

1.0 CONCEPT STRATEGY

The Concept

The public realm strategy establishes a network of streets which connect with existing landmarks, both within the site and beyond. The street network is intended to make an easily walkable, traffic-calmed environment which provides a primary street that connects the neighbourhood road to the existing village estates to the north. Secondary streets, designed as 'shared surface' type streets provide connectivity to the 'green corridor' and open spaces which connect the masterplan from east to west.

- Small landscaped areas along Northern Boundary create pockets of social amenity
- Family centred, convivial space visible from Clover Hill Road
- Parkland area to relate to the old 'picturesque' style of landscaping seen at Bowthorpe Hall.

Alongside this the informal nature of the proposed lanes, and narrowness of the home zone streets, will help to create a contemporary response to the rural character of historic Bowthorpe which can still be seen today along Green Lane.

-  Green Corridor
-  Public Open Spaces
-  Semi-Private Community Gardens
-  Green Links
-  Major Links
-  Minor Links



Green Links Concept

2.0 DESIGN RESPONSE

Housing Mix & tenure Strategy

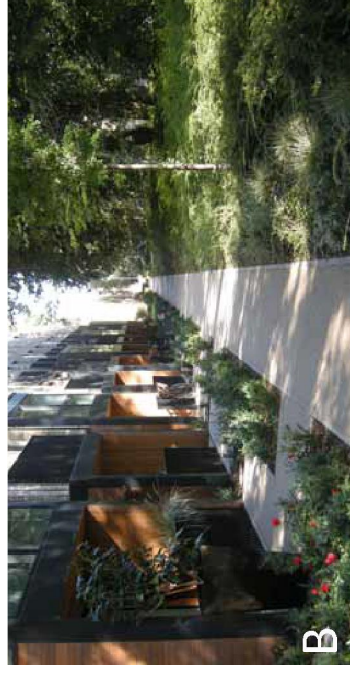
-  **Flat Type A - x26**
1 Bed 2 Person @ 48 sqm
-  **Flat Type B - x16**
2 Bed 4 Person @ 70 sqm
-  **House Type C - x36**
2 Bed 3 Person @ 78 sqm
-  **House Type D - x24**
2 Bed 4/5 Person @ 94 sqm
-  **House Type E - x35**
3 Bed 4 Person @ 88 sqm
-  **House Type F - x12**
3 Bed 6 Person @ 112 sqm
-  **House Type G - x12**
4 Bed 6/7 Person @ 123 sqm
-  **House Type H - x9**
4 Bed 7/8 Person @ 127 sqm
-  **House Type I - x6**
5 Bed 7 Person @ 124 sqm

TOTAL = 176 Units



3.0 CONCEPT DEVELOPMENT

Street Typologies



4.0 DESIGN RESPONSE

Access Strategy



5.0 ENERGY EFFICIENCY STRATEGY

Passivhaus Strategy - Overall



- Optimised for Passivhaus - 80 units
- Suitable for Passivhaus - 56 units
- Challenging for Passivhaus - 40 units