



Carr Lodge, Doncaster, UK

A Sustainable Urban Extension:
Responding to the Landscape Setting



An excellent example of contemporary urban design ... JTP should also be commended for their commitment to community engagement



Jordan Butler, Senior Planner, Doncaster Metropolitan Borough Council

The greenfield site is located to the south of Doncaster. It is bounded to the north by a business park, to the east and south by the M18 connecting into central Doncaster, and to the west by the Woodfields Plantation residential area.

The site includes two distinct areas separated by a raised, densely wooded former railway track, which is used as an informal footpath and cycle route. Fields and protected woodland lie immediately to the south.

The site has been designated for residential and supporting uses in Doncaster Metropolitan Borough Council's (DMBC) Unitary Development Plan for over 10 years. DMBC's ambition is to become Europe's most sustainable borough, and Carr Lodge has been identified as the first 'low-carbon town' as set out in Doncaster's Renaissance Charter.



Project Delivery

- A detailed masterplan for 1550 homes and mixed-uses incorporating the existing natural landscape with solar orientation to create a low-carbon community.
- All homes designed to achieve CSH Level 4 rising to Level 6.
- A new main street and village square incorporating shops and a community hall.
- Incorporation of other mixed-uses - community facilities, children's nursery, primary school, youth club, sports pitches, play areas and a linear park.
- A network of high-quality green routes, designed to encourage walking and cycling and provide connections to local facilities.
- Well-connected bus routes to Doncaster town centre and the wider public transport network: the main street will form part of a local link road including a Quality Bus Corridor.
- Preservation of the historic hedges, ditches and woodland belts.
- A linear park to form an attractive landscape setting with active leisure and play, ecology, orchards and allotments with SUDS and flood alleviation measures.
- A Design Code setting out architectural and public realm design requirements, based on an interpretation of local vernacular and informed by principles of sustainable design and the opportunities of the south facing orientation.



Client

Homes & Communities Agency