

Green Infrastructure South West Web Portal: Planning Case Study



Location

Lime Tree Square, Street. Somerset

Site Details

Entire development: 10.9 hectares

Entire Density: 37 dph

Main Partners

Client:

C & J Clark Int with Crest Nicholson

Architect:

Feilden Clegg Bradley Studios: FCB Studios

Developer:

Crest Nicholson

Planning authority:

Mendip District Council

Funding Sources

Homes and Communities Agency

Private finance raised by Knightstone HA

Main issues raised and highlighted

- A best practice model – providing high-quality shared street spaces which are safe and pedestrian friendly.
- Precedent for Sustainable living – with homes built to Eco Homes' Excellent standard and encouraging sustainable travel with cycle routes.
- Collaboration between partnerships.

Aims of project

The design philosophy for this development was to follow 'Shared space' and 'home zone principles' which gave pedestrians priority over cars. Car parking is catered for under the scheme with on-street parking and

garages.

To create safe outdoor spaces for children, all public spaces are overlooked by housing – this includes the central square which provides a community social place for meeting, playing, sitting and picnicking.

The design encourages sustainable transport by making pedestrians and cyclists the priority, and providing cycle and pedestrian routes through the site which connect with existing cycle routes. There is also space for bike storage in every home.

Description of project

The scheme is currently in the first phase of the 400-home ICON development which includes 30 homes for social housing.

The aim of the brief was to create a sustainable environment for the residents. High-quality community spaces are defined throughout the site – the housing frontages provide security for children to play safely.

The open and accessible site with contemporary housing creates a distinct sense of place and identity. Each home has reached excellence for energy efficiency, heat loss and sound attenuation. The external materials used are all Green Guide A-rated, with many being sourced locally to reduce carbon footprint.

All homes have dual flush WC cisterns and maximum flow rates on showers as well as a water butt to reduce water consumption.

Water management throughout the site is part of the landscape design. A network of swales and a wetland habitat are currently being created to ensure that any extreme flooding is catered for.



Design process

There was community consultation from the beginning with the creation of a stakeholder group, workshops and site visits to other 'best practice' housing developments.

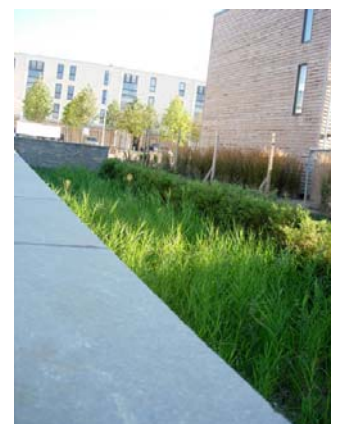
The developers used the University of the West of England and Eco Homes to advise on sustainability.

After consultation, the highway authority became involved to help in the design process for safer pedestrian and cycle-friendly streets. The design centred on defined spaces and a sense of place – such as planting and street furniture – to encourage good driving behaviour.

The Homes and Communities Agency provided funding for the 30 affordable homes and Knightstone was appointed as the landlord.

Outputs, outcomes and benefits

- Encouraging sustainable travel by linking up cycle routes and providing spaces for bike storage at all homes.
- All roofs, walls and windows are 'A' rated from the Green Guide for Housing.
- Water consumption and waste is minimised through dual flush cisterns and maximum flow rates on showers.
- The scheme is built to meet the Eco Homes Excellent standard in energy efficiency, heat loss and sound attenuation. Carbon emissions and heat loss are low.
- The site has a Sustainable Urban Drainage System (SuDS) which includes a wetland area, planted with trees and wildflowers to create a meadow habitat.
- Icon – Lime Tree Square won a Building for Life Award in 2009.
- Excellent co-operation between all departments.



Resources used

http://dcfw.org/casestudies/view/lime_tree_square/

<http://www.buildingforlife.org/case-studies/lime-tree-square/introduction>

www.cabe.org.uk/case-studies/lime-tree-square