



Duck Street, Tytherington, South Gloucestershire

Presentation to Tytherington Parish Council

© Richborough

11th September 2023

Introduction

Project Details



Application Type:

Outline (all matters reserved except Access)

Capacity:

Circa 80 dwellings

Uses:

Residential, public open space and associated infrastructure

The Project Team

Promoter:



Planning Consultant:



Design Consultant:



Landscape, Arboriculture
and Ecology:



Transport and Drainage:



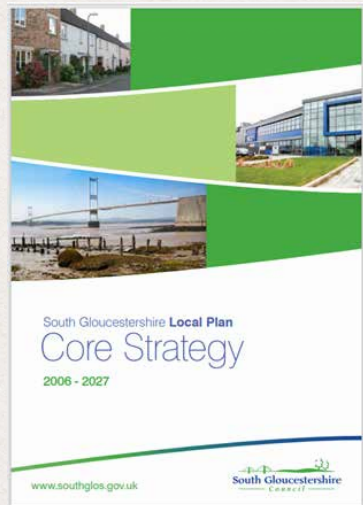
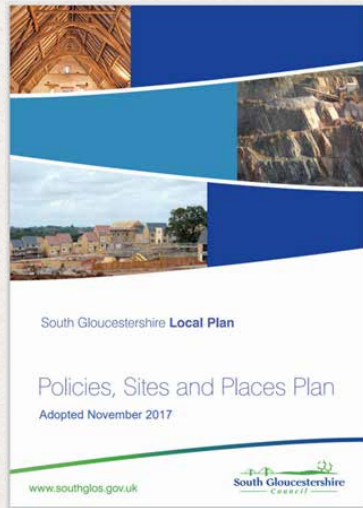
Heritage:



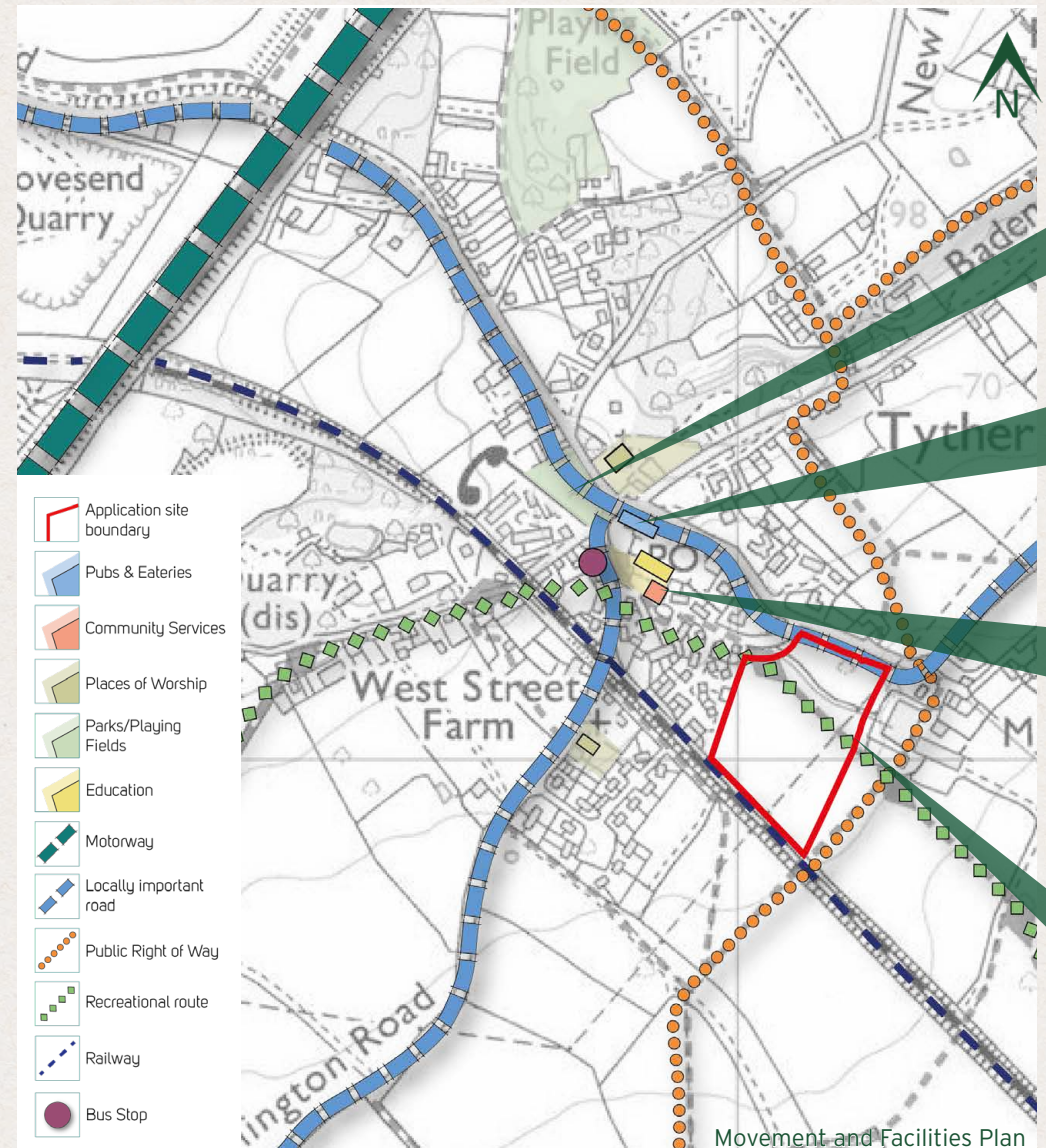


Context Analysis

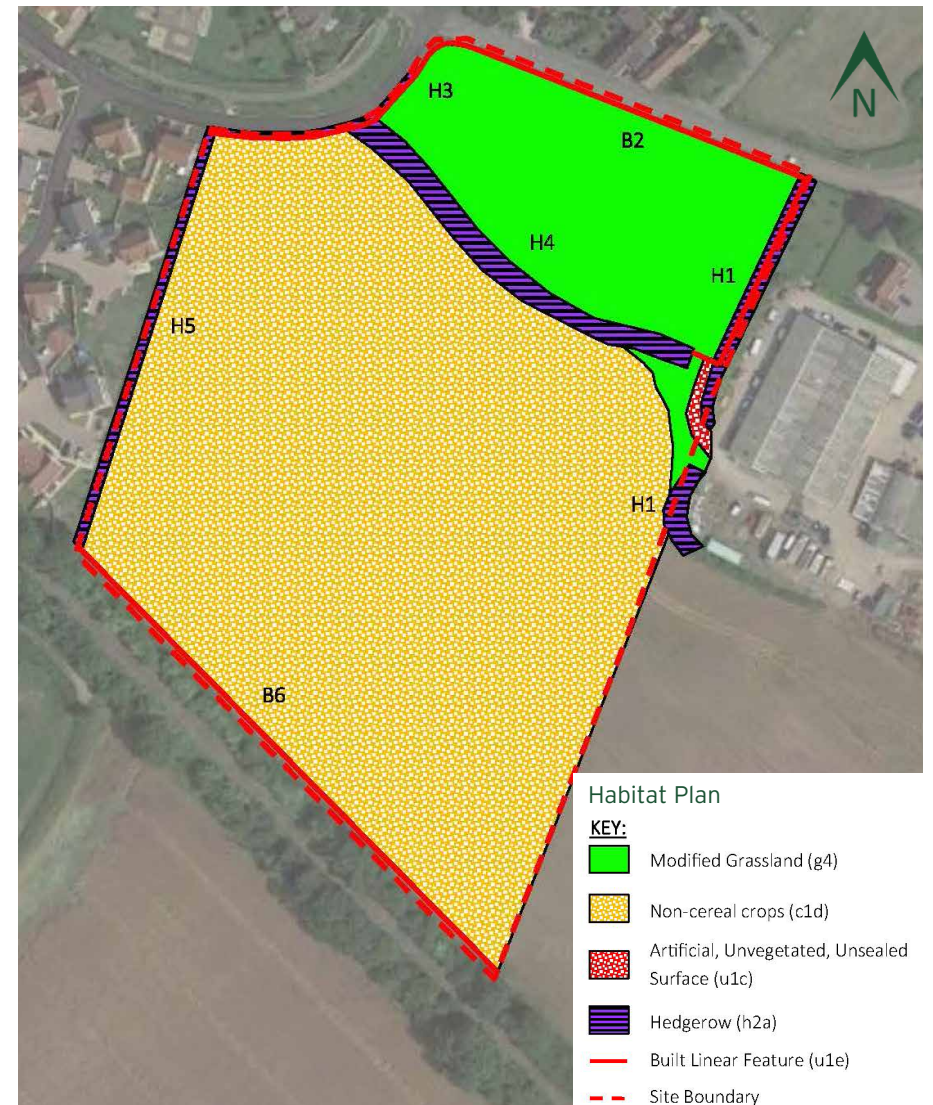
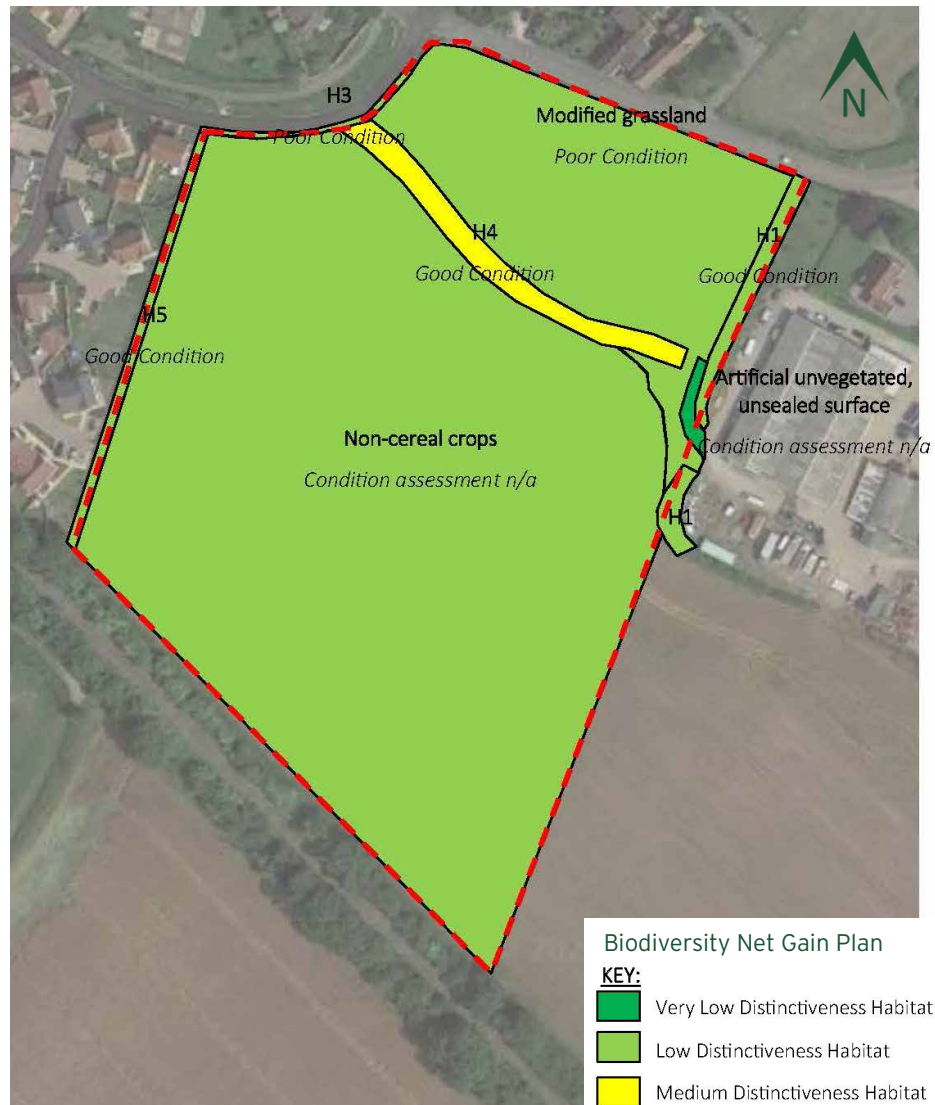
Planning Policy Overview



Local Area Network, Services and Facilities

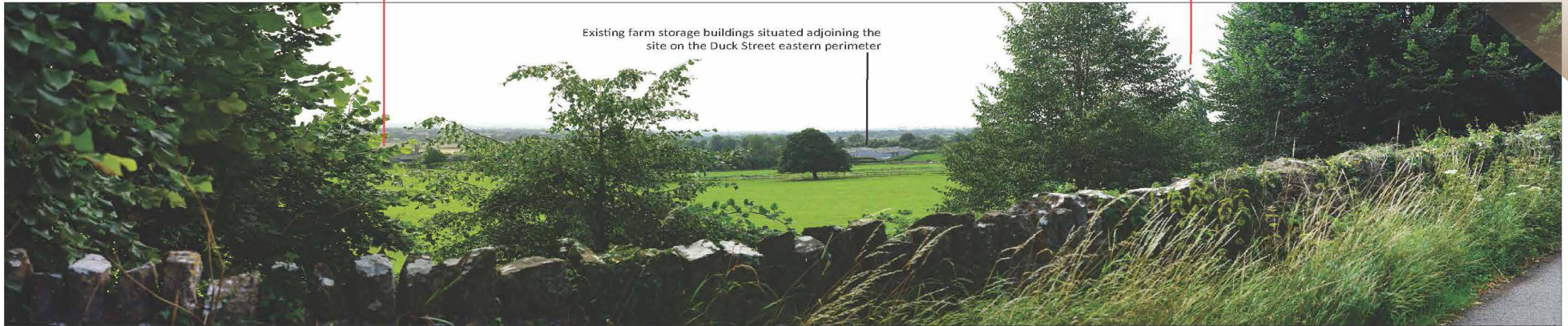


Ecology



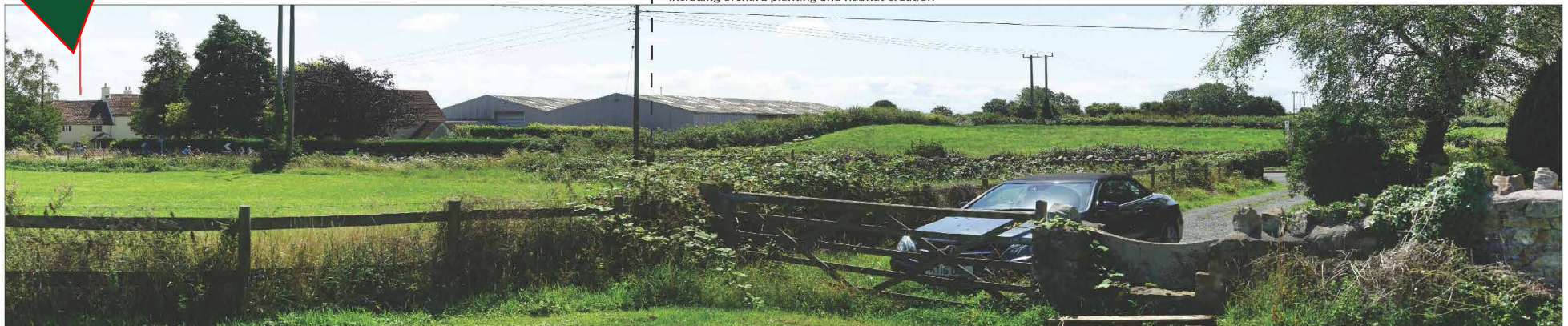
Landscape Character

Approximate extent of the Site predominantly filtered from view by the intervening hedge-rows, hedgerow trees and wooded slope to Tyrtherington Hill



VIEWPOINT 1: WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE APPLICATION SITE

Approximate extent of the Site



VIEWPOINTS 2: WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE APPLICATION SITE

Approximate extent of the Site

Existing field adjoining Duck Street to remain undeveloped and utilised for public open space creating a buffer to the Tytherington Conservation Area and conserving the gateway character on approaching the village from the south. The field will be enhanced with a semi-formal landscaping, including orchard planting and habitat creation



VIEWPOINT 3: WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE APPLICATION SITE

Railway line passing along an earth embankment encloses the western site area and influences the availability of direct views of the site from the south west to north west of the site. The embankment is circa 6-8 metres higher than the existing ground level of the application site. The embankment is heavily tree'd

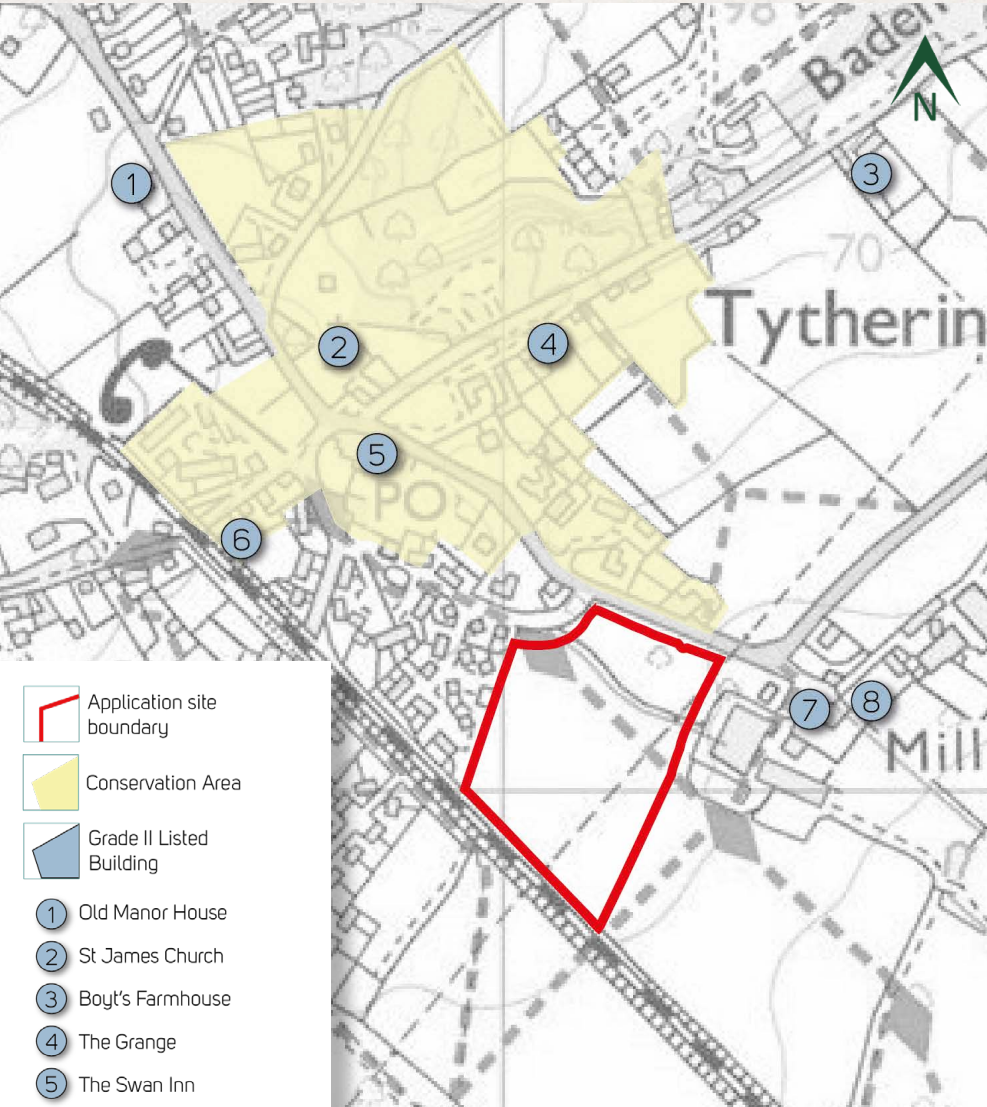
Existing field adjoining Duck Street to remain undeveloped and utilised for public open space creating a buffer to the Tytherington Conservation Area and conserving the gateway character on approaching the village from the south

Approximate extent of the Site



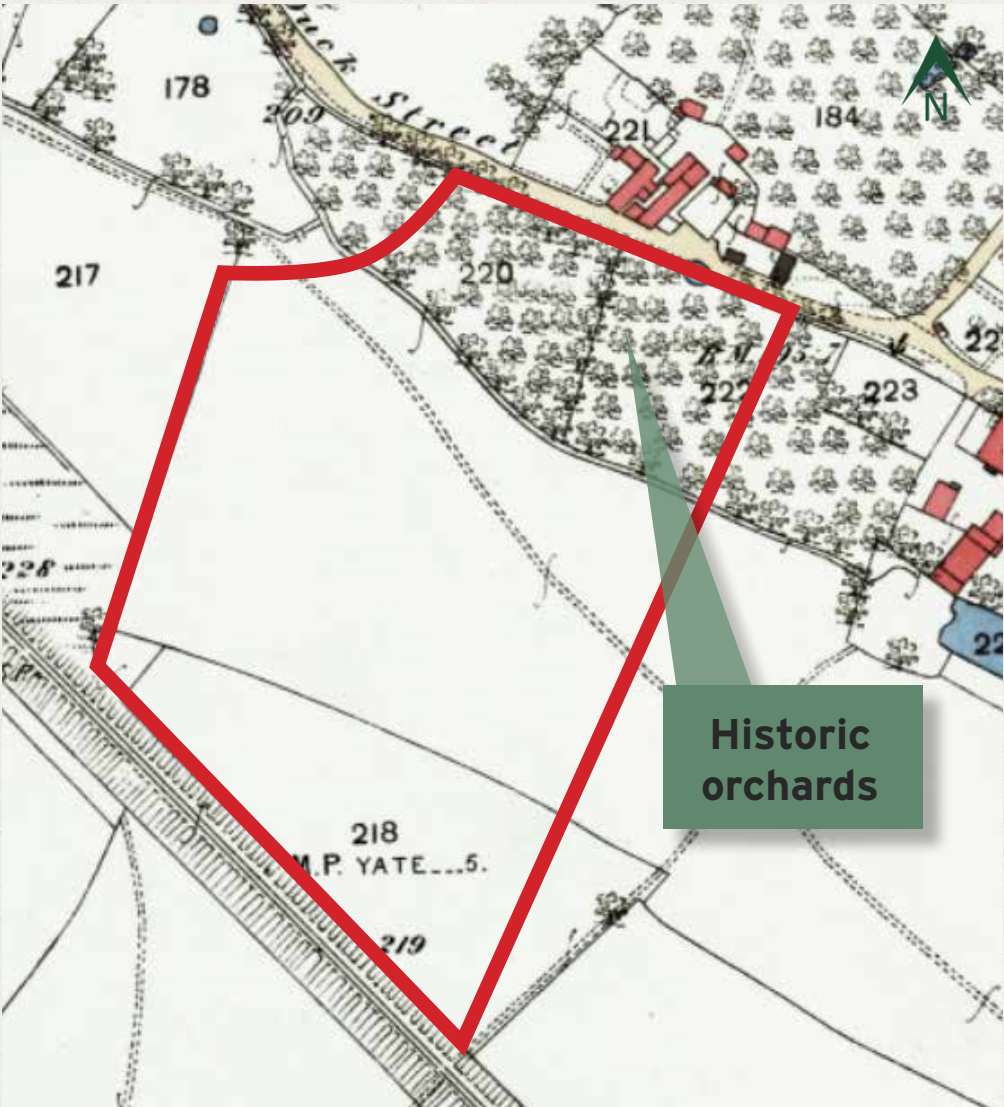
VIEWPOINT 4: WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE APPLICATION SITE

Heritage



- Application site boundary
- Conservation Area
- Grade II Listed Building
- 1 Old Manor House
- 2 St James Church
- 3 Boyt's Farmhouse
- 4 The Grange
- 5 The Swan Inn
- 6 The Porch House
- 7 Mill House
- 8 Newhouse Farmhouse

Conservation Area and Listed Building Location Plan



Ordnance Survey Map 1873-1888

Recent Development in Tytherington

Application site - Stowell Hill Rd

Bromford Planning

Approx Construction Date: 2023
Nr of dwellings: 24
Gross site area: 0.86ha
Density: 28dph



Site under construction - Stowell Hill Rd,



ADAS Planning

Approx Construction Date: 2023
Nr of dwellings: 24
Gross site area: 0.79ha
Density: 30.37dph

The Orchard

Approx Construction Date: 1991
Nr of dwellings: 17
Gross site area: 0.80ha
Density: 21dph



The Jays

Approx Construction Date: 1984
Nr of dwellings: 14
Gross site area: 0.65ha
Density: 22dph



Walnut Field

Cotswold Homes

Approx Construction Date: 2017
Nr of dwellings: 28
Gross site area: 1.47
Density: 19dph



The Site

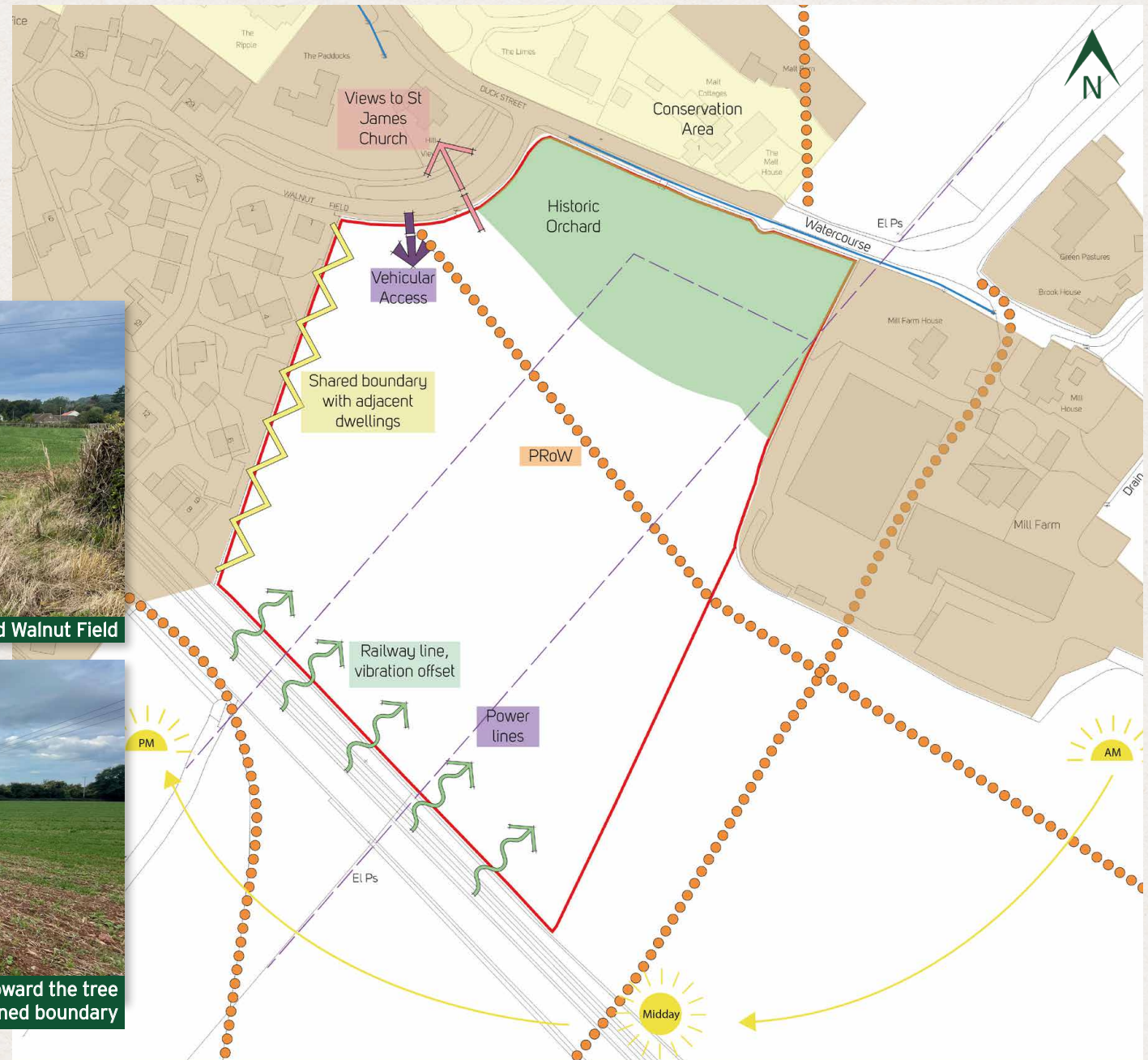
Constraints and Opportunities



View of the site from the PRoW looking west toward Walnut Field



View of the site from the PRoW looking south toward the tree lined boundary

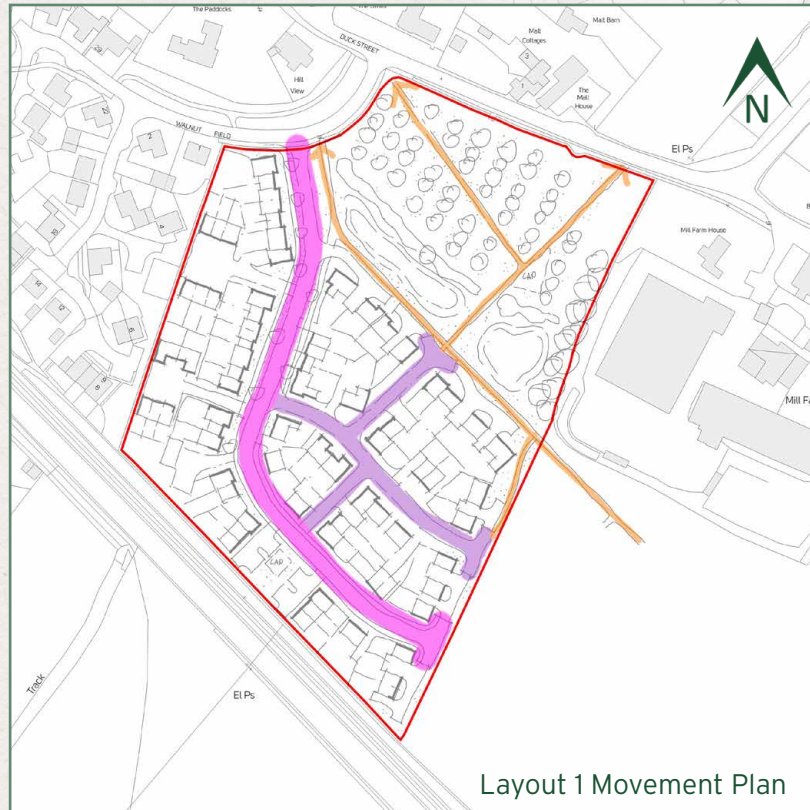


Developing a Vision

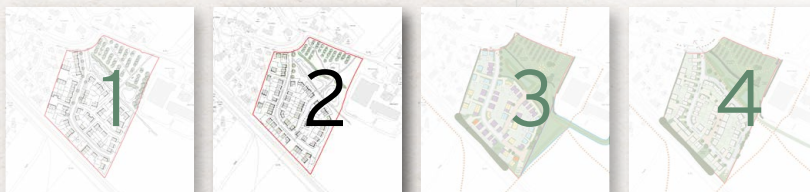
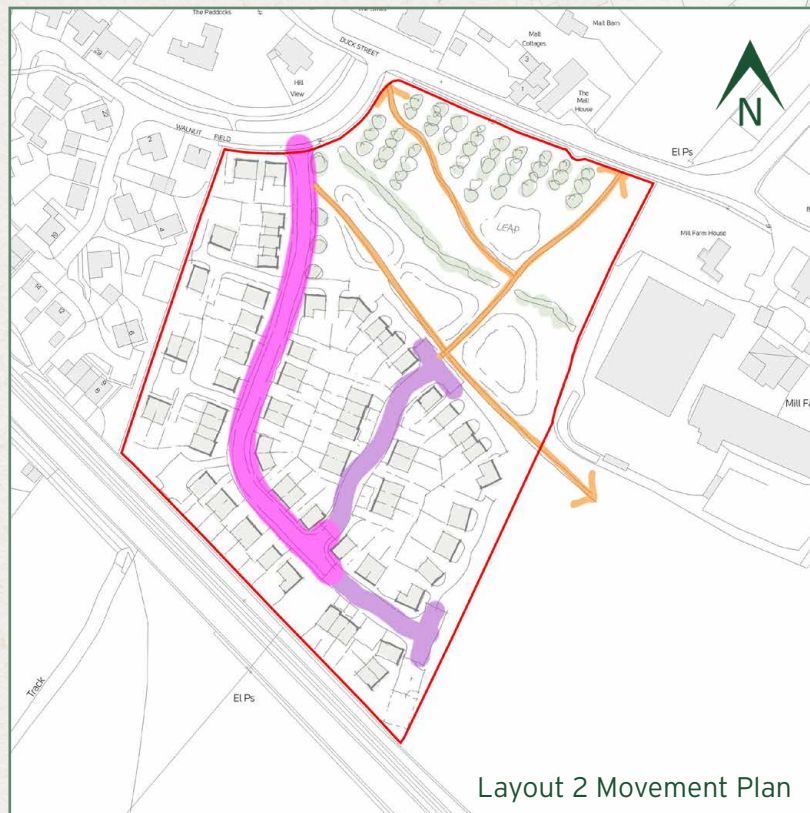


Design Evolution

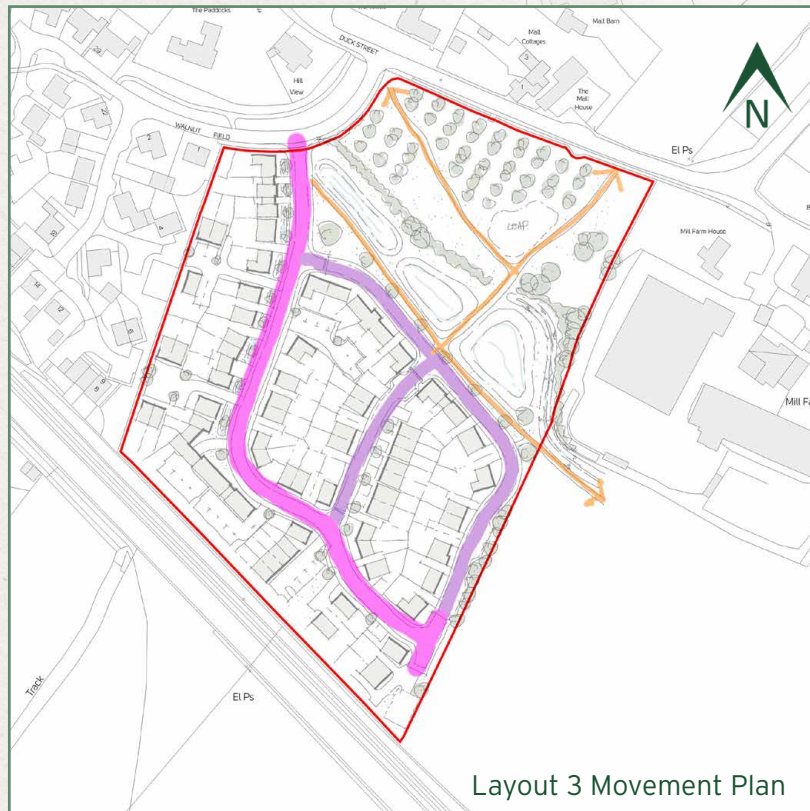
Sketch Layout 1



Sketch Layout 2



Sketch Layout 3



Sketch Layout 4



	Application site boundary		Existing Public Right of Way
	Existing (retained) trees & hedgerow		Proposed pedestrian/cycle link
	Indicative proposed planting		Potential for equipped play/LEAP
	Proposed tree/hedge removal		Proposed buildings
	Open space		Reconfigured farm access
	Indicative surface water attenuation basin		Visual link towards St James Church



Nr of dwellings	80
Gross Site Area	4.2ha
Density	19dph

Design West Review Panel



Evolving Design Principles; Emerging Concept Plan





Aerial view from Duck Street



Proposed Duck Street frontage