














EMERGING SMBC CONCEPT MASTERPLAN





The proposals build on the urban design philosophies previously established through the collaborative work with SMBC's urban design team. The form of a perimeter block with a central core using building heights of 3 to 4 storeys.



EXISTING

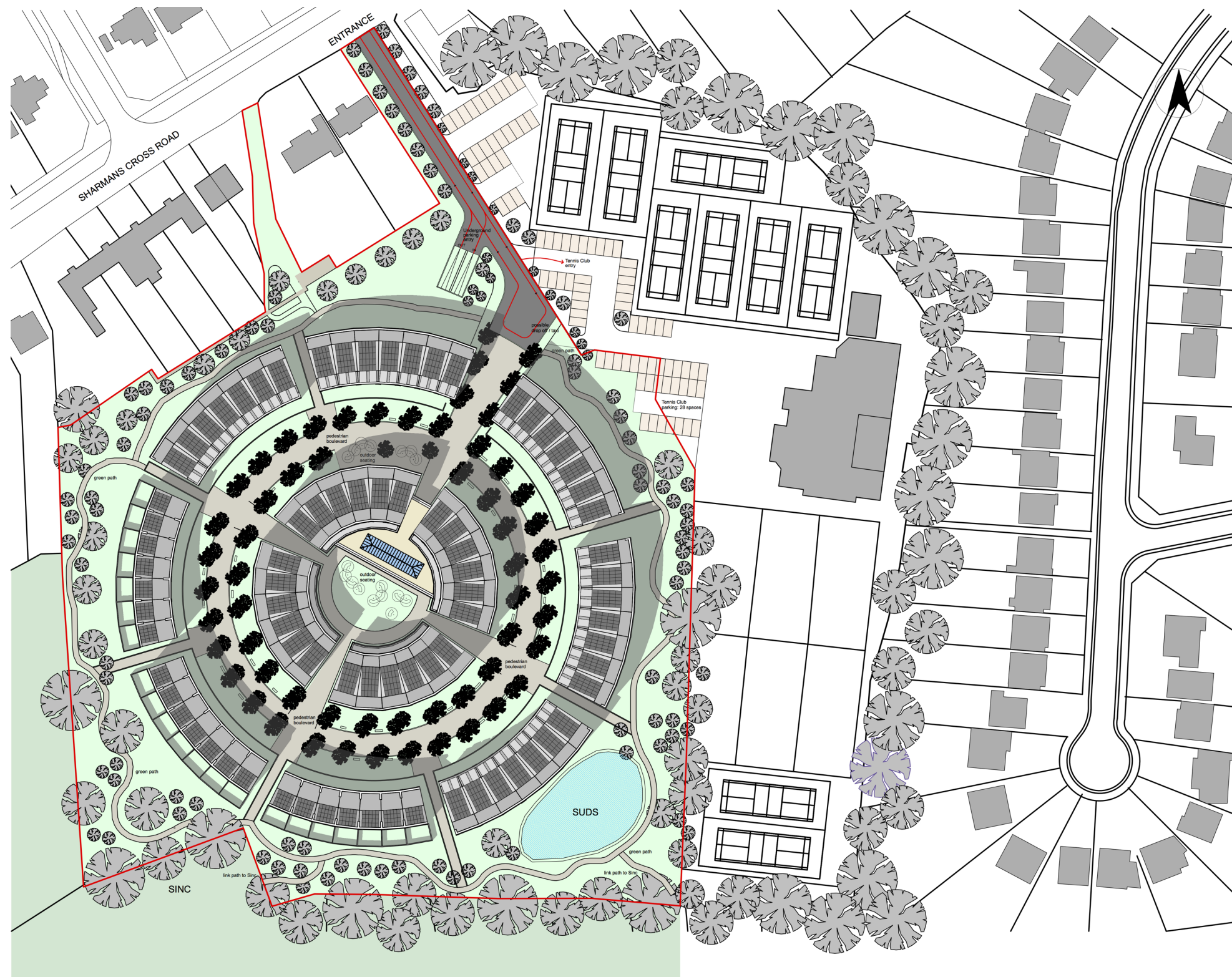
-  Natural site assets, TPO protected trees, Local Wildlife Site (LWS)
-  Heritage assets
-  Outdoor tennis courts
-  Sports club, indoor facilities
-  Water bodies (tbc)
-  Pedestrian links
-  Bus stops (tbc)

PROPOSED

-  Residential Development, medium to higher density, mix of town house and apartment dwellings with private and shared external amenity spaces. Indicative block layout includes frontage, front and back garden space and green buffer to natural assets to be protected
-  POS green space
-  Pedestrian Links
-  Suds features (tbc - see note below)



CONCEPT MASTERPLAN



Our client's vision for this site is to create a low energy, zero carbon development that promotes sustainable, healthy, active and inclusive lifestyles.

The masterplan is based on a landscape-led approach with all vehicles located below ground to create a car-free space at pedestrian level. The space between the dwellings has been developed as a green lane with opportunities for great place-making. On the ground floor at the centre of the development we are proposing a community hub for the residents which will include co-working flexible workspaces, residents gym and swimming pool, games areas, residents cafe and lounge spaces.

The roofs will feature a large renewable energy solar panel system which will provide most if not all of the development's energy needs.

The residential development comprises:

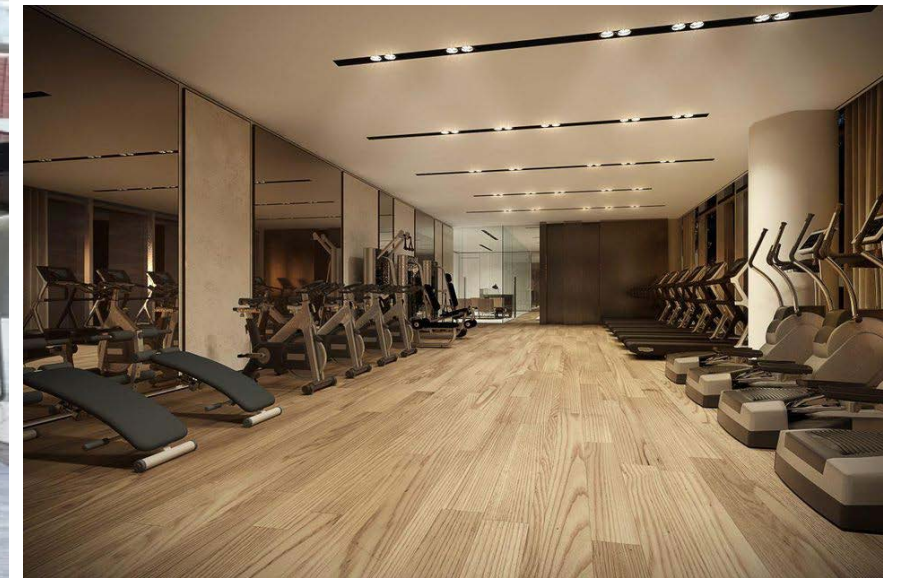
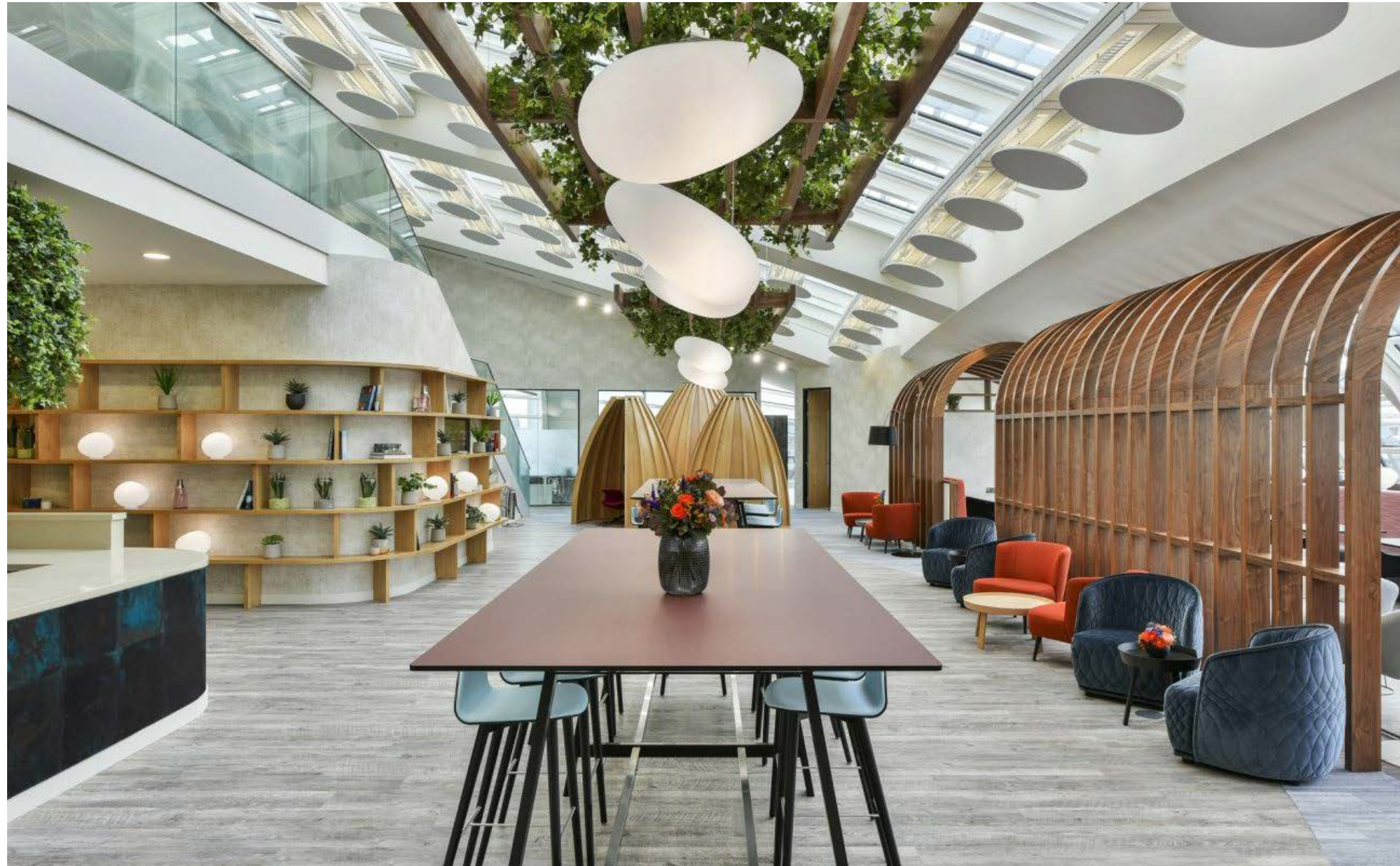
- 21 x Townhouses
- 42 x Studios
- 79 x 1B-2P Apartments
- 128 x 2B-3P Apartments
- Below ground car parking spaces

The green lanes and community gardens will have a variety of positive and active functions:

- Places to meet and socialise with neighbours
- Places to relax and enjoy the landscape and views
- Places to exercise
- Play areas for different ages
- Wildlife and habitat creation



COMMUNITY HUB PRECEDENTS



Community Hub precedents

- Co-working space, lounge and residents cafe
- Swimming pool and gym





Alternative architectural approaches with similar massing





Views of the green lanes between the homes

- Alternative architectural approaches with similar massing





Views of the central courtyard and community hub

- Alternative architectural approaches with similar massing