



# TRENT BASIN

— A new Sustainable Neighbourhood in Nottingham

**Design and Access Statement**

Client:

**blueprint**



Homes &  
Communities  
Agency

Design Team



Urban Design



Architects



Landscape Architects



**GERALDEVE**

Planning Consultants



Civil and Transport Engineers



Energy and Sustainability



Project Management



Client Advisor

Produced on behalf of Blueprint and the HCA.  
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### Redline Plan

Not to Scale

Total Site Area = **3.98 ha including Basin**

# 1

## INTRODUCTION 1: THIS DOCUMENT

— In which we describe the status and content of this document

**Left** / Existing photos of cleared site

This document has been prepared as a Design and Access Statement to support the hybrid planning application for Trent Basin in Nottingham. The document describes the masterplan that has been developed for Blueprint by a design team including URBED, Marsh Grochowski Architects and Landscape Projects.

The area of industrial land in Nottingham between Trent Bridge and the edge of the city near the racecourse was proposed as a high density mixed-use neighbourhood. This was not brought forward and Blueprint have started the process of rethinking the development of this area, not as high density apartments but as a distinctive, low rise, medium density housing scheme. The aim is to create a distinctive scheme that can grow into a waterside neighbourhood alongside the industry that will remain in the area. This Design and Access Statement therefore looks at the masterplanning of the area at three scales:

- An initial scheme for 41 homes that are to be developed in the next two years.
- A wider scheme for 119 homes representing a further four phases of development
- A wider framework plan showing how this masterplan can potentially integrate into the development of adjacent sites that are available for development.

The first two of these scales relate to this planning application – the Phase 1 initial scheme as a detailed application and the wider scheme of 119 units as an outline, so that together they make up a hybrid application. The discussion of the wider area in this document is by way of context and forms no part of the application.

This document includes three types of plans and drawings:

**Illustrative:** Many of the plans and drawings in this Design and Access Statement are illustrative. This means that they show the current intentions of the applicant and the most likely way in which the site will be developed, but they will not be fixed by the planning consent. All of these illustrations are marked as illustrative.

**Regulatory:** Elements of the plans are ‘Regulatory’. These fix the parameters of the outline planning application and identify the issues that we anticipate will be fixed at this stage. Again these are always marked as regulatory.

**Detailed:** In the section on Phase 1 the drawings relate to the detailed planning application and show the scheme as it will be built.

This document is organised in 8 Sections. The first two provide background to the development, the wider policy context and the site. Section 4 describes the origins of the masterplan, the vision for the neighbourhood, the way in which the plan has developed and the consultation feedback. Section 5 describes the structure and layers of the masterplan and includes the framework plans. It is followed by two sections that look in more detail at the public realm and housetypes before a concluding chapter based on Blueprint’s footprint policy.

This Design and Access Statement should be read in conjunction with the other documents supporting the application.