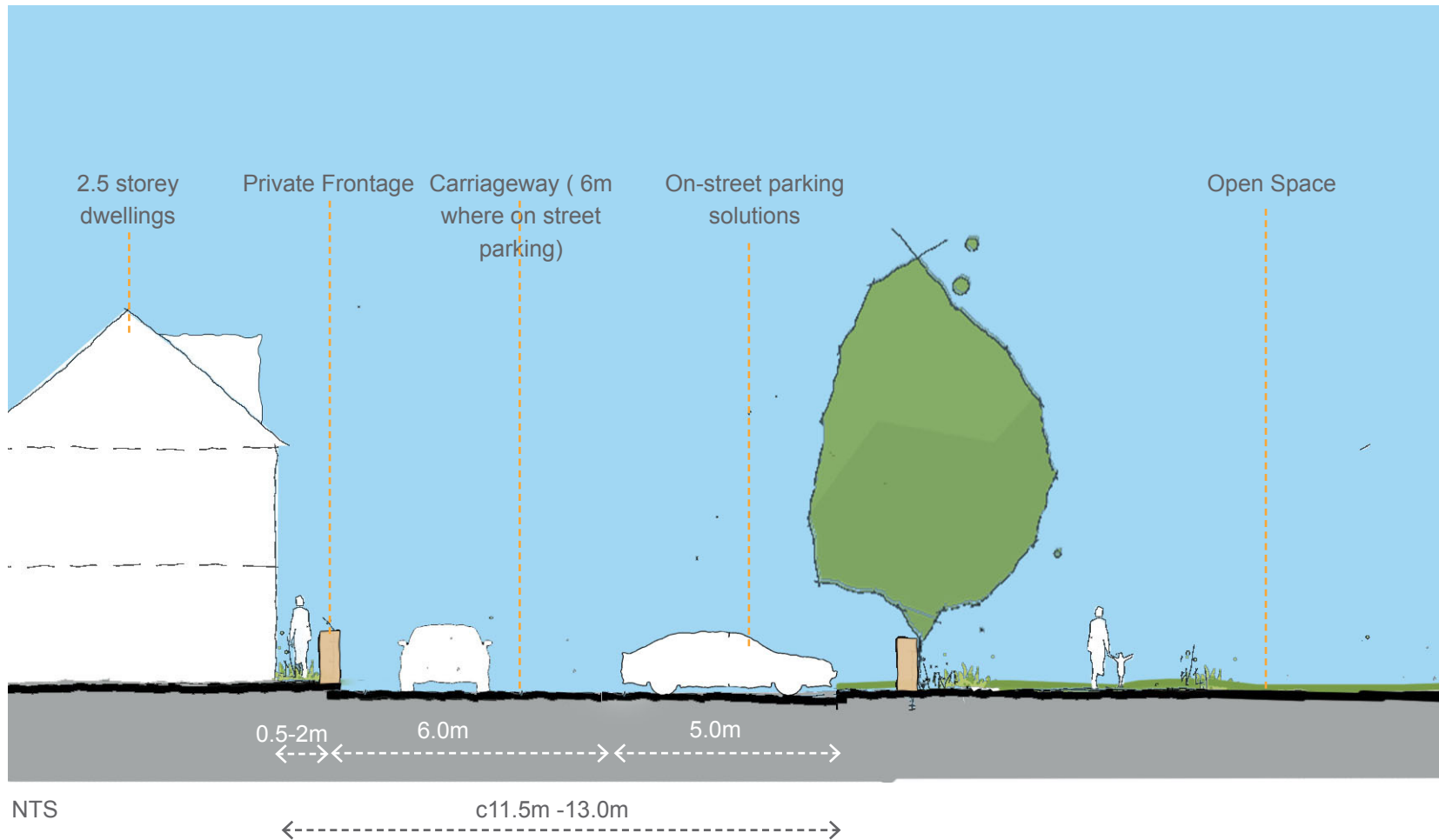
Key Design Issues

- 'The Park' character area reflects the character of Orleton Park to the west.
- Mature trees will be retained and set in public open space and grassland.
- Tree planting within 'the Park' will include grouped woodland tree planting to the west to tie in with the character and setting of the historic park.
- Views will be retained to the Wrekin. Boundary treatments will include walls and railings reflecting the local character of Orleton Park.



Character Area 2 - The Park

THE PARK - Indicative Section



Character Area 2 - The Park

STREETSCAPE	
Carriageway Width	4.8m to 6.0m
Street Width [Building to Building]	c11.5 - 12.0m
PLOTS	
Frontage	Frontages will be parallel to the street edge. Majority dwellings to front onto the green space and single sided.
Frontage Depth	0.5 to 2m
Frontage Boundary Design	A mix of the following palette of options: a) Stone Walls (predominant) b) Planting area and Railings
Parking	A mix of the following: a) On-street parking fronting open space. b) On-plot parking to side of dwelling
BUILDINGS	

Street Character Principles	Medium density green edge Predominantly detached & semi-detached dwellings.
Dwelling Form	Predominantly wider plan plots.
Dwelling Height	Predominantly 2 storey with occasional 2 1/2 storey
Dwelling Materials	High quality local materials reflecting local vernacular - Brick and proportion of render, dark/buff colour to avoid visual impact.
MATERIALS	
	[All carriageway and footway materials to be adopted are to be agreed by Local Authority]
Footway	Coloured macadam or quality paving
Carriageway	Coloured macadam or block paving.
Kerbing	Kerbing Standard highway kerb/conservation kerb.

LANDSCAPE	
Street Trees	Trees set in open space
Street Lighting	Quality design based on simple columns and luminaires.
Street Signage & Furniture	Co-ordinated and complimentary range throughout the development.

Character Area 2 - The Park

THE PARK- Indicative Appearance

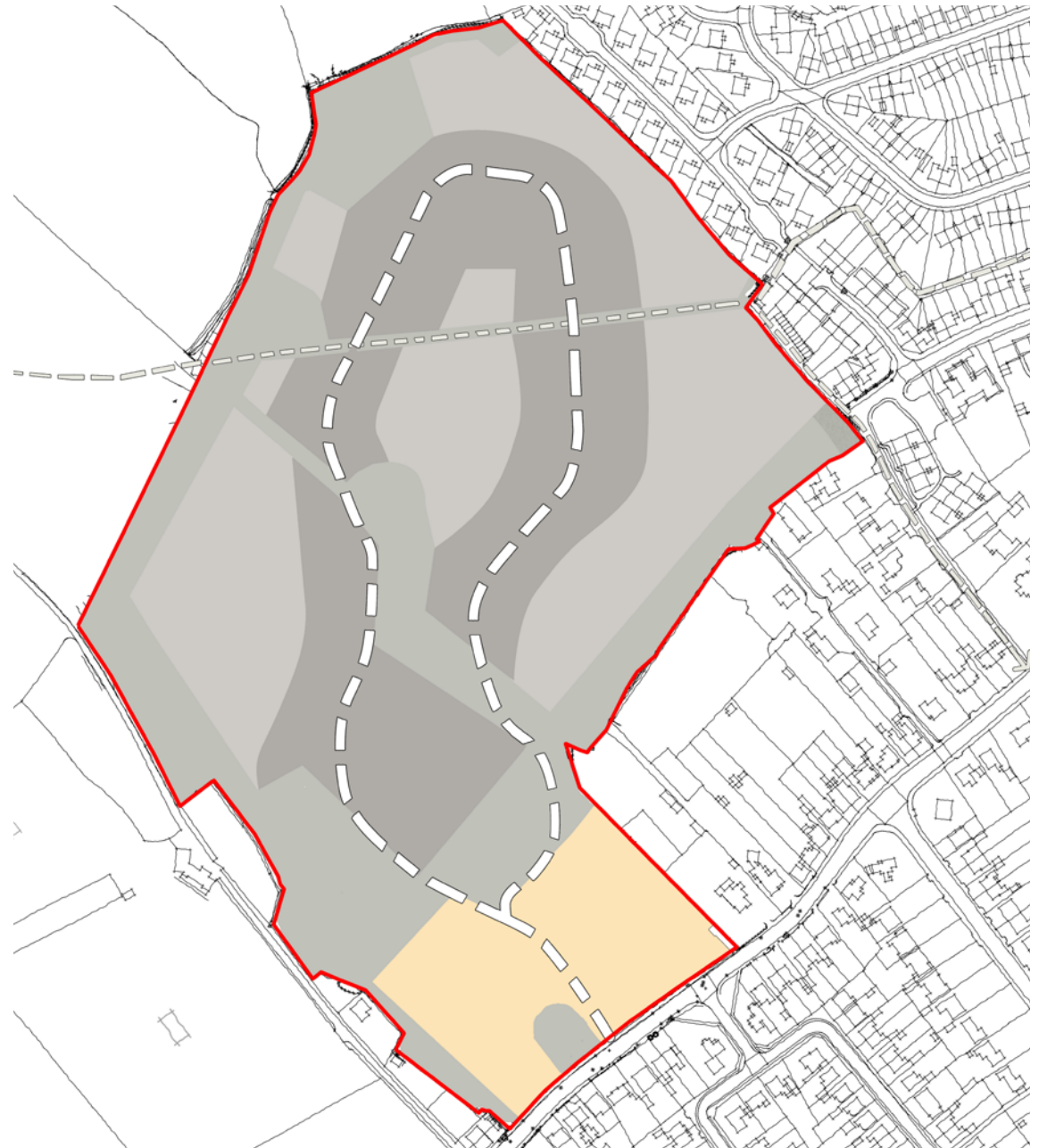


Character Area 3 - Haygate Road

Haygate Road

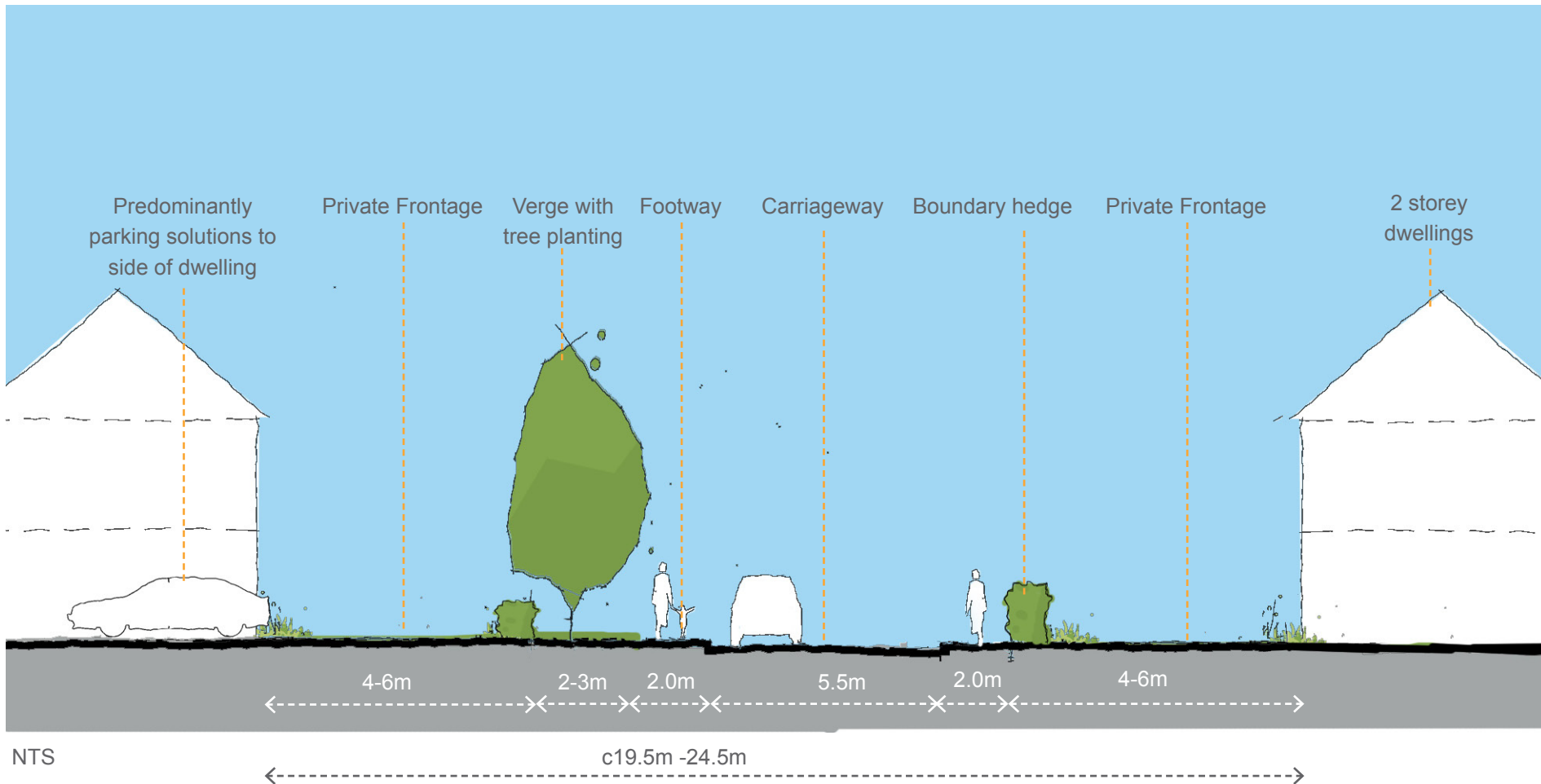
Key Design Issues

- The Haygate road character area is the most visible character area within the site.
- Frontage onto retained veteran tree and public open space.
- Lowest density area of predominantly semi-detached and detached housing.
- Follows lower density 'Garden Suburbs' principles to reflect local character.
- Boundary treatments will include walls and railings reflecting the local character of Orleton Park.



Character Area 3 - Haygate Road

HAYGATE ROAD - Indicative Section through Central Street



Character Area 3 - Haygate Road

STREET	
Carriageway Width	5.5 -7m at entrance
Footway	2.0m wide either side of carriageway
Verge	2-3m wide verge with tree planting
Street Width [Building to Building]	c19.5 - 24.5m
PLOTS	
Frontage	Frontages will be parallel to the street edge. Majority dwellings to front onto the street
Frontage Depth	4 to 6m
Frontage Boundary Design	A mix of the following palette of options: a) Planting area and Railings b) Stone Walls to frontage to match Orleton Park
Parking	A mix of the following: a) On-Plot parking to front of plot b) On-plot parking to side of dwelling

BUILDINGS	
Street Character Principles	Tree-lined street. Predominantly semi-detached dwellings with some detached.
Dwelling Form	Predominantly narrow plan plots making up semi-detached buildings with some detached buildings within wider plan plots.
Dwelling Height	1 1/2 and 2 storey
Dwelling Materials	High quality local materials reflecting local vernacular - Brick and darker hue render, avoiding white render.
MATERIALS	
[All carriageway and footway materials to be adopted are to be agreed by Local Authority]	
Footway	Coloured macadam or quality paving

Carriageway	Blacktop macadam. Change in surface to coloured macadam or quality block paving at key gateways.
Kerbing	Standard highway kerb
LANDSCAPE	
Street Trees	Extra heavy standard. Trees set in grass verge
Street Lighting	Quality design based on simple columns and luminaires.
Street Signage & Furniture	Co-ordinated and complimentary range throughout the development.

Character Area 3 - Haygate Road

HAYGATE ROAD - Indicative Appearance



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