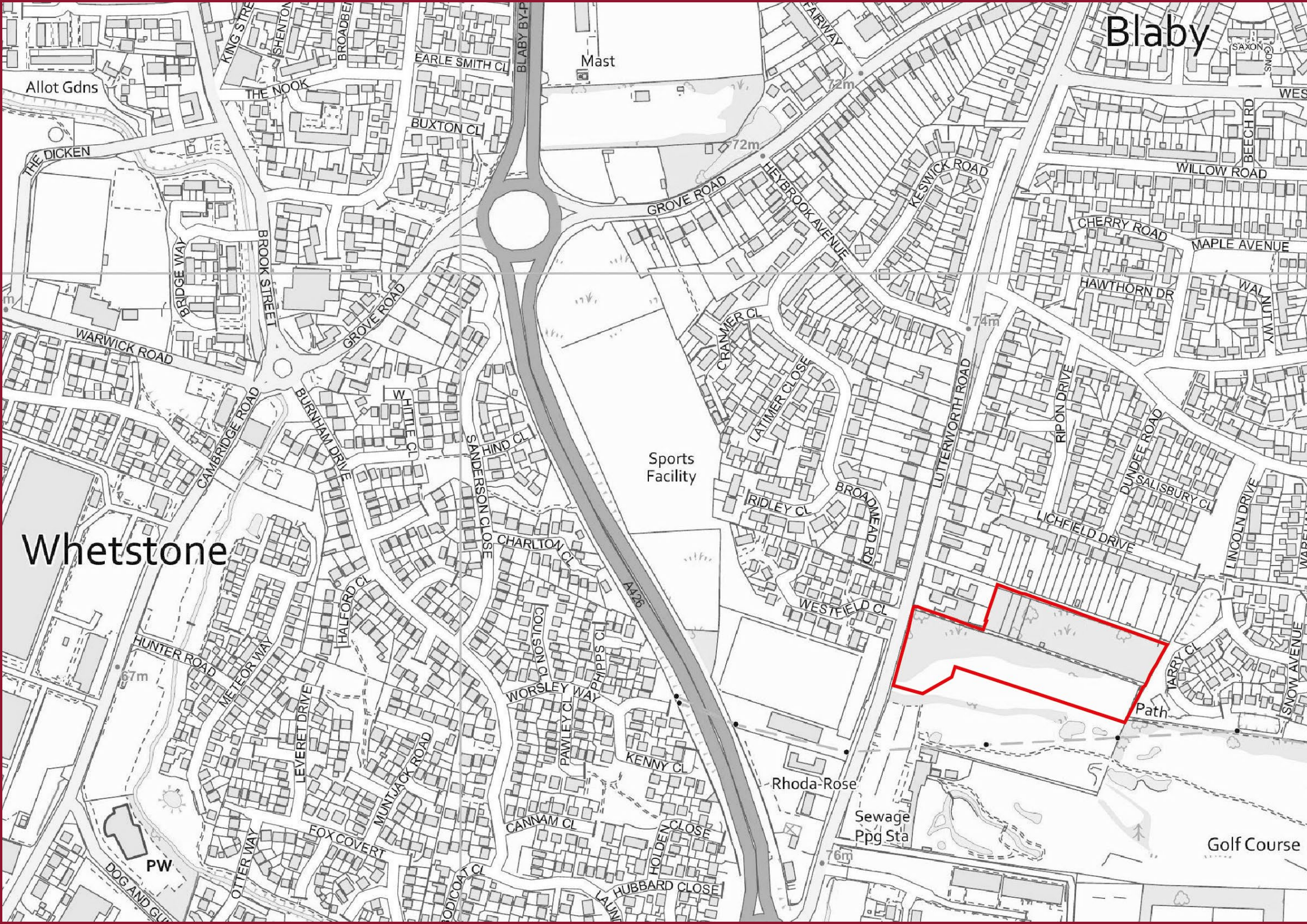






# Blaby

# Whetstone



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Sports Facility

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Sewage Ppg Sta

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# UNDERSTANDING THE SITE

This section outlines how the understanding of the place and the various technical constraints and features of the site have informed the design proposals. For further technical details please refer to the full reports submitted with this application.

## Site Context

The site is located on the southern edge of Blaby, approximately 5.5 miles from Leicester City Centre connected by the A426 and public transport services located on nearby Southway. The site is within walking distance of a range of facilities including Co-Op foodstores in Blaby and Whetstone, Lutterworth Road retail area including larger food stores, the Hazlemere Medical Centre and a Dental Practice. In terms of educational facilities the Blaby Stokes Church of England Primary School and Thirsty Meadow Community Primary area within 15-20 minute work and Countesthorpe Academy Secondary School is also a similar distance away.

## Site Description

To the north of the site lies an irregular parcel of land previously occupied by allotments and to the south lies an area of Blaby Golf Centre, both of which are divided by an established existing public footpath. The site measures 1.98ha (4.9acres) and is bound by the existing urban edge of Blaby along the northern boundary, a new residential development to the east, Blaby Golf Centre to the south and Lutterworth road to the west.



Site Location Plan



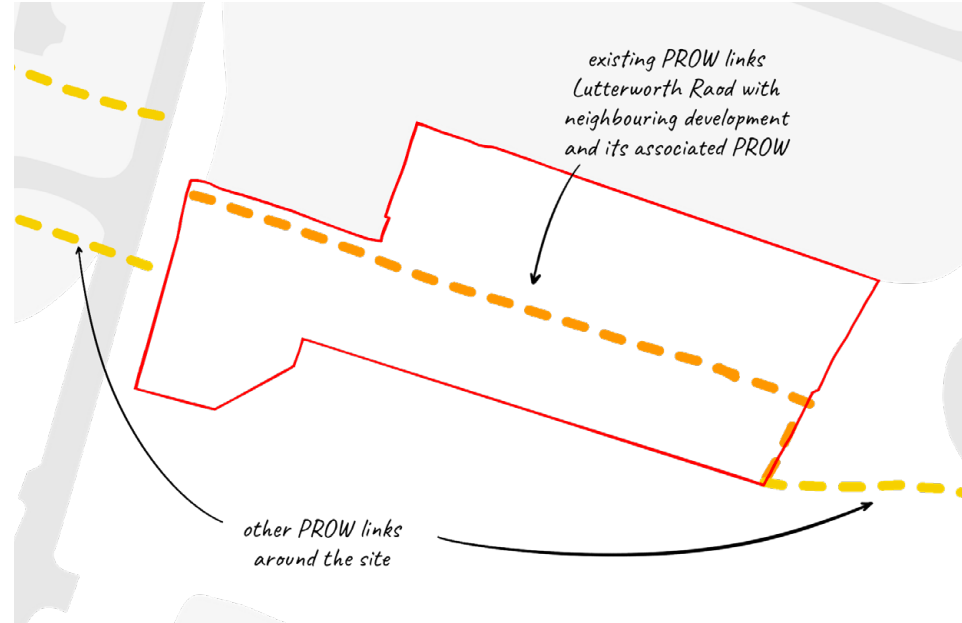
The following images illustrate the features of the site.



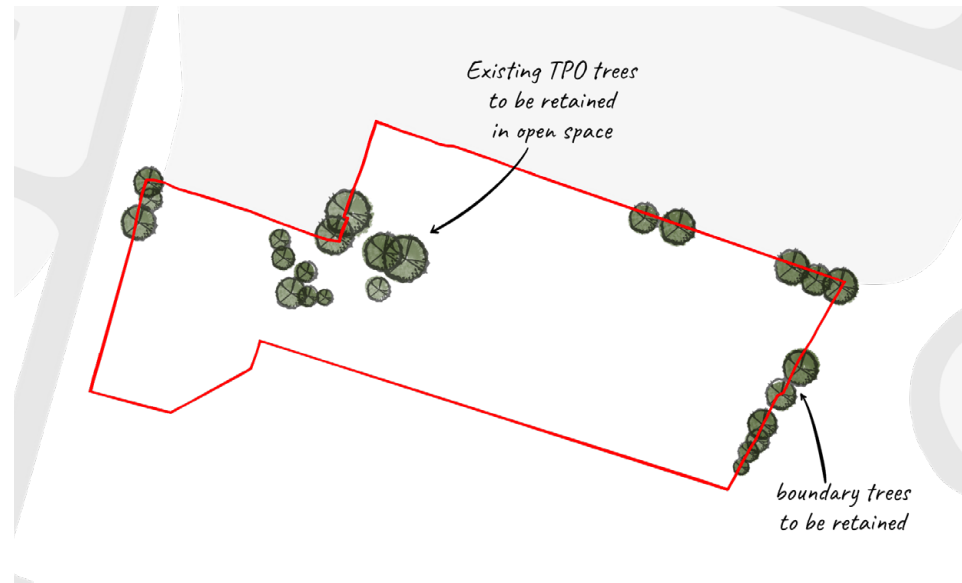


## Technical Considerations

This page summaries the various technical considerations that have been identified by the consultant team and illustrates how they have influenced the design of the illustrative masterplan. For further technical details please refer to the full report provided as part of this applications

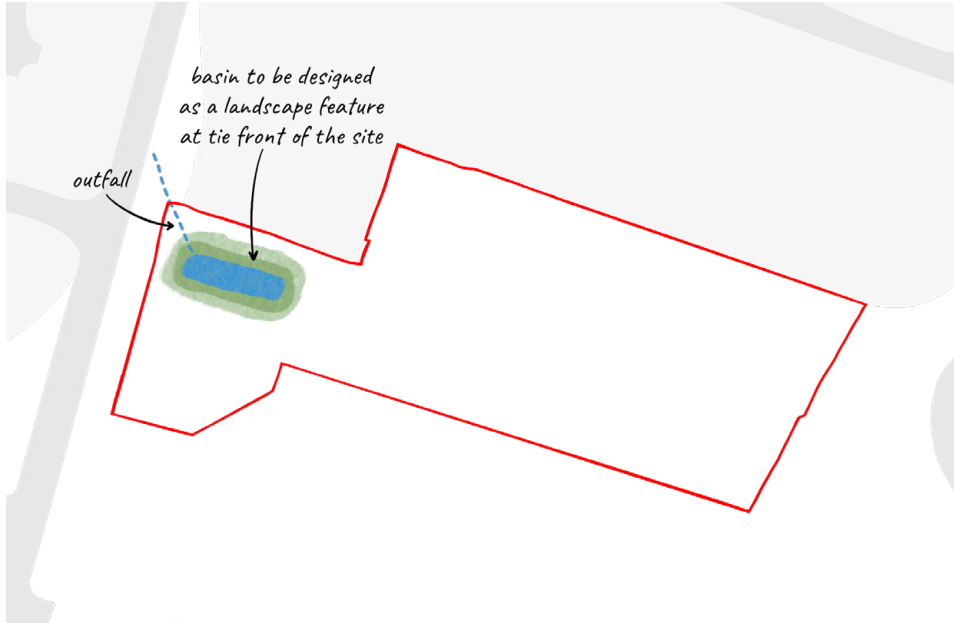


### Movement

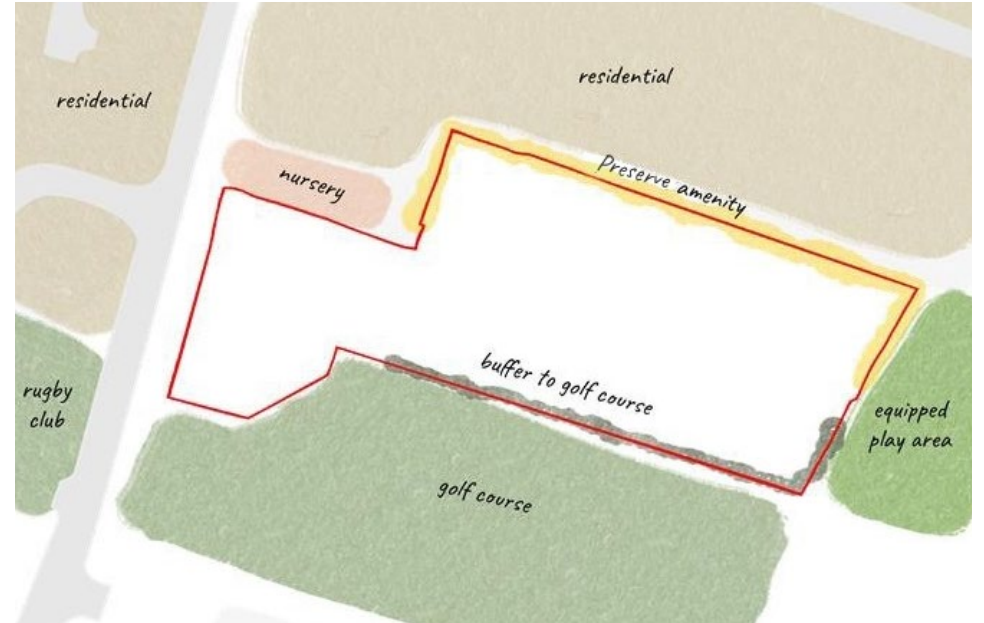


### Arboriculture

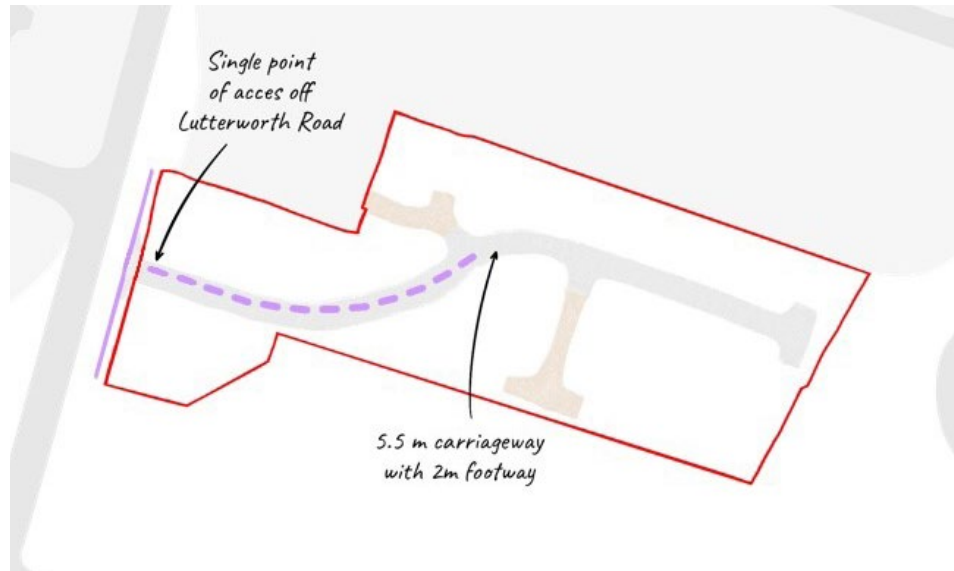




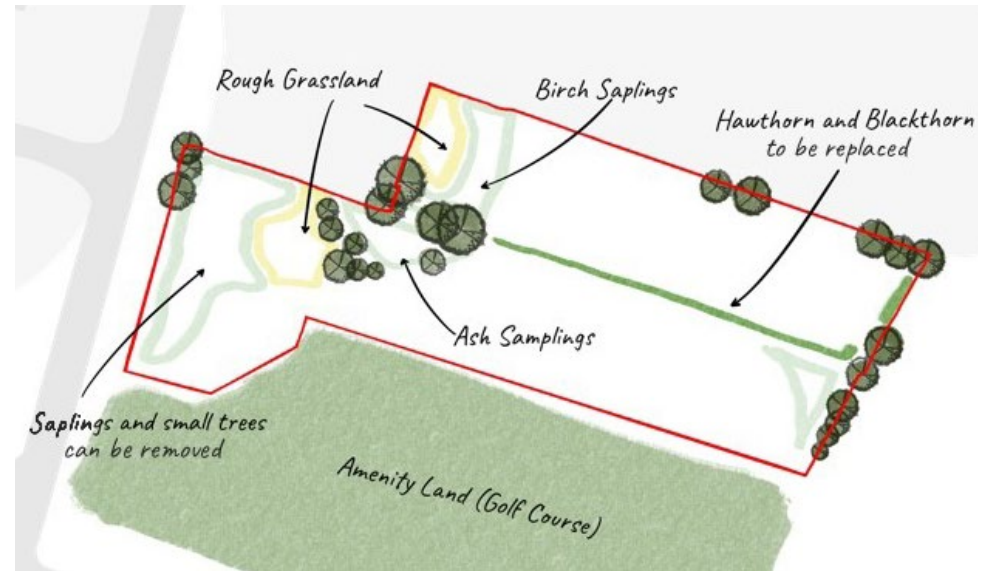
**Drainage**



**Land use**



**Access**



**Ecology**





- Application site boundary
- Potential vehicular access
- Public Right of Way
- Protect amenity of existing houses
- Potential landscape buffer
- Low point
- Existing trees & hedgerow
- Root Protection Areas (RPAs)
- General direction of gentle slope
- Potential pedestrian link to play area



# Constraints and Opportunities

As a result of a good understanding of the site and its context the following constraints and opportunities have been identified, which have shaped the development of the masterplan.

## CONSTRAINTS

- Existing PROW passing through the middle of the site;
- Existing tree canopy spreads and Root Protections Areas (RPAs) should be protected where possible;
- Existing boundary hedgerows and trees form important ecological features and should be retained wherever possible;
- A landscape buffer should be provided along the southern parcels facing on to the Golf Course;
- Surface water drainage feature(s) to be located at the low point of the site, in the north-western corner;
- Layout form should seek to protect the amenity of neighbouring dwellings;
- Access for the play area located east of the site;

## OPPORTUNITIES

- A high quality scheme with a strong sense of identity can be created, synonymous with Davidsons commitment to placemaking;
- The provision of new houses in an appropriate and sustainable location;
- A mix of house types sizes and tenures can be provided including affordable housing and first homes;
- There are opportunities for good access to the existing public transport network of Blaby by pedestrians and cyclists;
- Pedestrian access to the equipped play area and beyond.









4

Design  
Proposals





Use and Amount Plan



# DESIGN PROPOSALS

## Use & Amount

The proposed development is a logical extension to the settlement, well related to existing housing, with residential development located to the west on the opposite side of the road, beyond the eastern boundary and along the north boundary where rear gardens adjoin the site.

The accompanying plan highlights that 1.48ha of the site is proposed for residential development, comprising 75% of the site, allowing for the provision of 25% of open space. Within that established developable area it is proposed to deliver up to 53 dwellings. This would equate to a maximum density of 40dph, which will ensure efficient use of land and allow for a mix of different house types/sizes to be delivered, being mindful of HEDNA requirements and an emphasis on smaller houses.







“ New development should be designed to ensure that people feel comfortable and safe by minimising opportunities for crime and anti-social behaviour, providing good natural surveillance and appropriate demarcations between public and private areas. ”



# Layout & Scale

## ***Frontage to Lutterworth Road***

An active frontage of dwellings is proposed onto Lutterworth Road, served by a private drive which allows the dwellings to be orientated towards the main road.

## ***A Landscaped Gateway***

In addition to the houses facing Lutterworth Road a green entrance into the scheme is created through the formation of a well-landscaped surface water attenuation area set against a backdrop of existing trees (subjective to a TPO). Dwellings are positioned on the southern edge of the road, facing over the green space, the round curves round in a north-easterly direction creating an attractive view of this collection of dwellings positioned at the back edge of the street to provide good enclosure.

## ***The Public Right of Way***

The existing public right of way runs parallel to the attenuation area and is then re-aligned across the public open space, crossing the road to meet the southern boundary of the scheme. The PROW alignment then runs within green space along the edge of the scheme rather than through the urban area, allowing for a better experience for users of the footpath. The proposed development has an outward looking edge along this stretch of the southern boundary to provide natural surveillance to the footpath.

## ***The Main Street***

From the arrival point where the main street runs parallel to the open space the street then gently meanders into the main body of the site where a form street pattern is proposed, enclosed on both sides of the street by dwellings, with properties positioned up to the back of footpath with parking to the side. This arrangement will provide good enclosure to the street.

## ***Interface with the Golf Club***

New buffer planting is proposed in between the site and the golf course, with the public right of way running in a corridor parallel to the site boundary, creating an offset from the housing.

## ***The Eastern Edge***

Dwellings along the eastern edge are outward looking in order to provide natural surveillance to the public right of way which connects back to the adoptable highway along this boundary. Dwellings are set back, with parking to the front to increase the space between the houses and the existing trees. This orientation ensures that any filtered views between the trees towards the existing play area beyond the site are of the active edges of properties.

## ***Safety and Security***

The Illustrative Masterplan is based on a perimeter block structure which secures the rear boundaries of the majority of the plots and creates defensible

boundaries. In this manner there is a clear distinction between the public and private realm. In addition, active frontages are proposed to all streets and edges within the scheme, ensuring public open spaces are overlooked by habitable rooms which provide natural surveillance making areas feel safe and reduce the likelihood of anti-social behaviour.

Car parking is provided on-plot with frontage parking evident across the Illustrative Masterplan, with spaces located close to the front door and such that people can see their car from their home.

## ***Building Heights and Massing***

Building heights will generally be two storey in height to remain sympathetic to local context and the edge of town location. Some variation of building height up to 3 storeys would be appropriate to define key vistas and/or vary the roof line.

## ***Building Types***

There will be a range of house types, sizes and tenures within the proposed development ranging from one to five bedrooms and including detached, semi-detached, and terraced/connected frontages. This will help create a variety of properties available and will assist in creating a diverse and mixed community.



