



Key Urban Design Principles:

Movement & Access

- 1 Pedestrian and vehicular access achieved via existing connections off Jubilee Way and Castle Way, seamlessly connecting with the existing 2m footway and green infrastructure.
- 2 Strong connectivity with the existing network of footpaths and cycleways that link to local amenities.
  - a. Central Pond Area
  - b. Jubilee Park
  - c. Green Link leading to Linear Park
  - d. Shops shops and services
- 3 Good public transport connections (bus, cycle and rail links) offering sustainable travel mode choices.
- 4 High-quality public realm with distinctive surface treatments and high-quality landscape designed to reduce vehicular speeds, encourage walking and promote social interaction.
- 5 Existing foul easement access safeguarded

Environmental Sustainability

- 6 A mixed tenure development, offering high quality, sustainable homes and lifestyles that encourage energy and resource efficiency

- 7 Multifunctional green infrastructure, with high quality landscape design, fronting, permeating and connecting the development for people and nature.
- 8 Attractive, multifunctional landscape/attenuation areas to manage surface water and enhance biodiversity; planted with a custom designed wet meadow mix and providing a space for the community to enjoy.
- 9 Proposed Bio-retention device / rain gardens receiving surface water; providing wildlife connectivity within the site; softening and animating the street scene.
- 10 Attractive street planting, with ornamental/fruit trees, hedgerows, shrubs, grasses and ferns softening and animating the streetscene; managing surface water, enhancing wildlife habitat connectivity and supporting health and well-being.
- 11 Integration of a green link, aligned with the key view corridor between the Central Pond and Tregwylm Castle area. The link will connect to the wider footpath network and be punctuated by trees, planting.
- 12 Wildlife corridor along the eastern boundary linking to the Tregwylm Castle remains woodland.

- 13 Permeable block paving shared surface / parking pays offering SUDS potential and introducing attractive variations within the streetscene.

Community Safety

- 14 Careful detailing of the public realm to help promote safe connectivity, linked back into the wider context
- 15 High-quality boundary treatments to create attractive spaces whilst managing changes in level and restricting access where necessary.
- 16 Varied front garden setbacks, with carefully designed boundary enclosures to manage access and create attractive streets.
- 17 Provision of private amenity space, providing residents with private, secure space with opportunities for growing food.


- 18 Private, secure amenity space, providing opportunity for small fruit trees, growing vegetables/fruit encouraging healthy living.
- 19 Considerate of existing residents with proposed units, elevations and gardens and boundary treatment carefully positioned to respect residents right to privacy.

Character

- 20 Attractively landscaped, tree-lined streets and spaces forming and linking the gateway arrival routes and spaces seamlessly with the wider Jubilee Park neighbourhood.
- 21 Key focal buildings positively addressing and animating key routes and view corridors.
- 22 Strong street and frontage treatments encourage a strong, legible sense of place. Simple forms and repetitive features serve to enhance character.

Scale 1:500  
0 10 20 50



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Jubilee Park, Rogerstone	1:500@A1	April 2021	HAL	
Drawing Title	Project No.	Drawing No.	Revision.	
Illustrative Masterplan	2105	IMP-01	-	