



A new settlement providing 4,000 new homes, schools, employment and district centre

Blaby, Leicestershire

Drummond Estate

ICENI PROJECTS – CASE STUDY

Iceni have been instructed to continue the design briefing work for New Lubbesthorpe, a new settlement to the west of Leicester.

Iceni were instructed to follow the previous code work of Paul Drew Design. It includes a number of briefing documents to guide the production of a new town including 4,250 dwellings, 3 schools, 2 local centres and a district centre, a business village and extensive formal and informal parkland. The masterplan also included for a new strategic road that bridges the M1 in order to connect into Leicester City.

The design codes bridge the gap between outline planning permission and the reserve matters applications for the infrastructure and development parcels.

They are adopted by the local authority as quality assessment tools but are also used as part of the technical coordination required for phasing, engineering, landscape and drainage.

Iceni are currently instructed to progress the design code for Phase 2, and coordinating design reviews for code compliance on Phase 1.

5 interesting facts about the project

1: MOVEMENT CODE

Iceni have been involved since the outline permission was granted, producing a site wide movement code.

2: HERITAGE

The masterplan carefully integrates the site of Lubbesthorpe medieval village into the new neighbourhood.

3: DESIGN CODE

The phase 1 design code is currently in use, and construction has commenced on site.

4: ENGAGEMENT

A range of consultations and continued engagement has influenced the design development of the masterplan.

5: INFRASTRUCTURE

Part of the movement code included the provision of a new bridge across the M1 to provide access to the site from Leicester.

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