

13.0

Case Studies

- ▶ **Kings Reach**
- ▶ **Fairfield Park**
- ▶ **Wixams**
- ▶ **Former Stewartby Brickworks**
- ▶ **Priory View**



13.0

Case Studies

High quality design

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13.1 Case studies from Central Bedfordshire

- 13.1.1 This section of the Design Guide sets out a range of case studies across Central Bedfordshire and explores a number of different themes. The case studies highlight where key aspects of the development have been well designed from the outset and implemented successfully. Whilst the case studies highlight one aspect of the development, there are many cross-cutting themes for examples SuDs can also have benefits of biodiversity and green infrastructure.

13.2 Kings Reach, Biggleswade

- 13.2.1 King's Reach is a sustainable urban extension to the eastern edge of Biggleswade, Bedfordshire. The development vision was heavily focused on delivering a natural extension to Biggleswade that sensitively integrates the new and existing communities.
- 13.2.2 The historic market town of Biggleswade lies within the Ivel Valley and is the largest settlement in the eastern part of Central Bedfordshire with a population of 16,000.
- 13.2.3 The development is designed around a strong Green Infrastructure network. The landscape design creates an environment where buildings interact with their surroundings while incorporating sustainable drainage features.
- 13.2.4 Key Principles & Features
- ▶ Linear Park, to the East of Biggleswade, provides informal areas of public open space and a transitional area between the open countryside and King's Reach. SuDs are integrated throughout the linear park.
 - ▶ The Linear Park is planted with indigenous species provide a variety of habitats that meet the aims of the Ivel and Ouse Countryside Project.
 - ▶ Areas of planting within the public open spaces enhance and complement the existing landscape features.
 - ▶ Parks and green corridors, including paths and bridleways, create public spaces for new and existing residents to enjoy. These spaces are overlooked by dwellings to provide natural surveillance.
 - ▶ Extensive tree planting and seeding of indigenous plants will create natural habitats and encourage populations of wild birds.



Figure 342: Case study Kings Reach, Biggleswade



Figure 343: Case study Kings Reach, Biggleswade

13.3 Fairfield Park, Bedfordshire

- 13.3.1 The development, set within the grounds of the former Grade II Listed Fairfield Hospital, provides around 1,200 new homes as enabling development for the conservation and conversion of the Victorian hospital building to apartments.
- 13.3.2 The masterplan was designed around a series of streets, spaces and urban parkland, specifically to create identifiably different neighbourhood areas. The built form was designed to reflect the character of the hospital building along with similar Victorian and Edwardian architecture in the surrounding settlements. Elements such as traditional dormer windows, decorative bargeboards, polychromatic brickwork and good quality stonework detailing were used to create buildings that are easily identified with the architecture of the hospital.
- 13.3.3 Fairfield Park was awarded the Building for Life 'Gold Status' in 2010 in recognition of the quality of the architecture and public realm. The development was the largest multi-developer scheme to ever receive the award.
- 13.3.4 The development is characterised by:
- ▶ The construction of a high-quality development with its own character and identity which respects the sensitive setting of the listed hospital building.
 - ▶ Preservation and enhancement of the main landscape features of the site such as the perimeter shelter belts of woodland and the central spine of open space.
 - ▶ Limiting development impact on the surrounding ridge running north-south through the site.
 - ▶ Preservation and enhancement of the historic environment and curtilage of the three listed buildings within the site.
 - ▶ Carefully considered vehicular access, with bus access only to the west through to Arlesey.
 - ▶ Health and wellbeing/active design including sustaining and enhancing the existing sports facilities on the site.
 - ▶ Provision of a site for a new 1 form entry lower school and community facilities and retail space to be financed by the development.
 - ▶ Retention of the existing public footpath running east-west through the site, provision of a new bridleway, and provision of footpath and cycleway links to Stotfold and Letchworth.



Figure 344: Fairfield Park, buildings addressing the street



Figure 345: Fairfield Park, changes in direction and landmark buildings

13.4 Wixams, Bedfordshire

- 13.4.1 Wixams is a new village of 4,500 homes, being created three miles to the south of Bedford and represents the single largest development in Bedfordshire. The site itself centred on the former Elstow Storage Depot (once the site of the largest WWII munitions factory in the world) and is being transformed into a new community consisting of four distinct neighbourhoods providing new homes, jobs, amenities and educational facilities.
- 13.4.2 In total, (and including the expansion area) Wixams will provide 4,500 new homes, 3,000,000 square feet of employment and 100,000 square feet of retail space in addition to four primary schools, a secondary school, 300 acres of landscaped parkland, 15 kilometres of cycleways and new play facilities.
- 13.4.3 A key feature is the creation of four landscaped greenways providing a network of public open spaces interlinking each neighbourhood whilst providing the necessary separation to ensure each has its own distinct identity.
- ▶ The development includes a variety of green spaces, each incorporating opportunities for biodiversity and nature.
 - ▶ Greenways have been designed to link the development areas, green spaces and public rights of way.
 - ▶ Central to the development is a village green/town park which combines nature, green space, recreation and waterways.
 - ▶ Design codes have been used to ensure consistency and development principals are achieved throughout each of the development parcels.
 - ▶ The green infrastructure and movement networks have been designed to make an allowance for accommodating the necessary surface water attenuation features.
- 13.4.4 The Wixams countryside park will provide an important strategic open space for the whole of the Wixams new settlement and an attractive and permanent parkland edge to the development that will protect this part of the site from further development by creating a definitive boundary to the entire Wixams new settlement.



Figure 346: Case Study Wixams



Figure 347: Case Study Wixams

13.5 Former Stewartby Brickworks, Bedford

- 13.5.1 The former Stewartby Brickworks is a 55-hectare brownfield site located around 4 miles south of Bedford, just off the A421. The proposal for a new neighbourhood respects the heritage of the site, with a distinct sense of place and a range of character areas that respond sensitively to both the immediate and the wider context. The development incorporates a district centre, close to the site entrance, which will incorporate retained buildings and include a heritage interpretation centre as well as local shops and community uses that can serve both new and existing residents.
- 13.5.2 The development proposals focused on the delivery of a distinctive character and townscape, derived from the surrounding local context. The vision for the site was to create high quality, sustainable residential led development, set within a generous landscaped setting, which reflects the historic character of the site.
- 13.5.3 The creation of distinctive character areas was fundamental to the delivery of legible townscape. Each character area responds to the site's industrial heritage, its location and context.
- ▶ Stewartby Village Quarter has been designed to reflect the 'model garden village' concept which Stewartby was built upon.
 - ▶ Range and progression of diverse character areas specific to location, context and history.
 - ▶ Creation of a unique sense of place.
 - ▶ Progressive changes in building style, palette of colours and materials relevant to each character area.
 - ▶ Understanding of regional context, locally distinctive materials and industrial heritage of the site.
 - ▶ Wide variety of house types and sizes - all designed to meet building regulations accessibility criteria.
 - ▶ Characterful streetscapes with active public realm spaces.



Figure 348: Former Stewartby Brickworks, Bedford



Figure 349: Former Stewartby Brickworks, Bedford

13.6 Priory View, Dunstable

13.6.1 Priory View is an Extra Care Facility of 83 apartments located in the centre of Dunstable. The building has been designed to form a hub for local older persons and the wider community to visit and enjoy the communal facilities. The building provides a treatment centre and cafe which have been incorporated into the design along with a retail unit for the local community. The retail unit has been placed at the corner of the building adjacent to the cafe, providing a good visual link with the street. The accommodation is split over a number of floors, varying between 3 and 5 storeys.

- ▶ All the flats include a large entrance hall, living room, bedroom, kitchen and bathroom all in accordance with the principle of Lifetime Homes and with HCA Design Quality Standards.
- ▶ All flats are provided with private outdoor space, either a patio at ground floor or balconies on upper levels. The balconies are all enclosed on three sides, providing shelter and the northern balconies will incorporate glass screens.
- ▶ In accordance with design for Dementia, all corridors end in an area where it is possible to sit or read, with views out.
- ▶ All the communal spaces have been designed so that they are flexible and can be closed off for use by local groups who could be invited to use these spaces to provide additional income.
- ▶ Materials incorporated into the construction will be from environmentally sustainable sources. All materials will be recyclable wherever possible and economically viable to address the whole life cycle of the building.
- ▶ The development uses high levels of thermal insulation to reduce energy requirements and heating appliances will be selected to have low emission levels to exceed the requirements of Part L of the Building Regulations and Standard Assessment Procedure calculations.
- ▶ The roof gardens and other flat roof areas can be finished in sedum planting to help reduce rainwater runoff and increase biodiversity of the site. Other water saving measures such as flow restrictor, aerated taps, dual flush toilets and water butts will also be incorporated into the design.
- ▶ Sustainable modes of transport, secure cycle storage for bicycles is provided on the site for the use of both staff and residents.

13.6.2 A Housing our Ageing Population Panel for Innovation (HAPPI) comparison has been undertaken, which shows how the design meets the objectives of the HAPPI recommendations and how the design provides flexible space for future adaptations or installation of assistive technologies. This flexibility in the design ensures that the building can be suitable for a range of client groups now and in the future.



Figure 350: Priory View, Dunstable



Figure 351: Priory View, Dunstable