



HUNTS GROVE GLOUCESTER



September 2019

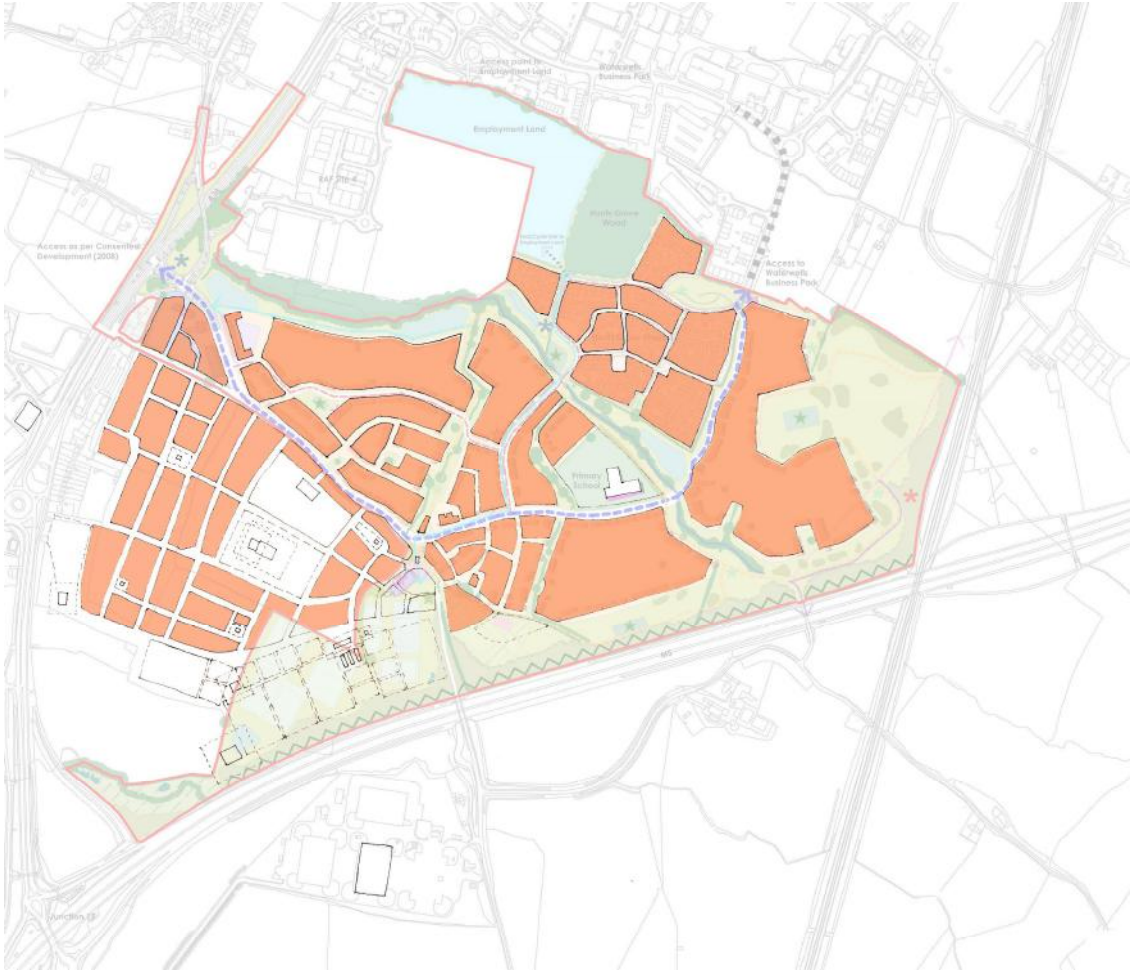
*HTG1803/Doc.005
©John Simpson Architects*

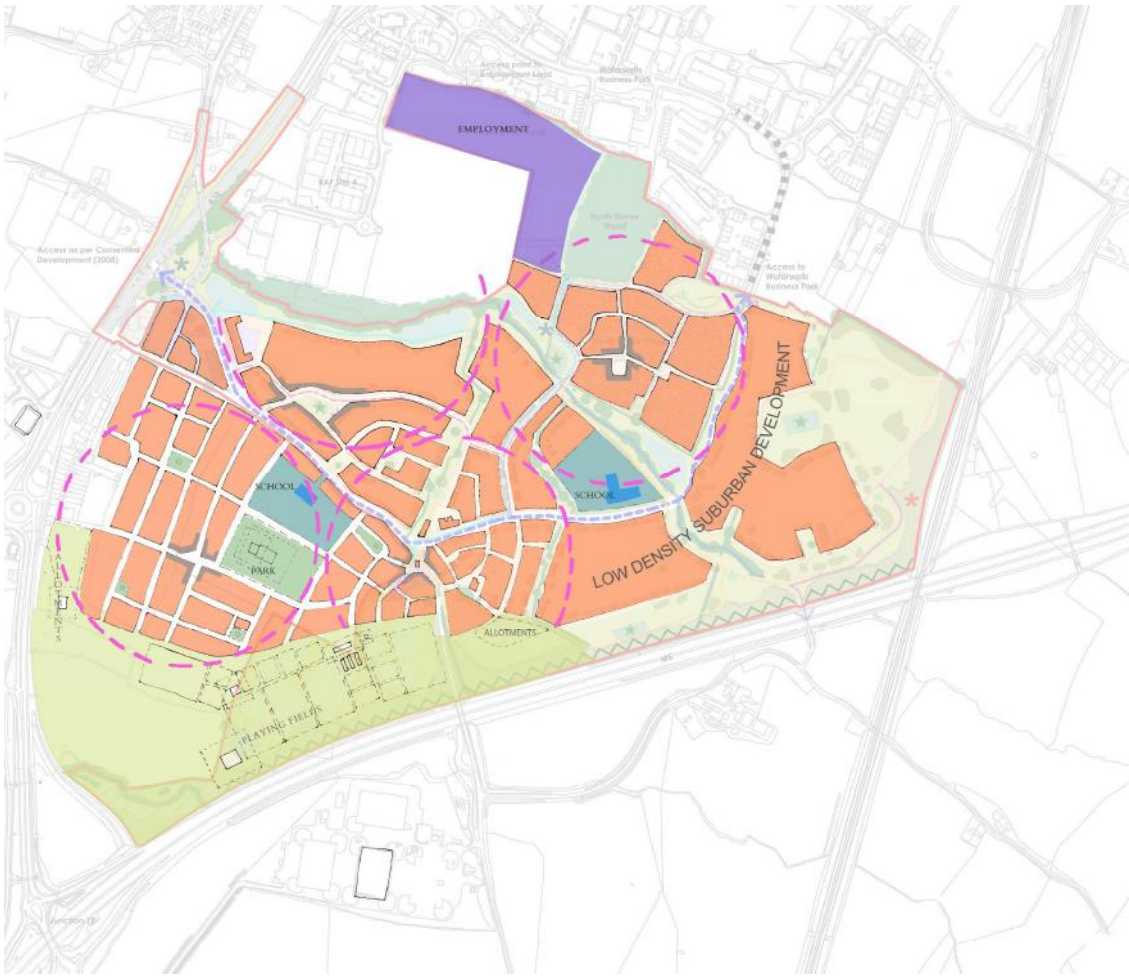


Aerial of the site

CONTENTS

Concept for The Replanning of Hunts Grove Master Plan	4
Urban Form & Sound Attenuation Principles for the Farm House Triangle	6
Plan for the Land South of Haresfield Lane & Farm House Triangle	7
Farm House Triangle Master Plan Showing Main Square & Community Hall	8
Design Principles for the Farm House Triangle	10
Logic Behind Development Pattern for Farm House Triangle	11
THE VISION	12
Overview of The Development	14





URBAN FORM

The Community Centre has always been considered the heart of the new development at Hunts Grove. Looking back at the documentation and the original concept plans for Hunts Grove, the Farm House Triangle (FHT) site adjacent to the Community centre had originally also been considered as part of the centre containing the other public and commercial uses associated with the development. This concept was significantly weakened when the commercial element of the mixed use originally considered for the site was moved to the periphery of Hunts Grove to a site adjacent to the A 38 at the western end of the Spine Road. The design intent for the FHT is to remain faithful to the original plan and create an urban form that respects this concept despite not having the content you might expect to find there. It would not be unlike the centre of a historic village or town which still retains its character despite having lost its shops and facilities. We will nonetheless be including within the FHT some mixed use in the form of a restaurant/pub in the farm house, a small parade of about four or five shops in the square with some B1 accommodation in the form of small office units with shared facilities along Haresfield Lane and above the shops in the main square.

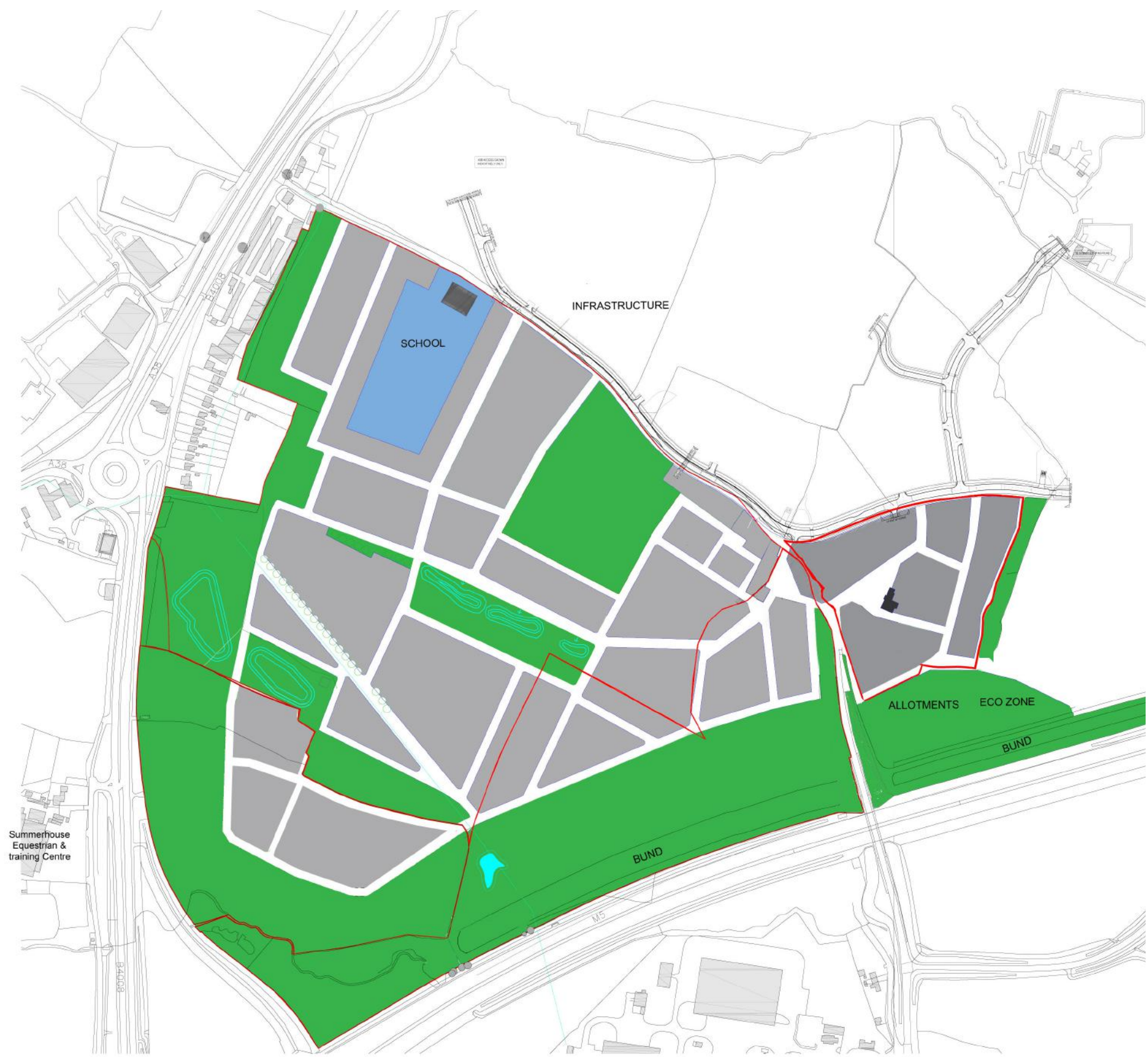
It would seem logical, given the proximity of the Community Centre and the urban square associated with that, to allow for a link connecting the two so that they work together as intended as the centre for the community of Hunts Grove. The form of the Community Centre and its Square is yet to be designed and the nature of the link will need to be agreed with Crest. We have at our last meeting with Crest suggested that we send them our design for the FHT for them to work with that in the first place. Inevitably, both designs may need modification so as to ensure that we get a coordinated plan to work.

NOISE ATTENUATION

The second key driver for the design has been the noise from the motorway. The concept used here has been to use the building form to shield the gardens from the noise so as to ensure that the noise levels are always kept at acceptable levels at the backs of the houses. In order for this to work, the built form must be positioned between the source of the noise and the external garden spaces where the noise attenuation is required. It is very difficult, however, to do this and achieve any effective noise shielding on a triangular site, particularly when the frontage of the site runs at an oblique angle to the main source of the noise from the M5 and in addition is flanked by Haresfield lane on the west which in itself is also considered a source of traffic noise. In this respect, it is proposed that it would be appropriate to alter the frontage of the site so as to run a frontage roughly parallel along the south with the motorway by including some of the land currently allocated for allotments in front of the FHT. The lost allotments would then be relocated on land south of Haresfield Lane.

By doing this, a relatively straight forward line of terraced buildings can be used to provide the first sound barrier running parallel to the motorway.


It is proposed to deal with the noise from Haresfield Lane by locating B1 use as a barrier to shield the housing from the noise from the west. Because of the high level of Haresfield Lane as it comes over the motorway the road the height of the B1 building would be 3 stories high although because of the level of Haresfield lane will only appear 2 storeys high from the bridge side. These measures will ensure that the new green squares located within the FHT site around the existing trees as well as the farm house are suitably protected and the sound levels reduced to an acceptable level. The plan also assumes that the newts are moved to the new agreed location as keeping them in a land locked location would not be acceptable from an ecological point of view.







KEY

	Type	Area/m2
	Detatched 4 bed	100m2
	Semi 4 bed	100m2
	3 Storey Feature	83m2
	Terraced 3 bed	90m2
	Terraced 3 bed+	80m2
	Mews 2 bed	70m2
	Mews 1 bed	58m2
	Landmark tower	
	Community Hall	
	Other uses	

THE DESIGN

Happily, within the site the requirements of these two objectives are very much compatible. The resulting layout yields a relatively high number of terraced buildings which is not surprising. The internal layout within the development forms a well-defined strong interconnected network of streets and lanes, arranged around the farm house, that have the character of an historic town. An access road from the spine road weaves in a loop around the site with smaller shared use surface mews type spaces leading off within the site. As mentioned earlier, there are a number of green open spaces within the site, a green square as you come into the site where there are some existing trees behind the farm house, another smaller green space is arranged in front of the farm house where there are two more trees. Another triangular green has been created to the east of the farm house where a children's play area has been located (LAP). The character of the main Square is illustrated in a perspective showing a parade of shops and a covered open space in a pavilion building. This will give the area a significantly different character from anything else at Hunts Grove.

In order to make a link with the Community Centre Square and provide some flexibility for this link, a small interconnecting square has been provided on the western edge of the FHT site. A landmark has been placed within this square with a taller building feature located at the edge of the site so as to draw people towards the Community Centre Square and from there into the FHT. This is shown red on the masterplan and is part of the B1 building located along Haresfield Lane. Ideally, the landmark feature would be tall enough to be seen over the roofs of the houses and be visible from the spine road so that people are naturally attracted to the centre. The other uses on the site include the farm house which would be a prime candidate for a pub and restaurant, an open public structure located in the square, which could be used either with the farm house or one of the shop units as an outdoor space for a restaurant or café, and provision has been made for some small B1 business units with shared facilities in the building within the square above the shops and also in the buildings providing acoustic attenuation for the site along Haresfield Lane.

A scenario that mimics the organic growth of a historic centre has been superimposed onto the development so as to give the development the appropriate character. This is illustrated in a series of diagrams alluding to a sequence of the likely organic growth for the development should it have occurred over a period of time. These diagrams have been used to inform the masterplan in respect of where to place landmarks and features and will be a key criterion used to inform the building code where the character of the architecture for each different group of buildings will follow individual character codes reflecting the sequence in this scenario. By doing this, variety is introduced that avoids the artificial haphazard architectural styles that characterise suburban estates.

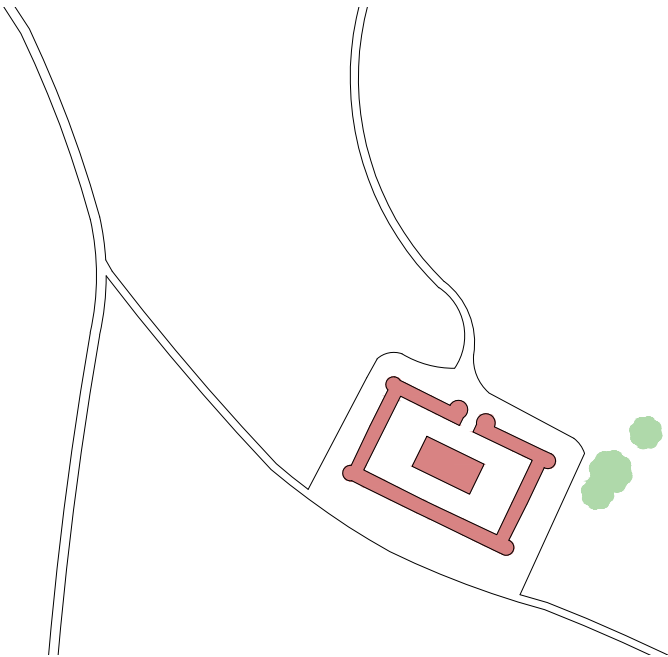
By doing this, a more structured set of variations are achieved which provide differences between the buildings while at the same time leading to a convincing cohesive overall design. It also has the effect of giving the FHT an identity that will make it different and allow it to stand out in relation to the overall development so that it reads as the central feature of Hunts Grove.

Car parking to the terraced houses is from the back where individual garages and/or open parking spaces are provided on site, or within connected mews buildings. Visitor parking spaces are allowed for along the street. The mews houses have an integral garage within each building in the traditional manner with some additional on street parking outside. Car parking for the other uses, such as the commercial buildings and for the farm house are set within an area adjacent allocated to each individual building type. There are larger detached aspirational houses and four semidetached properties that continue the consistency of building types along the spine road and have their own off-street parking. The business units Haresfield Lane have car parking at ground level under the building.

All the buildings are two storey buildings except for the landmark buildings. Four three storey houses have been incorporated into the design to provide a variation within the urban fabric as landmarks. Both the buildings containing B1 business units are also three storeys. These are the building with the shops on the main square and the building with the tall landmark along Haresfield Lane. This building will only appear as two storeys from Haresfield Lane because of the change in level. This building also has a tall feature at the northern end.

The number and size of units is shown in Schedule A and are broken down for each of the two development areas of the site, the FHT and the area included in the development but currently allocated for allotments.

- Other uses onsite include:
- Pub and restaurant in the farm house
 - 4 or 5 Shop units within main square (pharmacy, vet or dentist, takeaway or café) with B1 Business units above (office space with shared facilities)
 - B1 Individual business incubator units (larger units with office space or workshops)



CASTLE



CASTLE ENLARGED AS GARRISON



DEVELOPMENT OF TOWN WITHIN GARRISON



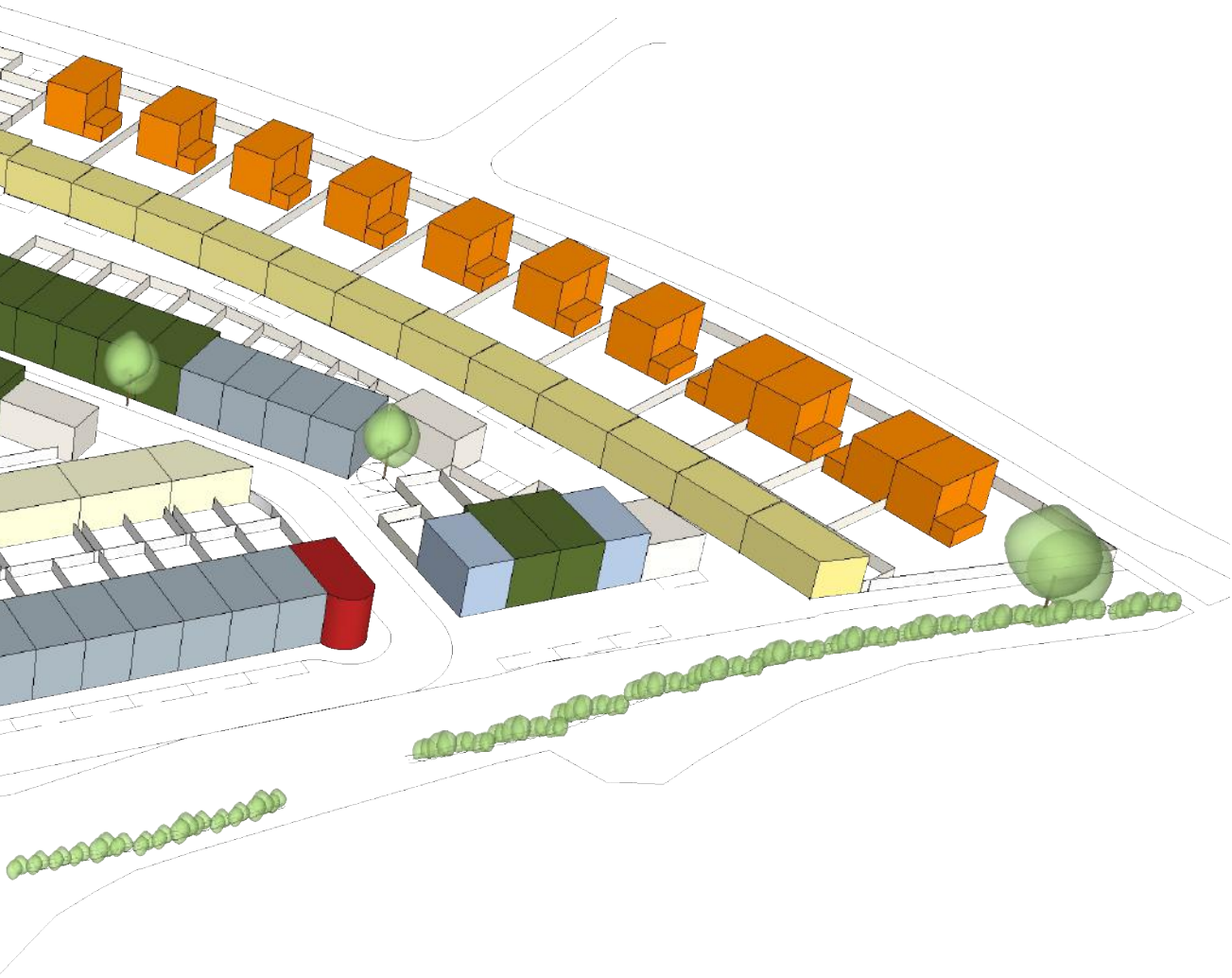
FHT A TOWN FORMING THE CENTRE OF HUNTS GROVE



The Main Square at FHT would act as a community centre for the overall development, being significantly different in its character to the remaining Hunts Grove area







KEY	
	Type
	Detatched 4 bed
	Semi 4 bed
	3 Storey Feature
	Terraced 3 bed
	Terraced 3 bed+
	Mews 2 bed
	Mews 1 bed
	Landmark tower
	Community Hall
	Other uses

