

DONCASTER ROAD, DARFIELD

PUBLIC CONSULTATION FOR A PROPOSED HOUSING DEVELOPMENT



The verges created alongside the primary 6.75m spine roads helps to create green swatches / connections through the site.

New links from the existing PROW into the development ensures sustainable connectivity for both existing and new residents of the site.

Open space has been completed in line with the Local Planning Authorities Supplementary Planning Document with a minimum of 15% usable open space. Given the size of the development it is highly likely that a significant play space will be needed on site and therefore this has been accommodated in one key space on the masterplan. This comes with a significant buffer requirement and therefore its position on site ensures minimal impact on developable area by utilising off site space for the buffer.

Dual aspect development provides active frontages to this key space along the spine road whilst minimising crossings to the key cycle link through the site.

Existing trees / landscape features maintained as part of the design solution in response to ecological needs / Biodiversity Net Gain requirements.

The verges help to address the tree lined streets in line with National and Local Aspirations where a minimum of 1 tree per dwelling is achieved in streets wherever possible.

Quarter houses positioned together creating an efficient solution around the existing trees / landscaping with communal space.



Strong frame created to the entrance around a gateway POS - opportunity to distinguish a character through materials and landscape design to create a different and legible space



The existing Public Right of Way has been fully considered due to the orientation of the properties. Existing landscape features retained and connections created from that existing link into the heart of the development.



Dwellings designed to create a strong backdrop to this key area of Public Open Space. Symmetry and increased heights are utilised here which can be further enhanced through materiality.

KEY BENEFITS

This diagram below shows the analysis of the local area and how the development can enhance the area:

- Enhance existing footpaths and ensure properties provide surveillance to those routes. This will ensure they are utilised but would avoid antisocial behaviour.
- Protection of the amenity of existing residents through increased separation and orientation of plots.
- Strong frontage to Doncaster Road with a segregated pedestrian link within a green route with enhanced planting to the site frontage.
- The development responds to the scale, grain and character of the local area
- Improved vehicular access into and around the site - Highway improvements proposed to Doncaster Road include a right turn lane to incorporate a pedestrian cycle crossing to link existing network opposite.
- Integration with on-site public bus service connectivity.
- Enhanced area for biodiversity and ecological enhancements through tree planting. The scheme also retains the existing trees and hedgerows within the site.
- Provision of a wide range of accommodation including 1, 2, 3 and 4 bedroom properties.
- Provision of affordable homes on site