

Stage 4: Urban Design Actions...turn principles into actions **45**

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'A Framework document to set out ideas for environmental improvements to enhance the Stone Town Centre'

4.1 Urban Design Framework

The urban design goals and principles discussed in Stage 3 form the basis for the Urban Design Framework shown opposite. The framework summarises graphically the broad structure of town centre development envisaged following the implementation of these design goals and principles. In this sense, it represents a 'snapshot' of the future direction for development that we will aim to work towards.

The framework is designed to be sufficiently flexible to accommodate a range of different planning and development scenarios which would be consistent with the overall objective of securing a high quality future for Stone town centre in the 21st Century.

Urban Design Framework - Notation

Image and Identity

- | | | | |
|--|------------------------------------|---|-------------------------------|
|  | Approach Route Enhancement |  | Existing Gateway Improvement |
|  | New Gateway Feature |  | Active Edges |
|  | Tree Corridors / Roadside Planting |  | Existing Landmark Improvement |
|  | New Landmark Building / Structure | | |

Access and Movement

- | | | | |
|--|---|---|----------------------------------|
|  | Public Transport Nodes Improvement |  | Pedestrianised Streets / Towpath |
|  | Key Pedestrian Links from Satellite Attraction / Transport Arrival Points | | |
|  | Pedestrian / Share Street Vehicular | | |

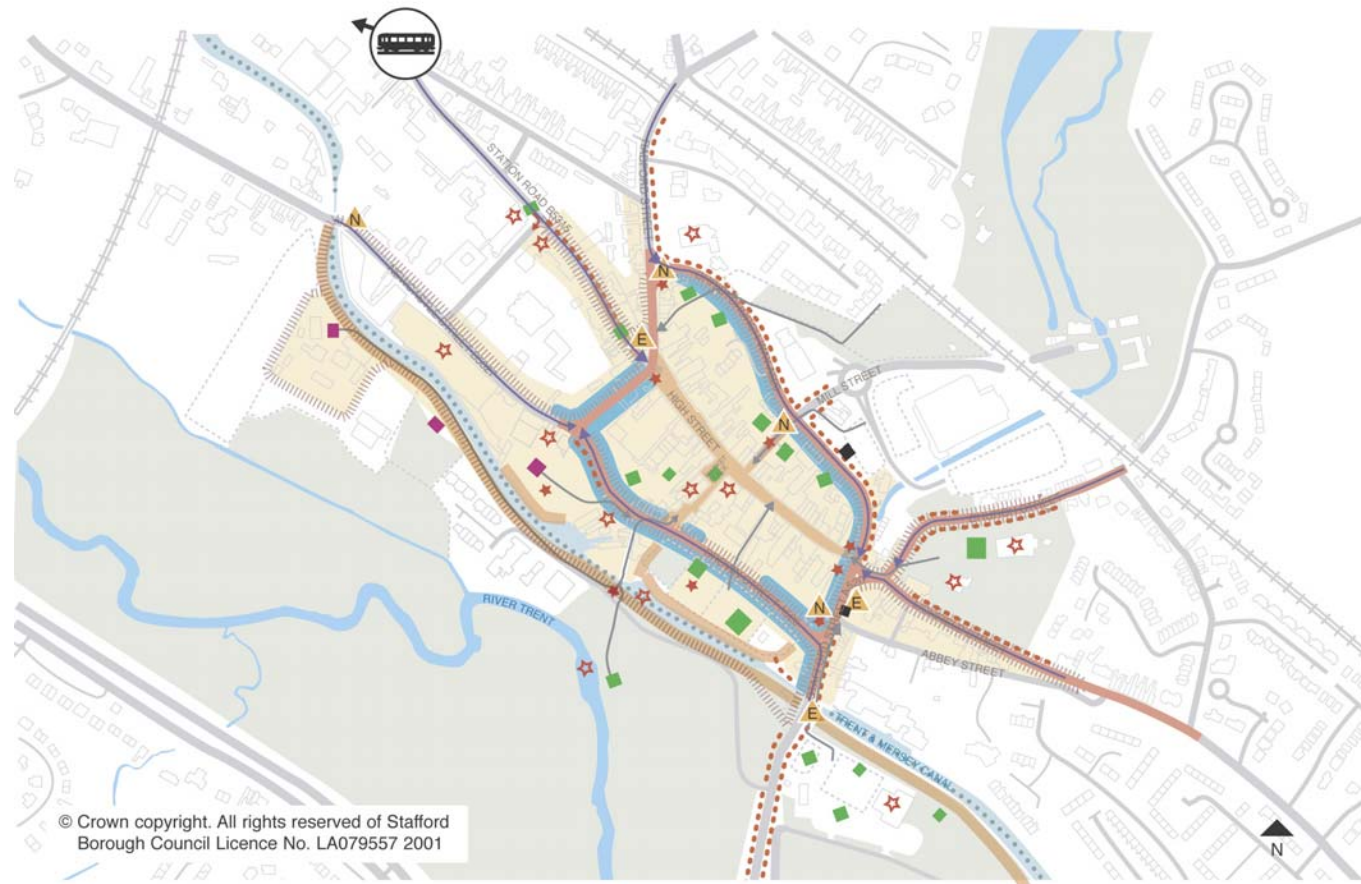
Public Spaces and Activity

- | | | | |
|--|---------------|---|-----------------------|
|  | Public Square |  | Green Spaces |
|  | Canal Walk |  | Landscape Enhancement |

Mix of Uses and Frontages

- | | | | |
|--|--------------------|---|-----------------|
|  | Friendly Frontages |  | Mixture of Uses |
|--|--------------------|---|-----------------|

Urban Design Framework for Stone Town Centre



4.2 Development Opportunity & Landscape Enhancement Areas/Sites

4.2 Development Opportunity & Landscape Enhancement Areas/Sites

This part highlights a number of key 'development opportunity' and 'landscape enhancement' areas/sites within Stone town centre as identified in Stage 2 and will further strengthen from 4.1.

These areas and sites offer the potential for development or landscaping, and progress a range of the urban design principles as outlined in Stage 3 as part of going and future regeneration and enhancement processes within the town centre.

4.2.2 Development Opportunity & Landscape Enhancement Areas

Indicative opportunity and enhancement areas are as follows:

- Historic core and shopping area [A1];
- Town centre canalside area [A2];
- St. Michael's Church and associated historic buildings and spaces [A3];
- Stone Railway Station, surrounding and approach route [A4]; and
- North of river and future informal green open spaces for passive activities [A5].

Detailed 'area design guides' or 'development briefs' could be developed as necessary for these key areas in order to explore possible positive regeneration and management scenarios and guide future development opportunity and landscape enhancement areas.

Stone Town Centre Development Opportunity & Landscape Enhancement Areas/Sites



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TOWN CENTRE DEVELOPMENT OPPORTUNITY or LANDSCAPE ENHANCEMENT AREAS and SITES

- A1 Opportunity Area (1)
- A Opportunity Area (2 - 5)
- ★ Development Opportunity Site (1 - 9)
- ★ Landscape Enhancement Site (1 - 15)

4.2 Development Opportunity & Landscape Enhancement Areas/Sites

4.2.3 Development Opportunity & Landscape Enhancement Sites

The table opposite provides a summary of identified 'development opportunity' and 'landscape enhancement' sites within Stone town centre for future development. All sites are either under develop or regeneration pressure or offer significant potential. Options for localised enhancement/refurbishment or more significant regeneration/redevelopment could be explored where appropriate.

The status of these sites will inevitably change over time. Urban design priorities have been indicated for each site for enhancement or redevelopment.

This information is to be used as a starting point for the future development of detailed 'site development briefs' or 'masterplans' which can be undertaken as necessary in order of priority. The information can also be used as a starting point for pre-planning application discussions.

As Stone town centre is within Conservation Area and consists of many Listed Buildings, new development or landscaping within or adjacent the development opportunity and landscape enhancement areas/sites should respect, protect and enhance the character of Stone Conservation Area.



➤ [2] Land adjacent of Boat building Yard (Temporary car park) ... development opportunity site.

Development Opportunity Site

Landscape Enhancement Site

Development opportunity sites [for location, see map on p46]	Current status	Urban design priorities			
		Image & identity	Access & movement	Public spaces & activities	Mix of uses & frontages
[1] Stone Ales historic warehouse	Partially occupied		X		X
[2] Space adjacent to Boat building Yard	Temporary car park	X	X	X	X
[3] Car park at Crown Street	Surface car park	X	X		X
[4] Corner of A520	Disable car park	X			X
[5] Space adjacent to Police Station	Temporary car park	X		X	X
[6] Bart Yard	Boat storage	X		X	X
[7] Boat goods & shops	Partially occupied	X		X	X
[8] Leisure & sport centre	Occupied	X		X	
[9] Land off Abbey Street	Vacant space	X			X
Landscape Enhancement sites [location, see map on p46]	Current status	Image & identity	Access & movement	Public spaces & activities	Mix of uses & frontages
[1] Mill Street	Surface car park	X	X	X	
[2] Car park at Crown Street	Surface car park	X			
[3] Pedestrian route links to canal	Under appreciated	X			
[4] Blank wall and spaces along Crown Street	Vacant land	X			
[5] Adies Alley	Deserted alley	X		X	
[6] Joules Passage	Surface car park	X	X	X	
[7] Granville Square	Traffic island		X	X	
[8] Station Road	Deserted street	X		X	
[9] Car park at Christchurch Way	Surface car park	X			
[10] Church Street	Occupied	X	X	X	
[11] Green space north-east of river	Not well use		X	X	
[12] Green space parallel to canal	Under-use		X	X	
[13] Derelict building at Christchurch Way	Unoccupied	X	X		
[14] All of car parks around Safeway	Occupied	X	X	X	
[15] High Street & Market Place	Fully pedestrianised			X	

4.3 Urban design 2D & 3D models (Possible actions to achieve vision?)

4.3 Urban design 2D & 3D models (Possible actions to achieve vision)

The advantages in computer software technology, such as Geographical Information System (GIS) and Computer Aided Design (CAD) specifically, have enhanced the capacity for the management of planning data significantly. This document has already made use of GIS in assessing 'urban design issues' of Stone town centre.

Such IT improvements do not only lead to better data visualisation, but also enables innovative analysis and presentation of planning and redevelopment vision. The improvement in technology is particularly useful to Stone town centre where a 3D urban design model can be generated to create a 'Virtual Vision' for Stone town centre, in order to:

i. Consideration of the visual impacts in development applications and objections submitted

It allows the visualisation of macro impacts of a development to be revealed instantly from different viewpoints, even at inaccessible locations.

ii. Testing different development scenarios or building scenes

The 3D model allows development proposals to be manipulated instantly. For example, a particular site can be displayed in different development scenarios or building scenes simultaneously.

iii. Formulation of land use options

In the process of evaluating different land use options, the 3D digital model will be useful to permit more effective analysis of different land use options and their impact on adjacent development and the urban setting.

iv. Formulation of a base-model for various planning documents (e.g urban design toolkits, see Stage 5)

Both 2D and 3D models can be used as a base-model for future 'design briefs' and 'masterplans', where buildings in the model can be modified i.e. remove old building(s) and added new building(s) to the model.

v. Facilitation of visual simulation for presentations

The 3D digital model is an invaluable tool to illustrate the visual experience of Stone town centre at public forums and Council meetings. By using the techniques of flythrough and walkthrough in association with the traditional presentation materials such as sketches, diagrams, illustrations and photomontages, a more realistic and conceivable experience can be conveyed to all participants.

Figures on the opposite of the page are examples to illustrate the 'Vision of Stone town centre' and how the 3D model can be used to assist in the assessment of a new development within the Stone town centre, its visual relationships and possible impacts between a proposed development and its surroundings.



➤ Possible vision for these 'landscape enhancement' sites ... see Urban Design Principle P50 on p.38.



➤ Possible vision for these 'development opportunity' sites along canal... see Urban Design Principles on p.32-44.

➤ Existing Stone town centre ... Urban design framework in 4.1 & 4.2 identified several development potential sites and landscape enhancement sites.

4.3 Urban design 2D & 3D models (Possible actions to achieve vision?)






Planning permission granted for residential development



Public Realm Masterplan (possible actions?)

The public realm includes all the public places and spaces that allow physical & visual access free of charge.

The plan shows how a well-designed network of public streets and squares can enhance pedestrian movement and permeability.

-  Pedestrian route & public square
-  Raise level crossing – pedestrian & vehicle share surface
-  Under bridge crossing or passing through ground floor of new building
-  Water feature (e.g. canal or river etc)
-  Green open space



4.3 Urban design 2D & 3D models (Possible actions to achieve vision?)

➤ This model is intended to be used as a starting point for the future development and landscape enhancement of detailed site 'development briefs' or 'masterplanning and landscape masterplanning' which can be undertaken as necessary in order of priority (see 4.2 for a list of sites).

➤ Development actors (including landowners, developers, investors, town planners, urban designers, architects and landscape architects etc) should use this document as urban design & landscape framework to consider urban design issues whilst generating quality possible future development solutions by applying urban design principles.

Number = Development opportunity site

Number = Landscape enhancement site

