

Fossetts: Where are we today?

Fossetts Thames Plaza are currently preparing a Hybrid Planning Application (Part Detailed and Part Outline Application) for a residential-led masterplan of land at Fossetts, accessed from Fossetts Way and Eastern Avenue.

The new residential-led application for Fossetts reflects the new owners of Southend United Football Club's (SUFC) commercial objectives to remain at Roots Hall Stadium. Whilst the existing planning permission permits the construction of a 21,000 seater stadium, a hotel, soccer domes and up to 1,461 residential units in a mix of apartments with some family sized homes, this will no longer be progressed.

Whilst a small part of the Rochford land will be included within the Fossetts scheme for mostly flood attenuation and open space uses, all football related uses will no longer be promoted with the newly developed training centre being shortly transferred to SUFC with the benefit of the existing planning permissions.

Our Team

Thames Plaza are working with a multi-disciplinary design team to develop proposals for Fossetts. The team is made up of the following consultants:

Corstorphine & Wright

Zone A Architect



PowerHaus

Planning Consultant

Levitt Bernstein
People.Design

Zone B Masterplanner, Architect and Landscape Architect



Ecologist

HEYNE
TILLET
STEEL

Civil, Structure and and Transport Consultants

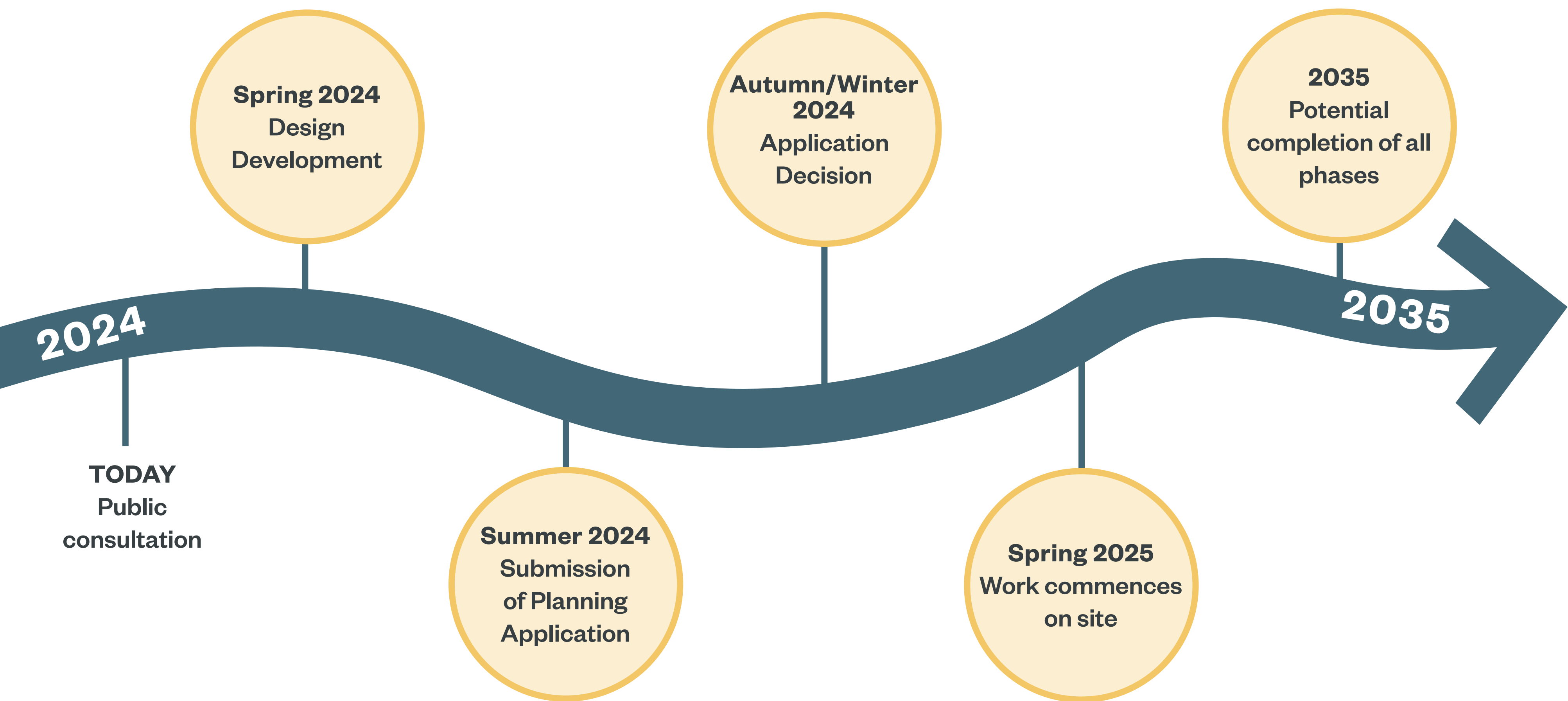
SRE

Daylight Sunlight, Wind, Microclimate and Air Quality Consultant

orion.

Heritage Consultant

How long will it take?



Want to know more?

For more information, please contact **PowerHaus Consultancy** on **020 7724 0510**, or visit www.powerhausconsultancy.co.uk where a copy of these boards will be available until the 5th April 2024.



The Masterplan: An overview

The Zones

The revised masterplan is split into two main parts:

Zone A

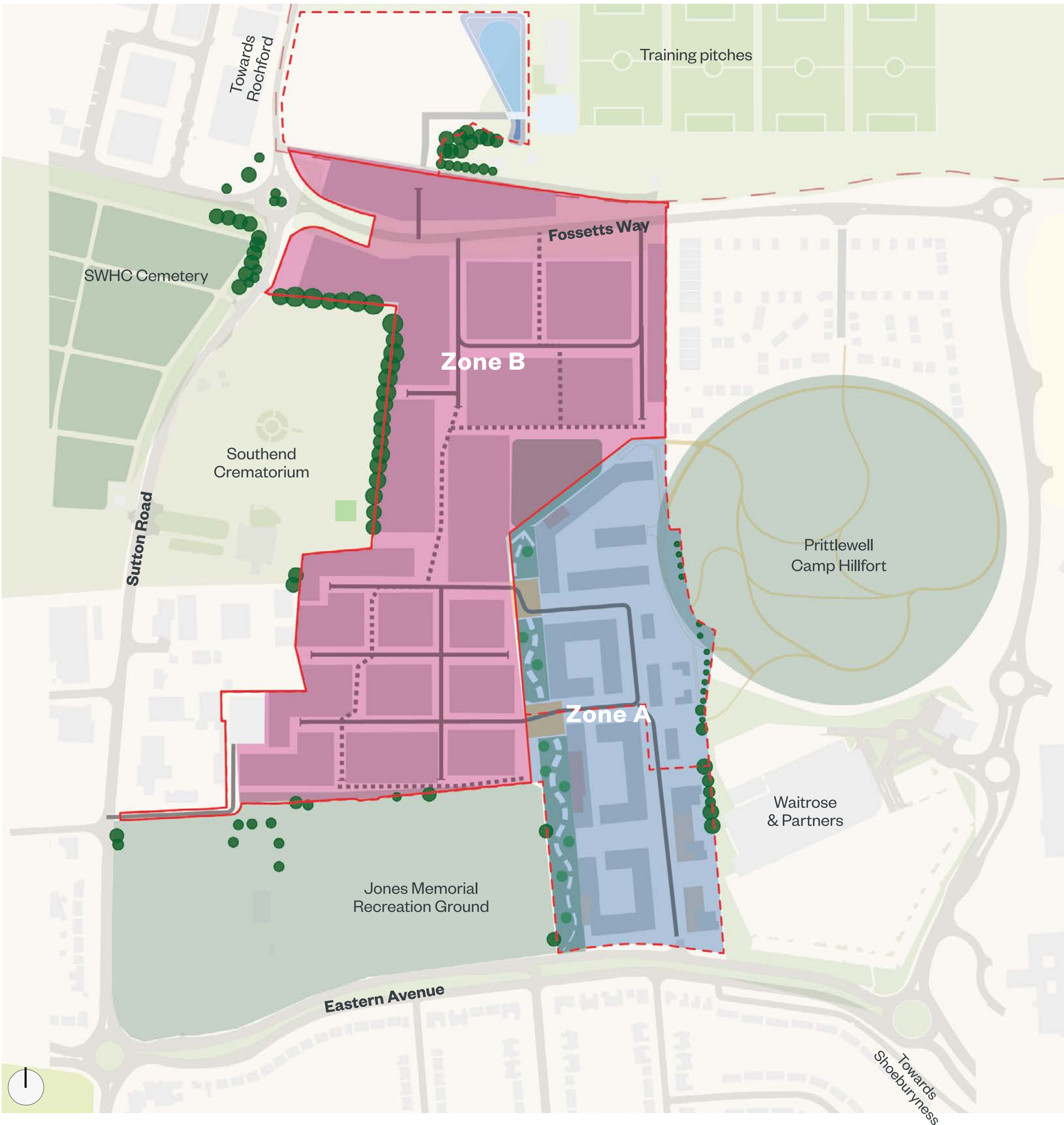
You will have seen designs for this before - we are making some small changes to this area, but most of this including the Linear Park, will stay the same.

More information on the changes to Zone A is provided on Board 3!

Zone B

As the stadium is no longer required at Fossetts, this part of the masterplan is new. It will be a residential-led scheme providing lots of new, family homes for Southend.

More information on the new design for Zone B is provided on Boards 4 -8!



What will the masterplan deliver?



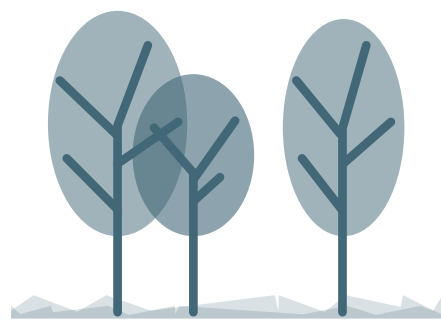
555
houses



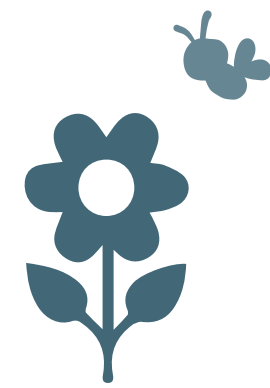
3,600
sqm of
commercial,
retail and
residents
amenity space



Child friendly
neighbourhood



3.6
hectares of
public open
space



Biodiversity and
nature promoted
across the
masterplan



Access to
Prittlewell Camp
Hillfort improved



1,001
apartments and
maisonettes



Priority streets
for pedestrians
and cyclists



Sustainable
drainage
solutions



Parking for
cycles and
vehicles



Fossetts, Southend

The Masterplan: Zone A

Whilst we are making some changes to Zone A, the key principles of the scheme remain. A reduction of some of the building heights, along with the unit mix being adjusted, are the two main changes.

We are retaining the café that overlooks Jones Memorial Recreation Ground, the convenience store that fronts Eastern Avenue and a community use (medical centre) in the heart of the scheme. A Linear Park for public use and children's play areas intertwined into the streetscape and pedestrian links to Prittlewell Camp are all maintained too.

Site and building levels are under review to accommodate the masterplan and homes in Zone B, the unit mix and sizes are being developed, and layouts will reflect the new Building Safety Act.

What's in Zones A?

- ✓ 911 homes of different types and sizes
- ✓ Community uses at ground floor – café, convenience store and medical centre
- ✓ A publicly accessible Linear Park
- ✓ Childrens play areas
- ✓ Residential courtyard amenity spaces
- ✓ Residential roof top terraces
- ✓ Pedestrian links to Prittlewell Camp
- ✓ Residential amenities - concierge, lounges, gym, co-working spaces, games room and library



5 Height in storeys

Fossetts, Southend

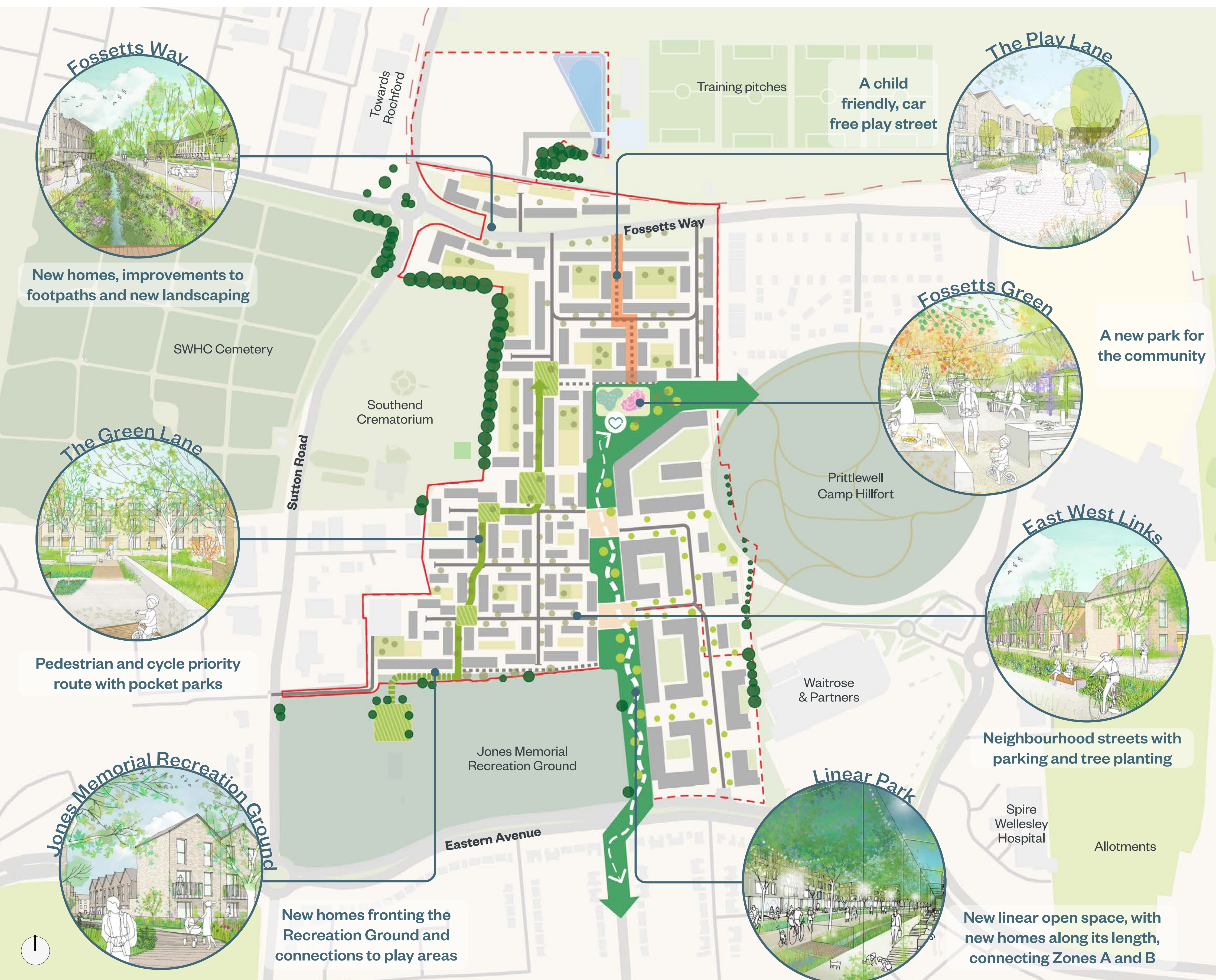
The Masterplan: Zone B

The new masterplan rethinks Zone B to provide more family homes at Fossetts alongside supporting facilities, play and open space. The image below shows what the new masterplan could look like.

We are designing a series of different streets and spaces on the masterplan, each with their own unique character. The location of these streets and spaces are shown below. The masterplan will also help to stitch Fossetts into its wider surroundings, with safe streets for walking and cycling to nearby parks, green spaces, shops and residential areas.

What's in Zone B?

- ✓ Up to 650 new homes, of different types and sizes
- ✓ Over 2 hectares of open space
- ✓ Pedestrian and cycle priority streets
- ✓ A new park 'Fossetts Green' with dedicated play space
- ✓ Convenience shop and nursery



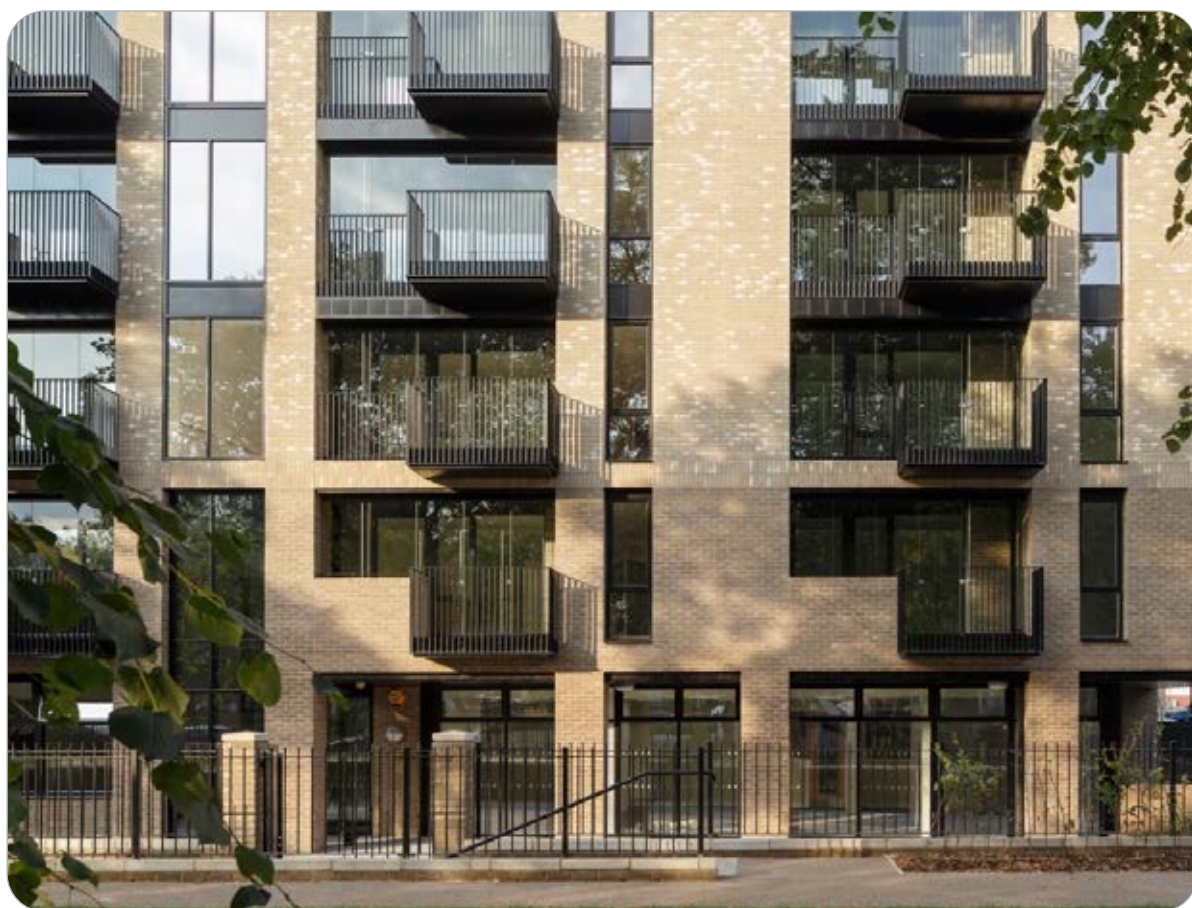
Streets and spaces on the masterplan

We are designing a series of different streets and spaces on the masterplan, each with their own unique character. Some information about how these spaces might look and feel is provided across the following boards.

Fossetts Green

A destination to play, meet and relax at the heart of Fossetts

- A new community focussed neighbourhood park
- Spaces for leisure and recreation, to meet friends and family, and for children to play
- Play equipment for children of all ages
- New homes front onto the park and have an outlook over this new space
- A central pond helps with drainage on the masterplan
- A safe, car free space



Carefully considered openings and high quality, long lasting, materials
Buccleuch House, Hackney, Levitt Bernstein



Apartment buildings framing the park
Buccleuch House, Hackney, Levitt Bernstein



Buildings form a backdrop to a new green park and play space
Fish Island, London, Howorth Tompkins



Play elements that reference Prittlewell Camp Hillfort's history and form
Tumbling Bay, Erect Architecture



Playable landscape and sustainable drainage
Jordal Sports Park, Oslo, Henning Larson



A considered response to site levels
Sowerby Park, Thirsk, Re-form Landscape Architecture

Fossetts, Southend

Streets and spaces on the masterplan

The Linear Park

An active green route lined with trees and new homes

- Located between Zones A and B, The Linear Park provides social seating and public play along its route
- New homes look onto the space, with direct access from the homes into the Linear Park
- The Park connects Jones Memorial Recreation Ground to the south with Fossetts Green and Prittlewell Camp Hillfort to its north



Three storey homes framing a new, well designed public realm
Timekeepers Square, Salford, Buttress Architects



Planted front with generous pedestrian and cycle routes
Eddington, Mole Architects, Tonshend



Trees, shrubs and sensory planting help to soften the building edges
Abode, Cambridge, Proctor and Matthews



Distinctive design emphasises the importance of this new public route
Temple Gardens, Bristol, Archio

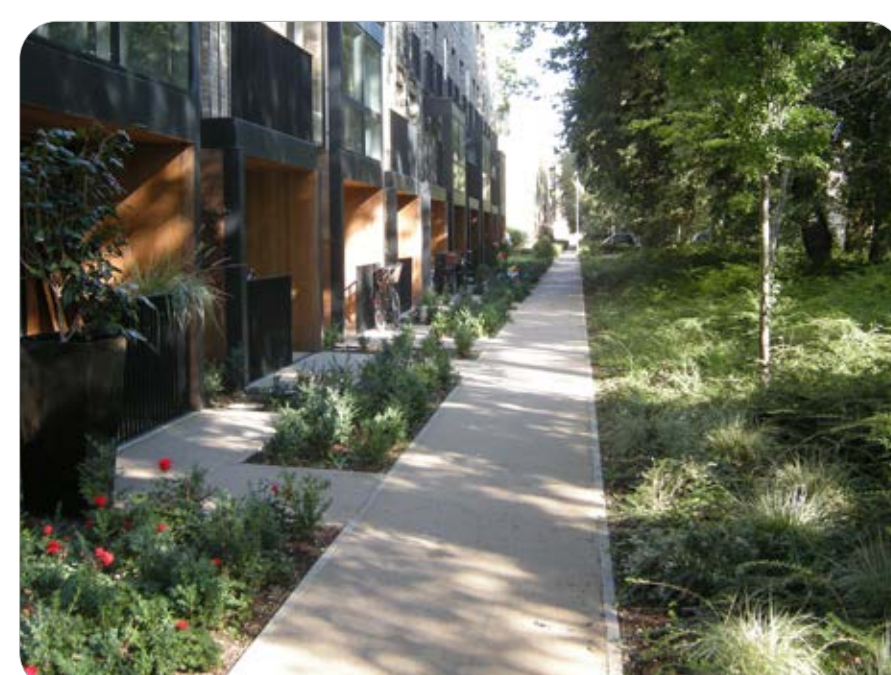
Jones Memorial Recreation Ground

New family homes, with a green outlook, forming a backdrop to Jones Memorial Recreation Ground

- New family homes enjoy an outlook onto Jones Memorial Recreation Ground
- Existing trees are retained along the park edge and new trees and planting improve the quality of this space
- Safe connections are provided between the play opportunities in the Recreation Ground and those in the masterplan
- Dedicated parking is reprovided for visitors using the Recreation Ground



New homes set within naturalistic planting
Accordia, Cambridge, Maccreeanor Lavington



A planted buffer offers privacy between the homes and the park
Accordia, Cambridge, Maccreeanor Lavington



Play-on-the-way could be incorporated into the buffer
Elephant Park, London, Maccreeanor Lavington

Fossetts, Southend

Streets and spaces on the masterplan

The Green Lane

A pedestrian and cycle priority route through Fossetts, connecting a series of new and existing green open spaces

- Provides a safe, child friendly route
- Pocket parks, with trees, and play on the way are located along the Green Lane
- Vehicle access is limited to servicing and emergency use only
- Opportunities for growing beds, seating and social spaces along the Green Lane



Two and three storey homes around informal areas of green space
Goldsmith Street, Norwich, Mikhail Riches



Planting to encourage interactions between neighbours
Nieuw, Leyden, Netherlands, MVRDV



Cycle parking integrated into the street
Winkelwandellus, Sint-Niklaas, Sweco



Front gardens with soft planting onto the Green Lane
*Arkadien Winnenden, Winnenden, Germany
Henning Larsen*

The Play Lane

A family friendly street through the north of the neighbourhood, with play on the way

- This pedestrian only, child friendly street provides play opportunities in a safe, car free setting
- Direct access from The Play Lane to a new neighbourhood park, 'Fossetts Green', which offers more play facilities
- Sustainable drainage features such as soft planting and permeable surfaces will be included



Two storey homes overlook a car-free street
Moray Mews, Islington, Peter Barber Architects



Doorstep play spaces near your home
Goldsmith Street, Norwich, Mikhail Riches



Car-free streets create a safe place to play outside
Marmalade Lane, Cambridge, Mole Architects



Play equipment is designed into the landscape
Kings Crescent, Hackney, Muf Architecture/Art

Streets and spaces on the masterplan

East West Links

Neighbourhood streets, integrating the site into its context, with on street parking and tree planting

- The main routes for vehicle access through the site
- Provide access to parking
- On street parking is broken down with trees and planting
- Front gardens to homes create privacy from the street



Variety of materials and finishes to the new homes

Marmalade Lane, Cambridge, Mole Architects



Three storey houses mark the entrance to vehicle routes

Leeuwendeld, Weesp, The Netherlands, LEVS Architecten



On street parking broken down with planting and trees

Horsted Park, Kent, Proctor and Matthews



Doorstep play areas located close to homes

Dujardin Mews, Enfield, KCA, Grant Associates

Fossetts Way

Creating a new northern entrance to Southend City

- Clear entrances and exits into the site for vehicles, pedestrians and cyclists
- New crossing points across Fossetts Way ensure safe pedestrian routes to and from the site
- A rich landscape barrier between Fossetts Way and end of new Play Lane creates a green setting for homes and brings in more biodiversity



Two storey maisonettes with their own front doors to the street

Silchester Housing, London, Haworth Tompkins



Planted buffer between footpath and road helps with drainage

Camley Street Rain Garden, Camden, Robert Bray



Planting providing protection for pedestrians against busy road

White Hart Lane, Haringey, Robert Bray



Naturalistic planting and hard-wearing simple materials

Ballrup Boulevard, Ballrup, Denmark, Marianne Levinson

Fossetts, Southend