

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
Embarkment,
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 Embarkment,
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 > Pitcairn Close

This is a design and access statement for 35 residential properties on Pitcairn Close with the creation of a new access road coming off Wilford Crescent West. 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 two perimeter blocks of housing which is terraced, or semi-detached. This, to some extent follows the previous layout, but increases the density. The creation of a new access road in has helped increase numbers of housing.

Scale

There are 7 houses which are 3 storeys and 28 houses which are 2 storeys. The 3 storey properties are located to the north of the site plans and also on the corners to give presence to the streetscene.

Amount

There are 35 properties in total.; 10 two bedroom properties; 16 three bedroom properties; and 7 four bedroom properties.

Appearance

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

Landscape

32 of the properties have in-curtilage parking outside their properties with their own driveway. 3 properties do not have their own drive way and will rely on on-street-parking. We are creating 7 new parking bays on Wilford

Crescent West. The newly created access road will be block paving and the shared space at the ends will also have a different treatment, The ends of the roads will have block paving to differentiate them from the main part of the road which will be tarmac.

Access

The access is from one existing street, Pitcairn Close. We are creating a new street which will end in a shared space. This will not create through access.

Vehicular Access

Vehicles will continue to be able to travel down Pitcairn Close and there will be a new access created to the houses coming off Wilford Crescent West.

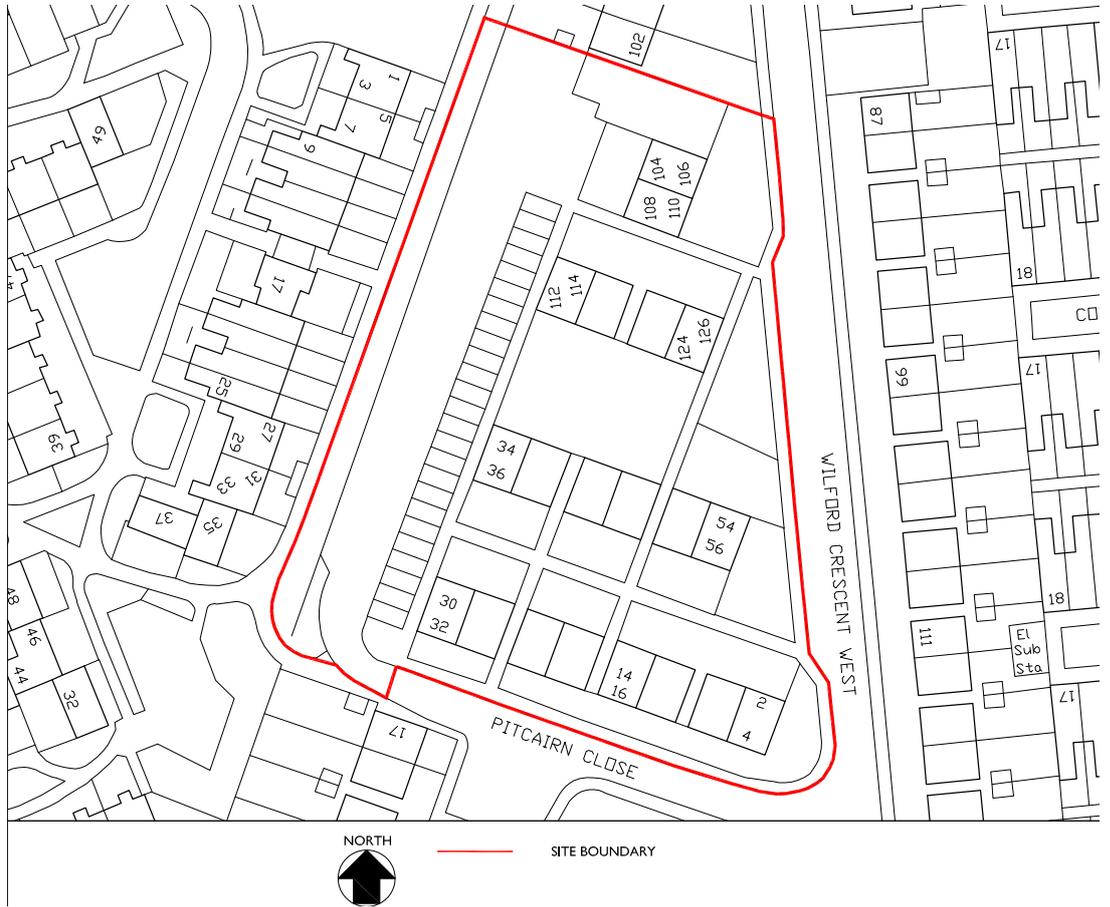
Pedestrian/ Cycle Access

We have maintained all pedestrian access points. The end of Pitcairn Close will still be able to be accessed though from Sandays Close

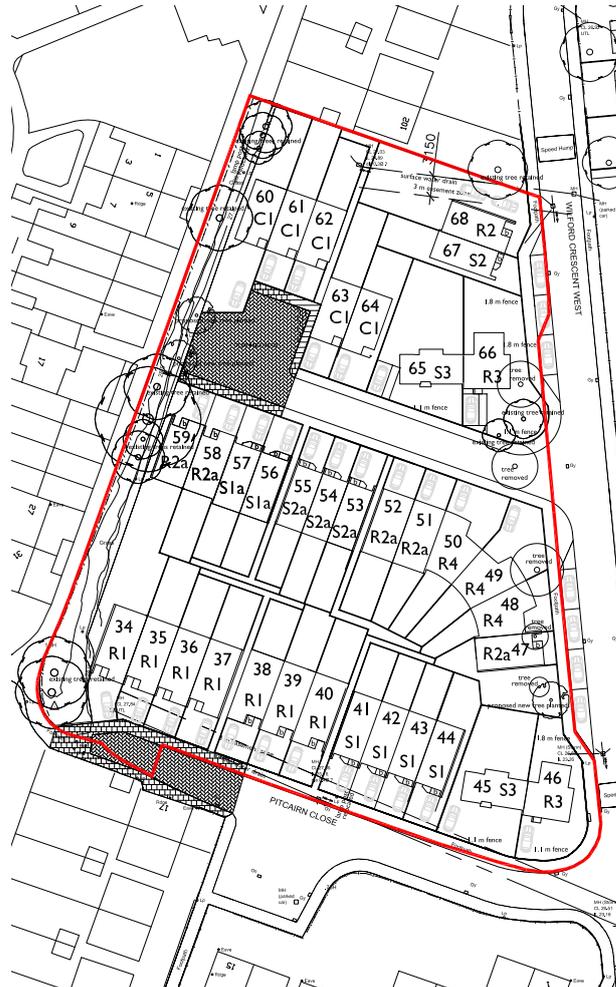
Refuse Collection

We have ensured that there is enough space for refuse collection trucks to be able to turn at the end of the extension of Pitcairn Close and at the end of the new street.

Existing Site Plan



Proposed Site Plan



6 > Pitcairn Close

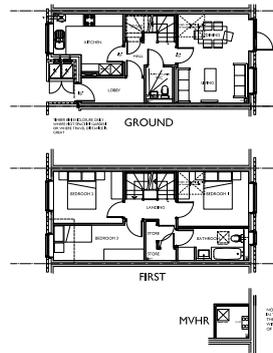
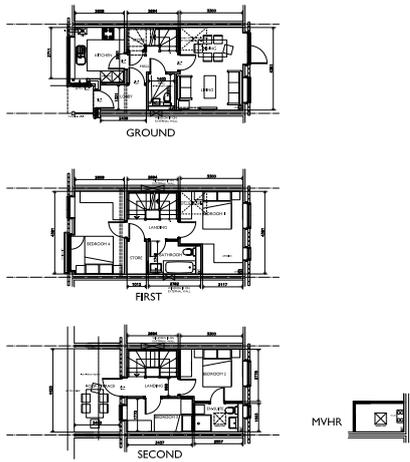
House types

Type C1

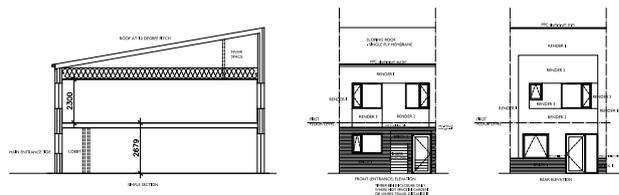
- > Floor Area: 103.1m² (GIFA)
- > 3 bedrooms
- > 3 storeys

Type R1

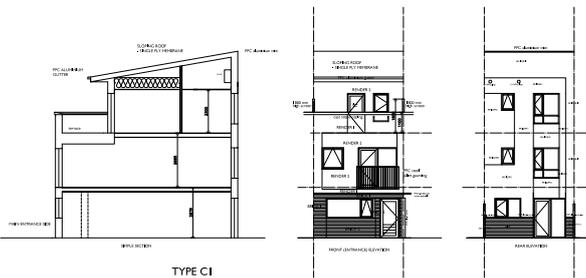
- > Floor Area: 93.7m² (GIFA)
- > 3 bedrooms
- > 2 storeys



TYPE R1
AREA 93.7 sq.m



R1 - Units 34, 35, 36, 37, 38, 39, 40



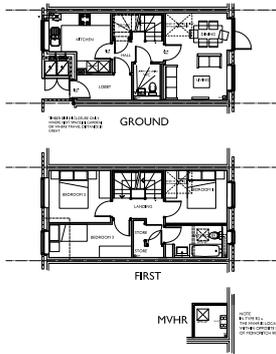
TYPE C1

AREA 103.1 sq.m

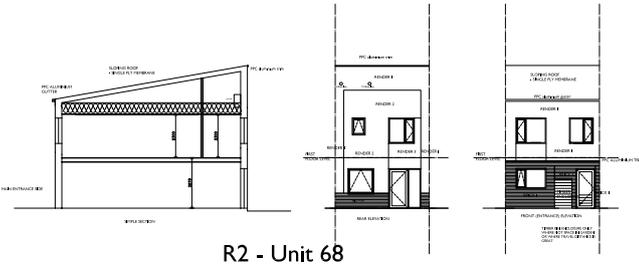
UNITS 60, 61, 62, 63, 64

Type R2/ R2a

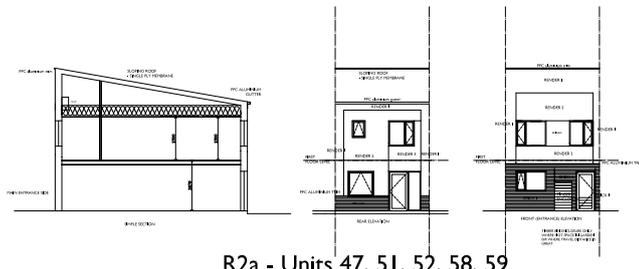
- > Floor Area: 83.2m² (GIFA)
- > 3 bedrooms
- > 2 storeys



TYPE R2 + R2a
AREA 83.2 sq.m



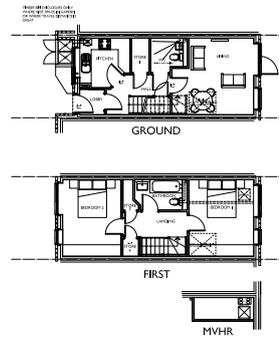
R2 - Unit 68



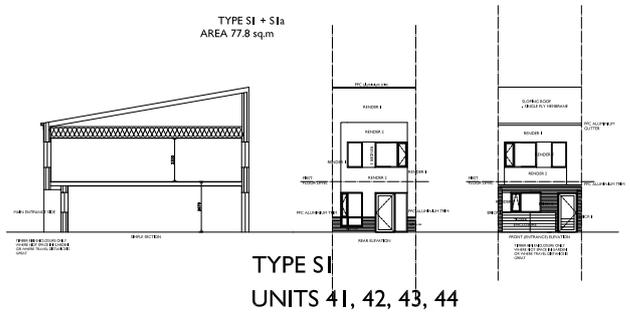
R2a - Units 47, 51, 52, 58, 59

Type S1/ S1a

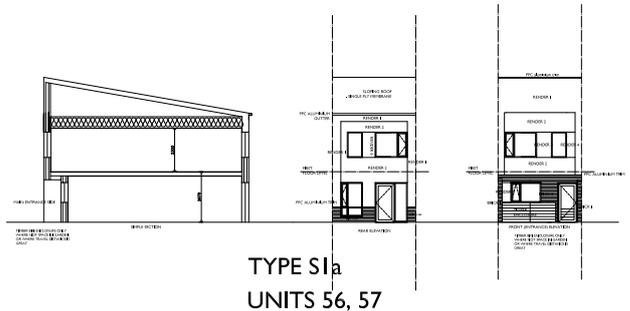
- > Floor Area: 77.8m² (GIFA)
- > 2 bedrooms
- > 2 storeys



TYPE S1 + S1a
AREA 77.8 sq.m



TYPE S1
UNITS 41, 42, 43, 44



TYPE S1a
UNITS 56, 57

6 > Pitcairn Close

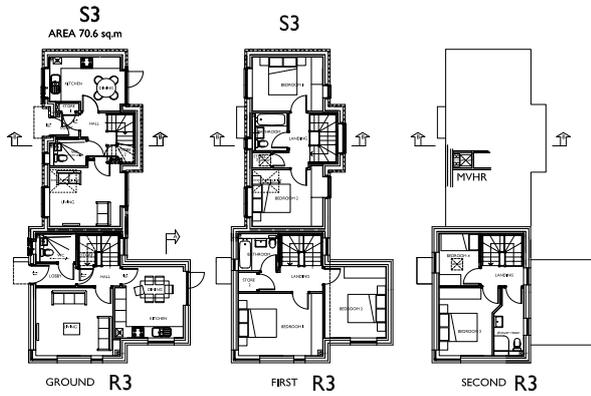
House types

Type R3

- > Floor Area: 111m² (GIFA)
- > 4 bedrooms
- > 3 storeys

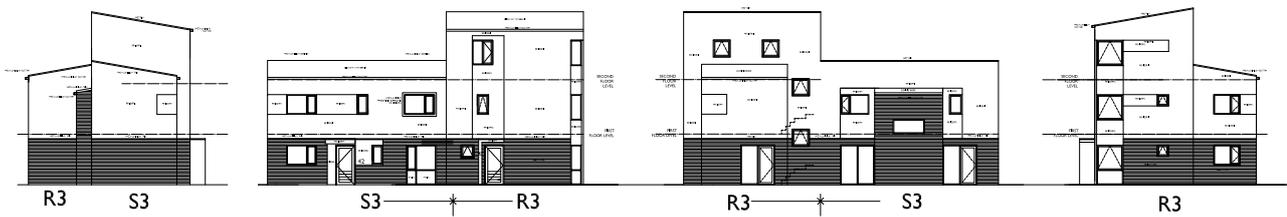
Type S3

- > Floor Area: 70.6m² (GIFA)
- > 2 bedrooms
- > 2 storeys



R3 AREA 111.1 sq.m
R3 is same as R5 except no roof terrace

UNITS R3 + S3

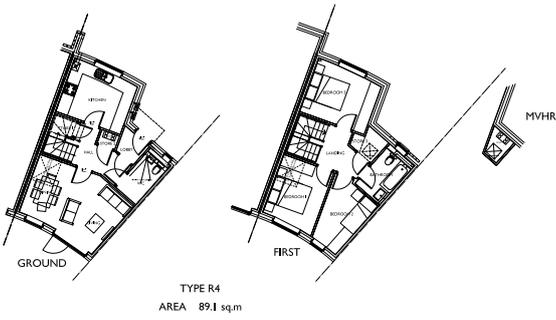


TYPE R3 - UNITS 46, 66

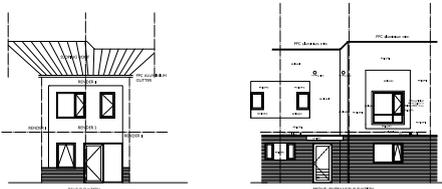
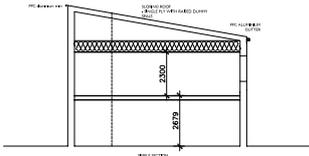
TYPE S3 - UNITS 45, 65

Type R4

- > Floor Area: 89.1m² (GIFA)
- > 3 bedrooms
- > 2 storeys



TYPE R4
AREA 89.1 sq.m

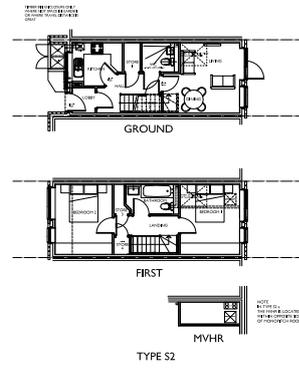


TYPE R4
AREA 89.1 sq.m
3 BED UNIT

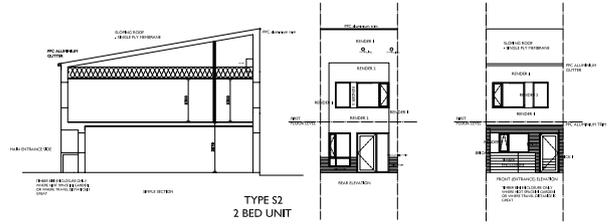
UNITS 48, 49, 50

Type S2 / S2a

- > Floor Area: 69.3m² (GIFA)
- > 2 bedrooms
- > 2 storeys

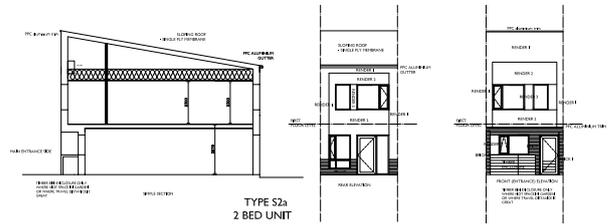


TYPE S2



TYPE S2
2 BED UNIT

TYPE S2
AREA 69.3 sq.m
UNIT 67



TYPE S2a
2 BED UNIT

TYPE S2a
AREA 69.3 sq.m
UNITS - 53, 54, 55

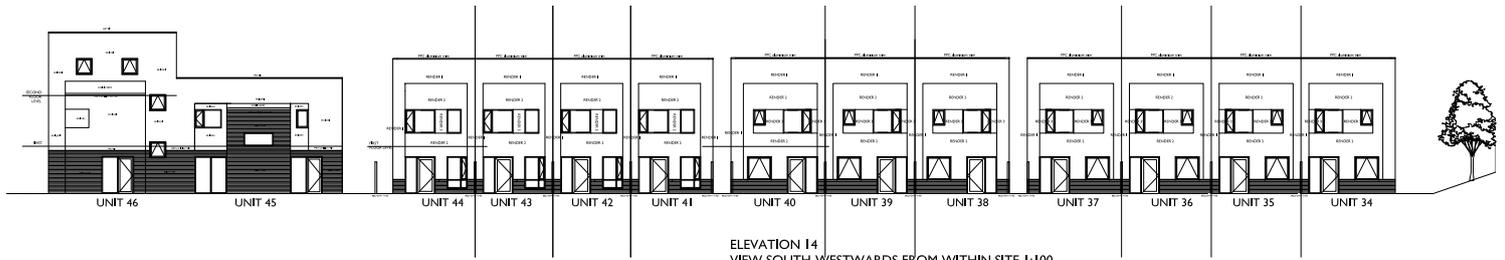
P&H

6 > Pitcairn Close

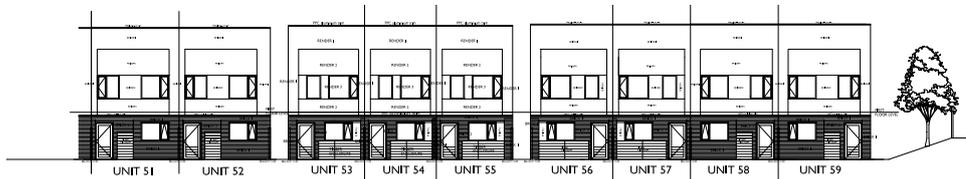
Street Elevations



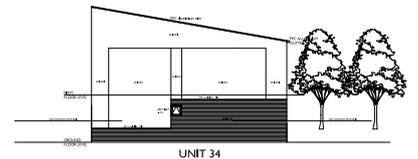
ELEVATION 13
VIEW NORTH-WESTWARDS FROM PITCAIRN CLOSE 1:100



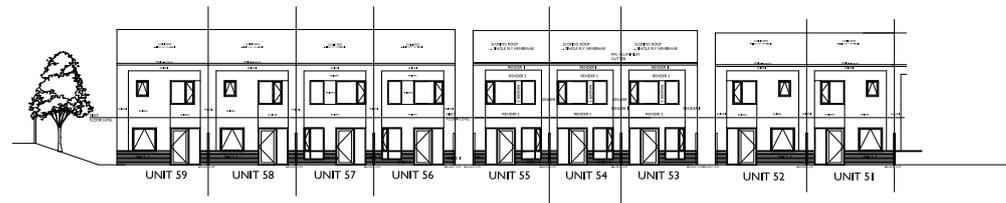
ELEVATION 14
VIEW SOUTH-WESTWARDS FROM WITHIN SITE 1:100



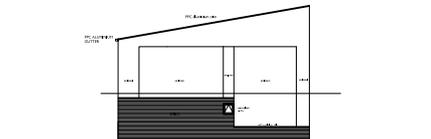
ELEVATION 16
VIEW SOUTH-WESTWARDS FROM NEW ACCESS ROAD 1:100



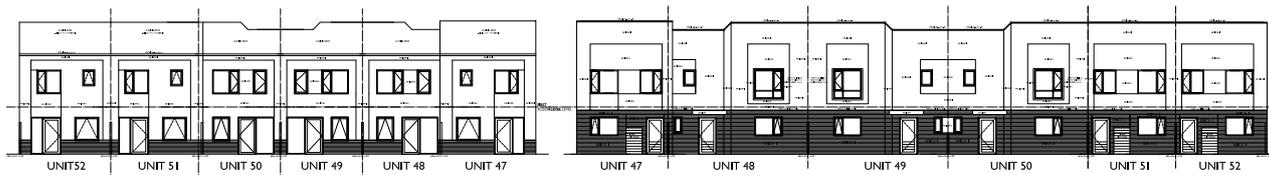
ELEVATION 15
GABLE (WEST) ELEVATION OF UNIT 34 1:100



ELEVATION 17
VIEW NORTH-EASTWARDS FROM WITHIN SITE 1:100



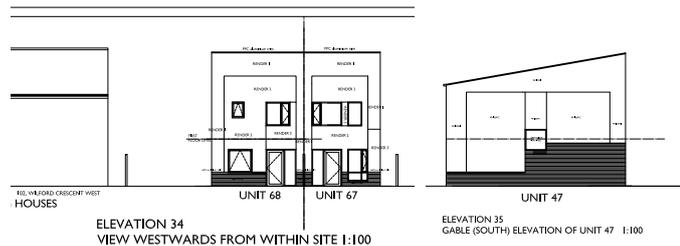
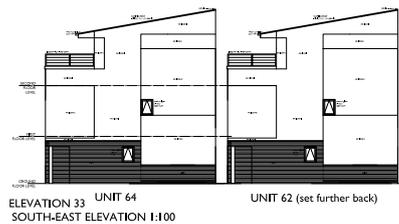
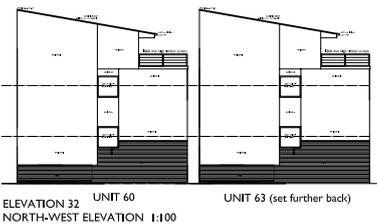
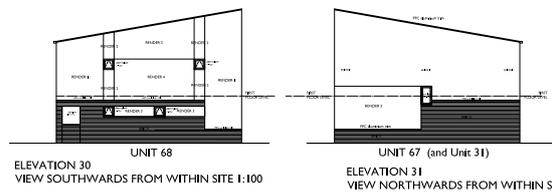
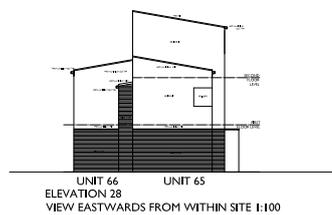
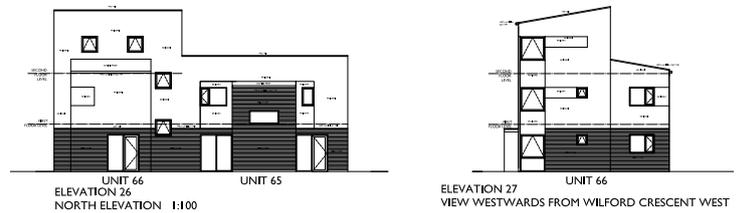
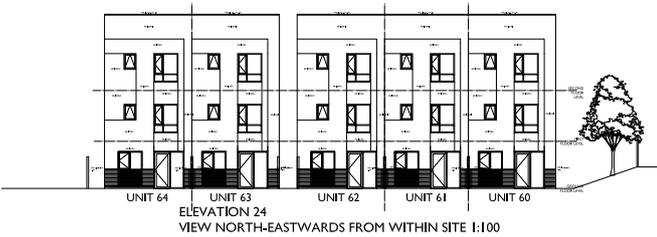
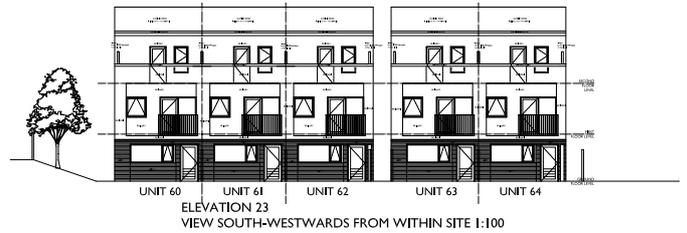
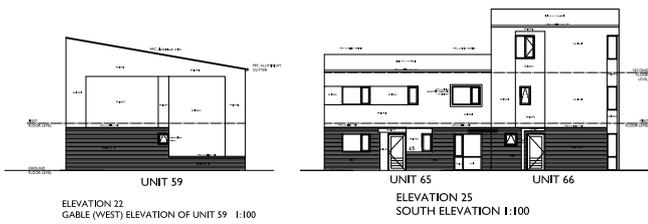
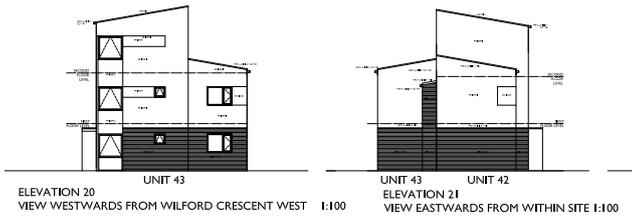
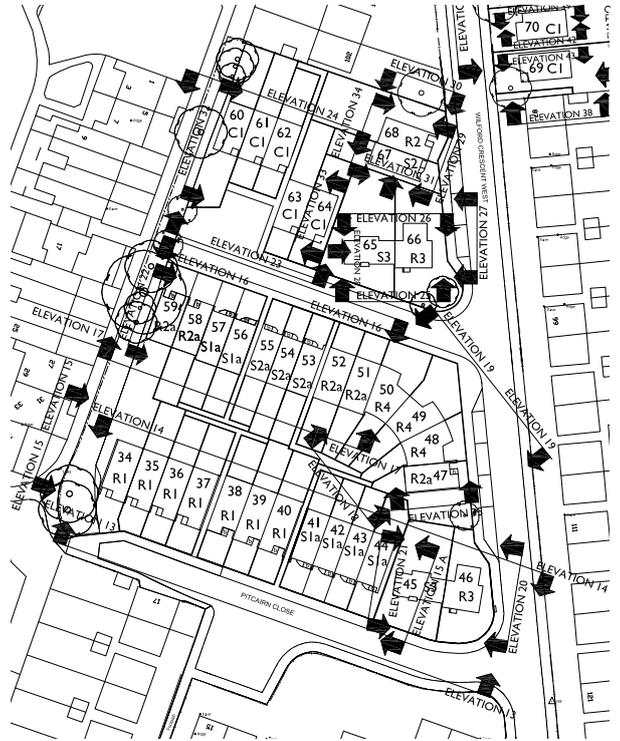
ELEVATION 15 A
GABLE (EAST) ELEVATION OF UNIT 44 1:100



ELEVATION 18
VIEW SOUTH-WESTWARDS FROM WITHIN SITE 1:100

ELEVATION 19
VIEW SOUTH WESTWARDS FROM WILFORD CRESCENT WEST 1:100

Key plan for proposed elevations



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.



