Holderness Road Corridor Area Action Plan
Ings – a vision for housing led regeneration

Last time we met you...

Some of the things you said...

- Looking forward to seeing the improvement to the area
- Think very carefully about where games areas are located
- Provide more separation between the flats and the new houses
- Work with us
- Please get on with it
- Keep to budget
- Provide more bungalows
- Make sure traffic speeds are controlled
- Keep us informed
Why are we here today?

Making the “Ings Vision” real

Within the context of the agreed Holderness Road Corridor Area Action Plan, we are now carrying out pre-planning consultation for:

- The Ings masterplan:
  Outline application consultation for the main site between Saltshouse Road and Bellfield Avenue

- Perivale Close:
  Detailed application consultation for the first phase at Perivale Close and public open space

- New park:
  Detailed application for the new park extension of Bluebell Fields

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**Phase 1 Perivale Close - starts Spring 2014, first dwellings available for occupation late 2014**

**Phase 2 Battersea Close - starts 2015**

**Phase 3 Acton/Chelsea Close - follows Phase 2**

**Phase 4 Barnet Close - follows Phase 3**

**Phase 5 Balham Avenue - follows Phase 4**

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We need your thoughts and feedback
Our proposed masterplan:

- reflects “garden village” ideas that are popular in Hull,
- has large areas of public green space,
- has open spaces that are well overlooked by the new homes, helping to keep them safe and cared-for,
- has an improved road system to enhance traffic calming whilst maintaining easy car access to each home.
Masterplan

Road Safety Improvements

Junction of Saltshouse Road and Battersea Close

Proposed right turn “ghost island” markings to form a right turn ‘pocket’, like the existing junction layout at Saltshouse Road/Middlesex Road. This is intended to make right turns into the development safer and reduce congestion on Saltshouse Road.

Junction of Bellfield Avenue, Savoy Road, and the new crescent

Proposed traffic light controlled junction. Pedestrian crossings are shown to each branch of this junction, allowing safe pedestrian connections to the wider local area. These crossings replace the underpass beneath Bellfield Avenue, near the Ings shopping centre. The existing eastbound direction bus stop will be relocated nearby to allow the new junction to work as safely as possible.

Electronic queue detection sensors can be installed on the new crescent road which will detect a build-up in traffic and ensure that the new development remains as free of congestion as possible.

Street hierarchy: there are three main street types proposed that will make the Ings development accessible and safe.
Masterplan
Design and Belonging

We have looked at local historic architecture in order to understand what defines the character of a garden or suburban village and considered how we can define a new look and feel for Ings that reflects these qualities and is right for Ings in the 21st century.

The scale, layout, materials and landscaping of our proposals have been considered to help create a place of distinct character that appeals to existing residents but also encourages new people to move to Ings.

Different parts of our masterplan have different characters, below are some examples within our proposed plan.
Masterplan
Mixed Community

We propose lots of different types of housing to suit individual needs. This includes smaller homes for first time buyers, larger family houses and bungalows. Most of the houses are designed to the government’s Lifetime Homes standard so that they can be easily adapted for frail or disabled householders.

Roughly two thirds of the houses will be for sale and the rest will be for rent or shared ownership. The ownership or tenure of someone’s home will not be noticeably different from one home to the next.

Who lives here?...

- Students
- House shares
- Young couples
- Small families
- Big families
- Empty nesters
- Older adults
Masterplan

Chevin Site D

Chevin Housing Association is progressing its plans for “Site D” off Mitcham Road. These proposals are separate to the new Ings development, and are included here for information. The plans include a new Multi Use Games Area (MUGA). If you would like to leave any comments, please do so on the next board and we will ensure that Chevin and the Council are made aware of them.

Schedule of Accommodation

Phase 1 – 55 dwellings for affordable rent
- 8m 2 bed 4 person houses
- 15m 3 bed 4 person houses
- 18m 3 bed 5 person houses
- 5m 2 bed 3 person bungalows
- 10m 4 bed 6 person houses

Phase 2 – outline planning consent
- 33 dwellings for sale
Chevin Site D

Your thoughts...

The drawing shows the inclusion of a Multi Use Games Area (MUGA) which is a Hull City Council leisure proposal. As part of the public consultation exercise, we are now seeking your views on this amenity. If you would like to leave any thoughts or comments about this, please fill out a post-it note and stick it [below] or fill out a form before you go...
Perivale Close Site
Phase 1 - Layout

The Perivale Close site features:
1. a new central play area, well overlooked by surrounding homes
2. footpath diverted through new development
3. traffic-calmed shared-surface streets
4. a better integration of the new route into Wilberforce College
5. a landscaped buffer area between the new homes and the existing high-rise flats
Perivale Close Site
Phase 1 - House types

The first phase of the development, around Perivale Close, will include a range of two, three, and four bedroom homes. Housetypes 1 to 8 will be offered for sale, and housetypes 21, 22, and 23 will be available at affordable rents or with shared ownership.

The affordable homes and those for sale will be indistinguishable in appearance, and the same high quality of design, materials, and construction will be used throughout all the new houses.
Masterplan and Perivale Close Site

Your thoughts...

Thank you very much for coming to see our plans today.

If you have any more questions please speak to a member of the Compendium team.

If you would like to leave any thoughts or comments on what you like about our proposals, what you don’t like, and anything else you would like us to know, please fill out a post-it note and stick it [below], or fill out a form before you go...
The Ings area is currently well provided for in terms of public open space and there are playing fields, parks and amenity spaces all within walking distance of the sites.

The proposals include areas of new public open space to serve everyone.

The development proposals also create an opportunity to improve Bluebell Fields and we would like to hear your views on this.

The following boards explain how we intend to provide high quality open space within the new development. We invite your comments on these proposals.
Public Spaces

New Park: Layout

The new park will provide high quality, accessible and safe open space for all residents.

The park will be at the heart of the community and will be designed to encourage use by everyone.

The park could contain natural play areas for children, peaceful seating and picnic areas which could provide space for community social events.
Public Spaces

Phase 1: Perivale Close

There will be a pocket park in the centre of Perivale Close which will provide attractive natural play space.

The open space to the north west of the site will be landscaped to capture excess rain water. This area could create a wildlife and biodiversity habitat and will bring ecological and environmental benefits.
Public Spaces

New Park: What would you like included?

Would you like to see play equipment, wildlife areas, community barbecue facilities..?

There are many options and here are some suggestions to prompt you.

Have your say by commenting on the next board.
Public Spaces

Your thoughts

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Our commitment to local people

When we met last time we promised to work closely with local people. This event is specifically about our planning applications. We will be having further events:
- Across the area
- More locally
- Focusing on different aspects of our work

We will be making opportunities available for local people to train and work on our sites and local businesses to supply us and are again collecting names of people who are interested in opportunities.

We will set out exactly what local people can expect from us through a Residents’ Charter which we will be developing with the Ings TARA and the Council over the summer.