

LDO Draft Design Code January 2012

Advanced Manufacturing Park (AMP) Catcliffe

Context

The sites owned by UK coal sit upon the former colliery at Orgreave which has since been cleared and remediated for development. This has left large expanses of open land bounded by the settlement of Treeton to the North while transport infrastructure envelops the former colliery with railway tracks on the South Western Boundary and the Sheffield Parkway providing a ridge to the North West. Views into the site from the Dual Carriageway are broken by tree lines and existing buildings which have very visible roof-lines.

Long views to the East from within the site will eventually give way to new residential development at Waverley that abuts the AMP. A new Transport Interchange close to the AMP, something vitally important when considering links for work commuters, will serve this future community.

Vast areas of relatively even land have lent themselves to larger scale development as seen around the site. New developments have enhanced the landscape to create a road network and buildings set within green parkland. This relationship between the typically large built forms and grand landscapes works well, and has begun the process of place-making to a relatively new area of landscape. This gives a reference point for the identity of future development on the AMP sites.

Vision

Development within the AMP sites must continue the definite relationship between new landscape structures and the simple built forms which have been set within them, as can be seen on its recently completed developments.

It must also integrate with the ambitions for wider development at Waverley to achieve a comprehensive approach and as a result deliver a place of high quality.

Circulation

The following are important requirements to ensure any scheme that comes forward provides ease of movement for all users and that it connects with the intended circulation network of the wider Waverley site:

- Internal roads should be designed to ensure that wherever possible they are visually simple and clutter free, with utilities and extraneous advertising subordinate to other uses.

- Pedestrians will be provided with attractive, direct and clearly distinguishable routes between buildings and the wider circulation network, which also connect well with public transport .
- Where exposed to the sun should be areas of shading through the use of soft landscaping on main pedestrian routes to make for a comfortable environment.
- Any development must reflect the importance of each route through a hierarchy of roads, streets, paths and spaces that are of an appropriate scale and design. Ranging from Highfield Spring at one end of the spectrum to service and parking areas at the other.
- Sites 1 & 2 must incorporate routes which take pedestrians to the future transport interchange set within the wider Waverley development in the most direct manner..
- Site 2 must provide direct pedestrian links through the site from Highfield Spring to the access points proposed within the residential development to the East.

Layout

Offices, receptions and entrances should be arranged to face the highways and provide active frontages.

Buildings and landscaping should be used to screen unsightly areas such as refuse storage, service areas and large expanses of parking, arranging these private spaces to the rear so they are not prominent from the main circulation routes.

Architecture

While there is little in the way of long established architectural styles to draw from in the immediate locality there have been good examples of large scale builds recently developed on the site. The character of these buildings are simplistic and avoid using a domestic scale to the design, they respect the function for which they are intended and the size of unit rather than applying a blanket approach to the style.

There are opportunities for complimentary office developments to be more creative in appearance while larger units should concentrate on the basic function, composition of materials, and resolution of detail. Such large units should concentrate detail on entrances and office fronts.

Development should respect the existing context in terms of scale, massing, form and layout, while particular attention should be paid to sites 2 and 3 where edges will abut the character of new residential development.

As set out in the vision the architectural approach is for well considered, functional and uncomplicated buildings which sit well within a high quality landscape.

Form & Massing

Buildings forms should be uncomplicated and reflect and compliment the existing buildings within the area.

Fenestration should steer clear of domestic scale and reflect the scale of the building as well as the function of the fenestration. Fenestration can be used to reduce the impact of the mass of a building or group of buildings by adding rhythm, textural changes, lightening the 'weight' of the elevation and orientation through signalling the entrances or reception areas

The roofscape should be intrinsic to the design of the building and used to provide interest from distant views.

At gateway locations, the building mass should reflect this context while having regard to nearby buildings. A gateway position demands a greater mass than its neighbours. By comparison, a mid unit infill may require a 'quieter' building which is more responsive to the prevailing storey heights and articulations.

Buildings should be no greater than **14m** in height. Anything greater than this would require a separate planning application.

Materials

A wide range of materials will be deemed acceptable and should be submitted to the Local Planning Authority with the Self Certification Form. They should respect the setting of the building and the relationship with existing development.

The palette of materials used must reinforce the vision of uncomplicated buildings that sit well within the landscape, and not competing with it. Local and recyclable materials must be considered first and foremost.

Accessibility

The design and layout of buildings should be inclusive for all users, while circulation routes and spaces about them must provide safe, attractive and convenient access through the site.

Security

Security fencing must be minimised and be as discreet as possible, the use of palisade and chain link fencing will not be acceptable and any internal fencing should be of a high quality and attractive within the setting.

The impact of any fencing used should be mitigated through the use of quality materials and soft landscape screening.

Buildings should be used to create secure perimeters while the use of well designed soft and hard landscaping will largely define the boundaries of public and private realm.

Security lighting should compliment the design of the public realm and not impact on neighbouring uses including the forthcoming residential development at Waverley.

Buildings must not be placed behind a fence line and entrances need to be clearly marked and well lit.

Signage

The elevational articulation can be used as an effective marketing and promotion device incorporating signage. All signage should be unobtrusive and may require separate advertisement consent.

Landscape

Site 1

The objective is to reinforce the existing roadside and internal plot landscape character that has been established within the area. Planting will be drawn from a varied palette of native and ornamental species, to enhance local biodiversity, and contain a mixture of deciduous and evergreen species to maintain visual interest across the seasons. The planting proposals should respect the boundary of the existing roadside planting to Highfield Spring (3m wide of either ornamental shrub planting or grass with bulbs both supplemented with informal groups of staked trees).

Planting should seek to enhance the setting of the building and in particular when viewed from Highfield Spring / other access roads. The planting scheme should comprise a well laid out scheme of tree and shrub planting, species palette should be comprise species planted and thriving within surrounding AMP plots, including low level ornamental shrub planting with specimen shrubs/ accents and/or small trees. Consideration should be given to creating attractive plot entrances and to the treatment of internal access roads and internal boundaries with other plots were these exist, minimising the visual impact of car parking areas. Were space allows provision of seating areas for staff/ visitors should be considered.

Site 2

This large central site will be surrounded to the north, south and eastern boundaries by a 3m wide landscape buffer comprising formal hedgerows, ornamental shrubs & grasses and supplemented with semi- mature avenue tree planting. The main objective of any planting scheme for this site is to

reinforce this existing roadside landscape character which has been established within the area. Any disturbance to these areas of perimeter infrastructure planting for the purposes of service/ utility provision will be required full reinstatement at the earliest opportunity.

The site's western boundary with Highfield Spring requires enhancement through the provision of a variable width (3-5m) buffer strip of naturalistic shrub planting supplemented with informal groups of staked tree planting. (Species as per attached list)

Planting should seek to enhance the setting of the buildings, to creating attractive plot entrances and to the treatment of internal access roads and internal boundaries with other plots. The planting scheme should comprise a well laid out scheme of tree and shrub planting, species palette should reflect species planted locally, including formal hedgerows, low level ornamental shrubs and grasses with specimen shrubs/ accents and/or small trees. Consideration should be given to minimising the visual impact of car parking areas and the provision of seating areas for staff/ visitors.

Site 3

This linear site currently has a well vegetated boundary with Highfield Spring. The retention of variable width landscape buffer (3-5m) comprising existing retained vegetation supplemented with new naturalistic buffer planting will be required. (Refer to attached list for species information). Given the constrained width of this site, provided perimeter vegetation is provided via a combination of retention of existing and supplementary new Naturalistic tree & shrub planting it is unlikely that further significant tree planting can be accommodated elsewhere on site. (Species as per attached list)

Planting should seek to enhance the setting of the buildings, to creating attractive plot entrances and to the treatment of internal access roads and internal boundaries with other plots. The landscape scheme can be limited to low level shrub planting or grassed areas with bulbs, the focus of which should be minimising the visual impact of car parking areas /deliveries and creating attractive entrances from internal access roads.

Tree Planting to Highfield Spring :-

Species	Stock Size
Acer Campestre	EHS 18-20cm
Betula pendula	EHS 18-20cm
Quercus patraea	EHS 18-20cm
Sorbus aria	EHS 18-20cm
Pinus sylvestris	EHS 18-20cm

Tree planting to internal access roads, car parking areas:-

Species	Stock Size
Malus 'tschonokii	HS 12-14cm
Pyrus 'Chanticleer'	HS 12-14cm

Sorbus aria 'Lutescens'	HS 12-14cm
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Formal Hedgerow Planting to internal access roads within plot(s) and car park areas for visual amenity

Species	Stock Size
Carpinus betulus	60-80 1+1
Eleaengus pungens 'Maculata'	40-60cm 2-3L
Fagus sylvatica	60-80 1+1
Grisolina littoralis	40-60cm 2-3L
Olearia haastii	40-60cm 2-3L

Naturalistic hedgerow/thicket shrub mix to highfield Spring:-

Species	Stock Size
Acer Campestre	60-80cm BR 1+1 or 3L
Betula pendula	60-80cm BR 1+1 or 3L
Carpinus betulus	60-80cm BR 1+1 or 3L
Cornus sanguinea	60-80cm BR 1+1 or 3L
Corylus avellana	60-80cm BR 1+1 or 3L
Crataegus monogyna	60-80cm BR 1+1 or 3L
Ilex aquifolium	60-80cm BR 1+1 or 3L
ligustrum vulgare	60-80cm BR 1+1 or 3L
Malus sylvestris	60-80cm BR 1+1 or 3L
Prunus laurocerasus	60-80cm BR 1+1 or 3L
Rosa Canina	60-80cm BR 1+1 or 3L
Salix caprea	60-80cm BR 1+1 or 3L
Salix cinera	60-80cm BR 1+1 or 3L
Sorbus acuparia	60-80cm BR 1+1 or 3L
Viburnum opulus	60-80cm BR 1+1 or 3L

Ornamental Shrub /Herbaceous Planting to internal access roads within plot(s) and car park areas for visual amenity

Species	Stock Size
Aucuba Japonica	40-60cm 2-3L
Berberis thunbergii 'Pupurea nana'	40-60cm 2-3L
Bergenia cordifolia & cultivars	40-60cm 2-3L
Brachyglottis 'sunshine'	40-60cm 2-3L
Ceanothus 'Blue mound'	40-60cm 2-3L
Choisya ternata 'Sundance'	40-60cm 2-3L
Choisya 'Aztec Pearl'	40-60cm 2-3L
Crocasmia 'Lucifer'	40-60cm 2-3L
Cornus alba 'Spaethii'	60-80cm BR 1+1 or 3L
Cornus stolonifolia 'Flaviramea'	60-80cm BR 1+1 or 3L
Hebe 'red edge'	40-60cm 2-3L
Hebe pinguifolia 'pagei'	40-60cm 2-3L
Hebe 'Green globe'	40-60cm 2-3L
Heuchera spp	40-60cm 2-3L
Lonicera 'Maigrun'	40-60cm 2-3L
Lonicera 'Baggasen's Gold'	40-60cm 2-3L
Lavandula 'Hidcote'	40-60cm 2-3L
Persicaria affinis 'Donald lowndes'	40-60cm 2-3L

Philadelphus 'Manteau d'Hermine'	40-60cm 2-3L
Prunus laurocerasus 'Otto luyken'	40-60cm 2-3L
Pinus mugo 'mops'	40-60cm 2-3L
Potentilla fruticosa & cultivars	40-60cm 2-3L
Phormium tenax & cultivars	60-80cm 3-5L
Photinia 'red robin'	40-60cm 2-3L
Viburnum x davidii	40-60cm 2-3L
Viburnum 'Eve Price'	40-60cm 2-3L

Stephanies updated list ?

Suggested Species List

Site 3 - Waverley Linear

Tree Planting to Highfield Spring :-

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Betula pendula	EHS 18-20cm
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