

LDO Draft Design Code January 2012

Templeborough – Magna 34

Context

The new office blocks and business units have complimented the redevelopment of the Steel works at Magna, creating a modern high quality location for businesses. Landscape work associated with the new development has helped to uplift the environment and now plays a big part in the character of place.

The sites at Magna sit amongst these new units and they provide a strong point of reference for the character of any future development.

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

Vision

Development of the sites must continue the high standards of landscaping already seen along Magna Way and complement the modern examples of building seen within the wider Magna site, with particular focus given to the environmental credentials.

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.
- 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.
- 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.

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

There are good examples in the immediate locality from which to draw reference. 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. Emphasis should given to the entrance points or fronts of buildings.

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

Form & Massing

Buildings forms should reflect and compliment the existing buildings within the vicinity.

Fenestration should reflect the scale of the building as well as the function. It 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.

Buildings should be no greater than 12m 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.

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 around the sites and within.

Security

Security fencing must be minimised and be as discreet as possible, the use of palisade and chain link fencing will not be 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

Areas of landscaping shall be provided in the areas shown on the attached plan with planting from the following species mix

Tree Planting to External Boundaries & High Visibility areas:-

Species	Stock Size
Acer Campestre 'Elsrijk'	EHS 18-20cm
Betula pendula 'Jacquemontii'	EHS 18-20cm
Prunus x hilleri 'Spire'	EHS 18-20cm
Quercus robur 'Fastigiata'	EHS 18-20cm
Sorbus asplenifolia	EHS 18-20cm
Tilia cordata 'Green Spire'	EHS 18-20cm

Tree Planting within plot landscapes:-

Species	Stock Size
Labrunum x waterii 'Vossii'	Sel st'd 10-12cm or HS 12-14cm
Malus 'John Downie'	Sel st'd 10-12cm or HS 12-14cm
Prunus x hilleri 'Spire'	Sel st'd 10-12cm or HS 12-14cm
Prunus sargentii	Sel st'd 10-12cm or HS 12-14cm
Pyrus chanticleer	Sel st'd 10-12cm or HS 12-14cm
Sorbus aria 'Lutescens'	Sel st'd 10-12cm or HS 12-14cm

Formal single species hedgerows within plots for structure and/or boundary definition:-

Species	Stock Size
Fagus sylvatica	60-80cm BR 1+1 or 3L
Prunus laurocerasus	40-60cm BR 1+1 or 3L

Naturalistic shrub mix to external boundaries 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

Buddleia 'nanho blue'	60-80cm BR 1+1 or 3L
Ceanothus Gloire de Versailles'	60-80cm BR 1+1 or 3L
Cornus stolonifolia 'Flaviramea'	60-80cm BR 1+1 or 3L
Cornus alba 'Spaethii'	60-80cm BR 1+1 or 3L
Corylus avellana	60-80cm BR 1+1 or 3L
Cotoneaster 'Coral Beauty'	60-80cm BR 1+1 or 3L
Photinia 'Red Robin'	60-80cm BR 1+1 or 3L
Prunus lusitanica	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
Sambucus 'Sutherland Gold'	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 within plots for visual amenity

Species	Stock Size
Aucuba Japonica	40-60cm 2-3L
Amelanchier canadensis	80-100cm 1+1 or 10L
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 coggyria & cultivars	40-60cm 2-3L
Euonymus 'Emerald& Gold'	40-60cm 2-3L
Euphorbia wulfenii	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
Phormium tenax & cultivars	60-80cm 3-5L
Rosa 'Kent'	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