

**CLIENT:** Mersea Homes and Hills (Residential)

**LOCATION:** Fiveways Fruit Farm, Stanway, Colchester, Essex



**DESCRIPTION:** Vision Statement, Masterplan and proving layout for 450 new homes and associated public open space.



Mersea Homes and Hills (Residential) commissioned Bluepencil Designs to produce a Vision Statement and masterplan with a detailed proving layout for their site at Stanway, south west of Colchester. Stanway is most famously associated with Stanway Hall, the home of Colchester Zoo.

This work was used to clarify the initial proposals and to form the basis of early discussions with Colchester Borough Council and Essex County Council.

The design of the layout is based on the concept that every home will overlook a green space. The small open spaces dotted around the layout are based on the shapes and sizes of the numerous small historic village greens in the surrounding area.

The site was allocated for 'up to 500 new homes' in 2010 and the proving layout was important for the developers and landowners to make decisions on density and unit numbers.

Bluepencil were able to produce a data-linked layout, providing the client with unit numbers, areas and density which changed automatically as the layout changed.

There were also complex phasing issues in relation to the proposed spine road which had to be clearly set out in the Vision Statement.

