

Village Centre



VISION

Village Centre



Community Centre and Facilities



Retail / Residential Interface



Village Square



Formal Public Space



Community Facilities



Integrated rain gardens within denser areas



School



Active Travel connecting places



Flats over community and studio space

Village Centre

Massing, Spaces & Views



Village Centre

Aligning Placemaking and Land Use Budget



Western Parcel



VISION

Residential & Neighbourhoods in the Woods



Agricultural scale



Asymmetric forms at key location



Pedestrianised routes



Courtyard arrangements



Positive detailing of fenestration, entrances and drives



Car storage can be off street within private space



Outlook over green / blue infrastructure



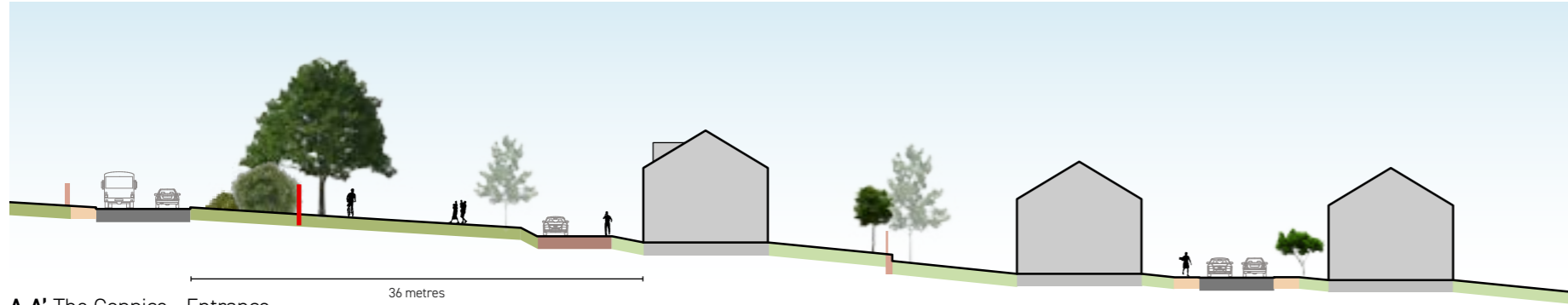
Neighbourhoods in the woods



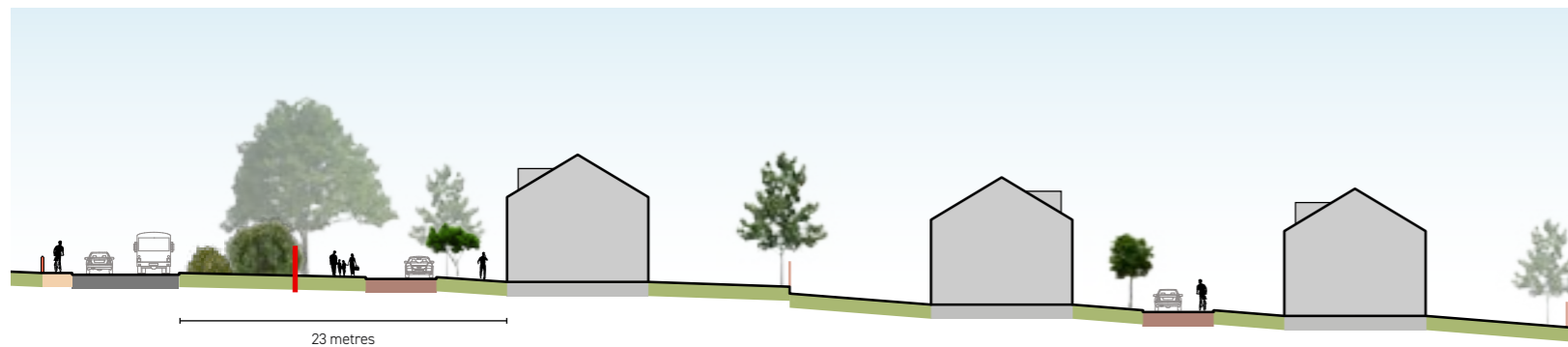
Outlook over green / blue infrastructure

DRAFT FRAMEWORK MASTERPLAN

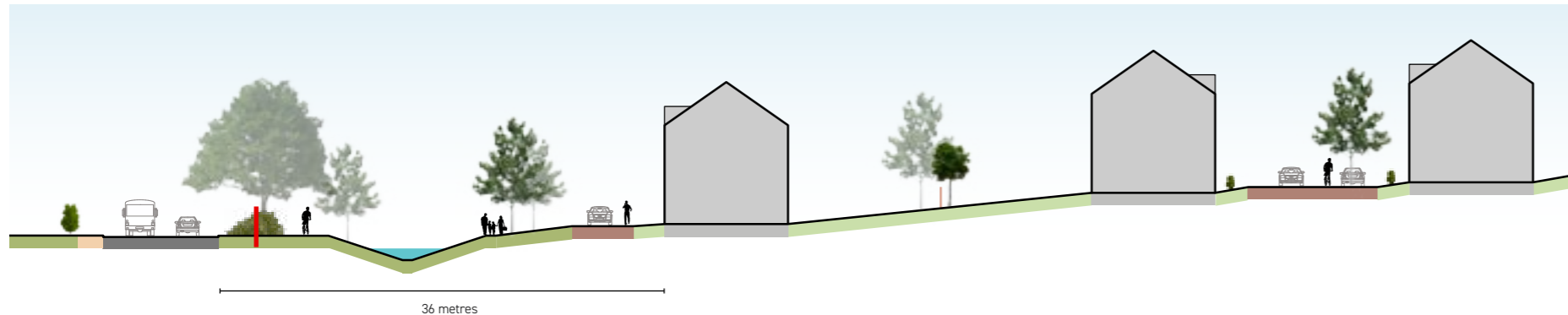
Cross Sections - Western Parcel



A-A' The Coppice - Entrance



B-B' Laundry Line - Entrance



C-C' Park Gate - Entrance



Western Parcel The Coppice, Laundry Line, The Covert & Park Gate



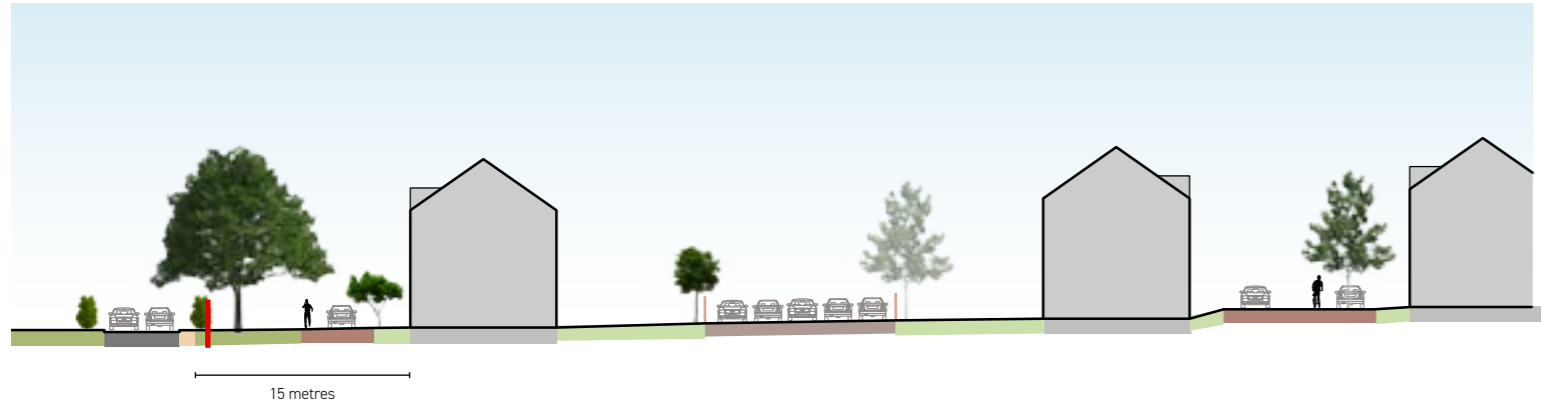
Views South along Wolverhampton Road, showing the new developments in Broadwaters, Kidderminster.



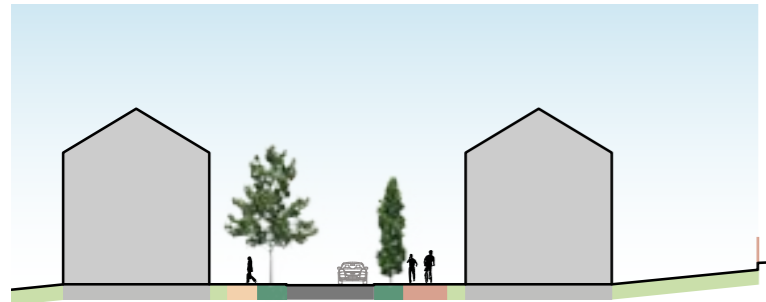
View East from Wolverhampton Road towards core site

DRAFT FRAMEWORK MASTERPLAN

Cross Sections - Western Parcel



D-D' Park Gate - South



E-E' Park Gate - High Street



F-F' Park Gate - SuDS (illustrative)

SuDS with high freeboard



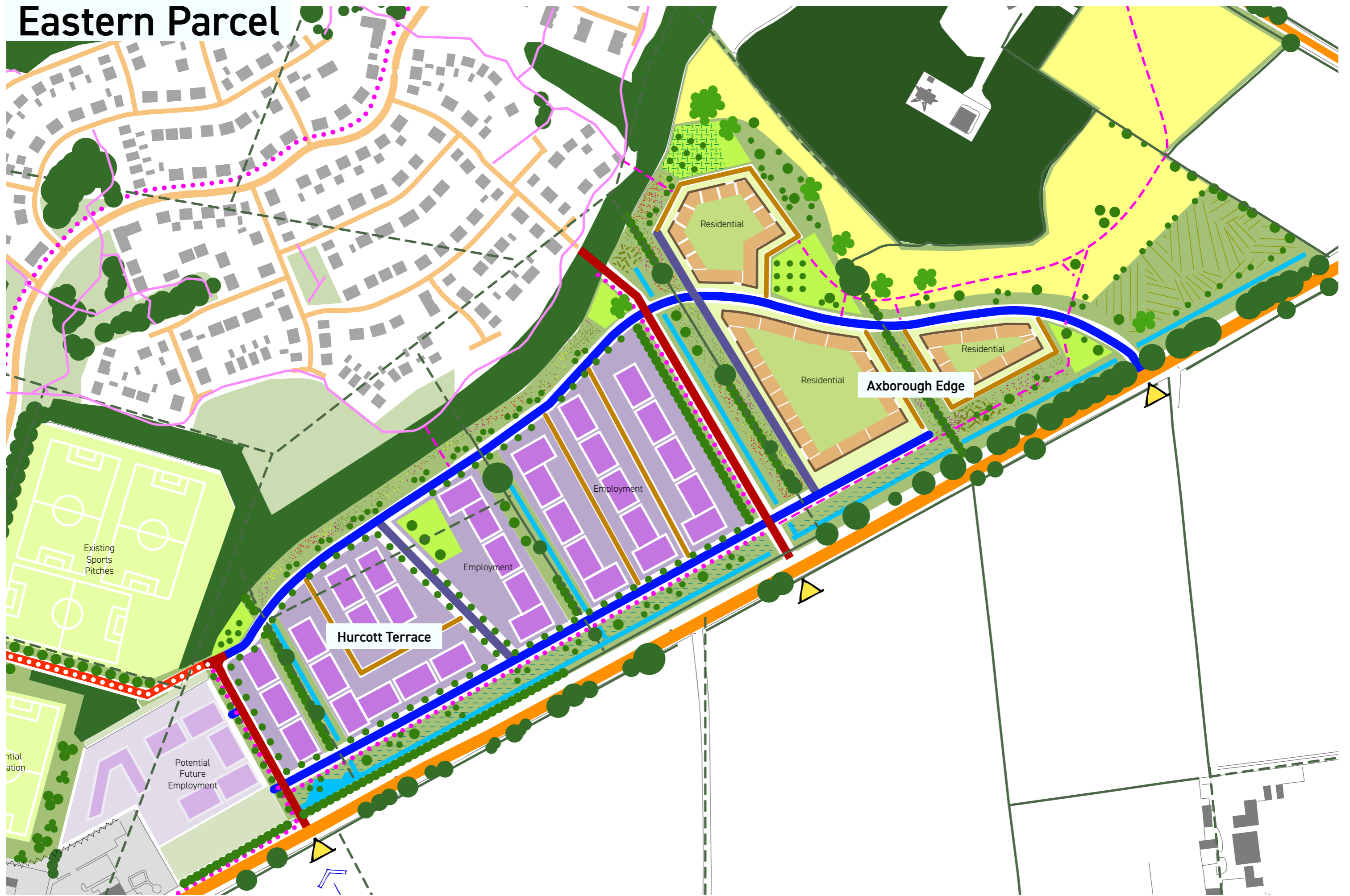
G-G' Park Gate - SuDS (illustrative)

Wetland, Potsford Dam Link Central



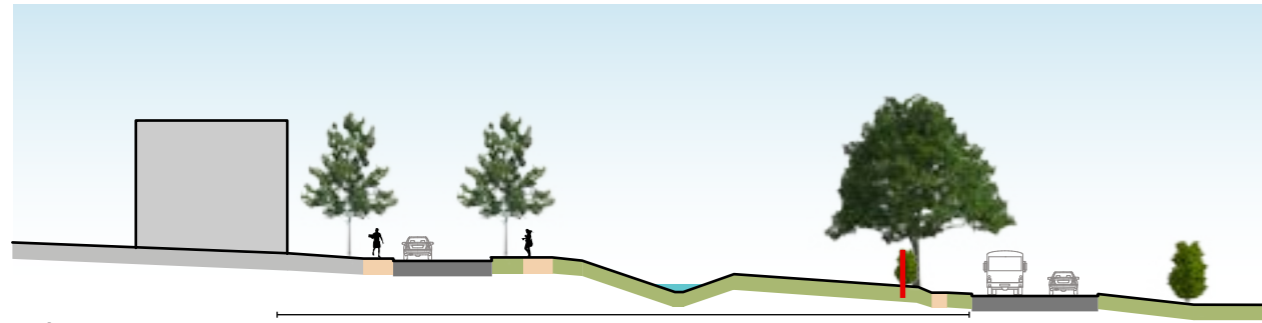
Western Parcel The Coppice, Laundry Line, The Covert & Park Gate

Eastern Parcel



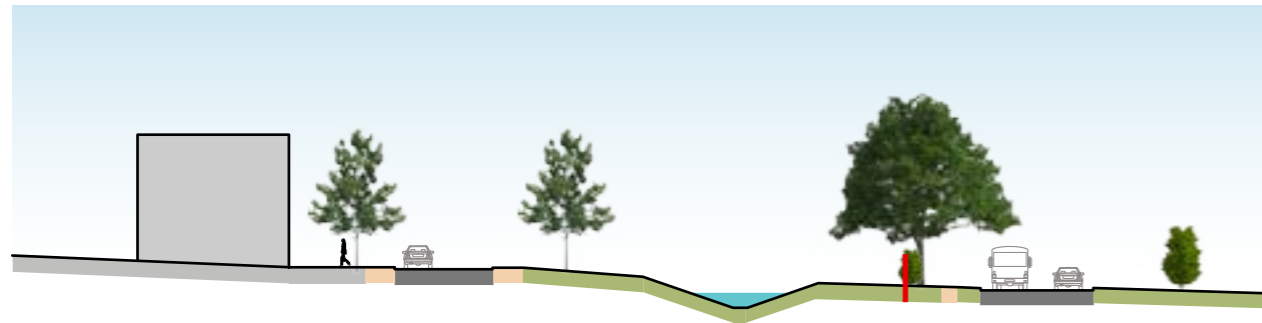
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Cross Sections



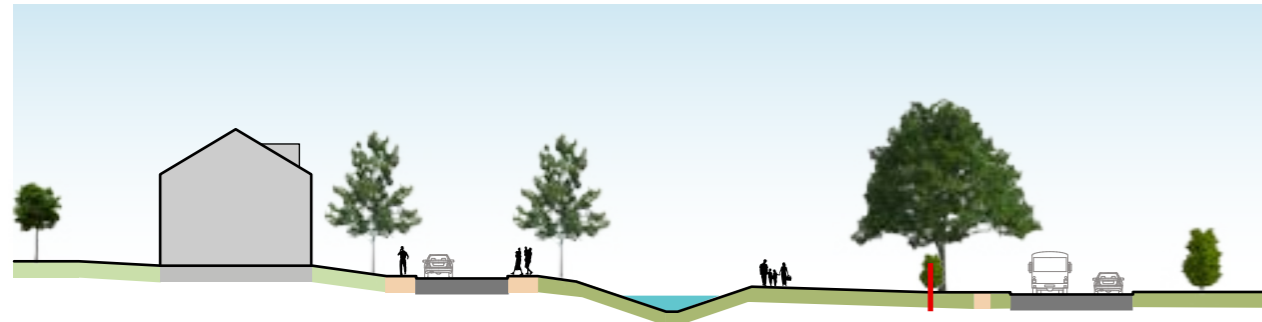
A-A' Hurcott Terrace - South Entrance

45 metres



B-B' Hurcott Terrace - Central

45 metres



C-C' Axborough Edge - North

45 metres



Eastern Parcel Hurcott Terrace, Axborough Edge

VISION

Employment & Live/Work



Barn scale employment



Live/work



Downstairs Office / Studio space



Live/Work



Downstairs Office / Studio space



Mews Workshops



Dispersed Employment / facilities



Workshops



Small-scale distribution / High bay workshop

Eastern Parcel

Landscape & Movement Framework

Overview

The Landscape Framework comprises of a series of landscape typologies such as the retained/restored hedgerows, woodland edges, micro forests grassland, SuDS, streets and public greens and are common throughout the following three employment options.



Swales with staged infiltration and check dams





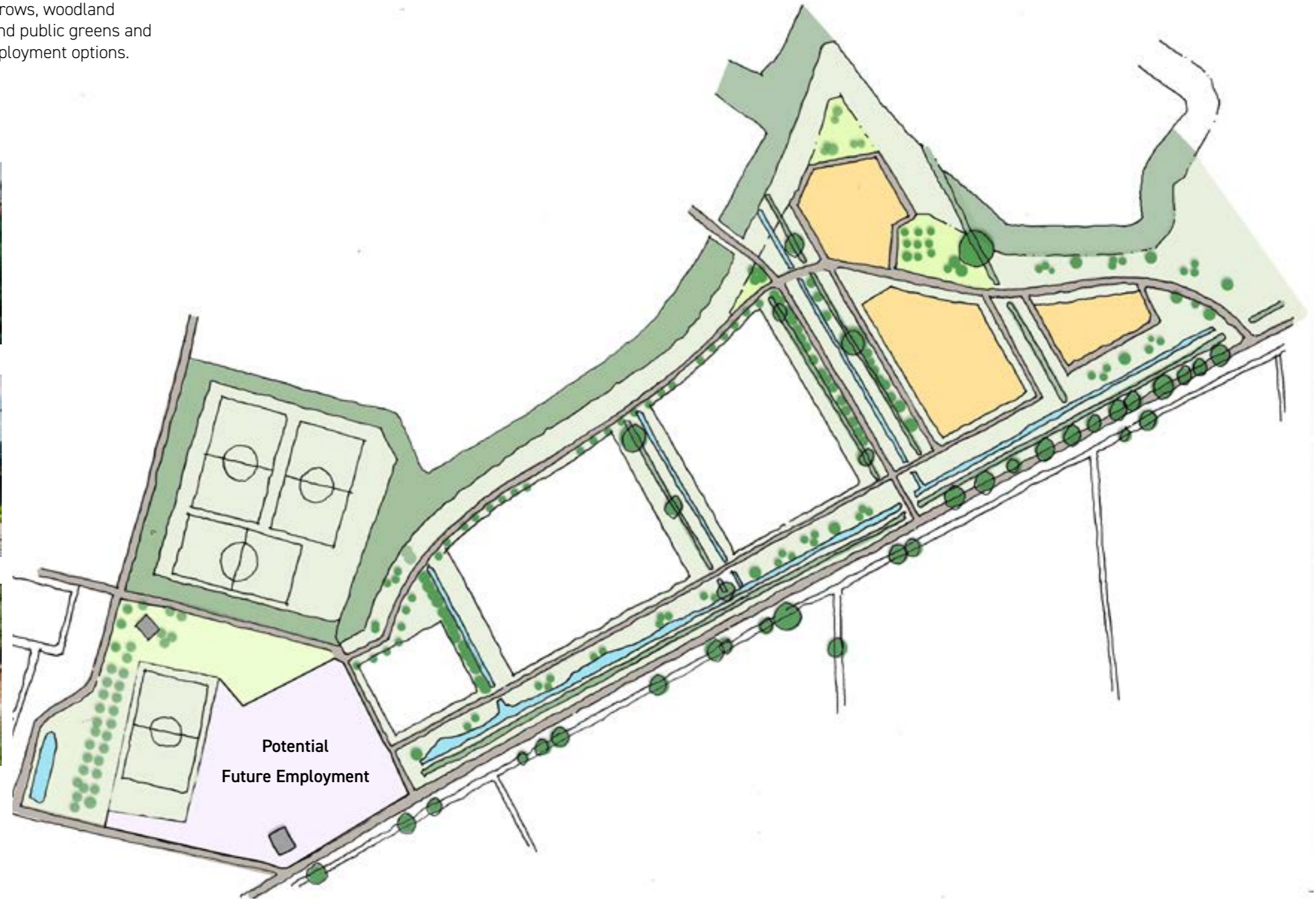
Miyawaki Tiny Forest - Witney, Oxfordshire



SuDS - Sheffield, Green Estate

Legend

-  Medium Density Residential
-  Development Parcels (employment)



Eastern Parcel

Employment Option 1 - Coarse Grain

Larger Employment Units

Single Detached or terraced workspaces at 5,000 sq.m each double or single height with potential for mezzanine office space internally.



Workshops - Ermington





Terraced Units 325 sqm, The Foundry, Salford



High Bay Units - Aldridge, West Mids.



Legend

-  Medium Density Residential
-  Employment Sheds

Eastern Parcel

Employment Option 2 - Medium Grain

Larger Employment Units

Single Detached or terraced workspaces at 5,000 sq.m each double or single height with potential for mezzanine office space internally.

Workshops

Various sized Single Detached or terraced workshops at 1,000 - 5,000 sq.m each.

Live/Work

Open Plan ground floor space with living space / apartment above.



Live/Work Trumpington Meadows - Barratt







Pocknell Field Barns, Offices at Agricultural Scale



Live/Work - Cotswolds

Legend

-  Larger Employment Units
-  Workshops
-  Live/Work
-  Medium Density Residential



Eastern Parcel

Employment Option 3 - Fine Grain

Workshops

Various sized Single detached or terraced workshops at 1,000 - 5,000 sq.m each.

Offices

Serviced office space

Live/Work

Open Plan ground floor space with living space / apartment above.



Live/Work Colindale Gardens



Live/Work example, 3-storey flat roof



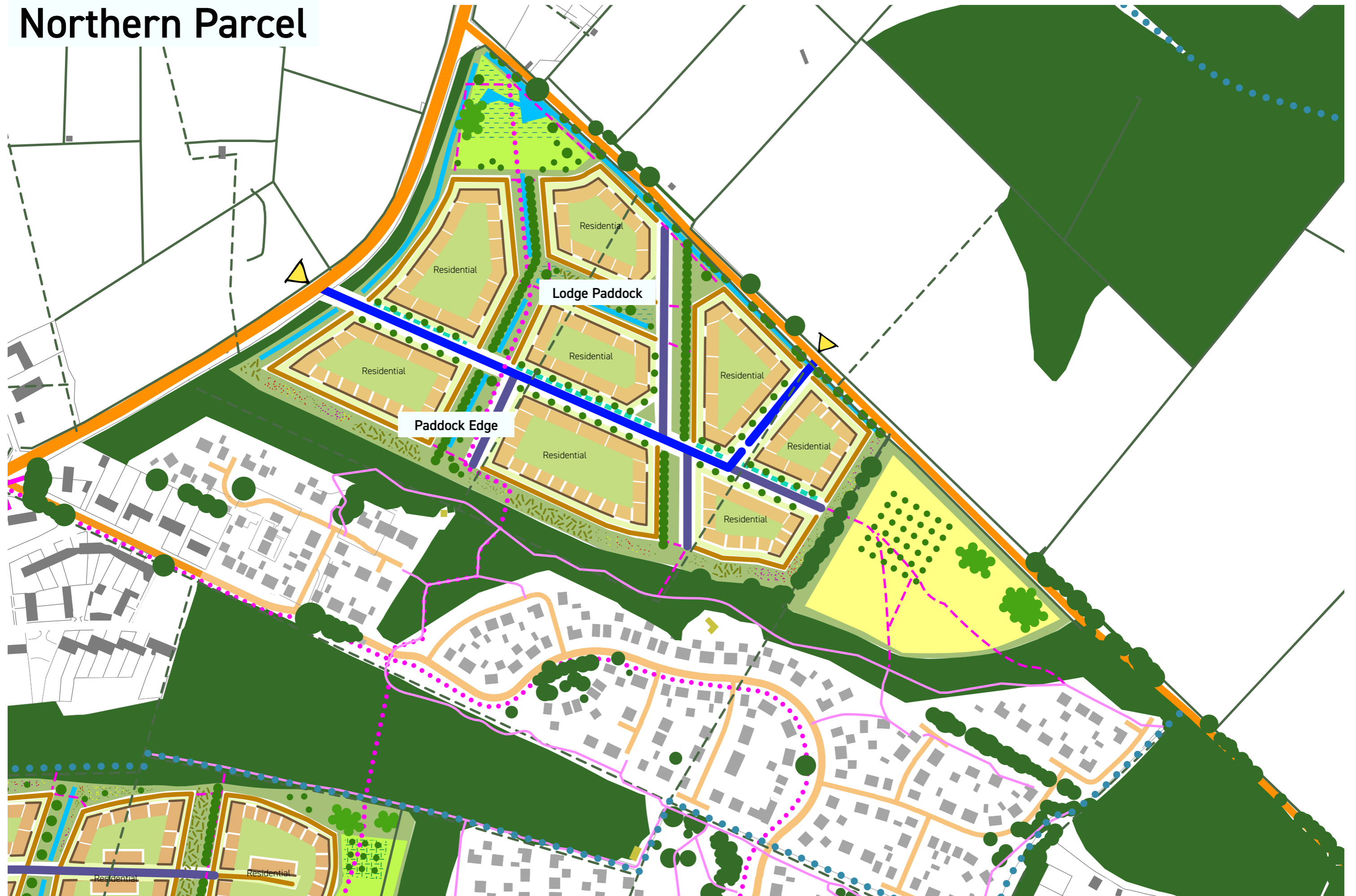
Live/Work - Courmont Mews, London

Legend

- Office
- Workshops
- Live/Work
- Medium Density Residential

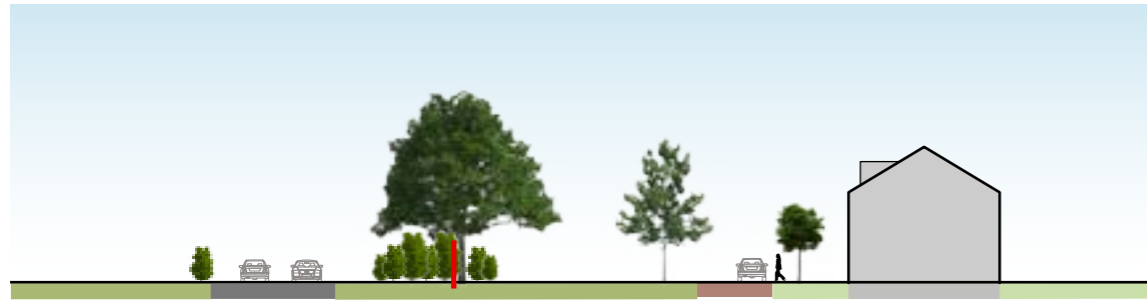


Northern Parcel



DRAFT FRAMEWORK MASTERPLAN

Cross Sections - Northern Parcel

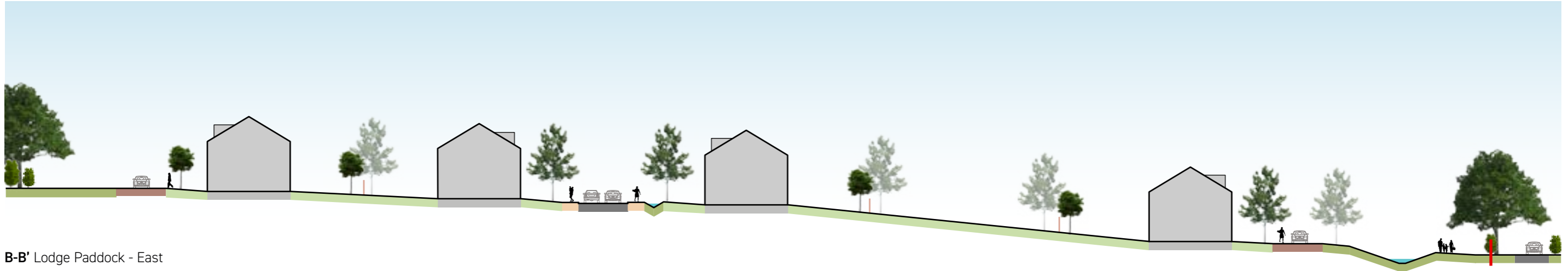


A-A' Lodge Paddock - Entrance

34 metres



Northern Parcel Lodge Paddock



B-B' Lodge Paddock - East

20 metres

VISION

Productive Landscape & SuDS / Drainage



Productive Landscape



Enhanced Swales



Active Travel Routes



Shallow Slopes and usable crossing points



Check Dams within swale



Enhanced Swales



Integrated Green / Blue Corridors



Rain Gardens



Active Play / Natural Play through rain garden

Building for a Healthy Life

BHL

Building for a Healthy Life

Following the production of the Initial Options and the development of a Draft Preferred Option BHL has been used as an analytical tool to establish whether the design meets the criteria, or if more work is required. The option will be further developed as feedback from the team is forthcoming and consultations due to take place.

14 INTEGRATED NEIGHBOURHOODS

Natural connections

The draft scheme has a high degree of filtered permeability, this in part is designed to avoid rat running but principally it is to maintain the green infrastructure and active bat corridors as much as possible. The site has an emerging landscape led framework which is anticipated to have a series of biologically diverse habitats. All existing green infrastructure is located in the public realm. GREEN

Connected street patterns as used within the wider site development parcels, however, streets typically do not continue in the core site which is currently being developed. The development has been designed as a contained village within the context of various designations and sensitive landscapes, thus, streets and routes will likely not be able to be extended in the future. However, there are some key routes that could allow for extension towards broadwaters, out east to Hurcott and West to Lea Castle should the policy context change. AMBER

We are not yet at a stage where streets along the edge of developments are being designed but it will be important to ensure they are continuous going forward. RED

Walking, cycling and public transport

The development has a high level of pedestrian and cycle connectivity. Networks will be designed to tie into existing proposals on the core site to create an integrated access network. Thus, residents that live on-site will naturally be discouraged from driving to the on-site primary school due to the travel times being relatively similar. Connectivity may also prevent a direct drop off by car from parents based on the core site, northern parcel and eastern parcel. GREEN

The details around spatial arrangements along routes and around corners have not yet been established. It is anticipated that a 20mph speed limit, 3m kerb radii and cycle lane details will be raised in discussions with the LPA. AMBER

Facilities and services

The local centre is anticipated to contain a variety of layered uses to create a diverse offer, centred around a sequence of public plazas and greens. Drawing people into the village for both retail, employment and recreation. GREEN

It is anticipated that the local centre will benefit from a rerouted bus service which will travel the primary access to maximise coverage. There are no local train or tram services. AMBER

It is anticipated that there will be a dedicated part of the site for employment uses. The current design looks to create an integrated access and green infrastructure network. However, there is the potential for this to be lost at Reserved Matters Stage and for it to be a series of market led individual parcels. RED

Homes for everyone

Presently the assumed mix of housing is based upon the mix provided in the Local Plan Policy, however this will be refined with a detailed market study which will identify local demand. The mix will be tailored upon this advice. AMBER

Many of the outcomes in this section will be at a later stage but the various spatial and structural typologies within the draft preferred option could not obviously distinguish locations for the various tenures of property. AMBER

38 DISTINCTIVE PLACES

Making the most of what's there

A site visit and extensive analysis of the site and the local area has been undertaken as part of stage 1. This has informed the layout with various local landmarks and views in/out being taken advantage of within the layout for maximum visual integration. It is anticipated that there will be considerable use of open swales, rain gardens and attenuation that is integrated into the public realm. These will be designed in a way that maximises biodiversity and potential foraging spaces for bats. With dark corridors created around existing woodland habitats to avoid light spillage. GREEN

A memorable character

An iterative hand drawn process of design is taking place with a variety of layouts being undertaken, analysed and refined as we work towards a fixed framework plan and set of parameter drawings. The masterplanning is landscape led and has been developed with structural landscape at its core, creating a variety of spatial characters across the scheme. From an early stage place and context has been considered and developed along with spatial characteristics of different portions of the site, i.e.. Hurcott Terrace is a terraced landscape which overlooks Hurcott Wood. GREEN

Well defined streets and spaces

The design process is not at a stage where this can be adequately assessed. Currently the design does not address these items. RED

Easy to find your way around

From an early stage it has been clear that there are defining features within the site which will not only support a characterful place but will assist in way-marking and legibility. There are opportunities to create nodal buildings and streets have been aligned to take advantage off vistas off site, especially with northerly views from Wolverhampton Road looking up through the village centre towards the school. There is a simple street pattern that creates direct movement across the site but we have created small scale complexity around the village centre for interest and character to develop. GREEN

62 STREETS FOR ALL

Healthy streets

The current stage of design allows for some interpretation of the criteria for healthy streets, as part of the emerging hierarchy it is anticipated that there will be multiple street types ranging from formal streets with street trees, Streets with swales or rain gardens and drives with a view of woodland or public open space. As part of the emerging landscape strategy the inter-connective systems of green infrastructure will be supported by green at a village and local scale. These greens will be accessible spaces for rest, play and recreation as well as providing a biodiverse pocket within the development. GREEN

Proposals are in the process of being developed at this stage, more detail is required to evidence the spatial and hierarchical qualities described. RED

Cycle and car parking

At present we are too early in the process to consider the physical arrangement of parking, however, we intend to discuss the principal of on plot parking with the LPA at consultation and the present requirement vs. future demand with lower personal vehicle use in the future. It may be that secure personal electric vehicle storage and charging points will be required going forward. Also the potential to remove driveway spaces in the future should be considered within the design process to provide future flexibility. AMBER

Green and blue infrastructure

The emerging masterplan and landscape strategy have Green Infrastructure (40%) and 10% Biodiversity Net Gain at the core of its structure. To support this process we have prepared a draft land use budget which will allow for early stage monitoring and strategies to be formulated as well as an iterative process of adjustment and calibration throughout the design process. A diverse hierarchy of connective landscapes are currently designed in with the detail to be developed. This structure has annotated loosely the anticipated space typologies which will be characterised and refined as the design process moves forward. GREEN

Currently more detail is required to evidence some of the points in this section whilst it is clear from the initial draft preferred option that there are some spatial quality indicated such as green corridors, greens, SuDS and ponds detail on this is yet to be produced. AMBER

Back of pavement, front of home

The design process is not at a stage where this can be adequately assessed. Currently the design does not address these items. RED

Building with Nature



Building with Nature

Following on from the Stage 2 BHL assessment the design has also been informally assessed against the Building with Nature criteria by our design team. This will allow calibration through the design process to identify potential areas for improvement as well as to start to formulate proposals in these areas.

Core Standards

- Core 1 The draft scheme has a hierarchical green infrastructure concept which, we anticipate, will be multifunctional in terms of providing access, leisure and play to local residents; providing a biodiverse habitat for nesting and foraging for local species; have integrated water storage and distribution networks that will have open water at varying scales and emergent / marginal aquatic vegetation.
- Core 2 The initial baseline and concept stages have identified that there are existing wildlife and green infrastructure assets which should be preserved and enhanced where possible. The existing woodland is largely disconnected from the wider green infrastructure networks to the east, south and west the masterplan will seek to enhance this by restoring the field boundary margins as green infrastructure corridors of 10-20cm metres.
- Core 3 In terms of the emerging landscape strategy it has identified the character types Public Open Space, Buffer, Greens and Corridor but more detail is being developed with regard to the exact typologies and contents of the various spaces.
- Core 4 -
- Core 5 Stewardship proposals will be established as the application progresses, it may well form part of the application. At this stage further detail is unavailable.

Wellbeing Standards

- Well 1 The Draft Preferred Option has a strategic network of green corridors with a series of local and village scale greens. This is a distributed network to ensure that all residents have access to quality green spaces.
- Well 2 Each of the green spaces will be made as accessible as possible by providing pathways. The site is undulating in nature with most slopes in excess of 1 in 25 but some areas are steeper than 1 in 10, careful design and re-profiling may be required in these areas.
- Well 3 -
- Well 4 As part of the wider proposals for the core site a circular walk will be available through the woodland once complete, the scheme on the wider site will look to extend this and provide wider links to Cookley, Broadwaters and Hurcott.
- Well 5 -
- Well 6 The scheme has been developed as a landscape led masterplan with green infrastructure at its core, this aspect when combined with the existing woodland on-site will make for a characterful, unique offer.

Water Standards

- Wat 1 The green infrastructure network on site will contain features for surface water run off distribution, storage and cleaning. The network will provide spaces for these processes whilst also being biodiverse.
- Wat 2 The designed network will have to ensure that water quality is suitably high prior to release to the network due to the proximity of Hurcott Pools SSSI.
- Wat 3 The SuDS features will be designed to be deeper than required in places and a high freeboard level to allow for standing and slow moving water. The proposals will ensure that there are several areas of open water at 50msq+ with several smaller pools nearby for bat foraging and promotion of habitats suitable for emergent / aquatic species. It will also ensure that there are pools within 40m of the edges of the existing woodland for bat foraging.
- Wat 4 The site has been developed in line with the high standards required as part of the local plan allocation and also the desire to create a biodiverse site. Proposals for this are yet to be confirmed
- Wat 5 Treatment proposals are to be confirmed
- Wat 6 It is anticipated that in some parts of the site the SuDS features will form a distinctive character to the space in a similar way to areas that exist along Wolverhampton Road in Broadwaters.

Wildlife Standards

- Wild 1 Presently the site is arable in nature and has been identified as being of poor biodiversity. The proposals are currently in line to deliver 40% overall green infrastructure and a minimum of 10% Bio Net Gain.
- Wild 2 The restored and enhanced hedgerow corridors will reconnect the core woodland with the surrounding green infrastructure.
- Wild 3 Principally the proposals are concerned with enhancing the habitats for the local bat population in support of the previous proposals for the creation of 4 bat houses on the core site.
- Wild 4 The scheme will provide a variety of measures from open water and grassland to integrated bat and bird boxes on the proposed buildings. Dark corridors will also be utilised around the existing woodland and edges of the site.
- Wild 5 The green infrastructure does provide new connecting features in some places but in others it extends existing green infrastructure closer to other areas of existing infrastructure thereby partially closing the gaps between features.
- Wild 6 The scheme will maintain the requirement of 40% Green Infrastructure and 10% bio net gain throughout its life regardless of whether it is delivered by a single entity or multiple SMEs in parcels.

