

# CONCEPT PLAN

# CARR LODGE Newsletter I

December 2008



## YOU ARE INVITED

Welcome to the first Carr Lodge Newsletter, designed to keep you informed about development of the Carr Lodge masterplan design process. This newsletter sets out the 10 emerging design principles for the masterplan. These principles will be presented for discussion at the next Carr Lodge Farm Site Masterplan Update Meeting on 13<sup>th</sup> January 2009. Come along and tell us what you think.

WE HOPE TO SEE YOU THERE!

## The suggested character of the new road...

- High quality tree lined route
- 7 metre carriageway
- Quality bus corridor with bus stopping on street
- Restricted access to HGVs
- Reduced level of traffic and pollution
- Cut through driving discouraged through layout and traffic calming measures
- Better urban environment



## To be discussed at the meeting...

# NEXT MEETINGS

TUESDAY 13<sup>th</sup> Jan 2009 6:30pm - 8:30pm

Further Meeting Scheduled

For February/March 2009

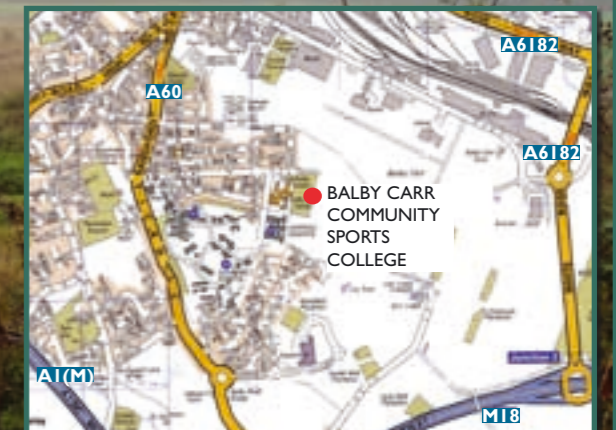
Date To Be Confirmed

Balby Carr Community Sports College

Weston Road

Balby

REFRESHMENTS WILL BE PROVIDED



Carr Lodge Farm forms part of the National Coalfields Programme funded by Homes and Communities Agency, formerly English Partnerships, and being delivered by Yorkshire Forward.



This newsletter is produced by John Thompson & Partners, Architects, Urban Designers & Community Planners, on behalf of Renaissance South Yorkshire. For further information please contact Sophie Hart at John Thompson & Partners, 23-25 Great Sutton Street, London EC1V 0DN T: 020 7017 1780 E: sxh@jtp.co.uk



English Partnerships transferred into the new Homes and Community Agency on the 1st December 2008  
[www.homesandcommunity.co.uk](http://www.homesandcommunity.co.uk)

# EMERGING MASTERPLAN PRINCIPLES

## PRINCIPLES OF MOVEMENT

## COMMUNITY FACILITIES



### 1. Carr Lodge Boulevard

- Accommodate a quality bus corridor
- Tree lined
- Avoid 'by-pass' feel
- Distinct changes of direction create arrival / gateway points – may be linked to speed change
- Road staggers around central public space creating the heart of the new neighbourhood
- 2 lane road, no central reservation (refer to back page for further information)

### 2. Anti-cut through layout

- All neighbourhoods to be accessed from Carr Lodge Boulevard
- No alternative north/south routes so activity focussed on Carr Lodge Boulevard
- Connections between neighbourhoods to be pedestrian, cycle and possibly bus only

### 3. Secondary Gateways

- Create series of secondary gateways for pedestrian and cycle links at key entry points. Opportunities for vehicular connections to be explored.
- 3 gateways to north and west providing connections to shops and school, sports facilities and bus route
- gateways along southern edge spread along dismantled railway line, different character created along this line as level changes reduce towards White Rose Way

### 4. Primary School

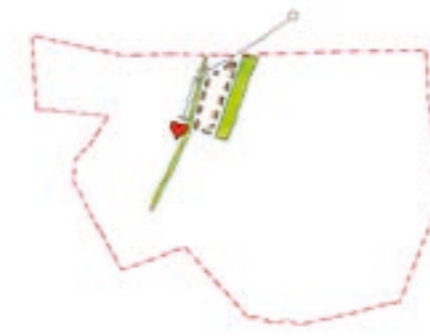
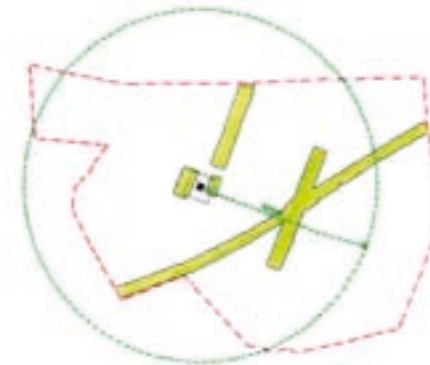
- A new primary school will eventually be required to serve Woodfield plantation and Carr Lodge

### 5. Local Centre

- The local centre will be located to the north west of the crossroads

## OPEN SPACE

## OTHER USES



### 6. Linear Landscape

- Use site's natural features of hedges, ditches, 'canals' and trees as linear landscapes throughout the masterplan
- Generally these linear landscapes run north / south draining water northwards
- Integrate play, wildlife, ecology and recreation within the linear landscapes
- Integrate sustainable drainage systems within linear landscapes

### 7. Formal Play

- Integrate neighbouring area of play in central area between retained tree groups
- 30m non-build zone around play area provided by tree buffers and public open space
- Western part of site served by play area provided off site

### 8. Southern Edge

- Create softer southern edge to development along dismantled railway line as development meets natural landscape
- Set development back so not overshadowed by raised embankment of railway line
- Break up development edge using feature properties such as tower houses that give distinctive silhouette without creating a wall of development
- Allow landscape to seep northwards in to the development through generous linear landscape strips
- Area south of the railway to be designed to accommodate recreation, ecology and drainage

### 9. Linear Wildlife Ditches

- Preserve north/south linear landscape feature which provides water vole habitat
- Run Carr Lodge boulevard to west of this ditch with carefully designed bridging point
- Create viable development parcel between the ditch and the protected woodland strip to the east

### 10. Park And Ride And Energy Centre

- This area is being considered for a park and ride facility for 400 vehicles
- An energy centre to serve the new neighbourhood could be located here
- The area suffers from high levels of noise, making it unsuitable for residential use