

WOODBERRY DOWN MASTERPLAN

THE MASTERPLAN PROCESS

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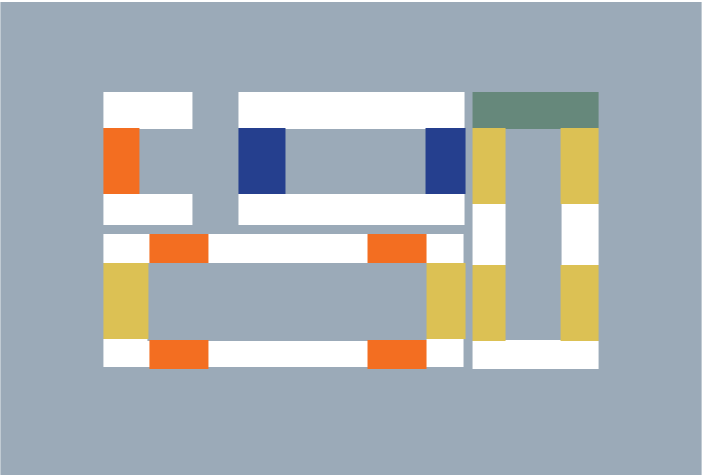
This document looks at:

- The content of an Outline Masterplan Application
- What type of documents will be contained within the application and how they work
- A worked example of how a parameter plan sets development boundaries and heights – using the 2014 parameters for Phase 7
- National guidance behind the Design Coding Process

WHAT IS BEING APPROVED:



The principle of development



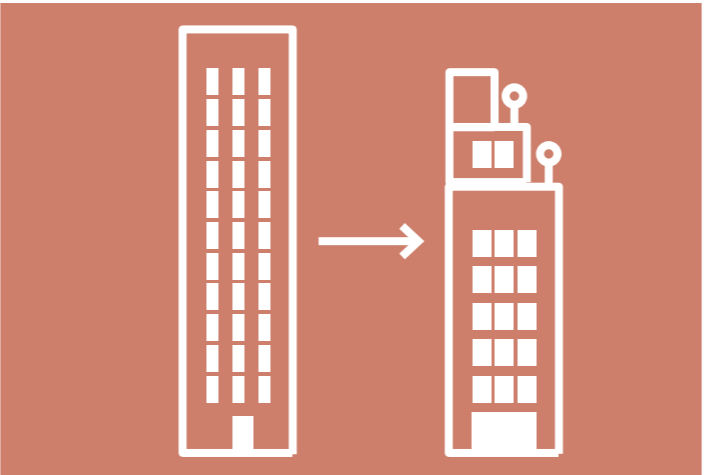
A maximum residential quantum and mix



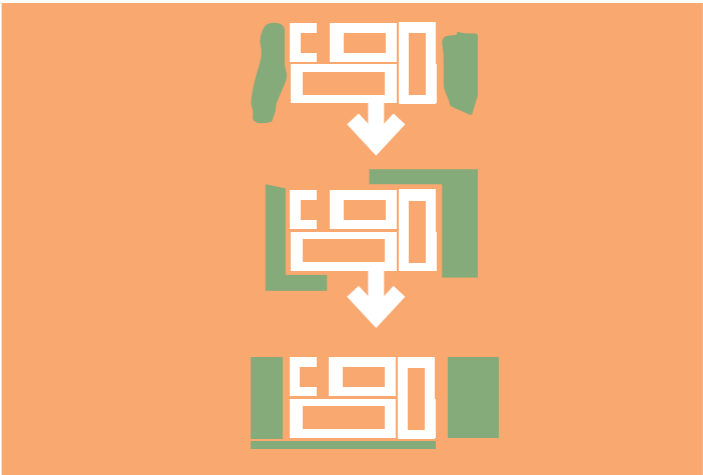
Broad locations of buildings and spaces



Maximum and Minimum building sizes and open space quantum



A strategy for the future architectural approach to buildings



Options for how the landscape could come forward

PRIMARY VS SECONDARY CONTROL DOCUMENTS

The Documents

A number of documents/plans will be submitted for approval ('the Primary Control Documents'), whilst others will provide background, illustrative and supporting information ('the Secondary Control Documents') to help the London Borough of Hackney (LBH) to reach their decision as to whether to grant permission for the application being made.

Future Reserved Matters Applications are likely to need to comply with the Design Principles Document if they are to be considered acceptable.

Primary Control Documents

The documents submitted for approval are:

Red Line Boundary Plan

Identifying the extent of the Application Site (within which development is proposed) and the extent of land within the ownership of the Applicant.

Parameter Plans

Defining the extent of the proposed routes, spaces and buildings against allowable deviations/tolerances.

Development Schedule

Setting out the type (uses) and quantity of development that could be provided within each of the Development Zones/Phases (as identified in the Parameter Plans) within the context of the site-wide allowable quantity and mix

The Design Principles Document

Provides overarching guidance for future design teams involved in the preparation of Reserved Matters Applications for the development of the outline components, including buildings, landscape/public realm and routes.

PRIMARY VS SECONDARY CONTROL DOCUMENTS

In addition to the above, a range of other documents are submitted to provide information to help LBH to consider the proposals and determine the Application.

A number of these documents make commitments and recommendations in order to make the Proposed Development acceptable (including for example the Energy Statement). Where this is the case, it is clearly stated, along with the mechanism for securing the commitment (e.g. through a planning condition).

Secondary Control Documents

The Secondary Control Documents are as follows:

Illustrative Masterplan

Providing an indication of what the overall Proposed Development could look like. It is not submitted for approval, but shows one way in which a development of the type and scale proposed might fit within the Specified Parameters for the outline components, for which Planning Permission is being sought.

Planning Statement

Explaining how the Proposed Development responds to the planning policies of BHCC. It also sets out why the Proposed Development is being promoted and what benefits are expected to flow from it.

Design & Access Statement

Statutory document explaining the design evolution of the Masterplan. It explains how the amount, scale, layout, appearance, landscaping, and inclusive design and community safety issues have been developed. It includes a landscape strategy, details of the access design, and the evolution of the Illustrative Masterplan.

The Environmental Statement (and Non-Technical Summary) - statutory documents containing the technical environmental assessments that have been undertaken to understand the likely significant environmental effects of the Proposed Development. These assessments are based on the Primary Control Documents, and, where appropriate, also test the Illustrative Masterplan. The Environmental Statement takes account of the proposed variation in layout, scale and appearance of future development, and access arrangements as allowed for in the control documents and is based on the 'worst case scenarios' (which may vary from topic to topic).

A number of topic based technical reports complete the suite of supporting documents, including for example the Transport Statement, Energy Strategy and Sustainability Statement.

2014 PARAMETER PLANS - APPLICATION BOUNDARY



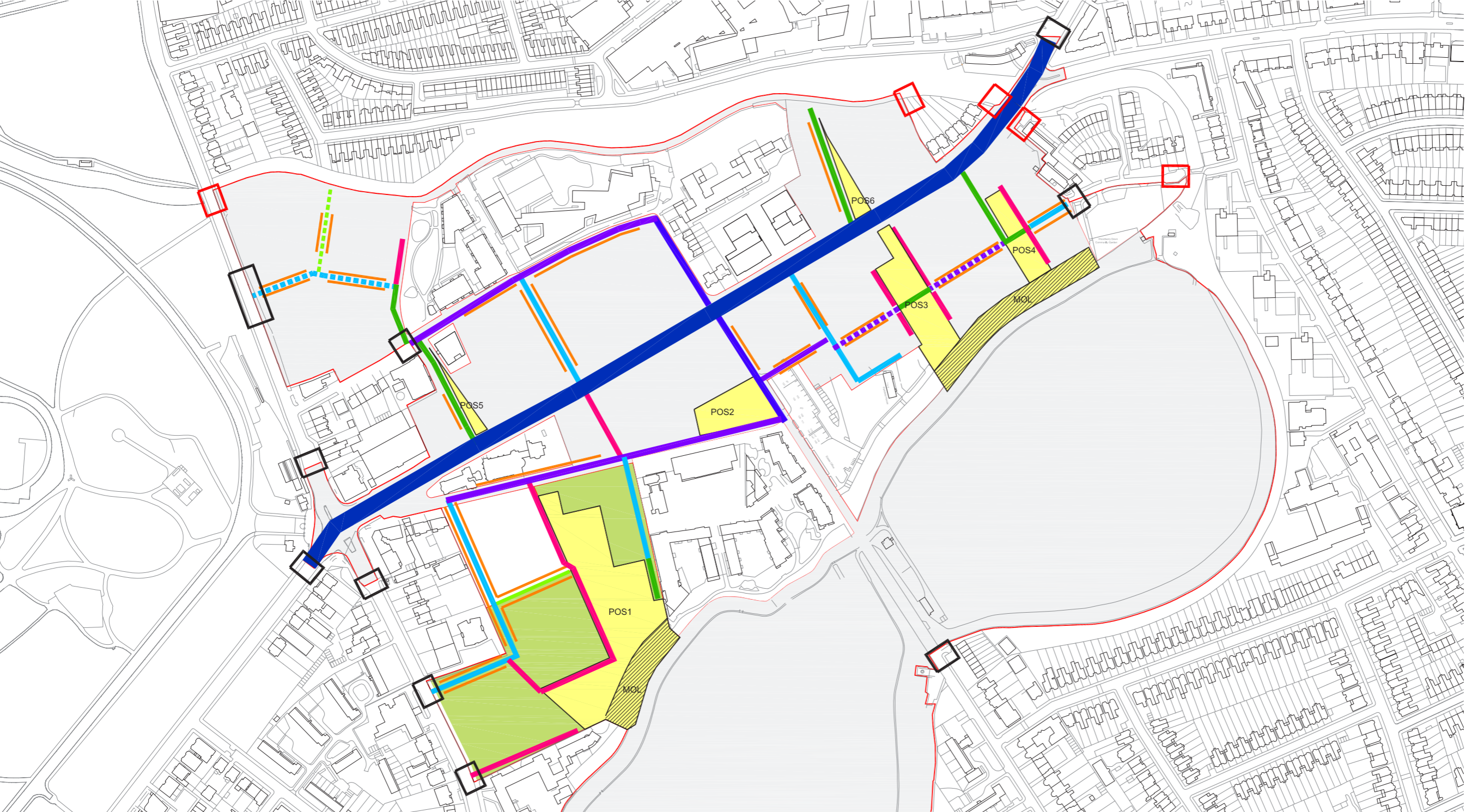
2014 PARAMETER PLANS - DEMOLITION PLAN



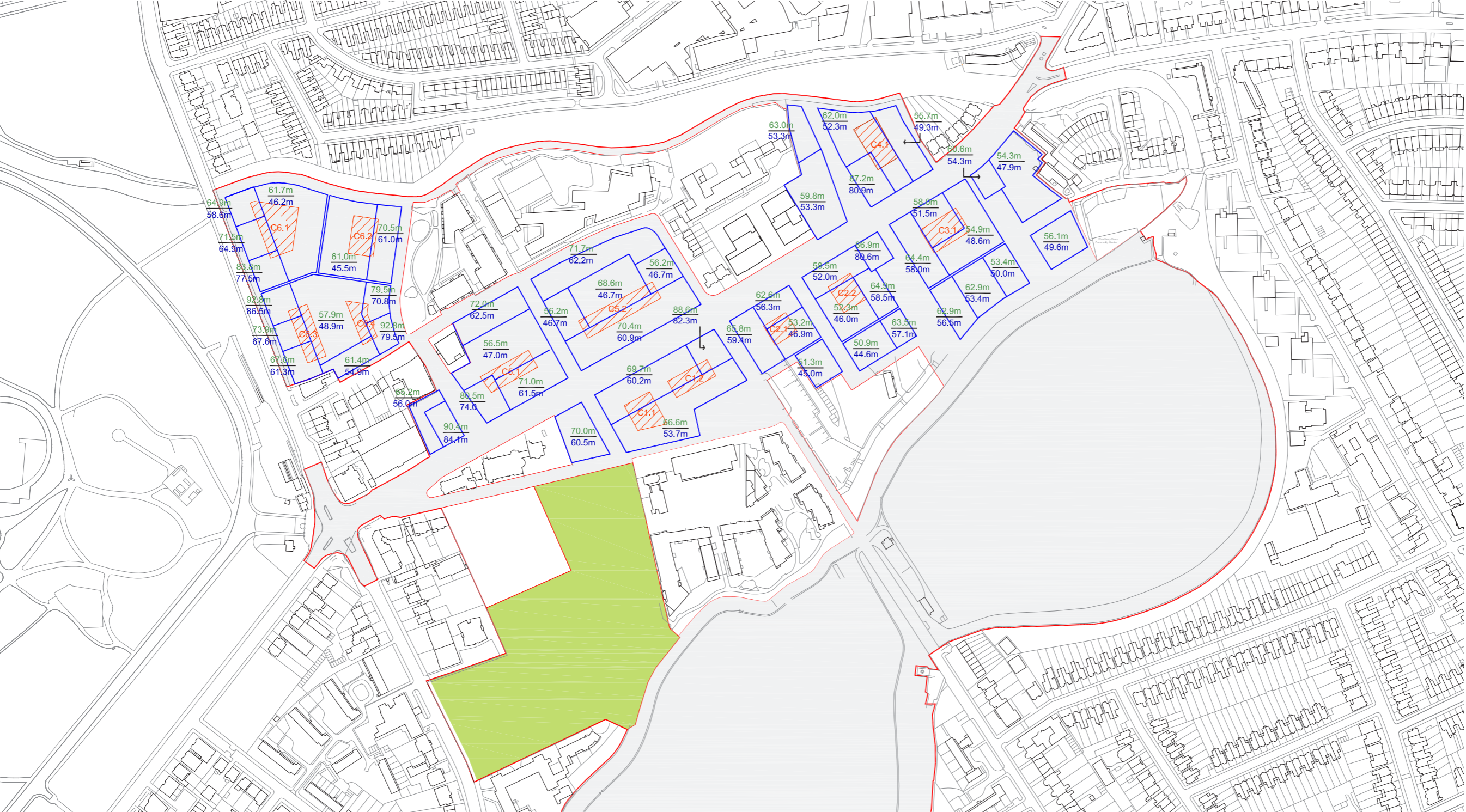
2014 PARAMETER PLANS - PROPOSED USES



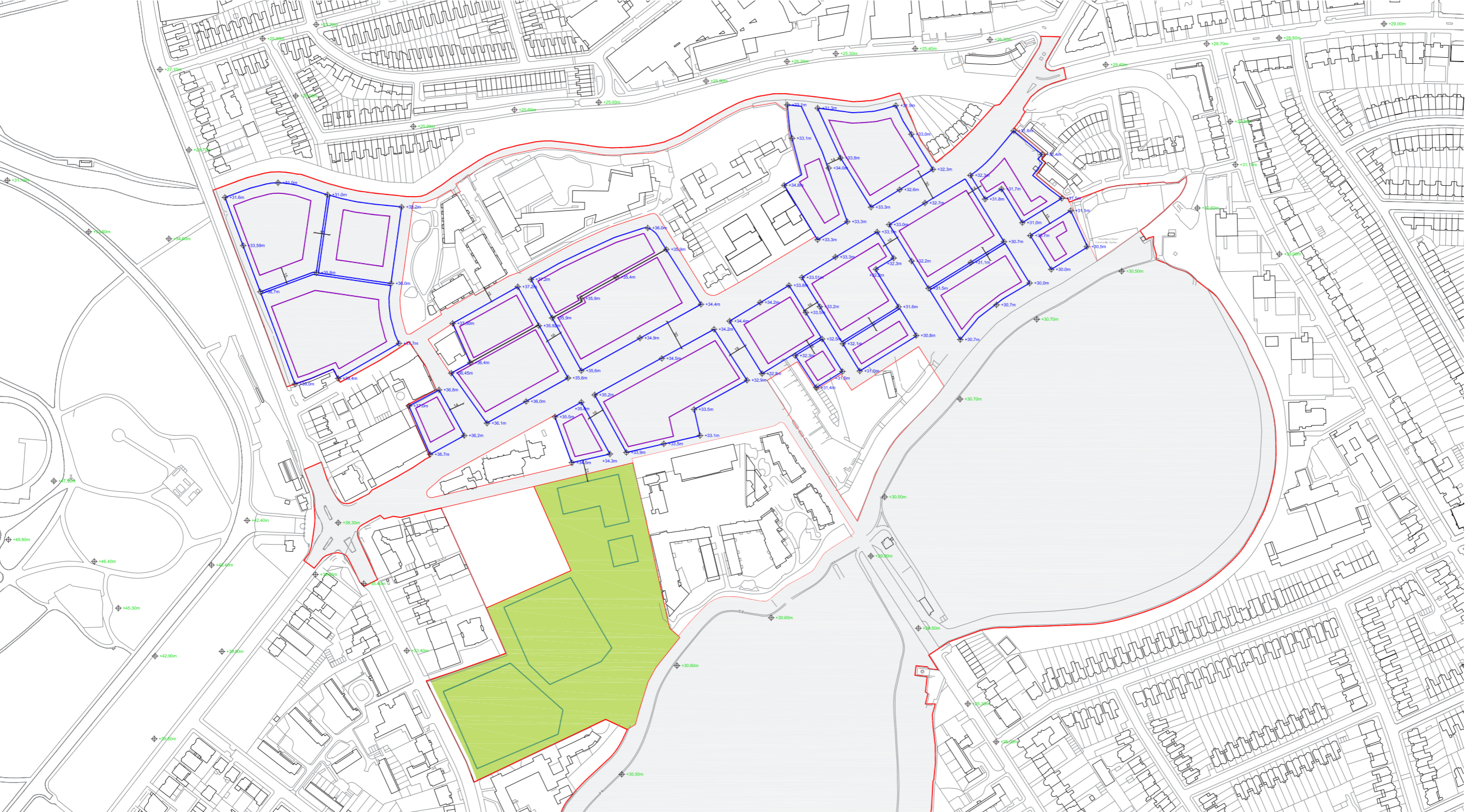
2014 PARAMETER PLANS - OPEN SPACES AND URBAN STRUCTURE



2014 PARAMETER PLANS - MAX/MIN DEVELOPMENT HEIGHTS



2014 PARAMETER PLANS - PROPOSED PLOT EXTENTS



PARAMETER PLANS - APPLICATION BOUNDARY (2014 EXAMPLE)



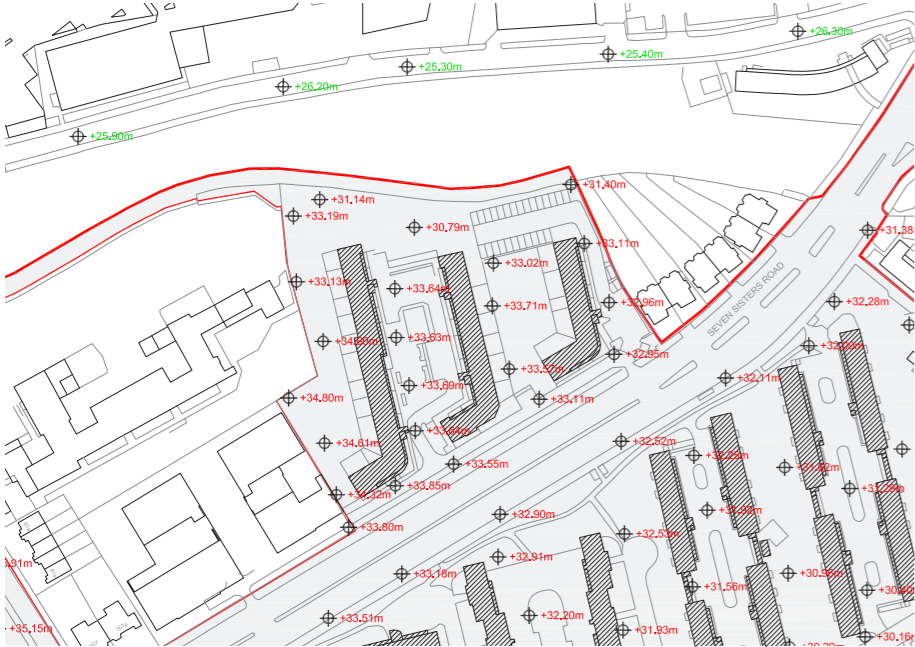
Application boundary

Extent of the application boundary

The following pages provide an example of how the parameter plans can be used to define the masterplan layout, using Phase 7 in the 2014 masterplan as an example.



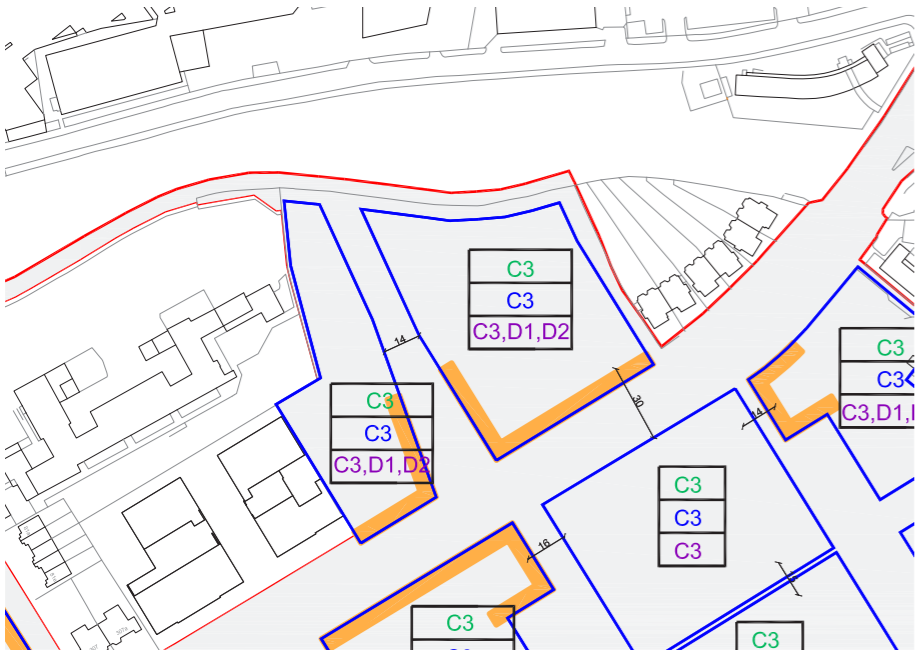
PARAMETER PLANS - DEMOLITION PLAN (2014 EXAMPLE)



Demolition Plan
Buildings to be demolished

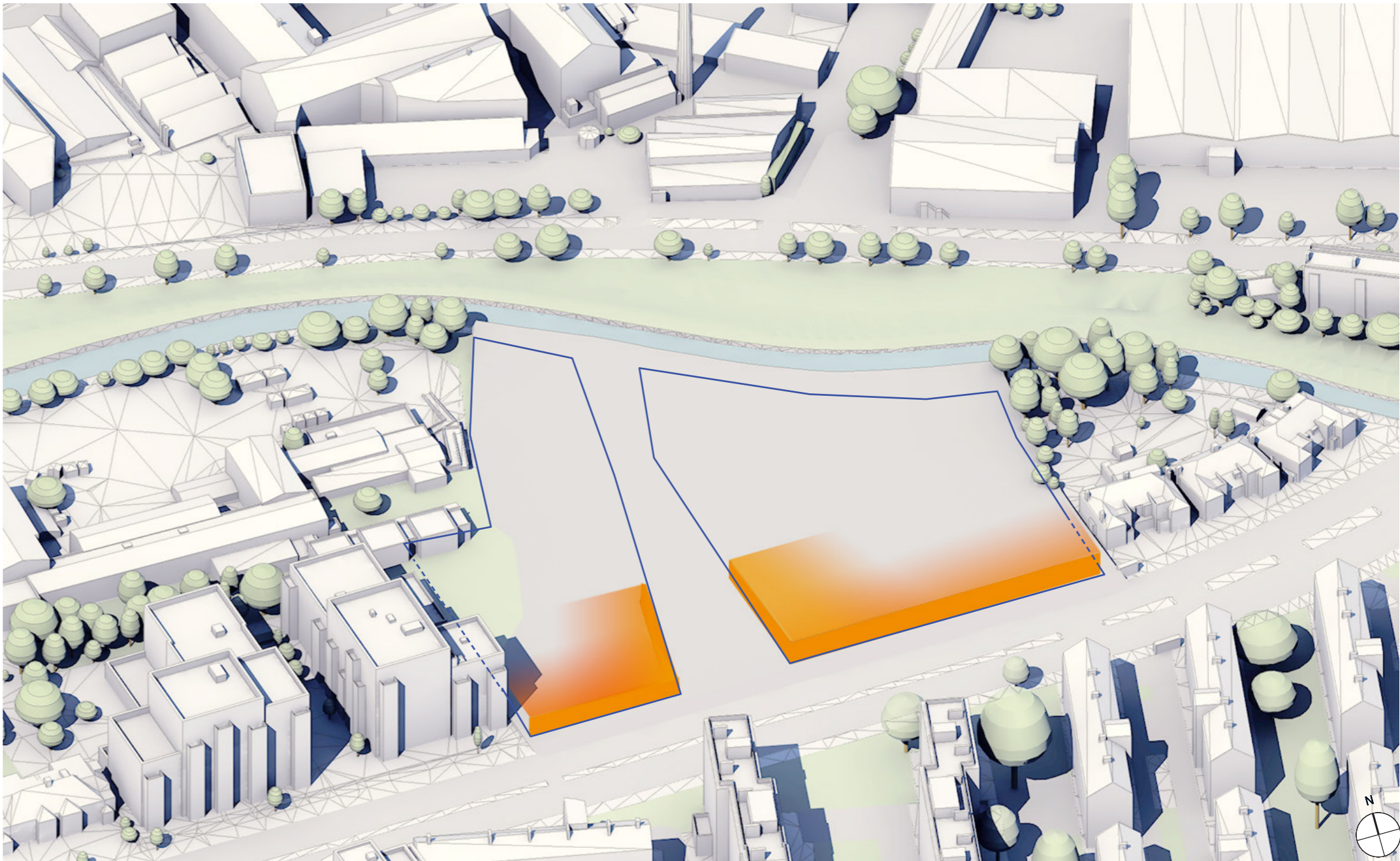


PARAMETER PLANS - PROPOSED USES (2014 EXAMPLE)



Proposed uses

Areas where non-residential frontage can be provided at ground/first floor








PARAMETER PLANS - OPEN SPACES & URBAN STRUCTURE (2014 EXAMPLE)

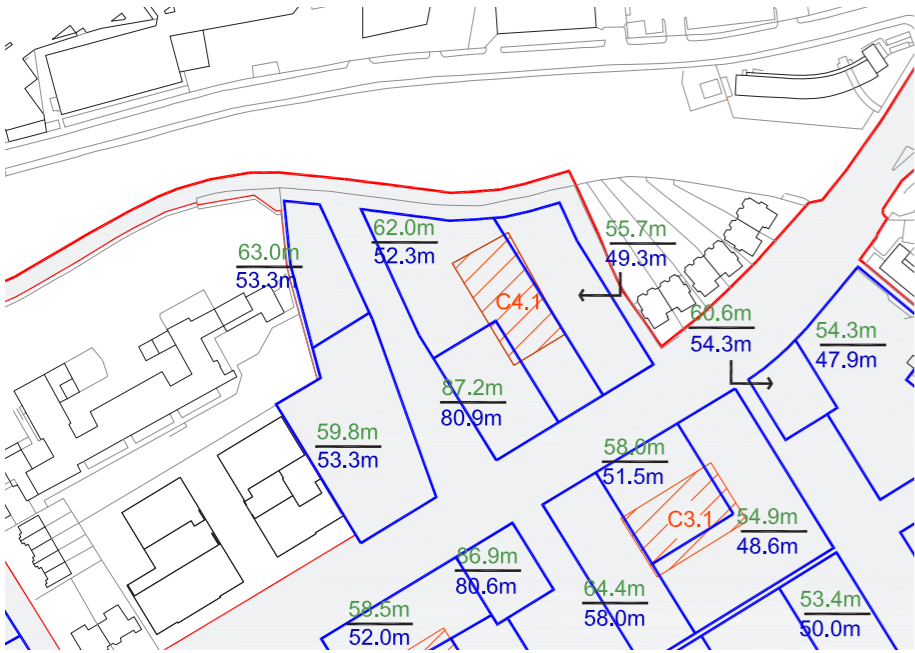


Open spaces & urban structure

Location of open space, streets, street car parking and pedestrian access

-  open space
-  street through open space
-  on street parking
-  pedestrian access
-  Seven Sisters Road

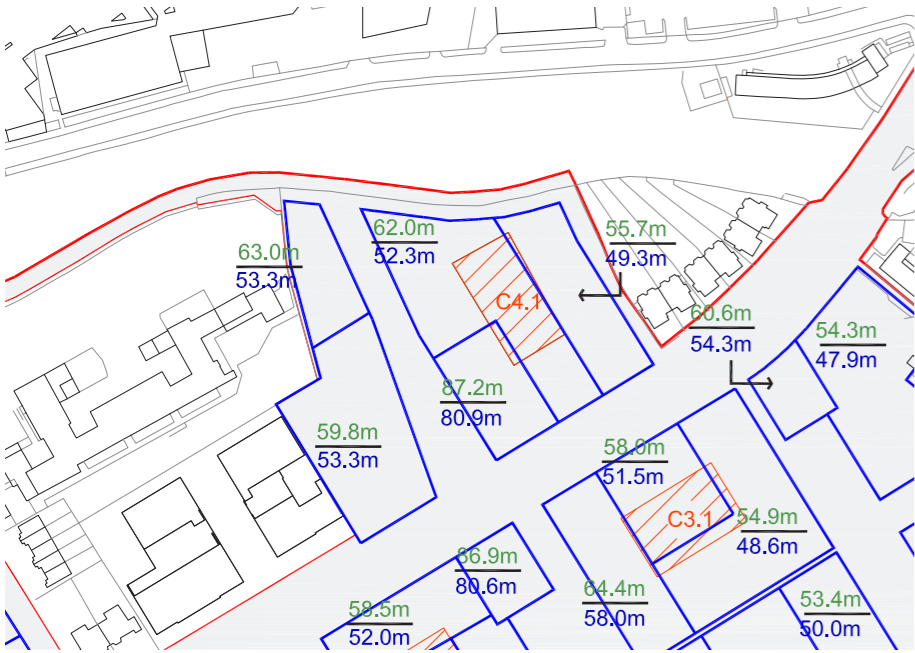
PARAMETER PLANS - MINIMUM DEVELOPMENT HEIGHTS



Max/min development heights
Minimum permissible heights



PARAMETER PLANS - MAXIMUM DEVELOPMENT HEIGHTS



Max/min development heights
Maximum permissible heights



PARAMETER PLANS - PROPOSED PLOT EXTENTS



Proposed plot extents

Maximum and minimum envelope
developable area
The orange block opposite illustrates a
compliant building massing.



2014 ILLUSTRATIVE MASTERPLAN: PHASE 7



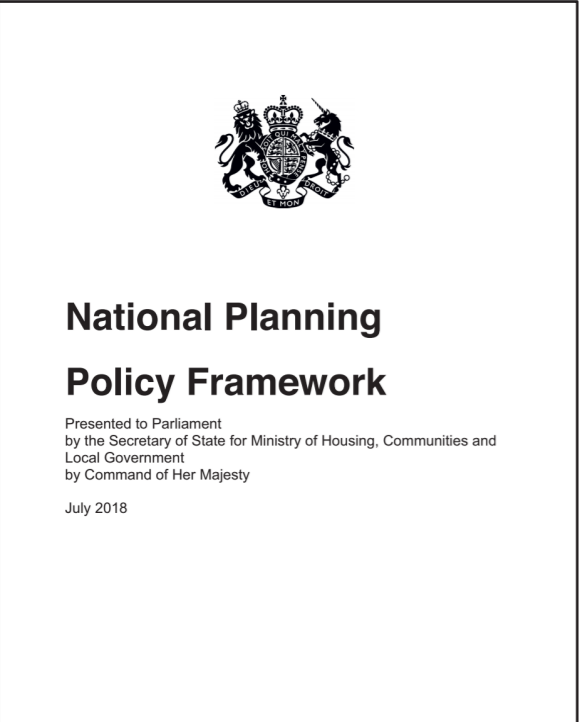
Illustrative plan

The Illustrative proposals demonstrate one way in which development could come forward, but will not be approved and is subject to change during the Reserved Matters stages.



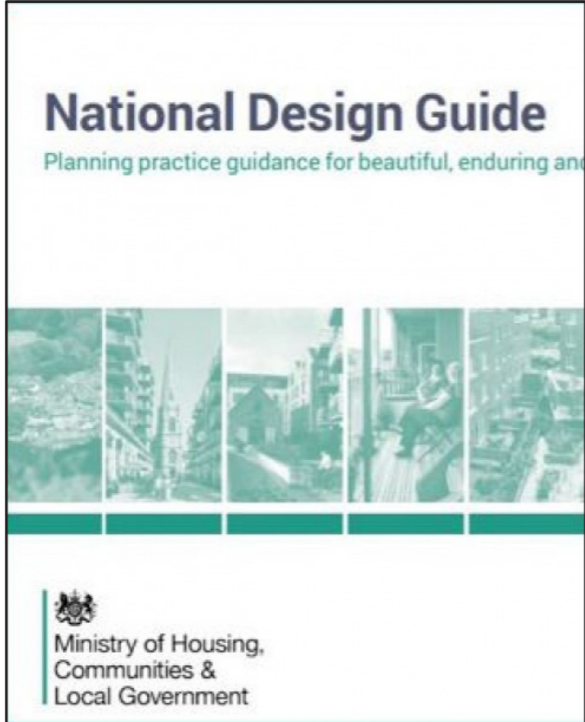
PLANNING POLICY - THE STANDARD FOR DESIGN CODES

1. National Planning Policy Framework



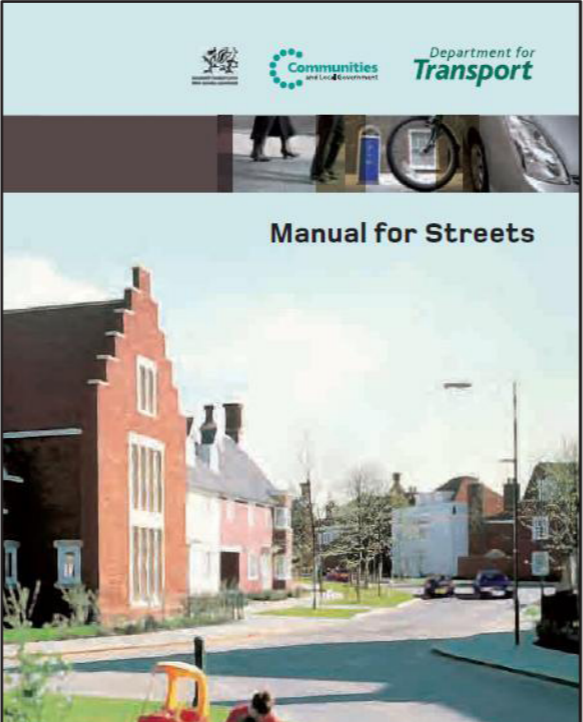
Sets out the Government’s economic, environmental and social planning policies for England - they apply to the preparation of local and neighbourhood plans and to decisions on planning applications.

2. National Design Guide



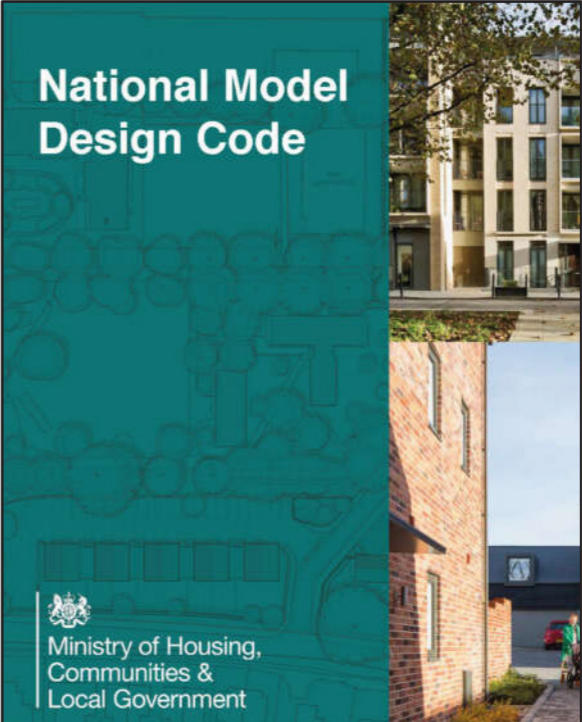
Addresses the question of how we recognise well-designed places, by outlining and illustrating the Government’s priorities for well designed places

3. Manual for Streets



A joint publication by the Department for Transport (DfT) and Communities and Local Government. It focuses on lightly-trafficked residential streets, but many of its key principles may be applicable to other types of street.

4. National Model Design Code



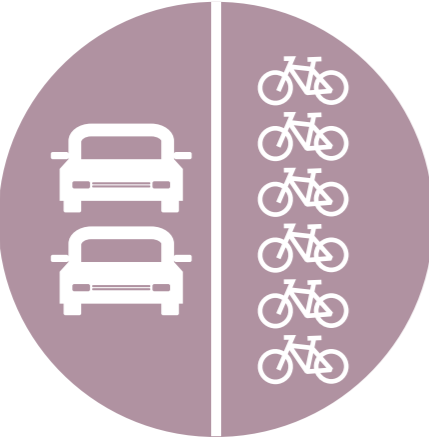
Part of the government’s planning practice guidance and expands on 10 characteristics of good design and what a design code should include.



The 10 characteristics of good design that can be defined within a design code

NATIONAL MODEL DESIGN CODE

The National Model Design Code (Ministry of Housing, Communities & Local Government) contains 8 key design principles that should be explored within the design codes:



Movement

The guidance relating to the network of streets, active travel, and public transport relates to all area types. The key variables being the street types and parking arrangements.



Nature

Most of the guidance on nature also applies to all area types, the exceptions potentially being open space standards, sustainable drainage systems (SuDS) and urban greening.



Public Space

The character of each type of street will vary by area type and will be impacted by the character of the wider area.



Built Form

This is the main issue that varies by area type including density, grain, building line and height.



Identity

The design of buildings will vary by area type and may vary to a lesser degree within area types.



Use

The opportunities for intensification, mix of uses and housing types mix of uses, and active frontage will all vary by area type.



Homes and Buildings

Guidance of privacy distances and garden/ balcony sizes may vary by area type.



Resources

Guidance on net zero solutions, climate resilience and adaptation where this is specific to Area Types and varies from whole code area guidance.

NATIONAL MODEL DESIGN CODE - DESCRIPTIVE VS PRESCRIPTIVE

Each principle can be defined in three ways; vision, guidance and instruction:



Vision

A descriptive statement of the overall objective. It sets of the important principles that will inform future design development.

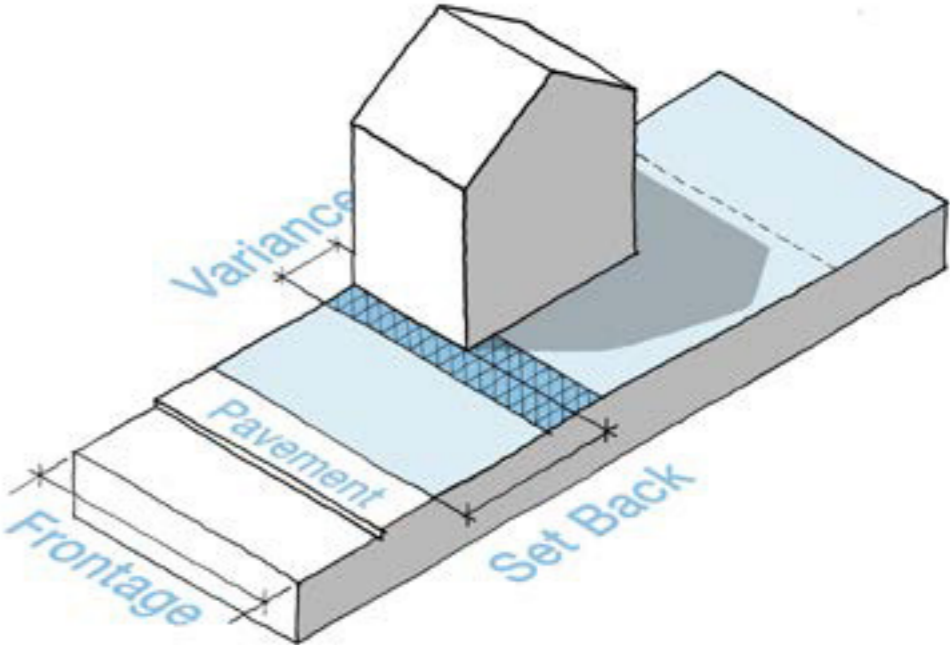
As future designs develop, they should be regularly tested against the vision.



Guidance

A qualitative description to assist future teams in achieving the vision. This would go into more detail of specific principals that support inclusively, quality, placemaking etc.

Whilst these are not requirements, they should be used to inform good quality design.



Instruction

These are design requirements & are typically quantitate descriptions. All future designs will need to comply with these.

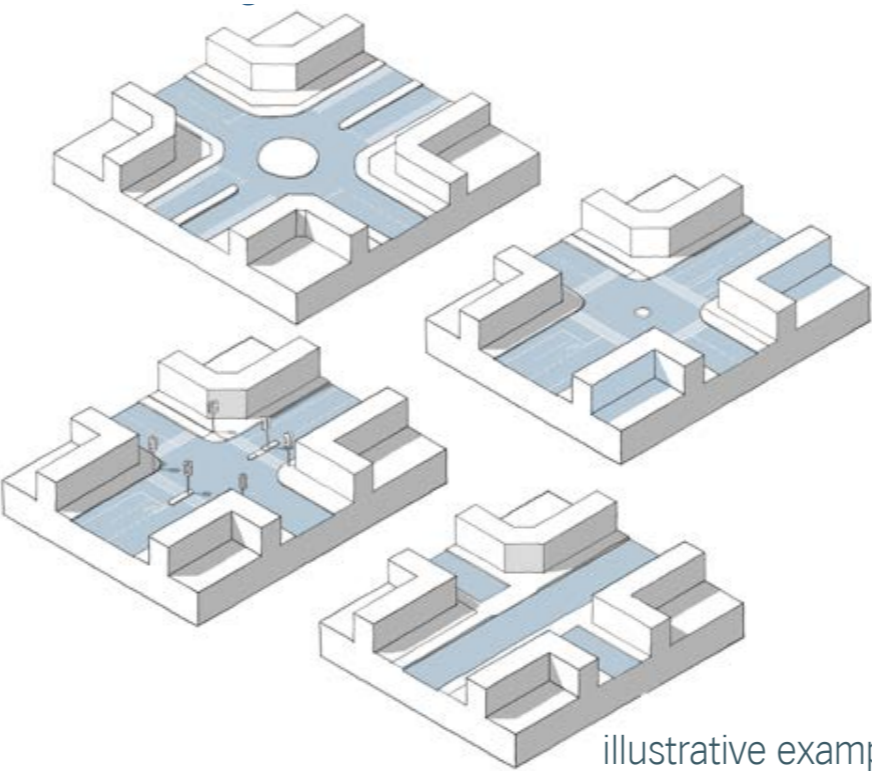
These tend to be more detailed and respond to specific site context.

MASTERPLAN DESIGN CODING - MOVEMENT



Hierarchy of streets

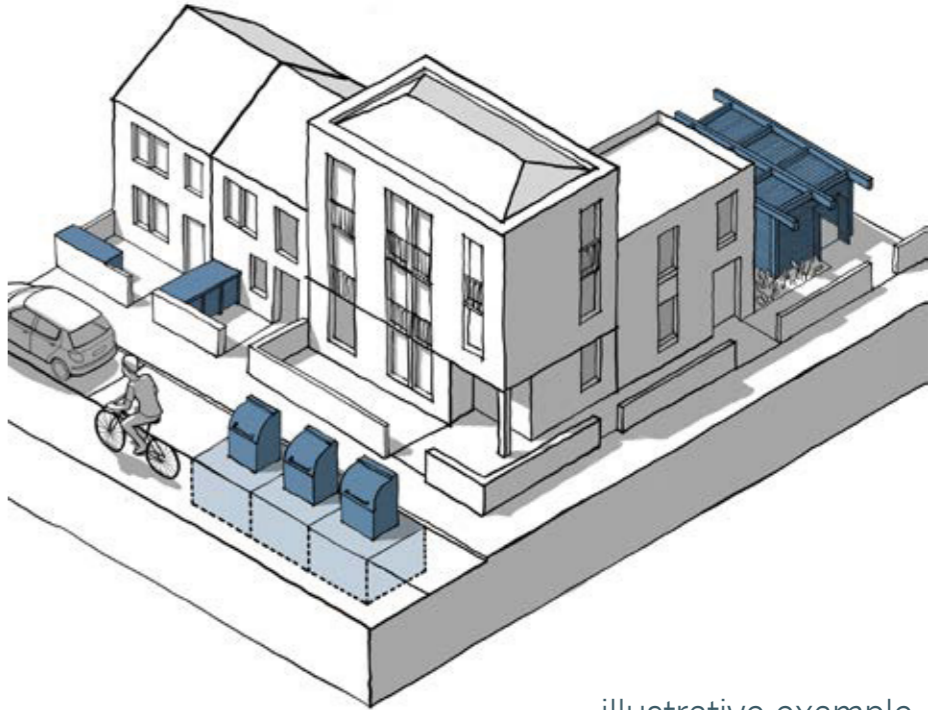
- Create connected places
- Easy to reach public transport
- Integrated, walkable and safe street network



illustrative example

Support active travel

- Streets accessible to all
- Well designed junctions that are safe and prioritise walking/cycling
- Location of cycle lanes
- Integrated, walkable and safe street network



illustrative example

How do the streets work

- Location of cycle parking
- Refuse/recycling storage & collection
- Clear public / private boundaries

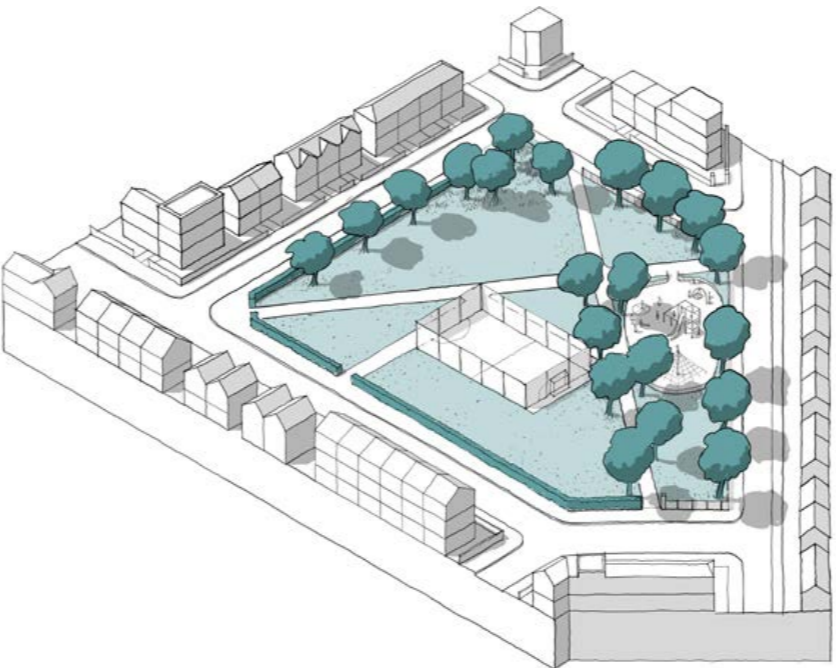
MASTERPLAN DESIGN CODING - NATURE



illustrative example

Green infrastructure

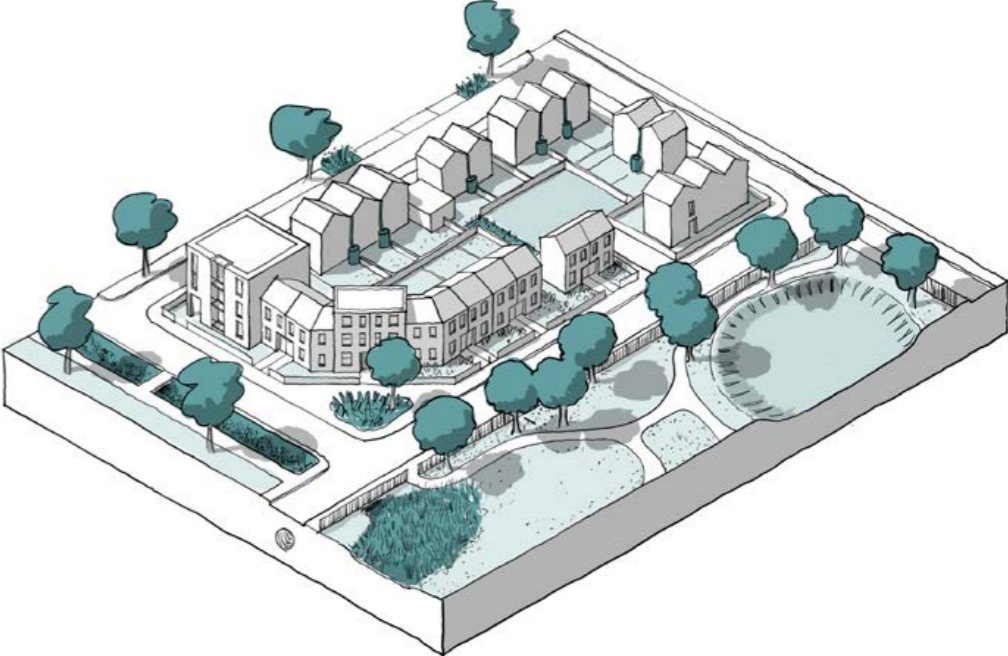
- Location of open spaces
- Create a network of green spaces
- Location of play areas



illustrative example

Open spaces

- Boundary treatments
- Ecology & habitats
- Safety (overlooking, lighting, sense of safety)
- Accessible to all
- Desire lines



illustrative example

Environment

- Sustainable drainage systems (SuDS)
- Swales
- Rain gardens
- Shading
- Types and locations of trees
- How spaces will be maintained/managed

LANDSCAPE DESIGN CODING



Courtyards



Green streets



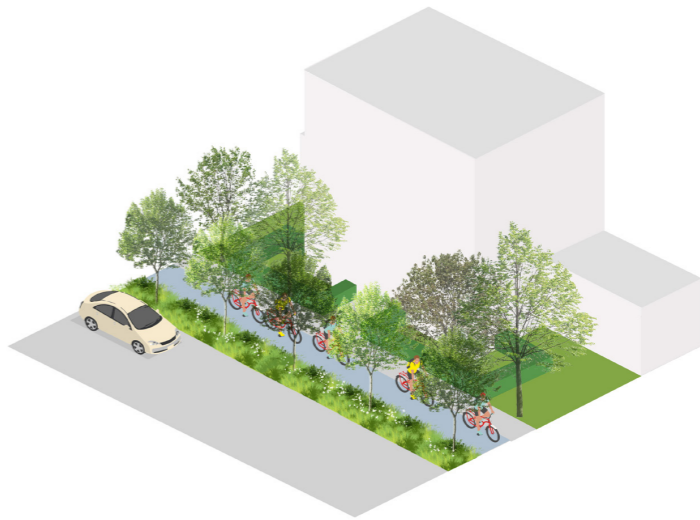
Community open spaces



Ecological landscapes



Mews



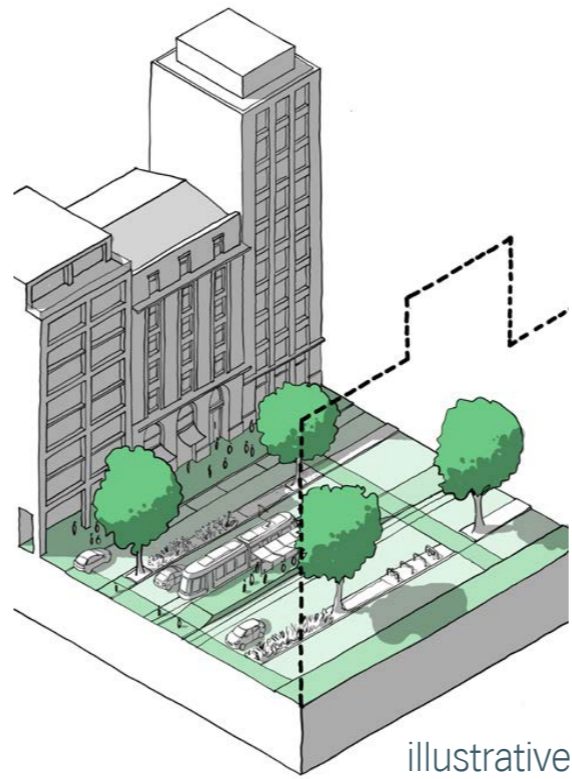
Seven sisters road

Design codes can be applied to soft and hard landscaping treatments within a illustrative masterplan. They can define areas in a masterplan that provide amenity or service such as play spaces, street car parking and open landscape. These guides can be applied to all area types.

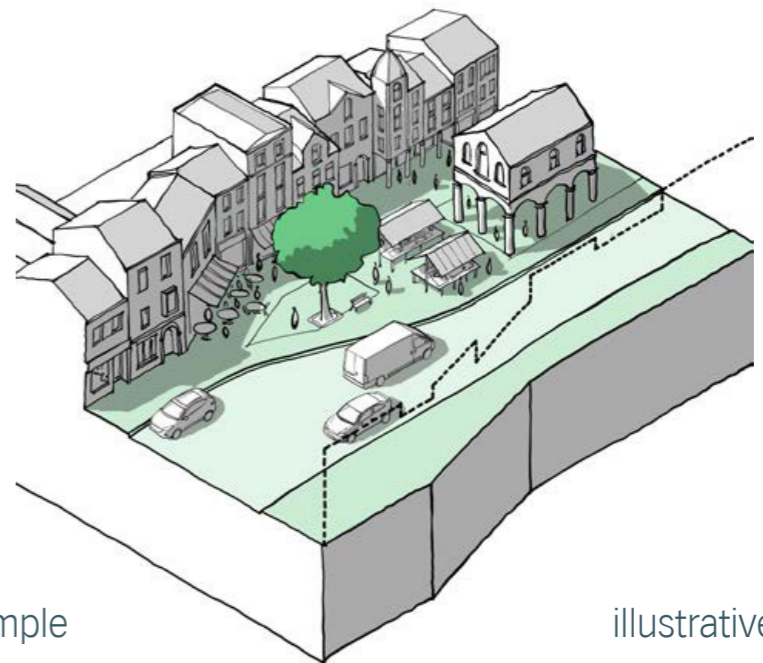
MASTERPLAN DESIGN CODING - PUBLIC SPACE

	Town centres	Urban neighbourhoods	Suburbs
Primary streets: Designed to take through traffic and public transport See P.1.i Primary Streets	Enclosure Ratio: 1:2 Active Frontage: 30% 25-35m	Enclosure Ratio: 1:2 Active Frontage: 10% 25-30m	Enclosure Ratio: 1:5 Active Frontage: 10% 28-35m
High streets: The focus for local shopping centres, often with traffic but sometimes traffic-free See P.1.i Primary Streets	Enclosure Ratio: 1:1 Active Frontage: 80% 15-20m	Enclosure Ratio: 1:1.5 Active Frontage: 70% 17-23m	Enclosure Ratio: 1:3 Active Frontage: 60% 17-22m
Secondary streets: Taking local traffic into neighbourhoods and often the location of shopping parades and local services such as shops See P.1.ii Local and Secondary Streets	Enclosure Ratio: 1:1 Active Frontage: 50% 13-16m	Enclosure Ratio: 1:1 Active Frontage: 30% 13-16m	Enclosure Ratio: 1:3 Active Frontage: 20% 17-22m
Local streets: Providing vehicle access only to the properties on the street but with through pedestrian and cycle traffic See P.1.ii Local and Secondary Streets	Enclosure Ratio: 1:1 Active Frontage: 30% 10-14m	Enclosure Ratio: 1:1 Active Frontage: 0% 11-14m	Enclosure Ratio: 1:2.5 Active Frontage: 0% 14-18m

- Street types**
- Width to height proportions
 - Number of storeys
 - Location and quantum of trees
 - Relationship of building to street

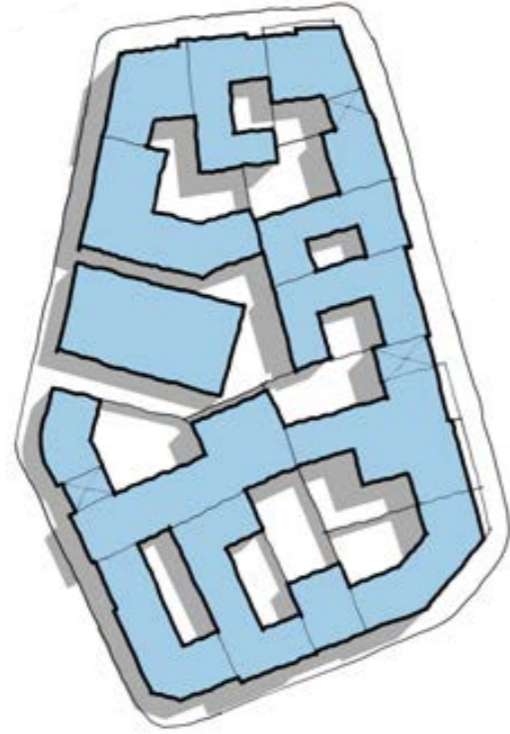
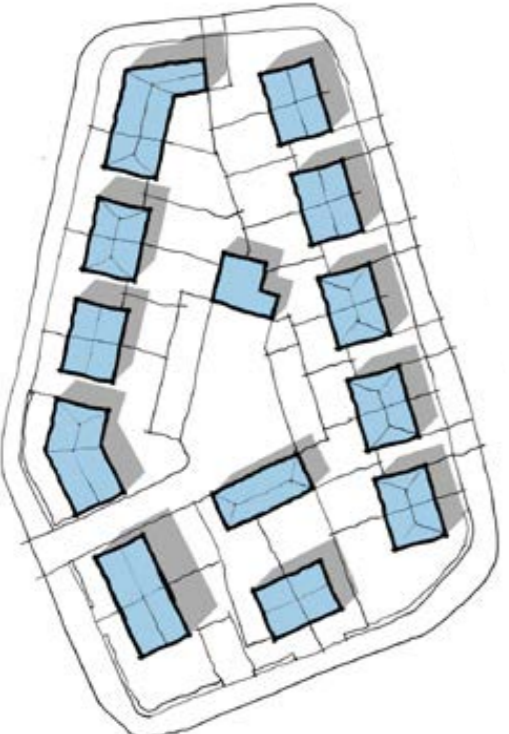


illustrative example



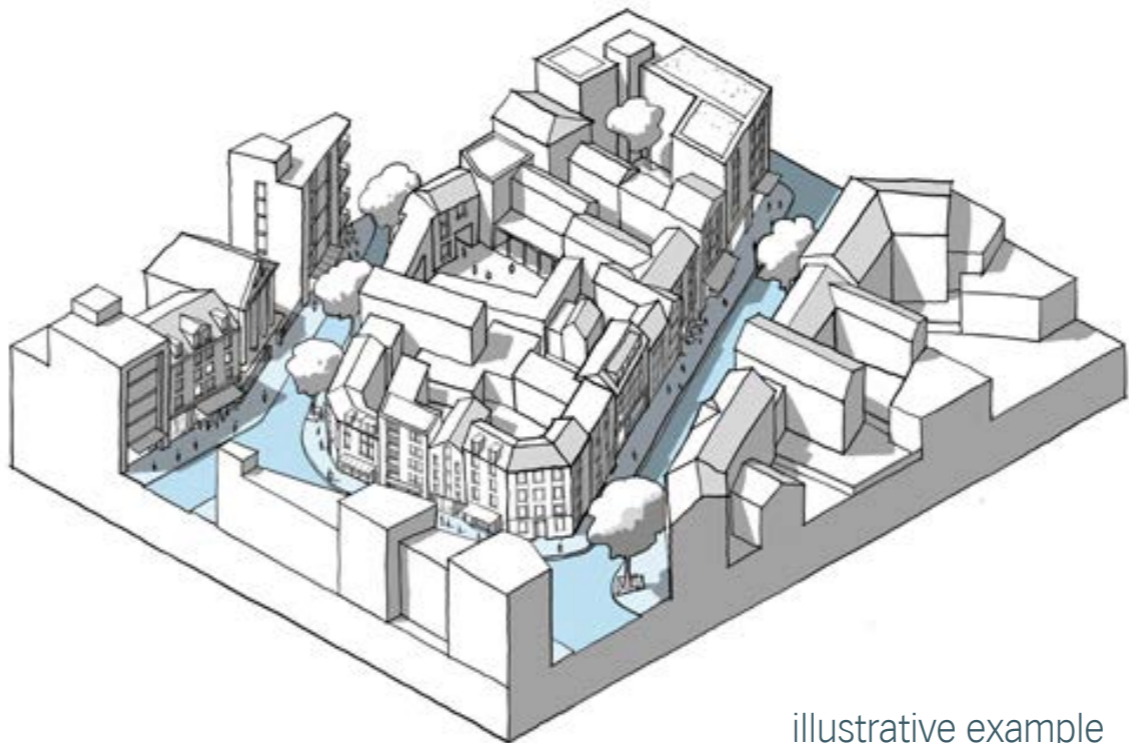
illustrative example

MASTERPLAN DESIGN CODING - BUILT FORM



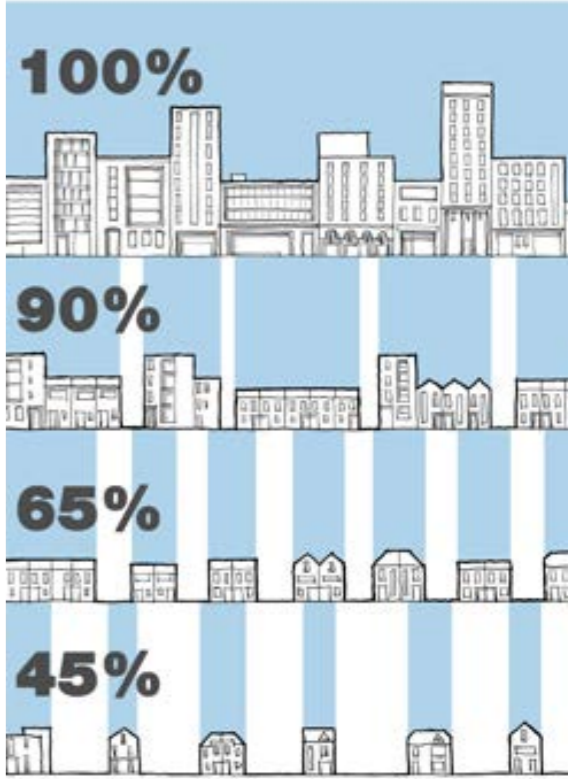
illustrative example

- Plot layout**
- Density of the development plot
 - Coverage of building vs open space
 - Edges of development
 - Public vs private



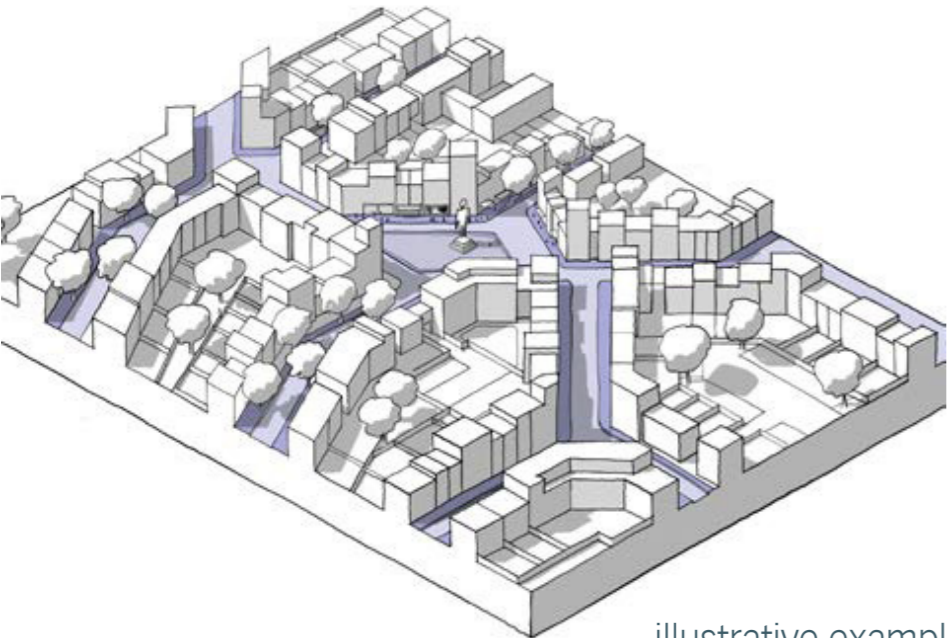
illustrative example

- Built form**
- Density
 - Plot ratio
 - Eaves height
 - Building line



- Street grain**
- Spacing between buildings
 - Ratio of building heights to street widths
 - Location of tall buildings

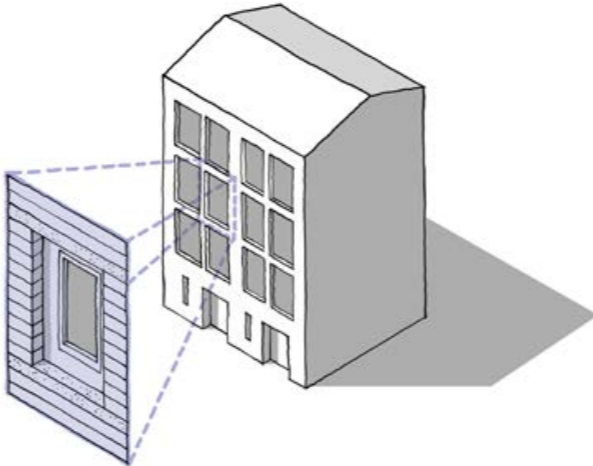
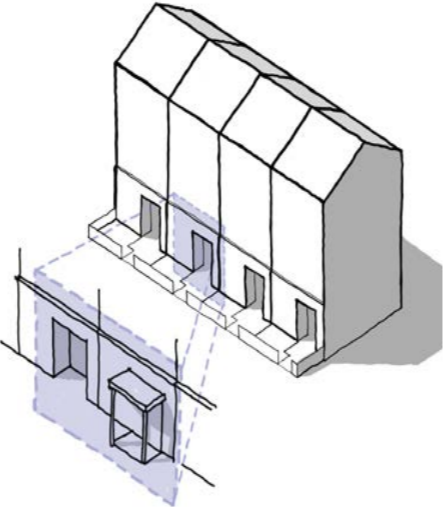
MASTERPLAN DESIGN CODING - IDENTITY



illustrative example

Sense of place

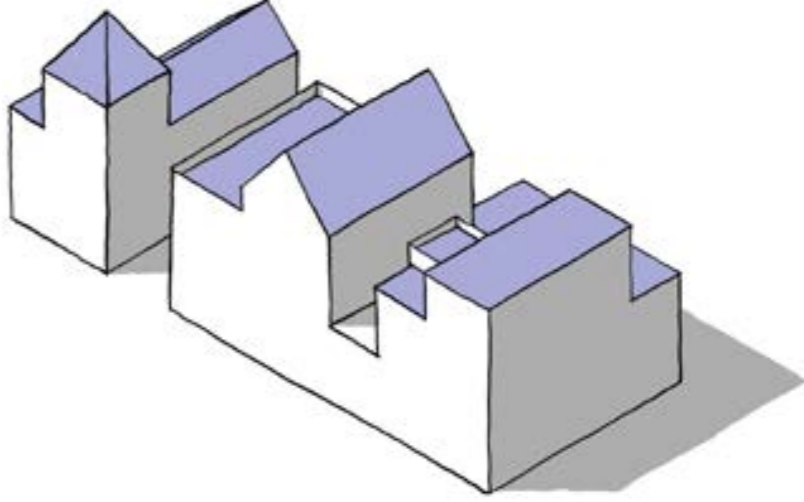
- Variety
- Legibility
- Visual appropriateness
- Richness
- Personalization
- Variety
- Permeability
- Robustness



illustrative example

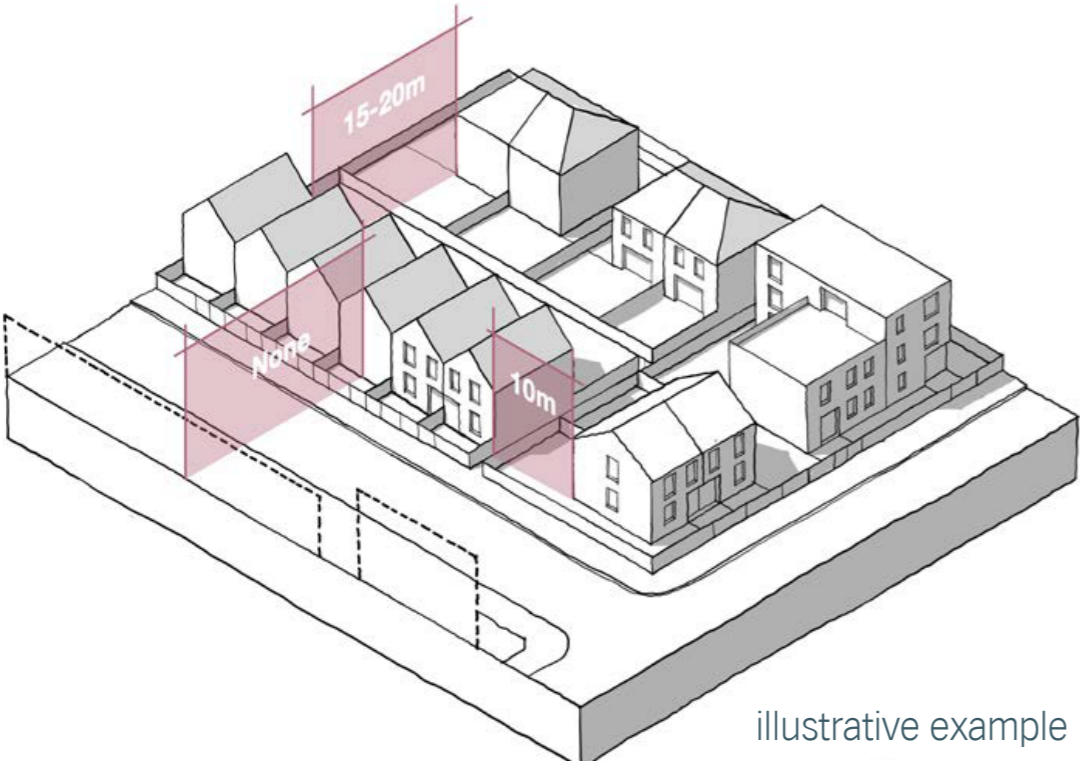
Distinction

- How are variety and character be added to building details, such as
- Materials
- Roof profiles
- Window proportions
- Street datums



illustrative example

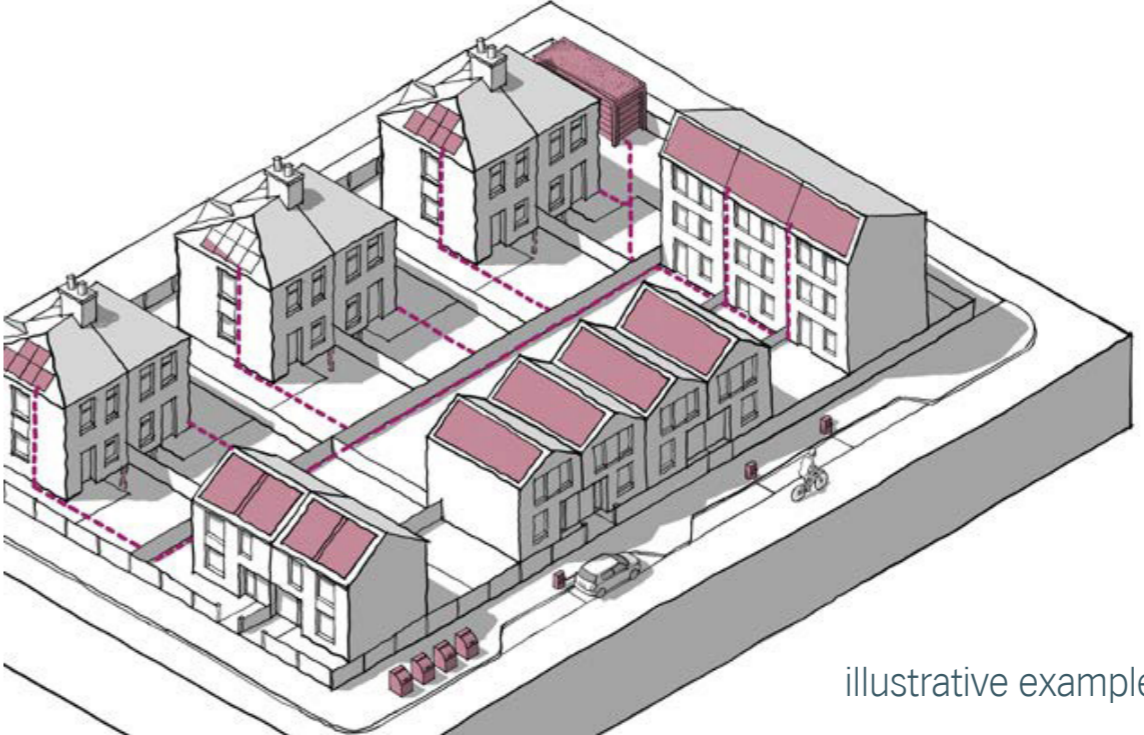
MASTERPLAN DESIGN CODING - HOMES AND BUILDINGS & RESOURCES



illustrative example

Designing high quality homes

- Minimum space standards
- Overlooking
- Back to back distances
- Street widths
- Accessibility
- Secured by design



illustrative example

Building a sustainable future

- How is on-site power generated
- Maximising the use of PV panels



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