A Visual Tour of Dean Court

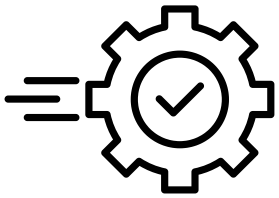


Take a first look at the designs for one of Bield's newest developments.

BIELD
FREE TO BE

The design of the building focuses on three important areas:

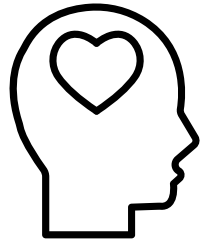
Working efficiently
Clear views around the building make it easier for staff to support tenants. The building is designed to be easy to maintain, helping to keep running costs down. Solar panels will also help provide renewable energy.



Meaningful connections
Flexible spaces can be used for community events, as well as quieter one-to-one conversations between tenants, staff and families. This means the building can support different types of activities and interactions.

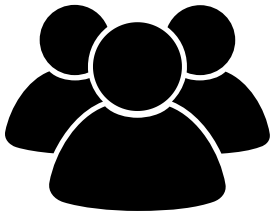
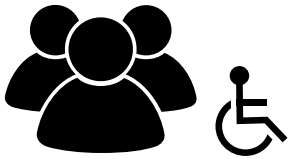
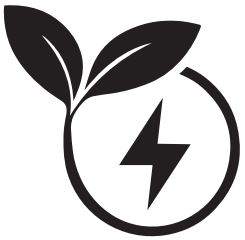
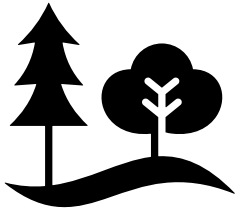
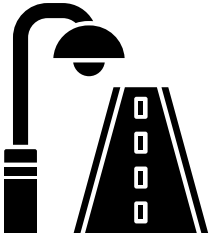


Supporting wellbeing
The shared garden, raised planting areas, natural light and easy access between indoor and outdoor spaces all encourage tenants to stay active, spend time outdoors and connect with others.



Together, these features help create a place where tenants can feel comfortable, connected and safe to live independently.

Key features included in the proposed Dean Court new build development:

 42 modern, high-quality homes delivered across 3 floors.	 30 x 1 bedroom, 2 person homes.	 7 x 2 bedroom, 3 person homes.	 2 x fully wheelchair accessible, 2 bedroom, 2 person homes. Step-free access across all floors via passenger lift installations.	 3 x fully wheelchair accessible, 1 bedroom, 3 person homes. Step-free access across all floors via passenger lift installations.	 Large welcoming entrance/foyer area with staff office and reception area. Access to community space and tenants' lounge.
 Entrance door communication system, secure access, fire protection systems & digital warden call.	 Open spaces along wide corridors with informal seating for rest areas.	 Sustainable electricity systems, heating controls & specialised ventilation systems.	 Fully fitted kitchens, accessible bathroom/sanitary appliances & decorative finishes throughout.	 Soft landscaping & high-quality furniture. External courtyard space, drying area, scooter store & bin store. Car park with EV charger.	 Safe paved footpaths, upgraded access roads & street lighting.

Please note: The information shown is indicative and may change as the project develops, subject to design, approvals and available funding.



Easy access

There are generous drop-off and parking spaces close to the main entrance. This makes it easier and safer for tenants using mobility aids, as well as for emergency services.

A welcoming entrance

The entrance has level access, making it easy for everyone to get inside. Low-level planting around the building helps create a warm, homely feel.



Solar energy

Solar panels on the roof will help reduce the building's impact on the environment and lower energy costs over time.

Weather-resistant materials

The windows and other external features are made from durable materials designed to withstand the weather. This means they should need less repainting and maintenance.

Attractive and easy to maintain

The building uses durable ivory and brown brick, with concrete detailing. These materials are designed to last and need little maintenance.

An open and welcoming reception

The reception area has clear views of the entrance. This allows staff to see when people arrive, welcome visitors and help tenants when needed.

Information at your fingertips

A digital welcome board will provide useful information such as daily activity schedules, and directions around the building.



A comfortable place to wait

Comfortable seating provides a welcoming place to sit while waiting for transport, family or friends. The area is naturally lit and also creates a space where tenants can chat and spend time together.



A space that can be used in different ways

There is an additional 30 square metre space that can be separated from the main lounge.

It can be used for community activities and events while also giving tenants privacy when needed.

For larger events, the space can be opened up to make the lounge area bigger.



Natural light and views

Large windows bring in plenty of natural light and provide views of the surrounding green space. Having access to natural light and views of nature can help create a calm and comfortable environment and support tenants' wellbeing.

Comfortable and private conversations

Seating areas are positioned away from busy walkways. This gives tenants, staff and visiting family members a quieter and more private place to have one-to-one conversations.

A safe space to enjoy the outdoors

The central garden is surrounded by the building, creating a safe and easily monitored outdoor area. Tenants can use the space for exercise, socialising, walking pets and enjoying the fresh air. The covered areas also provide opportunities to enjoy the outdoors during warmer summer weather.



Gardening for everyone

Raised planters are at a comfortable height, making them easier for people with different levels of mobility to use. They provide an opportunity for tenants to enjoy gardening and can support both physical activity and mental wellbeing.

Project timeline

We expect demolition to be completed by Spring 2027, with redevelopment works starting in Autumn 2027. These timescales are provisional and may change depending on the approvals required and available funding.

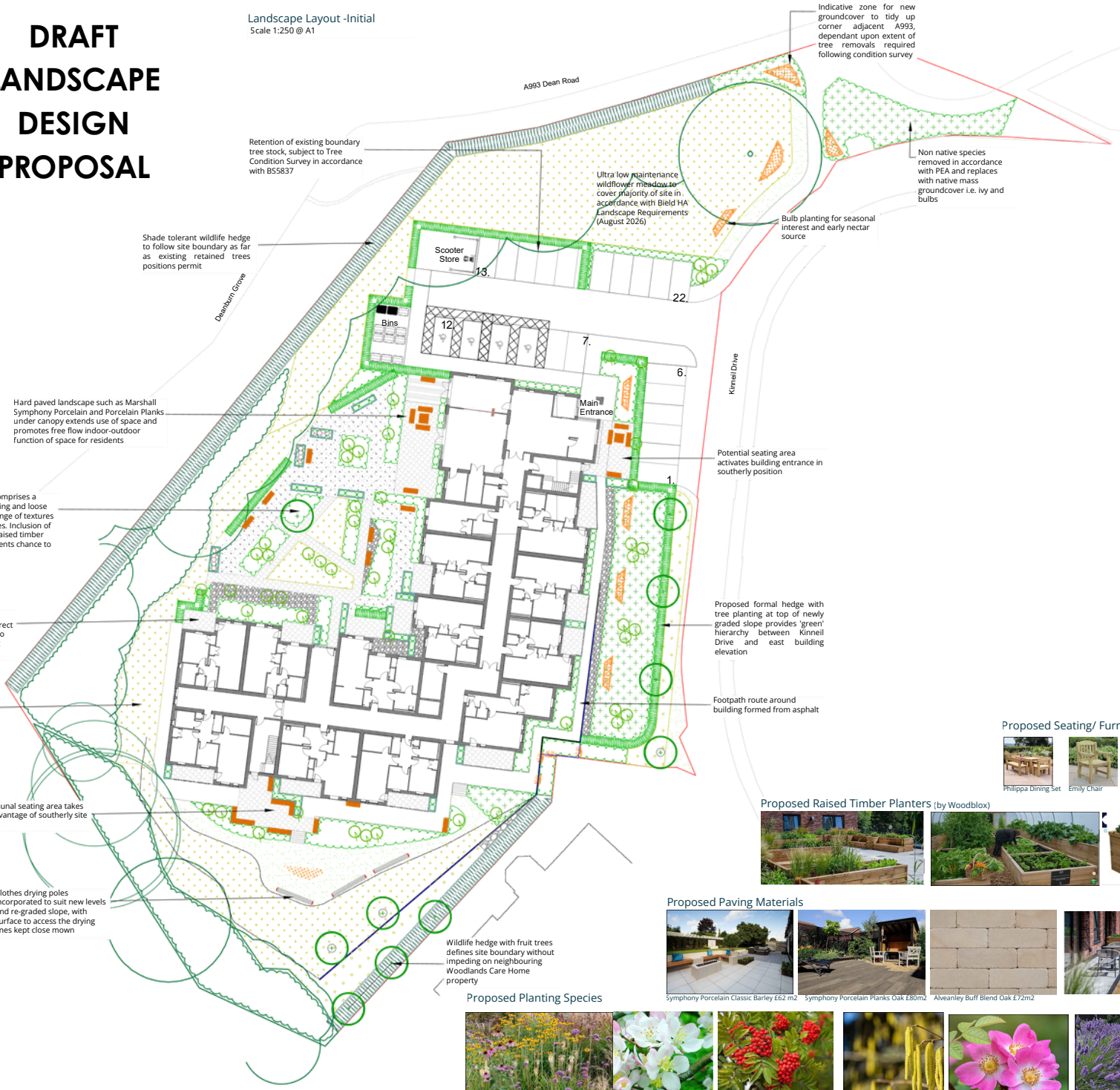
DRAFT LANDSCAPE DESIGN PROPOSAL

Proposed Signature Planting List

- Silver Birch
- Rowan
- #Cherry (sub species)
- Crab Apple
- Hazel
- Holly
- Yew
- Hawthorn
- Blackthorn
- Wych Elm 'New Horizon'
- Juniper
- Lavendar
- Foxgloves
- Ivy
- Victoria Plum
- Morello Cherry
- Pear
- Raspberry
- Blackcurrants
- Gooseberry
- Blackberry
- Bluebells
- Snowdrops
- Narcissus
- Orchids in wildflower seed mix

Landscape Layout -Initial

Scale 1:250 @ A1



Legend (Products or Equal and Equivalent)

- Existing Tree To Be Surveyed W/c 28th September 2026
- Existing Vegetation Mayrequireinfill toreinforce
- Proposed Tree
- Proposed Pollinator / Sensory Shrub Planting
- Proposed Edible Hedge Planting
- Proposed Double Width Wildlife Hedge PlantingMaintained 1200mm high
- Proposed Specimen Shrub
- Groundcover Shrub Planting
- Close mown grass
- Bulb Planting
- 1.Wildflower Meadow (Low Growing) Flowering Lawn Mix by Scotia Seeds Ltd
- 2.Wildflower Raised Planter Get Nectar Rich Quick Mix by Scotia Seeds Ltd
- Self Binding Gravel Aggregate (Hoggin) With Timber Edging
- Decorative Loose Gravel
- Symphony Classic Porcelain Paving In Barley by Marshalls PLC
- Symphony Porcelain Plank Paving in Oak by Marshalls PLC
- Raised Wooden Planter by WoodBlox Ltd.
- Seating Elements (Timber)
- Clothes Drying
- Site Boundary

Notes

1. Awaiting Tree Survey Reporting and Plan. Arboricultural Survey taking place w/c 28th September 2026.
2. Awaiting Ecological Reporting Mitigation Requirements.
3. Awaiting Grass Seed Mix specification. Judgement made based upon correspondence received 10th September 2026.
4. Prior to any deep cultivation or excavation of planting pits the landscape contractor must check with the site manager / engineer for exact locations of any underground services.
5. Some tree positions may have to be amended to accommodate any amendments to locations of services.
6. For information on walls & fences refer to architect's and engineers drawings.
7. For information on levels & drainage refer to engineer's drawings.
8. For further information on Habitat Homes refer to Ecological Report XXX.
9. Based upon site layout received 14th September 2026.

Proposed Seating/ Furniture (By Zest)

Philippa Dining Set | Emily Chair | Lily Relax Chair

Proposed Raised Timber Planters (by Woodblox)

Proposed Paving Materials

Symphony Porcelain Classic Barley £62 m2 | Symphony Porcelain Planks Oak £80m2 | Alveanley Buff Blend Oak £72m2

Proposed Planting Species