



# Design Brief and Masterplan Land between Upthorpe Road and Hepworth Road



## DESIGN BRIEF

The proposed site is ideal for residential development, being closely located to the village local centre. The site is allocated for residential development in St Edmundsbury Borough Council's Local Plan and is well positioned in relation to existing development.

In line with St. Edmundsbury Borough Local Plan and policy DS5, this major development requires this Design Brief to outline the underlying principles upon which the proposals are based. This Design Brief aims to illustrate the proposals accord with relevant design guidance and development briefs approved by the Local Planning Authority or other adopted Supplementary Planning Documents.

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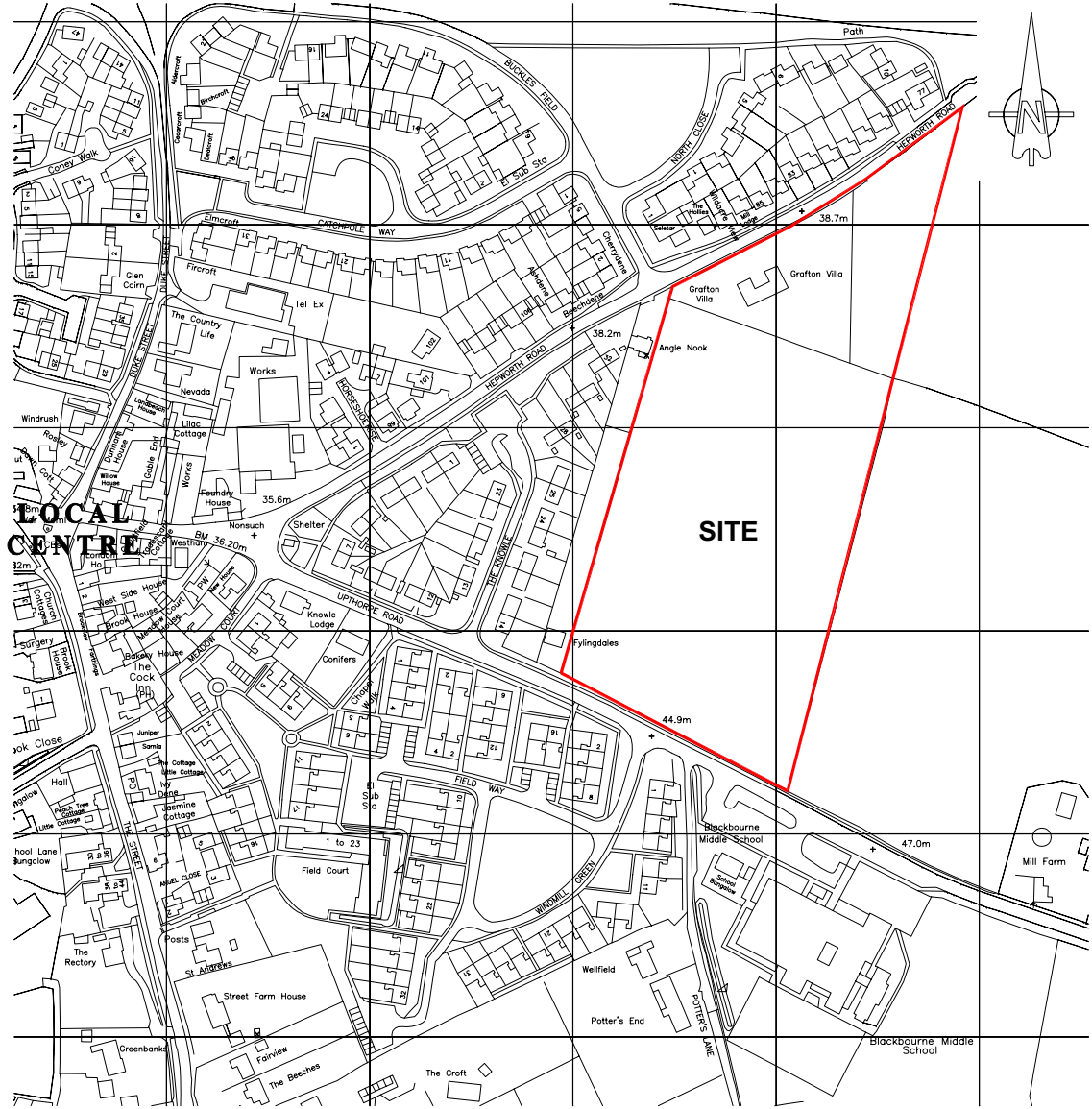
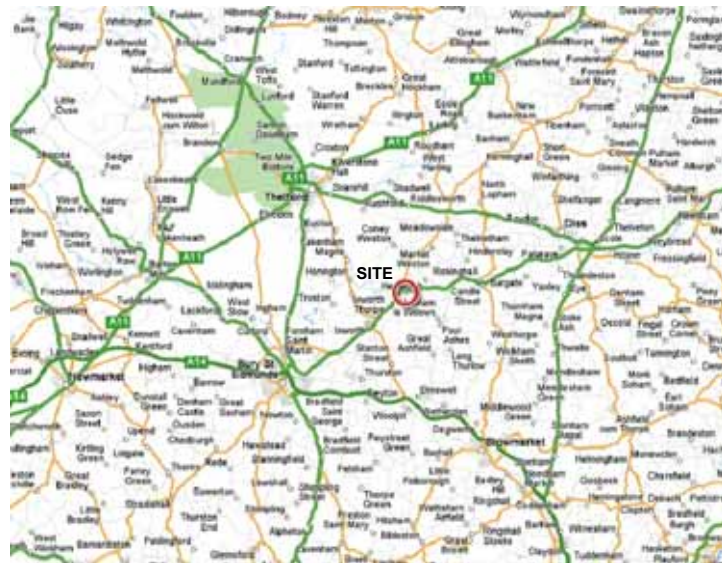
# UPTHORPE ROAD, STANTON



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# LOCATION

# UPTHORPE ROAD, STANTON

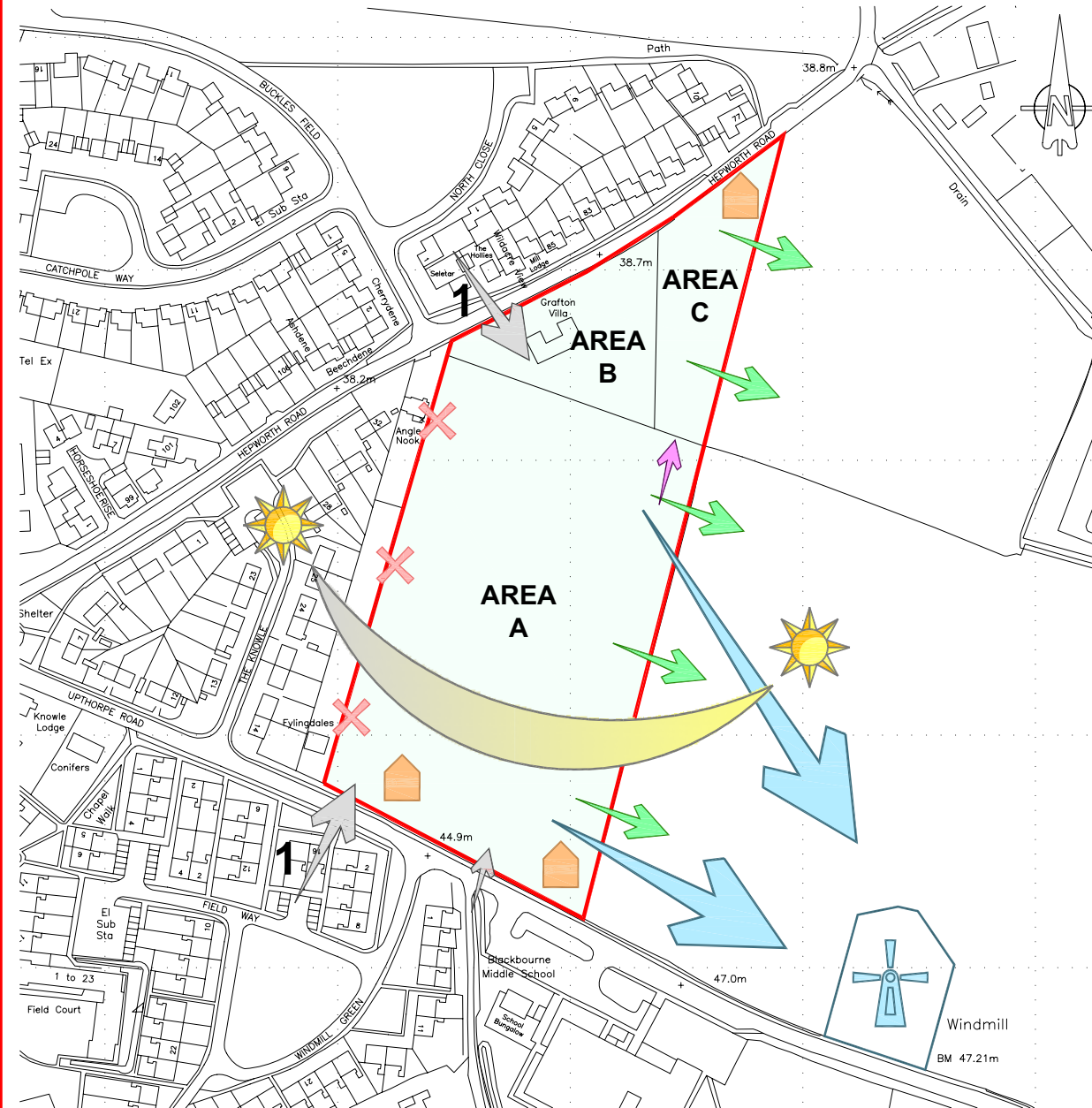


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**ORDINANCE SURVEY PLAN 1:1250**

# CONSTRAINTS & OPPORTUNITIES

# UPTHORPE ROAD, STANTON



## Introduction

The proposed site consists of a total area of 3.1 ha of land towards the eastern side of Stanton Village and is accessible from both Hepworth Road and Upthorpe Road, located approximately 250m from the centre of Stanton Village. The site is allocated for housing in the Local Plan and Stanton Village is defined as a rural service centre.

The site is in the control of three separate parties. The majority of the site fronts onto Upthorpe Road and is referred to as Area A and the two smaller areas which partially front onto Hepworth Road are referred to as Area B and Area C.

## Constraints and Opportunities

The constraints and opportunities analysis summarizes the key features and issues pinpointed within the site context study and identifies the sites strengths.

These strengths are:

- The proximity of the site to the village centre and local amenities.
- Sustainable location.
- The opportunity to provide an additional route both vehicular and pedestrian from Hepworth Road to Upthorpe Road besides going through the village centre.
- The opportunity to create a rural buffer to the countryside.
- Opportunity to utilize sustainable drainage technology.
- The provision of much needed affordable housing at a rate of 40%.

The main constraints to be considered by future development are:

- The need to respect the rural environment and create landscape buffers to the open countryside.
- The desire to create views to Stanton Windmill.
- Phasing of development and construction of the through road up to each boundary to facilitate through route between Upthorpe Road and Hepworth Road.

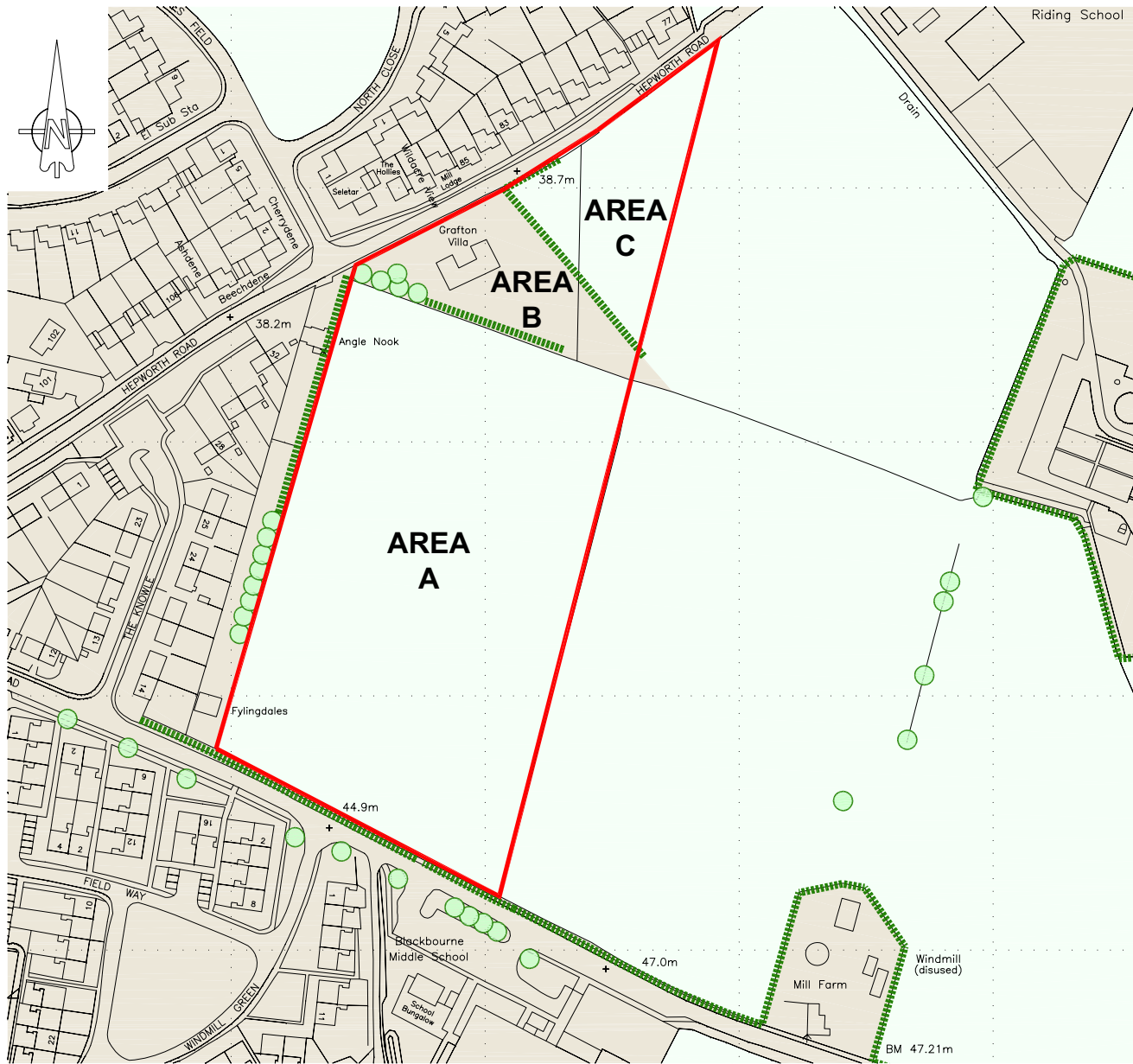
Section 106:

- The provision of financial payments will be required with the following organizations potentially benefiting. The exact details will be established at the detailed design stage.
  1. Police Authority
  2. Education Authority
  3. Primary Care Trust
  4. Public Transport
  5. Local Facilities
- in addition to the above 40% affordable housing will be required with the mix and tenure of the properties to be established at the detailed design stage.

- HIGHWAY SITE ACCESS POSITION  
(EXACT LOCATION TO BE AGREED AT DETAILED DESIGN STAGE)
- POSSIBLE PEDESTRIAN AND CYCLE ACCESS
- VIEWS OUT OF DEVELOPMENT OVER WINDMILL
- VIEWS OVER OPEN FARMLAND
- ADOPTABLE ROAD TO BOUNDARY
- AVOID OVERLOOKING TO ADJACENT PROPERTIES
- LANDMARK BUILDINGS
- SUNRISE TO SUNSET





# LANDSCAPE

# UPTHORPE ROAD, STANTON



## Landscape

The majority of the site, Area A, is agricultural in nature and consists of a large rectangular area of land under crop cultivation with only limited amount of peripheral trees and hedges. Area B includes the majority of Grafton Villa with its established trees, associated buildings and hardstanding, where as Area C is occupied by a small amount Grafton Villa and the remaining agricultural land.

-  SIGNIFICANT TREES
-  SIGNIFICANT HEDGES AND HEDGEROWS
-  AGRICULTURAL AND OPEN GROUND
-  URBAN AND RESIDENTIAL AREAS

# MOVEMENT






# UPTHORPE ROAD, STANTON



## Roads and Movement

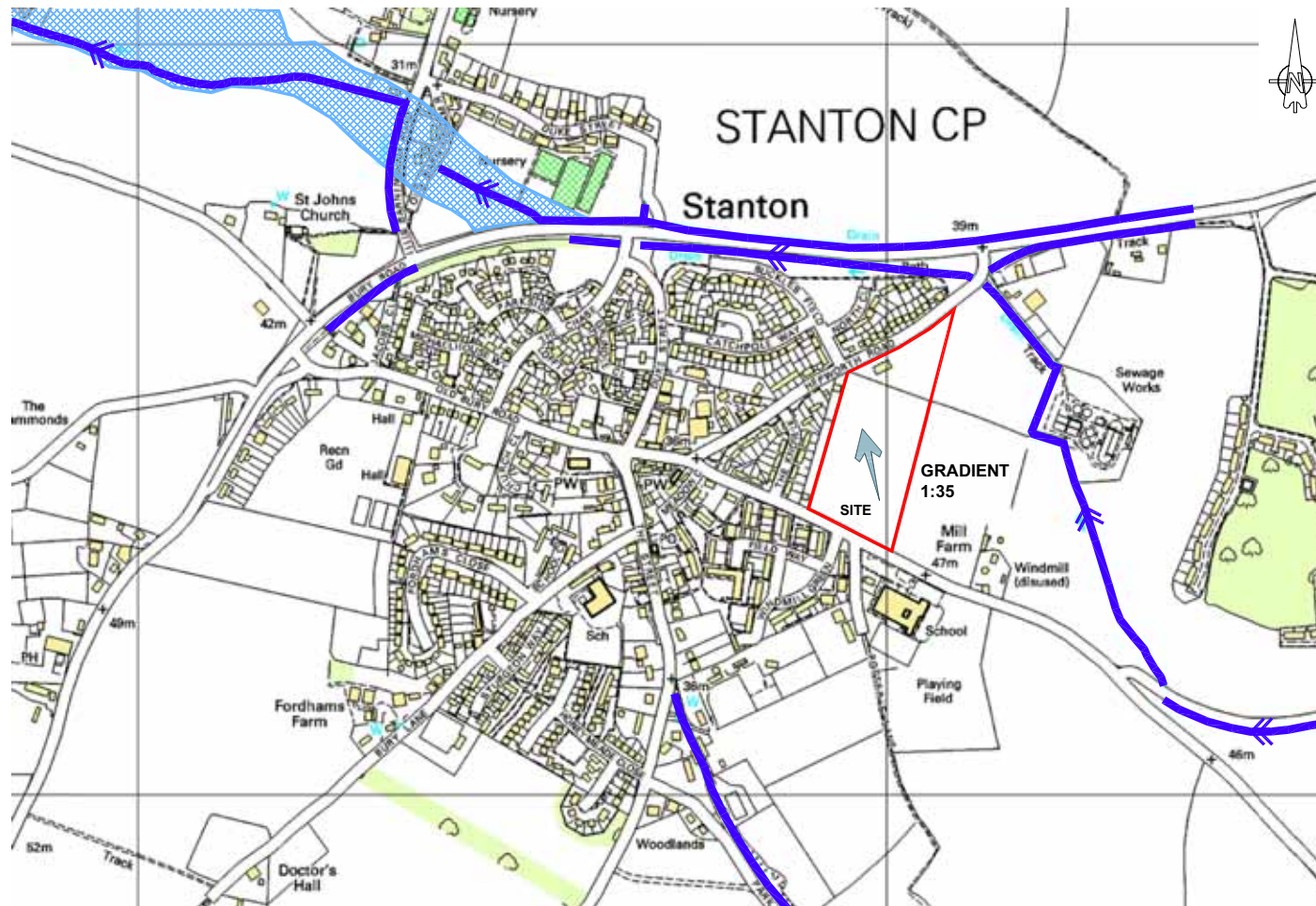
The site is located south of the A143 (Bury Road) which effectively acts as a by-pass to the majority of Stanton Village which links Stanton to Bury St Edmonds to the East and Diss to the West. Access through Grafton Villa to Hepworth Road will enable access to the A143 without the need to enter the centre of the village and offers an alternative through road from Uphorpe Road to Hepworth Road.

The site is opposite the Black Bourne C of E Middle School which is served by a very infrequent bus service and a primary school located 0.25 miles away in Bury Lane, Stanton.

-  PROPOSED SITE ACCESS
-  A143 BURY ROAD
-  B1111 BARNINGHAM ROAD
-  OTHER MAIN ROADS
-  PUBLIC FOOTPATHS

# DRAINAGE

# UPTHORPE ROAD, STANTON



## Drainage

The site slopes gently towards Hepworth Road in the direction indicated on the plan at a gradient of approximately 1:35 giving a total overall fall towards Hepworth Road of around 7m.




No part of the site is near the 1 in 100 year flood plain which comes up to the other side of the A143, but it is recognised that the village is prone to flooding, consequently great care will need to be taken to ensure that any development does not have a detrimental effect on flooding.

## Foul Water

Anglian Water have confirmed that the foul water from the development can connect into the existing sewers in Upthorpe Road and Hepworth Road and that there is capacity within the system to accommodate the development.

## Surface Water

As Anglian Water have confirmed that there are no public surface water sewers in the vicinity of the site, attenuation via swales or balancing ponds is not considered appropriate. Instead the scheme will incorporate soakaways for the private household drainage as well as the highway drainage which is acceptable to the Environment Agency.

-  AREA OF FLOOD RISK
-  EXISTING WATERCOURSES
-  DIRECTION OF SITE SLOPE 1:35



# STYLES

# UPTHORPE ROAD, STANTON



ENTRANCE DETAIL TO  
LANDMARK BUILDING



TRADITIONAL CANOPIES



**ENTRANCE FEATURES**



FLAT ROOFED  
DORMERS TO KEY  
BUILDINGS



CORBLED EAVES  
DETAIL



SMALL PITCHED  
GABLE DORMER

**ROOF DETAILING**



STRONG EMPHASIS ON  
FEATURE PLOTS



**FENESTRATION**



TRADITIONAL, BALANCED  
AND PROPORTIONED  
WINDOWS



**TERRACING AND CHIMNEY STYLES**

## **ARCHITECTURAL STYLE**

The strong local character and architectural traditions of historic Stanton will be reflected in the choice of materials and details for the development. The materials and details to be used in the development are described below.

### **Walling Materials**

- A red brick to be the dominant walling material.
- Coloured render in pastel shades.
- In buildings with a formal treatment, rustication and formal details will be appropriate.

To provide contrast and variety occasional departures from this palette of materials will be acceptable. These departures will need to be justified in design terms and might for example include the use of random rubble or dressed stone.

### **Roof Materials**

- Roof materials to reflect those found throughout the village, these will include, plain tiles in slate, red & brown colours, with profiled tiles in red & brown.

### **Roof Form and Design**

- Buildings will generally have a minimum 40° pitched roofs and will predominantly take the form of a straight gable end roof.
- Very occasional use of hipped roofs on landmark buildings.
- Ridge tiles will match the colour or the primary roofing materials.
- Generally gables will have barge boards with barge boards on lipped dormers.
- Eaves will generally project from the main face of the building with the occasional use of flush eaves. Where the eaves project the soffits will be flat as typically found in Stanton. More elaborate detailing may be appropriate on landmark buildings.
- Dormer windows will generally be small in size with a pitched gable roof in tiles matching the remainder of the roof, with lead cheeks and lipped barge boards. Some dormers will be recessed where this suits the elevational form of the dwelling and internal space.
- Use will be made of chimneys particularly on landmark buildings and constructed on party walls to reflect the traditional construction and locations found in Stanton.

### **Details**

- The fenestration used in the buildings will be visually balanced and have good proportions.
- Windows with a horizontal emphasis and proportion will be subdivided by strong vertical divisions. Use of dark brown stain will be avoided. Windows will be recessed from the external wall face.
- In some landmark buildings the window openings may have a strong emphasis. In buildings with this treatment the elevations will generally be symmetrical and balanced.
- Brick detailing in the form of simple brick detailing in non-contrasting brick, corbelled eaves, string courses and projecting plinths and quoins will be used in limited locations.
- Window heads will vary from the simple brick on edge through to detail arched brickwork.
- Detailing will generally follow traditional styles for arches, lintels, sills and quoins.
- Doorways will be particularly prominent elements in landmark buildings.
- Porches and canopies will be used in appropriate situations to provide shelter to the front door and will be integrated into the overall building design.
- Architectural styles will be used in modern context and with some flexibility. References will not be used or interpreted rigidly and in a way which might stifle innovation and individuality.



TYPICAL RENDERED  
LARGER DWELLING



STREET SCENE ADJACENT  
TO GREEN OPEN SPACE



TYPICAL SMALLER SCALE  
DWELLING

## Landmark Buildings

Suggested locations for landmark or key buildings are shown on the constraints plan. The landmark buildings will occupy prominent locations within the development helping to create a strong sense of place. The landmark buildings will be of a larger scale than adjoining buildings with particular attention given to materials, elevational treatment and details. It will be appropriate for some of these buildings to have a formal character in terms of elevational treatment.

## Privacy

The distances between building frontages will vary in selected locations and could be as close as 9m particularly to the central streets. Where frontages are closer than 12m the design of the buildings will need to be carefully considered to minimise overlooking. In these confined spaces orientation of the buildings will be important in terms of sunlight and shadow. The distance between the rear of the buildings will normally be a minimum of 25m to provide privacy. Exceptions to this minimum distance may be considered to create surveillance of either car parking areas or open space areas, footpaths and cycle-ways and for villagescape design reasons. Particular attention will be given in these locations to the arrangement of rooms, window location and design, boundary treatment and design of garden space to create internal and external privacy.

## Garden Space

Garden dimensions will be commensurate with the size and the location of each dwelling offering amenity suitable for the accommodation.

## Lighting

Careful consideration will be given to design and position of lighting columns and fittings to avoid intrusion. The design of the fittings will compliment the architecture and urban form. Lamps which give a white light will be preferred in terms of impact and colour rendition.

## Security

The development will incorporate Secured by Design Principles. These principles encourage the adoption of crime prevention measures in the design of development. The local Police Service Architectural Liaison Officer will be consulted at the detail design stage to ensure that principles are properly considered.

# CONCEPT

# UPTHORPE ROAD, STANTON



TYPICAL STREET SCENE







LANDMARK BUILDING



FOCAL BUILDING



TYPICAL STREET SCENE

-  HIGHWAY SITE ACCESS POSITION  
(EXACT LOCATION TO BE AGREED AT DETAILED DESIGN STAGE)
-  PEDESTRIAN AND CYCLE ACCESS
-  TERMINATED VIEWS
-  AREA OF SPECIAL IDENTITY
-  LANDMARK BUILDINGS
-  FOCAL BUILDINGS
-  BUILDING FRONTAGE
-  VEVEHICULAR THROUGH ROUTE -  
MINOR ACCESS ROAD
-  MINOR ACCESS ROAD
-  SHARED SURFACE ROAD
-  PEDESTRIAN AND CYCLE ROUTE
-  PRIVATE DRIVES
-  GREEN SPACE
-  HOME ZONE

## URBAN DESIGN PRINCIPLES

### Development Area

The indicative development area provides a suitable balance between the desire to maximise development on the site, creating a sustainable urban extension, and providing sufficient green space to create an attractive and sympathetic setting.

The residential development covers 3.1 ha and the site can provide space a sustainable density of between 30-40 dwellings per hectare.

There are limited planted buffers to the edge of the main site consisting predominantly of low level hedging with more substantial trees located on the Grafton Villa part of the site, all of which should be retained where possible to provide visual separation from the existing neighbouring properties and farm land, and to provide a more established feel to the development where possible.

### Legibility

The site layout carefully maintains views of the Windmill allowing users to easily orientate themselves within the development. Additionally other views to the open countryside have been developed.

### Green Spaces

Informal open space, play areas and formal recreation areas are located centrally within the development and linked together by footpaths and a generous amount of soft landscaping creating a green edge to the development area of the village.

The variety in the spaces and landscaping helping with the legibility of the layout by creating spaces of distinct and individual character.

### Permeability

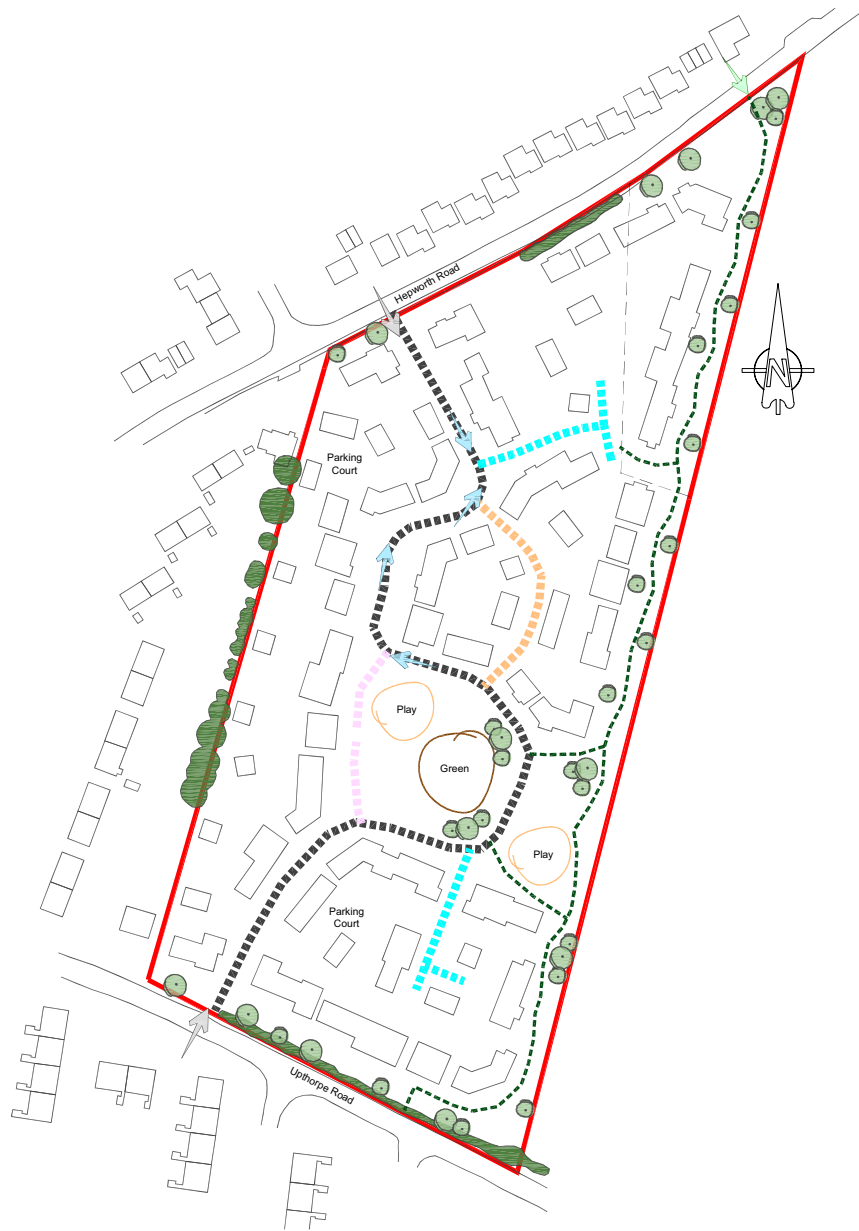
The site is highly permeable providing both pedestrian and vehicular connection from Hepworth Road to Upthorpe Road, enabling access to the Middle School and Upthorpe Road from the A143 without the need to enter the village centre.

The Minor Access Road through the site is designed to encourage lower speeds. The layout offers a tight network of roads and drives creating a suitable setting for residents whilst allowing easy pedestrian movement.

Pedestrian and cycle link created between Hepworth Road and Upthorpe Road, providing a much needed safe access to the Middle School avoiding the busy heart of the village.

# HIGHWAY IMPROVEMENT

# UPTHORPE ROAD, STANTON



## Highways

The proposed site will be served by two vehicular access points from Hepworth Road & Upthorpe Road. To Facilitate these access points, off site highways improvements may be required and are likely to include the following:

### Hepworth Road

- Localized widening to allow for a new right hand turn lane.
- New pedestrian crossing point
- Existing footway widened along Hepworth Road as required by the Highways Department.

### Upthorpe Road

- New traffic calming.
- On street parking created.
- Existing footways connected with the new footways to be constructed on highway land.
- New westbound bus stop outside school.

The exact position of these access points will be agreed at a detailed design stage and will take into account design advice outlined in a Traffic Statement or T.I.A. together with guidance from the County Highways Authority.



## SUSTAINABILITY

### Introduction

#### 1. To provide sustainably constructed and affordable new homes

The development would meet the housing needs of the local community. New homes will be constructed sustainably with a high level of energy efficiency making use of locally sourced and recycled materials where possible. The development would provide a broad variety of house types, sizes and levels of affordability, creating provision of housing to meet the needs of local people, many who currently cannot get into the housing market.

#### 2. Promote a thriving and inclusive community

The sites close proximity to the centre of Stanton will help to support and ensure the survival of the existing village facilities.

#### 3. Maintain a low level of crime

The development would allow for a carefully considered design and layout complying with "Secured by Design" principles at both a broad and detailed level.

Provision of safe streets which are well overlooked with secure private rears within blocks reduces the possibility and perception of crime allowing residents to feel comfortable with their surroundings.

### Accessibility

Many local facilities are within walking distance of the site, hence its allocation for residential development, but the opportunity does exist to improve links to other settlements such as Bury St Edmonds and Diss by improving the frequency of the bus service.

### Improved efficiency of land use

The development follows guidance set down in PPS3 and would provide new housing at a sustainable density, making efficient use of a Greenfield / previously under developed site. The development offers the opportunity to create a planned urban extension to Stanton Village removing the need for sporadic development in the surrounding area, protecting more sensitive less suitable located rural and agricultural landscapes from future development pressure.

### Reduced water generation and disposal

Houses and flats will be designed to incorporate storage of recyclable and compostable waste along with general waste. The extensive use of S.U.D.S. solutions will be used for rainwater disposal. Rainwater will also be disposed throughout the site into ground water through the extensive use of soakaways for private and highway areas where ground conditions permit.

Construction waste will be disposed of sustainably or recycled in order to reduce the environmental impact of the development and recycled materials will be used in the construction process where appropriate.

### Energy efficiency

Dwellings will be constructed in accordance with the current, adopted Saint Edmundsbury Borough Council policies. Renewable energy will be promoted in line with national standards, with the use of traditional renewable energy encouraged by the installation of class 1 flues and fireplaces for solid fuel burning.

### Addressing the impact of climate change and reducing the risk of flooding

The development provides new housing outside the flood plain and allows the opportunity for closely managing water run off within the site to reduce the impact of future flood events.

Houses will be designed to take advantage of passive solar gain and natural ventilation as the climate becomes warmer.

Storm water soakaways will be used throughout the site where ground conditions permit.

### Conserve and enhance biodiversity and geodiversity within the surrounding area.

The development will retain and improve hedge rows, where possible and will provide substantial buffer zones and open space around the perimeter in order to retain the rural setting to the development.

### Promote sustainable economic growth and competitiveness

The development will support the village of Stanton and its local facilities and help to ensure its future as a desirable place to live and work, provide high quality homes for residents and alleviate pressure on the housing market.

The layout and scale of the development, combined with the elevation of the site in relation to Stanton Windmill will not disrupt the flow of air to the mill when the wind veers from the prevailing south westerly direction.

# CONSULTATION

# UPTHORPE ROAD, STANTON

## Exhibition

Abbey New Homes held a public exhibition on Wednesday 26 February 2009 to enable the local community to view and comment on its proposed plans for the above site, prior to the submission of a Master Plan. The exhibition was attended by 40 people, with a total of 13 people completing comment forms during and after the event. Of these, 15 per cent of respondents were in support of the proposals, 62 per cent supported the proposals with reservations and 23 per cent of all respondents objected to the proposed development.



The public exhibition took place between 3.00pm and 7.30pm at Stanton Community Village Hall, Off Old Bury Road, Stanton. Additionally, local Councillors including Ward Members were invited to attend a preview session from 2.00pm to 3.00pm. To ensure maximum attendance from the local community, the event was publicised through adverts posted at Stanton Stores, Blackthorne Church of England Voluntary Controlled Middle School and St Edmundsbury Borough Council Offices. Councillors and neighbouring residents received individual formal invite letters. An advert was also posted in the Bury Free Press, Friday paper in the Public Notices section. The posters and invitations highlighted the location and exhibition opening times. Following the exhibition and attendees were sent a thank you letter for their attendance.

The exhibition illustrated Abbey New Homes' plans for a residential development covering 3.1 hectares at a density of between 30-40 dwellings per hectare. The exhibition provided both Councillors and local residents with the opportunity to view and comment on the plans. Attendees were able to meet with representatives from Abbey New Homes, who were able to answer any specific questions. Attendees were also provided with a handout, outlining the proposal, creating a better understanding of the exhibition boards on display.

Comment forms were provided for exhibition visitors and could be returned during the event or alternatively by using freepost envelopes provided. Respondents were asked to indicate whether or not they were in support of Abbey New Homes' proposals. Space was provided on the forms to enable respondents to add any further comments. In addition, a Freephone telephone number was included on all communication before and after the exhibition to ensure that the local community and those who were unable to attend the event could request further information or communicate their comments to Abbey New Homes.



The public exhibition provided an opportunity for local residents to view the plans and discuss any thoughts they had on the scheme with representatives from the development team. Seventy seven per cent of respondents expressed complete or qualified support for the scheme.

## Conclusion

Respondents expressed that their primary issues were that of the increase of traffic on Upthorpe Road, road safety around the school and the proposed access points. At the exhibition residents were shown the plans for the road improvements to help ease the traffic problems and the proposed safety measures.

Along with the issues raised, there were very positive comments with regards the amount of affordable housing planned, answering a perceived need in Stanton.

The pre-application consultation event offered Abbey New Homes the opportunity to engage with the local community at an early stage and for comments and views to be obtained before a Master Plan is submitted. Abbey New Homes has fully considered and evaluated all the feedback received as a result of the public consultation.



## Conclusion

The proposals for the three areas of land between Hepworth Road and Upthorpe Road, have evolved in response to the site's location and the surrounding area, paying particular regard to :-

- The location next to the open countryside.
- The Site's proximity to the Windmill.
- The Proximity to the Black Bourne Middle School.
- The Need to provide a through traffic link between Hepworth Road and Upthorpe Road avoiding the village centre.
- The need for a pedestrian safe route to the School.
- The desire to create distinctive areas with a sense of place linked to the existing village.

The dwelling design and their composition on the site together with the enhanced landscaping for the scheme will be a well justified solution to the development of the areas and provide the opportunity to create a rural buffer to this side of the village. The key buildings, design features and landscape creates a solution that is high quality and sensitive.

The layout has taken particular consideration of Stanton Mill, encouraging vistas from within and through the development.

The site achieves safe and convenient points of access for vehicles and pedestrians and has been designed to offer an additional route avoiding the village centre.

The proximity of these proposals to the village and its local amenities will help sustain the current retail environment and help to ensure the continued existence to other vital facilities.

It is considered the development of these areas will provide approximately 30-40 dwellings per hectare of an appropriate mix and tenure relieving current housing issues within the Stanton area, in a sensitive layout contributing and enhancing the local area.