

# WITTON GILBERT NEIGHBOURHOOD PLAN

Stage.3 Residential Visioning Exercise  
[December 2015]

Project No. 1066



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Residential visioning exercise for site H2 allocation within Witton Gilbert highlight how residential could feel in this location to assist with preparing visuals for community consultation showing precedents and images of residential in H2.

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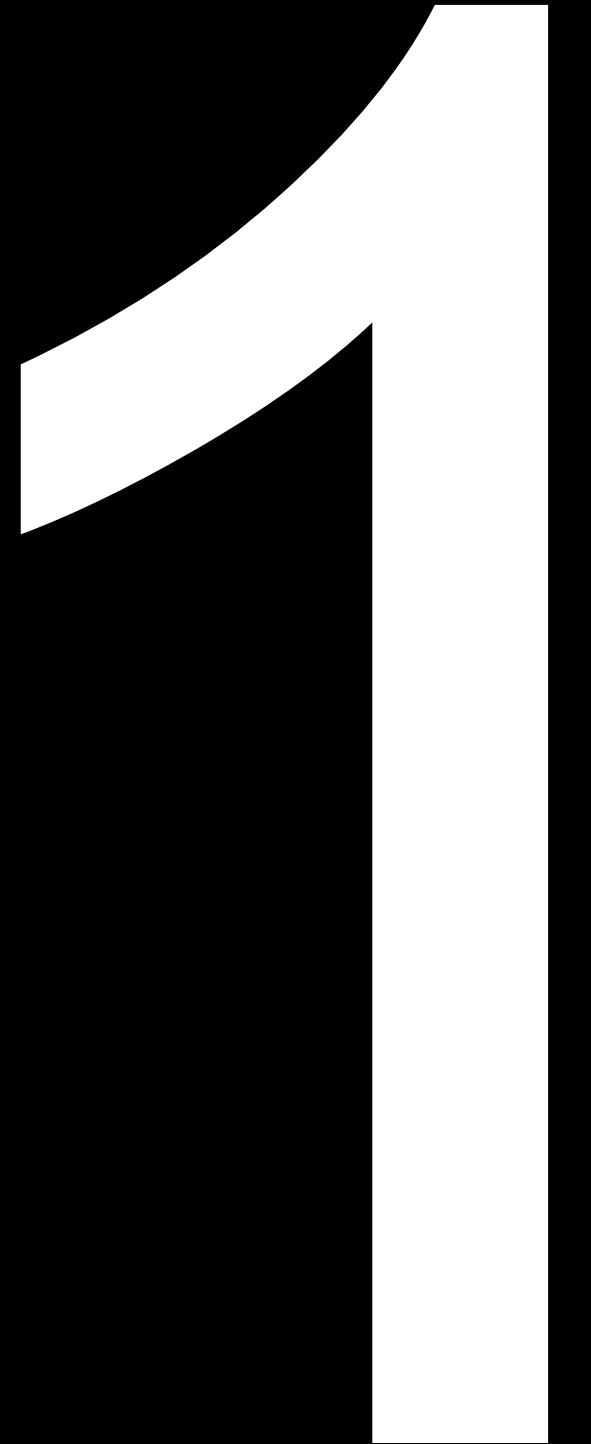
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## ANALYSIS

*H2 Site Analysis - identification of site constraints and opportunities.*



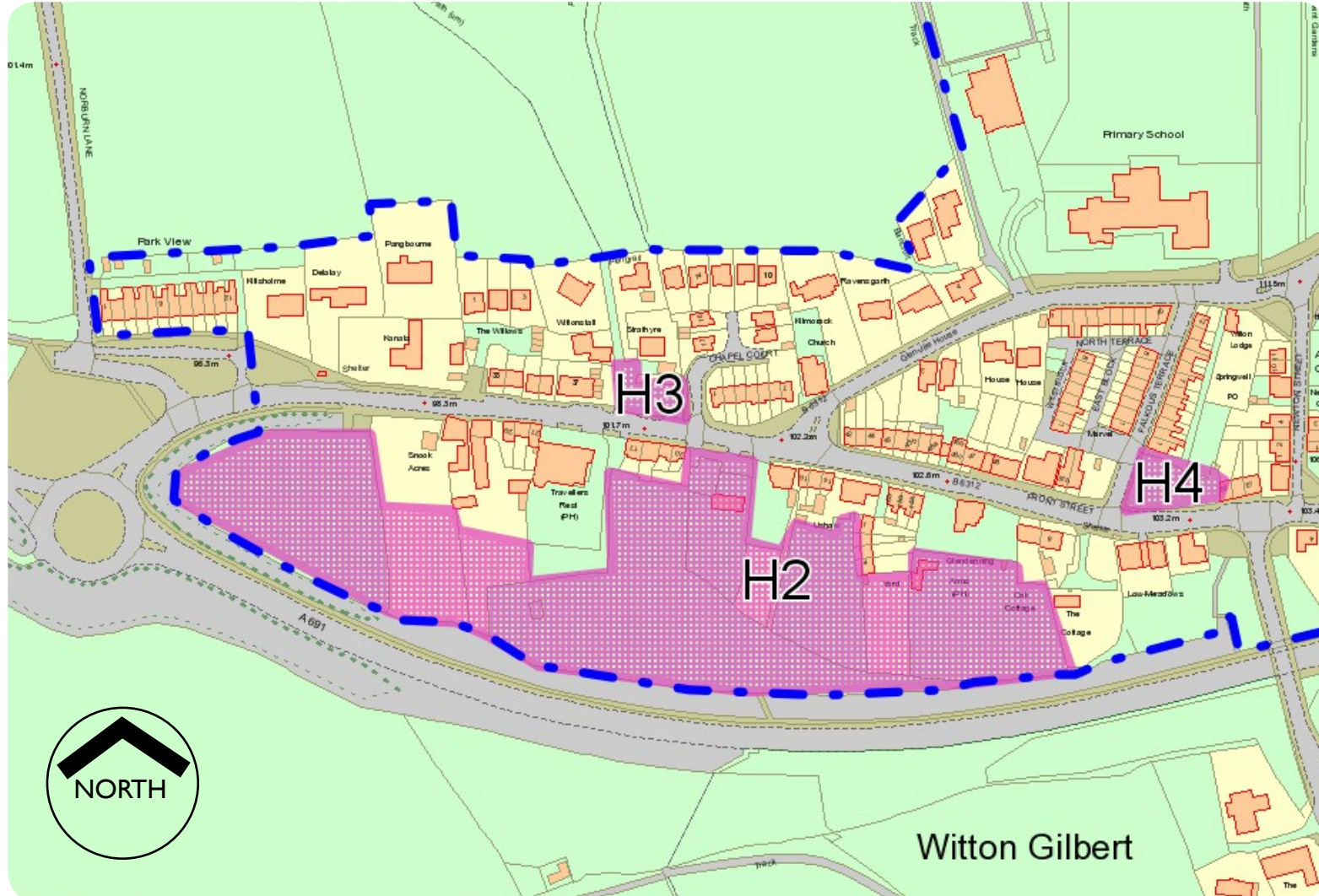
# INTRODUCTION

The following report has been prepared on behalf of Witton Gilbert Parish Council to support public consultation/visioning exercise for residential development south of Front Street as part of public consultation on the housing theme.

The diagrams and drawings contained in this report are for illustration purposes and are not a prescriptive detailed housing layout.

The visioning report looks to illustrate the following:

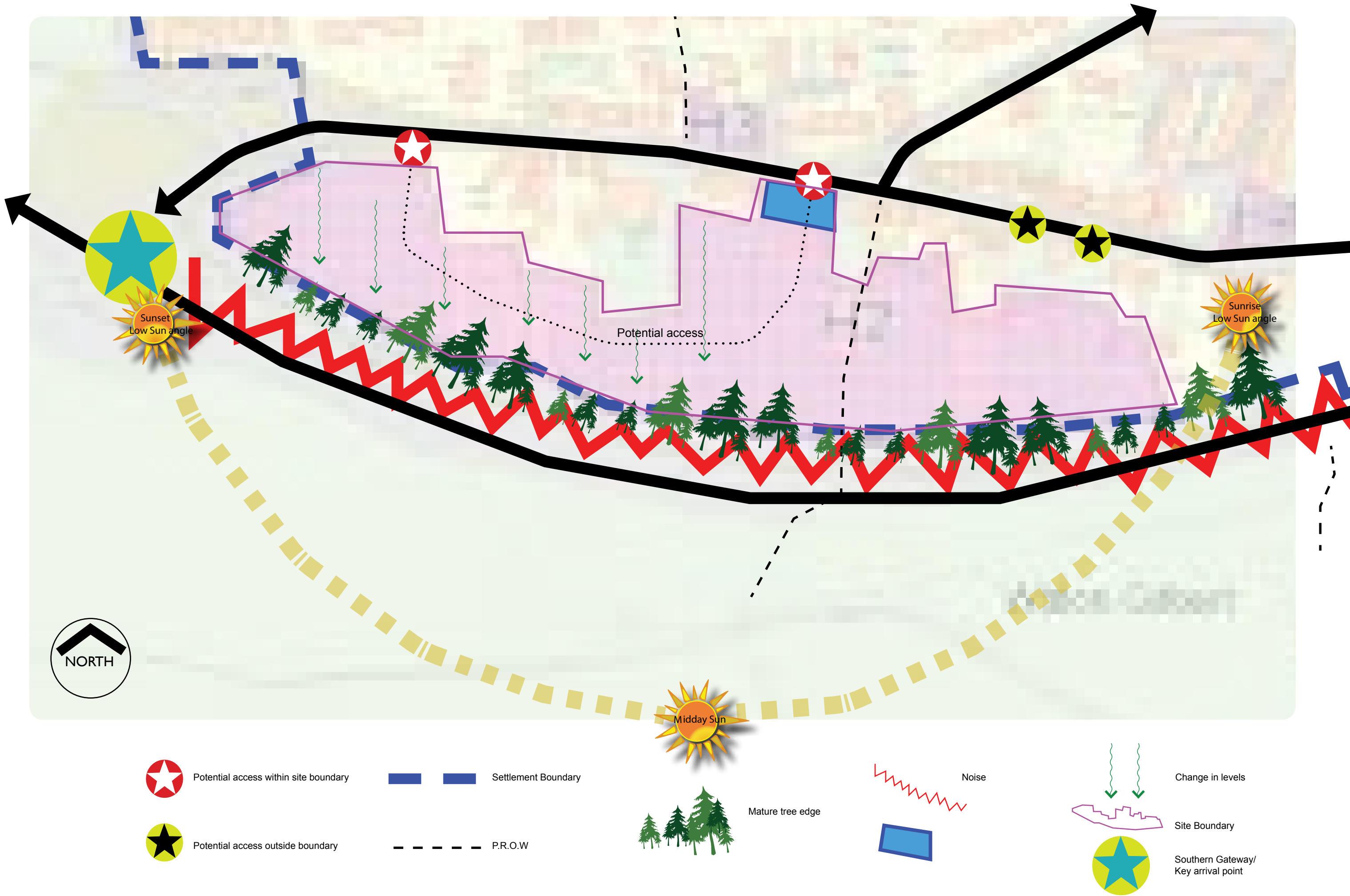
- Sustainable housing in the heart of the village.
- Creation of a place with emphasis on streets.
- Mix of family housing.
- Creates a sense of arrival from the southern gateway into the village from the A691.
- Access - a number of potential access points into the site have been identified can be achieved for HS2. Additional access points from Front Street are also available however these are in separate ownership.
- Green buffer – whilst the A691 provides good strategic connections to the wider transport network it also creates a natural edge to the south of the settlement. Whilst this represents a challenge in terms of noise a suitable 'green buffer' with housing backing onto this should help mitigate any concerns.



## SITE SUMMARY INFO

Site Number H2  
SHLAA ref 4/WG/02; 4/WG/05  
Location Snook Acre/ Front Street  
Area (ha) 2.3  
Housing capacity (based on 30 per ha) 69  
Current use used as grazing land for horses  
Brown/Green/Mixed Green  
Planning History (PP, TPO) No planning status

## ANALYSIS - CONSTRAINTS+OPPORTUNITIES





SNOOK ACRE / FRONT STREET

Existing access points pedestrian/vehicular



Cleared site



HOUSING SITE

Existing housing



Change in levels falling from Front Street towards the motorway.

Trees and boundary treatment along southern edge of site.

A691

Mature trees screening Bypass

Public Right of Way (PROW)





PUBLIC RIGHT OF WAY



[Fenced boundary to south of HS2]



[Tight pedestrian link from Front Street to H2 site]



[Existing PROW in and around H2 site]



[Crossing at Front Street]





## STRATEGIC DESIGN OBJECTIVES

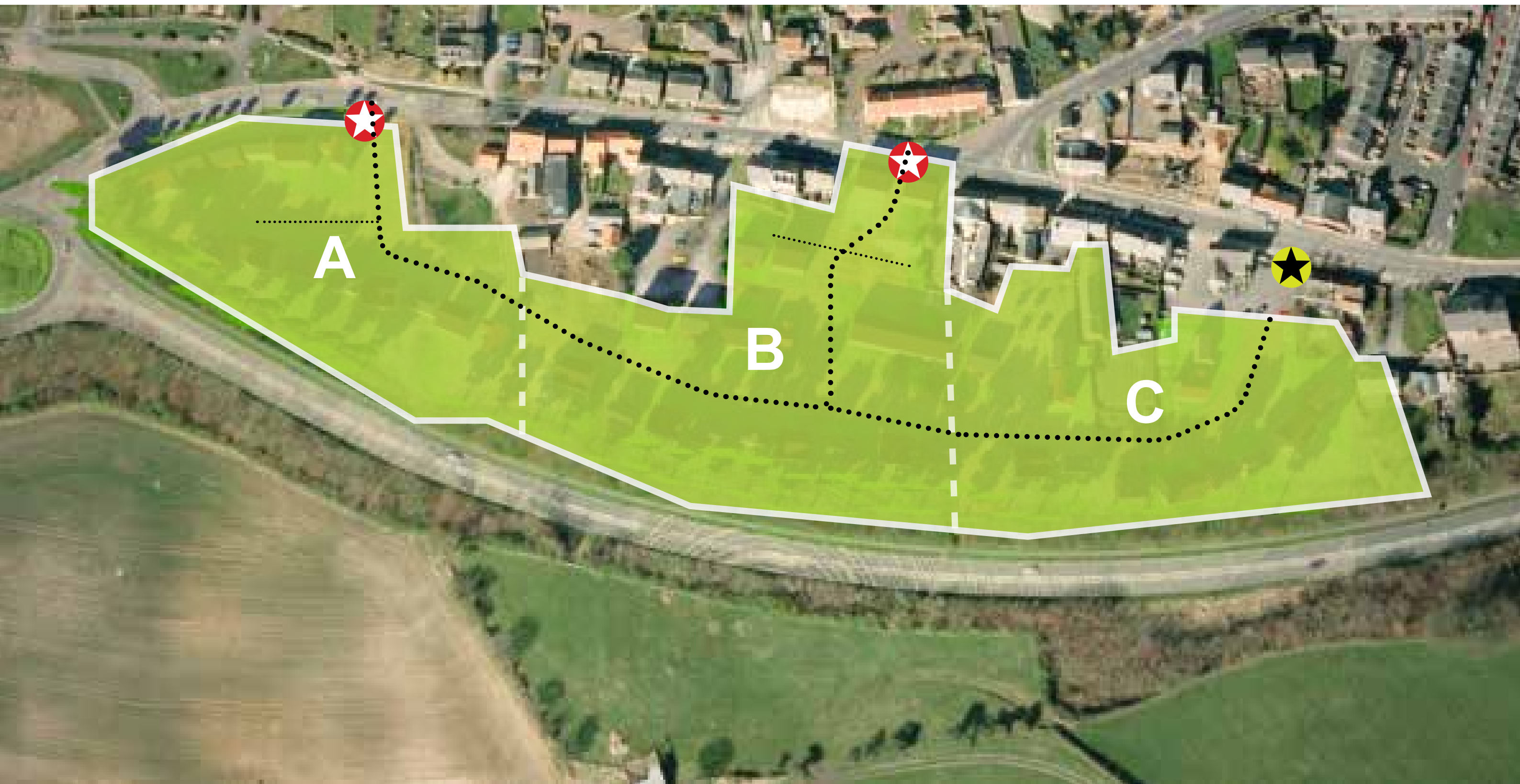
*Strategic design objectives - key principles for development on H2.*

# 2

SITE SUBDIVISION TO ASSIST WITH PHASING



INDICATIVE ACCESS

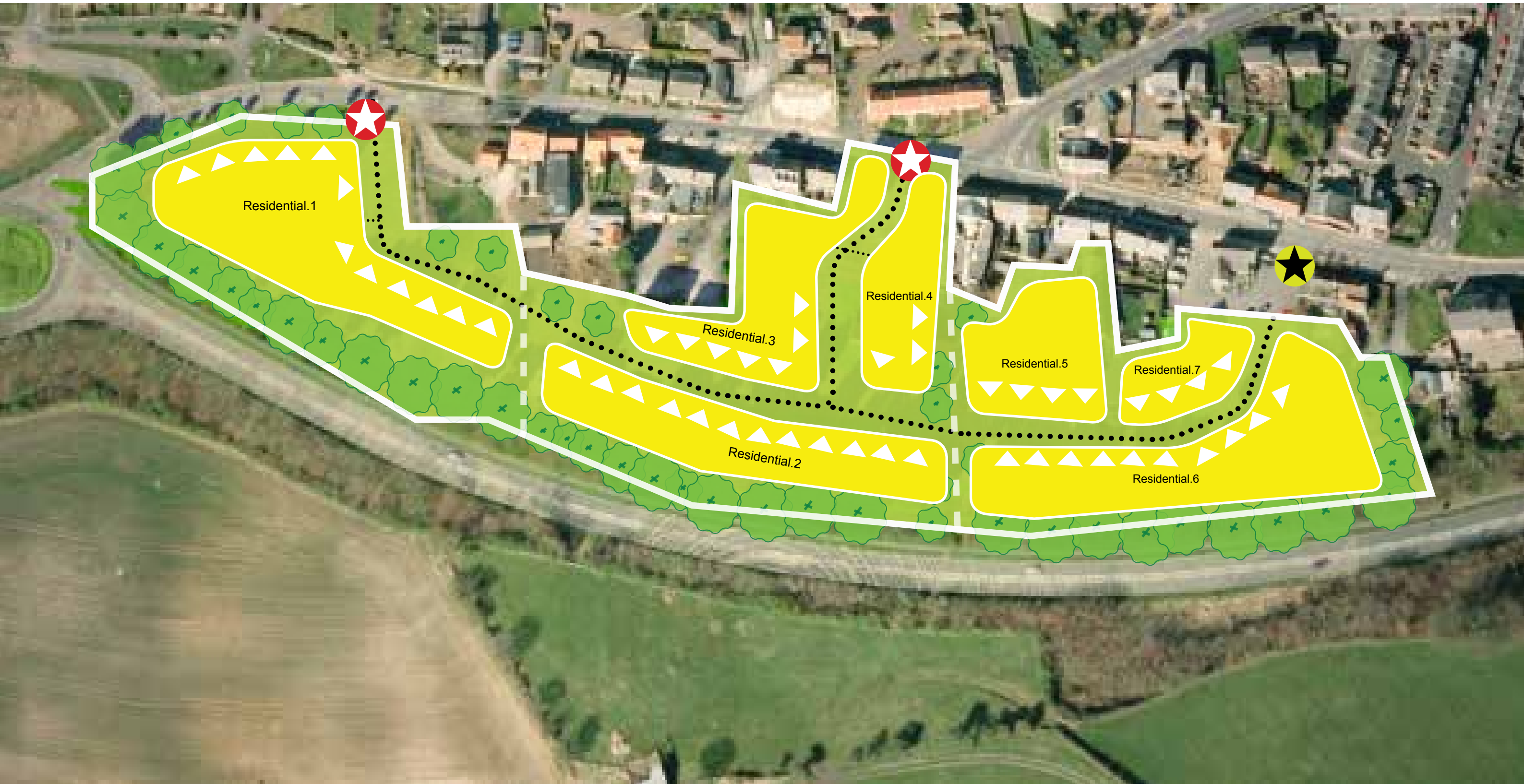




FRONTAGE ONTO STREET



CREATION OF DEVELOPMENT CELLS





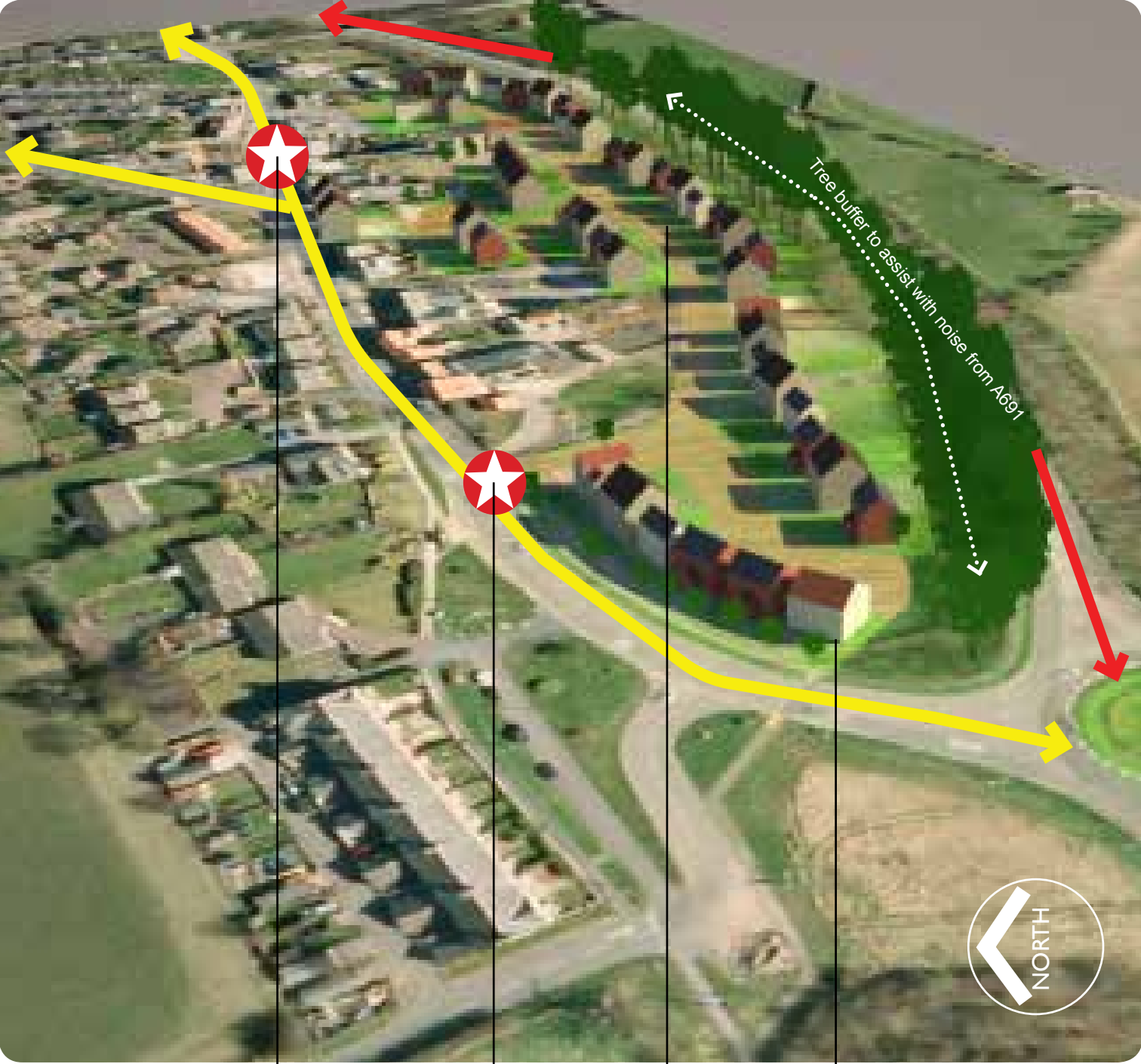
## VISIONING

*Residential visioning exercise for site H2 allocation within Witton Gilbert highlight how residential could feel in this location to assist with preparing visuals for community consultation showing precedents and images of residential in H2.*

# 3



DIAGRAMS FOR ILLUSTRATION PURPOSES ONLY



Potential access to the site

Key gateway: Frontage onto Sacriston Lane

Creating high quality streetscape



[Traditional housing]



[Contemporary housing using traditional building materials]



[Variation in materials showing render, brick and slate]



[In-curtlidge parking with housing fronting street]



[Derwenthorpe, York]

[Some examples of new build housing which could be appropriate for Witton Gilbert]







## EMERGING KEY PRINCIPLES FOR HOUSING SITE:

- To create a natural residential extension to the heart and historic core of Witton Gilbert.
- To protect and enhance the existing landscape character, providing an approach to the development, which contributes to a sense of health and wellbeing for residents and visitors alike.
- To provide a distinctive balance between the built and natural environment, which works and exists in harmony with the surrounding environment
- To reduce energy consumption through juxtaposition of land use and the provision of convenient connections between them without the need to use the private car.
- To create a mixture of housing types, (providing homes for all) to ensure that residents of Witton Gilbert have access to decent, good quality, affordable house built to meet the very highest energy efficient and construction standards set in parkland open space.
- To construct to the highest environmental standards to provide an exemplar development in sustainable mixed-use settlement creation.
- To encourage strong, diverse and sustainable growth.

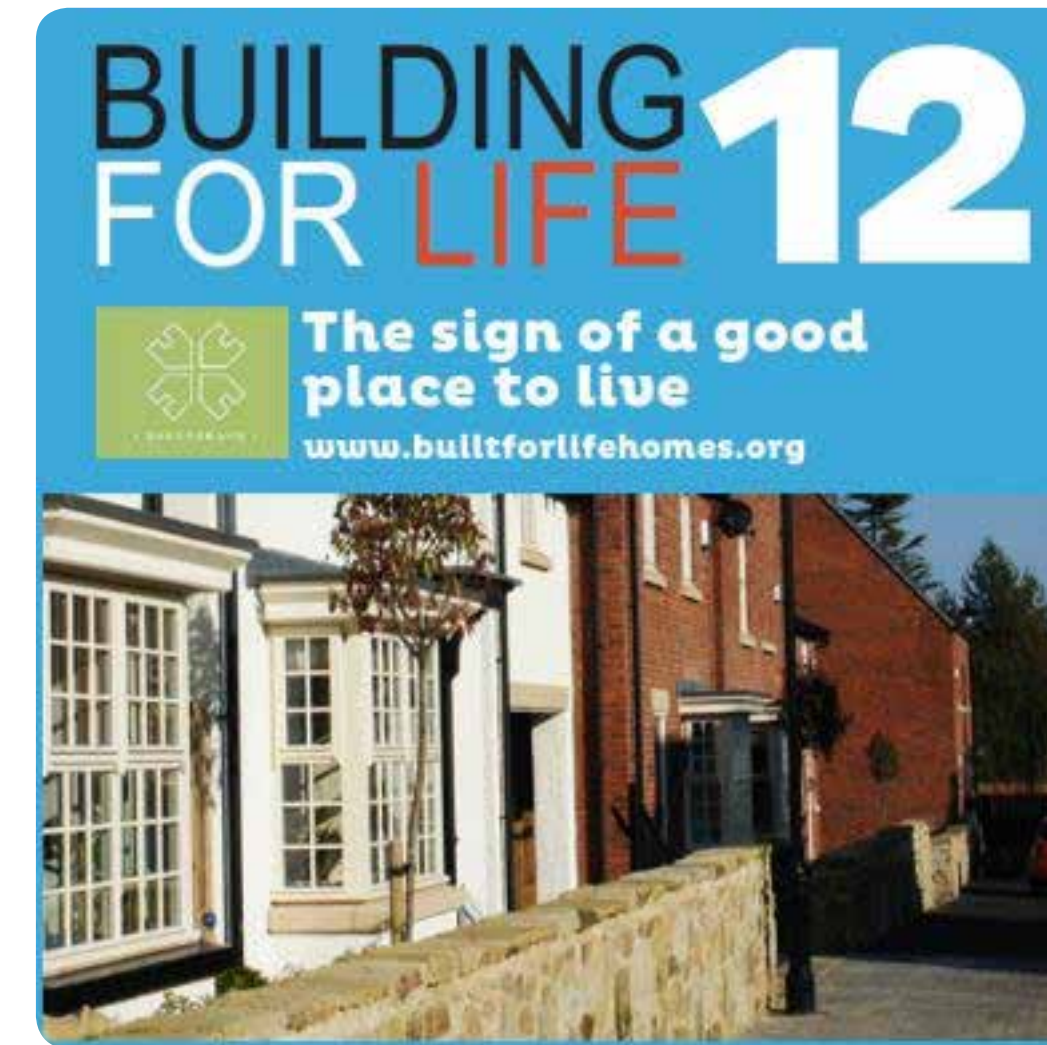


Potential access to the site



[Illustrative street highlighting housing with gardens backing on to A167]

## DELIVERING HIGH QUALITY FAMILY HOUSING



[Example of Building for Life 12 being used to help promote high quality design]



## LOCAL PALETTE OF MATERIALS





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