



## 4.0 LANDSCAPE

### 4.17 Indicative Northern Gateway Study

The Northern Gateway to the site is one of the most significant moments in the Stainsby masterplan, creating a distinctive landscaped focal entrance arrangement. This moment includes a pedestrian focused crossing point with natural traffic calming features to emphasis the transition into the Country park.



NEW NATIVE WOODLAND PLANTING FRAMES AND DEFINES WALKING/RUNNING TRACKS THROUGHOUT THE SITE OPENING OUT INTO GLADES FOR AMENITY USE

3.5m MULTI USE PATH

FORMAL PLANTING DEFINES LEAP CREATING CHARACTER INSTANCES

MOUNDING CREATES INFORMAL LANDSCAPE FEATURE THAT CAN BE INTEGRATED INTO LEAP

PRIMARY ROAD PEDESTRIAN CROSSING POINT

INFORMAL PATH

WILDLIFE 'HIDE' OVERLOOKING SUDS WETLAND

NATIVE HEDGEROW SCREENS AND PROTECTS WILDLIFE AREA

STRATEGIC CYCLE WAY

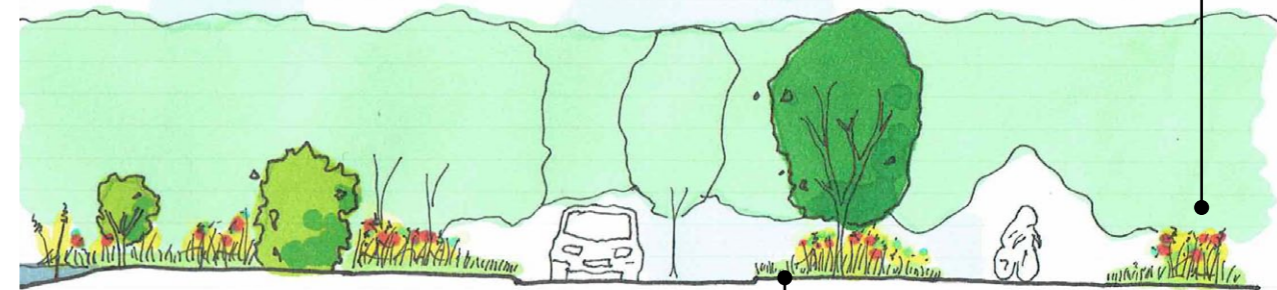
LEAP - INCORPORATES FORMAL AND INFORMAL PLAY WITH CREATIVE / NATURAL PLAY ELEMENTS

SUDS WETLAND; POND AND MARGINAL HABITATS SUCH AS REED BEDS, BOGS, & MARSH ATTENUATES AND TREATS WATER SURFACE

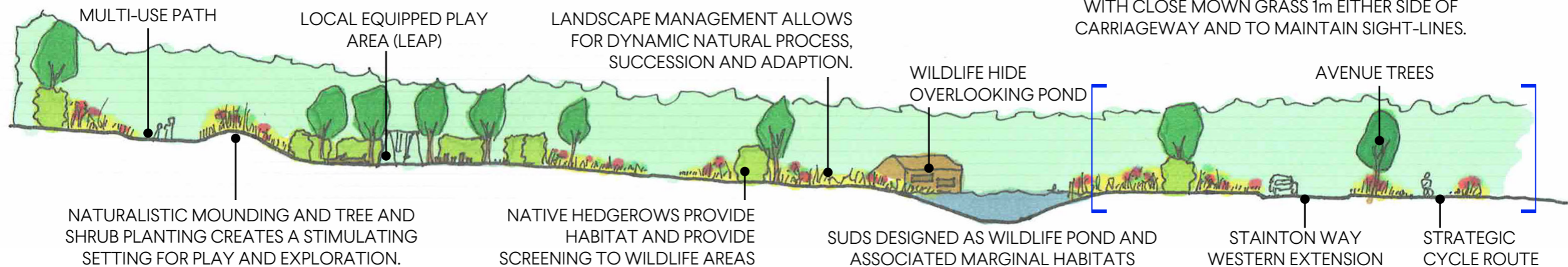
STAINTON WAY WESTERN EXTENSION

WILDLIFE ISLAND (OR FLOATING ISLAND)

BOUNDARIES TO COUNTRY PARK WILL BE DELINEATED BY NATIVE HEDGEROWS, WHERE SCREENING OR SHELTER IS REQUIRED, OR ESTATE / RIVEN OAK FENCING WHERE SURVEILLANCE IS REQUIRED.



ROAD VERGE MAINTAINED AS SPECIES RICH GRASSLAND WITH CLOSE MOWN GRASS 1m EITHER SIDE OF CARRIAGEWAY AND TO MAINTAIN SIGHT-LINES.



## 4.0 LANDSCAPE

### 4.18 Indicative LEAP, SUD and Wildlife Hide

A typical example of a SUDs zone adjacent to a Locally equipped area for play. This example is situated at the Northern extent of development area adjacent to the Primary Road. It shows how naturalistic features can be utilised to create screening for public safety and to enhance wildlife and ecology.



## 4.0 LANDSCAPE

### 4.19 Indicative LEAP Node & Green Corridor Study

A typical example of how a landscaping corridor between developments might intersect a LEAP node between developments. These 30m corridors define naturalistic routes between the development zones in line with the SUDs routes, drawing the public through the site and around congregation and play points.

A RANGE OF BOUNDARY FEATURES WILL BE USED TO DELINEATE THE BOUNDARY OF THE COUNTRY PARK, INCLUDING THE GREEN WEDGES; SUCH AS ESTATE TYPE METAL FENCING, BESPOKE FENCING, HEDGEROWS AND RIVEN OAK FENCING DEPENDING ON WHETHER VISIBILITY IS REQUIRED.

RAISED TABLE CROSSING  
PEDESTRIAN PRIORITY

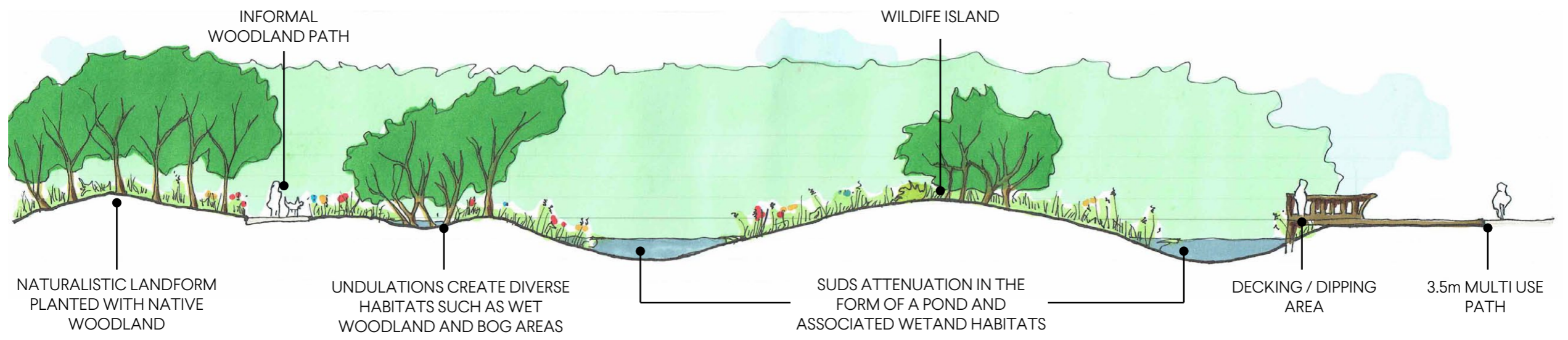




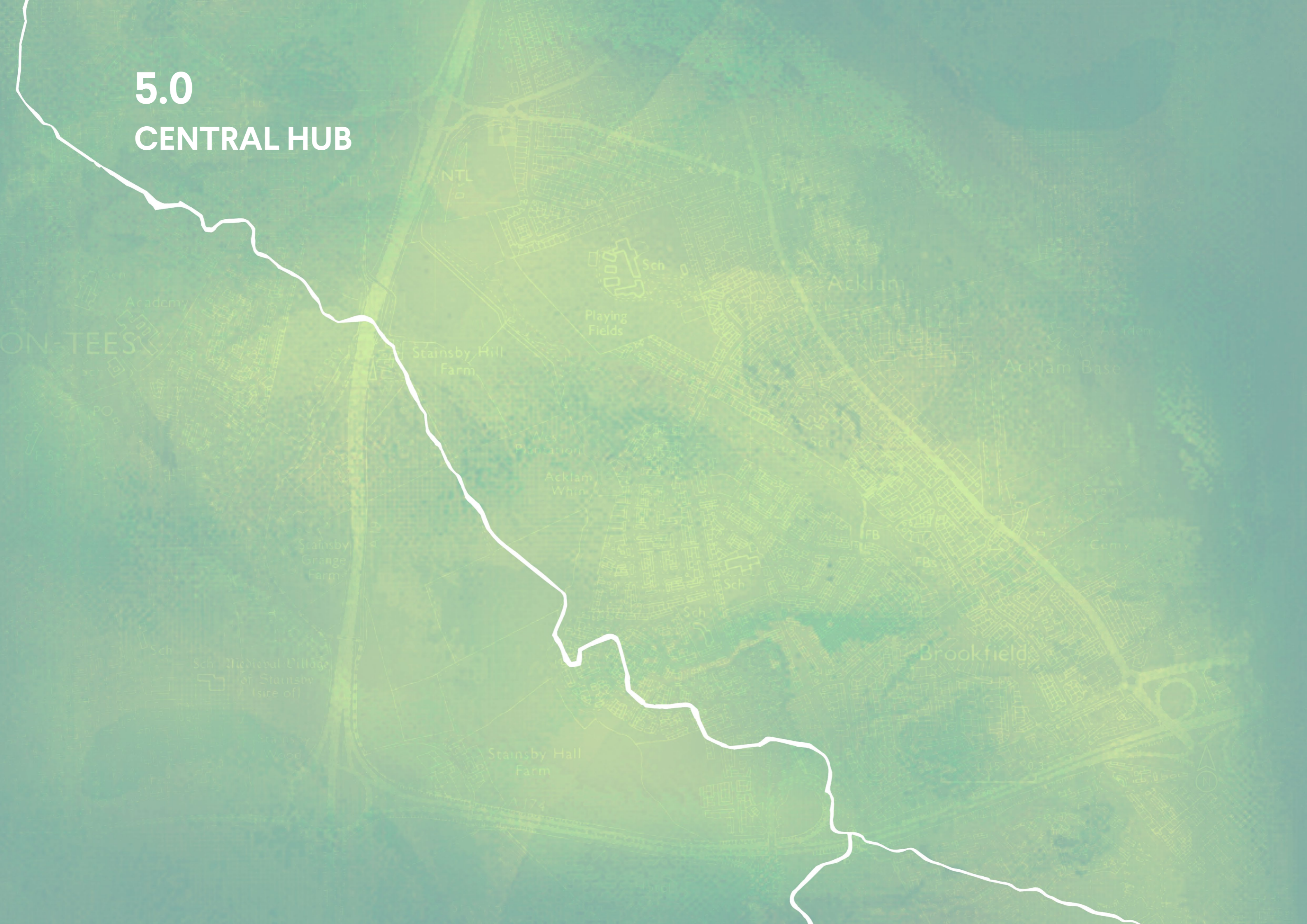
**4.0 LANDSCAPE**

**4.20 Indicative SuD and Green Corridor Study**

A typical example of how a landscaped corridor might meet the public open space at the perimeter of the site. These corridors provide opportunities to be lead into the wider network of the site. The landscaped edges will provide acoustic and visual separation to the surrounding road networks, protecting the character of the site. These wider networks can be used as dog walking, running or cycling tracks, with all routes leading to the wider site with clear access to the development areas.



# 5.0 CENTRAL HUB





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### 5.1 An Aspirational Community Facility

As proposed in Section 4.13 Country Park, a 'Central Hub' will be a highly desirable attribute to support the achievement of Country Park Status.

The site as designated sits at the centre of the proposed masterplan, providing the most accessible location for this bridge and gateway between the Landscape and the Urban.

This community focused area will seek to meet the requirements for the Country Park and any other commercial and educational needs for the site. These expanded needs will be subject to further development with Middlesbrough Council following detailed design assessments.

An aspirational centre is therefore a high requirement focusing on naturalistic materials in the context of a country park, defining spaces that focus on the surrounding park and enhancing the setting. The adjacent precedents give a taste of high quality design and interfaces between indoor and outdoor spaces.







## 5.0 CENTRAL HUB

### 5.3 Central Hub Design

A concept organisation diagram for the central hub is shown adjacent.

The hub is perceived as the fulcrum of the development, creating a community heart and sense of place. Retaining and promoting views and connectivity are key principles of the central hub.

The hub is ideally located to serve all local residences providing education, retail, amenities and appropriate built infrastructure to the Country Park. A transport 'super-stop' will be strategically placed to promote high-quality sustainable travel featuring real time displays for transport links and cycle parking for door to door connections.

Approaching the hub from the south, with development areas to both sides, culminates in a residential gateway. A view could then open up to the setting of the central hub within parkland bleeding into the development from the west and permeating through to the east. A visitor centre should be considered a key building within the development underlining the Country Park. The relationship of this building to Sustainable Drainage should be considered to strengthen the setting.

The hub is to be set within a tree lined setting, removing the dominance of the vehicles from the public realm and emphasising the importance of buildings offering frontage to both urban and parkland areas. A suggested viewing corridor is set up running east-west through The Hub, narrowing down to form a sheltered community focal area but emphasising the connection to landscape.

The educational facility should provide active frontage to both the urban edge of The Hub and a softer connection the east allowing the external areas to connect visually with the park to the east. Eliminating rear conditions is of primary importance to create a pleasant environment which is animated, surveyed and passively policed for safety and enjoyment.

Parking areas should be positioned for convenience to promote frequent use but are to be diluted with the inclusion of landscaped areas at a ratio of approximately one space to five car parking spaces.

As gateway to the county Park, The Hub buildings should be a permeable design, articulated with natural and organic textures and surfaces.



#### KEY POLICY

*Retail & Community Hub*  
NPPF Para 91 c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

