

Eastbrae, Stromness

Housing Development Brief Supplementary Guidance

July 2012



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1. Introduction



The Site from the dwelling houses of Wardhill & Annandale

This Development Brief sets out the opportunities and constraints in relation to housing site STR-L of the Orkney Local Development Plan (Modified Proposed Plan) which is referred to as Eastbrae, Stromness. The aims of this brief is that development will occur in a planned and coordinated manor that is in keeping with the surrounding builtform, uses and topography. Further development on the site will be expected to respond to the design criteria set down in this Development Brief.

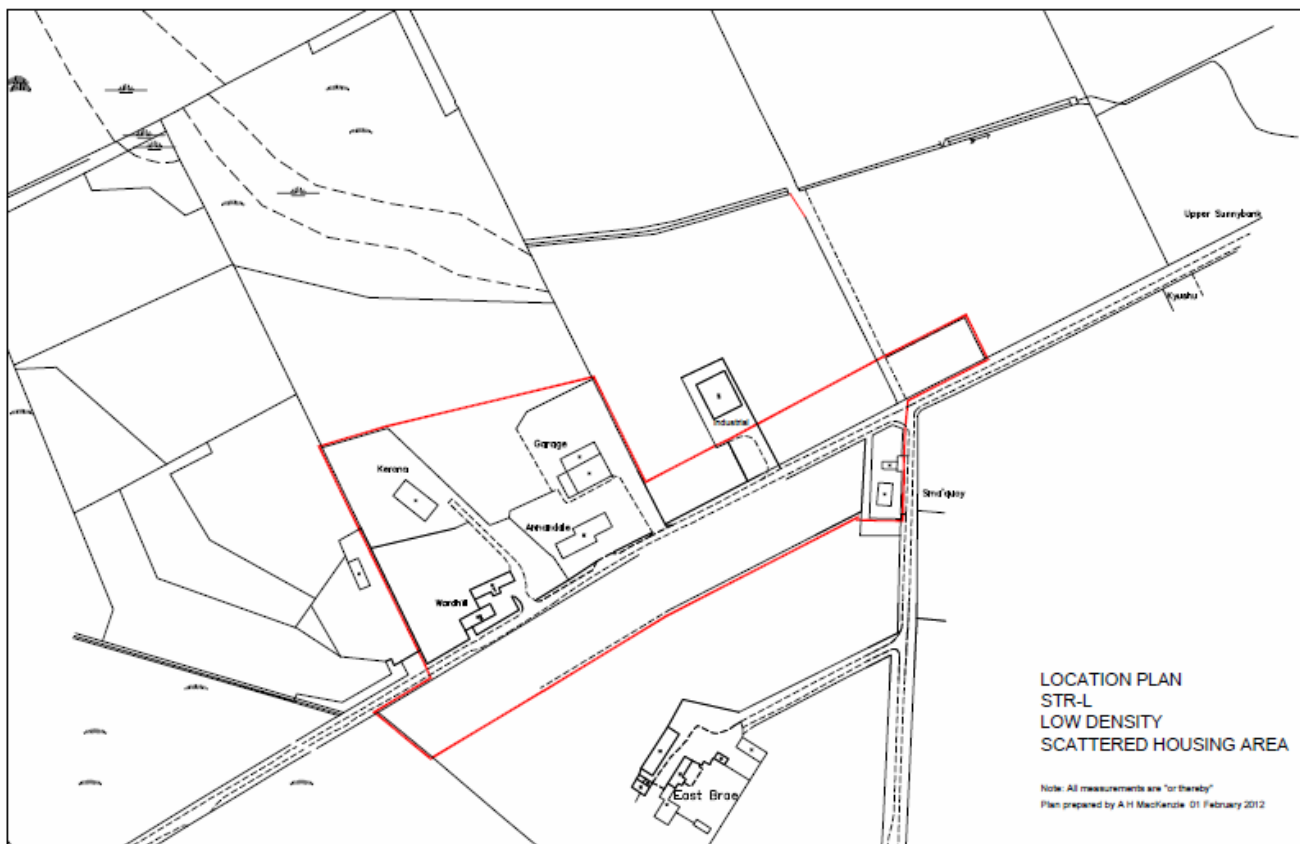


Figure 1 – The Site Location

2. Site Description

The site is located off the Wardhill Road on the edge of Stromness. The location is semi rural with land use being agricultural, domestic with some commercial business use. The existing pattern of development is scattered with builtform being gable ended and generally of a storey to a storey and a half in appearance. Existing development in the area is characterised by a low density housing sited within generously proportioned sites.

The site is located on higher ground above Stromness with undulating levels. The site enjoys views of the Hamnavoe, the Inner Holms, Hoy and the West Mainland.

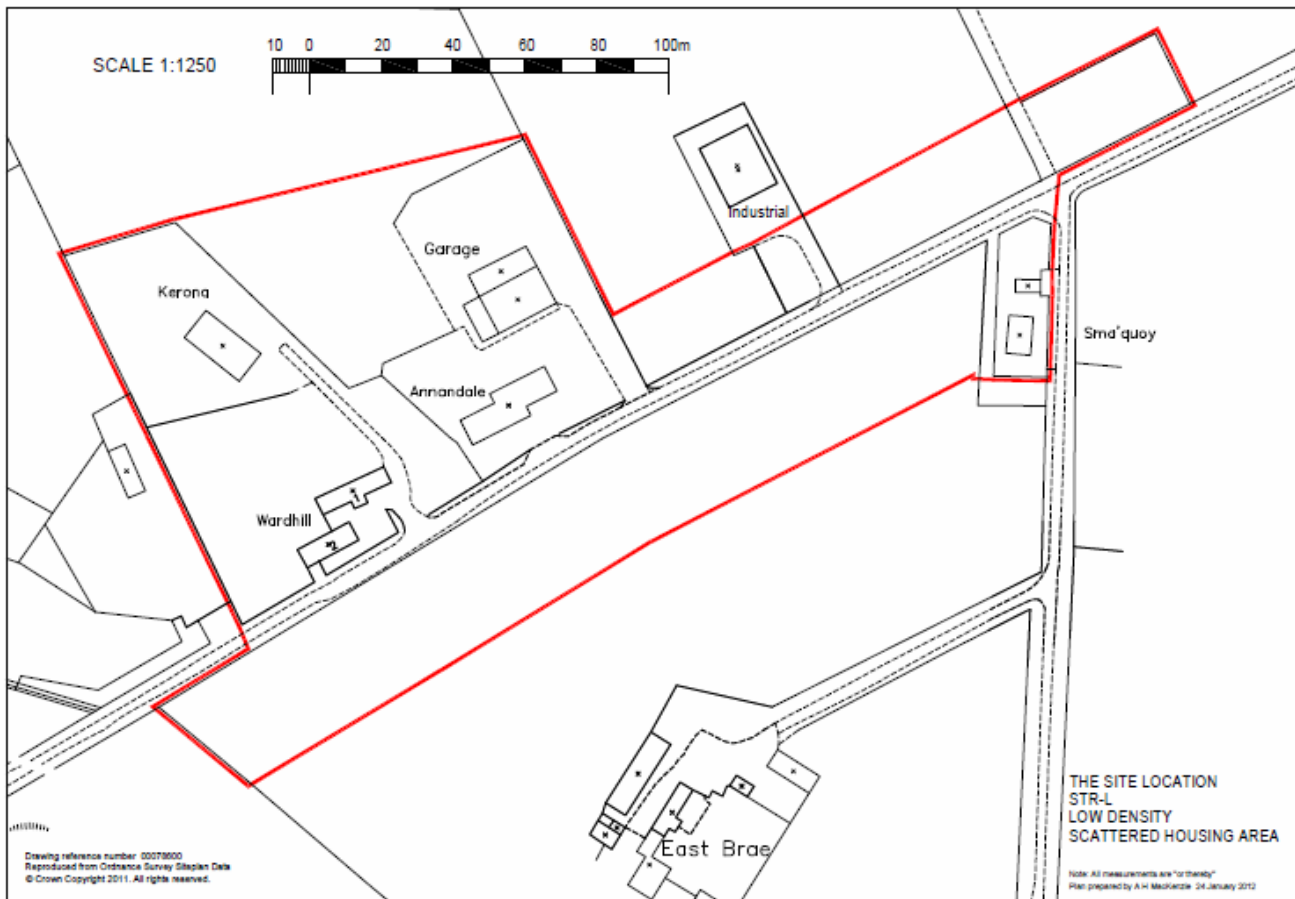


Figure 2 – Site Plan of the Housing Designation STR-L

3. The Design Criterion

3.1 - Design Criterion 1 – Layout and Phasing

The Development Brief seeks to address the phasing of the development as well as layout. Figure 3 shows the phasing proposed for this development. The layout of this site is to be low density and scattered to reflect the designation (STR-L) in the Orkney Local Development Plan (Modified Proposed Plan) as well as the development pattern and density at this edge of town location. Development should respect the follow layout criteria:

- plot sizes should vary
- there should be no fixed building lines
- the topography of the site should be reflected in the layout
- the use of crescents and culs de sac should be avoided

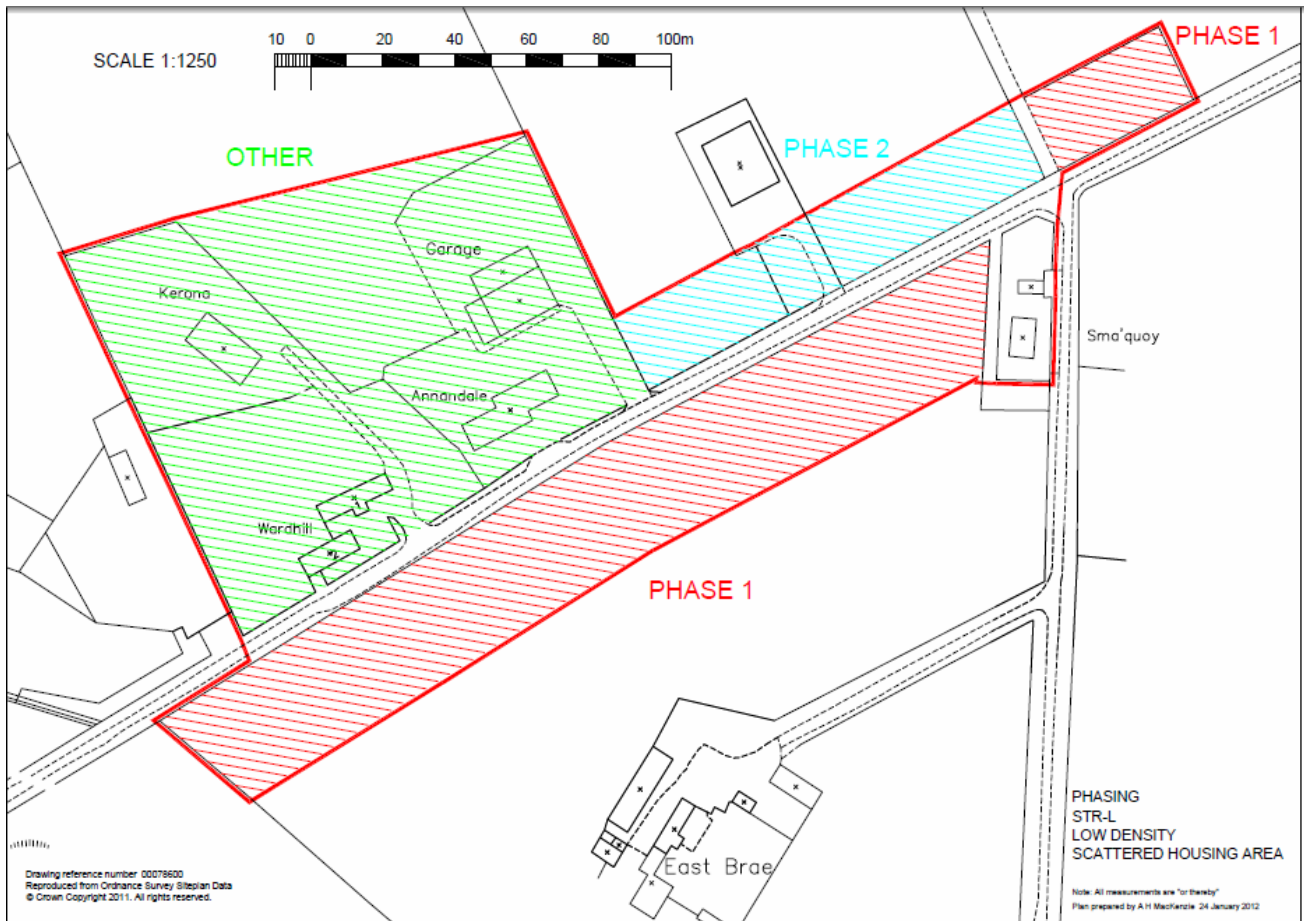


Figure 3 – Phasing of the Development

Phase 1 – Next year to 2 years

The majority of this phase is located to the south of the Wardhill Road and is presently in agricultural use. This phase of the development should facilitate 5 residential dwelling houses. A section of this phase is hatch at figure 4 as open ground that should be free from builtform so as to provide a break in the proposed development pattern that will assist in the provision of a scattered development pattern. At the full planning stage, it may be possible that an additional site to be accommodated within this phase and it will be dependent on the details of this application. These details should reflect the site conditions (topography), the surrounding location and any other material consideration. It is anticipated that this phase will be delivered in the next 2 to 3 years.

Phase 2 – 4 to 5 years

This phase is located to the north of Wardhill Road and is presently agricultural in use. An access runs through this phase to an industrial building at the rear. It is proposed that this phase could facilitate 1 to 2 residential developments, with an anticipated delivery in the next 4 to 5 years.

Other Land

Within this area of the site there is limited development opportunity with one noted area of ground that lies between the dwelling house known as Kerona and the commercial garage, which is free from builtform or is associated to existing builtform. Presently this area provides a visual break in the existing development pattern. Any proposed development should maintain this visual break through the sensitive consideration of scale, orientation and siting.

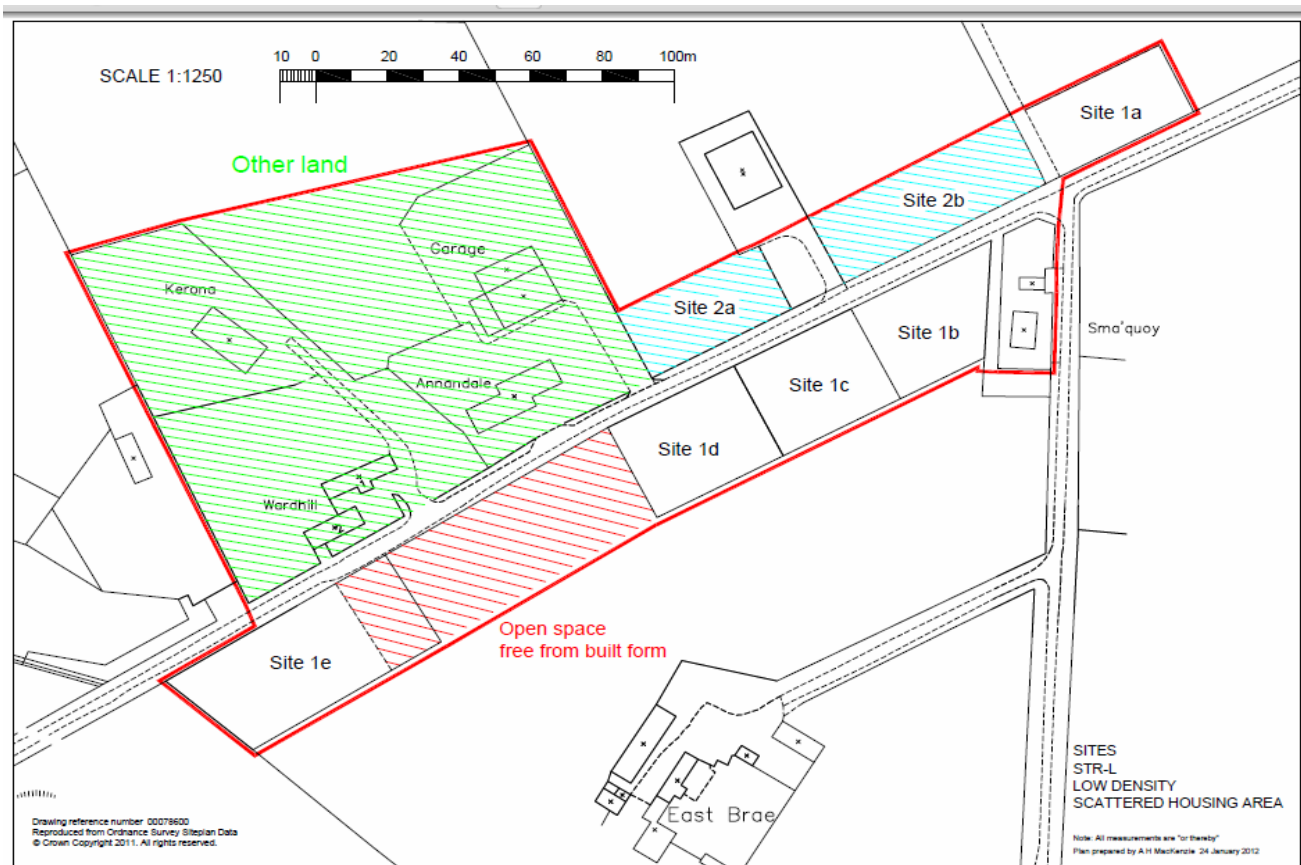


Figure 4 indicates housing site layout

Design Criterion 2 – Buildform and Boundaries

It is expected that building design will reflect the location in terms of siting, form, design and materials. Traditional and contemporary styles and materials are acceptable on the site.

Development of all phases must respect the following detailed design criteria:

- the buildings should be 1 or 1.5 storey in appearance
- building colours should reflect the location and be of a muted colour pallet with the use of greys and browns
- consideration should be given to the use of sustainable and traditional materials such as stone and timber
- siting and design should consider the topography of the each site
- underbuild should be limited and landscaping used to conceal any underbuild
- new builtform should be gable ended with the avoidance of boxed in eaves
- boundaries should generally be of 1 metre in height



Example of Good House Design



Traditional Stone Dyke near to development site

Design Criterion 3 – Open Space and Landscaping

Individual residential sites should be of an adequate size to facilitate outside provision for the individual dwelling houses. At this edge of town location, new residents can enjoy this more rural location, therefore, landscape proposals should reflect the existing rural character avoiding suburban style landscape design. Landscape proposals for housings site should be informal in character. The use of natural local materials and semi-natural planting schemes will be encouraged. The design of external spaces that respond to the topographical features of the site can greatly assist in integrating the dwelling within the surrounding rural setting. Landscape proposals can be used to conceal any underbuild, provide shelter to individual sites as well as forming appropriate site boundaries i.e. post and wire fences, and where appropriate dry stone dykes or planted boundaries.

Design Criterion 4 – Access and Road Design

Before or with the first planning application for this site, a Traffic Statement is required. This Traffic Statement will look at traffic management (including pedestrian access and cycling) and improvements to infrastructure. Road Services (OIC) state that, as part of this development, there will be a requirement for public road improvements. The details of the improvements will be looked at through the planning application stage and will require to be designed and constructed to the current Road Services standards.

New accesses off the public road should be kept to a minimum with the use of shared accesses. Any new accesses should avoid locations where there are road safety concerns. Individual residential sites should be able to accommodate parking provision for 2 vehicles.

Design Criterion 5 – Water Resource Management

An appropriate surface water drainage scheme as well as a foul drainage scheme will be required as part of this development. Individual site based schemes should be avoided. To accord with Policy D3 of the Modified Proposed Plan and advice from the Scottish Environment Protection Agency, this development must be connected to the existing foul drainage system.

Note that the plans are not scaled

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