

# ESTON ROAD

# Design Statement

## FOR PLANNING

P3000803\_BDP\_(REP)\_L001



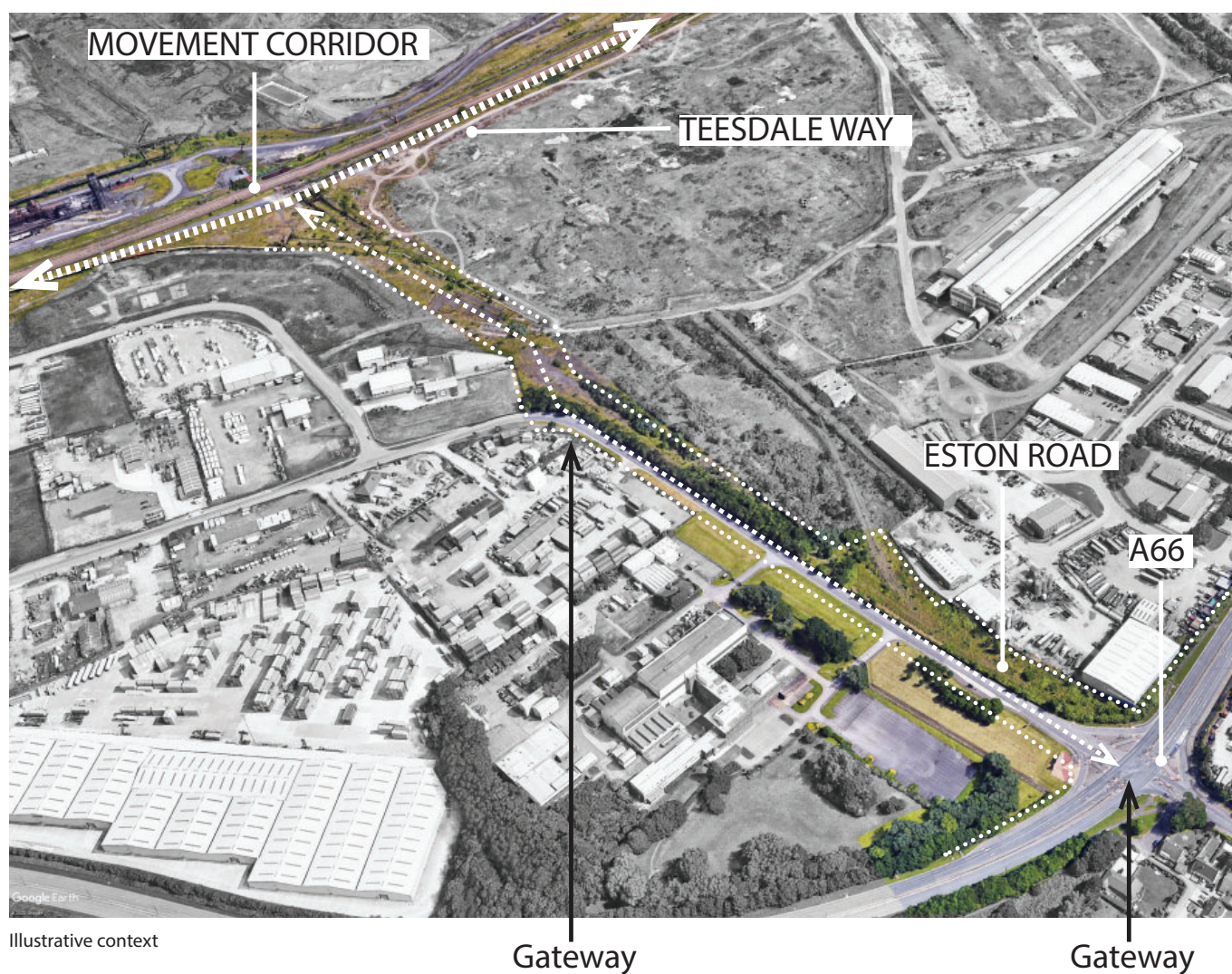


## 1.0 ILLUSTRATIVE STREET HIERARCHY

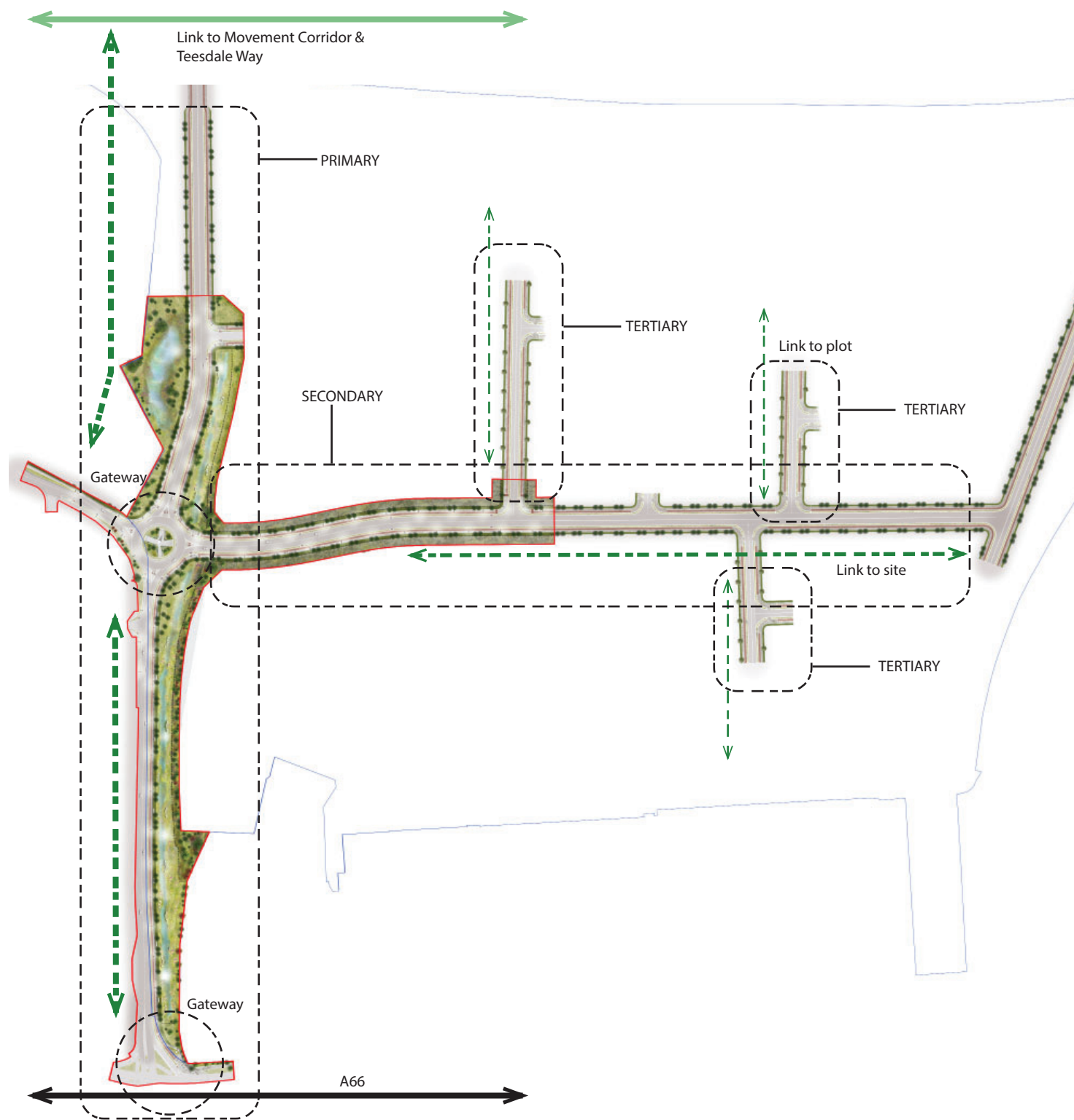
The proposed treatment to Eston Road, and the detail set out within this application, fits into a broader approach to the street network within the STDC Masterplan.

Eston Road, as a link to the proposed Movement Corridor (as set out within the STDC Masterplan) and Teesdale Way, is recognised as a primary road. As such the proposed design will incorporate an improved public realm alongside the proposed works to the public highway.

This application is for works within the redline boundary, street hierarchy drawings are shown for illustrative purposes.



1.0 ILLUSTRATIVE STREET HIERARCHY



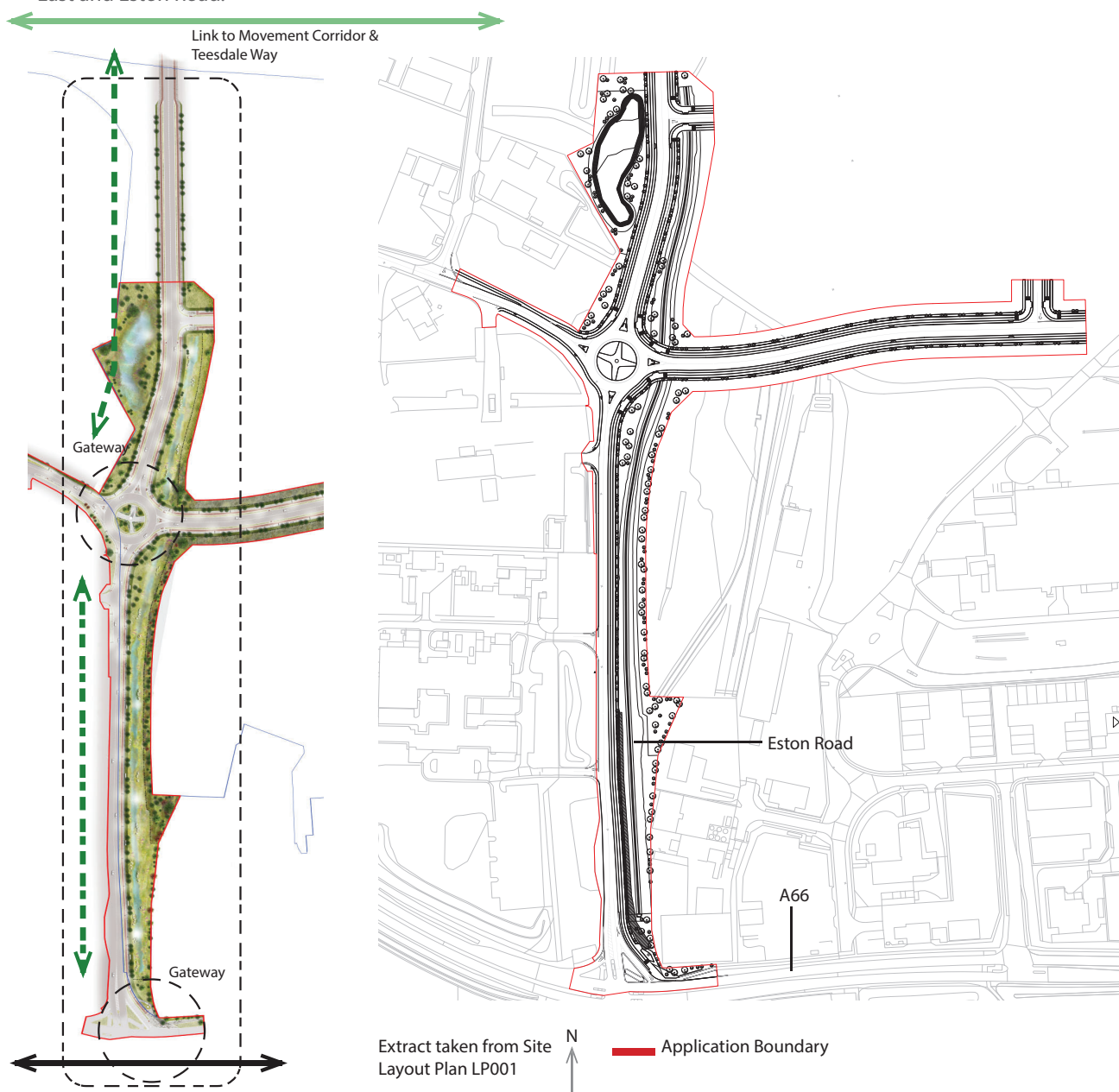
Illustrative street hierarchy diagram



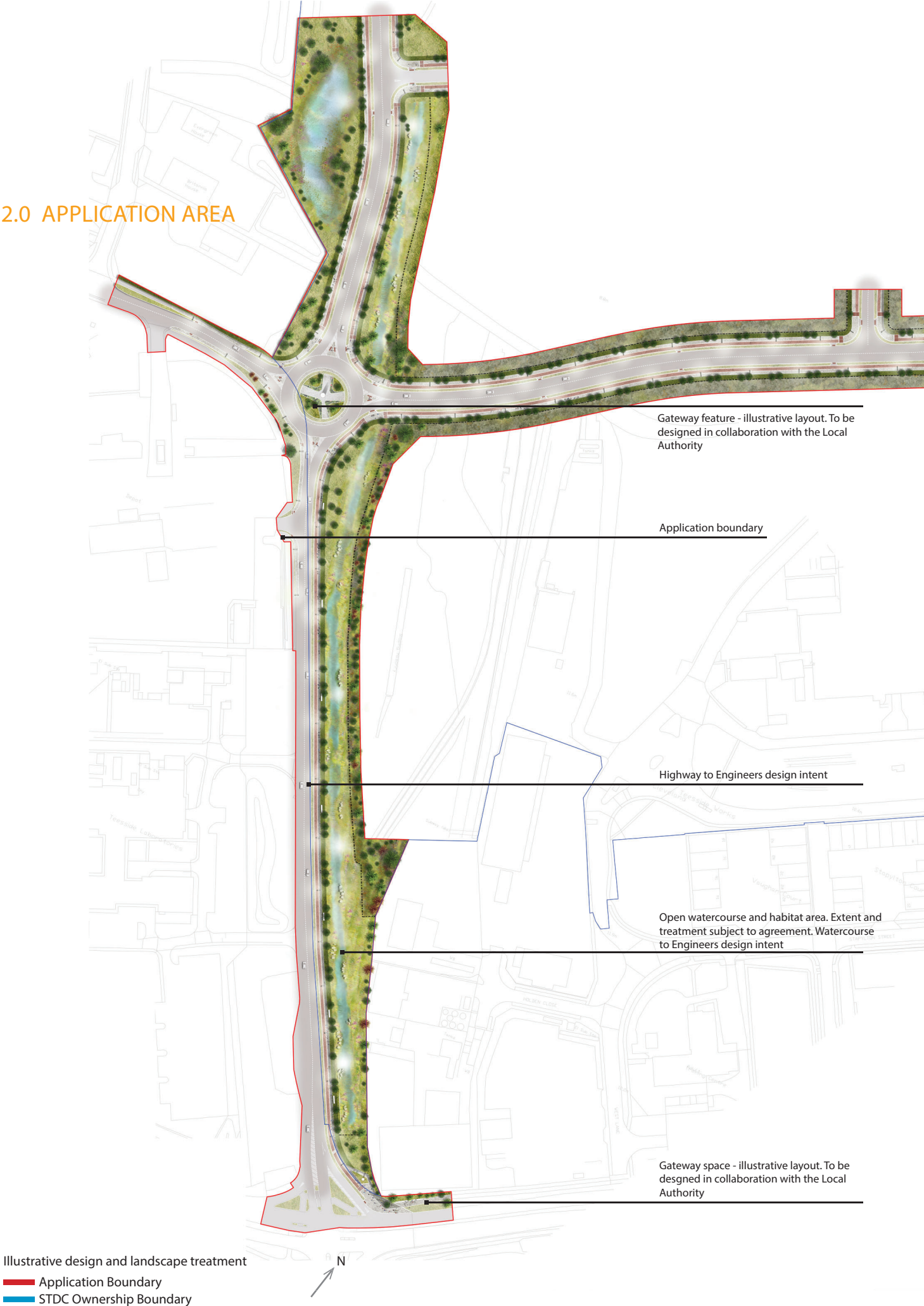
## 2.0 APPLICATION AREA

The application area includes;

- The Eston Road junction with the A66.
- A new gateway space to the A66 junction - gateway space shown for illustrative purposes and subject to condition. All gateway features will be designed in collaboration with the Local Authority.
- Highway enhancements along Eston Road.
- Daylighting of the existing culvert and the creation of new habitat areas.
- Gateway features to the junction of Middlesbrough Road East and Eston Road.



2.0 APPLICATION AREA



### 3.0 DETAIL AREAS - GATEWAY FEATURE

Gateway feature to be a visible marker, as such the landscape/setting should allow for clear views. Any gateway feature will be developed in collaboration with the Local Authority.

#### Key principles

- A distinctive gateway feature which is visible from distance.
- Not publicly accessible.
- Design to compliment overarching STDC wayfinding and branding strategy.
- Design to compliment the surrounding landscape treatment.
- Design to include feature lighting as appropriate.
- Any proposed feature to be low maintenance and suitable for the site conditions.



1. Gateway Feature



KEY PLAN

Illustrative gateway design and landscape treatment

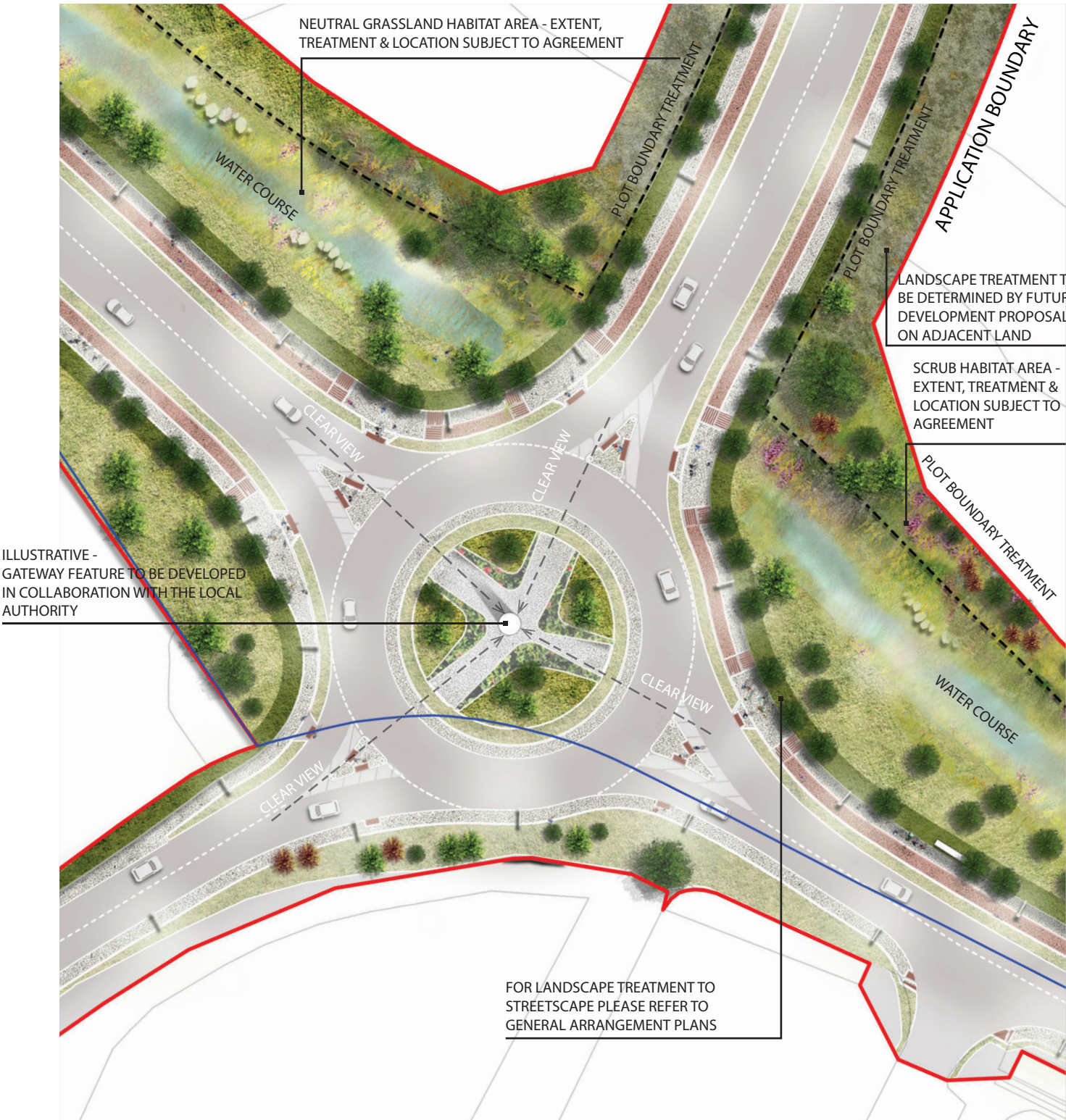
Application Boundary

STDC Ownership Boundary





GATEWAY FEATURE



Illustrative gateway design and landscape treatment

- Application Boundary
- STDC Ownership Boundary





### 3.0 DETAIL AREAS - HIGHWAY

The proposed highway improvements along Eston Road are to engineers designs. Highway design to include a 2m wide footway and 2m wide cycleway as standard. All designs are to be to adoptable standards.

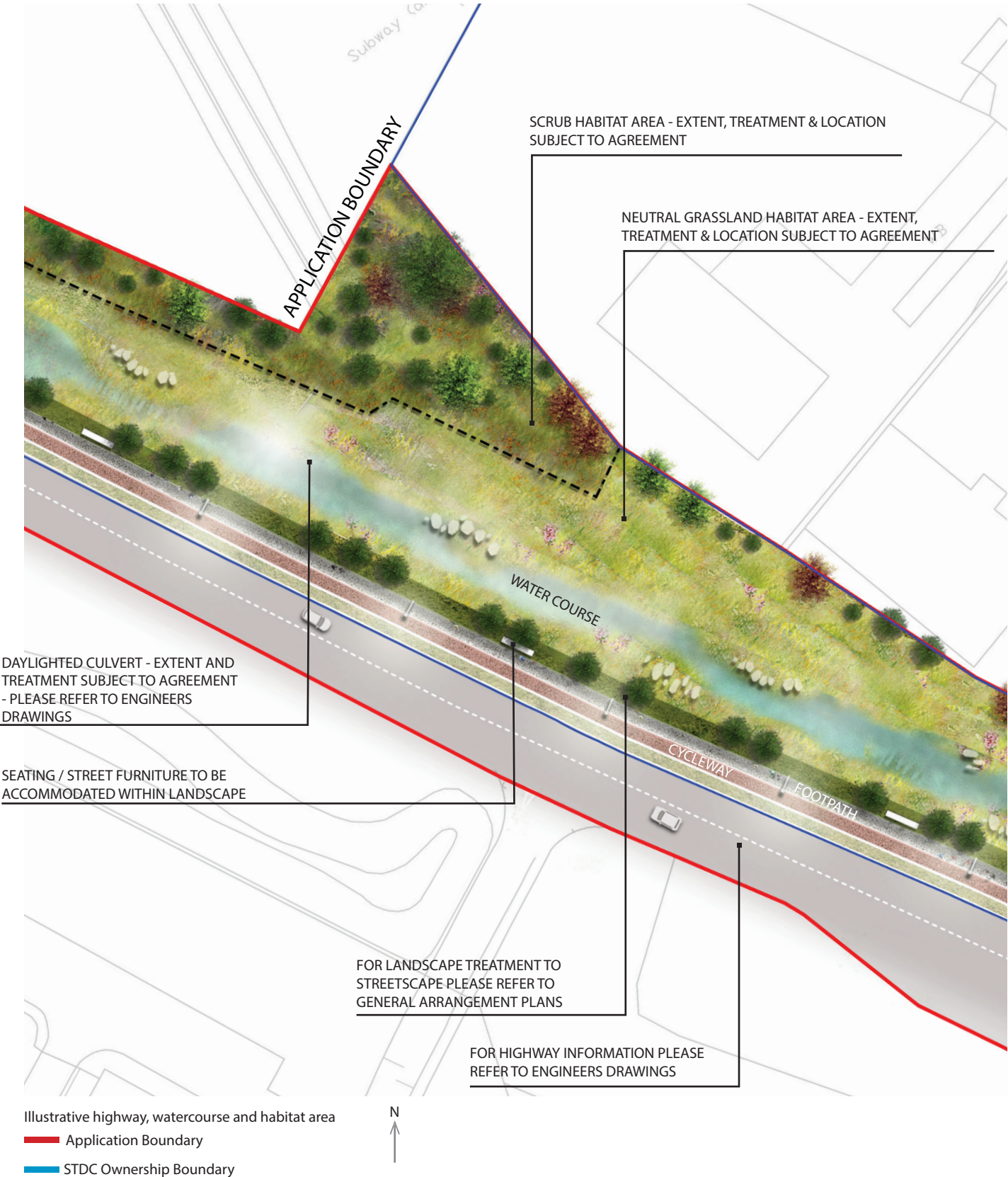
#### Key Principles

- Highway design to adoptable standards.
- Provision of a segregated cycleway and footway.
- Planting incorporated to both sides of the cycleway/footway, with a 2m grass strip along the carriageway edge.
- Landscape strip to the back edge of the cycleway/footway, to include tree planting and seating.
- Works proposed to the existing culvert are to engineers designs.
- Habitat area subject to agreement.





3.0 DETAIL AREAS - HIGHWAY



### 3.0 DETAIL AREAS - GATEWAY SPACE

The proposed gateway space is a point of orientation for pedestrians, cyclists and vehicles. As such the landscape design should provide space for signage and seating alongside any gateway feature.

The layout currently shown is illustrative and subject to condition, all gateway features will be designed in collaboration with the Local Authority.

#### Key principles

- A distinctive gateway feature which is visible from distance.
- Publicly accessible.
- Design to compliment overarching STDC wayfinding and branding strategy.
- Design to compliment the surrounding landscape treatment.
- Design to include feature lighting as appropriate.
- Any proposed feature to be low maintenance and suitable for the site conditions.





3.0 DETAIL AREAS - GATEWAY SPACE



Illustrative gateway space

Application Boundary

STDC Ownership Boundary



## 4.0 HABITAT AREAS

Identified within the proposals are a number of specific habitat types that are needed within the development in order to enhance biodiversity. The additional information below will provide an idea of the types proposed and what they make look like:

### 1. Neutral Grassland - proposed area 18,916m<sup>2</sup>

Vegetation dominated by grasses and herbs on a range of neutral soil usually within a pH between 4.5 and 6.5.

It includes enclosed dry hay meadows and pastures, together with a range of grasslands which are periodically inundated with water or permanently moist.

### 2. Scrub - proposed area 5,025m<sup>2</sup>

Scrub or scrubland is generally vegetation dominated by bushes / shrubs (e.g. blackthorn and hawthorn) with many stems, perhaps reaching to a height of 12 / 15 feet – so that some sort of canopy develops. Many scrub plants are pioneer species, which grow fast and can colonise open habitats quite rapidly.





