

# MASTERPLAN DESIGN



3.5

3.5 Illustrative Site Layout

## MASTERPLAN DESIGN

### 3.5 DESIGN CONCEPT

The site is served inside by a main street in a T junction shape. Perpendicular with the main street is a secondary street that serves the north eastern side.

Similar to the housing east of the site, the built development is to be situated away from Markfield Road. This allows the field adjacent to Markfield Road along with Martinshaw Wood to be designed as a green space area for habitat creation which includes introducing blocks of new broadleaved woodland and tree planting.

Larger detached dwellings will be located around the periphery looking onto proposed POS. Whilst smaller and semi-detached homes will be clustered more centrally in the site.

Similar to the masterplan approved with the outline permission, the proposed development will occupy the central part of the site, leaving a wider landscaped area to the north west along to the south west and the south east boundary.

The development is outward facing and set back from Markfield Road on the north frontage and facing the LEAP on the north western side.

Dwellings are arranged to back onto the existing properties, creating an enclosed back-to-back or back-to-side formation within the development along the northeastern boundary. This arrangement aims to maximize the protection of amenity and security for existing residents.

The handling of levels will be important to the success of the scheme as the site slopes from the centre to the west, as will the sensitive interface with the existing development the south.

The integration of an attenuation basin for SUDS is required as part of the proposal and this is indicated on the south eastern part of the site.

As a general principle the development positively addresses the Markfield Road and will include corner turning properties with appropriately treated facades on each corner.

The following diagram demonstrates a number of key principles which help to demonstrate the legible and well-connected approach to the design:

- Hierarchy of street types with distinctive character and surface treatments.
- Focal and gateway buildings to aid wayfinding and act as visual focus points.
- Generally permeable layout, balanced with some non-through routes.
- A more formal building line within the development.
- Pedestrian connectivity.

## MASTERPLAN DESIGN



### KEY:

- SITE BOUNDARY
- MARKFIELD ROAD
- ACCESS TO THE SITE
- MAIN STREET
- SECONDARY STREET
- FOOTWAY / CYCLEWAY
- PUBLIC RIGHT OF WAY
- EXISTING FOOT CYCLE LINK / PROW
- PEDESTRIAN FOOTPATH
- MAINTENANCE PATH
- RECREATION ROUTE
- FUTURE LINK
- BLOCK STRUCTURE
- POS FRONTAGE
- PROW FRONTAGE
- EXISTING LANDSCAPE TO BE RETAINED
- POS
- HEDGES
- CORNER BUILDING
- PLAY AREA
- POTENTIALLY SENSITIVE BOUNDARY
- END VISTA
- ATTENUATION BASIN

3.6 Design concept diagram showing proposal.

## MASTERPLAN DESIGN

### 3.6 STREET STRUCTURE

The layout is designed as a network of vehicular and pedestrian connections.

For vehicles, the main access is located along Markfield Road in accordance with the masterplan approved with the Outline permission.

Roads have been designed to include the following types:

#### MAIN STREET

This road provides the main access route into the point at which the development becomes more enclosed in form. This street provides a carriageway that enters the site with 6.75m width with 2m footpath on both sides.

#### SECONDARY STREET

Secondary street adjoining to the Main Street will have a carriageway of 4.8m and a 2m service path on side with a 1m footpath on the otherside. They serve 6-25 dwellings

#### PRIVATE DRIVE

Private drives form non-adoptable extensions to the Main Street. They serve 2-5 dwellings and the width required is 4.25m.

### 3.7 PARKING

Various strategies are employed to accommodate parking spaces. Off-plot parking has been designed in order to have surveillance to enhance security in these locations.

The dwelling arrangements:

1. 1 space per one bedroom dwelling
2. 2 spaces per two or three bedroom dwelling
3. 3 spaces per four + bedroom dwelling

## MASTERPLAN DESIGN



3.7

3.7 Street Hierarchy diagram showing proposal.





# 4.0

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## BUILT FORM

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### 4.1 OVERALL FORM OF DEVELOPMENT

This section provides further detail about the potential form of the proposed development. The following paragraphs describe the character of the development across the site, with an overall approach which is sympathetic to the character of the location.

The built form has evolved through considering the opportunities and constraints presented by the site, particularly to reinforce placemaking principles.

It is considered that the scheme as drawn provides a good mix of accommodation, efficiently using the land yet appropriate to the character of development in the immediate vicinity.

### 4.2 STOREY HEIGHTS & SCALE

The proposed buildings are predominantly two storeys in height, with a couple of two and a half storeys at the western end of the main street.

Corner plots are important, and dwellings are designed with two frontages, often treated as key buildings.

Dwellings shown vary in width and are configured in a full range of typologies. These vary from detached and semi-detached houses to short terraces of houses and maisonettes. Groups and landscaping work together to create well defined streets and spaces which highlight the emphasis on a quality public realm.

The diagram below identifies the storey height design.



4.1 Storey heights diagram

## 4.3 HOUSING TYPES

The layout has been developed using housing typologies to meet several needs:

1. Townscape: using housing types that contribute to a strong streetscape, and high quality of public realm;
2. Market Housing: to provide a range of homes that will readily meet market demand, and therefore rapidly contribute to housing need in this sector.
3. Meeting Affordable Housing Demand: to meet the specific requirements of Hinckley & Bosworth Borough Council for a percentage of affordable housing.

A hierarchy of housing types are included in the masterplan:

1. Smaller two and three bedroom homes are largely narrow fronted two storey homes, generally in a semi-detached configuration.
2. Three bed houses are included generally in detached configurations as two or two and a half storey buildings.
3. Larger three and four bedroom homes are detached, two storey buildings. They generally include double frontage to assist in the turning of corners at important locations or loosely configured alongside POS.
5. One Bed Maisonettes are in semi-detached configuration.

## BUILT FORM

### 4.4 CHARACTER AREAS

This section provides further detail about how the proposed development has been arranged into three primary character areas, that will aid placemaking and wayfinding within the site area.

The character area has been identified:

- POS FRONTAGE
- PROW FRONTAGE
- NEIGHBOURHOOD

### POS FRONTAGE

- Informal arrangement of dwellings facing the open spaces and the edge of the development, with looser building line.
- Two storeys in height with the corner facing dwellings at the roads end being two and a half storey in height.
- Built frontages with detached larger units.
- More defined built frontages with detached, and semi-detached units.

KEY:

|                                                                                    |               |
|------------------------------------------------------------------------------------|---------------|
|  | POS FRONTAGE  |
|  | PROW FRONTAGE |
|  | NEIGHBOURHOOD |



4.2 Character Area diagram showing proposal.



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