Detailed Proposals

Areas to the north and north–east of the town centre, bounded by Borough Hill and the existing Country Park following Long Buckby Road provide an opportunity to create the main areas of residential expansion (around 4,000 homes in the north–east site and 1,000 in the northern site). The primary current use of the land is agricultural.

The location has particular constraints. First topography; much of the development area is located on the slopes leading to Borough Hill. Secondly, the proximity of the reservoir and Daventry Country Park with the constraints of the dam break area and thirdly the location of the Long Buckby Road providing the main access route to Long Buckby.

There are also electricity pylons running north–south across the site which will need to be diverted or buried to enable development to take place.

The proposals have been prepared with these constraints in mind. The indicative scheme respects the setting and location adjacent to Borough Hill and the Country Park. The dam break area is retained and enhanced by means of its incorporation into the existing Country Park, which is also extended to the east up to the line of the proposed canal. This will provide a vital ‘buffer’ between the Country Park and the new houses.

The residential areas have been divided into four distinct areas. This should help create a sense of ‘place’ and local identity within an overall Daventry identity. To reinforce this, consideration should be given to different characteristics in different areas; for example, one could be fairly traditional in the form of buildings while another could be more contemporary. It would also be possible to adjust build densities. The residential areas are divided by the creation of landscaped ‘wedges’ which connect the enlarged Country Park to Borough Hill to the east.

Each residential section is to be serviced by a new local centre and new schools. In the centre of the site a new district centre is located, which has the benefit of close proximity to the reservoir and views across to the east and the Country Park.

Connections across the Country Park will be restricted to pedestrians, cycles and forms of public transport. The intention is to provide a combined cycle and bus route across the parkland forming a new lane which may in places follow an existing hedgerow in keeping with the rural feeling of the area and lessening its impact on the natural environment.

The proposed extension to the Grand Union Canal – the Daventry Waterspace – is integrated into the master plan with the opportunity being taken of creating interest and enjoyment for both residents and visitors by incorporating a section of the canal into the district centre. The district centre is also located to take advantage of the possible boat lift structure. This would form a major visitor attraction, thereby strengthening the attraction of the district centre.

The four areas of residential development are interlinked and connected into the town centre by means of bus, PRT and suitably designed road systems with an emphasis on well located and designed, pleasant pedestrian and cycle routes.

The scale, design and urban form of each of the built areas shall be designed to suit the distinctive constraints and take benefit of the opportunities of each site. Linear features are also important in the masterplan:

- The entire length of the Waterspace development would be designed to respond to it, although in a variety of ways, so that passage along the canal (whether by boat, foot or cycle) remains interesting and exciting. In some places buildings come close to the water, and in other places they are set back behind landscaping.

- The new site access road would be urban in form, responding to buildings facing onto it, taking a number of turns and seeking to cause drivers naturally not to exceed 20mph.
• The dedicated/guided bus/PRT route on the northern side of the development would be designed as a direct route through the development area. It would partly run adjacent to the road, and partly away from it, but along its length have a boulevard character with buildings overlooking it.

• The bypassed Long Buckby road would have its character and hedge rows preserved as far as possible by converting it to a pedestrian/cycle route (and probably also a PRT route; there is sufficient width and this would not require significant changes to the appearance, although dividing railings or additional hedge would be needed) and having low-density development and gardens fronting it.

The needs of people of different ages should be taken into account when designing new urban areas. In particular, the increasing numbers of older people likely to require accommodation and services needs to be provided for. A concept which is gaining ground is that of a ‘care hub’ (often combined with a care home for older people with greater care needs) from which older people can gain access to a palette of services. This is accompanied by housing in the area designed to ‘Lifetime’ standards. This arrangements should help older people live in relative independence while accessing the support they require.

The secondary school needed to serve this area is indicated as an ‘extended school’ which would offer a range of services to the wider local community, not just pupils. This might include crèche facilities, healthcare and access to the library. In keeping with this, the local health centre is suggested to be co-located with the school.
Daventry reservoir

New and enhanced planting to preserve rural feel of reservoir

Residential accommodation over shops, small offices and healthcare facilities

Central plaza fronting shops with café, bus stops and taxi pickup point

Parking and servicing behind main street frontage

Residential accommodation with courtyard parking

north area
sections
district centre
Local and District Centres

The location of local and district centres have been governed primarily by the desire to build walkable neighbourhoods. A widely used benchmark for mixed development neighbourhoods is a 400m radius which equates to around a five minute walk. These are shown by the dashed white lines on the plans.

The Urban Design Compendium published by English Partnerships and the Housing Corporation states:

“...successful communities require a full range of local services and including commercial, educational, health, spiritual and civic uses. These need to be conveniently sited and connected to residential areas by safe and comfortable routes.”

Consequently, the proposals for each of the district centres shall aim to ensure that they are truly mixed use and incorporate an appropriate collection of uses integrated in design to create recognisable and functional as neighbourhood centres.

It is generally acceptable that the design, of district centres in particular, should be distinctive and reflect their locality and simultaneously take advantage of and adjust to their specific site and location constraints. Accordingly, the northern district centre shown here is designed to take advantage of its location adjacent to the reservoir, overlooking the open space and on the proposed canal and boat lift. This creates opportunities for a particularly interesting and enjoyable environment. Each centre is connected into the surrounding neighbourhoods, including by means of bus and PRT routes.

The layout of each centre needs to be carefully considered to offer a range of activities and services appropriate to the location of the centre together with a degree of use flexibility. For example, it is likely that a centre will provide the retail services, together with health and education provision and at the same time some small scale employment may be appropriate and desirable. It would be desirable if flexibility in these centres extends to ‘convertibility’ in the design of some of the buildings so that they may be used for a series of appropriate alternative of uses.

All these uses should be satisfactorily integrated to provide a coherent and relevant centre to the neighbourhood.
Daventry reservoir

Daventry boat lift

visitors centre

New central plaza with café, shops and small business units

Rotating bridge giving access to country park

Enhanced planting to reservoir perimeter

north area

isometric view

district centre

image by Chris Etches
Daventry reservoir
Enhanced planting to reservoir perimeter
Cafe
Daventry boat lift visitors centre
New central plaza in front of general store

north area
district centre
development layout

New Residential Areas
B1 Office Lead Development
B2 Industrial Lead Development
Local Centre
Education
Parkland / Open Space
Wildlife Corridor connecting canal where it enters housing areas

Daventry Reservoir and boat house or similar facility

Community Building

Rotating bridge over new canal

Possible location for day nursery

north area
canal side
development layout
north area

canal side

connections

mc

marchini curran associates

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Primary Cycle and Footpath

Local Footpath

Bus

PRT
Daventry reservoir fronted in a limited location by leisure and community facilities.

Canal and adjacent leisure route together with possible PRT route.

Residential accommodation fronting canal and leisure route enabling natural surveillance.

Lower density accommodation as development goes up the hill.

Development heavily planted to minimise visual impact.

Ridge planted to maintain soft horizon line.
Wildlife Corridor connecting canal where it enters housing areas

Properties facing parkland and canal
Enhanced planting to reservoir edge
Apartment buildings utilising level change between canal and road

Image by Chris Etches
North Area Key Points

• Subdivision of residential areas into four distinct neighbourhoods, each with its own identity.

• New district centre located near the reservoir dam and boat lift.

• Mixed density developments, housing supported by local shops, schools, small workplaces and community facilities.

• Advanced public transportation links to the rest of the town.

• Green buffer to lakeside.

• New canal arm connection to town centre, providing high quality access by foot, cycle and boat.

• Daventry Country Park preserved and extended to the east and north, connecting to the Grand Union Canal and with green links to Borough Hill.