



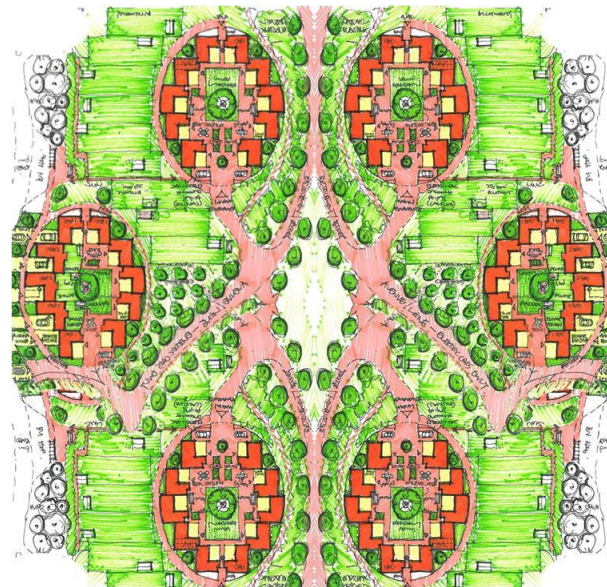
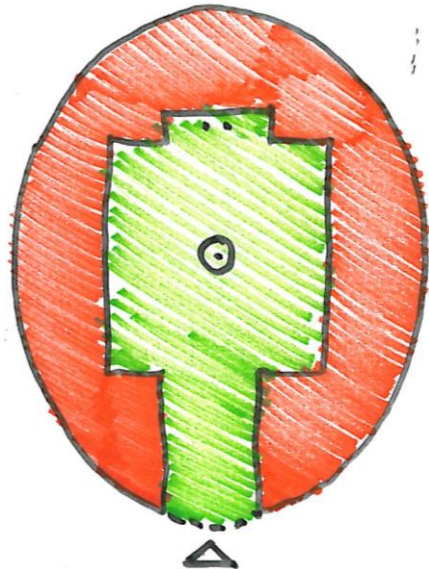
WALLED GARDEN VIEW

## THE ONE HOUSING SCHEME MASTERPLAN, SHROPSHIRE

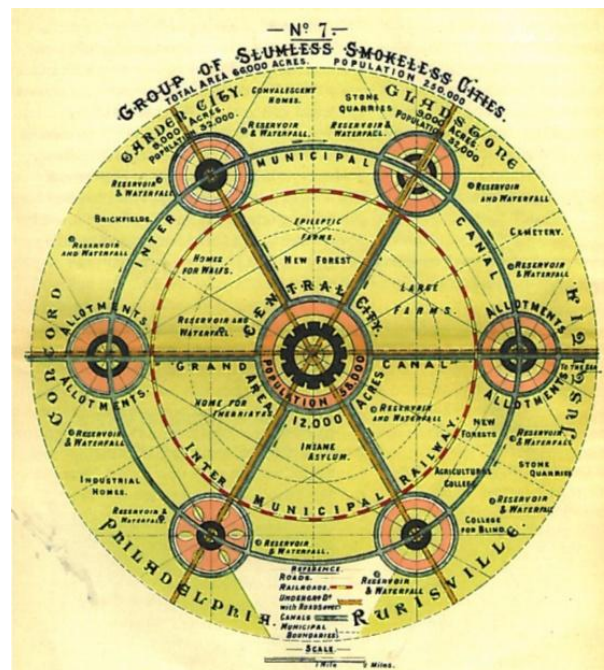


## - Brief and Aspirations

- 60 Mixed tenure bungalows for aging population:
    - Lifetime Reserve, Rented and For Sale on the Open Market
  - Factory Built
  - Health & Social Care Technology built-in
  - Lifetime Homes standard
  - Advanced low carbon technology to minimise energy costs
  - Four Centres of Excellence:
    - Modern Methods of Construction [MMC] (Housing)
    - Advanced Energy Production & Storage (Economic Development)
    - Assistive Technologies (Adult Social Care)
    - Digital Health Technologies (Public Health)
- + Integrated Electric Transport



The ONE Housing Scheme Masterplan Concept



The Garden City Concept by Ebenezer Howard 1902

# The ONE Housing Scheme Masterplan Introduction

## The Masterplan Concept – Placemaking

The far-reaching ONE Housing Scheme brief calls for an idealised masterplan for a proposed series of developments of mixed tenure bungalows loaded with assistive tech across a number of rural edge-of-town and village sites in Shropshire using Garden City and eco town principles to help the client address a number of priority areas through the simple building of a few bungalows .

There is nothing intrinsically wrong with development: all the beautiful places you know and love are full of buildings, roads and traffic, often very densely-packed but still convivial places to live, work and play. Think then of the plethora of culs-de-sac on the outskirts of our towns and villages - each effectively a load of brick boxes around the car park - and the quality of environment they create. With The ONE Housing Scheme Masterplan we turn this on its head: the enjoyment of pedestrians and residents takes priority with all buildings clustered quietly around communal green spaces and looking out onto further green spaces that also double as food production and leisure spaces. It is all about placemaking.

To assist with realistic space planning we have developed an indicative L-shaped fully accessible plan to the dwellings: a 1-bed bungalow providing a private courtyard, and a 2-bed bungalow with a modest private garden space. We use the L shaped plans in staggered terraces to form clusters of dwellings with a central space. We love the idea that each little block could be unified into one single form – like a little ‘citadel’ set into a green landscape with a landscaped walled communal garden at its core – giving all residents a beautiful outlook and amenity space.

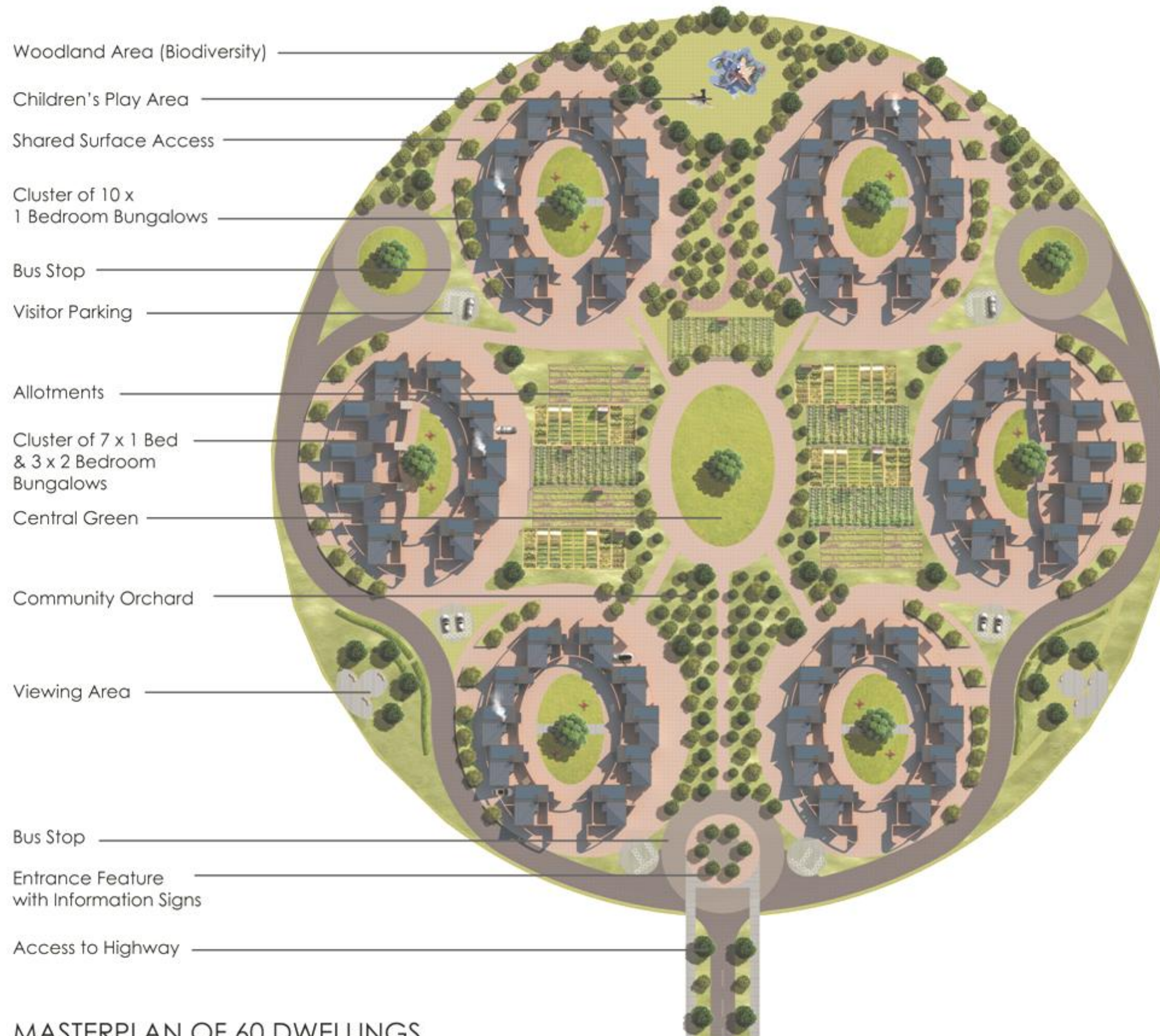
The garden courts are linked by landscaped, tree-lined, traffic-free paths with food growing opportunities (allotments and orchards) and use pedestrian-priority shared surfaces to allow access for both private cars and service vehicles.

With the first built example of this masterplan the team will show that housing - designed and built with thought and care - can not only address many of the needs of society, but create beautiful places to live and be a welcome addition to our towns and villages.



## The ONE Scheme Masterplan Idealised Plan of 60 Dwellings

Non-site specific proposal @ 16 dwelling/ha



MASTERPLAN OF 60 DWELLINGS

The master plan - which is designed as an idealised model to extend existing rural towns or villages - is distilled down from the Garden City principles of core and satellites separated by open countryside and farms and connected by roads and footpaths. The proposed development is broken down into six clusters of 10 bungalows using an L-shaped plan for both 1 and 2 bed dwellings; the roads enter from the south, wrapping around to the east and west providing a largely car-free core to the development, covering approximately 3.75 hectares at a rate of 16 dwellings per hectare. In the centre are allotments and a communal orchard around a central leisure space leading to a woodland area and children's adventure play area to the north. Each cluster of 10 dwellings is set around a beautiful walled garden with shared surface footways and vehicle access to the perimeter.

80% of the dwellings are provided with in-curtilage parking spaces with electric charging points but these do not dominate. The clusters are unified by a screen wall to both the perimeter and within to define a garden and private courtyard spaces looking out onto the communal spaces. We have models that allow for all types and tenures of dwelling (up to 25dha) and the Masterplan can adapt to accommodate everything from studio flats to large detached dwellings, whilst responding to the particular context and features of a given site.



## The ONE Scheme Masterplan Typical 10 Unit Cluster



LAVENDER PATH & GATE



BENCH & BORDER



SHARED SURFACE



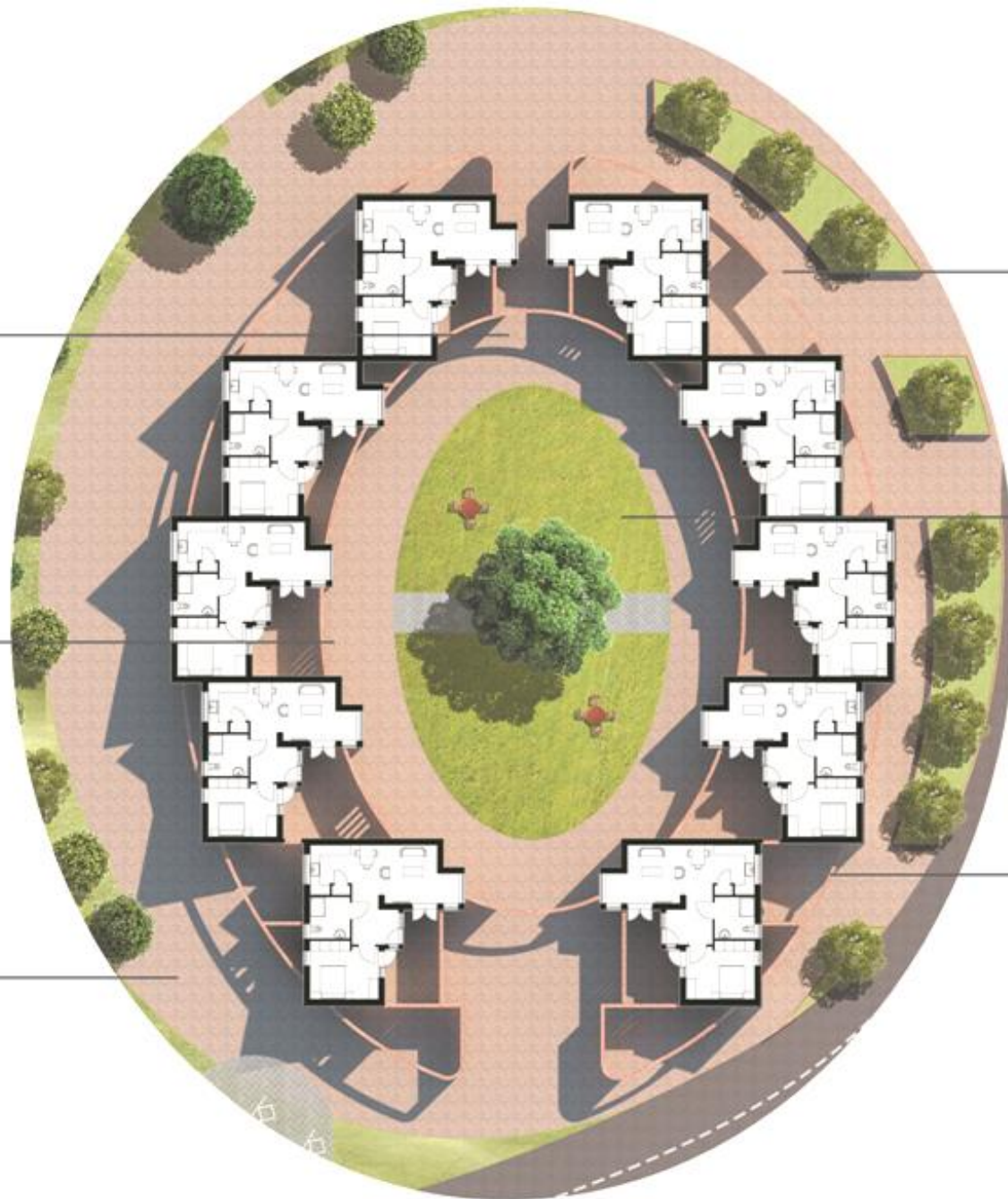
HIGH QUALITY PUBLIC REALM



WALLED GARDEN



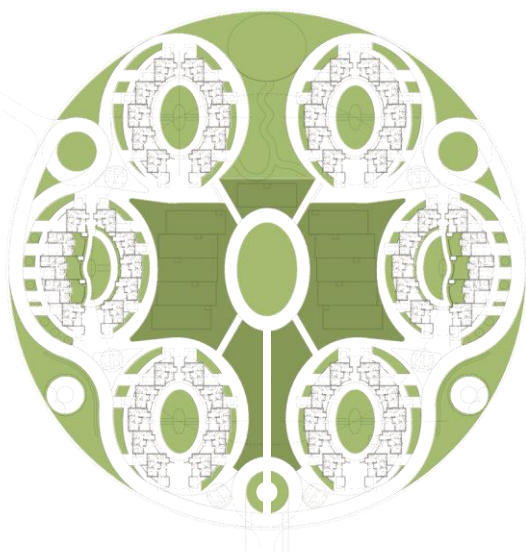
UNIFYING SCREEN WALL



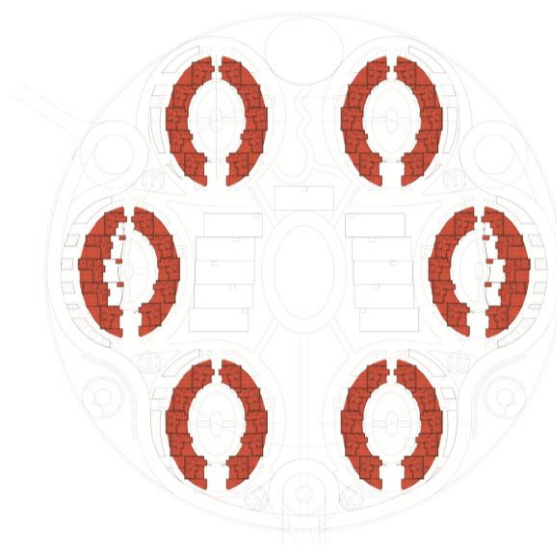
CLUSTER OF TEN AROUND A WALLED GARDEN

Each cluster is set around a walled garden with cars confined to the edges on shared surfaces where pedestrians have priority: children will not be playing in roads, more that the cars will be driving on the pavement.

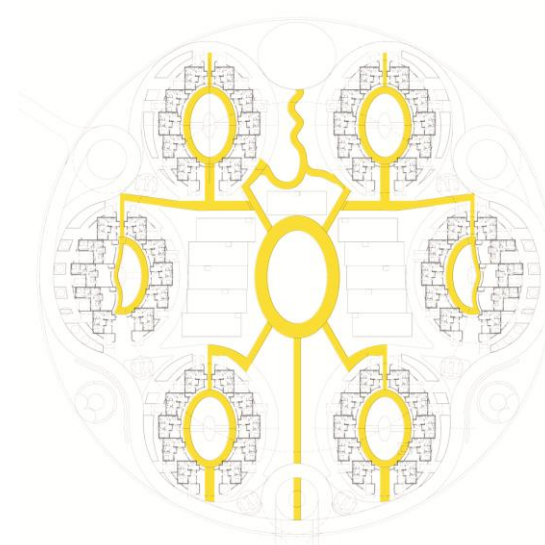
The gardens will be beautiful - perhaps centred around a mature tree in a lawn - but also low maintenance and providing a leisure activity for some of the residents to plant and maintain with the inclusion of a communal shed and perhaps greenhouse. Each dwelling's principal access is from this communal side with windows facing out, poking through the garden wall, as well as into the private courtyard which itself has the ability to provide for views in and out depending on the desires of the residents at a particular time. Secondary access will be provided from the parking areas.



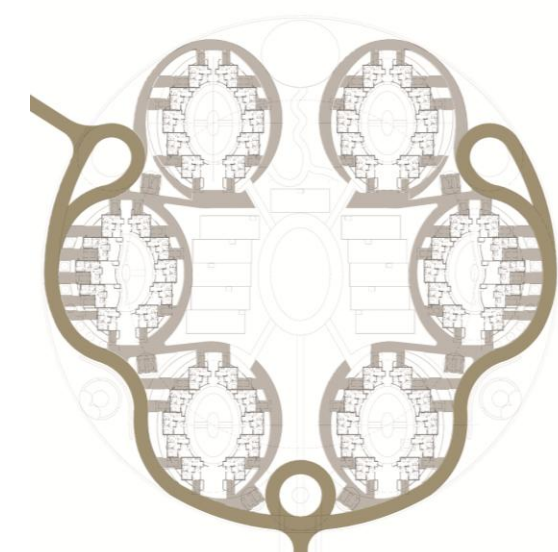
50% GREEN SPACE



BUILT FORM



FOOT- & CYCLEWAYS



ROADS (DARK) & SHARED SURFACES



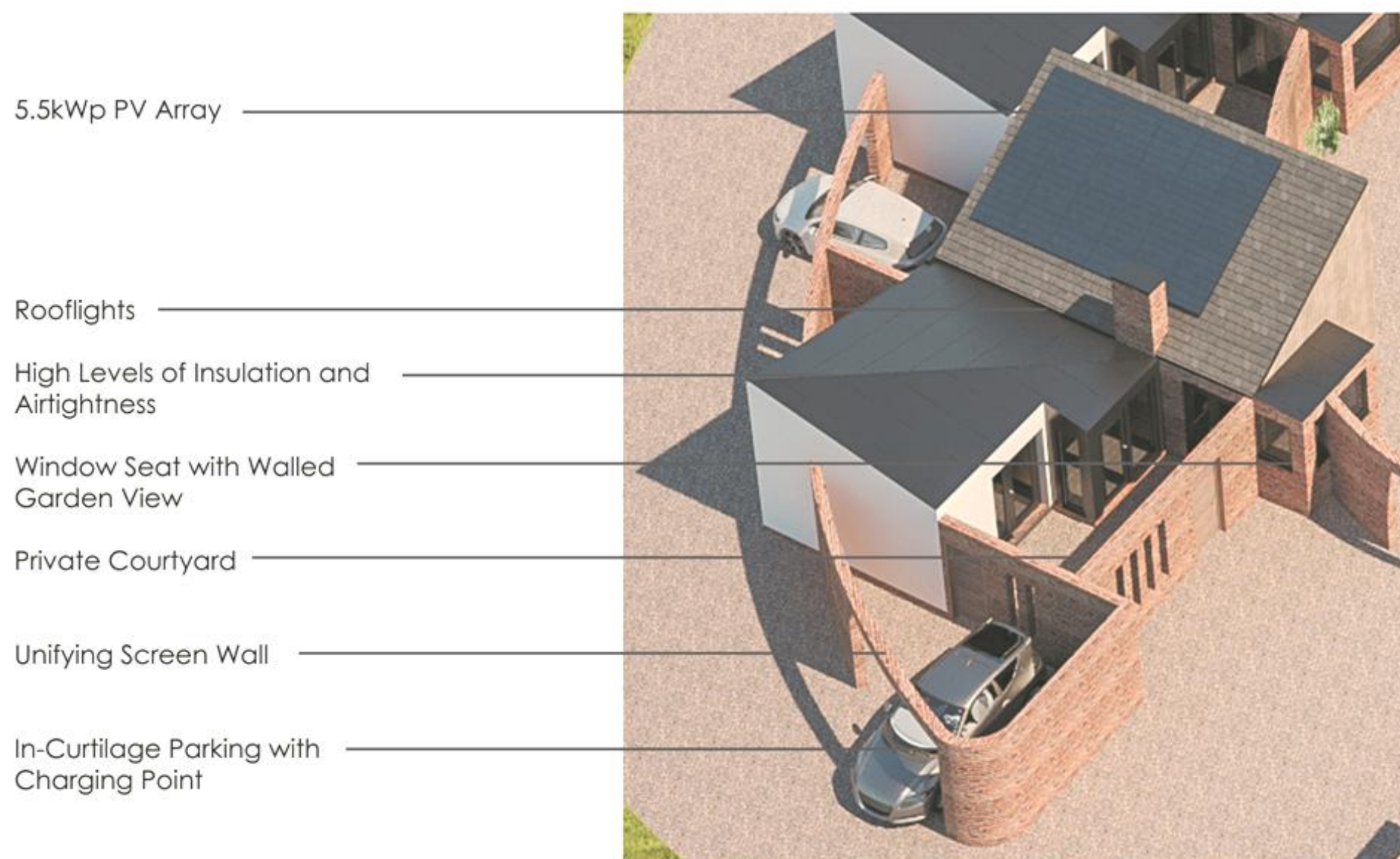
## The ONE Scheme Masterplan Typical 1 Bedroom Bungalow

The dwellings themselves - built using modern methods of construction and fitted with assistive living tech - are on the face of it fairly conventional L-shaped one/two bedroom bungalows, designed to Lifetime Homes standards and orientated east-west across the site to control solar gain and provide good lighting throughout the day, especially with the inclusion of well-placed rooflights.

Each house has its own solar array, private courtyard garden, space to park mobility scooters and wheelchairs, and most have an electric vehicle parking bay - although we anticipate car ownership will diminish in favour of car clubs and efficient public transport - or the simple act of being able to walk to all the amenities necessary.

### Assistive Living Tech to include:

- Fall detection
- Immobility detection
- Motion/activity detection
- Voice-activated help functions throughout
- Monitoring of key welfare facilities within the home: cooking, washing, etc
- Thermostat monitoring
- Real time public transport information



TYPICAL 1 BEDROOM BUNGALOW





VIEW ON APPROACH



AERIAL VIEW FROM THE SOUTH EAST