

5.0 MASTERPLAN PRINCIPLES



Bus stop sign with a red circle and white 'e' symbol, and text: "Paper Crane Estate", "Carlton Road", "274".

JCDecaux

Vertical sign with text: "NINJA LUMIA", "NINCE KIA 10 JS".

Car license plate: KC51 DLD

Yellow markings on the road: "BUS STOP" and "BUS STOP"

5.1 Masterplanning Objectives

In order to have a cohesive scheme main objectives have been identified, in order to provide clarity to the proposals, these have been adhered to throughout the design process from competition stage:

1. Growing the Grove

Extending a series of connected green spaces from Agar Grove - Although the existing estate benefits from extensive green space, it lacks definition and is poorly surveyed, the aim is to create new landscaped public spaces that benefit the neighbourhood.

2. Stitching in

Knitting the streets and buildings into the surrounding context. By stitching-in with the surrounding street network and building typologies, we can make the scheme feel more seamlessly part of the urban fabric, removing the stigma of the estate, and therefore hopefully reduce anti-social behaviour and social isolation.

3. Giving meaning to Lulworth

Refurbishing Lulworth with improved identity and environmental performance, the new plan includes Lulworth tower within the new scheme. The new buildings are positioned to create meaningful public spaces either side of the tower, and therefore give meaning to the positioning of the tower within the site. A new street, Lulworth Avenue, runs parallel with the tower from Agar Grove, opening the view to the tower.

4. A safe family neighbourhood

Planning streets with continuous well-defined blocks and active frontages - Good design can help foster social cohesion, reduce crime and improve health and wellbeing; focusing on reducing social exclusion and deal with issues of privacy and security through the design.

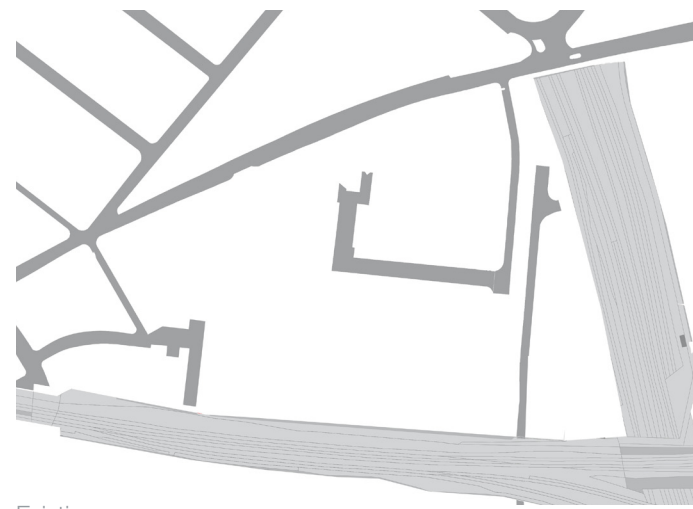
5. Building better homes

Creating high quality homes with good space standards and environmental performance. A 'fabric first' approach has been taken, with Passivhaus principles being adopted on the new blocks. The new blocks aim to provide variety of different types of homes, which is not currently the case on the existing estate.

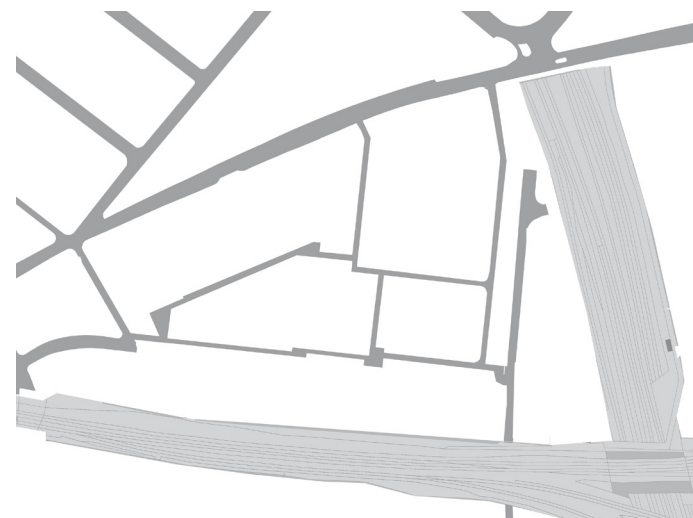


Aerial Overview

5.2 Stitching In



Existing



Proposed

Stitching in to the surrounding road network

The existing site plan does not connect up to the surrounding street network in a coherent manner, and creates dead end conditions, making the estate harder to navigate.

The proposed scheme has a street network that stitches in to the surrounding street network in a coherent and legible way, tying into Wrotham Road as well as forming a more direct route to the children's centre and community arch.



Existing



Proposed

Stitching in to the surrounding block pattern

The existing buildings are arranged by solar orientation, and do not create meaningful spaces within. They also have a generally poor relationship with the open spaces.

The proposed scheme has buildings arranged in blocks, surrounding courtyards and gardens within, this relates strongly to the block pattern surrounding the site, and in particular those to the north within the Camden Square Conservation Area.



Proposed

The buildings and street pattern work together to form a coherent masterplan with buildings framing streets, along with front doors opening onto streets. This approach relates strongly to the surrounding street pattern.

Open spaces are also positioned to be framed by the buildings surrounding them and overlooking them.