

PHASE TWO, BLINDWELLS MASTERPLAN

DESIGN AND ACCESS STATEMENT - ISSUE NO 1.1
HARGREAVES SERVICES (BLINDWELLS LTD)

ema
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Hargreaves Land



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1.0 : INTRODUCTION
















INTRODUCTION

This document has been prepared to support an Application for Planning Permission for Phase Two of the consented residential development at Blindwells, East Lothian.

The application is submitted on behalf of the Hargreaves Services who are the applicants / owners of the site.

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CONCEPT DIAGRAM

APPROVED CONCEPT

The consented Blindwells masterplan established the principles of development for the site and provided the basic structure for a successful new neighbourhood. The design also reinforced the existing important features of the site such as the lochan and existing enclosure. The phase 2 design for the site adheres to the concept set out in the PPP and in summary the agreed masterplan for Blindwells aims to:

1. Reinforce existing and provide new woodland planting around the perimeter of the site, particularly along the East Coast Mainline and A1 corridors
2. Provide a new focal point for the new neighbourhood at Princes Park
3. Create a new neighbourhood centre at the centre of the new development within Princes Park
4. Provide a primary school for the new neighbourhood located within Princes Park and close to the neighbourhood centre.
5. Retain the existing water feature on the site as Princes Loch and utilise for SUDS
6. Provide valuable amenity and open space by the creation of north / south woodland planting
7. Create areas for employment including retail and commercial space clustered around the local centre close to sustainable and permeable connections used as a buffer to the railway to the north
8. Land identified for possible future rail halt / park and ride
9. Land identified for a cemetery











PPP LANDSCAPE DIAGRAM

- WOODLAND PLANTING TO EAST COAST MAIN LINE
- PRINCES PARK
- WOODLAND PLANTING TO A1
- LOCAL PARKS
- PLAYING FIELDS + ALLOTMENTS
- VIEWPOINT ON MOUND
- LOCHAN FEATURE
- TOWN PARK
- KEY EVENTS
- NORTH / SOUTH LANDSCAPE / WOODLAND
- EDGES STRENGTHENED
- CEMETERY

LANDSCAPE STRATEGY

The agreed landscaping of the consented masterplan shown opposite is critical to establishing a successful new settlement at Blindwells. The strategy for the new neighbourhood has considered the urban edge, green network, connectivity, increased biodiversity and the creation of development pockets within an appropriate framework to inform development phases.

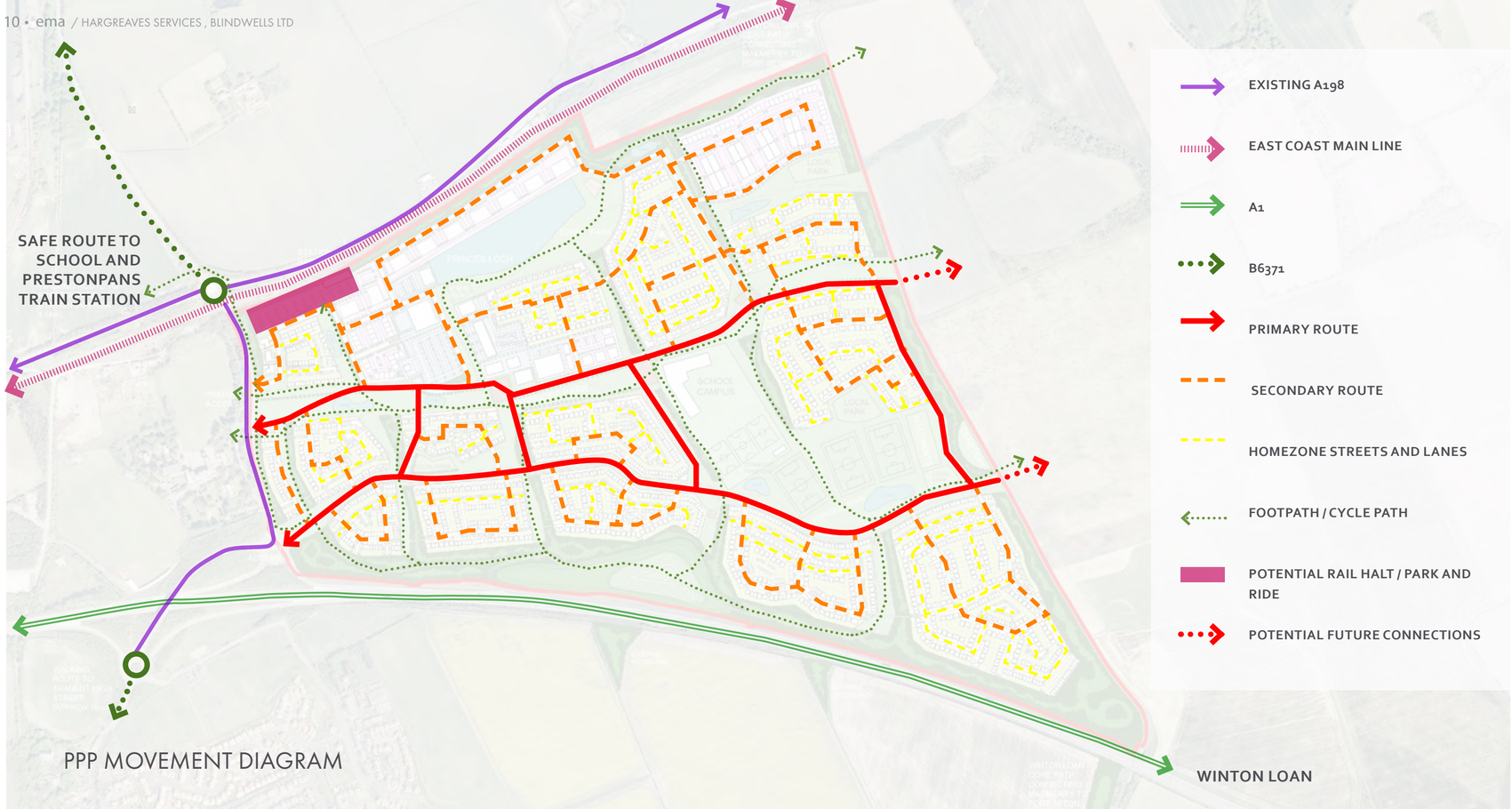
The landscape design for phase 2 was developed in line with the approved layout and takes cognisance of the existing features of the site.

The Landscape Appraisal identifies the constraints and opportunities of the site and identifies the key principles of the landscape strategy as follows:

1. Maximise linkages and opportunities for connection
2. Retain water feature as part of SUDS
3. Form protection from A1 corridor
4. Strengthen Winton Loan to contain development

The landscape design proposes to:

1. Strengthen edges by reinforcing existing / planting new woodland
2. Establish new north / south woodland belts
3. Create a central greenspace 'Princes Park'
4. Establish landmark features and linkages within the landform



PPP MOVEMENT DIAGRAM

MOVEMENT FRAMEWORK

The movement strategy agreed within the PPP application built upon the principles of the concept and the landscape strategy for the site.

The main spine roads through Phase 2 are in line with the movement diagram established at the outline consent stage and provides a series of suitable and legible routes through the development.

Pedestrian connections and cycleways will be critical to the success of the new neighbourhood. The masterplan has been developed to maximise these connections and permeability through the site to the existing footpath network, primarily along Winton Loan.

Within the new neighbourhood the retail area has been centrally located, within Princes Park, to provide easy access from all of the residential areas. The proposed landscape, open space and proposed woodland provide a great opportunity to create a network of footpaths throughout the new area and potential to connect with any future expansion.

The road network has been developed in accordance with national guidance 'Designing Streets' local authority guidance on development roads and the development framework. Frontage to new streets and lanes is a critical part of the proposal and along important elevations parking is located to the rear where possible. This is particularly important within the neighbourhood centre where a direct commercial frontage is desirable.

Detailed transportation drawings are provided with this application and should be read in conjunction with this application submission.



PPP MASTERPLAN



CONSENTED MASTERPLAN

Images showing the consented masterplan layout in line with the requirements set out in the development framework.





KEY

- PRIMARY ROUTE
- SECONDARY ROUTE
- HOMEZONE STREETS AND LANES
- CYCLE / FOOTPATHS
- WOODLAND PLANTING
- LOCHAN FEATURE
- LOCAL PARKS
- DEVELOPMENT POCKET
- KEY EVENTS
- VIEWPOINT ON MOUND
- PRINCES PARK
- TOWN PARK
- NORTH / SOUTH LANDSCAPE / WOODLAND

COMPLIANCE WITH CONSENTED MASTERPLAN

The proposed layout for Phase 2 is in line with the requirements set out in the consented PPP application and will deliver a high quality development, built around a strong landscape framework and legible street patterns, which when combined, will provide a desirable new settlement in East Lothian.

The detailed information associated with each individual housing parcel shown below will be subject to further detailed applications at the relevant stage. Those applications will provide relevant information on house types, elevation treatments and material finishes associated with the housing parcels.



PROPOSED PHASE 2 LAYOUT



CHARACTER ZONES

1.0 PRINCES PARK

2.0 LOCAL CENTRE

3.0 PRINCES LOCH

4.0 LANDSCAPE

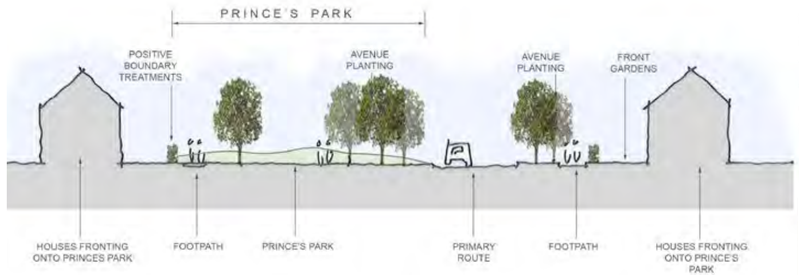
5.0 DEVELOPMENT POCKETS

CHARACTER ZONE 1.0







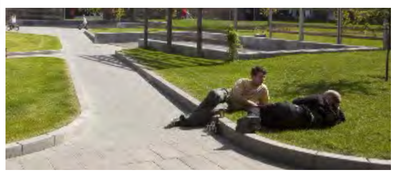


PRINCES PARK

Princes Park remains a key landscape feature of the site, acting as a ribbon of landscape through the centre of the masterplan. This will be the focal point for the new neighbourhood extending from the A198 in the west to Winton Loan in the east with the first section is being delivered as part of Phase 1 and continues through phase 2.

The primary route through the site will run along the northern edge of this linear landscape park and will connect from the approved phase 1 to the future phases to the east. New buildings will front onto the park on both northern and southern elevations and will be key to activating both sides of the park.

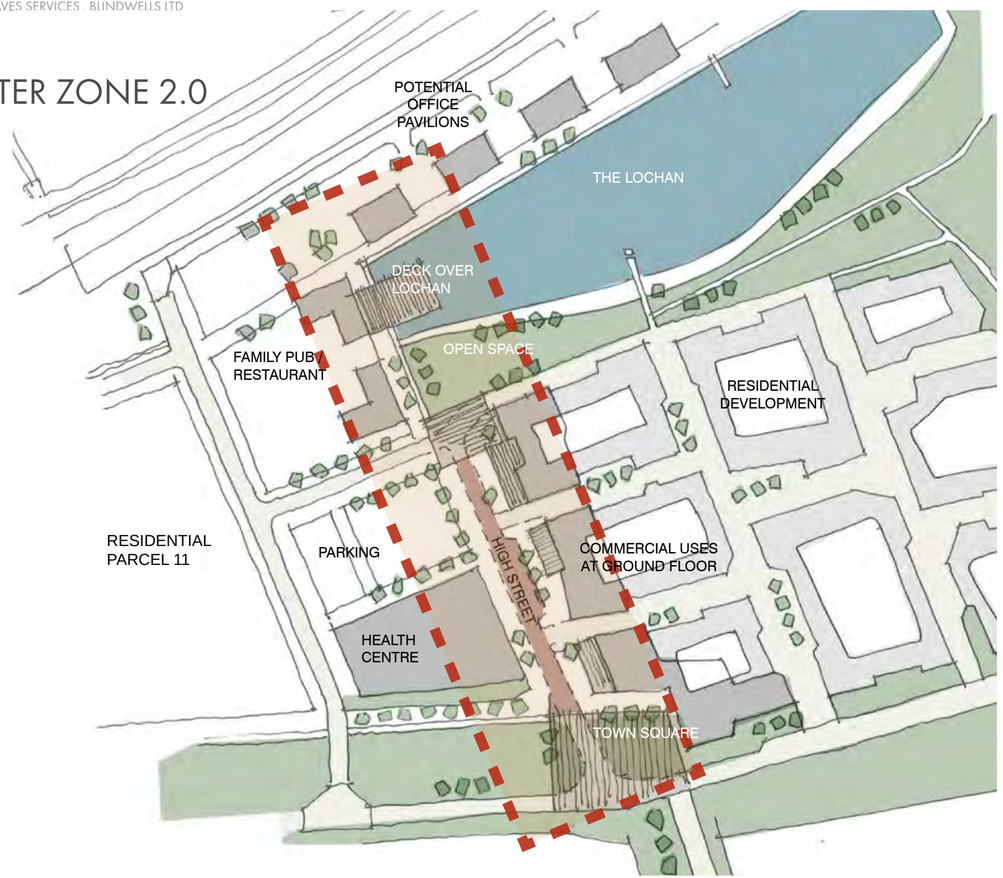
The park consented under the PPP application intends to create an area which will tie the new neighbourhood together providing a sense of place and identity and which reflects the history of the site. The Phase 2 design adheres to this fundamental feature of the masterplan and will help create the sense of place proposed through the evolution of this site.





VISUALISATION OF PRINCES PARK

CHARACTER ZONE 2.0





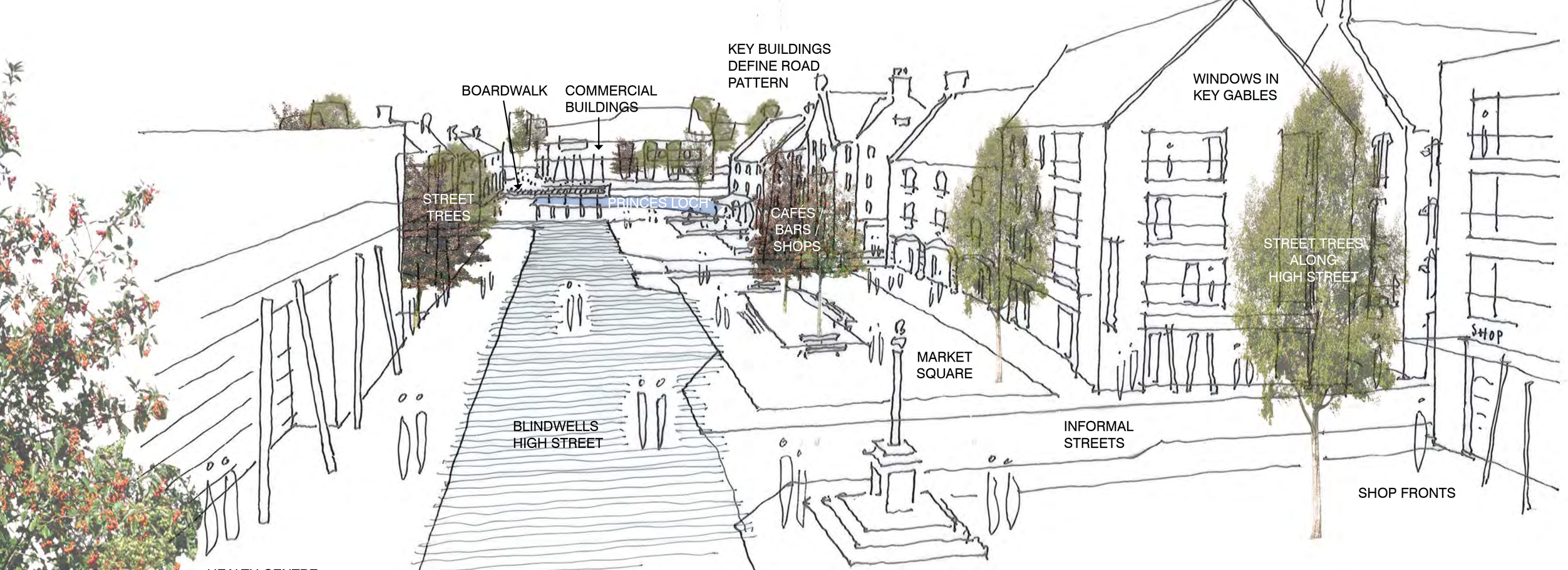


LOCAL CENTRE

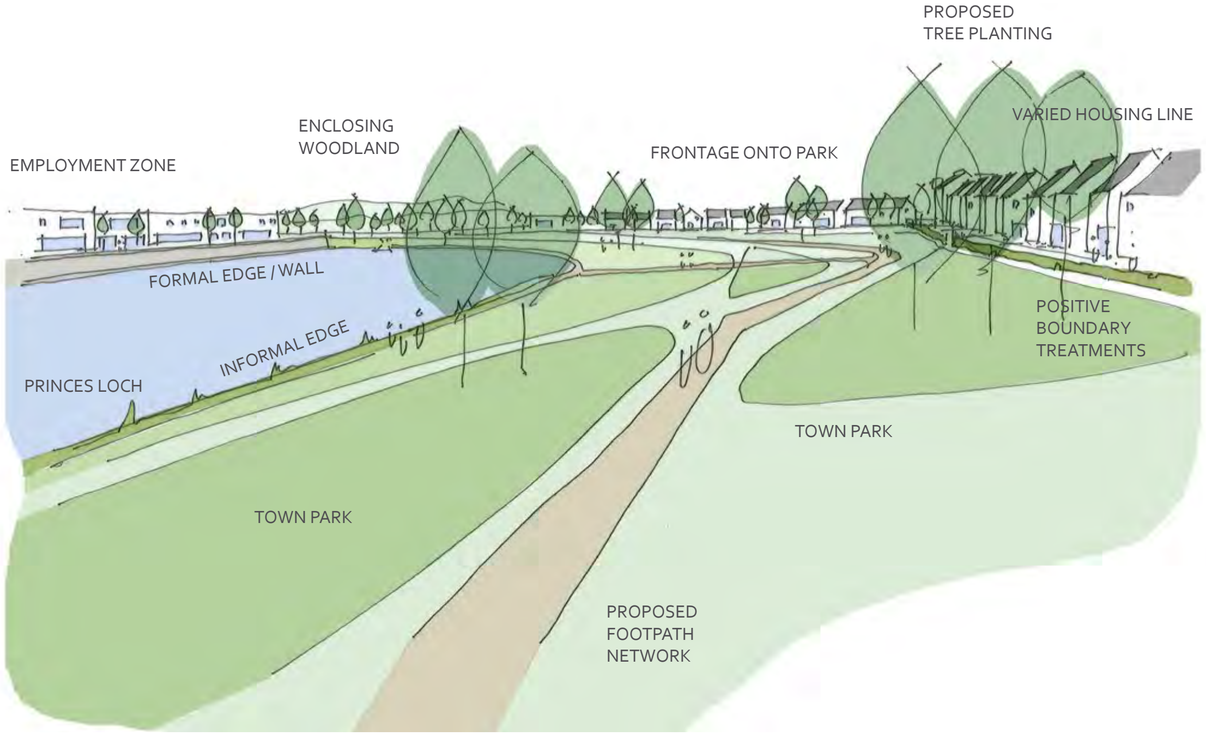
The local centre will be a focal point for the new and existing communities at Blindwells. It will become a destination for the wider area with the attraction of the Lochan and the creation of a new high street with shops, cafés, bar / restaurants, medical centre and potential supermarket. It will also create a sense of place for the new neighbourhood and establish an identity for new Blindwells which is unique and sets the development apart from recent housing led masterplans.

The new civic high street will lead users down to the Princes Loch at the north of the local centre, a large water body that will provide a key recreational and community benefit at the end of the high street. The location of the new local centre is proposed within this application with a further planning permission in principle application to follow related to the proposed design of the new local centre.




KEY BUILDINGS
DEFINE ROAD
PATTERN
BOARDWALK
COMMERCIAL
BUILDINGS
WINDOWS IN
KEY GABLES
STREET
TREES
PRINCES LOCH
CAFÉS /
BARS /
SHOPS
STREET TREES
ALONG
HIGH STREET
MARKET
SQUARE
BLINDWELLS
HIGH STREET
INFORMAL
STREETS
SHOP FRONTS
SHOP

CHARACTER ZONE 3.0





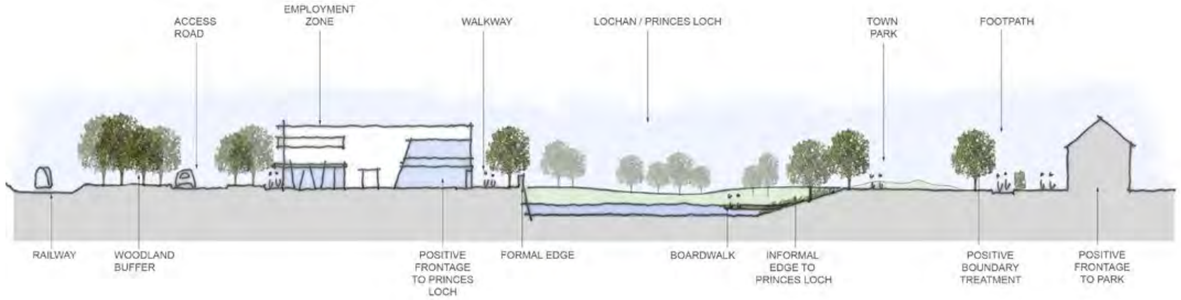
PRINCES LOCH

The existing lochan is located within Phase 2 it will be retained and remodelled to create a feature of the new neighbourhood. Princes Loch will provide valuable amenity to housing and employment areas in the north of the site.

Proposed buildings will front onto the lochan on all sides with the employment zone in the north, local centre in the west and north and housing in the south and east.

The lochan will sit within the new town park which will provide a large area of usable open space for the new residential areas. The southern edge of the lochan would be more informal with reed beds and landscaping which will help to integrate the feature within the park and with the surrounding housing area.

The town park and lochan will be well served by the footpath and cycle network proposed throughout the new neighbourhood.

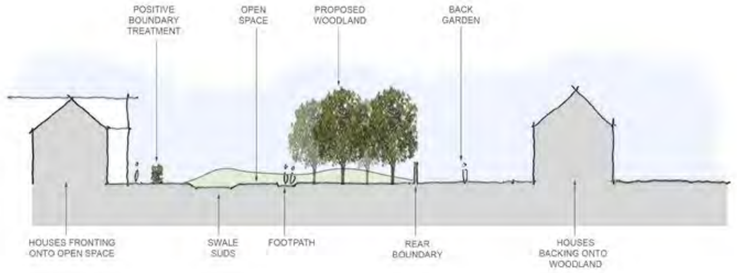




CHARACTER ZONE 4.0







LANDSCAPE

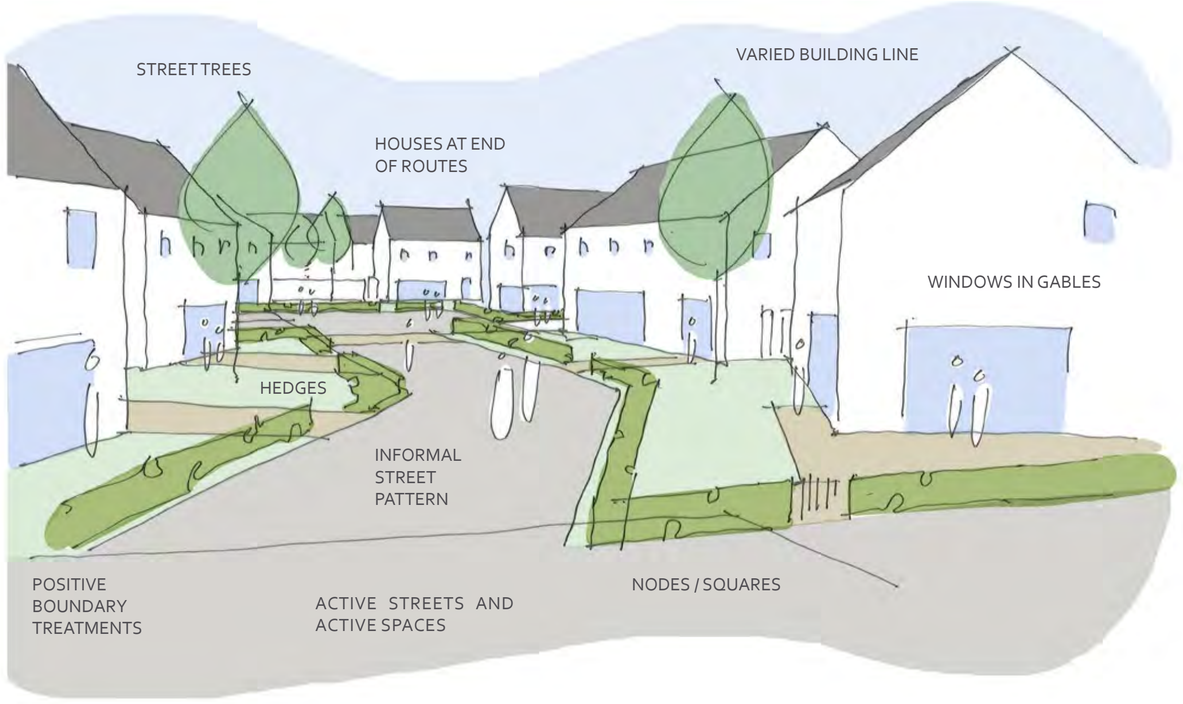
The woodland and open space orientated on a north / south axis throughout the new development allows permeability through the new neighbourhood and access to features such as Princes Loch and Princes Park. The woodland will also help to define areas of different character within the development creating a sense of place and identity.

The woodland will also provide an element of shelter for the residential areas on an exposed site. The woodland also creates opportunities to enhance the biodiversity of the site.

Detailed landscape drawings are provided to support of the Phase 2 application and should be read in conjunction with this document.



CHARACTER ZONE 5.0







DEVELOPMENT POCKETS

The homezone streets and lanes will have a different character where the pedestrian and cyclist is prioritised over vehicular traffic.

The homezones will be defined by varied building lines and carriageway widths. Shared surfaces will be incorporated rather than separate footways and nodes will break up the road pattern at key locations along the route.

Hedges will again define the private / public realm and street trees will also provide visual barriers for motorists.

The exact details associated with these housing pockets will be subject to further detailed applications.



CONCLUSION

Phase 2 for Blindwells will deliver the second part of the new settlement which builds upon the character and local identity of the surrounding area and East Lothian.

The consented masterplan has established a coherent strategy for the site, alongside a detailed landscape strategy, which this Phase 2 application looks to build upon.

The development of Phase 2 represents the continuation in the development of the site and will expands on the high quality development that is in progress on phase 1 of the masterplan. The fact the design of Phase 2 adheres to and builds upon the approved overall masterplan for the site is an important point to consider when reviewing this application.

The design of the next stage of the settlement is in line with the vision which is a desirable, legible, permeable and well integrated design. It will provide much needed family housing in an area already suited to this type of development and allocated within the local plan and consented at PPP stage for this purpose.



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