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Residential (72.48 ha) (2,700 dwellings @ 36 dph including 100no apartments)

New Roundabout Access off A12

Extra Care Apartments (0.9ha)

Sports Pitches & Changing Facilities (6.54ha)

Primary School (5.00ha)

Primary School 1 - 2 Form Entry & Expansion (2.5ha)

Primary School 2 - 2 Form Entry & Expansion (2.5ha)

Allotments (1.00ha)

Village Green with Cricket Pitch (1.90ha)

Play Areas (0.12ha included in GI Links)

Detention Basins (2.06ha)

Neighbourhood Centre (2.38ha)

Up to 100 Apartments

Single Large Retail Unit (400sqm)

8 Smaller Retail Units/Terrace (800sqm)

Doctors Surgery (600sqm)

Community Building (400sqm)

B1 Offices (400sqm)

Community Park (17.6 ha)

Green Infrastructure - 43% of overall Area (60.84ha)

Pub/Restaurant (0.28ha)

Archaeological Features

Bund

Application Boundary (142.1 ha)

Including 0.22ha for Works to Roundabout

Proposed Infrastructure

Main Avenue

Secondary Streets

Green Lanes

Circular Walk

Existing Public Right of Way

Retained Trees and Hedgerow

Proposed Trees and Hedgerow

Proposed Street Trees

Green links (31.74ha)

Application Boundary (142.1 ha)

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Green links (31.74ha)
Introduction

FPCR’s team of Masterplanners and Urban Designers provide a varied range of services addressing all areas of Masterplanning and urban design.

As a multi-disciplinary practice, FPCR offers a high quality design service, drawing on a wide range of expertise.

The masterplanning of complex schemes on difficult sites has become a hallmark of the practice. Our mix of in-house site investigation and design skills enables us to provide a comprehensive and co-ordinated masterplanning service. Typical projects range from smaller schemes of 50 dwellings to sustainable urban extensions within excess of 5,000 new homes. We also masterplan multi modal distribution sites, employment parks and leisure development.

Our services include initial baseline surveys and audits, constraints analysis mapping, environmental capacity assessments, detailed designs, design guides and briefs. In contrast to some other urban design practices, we are frequently involved in subsequent implementation and management. This provides a practical understanding of development and what makes successful places.

We work on a large number of schemes throughout the UK, both as promotions through the local plan process, and planning applications.

We are able to offer a flexible and tailored approach to the delivery of our services to ensure that they offer value for money, are efficiently delivered and completed to agreed timescales and deadlines.
Constraints and Opportunities

We would visit the site and carry out an appraisal, alongside completing a desk study of site constraints and opportunities. This work would be presented on a constraints and opportunities plans, which could be used in due course within a Design and Access Statement, or other promotional material.

Development Concept, ‘Capacity’ and Parameter Plans

These plans are prepared in the early stages of the project, following the identification of constraints and opportunities, and will be informed by the work of other consultants, existing studies and early appraisal work. They consider the overall extent and form of the development and enable the areas for built development to be identified and quantified.

Framework Plans

Framework Plans include, amongst other things:

- the application/proposed development boundary;
- the location and amount of built land uses;
- the average development density;
- green infrastructure to include drainage features;
- retained features/site vegetation;
- vehicular points of access into the site;
- maximum heights of buildings/ features; and
- any specific mitigation strategies

The Framework Plan will evolve and be refined during the baseline process following liaison with other team members covering issues such as planning, drainage, highways, ecology, and landscape.

Public Consultation

If required we can produce a suite of presentation material, from promotional documents to display boards, using our in-house graphic design team.

Display boards explain the need for the scheme, and the proposed design approach. The illustrative material can include indicative three dimensional illustrations of the proposed development. We can also host websites for specific developments.

Design and Access Statement and Illustrative Masterplan

The Design and Access Statement (DAS) is a key planning document to demonstrate the design process from concept to development proposals. FPCR is highly experienced at producing attractive and easy to follow DAS’s. They typically include illustrative photographs, plans and diagrams. The DAS covers: response to context; amount; layout; scale; access; landscape; and appearance. The document can also include some 3D sketches/sections of ‘character streets’ or ‘character areas’.

The DAS would include a ‘Vision’ for the development through the use of urban design principles and an Illustrative Layout. The DAS, for outline schemes, will illustrate how the development could come forward and will provide a framework for the detailed Reserved Matters.

The following pages illustrate a range of recent projects.
Bridgwater, Somerset

FP CR are the environmental and masterplanning consultants, for a major 143 hectare mixed use development on the northern edge of Bridgwater.

A complex and ecologically sensitive site, consent has been granted for 2,000 new homes, a Primary School, and Local Centre. The proposal also includes 30 hectares of employment use, to include a new Regional Distribution Centre for Wm Morrisons Supermarket plc.

The practice prepared and coordinated the Environmental Impact Assessment, the Masterplan, the Design & Access Statement, and the Green Infrastructure Biodiversity Strategy. FPCR liaised with Sedgemoor District Council on the “Vision for Bridgwater”, as well as working closely both with the Council and Natural England during the application process. The practice provided landscape services to include a LVIA as part of the Morrison Regional Distribution Centre. This is now operational and, in accordance with the aspirations of the local planning authority, forms a distinctive landmark building alongside the M5 corridor.
West Of Loughborough

FPCR are the lead designers for this sustainable Urban Development (SUE) to the west of Loughborough (WOL).

FPCR also provided specialist EIA studies including landscape and visual, ecology and nature conservation, and arboricultural studies.

Our approach has been to work closely with the Clients Project team as well as Charnwood Borough Council’s officers and key stakeholders such as Heritage England, Natural England, the Environment Agency, County Council Highways and Highways England to ensure that the most sustainable WOL Masterplan has evolved, driven iteratively by a comprehensive base line analysis of all the environmental and heritage assets across the site and its setting. The existing network of landscape and biodiversity features are retained and enhanced to form an attractive setting for 3,200 homes, new schools, local centre and a 14 hectare business park. The historic Garendon Park will be restored to become a gateway public open space for the local community.

FPCR’s Masterplan is supported by a comprehensive Design and Access Statement (DAS) and Green Infrastructure Biodiversity Management Plan (GIBMP). The SUE gained planning consent in 2015 and we are currently assisting with Reserved Matters Applications.

Client: Persimmon Homes, William Davis Ltd
Location: West of Loughborough
Project Details: Restored historic park
3,200 new homes
Schools and Local Centre
14Ha Business Park
New Lubbesthorpe, Leicestershire

A significant urban extension of 4,250 new homes together with a secondary and two primary schools, a district centre, two local centres and a gateway employment area as well as a further strategic employment site.

Around half of the 400 hectare site dedicated as green space taking the form of extensive new parklands, encompassing the Lubbesthorpe Deserted Medieval Village (a Scheduled Monument) and Lubbesthorpe Brook, as well as new informal and formal public open space. New road infrastructure includes two new bridges crossing both the M1 and M69 motorways to connect the development with Leicester to the east of the M1 and to provide a link between the new housing and the strategic employment site located south of the M69.

FPCR have provided landscape, ecology and arboricultural services and co-ordinated the Environmental Impact Assessment (EIA) work. The Practice also produced the Green Infrastructure and Biodiversity Framework and Management Plan and the Arboricultural Assessment, along with the Landscape and Visual Impact Assessment, Ecological Assessment and Waste Assessment for the Environmental Statement.

Following outline approval, FPCR are preparing the Green Infrastructure package for the first phase of development and detailed landscape and public realm design for Reserved Matters Applications.

Client: Hallam Land Management, Barratt David Wilson, Davidson Developments
Location: Leicestershire
Project Details: 400Ha
4,250 new homes
Secondary and Primary Schools
A District Centre and two Local Centres
The Bridge, Dartford

FPCR provided Landscape, Masterplanning, EIA co-ordination and Ecological surveys and guidance at The Bridge development, a 105 hectare site in Dartford.

The scheme comprises a mixed-use business and innovation park, 1,500 new homes, and enhanced green infrastructure within the Thames Gateway. The site supported common lizard, slow worms, grass snakes and a large population of water vole.

FPCR have been heavily involved with this project since 1999, where the masterplan was sensitively designed to protect and enhance existing habitats. Care was taken to ensure that those species recorded continue to occupy the site in perpetuity. Reptiles within the site were translocated to specifically created reserves to protect them from injury and ensure the population thrives and grows, thus maintaining their Favourable Conservation Status.

Water vole trapping was undertaken over two years and transferred to a breeding facility, where their offspring was used for reintroduction around the UK. Habitats within The Bridge were created for water voles which included ditches and areas around both large lakes; the fourth generation of the original population was reintroduced into The Bridge.

The site now supports a very successful mixed use community, served by an innovative ‘Fast track’ guided bus network linking to Bluewater Retail Park and Dartford Station.

Client: Prologis Developments
Location: Dartford
Project Details: 105Ha site
Sensitively designed Masterplan
200 water voles transferred to a breeding facility
Lutterworth East

Allocated as a Strategic Development Area, a planning application has been submitted for a mixed-use development of 2,750 homes, primary schools, neighbourhood centre, employment, parks and greenspace.

The masterplan, which has been developed through the iterative process of an Environmental Impact Assessment (EIA) and various stakeholder engagements, is focused on three new neighbourhoods that extend from the central greenspace of Misterton Marshes SSSI and the valley of the river Swift. Clear direct connectivity around the layout and into Lutterworth is a key component of the scheme, together with an extensive green infrastructure that includes a new Swift Valley Community Park.

FPCR are providing masterplanning and urban design advice for all elements of the scheme, which includes preparing the project’s Design Code. As a multidisciplinary practice, FPCR coordinated the EIA process, in addition to providing landscape, ecological and arboricultural services.

Client: Leicestershire County Council
Location: Leicestershire
Project Details: 2,750 new homes
Primary Schools
Neighbourhood Centre
Employment
Community Park
East Midlands Gateway

FPCR provided landscape masterplanning, impact assessment and arboricultural services on the project and were instrumental in shaping the proposals and delivering a strong Landscape and Green Infrastructure Strategy.

East Midlands Gateway SRFI will deliver 6 million sq. ft of rail and road served warehousing; including an intermodal freight terminal, new road and rail infrastructure, a public transport interchange and extensive new landscape and environmental proposals. This Nationally Significant Infrastructure project (NSIP) received its Development Consent Order in 2016 and follows on from other successful SRFI projects undertaken by the practice. The site is located very close to our office at Lockington, being next to Junction 24 of the M1 motorway and north of East Midlands Airport.

Extensive consultation underpinned this NSIP process and the practice was central to this providing visualisations, photomontages, landscape masterplans and site sections. The practice also worked alongside a specialist firm on the production of a detailed visual ‘fly through’ of the scheme, which supported the public consultation and visual assessment work.

Further detailed analysis included the production of computer modelled Zones of Theoretical Visibility (ZTV) to inform the design and assessment process.

Client: Roxhill
Location: Derbyshire
Project Details: 6 million sq. ft
Rail and road served warehousing
The consented scheme provides up to 2,200 new homes, two Local Centres and Primary Schools, 21,000m² of employment, and around 59 hectares of multifunctional greenspace and landscape habitats.

FPCR produced the ‘ground up’ Masterplan with particular attention paid to landform, retained habitats, heritage issues, walking and cycling and urban design strategies. FPCR also produced a Design & Access Statement, a Green Infrastructure Strategy Document, and a series of Design Codes and Proving Layouts to inform the detailed design. The practice also undertook extensive liaison with statutory consultees and local interest groups as well as providing presentations to the Council and Members.

FPCR are working with the consortium on the reserved matters application, which includes producing the detailed landscape design and management strategies for the development.

Client: Bishop’s Stortford North Consortium
(Bovis, Taylor Wimpey, Persimmon, Kier and Fairfield Partnership)
Location: Hertfordshire
Project Details: 130Ha
2,200 new homes
Two Local Centres and Primary Schools
59Ha of multifunctional greenspace
Rainham

At Rainham, Kent, FPCR have worked with Persimmon South East to produce new contemporary elevations for their house types and bespoke apartments.

The scheme was given Reserved Matters approval at the Medway Planning Committee on 21st November 2018. FPCR also developed the masterplan for the 300 unit scheme. The scheme creates two distinctive character areas, both reflecting local vernacular in the built form and landscape character. The elevations include the use of protruding zinc effect picture frame windows, buff brick and dark grey composite weatherboard cladding.

FPCR also created a fly through which shows part of the scheme, starting within the higher density terraced character area, crossing the central open space and orchards finishing within the lower density rural edge.

Client: Persimmon South
Location: Kent
Project Details: 300 new homes
Masterplanners
Production of detailed house types
Select Client List

Althorp Estate
Amazon
Avant Homes
Bak
Balfour Beatty
Barratt Homes
Banwood Homes
Bellway Homes
Birmingham City Council
Birmingham City University
Birmingham International Airport
Bloor Homes
Bovis Homes
British Airports Authority
British Gas
British Land Developments
CALA Homes
Cambridgeshire County Council
Cambridge University
Central Networks
Charles Church
Chesterfield College
Church Commissioners
City of London
Commercial Estates Group
Co-op
Corby Borough Council
Cory Environmental
Crown Estate
David Wilson Homes
Davidson Developments
East Midlands Airport
Environment Agency
Everards Brewery
Extracare Charitable Trust
FCC Environment
Forestry Commission
Gallagher Estates
Galliford Try
Gladman
Gleeson Developments
Goodman
Hallam Land Management Ltd
Hanson
Harworth
Highways England
Historic England
Homes England
IKEA
IM Properties
J B Developments Partnership Ltd
JCB
Jelson
Keepmoat Homes
LaFarge
Laing O’Rourke
Lands Improvement
Larkfleet Homes
Lidl
Lincoln City Council
London Thames Gateway
Leicestershire County Council
Loughborough University
Mactaggart and Mickel
Mick George
Miller
Ministry of Defence
National Grid
National Trust
Natural England
Network Rail
Norbert Dentressangle

North Notts College
North West Regional Health Authority
Northamptonshire County Council
Nottinghamshire County Council
Nottingham City Airport
Nottingham Trent University
Oxford Brookes University
Parkridge
Persimmon Homes
ProLogis
Pure Leisure Group
Redrow Homes
Rolls Royce Aerospace Group
Roscom
Roxhill Developments Ltd
Savills
Segro
Severn Trent
Shropshire County Council
Skanska
South Derbyshire District Council
South Northamptonshire Council
St Modwen Developments Ltd
Synter Cars
Tarmac
Taylor Wimpey
The National Forest
Tuners & Townsend
University of Leicester
University of Oxford
Waystone Ltd
Westerman Homes
William Davis
Wilson Bowden Developments
Wincanton Logistics
Winvic Construction
FPCR

FPCR are extremely versatile because of their combined long term expertise across a huge range of varied projects. The diverse integrated team thrive on complex and challenging schemes, ranging from the restoration of historic landscaped parks to the masterplanning of 21st century garden villages. We are happy to explore any opportunity. For more information, please see our website or contact us by email or telephone.

- masterplanning
- environmental assessment
- landscape design
- urban design
- ecology
- architecture
- arboriculture
- graphic design