

A Green Network

From the first principles of the Masterplan SPD the Urban Extension has been structured around the existing landscape features and constraints. The continuing design of development should seek to respect and enhance the existing landscape and work to establish a structure of green links and spaces which forge a strong relationship between the development and the surrounding highly valued landscape.

A Garden Neighbourhood

The Design Guide aims to realise the aspiration to create a Garden Neighbourhood. While no absolute criteria are provided for this, the Design should demonstrate how a mixture of social and environmental qualities are balanced with achieving development quantity (also necessary to create a sustainable neighbourhood).

Centre to Edge

Across the Design Guide, reference to the centre and the edge are explicit. Creating a green place relies on establishing strong links between the Neighbourhood Centre and the settlement edge. These links are physical as well as visual and ensure the landscape character of the area is prevalent throughout the development as the landscape is drawn in from the edge to the centre.

Neighbourhood Centre

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The Neighbourhood Centre provides a mix of building uses which are gathered around a public open space.

The public realm at the Neighbourhood Centre (open space and street design) is more about people's activity (shopping, school, other facilities) and use by pedestrians, than vehicle circulation, access and parking.

Entrances and frontages are clear and building elevations contribute to the quality and activity of the public realm.

The NHS Site

Page 54

Development is positioned and scaled to create a landmark when approaching along Blundells Road.

The site layout creates a gateway and aids through movement to and from the North Eastern Area.

Employment Area

Page 56

All attempts are made to maintain street quality and buildings which front onto the street despite the likelihood of large format buildings.

Servicing and vehicle circulation is dealt with behind buildings keeping the street as an attractive place.

Blundells Road Corridor

Page 62

The design along the corridor establishes a sequence of treatments which culminate at the Neighbourhood Centre where vehicular movement gives way to the activity and quality of the public realm.

Edge Relationships

Page 64

The Design takes in to account the different edge conditions of the development and addresses these accordingly

Streets

Page 68

The layout establishes a clear hierarchy of streets which combine suitable highway, public realm and building typologies. The range of streets demonstrate the transition from centre to edge.

Green Infrastructure Hierarchy

Page 74

The Design contributes to a diversity of green space across the development as a whole and demonstrates links between different scales and uses of green, public and open spaces.

Residential Core

Page 80

The block form is regular and 4 sided. They have their shortest dimension aligned to the green boulevard.

Green Boulevards make direct and visual connections to the Neighbourhood Centre and serve a multitude of functions including open space, sustainable drainage, pedestrian and vehicular movement. Streets generally conform to a grid arrangement with no cul-de-sacs or dead end roads.

Houses are terraces of a variety of sizes and buildings are at least 2 storeys with 3 storeys concentrated along green boulevards.

Parking is mainly on street, parallel or eschelon and in some places grouped. There are no parking courtyards.

Houses are within 1-3m of the pavement providing small front gardens or setbacks resulting in a formal public realm.

North Eastern Area

Page 83

There are 3 distinct density variations from the centre of the area (where access is through the NHS site) to the edges which in some cases have a back to back relationship with existing properties. The 3 areas demonstrate differences in house type, plot and street arrangement and public realm design.

The green boulevards extending through the site establish a strong connection with Blundells Road through the NHS site (running SW-NE) as well as make the most of views and landscape connections to the north of Tiverton (running SE-NW). The contrast of the route along the contours and the route across the contours is reflected in the design of the public realm and the architecture.

Parkland

Page 91

Block form is generally larger to allow a variety of building typologies, including some mews streets within blocks.

Green boulevards and the park spine are fronted by terraced properties which can be 3 storeys.

Properties fronting the park (denoted by the 'park edge' character distinction) are detached houses arranged on more generous plots.

West Manley Lane

Page 96

Buildings are arranged in small clusters similar to the groups of buildings found in rural locations.

Clusters are divided by green routes which link the development to the park and wider countryside.

Houses are no more than 2 storeys and are generally detached and bespoke in design.

Generous plots allow greater set-backs and a variety of building orientation on the plot helps the buildings sit within the landscape having the effect of feathering the development towards the settlement edge.

Access remains from the front of properties with buildings having a back to back relationship to help security and legibility.

Mix of Uses & Activities

Page 102

Retail uses, community services and office space is reserved for inclusion at the Neighbourhood Centre which is the focus of the mix of uses for the whole urban extension. The exception is the inclusion of some live-work units within the residential areas.

The design of each individual area is considerate of the overall approach to a range of activities across the development.

Design and layout facilitate good links to and from the Neighbourhood Centre as the focus of the mix of uses for the whole urban extension -this includes creating very legible visual links from the edge to the centre.

Movement, Accessibility & Safety

Page 103

Overall the design takes an inclusive approach where all aspects of the development are 'designed for all', including the provision of lifetime homes.

The design creates direct routes to the Neighbourhood Centre making integral use of the green infrastructure.

There is a clear hierarchy which naturally signposts users towards their destination (primarily the Centre or the Edge of the development).

The design deals with gradients appropriately while also ensuring the development creates identity from its setting.

The design carefully considers how threats to community and personal safety and security can be minimised.

Parking & Servicing

Page 106

The design considers appropriate parking solutions according to character areas.

The formality and variety of on-street (more urban) to on-plot (more rural) corresponds to the transitioning of development from the centre to the edge.

Overall parking and servicing solutions are considered within the overall design of street and open space environments, not just as an after thought to meet a quota.

Local Character

Design proposals reference the local character studies (Design Guide and Masterplan SPD appendix).

Built Form & Scale

Page 112

An increase in scale of buildings at the Neighbourhood Centre and along the green boulevards helps the legibility of the centre and routes to the centre.

There is recognisable approach to changing form and scale between residential character areas.

Fenestration, Detail & Materials

Page 114-119

The design employs a clear strategy for the proportioning and architectural treatment of buildings. Detailed design helps articulate the wider Masterplan SPD structure eg. corner and other important buildings (use or position).

Thresholds

Page 116

Threshold treatments are applied to assist in the definition of character areas and to reinforce either a centre or edge location.

Design Guide: Pocket Summary

Tiverton Eastern Urban Extension

June 2016

The Tiverton Eastern Urban Extension Design Guide continues the work of the Masterplan SPD and should be read in conjunction with it. The framework and key themes established in the Masterplan SPD are considered further in the Design Guide.

The Design Guide accompanies the Masterplan SPD in ensuring continuity across the whole development even though design & delivery may be phased.

For this reason the Design Guide recommends that issues of structure and layout are dealt with before moving on to think about the detailed design.

Design guidance is organised in the following 5 categories which relate to the aspirations of the Masterplan SPD vision for the TEUE:

- a. Creating a Green Place
- b. Establishing a Structure
- c. Creating a New Residential Community
- d. Creating a Modern Lifestyle
- e. Design Detailing

The Pocket Summary

The Design Guide has been developed to assist developers and the local authority stakeholders in ensuring well considered design proposals for the development of the Tiverton Eastern Urban Extension as outlined within the Masterplan SPD.

For the benefit of all interested parties using this document,

this pocket summary provides the contents of the Design Guide summarised as a one page checklist, enabling applicants, planning officers and council members to ensure that applications consider all aspects through their design. However, it must be stressed that this remains a summary of the Guide and applicants are expected to familiarise themselves with all content within the Design Guide as well as the Masterplan SPD.

Centre to Edge

Throughout the document reference is made continually to the principles of Centre & Edge. In a variety of ways the Design Guide points towards creating contrast in the form as well as the activity and use of the various parts of the development. This is so that there is a clear legibility between the Centre and its facilities and density and the Edge with its relationship to the surrounding landscape.



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