

DESIGN DEVELOPMENT KEY PRINCIPLES

LINKING GREEN SPACES

The site currently has mature hedgerows and trees that should be incorporated into a successful development and respect the existing farmland character. To further enhance this, additional green spaces should be interwoven throughout the scheme. These should vary in formality, size and character. These new spaces will also help with navigating through the scheme.

The green infrastructure will play a key role in providing screening from the A12 and creating a desirable place to live.



DESIGN DEVELOPMENT KEY PRINCIPLES

STREETS AS WAYFINDERS

The streets are the life of the development. They will be vibrant and distinctive allowing residents and visitors alike to navigate with ease. The streets will have a clear hierarchy that responds to their importance within the masterplan. The layout should also provide opportunities for views and vistas that celebrate the streetscape and green spaces.



DESIGN DEVELOPMENT KEY PRINCIPLES

VARIETY IN SCALE AND DENSITY

In order to achieve a certain richness the scheme should be a mixture of housing typologies of varying scales. Areas that are close to the neighbouring developments should soften as they reach this boundary, where as harder edges could accommodate a more robust housing type. Getting the combination of scale and density will be key in creating a sense of place.



DESIGN DEVELOPMENT KEY PRINCIPLES

FEATHERED EDGES

As the scheme reaches the edges of the site the urban form should be less formal and allow the layout to bleed into the landscape.

This softer edge will provide a positive interaction with the surrounding neighbours.



DESIGN DEVELOPMENT KEY PRINCIPLES

CHARACTER AREAS

In order to enhance the sense of place there will be a variety of character areas across the development. These will be subtle changes in material, form and layout that will give each area its own identity thus create a desirable place to live.

The existing landscape features will help inform the boundaries of these suggested character areas.







APPENDIX

JTP TRACK RECORD... OUR EXPERIENCE



TRACK RECORD OUR EXPERIENCE



An exceptional site
given exceptional
treatment and great
attention to detail.

Urban Design Group Awards



EDENBROOK, FLEET, HAMPSHIRE A NEW NEIGHBOURHOOD IN A PARKLAND SETTING

Located on the borders of Surrey and Berkshire, the market town of Fleet is surrounded by beautiful countryside.

The 9 ha site is located on the edge of the flood plane on the outskirts of the town.

The neighbourhood, for developers Berkeley Homes, is being implemented in three phases. The first of these phases is Edenbrook.

Project Delivery

- The masterplan is characterised by an organic approach to masterplanning which retains and enhances natural landscape features and uses them to cluster homes into distinct character areas.
- Sustainable community of 300 new homes clustered around 'green fingers' of woodland.
- A mix of house types and tenures, ranging from one and two-bedroom apartments to five-bedroom detached homes.
- 40% affordable homes pepper-potted throughout the development.
- Provision of a 24 ha Country Park and Visitor Centre, as well as 18 ha of formal and informal recreation open space including eight football pitches.
- Incorporation of existing landscape features such as streams and trees to create distinct character areas.
- Development of a comprehensive system of footpaths and cycleways serving both the new neighbourhood and wider community.

Client

Berkeley Homes (Southern)

Awards

National Urban Design Awards 2014
Developer Award – Commended





TRACK RECORD
OUR EXPERIENCE



A sensitive development providing a great range of character areas and spaces, with existing buildings cleverly incorporated to make it feel more like a place and less an estate.

Urban Design Group



GRAYLINGWELL PARK, CHICHESTER

THE LARGEST CARBON NEUTRAL DEVELOPMENT IN THE UNITED KINGDOM

Graylingwell is a former hospital site located to the north-east of Chichester city centre. The 34 ha site is designated as a Conservation Area and contains two Grade II listed buildings, a Scheduled Ancient Monument, 472 protected trees and is a Registered Historic Park and Garden.

The existing residential neighbourhoods of Summersdale and Richmond Park bound the site to the north and south. Chichester University and St Richards Hospital are adjacent to the development.

Project Delivery

- A masterplan developed using Collaborative Placemaking processes involving over 350 local people and stakeholders.
- A development layout that achieves a sense of enclosure while maximising south facing buildings and roof areas for energy generation. Phase 1 homes with south facing roofs have 25 sq m of photovoltaic units.
- Embedded sustainability measures that address movement, landscape and open space, drainage, ecology as well as reduction of energy use and renewable energy supply.
- Retention and enhancement of the core hospital buildings and layout. Conversion of former farm buildings into accommodation for the creative industries.
- Provision of 750 new homes (40% affordable), over 24,000 sq ft of community uses and approximately 64,000 sq ft of commercial space.
- Code for Sustainable Homes Level 6 for energy and Level 4 in other categories. A combined heat and power plant within the existing water tower.
- Preservation of 622 trees and planting of 1,428 new trees in an open space network incorporating new bus routes, new cycle tracks and footpaths.
- Formation of a Community Development Trust to manage the community facilities and open space.

Client

Linden Homes and Affinity Sutton in conjunction with the Homes & Communities Agency

Awards

National Urban Design Awards 2014
Developer Award – Commended

What House? Awards 2013
Best Sustainable Development - Gold
Best Brownfield Development - Silver

Green Apple Awards 2012
Gold Award for Best Mixed Use
Development

Building Awards 2012
Sustainability Project of the year
(Shortlisted)

What House? Awards 2011
Best Sustainable Development - Gold
Best Brownfield Development - Silver

CHPA Awards 2011
Community and Residential Award

RTPI Planning Awards (South East) 2010
Community Engagement Award

Sustainable Housing Awards 2010
Sustainable Larger Social Housing Project
of the Year

The Housebuilder Awards 2010
Best Low or Carbon Zero Initiative





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