



BRACKENHILL PARK, HAMILTON

Sustainability Case Study

Rev. 002 03.05.23

STEWART
Milne
HOMES

PEOPLE-SHAPED PLACES

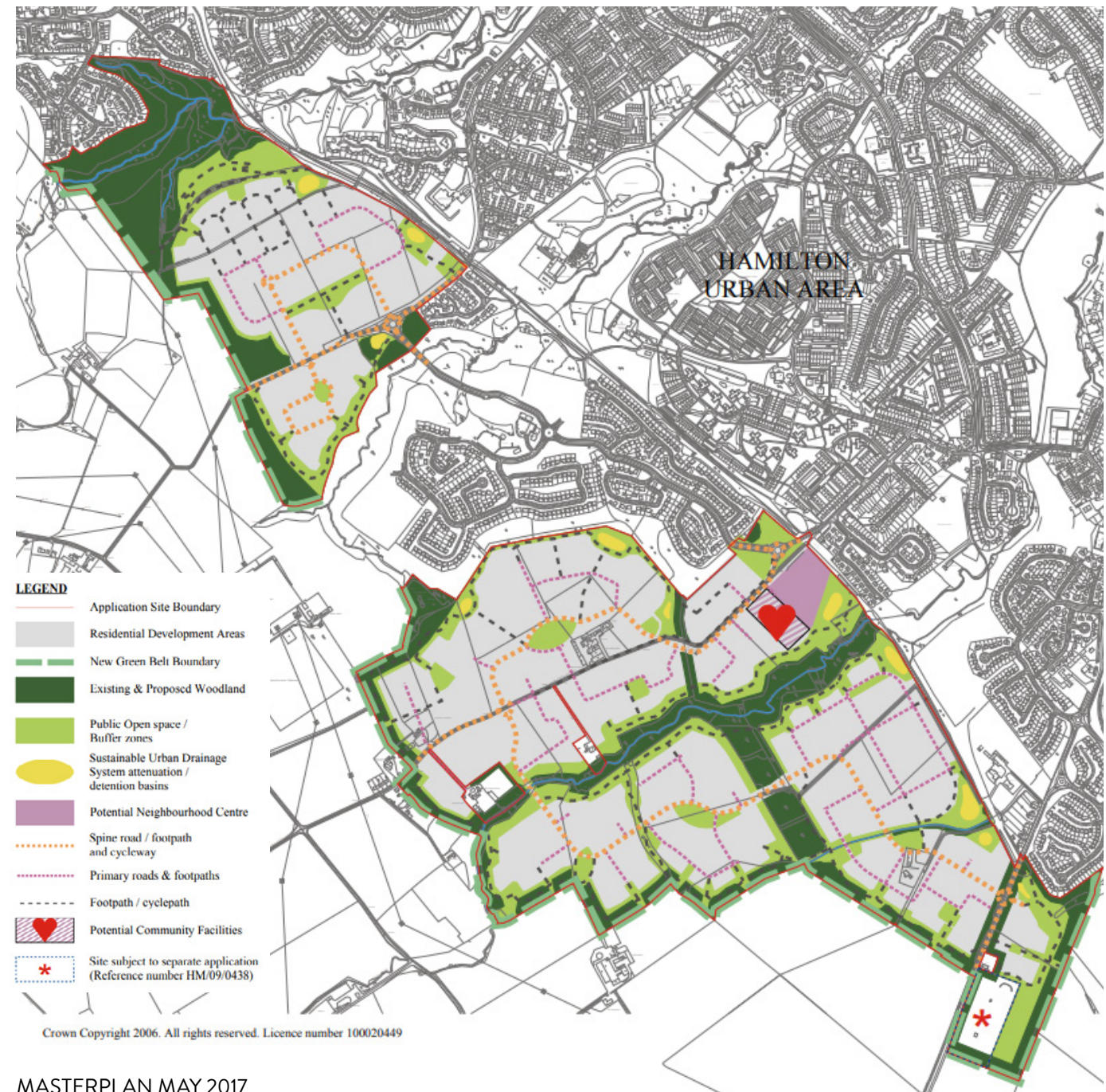
BRACKENHILL PARK, HAMILTON

OVERVIEW

In May 2017, Stewart Milne Homes secured Planning in Principle for the Masterplan to develop 2000 homes along with the creation of a Neighbourhood Centre.

The application area covered 171 hectares on the south side of Hamilton.

Construction started in 2017 and around 450 homes have been completed to date by a number of developers.



BRACKENHILL PARK, HAMILTON

MASTERPLAN PRINCIPLES

ENVIRONMENT

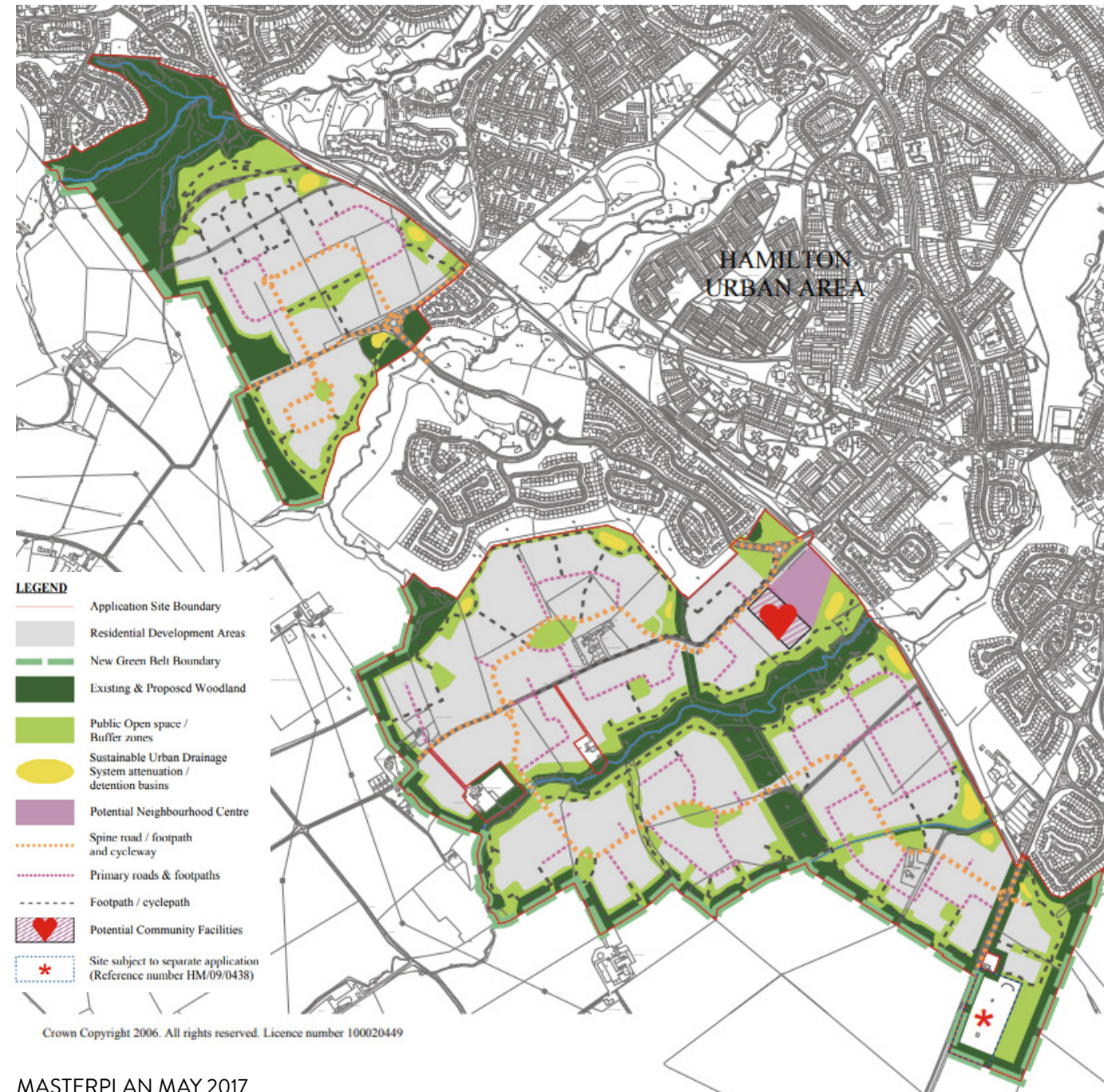
- Over 30% of the development area left as green space
- Existing landscape network retained and enhanced

COMMUNITY

- 6 Acres retained for a future Neighbourhood Centre, with plans for services such as shops, surgery, child care. Delivery of this centre is not within Stewart Milne's control and detailed proposals are yet to be established.
- Recreation and access to the landscape a significant aspect of creating a healthy environment

ECONOMIC

- Over five different Housing Developers expected to be active on site
- Over 150 new homes to be developed every year, including affordable housing
- Over £17.5m of financial contributions established for investment in local community through Section 75 agreement with South Lanarkshire Council



BRACKENHILL PARK, HAMILTON

DETAILED PROPOSALS FOR STEWART MILNE HOMES DEVELOPMENT

PHASE 1

Detailed Proposals for 323 Homes

In May 2017, Stewart Milne Homes secured planning in detail for 323 homes.

Designed around its beautiful landscape setting, we have created a new community with wellbeing at its heart.



01 LANDSCAPE STRATEGY (PHASE 1)



LANDSCAPE CORRIDORS:
Strategic landscape corridors aligned with views. Landscape buffers to existing mature trees around the site and along Meikle Earnock Road, wide enough to accommodate footpaths and/or cycleways.

ARRIVAL:
The landscape setting will play an important part in creating high quality arrival points.

THE HEART:
We will create a landscape heart within the development. Big enough to accommodate community activities.

DEVELOPMENT ROOMS:
By creating a landscape strategy from the existing site characteristics, we created rooms for development, which are strongly connected to the landscape.

02 ROADS HIERARCHY (PHASE 1)



HIERARCHY:
A clear hierarchy aids orientation within the site & slows traffic in core residential areas.

The typical hierarchy would be:-

Upgrade Meikle Earnock Road to 6.5m wide spine road with path/cycleway & trees;

5.5m wide tree lined avenue entering each development room with single 2m verge & footpaths either side;

5.5m wide street with paths;

4.8m lanes with no paths and services in the carriageway.

View of narrow lanes with shared surface for pedestrians and cars.



View of transition from streets with footpaths both sides into shared surface lanes.



03 PEDESTRIAN CONNECTIONS (PHASE 1)



FOOTPATH NETWORK:
Informal footpaths will run within landscape belts, creating a coherent network, offering a healthy outdoor environment for residents.

Paths will vary from 2m wide for pedestrians and 3m wide for cyclists with asphalt or whin-dust finish.

04 MASTERPLAN (PHASE 1)



DESIGN PRINCIPLES:
Masterplan underpinned by Strategic Landscaping making the proposals connect with its surrounding context;

Clear roads hierarchy established;

Extensive footpath network through landscaped corridors creates a healthy living environment and helps create a connected community;

Arrival points considered at start of design;

Location of SUDS established;

Village Green within the site can be catalyst for community activity.

View of pocket park.

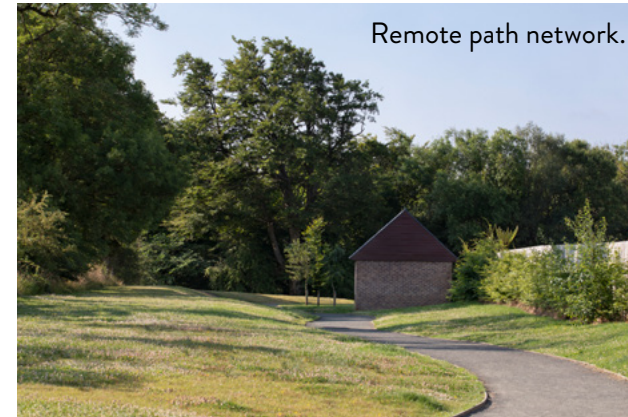


BRACKENHILL PARK, HAMILTON ENVIRONMENT

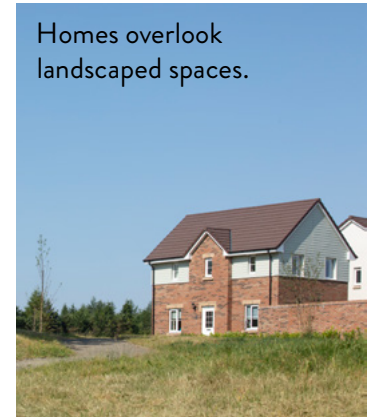
- Designed to create a parkland setting within overall 47 acres
- Over 17 acres (36%) of the site retained for landscaping open space commonly maintained by the community and fully accessible with extensive remote footpath network
- Three surface water detention basins to contain overland flows and discharge into existing water courses at 1:200 year flood event flow rates
- Over 300 No. Trees planted
- Over 300 No. 3 Litre and 5 Litre Shrubs planted
- Over 7000 hedge specimens planted
- Over 5000 bulbs planted
- Outdoor Access Plan completed to ensure high quality access to the new and surrounding landscape
- Over 70 homes in the 1st Phase utilise Photo Voltaic panels and Air Source Heat Pump central heating as a trial towards moving to full electric in 2024



Main image: Homes overlooking landscaped wild flower SUDS areas.
Image below: SUDS designed to sit in existing landscape framework.



Remote path network.



Homes overlook landscaped spaces.

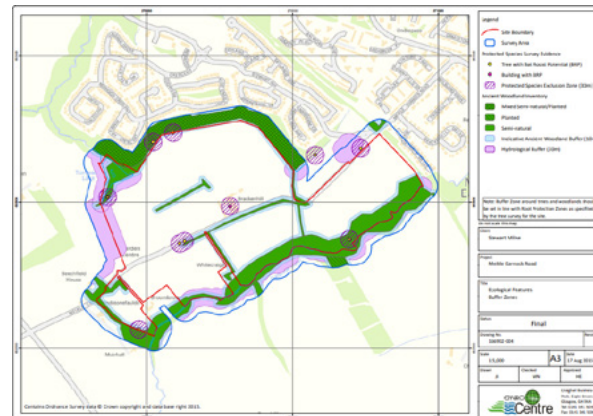
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ECOLOGY

- One hectare of Ancient Semi-Natural Woodland protected within Cadzow Burn corridor and enhanced through new planting and ongoing management plan
- Bluebells retained and protected within one hectare Cadzow Burn corridor
- Bats surveyed and found in trees. All bat roosts protected and retained
- Badgers identified through surveys and protected from construction and development
- Otter activity discovered through ecological surveys off site and highlighted to construction to ensure vigilance if discovered on site
- Outdoor Access Plan completed to ensure high quality access to the new and surrounding landscape



Main image: Remote paths weave around sustainable drainage basins and streams.
Image below: Ecology survey.



BRACKENHILL PARK, HAMILTON COMMUNITY

- 323 New Homes
- Over 2km of remote countryside walks surrounding the development
- Over 0.6km of footpaths remote from roads within the housing development areas
- Over 0.5km of cycle paths created to link to wider networks
- Over 36% of the development area (17 Acres) remains as publicly accessed open space incorporating the path networks noted above
- 2000sqm Village Green provided at the heart of the development to encourage farmers markets and community events
- Strategy for future bus services created
- 3 New Play Areas constructed, all with direct/car free connections to surrounding parkland
- Wide mix of homes from a 3 bed mid-terraced home to a 5 bed detached home, helping create a vibrant and healthy community



Main image: Play areas overlooked.

Images below: Walling steps down to form seating and Village Green.



BRACKENHILL PARK, HAMILTON

ECONOMIC

Apprentices Currently on our Development

- Aidan McKosker, joiner working with Martin and White
- Reece Mitchell, joiner working with Martin and White
- Mhayo Dower, joiner working with Martin and White
- Robbie Graham, electrician working with AGE
- Joe Wright, plumber working with CFS
- Reece Hamilton, architectural technician working with SMH

Through the Section 75 Agreement with South Lanarkshire Council, Stewart Milne are funding the following:

Roads and Transportation Improvements in Local Area

Includes upgrades to existing junctions and cycle routes to the Tech Park and Town Centre

- Total £4k per home = £1.3m for Phase 1

Education Resources

Includes upgrades and extensions to three primary schools and a secondary school

- Total £4k per home = £1.3m for Phase 1

Community Resources

Includes upgrades to Local Village halls, sports facilities and sports pitches

- Total £500 per home = £161k for Phase 1



Main image: Six apprentices currently on site.

Image below: Walling steps down at entrance to parkland walks, giving opportunities for people to sit and gather.



A SUCCESSFUL PLACE TO LIVE

8 weeks after moving in to their new homes, we ask our customers; *If you were to describe your development to a friend, what one thing would you be most positive about?*

'The location and the natural fauna and flora. There is a natural tree line on my development, and because they have retained the natural tree line around the development, it makes it feel a bit more mature.'

'There's a country feel about it.'

'It's just gorgeous, there's not one thing. It's so peaceful and the setting of where it is, it's just lovely. It's a semi rural setting, right at the top of the hill.'

'It gives you easy access to the countryside.'

'I like the openness as you approach the estate. The houses are beautiful and there is a lot of greens.'

'The village like layout. For me, a lot of new build housing estates are boring and you can get lost in them as they are a bit vanilla and bland but this one has been designed particularly well. It's the layout, the landscaping and how they have designed the houses. It's a community atmosphere and there are paths to encourage people walk about their local streets.'

HOW CAN YOU PLAY YOUR PART?

Please read our strategy to get informed and join one of our upcoming engagement sessions.



Scan the QR Code to read our strategy.

We have created a Sustainability Team, with representatives from all areas of our business. They will need your help to develop and implement this years annual improvement tasks.

If you have a particular interest in any of the areas within our strategy, please contact our Sustainability Team at:
sustainabilityteam@stewartmilne.com

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