LDO Draft Design Code
January 2012

Templeborough - Grange Lane site

Context

The Grange Lane site is mostly enclosed through topography, landscape and existing large scale buildings, making it hidden from neighbouring views at present. To the Southern boundary the site is screened from the Pheonix Golf Club by small trees along the access road yet any development would be seen above the treeline would impact on views from within the golf course. This relationship is key to the success of any development of the site.

While the site might be concealed from close neighbouring views, distant views across the valley from Meadowbank and Kimberworth will pick up the roof line of any development on the site. The impact on these far ranging views must be considered when detailing the building.

Grange Lane sits close to the residential area of Brinsworth yet the employment area of Templeborough provides a more suitable context for the reeference of future development. New office blocks and large buildings have complimented the redevelopment of the Steel works at Magna to create a modern area for businesses. Landscape work associated with the new development has helped to up lift the environment and now plays a big part in the character of the area.

Nearby there are good public transport links on Sheffield Road which allow travel to the site by bus from either Rotherham or Sheffield. Therefore pedestrians routes should be catered for through the design.

Vision

Development within the Grange Lane site must continue the high standards of landscaping seen within new development at Templeborough and soften the visual impact on the views from within the Golf Course.

Buildings should be designed around function and appropriate scale while more detailed emphasis should be put on points of access and frontages.

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 public transport stops on Sheffield Road:

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 links.

Where exposed to the sun there should be areas of shading through the use of soft landscaping on main pedestrian routes to make for a comfortable environment.

Layout

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 are few good examples of long established architectural styles to draw from in the immediate locality there have been some good examples of large scale builds recently developed in Templebrough. 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.

Larger units should concentrate on the basic function, composition of materials, and resolution of detail. Such large units should concentrate detail on entrances and ancillary office fronts.

Development should respect the existing context in terms of scale, massing, form and layout.

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

Form & Massing

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

Rhythm - consider breaking up the mass with a rhythmic design to the elevations

Fenestration should steer clear of the 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 15m 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 Planing 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 is not generally acceptable. 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 negatively impact on neighbouring uses.

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

The northern and to a lesser extent the eastern boundaries of the site itself are well screened by existing off-site vegetation. To the eastern boundary a 2m wide native/naturalistic hedgerow thicket is to be provided comprising the species set out in the attached list and supplemented with native tree planting to the sizes & species listed. The landscape treatment to the western and southern boundaries should comprise a mix, or matrix of ornamental shrub planting 2m wide supplemented with ornamental tree planting to the sizes & species listed.

Provision of a well laid out scheme of tree and shrub planting, including low level ornamental shrub planting, with specimen shrubs/ accents and/or small trees should be provided within the site. Consideration should be given to creating attractive plot entrances, minimising the visual impact of car parking areas and internal boundaries with other plots if they exist. Where space allows provision of seating areas for staff/ visitors should be considered.

Suggested Species List

Tree Planting to supplement Naturalistic hedgerow/thicket to eastern boundary:-

Species	Stock Size
Acer Campestre	HS 12-14cm
Betula pendula	HS 12-14cm
Malus 'John Downie'	HS 12-14cm
Quercus robur 'Fastigiata'	HS 12-14cm

Tree Planting to southern boundary, internal access roads and to car parking areas:-

Species	Stock Size
Acer Campestre 'Elsrijk'	HS12-14cm
Betula pendula 'Jacquemontii'	HS12-14cm
Malus 'John Downie'	HS12-14cm
Prunus x hilleri 'Spire'	HS12-14cm
Prunus sargentii	HS12-14cm
Pyrus chanticleer	HS12-14cm
Sorbus aria 'Lutescens'	HS12-14cm
Sorbus asplenifolia	HS12-14cm
Tilia cordata 'Green Spire'	HS12-14cm

Naturalistic hedgerow/thicket mix to eastern boundary comprising a suitable mix of the following:-

Species	Stock Size
Acer Campestre	60-80cm BR 1+1 or 3L
Berberis darwinii	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
Prunus laurocerasus	60-80cm BR 1+1 or 3L
Rosa Canina	60-80cm BR 1+1 or 3L
Salix elaeagnos	60-80cm BR 1+1 or 3L
Symphoricarpos x Chenaultii 'hancock'	60-80cm BR 1+1 or 3L
Viburnum opulus	60-80cm BR 1+1 or 3L
Viburnum tinus	60-80cm BR 1+1 or 3L

Shrub Planting to southern and western boundaries within plot(s) and car park for visual amenity

Species	Stock Size
Aucuba Japonica	40-60cm 2-3L
Amelanchier canadensis	80-100cm 1+1 or 10L
Berberis thunbergii 'Pupurea nana'	40-60cm 2-3L
Ceanothus thyrsiflorus 'repens'	40-60cm 2-3L
Choisya ternata 'Sundance'	40-60cm 2-3L
Cornus alba 'Spaethii'	60-80cm BR 1+1 or 3L
Cornus stolonifolia 'Flaviramea'	60-80cm BR 1+1 or 3L
Cytisus x kewensis	40-60cm 2-3L
Cotinus coggryia & cultivars	40-60cm 2-3L
Euonymus 'Emerald& Gold'	40-60cm 2-3L
Hebe 'red edge'	40-60cm 2-3L
Hebe pinguifolia 'pagei'	40-60cm 2-3L
Hebe 'Green globe'	40-60cm 2-3L
Lonicera 'Maigrun'	40-60cm 2-3L
Lonicera 'Baggasen's Gold'	40-60cm 2-3L
Lavandula 'Hidcote'	40-60cm 2-3L
Mahonia 'Charity'	40-60cm 2-3L
Prunus laurocerasus 'Otto luyken'	40-60cm 2-3L
Pachysandra terminalis	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
Rosa 'Kent'	40-60cm 2-3L

Rosa 'Flower Carpet Yellow'	40-60cm 2-3L
Santolina chamaecyparissuss	40-60cm 2-3L
Syringa vulgaris 'Charles Joy'	80-100cm 1+1 or 10L
Viburnum x davidii	40-60cm 2-3L
Viburnum bodnantense 'Dawn'	40-60cm 2-3L