Proposals

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

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 intention is to create a truly sustainable development. To achieve this, we have followed our 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.

The areas of the site which are to be developed in later phases of the development meet certain sustainability criteria. To achieve this, we have followed our Footprint Policy to make sure the development absorbs carbon through biodiversity.

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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 ‘Mosaicitic Lines’, or perhaps use space to grow fruits and plants. We believe this will help the new residential development itself to become 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 warehousing facades, lies 1.5 miles south east of Nottingham City Centre. The site is made up of parcels of brownfield land comprised 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 homes.

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, plazas 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.

Waterside : Floating Gardens
Phase 1 of the scheme (on the plan above) sits in the south west 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.

Housetypes

Houses on Phase 1 of the scheme will include a variety of brick townhouses, semi-detached 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 encourage natural surveillance, making the streets safer and more attractive.

Architecture and Materials

Examples from Molenplein, The Netherlands

Elevation A

3-storey townhouses look onto the new street