

Land South of Warren Lane, Long Ashton

Land adjoining the western end of Long Ashton Design Analysis and Principles

Constraints & Opportunities

The constraints of the site are:

- The slope up from south to north
- The eastern boundary is defined by an existing mature hedge that is a foraging area for wildlife.
- Weston Road provides vehicle access to the adjacent field and also generates traffic noise.
- Warren Lane, a narrow road without a pavement, runs along the north-east side of the site.
- The site is quite prominent when viewed from the west along Weston Road as the western field boundary is defined with a post and wire fence.

The site opportunities are to:

- Supplement and reinforce the eastern boundary hedge to create a dedicated wildlife corridor.
- Provide access from Weston Road and create a landscape buffer to reduce the noise impact.
- Create new pedestrian routes through the site between Warren Lane and Weston Road.
- Plant a hedgerow on the western boundary to maintain a green approach from Weston Road.
- Use taller buildings to act as focal points within the development to create a sense of place.
- Maintain views through and within the site.

Concepts

The key design concepts are:

- Protecting the landscape through the design by forming a green buffer around the site.
- Extending the landscape within the site by including landscape features.
- Accommodating views and topography by creating view corridors through the site.
- Arranging some buildings in clusters around small courtyards.

Principles - Green Infrastructure

The design principles for landscape are to:

- Create a wildlife corridor along the eastern boundary especially for foraging bats.
- Create a landscape set-back so that the development can front Weston Road.
- Provide a landscaped margin around the site as a setting for the new houses.

Principles - Views

The design principles for managing the views across the site are to:

- Frame view corridors along north-south roads to the surrounding landscape.
- Create frontage along east-west contour roads to create southerly aspect.

Principles - Movement

The design principles for movement are to:

- Form vehicular access from Weston Road.
- Routes to run parallel to contours following the established Long Ashton pattern.
- Create pedestrian connections to the public footpath network and form a new connection on to Warren Lane.

Principles - Density

The design principles density are to:

- Locate higher density towards Warren Lane boundary.
- Locate lower density towards the northern and western boundaries forming the village edge.



Figure 5.6: Board 4

Appendix 2 Previous Public Consultation Display Material

Land adjoining the western end of Long Ashton Illustrative Layout & Appearance

Illustrative Layout

The illustrative layout shows how the site could be developed to provide a scheme that creates a modest, natural extension of the village.

The aim is to create clearly defined public and private spaces and the buildings are positioned to reinforce this idea.

Development is set-back from Weston Road with the inclusion of a publicly accessible landscaped area.

The site slopes up from south to north and the proposals work with the slope with buildings predominantly located on contours.

Development faces both the highway and the footpaths to provide animation, natural surveillance and promote a feeling of safety.

The buildings are generally two storeys in height with some single storey bungalows on the eastern side and two and a half storey homes located to emphasize key corners and provide landmark navigation.

Private amenity space for the residential use is provided in the form rear gardens which includes provision for cycle and refuse storage.

Car parking is located away from the main streets where possible to minimise the visual impact of parked cars. Driveways, small groups of parking bays and parking courtyards are used.

Illustrative Appearance

The site provides the opportunity for development that responds to the local characteristics of Long Ashton.

A combination of Bristol red stone buildings and boundary walls can help to create the setting to the landscaped area along Weston Road, mixed with rendered buildings running along the higher contours.

The buildings are to be arranged in a mix of detached, semi-detached and terraced housing to provide variety within the layout.

Design features could include stone window sills and heads, tiled pitched roofs and gables on key corners.



Illustrative Layout

Figure 5.7: Board 5

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Illustrative Views



Illustrative View - Frontage to Weston Road



Illustrative View - Eastwards Along Weston Road



Illustrative View - Entry to Development



Illustrative View - Internal Street View



Illustrative Aerial Perspective

Figure 5.8: Board 6