



Urban Design Framework

Inglewood, Paignton

March 2018 - Rev A

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1 INTRODUCTION

1.1 Introduction



Looking North East towards the site



Looking South East towards the site



Looking South East towards the site



Looking North West above the site

Stride Treglown has been appointed by Abacus Projects/Deeley Freed to prepare an Urban Design Framework (UDF) to support an outline planning application and ensure the vision for the Inglewood development is met.

This document sets out the vision and the urban design structure for the site that establishes the character.

The Inglewood concept masterplan indicates 373 dwellings in a mix of 1 & 2 bedroom apartments and 2,3 and 4 bedroom houses, as well as a 2 form entry primary school, a public house and all associated road infrastructure, public open space and significant tree planting.

The purpose of this UDF is to provide a guide with regard to expectations Abacus Projects/Deeley Freed have in respect of the creation of a sense of place and quality. These plans have been discussed in workshops with key local authority representatives at Torbay Council.

The UDF sets out an overall hierarchy of broad mandatory principles, public realm and urban form guidance. This document is prepared on the premise that an additional 'supplementary' design code will be produced at reserved matters stage and that it will include additional detailed architectural, and urban form coding requirements and standards for the whole development / relevant phase.

The underlying principle of the UDF is that there is a clear hierarchy of policy and guidance, with the document acting as a transitional document to bridge any gap between Torbay Council's expectations, the outline planning application and future detailed design stages leading to reserved matters planning applications.

Other Documents

This Urban Design Framework is the sister document to the Planning Design and Access Statement (PDAS), and the two documents should be read in conjunction with each other.

What is an Urban Design Framework?

An illustrated compendium of the necessary and optional urban design components of a particular development with instructions and advice about how these relate together in order to deliver a masterplan. It provides a site-based vision for the development and flavour of the sense of place it is going to provide.

Urban Design Frameworks can play an effective part in building sustainable communities for future generations and are particularly valuable when sites are large, where they are likely to be developed in a number of phases, or when a development involves several developers or design teams.

1.2 Using this document

Purpose and Use

The UDF establishes a set of principles and components with guidance in order to generate the physical development of the site and therefore provides clarity over what constitutes acceptable design quality.

The UDF builds upon the design vision contained in the masterplan and associated supporting documentation as set out in the PDAS and provides a set of requirements to achieve the vision of creating a new sustainable development.

It comprises urban design principles aimed at delivering better quality places and includes requirements for streets, blocks and massing. The document touches on architectural and landscape form, composition and materials.

To use the document the user first references the broad principles and strategies that refer / impact on the specific location, including thoroughfares and street types, public realm and public spaces and character area descriptions.

Within each of these sections reference is given to further detail and a general process and application method described which progresses from the masterplan vision and supporting urban design strategies and principles to landscape and urban elements.

The main benefits of this Urban Design Framework are that:

- It will play a major role in understanding the vision and principles to adopt in detailed design to deliver a better quality development.
- It will be an effective means of reassuring and clarifying development principles to developers and Stakeholders, as well as the Local Authority;
- It will, in conjunction with a full design code to follow, ensure a consistent and cohesive level of design quality is delivered over the lifetime of the implementation of the project. It will play a significant role in delivering a certainty on design and development process with greater co-ordination of different aspects of design;
- It will provide the main principles on the form and arrangements of architecture and landscape elements within the development.
- It will give planning certainty and potentially speed the planning determination process for subsequent submissions. Compliant schemes are likely to receive prompt permission, whilst non-compliant schemes will require more detailed review and consideration. Similarly it is anticipated that over time the process of applying for and obtaining reserved matters consents becomes more efficient as it is expected that increased familiarity of teams with the project will increasingly streamline applications and determinations.



Wider Context Location Plan



Site Location Plan

2 PROJECT CONCEPT AND VISION

2.1 Project Drivers

The masterplan project for Inglewood has been guided early on by a series of drivers that were designed to ensure that a positive kind of development would be delivered on the edge of Paignton. These drivers are clearly evident in the masterplan, and will continue to influence the delivery of the masterplan as it moves forward.

1. Community Facilities

The adopted Torbay Local Plan is clear, there is a need for a step change in the Torbay area to support future prosperity. After investigating the potential for commercial uses on this site, it has been deemed unsuitable for large scale commercial uses. However, a number of complementary uses to the residential development have been identified that will help to strengthen the local community's social infrastructure.

To support this, the masterplan includes a public house, located prominently on Brixham Road, and a two form entry primary school in the centre of the built proposals. These will serve the needs of not only the new houses to be built at Inglewood but also the existing communities in the surrounding area, drawing people in from further afield.

2. Countryside Access

At present, there is no public access over the proposed development site. Similarly, there are no safe crossing points along the frontage of the site between the Brixham Road junction with White Rock Way/Kingsway Avenue and the junction with Hunters Tor Drive.

The Local Plan includes the concept of improving countryside access in the Torbay area.

Whilst the details are to be finalised, the concept of a new, linked woodland walk has been an embedded design concept from first principles. Coupled with new pedestrian/cycle crossings of Brixham Road, the proposals will offer significant community benefits, to a range of parties, including:

- residents of White Rock, who would be able to utilise their own walk and extend this via the Inglewood site;
- future residents of Inglewood; and,
- residents and visitors to the existing Goodrington area.

3. Protection

A full programme of survey work has been underway since 2014 to establish the relevant baseline conditions and then assess the impact of development proposals. This is particularly relevant in respect of the areas of ecology and landscape and visual impact.

This approach has particularly informed the protection of habitat supporting foraging Greater Horseshoe Bats, and long range views from the Area of Outstanding Natural Beauty (AONB).

This has resulted in:

- retention of hedgerows where practically possible and, where not, translocation/new provision. This meets the requirement to ensure no net loss in biodiversity, but in reality exceeds this minimum requirement;
- support the long term success of development, environment and agriculture; and,
- the retention of trees on site.

The proposed retention, coupled with other mitigation proposals, for instance new tree planting and on-site mitigation land in the form of cattle grazed pasture, will ensure that the impact of development proposals can be mitigated.

4. Long Term Commitment

Abacus/Deeley Freed have been involved in development proposals in the Paignton area over a number of years.

The approach proposed to be taken on the Inglewood site is one of long term commitment and stewardship. There is a genuine belief in respecting the local environment whilst working to positively meet the needs of future generations and supporting the economic growth strategy of the Council.

In practical terms, this means that Abacus/Deeley Freed will be making a number of commitments to support the long term success of development.

These include:

- mitigation planting for ecology and landscape purposes;
- primary highways infrastructure in order to reduce the potential for impacts during the construction period; and,
- the establishment of a management company to ensure the maintenance, in the long term, of high standards in the public open space across the site, including parks, allotments and the proposed community orchard.



2.2 Project Concept & Vision

1 Movement & Access

A new 4 arm roundabout is proposed on Brixham Road to provide access into the site without compromising traffic flows along Brixham Road. Pedestrian crossings will be provided at various points adjacent to the site. Brixham Road will also be widened north of the roundabout to feed into the widened road by White Rock. Improvements at Windy Corner and the junction at Long Road/ Brixham Road are also proposed.

2 Countryside Access

The masterplan ensures that the wider public will be able to go for countryside walks in the area, both within the site and further beyond to the West.

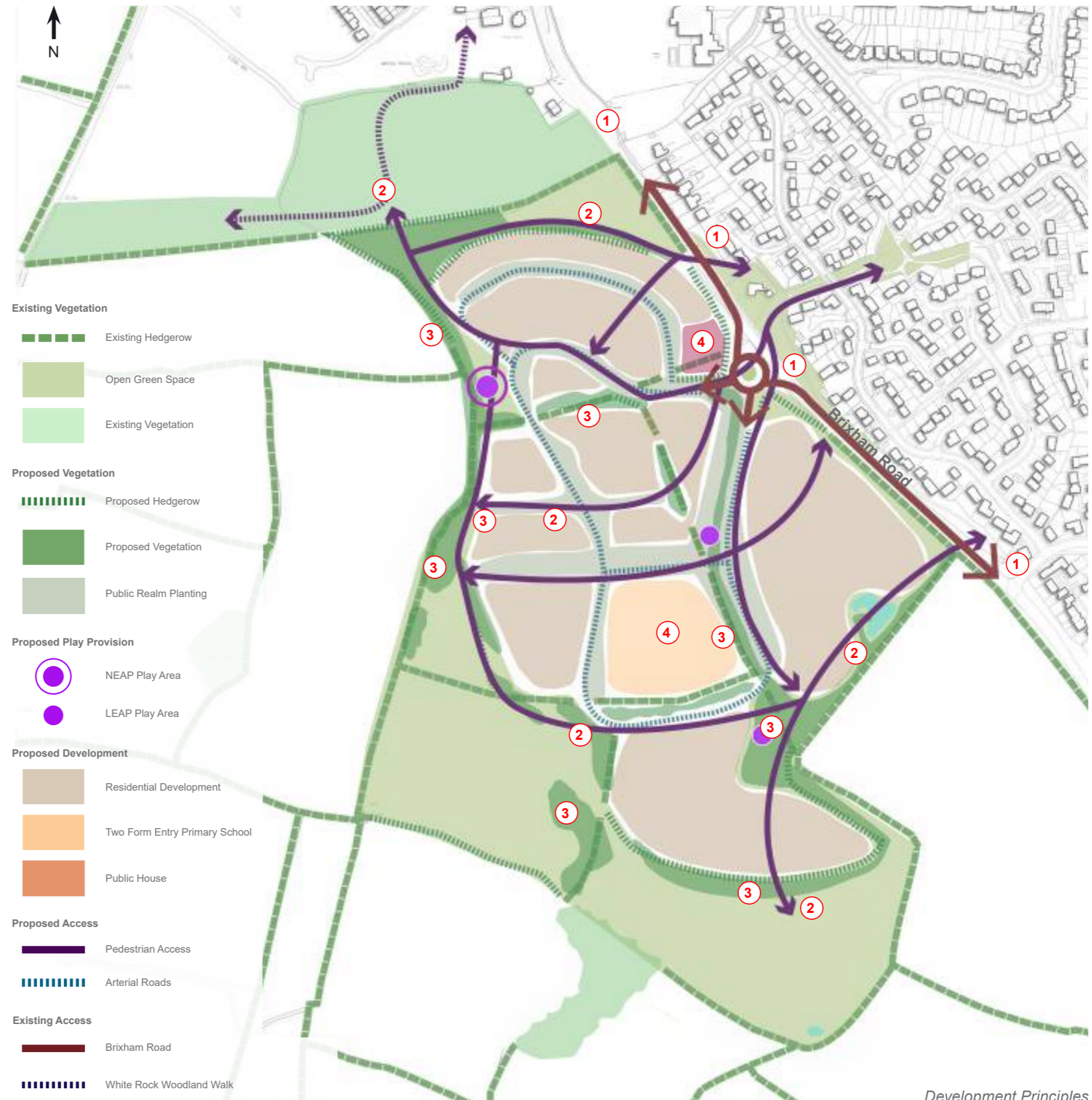
3 Mitigation Landscape

A significant proportion of the site has been set aside for pasture, thus retaining some of the agricultural character of the area while also helping to provide feeding habitats for Greater Horseshoe Bats. In addition, there will be large groups of structural tree planting to help screen parts of the site from further afield. Existing hedgerows will be retained and reinforced alongside newly planted hedgerows.

4 Community Facilities

New facilities to serve the local community are to be delivered in the two most prominent parts of the site. The public house is located next to the main entrance to the site off the proposed Brixham Road roundabout. This high profile location will provide the public house with easy access for passing trade, along with close proximity to a safe crossing over Brixham Road for pedestrians.

The primary school is at the heart of the masterplan and will serve the local community with a range of facilities. It will be easily accessible with routes radiating outwards to other parts of the development and to each of the safe crossing points over Brixham Road.



Development Principles

3 THE MASTERPLAN

3.1 Masterplan Structure

The opportunities and constraints of the site and its context, identified in the site analysis stage early on in the process, have informed the overriding principles of the masterplan.

The principles seek to underpin all aspects of the masterplan design, and are as follows:

- development is **respectful** of the setting;
- ensures that it fosters a sense of **community**; and,
- creates a **distinctive** sense of place.

The evolution of the masterplanning process is described in the accompanying PDAS, which also sets out the underlying strategies in more detail.

In short, the Inglewood concept masterplan indicates 383 dwellings, 30% of which will be affordable in line with Local Plan policy, a new primary school with nursery at the heart of the site, and public house marking the main entrance into the site from Brixham Road. The proposals provide extensive public open space, including a series of formal play areas (1 NEAP and 2 LEAPs), informal spaces, trim trail (with edible landscape features), community orchard and allotments.

3.2 Phasing

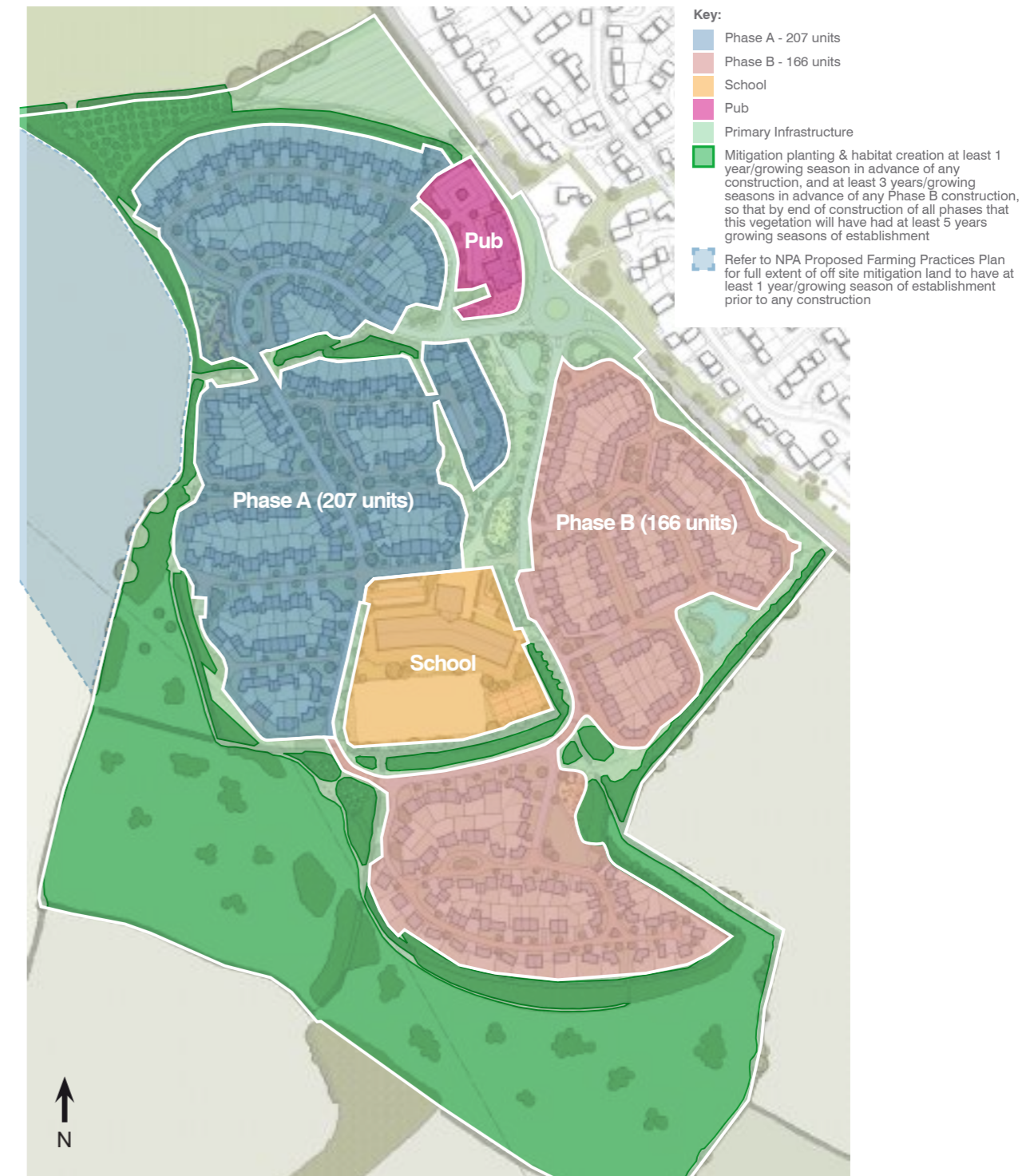
The site is divided into four key development phases, two residential development phases, the school, and the pub. Enabling works to include advance planting of native woodland around the boundary of the development, together with key road infrastructure and mitigation planting will ensure the potential to reduce impacts before development of dwellings proceeds.

Enabling works and advanced planting

Enabling works are to be carried out by the developer, Abacus Projects / Deeley Freed, to be implemented prior to the construction of dwellings. These include primary infrastructure such as road infrastructure, public open space (POS) areas and on and off-site mitigation areas, including advanced planting to the South and Western edge of the development and within the on-site mitigation area and off-site planting. Areas such as the NEAP & LEAP's are to be implemented at key trigger points by Abacus Projects / Deeley Freed at appropriate points in the construction process.

Construction Phase

















The construction phase will commence after all future reserved matters and conditions work, in line with outline permission and this Urban Design Framework, has been approved by Torbay Council. The site has been divided into development parcels, to be constructed by either Abacus Projects / Deeley Freed or third party developers. The school site will pass to the Council to deliver.



Phasing Plan



Masterplan Key

- | | | | |
|---|---|---|--|
|  | Pedestrian-only link through the existing hedgerow |  | Countryside access (pedestrian) |
|  | Strategic landscaped Countryside Access pedestrian routes |  | Countryside access (cycle route) |
|  | Green Spine pedestrian access with 'trim trail' |  | Food growing (orchards and allotments) |
|  | New bus stops along Brixham Road |  | Structural tree planting |
|  | Play areas |  | Existing hedgerows to be reinforced |
|  | Community: Primary School |  | New hedgerows |
|  | Community: Public House |  | New Brixham Road crossings |
| | |  | Land set aside for pasture |
| | |  | Kick About Space |

3.3 Landscape Strategies

A significant proportion of the site has been safeguarded for a variety of different types of open space. This amounts to approximately 7 hectares, which is in the region of 22.5% of the total site area. This is critical to the success of the overall development, as it responds to a range of issues, including ecology, visual impact and leisure needs.

Landscape

The masterplan proposals reflect a landscape and ecology-led approach, with an emphasis on respect for the existing landscape/ecology/agriculture being a defining thread of the project woven through the conceptual principles. A significant proportion of Inglewood is dedicated to green spaces, including

pasture land for farming as well as a variety of managed public green spaces including: allotments; orchards; greens; verges; parkland; surrounding play areas; and pond.

Movement

Main access into Inglewood is from a new roundabout on Brixham Road which leads onto a main circular vehicular route which accesses the whole site. Key walking routes cross the whole site with main access points from four crossings (including one controlled) on Brixham Road and a walking/cycle route linking to White Rock to the North and countryside access to the West.



Landscape/ecology mitigation and public open space areas



— Brixham Road and new roundabout access
 - - - Main circular vehicular route
 — Key pedestrian route
 — Countryside access route














3.4 Green Infrastructure Details

A comprehensive green infrastructure strategy has been identified to ensure that the landscape and built form proposals work closely together. This strategy draws the wider Torbay and Devon landscape characteristics into the site and creates an environment that balances the desire to be close

to nature with the practicalities of the more urban parts of the site. This strategy adds a richness to the proposals through the introduction of a wide variety of planting that responds to, and influences, the characteristics of different parts of the development.

Green Infrastructure Plan Key

Refer to the following page for the Green Infrastructure Plan

-  **Existing hedgerows**
Existing and retained on site hedgerows.
-  **Countryside access route**
Providing linked access to the countryside.
-  **Strategic primary street tree planting**
Large scale tree planting on primary streets - set within the streetscape (not in privately owned front gardens). Exact locations to detailed design.
-  **Strategic secondary street tree planting**
Tree planting on secondary streets - set within the streetscape (not in privately owned front gardens). Exact locations to detailed design.
-  **Strategic tree planting in public open space**
Large scale tree planting within the public realm. Exact locations to detailed design.
-  **Native woodland block planting**
Native woodland mix planting with large tree planting groups.
-  **Native woodland belt planting - 8-10m wide**
Native woodland belt planting mix adjacent to existing hedgerows (and rear of properties to the South of orchards and allotments - approximately 8-10m wide).
-  **Woodland block planting on high point**
Large evergreen woodland mix.
-  **Proposed woodland belt 'hedgerow' planting - 3-5m wide**
Native woodland belt planting managed to match existing outgrown/treed hedgerow along Brixham Road.
-  **Proposed hedgerow**
Native mix hedgerow, either:
- 1.5m bank with minimum of 2m hedgerow (subject to soil availability), or
- Hedgerow maintained to overall height of a minimum of 3m.
-  **Proposed split level one-sided hedgebank**
Native mix hedgerow - Maintained to 1.5m high
-  **Proposed Hedgerows - 1m high / 1.5m wide**
Native hedgerow - acting as connectivity route of hedgerows within development.
-  **Proposed Hedge Bank**
New planting on crescent shaped bund 'wide hedge bank' - 8m wide at base, 4m at top, height 2m on lower side 1.5m or more on upper side, subject to engineer's confirmation of soils and construction; or 3m side hedgebank green strip.



3.5 Built Form Strategies

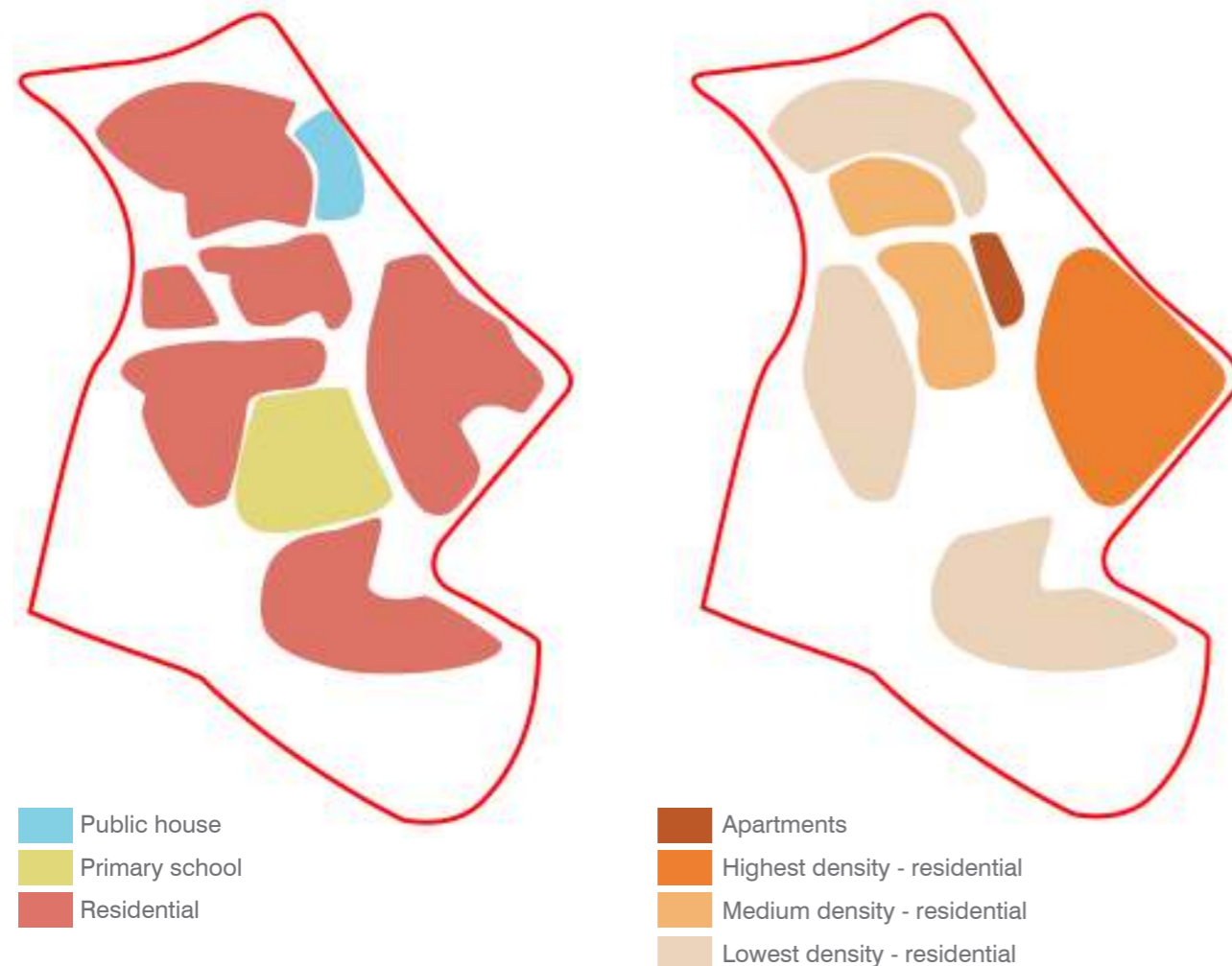
Land Use

The built form of Inglewood is split into three main uses: the school, pub and the residential dwellings. A new two form entry primary school with nursery is proposed in the heart of the development and a new public house just north of the new roundabout on Brixham Road. The remainder of the site includes approximately 383 new 1/2 bedroom apartments and 2/3/4 bedroom terraced, semi-detached and detached homes of which 30% are to be affordable.

Density

The highest density of development and subsequently the highest proportion of 3 storey dwellings will occur to the East of Inglewood closest to existing development and also address the Crescent and Orchards Park NEAP. The remainder of the site is lower density and predominantly 2 storey residential, particularly to the upper slopes that are more visible from the AONB.

The Primary School is a single storey building.



3.6 Townscape Character

In addition to the richness and variety contained within the green infrastructure proposals, this urban design framework also identifies key traits within the built environment that will ensure that the buildings proposed work together to add interest and enrich the quality of life for future residents. This is achieved through careful planning of where buildings are positioned and how they interact with each other. One of the most important aspects is to ensure people feel comfortable passing through all areas, which means that while a degree of continuity in building forms and materials is important, there must also be variety in the different streets and spaces to give them a sense of identity and to help people navigate their way through the site easily.






Simple, but carefully positioned, features can be employed to open up and/or frame views to key parts of the site, guide people along routes to important places (such as the school and play areas), and define more open areas so as to avoid spaces leaking away at the edges. The diagram opposite identifies what these features must be, such as the locations of 3 storey buildings, key corners and facades of buildings, and the gateways that lead from one part of the site into another.






One of the most important unifying areas within Inglewood is the main open space linking the site entrance by the roundabout with the school. This central parkland will have a higher proportion of 3 storey buildings surrounding it, as will the Northern end of the spine road by the NEAP. These will help to provide stronger natural surveillance over the open areas, as well as create strong edges that relate to the scale of POS in front of them.






This townscape character strategy aims to invite residents and visitors to explore the variety of interesting streets and spaces around the site, without ever feeling lost. It seeks to instil a sense of pride in Inglewood for residents by creating a well considered environment that stands out in the wider Paignton area.



KEY - Proposed Townscape Analysis

-  **GATEWAYS**
Key entrances into the Ingleswood development
-  **LANDMARK OR FEATURE SPACE**
e.g. School, play areas, allotments
-  **NODAL POINT**
Place of congregation and/or crossing of busy routes
-  **IMPORTANT BUILDING LINE OR FRONTAGES**
-  **ROOFLINE / SKYLINE INTEREST**

-  **PIVOTAL CORNER**
Defining / framing spaces - acting as a 'hinge' between spaces
-  **RHYTHM**
Regular patterns of windows, plot widths, columns, trees etc.
-  **VISTA**
A general view / panorama
-  **VIEW**
To a specific object / landmark
-  **GLIMPSE VIEW**
View down an alley or through a gateway

-  **DEFLECTED VIEW**
The eye is lead round a bend, inviting exploration
-  **SEQUENTIAL VIEWS**
Rotated views unfolding as one moves through the townscape.
-  **CONNECTED / LINKED SPACES**
Spaces linked by views and foot routes
-  **STRONG EDGE**
-  **PINCH POINT**
Street 'funnels' or gateway to another space

3.7 Shadow Studies - Buildings

The masterplan building massing has been tested to ensure that key areas such as public open spaces, residential developments and the school will receive adequate levels of sunlight throughout the whole year.

The following illustrations demonstrate this and also show how the shadows from the various development types and arrangement give added interest and inform the character of the site.



Summer Solstice - 21st June - 8am



Summer Solstice - 21st June - 1pm



Summer Solstice - 21st June - 6pm



Autumn Equinox - 22nd September - 8am



Autumn Equinox - 22nd September - 1pm



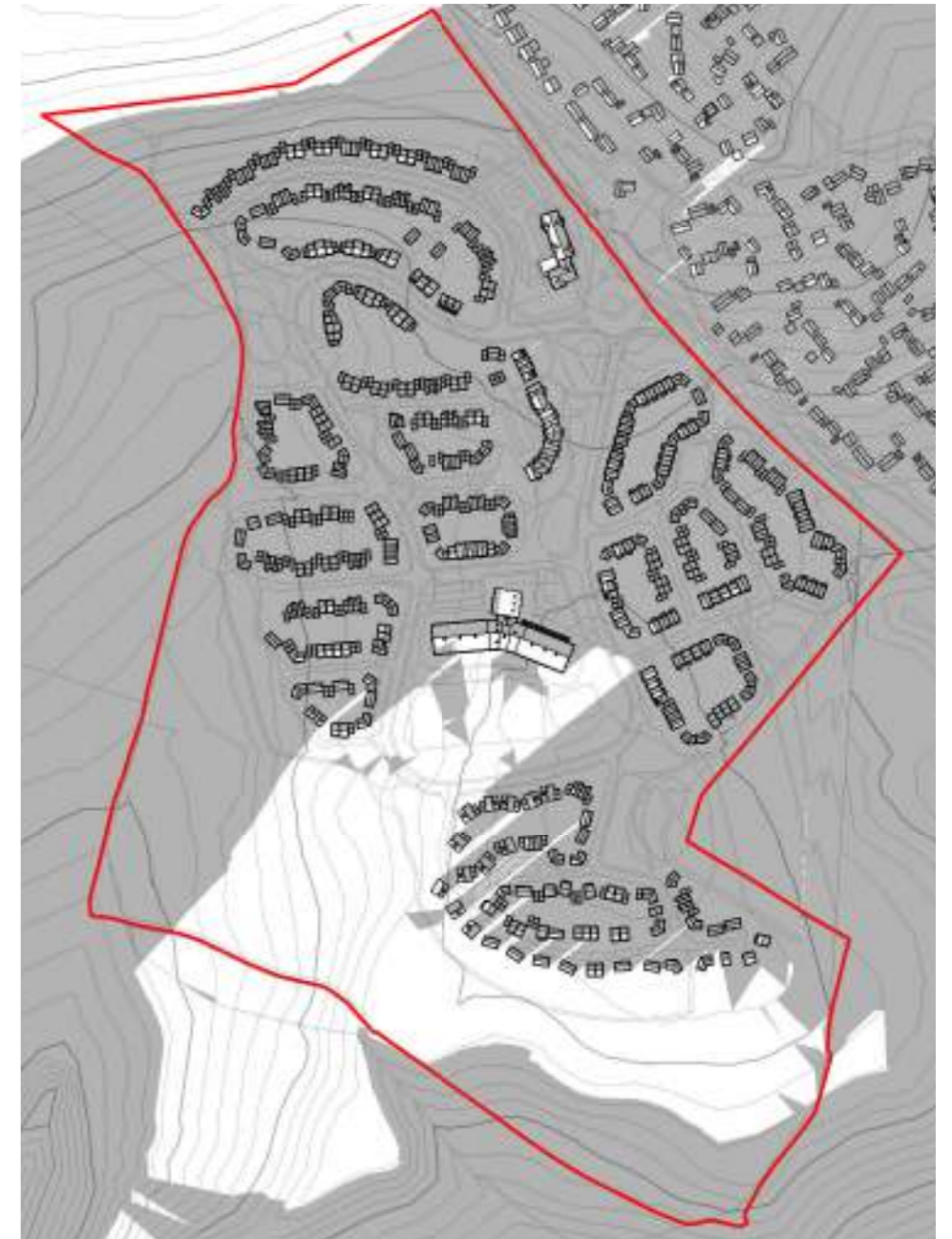
Autumn Equinox - 22nd September - 6pm



Winter Solstice - 21st December - 8am



Winter Solstice - 21st December - 1pm



Winter Solstice - 21st December - 6pm

3.8 Shadow Study - Landscape

The three dimensional view on this page represents the impact the proposed trees have on the development on a typical September evening.

The trees shadows have little impact within the internal development areas over and beyond those shadows cast by the development of dwellings.



4 CHARACTER AREAS

4.1 Overarching Principles

The overall principle underpinning the proposed Inglewood development is to respond to the opportunities of the site and protect key features, including the ecology and landscape character, whilst creating the opportunities for the development of a sustainable community.

From the outset, the mitigation of ecological and landscape (character/visual) features has been a key driver. However, whilst mitigating for any impacts is key to ensuring that the proposals can be considered positively, there is also an opportunity to draw upon these features as positive design drivers.

As such, the concept masterplan draws upon the existing field pattern, defined by hedgerows, and uses this to guide the development areas. Similarly, the sloping nature of the site, in broad terms downwards from East to West, sets up the potential to gradually feather the density of development as the site moves away from Brixham Road.

Responding to this, we have identified an overarching set of principles, or vision, for the site, identified in the six bullet points.

- Inglewood responds to its surrounding environment and aims to create a landscape setting within which people want to live as a community.
- The site is broadly divided into six character areas with the Brixham Road corridor as an additional character area outside but adjacent to and informing the site.
- These different zones range from rural and natural character areas to more intensive urban development located nearer to Brixham Road and the existing residential community.
- Overarching site character themes inform the whole scheme.
- The development includes a school and public house, both of which have the potential to anchor the community and bring residents together.
- Finally, the layout supports opportunities for active travel and food production, both of which support the future health and wellbeing of residents.



Precedent images



Key spaces - 'nodes' - and the linkages between them

4.2 Character Areas and Open Spaces

Overarching character themes

Key elements which link character areas together are defined by:

- Feature lined formal trees to circular access road route around the development.
- Food Trail – edible landscape – edible/foraging hedgerows, allotments, orchards and flowering fruit trees.
- Thresholds to character areas such as change in street surface at key thresholds and planting to define passage between character areas.
- Trim Trail activity routes – broadly associated with walking routes around the site.

The identification of character areas, and the distribution of key spaces and nodes, are closely intertwined strategies that combine to unify the site, whilst also creating meaningful variety and interest.

While the character areas at Inglewood seek to create a distinctive identity for different parts of the development, the hierarchy of open spaces connect the different character areas together.

The primary public spaces form destinations for the residents of the surrounding character areas, and include play areas, natural walks and a rich variety in planting and vegetation to appeal to all ages.

The secondary public spaces are more localised and help to reinforce the identity of the surrounding areas. They typically provide more informal space for residents and act as focal points away from the primary public spaces.

The pedestrian linkages are more transitory in nature and are intended to encourage people to wander from one area to another and discover other public spaces, with orchards or play zones or views out over the wider Torbay and Devon landscapes.



Character Areas Plan

- 1 Orchards
- 2 The Walks
- 3 Quarry's Edge
- 4 Nords Village
- 5 School and associated infrastructure
- 6 Rural Edge
- 7 Brixham Road
- Edible / Foraging Landscape Trail
- Feature Lime Tree Lined Street
- Gateway



- A Orchards Park
- B Inglewood Green
- C Edge Park
- D High Point Copse
- E Glimpse View
- F The Swale
- Primary Public Space
- Secondary Public Space
- Pedestrian Linkages

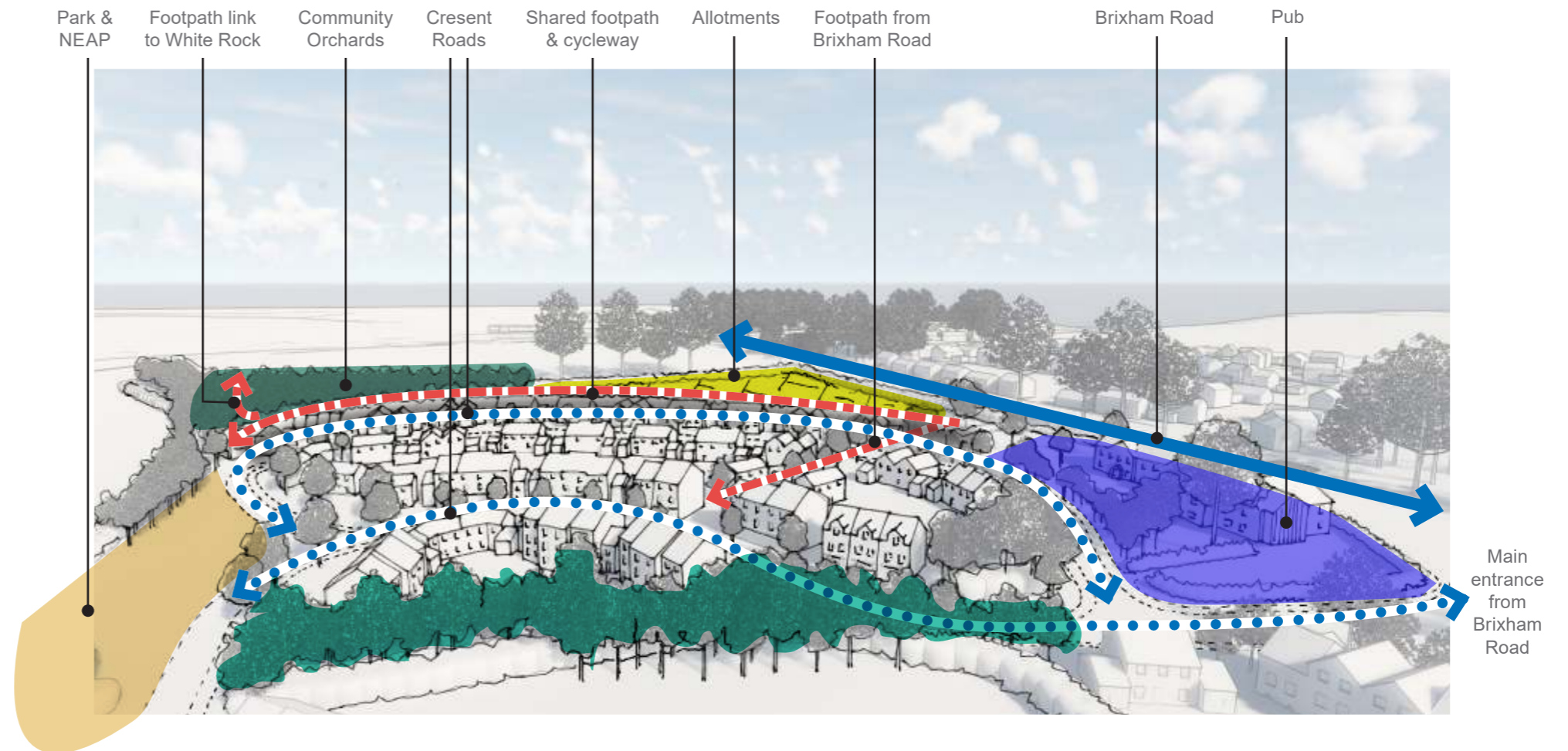
Character Areas with Public Spaces Plan



4.3.1 Orchards

Orchards character area is defined by:

- The upper slopes to the North of the site.
- Medium density housing, organised in a crescent shaped layout.
- Wide streets.
- Fruiting trees species that reflect orchards, such as apple and pear trees.
- Community orchards, allotments and play areas with an edible landscape theme.
- This character area captures the charm of the local area such as Waddeton Court which has historic orchards and has become part of the local landscape.
- Extending the visual and physical connections from the existing urban edge through to the wider landscape.
- Ornamental hedges around properties.
- Black steel estate railings to public open spaces.



Community orchards



Community allotments



Park space with strong building frontages




Estate railings



Ornamental pear tree



-  **Gateways**
Key entrances into the Ingleswood development
-  **Landmark or Feature Space**
e.g. School, play areas, allotments
-  **Nodal Point**
Place of congregation and/or crossing of busy routes
-  **Important Building line or Frontages**
-  **Pivotal Corner**
Defining / framing spaces - a 'hinge' between spaces.
-  **Rhythm**
Regular patterns of windows, plot widths, columns, trees etc.
-  **Key View**
To a specific object / landmark
-  **Glimpse View**
View down an alley or through a gateway
-  **Deflected View**
The eye is led round a bend, inviting exploration
-  **Sequential Views**
Rotated views unfolding as one moves through the townscape
-  **Connected /linked spaces**
Spaces linked by views and foot routes
-  **Strong Edge**
-  **Pinch Point**
Street 'funnels' or gateway to another space

Heights, corners and key frontages

The Orchards area is predominately made up of two storey dwellings with some three storey dwellings located adjacent to the inner Crescent Road.

These three storey dwellings create a strong continuous building line fronting each other along one of the two main routes leading into the site. The main pivotal corner in this area creates a focus as one walks into and out of the site from the North.

Key views

The most prominent view into Ingleswood is as the site is approached from the roundabout, affording views towards the public open space with development beyond.

Other views within the Orchards area are either deflected or sequential, inviting people to explore the view and experience a view unfolding as they move through the space.

Nodes and landmarks

Ingleswood has three key gateways into the site. The primary access being the main entrance roundabout and one of the secondary footway/cycleway gateways, are within the Orchards area.

The main entrance roundabout and bus stops at Ingleswood Green public open space acts as a key landmark and nodal point to the whole development.



View from Brixham Road Northern footpath link across Orchards character area

4.3.2 Orchards Public Open Space, Landscape and Ecology

The Orchards character area is identifiable by the crescent shaped layout shown within the masterplan and key elements set out in section 4.3.1.

The character area has one key primary Public Open Space, Orchards Park, and one secondary Public Open Space, the Community Orchards located within this character area.

Orchards Park

Orchards Park is identifiable as a formal Neighbourhood Equipped Area for Play (NEAP). The NEAP is intended primarily for use by older children of relative independence that have the freedom to venture further from home.

The countryside access walk passes adjacent providing pedestrian access and passive surveillance, as well as being overlooked by residential housing to the North and East of the park.

The park has reinforced hedgerows to the Western and Southern edges and is surrounded by estate railing to the Northern and Eastern edges.

Allotments

Although not strictly a public open space, the allotments are a key community amenity within the Orchards Character area. Allotments are covered further in section 5.5.

Community Orchards

The community orchards will be planted with fruiting trees and able to be accessed by the community at all times for enjoyment. It is envisaged that the community orchard will encourage local residents to get involved in activities and community events to do with the orchard and fruit harvesting.

Educational visits could be linked with the school to include insect surveys or explaining ecological themes such as structure and pollination of fruit trees.

Management proposals for the community orchards is detailed in the LEMP under section 5.















Orchards Character Area - Landscape and Ecology Plan



Orchards Character Area - Strategic Public Open Spaces

Landscape and Ecology Key

-  Countryside Access Walk
-  Existing Hedgerows
-  Proposed Hedgerows
-  Strategic Tree Planting in the Public Realm
-  Strategic Woodland Planting
-  Pond
-  Allotments
-  Community Orchards
-  Play Area

-  Primary Public Space
-  Secondary Public Space
-  Pedestrian Linkages

4.3.3 Orchards Boundary Treatments, Trees & Hedgerows

Street Trees

Street trees around Crescent Road and the road behind this should be large to medium native street trees such as *Carpinus betulus* 'Frans Fontaine' (Hornbeam) or - *Tilia cordata* AGM (small-leaved lime) or *Tilia platyphyllos* (large-leaved lime) to 9m height and width 2.5m.

Boundary Treatments

The perimeters to Orchards consist of existing and proposed structured hedgerows, whilst property boundaries are mainly defined by ornamental hedgerows maintained to a height of 1.2m.

Estate railings to 1.2m high define the edges of the public open spaces within the Orchards character area.



Orchards Character Area - Boundary Treatments Plan

-  Structural hedgerows
-  Ornamental hedgerows
-  Shrub planting
-  Estate fencing



Carpinus betulus 'Frans Fontaine'



Tilia cordata 'Greenspire'



Structural hedgerow



Ornamental hedgerow



Estate fencing



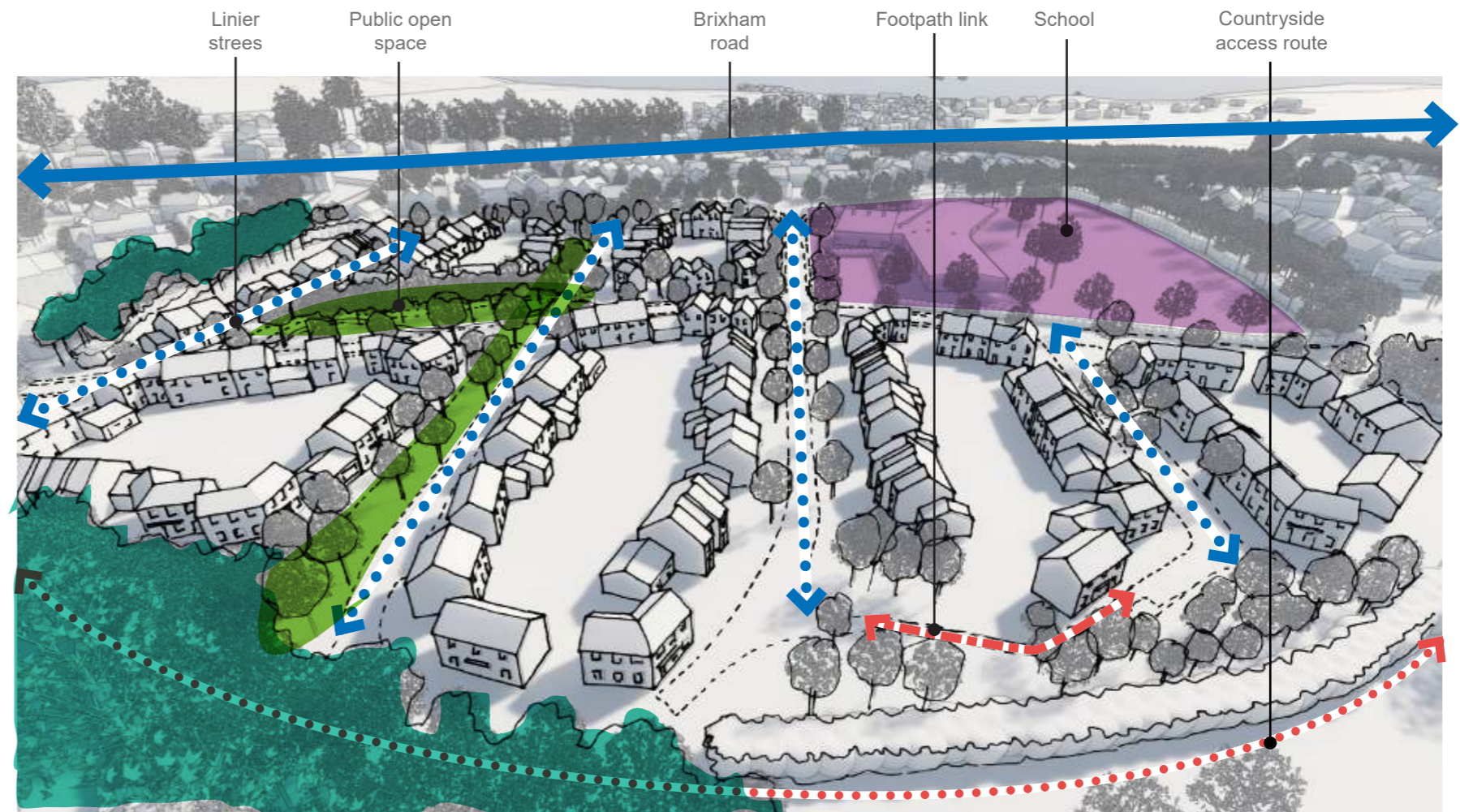
Secure fencing



4.4.1 The Walks

The Walks character area is defined by:

- The western slopes of the site.
- Medium density housing, organised in an East to West orientation.
- Homezones - shared space roads, where vehicles and pedestrians use space on equal terms. This gives pedestrians a better quality space and reduces the importance of vehicles.
- Small friendly streets.
- Small multi-functional spaces for informal play opportunities.
- Nectar loving plant species and flowering ornamental street trees.
- Biodiversity areas such as wildlife garden and sustainable urban drainage incorporated into the landscape of the area and streets.



Flowering ornamental trees



Pedestrians using street space



Reduced importance of vehicles



Homezone
















Wildlife garden



Biodiversity area



-  **Landmark or Feature Space**
e.g. School, play areas, allotments
-  **Nodal Point**
Place of congregation and/or crossing of busy routes
-  **Important Building Line or Frontages**
-  **Roofline / Skyline Interest**
-  **Pivotal Corner**
Defining / framing spaces - a 'hinge' between spaces.
-  **Rhythm**
Regular patterns of windows, plot widths, columns, trees etc.
-  **Vista**
A general view / panorama
-  **Key View**
To a specific object / landmark
-  **Glimpse View**
View down an alley or through a gateway
-  **Deflected View**
The eye is lead round a bend, inviting exploration
-  **Connected / Linked Spaces**
Spaces linked by views and foot routes
-  **Strong Edge**
-  **Pinch Point**
Street 'funnels' or gateway to another space

Heights, corners and key frontages

The Walks area is predominately made up of two storey dwellings with some three storey dwellings located to the east of the character area. Development massing becomes slightly more broken up towards the Western edge of the character area. Three storey dwellings create a strong building line with roofline interest creating rhythm down the long streets of the Walks. Pivotal corners occur mainly on crossroads or junctions in this area.

Key views

The most prominent views within the Walks character area are along the long straight streets stretching East to West. There are some glimpsed views in this area from the periphery of the character area and deflected views along the gentle curve of the main primary circular route which divides this area into two.

Nodes and landmarks

'The Swale' wildlife garden located alongside the main vehicular loop within the residential homezone links into the linear homezone routes that connect with nodal points and landmarks lying just on the periphery of this character area.



View from West over the Walks character area

4.4.2 The Walks Public Open Space, Landscape and Ecology

The Walks character area is identifiable by the linear East to West street orientations shown within the masterplan layout and key elements set out in section 4.4.1.

The character area has no primary Public Open Space yet these surround the character area with Orchards Park to the North, Glimpse View to the South and Inglewood Green in the East. However, the largest of the secondary Public Open Spaces is located within this character area in the form of a key homezone streetscape and landscaped Public Open Space.

The Swale - The Walks Homezone and POS

The Walks character area is identifiable by East to West homezone streets, of which the main one is interlinked with a small public open space.

This homezone has a swale running through the centre of it with associated public open space either side. The swale links with the historic 'sheep wash' pond located behind the apartments, and with access to the open countryside the west.

The small public open space which divided this street and comprise of linking footpath running from north to south and clumps of trees.



The Walks Character Area - Strategic Public Open Spaces



The Walks Character Area - Landscape and Ecology Plan

Landscape and Ecology Key

- Countryside Access Walk
- Existing Hedgerows
- Proposed Hedgerows
- Strategic Tree Planting in the Public Realm
- Strategic Woodland Planting
- Pond
- Allotments
- Community Orchards
- Play Area

- Primary Public Space
- Secondary Public Space
- Pedestrian Linkages

4.4.3 The Walks Boundary Treatments, Trees & Hedgerows

Street Trees

Street trees running down the Walks should be large native species such as Birch - *Betula pendula*.

Boundary Treatments

The perimeters to the Walks consist of existing and proposed structured hedgerows, whilst property boundaries are mainly defined by ornamental hedgerows maintained to a height of 1.2m on the main road and nectar loving shrub planting to the front of properties within homezone streets.

A wildlife garden within one of the homezone streets to the North of the character area provides a bio-diverse space with long grasses and nectar loving plant species. This space should be designed for both the ecological benefit and resident use as well as providing capacity for localised surface water run-off.



The Walks Character Area - Boundary Treatments Plan

- Structural hedgerows
- Ornamental hedgerows
- Shrub planting
- Wildlife garden
- Secure fencing to school
- Countryside estate fencing



Betula pendula



Structural hedgerow



Ornamental hedgerow



Wildlife garden



Shrub planting



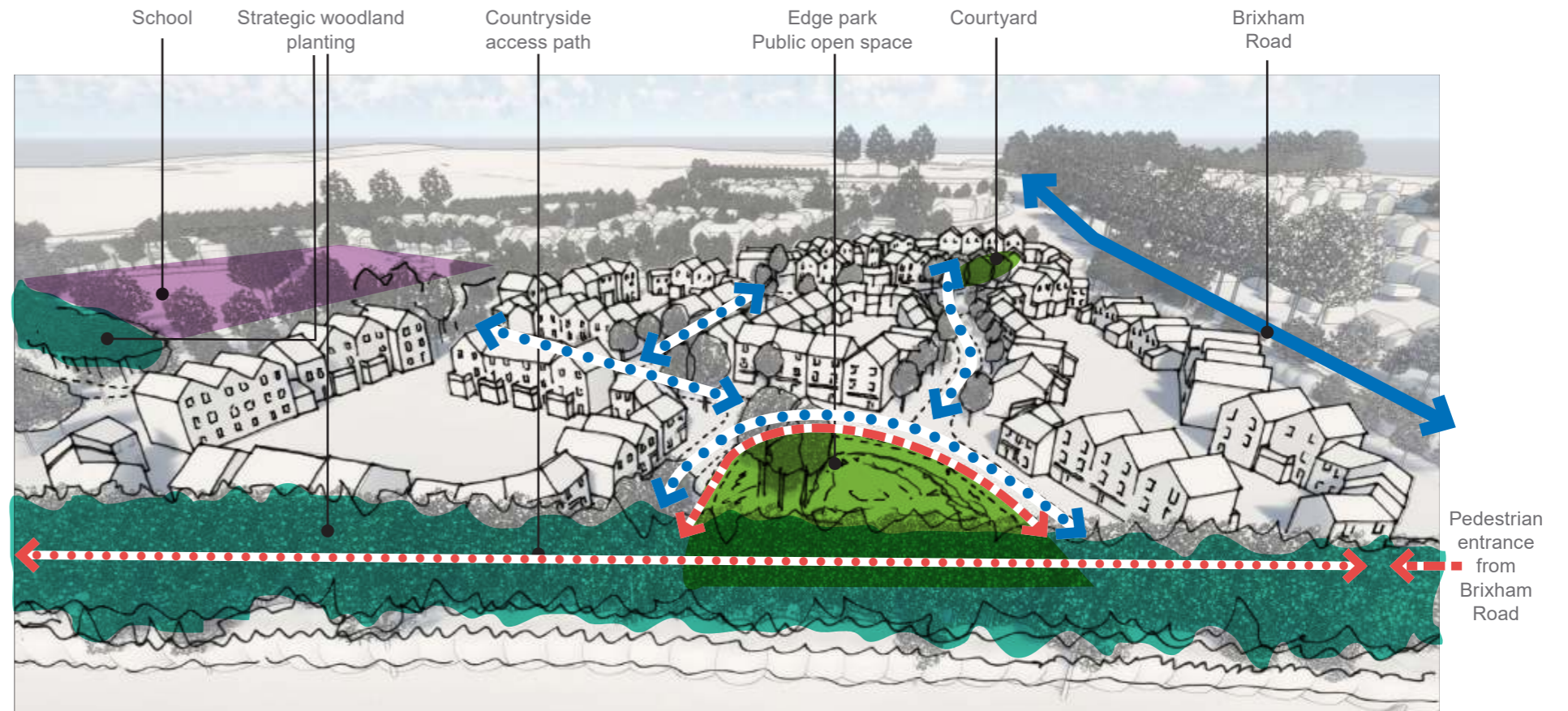
Secure fencing



4.5.1 Quarry's Edge

Quarry's Edge character area is defined by:

- The upper Eastern slopes of the site.
- Highest density housing.
- Small formal squares and courtyards.
- Shared surface streetscapes.
- Structured formal planting and street trees, such as Hornbeam and Sliver Birch.



Formal street trees
















Small formal square/courtyard



Shared surface streetscape



-  **Gateways**
Key entrances into the Inglewood development
-  **Landmark or Feature Space**
e.g. School, play areas, allotments
-  **Nodal Point**
Place of congregation and/or crossing of busy routes
-  **Important Building Line or Frontage**
-  **Roofline / Skyline Interest**
-  **Pivotal Corner**
Defining / framing spaces
- a 'hinge' between spaces.
-  **Key View**
To a specific object / landmark
-  **Glimpse View**
View down an alley or through a gateway
-  **Deflected View**
The eye is lead round a bend, inviting exploration
-  **Sequential View**
Rotated views unfolding as one moves through the townscape.
-  **Connected / Linked Spaces**
Spaces linked by views and foot routes
-  **Strong Edge**
-  **Pinch Point**
Street 'funnels' or gateway to another space

Heights, corners and key frontages

Quarry's Edge has the highest density of dwellings and a higher proportion of 3 storey dwellings. It is the only character area to have apartments, which addresses the main entrance to the site. Important building frontages occur on the main East to West roads within this character area. Pivotal corners occur at each of the entrances off the main road leading into this area.

Key views

The most prominent views within Quarry's Edge are the views towards Edge Park and the pond. Other views within Quarry's Edge are either deflected or sequential, inviting people to explore the view and experience a view that unfolds as they move through the space.

Nodes and landmarks

Edge Park forms a main feature public open space within this character area as well as links with High Point Copse. The main nodal point is at the school and on the periphery of this character area at Inglewood Green.



View from Brixham Road over Quarry's Edge character area

4.5.2 Quarry's Edge Public Open Space, Landscape and Ecology

Quarry's Edge character area is identifiable by the highest density layout shown within the masterplan and key elements set out in section 4.5.1.

The character area is divided into two residential areas, the apartments opposite the roundabout and the main housing development area adjacent to Brixham Road, by the main primary public open space of Inglewood Green. This character area also consists of two other secondary public open spaces, a small courtyard space and Edge Park.

Inglewood Green

Inglewood Green is the main primary public open space of the scheme, that stretches from the pub and main entrance of the site to the school. Although wholly within Quarry's Edge character area this space relates to the edges of all other character

areas. It is the landscaped gateway to the scheme, leading pedestrians through the heart of the site and linking with crossings to Goodrington to the North East. The public bus stops nestled within the space allow people to enjoy the experience of waiting within a high quality hardscaped area in front of the apartments. The space which leads people from the entrance towards the LEAP and school beyond is lined with trees along the main access road and adjacent to the apartments with linked planting beds.

Edge Park

Edge Park is a secondary space which bleeds into Quarry's Edge from the reinforced hedgerow and newly planted trees to the South Eastern boundary of the site. It is home to the attenuation pond, a diverse space for people and wildlife. Edge Park provides a space to sit and relax, located on the key countryside access and trim trail routes overlooking residential properties on homezone streets to the North with pedestrian permeability from other streets beyond.















Quarry's Edge Character Area - Strategic Public Open Spaces



Quarry's Edge Character Area - Landscape and Ecology Plan

Landscape and Ecology Key

- | | |
|---|--|
|  Countryside Access Walk |  Pond |
|  Existing Hedgerows |  Allotments |
|  Proposed Hedgerows |  Community Orchards |
|  Strategic Tree Planting in the Public Realm |  Play Area |
|  Strategic Woodland Planting | |

-  Primary Public Space
-  Secondary Public Space
-  Pedestrian Linkages

4.5.3 Quarry's Edge Boundary Treatments, Trees & Hedgerows

Street Trees

Street trees will be smaller varieties of species given the limited space between buildings. Species such as *Carpinus betulus* 'Frans fontine', *Pyrus calleryana* 'Chanticleer' and *Fagus sylvatica* 'Dawyck gold'.

Boundary Treatments

The Southern and Eastern perimeters to Quarry's Edge consist of existing and proposed structured hedgerows, whilst property boundaries are mainly defined by shrub planting



Quarry's Edge Character Area - Boundary Treatments Plan

- Structural hedgerows
- Ornamental hedgerows
- Shrub planting
- Native hedgerows
- Secure fencing to school



Carpinus betulus
- frans fontaine



Pyrus calleryana
'Chanticleer'



Fagus sylvatica
'Dawyck gold'



Structural hedgerow



Ornamental hedgerow



Native hedgerow



Shrub planting



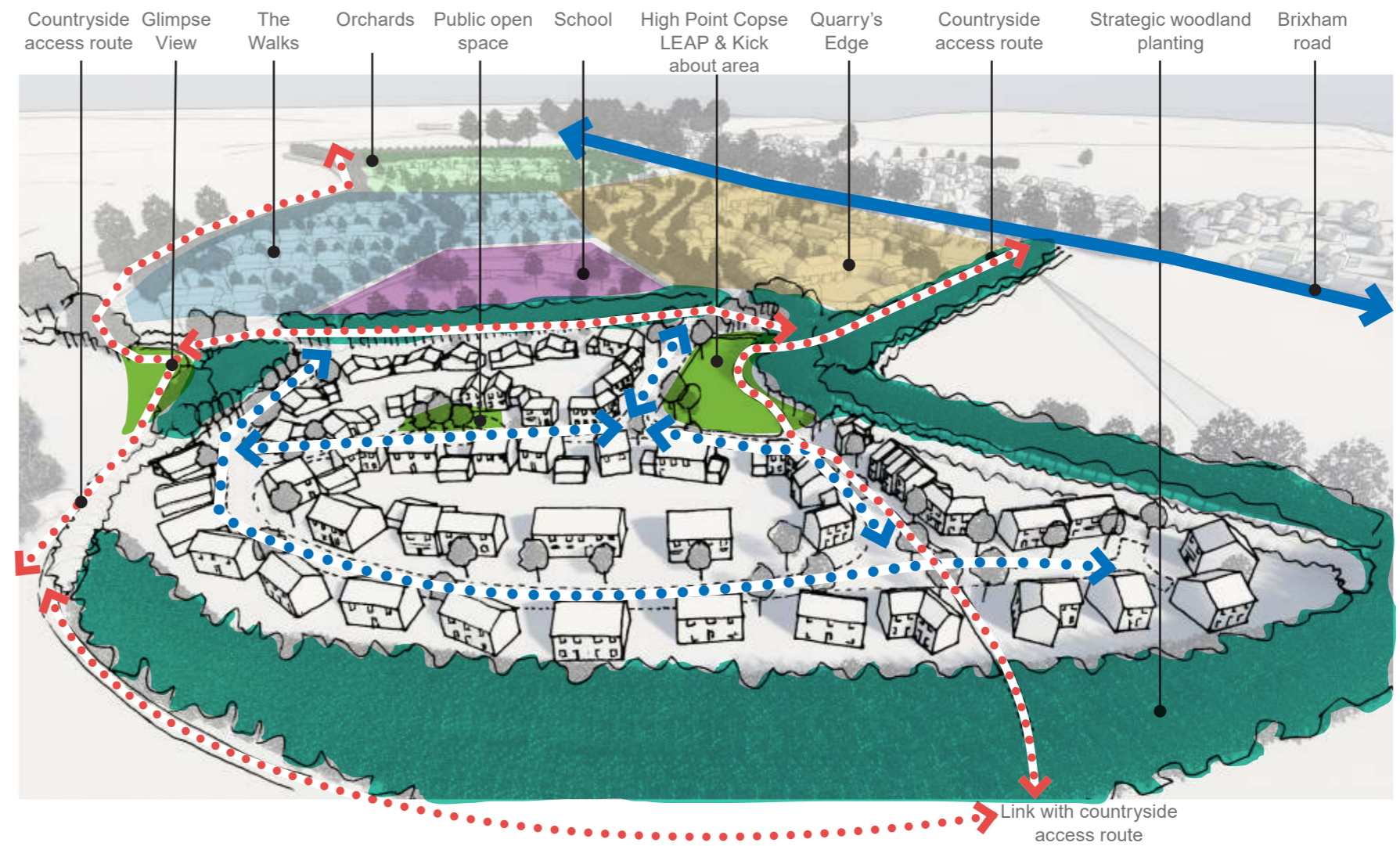
Secure fencing



4.6.1 Nords Village

Nords Village character area is defined by:

- The lower southern slopes of the site.
- Lower density housing with a dispersed layout.
- Short views within the development.
- Informal planting style. Deciduous native woodland trees and native shrub planting, such as Oak and Holly
- Native planting hedgerow boundaries to properties.
- Character area surrounded by tall planting in the form of woodland blocks and individual specimen trees.



Tall planting surrounding area

















Native hedgerow planting to property boundaries



Native hedgerow planting to property boundaries





-  **Gateways**
Key entrances into the Inglewood development
-  **Landmarks or Feature Space**
e.g. School, play areas, allotments
-  **Nodal Point**
Place of congregation and/or crossing of busy routes
-  **Important Building line or Frontages**
-  **Pivotal Corner**
Defining / framing spaces - a 'hinge' between spaces.
-  **Rhythm**
Regular patterns of windows, plot widths, columns etc.
-  **Vista**
A general view / panorama
-  **Key View**
To a specific object / landmark
-  **Glimpse View**
View down an alley or through a gateway
-  **Deflected View**
The eye is lead round a bend, inviting exploration
-  **Sequential Views**
Rotated views unfolding as one moves through the townscape
-  **Connected / Linked Spaces**
Spaces linked by views and foot routes
-  **Strong Edge**
-  **Pinch Point**
Street 'funnels' or gateway to another space

Heights, Corners and key Frontages

Nords Village has the lowest density of dwellings and subsequently there are no 3 storey dwellings within this area. The main important building frontages address the main circular road within Inglewood. Pivotal corners occur at each end of this important building line, as well as corners which address High Copse Park and the space which links to the countryside access walk.

Key Views

The most prominent views within Nords Village is at Glimpse View where the countryside beyond the road may be glimpsed through trees and guided by a pedestrian route. Once through the group of trees pedestrians are greeted with a POS in which to pause an view pasture land in the foreground, and panoramic views that open up to the AONB in the distance. These panoramic views are possible from the whole of the countryside access walk along the Southern edge of Nords Village. Other views within this area are either deflected or sequential, inviting people to explore and experience views that unfold as they move through the space.

Nodes and Landmarks

Two feature spaces frame each entrance into Nords Village. Glimpse View acts as a place for quiet and contemplation. High Copse Point forms a main feature public open space with a LEAP, that also links with Edge Park.



View from South over Nords Village character area

4.6.2 Nords Village Public Open Space, Landscape and Ecology

Nords Village character area is identifiable by the low density dispersed layout shown within the masterplan and key elements set out in section 4.6.1.

The character area has one key primary public open space, High Point Copse, to the east of the character area and adjacent to the Quarry's Edge character area and the school. This character area also consists of a secondary public open space, Glimpse View, to the west of the character area that also relates to The Walks character area just North of this key space.

High Point Copse

High Point Copse is identifiable by the Local Equipped Area for Play (LEAP). It is located on a significant pedestrian junction, which forms part of the countryside walk that links with Edge Park and leads to the upgraded Brixham Road crossing at Hunters Tor Drive to the East. The area is surrounded by significant mitigation tree planting and existing hedgerows.

Glimpse View

Glimpse View is located just off the main loop road through trees to a dedicated viewing point with benches and information boards. Surrounded by, and adjacent to, mitigation planting and existing/new hedgerows, it makes the most of the opportunities to experience near views to grazing farm animals beyond railings and far views across open farm land beyond. This area also forms a pedestrian junction with connection to the countryside access routes.



Orchards Character Area - Landscape and Ecology Plan

Landscape and Ecology Key

- - - - - Countryside Access Walk
- — — — — Existing Hedgerows
- - - - - Proposed Hedgerows
- ● ● ● ● Strategic Tree Planting in the Public Realm
- ■ ■ ■ ■ Strategic Woodland Planting
- Pond
- Allotments
- Community Orchards
- Play Area
- Kick about space



Orchards Character Area - Strategic Public Open Spaces

4.6.3 Nords Village Boundary Treatments, Trees & Hedgerows

Street Trees






Street trees will consist of larger informal native species such as *Quercus robur fastigiata*, *Acer campestre* 'Streetwise' and *Crataegus laevigata* 'Paul's Scarlet'.

Boundary Treatments

Nords Village is surrounded by structural hedgerows and tall trees which give a sense of enclosure and pinch points as one enters into this character area. Most property boundaries will mainly be defined by native hedgerow planting.



Nord's Village Character Area - Boundary Treatments Plan

-  Structural hedgerows
-  Ornamental hedgerows
-  Native hedgerows
-  Secure fencing to school
-  Estate fencing



Quercus robur fastigiata



Acer campestre 'Streetwise'



Crataegus laevigata 'Paul's Scarlet'.



Structural hedgerow



Native hedgerow



Ornamental hedgerow



Estate fencing



Secure fencing



4.7 School & Associated Infrastructure

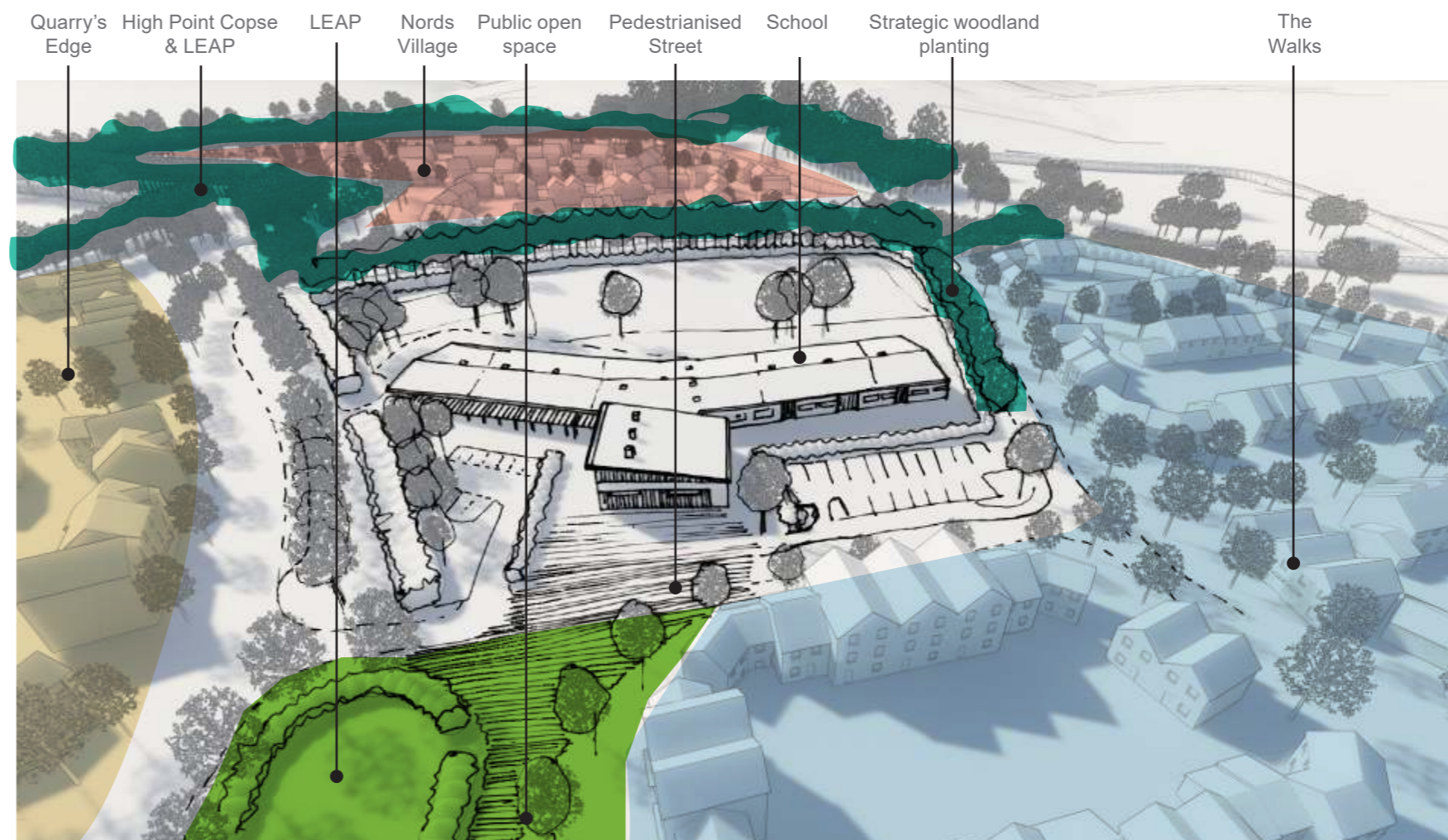
Setting & Access

The school will have a distinct character to complement the site, being situated in the heart of the development. It is in a prime location for pupils to access from the whole of the new development and beyond.

The building will be positioned to align with existing site contours and the school grounds and pitches will be tiered to slope away from the building to the South West.

The school bus stop has been located on the circular main access route around the site, with two separate car parks to serve staff, taxis and visitors to ensure there is no conflict with parking.

A pedestrianised zone will link the school with the Inglewood Green public open space, the public bus stops and the pub to the North at the main entrance to the site. This pedestrianised space will be fully free from vehicles to ensure pedestrian safety and reinforce the key linkages through the central spine of the masterplan site.



School Building

The building will respond sensitively to its setting by inclusion of the following features:

1. The school will be single storey with a low roof pitch to minimise the building height.
2. The community use hall is also set on the North side of the school, away from distant views and avoiding light spill.
3. Classrooms are set either side of a central corridor and face both North and South. Windows will be set at 2.7m to the top of glazing on the Southern elevations and 3m to top of glazing on the North side to provide more light into classrooms. The lower head level on the Southern elevations will minimise light spill facing distant views.

Materials

External materials will be a mixture of brickwork and render to complement the surrounding housing development.

The roof will be aluminium colour coated roof with a colour selected to minimise the visual effect on distant views of the school.

In terms of overall height, the school will be in scale with the surrounding two storey houses.

Facilities

The school will accommodate two forms of entry (420 pupil places) plus a single entry nursery of 26 places.

Community use will be included within the design of the school to create a community accessible area to facilitate use of the hall outside school hours.

The car park will accommodate 1 space per 2.5 full time staff, plus cycle provision (1 cycle space per 4 staff). The indicative masterplan (refer to Section 3, Page 9) allows for 23 staff spaces and up to 19 drop off spaces; the final mix will be determined at detailed design, as well as adequate space for service access to cater for deliveries to the school and kitchen.

The school site and building areas will accord with Building Bulletin 103. The school external soft PE provision will be provided as an all-weather artificial surface to half the area requirement of natural pitches, in accordance with the requirements of BB103 where all weather artificial pitches count for twice the area of natural pitches.



Aerial view looking North West towards the school



View from Inglewood Green towards the school



4.8 Rural Edge

The Rural Edge character area is defined by:

- The rural South and South Western edge to the development.
- Reinforced planting to woodland and hedgerows – capturing horseshoe shaped woodland blocks, typical of lower slopes in the surrounding area. New woodland block planting would comprise of mixed native species, such as English Oak and Scots Pine.
- Landscape and ecological mitigation area – grazed cattle farmland with dispersed tree planting.
- Access to the countryside through public footpath routes.



View from South towards Nords Village with countryside access and cattle grazing pasture in foreground



Native hedgerow planting to property boundaries



Cow grazing pasture land



4.9 Brixham Road

Brixham Road character area is defined by:

- Principle access to the development from the main road corridor.
 - » Toucan signalised crossing to north Brixham Rd (pedestrian and cycle combined)
 - » Puffin signalised crossing to south Brixham Rd (Pedestrian only)
 - » Roundabout junction off Brixham Road (pedestrian and vehicular).
- Definitiona of the urban edge to the development.
- Native hedgerows, trees and hedge banks.
- Enhancement to the corridor through replacement planting of native species where possible, such as Oak, Hawthorn and Elm.



View from new roundabout on Brixham Road, with Pub to right of the view and Inglewood development beyond roundabout

5 STREETS & PLACES

5.1 Movement



Pedestrian routes will be available throughout all parts of the scheme, with connections to existing pedestrian routes across Brixham Road via one controlled (Toucan) and three uncontrolled crossings. Footways will have a smooth even surface and will be 2m in width. They will feature tactile paving at road crossings to ensure they are suitable for all users. In some parts of the scheme, shared surfaces will be used by both pedestrian and vehicles.



Cycle routes will connect with the existing cycle network across Brixham Road via a new Toucan Crossing. The routes will be shared with pedestrians in most cases. Cycle routes will have a smooth even surface and will be 3m in width. Visibility at junctions, tactile paving and appropriate signage will be incorporated to increase safety.



The existing bus route that runs along Brixham Road will be linked with the new development by two new bus stops located within the development adjacent to the new roundabout with one each dedicated to North and South bound buses. This will be accessed via a new four-arm roundabout that will connect the development with Brixham Road. The new bus shelters will be covered to provide shelter from the elements. An additional school bus stop will be located adjacent to the school, for school buses/coaches.



Vehicular routes will be incorporated throughout the scheme to enable access to the various residential areas. Major access (6m width) and minor access (5.5m width) roads will have 125mm kerbs to segregated pedestrian footways to both sides. In quieter housing areas, shared surfaces will provide access to both vehicles and pedestrians without segregation. Shared surfaces will be 4.8m in width and have a block paved finish.



Footpath



Shared pedestrian Cycle Way



Bus Shelter



5.2.1 Street Design Character and Hierarchy

Streets are more than circulation routes - they form important spaces in their own right. Inglewood is structured around a wide formal primary circular route lined with trees and hedgerows creating a strong sense of space as one travels around the site. Street characters will differ depending on location and surrounding uses, as well as accommodating the need to move through the area.

As part of the overall masterplan, the street hierarchy for Inglewood is set out in this section. The layout has been arranged to provide clear routes for all modes of transport around the development.

The only vehicular access to the site will be from a new roundabout on Brixham Road. From here vehicles will have access to the whole site via the circular primary road looping around the development.

Each street type is illustrated by the over arching street hierarchy plan on this page and key design requirements for each street are set out in the table below. Design parameters are provided for each type of street and illustrated through annotated plans and sections laid out on the following pages to provide a sense of the quality and character of these spaces.

The plan on this page differs to those in section 8.3 (page 39) of the PDAS. The plan included in the PDAS has been produced in consultation with the highway engineers and technically explains the status of roads which are in accordance with the Torbay Council Highways Design Guidance. The plan on this page provides a more hierarchical view of the roads network.

Parking Standards

Inglewood car parking strategy is in accordance with the Torbay Local Plan car parking requirements:

- Two car parking spaces per dwelling unit. Where dwellings have a garage this is considered to be one of the two car parking spaces. In such cases garages provide suitable storage space.
- One car parking space is provided per apartment.
- All other car parking associated with the school, pub and visitor parking, as well as cycle parking should be in accordance with the Torbay Local Plan.

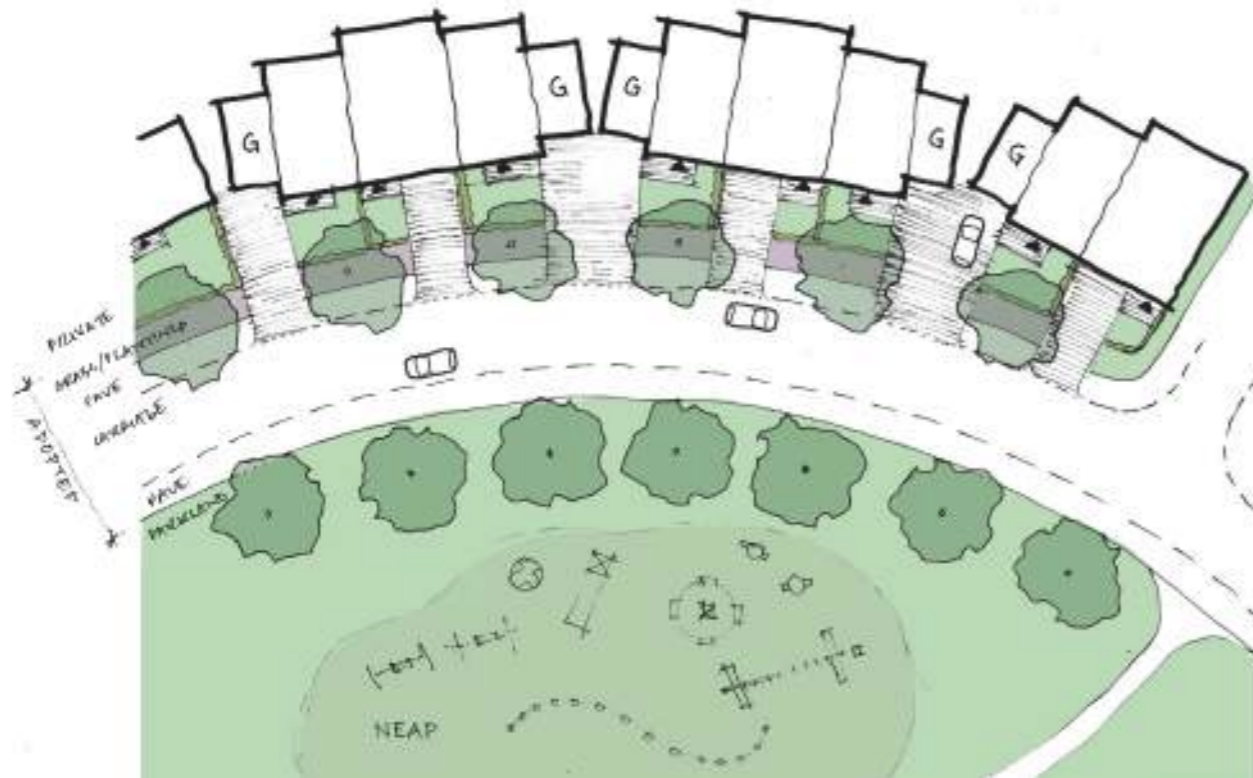
STREET TYPE	CARRIAGE WAY WIDTH	2M FOOTPATH ON BOTH SIDES OF THE CARRAGEWAY	DESIGN SPEED
Primary Road	6m	YES	20mph
Secondary Road	5.5m May be reduced to 4.8m where less than 50 houses served	YES	20mph
Shared Surfaces	4.8m	Not required beyond entrance ramp	15mph
Homezones	4.8m	NO	less than 10mph



Street Hierarchy Plan

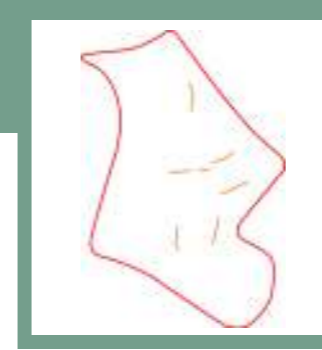


5.2.2 Primary Street Design

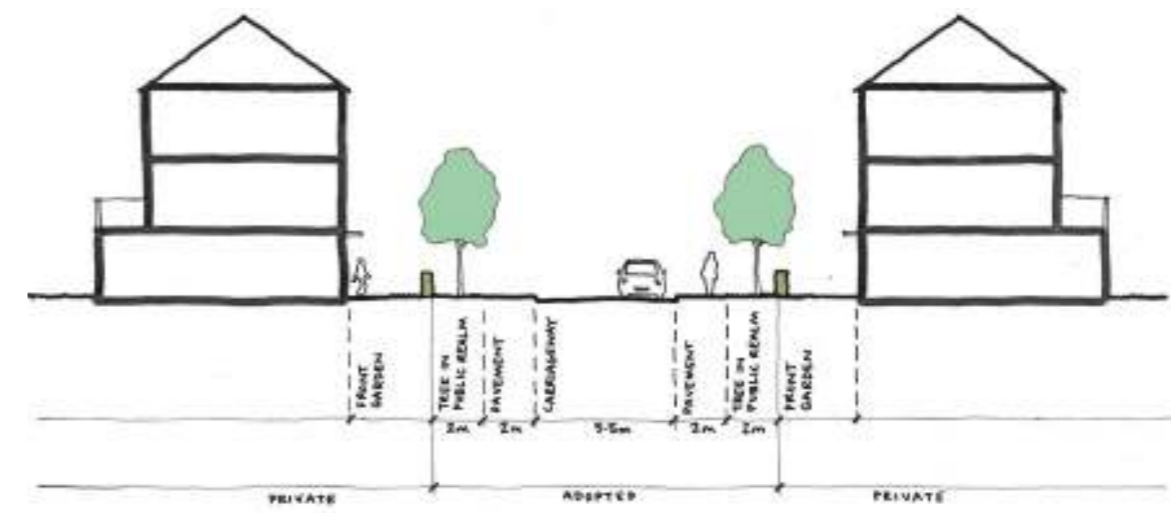
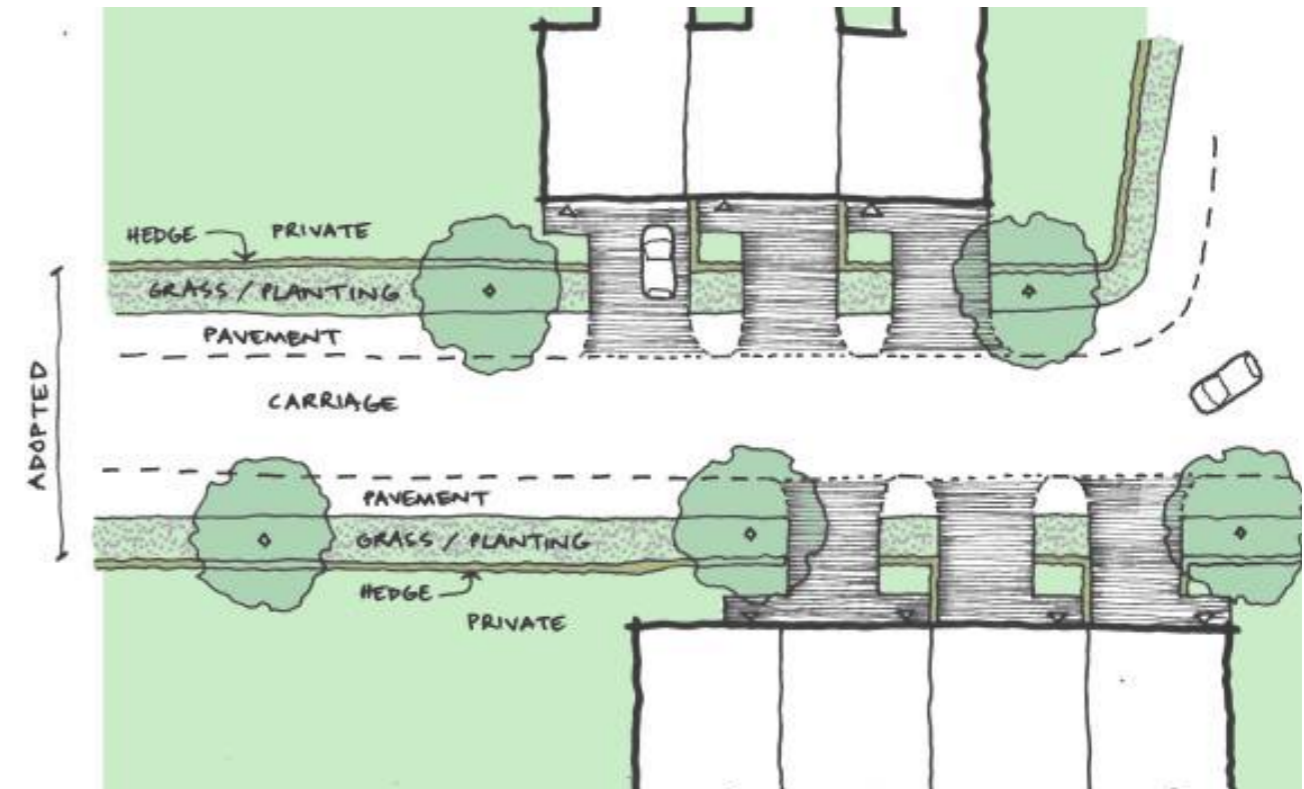


Primary Street Design Principles

The adopted highway will be comprised of a 6m wide asphalt carriageway, 2m wide asphalt pavements along both sides, and a 2m wide green verge adjacent to the footway along residential sides. Concrete kerbs of 125mm height will separate the carriageway from the footway. A symmetrical avenue of large trees such as lime, and linear planting beds, will be located within green verges or parkland (in the public realm). Front gardens will be largest along primary streets, and will feature areas of grass, hedges and shrub planting, as well as hard paving, driveways and footways.



5.2.3 Secondary Street Design

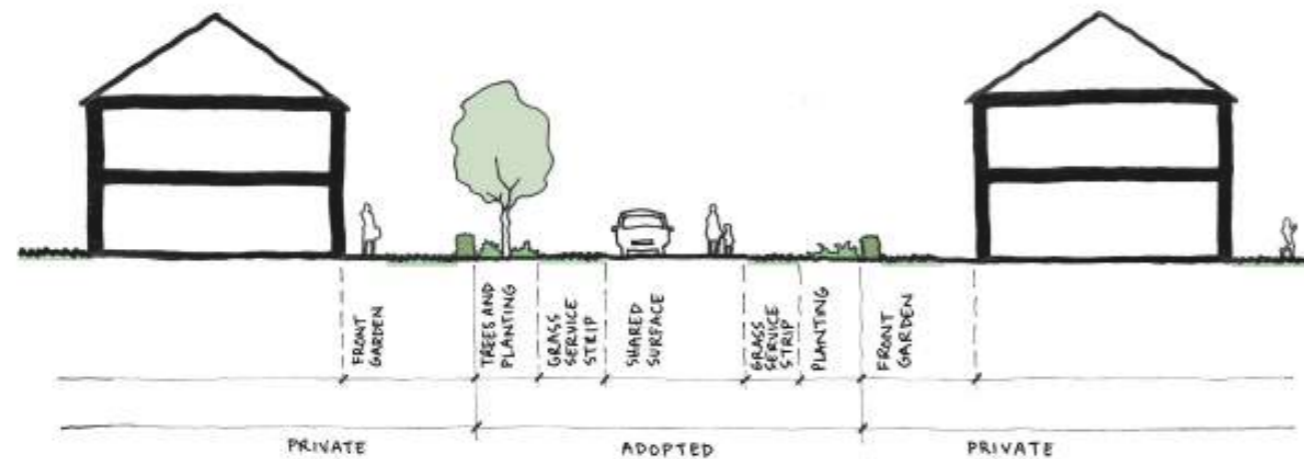
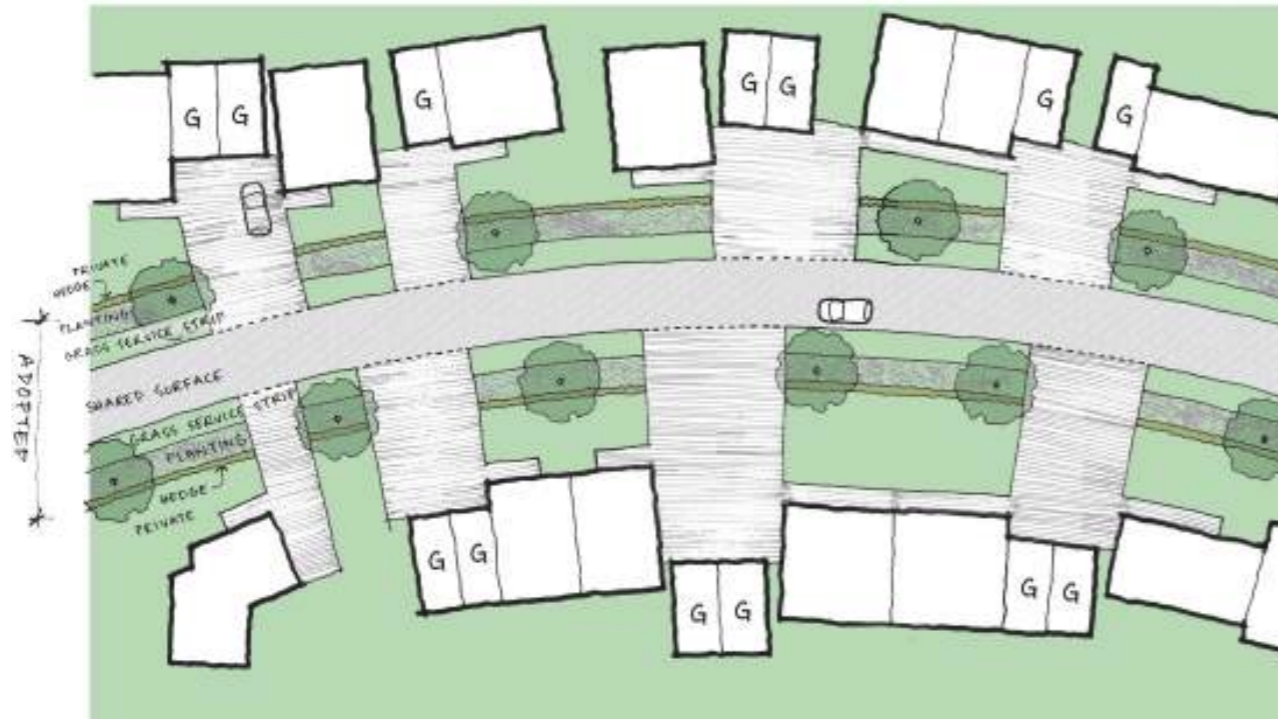


Secondary Street Design Principles

The adopted highway will be comprised of a 5.5m wide asphalt carriageway, 2m wide asphalt pavements along both sides, and a 2m wide green verge adjacent to the footway along residential sides. Concrete kerbs of 125mm height will separate the carriageway from the footway. An asymmetrical avenue of medium sized trees and linear planting beds, will be contained within green verges (in the public realm), and separated from private gardens by hedgerows. Front gardens will generally be slightly smaller along secondary streets, and will feature areas of grass, native hedges and shrub planting, as well as hard paving.



5.2.4 Shared Surface Street Design

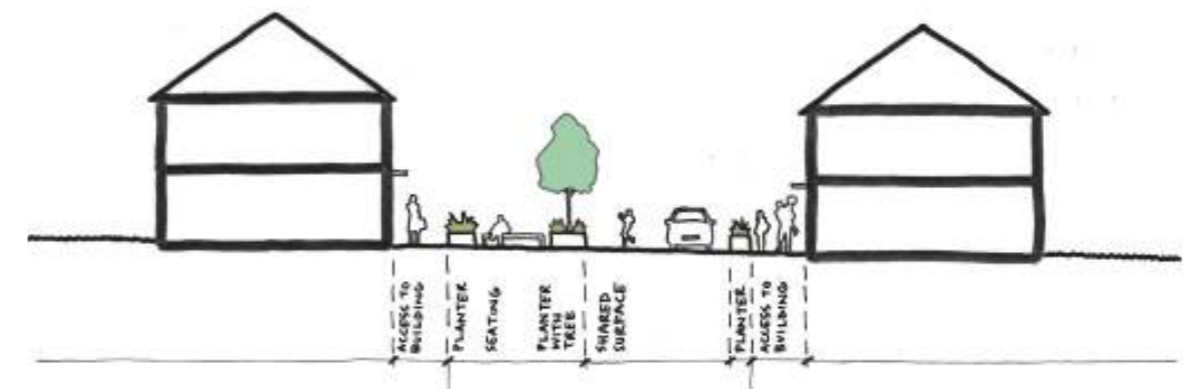
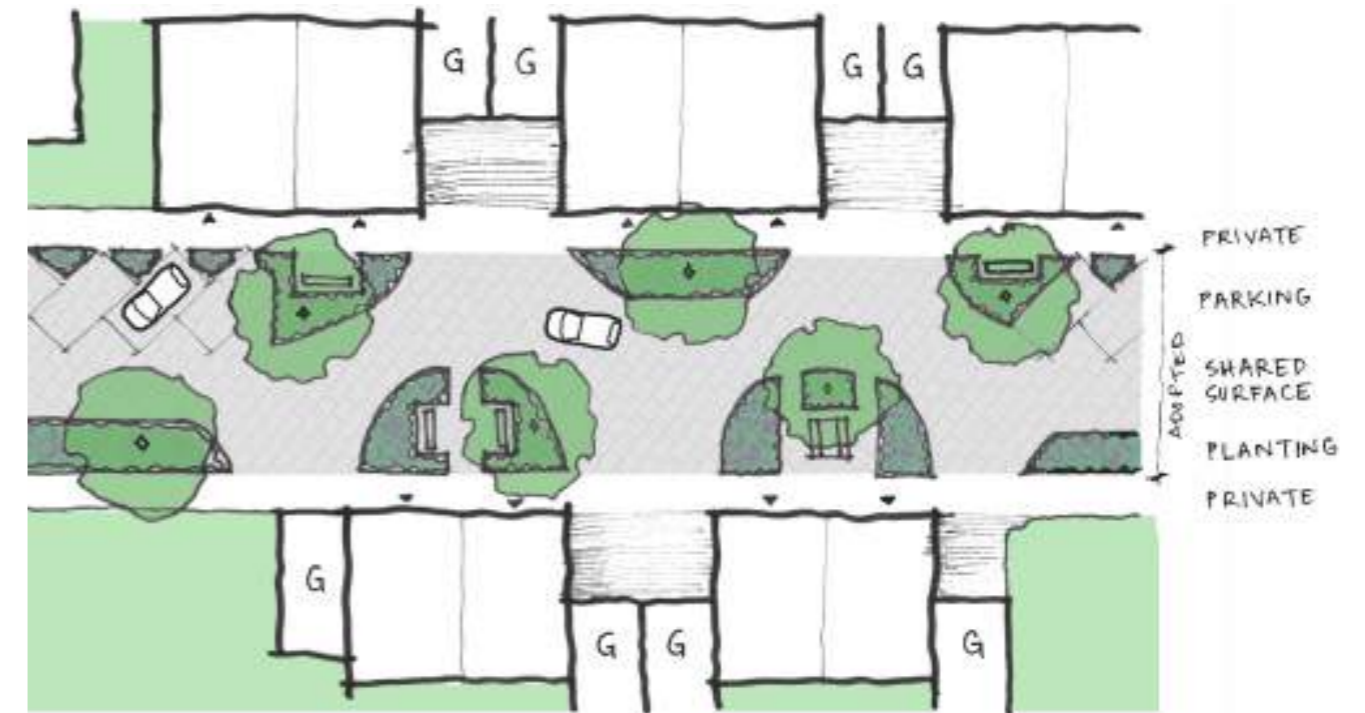


Shared Surface Street Design Principles

The adopted highway will be comprised of a 4.8m wide shared surface, 2m wide grass covered service strips, and verges containing planting beds and trees. The shared surface will be used by both pedestrians and vehicles simultaneously, and will be constructed of block paving. Small tree species and linear planting beds will be contained within green verges (in the public realm), separated from private areas by mixed native hedgerows. Front gardens will vary in size, and feature grass and shrub planting, as well as footways and large drives. Each property will include space for at least two cars to be parked.



5.2.5 Homezone Street Design



Homezone Street Design Principles

The adopted highway will be comprised of a 4.8m wide shared surface carriageway, as well as usable shared surface areas containing seating pods, on-street parking spaces and raised planters. The shared surface will be used by both pedestrians and vehicles simultaneously, and have a pedestrian priority feel. Constructed of block paving, the street will be used by the community for recreation and events as well as access and movement. Small tree species and native shrub planting will be contained within the raised planters. A linear hard paved pedestrian only area will provide access to properties.

5.3 Street Furniture, Lighting & Materials

Street Furniture

To ensure consistency and a common language across the whole of Inglewood a limited and coherent pallet of furniture should be used which in turn informs the identity of the development.

Furniture should:

- Be high quality, durable and robust;
- Be fixed using anti-vandal fixings which are hidden or recessed;
- Be located safely with consideration to movement through spaces, so as not to impede access and mobility through the space;
- Seating should be orientated to be facing into the adjacent open space;
- Litter bins should be located at entrances/exits to the development and in key open spaces/play areas;
- Dog waste bins should only be located on pedestrian entrances/exits to the development;
- Signage should be kept to a minimum being fixed where possible to existing poles/posts;
- Bollards should be of solid and robust design with consistency of materials used across the whole of Inglewood. Both removable and permanent bollards should be of the same design and used where appropriate across the scheme.

Street Lighting

Street lighting should comply with the lighting strategy by Hydrock and be informed by the ecologist and landscape architect to ensure lighting is an appropriate low lux level and sensitive to provide both dark corridors for bats and limit the impact of views from the surrounding areas.

Street lighting design should be consistent across the whole of Inglewood and reflect the palette of street furniture used throughout the site. Lighting should be sensitively located, particularly in respect to green corridors including existing and proposed hedgerows and habitat areas/corridors.

Street Materials

A palette of materials will be developed in a full design code to complement and enhance the different character areas and uses of the development.

The materials proposed should be robust and reflect the character and use of established materials within the local area. The subtle differences of use and character will also be emphasised through specific planting and street furniture.



High quality and robust street furniture



High quality seating located at the bus stops



Low lux level lighting



High quality paving

5.4 Play Areas & Trim Trail

Play Areas

Three play area locations are identified within the Inglewood masterplan. A NEAP is located within the Orchards character area within Orchards Park and two LEAP's located between the Walks and Quarry's Edge character areas, just north of the school and at High Point Copse, to the North East of Nords Village.

Play areas will be welcoming to all ages and easily accessible from footpaths, as well as being overlooked to encourage passive/natural surveillance.

Play areas should be designed to be bespoke and site specific to their location. They should have an emphasis on natural play and use of non-prescriptive equipment. They should be unique, imaginative and inspiring spaces which fit with their surroundings but have the potential to accommodate more structured play equipment where appropriate.

Play space design should derive from UK design guidance, such as Play England, Fields in Trust, PLAYLINK and the Forestry Commission.

Trim Trail

The Trim Trail is made up of simple pieces of exercise equipment placed at strategic points along the route. These are located between the Southern pedestrian entrance to Inglewood, through Edge Park to the LEAP at High Copse Park, and then continues up to the LEAP and bus stop within Inglewood Green. Another branch follows a route along the swale POS North to the NEAP and west to the countryside access path.

The equipment should be timber multifunctional elements to be used for various exercises along the route to develop balance, strength and coordination, as well as being accessible to all ages and abilities. The Trim Trail promotes exploration and exercise in the fresh air which encourages mental relaxation and adds to the wellbeing of residents who will live in Inglewood.



Natural Play






Trim Trail



View towards Orchards Park NEAP from the North West link to White Rock



-  Play Area Location
-  Trim Trail Route
-  Indicative location of trimtrail activity station

Trim Trail and Play Plan

5.5 Community Orchards, Allotments & Edible Trail

Community Orchards

Newly created orchards to the upper slopes at the North West of the site will encourage the community to become involved in the management of their local environment, providing a sense of ownership and connection with the surrounding landscape. Community events and activities might include fruit harvesting, light maintenance of trees and grassland.

The orchards would also provide an environment for outdoor learning activities, and act as teaching aids for discussing ecology, plant biology and identification. Educational visits could link with the new primary school as well as other local schools in the area.

The integration of orchards as part of the proposal will also provide new habitat in which local wildlife species can flourish.

Edible Trail

This is a trail of edible vegetation - an edible landscape that people can forage and explore which provides the community with health and wellbeing benefits. The trail will connect foraging hedgerows, allotments, orchards, individual fruit trees etc. (typical example species: Cherry Var., Apple Var., Walnut, Blackthorn, Bramble, Dogwood, Hawthorn etc.)

Allotments

Allotments will be located on the steeper North Eastern corner of the site, within the Orchards character area.

Providing a place for community and personal food production, the allotments will have one shared storage facility, discouraging personal on-plot sheds. Vehicular access to the dedicated parking for allotments users is also included within the proposed masterplan.

Some allotments will be provided as part of early infrastructure works of the development in order for them to be available as soon as the first group of residents arrive. Further allotments will be provided as new groups of residents arrive, following subsequent phases of development. The aim being to allow for an even distribution of allotment plots throughout the development in its entirety.

It is assumed that allotments will either be managed privately with a priority for Inglewood residents or managed by the Council. Further detail on the management of the allotments is provided in the Framework LEMP under section 5.2.



A community enjoying use of allotments



A community enjoying the use of community orchards

5.6 SUDS

The flood risk assessment and drainage strategy has been developed by consultants Clarkebond and submitted as part of the outline application for Inglewood.

Various Sustainable Urban Drainage Systems (SUDS) have been proposed to be integrated into the scheme:

Attenuation Pond

There is one attenuation pond located at Edge Park to the South Eastern corner of the site where infiltration rates were less favourable.

The pond is utilised for surface runoff storage, to restrict runoff into the sewer, as well as providing high potential for ecological, aesthetic and amenity benefits.

Swale 'wildlife garden' through homezone

The swale within the homezone areas of The Walks character area is a vegetated channel used to convey rainwater and runoff. It will be planted with plants which encourage wildlife and remove pollutants. It will also permit infiltration in permeable soils.

This landscape strip will encourage people to use the homezone space for play and relaxation. Small timber bridges will link both sides of the street.

On Plot Soakaways

For the majority of the site, roof runoff from the residential buildings, school and pub will be managed by on-plot soakaways.

Soakaways are gravel-filled pits which water is piped into so it drain slowly out into the surrounding permeable soil.

Attenuation Crate System

To the South and West of the site, infiltration rates are slower. Therefore, in these areas and from the road network, runoff will be collected by new highway drains, and discharge will be to a communal infiltration crate located in the Western field.

Permeable Paving

Permeable paving will be proposed in areas where infiltration rates are favourable.



Homezone street with swale



Homezone street with swale



Edge Park - Attenuation Pond



Edge Park - Attenuation Pond

5.7 Arts Strategy and Development Identity

The Inglewood Arts and Identity Strategy aims to:

- Add value and interest to the overall scheme.
- Celebrate the culture of the Torbay local area, and the new uses of the site as it develops.
- Record the changing site as the development progresses.
- Reveal lesser known details of interest about the history of the site and the wider area through a commissioning approach.
- Connect to people locally to ensure there is a resonance and relevance for them within the work.
- Bring a range of high quality artists to Torbay and, where possible, offer opportunities to up-and-coming talent and suitably qualified local artists.
- Develop strong partnerships locally, building on local expertise and interests.

The benefit to the scheme will be to enhance the physical environment with improvements funded from external sources on top of existing planned expenditure from the developers. For example, the seating budgeted for in the scheme could be enhanced through bespoke new designs with the extra funding being sought from relevant external bodies. Finer detail of an Arts and Identity Strategy is to be confirmed but it should directly respond to areas of public open space and key walking routes. The future development partners for the residential schemes will be asked to identify what parts of their site would benefit from artistic input, i.e. seating, lighting, signage etc. They will be supported by the arts project to obtain the additional funds over and above their budget to help realise these schemes.



5.8 Sustainability Principles

The masterplan has been driven by sustainability principles. The proposed development will achieve Code for Sustainable Homes/BREEAM Very Good for commercial buildings with a comprehensive Travel Plan to address the roadway and traffic situation in the locality.

Other key sustainability objectives for the overall development include:

- South-facing roofs for opportunities for active solar collection.
- Generous proportions of glazing to maximise internal daylight levels for wellbeing and reduced dependency on artificial lighting.
- Use of sustainably sourced materials with low embodied energy and preference for recycled materials.
- Sustainable travel to include:
 - Generous bicycle storage space provision.
 - A pedestrian emphasis public realm, with shared surfaces and homezone principles.
 - Incentives for walking & cycling.
 - Additional buses.
 - Travel plan management arrangements.
- Passive solar design.
- Reduction in overshadowing of private outdoor space and the public realm.
- Selection of materials which are durable and low maintenance.
- Promotion of food growing, through edible planting and space for resident cultivation.
- Minimal fill being imported to/exported from site.
- Re-use of demolition material.
- Education and involvement of schools during construction phase.
- Creation of a sense of community.
- A 'fabric first' approach to the construction of the buildings.
- Creation of a scheme with strong character and sense of place that makes reference to the local area and history.
- Inclusion of art within the design process.
- Creation of a great place to live, work and visit with a high quality of life.
- Work with local sustainability organisations.
- Opportunities for flexible outdoor spaces to accommodate safe play, gatherings and events.
- Opportunities to maximise private outdoor space through gardens, terraces and balconies.
- Opportunities to maximise biodiversity through engagement with an ecologist – typical measures might include bird and bat boxes, wildflower and tree planting.
- Reduction of surface water run-off and exploration of SUDS best practice.



6 LOCAL INFLUENCES

6.1 Character of Surrounding Areas

The area surrounding the site contains a rich mixture of residential character, ranging from the traditional settings of villages and hamlets to the South and West, while to the East and North of the site are more modern developments.

Traditional villages

The settlements of Waddeton and Galmpton lie to the south of Inglewood and have emerged in an ad-hoc manner over centuries. There is plenty of intrigue in the way streets and lanes navigate the undulating topography, drawing the viewer along and opening up views out over the wider landscape.

Building forms tend to be quite simple but with nicely detailed elements, such as door and window surrounds. There is typically a close relationship between buildings and their streets, yet owing to the unplanned nature of these traditional settlements, there is little uniformity in the footprint of the buildings. Very often, these were driven by the random size and shape of the plot available for building. Other features such as roofs and chimneys also add a richness to the character of the streets, as do the robustness of building materials used. Stone is often used for both buildings and for boundary and retaining walls along streets. There is also widespread use of render on buildings, generally in white or pastel colours.

The integration of the buildings within the wider landscape is a common trait, often with mature trees and shrubs established along streets and plot boundaries. There is also an abundance of colour in parts where flowers are left to grow in stone walls, in gardens and in small pockets of the streets.

Modern developments

The residential areas closer to Inglewood tend to be more formally laid out with greater uniformity

of house types and plots along wide roads and culs-de-sac. This is evident in areas such as Steed Close immediately to the east of the site. Materials here are overwhelmingly combinations of red brick and white/cream render. There is significantly less variety in the character of these areas, resulting in far less legibility of place.

The more recent developments at places such as White Rock and Elberry Gardens to the north are more dense, with narrower streets and a higher concentration of 3 storey houses. The negative impact of car parking demand is evident in these areas where there has been a fine balance between achieving required building densities and providing sufficient space for car parking.

How this relates to Inglewood

This Urban Design Framework focuses in on the general development principles, and has not developed specific architectural coding. The details around building styles and forms will be developed in much more detail later on in the planning process. It is envisaged that a Design Code will be created to provide greater guidance on how the architecture of Inglewood will present itself.

The design approach of the Inglewood masterplan has been to promote an attractive place to live and play for residents, drawing upon the best features of the surrounding Torbay and Devon landscapes. The architecture of the proposed buildings at Inglewood will do the same, learning from the attractive character established in places like Waddeton and Galmpton. However, the integration of modern demands, such as car parking, will have to be sensitively managed by providing sufficient space within the streets and spaces for the practicalities of contemporary living.



Informal wildflower planting at a road junction, Galmpton



Traditional road junction at Greenway Road, Galmpton



Modern road layout at Windy Corner



Contemporary townhouses at White Rock



Stone retaining wall with flowering plants, Galmpton



Robust yet attractive building materials, Galmpton



Revealing townscape, Galmpton



Revealing townscape, Galmpton



Pasture land with trees, Waddeton Court



Houses facing out onto a public open space



Integration of landscaping with buildings, Galmpton



Considered detailing of a house, Galmpton



Avoid undesirable hard, narrow streets (Elberry Gardens)



Focal point at the heart of Waddeton



Painted stonework between houses, Stoke Gabriel Road



Glimpse views out into the wider landscape, Galmpton



A traditional pub at the heart of the village, Galmpton



Simple, contemporary house, White Rock

STRIDE TREGLOWN

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