

4 > Consultation

The consultation process was carried out for the overall masterplan. This process has been written up fully in the Statement of Community Involvement. Below is a summary of the activities that were undertaken to engage residents, stakeholders and the wider public about the schemes.

Engagement Strategy

Public consultation is a key part of URBEDs work, ensuring that the people who live and work in the redevelopment area are given an opportunity to voice their opinions on the proposed development.

Two public consultations were carried out in order to take on board the views of local residents and community members. The site is located within a residential area, and the proximity of houses to the proposed development meant it was important to engage widely with neighbours.

We created a project specific website for the scheme, to inform people about the consultation events and to display the proposals to as wide a group of people as possible

Consultation Events

Firstly we held an initial consultation exhibition displaying the proposals with which the team had won the bid. We also gathered ideas for names for the scheme at this event. Attendees were encouraged to fill in a multiple choice questionnaire on the proposals telling what they liked and disliked about the plan. Comments were gathered and shared with the whole team. The proposals developed over the next 6 months.

The team then brought the revised proposals back for people to view before an application was submitted. People were again invited to fill out a questionnaire commenting on the revised proposals. We also presented the revised scheme at the Meadows Community Forum and we took the boards to the sheltered housing scheme near to the site, Carroll Gardens, as residents mobility was an issue to them attending the drop-in exhibitions. Residents were given 3 weeks to make comments. The team then made any final revisions which arose from these final events.

The four houses at the end of Hobart Close, which are not being demolished also received a letter informing them of the proposals. One resident had some queries and a Stephen Fisher, William David, visited him and took his comments on board.

Public drop-in exhibition
at the One Stop Shop,
27th November 2012



Residents view initial
proposals at The
Embankment,
27th November 2012



Results

Generally people were supportive of the initial proposals. The important issue which was brought up was parking, availability of on-street parking as well as including driveways. People wanted to see more planting and trees on the streets to soften the area. Most people thought the layout was in-keeping with the area.

These issues have been addressed in the final scheme and we hope that people feel that they have been given plenty of time to discuss the plans with the team.



Residents view revised
proposals at
The Embankment,
5th June 2013

5 > Design Development

The designs have developed over the last 8 months, through various conversations, consultations and a greater technical understanding of the site.

Developing the design

The initial design was prepared for a competition for Nottingham City Council. The design has not changed dramatically since then.

There were three meetings between Marsh Grochowski and the planners. These meetings helped the design team understand what the planning requirements were and helped to iron out any issues the planners felt needed particular attention.

The main issues which were discussed were the inclusion of in-curtilage parking. This was also an issue at public consultation and the scheme was amended to include a greater number of driveways in order to provide parking for the new residents,

There were also some concerns over garden size and the fact that some were overlooked. We have rectified this by alignment and changing some of the house types around.

Boundary treatment also came up in discussions with both the planners and members of the public. It was agreed that high quality boundary treatment is expected in the form of railings for front gardens and 1.8m walls for rear garden boundaries fronting the public realm.



The initial proposal was exhibited at the end of November 2012.



The initial proposal was exhibited at the start of June 2013

6 > Hobart Close

This is a design and access statement for 33 residential properties on Hobart Close, and a new access road. These are a mixture of two, three and four bedroom properties. Please see the drawings for more information.

Layout

The layout of the scheme is in the main one large perimeter block. This follows the previous layout, but increases the density somewhat.

Scale

There are 16 houses which are 3 storeys and 17 houses which are 2 storeys. The 3 storey properties are mainly located on the embankment and the corners.

Amount

There are 33 properties in total. There are 14 four bedroom, 14 three bedroom and 2 two bedroom properties.

Appearance

The houses will be a mixture of white render, timber roof terraces and brick on the ground level. This is consistent with the Green Street development,

Landscape

The properties all have in-curtilage parking outside their properties in the form of their own driveway. The newly created access road will be block-paving and the shared space at the ends will also have a different treatment,

Access

The access is from one existing street, Hobart Close. We are creating a new street which will be tree-lined and will only be for access to the new properties and the 2 existing houses. There is a new access through to Hobart Close which is for pedestrian and cycles only, from the new road.

Vehicular Access

Vehicles will continue to be able to travel down Hobart Close and there will be a new access created which is the extension of Bathley Street.

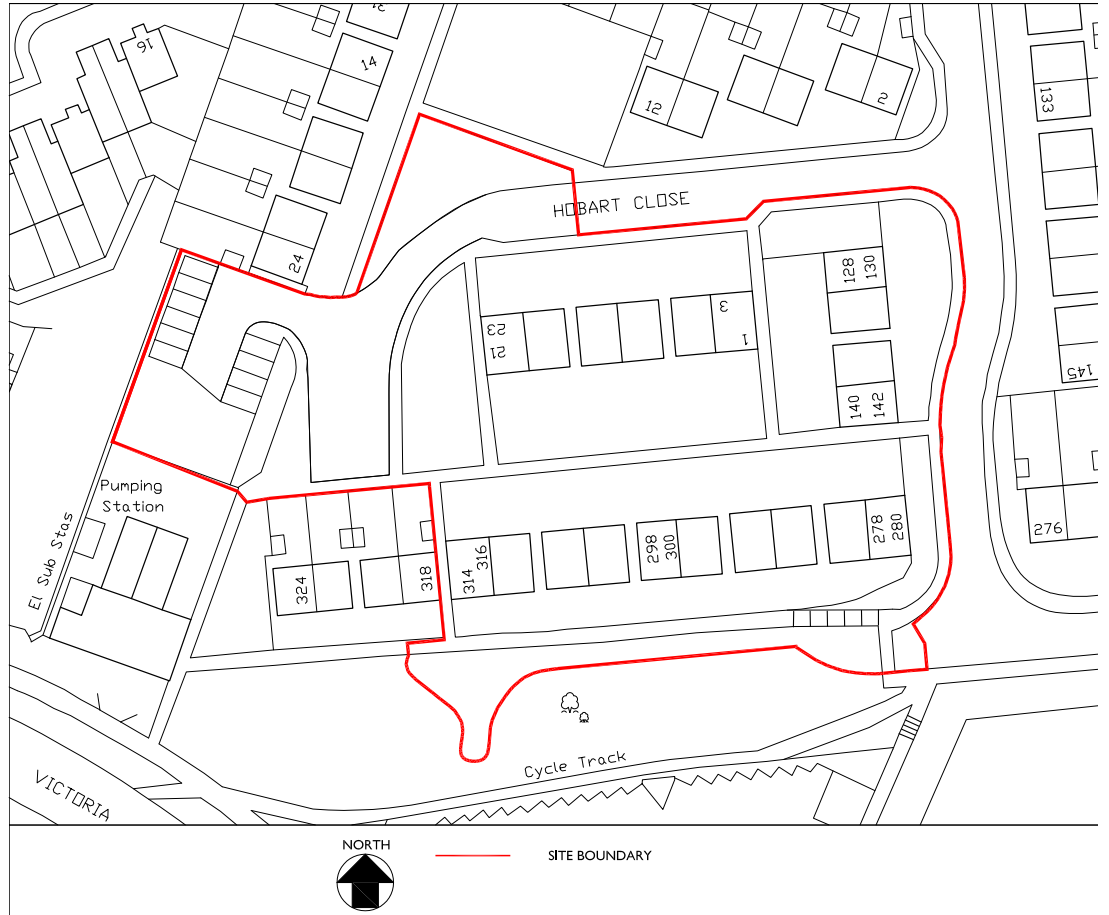
Pedestrian/ Cycle Access

We have improved the pedestrian and cycle access around the site. The existing path, which is an extension of Bathley Street will now be paved. It will link with the existing path, maintaining access for cyclists and pedestrians.

Refuse Collection

The properties will have bin stores at the front of their properties. We have also ensured that there is enough space for refuse collection trucks to be able to turn at the end of the extension of Bathley Street

Existing Site Plan



Proposed Site Plan

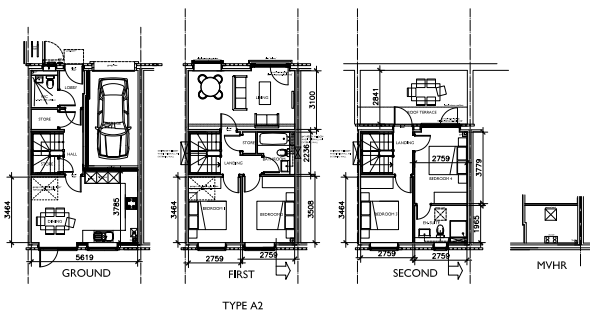


6 > Hobart Close

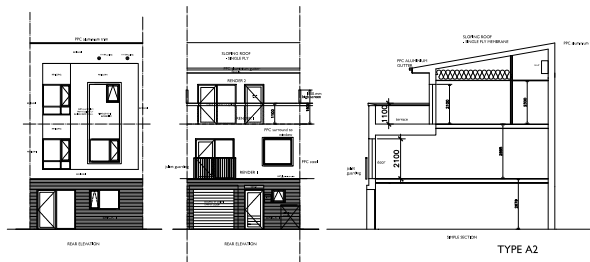
House types

Type A2

- > Floor Area: 121.6m² (GIFA)
- > 4 bedrooms
- > 3 storeys



TYPE A2



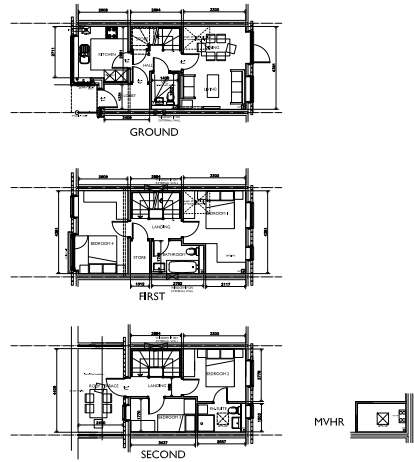
TYPE A2

TYPE A2
AREA 121.6 sq.m
incl external balconies and carport

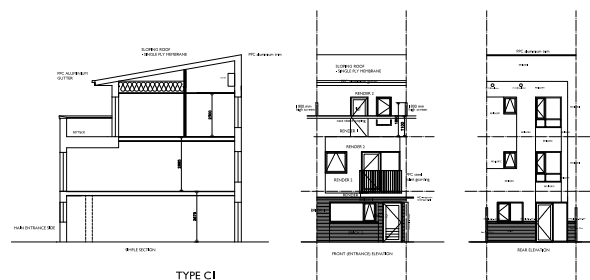
UNITS 1, 10

Type C1

- > Floor Area: 103.1m² (GIFA)
- > 3 bedrooms
- > 3 storeys



MVHR



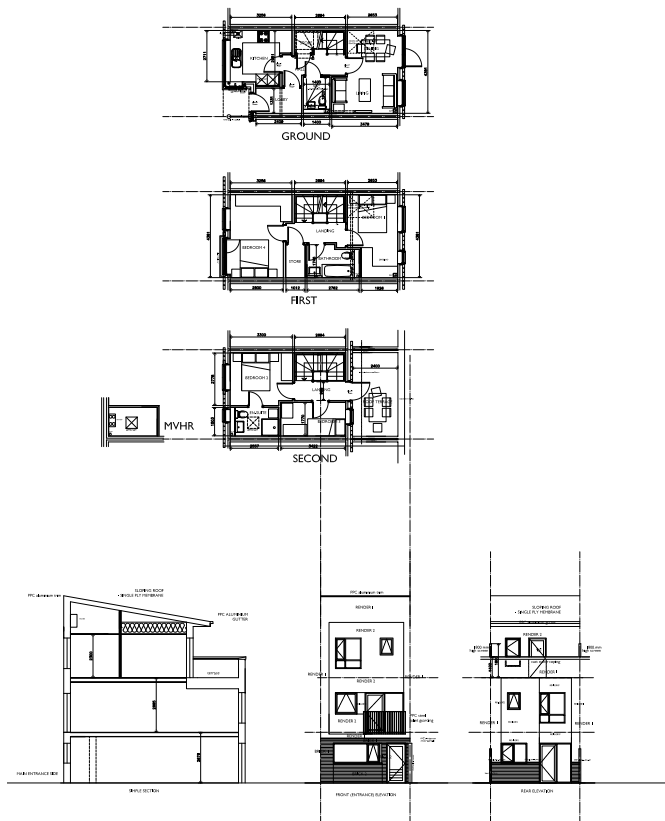
TYPE C1

TYPE C1
AREA 103.1 sq.m
incl external balconies and carport

UNITS 2, 3, 4, 5, 6, 7, 8, 9

Type C2

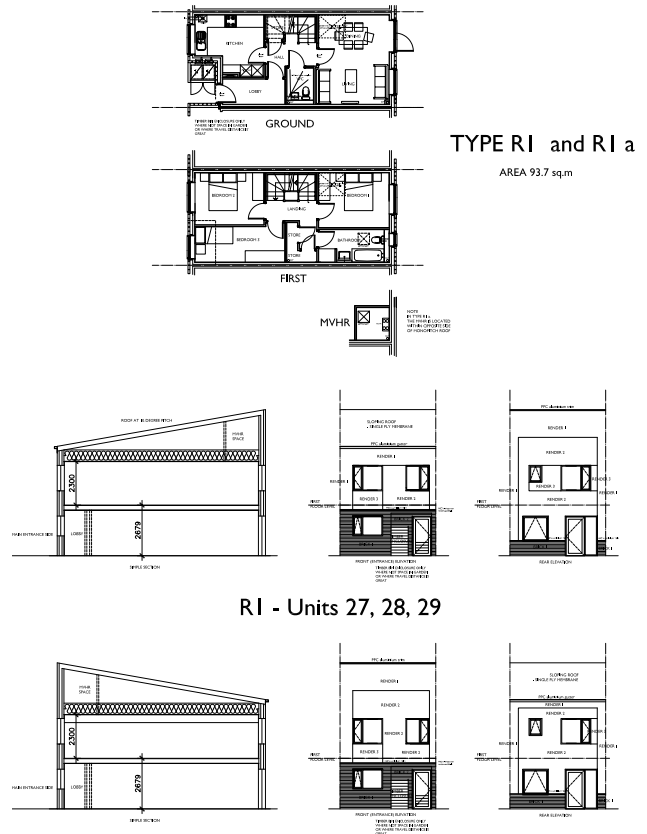
- > Floor Area: 103.1m² (GIFA)
- > 3 bedrooms
- > 3 storeys



TYPE C2
 AREA 103.1 sq.m
 UNITS 16, 17, 18, 19

Type R1/ R1a

- > Floor Area: 93.7m² (GIFA)
- > 3 bedrooms
- > 2 storeys



TYPE R1 and R1a
 AREA 93.7 sq.m

R1 - Units 27, 28, 29

R1a - Units 13, 14, 15, 20, 21, 22, 23, 24

6 > Hobart Close

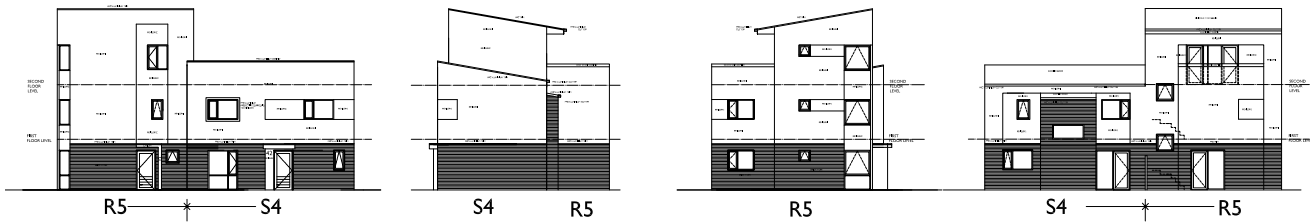
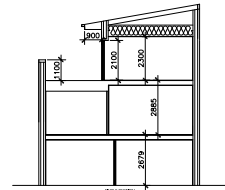
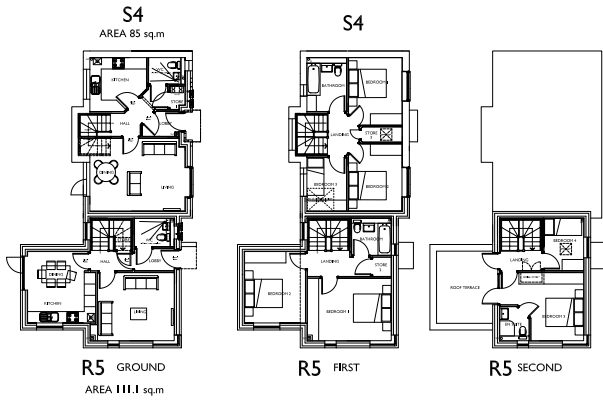
House types

Type R5

- > Floor Area: 111.1m² (GIFA)
- > 4 bedrooms
- > 3 storeys

Type S4

- > Floor Area: 85m² (GIFA)
- > 3 bedrooms
- > 2 storeys



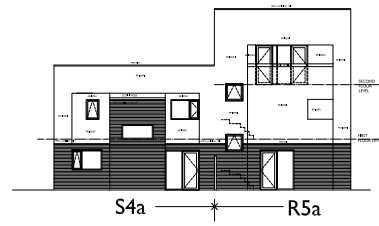
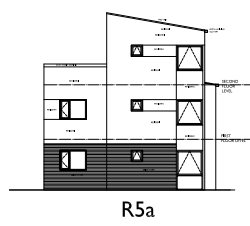
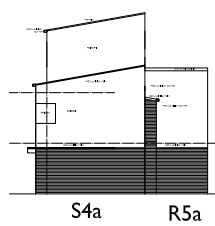
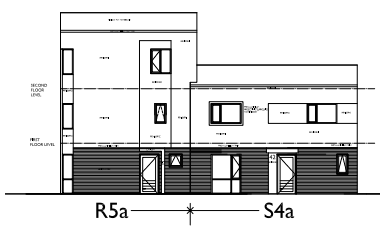
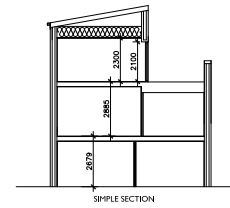
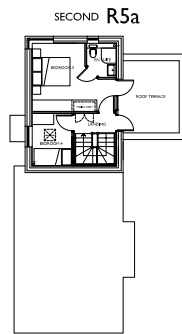
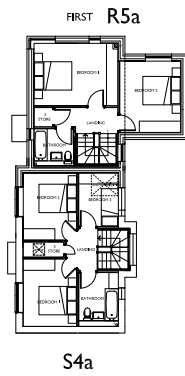
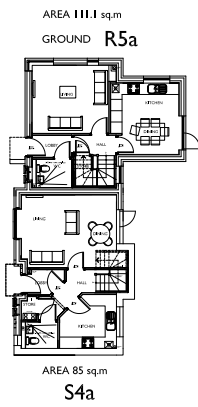
TYPE R5 - unit 11
TYPE S4 - unit 12

Type R5a

- > Floor Area: 111.1m² (GIFA)
- > 4 bedrooms
- > 3 storeys

Type S4a

- > Floor Area: 85m² (GIFA)
- > 3 bedrooms
- > 2 storeys



TYPE R5a - unit 25

TYPE S4a - unit 26

P&H

6 > Hobart Close

Elevation of extension of Bathley Street

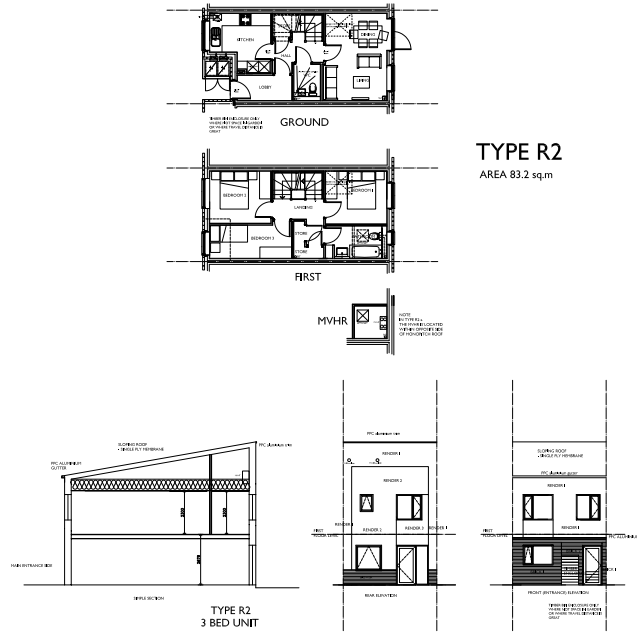


South Facing Elevation

House types

Type R2

- > Floor Area: 121.6m² (GIFA)
- > 4 bedrooms
- > 3 storeys

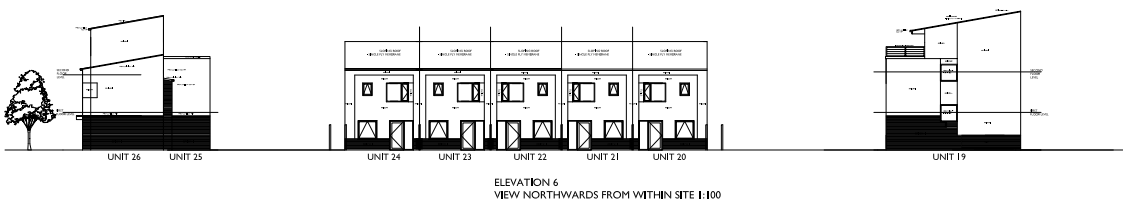
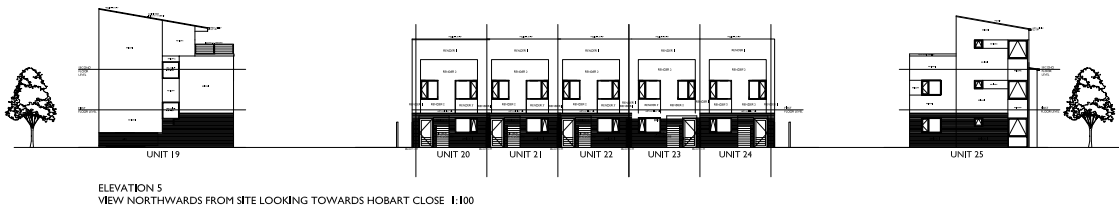
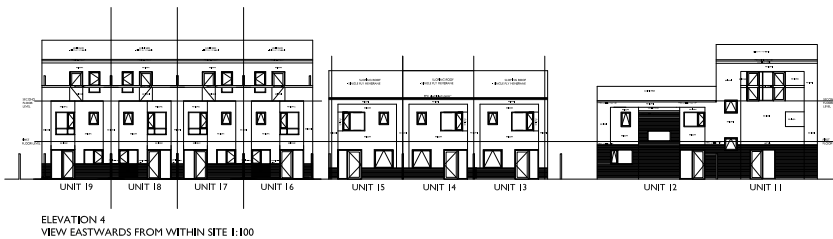
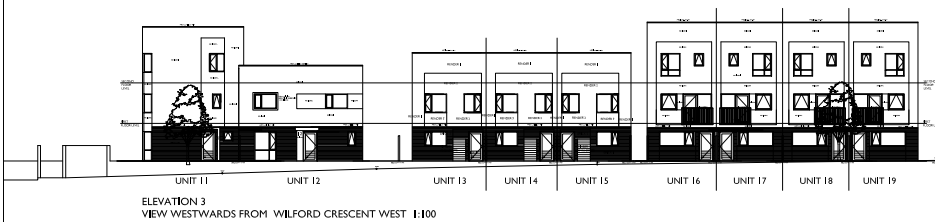
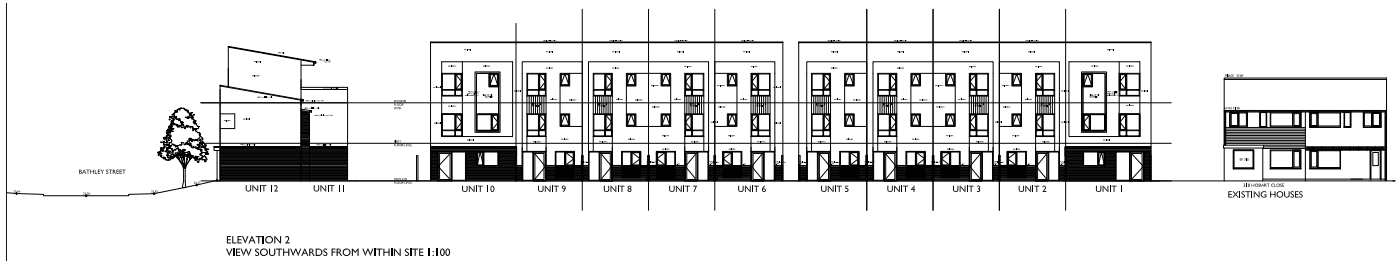
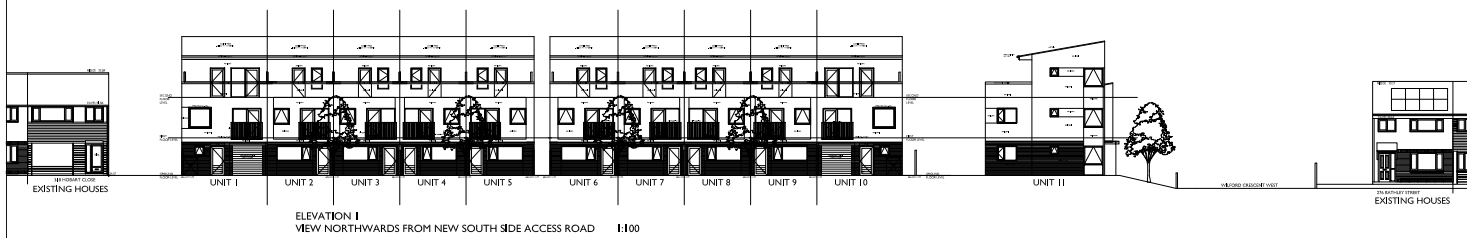


R2 - Units 32, 33

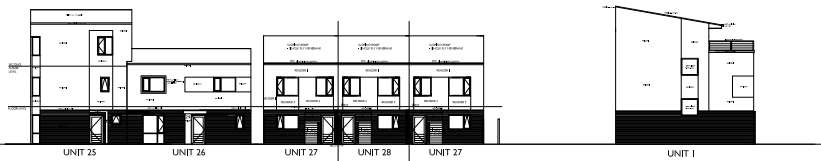


6 > Hobart Close

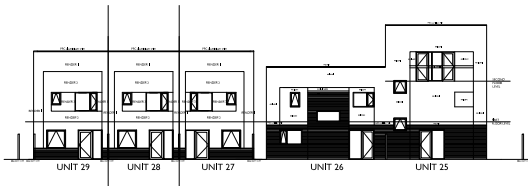
Street Elevations



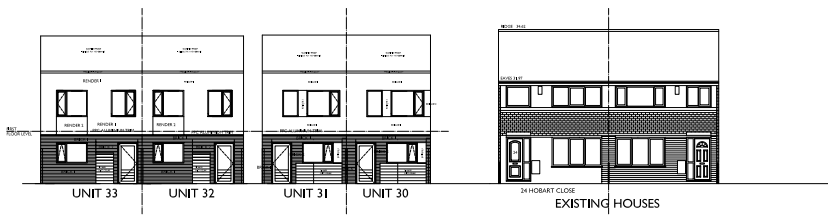
Key plan for proposed elevations



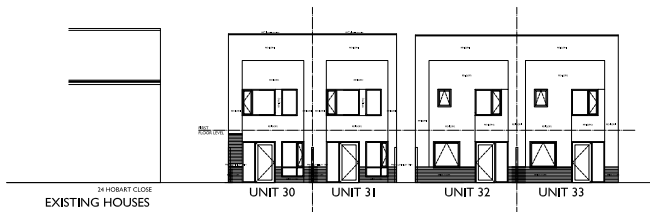
ELEVATION 7
VIEW WESTWARDS FROM SITE 1:100



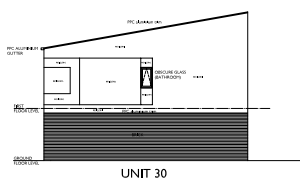
ELEVATION 8
VIEW WESTWARDS FROM WITHIN SITE 1:100



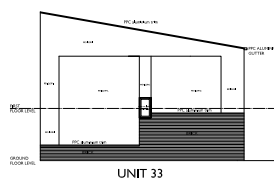
ELEVATION 9
VIEW WESTWARDS FROM HOBART CLOSE TURNING HEAD 1:100



ELEVATION 10
VIEW EASTWARDS FROM WITHIN THE SITE 1:100



ELEVATION 11
GABLE (NORTH) ELEVATION OF UNIT 28 1:100



ELEVATION 12
GABLE (SOUTH) ELEVATION OF UNIT 31 1:100

7 > Conclusion

In conclusion, we believe this to be a high-quality scheme with which to kick start the regeneration in the Meadows. With a good mixture of two, three and four bedroom properties it will encourage more family's to the family

A Sustainable Urban Neighbourhood

The scheme will raise the bar for housing design and sustainability, and enhance the housing offer of the area. It will provide a variety of housing types and tenures and raise property values. This will help to consolidate an emerging trend whereby the Meadows is increasingly seen as a location of choice for a range of households.

The scheme has already gained support from the local community from over 50 responses filled in, 80% of respondents were supportive or strongly supportive of the plans. Many people who attended the two public consultations were already interested in buying or renting a property in the development.



