

03

Illustrative Masterplan



Layout Strategy

The illustrative masterplan has been designed to demonstrate how 140 units might comfortably sit on the site. The illustrative positions of buildings and roads have been positioned to respect the constraints on site, and respond positively to corners.

Public access to green space and pedestrian permeability has been has been prioritised throughout the design.



Illustrative Masterplan Diagram

LEGEND

- 1. Improved Road/Footpaths/Junction
- 2. Public Open Space
- 3. End-of-Vista Building
- 4. Enhanced Public Right of Way

Figure-Ground Comparison



ORIGINAL FIGURE-GROUND

As previously mentioned, the original figure ground diagram shows the linear patterns of the streets surrounding the site, and the sharp change in building footprint between the residential and the commercial buildings that surround the site.



PROPOSED FIGURE-GROUND

The new illustrative masterplan fits into the figure ground like a missing piece of the puzzle: the rhythm and patterns of Havant are replicated in the site, and the commercial buildings no longer feel lost.

Masterplan and Constraints

The adjacent diagram shows the constraints overlaid with the illustrative masterplan. This shows how the easements have been utilised to provide green vehicular and pedestrian corridors through the site. It is assumed that the overhead cables will be diverted beneath these new roads.

All built form has been shown outside the flood zone and the Public Right of Way has been put back into public access.

LEGEND

-  Noise from Road
-  Overhead Cables
-  Existing Access
-  Flood Zone
-  Easement
-  Public Right of Way



Illustrative Masterplan with constraints overlaid

Access & Movement

The masterplan has been designed to maximise pedestrian connectivity and permeability across the site.

The Public Right of Way has been enhanced and now benefits from passive overlooking from nearby houses, helping to add to the security and safety of the route.

The primary road continues Meyrick Road into the site and terminates with a view of public open space. The secondary and tertiary roads branch off from this, and are envisioned primarily as low-speed shared surfaces that promote the priority of pedestrians rather than cars.



Access and Movement Diagram

LEGEND

- Primary Road
- Secondary Road
- Tertiary Road
- - - Pedestrian Connection
- ▲ Main Site Access

New Public Open Space

The masterplan has been designed to provide a series of smaller public open spaces or pocket parks that link together to ensure a green feel throughout the entire site. Each section of the site has a relationship with an area of open space, and the primary road within the site terminates with a view of the reinforced tree corridor and the ecological land beyond.

With the Public Right of Way brought back into public use, there is an opportunity for a landscaped route through the site. The illustrative masterplan indicates a tree-lined and planted pedestrian avenue through the site, passively overlooked by a selection of homes.

The large area west of the existing tree line and east of the stream is an excellent opportunity for ecological mitigation. By reinforcing the existing tree line that separates the western field, the space can be screened from the development. This would allow for a serene protected area for wildlife and ecological benefit.





Illustrative Birds-Eye View of the Site

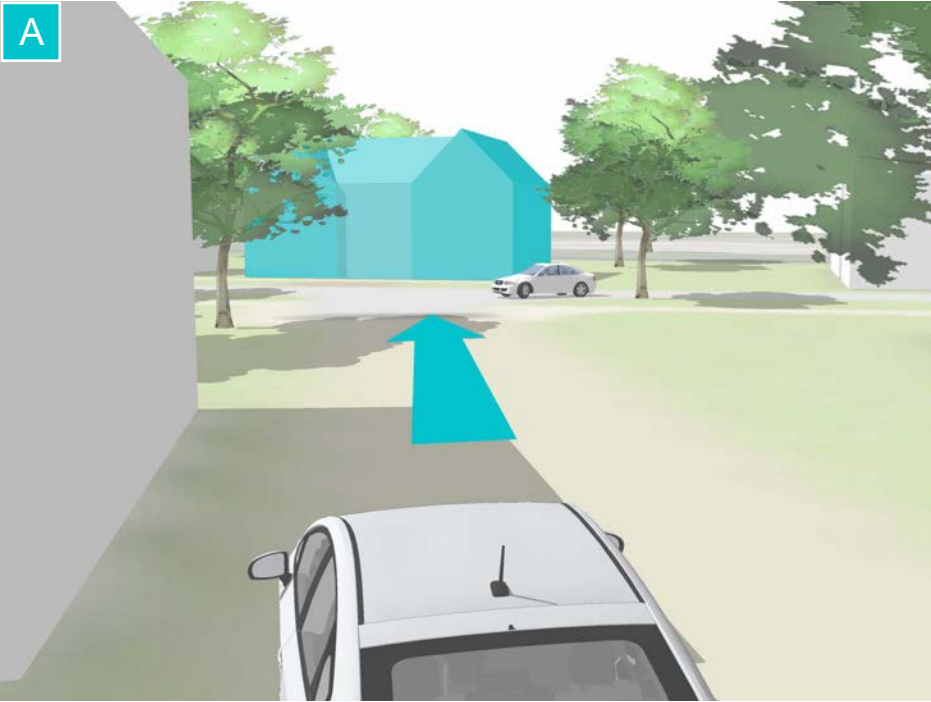
Overall Layout Principles

DIAGRAMS

The layout, as demonstrated in the illustrative masterplan, has been designed to ensure that the development is appropriate and legible. It provides built form or landscaping to end-of-vistas, promoting wayfinding through the use of strategically shaped and positioned buildings, and provides many green spaces throughout the site plan.

The Public Right of Way has been framed by both built form and significant planting, promoting safety through passive overlooking while ensuring a green, natural feel.

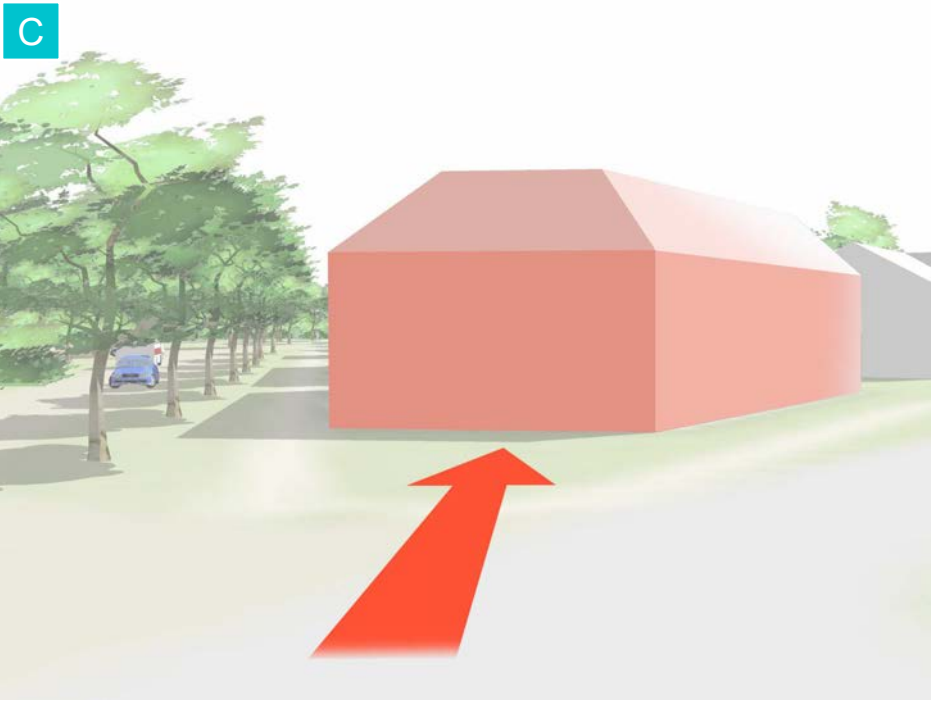
Public spaces have been designed with lighting in mind, and encourage the use of low-level and/or eco-friendly lighting.



End of-vista building and landscaping



Framed right of way benefiting from passive surveillance



Entrance end-of-vista view



Public Open Space next to the ecological land



Diagram Location Key Plan

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Architectural Character



Illustrative Birds-Eye View of the Site

Precedents

The immediate area is primarily red brick with contrast quoining. The suggested approach for the architectural character is to match the houses closest to the site, naturally expanding the development.



Local Home



Local Home



Local Home



Local Home

Example House Types

The example house types shown on the right have been produced to show the range of styles available that might suit the local vernacular. Utilising a mix of window types, detailing, brick and perhaps even roof colours would encourage variety in the street scene.



Architectural Summary

1. Grey roof tiles
2. White Georgian Bar Windows
3. Contrast Quoining Detail
4. Orange/Red Brick
5. Flat Porch
6. Contrast Brick Cills and Lintels
7. White Front Door



Suggested Bay Elevation



Illustrative Birds-Eye View of the Site

Key Benefits of the Proposals

This development provides a natural extension to Havant that respects the local urban grain. It allows the Public Right of Way to be accessible once again to the public, and puts a significant area of green space into the public realm.

The new residents of this development would be well located in terms of public transport, educational facilities, and local amenity. The proximity to shopping centres and other retail units supports and encourages sustainable transport such as walking or cycling, and with a train station merely a moment's walk away, residents would have easy access to further afield.

In conclusion, the site at Kingscroft Farm, Meyrick Road, offers an opportunity to turn an agricultural *space* into a friendly and green *place* for people to live.

Thank you