



Lake Terrace

Melton Mowbray, Leicestershire

The brief

To support the redevelopment of land and bring forward a high-quality residential scheme, responding to increasing housing needs in Melton Borough.

The design brief required;

- A mix of home types and tenures
- A scheme that aligns with sustainable development principles and local character.
- Safe vehicular and pedestrian access from Lake Terrace, including provision for public transport, walking and cycling.
- Integration of a Sustainable Urban Drainage System (SUDS) to manage flood risk on a site located within defended Flood Zones 2 & 3.

Client:

NCHA

Tenure:

Affordable rent and shared ownership

Total homes:

90

42 x shared ownership

48 x affordable rent

Completed:

January 2026

📞 0115 773 6904

@ hello@pelham.co.uk

🌐 www.pelham.co.uk

Pelham

Key things about the site

The site and planning principles

The site lies within Melton Mowbray's main urban area, where residential development is encouraged as part of local growth strategy. Pre-application discussions confirmed a presumption in favour of development due to its sustainable location.

Site description

The land comprises four hectares of agricultural fields and a disused railway line. It is bordered by existing homes to the south, commercial uses to the west, and open countryside to the north and east. The River Eye runs along the north and west boundaries.

Location

The site was located perfectly for residential development with excellent proximity to Melton Mowbray's services and facilities including: Primary and secondary schools, Food retail provision, leisure facilities and a local bus route offering a 20-minute frequency to Melton Mowbray town centre and Leicester. This makes the location ideal for new homes, reducing reliance on private vehicles.

Facilities and existing conditions

There is no significant heritage or ecological constraints. Flood defences already protect the site, enabling development through land-raising strategies.

Site plan



Design ideas and appearance

Local inspiration - The development adopts a contemporary design that remains rooted in local character, using its surroundings to guide the layout and create streets with strong frontage and active edges. Materials reflect the area's established palette, combining Leicestershire red brick with complementary brick tones, off-white render and modern tiled roofs to ensure the scheme sits comfortably within its context.

Energy and sustainability measures - The development strengthens sustainability through a Sustainable Urban Drainage System that manages surface water using attenuation basins, ensuring effective long-term run-off control. It also

incorporates a land-raising approach agreed with the Environment Agency, providing essential flood resilience within the defended flood zone.

Landscaping and green infrastructure - The landscape strategy creates a series of open spaces, including a linear green corridor along the former railway line, forming the site's main green spine. Biodiversity is boosted through targeted planting, improved grassland and added habitat features such as bat and bird boxes, all contributing to a stronger ecological network across the development.



Corner typologies and active frontages

The Lake Terrace layout makes deliberate use of corner house types that address more than one street. At key junctions, dwellings are designed with entrances and active elevations on two sides, rather than presenting blank or secondary façades to turning streets.

This approach increases the number of active frontages, particularly where streets run around corners, ensuring homes directly engage with both routes. By providing doors and windows onto multiple streets, the scheme strengthens natural surveillance and improves visibility.

These well-addressed corners contribute to safer, more welcoming streets, encouraging pedestrian activity and helping residents feel secure in their surroundings. Architecturally, all elevations are treated consistently to avoid dead frontages, reinforcing the quality and legibility of the street network.

Overall, this design strategy supports long-term social sustainability by creating safer, more overlooked streets that promote activity, community interaction and a strong sense of place.

