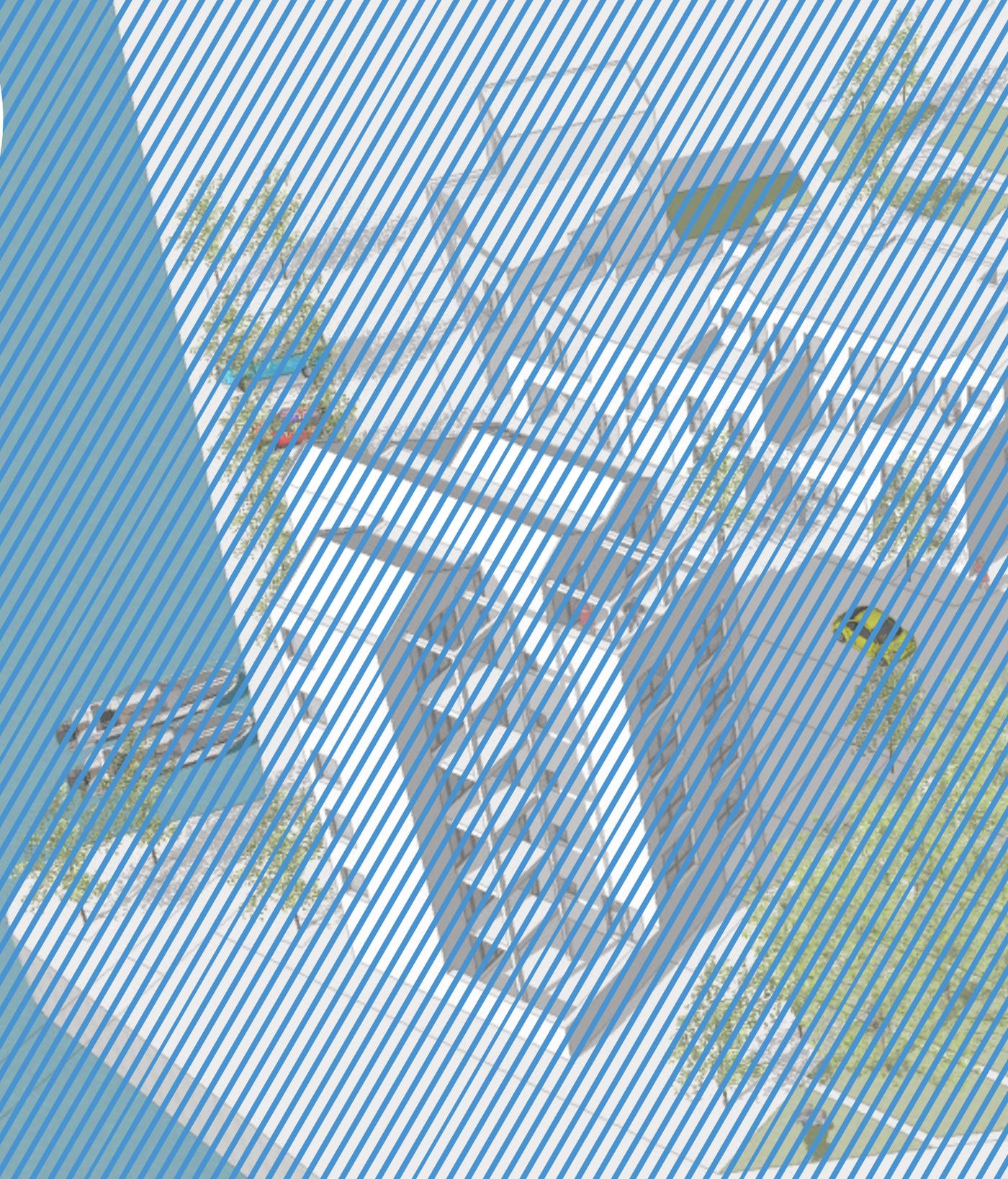
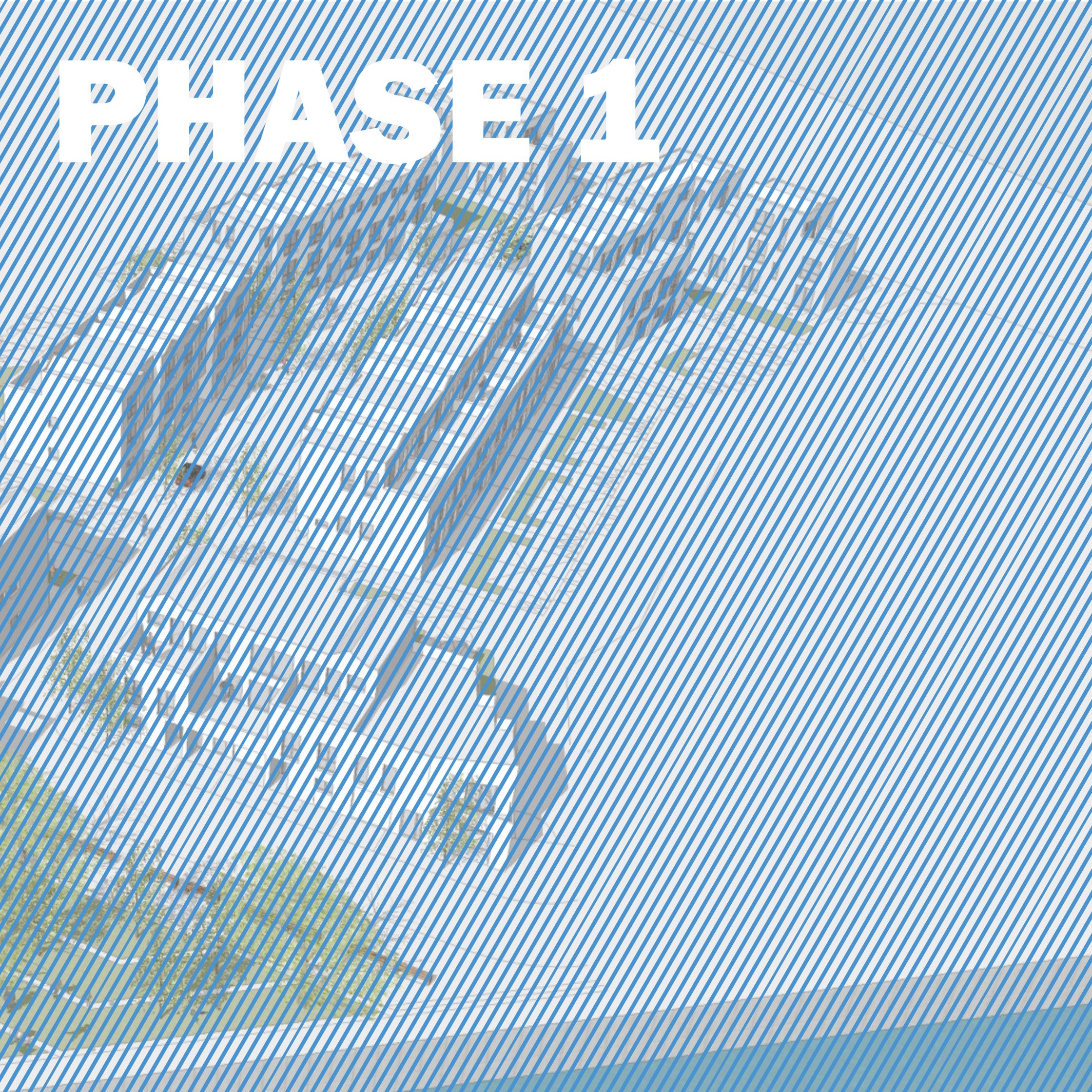


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PHASE 1



TRENT BASIN

PHASE 3

TRENT LANE

PHASE 2

RIVER TRENT

Phase 1 Detailed Masterplan



8

PHASE 1

1: DETAILED MASTERPLAN



Above / Aerial View of Phase 1 looking north

Left / Detailed masterplan for Phase 1 and aerial view looking south across Phase 1

As explained in the previous chapters, our approach to the development was to create a new sustainable urban neighbourhood with the flexibility to expand, but we also wanted to create a development with a 'destination character' to draw people to the newly accessible basin and waterside area on the site.

A range of house types appropriate for their locations were developed by the Architects to support the aspirations of the Masterplan. The approach to designing the individual houses focused on creating a sense of incremental development rather than a new build 'fait accompli', and this was achieved through the use of massing techniques and materials. This would allow the site to feel like it was growing naturally as other phases are added.

To ensure the Urban Design ambitions developed in the masterplan were met, the Architects incorporated the principles below into the housetypes:

- To build strong relationships between interior spaces and external spaces
- To maximise the advantages of the site in terms of view, daylight, privacy and amenity.
- To compose blocks so that they maintain a flow of form to enclose streets and backstop promenades
- To provide a building with focal quality at the end of the main street which acts as a beacon for the entire development including later phases.



- Integrated
- On plot
- Rear Parking Court
- Front Parking Court (Appartments)
- On Street

Phase 1 Parking Strategy

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PHASE 1

2: ACCESS AND PARKING



Above / Different parking treatments at a new housing site in Surrey

Left / Plan showing parking space allocation for Phase 1

As mentioned in the earlier section, each house has access to 1 allocated parking space. These are provided via a mixture of integrated garages, in-curtilage parking spaces and communal rear parking courts. In the case of the communal parking courts these have been designed as communal courtyards that will be gated to allow children to play within the courtyards without their parents having to worry about them and to provide an additional level of security against theft.

As with the houses each apartment has a single allocated parking space located within a front parking court.

Visitor parking and additional parking for the householders is provided in the form of 19 unallocated spaces located along the main street and onto the basin.

The parking ratio across Phase 1 is therefore 146%.

Type	Quantity
Integrated	10
On plot - Access from the rear	14
Rear Parking Court	11
Front Parking Court (Apartments)	6

ELEVATION A-A



ELEVATION G-G



ELEVATION F-F



ELEVATION C-C



8

PHASE 1 3: ELEVATIONS



Above / Brick types to be used on the properties

Left / Phase 1 Elevations

Elevations and Materials

The diagrams on the previous page show the elevations for Phase 1 of the scheme. These emphasise the heights and massing of the houses, the apartment block stands out from the more uniform level of the terraces town houses.

Above are the bricks that we intend to use for the construction of the houses. The different colour variations (which you can see on the elevations plans) will add interest to the facade of each property and emphasise architectural elements.

Bricks will be used throughout the scheme to keep each property in keeping with the area and create the desired sense of place, but variation in colours, heights of the buildings, balconies and roof terraces will add variety and interest to the streetscape.

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PHASE 1

4: RECYCLING AND WASTE



Above / Timber clad bin and bike store on the teams previous project: Green Street in the Meadows

Left / Plan showing location of bin stores for Phase 1

Recycling and waste will provide via a series of communal bin stores. These stores will be visible from the street and have been designed to be a prominent part of the scheme emphasising the importance of recycling and the communal attitudes of the scheme. Whilst the stores themselves will be visible from the street the bins themselves will be hidden from site via timber shuttering. Each bin store is within 8m of the carriageway and can be accessed at all times of the day.

Each store will have space to provide adequate storage for the collection of general waste, green waste, mixed recycling, food and glass. The table opposite sets out how we have calculated the level of provision required for each of the stores.

Due to the change in level from Trent Lane onto the site the properties along Trent Lane each have an individual bins.

The apartment block also has its own communal bin store containing the same provision as the communal housing bin stores

Provision of Houses	
Communal Bin Stores	30 Houses
Individual Bin Stores	5 Houses
Provision of Apartments	
Shared bin store	6 Apartments

Bins 1	
Services	Unit 1,2,3,4,5,6,11,12,13
Waste	2,160l (9x240l) - [2 x 1,100l]
Recycling	2,160l (9x240l) - [2 x 1,100l]
Green	2,160l (9x240l) - [2 x 1,100l]
Glass	495l (9x55l) - [3 x 240l]
Food	207l (9x23l) - [1 x 240l]

Bins 2	
Services	Unit 7,8,9,10,24,25,26
Waste	1,680l (7x240l) - [1 x 1,100l + 1 x 770l]
Recycling	1,680l (7x240l) - [1 x 1,100l + 1 x 770l]
Green	1,680l (7x240l) - [1 x 1,100l + 1 x 770l]
Glass	385l (7x55l) - [2 x 240l]
Food	161l (7x23l) - [1 x 240l]

Bins 3	
Services	Unit 14,15,16,17,18,19,20
Waste	1,680l (7x240l) - [1 x 1,100l + 1 x 770l]
Recycling	1,680l (7x240l) - [1 x 1,100l + 1 x 770l]
Green	1,680l (7x240l) - [1 x 1,100l + 1 x 770l]
Glass	385l (7x55l) - [2 x 240l]
Food	161l (7x23l) - [1 x 240l]

Bins 4	
Services	Unit 27,28,29,30,31,32,33
Waste	1,680l (7x240l) - [1 x 1,100l + 1 x 770l]
Recycling	1,680l (7x240l) - [1 x 1,100l + 1 x 770l]
Green	1,680l (7x240l) - [1 x 1,100l + 1 x 770l]
Glass	385l (7x55l) - [2 x 240l]
Food	161l (7x23l) - [1 x 240l]

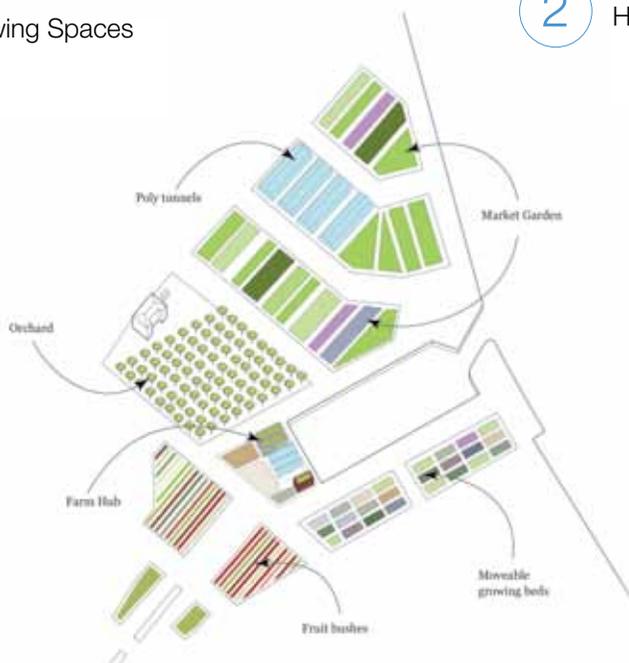


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PHASE 1

5: MEANWHILE USES

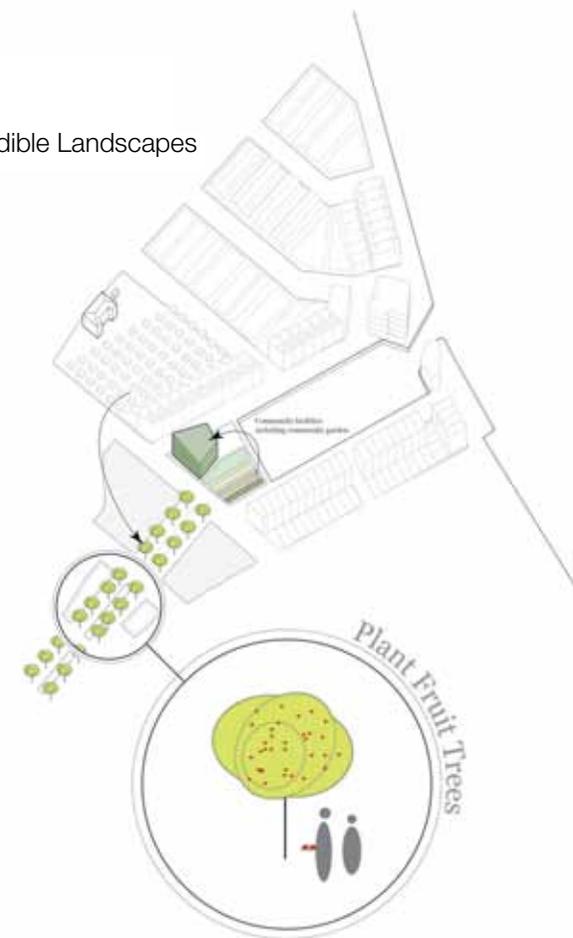
1 Growing Spaces



2 Home Grow



3 Edible Landscapes



Left / Meanwhile uses: a growing hub proposed for the part of the site to be developed in Phase 2 of the scheme. — —

Meanwhile Uses

Due to the fragmented ownership of the wider site, resulting constraints mean that the development will be brought forward in phases. This would essentially mean that once Phase 1 was completed, residents moving in would be either surrounded by vacant brownfield sites or sites under construction.

To turn this into an opportunity, it was decided that land proposed for later Phases of development be given over for meanwhile uses. These uses would predominantly be for growing fruit and vegetables, using the empty spaces as allotments, until they were developed:

1. Land to be developed as part of phase 2 will be opened up for food growing projects. Examples of where this has been done elsewhere, include at Brentford Lock West in London, which is another Igloo development. An organisation called Cultivate London have used pre-development spaces to construct polytunnels and develop a fully functioning herb nursery, working with 30 local residents. They aim to generate training opportunities and jobs for unemployed local people in practical horticulture.

2. As later phases are developed, these growing spaces will cease use, but new residents can take up horticulture in their own gardens, learning new skills at the meanwhile space gardens still in use.
3. A series of public and communal spaces have been designed into the wider masterplan to create areas for the community to relax and socialise, with the opportunity to continue growing communally, for example by planting fruit trees.

The benefits of such schemes are abundant. Growing spaces are a great way to make use of empty spaces, they will allow new residents emigrating into the site to establish a community as they grow together and the activity will also help the environment, by allowing residents to grow their own produce and create sites of high biodiversity value. An illustration of what the growing scheme on Phase 2 could look like is shown on the previous page.



- Key**
- Surfaces**
- PT** Paving: Variety of block sizes 80mm thick laid in basketweave pattern. StoneMaster by Aggregate or similar approved.
 - FS** Paving sets: 80mm thick laid in stretcher bond. StoneMaster by Aggregate or similar approved.
 - PS** Paving sets for allocated parking: 80mm thick laid in stretcher bond. StoneMaster by Aggregate or similar approved.
 - FP** Feature paving of different tone. Paving sets 80mm thick laid in stretcher bond. Modern Original by Aggregate or similar approved.
 - BM** Bitmac surface.
 - SS** Small set paving blocks: 60mm thick laid in stretcher bond. Andover Textured by Aggregate or similar approved.
 - LG** Loose gravel surface: 20mm Quartz gravel by GravelMaster or similar approved.
 - SD** Softwood decking with 32mmx125mm boards.
- Edges and Boundaries**
- Edging: 40mm set with 6mm rise above ground level by Bradstones or similar approved.
 - Kerbing: 290mm set with 6mm rise above ground level. Conservator by Marshalls or similar approved.
 - Timber panel fencing at various heights to be specified in separate drawing. Supplied by Jackson's or similar approved.
 - SG** Timber sliding panel fencing gate at 1800mm high. Supplied by Jackson's or similar approved.
 - Masonry wall with stretcher bond: 500mm high above ground with brick type to compliment architectural choice.
 - Masonry wall with stretcher bond (red marker): 1800mm high with brick type to compliment architectural choice.
 - Steel railings to height of 1800mm. Fixed in ground or to top of wall.
 - Stainless steel and wire modular balustrade: 1200mm high with 45 degree elbow at 700mm high. Provided by SWR or similar approved.
 - Precast concrete step/seating units to designed profile. Low level strip LED lighting to be built into units.
 - Existing granite capstone to be retained.
 - Steel frame and vertical timber slat fencing/gateways.
 - Hardwood timber seating/bollard structure: Type 6 by Woodscape or similar approved.
 - Hardwood timber bollards: Square Bollard by Woodscape or similar approved.
- Structures**
- Timber pergola covering parking and bin store: 2500mm high structure to be assembled in situ.
 - Cycle storage unit.
- Planting and Vegetation**
- Perennial and groundcover planting: 1.5L pots planted at 4 per m².
 - Perennial planting including Skimmia, Viburnum and Páchyсандria: 1.5L pots planted at 4 per m².
 - Turfed lawn.
 - Extra Heavy Standard 30-35cm girth Crataegus monogyna and fruit trees.
 - Extra Heavy Standard 30-35cm girth trees: 40% Pinus sylvestris, 30% Acer platanoides, 30% Populus x canadensis 'Robusta'.
 - Prunus/Buxus hedging: 1.5L pots planted at 9 per m² in staggered double row. Planted in ground.
- Lighting**
- Street lighting column at 6000mm high. Lines Single by Hess or similar approved.
 - Illuminated hardwood timber bollard at 1200mm high by Woodscape or similar approved.
- Zone, Levels and Drains**
- Slot drain by Aco or similar approved.
 - Informal arrangement of boulders, bollards and feature trees.
 - Building overhang.
 - +25.00 Indicative proposed level.
 - +25.00e Existing level.
 - +25.00e TOW Top of wall/seat/unit height.
 - +25.00r Rise of individual step level.
 - FFL: +25.00 FFL to architects specification.

Phase 1 Landscape Plan

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PHASE 1

6: PUBLIC REALM PLAN



Left / Phase 1 landscape proposals plan

The plan adjacent shows the layout of the Phase 1 area, and shows the following landscape features:

- Primary street connecting from Trent Lane in the east to the Trent Basin and Riverfront in the west.
- Threshold with Trent Lane marked by clear change of paving, and use of low walls and railings to define back edge of paving.
- Houses are built above local predicted flood levels; site entrances and housing thresholds are made universally accessible through grading of external landscape areas.
- Garden boundaries to street constructed in brick walling at entrances, and in timber in central areas.
- Street trees forming a green, soft character to the street, with more trees in central areas of the site to create a sense of place.
- Street layout incorporates alignments, flush surfaces, trees, boulders, car park spaces and other features which will signal to drivers that this is a pedestrian priority area, in which they should drive carefully.

- Gated entrances to communal courtyards to the rear of housing, for use by residents.
- In-curtilage car parking incorporated into screened and gated car ports, which generally include pergola structures for plants.
- Boundary fences in four heights, incorporating trellis, in order to clearly define boundaries, while also encouraging neighbourly interaction and softening through planting.
- Riverfront amenity areas for sitting and strolling, incorporating robust tree planting which will be tolerant of exposed conditions.
- Railing and handrails to define and protect edges to all water bodies.
- Lighting integrated into the streetscape, to create an attractive, adequately lit environment at night.

The principles of universal access have been applied throughout the public realm and landscape areas of the Trent Basin Phase 1 project. All householders including those with visual and mobility impairments, can access front doors via level access routes. All car parking and waterfront amenity areas are similarly accessible.



-  Masonry Wall - 500mm high above ground level
-  Masonry Wall - 1800mm high above ground level
-  Steel fencing to total height of 1800mm
-  Type 1 Fencing - 200mm high gravelboard, 1600mm high fencing panel.
-  Type 2 Fencing - 200mm high gravelboard, 1300mm high fencing panel with 300mm high trellis top.
-  Type 3 Fencing - 200mm high gravelboard, 1000mm high fencing panel, 300mm high trellis top.
-  Type 4 Fencing - 200mm high gravelboard, 600mm high fencing panel.



 Indicative light spread from high level street lighting.

 Indicative light spread from low level recessed lighting and bollar lighting.

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PHASE 1

7: FENCING & LIGHTING

Fencing

A variety of fencing types will be used to form an appropriate boundary between spaces. The fencing will be constructed of timber panels held between timber posts and on top of 200mm concrete gravel boards.

The fencing will be constructed so as to have a distinctive character which complements the vertical arrangement of timber structures throughout the site. The change in fencing heights is dependant upon each space and the required level of privacy that the fencing is providing.

Type 1 fencing is a total height of 1.8m and is used least often. This type creates the strongest division between spaces by completely blocking the line of sight. This fencing will be used between garden space and public space around the bin stores to maintain privacy for residents in an area which will see a higher footfall.

Type 2 fencing reaches a total height of 1.8m. The top 300mm will be trellis affixed to the 1.3m fencing panel. This type provides the boundary between each individuals garden and maintains a comfortable level of privacy. The trellis top makes the structure less imposing than the Type 1 fencing and provides the opportunity for home owners to use climbing plants against the fencing.

Type 3 fencing reaches a total height of 1.5m and forms the boundary between garden space and the semi-private courtyard spaces to the rear of the properties. This type maintains a level of privacy whilst allowing a degree of visibility over the fence and allowing social interaction between residents.

Type 4 is the lowest fencing, reaching a total height of 800mm. This fencing is used to provide a low gated screen at the end of the garden which restricts views of individuals vehicles but allows sight lines and interaction between residents in their gardens and those in the courtyard space.

Lighting

Lighting within the site will be focussed on illuminating the streets to create a safe and habitable environment for residents. The footpaths and roadways will host most of the pedestrian and vehicular movement during the evening and throughout the night and will therefore need adequate illumination. Low level lighting will be used to accentuate the terraced amenity space and social street space in the form of bollard and strip lighting.

The majority of light will be provided by 6m high street lighting. A contemporary column and bracket design will be used with a visually attractive finish to the structure to complement the surrounding architecture and landscape features. These units will illuminate the carriage ways, footpaths and alleys to the rear courts.

Low level strip lighting will be incorporated into the precast concrete units within the terraced amenity space. These lighting units will illuminate the ground around the seating and ensure pedestrians can safely navigate through and around the space out of daylight hours. The integration of the lighting into the units will emphasise the design and form of the space.

Bollard lighting will be used towards the entrance of the apartments to mark the entrance to the building and the landing of the bridge across the basin. The street social space will also be illuminated by bollard lighting which will add emphasis to the tree and shrub planting in the area.

Left top / Layout plan of fencing types

Left bottom / Lighting plan

PHASE 1 PLAN



- Bitmac surface
- Feature paving of different tone. Paving setts 80mm thick laid in stretcher bond. 'Woburn Original' by Aggregate or similar approved.
- Small set paving blocks. 60mm thick laid in stretcher bond. 'Andover Textured' by Aggregate or similar approved.
- Loose gravel surface. 10-20mm 'Yorkshire Cream' by Gravel Master or similar approved.
- Paving setts. 80mm thick laid in stretcher bond. 'StoneMaster' by Aggregate or similar approved.
- Paving. Variety of block sizes 80mm thick laid in bespoke pattern. 'StoneMaster' by Aggregate or similar approved.
- Paving setts for allocated parking. 80mm thick laid in stretcher bond. 'StoneMaster' by Aggregate or similar approved.
- Softwood decking with 32mmx125mm boards.

8 | PHASE 1

8: HARD LANDSCAPING



Bitmac



StoneMaster Blocks



StoneMaster Light Buff



StoneMaster Dark Buff



StoneMaster Mid Grey



Woburn Original



Andover Textured



Quartz Gravel

Left / Hard landscaping plan

The majority of the hard landscaping will be bitmac surfacing with wide textured kerbs defining the carriage way from the footpaths. The layout will be similar to that of a shared surface, with the kerbs rising only 6mm above the finished level.

Spaces will be defined within the landscape through changes in surfaces. These include the paved areas which outline a threshold space for residents to the front of their property, as well as textured blockwork which marks gated entrances, bin stores and the central social space. Blockwork will again be used within the central social space and around the apartment building to create two distinguishable 'squares' within the site.

Bitmac will provide a low maintenance, hard wearing and long lasting surface for the majority of the site. Aluminium edging will separate this from the areas of blockwork and paving, whilst stone edging will form the boundary between bitmac and tree pits and planting beds.

Varying sizes of StoneMaster blocks in a light buff tone will form the threshold paving at the entrances of the properties, providing a drained hard standing which home owners can personalize with items such as potted plants. Blockwork from the StoneMaster range will be used for the area around the basin and terraced amenity space in darker buff tones, forming a high quality, continuous trim around the edge of the basin and in areas which will be subject to a larger volume of public footfall.

Textured blockwork will be used as a transitional surface between the bitmac and areas of blockwork for the central social space and around the apartment building. A dark tone will compliment both the bitmac and blockwork. Woburn blocks will form the hard landscape for these distinctive spaces within the site and will also be used at the entrance to the site from Trent Lane. A dark and rustic tone will be selected that compliments both the bitmac and threshold paving whilst also giving noticeable impact in the change of surface. Loose quartz gravel will be used to create the informal character of the social street space whilst also providing a medium to protect the planting



-  Grass, area to be turfed
-  Perennial and groundcover planting including Hosta, Ajuga and Liriope. 1.5L pots planted at 4 per m2.
-  Shrub planting including Skimmia, Viburnum and Pachysandra. 1.5L pots planted at 4 per m2.
-  Prunus lusitanica hedging clipped to 1000mm high. 1.5L pots planted at 9 per m2 in staggered double row.
-  Buxus sempervirens hedging clipped to 1000mm high. 1.5L pots planted at 9 per m2 in staggered double row.
-  T1 - Crataegus monogyna (Hawthorn) 20-25cm girth rootballed.
-  T2 - Malus 'John Downie' (Crab Apple) 20-25cm girth rootballed.
-  T3 - Acer platanoides (Norway Maple) 30-35cm girth rootballed with 2m clear stem.
-  T4 - Acer platanoides 'Fairview' (Norway Maple) 30-35cm girth rootballed with 2m clear stem.
-  T5 - Acer platanoides 'Drumondii' (Norway Maple) 30-35cm girth rootballed with 2m clear stem.
-  T6 - Populus canadensis 'Robusta' (Hybrid Black Poplar) 30-35cm girth rootballed with 2m clear stem.
-  T7 - Pinus sylvestris (Scots pine) 30-35cm girth rootballed with 2m clear stem.



Populus x canadensis 'Robusta' (Poplar)



Pinus sylvestris (Scots Pine)



Acer platanoides (Norway Maple)



Acer platanoides 'Fairview' (Norway Maple)



Acer platanoides 'Drumondii' (Norway Maple)



Crataegus monogyna (Hawthorn)

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PHASE 1

9: SOFT LANDSCAPING



Hosta



Ajuga



Liriope



Skimmia



Pacchysandra



Prunus Hedging

Left / Soft landscape plan and proposed tree images

A variety of trees have been selected based upon their individual characteristics and their connection to the local surroundings. The tree selection is based upon their form (i.e fastigate, spreading etc.), function (i.e evergreen for shelter etc.) or ecological value (i.e relating to existing planting). Tree species may be subject to change, taking into account ground conditions on site, season and availability.

Generally tree cultivars will be selected which are more resistant to pests and disease, helping prevent future problems with tree failures, trees dripping sap onto parked cars etc.

Appropriately sized trees will be planted in the public realm, requiring minimal staking or guards, reducing clutter within the streets. Where trees are identified as particularly vulnerable to damage by vehicles, timber guards are used for additional support and protection.

Typically trees planted into the street will be extra heavy standards @ 20-25cm girth, to a minimum height of 500cm. In certain locations larger signature trees will be proposed to create a desired impact.

The tree pits will include the appropriate sundries to ensure the continued success of the trees, including irrigation and drainage, underground guying and compactible root zones where necessary. Where trees are planted on the street, a root deflector is employed within the pit to ensure that the roots do not lift the adjacent hard surface.

Where services and other obstructions fall within 5m of the tree (or larger depending on easements etc.) a linear geotextile root barrier is employed to ensure that the roots do not interfere.



- Area to be adopted and maintained by local authority
- Area to be maintained by private management company / home owners

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PHASE 1

10: MANAGEMENT

Left / Management plan

The public realm, communal landscape and private areas of the Trent Basin Phase 1 project will be managed in the following ways:

- Private Gardens : managed and maintained by householder
- Communal courtyards, landscape areas and bin stores : managed and maintained by private management company, paid for by a service charge to householders.
- Publicly accessible streets and highway: Managed and maintained as adopted area by local authority.