

TRENT BASIN | Welcome

Proposals

Here are our proposals for a new sustainable residential neighbourhood. The proposals are being promoted by **Blueprint**, a property development company who specialises in building sustainable neighbourhoods, homes and workspaces.

Blueprint are planning to build 150 houses in several phases. Plans are also in preparation to significantly extend the initial development site to incorporate additional areas to the north and west. The site lies within the Waterside Regeneration Zone – designated by Nottingham City Council as one of the City’s key strategic regeneration areas.

Our objective is to create a truly sustainable development. To achieve this, we have followed our **Footprint Policy** to make sure the development meets certain sustainability criteria.

The streets and houses have been designed to create a neighbourhood with a real ‘sense of place’ which is walkable and safe. Buildings will be energy efficient and have been designed following the principles set out in ‘Building for Life 12’, which means they take into account a resident’s future needs.

The areas of the site which are to be developed in later phases of the project could be given over to **Meanwhile Uses**, so new residents can perhaps use space to grow fruits and plants. We believe this will help the new population establish itself as a community, which is essential in a site with no existing residential neighbours.

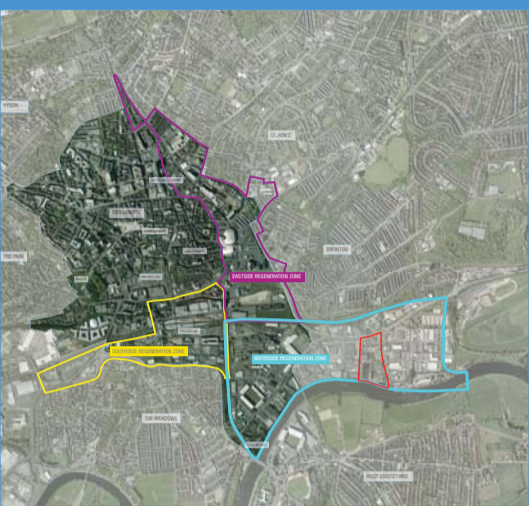
Site Context

The site, which used to house a number of outmoded warehouses lies 1.5 miles south east of Nottingham City Centre. The site is made up of parcels of brownfield land controlled by Blueprint in partnership with the Homes and Communities Agency.

The site lies around a water basin, and fronts the River Trent and this acts a great asset for the site, providing the opportunity for a waterside promenade and houses.



The cleared site



Nottingham - Regeneration Zones



Views onto the Trent



A run-down warehouse on the site (now demolished)

Landscape and Public Realm

Places : Squares and Communal Courtyards

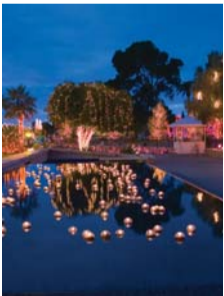
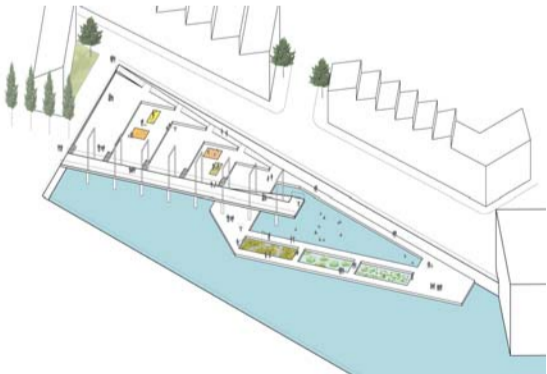
We want to create a neighbourhood, not just of houses and private gardens, but of connected, communal open spaces and welcoming streets which provide the opportunity for local people to interact.

We are proposing to create new public spaces with trees, playspaces and communal gardens. We intend to construct a temporary floating garden on part of the basin to allow people to get closer to the waterspace and fully enjoy it.

- Public Realm Network
 - Legible
 - Hierarchy of streets
 - Potential E-W connections
 - Pass through squares : great first impression
 - Waterside promenade as focus
- Landscape and greenery
 - Tree groups on waterfront
 - Tree groups on Trent Lane
 - Avenue aligned to windmill
 - Green squares : great first impression
 - Waterside natural
- Communal greenspace
 - Playspace
 - Communal garden



Waterside : Floating Gardens



TRENT BASIN | Phase 1

Phase 1 Masterplan and Meanwhile Uses



Phase 1 of the scheme (on the plan above) sits in the south east corner of the site and will consist of 41 new houses. The land which is to be developed in the later Phases: 2-5, could be used for meanwhile uses, to encourage activity on the empty parts of the site and make the area feel more homely. These could be spaces for growing and selling fresh fruit and

vegetables, creating opportunities for the new community to get to know each other. The illustrations below show how the scheme could look when phases 1, 2 and 3 are built. New streets will be lined with trees and a floating garden on the basin could act as a new public space for local people.



Views across the basin



3-storey townhouses look onto the new street

Housetypes

Houses on Phase 1 of the scheme will include a variety of brick townhouses, waterside houses and terraced properties. The majority of the houses will have three or four bedrooms.

The houses have been orientated to maximise views to the water and each property will look onto the street to increase natural surveillance, making the streets feel safer and more attractive.



Architecture and Materials



Example from Molenplein, The Netherlands
Tony Fretton Architects