

## Improving The Uplands



Greening The Uplands



Creating a More Sustainable Future



Improving the Variety of Housing



Forming safe, clear and accessible routes into and across The Uplands

### What

Significant place making & travel improvements, including selective demolition of housing to make way for more varied types and tenures (rent/sale/shared ownership).

### Why

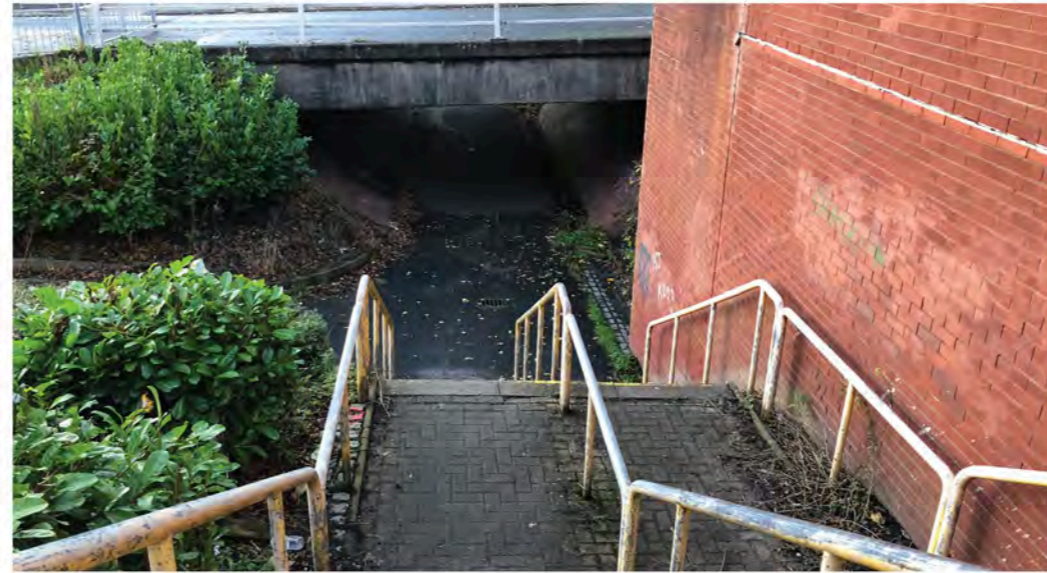
To improve the housing offer, and sustainability; providing greater choice to residents alongside significant place making and environmental improvements.

### When

Work in The Uplands is likely to start as the regeneration of The Local Centre area is nearing completion, so approximately from 2028 onwards.



# The Uplands - Current Challenges



The Uplands - Challenges



## A Vision for The Uplands



A Green Avenue of trees and soft landscaping to the heart of The Uplands - improving the character of the area

New pedestrian and cycle ways will provide safe, sustainable links between the bus-way and Town Park

The subways will be closed and replaced with level access pedestrian crossings to improve pedestrian movement.



An East-West connection will provide safe, overlooked pedestrian and cycle access towards Shopping City

New housing will look into Town Park. Widened openings allow the green of Town Park to be seen across The Uplands

A broad mix of own-front-door apartments, bungalows, and family houses to support a resilient community.



## A Vision for The Uplands

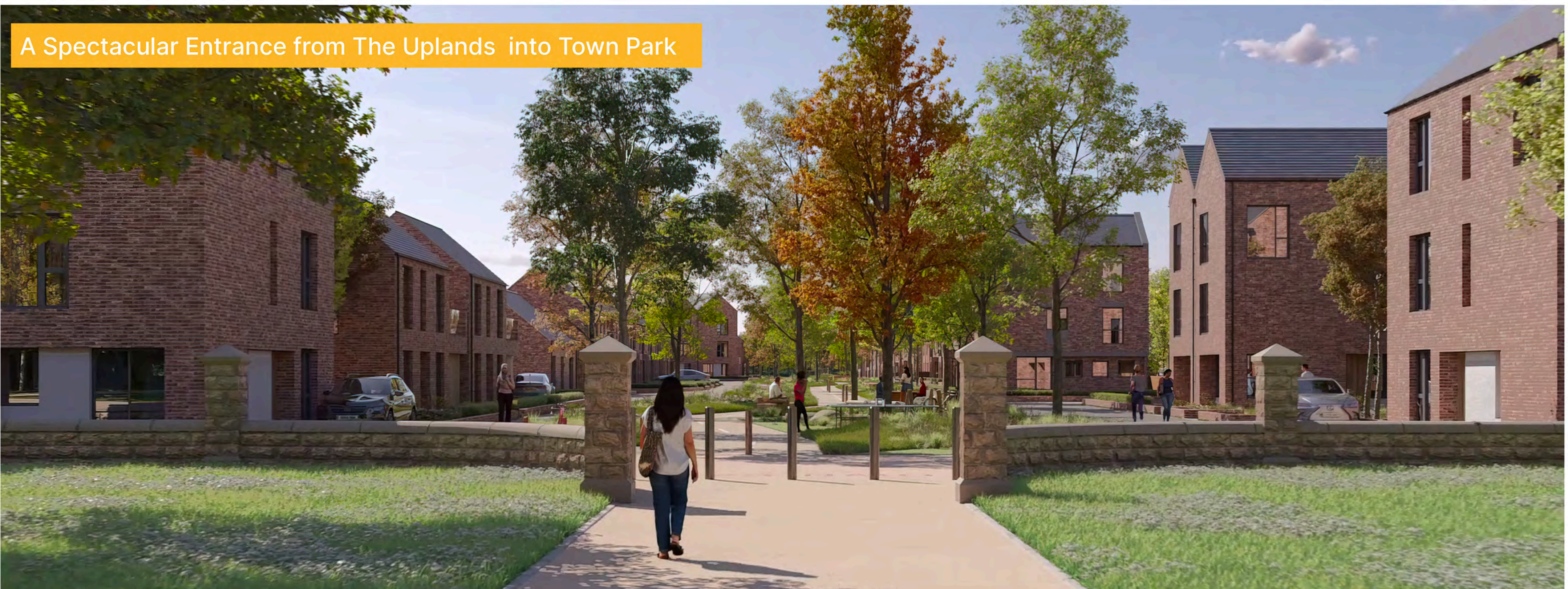
Aerial View from The Bus Way Showing The Green Avenue



The Green Avenue - Integrating Open Space and Housing



A Spectacular Entrance from The Uplands into Town Park







# Greening The Uplands



New and existing roads, paths and cycleways will be bordered by tree planting throughout The Uplands.



Existing trees will be retained wherever possible - particularly along Palace Fields Avenue.

A vision of The Uplands landscaped throughout to provide biodiversity, sustainability and a soft improved character.

New landscaping will provide visual and practical benefits including environmental benefits.

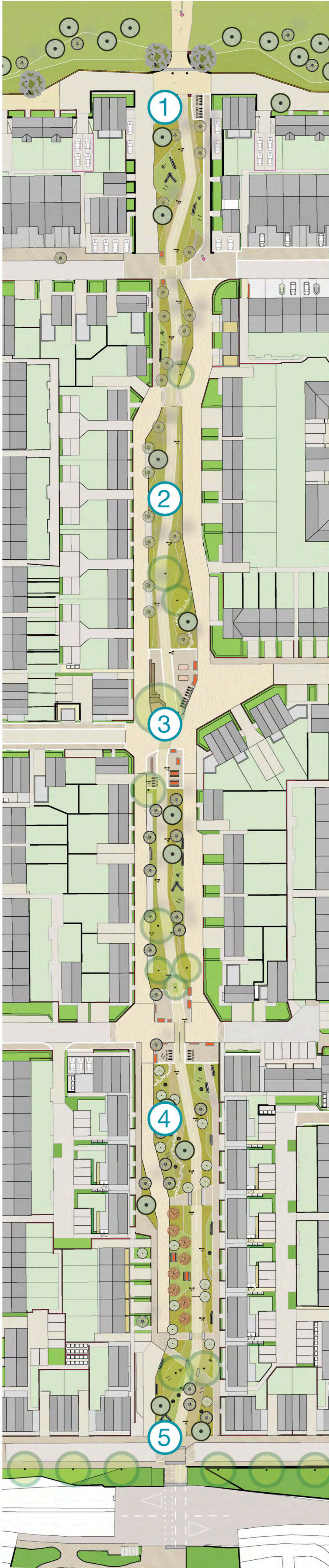
New entrances will set the scene immediately with tree lined streets and improved vistas to Town Park.

Town Park will be better connected into The Uplands to ensure that the benefits of open space are maximised





## ○ Greening The Uplands - A Green Avenue ○



The Green Avenue will open onto Town Park with a well designed and inviting pedestrian and cycle entrance - a new dynamic gateway to Town Park.



A cycleway will run the full length of The Green Avenue, with pedestrian friendly shared surfaces to either side to create a pleasant connection from the Hospital to the Park



Mid way along the length of the Green Avenue, a widened area opens up as the new link towards Shopping City meets The Green Avenue.



Spaces to play, sit, meet and relax are provided along the full length of The Green Avenue, providing a varied mix of open space for the community



The Southern Entrance of The Green Avenue will create an open and welcoming feel to The Uplands with an accessible level crossing replacing the subway.







## Improving the Variety of Housing



A broader mix of houses and homes are proposed for The Uplands with variety of type, tenure and size.

Homes are proposed to be mixed across the estate in a more cohesive and tenure-blind way.

The number of apartments is reduced and more spread out across The Uplands.



All new apartments will be own-front-door apartments with no shared communal facilities.

New bungalows and bungalow/garden apartments will provide accessible homes.

New homes will be to current space and environmental standards to provide long term sustainability





Safe, Clear, and Accessible Routes



Openings into Town Park and towards Shopping City widened and improved to create safe attractive routes.



Existing Roads improved visually and a clear hierarchy of use established to prioritise pedestrian and cycles.



Connections to wider cycle and pedestrian footways improved. Open spaces connected for enjoyment by all



○ Creating a More Sustainable Future ○



New housing will be built to generous space standards, improving the flexibility of choice for the community.

New housing will embrace improved energy conservation standards to reduce household bills.

New housing will create safe overlooked public spaces to help improve the neighbourhood.



New housing design will adhere to best practice standards Building for a Healthy Life and Healthy Streets

A wide choice of sizes and types of housing will ensure that The Uplands can meet the needs of all of the community

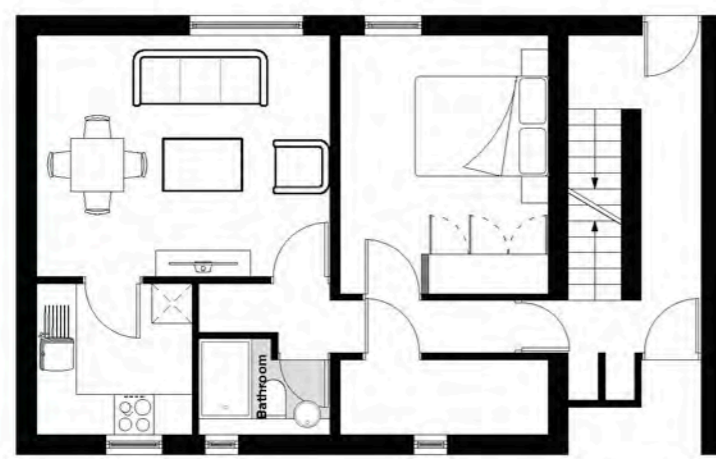
Accessible housing will allow multi-generational living in homes that foster a wide and balanced community





○ **Creating a More Sustainable Future** ○

Typical Existing Apartment

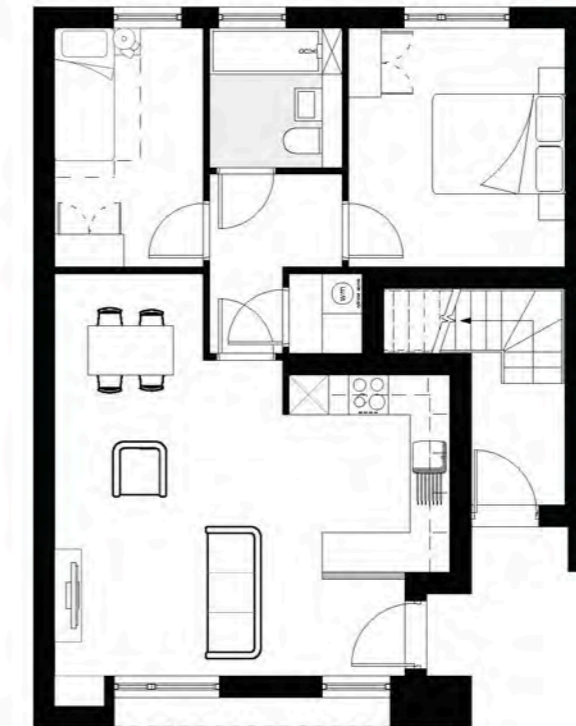


Existing Floorplan

**Benefits**

- Individual front door from the street
- Open plan living
- Appearance of a house
- Accessible Ground Floor
- EV Car Parking Space
- Vastly improved energy efficiency

Proposed Own Front Door Apartments



Proposed Floorplan

Typical Existing 2 Bedroom House



Ground Floor

First Floor

**Benefits**

- EV Car Parking Space
- Larger private Gardens
- Larger private driveways
- Improved Accessibility
- Bin storage to rear
- More flexible Bedrooms
- Downstairs WC
- Open Plan Dual aspect living space
- Vastly improved energy efficiency

Proposed 2 Bedroom House



Ground Floor

First Floor

Typical Existing 3 Bedroom House



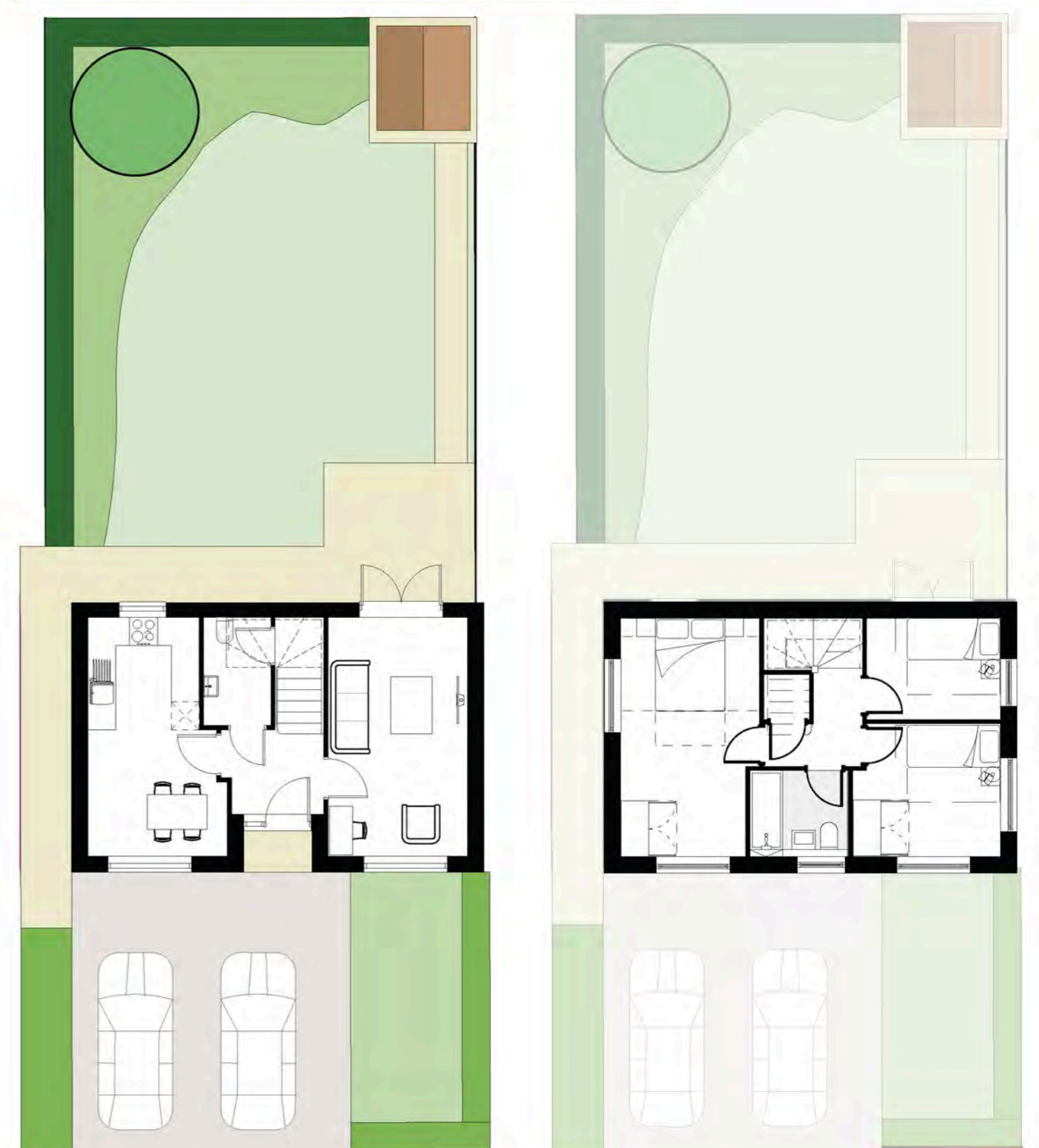
Ground Floor

First Floor

**Benefits**

- EV Car Parking Space
- Increased Gardens
- 2 Car parking Spaces
- Open Plan Living
- Bin storage to rear
- Dual Aspect rooms
- Larger footprints
- Downstairs WC
- Vastly improved energy efficiency

Proposed 3 Bedroom House



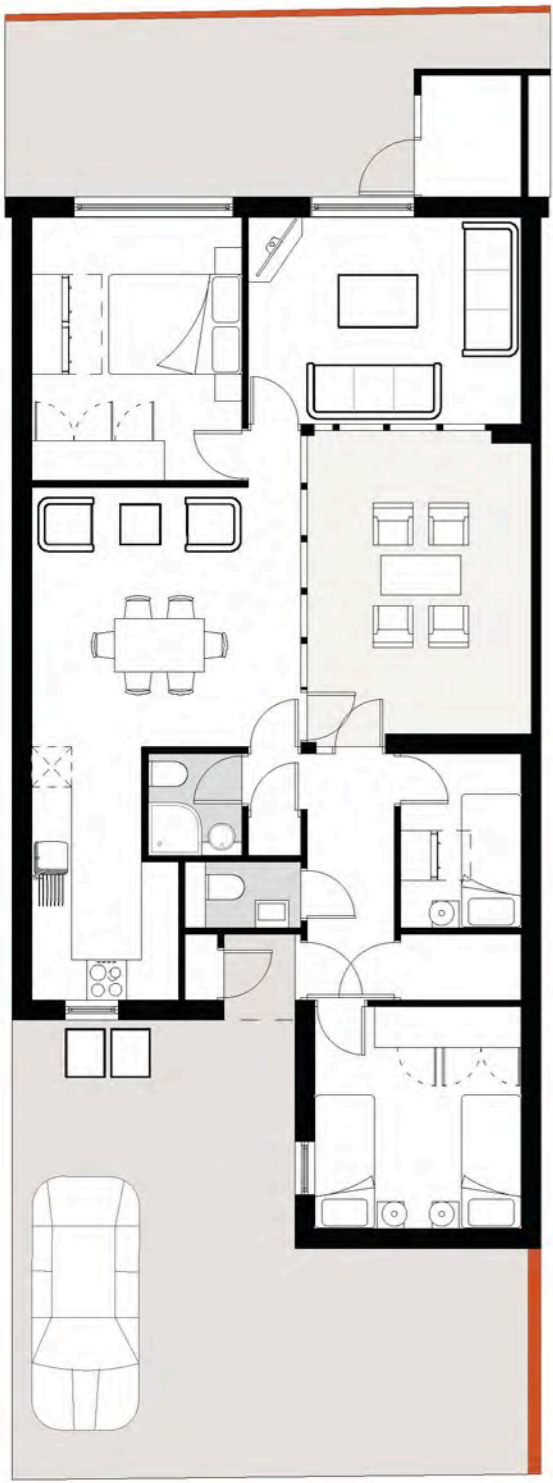
Ground Floor

First Floor



**Creating a More Sustainable Future**

Existing Bungalow



**Benefits**

- Larger private Gardens
- Accessible Layout
- EV Car Parking Space
- Range of layouts
- Defensible front gardens
- Conventional circulation
- Vastly improved energy efficiency
- Open Plan Dual aspect living space

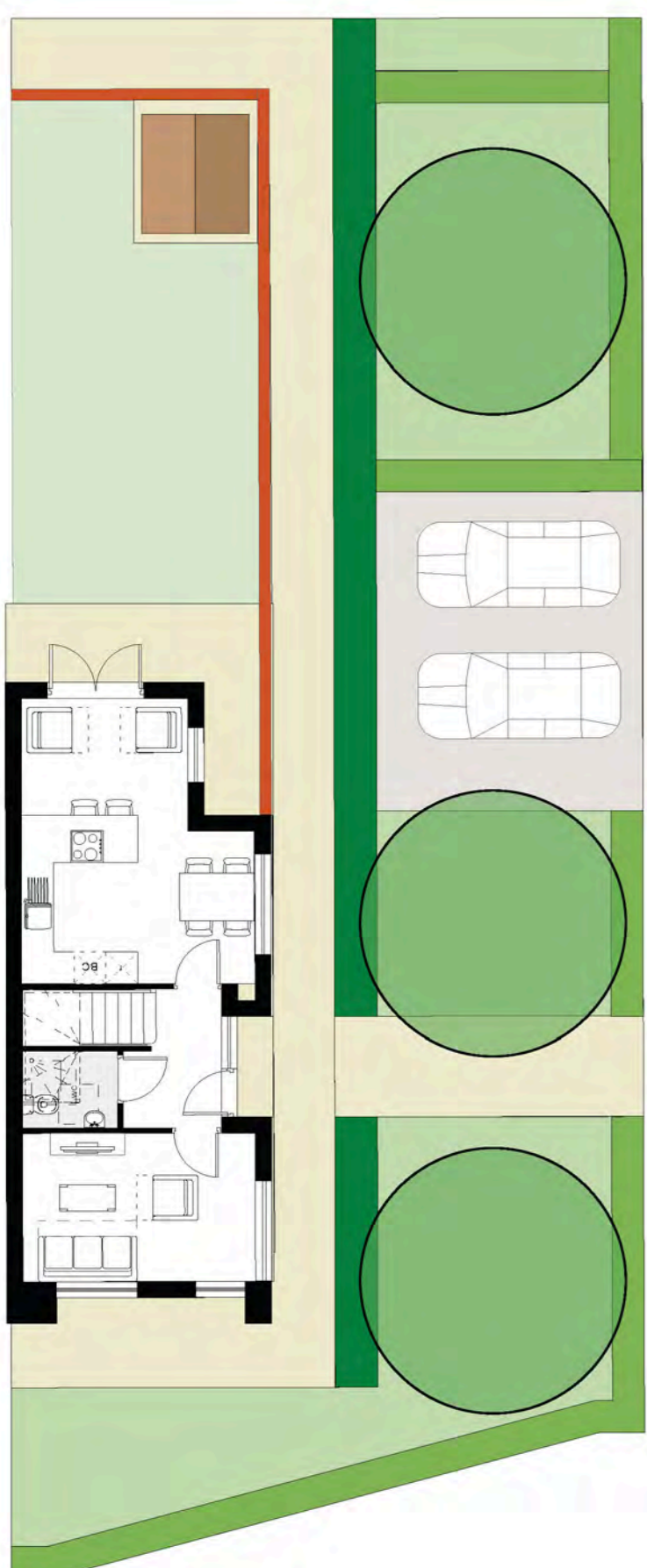
Proposed Garden Bungalow



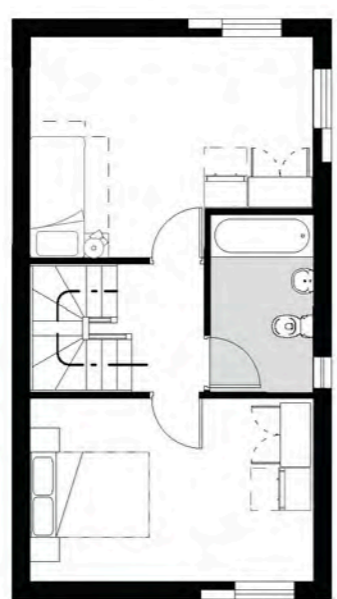
Proposed Bungalow



**Broader Range of Homes**



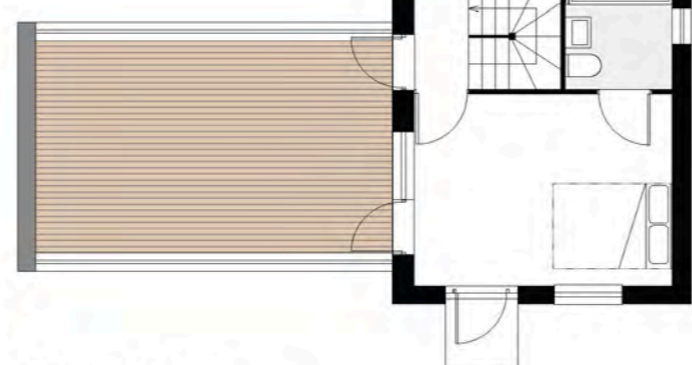
Ground Floor



Second Floor



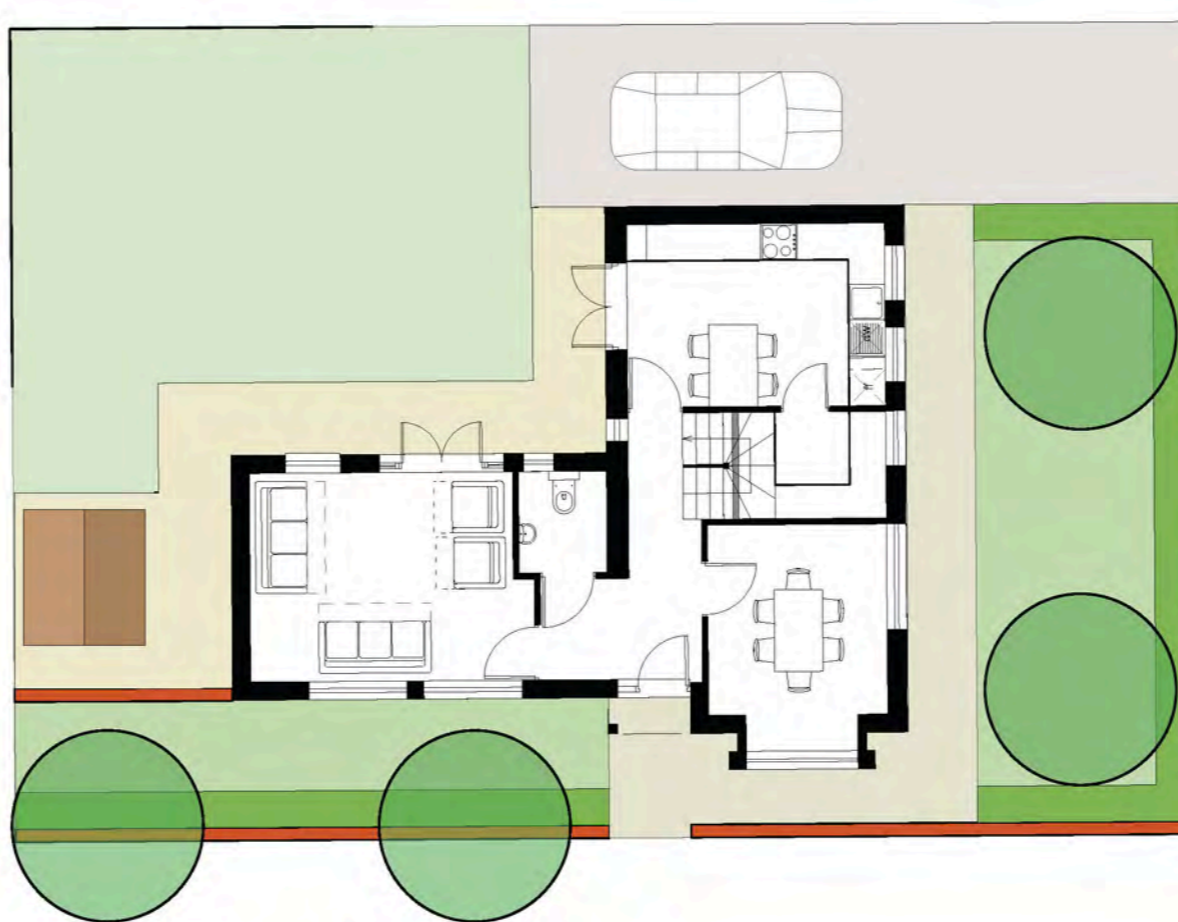
First Floor



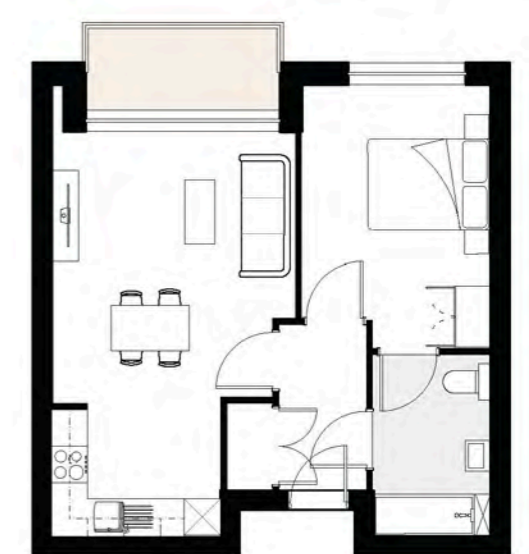
First Floor



Second Floor



Ground Floor



2 Bed Apartment



2 Bed Apartment

Proposed 4 bedroom 3 Storey House

Proposed 4 bedroom 3 Storey House

Extra-care Apartments