

5.06 EASTERN CORE - SPINE ROAD

The main spine road and core development parcels form the largest and more diverse character area. A strong street frontage along the spine road with a variety of height, scale and massing but generally the opportunity to have more semi-detached, short terraces as well as apartments.

The central spine road and strong frontage allows for 2.5 to 3 storeys to create the necessary variety and interest in the street scene whilst not affecting any sensitive edge conditions particularly along the western edge of the development with its relationship to the green space and Strawberry Line beyond.

Secondary roads and shared surface streets and mews courts directly off the spine road generally have a simple block structure with smaller dwelling typologies in short terraces or semi-detached arrangements predominating. These homes along the eastern boundary of the site have been arranged to facilitate a number of potential pedestrian and cycle access points with the pockets of homes perpendicular

to the spine road and eastern boundary to form a more filtered edge condition.

Render and brickwork elevational treatment predominate with mix of terracotta pantile and grey roof tiles. Variety in roof form with gables and dormer windows also providing interest to the street scenes. Simple canopy with a mix of white, grey and sage windows and doors, provides interest and variety. These features combine in concert to help create a high quality streetscene in hard and soft landscaping as the main link route through the development, with estate railing to key frontages and corners and also low hedges defining street edge, recon stone garden walls facing onto public realm.

Parking predominating to the side of plots along the spine road, and variety of front and side parking, including some small parking court clusters where appropriate to the house type and/or street typology. Opportunity for coloured render on key dwellings.

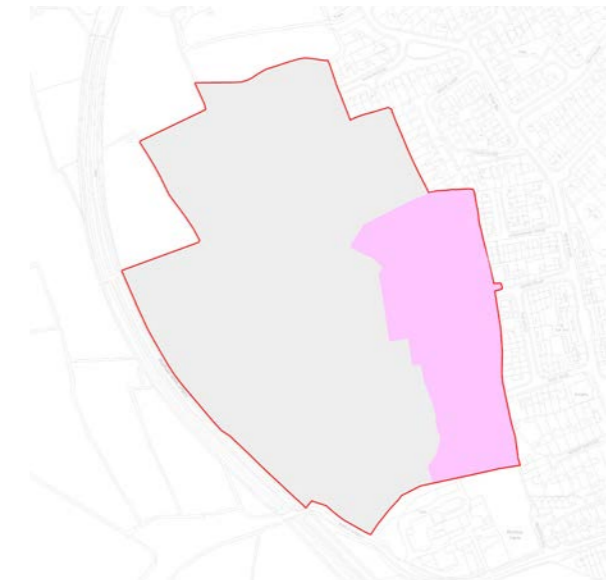


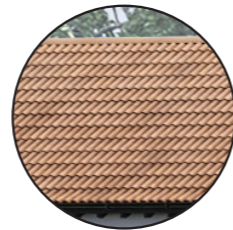
Figure 38: Artist's Impression of Eastern Core-Spine Road



0 50m



Recon stone cills and occasional full surround on feature buildings



Mix of terracotta pantiles and flat grey tiles on roofs



Chimneys on key plots to provide variety in roofscape



ARCHITECTURAL STYLE

More variety of house typologies but with a unified overall design approach to materials and detailing. Buildings have a recognisable form and typology to incorporate a traditional 'village' palette of materials and details.

SCALE AND PROPORTION

Use of gables to create a sense of rhythm along key streets and in key spaces. Use of horizontal architectural elements to balance verticality of gables and window proportions.

Buildings will be mostly 2 storeys, however, 2.5 and 3 storey buildings are used along key routes and at key corners and/or over looking public realm areas.

Protruding and recessed elements will be used to reinforce building proportion.

DETAILS INCLUDING UPLIFT ENHANCEMENTS

Accent materials and colours to be used occasionally to complement stronger use of brickwork in this area.

Brickwork to be a mix of red and red-multi brickwork depending on specific plot location.

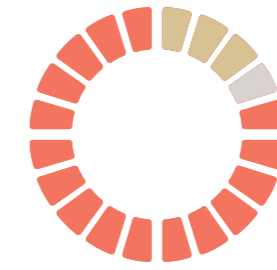
White and light coloured render detailed in a rough finish proposed

A mix of both grey flat tiles and terracotta pantiles employed to create interest in the roofscape and avoid a monolithic block of materials when viewed from further vantage points.

Windows finishes: uPVC anthracite grey, sage green and white to further enhance the variety and interest in the street scene.

Dormer windows and chimneys identified where appropriate to key plots.

Front doors to be finished in black/dark grey. Entrance canopies to be a mix of flat on cottage style.



Material Mix:
 Red Brick (80%)
 Render (15%)
 Recon Stone (5%)

Mix reflective of materials facing onto the public realm.

Rainwater goods to be black finish, with a mix of black and white fascia and barge boards.

Use of full height french doors and Juliette balconies, where appropriate to apartments.



Anthracite grey, sage and white window finishes, doors black/dark grey

Predominantly red/brown multi brickwork with occasional recon stone and render for variety

Rainwater goods black finish, with mix of black and white fascia and barge boards



5.07 EASTERN CORE - RHYNE AND GI GREENWAY

A simpler arrangement of buildings with variety in height, scale and massing to create interest.

A mix of render, brick, and recon stone to building elevations and a mix of terracotta pantile and flat grey tile roofs, with roof pitches mainly running parallel with the single sided street, with limited gable fronted homes.

Key buildings on the interface corners with the spine road, and opportunity for coloured render or recon stone on these buildings where appropriate to assist in wayfinding.

Generally hedges forming to the front curtilage of dwellings.

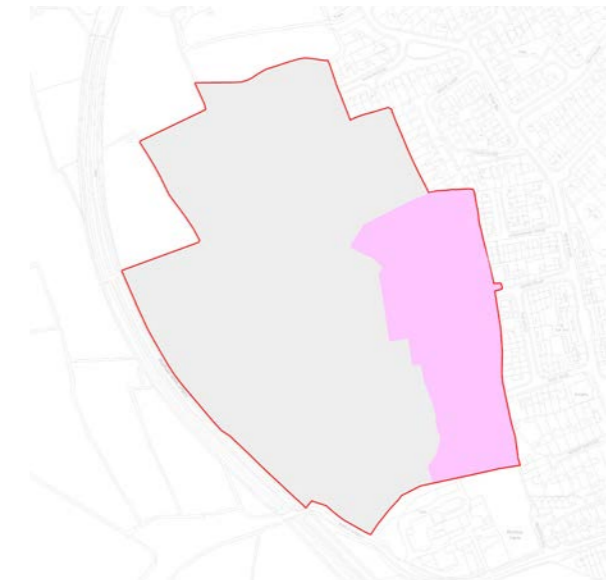
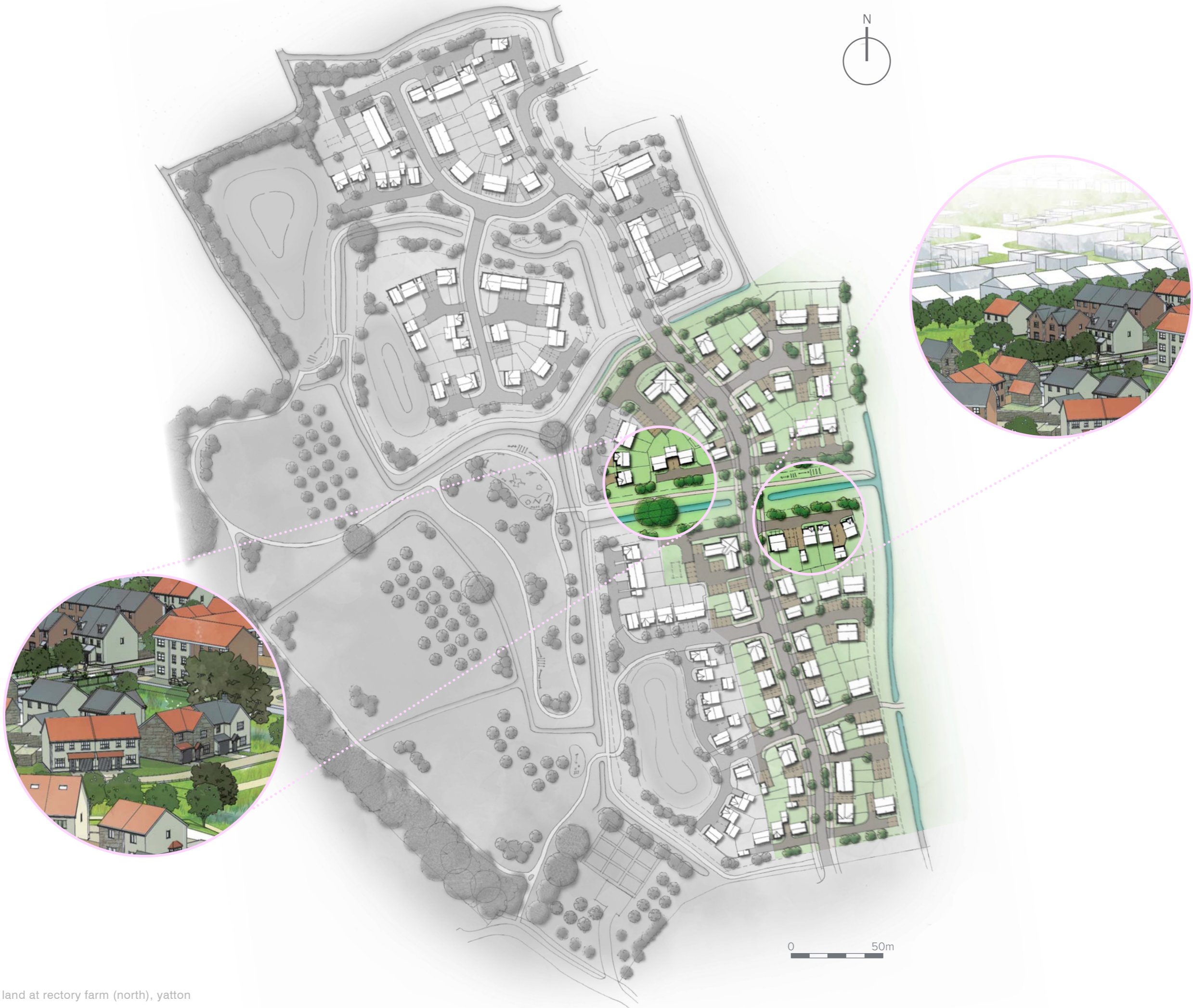
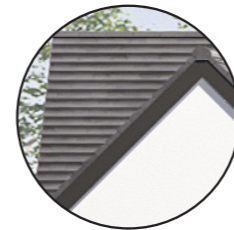


Figure 39: Artist's Impression of Eastern Core-Rhyne and GI Corridor





Recon stone boundary walls define the public realm and retain privacy to back gardens



Mix of terracotta pantiles and flat grey tiles on roofs



Boundary hedges define defensible front garden space



ARCHITECTURAL STYLE

A more consistent number of house typologies to create a clear design approach to materials and detailing. Buildings have a recognisable form and typology to incorporate a traditional 'village' palette of materials and details.

SCALE AND PROPORTION

Use of gables to create a sense of rhythm along key streets and in key spaces. Use of horizontal architectural elements to balance verticality of gables and window proportions.

Buildings will be mostly 2 storeys, however, 2.5 storey buildings are used along key routes and at key corners.

DETAILS INCLUDING UPLIFT ENHANCEMENTS

Accent materials and colours to be used occasionally to complement stronger use of brickwork in this area.

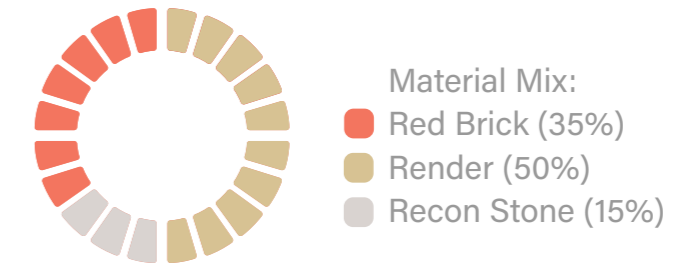
Use of brickwork more limited to compliment and contrast render and recon stonework. White and light coloured render detailed in a rough finish proposed

A mix of both grey flat tiles and terracotta pantiles employed to create interest in the roofscape and avoid a monolithic block of materials when viewed from further vantage points.

Windows finishes: uPVC anthracite grey, sage green and white to further enhance the variety and interest in the street scene. Recon stone feature windows to have full surround on key plots.

Front doors to be finished in black/dark grey. Entrance canopies to be a mix of mono-pitch or cottage style.

Rainwater goods to be black finish, with a mix of black and white fascia and barge boards.



Mix reflective of materials facing onto the public realm.



Anthracite grey, sage and white window finishes, doors black/dark grey



More limited use of brickwork compared to render and recon stone. Mix of mono-pitch and cottage style entrance canopies



Rainwater goods black finish, with mix of black and white fascia and barge boards



5.08 GREEN EDGE

An informal arrangement of homes formed as the outer edge to small development parcels between the retained rhyne system. As such, these homes provide a lower density organic settlement edge but with a more consistent approach to height, scale and massing, with homes limited to 2 storeys. Corner turning homes provide consistent active elevations overlooking the public realm.

Materials limited to render and recon stone on building elevations but a mix of terracotta pantile roofs predominating along with grey flat tiles. A varied roofline, combining roof pitches running parallel with the street, along with gable fronted homes, the more informal edge and drive arrangement relating to the field and rhyne pattern creating the variety in roofscape and massing.

A high quality streetscene in hard and soft landscaping forming the development edge to the public open spaces, with recon stone garden walls and selective shrub and hedge planting.

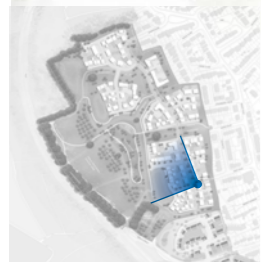


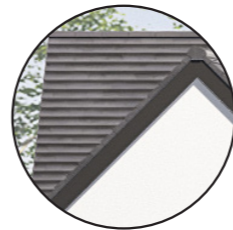
Figure 40: Artist's Impression of Green Edge



0 50m



Anthracite grey, sage and white window finishes, doors black/dark grey



Mix of terracotta pantiles and flat grey tiles on roofs



Boundary hedges define defensible front garden space



ARCHITECTURAL STYLE

A distinctive style of 2 storey only and limiting main elevational materials to recon stone and render for a unified design approach to materials and detailing. Buildings have a recognisable form and typology to incorporate a traditional 'village' palette of materials and details.

SCALE AND PROPORTION

Use of gables to create a sense of rhythm along key streets and in key spaces. Use of horizontal architectural elements to balance verticality of gables and window proportions.

All buildings to be 2 storeys, active elevations to all gables fronting public realm and on key corners terminating vistas.

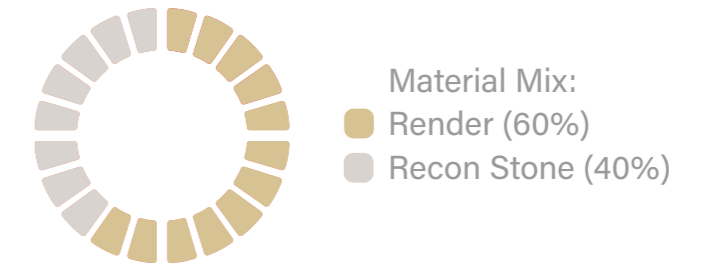
DETAILS INCLUDING UPLIFT ENHANCEMENTS

A more limited use mix of materials in the external envelope compared to the other character areas to make distinct to the relationship to the open spaces overlooked.

Mix of red/brown multi brickwork, recon stone and render depending on the specific plot, key buildings to be identified at a detailed design stage to employ enhancement to elevations through coloured render and other details to aid legibility and wayfinding.

A mix of both grey flat tiles and terracotta pantiles employed to create interest in the roofscape and avoid a monolithic block of materials when viewed from further vantage points.

Windows finishes: uPVC anthracite grey, sage green and white to further enhance the variety and interest in the street scene. Recon stone feature windows to have full surround on key plots.



Mix reflective of materials facing onto the public realm.

Dormer windows and chimneys identified where appropriate to key plots.

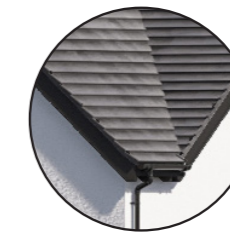
Front doors to be finished in black/dark grey. Entrance canopies to be a cottage style often window groupings to coordinate the detailing around entrances.

Rainwater goods to be black finish, with a mix of black and white fascia and barge boards.



Mix of brickwork, render and recon stone. Further variety in entrance canopies with coordinated detailing

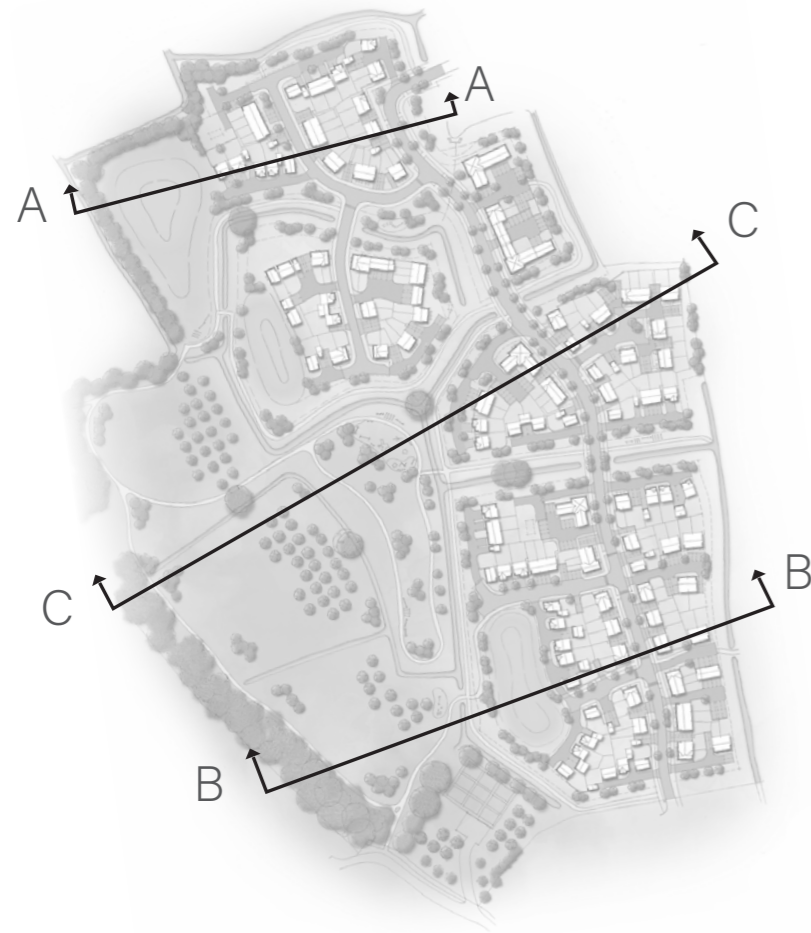
Gables create sense of rhythm



Rainwater goods black finish, with mix of black and white fascia and barge boards



5.09 ILLUSTRATIVE SITE SECTIONS



The illustrative site sections show how the proposed development relates to the existing built form, rhynes and landscape. The design incorporates raised areas for the development to ensure that the finished floor levels of the new homes are above any potential flooding in line with both local and national policy.

The section also shows how the design responds to the existing settlement edge and how the significant public open space and multi-functional GI network of spaces provides an appropriate relationship between the development and the Strawberry Line.

Figure 41: Section A-A

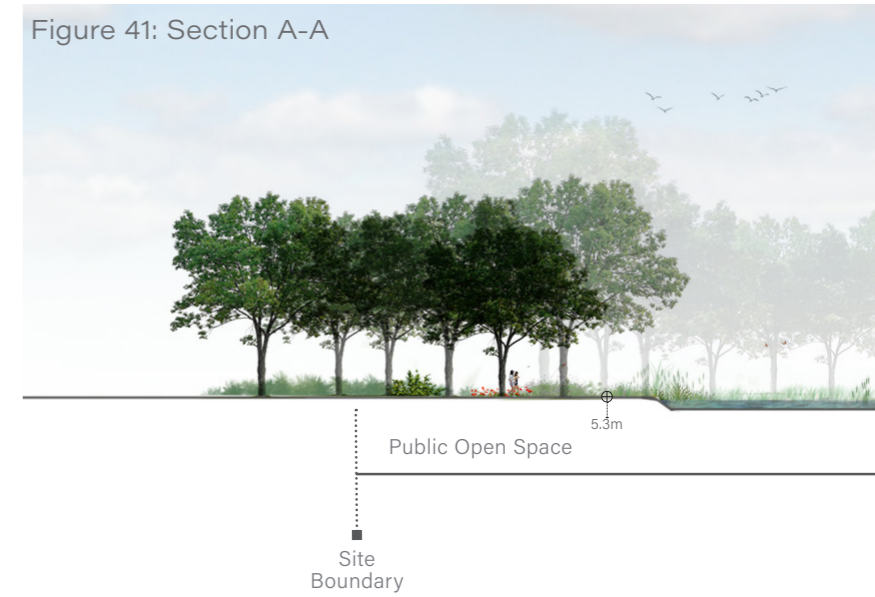
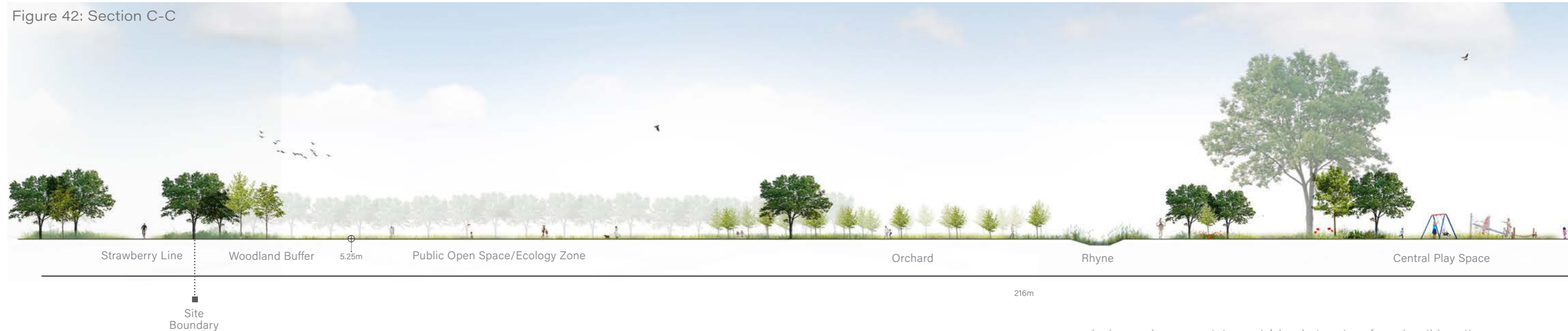
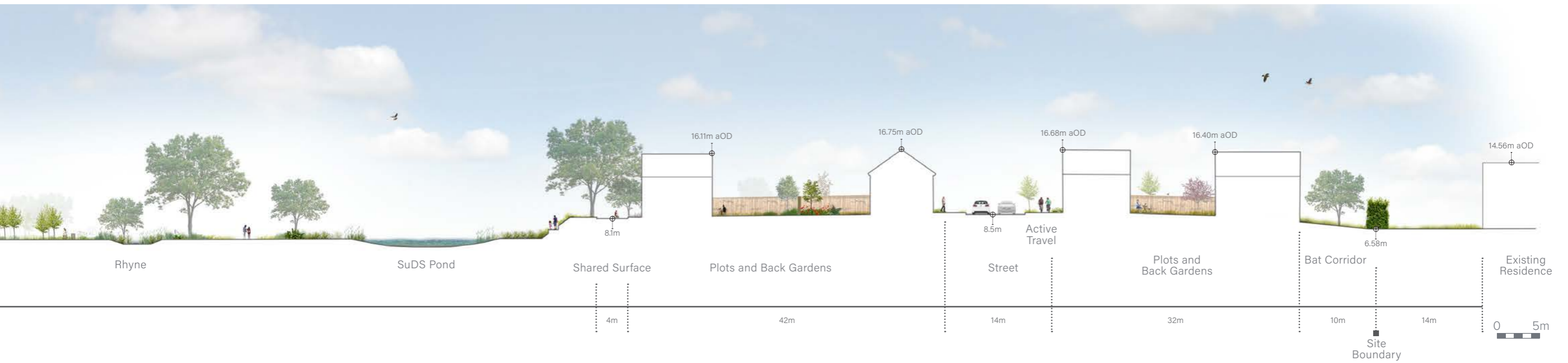


Figure 43: Section B-B



Figure 42: Section C-C





5.10 PEOPLE PLACES: FOSTERING COMMUNITY

Successful places reflect the needs of the community; providing residents and visitors alike with the homes, facilities and amenities to foster rewarding lives and experiences. A key requirement is also to create interest and identity, by integrating the built form with the landscape setting and provide attractive spaces for the community to engage with.

The design principles have at their heart the creation of real positive addition to the community of Yatton with this new development. This will not only be able to deliver much need homes including affordable

homes to help young people and lower income households, integrated seamlessly throughout to help foster an inclusive community.

This approach aims to provide an extensive multi-functional GI network and spaces and routes with a variety of features including, and not limited to: informal communal green space more formal parks and gardens, play areas and trim trails, orchards, allotments, seating areas and a diverse network of recreational routes for walking and cycling connecting and benefiting both new and existing residents. This is integrated with existing site features to so a diverse

range of large natural green spaces can be enjoyed within the extensive landscape surrounding. Bio-diversity enhancement and new habitat creation form part of the overall sustainability strategy set within the wider site benefits.

The approach is not one focussed solely on homes but an overall design approach aimed at creating spaces that promote social interaction, inclusivity and make connections. These connections not only improve access for both new and existing residents to enjoy open space but also build and connect for a stronger community.



Figure 44: Artist's Impression of Central Play Area Looking South-east



Figure 45: Artist's Impression of Central Park Looking East

CHAPTER 6: SUMMARY



This DAS has been prepared in support of an outline planning application for planning permission and demonstrates that a high quality, responsive and sustainable development is achievable and deliverable for the Land at Rectory Farm, (North) Yatton, North Somerset.

The overarching vision is to create a distinctive development that builds upon the special characteristics, features and history of the site and its environmental context to deliver a new development appropriate to its location and setting within Yatton.

Through assessments, evaluations and design evolution the proposals have evolved with a thorough appreciation of both the immediate character and the environmental credentials of the site. As a result, the masterplan, associated parameters, design strategies and approach to character have been shaped by the extensive work by the design team.

The new neighbourhood will be designed as a clear legible and sustainable addition to the settlement and its strategic features, responding to its distinct relationship with

the immediate surrounding landscape. The development would be an attractive place to live and work, integrated sensitively and providing a more cohesive and resolved edge condition to this western part of Yatton.

The site is highly sustainable and exceptionally well located to offer access to Yatton rail station and access to existing jobs, services and facilities - including health, education, shops, leisure and open space. The masterplan includes a comprehensive network of footpaths and cycleways, including links to the Strawberry Line and rail station. This also presents a great opportunity for all to enjoy greater access to open spaces and routes.

Set within a generous and attractive multi-functional network of landscaped open spaces and ecology zones, the design retains the existing landscape character and builds upon this with a series of well-connected green spaces and routes with strong health and wellbeing placemaking principles at its heart.



