

The Wider Masterplan



The Proposed Buildings

Key facts

- site area - 2.48ha
- Up to 463 new homes
- affordable homes by habitable room - 50%
- proposed density - 185 dwellings per hectare
- A minimum 5250 sqm of public and private open space
- car parking: an average of 0.3 spaces per property, reflecting the site's sustainable location and where the use of public transport, as well as cycling and walking, are expected to be significant



Spaces for the Community



1. View of the Green Spine



2. View of Satchell Mead



3. Parcel 1 Courtyard Garden



4. Plot 2 Courtyard

Young People and Women at the center

MASTERPLAN Landscape Objectives

The design seeks to make a more positive contribution to the local townscape, with high quality design and landscape improvements. The approach focuses on expanding and enhancing the existing central green space to maximise visual impact and amenity and ecological value. Buildings are carefully arranged to frame and protect the central green spine, reinforcing its role as the heart of the scheme. The design aims and aspirations for the landscape-led masterplan are summarised below.



Create a multigenerational green heart

Deliver a landscape that shapes the architectural layout and offers a range of activities and experiences to support physical and mental well-being across all age groups.



Promote activity, permeability, and accessibility

Set a benchmark for a healthy, green, and inclusive neighbourhood, with playable spaces and routes that encourage movement at every scale and for every ability.



Strengthen links to the wider context

Improve connections through the site, providing seamless access between neighbouring streets, local amenities to the south, community facilities, and Heybourne Park.



Adopt a people-first approach to movement

Prioritise walking, cycling, and outdoor life: integrate vehicular access discreetly so the car takes a secondary role in daily journeys.



Foster community use and engagement

Introduce a new Community Square as a local meeting place—with seating and café opportunities—and an adjacent community garden to bring residents together.



Enhance biodiversity

Implement a planting and tree strategy that maximises ecological value. The Green Spine will act as a wildlife corridor, with a swale forming an integral part of the landscape.



Support health and well-being

Provide a legible network of safe routes and a variety of clearly defined public spaces to encourage everyday activity, social interaction, and play.

The landscape design and architecture have developed in tandem to provide an integrated design solution that creates safer routes and greener places. The masterplan creates a hierarchy of routes for pedestrians and vehicles. One of the moves is to restrict vehicular movement and parking to the eastern half of



LANDSCAPE STRATEGIES Lighting Strategy



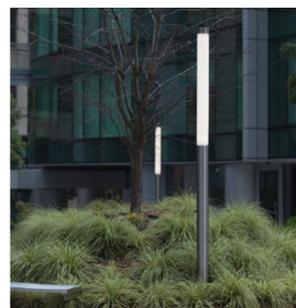
- Existing highway lighting retained & adopted
- Wall & soffit mounted fittings
- 4m lighting columnar fitting
- Feature lighting to square
- 6m lighting column to streets
- Bollard lighting to plot 3 podium



Wall & soffit mounted fittings



6m column lighting



Columnar 4m lighting

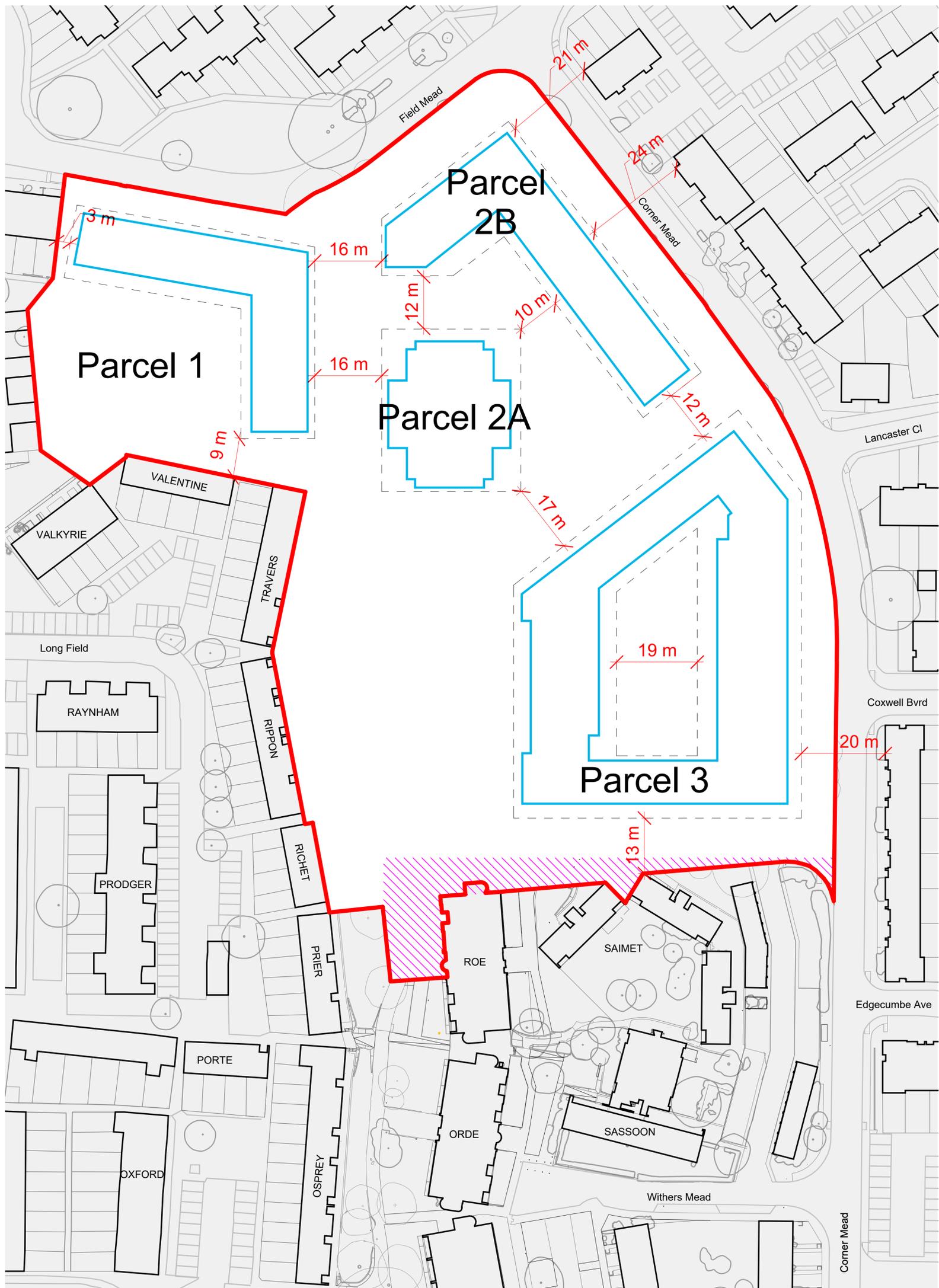


Feature lighting to community square



Bollard lighting to plot 3 podium

Development Parcels



KEY

- Proposed Building footprint
- Application Boundary
- - - Development parcels
- ▨ Phase 2 transition zone

Landscaping and other works delivered in this zone under this planning permission may need to be modified at a future point to integrate with a future phase 2 scheme to the south of the site. This would be advanced by a separate application

Note: dimensions shown in red indicate minimum distances between buildings

Overlay of Existing and Proposed



- KEY**
- Proposed building footprint
 - Outline application boundary

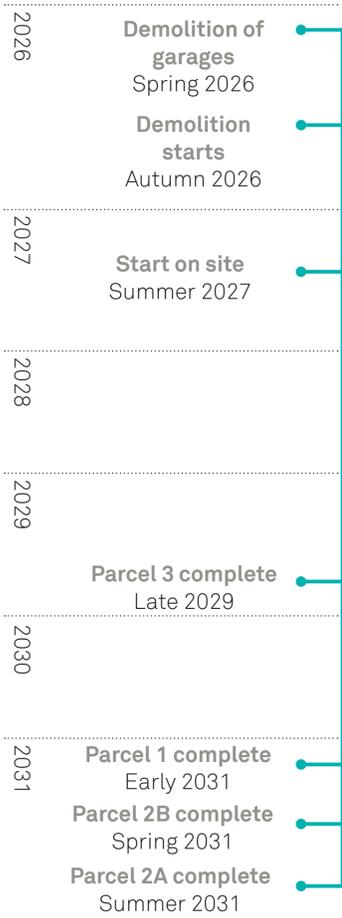


View of the Green Spine and Parcel 2A (Marker building)

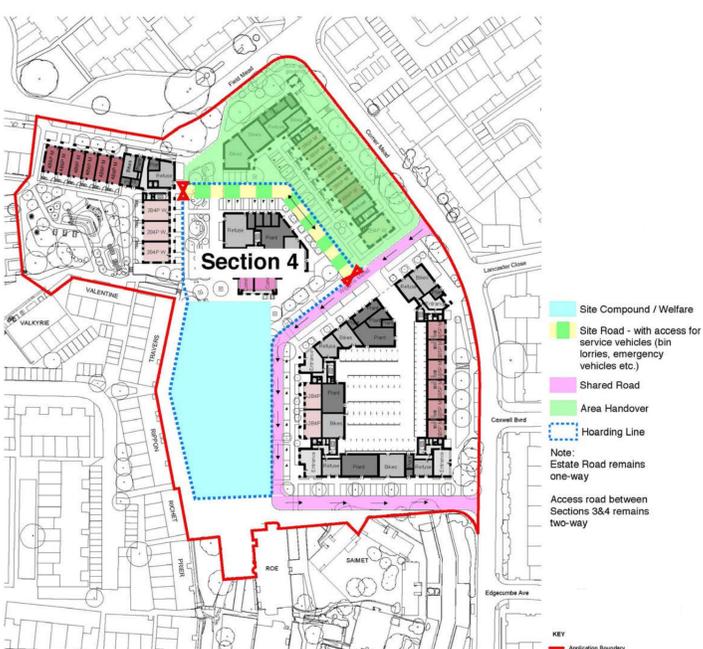
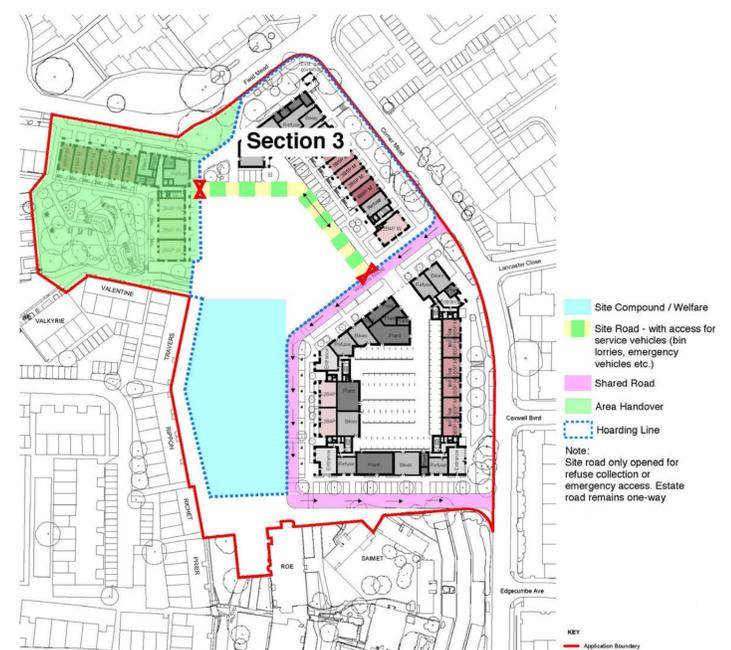
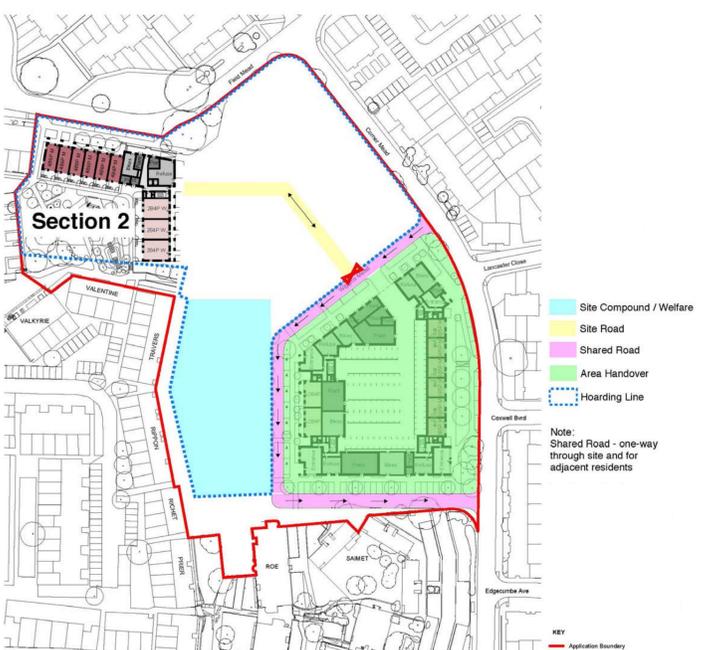
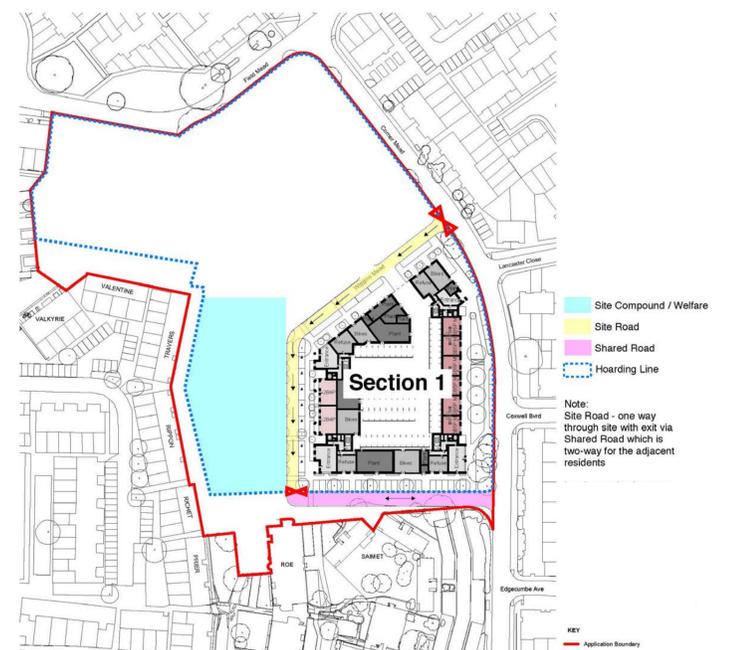
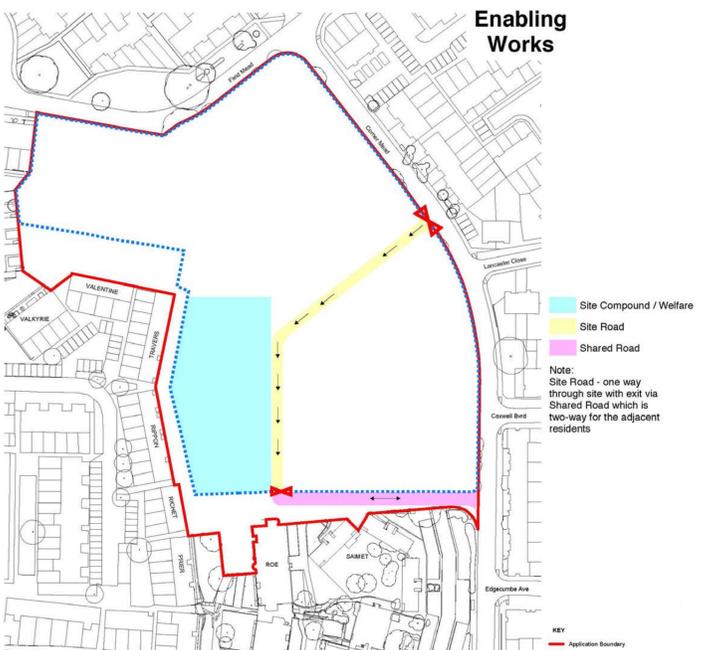
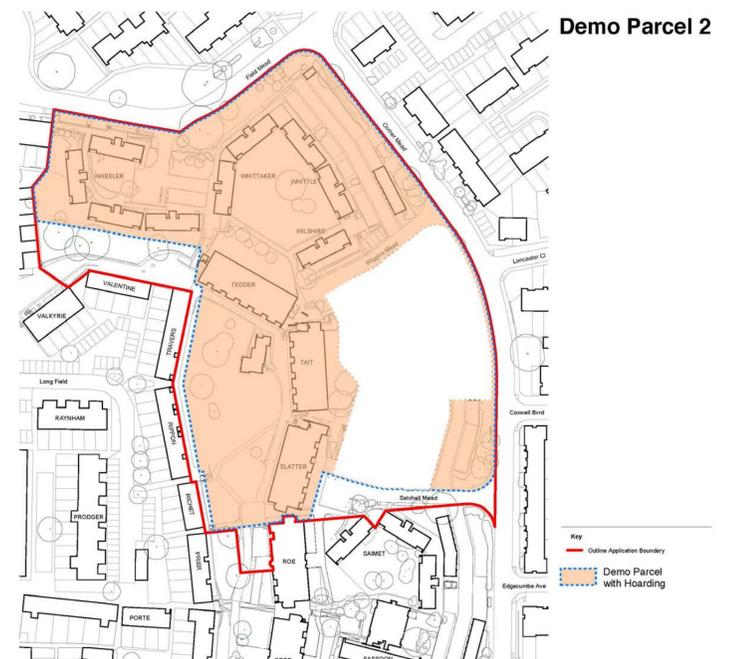
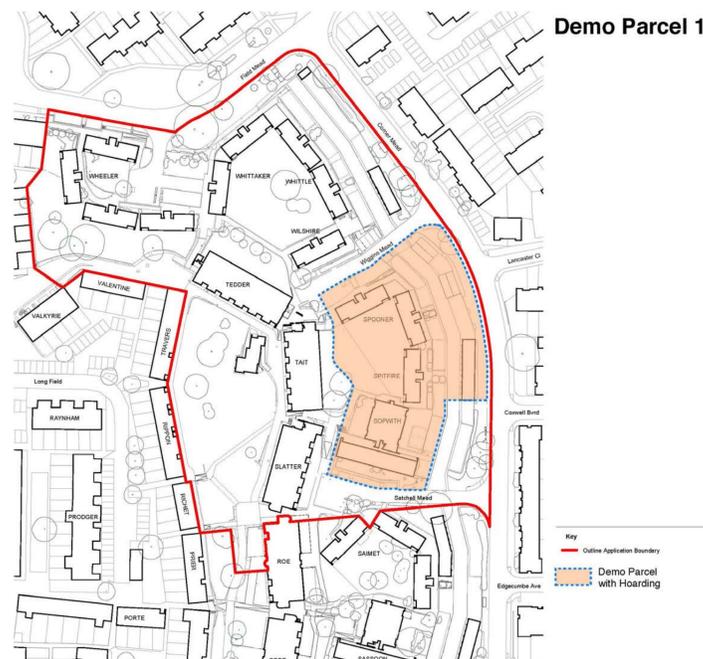


Indicative Construction Phasing

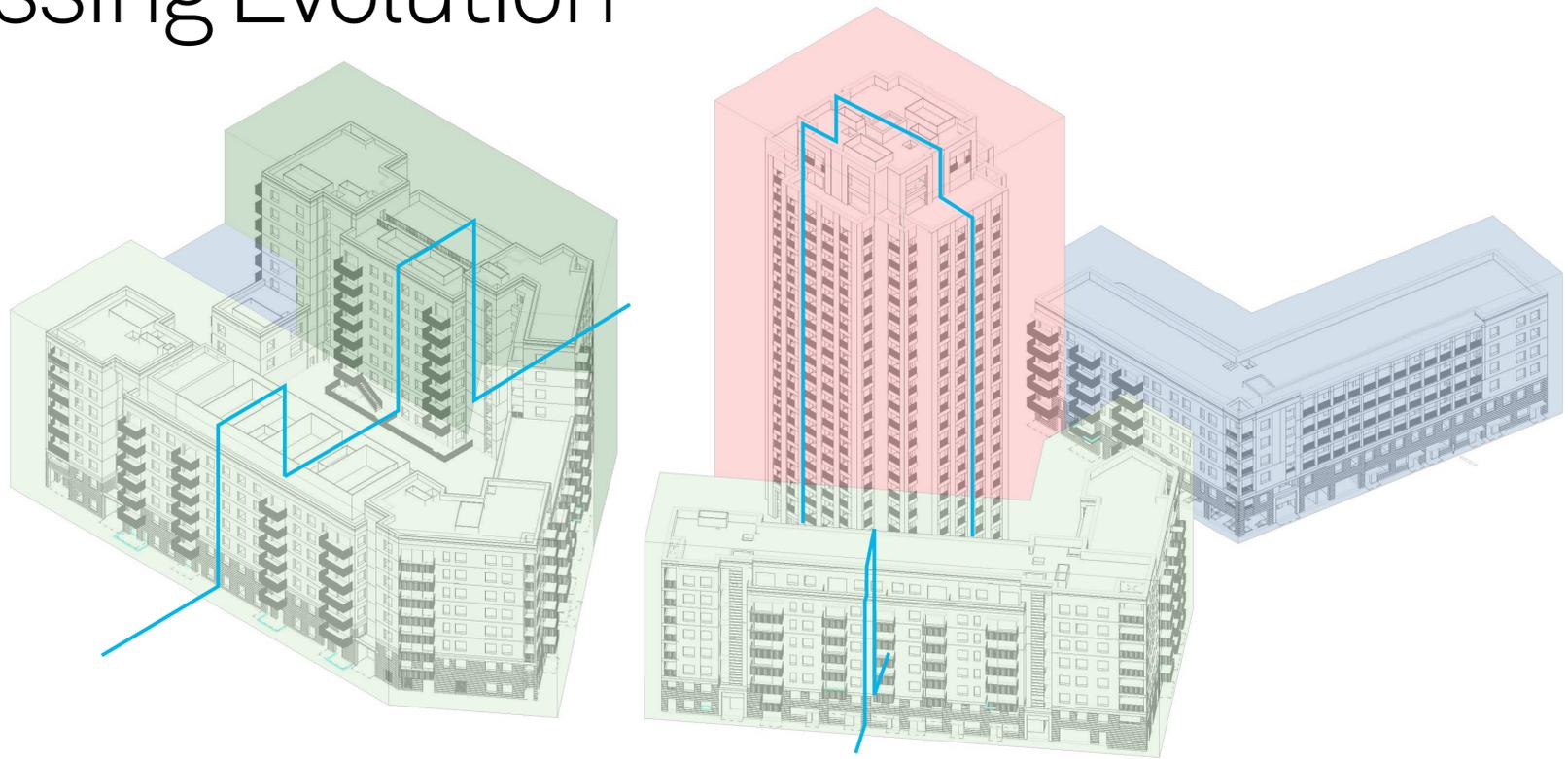
Build timeline



- Site traffic into site
- ← Site traffic away from site
- Approx site boundary
- On site One Way system

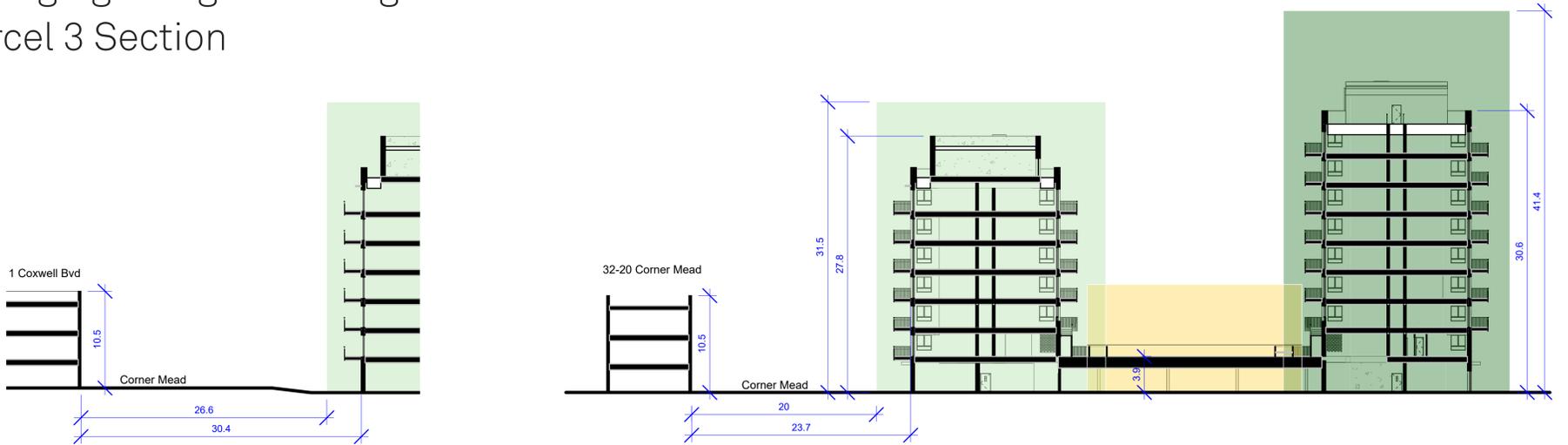


Massing Evolution

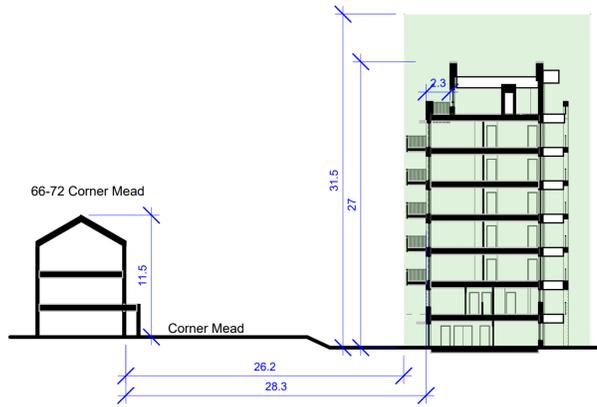


Parameter Massing overlaid on current proposal

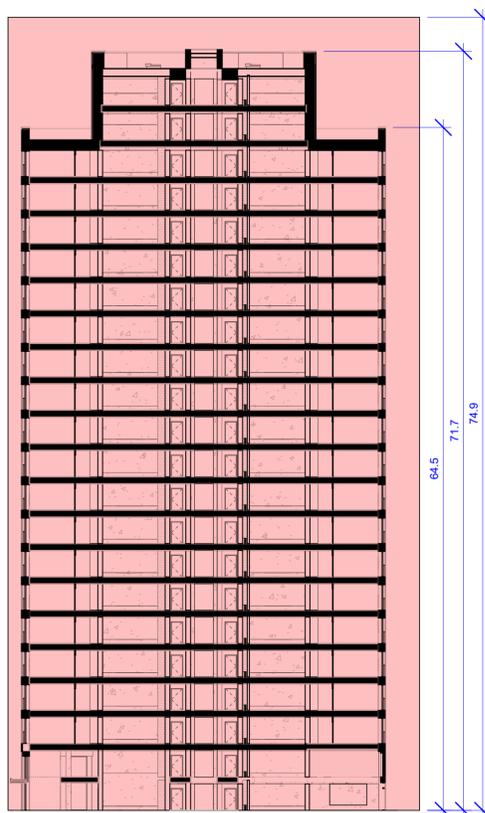
Emerging Design Massing
Parcel 3 Section



Emerging Design Massing
Parcel 2B Section



Emerging Design Massing
Parcel 2A Section

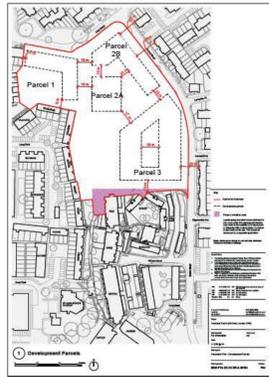


Design Code Extracts

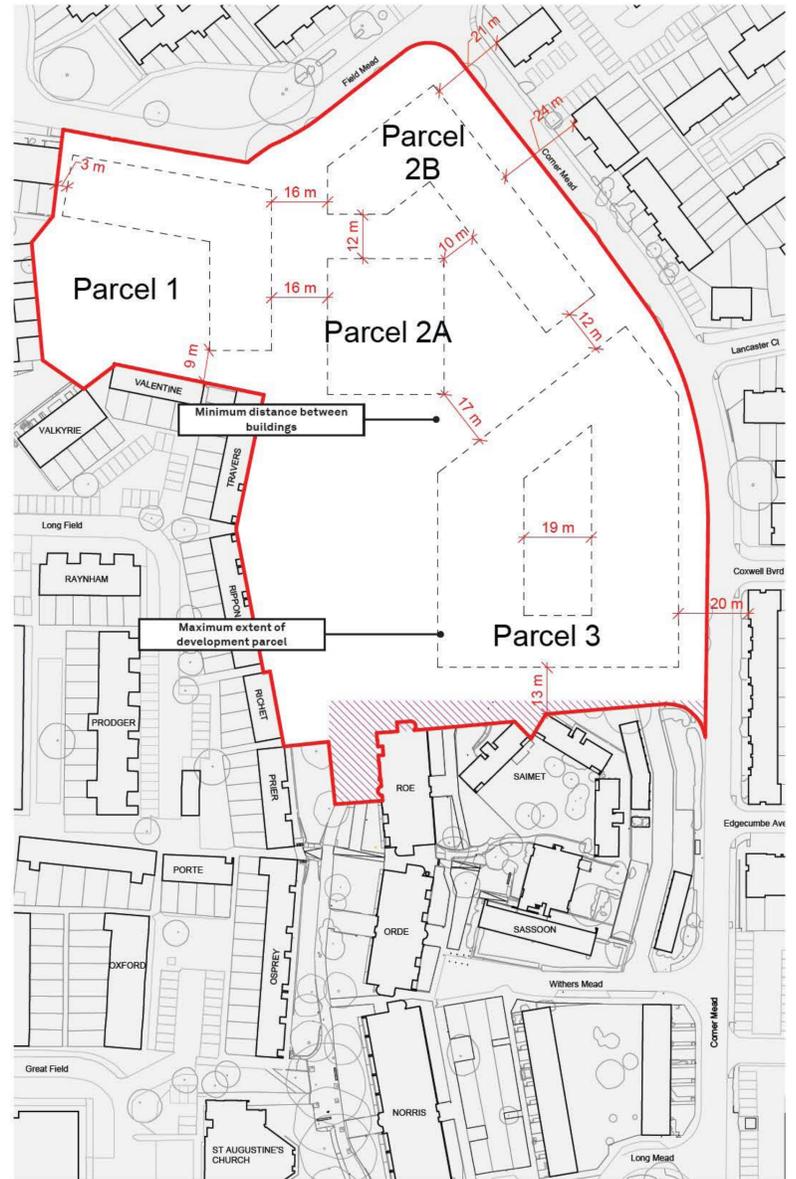
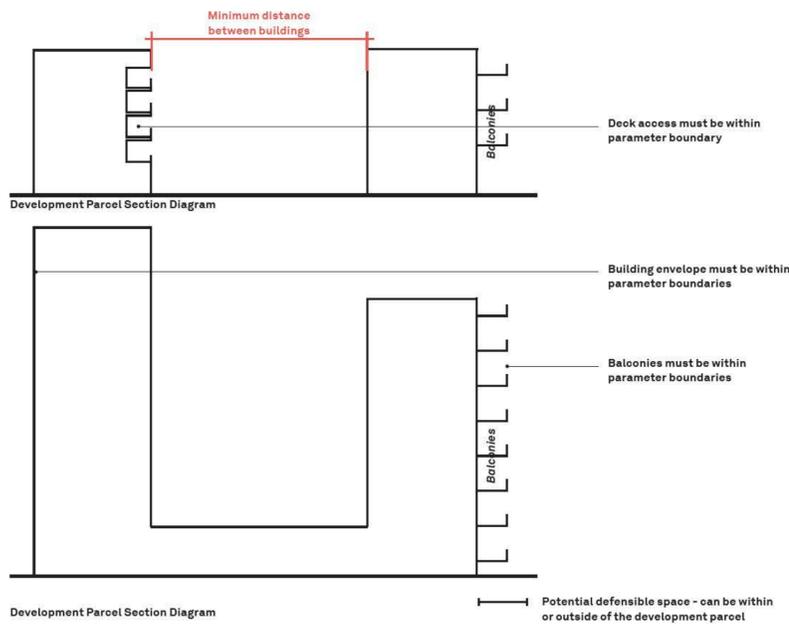
Parameter Plan - Development Parcels

The Development Parcels Parameter Plan determines the maximum envelope within which built development can occur. Building positions can step in from this envelope but must not protrude outside. Projecting Balconies/Bays/Oriels are not permissible beyond the parcel envelope, see diagram below. These spaces between development parcels will define the main pedestrian and vehicular routes through the site.

Defensible space, including ground floor amenity, can be within and without the development parcels.

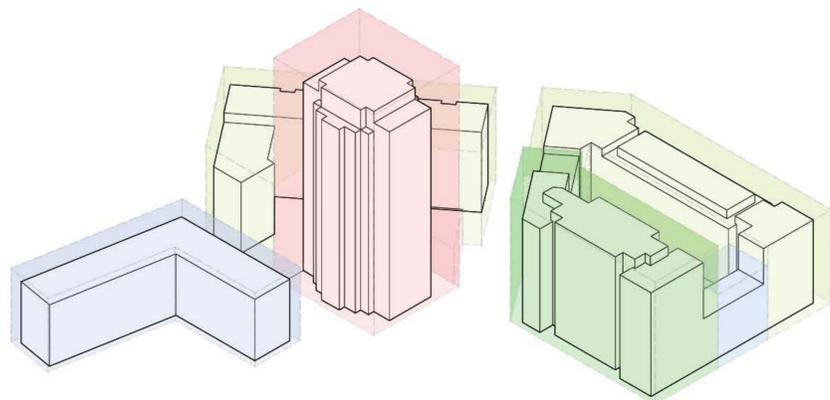


Parameter Plan - Development Parcels
2502-P1A-ZZ-XX-DR-A-06104
(Exert opposite)



Building Height/Parcel 3D Site Diagram

Coloured volumes represent maximum building heights. A permissible illustrative scheme is shown inside the envelope of the maximum building heights.



Axonometric view of parameter massing (coloured) in relation to illustrative massing (linework)

Building Heights	
Yellow	up to +65700m AOD (approx 2 storeys)
Blue	up to +78900m AOD (approx 6 storeys)
Light Green	up to +85500m AOD (approx 8 storeys)
Dark Green	up to +95400m AOD (approx 11 storeys)
Red	up to +128400m AOD (approx 21 storeys)

