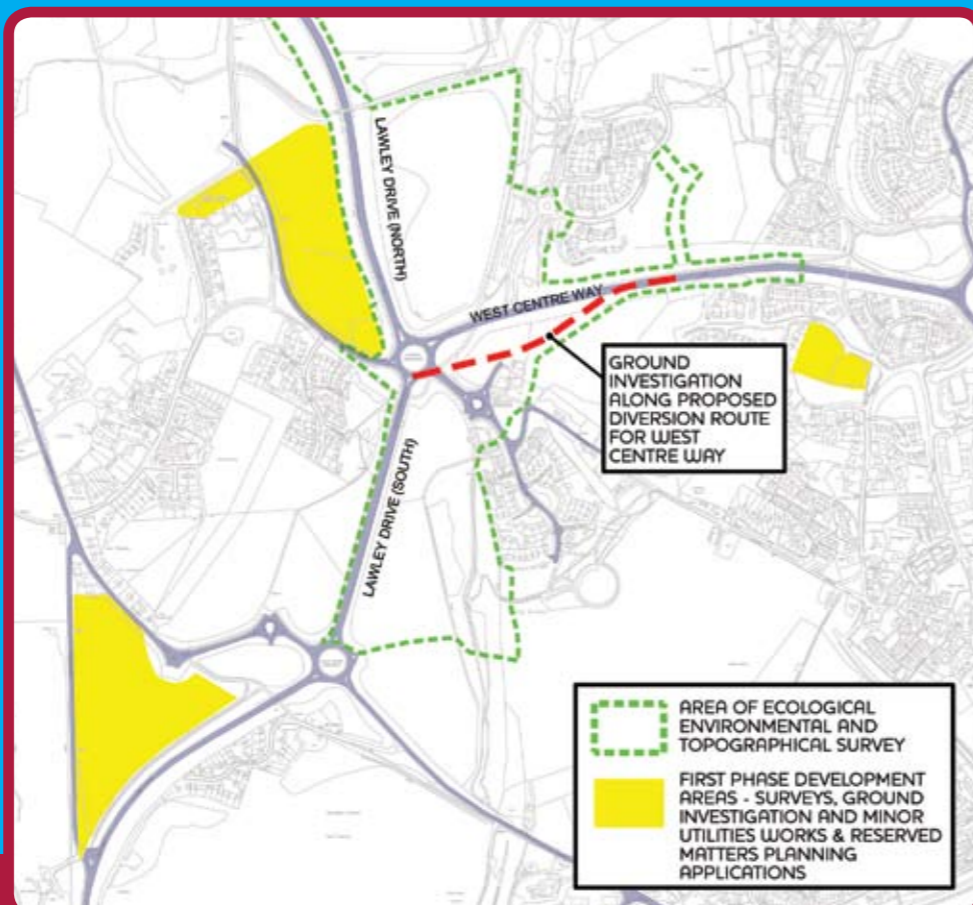


## WHAT HAPPENS NEXT?

Detailed reserved matters planning applications will shortly begin to be prepared for the first phase of the development. This will establish exactly what the development will look like, including house type design and layouts. These will be submitted to the Borough of Telford and Wrekin Planning Department for determination in Spring 2006. The location of this first phase activity is highlighted on the plan opposite.



PLAN SHOWING EARLY PHASES OF WORK

## SITE PREPARATION AND DEVELOPMENT

Further information gathering and preparatory work ready for commencement of the development has very much been the focus of our activities to date and will continue to be for the first half of 2006. As well as design, these activities will include environmental and ecological survey and protection work, minor service diversions, topographical survey and ground investigation ready for commencement of the first phases of the development in late 2006.

Ground conditions will be a key factor as the site is characterised by variable and potentially unstable ground resulting from a legacy of open-cast and deep shaft coal mining. These, combined with undulating and often steep topography have combined to create a highly variable set of engineering characteristics, which have left the ground in such a state that detailed investigation and remediation work is essential before any new building can take place.

Ground investigation work is expected to commence early in the New Year in areas off Dawley Road/ The Crescent and Arleston Lane, and to the southern side of West Centre Way. In each of these areas, investigations are expected to last for around 4-8 weeks. Following a period for analysis of the results and design, ground remediation work is expected to commence within these same areas in late 2006.

Construction of improved roads and services for both the existing community and the proposed development is expected to commence in early 2007. This will include the realignment of West Centre Way, the transformation of existing through routes into high quality boulevards, along with various other highway and safety improvements.

For more information please visit our website: [www.lawley.info](http://www.lawley.info)

Email: [lawley@englishpartnerships.co.uk](mailto:lawley@englishpartnerships.co.uk)

Contact Neville Stebbing at George Wimpey Major Projects on: 01277 236 848

or Lucy Allwood at English Partnerships on: 01952 237 734



# SHAPING THE FUTURE

AN UPDATE ON THE DEVELOPMENT AT LAWLEY - WINTER 2005



## INDIVIDUAL CHARACTER FOR LAWLEY

Since the last Lawley Newsletter, the Outline Planning Consent has been submitted to the Borough of Telford & Wrekin Council, to which approval was granted October 2005. Together with the planning consent, a Section 106 Agreement or 'planning gain' was also agreed providing a package of benefits for the existing and future community at Lawley. This includes 25% affordable housing to be spread across the scheme, being rented and shared ownership. A new primary school at the centre of the development - together with new local shops and facilities, several new and improved play areas, plus new sports pitches to the northern end of the development, improved public transport and recycling facilities. These measures will be developed in phases alongside the new development.

## APPOINTMENT OF A DEVELOPER PARTNER

English Partnerships has named the developers who will deliver the region's first sustainable extension. The developers were selected via a complex 2-stage competitive tender to develop, dispose and manage Lawley throughout its development and to effect the long-term estate management function.

The developers are:  
George Wimpey UK Ltd  
Barratt Homes Ltd  
Persimmon Homes Ltd

Over the past year English Partnerships has been procuring a development partner to build out the development, due to the size and complexity of the development together with our commitment to quality this has taken some time. We are delighted to announce our development partner as a consortium of George Wimpey, Persimmon Homes and Barratt Homes.

Together with our development partner we will progress more detailed design of Lawley and start to make the plans a reality.

As designs are developed, we intend to hold various local consultation events for local residents to be able to come and find out more about the development on an informal basis, the first of these events is being planned for early spring, **further details will be released closer to the time.**

George Wimpey UK, Barratt Homes and Persimmon Homes have joined together to create a team uniquely placed to deliver this project. The team has a proven track record in delivering large, mixed-use developments through innovative design, on brownfield sites with complex remediation requirements.

With the appointment of a strong and experienced team of developers, the Vision of all stakeholders is on its way to becoming a reality - an integrated sustainable community with a genuine sense of place, which will bring wider benefits to Lawley and Telford.

# THE DESIGN CODE

The Design Code for Lawley describes a vision for a sustainable community based on four distinct neighbourhoods. These are centred around a village square with shops, a school and commercial properties. The Design Code describes the characteristics of each of the neighbourhoods as well as a process of three distinct design stages that designers should follow to ensure the appropriate design quality is achieved.

HTA Architects have been working with the Consortium to complete the first of these design stages - the Neighbourhood Character Studies. The team has included specialist Architects, Urban Designers and Landscape Architects, who have worked closely with English Partnerships and their design consultants EDAW and Atkins to interpret the Design Code and development framework. The purpose of the Character Studies is to identify the design features that will make each of the areas distinct from each other, and to create visual representations of how future residents and visitors will be able to perceive and appreciate the relative characters of these neighbourhoods. A fifth study was also produced to investigate the potential of the village centre, Lawley Square.

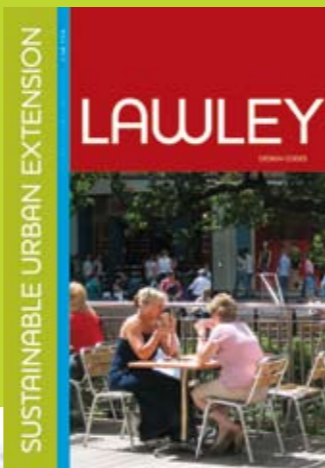
A principle ambition for the development of Lawley is to create a high quality and sustainable community. Central to this is the aim to form a unique development and one that is integrated into the region and the surrounding area. It is proposed that this is achieved through a detailed understanding of the spaces and buildings that make the existing towns and villages in the regions attractive and popular places to live. The team made visits to study the local Shropshire vernacular to appreciate local building styles and understand the qualities of the existing streets and squares. We were then able to apply these findings to the development of indicative solutions for each of the character areas, in line with the recommendations of the Design Code.

Our approach was similar to that required for the original competition bid, where we selected a typical block within each of the four areas and produced indicative designs for that particular block. Also of consideration was the existing site constraints in terms of mine workings and topography. Each block design developed a response to any constraint that prevented the block following the exact layout of the Development Framework, to demonstrate a methodology for all future development to respond to similar conditions.

The character studies concentrated primarily on principles of urban design, housing layout and landscape architecture. However following presentation and feedback from English Partnerships and their consultants the team are preparing additional supporting information relating to detail design of dwellings, material specification and construction detailing, for presentation in early 2006.

The work has been presented to local planning officers at the Borough of Telford and Wrekin at key stages of development with a presentation to the Steering Group in October 2005. We will produce individual design guides for each of the neighbourhoods. These will prove valuable aids for future design work and will assist with an efficient planning and highways approval process.

Whilst undertaking this work HTA have completed a delivery cross check of the whole masterplan to analyse the likely affect of the ground constraints on the development framework and proposed phasing. More recently work has started on the detailed design of the first phases to get the development underway.



LAWLEY VILLAGE NEIGHBOURHOOD CHARACTER AREA- TYPICAL VIEW

NEWDALE NEIGHBOURHOOD CHARACTER AREA - ELEVATIONS FRONTING ONTO PUBLIC OPEN SPACE

