

## **Design and Sustainability**

### **Development at Port Marine, Portishead**

**Date of Completion : March 2005**

**Developer:**

**Knightstone Housing Association:**

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**Partners:**

**Crest Nicholson South West Ltd:**

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**North Somerset Council:**

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**Master Plan:**

**Llewelyn Davies Yeang : [www.ldavies.com](http://www.ldavies.com)**

**BAA Architects and Planners : [www.bba-architects.co.uk](http://www.bba-architects.co.uk)**

**Engineers:**

**Ove Arup & Partners : [www.arup.com](http://www.arup.com)**

## **Background**

Port Marine is situated northwest of Bristol where the river Avon meets the Severn Estuary. Previously there were two coal-fired power stations on the site which were decommissioned in the early 1970s, but it was not until the early 1990s that Crest Nicholson South West Ltd started working with North Somerset Council to develop a master plan. The plan was developed by Llewelyn-Davies in conjunction with BBA architects and planners.

The site was decontaminated ready for construction. This involved the removal of pockets of oil. The power station had been demolished to 2m below ground, but 30m deep remaining structures required the engineers, Ove Arup and Partners, to design special flexible techniques for the foundations.

## **Scheme Details, Process and Programme**

The first phase of this development comprises 920 dwellings on a 14 hectare (45 acres) site. We have developed 50 affordable dwellings in partnership with Crest for both rent and shared ownership in several locations across the site.

The site is built adjacent to a new marina which is an integral part of the overall development. The design has taken on a distinct nautical theme and provides a high density contemporary style with regency, Arts and Crafts and Flemish influences.

The development provides a series of terraces, crescents, individual houses and apartment blocks, set around communal and more private open spaces. Different architects were responsible for the various neighbourhoods.

Key features of the project include :

- Developer house types used with small modifications to make the scheme tenure blind.
- Public artwork included within the design which was promoted by us.
- All homes built to eco home standard good (including the private homes). We were able to convince the developer of the marketing benefits of achieving this standard.

## **Best Practice outcomes and lessons learnt**

- Narrow streets, discreet parking, extensive hard and soft landscaping and public artworks, all add to the sense of place.
- The original masterplan provided an excellent framework for development, but some of the inspiration got lost in the implementation.

- Many of the buildings are well detailed with considerable research and care gone into their execution.
- A large amount of public open space – including the existing wildlife reserve.
- Community facilities incorporated into the development – library, health centre and a new primary school. A transport interchange augments existing networks.
- Post completion surveys revealed that 82% of residents were very satisfied with the scheme and their new homes.
- All shared ownership properties sold and are appreciating in value at a much greater rate than surrounding properties in Portishead.
- Scheme has already won many design awards including the ‘Building for Life’ Gold Award in 2004 for the Master Plan and also recognised by CABE as an exemplar scheme ([www.cabe.org.uk](http://www.cabe.org.uk)).

Construction is now underway on the second phase of the scheme to the east of the Marina which includes 2,500 more homes, sheltered housing, a library, health centre and a new primary school. A transport interchange will augment existing networks and there will large amounts of public open space –including the existing wildlife reserve. We are developing a further 150 affordable homes as part of the section 106 requirements in this phase.

**PORT MARINE, PORTISHEAD**



Masterplan of the housing development. Different buildings in each section are designed by different architects.



Aerial view of the site under construction



Shared Ownership Housing



Public spaces are carefully detailed and landscaped, clearly marking pedestrian zones.