

## **Appendix 2, Development Principles – Arkwright Walk & Blackstone Walk**

### **Sites overlooking Arkwright Walk**

A high quality residential development scheme consisting of family housing and, where appropriate, low rise flats is considered the most appropriate form of development for these sites. The density of residential development should be in keeping with the surrounding area. The number of dwellings will depend upon the size of units and an appropriately detailed design scheme that successfully deals with and incorporates the following principles.

The existing pedestrian links and public realm should be enhanced with potential new dwellings providing enhanced natural surveillance. An innovative design approach should be taken which addresses simple urban design principles of front doors and windows facing Arkwright Walk to enhance natural surveillance and street activity. Where appropriate on and off street parking along Arkwright Walk will be encouraged. However, due to the existing Radburn estate design this may not always be possible. In some cases the issue of fronts and backs of properties can best be addressed through flats. Two to three storey houses are considered appropriate to give a sense of enclosure to the street. Although the heights of the flats will vary, generally three to four storeys will be appropriate.

The indicative road design attempts to create 'a street', utilising the existing design, (in particular the chicanes) to slow traffic speeds. Removing the raised tables will help delineate the carriageway from footways, with some grassed areas planted where the footways are overly wide. Not only will this help soften the appearance of the street but allow some opportunity for on street parking, if necessary.

The proposed new space straddling Arkwright Walk at St. Saviour's Gardens, in front of the church will create a focus around the community buildings and if well designed also help traffic calming. A new access road off Willersley Drive will help facilitate additional housing and could allow (local) traffic to navigate through Arkwright Walk to Sheriffs Way without the need for an unsightly turning head.

The attached Plans A & C provide an indicative scheme layout and carriageway improvements respectively. Note that the Council intends to re-open Arkwright Walk adjacent to Crocus Fields Children's Centre to pedestrians and cyclists and will procure and fund this work independently of the development scheme.

### **Blackstone Walk site**

A high quality residential development scheme consisting of family housing is considered the most appropriate form of development for this site. The density of residential development should be in keeping with the surrounding area. The number of dwellings will depend upon the size of units and an appropriately detailed design scheme that successfully deals with and incorporates the following principles.

The existing pedestrian links and public realm should be enhanced with potential new dwellings providing enhanced natural surveillance. An innovative design approach should be taken addressing simple urban design principles of front doors and windows facing onto Kirkewhite Walk and Queen's Walk wherever possible to enhance natural surveillance and street activity. New/upgraded vehicular access

should be incorporated on this site to allow vehicular access to new properties and proposed parking spaces however, due to the existing Radburn estate design this may not be possible for all properties. Two to three storey houses are considered appropriate on this site.

The attached Plan B provides an indicative scheme layout for the Blackstone Walk development.

### **All sites**

There are a number of mature trees which are considered to provide significant local amenity value and are expected to be retained wherever possible. However a Tree Survey will be required in accordance with BS 5837:2012 'Trees in relation to Design, Demolition and Construction – Recommendations' to fully inform tree retention, layout and design proposals.

Secure access to back gardens for off-street storage space of wheeled bins will need to be provided. Quality treatment is essential for boundaries fronting the public realm. Details of enclosures and structural landscaping must be submitted as part of a full planning application.

Development proposals should look to utilise a sustainable drainage system to manage surface water runoff. Facilities for water conservation and waste recycling should be included within proposals in line with the City Council's approved planning guidance for Sustainable Drainage Systems and Waste Storage and Collection in New Development.

A comprehensive area assessment to determine the need for restrictive parking measures in The Meadows will be undertaken after the NET Phase Two tram line becomes fully operational. Scheme proposals should deter commuter parking and incorporate adequate parking both within curtilage and on street where appropriate.

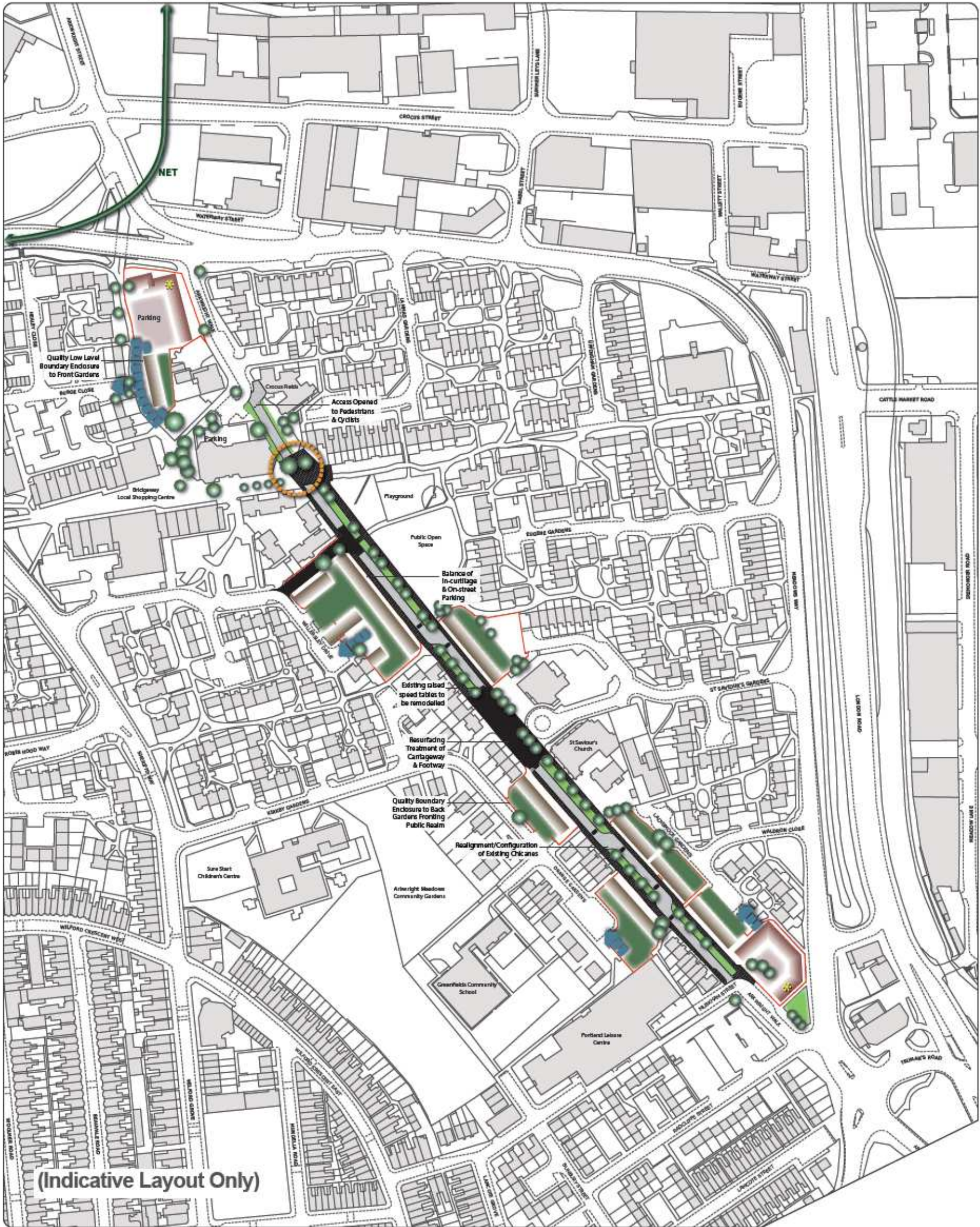
Arkwright Walk is a safeguarded route for a potential future extension of the NET. Details of this are shown in the tender documents and development proposals should accommodate any future requirements.

The development will be required to achieve a minimum of 11 out of 12 Building for Life 'green' ratings. The development should encompass the principles of "placemaking" and comply with Manual for Streets.



# Arkwright Walk

Design Principles - Option 1



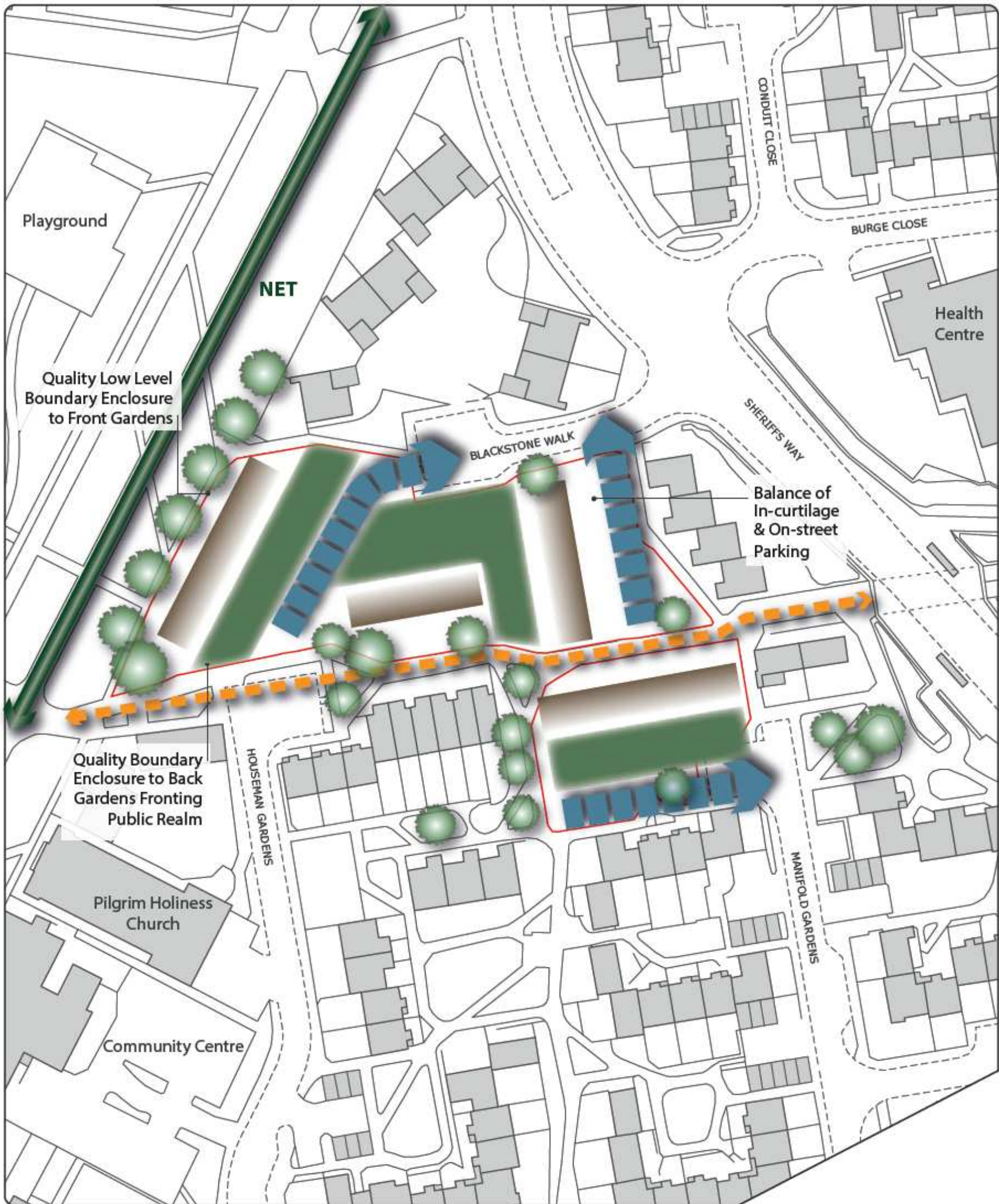
(Indicative Layout Only)

**Key**

- Site Boundary
- Potential New 2-3 Storey Housing
- Potential New 3-4 Storey Apartments
- Potential Back Gardens
- New / Upgraded Vehicular Access
- Key Nodal Point
- Architectural Focal Point
- Existing Trees



# Blackstone Walk - Draft Design Principles



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**Key**

- Site Boundary
- Potential New 2-3 Storey Housing
- Potential Back Gardens
- ↗ New/Upgraded Vehicular Access
- - - Enhanced Pedestrian/Cycle Route
- Existing Trees



