



Tortworth
Estate
Company

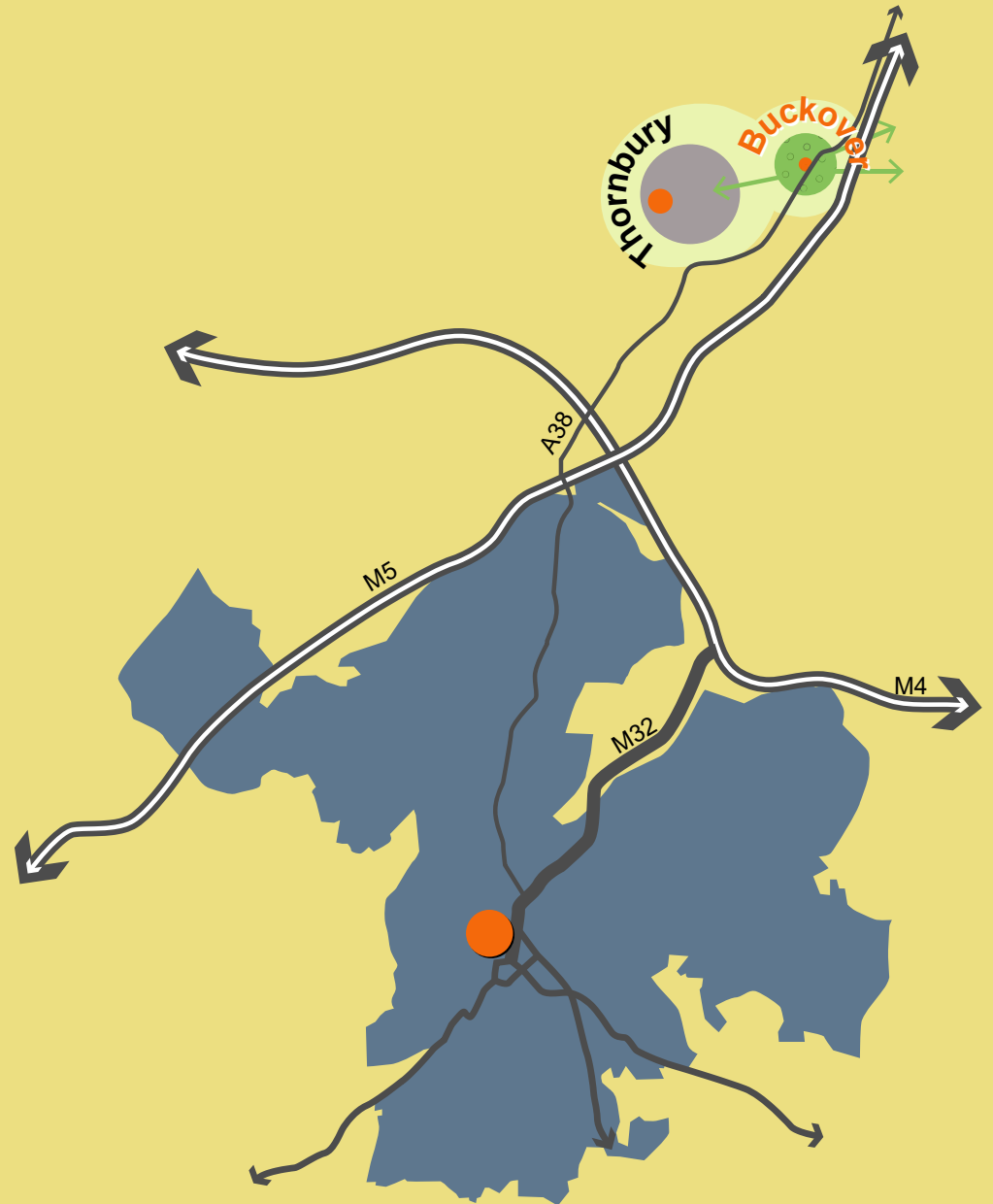


ST.MODWEN

Buckover Garden Village

SWDRP Presentation April 2019

ABRIDGED VERSION



NEW masterplanning

JSP Submission

This document is an abridged version of a presentation given on April 4th 2019 to the South West Design Review Panel.

The presentation was originally made by the members of the Design team with input from both the technical and client team. Its intended purpose was to take the invited Panel members and representative of South Gloucester Council through Garden Village principles as well as the evolving proposals at the Buckover Garden Village.

The information contained in this document captures a moment in the evolving design process. The material is illustrative but is intended to help establish the ethos of a Garden Village at Buckover.

Buckover Garden Village

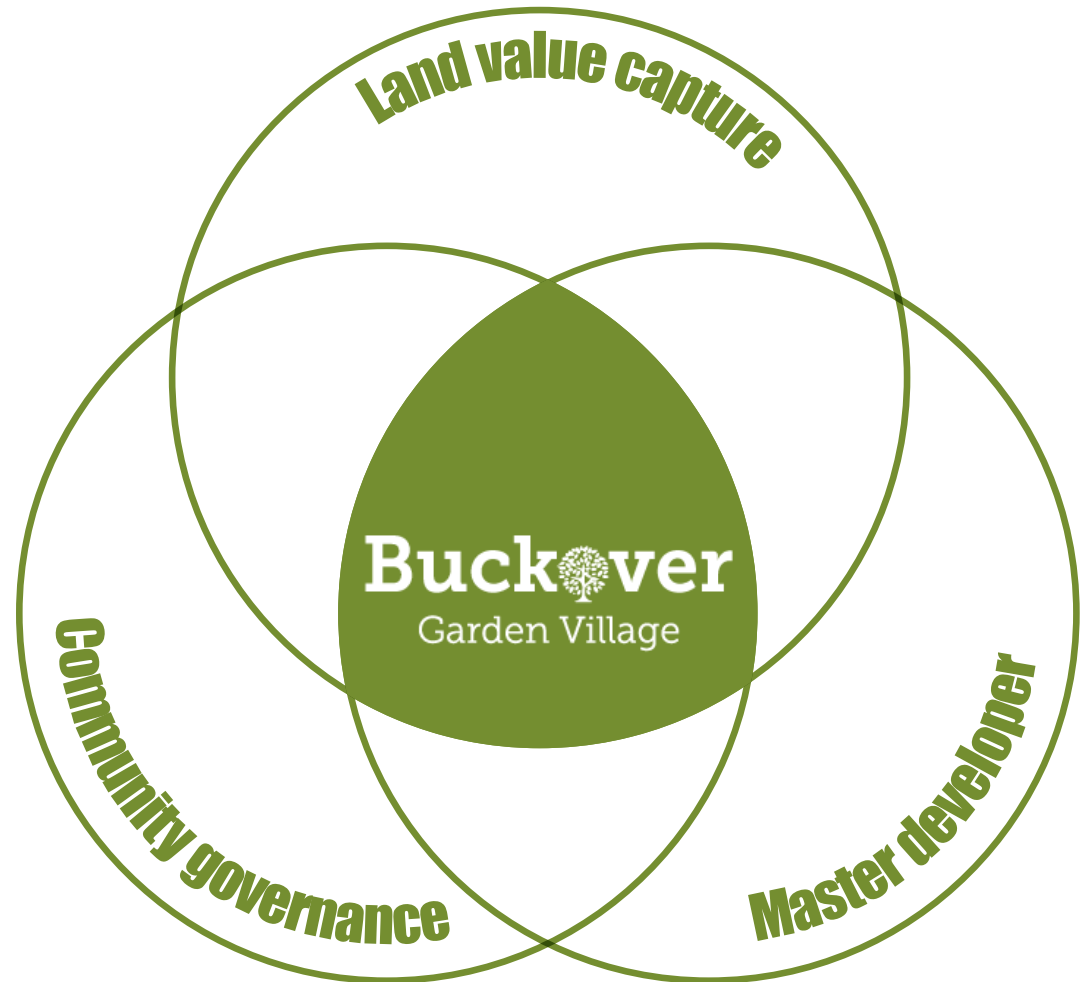
Presentation structure

- 1. Garden Village Principles**
- 2. The Emerging Proposals**

Garden village principles

- Strong Vision, Leadership & Community Engagement
- Holistically planned
- Land value capture for the benefit of the community
- In single ownership, with a long term stewardship organisation

tcpa



For illustrative purposes only

Garden village characteristics

- Small in scale
- Designed with attention to detail
- Provide affordable homes close to employment
- Provide services for day to day needs within walking distance of homes
- Provide for a vibrant social life
- Planned for healthy living

Connected

Compact

Distinct

Healthy

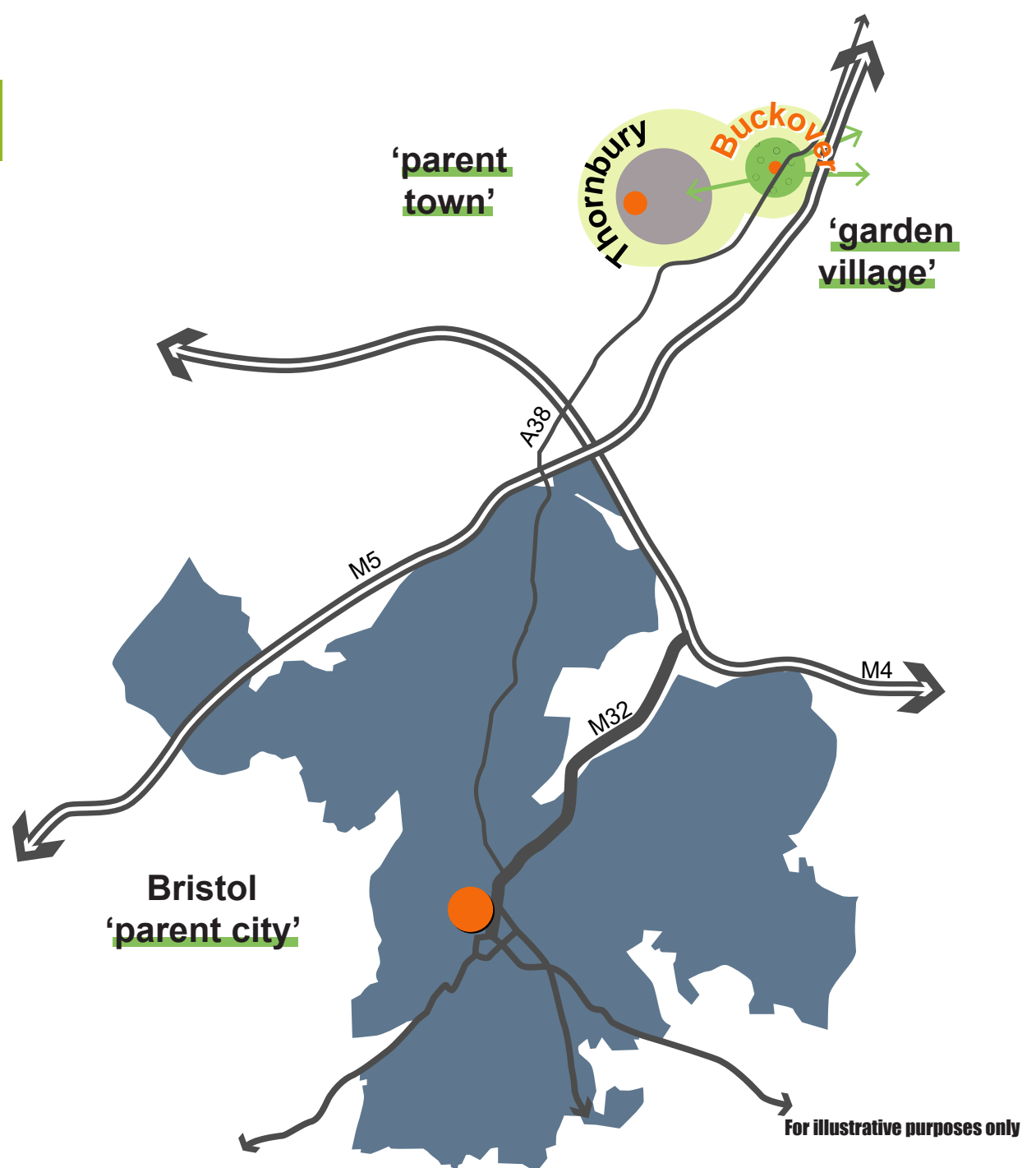


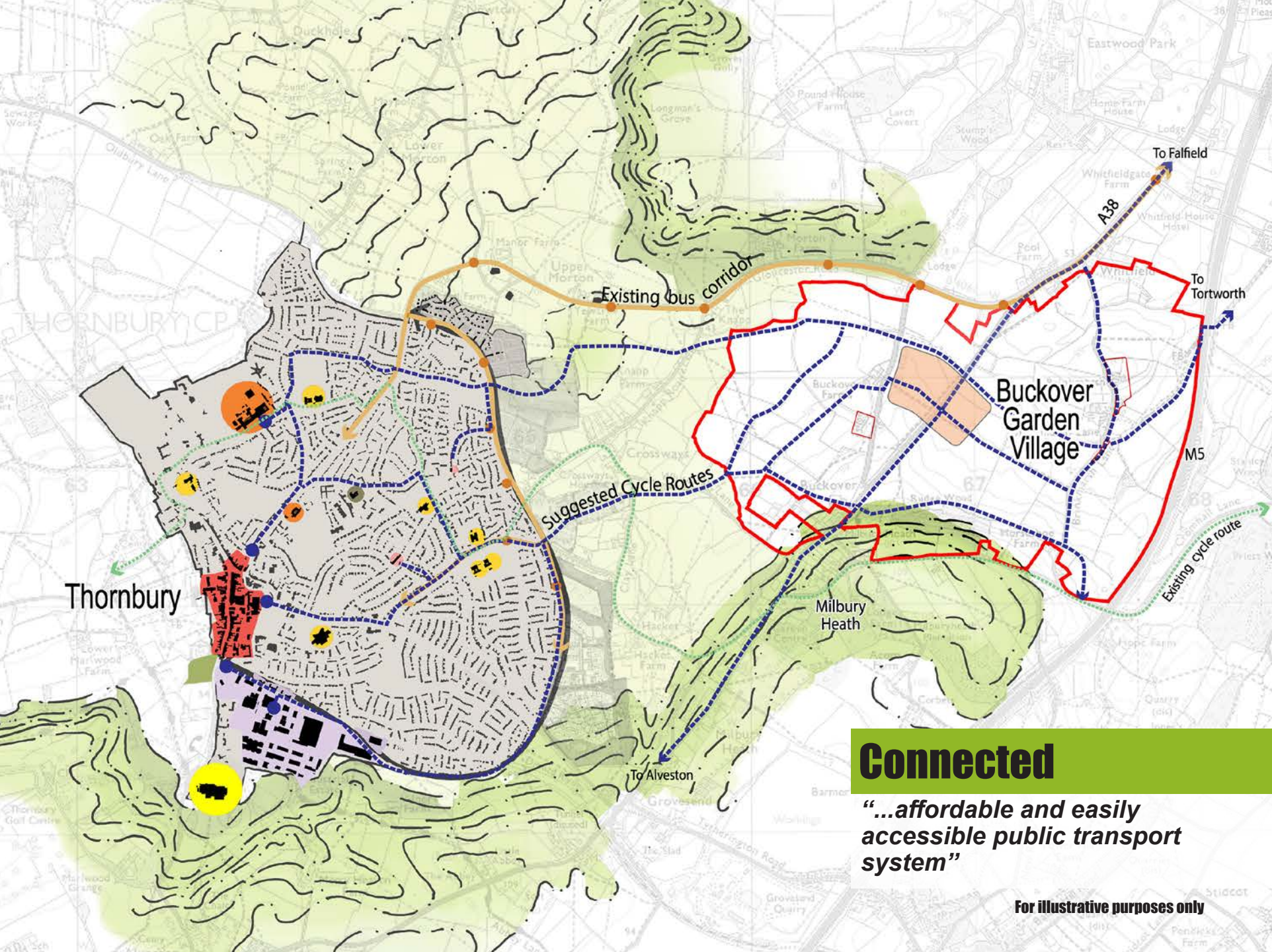
“ A new community designed, delivered and managed in accordance with Garden City principles, but tailored for a smaller scale.”

Connected

New garden villages may be developed as 'distinct settlements' only where there are sufficient employment and community facilities provided and where there is an **affordable and easily accessible public transport system linking the garden village with its 'parent' town or city.**

tcpa





Thornbury

Suggested Cycle Routes

Existing bus corridor

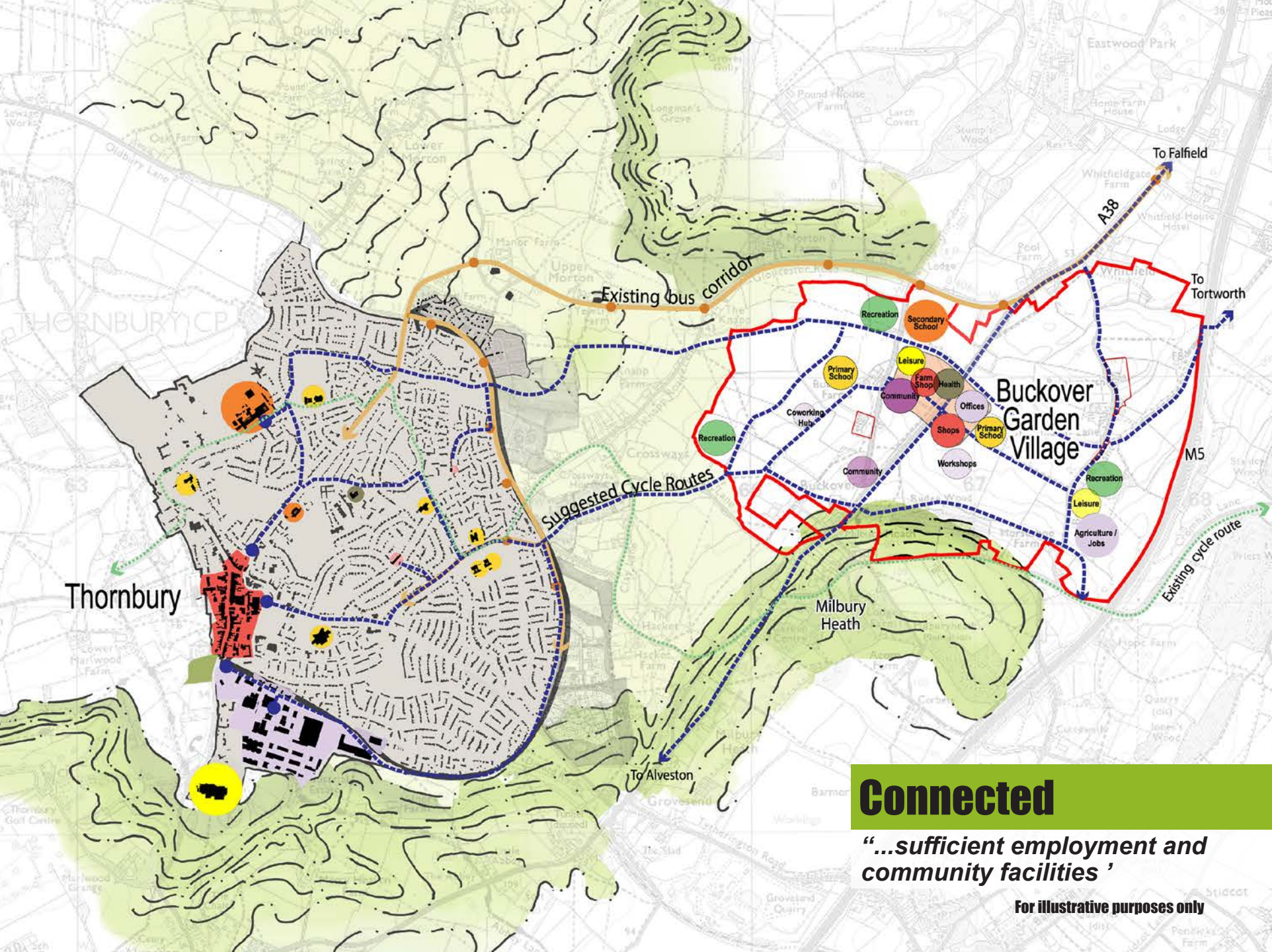
Buckover Garden Village

M5

Connected

"...affordable and easily accessible public transport system"

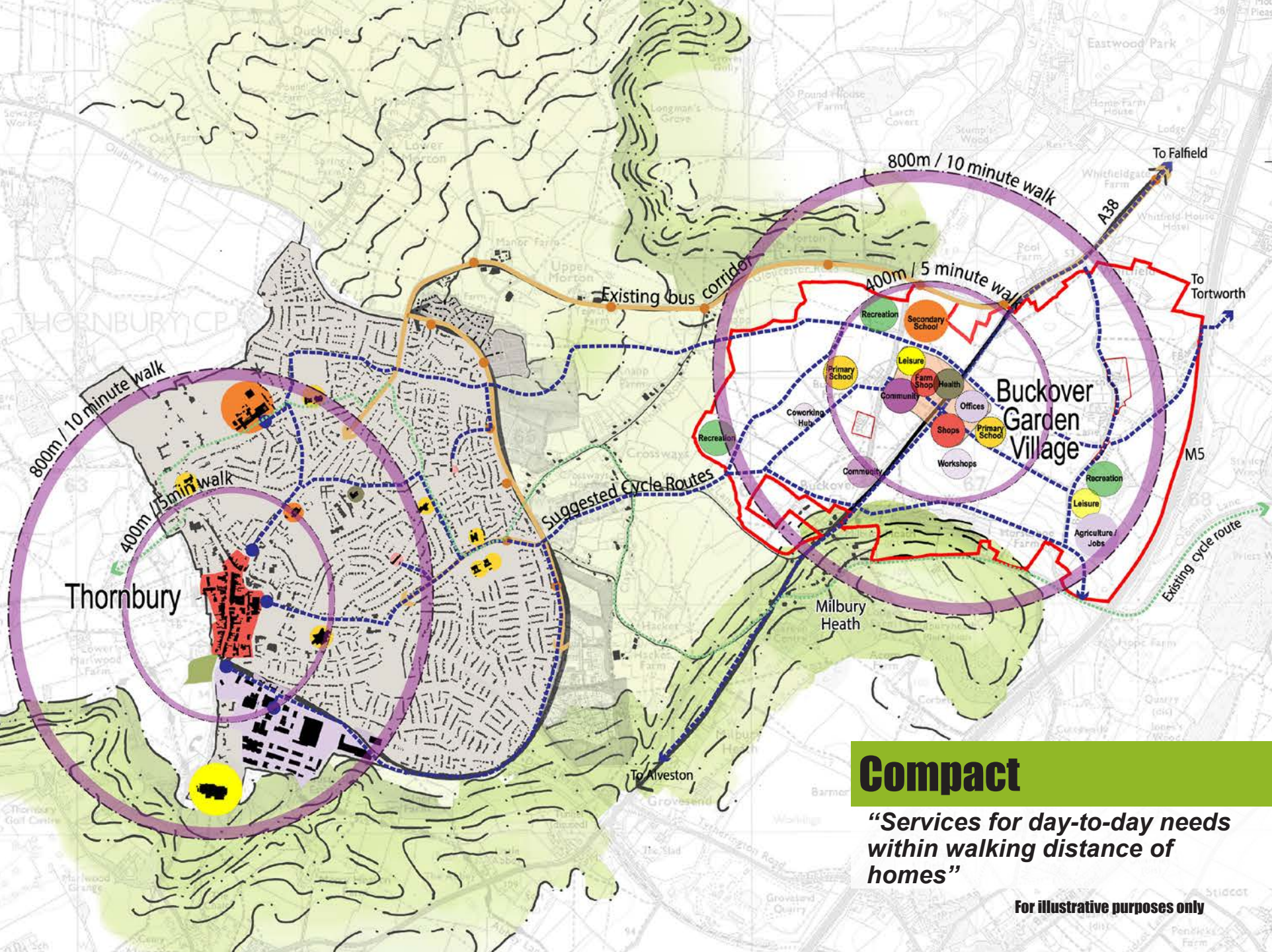
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Connected

"...sufficient employment and community facilities"

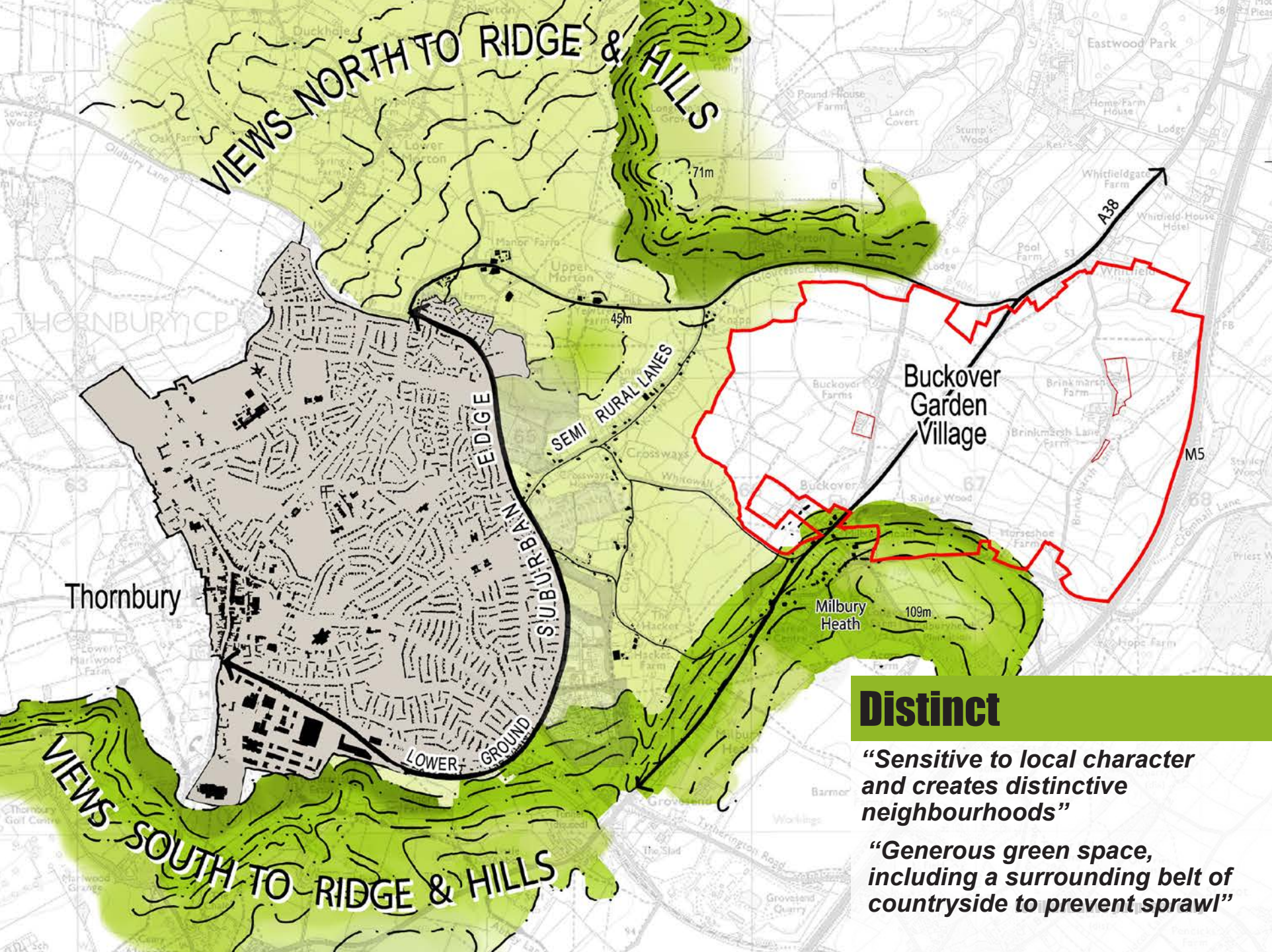
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Compact

“Services for day-to-day needs within walking distance of homes”

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VIEWS NORTH TO RIDGE & HILLS

THORNBURY CP

Thornbury

SEMI RURAL LANES

SUBURBAN EDGE

VIEWS SOUTH TO RIDGE & HILLS

Buckover Garden Village

Distinct

“Sensitive to local character and creates distinctive neighbourhoods”

“Generous green space, including a surrounding belt of countryside to prevent sprawl”

Landscape character

Severn Ridges

Falfield Vale

Views to River Severn & South Wales

Views to Thornbury Church & Severn Bridges

Views Cotswolds & Tyndale Monument

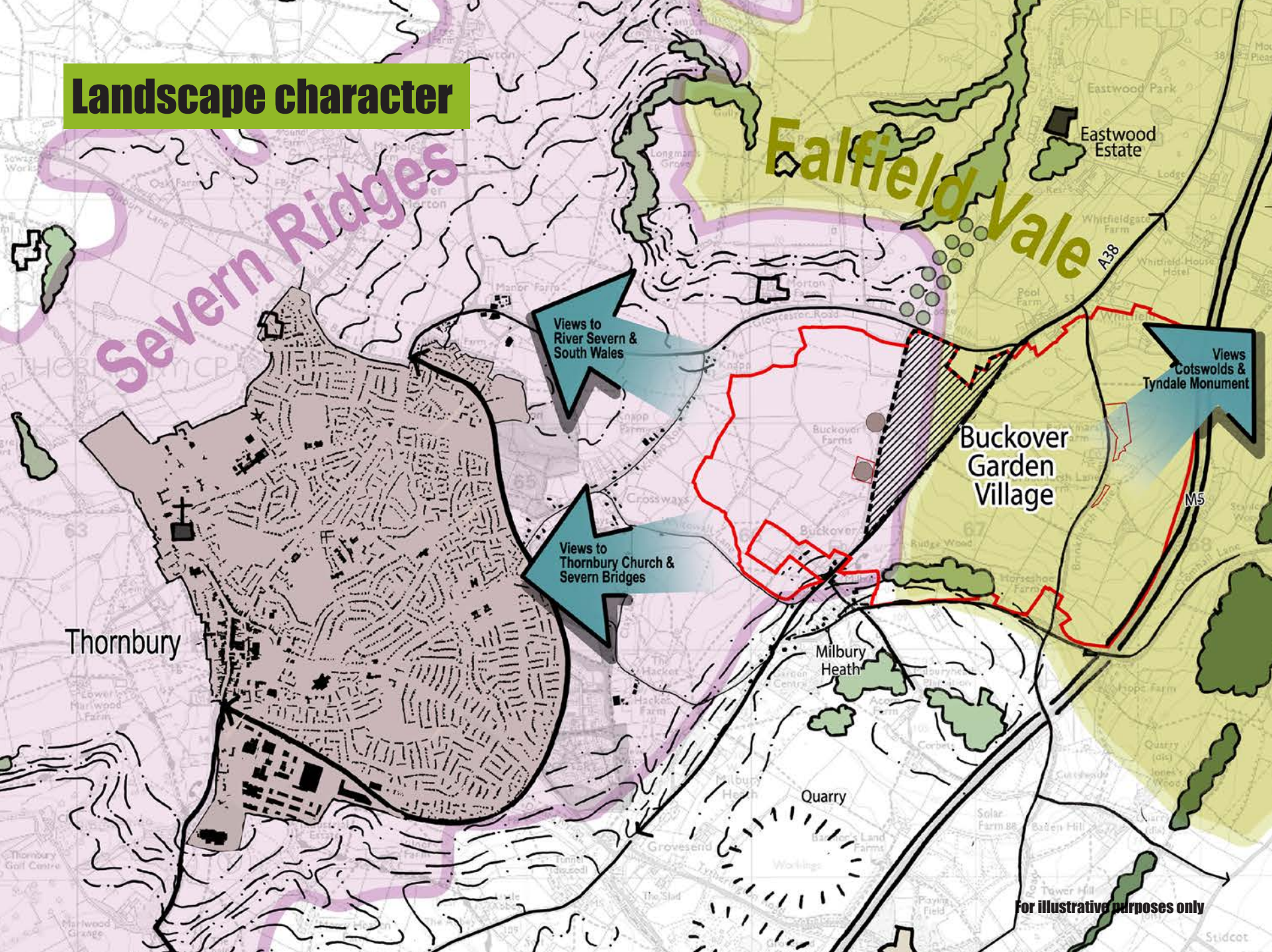
Thornbury

Buckover Garden Village

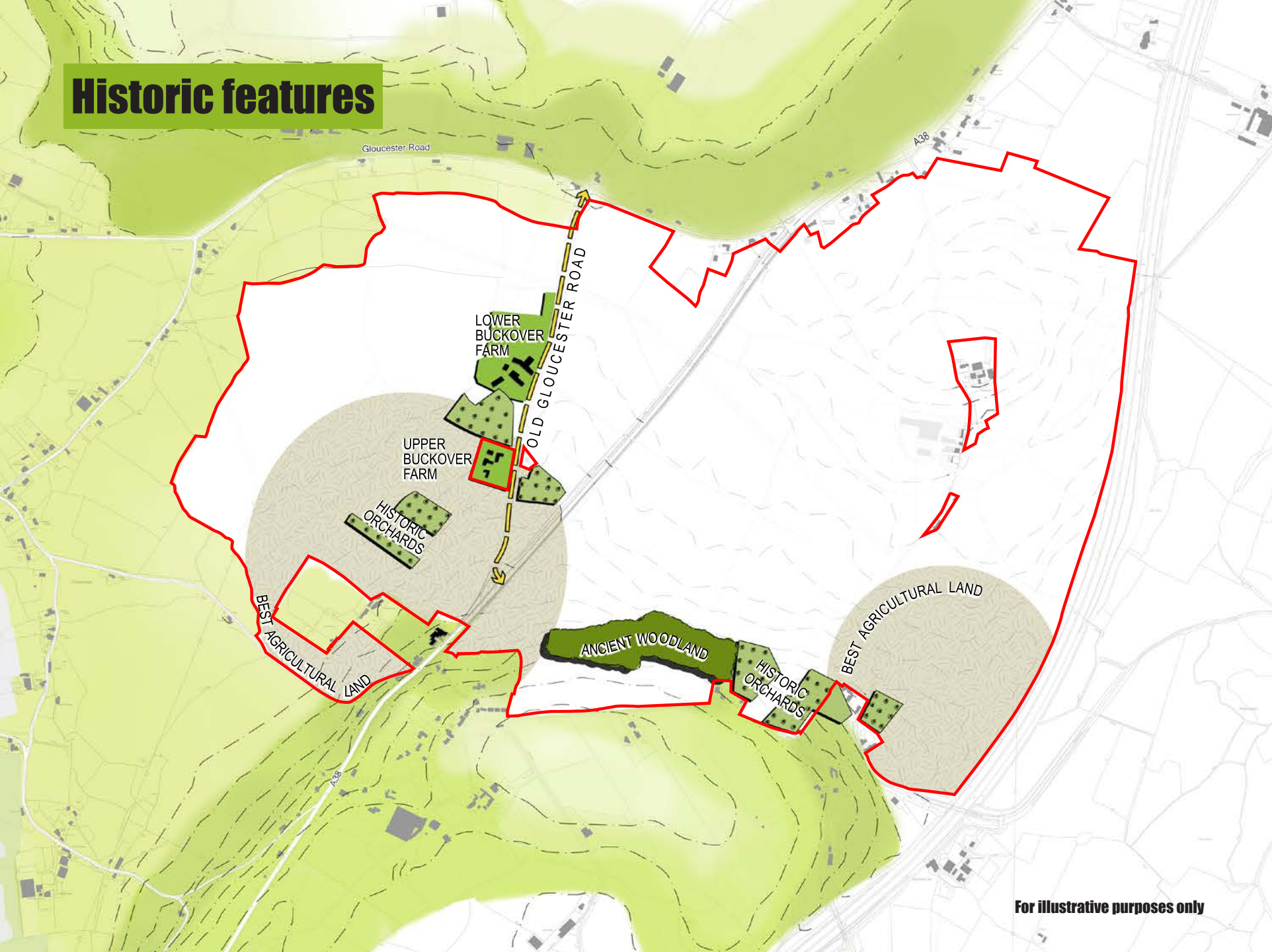
Milbury Heath

Quarry

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Historic features



Gloucester Road

A38

LOWER BUCKOVER FARM

UPPER BUCKOVER FARM

HISTORIC ORCHARDS

OLD GLOUCESTER ROAD

ANCIENT WOODLAND

HISTORIC ORCHARDS

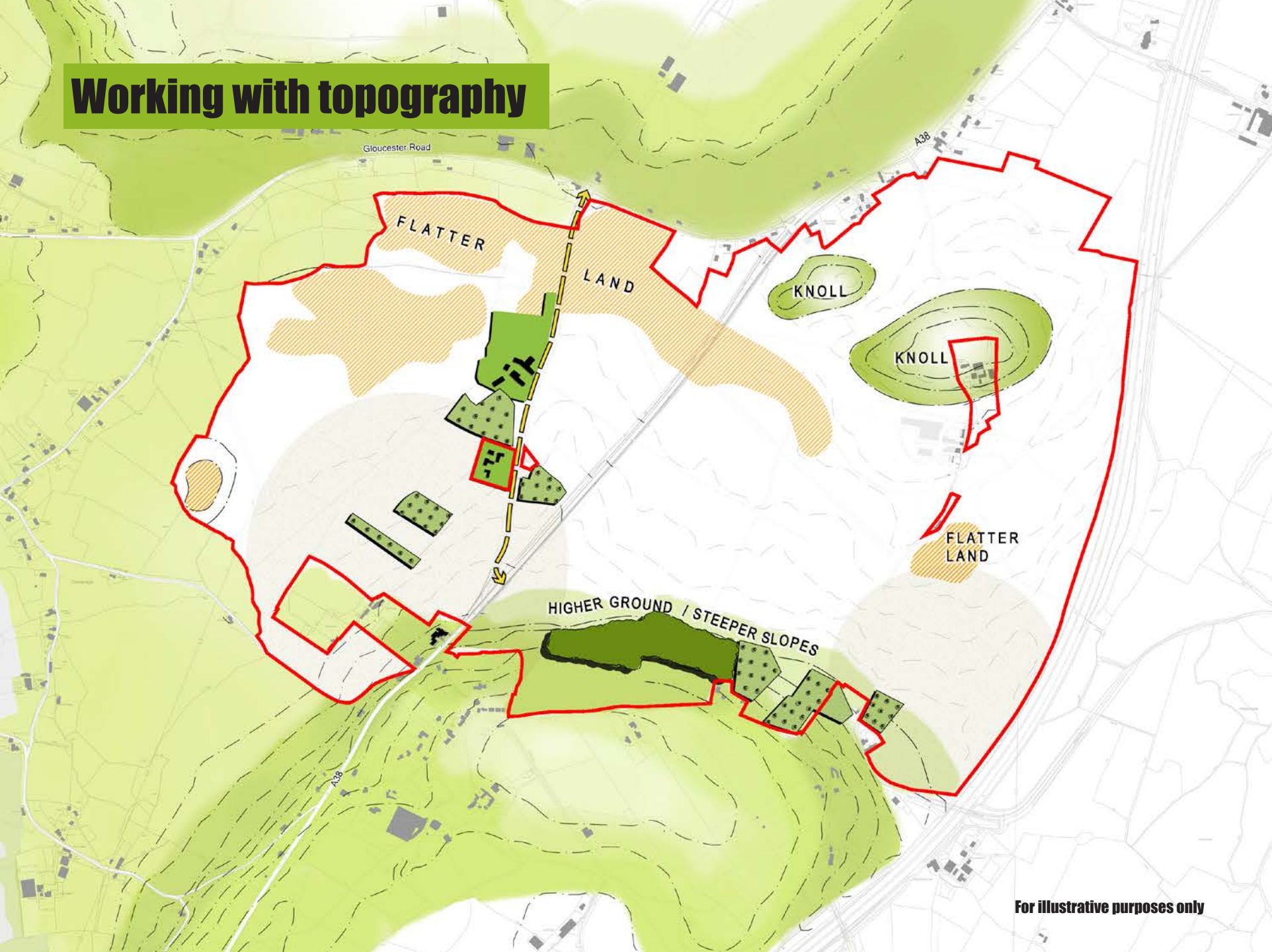
BEST AGRICULTURAL LAND

BEST AGRICULTURAL LAND

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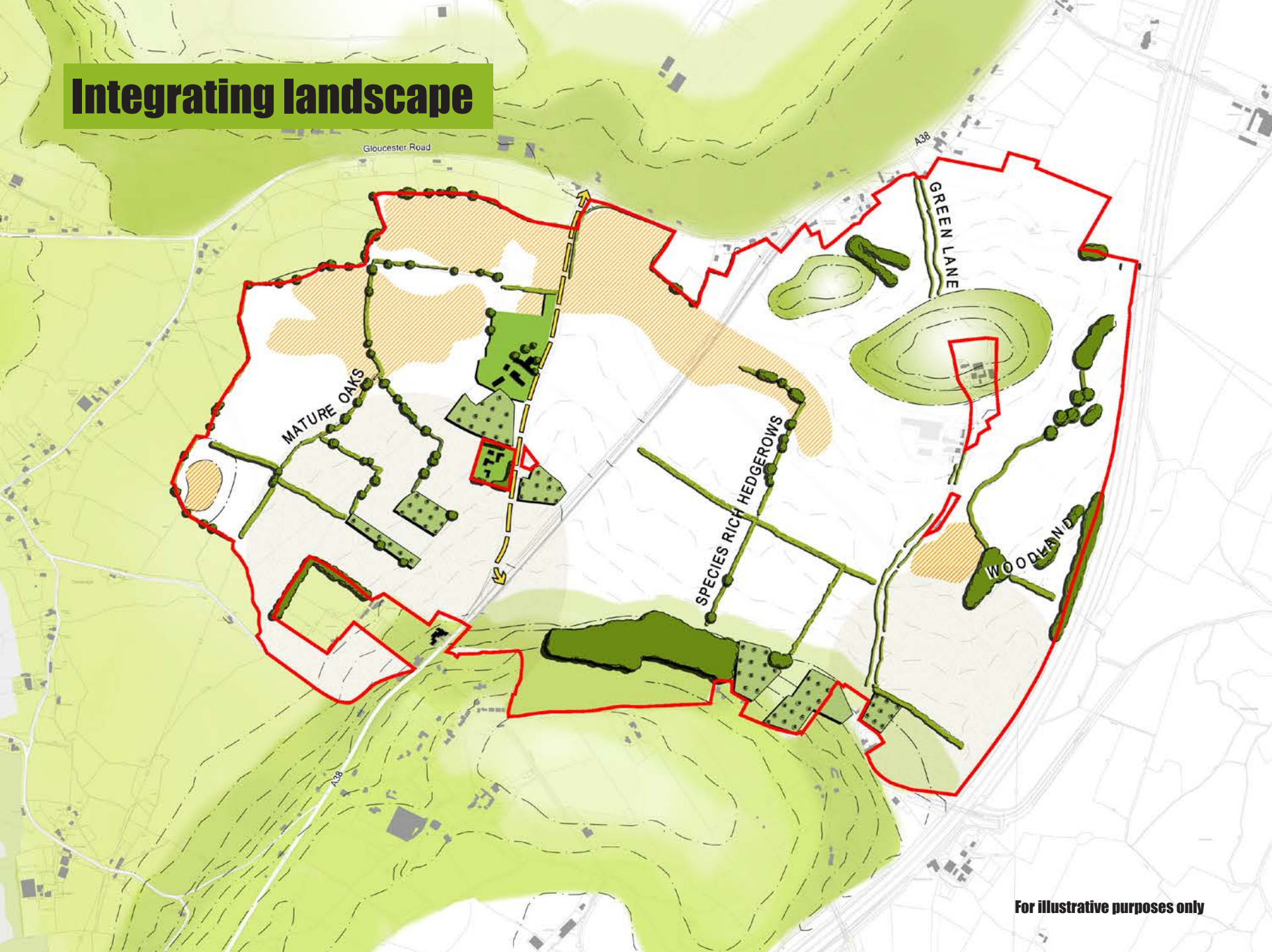
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Working with topography



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Integrating landscape



Gloucester Road

A36

MATURE OAKS

GREEN LANE

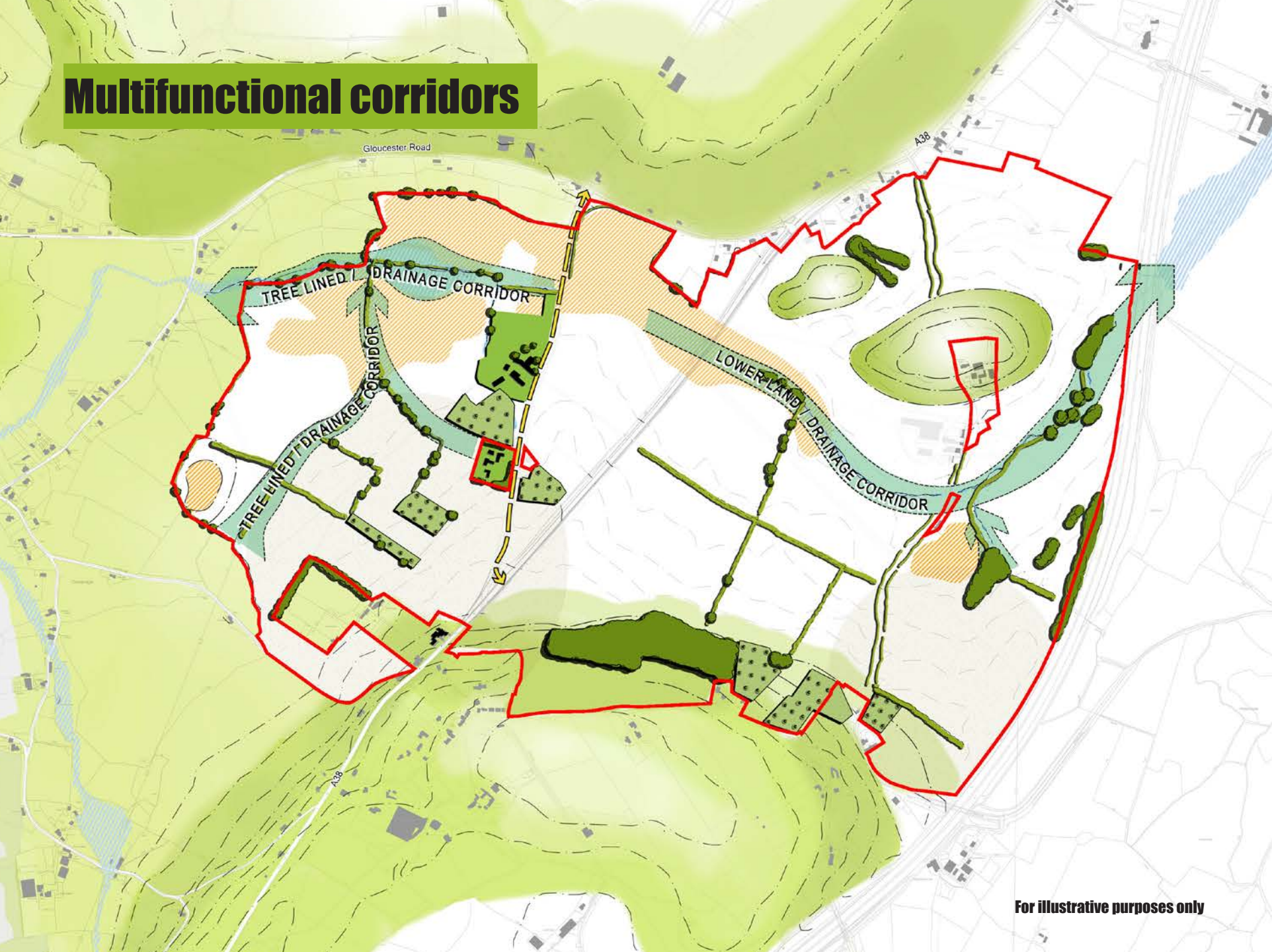
SPECIES RICH HEDGEROWS

WOODLAND

A36

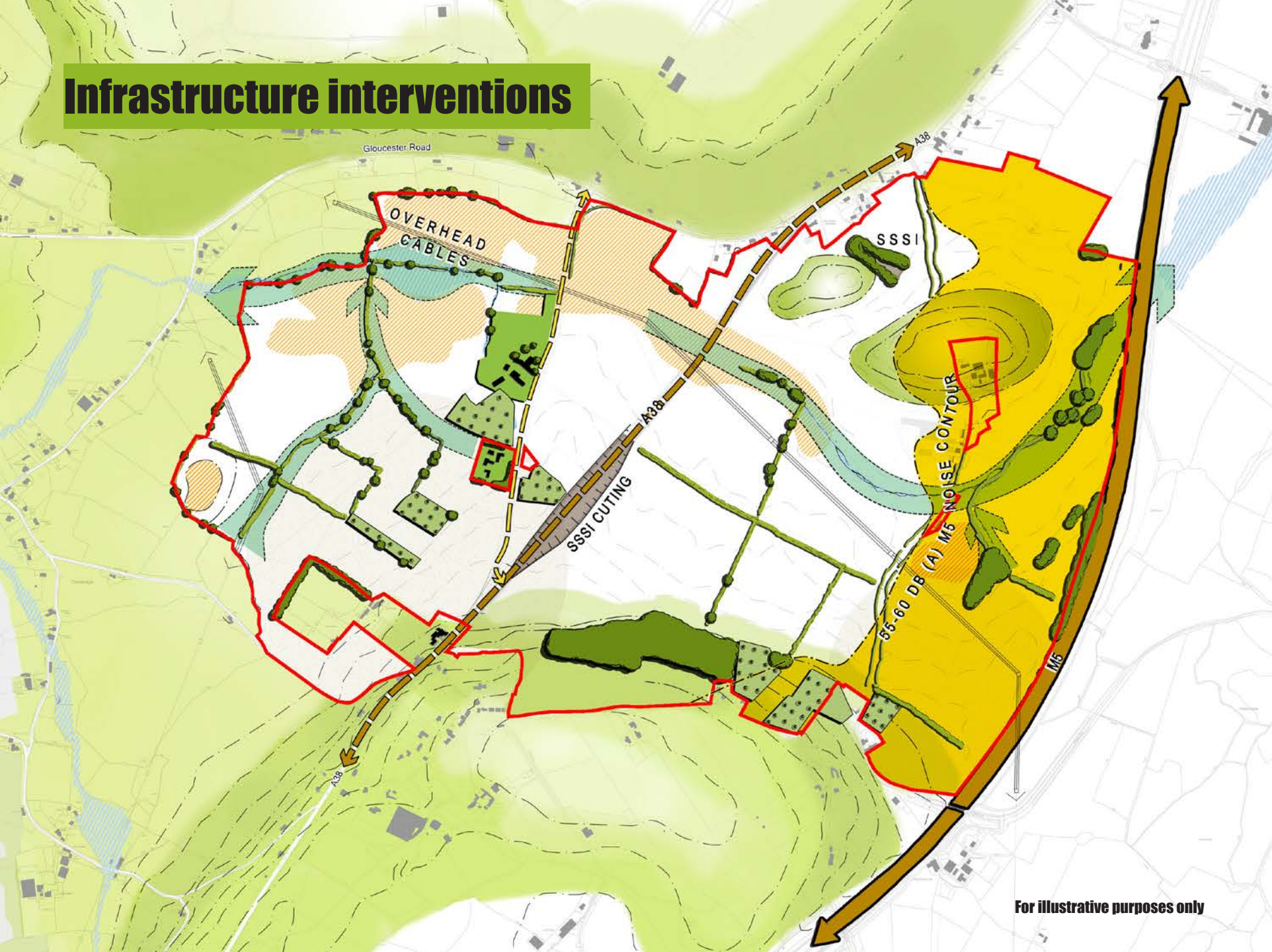
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Multifunctional corridors



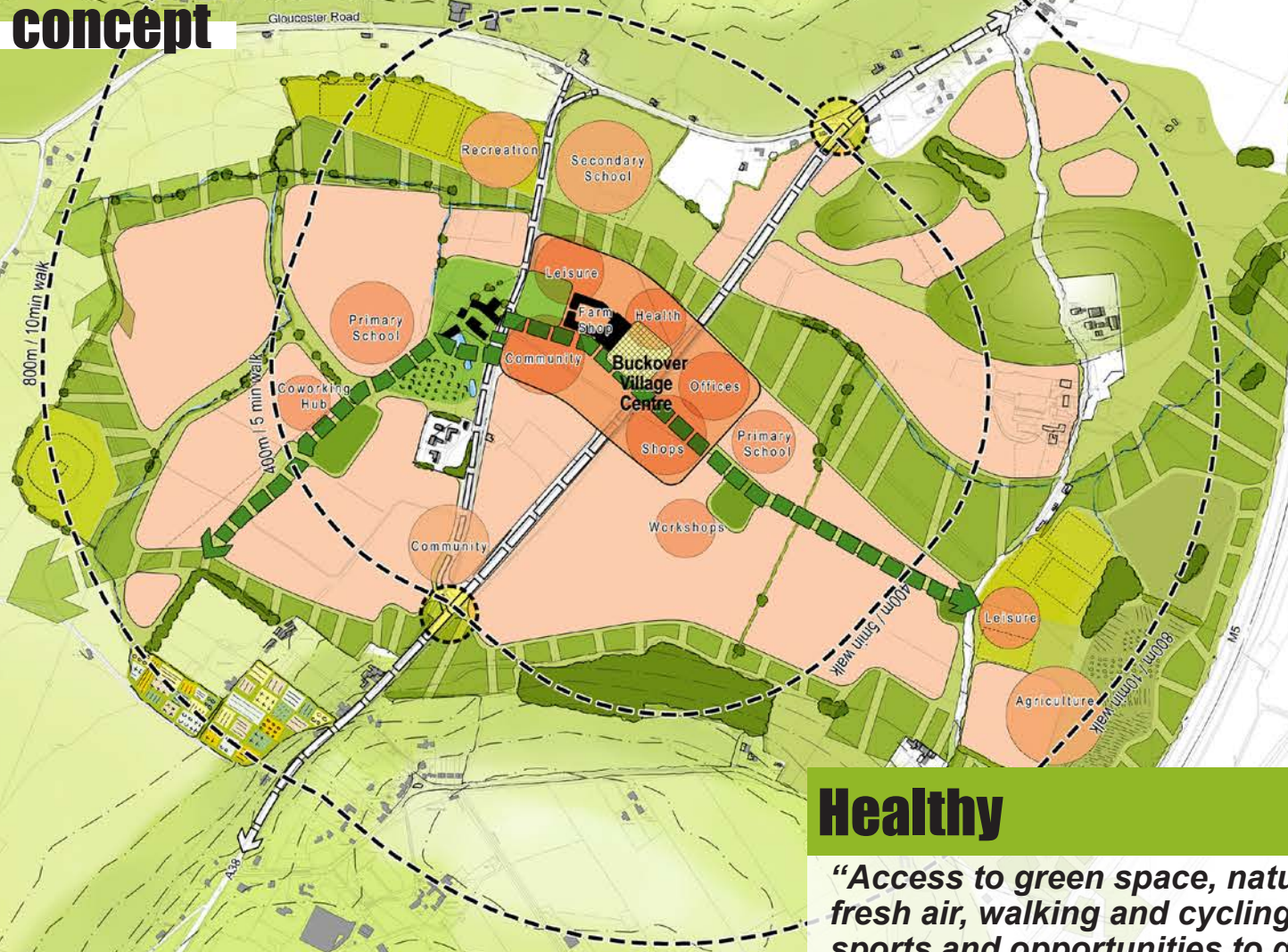
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Infrastructure interventions



For illustrative purposes only

Buckover Garden Village concept



Healthy

“Access to green space, nature, fresh air, walking and cycling, sports and opportunities to grow local food”

For illustrative purposes only

An Enterprising Community

The first step in the enterprising community is developing a place that both attracts and stimulates enterprise through an integrated community by delivering across the principles of excellence, identity, community life, the environment, greenery and economic vitality.

We aim to achieve this at Buckover Garden Village by:

- Delivering a Creative Hub at its core that is a making, designing, networking space for the community
- Ensuring the best homes, facilities and connectivity for home working
- Providing a range of flexible spaces across the business spectrum
- Celebrating independent spirit & enabling entrepreneurship
-

Home-working House-types

Buckover Garden Village will have a variety of house types on offer to give the flexibility for home working, encouraging micro-businesses and "accidental entrepreneurs" who start in the home by providing:

Roof design with fully-glazed top-floor workspaces to maximise natural light

Street-facing flexible workspace / work-homes in the centre

Garden Offices' as an option at purchase point, creating well-insulated, serviced garden spaces for growing ideas and recreation

Space for studies including offices over garages

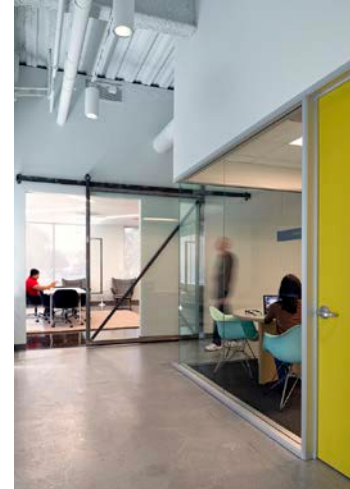


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Creative hub

Central to community will be Buckover's creative hub. An inclusive co-working space open and approachable to the entire community with:

- Fast Wifi
- Flexible desk spaces
- Bookable meeting room/s
- Front facing networking space with printing/ photocopying/etc. facilities
- Breakout space to include sofas, meeting pods and a communal kitchen
- 24/7 access
- Opportunities for networking with other like-minded 'home businesses' and small businesses
- Small scale café and coffee complimenting the local high street offer
- 'Gallery space' for demonstrating designs and creations



For illustrative purposes only

Varied work- place offer

Buckover will offer a wide range of workplace units, accommodating and enabling a mix of businesses types and sizes. From ground floor office units beneath residential, to larger serviced offices. Small workshop/maker spaces to manufacturing & light industrial units.



Independent spirit

A distinctive sense of place is an important aspect of urban strategic planning. Buckover will have a common thread of independence – representing the artisan and independent spirit of the best market towns. Bringing a local and independent spirit, from agricultural heritage to home-grown food producers, will be key to creating a destination people want to spend time and money in.

Buckover's high street offer will aim not to include the usual high street multiples but embrace and encourage independents to flourish.

The architecture will provide spaces that appeal primarily to the independent sector and the methods of marketing will be likewise "indie" focused.



Health & Wellbeing

Multiple studies demonstrate that well designed green spaces are exceptionally valuable to sense of community and can have a powerful impact on reducing health inequality and social disadvantage, saving financial costs on community centres and the NHS.

We aim to help promote healthy lives by designing a place that encourages physical activity, access to environments that promote healthy eating and nutritious food.

Buckover's masterplan has been designed to make physical activity, healthy living, social contact and a mindset of sustainability and wellness integral to everyday life.

Green public amenity spaces

Neighbourhood parks

Buckover's formal parks will provide play and exercise opportunities for all ages as well as acting as space to simply sit, relax and meet with family and friends.

Green spines & wetland corridors

Extensive walking, running and cycling routes with local & wild planting schemes encouraging biodiversity. There will be incidental seating, picnic spots and trim-trail equipment constructed from sustainable materials.

Pocket parks

Dotted throughout the Garden Village, pocket parks will act as an extension to private residential gardens. Equipped with young children's play, communal BBQ's and sitouteries, these spaces will provide opportunity for, and encourage social encounters between residents.

Hilltop parks & viewing points

Incorporating the highest points of the site, the hilltop parks will celebrate views West to the River Severn and East to the Cotswold's. Landscaping will include native grasses, wild flowers, mown/gravel foot paths, and incidental picnic spots and children's creative play.



A walkable and cycle-able community

Buckover will be a walk-able neighbourhood that encourages and results in chance neighbour encounters with other residents and businesses.

Pedestrian routes through the development will be green, enticing, well lit & accessible. Whilst vehicular routes will be safe for all users, incorporate mature street planting schemes, sympathetic parking and generous street furniture, emphasising Buckover's Garden Village setting.



Community growing, farm shop & cafe

Located throughout the Garden Village, community orchard gardens will help facilitate residents of all ages and abilities to come together and take part in creative land-based activities, such as growing food, tending plants, and creating wildlife habitats.

Meanwhile, the farm shop & cafe will provide a connection between local producers and the residents of, and visitors to Buckover. Buckover will demonstrate field-to-fork seasonal cooking at its best, and celebrate the relationship between chef and grower / producer and encourage anyone interested in growing their own produce.

With an offer of locally grown fresh fruit & vegetables, deli produce, gardening equipment, and products by local makers, combined with an independent cafe with a modern, seasonal menu celebrating local ingredients, the farm shop will act as a landmark for the Garden Village & a destination in its own right.



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Schools - Connected to nature & the community

Buckover's schools will have a strong connection with outdoors and nature, in line with the ethos of a garden village, with ample outdoor space for sport, play and outdoor learning.

There is potential for school facilities to be utilised by the wider community, such as the playing fields during evenings and weekends and class rooms made available for out of hours for community events and workshops for adult and 'third age' learning.



For illustrative purposes only

Community & place

A new place should begin by establishing flagship arts and cultural activities. Our placemaking and meanwhile activation of the site will sow the seeds for residents to produce their own work and create their own culture. Dedicated cultural programming and community festivals can help to establish the place's reputation as a hub of creativity and entertainment.

The masterplan aims to bring creative people together through a clustering of cultural venues and public spaces that enables networking and collaboration. There will be dedicated spaces for emerging entrepreneurs, young companies and start-ups and a market square that supports local makers and producers.

Village centre: The heart of the community

With a healthy variety of uses including shops, offices, community facilities, and spaces for arts and leisure activities that makes a place liveable and not just a residential scheme, Buckover Village Centre will become place that allows people to access more of their daily needs closer to home.

The centrally located, village market square will become an outlet for local makers and food & drink producers from the region.



Living and working together

People find what they need through their active contribution to the neighbourhood – which collectively belongs to them. Buckover will be a development that is not too prescriptive from day one and has 'unplanned' spaces that allow new possibilities.

Buckover will be a walk-able neighbourhood that encourages and results in chance neighbour encounters with Buckover residents and businesses. There will be retail and cafés of a scale that encourages interaction, and open front gardens that encourage residents to take ownership of the spaces between the houses and add a sense of security in the public spaces.

Buckover will provide facilities, spaces, services and tools that reflect the existing community they serve, supporting collaborative working, designer-making, entrepreneurship, trade, generates local employment and keeps the money in the local economy. Markets, workshops and community events will encourage visitors into the buildings, enabling the local residents and surrounding neighbourhoods to understand what happens in the facilities and how they can get involved.



A varied residential offer

A series of distinctive mixed use residential neighbourhoods will make Buckover Garden Village. This will be underpinned and held together by high quality design principles and an attention to detail set out in a unique design code that is not too prescriptive but able to combine a cohesive look so that it feels part of a wider whole.

This will be a place where young couples, families or downsizers can put down roots and adapt to changing life circumstances. It will be a place where there is generational living and homes that are adaptable as owners move through the stages of life; a place that supports all the stages of life.



Placemaking & events strategy

Placemaking events and activities will support and reinforce the overarching vision of enterprising community and spirit of independence. We believe a new place should begin by establishing flagship arts and cultural activities.

Buckover will have a placemaking programme that aims to bring people together through a series cultural initiatives, outdoor activities and participative public events that enable networking, collaboration and helps to create an entrepreneurial environment and a people centred place that organically develops its own identity – public realm will provide a blank canvas and new possibilities that gives communities the chance to organically develops its own, and sometime spontaneous activity.

Meanwhile activation for the site will sow the seeds for residents to produce their own work and create their own culture and encourage the people of Buckover to find what they need through their active contribution to the neighbourhood – which collectively belongs to them.



Placemaking themes and ideas could include

FAMILY

Events that embrace the innate curiosity of children and provide opportunities to learning about food growing, environmental sustainability and Gloucestershire's agricultural roots. Utilising the natural beauty of the immediate landscape and the ecological value in hedgerows and field margins of the surrounding countryside.

WELLNESS

Provision of permanent and meanwhile allotments and community gardens. Sports and fitness facilities, events and activities including artistic active play space, fun runs and sports competitions that promote physical activity, nutrition and healthy living, social contact and a mindset of sustainability, wellness and a responsibility to make positive change.

SUSTAINABILITY

Events that place an emphasis on socially sustainability, accessibility, openness, variety, diversity and identity that demonstrates a position of environmental stewardship.



For illustrative purposes only.

Placemaking themes and ideas could include

ART & CULTURE

Buckover will look to establish a series of exhibitions, sculptural installations and artists designed pavilions that can host music events and community art workshops. Intriguing site hoarding can double as large scale sculptural art and public commissions.

FOOD & DRINK

Pop-up cafe and social space, street food and craft beer festivals specialising in local produce.

NATURE

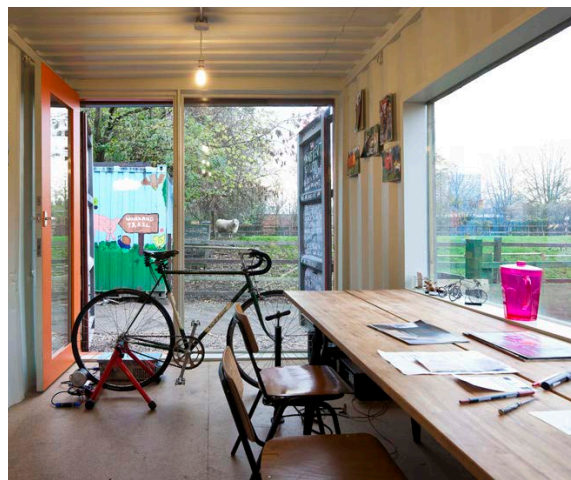
Buckover will provide opportunities for you to discover, enjoy and understand the natural world. Events that support The Wildlife Trusts, Every Child Wild campaign to make nature part of life in the village



For illustrative purposes only

Potential meanwhile uses

- Temporary, flexible work-space that has the ability to be moved and expanded as the site is developed.
- Allotments and pop-up architectural poly-tunnel/greenhouses that provide meanwhile gardens during the develop phase.



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