

TRENT BASIN | The masterplan

Creating a new neighbourhood:

- ### 1. The site

The site is part of a much wider regeneration area, extending effectively from Colwick through to Trent Bridge. This early phase has a number of constraints. It is a narrow strip and there is only one point of access. It is also bounded by one of the most prominent vertical structural lines. On the other hand it is very close to the Trent and the River and the green infrastructure adjacent to the Trent Bridge.
- ### 2. The context

We have been looking at the wider area in terms of larger urban regeneration. Our proposals for the site have been developed in the context of these wider regeneration proposals and the need to integrate the site into the wider urban fabric.
- ### 3. Streets

We have been looking at a number of different street layouts. The one that we have chosen is one that is flexible and can be adapted to different phases of development. It also provides a clear route for walking and cycling.
- ### 4. Views

The main axis through the site is designed to provide a clear view of the Trent Bridge and the surrounding area. This view corridor is a key element of the design and will be maintained throughout the development.
- ### 5. Waterside

The plan is designed to create a vibrant waterfront area with a mix of residential and commercial uses. It also includes a range of public spaces and green infrastructure to enhance the quality of life.
- ### 6. The initial phases

The initial phases of development are designed to be self-contained and provide a high quality of life. They also include a range of public spaces and green infrastructure to enhance the quality of life.



WHO ARE WE?

Developers Blueprint and the Homes and Communities Agency (HCA) have led a design team made up of Masterplanners -URBED, Architects -Marsh Grochowski and Landscape Architects -Landscape Projects. The team has been working on proposals to re-develop the site known as Trent Basin and create a new residential neighbourhood.

The team have produced proposals for the entire site as well as more detailed proposals for Phase 1 of the scheme. These will be submitted as part of a hybrid planning application to Nottingham City Council in late 2013. Blueprint were the developers behind the very successful Green Street development in the Meadows and Phase 1 of the development was completed earlier in the year.

Green Street Phase 1: Completed housing development in the Meadows offering residents low energy homes.

FOOTPRINT

Blueprint are part of the Igloo family. Igloo is a specialist fund which invests in sustainable urban property and Footprint is their policy to make sure new development achieves this.

The footprint policy is used during each stage of the project, from locating the land (making sure it is close to local amenities and within the city boundary) to designing the layout of the streets and buildings - to promote walking and cycling. Once the development is constructed the assessment continues by monitoring the new neighbourhood to see what has worked and what hasn't, so strategies can be improved for the next development.

An assessment has been carried out through the design process to make sure our proposals meet as much of the criteria as possible. The criteria for this stage of the scheme includes meeting objectives ranging from providing energy efficient buildings to making sure there is enough public open space in the right place.

Footprint Assessment results for Phase 1 of a scheme in West London: Brentford Lock West. Igloo worked with Masterplanners URBED on the scheme which achieved 'Best Practice' status.

PHASE 1-3

The illustration below shows what the scheme could look like when Phases 1, 2 and 3 are built. New roads have been created with properties facing onto the street and public space has been created around the basin.

Key

- Our proposals for the site (Phases 1-5)
- Potential future development sites for neighbourhood expansion