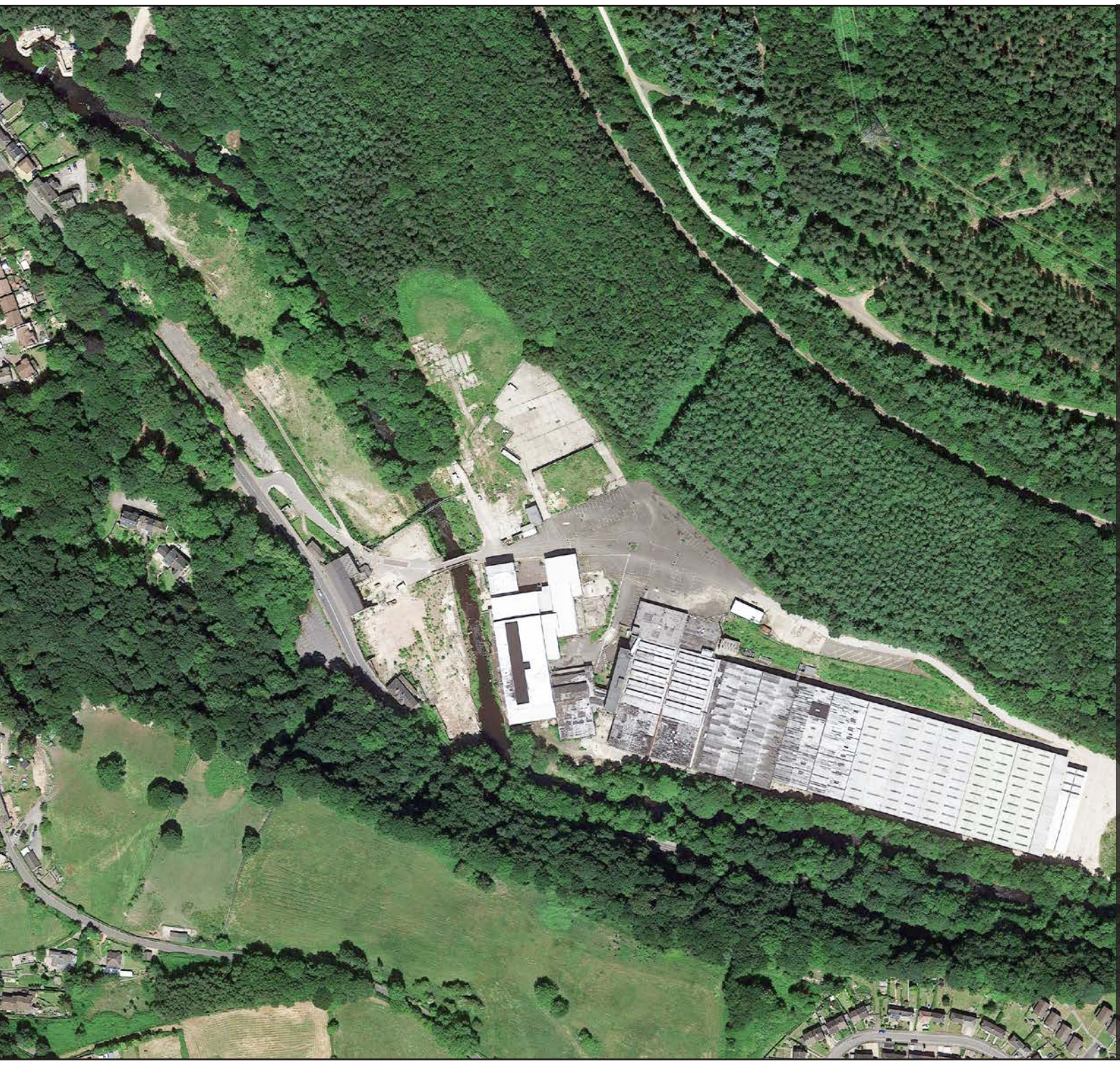




Design Report

Oughtibridge Mill,
Oughtibridge

ISSUE 2 | AUGUST 2019

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This Statement has been prepared by STEN Architecture and CODA Architects on behalf of Barratt David Wilson Homes and Sky House Company Ltd in support of a Reserved Matters submission at Oughtibridge Mill, Oughtibridge. The site has Outline Planning Permission (Ref:18/04258/OUT). A separate change of use application will be submitted for the conversion of two buildings to form 13 apartments, with associated car parking and landscaping.

THE STATEMENT SEEKS TO EXPLAIN THE DESIGN PRINCIPLES FOR THE DEVELOPMENT, BASED UPON AN UNDERSTANDING OF WHAT IS APPROPRIATE FOR THE SITE, AND IS DETERMINED THROUGH AN ASSESSMENT OF SITE OPPORTUNITIES AND CONSTRAINTS.

These principles are based upon good practice as set out in national planning and urban design guidance. The aim of the statement is to provide a framework to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users.

The Applicants have collaborated with consultants to prepare an appropriate design solution which responds to site context whilst working to mitigate constraints and maximise the opportunities provided.

This application responds to the Outline permission and approved parameters and provides details of the elements reserved at outline stage (layout, amount, scale, appearance, landscaping and internal access). The site is currently vacant except for two existing buildings which sit directly to the roadside. These two buildings will be retained in the redevelopment. The renovation of the existing buildings falls outside of the Reserved Matters submission and is subject to a separate Change Of Use application.

THIS DOCUMENT IS SUBMITTED ON THE FOLLOWING BASIS:

- The use and suitability of the site for residential development is well established;
- The key development principles and framework have been identified and will inform the detailed design of the scheme;
- The design solution is tested against the established principles to ensure compliance.

THE ETHOS OF THE DESIGN IS TO:

- Create a high quality residential development;
- Create a legible and attractive place with a sense of identity;
- Create a sustainable and high quality living environment;
- Make efficient use of land in terms of ecological enhancement and density;
- Provide a well planned sustainable settlement with dwellings which will meet high architectural standards and the creation of pleasant and well planned streets.



An aerial photograph showing a large industrial facility, possibly a warehouse or factory, with a long, rectangular building and several smaller structures. The facility is surrounded by dense green forest. To the left, there's a road and some residential buildings. The text "02 | PLANNING POLICY TEXT" is overlaid in the center of the image.

02 | PLANNING POLICY TEXT

INTEGRATED PLANNING AND DESIGN

The centrality of good design as an integral part of achieving sustainable development is reinforced from the NPPF. An emphasis is placed on good design making “the best possible use” of resources, including land, community, economic, infrastructure and other resources over the long as well as short term.

It suggests good design should:

- Ensure that development can deliver a wide range of planning objectives;
- Enhance the quality of buildings and spaces, by considering form and function, efficiency and effectiveness;
- Address the need for different uses sympathetically.

The NPPF's expectation that design will have a prominent role in plan making is reiterated by a reaffirmation that the plan making body will need to “evaluate and understand the defining characteristics of the area as part of its evidence base”.

Good design is identified as indivisible from good planning, and should be at the heart of the plan making process. A clear attempt is made to demystify ‘good design’ by establishing sound, clear and easy to follow design policies and processes.

This provides the foundation for assessment by use of expert advice from appropriately skilled in house staff or consultants.

PROCESSES TO ACHIEVE GOOD DESIGN

The promotion of good design is relevant to all stages of the planning process, from the development plan stage through to planning applications.

For the latter stage a series of ‘established ways’ are identified in which good design can be achieved:

- Pre-application Discussions;
- Design and Access Statements;
- Design Review;
- Design Codes;
- Decisions on Applications;
- The Use and Implementation of Planning Conditions and Agreements.

The guidance recognises that qualities of well designed places are similar across most developments but articulates what this can mean for housing design, town centre design, and street design and transport corridors.

HOUSING DESIGN

Themes consistent with the NPPF are in evidence with functional, attractive, sustainable and adaptable criteria being singled out as underpinning well designed housing.

In recognition that comparatively small items can have a significant influence on the success of places, bin storage, access to meter boxes and space for deliveries are identified as requiring particular consideration with a duty placed on local authorities to ensure that each dwelling is carefully planned.

LOCAL POLICY AND SPD

The current adopted Sheffield Local Plan comprises the Sheffield Core Strategy (adopted March 2009) (formerly called the Sheffield Development Framework Core Strategy) and ‘saved’ policies from the Sheffield Unitary Development Plan (1998). Many of the policies in the UDP were superseded when the Core Strategy adopted.

The logo for Lichfields, featuring the word "LICHFIELDS" in a bold, white, sans-serif font. The text is positioned within a large, dark blue L-shaped graphic that forms the left and top borders of a rectangular area.

LICHFIELDS

An aerial photograph showing a large, long industrial building with a grey roof, situated in a valley. The building is surrounded by dense green forest. To the left of the building, there is a road and some smaller structures. In the bottom left corner, there is a residential area with houses and a road. The text "03 | EXISTING PERMISSION AND CONTEXT" is overlaid in the center of the image.

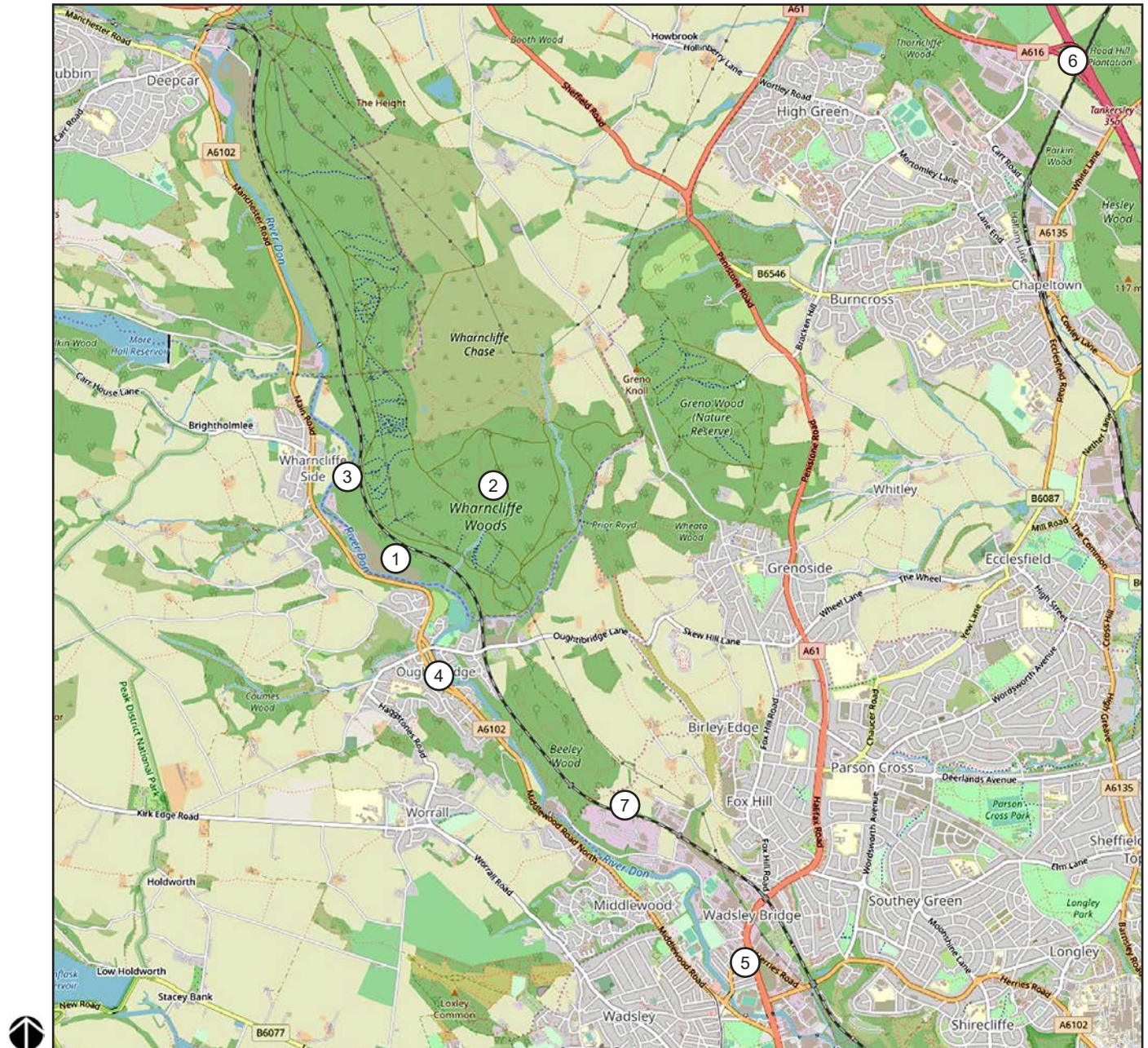
03 | EXISTING PERMISSION AND CONTEXT

The site is located on the northern outskirts of Sheffield, at a gateway to the Peak District close to the rural village of Oughtibridge.

Oughtibridge stands 5 miles north from the city centre in the valley of the River Don. It is connected to the M1 through junctions 35 and 35A which are approximately 8 miles east from the site.

The site straddles the boundaries of both Sheffield City Council and Barnsley Metropolitan Borough Council, being partly located in both areas.

1. Site location;
2. Wharcliffe Woods;
3. River Don;
4. Oughtibridge village;
5. A61;
6. Junction 35 M1; and
7. Existing railway line.



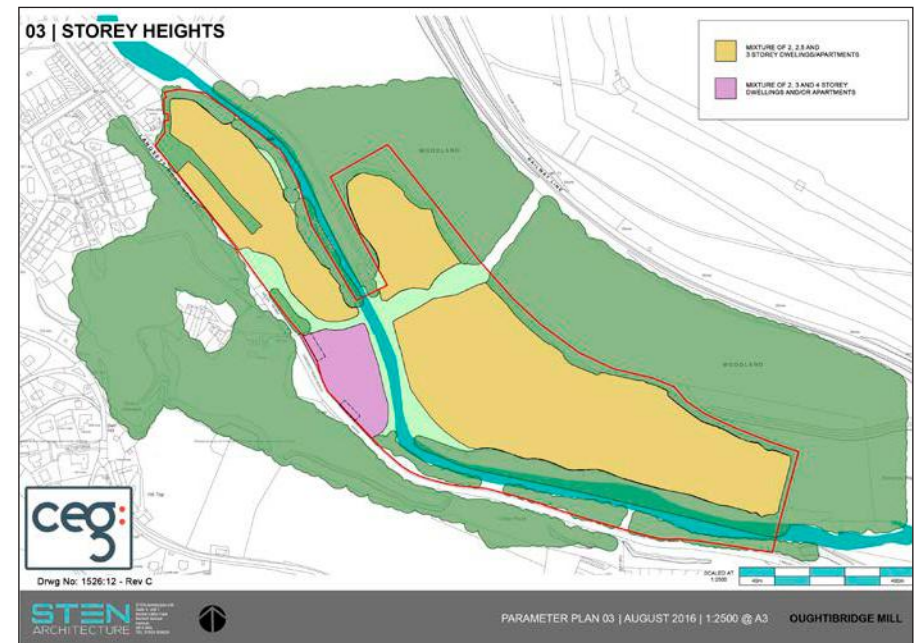
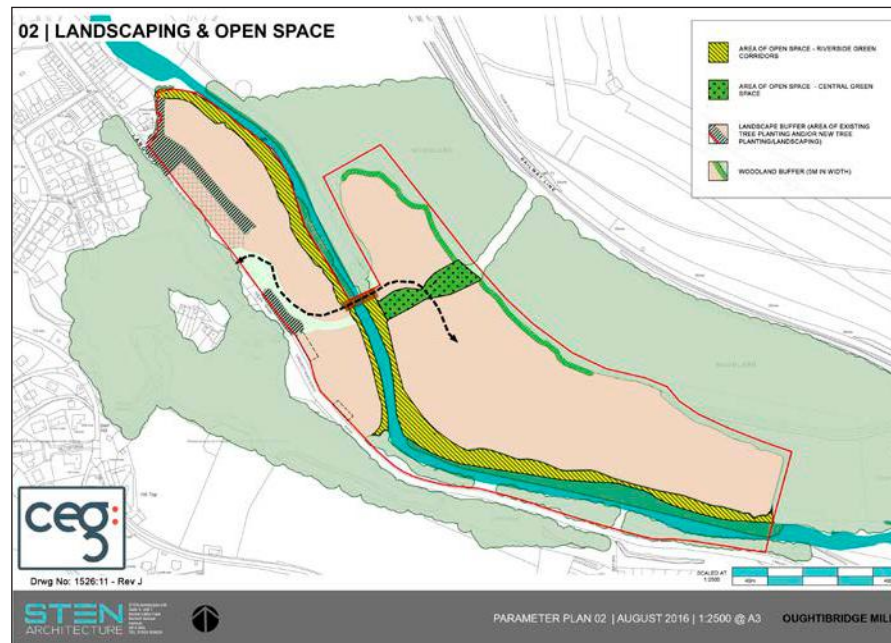
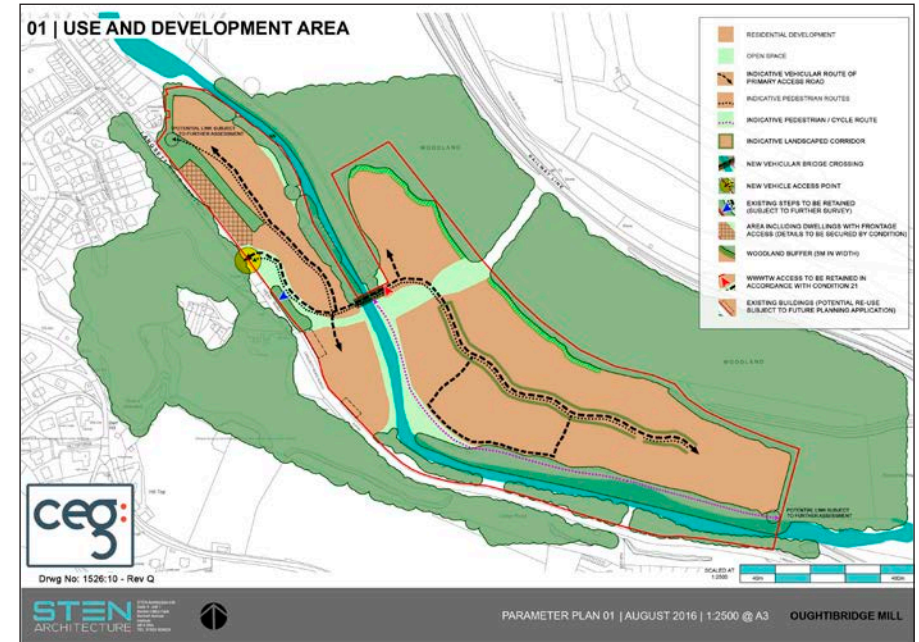
Outline planning permission was approved on 28th October 2016 for the redevelopment of the Oughtibridge Paper Mill site for housing. The description of development was as follows:

Demolition of existing buildings and structures and erection of residential development (Use Class C3) with means of site access including a new vehicular bridge and a pedestrian/cycle bridge across the River Don, and associated landscaping and infrastructure works.

Subsequently, Minor Material Amendments (secured by way of Section 73 applications to vary planning conditions) have been approved by the Council in November 2017 and January 2019. This reserved matters application relates to the most recent permission dated 31st January 2019 (app ref. 18/04258/OUT) which resulted in minor adjustments to the parameter plans.

Enabling works pursuant to the outline planning permission were subject of a separate discharge of condition application (app ref. 17/02624/COND1) approved in February 2018, and are currently taking place on site which.

A separate full planning permission (app ref 17/05134/FUL) was approved in February 2018 for the delivery of the vehicular access, new vehicular bridge crossing the River Don and a spine road, which is also in the process of being constructed on site.





04 | DESIGN SOLUTION



The design solution is considered against the principles established by the Outline planning permission and Parameter Plans to ensure a successful and sustainable development. Furthermore, the foundations of good urban design are well established, consistent throughout many residential developments and provide a robust starting point for an integrated design.

The following pages address the Reserved Matters (layout, amount, scale, appearance, landscaping and internal access) via a series of Character Area diagrams. These character areas are defined by their locations and respond to the existing features of the site.

Lichfields have prepared a Compliance Report which provides

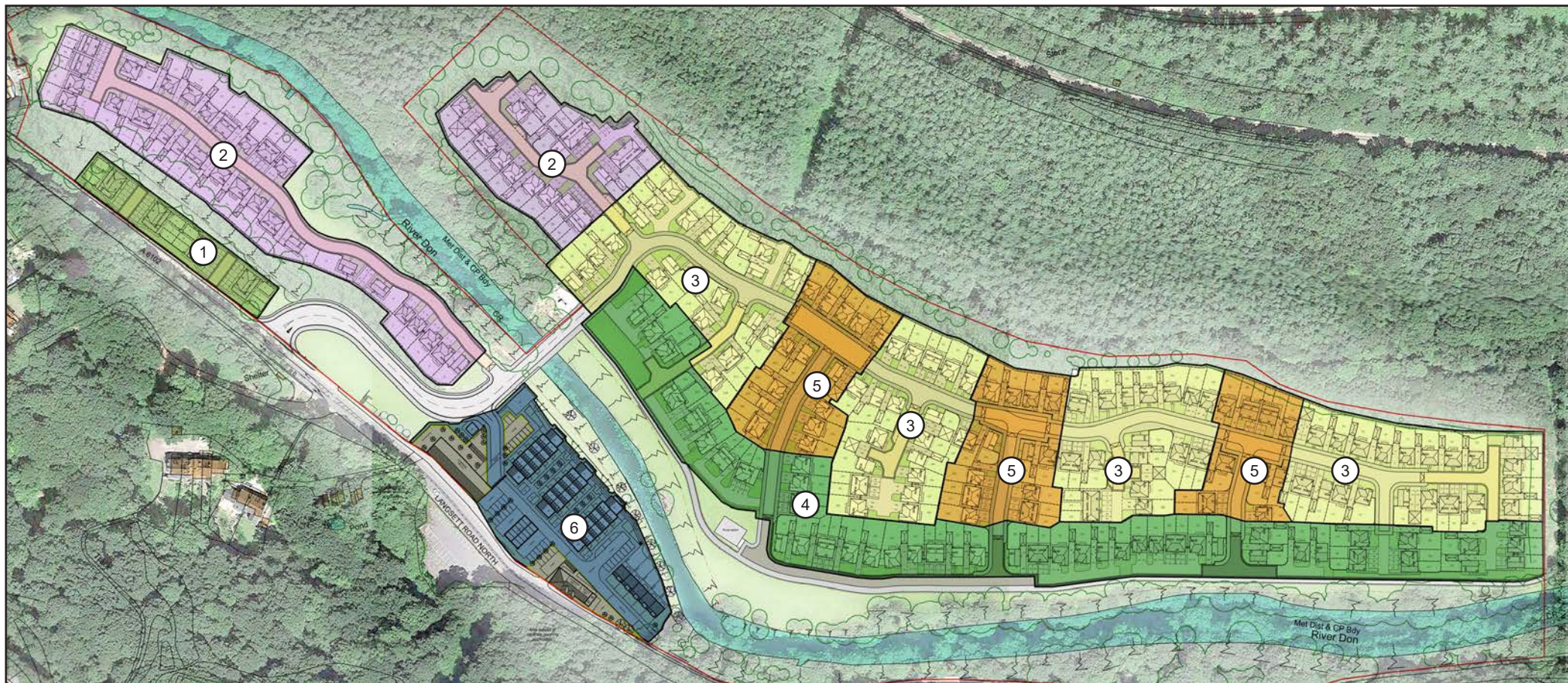
further details of how the detailed design conforms with the parameters of the outline permission and, in broad terms, these principles have been realised. In total the Design Team are proposing a development of new housing, an area of high density housing and converted residential dwellings. The proposed development consists of 290 new dwellings with a further 13 converted dwellings subject to a separate change of use application.

The use of the site for residential development with vehicle access is established. The layout has been designed so that there is good natural surveillance to all areas of open space and roads. Proposed dwellings are well laid out to ensure a logical, legible and high quality development.

The following text clarifies some of the specific details of the submitted scheme:

1. Proposed frontage and primary site access from Langsett Road North in accordance with the Outline Parameters;
2. Low speed shared surfaces serve a small number of dwellings;
3. Primary route through the proposals is articulated up by variety of materials and built form;
4. Riverside corridor includes designated pedestrian and cycle route;
5. Development respects the adjacent ancient woodland; and
6. Higher density development in accordance with Outline Parameters; and
7. Extent of change of use application.

DESIGN SOLUTION - CHARACTER AREAS



The design team have identified different character areas for the proposed development. The character areas are defined by their locations and respond to the existing features of the site and the development proposals.

Character Area 01 - small pocket of development along Langsett Road North, development is defined by the site topography directly relating to Langsett Road North and characterised by blocks of regularly spaced development.

Character Area 02 - western edges of the development served by low speed shared surfaces. This area is defined by route of the River Don and existing woodland.

Character Area 03 - small pocket areas of suburban residential development served via the primary highway that runs through the site. These pockets of built form link the development and act as areas of transition between more urban spaces and semi-rural green edges.

Character Area 04 - The riverside corridor is defined by the route of the river and is characterised by outwards facing development, activity and natural surveillance. The space includes a defined pedestrian/cycle route along the edge of the river providing an important non-vehicle connection.

Character Area 05 - Key urban spaces act as important markers and are regularly spaced through the site. These areas are carefully designed and include design cues to inform movement, character and grain.

Character Area 06 - High density development includes the area subject to the Change of Use Application. Development respects the setting and form of the existing buildings to produce an area of contrasting character.

**04 | DESIGN SOLUTION
CHARACTER AREA 01**

CHARACTER AREA 1

This area is detached from the majority of the development by existing topography and landscaping however its prominent location along Langsett Road North means it makes an important contribution to the success of the design solution.

The adjacent layout shows an extract from the character area and explains the principles of the design.

1. Access points to serve a small number of dwellings;
2. End dwellings are dual aspect to ensure a positive frontage onto Langsett Road North;
3. Sloped area between development is a designated landscape buffer in accordance with the Outline Parameters, the boundaries of dwellings are robust and prevent access;
4. Planting and landscaping along the frontage compliment the streetscene; and
5. Site access, in accordance with the Outline Parameters.



Larger storey blocks and an active frontage to Langsett Road North create a character area that responds to the existing topography and sloping land, has a positive impact on the existing highway and ensures safe and visible access for new residents.

CHARACTER AREA 1

PRIMARY MATERIALS:

- Abbey Red Multi
- Russell Grampian roof tiles in slate grey.

DESIGN FEATURES

- 3 storey terraced form;
- Dual aspect dwelling on corners with Langsett Road North;
- All 12 dwellings to be Forterra Abbey Red Multi facing brick;
- One material palette for these dwellings;
- Russell Grampian roof tiles in slate grey to all dwellings;
- Front door colours to be black;
- Modern white coloured window frames;
- Black rainwater goods;
- Block paved shared surfaces (colour to be agreed);
- Tarmac finish to private drives.

BOUNDARY TREATMENTS

- Walls to site frontage in same brick type as dwellings;
- Rear boundary fences to be 1.8m high close boarded timber fences

LANDSCAPE PALETTE

The following page shows the landscape palette for this character area:

PRIMARY MATERIALS



Abbey Red Multi



Russell Grampian roof tiles in slate grey

BOUNDARY TREATMENTS



Walls to site frontage in same brick type as dwellings



Rear boundary fences to be 1.8m high close boarded timber fences



Magnolia Flowers



Amelanchier lamarckii



Pyrus calleryana 'Chanticleer'



Choisya ternata



Silver Birch



Amelanchier lamarckii



Cherry Blossom

**04 | DESIGN SOLUTION
CHARACTER AREA 02**

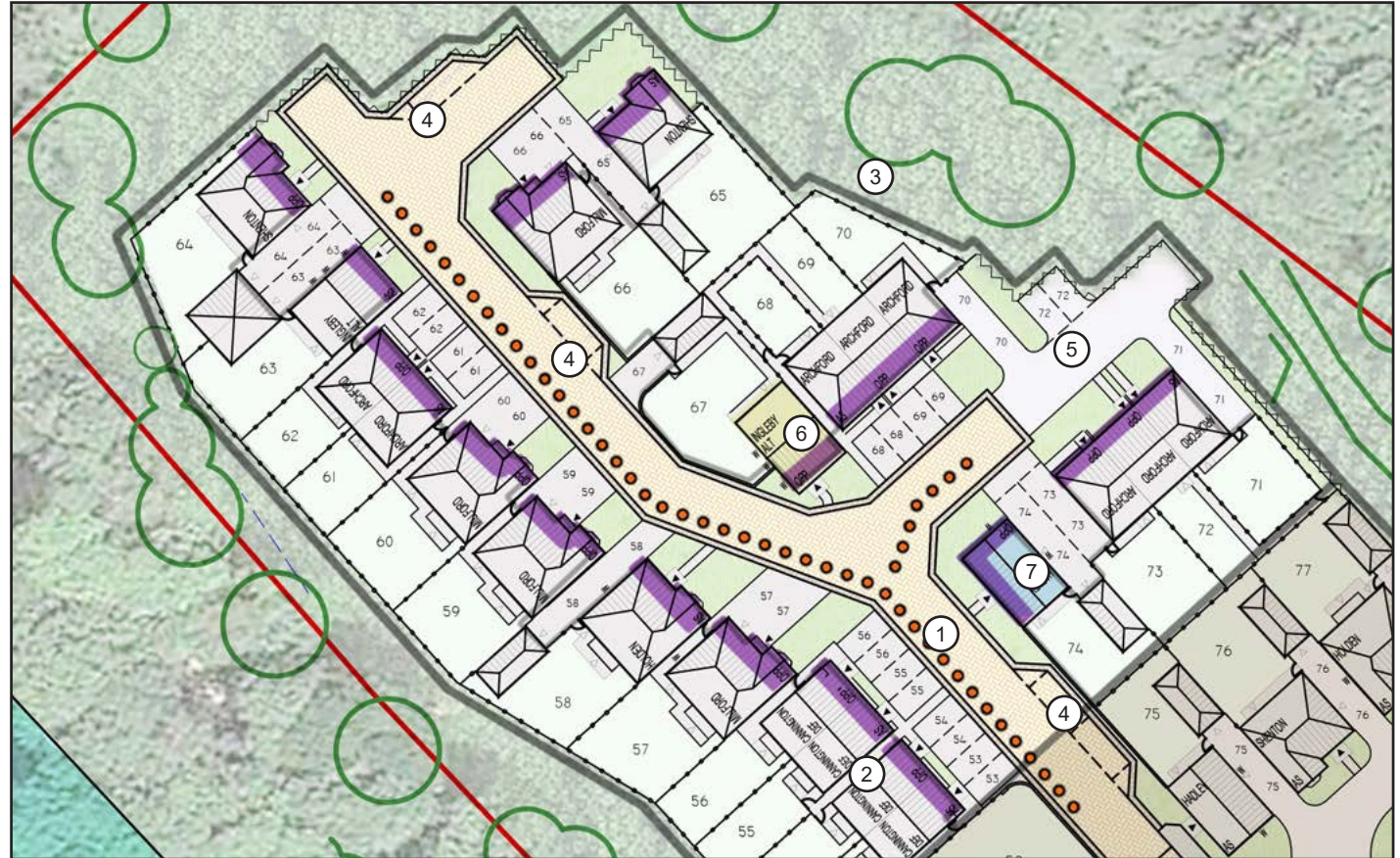
CHARACTER AREA 2

The western edges of the development are served by low speed shared surfaces which include turning movements and visitor parking.

This area is defined by the route of the River Don and existing woodland to the North. Dwellings and rear boundaries form robust boundaries to protect these important natural features. Some dwellings are outward facing and ensure a positive outlook for new residents.

The adjacent layout shows an extract from the character area and explains the principles of the design.

1. Low speed shared surface highway provides an accessible and safe means of access for all users;
2. Larger storey dwellings denote the entrance to the space and a change of character area;
3. Planted buffer against the existing ancient woodland reinforces the edge of the natural feature and makes certain the long term future of the woodland;
4. Designated visitor parking distributed through the space;
5. Intimate private drive serves a small number of dwellings;
6. Forward facing dwelling at focal point; and
7. Dual aspect dwelling turns the corner and maintains activity and natural surveillance.



Larger storey blocks and an active frontage to the entrance to the character area act as a gateway.

CHARACTER AREA 2

PRIMARY MATERIALS:

- Village Harvest Multi;
- Breckland Multi Reserve;
- Russell Grampian roof tiles in Cottage Red;
- Russell Grampian roof tiles in Slate Grey.

DESIGN FEATURES

- Predominantly 2 storey detached and semi-detached form;
- 3 storey dwellings in key locations;
- Dual aspect dwelling on key corners;
- 2 material palettes for this area;
- Palette 1 - Breckland Multi reserve bricks with Russell Grampian roof tiles in slate grey;
- Palette 2 - Village Harvest Multi bricks with Russell Grampian roof tiles in cottage red;
- Front door colours to be black;
- Modern white coloured window frames ;
- Black rainwater goods;
- Red brick paved shared surfaces with serviced margins (colour to be agreed);
- Tarmac finish to private drives

BOUNDARY TREATMENTS

- Low level informal landscaping to front gardens
- No front boundary treatment
- Rear boundary fences to be 1.8m high close boarded timber fences

LANDSCAPE PALETTE

The following page shows the typical landscape palette for this character area:

PRIMARY MATERIALS



Village Harvest Multi



Breckland Multi Reserve



Russell Grampian roof tiles in Cottage Red



Russell Grampian roof tiles in slate grey

BOUNDARY TREATMENTS



Low level informal landscaping to front gardens



Rear boundary fences to be 1.8m high close boarded timber fences



Beneficial to wildlife

Character Area 2 will be situated adjacent to existing woodland. Species selected within these areas will be largely native and link with species already found within the adjacent woodland.

Planting will also benefit the local wildlife and expand their foraging habitats.



Rowan street trees



Vinca minor groundcover



Ivy climbers and groundcover



Silver Birch



Woodland edge wildflower planting



Beech hedging

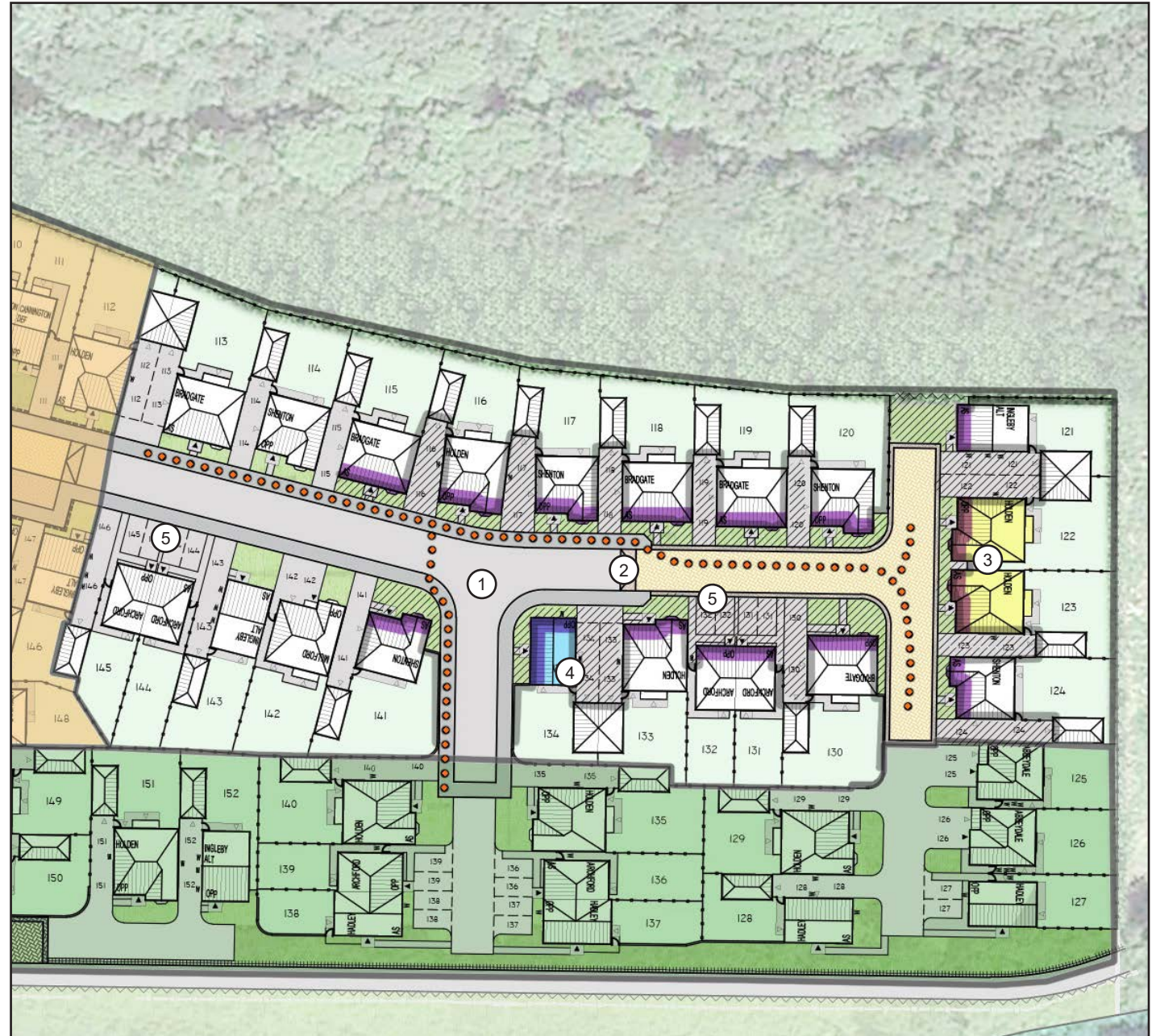
**04 | DESIGN SOLUTION
CHARACTER AREA 03**

CHARACTER AREA 3

Small pocket areas of suburban residential development served via the primary highway that runs through the site. These pockets of building form link the development and act as areas of transition between more urban spaces and semi-rural green edges.

The location and orientation of the new dwellings respect the adjacent properties and relate well to one another. They are generally positioned parallel to one another, or at 90 degrees to their neighbours. There are also intimate dwelling clusters, typically at the head of the cul-de-sacs with some buildings located to create focal ends and vista stops to the streetscene. The adjacent image shows an extract of this character area and indicates how the spaces work.

1. Termination of primary highway includes an appropriate turning movement;
2. Change in materials denotes change in street type and priorities;
3. Building symmetry at an important location creates a point of focus and aids wayfinding;
4. Dual aspect dwelling maintains interest and activity; and
5. Variety in parking solutions establishes areas for front gardens and planting.



CHARACTER AREA 3

PRIMARY MATERIALS:

- Moray red mixture;
- Russell Grampian roof tiles in Slate Grey.

DESIGN FEATURES

- Predominantly 2 storey detached and semi-detached form;
- 3 storey dwellings in key locations;
- Dual aspect dwelling on key corners;
- 1 material palette for this area;
- Dwellings to be Forterra Moray red mixture facing brick;
- Russell Grampian roof tiles in slate grey to all dwellings;
- Front door colours to be black;
- Modern white coloured window frames;
- Black rainwater goods;
- Tarmac road with footpaths to both sides;
- Tarmac finish to private drives.
- Brindle block paving

BOUNDARY TREATMENTS

- Low level informal landscaping with street trees to front gardens along main spine road.
- Rear boundary fences to be 1.8m high close boarded timber fences

LANDSCAPE PALETTE

The following page shows the landscape palette for this character area:

PRIMARY MATERIALS



Moray red mixture



Russell Grampian roof tiles in Slate Grey

BOUNDARY TREATMENTS



Low level informal landscaping with street trees to front gardens along main spine road.



Rear boundary fences to be 1.8m high close boarded timber fences



Euonymus



Photinia



Euonymus



Prunus laurocerasus 'Otto Luyken'



Vinca minor

Shrub planting within the development has a number of important roles:

- 1 - Add colour and interest to the scheme;
- 2 - Provide foraging habitats for local wildlife;
- 3 - Identify public and private spaces;
- 4 - Guide pedestrians through the site;
- 5 - Integrate the new development with the surrounding landscape;
- 6 - Provide security for local residents;
- 7 - Soften the edge between the new built form and the areas of open space.

Species will be selected to add seasonal colour and interest to the scheme, at the same time introducing plants that produce berries and pollen that is valuable to the local bird and insect life.



Pyracantha



Hebe



Lavender



Yucca



Ceonothus 'Blue Mound'



Viburnum davidii



Lavender

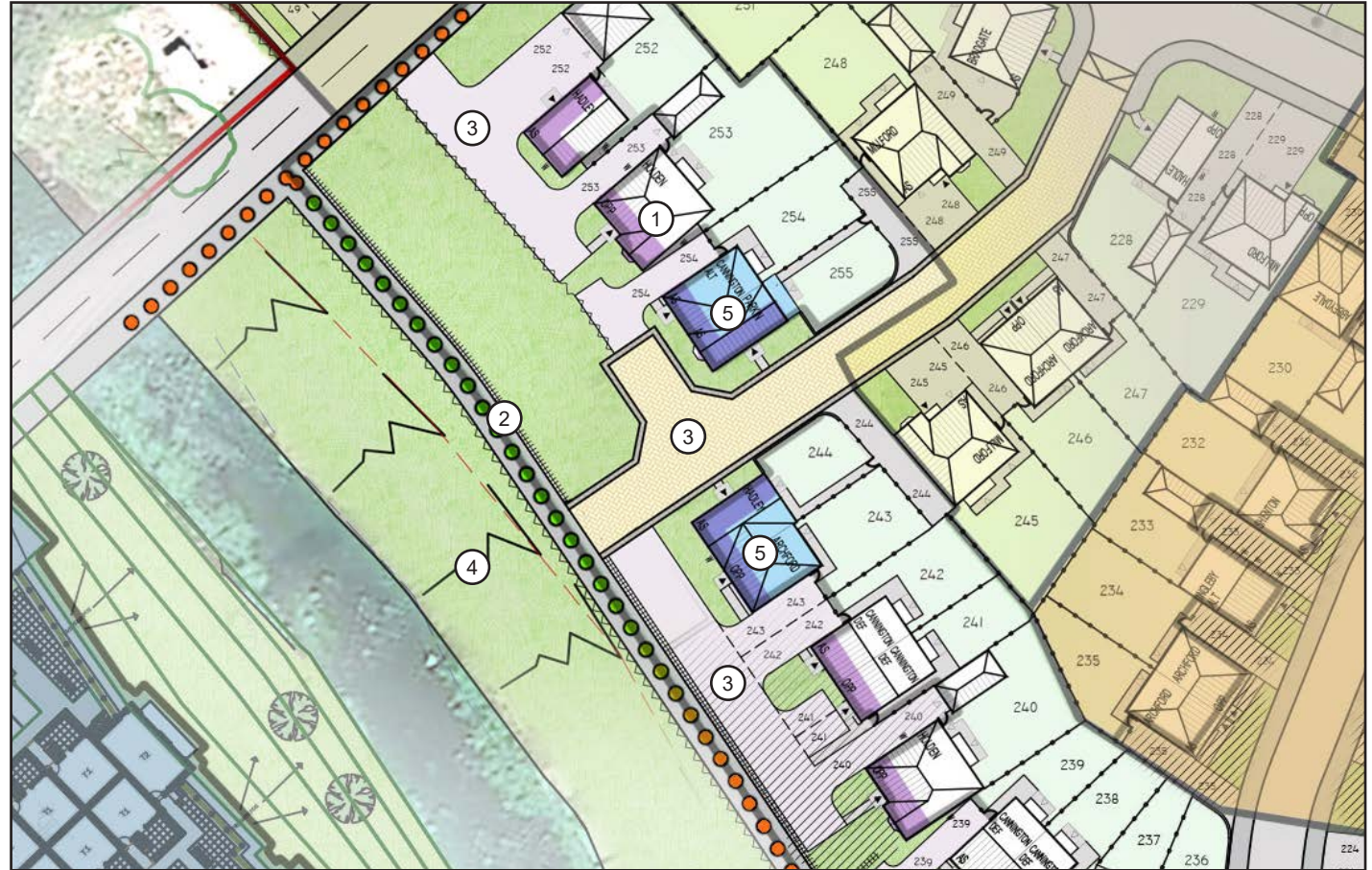
**04 | DESIGN SOLUTION
CHARACTER AREA 04**

CHARACTER AREA 4

The riverside corridor is defined by the route of the river and is characterised by outwards facing development, activity and natural surveillance. The space includes a defined pedestrian/cycle route along the edge of the river providing an important non-vehicle connection. There is a clear definition between the public and private domain with all properties having 'defensible spaces' to their frontages, and sides on a corner position, with a variety of hard and soft treatments to the street, some giving physical enclosure to the semi-private spaces such as railings, hedges and shrub beds. Additional gable windows are also introduced to overlook public areas and ensure active frontages exist throughout the site creating a safe and naturally surveyed environment.

The adjacent layout shows an extract from the character area and explains the principles of the design.

1. Visible frontage along the riverside is active and varied;
2. Pedestrian and cycle route along the riverside is accessible and overlooked by new dwellings;
3. Low speed private drives and shared surfaces serve a small number of dwellings;
4. Riverside edge is protected with new planting and landscaping designed to compliment the feature; and
5. Dual aspect dwellings establish gateways into the centre of the development promoting non-vehicle movement.



Larger storey blocks and an active frontage to the entrance to the character area act as a gateway.



CHARACTER AREA 4

PRIMARY MATERIALS:

- Village Harvest Multi;
- Breckland Multi Reserve;
- Russell Grampian roof tiles in Slate Grey.

DESIGN FEATURES

- 2 storey terraced form
- Some 3 storey dwellings in key locations
- Dual aspect dwelling on corners
- 2 material palettes for this area
- Palette 1 - Village harvest multi brick with Russell Grampian roof tiles in cottage red
- Palette 2 - Breckland multi reserve brick with Russell Grampian roof tiles in slate grey
- Front door colours to be black
- Modern white coloured window frames
- Black rainwater goods
- Grey block paved shared surfaces with service margins and visitor parking (colour to be agreed)
- Tarmac finish to private drives

BOUNDARY TREATMENTS

- Estate railings and box hedging to front gardens overlooking the riverside with periodic gaps for pedestrian access
- Rear boundary fences to be 1.8m high close boarded timber fences

LANDSCAPE PALETTE

The following page shows the landscape palette for this character area:

PRIMARY MATERIALS



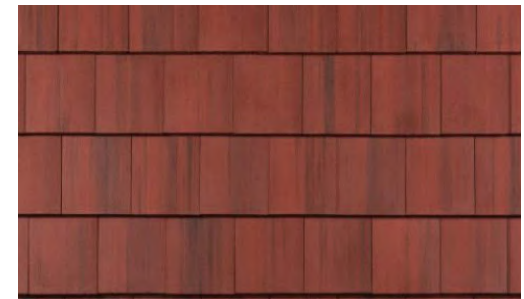
Village Harvest Multi



Russell Grampian roof tiles in Slate Grey



Breckland Multi Reserve



Russell Grampian roof tiles in Cottage Red

BOUNDARY TREATMENTS



Low level informal landscaping to front gardens



Cotinus coggygria



Ligustrum



Acer 'Crimson King'



Sunshine Ligustrum



Estate railings with Box hedging



Railings over looking riverside



Lavender



Willow tree

Riverside area will be planted with larger growing native tree species that prefer wetter soils.

Native shrub planting will provide a hierarchy of planting between the bigger trees and the wild flower grass area. They will provide important foraging habitats for the local fauna.



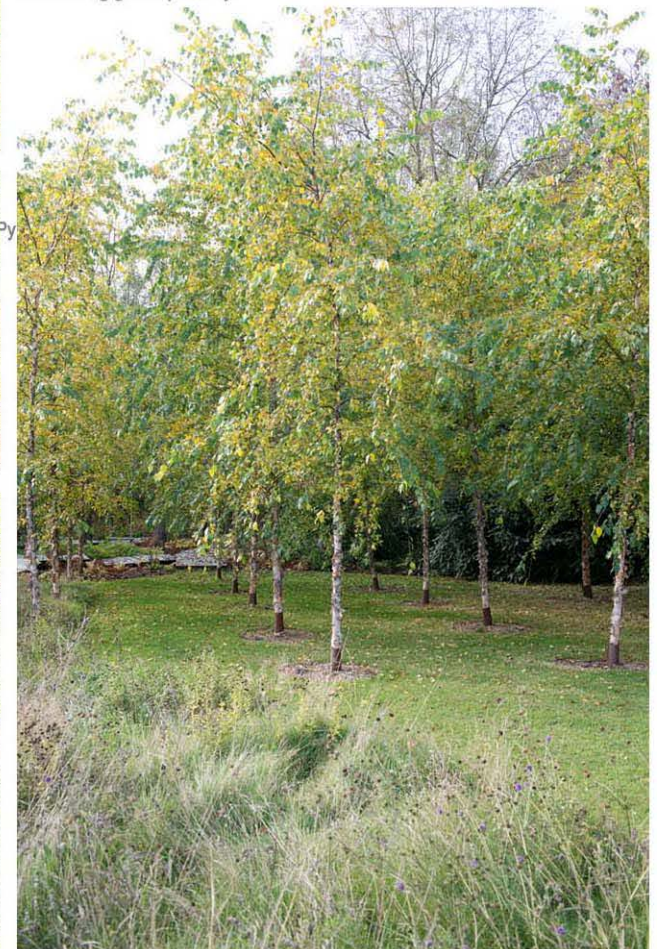
Wildflower wetland planting



Wildflower wetland planting



Native shrub planting (Dog Rose, Hawthorn, Blackthorn)



Betula nigra (River Birch)

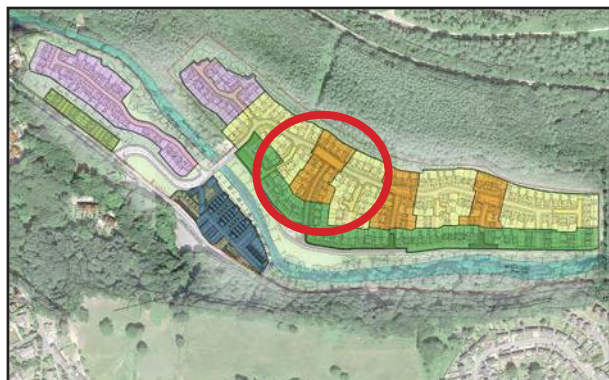
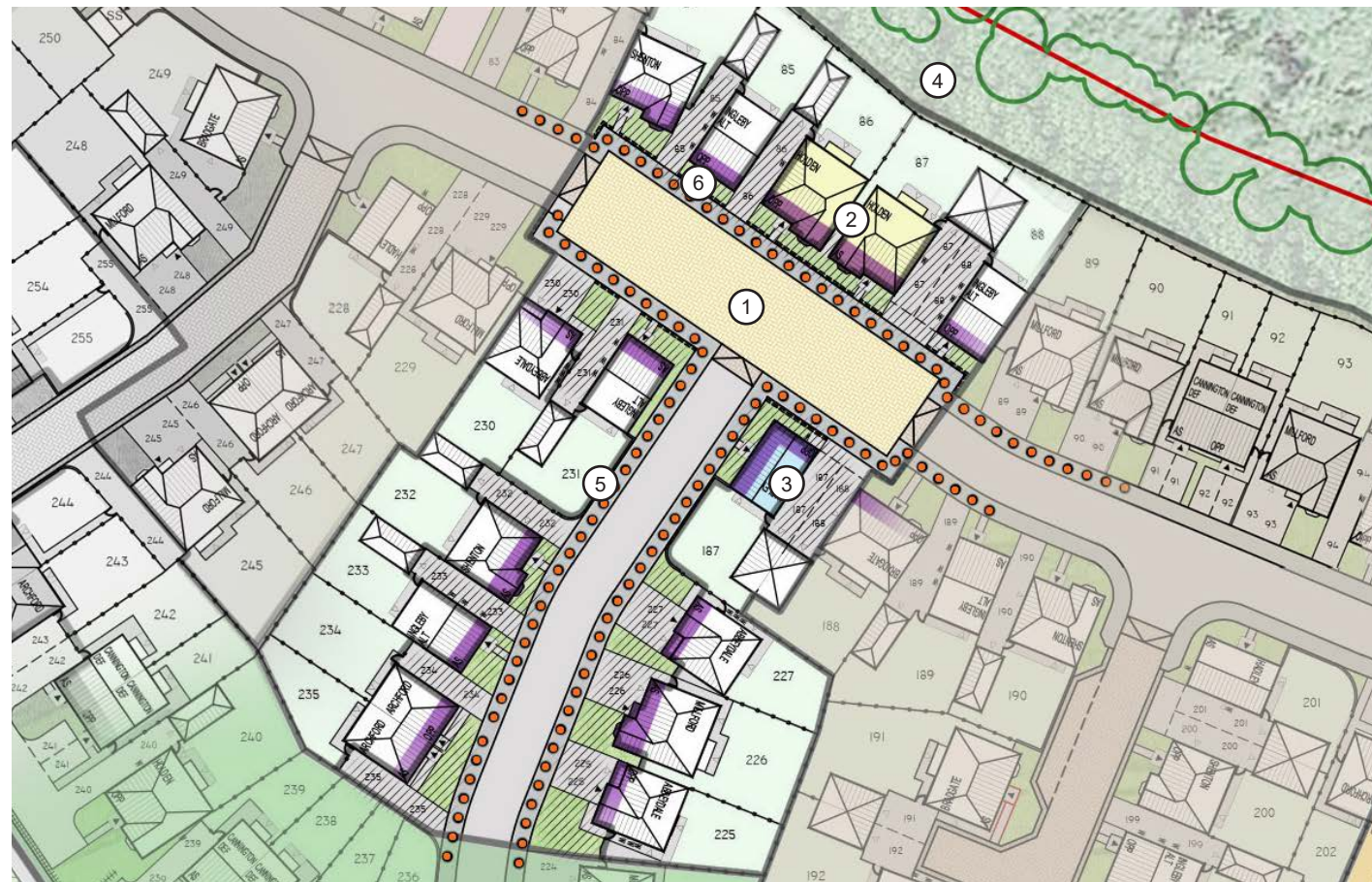
**04 | DESIGN SOLUTION
CHARACTER AREA 05**

CHARACTER AREA 5

A clear road hierarchy has been established with defined routes through the development, reinforced with the choice of surfacing material finish. The road typologies have been designed to accommodate the regular vehicles that use them – private, waste collection, other service vehicles, emergency as well as cyclists and all pedestrian needs.

The adjacent layout shows an extract from the character area and explains the principles of the design.

1. Change in road width and finishing materials set out key locations along the primary highway;
2. Carefully positioned dwellings act as focal points along views into the development;
3. Dual aspect dwelling is a gateway to the southern edge of the development;
4. Planted buffer protects the ancient woodland beyond rear gardens’;
5. Visible rear and side boundaries are robust: and
6. 600mm stone wall frontage



CHARACTER AREA 5

PROPOSED PRIMARY MATERIALS:

- Marshalls Cromwell Pitched Brown Artstone to feature plots;
- Abbey Red Multi;
- Russell Grampian roof tiles in Slate Grey.

DESIGN FEATURES

- 2 storey detached and semi-detached form
- Some 3 storey dwellings in key locations
- Dual aspect dwelling on corners with 2 palettes of materials for this area
- Palette 1—Marshalls Cromwell Pitched Brown Artstone with Russell Grampian roof tiles in slate grey
- Palette 2— Abbey Red Multi with Russell Grampian roof tiles in slate grey
- Front door colours to be black
- Modern white coloured window frames
- Black rainwater goods
- Feature block paved shared surfaces (colour to be agreed)
- Tarmac finish to private drives

BOUNDARY TREATMENTS

- Low art stone walls to corners

LANDSCAPE PALETTE

The following page shows the landscape palette for this character area:

PROPOSED PRIMARY MATERIALS



Marshalls Cromwell Pitched Brown Artstone



Abbey Red Multi



Russell Grampian roof tiles in Slate Grey

BOUNDARY TREATMENTS



Artstone piers and panel walls to corners



Pyrus calleryana 'Red Spire'



Photinia 'Red Robin'



Ligustrum



Cornus



Acer japonicum



Ginkgo biloba



Sorbus aucuparia 'Cardinal Royal'



Rich in biodiversity



Wildflower woodland planting



Native shrub planting (Dog Rose, Hawthorn, Blackthorn)



Snow drops



Hawthorn



Oak

Woodland areas will be enhanced through careful management and the introduction of additional native tree, shrub, and grass species. These areas will provide important foraging and refuge habitats for the local wildlife.



Information Boards



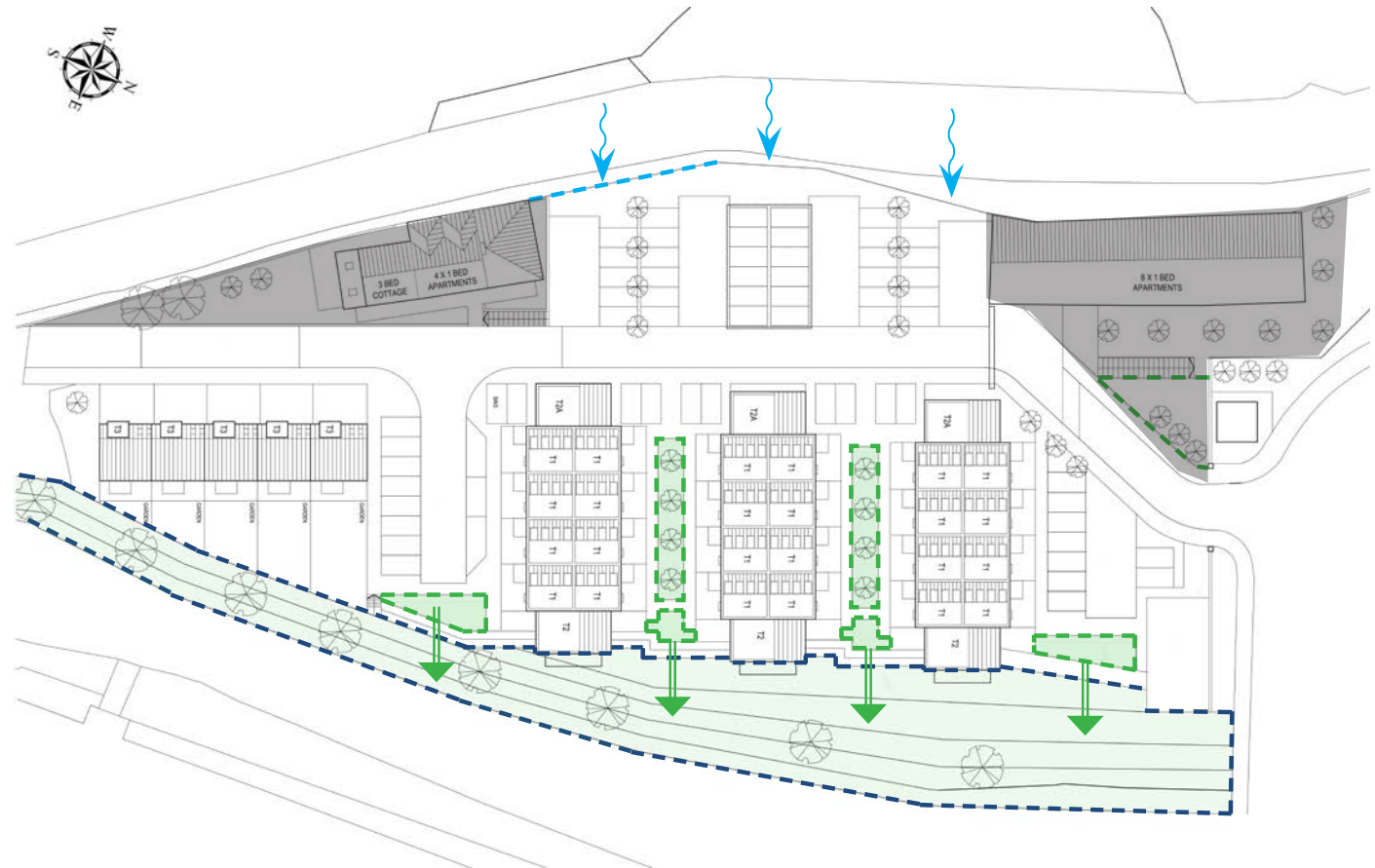
Blue Bells

**04 | DESIGN SOLUTION
CHARACTER AREA 06**

CHARACTER AREA 6

The area comprises a total of 35 No. 3 bedroom homes with private roof gardens. Associated infrastructure including access, car parking, shared amenity space, landscaping and public realm improvements. The proposed development will provide the following level of accommodation:

- 35No. three bedroom dwelling houses in the 'SkyHouse' model with private roof gardens;
- 54 No. parking spaces;
- Secure and hidden bin stores in front of each house; and
- Features a series of hard landscaped pocket gardens and a riverside park.



- Existing wall retained/enhanced to form a sound barrier.
- Public open space
- Informal public open space



SCALE AND MASSING

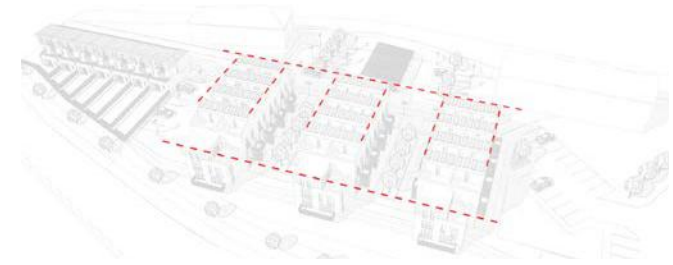
The following images illustrates the rationale behind the height, scale and massing of the proposed 3 central blocks



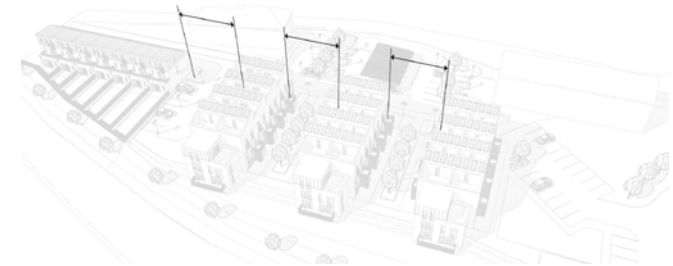
Context elevation of the 3 central blocks showing consistency of form



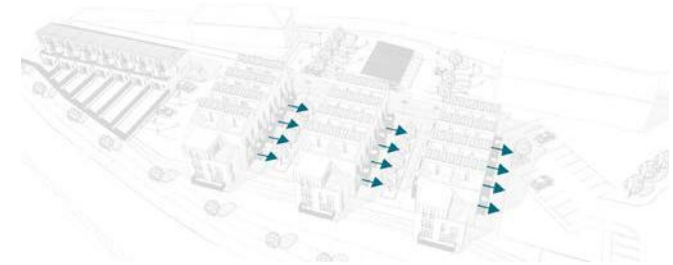
Aerial view of the 3 central blocks



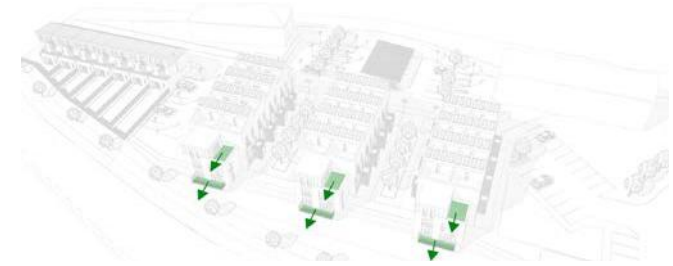
Overall consistency of building height and roof alignment



Overall consistency of spaces between buildings create sense of rhythm



Door openings to the street provide activity and natural surveillance

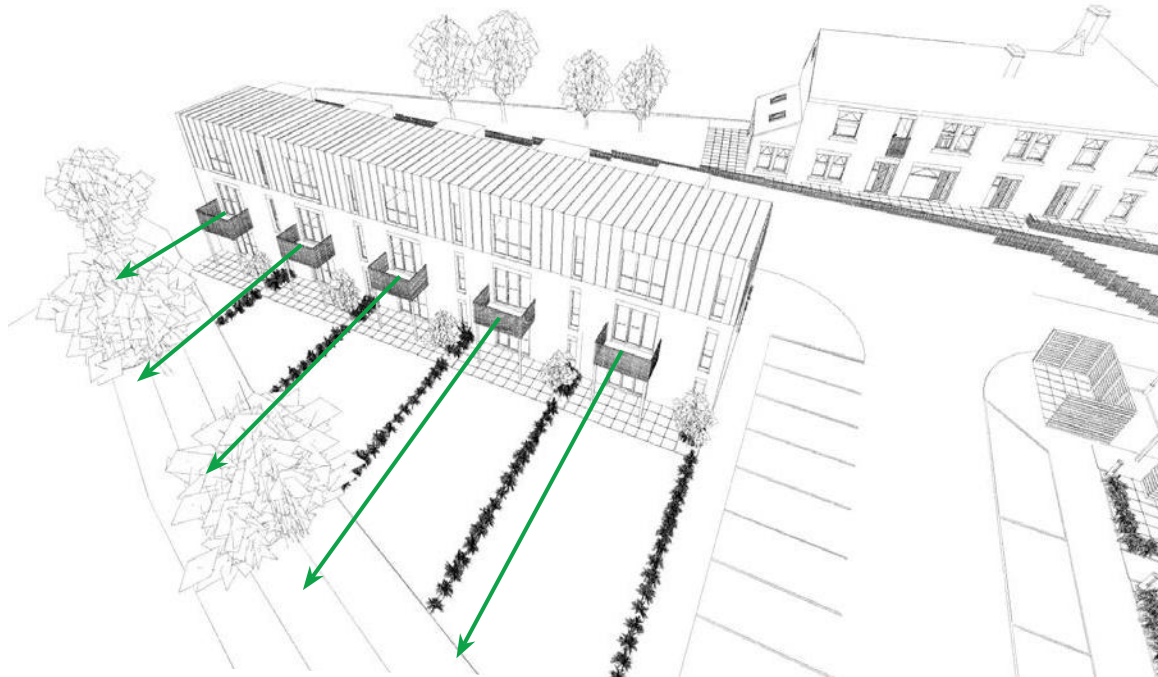


Terraces and balconies facing greenspace and river provide high levels of private amenity

SCALE AND MASSING



The scale and massing of House Type 3 has been designed to complement the central block in both height and the material palette.



Terraces and balconies facing greenspace and river provide high levels of private amenity



Existing building to be retained & refurbished into 4 new apartments and 1 x 3 bedroom cottage.



View of existing mill to be refurbished into 8 new apartments.



Remains of the demolished buildings to the roadside - to be cleaned and enhanced to provide a sound barrier to new dwellings.



View of existing mill to be refurbished into 8 new apartments.

MATERIALITY

The following images provide a visual illustration of the proposed materials and details to be specified for the fabric of the building.



Reconstituted Stone Walling



Oak treated Accoya horizontal timber panels



Standing seam 'metal effect' cladding



Aluminium doors and windows, with timber external stores to each property



View of house type 2A from the main car parking area.



Context Elevation of house types 1, 2 & 2A

The scheme has been designed to incorporate a collection of outdoor spaces. These areas will provide residents with opportunities to get to know their neighbours and enjoy the attractive natural environment and riverside location. The central pocket parks features the largest amenity space, the south facing park will receive the sun throughout the day.

The space will include seating areas, planted beds and trees, creating a natural environment and a place for families to meet their neighbours.

Planting along the front of the development will provide privacy to the residents area while complimenting the riverside. High quality materials are to be provided to driveways and surfaces.



1 Saxon textured 600x600 concrete paving slabs



2 Fairstone split and tumbled stone sets



3 Low level shrubs to all boundaries



4 Lighting bollards to front of all new properties



Visual of central courtyard shared amenity space

PRIVATE AMENITY SPACE

In addition to the generous public amenity spaces the houses will benefit from smaller private outdoor amenity space.

House type 1 provides a first floor terrace and a south facing roof garden set within the monopitch roof profile;

House type 2 provides a first floor roof garden and a ground floor balcony overlooking the River Don;

House type 2a provides a first floor roof garden.

House type 4 provides a private garden facing onto the River Don;

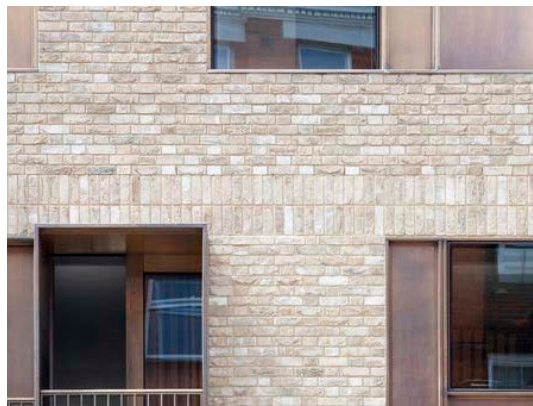
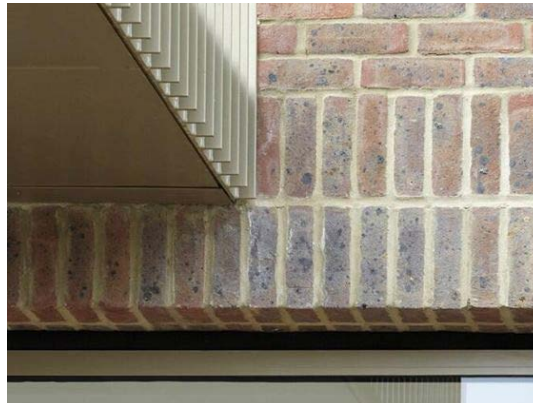


Roof garden to House Type 1



Context elevation from The River Don with roof gardens highlighted

DESIGN PRECEDENT





View from Langsett Road North



View along primary route through the character area.



View of new development blocks



View from riverside corridor



View of entrance feature from the primary access road



MOVEMENT AND PERMEABILITY

A clear road hierarchy has been established with defined routes through the development, reinforced with the choice of surfacing material finish.

Pedestrian connectivity has been carefully considered within the design allowing safe movement into the site by means of 2m footpaths to the sides of the new roads that run right into the heart of the development.

ADAPTABILITY, ROBUSTNESS AND SUSTAINABILITY

A Sustainability Appraisal is included later in this document which details the Design Team's approach. In general the proposals will generate a new place that aims to meet the needs of the new community and its future generations.

The proposals seek to deliver a sustainable development and a high quality of life that improves economic, social and environmental well being.





SECURITY, NATURAL SURVEILLANCE

All new developments should create pleasant environments for residents where they feel safe and quality of life is not undermined by crime or the fear of crime. The following considerations have been taken into account when planning the scheme layout;

- Well defined routes for cars and pedestrians which are well overlooked.
- Structured places with no conflict between uses.
- All publicly accessible spaces overlooked.
- Management scheme to ensure landscaped areas are well maintained.
- Well defined defensible spaces and the use of suitable planting.
- Robust 1.8m high fences and lockable gates provided.

CONTINUITY AND ENCLOSURE

There is a clear definition between the public and private domain with all properties having 'defensible spaces' to their frontages, and sides on a corner position, with a variety of hard and soft treatments to the street, some giving physical enclosure to the semi-private spaces such as railings, hedges and shrub beds. Additional gable windows are also introduced to overlook public areas and ensure 'active frontages' exist throughout the site creating a safe and naturally surveyed environment. All the properties will have individual footpath accesses to their rear gardens giving direct control over their own private domain. This will aid security and, with easy access, also enable waste and recycling provisions to be located at the rear of the properties, out of sight from the street. Where possible the dwelling's private amenity spaces back onto other gardens or are screened from public areas by 1800 high brick pillar/fences or vertically boarded fences, with rails inboard to reduce climbing potential.



KEY LANDSCAPE FEATURES

1. Retained planting and vegetation;
2. Pocket greenspace within character area 2;
3. Riverside corridor including pedestrian and cycle route;
4. Ancient woodland buffer;
5. In street landscaping and front gardens; and
6. Existing woodland.
7. Concept Sketch 1 (see overleaf)
8. Concept Sketch 2 (see overleaf)

OPEN SPACES

The open space will be easily accessible to all future residents and provides opportunities for the existing villages to connect to the new recreational resources.

The open space will be multi-functional providing visual amenity, breaking up the mass of the residential areas, providing ecological enhancements to the existing river landscape and restoring lost habitats to the brownfield site, allowing for informal recreation and dedicated footpath and cycle links.

Where possible residential frontage will face onto the open spaces, rather than turning its back, to ensure the spaces are overlooked and secure.

Play spaces or trim trails could be included on the site with play equipment incorporating natural play design and the use of sustainable materials such as timber. This should have good surveillance, be easily accessible and be well connected to the wider, existing open space and woodlands in the local area through green corridors.

The planting strategy for these areas improves the diversity of native

species and enhances local habitats for nature and conservation education.

A central green space will provide a larger area for more informal recreation, with wildflower planting and bulbs to add seasonal interest and create a space for relaxation.

RIVERSIDE WALKS

Good pedestrian links will be created within, and through, the site. A riverside walk, which will also comprise a cycle route is proposed along the northern bank of the River Don.

A mix of ecological planting, indigenous to the local area will create a series of experiences, both intimate and open, allowing users to meander and enjoy the surroundings, small woodland glades, with views across the river and to the surrounding countryside beyond. Residential units will overlook the route and improvements to the landscape treatment along the path will create a positive, safe aspect for future users.

INTERNAL PLANTING

Tree planting will help create visual and physical connections, framing views, breaking up the mass of the residential development and connecting the existing woodlands and river landscape to the edges of the built form creating an integrated, green development.

Proposed species will be appropriate to and typical of the local area, reflect the local character and will provide a visually attractive feature whilst establishing and enhancing wildlife habitat. The presumption will be in favour of native species although it is acknowledged that there will be a transition to more formal planting as the green spaces graduate toward the residential area.

CONTRIBUTION TO BIODIVERSITY

The existing site contains a variety of habitats along its boundaries, that are associated with the river and ancient woodland. Retention

and appropriate management of these areas would maintain and benefit the variety of species and value of the site.

Any management and development proposals should be holistic and integrated across the whole site; they should include management of areas within the proposed development as well as those protected from it.

Elements of these habitats should be incorporated within the proposed development areas, in order to connect with those surrounding habitats. It is not possible to directly reproduce these habitats within the development areas, but any species used within the landscape strategy should be those found within the boundaries of the site, in order to retain the existing biodiversity and integrate the site's character.

The new development will:

- Through the use of soft landscape features and a cohesive streetscape create a high quality, integrated residential design which responds to the local character;
- Provide improved and more legible connections between the new residents and existing communities to the Public Open Space;
- Provide opportunities to improve local green corridors and contribute to the wider green network;
- Enhance the biodiversity of the site through management of the existing wildlife resource and creating the provision for this to be protected and extended.

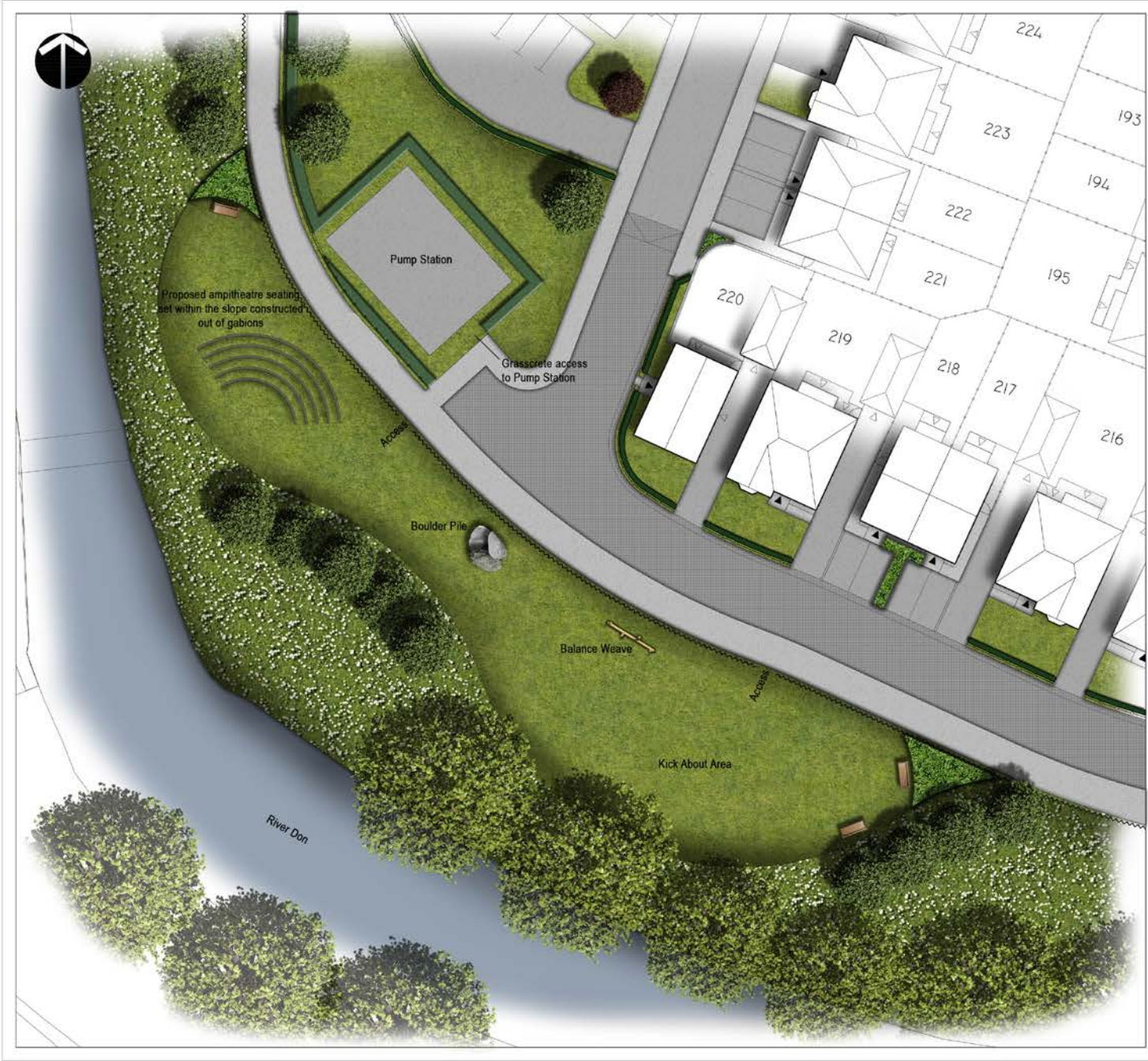
Key criteria of POS within the site:

- Integrate the built form and landscape proposals into the wider landscape setting, by providing street trees throughout the scheme; providing vertical, soft elements to break up the linear streetscape;
- Protect and retain existing trees where appropriate and feasible, in order to retain the wooded nature of the wider site;
- Create safe and enjoyable open spaces throughout the

proposed development,

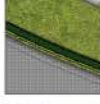
- Provide a green network of open spaces and planting that links to the wider site, using site specific local species in accordance with the ecological surveys;
- Use recommended local tree and plant species found in the environs of the site, in order to contribute towards the local biodiversity and ecology, and enhance the local landscape character;
- Incorporation of high quality architectural design that reflects the existing character of the local area and integrates with, and contributes to the overall character of the landscape;
- Tree planting used to direct people through appropriate routes and protect areas of high ecological value;
- Series of strategic breaks in the massing within the development, each of a different character; created through the use of different plant species that relate to the variety of habitats within the site
- Hierarchy of public footpaths/cycleways that direct people around the site via a variety of routes.
- These include lit formalised routes, constructed of a material such as tarmac with low level lighting to provide a safe 'movement for all' route, between new and existing settlement areas, a formalised link along the river edge and less formal way-marked routes through the site to connect to different areas of interest.

CONCEPT SKETCH 1



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This drawing has been prepared for the purpose of planning approval.

-  Proposed Trees
-  Proposed shrub beds
-  Proposed Estate Railings with Box hedging
-  Proposed grass
-  Proposed wildflower grass
-  Proposed trim trail play equipment (see Landscape Masterplan for additional equipment along riverside)
-  Proposed boulder piles for seating and informal play
-  Proposed benches

Layout 1929-01-E received 19Jul19

PROJECT	Oughtibridge Mill, Oughtibridge		
TITLE	Riverside POS Concept Plan		
CLIENT	Barratt Yorkshire West		
DATE	24 Jul 19	SCALE 1 : 250	SHEET A2
DRAWN	BP	DRAWING NO	3548/3
CHECKED	MP	REVISION	-



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CONCEPT SKETCH 2



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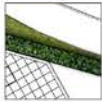
This drawing has been prepared for the purpose of planning approval.



Proposed Trees



Proposed shrub beds



Proposed hedge



Proposed retaining wall creating terraces within the POS



Proposed grass



Proposed wildflower grass



Proposed boulder piles for seating and informal play



Proposed benches

Layout 1929-01-E received 19Jul19

PROJECT	Oughtibridge Mill, Oughtibridge		
TITLE	Entrance POS Concept Plan		
CLIENT	Barratt Yorkshire West		
DATE	24 Jul 19	SCALE 1 : 250	SHEET A2
DRAWN	BP	DRAWING NO	3548/2
CHECKED	MP	REVISION	-



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STREETSCENE A



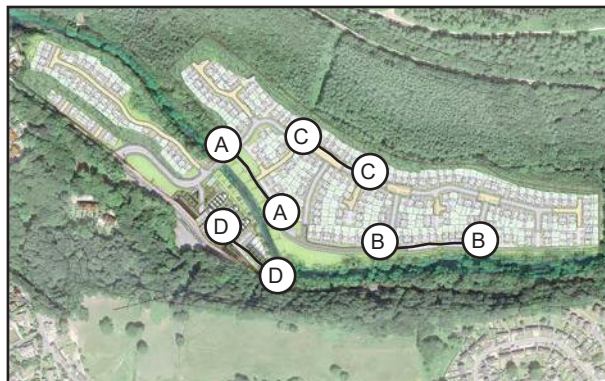
STREETSCENE B



STREETSCENE C



STREETSCENE D



SCALE

The scale of the dwellings vary across the development and informs character, defines spaces and ensure a number of housing options. Dual aspect dwellings are proposed at important corners to ensure continuity of activity natural surveillance. Larger scale buildings create gateways through the site, aid legibility and promote non-vehicle movement. All the properties will have individual footpath accesses to their rear gardens giving direct control over their own private domain. This will aid security and, with easy access, also enable waste and recycling provisions to be located at the rear of the properties, out of sight from the street.

Where possible the dwelling's private amenity spaces back onto other gardens or are screened from public areas by 1800 high brick pillar/fences or vertically boarded fences, with rails inboard to reduce climbing potential. A Sustainability Appraisal is included later in this document which details the Design Team's approach. In general the proposals will generate a new place that aims to meet the needs of the new community and its future generations.



An aerial photograph showing a large, long industrial building with a grey roof, situated in a valley surrounded by dense green forest. The building has several sections and a large parking area. A road or path runs along the left side of the building. The surrounding landscape is heavily wooded, with some cleared areas and a few small structures visible in the distance.

05 | SUSTAINABILITY APPRAISAL

The proposals will generate a new place that aims to meet the needs of the new community and its future generations. The proposals seek to deliver a sustainable development and a high quality of life that improves economic, social and environmental well being. The proposals therefore have the potential to support the existing community facilities and local businesses through an increased population living nearby. The Government's guidance on sustainable development is contained in the National Planning Policy Framework.

The following statement addresses the key headings below:

- Support and help revitalise the local economy;
- Reinforce neighbourhoods and communities;
- Provide a range of transport options and inclusive access; and
- Protect and enhance the natural environment and resources;

SUPPORT AND HELP REVITALISE THE LOCAL ECONOMY

This application is proposed in a sustainable location with good access. The site is also located within short distances of services such as shops, pubs, post office and schools. The site provides an opportunity for residential development within easy reach of a range of education, employment, retail and leisure opportunities.

The proposed site will provide high quality residential accommodation and will contribute towards the overall amenity, and sustainability of the area. Employment will also be created during the construction process.

REINFORCE NEIGHBOURHOODS AND COMMUNITIES

The development of this residential scheme will contribute towards an increase in the number of people living in this area. Neighbourhoods can be reinforced by movement networks, the mix of uses and tenures, the amount and position of open space and local vernacular building materials and styles. The health, well-being and quality of life of those who will be using an area will be influenced by its cohesion. The vitality of neighbourhoods is enhanced by creating variety and choice within the development and should cater for a range of demographic groups especially families. The layout of the proposed development will

increase natural surveillance both within the application site and of the surrounding area and footpaths. An increase in activity in the area will also promote a safe, crime-free environment.

PROVIDE A RANGE OF TRANSPORT OPTIONS AND INCLUSIVE ACCESS

The road structure has been designed to create good permeability for both pedestrian, cyclists and vehicle movements within the development. Inclusive access within the layout will provide for ease of movement by all social groupings and will meet the standards for disabled access for such items as steps, ramps, door widths, etc.

The approach to the dwelling, the area of land within the curtilage of the property from the boundary of the plot up to the building itself, will have accessible paths and drives, taking into account the topography of the site. The use of various surface materials, dropped kerbs, tactile paving, parking and drop off points will be used to facilitate ease of movement by all.

PROTECT AND ENHANCE THE NATURAL ENVIRONMENT AND RESOURCES

The existing site contains a variety of habitats along its boundaries, that are associated with the river and ancient woodland. Retention and appropriate management of these areas will maintain and benefit the variety of species and value of the site.

Any management and development proposals will be holistic and integrated across the whole site; they will include management of areas within the proposed development as well as those protected from it.





06 | SUMMARY



THE DESIGN TEAM HAVE PROPOSED A SUSTAINABLE AND HIGH QUALITY LIVING ENVIRONMENT WHICH MAKES EFFICIENT USE OF LAND IN TERMS OF HOUSING NUMBERS AND DENSITY. THE PROPOSAL IS A WELL PLANNED SUSTAINABLE SOLUTION WITH DWELLINGS WHICH WILL MEET HIGH ARCHITECTURAL STANDARDS ALONGSIDE THE CREATION OF PLEASANT AND WELL PLANNED STREETS. BELOW IS A SUMMARY OF THE SCHEME PROPOSALS:

- 290 new dwellings with a further 13 converted dwellings subject to a separate change of use application;
- A range of new dwellings including a mix of 1-4 bedroom housetypes;
- The proposals ensure the long term protection of ancient woodland and other areas of woodland;
- Creation of a pleasant riverside corridor including cycle and pedestrian route;
- Single vehicle access from existing highway, the internal highway network includes appropriate turning movements;
- Clear and defined non-vehicle routes, the highway infrastructure is legible; and
- New homes provide a variety of options for new residents.



**07 | BFL 12
ASSESSMENT**

Building for Life is the industry standard endorsed by Government, for well-designed homes and neighbourhoods that local communities, local authorities and developers are invited to use to stimulate conversations about creating good places to live. The 12 questions below reflect the vision of what new housing developments should be: attractive, functional and sustainable places. Redesigned in 2012, from the original 20 questions, Building for Life 12 is based on the new National Planning Policy Framework and the Government's commitment to build more homes, better homes and involve local communities in planning. We have carried out our own assessment below:



INTEGRATING INTO THE NEIGHBOURHOOD

●●● 1. CONNECTIONS - DOES THE SCHEME INTEGRATE INTO ITS SURROUNDINGS BY REINFORCING EXISTING CONNECTIONS AND CREATING NEW ONES, WHILST ALSO RESPECTING EXISTING BUILDINGS AND LAND USES ALONG THE BOUNDARIES OF THE DEVELOPMENT SITE?

There is an existing vehicular access that is being moved north to allow improved visibility but ultimately retains that existing connection. A new pedestrian connection is being created to the southern end of the site that did not previously exist. This will connect into the proposed future footpath / cycle route constructed by the Local Authority. Some existing buildings are to be retained along the site frontage and the new build dwellings will be sympathetically designed using appropriate materials.

●●● 2. FACILITIES AND SERVICES - DOES THE DEVELOPMENT PROVIDE (OR IS IT CLOSE TO) COMMUNITY FACILITIES, SUCH AS SHOPS, SCHOOLS, WORKPLACES, PARKS, PLAY AREAS, PUBS OR CAFÉS?

The site is located within 600m of Oughtibridge village to the south where there are pubs, shops, a primary school, a post office, a chemist, a large park and sports fields. To the north it is only 150m to the nearest Pub (The Wharcliffe Arms) and then 500m to Wharcliffe where there is a further pub, a primary school, a post office and a church.

●●● 3. PUBLIC TRANSPORT - DOES THE SCHEME HAVE GOOD ACCESS TO PUBLIC TRANSPORT TO HELP REDUCE CAR DEPENDENCY?

There are existing bus stops on Langsett Road to the northern end of the site (routes 57SL and 268SL) that go to and from Sheffield City centre and also link to the SuperTram and so provide very good public transport connections.

●●● 4. MEETING LOCAL HOUSING REQUIREMENTS - DOES THE DEVELOPMENT HAVE A MIX OF HOUSING TYPES AND TENURES THAT SUIT LOCAL REQUIREMENTS?

The development will provide for a range of housing opportunities, from starter homes in the sky houses to small, medium and larger size family dwellings in a variety of bedroom configurations. This diversity of homes and tenures will help to create a balanced and sustainable community over time.

CREATING A PLACE

●●● 5. CHARACTER - DOES THE SCHEME CREATE A PLACE WITH A LOCALLY INSPIRED OR OTHERWISE DISTINCTIVE CHARACTER?

The design approach is to create a positive identity for the site which helps improve local distinctiveness, whilst being sympathetic to the prevailing mixed suburban character, in terms of scale, materials and detailing. A co-ordinated approach to the architectural treatment of individual properties ensures there is a common distinctive architectural aesthetic across the scheme. Variety to key plots aids legibility and place-making. The most distinctive characteristic of this site is the setting amongst the existing woodland with the River Don running through the centre of the site.

●●● 6. WORKING WITH THE SITE AND ITS CONTEXT - DOES THE SCHEME TAKE ADVANTAGE OF EXISTING TOPOGRAPHY, LANDSCAPE FEATURES (INCLUDING WATER COURSES), TREES AND PLANTS, WILDLIFE HABITATS, EXISTING BUILDINGS, SITE ORIENTATION & MICROCLIMATES?

One of the main features of the site is its setting within the existing woodland. This is being retained and will create an attractive setting for the development. The River Don runs through the middle of the site and now that existing buildings have been demolished and river banks created will become an attractive green corridor through the length of the site with an adjacent riverside walk for local people to enjoy.

7. CREATING WELL DEFINED STREETS AND SPACES - ARE BUILDINGS DESIGNED AND POSITIONED WITH LANDSCAPING TO DEFINE AND ENHANCE STREETS AND SPACES AND ARE BUILDINGS DESIGNED TO TURN STREET CORNERS WELL?

Buildings have been designed to provide a clear distinction between public space (the street) semi-private space (front gardens) and secure private space (homes and rear gardens). The orientation of dwellings will ensure active frontages relate to the street and maximise surveillance. There is a clear hierarchy of streets and spaces which are well defined by buildings and landscape

8. EASY TO FIND YOUR WAY AROUND - IS THE SCHEME DESIGNED TO MAKE IT EASY TO FIND YOUR WAY ROUND?

The proposed movement and street network provides a clear hierarchy of street types which will aid legibility and way-finding. The street hierarchy and variation within development plots will aid localised navigation and ensure it is easy for people to find their way around the development. Key prominent plots, corner locations and vista stopping homes will have slightly contrasting design approaches from neighbouring properties to provide subtle way-markers throughout the scheme.

STREET & HOME

9. STREETS FOR ALL - ARE STREETS DESIGNED IN A WAY THAT ENCOURAGE LOW VEHICLE SPEEDS AND ALLOW THEM TO FUNCTION AS SOCIAL SPACES?

The main street should include speed restraint measures such as horizontal deflections and tight corner radii. Lower hierarchy streets should be designed to encourage low vehicle speeds through narrower carriageways, shared surfaces and the positioning of homes to create more intimate streetscapes. Lower order streets should be a shared space, and therefore offer more scope for informal activity. The design approach should be to create good access to open spaces throughout the development as key locations for social interaction

10. CAR PARKING - IS RESIDENT AND VISITOR PARKING SUFFICIENT AND WELL-INTEGRATED SO THAT IT DOES NOT DOMINATE THE STREET?

Sufficient allocated parking and spaces for visitors has been provided throughout the scheme. There are a mix of parking solutions proposed, some dwellings having parking to the front while others having parking down the side of the dwelling allowing areas for landscaping to the fronts of dwellings. A large number of the detached dwellings have either integral garages to allow people to put one of their cars away out of sight or garages down the side of their dwelling in rear gardens allowing cars to be tucked away down the side of the dwelling.

11. PUBLIC AND PRIVATE SPACES - WILL PUBLIC AND PRIVATE SPACES BE CLEARLY DEFINED AND DESIGNED TO HAVE APPROPRIATE ACCESS AND BE ABLE TO BE WELL MANAGED AND SAFE IN USE?

All residential streets benefit from active frontage and natural surveillance from the new homes that enclose them. Front gardens are clearly defined by changes in surface, landscape and/or boundary treatments to provide clearly defined public and semi-private space. Rear gardens are locked together to form secure

private spaces with robust and attractive boundary treatments to public areas and between plots. The open space has high levels of natural surveillance from surrounding properties, passing pedestrians and motorists.

12. EXTERNAL STORAGE AND AMENITY SPACE - IS THERE ADEQUATE EXTERNAL STORAGE SPACE FOR BINS AND RECYCLING, AS WELL AS VEHICLES AND CYCLES?

Proposed homes have sufficient private amenity spaces for the storage of bins away from the front of properties in rear gardens, with easy access to the street. Homes have sufficient allocated parking and in most instances garages are provided which can store cycles. Where garages are not available (e.g. terraced and some semi-detached units) sufficient amenity space will be provided to enable sheds to be erected.



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