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Appendix 1

Prevailing Character

December 2020



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Project
Moorthorpe Way,
Owlthorpe
Drawing Title
Prevailing Character Plan

Project Code	Drawing Nr	Rev
n1276	129	
Date	Drawing Scale	
29.10.2020	not to scale @ A3	

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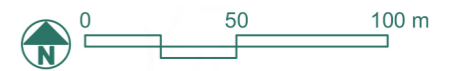
Appendix 2

Local Character Analysis –
Woodland Heights

December 2020



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Project
Moorthorpe Way,
Owlthorpe

Drawing Title
Local Character Analysis - Open
Space (Woodland Heights)

Project Code	Drawing Nr	Rev
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Date	Drawing Scale	
10.12.2020	1:2500 @ A3	

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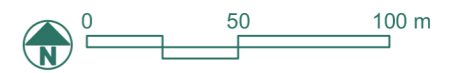
Appendix 3

Local Character Analysis –
Moorthorpe Way East

December 2020



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Project

Moorthorpe Way,
Owlthorpe

Drawing Title

Local Character Analysis - Open Space
(Moorthorpe Way East (Owlthorpe))

Project Code

n1276

Drawing Nr

149

Rev

-

Date

10.12.2020

Drawing Scale

1:2500 @ A3

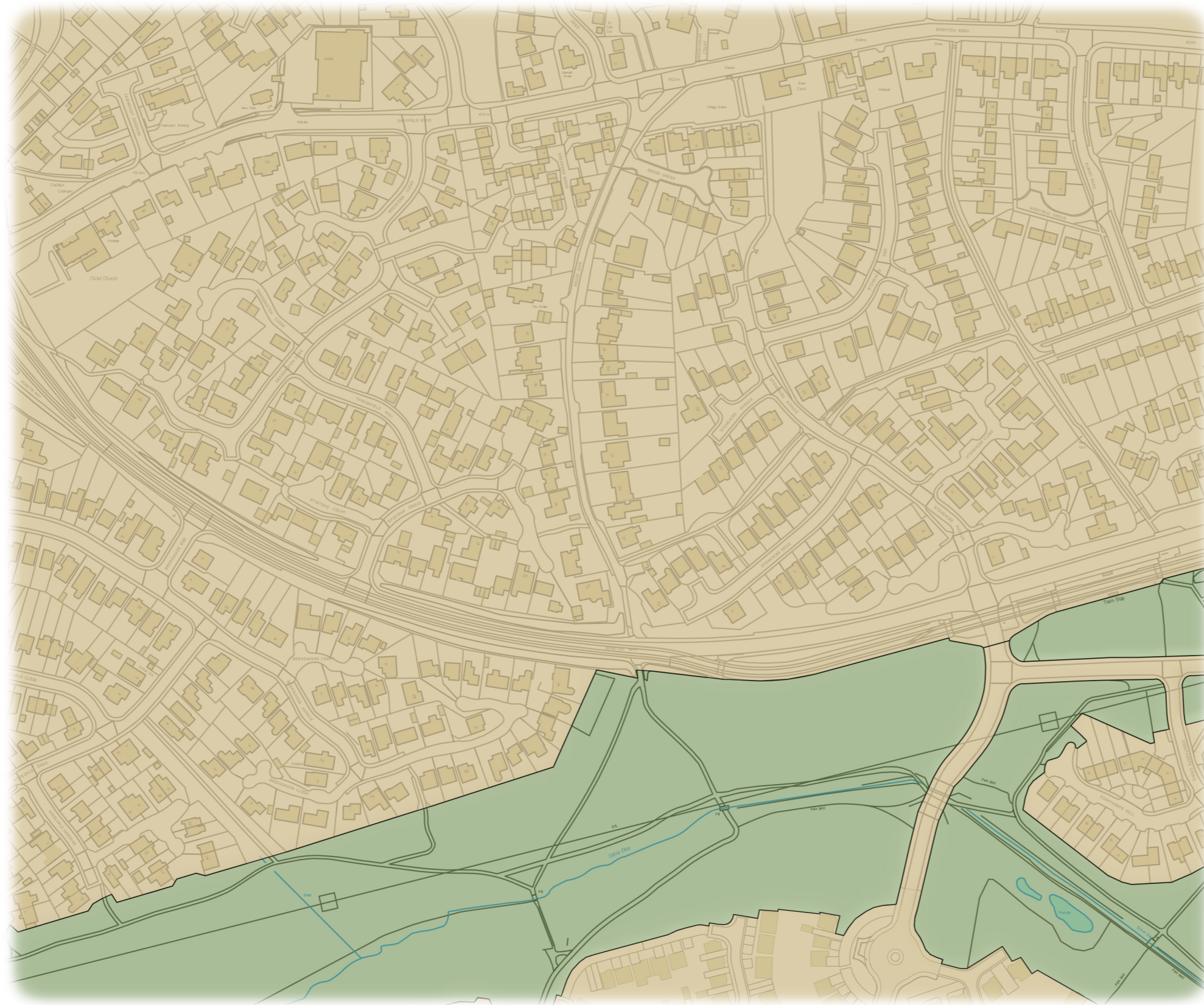
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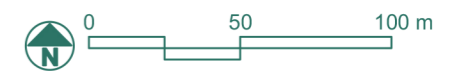
Appendix 4

Local Character Analysis –
Stoneacre

December 2020



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Project

Moorthorpe Way,
Owlthorpe

Drawing Title

Local Character Analysis - Open Space
(Stoneacre Hackenthorpe)

Project Code

n1276

Drawing Nr

148

Rev

-

Date

10.12.2020

Drawing Scale

1:2500 @ A3

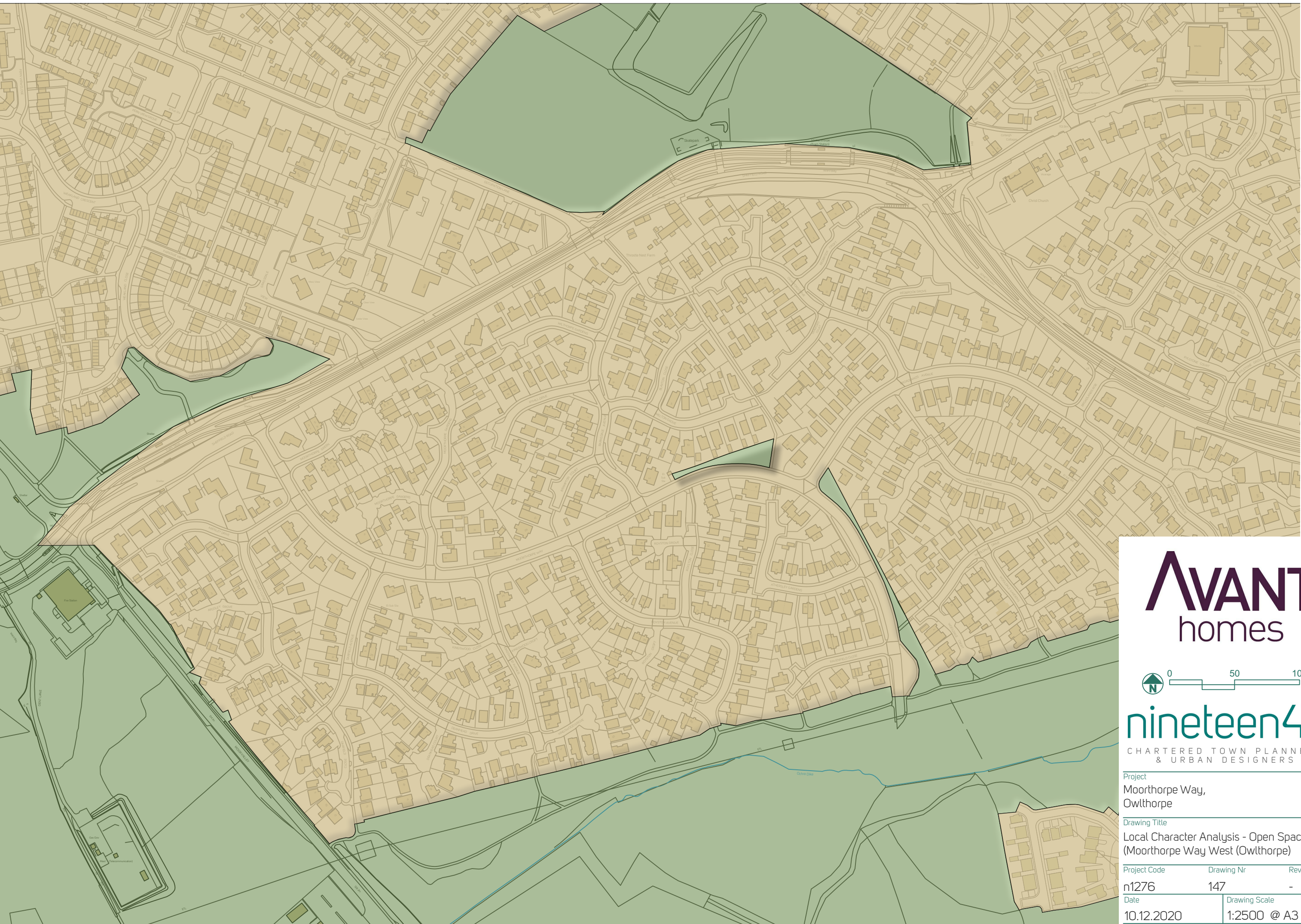
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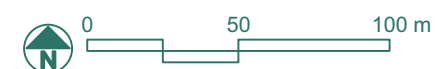
Appendix 5

Local Character Analysis –
Moorthorpe Way West

December 2020



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Project
Moorthorpe Way,
Owlthorpe

Drawing Title
Local Character Analysis - Open Space
(Moorthorpe Way West (Owlthorpe))

Project Code	Drawing Nr	Rev
n1276	147	-
Date	Drawing Scale	
10.12.2020	1:2500 @ A3	

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Appendix 6

Relationship to Green Infrastructure

December 2020

Relationship to Green Infrastructure

Images illustrating the close interface between trees and existing housing around Owlthorpe and the poor relationship between the open spaces and the housing with buildings turning their backs, limited natural surveillance and aesthetically unpleasing rear garden fences.



Moorthorpe Way West



Moorthorpe Way East



Moorthorpe Way East



Moorthorpe Way East



Moorthorpe Way East



Moorthorpe Way East



Woodland Heights



Woodland Heights



Woodland Heights

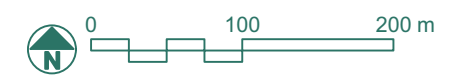
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Appendix 7

Building Heights

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SITE PLAN

BUILDING HEIGHTS Existing Buildings		
House Type	Number	Percentage
1 Storey	503	30%
2 Storey	1,121	67%
3 Storey	37	3%
Total	1,661	

BUILDING HEIGHTS Proposed Site		
House Type	Number	Percentage
1 Storey	0	0%
2 Storey	55	77%
2.5 Storey	9	12%
3 Storey	8	11%
Total	72	

Project
 Moorthorpe Way,
 Owlthorpe

Drawing Title
 Building Heights

Project Code	Drawing Nr	Rev
n1276	137	A
Date	Drawing Scale	
17.12.2020	1:2000 @ A3	

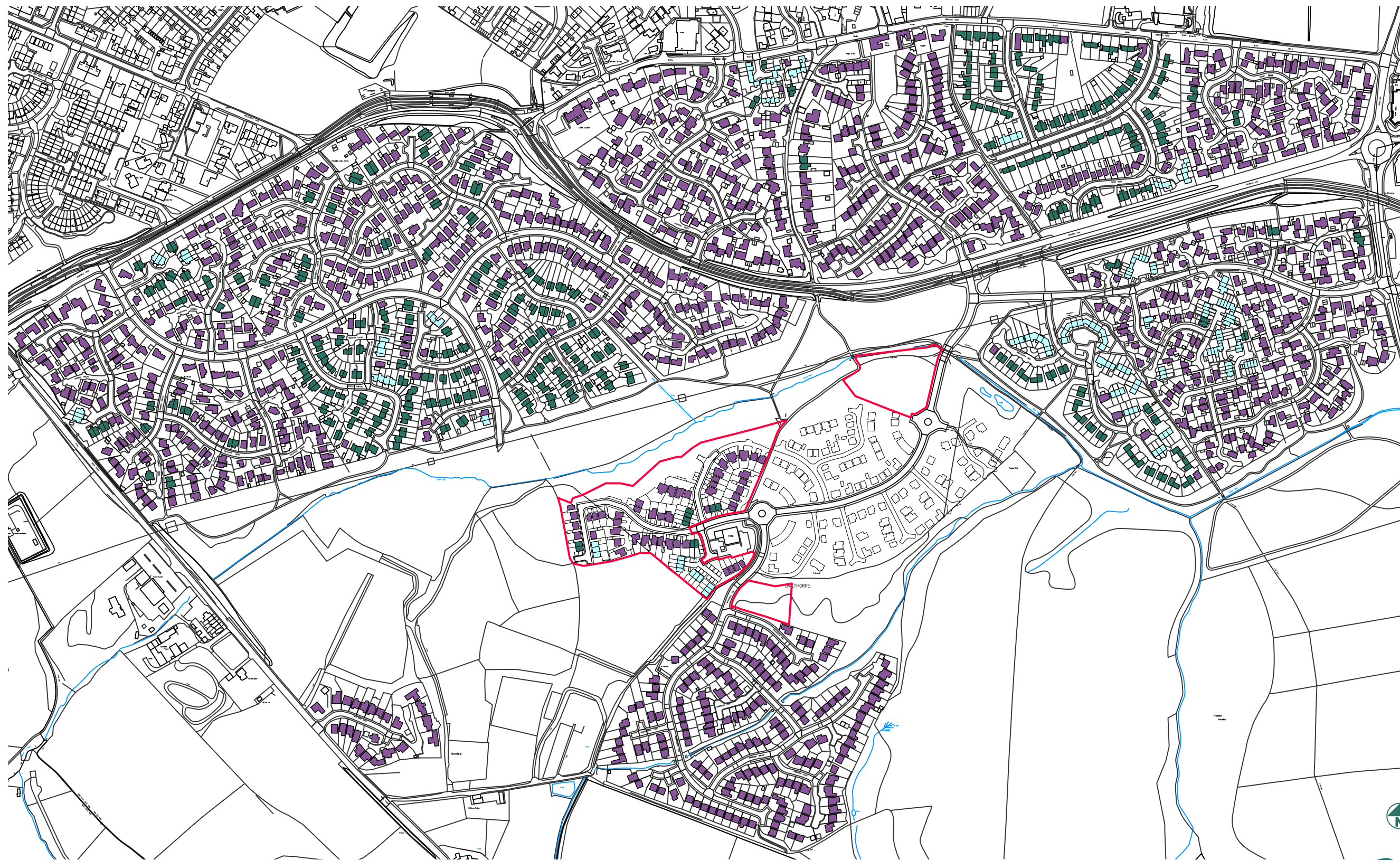
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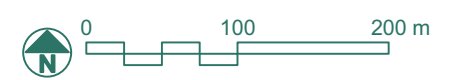
Appendix 8

Building Types

December 2020



-  Site Boundary
-  Detached
-  Semi-detached
-  Terraced



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Project
 Moorthorpe Way,
 Owlthorpe

Drawing Title
 Building Types

Project Code	Drawing Nr	Rev
n1276	138	A
Date	Drawing Scale	
27.11.2020	1:5000 @ A3	

SITE PLAN

BUILDING TYPES Existing Buildings		
House Type	Number	Percentage
Detached	1,117	67%
Semi-Detached	429	26%
Terraced	115	7%
Total	1,661	

BUILDING TYPES Proposed Site		
House Type	Number	Percentage
Detached	49	68%
Semi-Detached	10	14%
Terraced	13	18%
Total	72	

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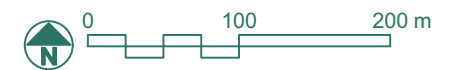
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Appendix 9

Townships Density Calculations



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Project
Moorthorpe Way,
Owlthorpe
Drawing Title
Townships Density Calculation

Project Code	Drawing Nr	Rev
n1276	126	-
Date	Drawing Scale	
17.12.2020	1:5000 @ A3	

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Appendix 10

Split Level Housing

December 2020



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Appendix 11

Retaining Structures at Woodland Heights

December 2020

Retaining structures at Woodland Heights

Images illustrating the challenging topography in the Woodland Heights estate and the extent of retaining walls required. This helps build a picture of the engineering solutions in connection with site in order to fully appreciate the need to design carefully.



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Appendix 12

Figure Ground (Snippets)



Owlthorpe West



Stoneacre



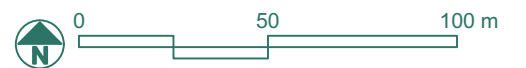
Owlthorpe East



Woodland Heights



Site E



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Project

Moorthorpe Way,
Owlthorpe

Drawing Title

Figure Ground

Project Code	Drawing Nr	Rev
n1276	125	-
Date	Drawing Scale	
17.12.2020	1:2,000 @ A3	

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Appendix 13

Plot Ratios

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Appendix 14

Avant Masterplan

December 2020



Legend

-  Indicative built form
-  Standard road
-  Feature hard surfacing
-  Private drives
-  Existing vegetation
-  New landscaping
-  Pedestrian connections

Land Budget

Gross Residential Area = 7.8ha (approx)
 Net Residential Area = 6.8ha (approx)
 Total Dwellings = 250 houses (37 dph)

Key Design Principles

- 1 A gateway frontage is created gathered around the southern side of the existing roundabout to create an attractive entrance into the scheme.
- 2 Moorthorpe Gate will be given distinction as the primary route through the introduction of a tree-lined verge with new dwellings serve by private drives accessed off the main route.
- 3 At the heart of the scheme a distinctive crescent/circus is proposed. This is an important node for pedestrians using the woodland and/or existing cycle route as well as for vehicular movements. The built form in this area is anticipated to be three storey in part to give legibility to this space;
- 4 Active edges are proposed to the periphery of the site, overlooking the green rim which wraps around the residential envelope.
- 5 Green Lanes extend southward from Moorthorpe Gate, with the street 'fanning out' creating visual connections with the green spaces around the edges of the scheme. Vistas down these streets are terminated by new feature trees.
- 6 The 'Green Rim' to the scheme combines the formalised and informal pedestrian routes already in use to create an attractive green environment integrating with existing PROW in the locality



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Project
Moorthorpe Way
Mosborough
Drawing Title
Masterplan

Project Code	Drawing Nr	Rev	Drawing Scale
n1171	006		1:1250 @ A1

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Appendix 15

Avant Masterplan with Urban Design Framework Overlay



Land Budget
 Gross Residential Area = 7.8ha (approx)
 Net Residential Area = 6.8ha (approx)
 Total Dwellings = 250 houses (37 dph)

Key Design Principles

- 1 A gateway frontage is created gathered around the southern side of the existing roundabout to create an attractive entrance into the scheme.
- 2 Moorthorpe Gate will be given distinction as the primary route through the woodland and access drives accessed off the main route.
- 3 At the heart of the scheme a distinctive crescent/circus is proposed. This is an important node for pedestrians using the woodland and access route as well as for vehicular movements. The built form in this area is anticipated to be three storey in part to give legibility to this space;
- 4 Active edges are proposed to the periphery of the site, overlooking the green rim which wraps around the residential envelope.
- 5 Green Lanes extend southward from Moorthorpe Gate, with the street 'fanning out' creating visual connections with the green spaces around the edges of the scheme. Vistas down these streets are terminated by new feature trees.
- 6 The 'Green Rim' to the scheme combines the formalised and informal pedestrian routes already in use to create an attractive green environment integrating with existing PROW in the locality.

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Project		
Moorthorpe Way, Owlthorpe		
Drawing Title		
Original Masterplan and Urban Design Framework Overlay		
Project Code	Drawing Nr	Rev
n1276	123	-
Date	Drawing Scale	
30.10.2020	1:2000 @ A3	

Note that as discussed in 4

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Appendix 16

Bid Layout

December 2020



Schedule

House Type Name	Sq Ft	Beds	No. of Plots	Total Sq Ft	Total by Beds	
Affordable Housing						
Helmsdale Ter	745	2	7	5,215	7	
Nithsdale Ter	903	3	9	8,127	2	
Weydale Ter	950	4	2	1,900	2	
			18	15,242	9	
Market Housing						
Easton Det	880	3	4	3,520	19	30%
Melton Det	1,026	3	7	7,182		
Paignton Semi	1,227	3	8	9,816		
Holbury Det	1,226	4	5	6,130		
Kintbury Det	1,297	4	7	9,079		
Lathbury Det	1,355	4	8	10,840		
Prestbury Det	1,486	4	6	8,916		
Sudbury Det	1,503	4	9	13,527		
Ramsbury Det	1,502	4	5	7,510		
Chesham Det	1,759	5	5	8,795		
			64	85,315	64	

Total		82	100,557
Net Developable Area		6.271 acres	
Coverage		16,035 sq ft per acre	

Sales Area			
Melton	7	24	38%
Lathbury	8		
Sudbury	9		

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Project
Moorthorpe Way
Mosborough
Drawing Title
Presentation Layout

Project Code Drawing Nr Rev Drawing Scale
n1171-007 009 A 1:500 @ A1

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Appendix 17

Feasibility Layout

House Type Name	Sq Ft	Beeds	No. of Plots	Total Sq Ft	Total by Beeds
Affordable Housing					
Helmisdale	Ter	745	2	7	5,215
Nithdale	Ter	903	3	4	3,612
Weydale	Ter	1,059	4	4	4,236
			15		13,063

Market Housing					
Easton	Det	881	3	7	6,167
Haddington	Semi	941	3	7	6,567
Paington	Semi	1,228	3	7	8,596
Lathbury	Det	1,355	4	10	13,550
Nasbury	Det	1,450	4	6	8,700
Sudbury	Det	1,503	4	8	12,024
Ramsbury	Det	1,502	4	7	10,514
Chesham	Det	1,759	5	5	8,795
			57		74,933

Total			72		87,996
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Net Developable Area	5,562 acres
Coverage	15,821 sq ft per acre

Sales Area		
Lathbury	10	32%
Sudbury	8	



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

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& URBAN DESIGNERS

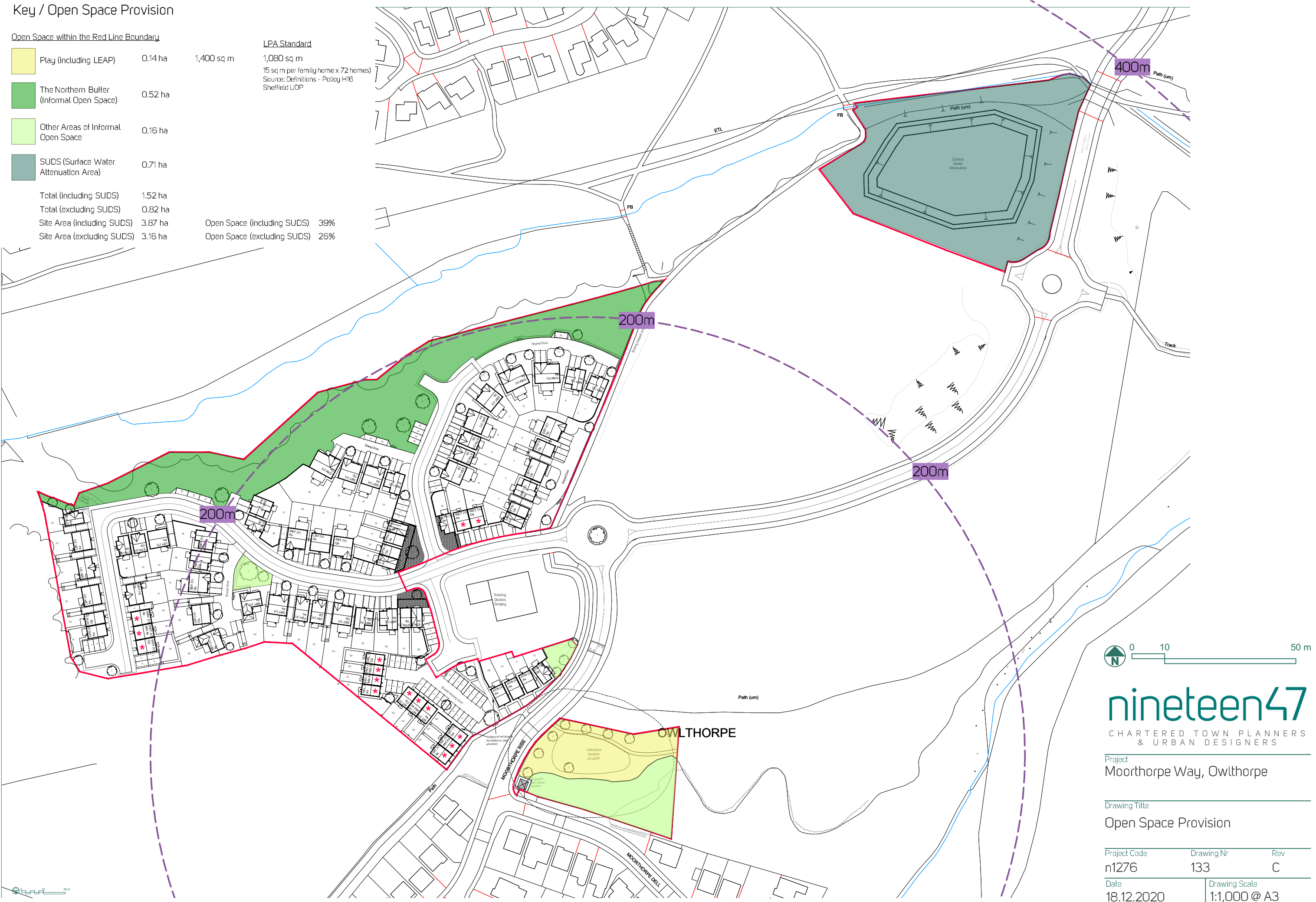
Appendix 18

Open Space Provision

Key / Open Space Provision

Open Space within the Red Line Boundary

	Play (including LEAP)	0.14 ha	1,400 sq m	LPA Standard 1,080 sq m 15 sq m per family home x 72 homes) Source: Definitions - Policy H16 Sheffield UDP
	The Northern Buffer (Informal Open Space)	0.52 ha		
	Other Areas of Informal Open Space	0.16 ha		
	SUDS (Surface Water Attenuation Area)	0.71 ha		
Total (including SUDS)		1.52 ha		
Total (excluding SUDS)		0.82 ha		
Site Area (including SUDS)		3.87 ha	Open Space (including SUDS)	39%
Site Area (excluding SUDS)		3.16 ha	Open Space (excluding SUDS)	26%



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Project
 Moorthorpe Way, Owlthorpe

Drawing Title
 Open Space Provision

Project Code	Drawing Nr	Rev
n1276	133	C
Date	Drawing Scale	
18.12.2020	1:1,000 @ A3	

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Appendix 19

Building for a Healthy Life Assessment



Appendix 19

Prepared by nineteen47
on behalf of Avant Homes

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& URBAN DESIGNERS

December 2020

Building for Healthy Life Assessment

Proposed Residential Development on Land North of

Moorthorpe Way, Owlthorpe



The viewpoints of the 3D images within the document are shown in the plan at the end of this document.

Figure 1 - Presentation Layout

Building for a Healthy Life - Assessment

This document has been prepared to assess the quality of the design proposals as advocated in the South Yorkshire Residential Design Guide.

Building for a Healthy Life is the latest edition of - and new name for - Building for Life 12.

Building for a Healthy Life (BHL) updates England's most widely known and most widely used design tool for creating places that are better for people and nature. The original 12 point structure and underlying principles within Building for Life 12 are at the heart of BHL. The new name reflects changes in legislation as well as refinements which have been made to the 12 considerations in response to good practice and user feedback.

The following assessment of the proposals set out the comprehensive design process which has been undertaken in formulating the proposed development and is a reflection of following the principles in the South Yorkshire Design Guide.

On design grounds we believe the appeal site accords with policy requirements. The BBHL questions are an accepted measure of good quality design and have been used below to summarise the qualities of the development.



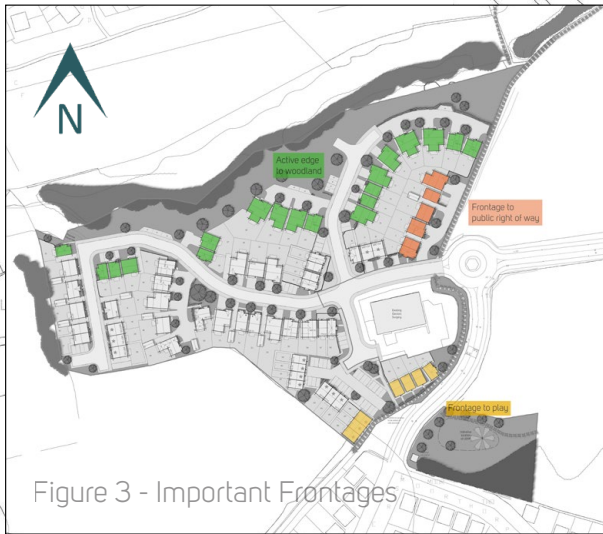


Figure 3 - Important Frontages

Natural Connections

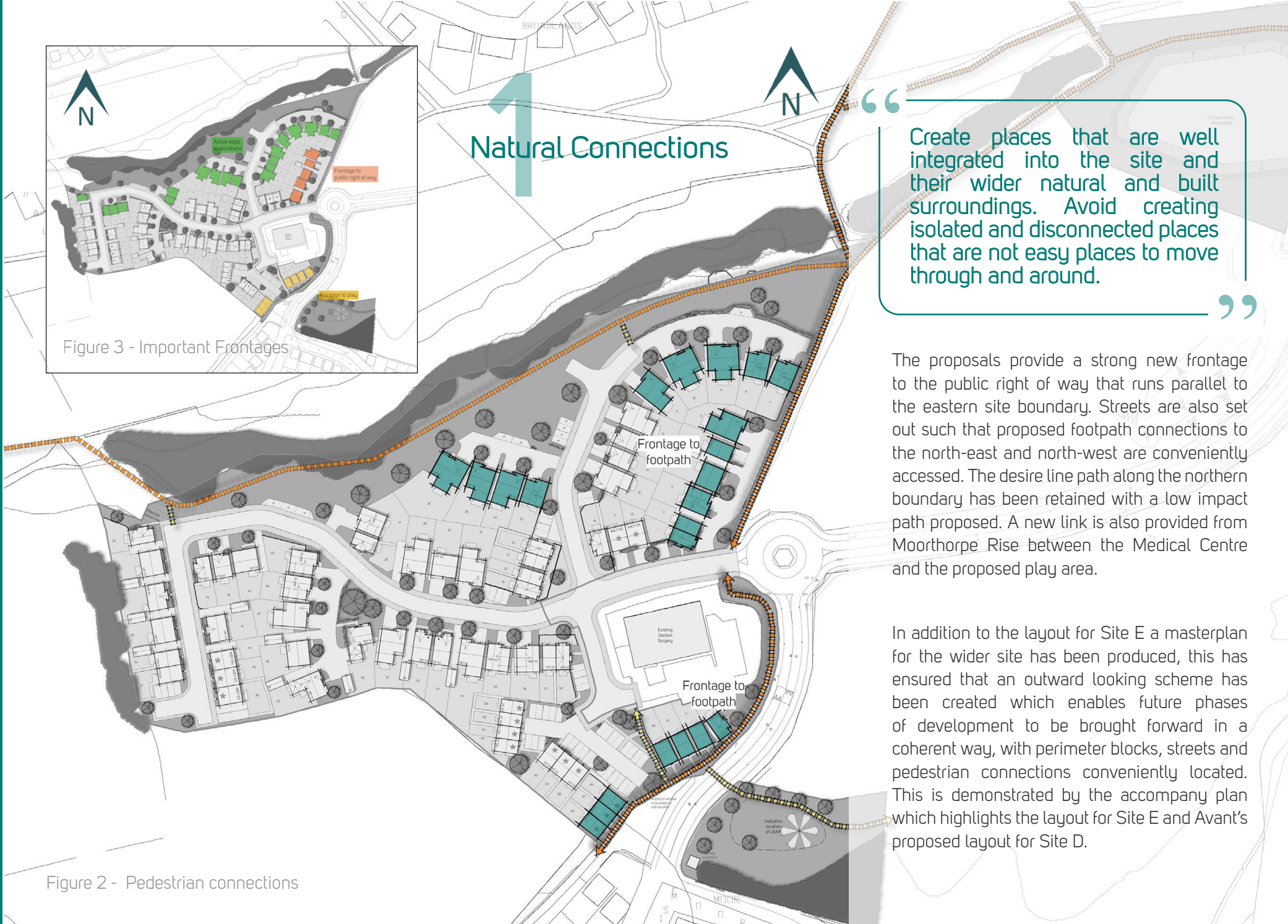


Figure 2 - Pedestrian connections

“ Create places that are well integrated into the site and their wider natural and built surroundings. Avoid creating isolated and disconnected places that are not easy places to move through and around. ”

The proposals provide a strong new frontage to the public right of way that runs parallel to the eastern site boundary. Streets are also set out such that proposed footpath connections to the north-east and north-west are conveniently accessed. The desire line path along the northern boundary has been retained with a low impact path proposed. A new link is also provided from Moorthorpe Rise between the Medical Centre and the proposed play area.

In addition to the layout for Site E a masterplan for the wider site has been produced, this has ensured that an outward looking scheme has been created which enables future phases of development to be brought forward in a coherent way, with perimeter blocks, streets and pedestrian connections conveniently located. This is demonstrated by the accompany plan which highlights the layout for Site E and Avant's proposed layout for Site D.

Walk, Cycling and Public Transport

2

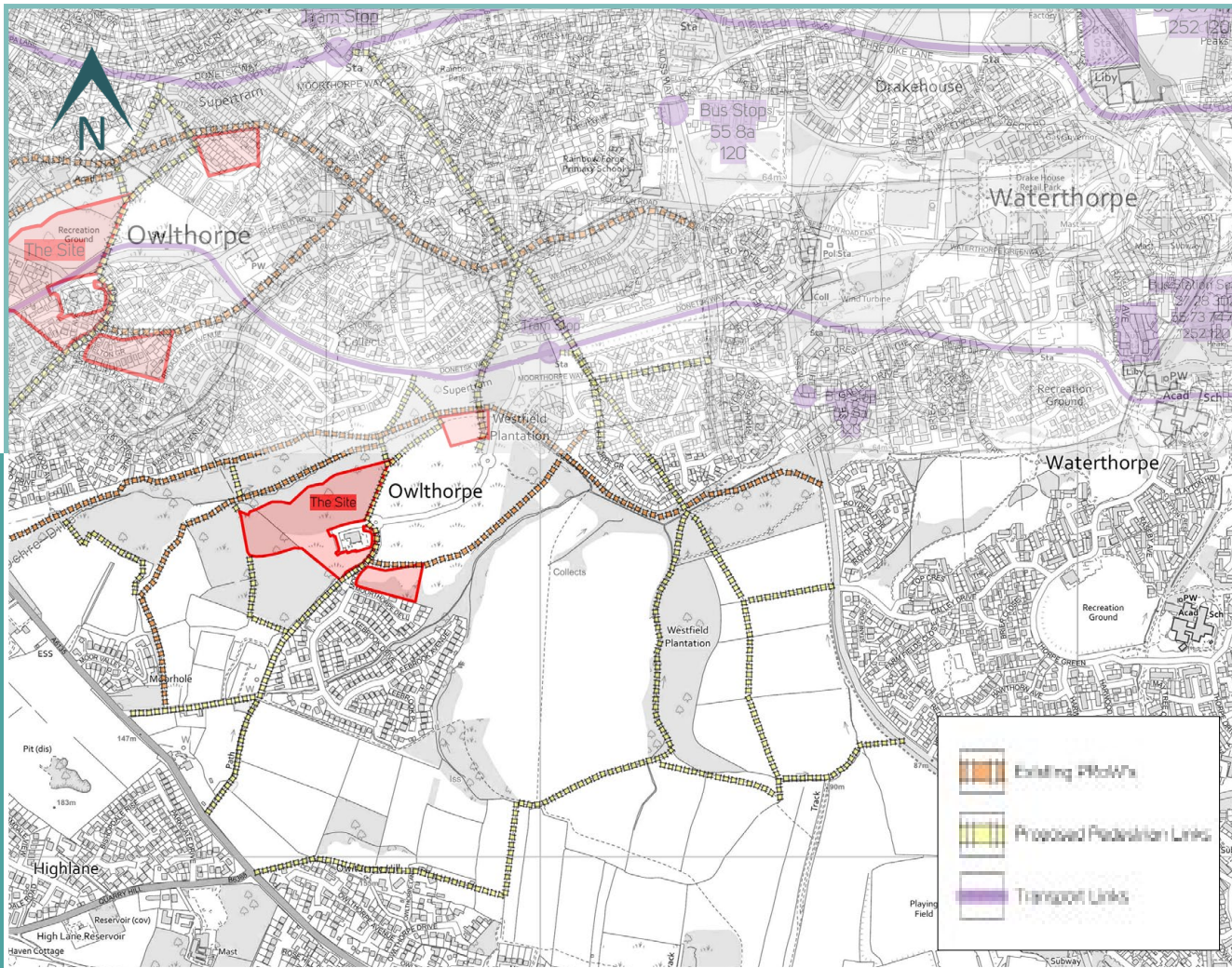


Figure 4 - Wider connections plan

“ Short trips of up to three miles can be easily made on foot or bicycle if the right infrastructure is in place, helping to improve public health and air quality whilst also reducing local congestion and carbon emissions. ”

Proposed and existing pedestrian routes will be well overlooked by the outward-facing development pattern used, with pedestrians benefiting from natural surveillance and the sense of safety that provides.

The adjacent, hard surfaced existing footpath provides access to a network of routes. In particular this provides convenient access to the Donetsk Way Supertram stop located within 5 minutes' walk of the site. Bus services are accessible from Moss Way No.8, 55 & 120 services to destinations across Sheffield and also from the nearby Crystal Peaks Bus Station where additional services to the surrounding areas are also available.

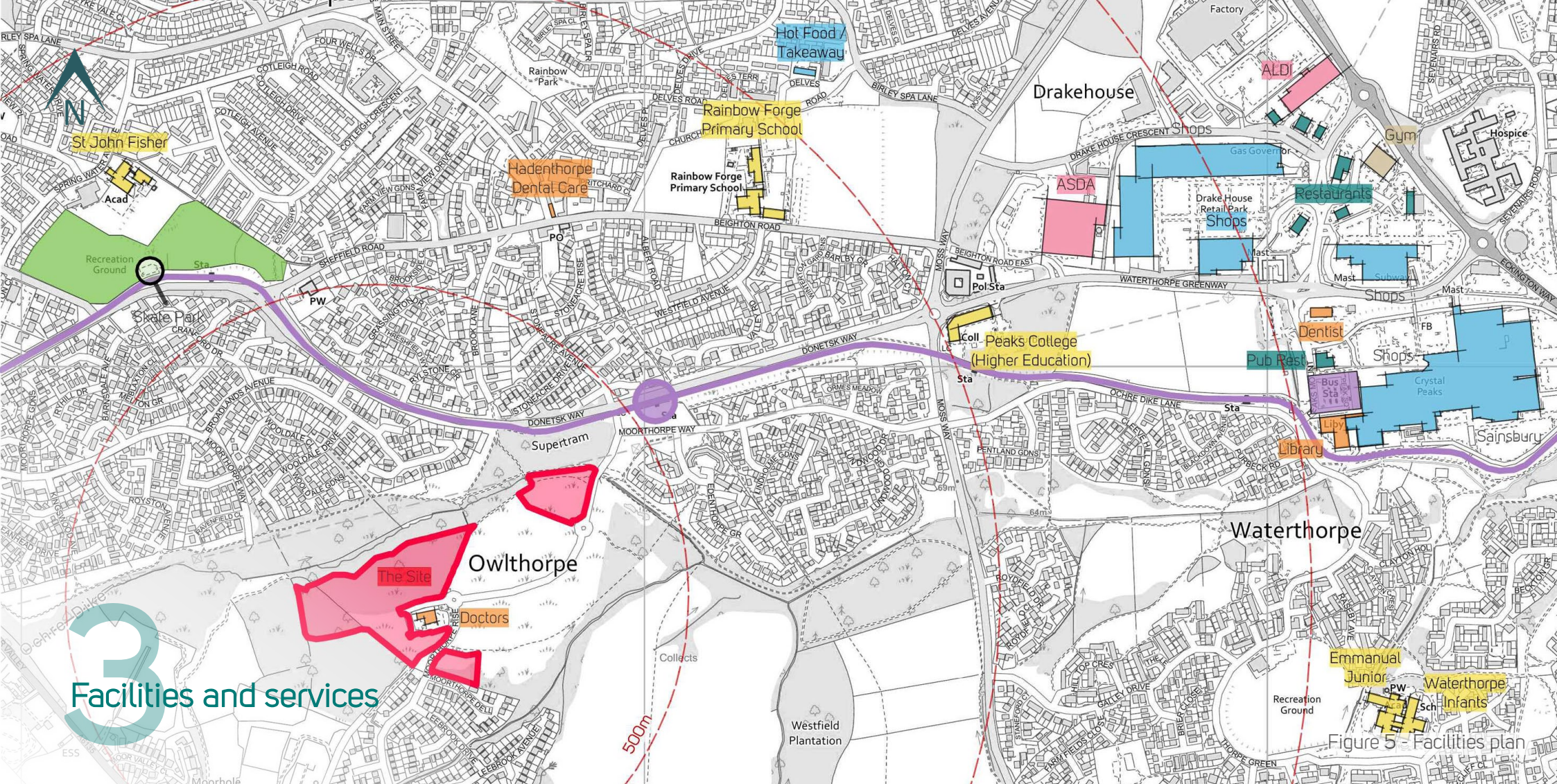


Figure 5 - Facilities plan

“ Places that offer social, leisure and recreational opportunities a short walk or cycle from their homes. ”

As is demonstrated in the Design and Access Statement, the site is located in a highly sustainable location close to a range of high-quality facilities and services which are in walking distance of the site. In addition, the green infrastructure strategy for the wider site will create new recreational opportunities with a new 'green necklace' formed around the wider allocation, including an equipped

children's play area delivered as part of the appeal proposals, with additional features such as the MUGA to be delivered through later phases. The public rights of way and improved desire line footpaths provide excellent access to the wider countryside and are an attractive feature of this location and will serve to create a development which promotes a healthy lifestyle.

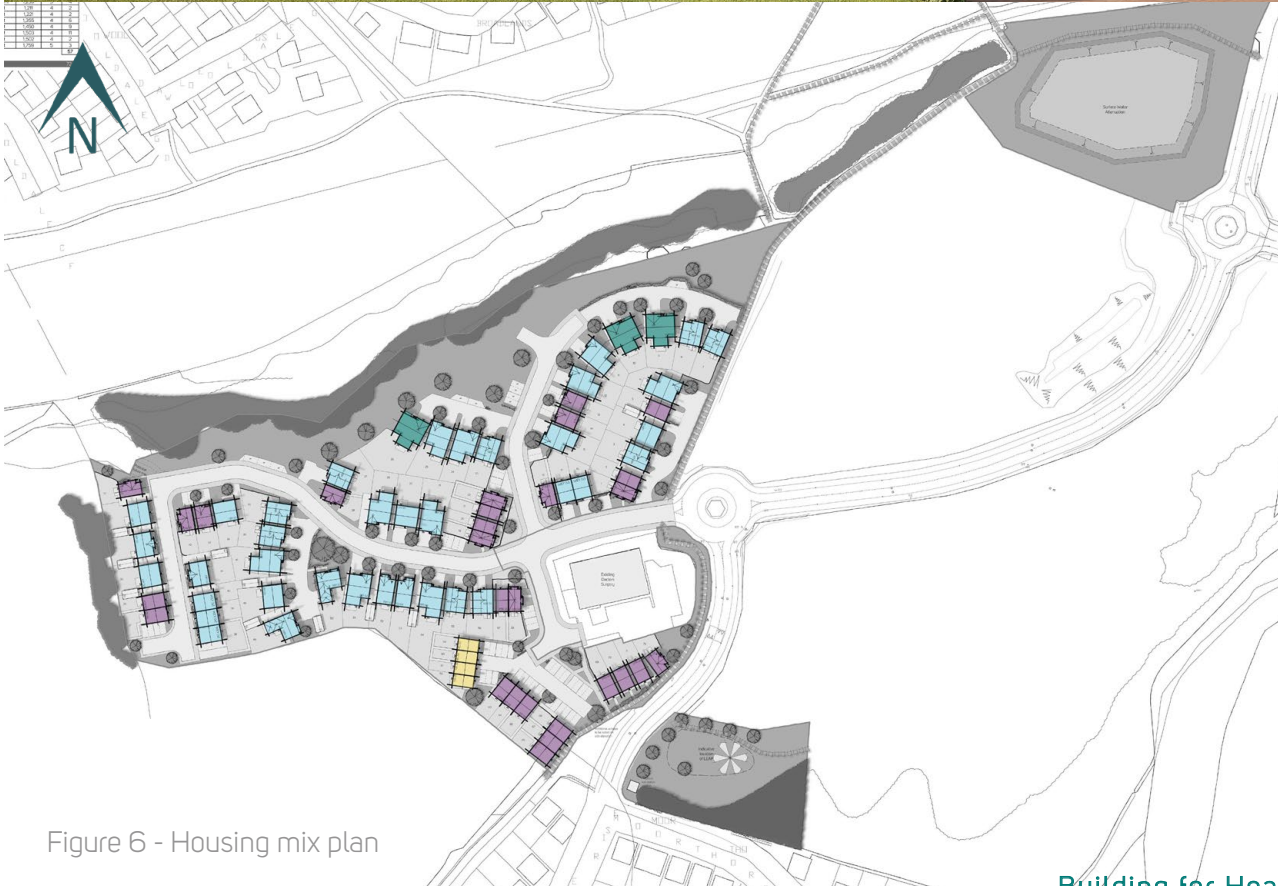


Figure 6 - Housing mix plan

Homes for Everyone 4

“ A range of homes that meet local community needs. ”

The site is within a location synonymous with family housing and the Design Brief reaffirms this aspiration. As such the scheme includes a mix of 3, 4 and 5 bedroom private homes (57 in total) as well as 2, 3 and 4 bed affordable housing.

The number of affordable homes to be provided exceeds the council's policy requirements for this site, providing almost 20% of the private floorspace as opposed to 10%. Affordable dwellings are distributed across the development in three locations rather than being concentrated in one area and are designed to be tenure blind.

Making the most of 5 what's there

“ Understand and respond. ”

Early conceptual work informed by site visits was undertaken to ensure that an outward-looking perimeter block formation could be accommodated. One of the key features of the site is the relationship with the woodland along the northern boundary. The design of scheme has ensured that homes benefit from views of the woodland along the northern edge, taking advantage of this positive asset within the site to create a distinctive place. The informal building line along the woodland edge has created pockets of additional green space to facilitate new woodland planting which extends the sylvan character of the site into the development and protects this asset.

Wide-fronted detached dwellings have been used to create a lower density edge to the woodland in contrast to the taller buildings in the heart of the scheme. This creates a transition and compliments the approach to the woodland edge.



Figure 7 - Wider frontages plan

Illustrative view 2

A memorable character

6

“ Create places that are memorable. ”

“Where the local context is poor or generic, do not use this as a justification for more of the same”

As was set out in the Design and Access Statement, the surrounding residential areas of Owlthorpe, Hackenthorpe and Waterthorpe are generally quite standard in appearance, reflective of the decades within which they were constructed rather than being “of the place”. The area lacks a distinctive character, and an opportunity exists to create a development with its own identity and sense of place.

Avant have created bespoke elevations for this site. The proposed buildings have been designed with a contemporary style with the appearance, setting the tone for the first phase of a new neighbourhood with its own distinctive identity.

A limited but high-quality palette of materials is proposed, with an attractive brown brick being the consistent thread throughout the scheme and a grey brick used at key locations. Both render and timber cladding are proposed, complimentary of the brick and used to enhance door and window openings. The appearance of timber in particular is used to connect the scheme to the woodland setting along the northern boundary.

Character is also driven through the definition of a different street typologies and use of building massing, groupings and materials. The density and massing of the development is higher in the heart of the scheme (35dph) at the entrance, and around the doctors surgery, with 3 storey dwellings proposed, as illustrated by the accompanying image. A central node is defined at the first internal junction of the scheme by a strong taller building group and through the use of surface and building materials. A secondary “green” node is also defined further into the site, with buildings set out to positively address views along the main street before it turns northward.



Illustrative street scenes



Illustrative view 12

Well defined streets and spaces

“ Create a network of streets and spaces that are well enclosed by buildings and/or structural landscaping, taking care to ensure that front doors and the principal façades of buildings face streets and public spaces. ”

The simple street network is defined by active frontages of dwellings arranged in perimeter block formations that ensure front doors open onto the street. Differing degrees of street enclosure are achieved using different car parking typologies; and this provides variety to the streetscene and aids legibility. Building lines are consistent however, with street corridors maintained at consistent widths and unsightly staggered or haphazard frontages avoided. Dual-aspect buildings are used to turn corners; predominantly being the Easton and Seaton house types which both have ground floor windows to habitable rooms on the two primary elevations and so maintain active frontage surveillance of the street around corners. Primary elevations of houses, not garages, side walls or gaps between buildings are the features that address internal vistas along streets and pedestrian links.

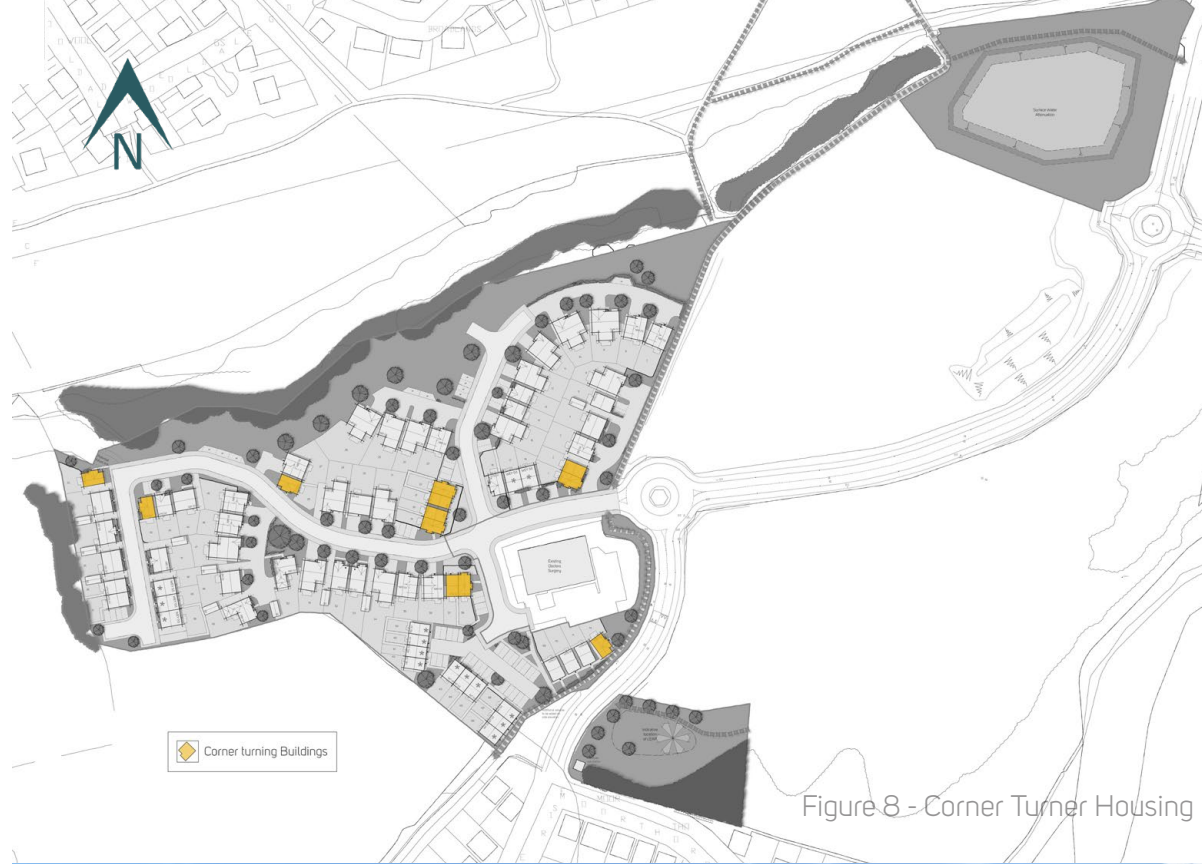


Figure 8 - Corner Turner Housing



Illustrative view 6

The Design Process

The design process plans illustrate the composition of the layout and how the perimeter block structure for the site has been formed, balancing the various design priorities and the need to orientate development in various directions. This process was carefully considered from the outset to ensure a network of well-designed streets, spaces and frontages were formed.



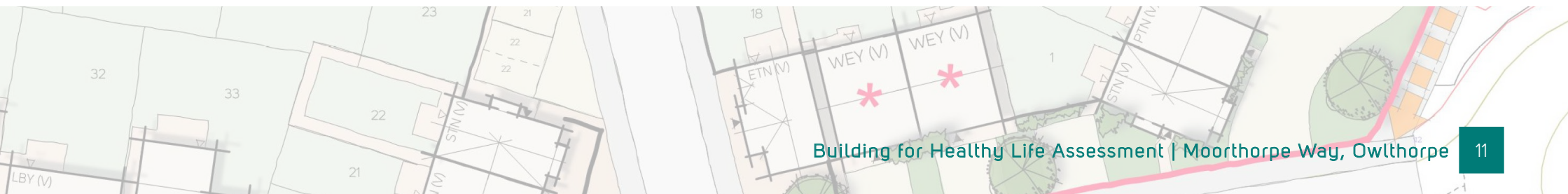
The primary route requires enclosure on both sides of the street, but on it's own will expose rear boundaries to the woodland.



A frontage is also required to the existing footpath facing east but on it's own will expose boundaries to the woodland.



Completing the perimeter block structure creates an active frontage to the woodland but with a soft, curved edge.



Easy to find your way around

8

“ Use legible features to help people find their way around a place. ”



Figure 9 - Landmark Buildings



Illustrative view 12



Illustrative view 11

A key priority has been to ensure that the layout is permeable and integrates well with the surrounding area. The perimeter block structure, the definition provided to the woodland edge and the events defining the primary route all work together to assist in navigation and make it easy to find your way around the scheme and indeed out to the surrounding fields and woodland.

Taller buildings such as the 3 storey Paignton house type, arranged in terraced form and the 2.5 storey Napsbury with its distinctive front gable to provide definition and legibility to key spaces within the development. These 'landmark' buildings are to be constructed of grey brick which together with their height will add legibility and character to the scheme. At the site entrance from Moorthorpe Way and on the north east corner a pair of 2.5 storey Napsbury's are used to define these key gateways (plots 1-2 and 7-8 respectively).

In addition, the 3 storey Paignton and Seatons have been used to enclose the central node within the scheme and give this space definition. Plots 19-22 will be visible when entering the site, passing Owlthorpe Surgery, and when exiting the site onto Moorthorpe Gate. It is anticipated that this space is complimented by a change in hard surfacing, gabion baskets as boundary treatments with street trees in planters.

Moving west from this space the visual journey continues with the introduction of some new trees, with the species to be carefully chosen to complement the contemporary feel of the scheme. A small green with trees is enclosed again by positioning another pair of 2.5 storey Napsburys (plot 45-46) which terminate the view along the street.

The above features are summarised on the accompanying plan and illustrate the legibility of the scheme.

Healthy Streets

9

“

Streets are different to roads. Streets are places where the need to accommodate the movement of motor vehicles is balanced alongside the need for people to move along and cross streets with ease. Activity in the street is an essential part of a successful public realm.

”

Streets are designed to manage low traffic speeds, in most instances by virtue of their short length. The main east-west street bends and travels through two nodal features, all of which impact on driver perception and act to maintain low speed. Strong frontages to proposed and existing footpath routes encourage use of them and logical connection from the ends of streets to the wider footpath network further enhances their attractiveness. Hard and soft proposed and existing landscape features provide interest in the streetscene and in views out of the development.



Illustrative view 8



Illustrative view 4

Cycle and car parking

10

Well-designed developments will make it more attractive for people to choose to walk or cycle for short trips helping to improve levels of physical activity, air quality, local congestion and the quality of the street scene. Well-designed streets will also provide sufficient and well-integrated car parking.



A mix of parking typologies are proposed in order to integrate parking within the street, with parked cars located so that they can be seen from peoples homes. Approximately one third of parking is positioned to the side of dwellings. Another third are integral garage parking arrangements which allow for a combination of parking and landscaping across the frontage of the house to ensure parked cars do not dominate. The remaining third of houses are front parked, with a significant number of these spaces provided in the courtyard area at the southernmost part of the site. In addition to this 18 visitor parking spaces are provided

within the scheme, with these spaces ensuring that cars aren't parked in unplanned locations.

A large proportion of the dwellings within the site are detached properties with rear access providing sufficient storage space for bins and recycling. Bin storage for the terraced blocks in the southern courtyard will be integrated sensitively into the parking areas where practical. The ready access to secure rear gardens also allows for the convenient movement and storage of cycles and gardening tools.

Green and Blue Infrastructure

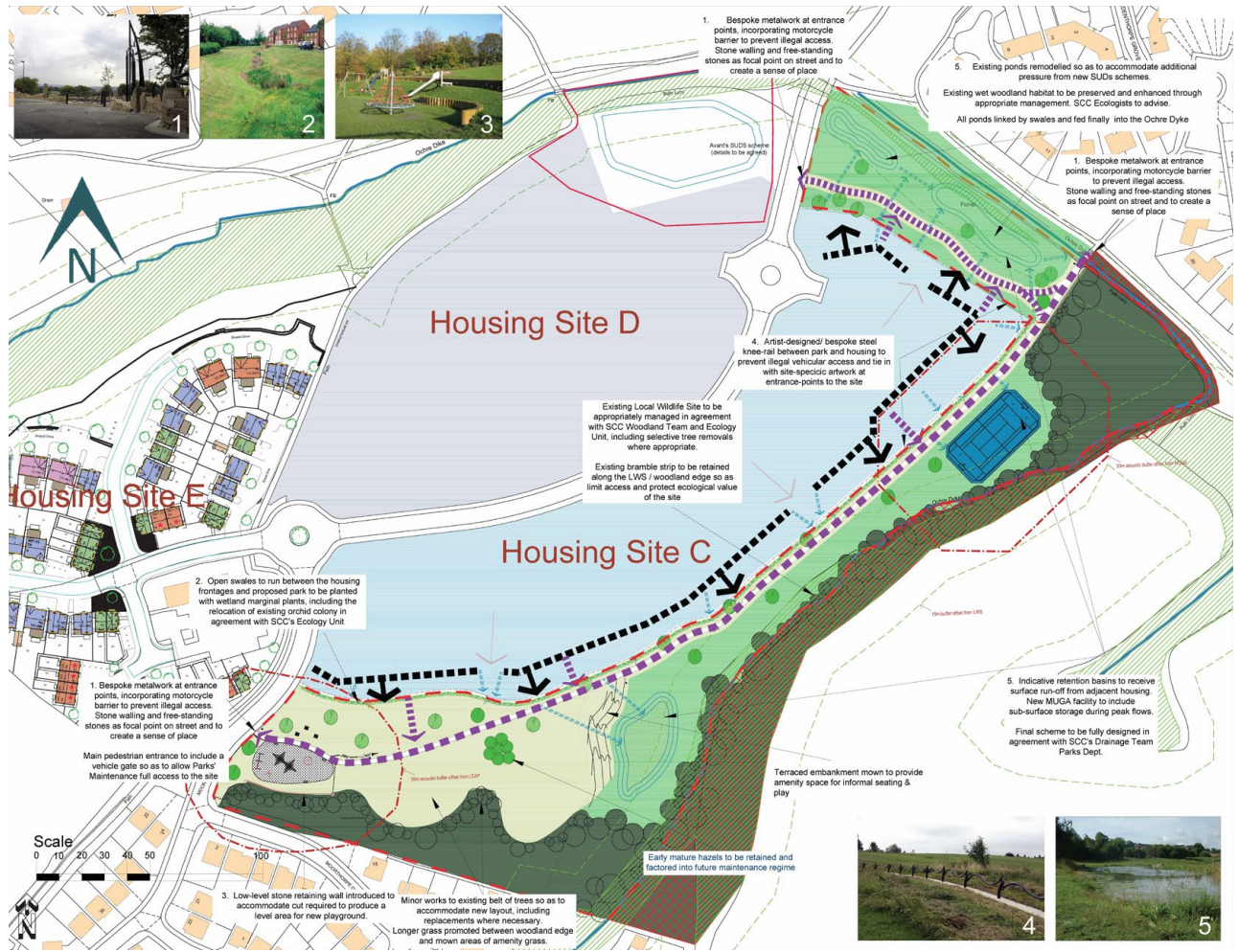
11

“ Creative surface water management such as rills, brooks and ponds enrich the public realm and help improve a sense of wellbeing and offer an interaction with nature. As the richest habitat for a range of flora and fauna, they are also a key play in achieving the net gain in biodiversity sought by the 2020 Environment Bill. ”

The provision of public open space on Site E far exceeds policy requirements with double the amount of informal open space provided with the majority along the northern edge. This area will be the subject of new woodland planting to extend the woodland out towards the new dwellings. The strategy is to layer the planting from low level shrubs close to the houses with larger trees abutting the existing woodland. This will create an attractive and enhanced new edge that forms part of the wider 'green necklace' for the wider site.

The majority of the public open space for the scheme is provided in the aforementioned 'green necklace' as part of a green infrastructure framework for the wider site, led by Sheffield City Council, as illustrated by the accompanying plan. This phase of the development will deliver new play equipment in the form of a LEAP (delivered as part of Site E) and Multi-Use Games Area (MUGA) to the south east of the site, which will form part of a wedge of green space between future phases of development and the existing Moorthorpe Rise development, which is nestled behind tall hedgerows/bushes. Surface water attenuation basins are proposed as part of this strategy with the appeal site providing the largest, with this having the capacity to serve part of the wider development.

In addition to the above the appellant is offering £230,400 to fund offsite biodiversity net gain which will compensate the loss of biodiversity arising from the scheme. It is intended that this funding should be targeted on management of the LWSs close to the development site. Based on Mr Andrew Baker's (ecologist) Proof of Evidence we consider this fund to be sufficient to balance the losses caused by the development.



Back of Pavement: Front of Home

12

“Garden cities, towns and suburbs used hedges to define public and private spaces, helping to create characterful and biodiverse places. The space between the back of the pavement and the face of buildings has a significant impact on the quality of a place. Clear demarcations between public and private spaces can encourage people to personalise the front of their homes whilst also offering opportunities to integrate level changes, utility boxes and waste storage.”



The proposed boundary treatments will assist in defining public and private spaces to create characterful spaces. The central node is defined by low gabion walls contributing to a high-quality hard landscape which incorporates tree planting (in planters).

This contrasts nicely with the woodland edge, where a layered new woodland planting scheme brings the woodland close to the proposed new houses and native shrubs then bleed into the soft landscaping proposals within the heart of the site. The outward looking orientation of plots along the woodland edge ensures a sense of ownership and stewardship over the area which ensures the long-term protection and management of this asset.



Attractive brick walls rather than close boarded fences are proposed along boundaries which are public facing, creating a more pleasant connecting feature between the active elevations of new dwellings.

Overall, an outward looking frontage to the public realm and future phases of development are proposed to ensure the wider site can be developed comprehensively.



Illustrative view 7



Illustrative view 1



Illustrative view 9



Illustrative view 10

3D Visuals view points



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Appendix 20

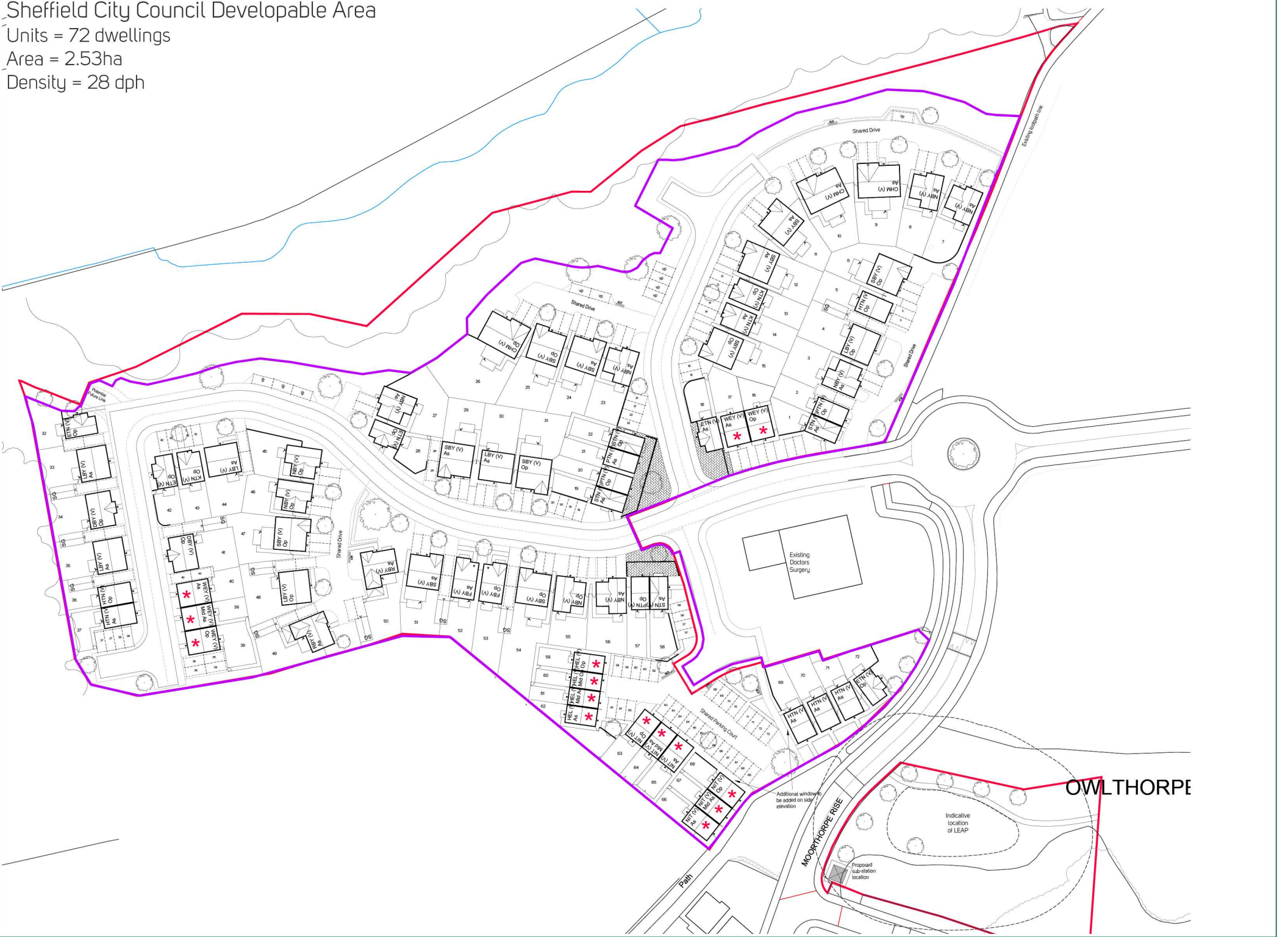
Density Calculation

Sheffield City Council Developable Area

Units = 72 dwellings

Area = 2.53ha

Density = 28 dph

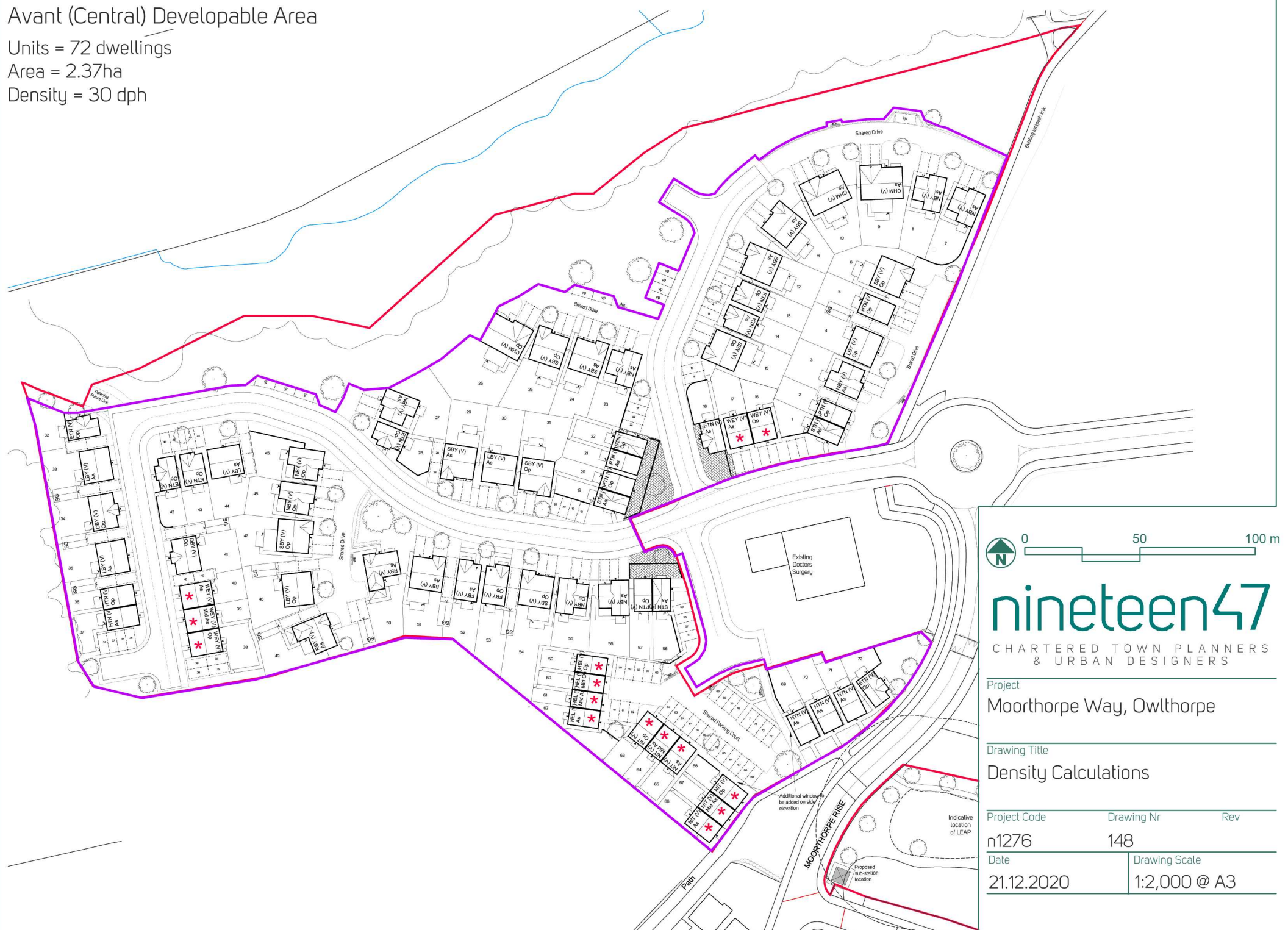


Avant (Central) Developable Area

Units = 72 dwellings

Area = 2.37ha

Density = 30 dph



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Project
 Moorthorpe Way, Owlthorpe

Drawing Title
 Density Calculations

Project Code	Drawing Nr	Rev
n1276	148	
Date	Drawing Scale	
21.12.2020	1:2,000 @ A3	

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CHARTERED TOWN PLANNERS
& URBAN DESIGNERS

Appendix 22

Proposed Park Layout

December 2020



Housing Site D

Housing Site E

Housing Site C

1. Bespoke metalwork at entrance points, incorporating motorcycle barrier to prevent illegal access. Stone walling and free-standing stones as focal point on street and to create a sense of place

5. Existing ponds remodelled so as to accommodate additional pressure from new SUDS schemes. Existing wet woodland habitat to be preserved and enhanced through appropriate management. SCC Ecologists to advise. All ponds linked by swales and fed finally into the Ochre Dyke

1. Bespoke metalwork at entrance points, incorporating motorcycle barrier to prevent illegal access. Stone walling and free-standing stones as focal point on street and to create a sense of place

4. Artist-designed/ bespoke steel knee-rail between park and housing to prevent illegal vehicular access and tie in with site-specific artwork at entrance-points to the site

Existing Local Wildlife Site to be appropriately managed in agreement with SCC Woodland Team and Ecology Unit, including selective tree removals where appropriate. Existing bramble strip to be retained along the LWS / woodland edge so as to limit access and protect ecological value of the site

2. Open swales to run between the housing frontages and proposed park to be planted with wetland marginal plants, including the relocation of existing orchid colony in agreement with SCC's Ecology Unit

1. Bespoke metalwork at entrance points, incorporating motorcycle barrier to prevent illegal access. Stone walling and free-standing stones as focal point on street and to create a sense of place

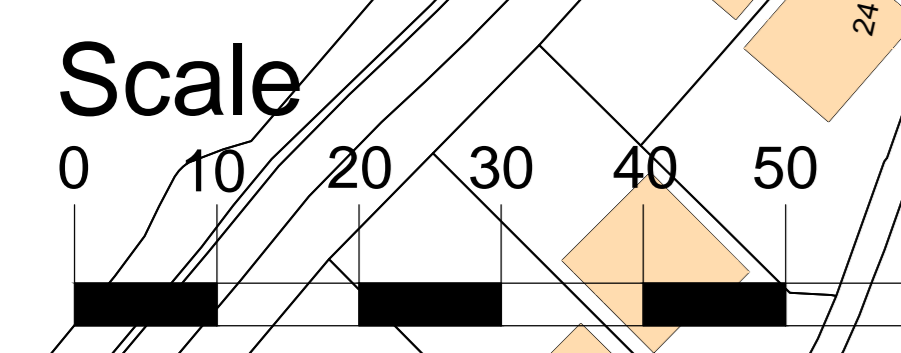
Main pedestrian entrance to include a vehicle gate so as to allow Parks' Maintenance full access to the site

5. Indicative retention basins to receive surface run-off from adjacent housing. New MUGA facility to include sub-surface storage during peak flows. Final scheme to be fully designed in agreement with SCC's Drainage Team Parks Dept.

Terraced embankment mown to provide amenity space for informal seating & play

Early mature hazels to be retained and factored into future maintenance regime

3. Low-level stone retaining wall introduced to accommodate cut required to produce a level area for new playground. Minor works to existing belt of trees so as to accommodate new layout, including replacements where necessary. Longer grass promoted between woodland edge and mown areas of amenity grass.



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Notes:
Generally:
1. Do not scale from this drawing
2. All dimensions to be checked on site
3. Report any discrepancies or omissions to the Landscape Architect and Contract Administrator before proceeding
4. This document is to be read in conjunction with the specification and all other contract documentation.

KEY

- Park boundary
- Amenity grass areas
- Low-fertility long-grass. Mown annually with cuttings taken on site
- Wildflower meadow planting within retention pond. Mown seasonally with cutting removed from site
- Established woodland/ tree-belt
- Woodland outside of Park boundary/ SCC ownership
- 3 metre-wide tarmac footpath running north-south through the park, including 2metre-wide mowing strip either side
- Impact absorbing safety surfacing
- Seasonal drainage basin to deal with extreme weather events
- Open Swales connecting housing to retention ponds within park
- Indicative line of housing, all of which have active frontages out on to open space
- Extra Heavy Standard-sized parkland trees
- LWS
- 15M Buffer to LWS
- 2m wide tarmac footpath/ Access points into park
- Pedestrian routes & views through housing to open space

P01 (21.01.20)
- Updates to plan based on discussions with client (KC) on 02.12.19

P02 (04.02.20)
- Amendments made re footpath alignment & widths
- Changes to colour of vegetation for clarification.
- Additional notes re future maintenance.
- Area of woodland outside SCC ownership shown

All changes based on feedback from client

FOR CONSULTATION

SHEFFIELD CITY COUNCIL
DEVELOPMENT SERVICES
URBAN AND ENVIRONMENTAL DESIGN TEAM

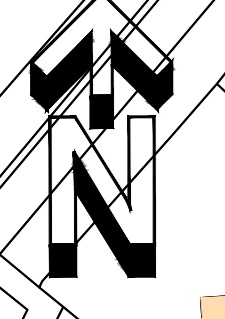
SCHEME: Owithorpe Masterplan

TITLE: Proposed Park Layout

SCALE: As Shown @ A0 PAPER SIZE: @A0

Project: OMP Drawn by: ST Checked by: Date: 22.01.20
Drawing No: OMP-UED-Z0-XX-DL-L-0001

Status: S0 Suitable for Consultation
Revision: P02 For Consultation



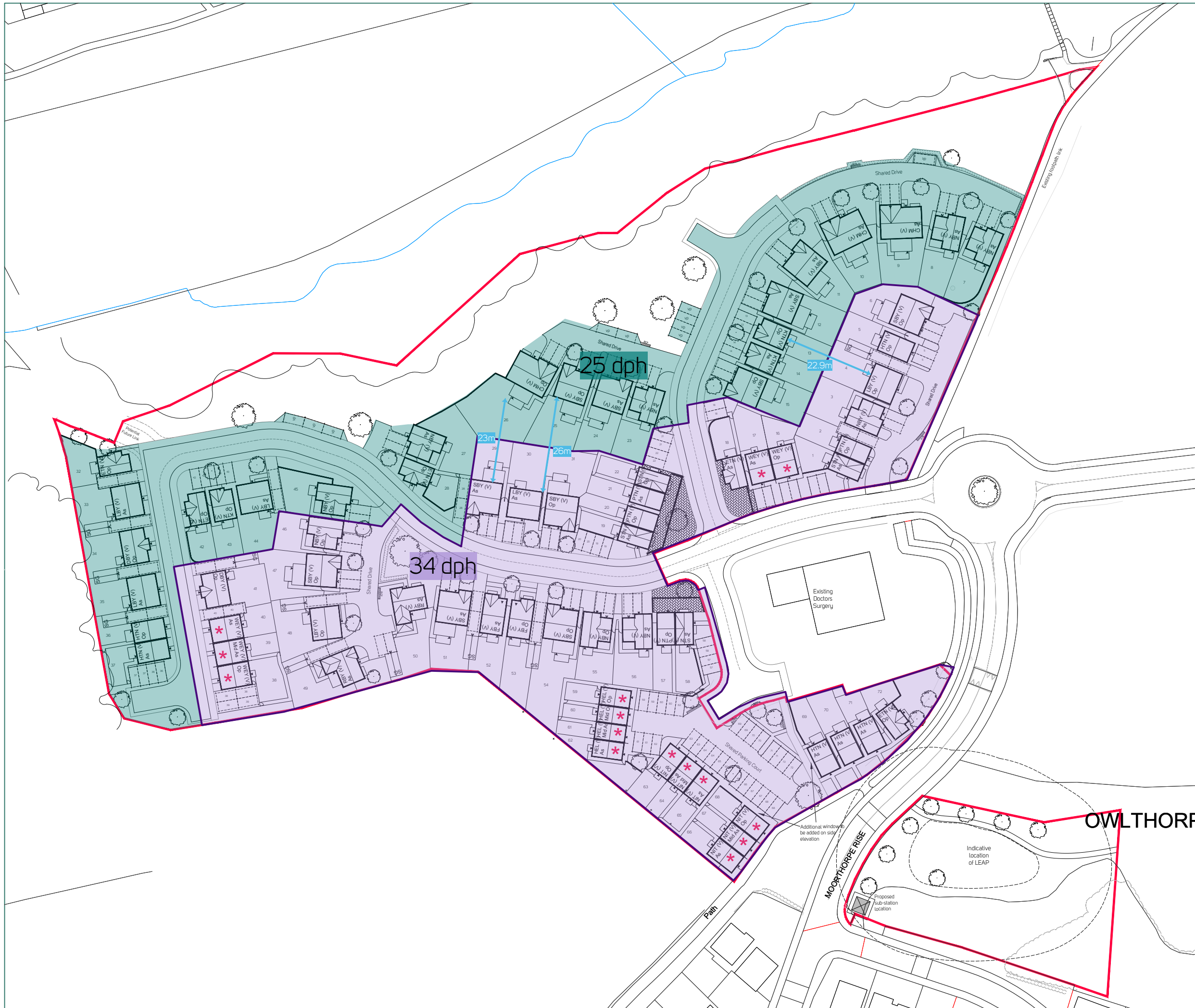
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CHARTERED TOWN PLANNERS
& URBAN DESIGNERS

Appendix 23

Density Variation

December 2020



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Project
Moorthorpe Way,
Owlthorpe
Drawing Title
Density Variation Plan

Project Code	Drawing Nr	Rev
n1276	128	
Date	Drawing Scale	
17.12.2020	1:1000 @ A3	

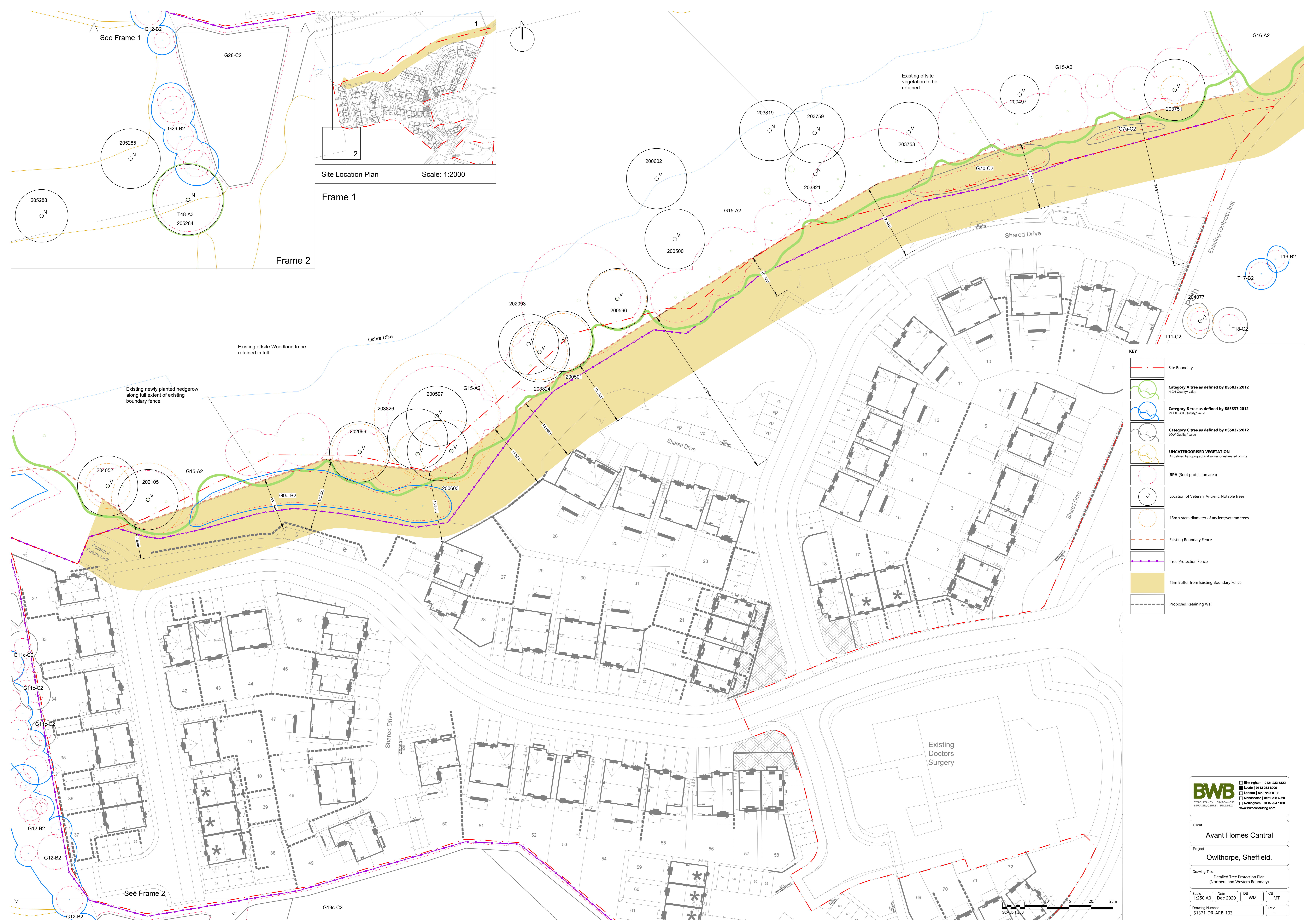
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Appendix 24

Detailed Tree Protection Plan

December 2020



Site Location Plan Scale: 1:2000

Frame 1

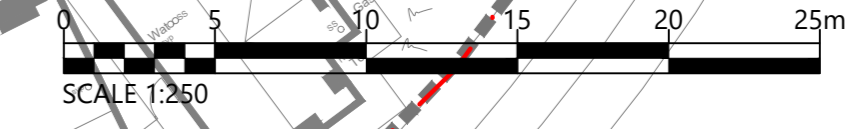
Frame 2

- KEY**
- Site Boundary
 - Category A tree as defined by BS5837:2012 HIGH Quality/ value
 - Category B tree as defined by BS5837:2012 MODERATE Quality/ value
 - Category C tree as defined by BS5837:2012 LOW Quality/ value
 - UNCATEGORISED VEGETATION As defined by topographical survey or estimated on site
 - RPA (Root protection area)
 - Location of Veteran, Ancient, Notable trees
 - 15m x stem diameter of ancient/veteran trees
 - Existing Boundary Fence
 - Tree Protection Fence
 - 15m Buffer from Existing Boundary Fence
 - Proposed Retaining Wall

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Client	Avant Homes Central		
Project	Owlthorpe, Sheffield.		
Drawing Title	Detailed Tree Protection Plan (Northern and Western Boundary)		
Scale	1:250 AO	Date	Dec 2020
DB	WM	CB	MT
Drawing Number	51371-DR-ARB-103	Rev	-



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Appendix 25

The Design Process

December 2020



A primary route is required from the vehicular access through to the potential link in the NE corner



The primary route requires enclosure on both sides of the street, but on its own will expose the rear boundaries to the woodland



A frontage is also required to the existing footpath facing east but on it's own will expose the rear boundaries to the woodland



Completing the perimeter block structure creates an active frontage to the woodland but with a soft, curved edge



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Project
 Moorthorpe Way, Owlthorpe

Drawing Title
 The Design Process

Project Code	Drawing Nr	Rev
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Date	Drawing Scale	
12.12.2020	not to scale @ A3	

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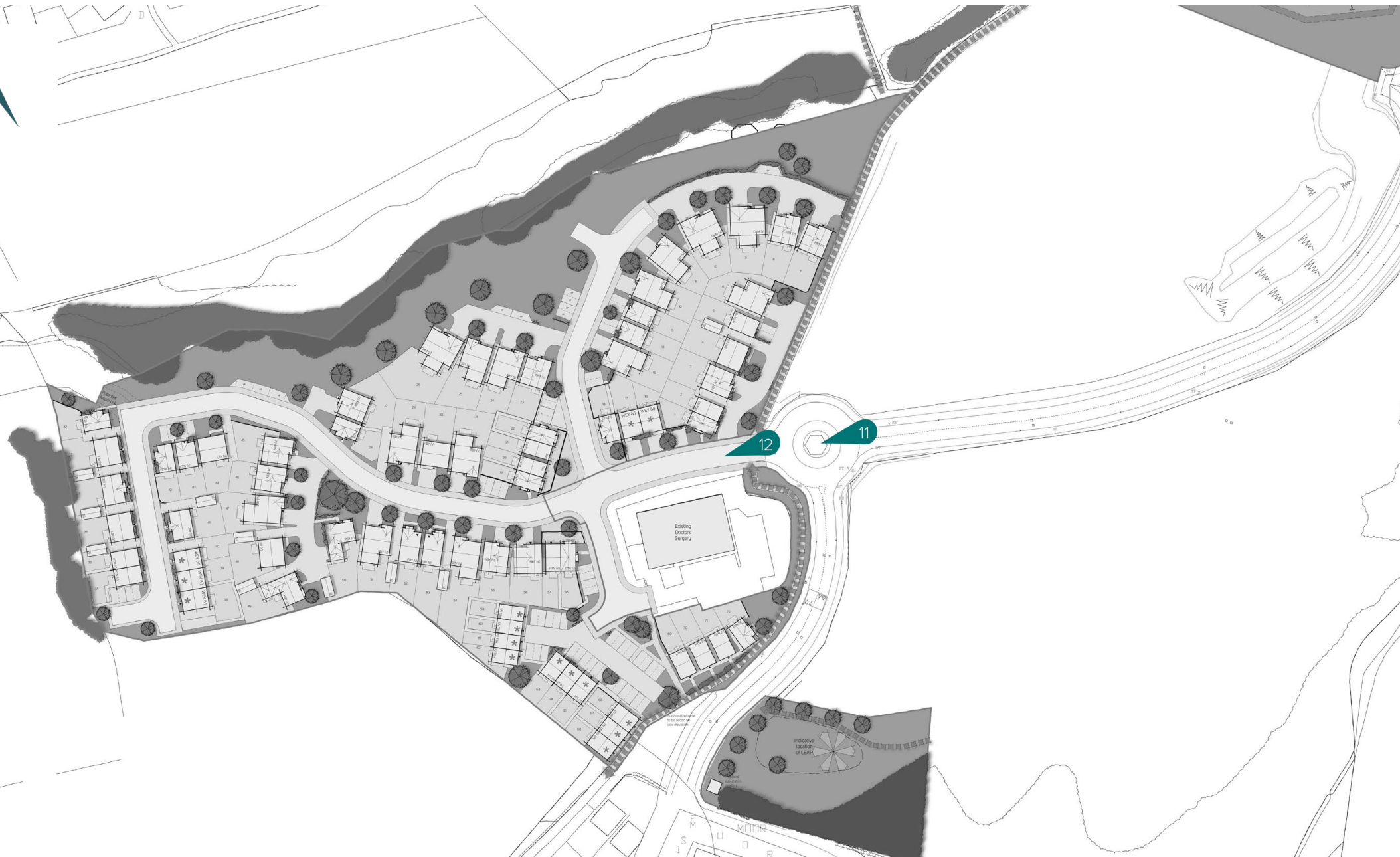
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& URBAN DESIGNERS

Appendix 26

3D Visuals - Urban Heart

3D Visuals - Urban Heart

Visual Markers





Illustrative View 11



Illustrative View 12

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& URBAN DESIGNERS

Appendix 27

3D Visuals - Woodland Edge

3D Visuals - Woodland Edge

Visual Markers





Illustrative View 1



Illustrative View 2



Illustrative View 3



Illustrative View 4



Illustrative View 5



Illustrative View 6



Illustrative View 7



Illustrative View 8



Illustrative View 9



Illustrative View 10

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& URBAN DESIGNERS

Appendix 28

Affordable Street Scenes

December 2020



Street Scene 1



Street Scene 2



Street Scene 3

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Project
 Moorthorpe Way
 Owlthorpe
 Drawing Title
 Street Scenes

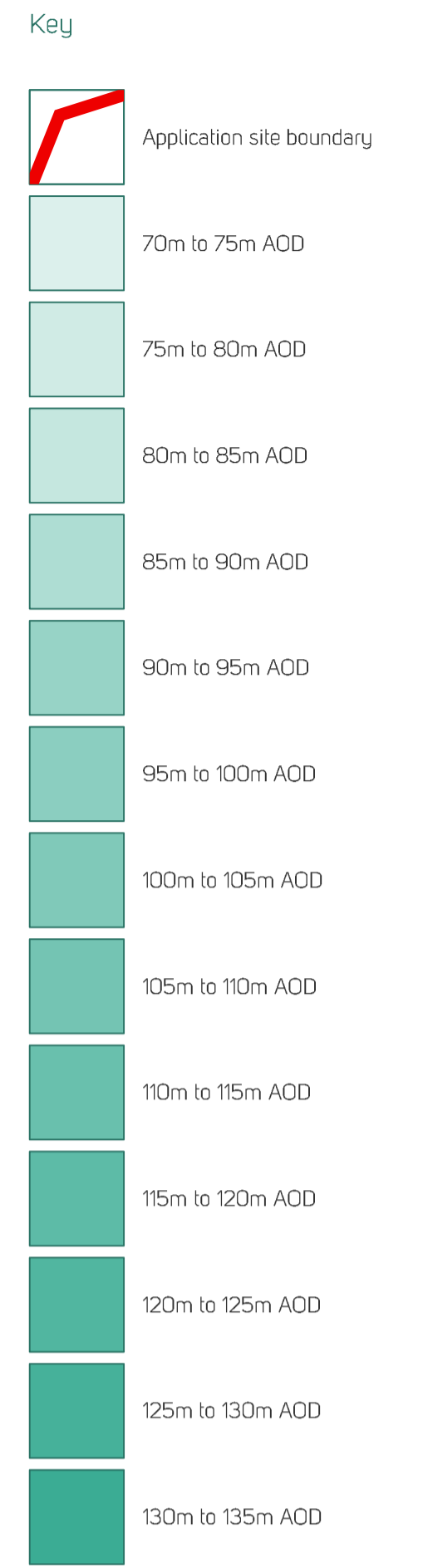
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& URBAN DESIGNERS

Appendix 30

Topography Plan - Wider Context

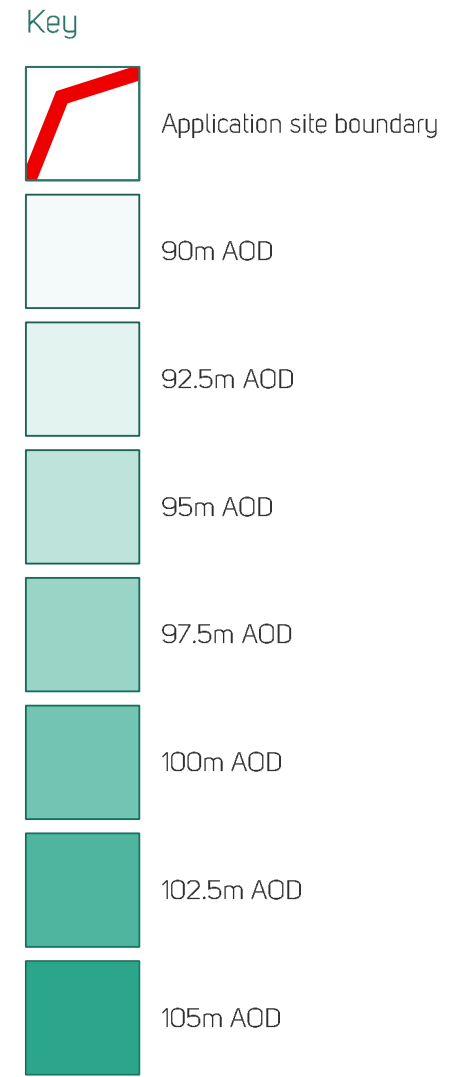
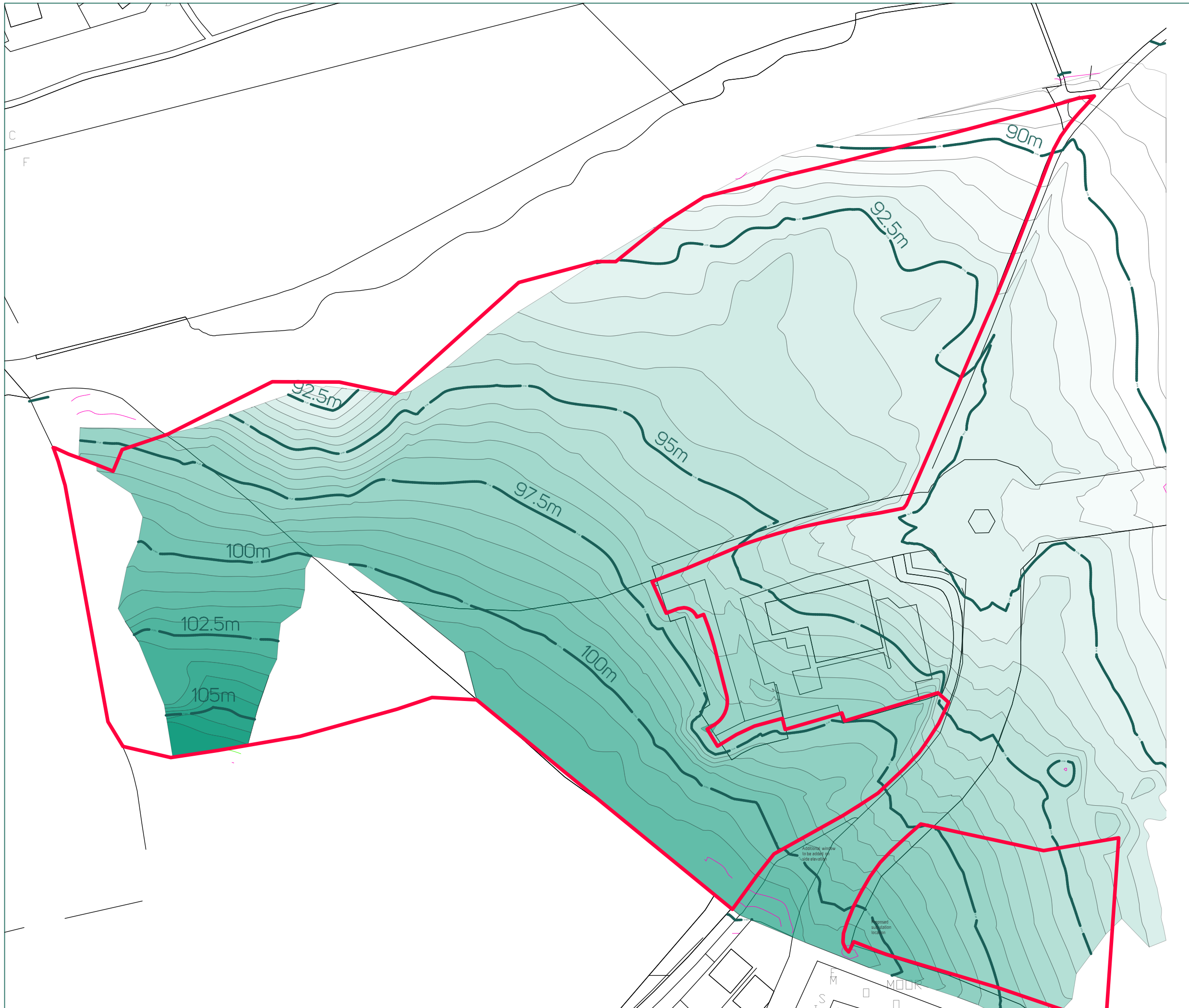


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Appendix 31

Topography Plan - Site



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Project
 Moorthorpe Way
 Owlthorpe
 Drawing Title
 Topography Plan

Project Code	Drawing Nr	Rev	Drawing Scale
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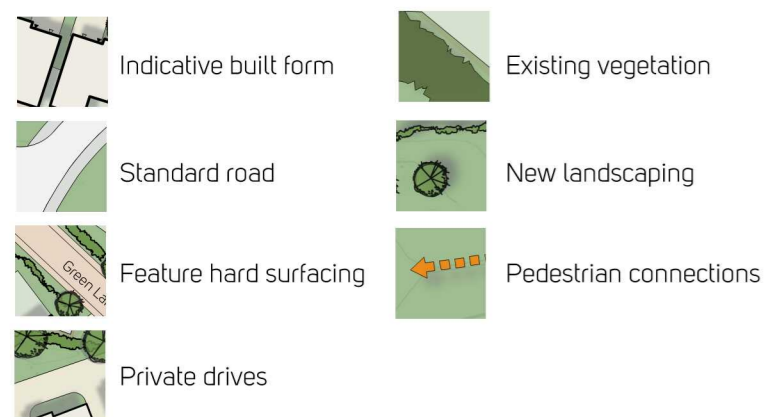
Appendix 32

Masterplan with Site E and D

December 2020



Legend



Land Budget

Gross Residential Area = 7.8ha (approx)

Net Area = 6.8ha (approx)

Total Dwellings = 250 houses (37 dph)

Key Design Principles

- ❶ A gateway frontage is created gathered around the southern side of the existing roundabout to create an attractive entrance into the scheme.
- ❷ Moorthorpe Gate will be given distinction as the primary route through the introduction of a tree-lined verge with new dwellings serve by private drives accessed off the main route.
- ❸ At the heart of the scheme a distinctive crescent/circus is proposed. This is an important node for pedestrians using the woodland and/or existing cycle route as well as for vehicular movements. The built form in this area is anticipated to be three storey in part to give legibility to this space;
- ❹ Active edges are proposed to the periphery of the site, overlooking the green rim which wraps around the residential envelope.
- ❺ Green Lanes extend southward from Moorthorpe Gate, with the street 'fanning out' creating visual connections with the green spaces around the edges of the scheme. Vistas down these streets are terminated by new feature trees.
- ❻ The 'Green Rim' to the scheme combines the formalised and informal pedestrian routes already in use to create an attractive green environment integrating with existing PROW in the locality



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Project
Moorthorpe Way
Owlthorpe
Drawing Title
Masterplan (Phase E and D)

Project Code	Drawing Nr	Rev	Drawing Scale
n1276	124	B	1:1250 @ A1

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Appendix 33

Masterplan with Site E and D with Urban Design
Framework Overlay



6m easement line from woodland

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Project
Moorthorpe Way,
Owlthorpe

Drawing Title
Masterplan and Urban Design
Framework Overlaid

Project Code	Drawing Nr	Rev
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Date	Drawing Scale	
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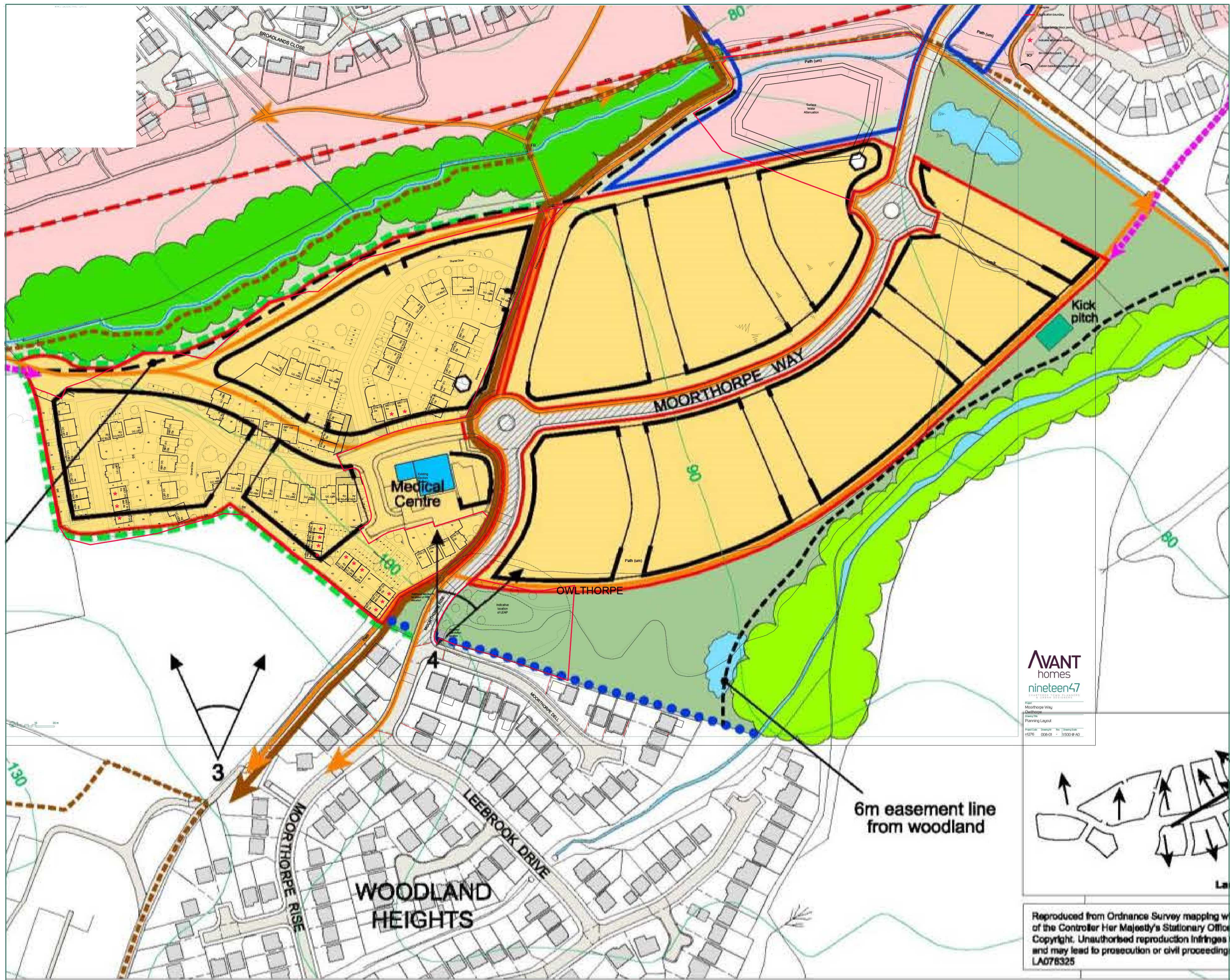
Note that as discussed in 4

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Appendix 34

Urban Design Framework Overlay



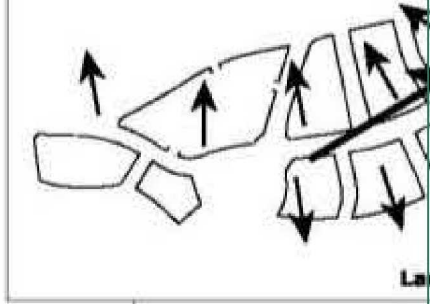
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Moorthorpe Way
Outline
Planning Layout
12/20 008-01 1:500 @ A3

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6m easement line from woodland

Note that as discussed in 4

Project
Moorthorpe Way,
Owlthorpe
Drawing Title
Urban Design Framework Overlay

Project Code	Drawing Nr	Rev
n1276	127	-
Date	Drawing Scale	
17.12.2020	1:2000 @ A3	