

5



THE MASTERPLAN





5

MASTERPLAN

1: THE ILLUSTRATIVE MASTERPLAN

— A new waterside neighbourhood



Above / View from Waterfront properties back over towards Phase 1 and the floating gardens.

Left / Illustrative Masterplan

The masterplan described in this section has been developed over the last 2 years initially on designs developed by URBED and then more recently with the invaluable input of Nottingham based Architects Marsh Grochowski and Landscape Architects, Landscape Projects. A number of options for the site have been developed and appraised prior to the scheme going out to public consultation and Design Review. Following this process a preferred option has been developed that has been further tested technically and financially, and discussed with the planning authority and other statutory consultees.

The resulting plan is an illustrative plan. By this we mean a plan that illustrates how the site could look in the future. It includes a range of assumptions about the design of the scheme the nature of the house types and mix, the design of the landscape etc. The illustrative plan shows that all of these aspects of the scheme work and meet planning policy.

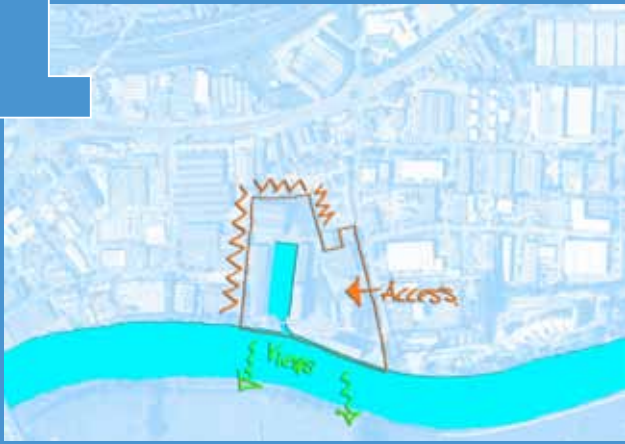
However the aim of the masterplan is to create an urban neighbourhood that grows over time with different phases designed by a number of architects to ensure variety of architectural styles across the scheme.

The illustrative plan is therefore unlikely to be developed exactly as it is currently drawn. Because of this we are seeking to create a framework that, on the one hand ensures that the vision is delivered, while on the other hand retaining the flexibility for each phase to develop a separate identity and to respond to market conditions at the time that they are developed.

This outline application for the entire site therefore seeks approval for the amount of development and the proposed mix of uses. Access, layout, scale, appearance and landscaping are reserved for subsequent approval.

This chapter describes the illustrative plan and sets out the regulatory elements of the proposal within the Framework Plans. It starts with a description of the masterplan components before setting out the approach to Phasing and Massing; Access and Parking; Siting and Heights; Open Space and Play. We also discuss the approach to the waterspace.

1



In developing the masterplan we have been very aware that we need to create a plan that works at least three different scales. It needs to work when only the first phase has been completed while at the same time allowing extendibility so that the wider scheme can flow from the initial phase in a logical way – both to the extent of the outline application and beyond. The following diagrams show the seven steps we have followed to do this:

2



While the site is part of a wider regeneration zone, the starting point must be the limitations of the existing site. It is surrounded by industry, is hidden away and has only one point of access but on the other hand it does have fantastic views over the river. We need to design a scheme that works in this hidden location and which has sufficient quality to create its own internal sense of place.

3



In doing this we must however keep in mind the wider area, both in terms of site assembly and in terms of masterplanning. All of the sites shown with dotted lines on plan 2 are potentially available for development. At this scale the site becomes a very different proposition, a new neighbourhood of 4-500 homes with an internal dynamic. The plan therefore needs to address the constraints of phase 1 while keeping open the potential of the wider site.

4



The masterplan therefore starts by establishing a street hierarchy that can knit the site into the surrounding area and make it legible. This is based on a proposal for a new secondary route running from Trent Lane to Freeth Street. This will only be connectable once the adjacent sites become available. From this we are able to establish a street hierarchy for the wider area and to make sense of the streets within the outline application. It suggests that all of these streets are tertiary streets and should be designed for very low traffic volumes. Because of this it is suggested that the three streets that provide access to the outline scheme from Trent Lane should be designed to distribute the traffic between them. This could include the route becoming one way particularly along the waterfront.

5



Because of the potential isolation of the site, its visual connection to the rest of Nottingham becomes even more important. This works both ways – views into the site from Daleside Road and views from the site to surrounding landmarks. The view down Trent Lane is very important in this respect but we don't have control of the adjacent site to take advantage of this yet. We have therefore suggested a main axis through the plan as shown by the red dotted arrow. This is oriented on the Sneinton Windmill which will be visible at the end of the vista from within the site. Because the windmill is on a hill this will work even before the commercial units on Daleside Road are developed. Then as future phases are developed this vista it will also allow views into the site from Daleside Road. This view will terminate on the landmark five storey waterfront houses.

6



The other important relationship within the plan is to the river. The plan is designed to create a strong façade facing the water made up of 3 and 4 storey waterside houses. These are based on Dutch precedents and are designed to create a strong urbane waterfront punctured by the roads running into the site. The phase 1 road is 'crooked' so that it opens up a vista of the river.

5

MASTERPLAN

2: MASTERPLAN COMPONENTS

— Nine masterplan principles

7



The waterfront terrace is designed to undulate to create opportunities for public realm and landmark buildings between it and the water. The idea is that this public space squeezes and expands to create a variety of waterfront spaces that add interest to the riverside walk. Within these spaces there is an opportunity for freestanding buildings – that can be viewed from all sides and which maximise the amount of waterfront housing.

8

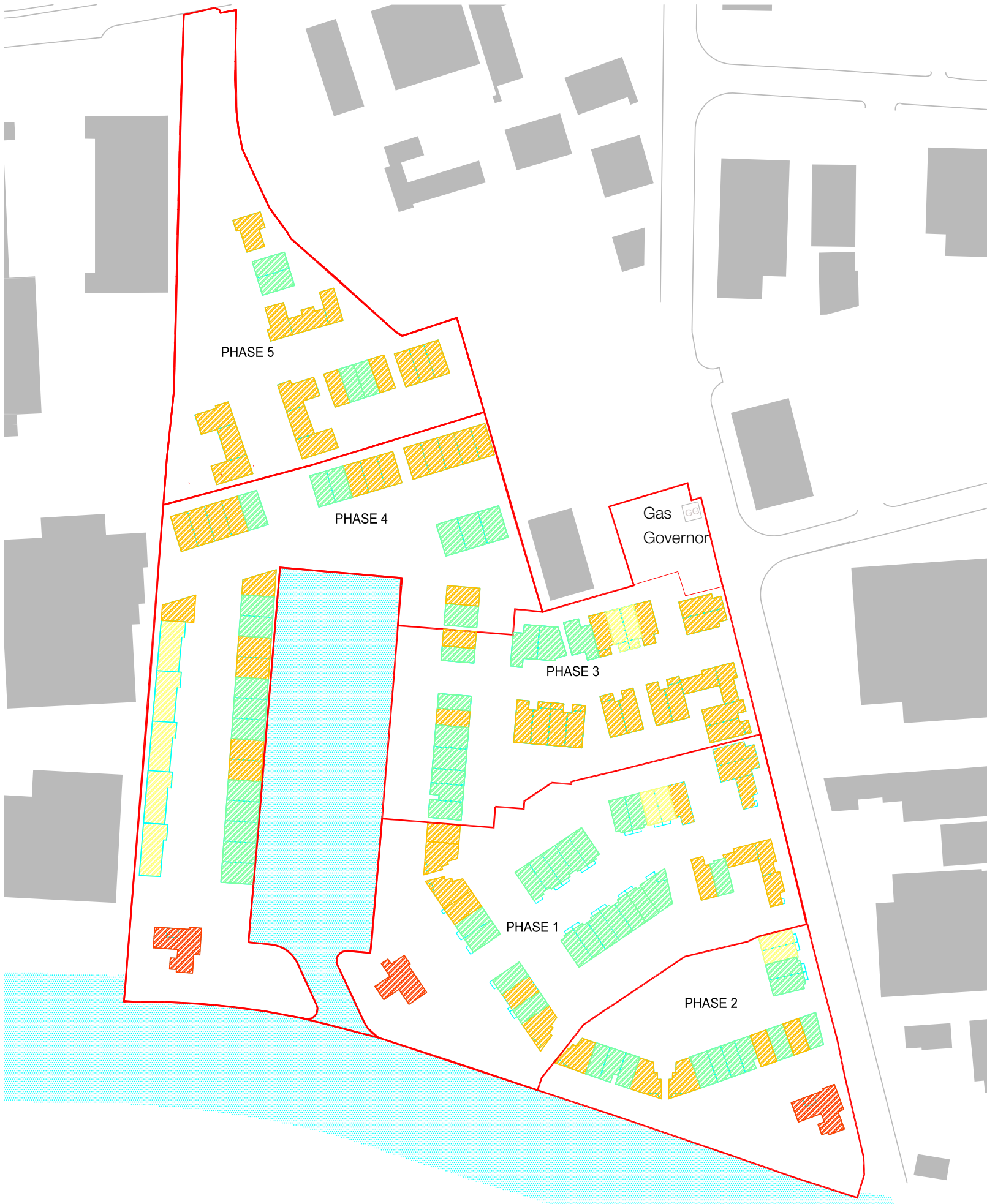


The outline application is derived from these principles and creates a tight knit scheme around the basin. The intention in this scheme of 149 units is that the basin itself will become the heart of the scheme and to do this we have included a floating public space in the basin. This will also allow public and private moorings for workspace and housing so that we animate the waterspace.

9



Then as the scheme expands beyond the boundaries of the outline application in the future the structure of the plan is established by the initial phases. The floating public space in the basin now becomes the centre of a network of connected open spaces including a public square on Trent Lane, an avenue along the diagonal vista to the windmill and a triangular space off Freeth Street.



- 2 BED
- 3 BED
- 4 BED
- APARTMENT

Framework Plan 001:
Phasing and Typology

5

MASTERPLAN

3: PHASING AND YIELDS

— Housing numbers and mix for each phase



Above / View down main street in Phase 1

Left / Framework Plan 001: Showing phases of the scheme and housing typologies

We are proposing to develop the site in 5 phases over the next 5-10 years with Phase 1 being submitted as a detailed application as part of this submission. The plan to the left includes a mixture of regulatory and illustrative information

Regulatory: We are looking to set the phasing boundaries, order of development and unit numbers for each phase

Illustrative: The plan illustrates how each phase can accommodate a mixture of different housing units.

The overall density of the site is 45 units per hectare, the density for Phase 1 being slightly higher at 47 units per hectare. The illustrative masterplans on the next page show the incremental development of the masterplan as each phase is constructed.

Phase 1	
2 Bed	4
3 Bed	30
3/4 Bed	6
4/5 Bed	1
Total	41

Phase 2	
2 Bed	4
3 Bed	9
3/4 Bed	2
4/5 Bed	9
Total	24

Phase 3	
2 Bed	2
3 Bed	18
3/4 Bed	3
4/5 Bed	7
Total	30

Phase 4	
2 Bed	6
3 Bed	23
3/4 Bed	10
4/5 Bed	7
Total	46

Phase 5	
2 Bed	0
3 Bed	11
3/4 Bed	6
4/5 Bed	2
Total	19

Overall Total	160
----------------------	------------

PHASE 1



PHASE 1-2



5

MASTERPLAN

3: PHASING AND YIELDS CONT.

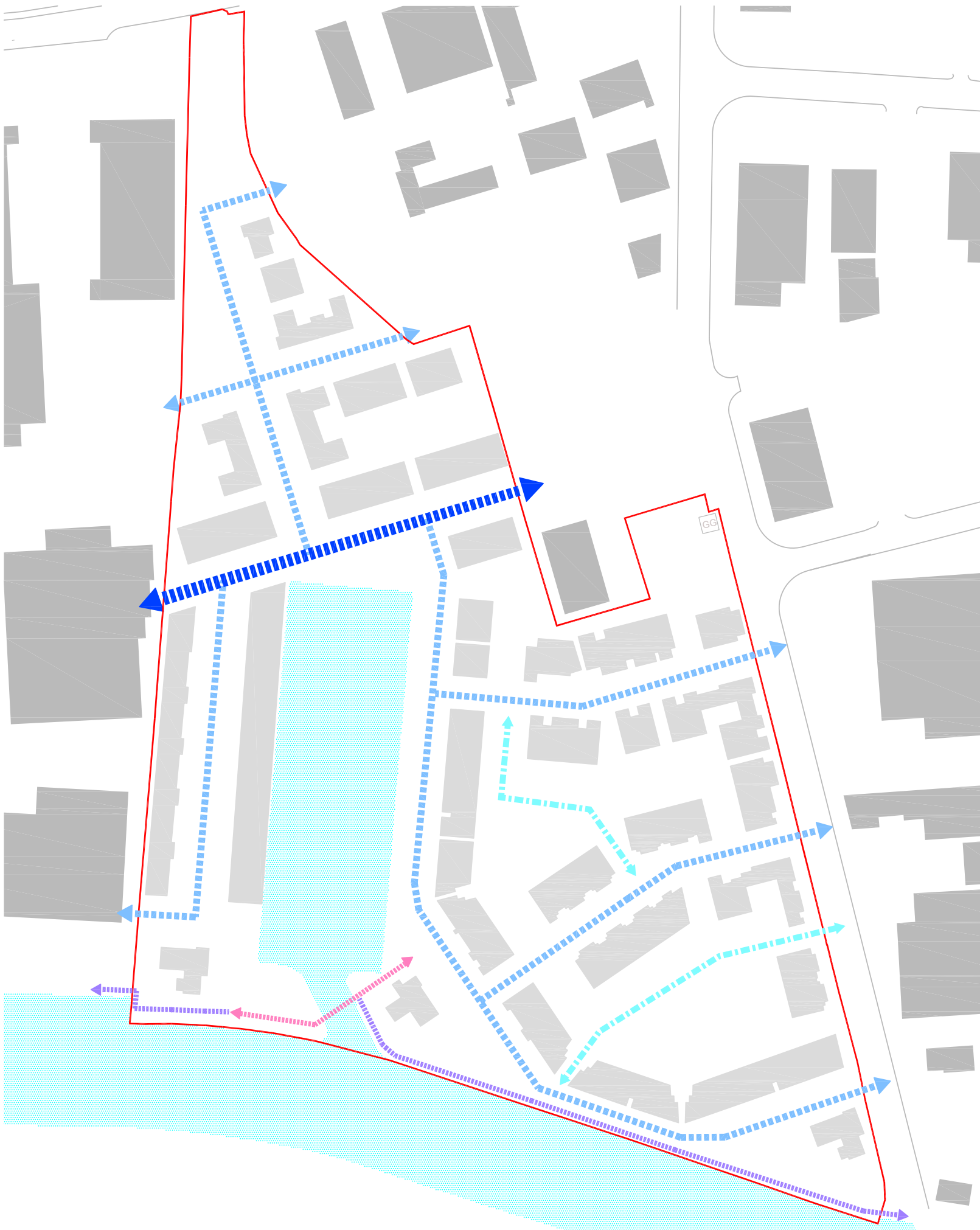
— Incremental development

PHASE 1-3



PHASE 1-5





- ▬▬▬▬▬ SECONDARY STREET
- ▬▬▬▬▬ LOCAL STREET
- ▬▬▬▬▬ PARKING COURT
- ▬▬▬▬▬ PEDESTRIAN RIVERSIDE ROUTE
- ▬▬▬▬▬ PEDESTRIAN BRIDGE

Framework Plan 002:
Access and Parking

5

MASTERPLAN 4: ACCESS AND PARKING

— Road Hierarchy and parking numbers/location per phase



Above / This precedent image shows on street parking at Trinity Village in Bromley, London. Source: www.spacetopark.org

Left / Framework Plan 002: Showing access into the site from the existing road network and parking areas

Access

The scheme has been designed around a network of permeable streets that over time and as the area develops will ensure the neighbourhood is connected to the surrounding area. The site contains a hierarchy of streets consisting of:

Secondary Streets: The main secondary street will run from East to West through the centre of the site just to the north of the Basin. This street has been identified as a secondary street with the longer term development of the area in mind. Whilst not initially taking a lot of traffic we believe as the site develops this will form a major east – west connection that we would hope will be serviced by buses and will take a larger portion of vehicular traffic across the site.

Local Streets: The local streets have been designed as home-zones and form a key part of the neighbourhood. The streets are designed to limit the speed of vehicular traffic through applying a shared surface that will be used by pedestrians, cyclists and vehicles.

Communal Courtyards: These streets are located within the private communal courtyards and provide access to the parking within the courtyards. These will be gated and will not be used by the public.

Phase 1	
Units	41
Allocated Spaces	41
Unallocated Spaces / Visitor Spaces	19

Phase 2	
Units	24
Allocated Spaces	24
Unallocated Spaces / Visitor Spaces	10

Phase 3	
Units	30
Allocated Spaces	30
Unallocated Spaces / Visitor Spaces	10

Phase 4	
Units	46
Allocated Spaces	46
Unallocated Spaces / Visitor Spaces	17

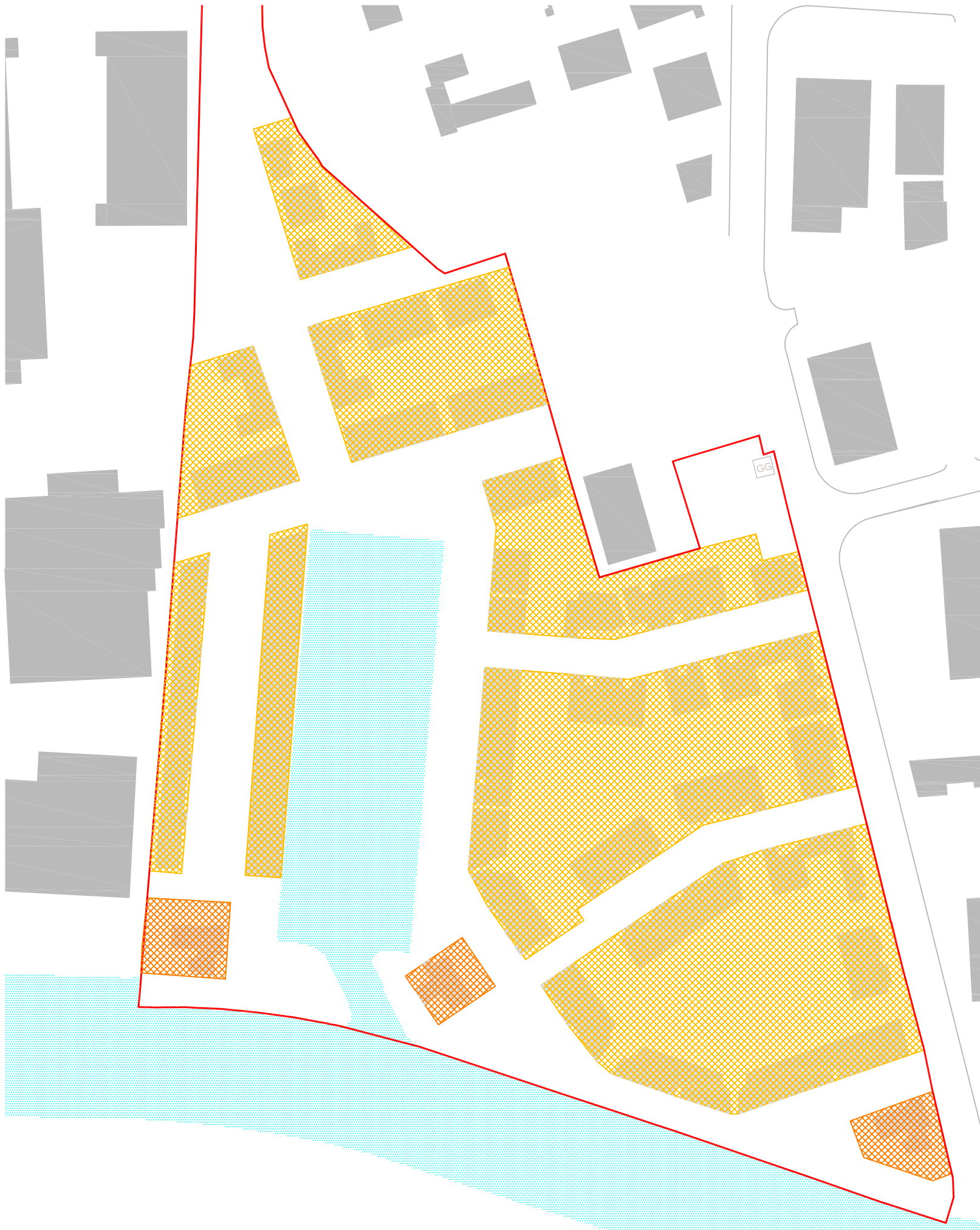
Phase 5	
Units	19
Allocated Spaces	19
Unallocated Spaces / Visitor Spaces	15

Waterside route:

We are very keen and support NCC's aspiration to develop a river-front walk along the northern bank of the Trent. As such a public route has been retained along the river edge. A pedestrian bridge will also be constructed as part of the later phases to further improve this connection along the riverfront.

Parking

Parking will be provided via a mixture of on-street, in-curtilage and communal parking courts. Each property will have 1 allocated space provided either in a in-curtilage garage, an in-curtilage plot of within a secure rear parking court. Additional parking and visitor parking will be provided in the form of unallocated spaces provided on street across the site. The average parking ratio across the site will be 144%, with at least 231 spaces being provided for 160 units.



-  UP TO 4 STOREYS
-  UP TO 6 STOREYS

5

MASTERPLAN

5: SITING AND HEIGHTS



Above / Aerial of proposed scheme

Left / Framework Plan 003: Showing heights and siting of the housing areas

Siting

The housing is arranged in 2 distinct elements:

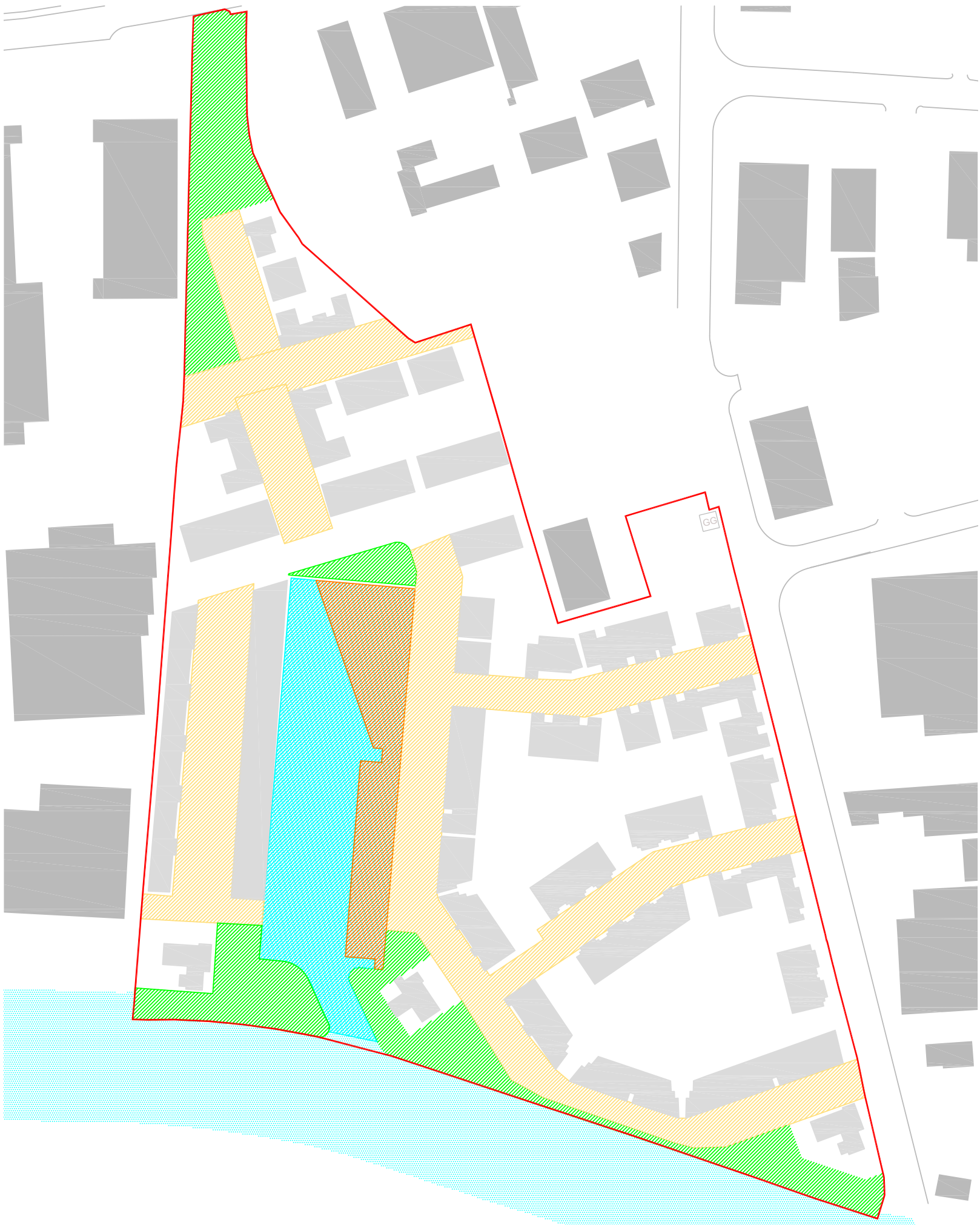
Urban Block: Away from the riverfront the housing is developed within a series of urban blocks with each property fronting onto the street. Private and communal gardens are enclosed within the rear of the urban blocks. To ensure the continuity of the street all housing will be located within 1m of the building line set out on the plan opposite.

Island Block: Along the waterfront a series of 3 pavilion blocks have been positioned. These blocks are different to the other houses in that they rise out of and are surrounded on all sides by the public realm. These blocks require a different approach to the housing in the urban blocks and are suited to apartment-based typologies.

Heights

The average height of housing across the site will be predominantly 3 storeys with the potential to rise up to 4 storeys or drop down to 2 stories in order to provide a varied streetscape and to mark corners or junctions across the site. An example of what we mean by this can be seen in Phase 1 where the majority of the houses are 2 and 3 storeys tall.

Along the riverfront we believe there is scope to raise the height of the buildings up to 6 storeys in order to maximise the number of waterfront properties and provide visual interest looking across the Trent towards the site from the south bank. The increased height along the riverside also reflects the historic massing of the buildings along the riverfront up and down the Trent.



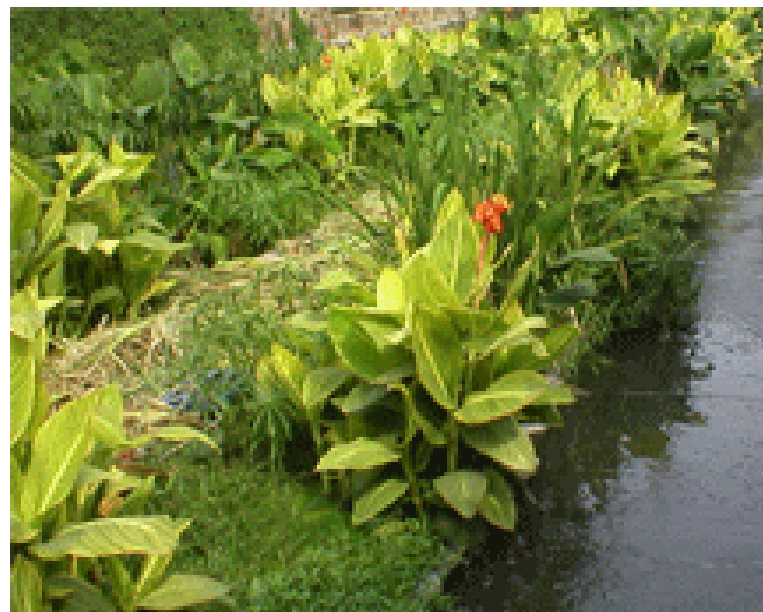
- OPEN SPACE
- BASIN
- FLOATING GARDON
- SHARED SPACE

5

MASTERPLAN

6: OPEN SPACE AND PLAY

— Areas allocated as open space and their function



Above / Floating gardens developed by Biomatrix Water who engineer floating ecology systems which are designed to treat contaminated canals and rivers

Left / Framework Plan 004: Showing open space and play space on the scheme

The aspiration for the site is to develop a scheme that feels connected to nature and the river with open space provision across the site to be provided in a number of different ways.

Waterfront

A continuous public walkway will be provided along the waterfront so people can really enjoy views across the water.

Floating Garden

A floating garden has been designed to sit within the Basin, providing more usable space, as people can get closer to the water and enjoy the newly created green space. Moorings will also be provided around the edge of the basin and it is hoped this will create a great atmosphere, adding to the interest of the Basin.

Shared Space

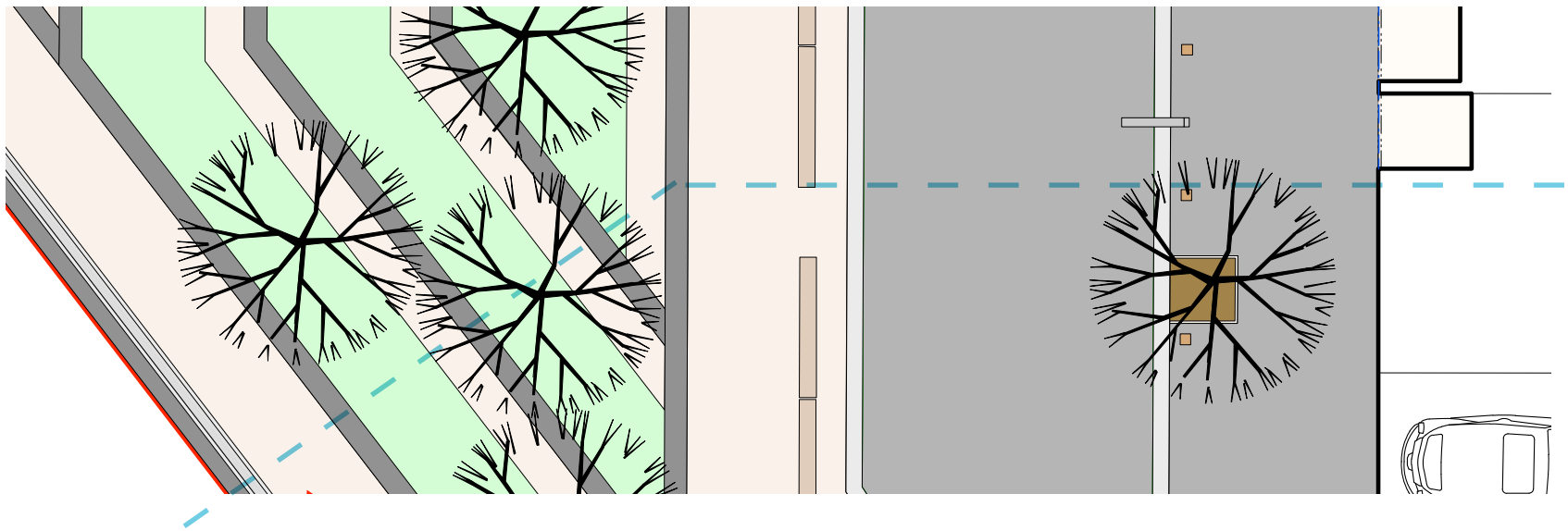
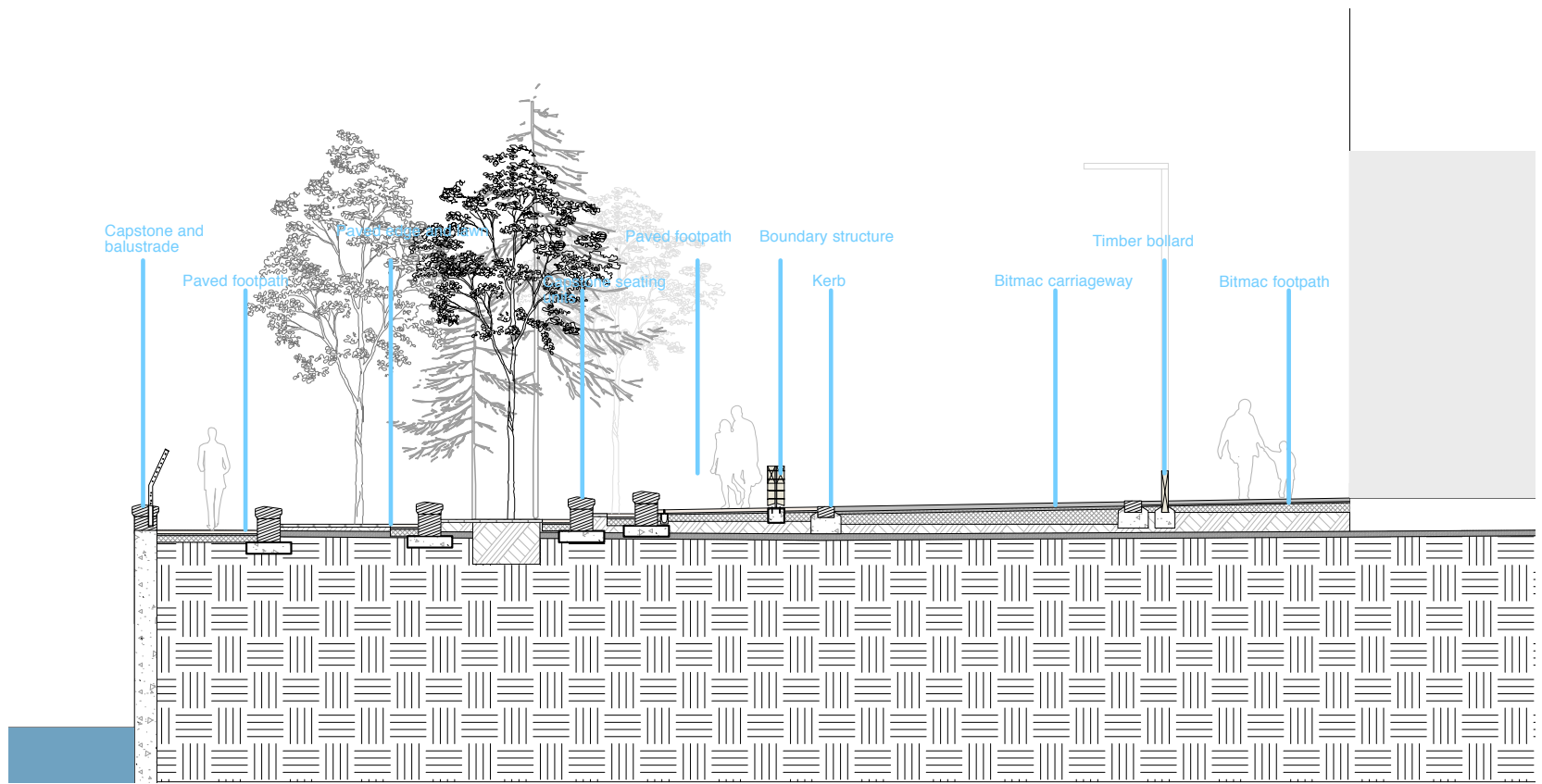
Many of the streets in the scheme will incorporate shared spaces, the most prominent feature of these will be that the pavement and road are a continuous level surface. These areas will help to calm traffic and mean roads are not dominated by vehicles, thus providing more space for pedestrians and children's play.



Type	Area
Open Space	0.43 ha
Shared Space	0.92 ha
Floating Garden	0.16 ha
Basin	0.28 ha

These combined uses meet the council's aspirations for the provision of open space in new developments, and our brief for the scheme has emphasised the requirement for high quality public open space to add value and create a sense of place.

The landscaping of the public space and waterspaces are described in further detail on the next page.



5 | MASTERPLAN

7: WATERSPACE & LANDSCAPING

— Waterspace proposals, floating structures, types of moorings, edge treatment



Above/ Images showing what the waterspace could look like, and possible treatment to the water's edge

Left / Cross section and plan extract of the waterfront space

The waterfront of the River Trent is a uniquely special landscape and our proposals for the riverside develop a safe and accessible landscape which will provide amenity space for residents and public alike.

This public space will be part of a continuous walking route to be created around the basin, allowing residents and the public to enjoy and appreciate the landscape. A bold line of three storey properties will form a definitive edge overlooking the river frontage, from which the landscape will lead down to the waterfront.

The shallow terraces of this space incorporate the change in level which allows the properties to sit above flood level, whilst the prominent apartment block rises high above it's surroundings and marks the entrance to the basin.

The landscape meets the edge of the river with an existing wall structure which will remain in place, with the addition of new pre-cast concrete capstones and a continuous balustrade which does not inhibit the views to the water. This condition continues around the basin and allows for the retention of existing granite capstones where they occur.

The terraces provide informal seating and lawn space under the canopy of Poplar and Pine trees, serving as a communal space for residents and the public. Poplar trees continue the characteristic pattern of riverside trees found at West Bridgeford meadow across the river. The 'Robusta' species to be used will grow quickly and reach a large size with a form that is more relaxed and outward branching than the more common columnar Poplars. Pine trees will help to provide a framework of trees to the river frontage that will last throughout the winter. Their evergreen foliage will provide year round shelter and contrast the light toned building facades with deep blue-green shades.

The hard landscaping of this space will consist of blockwork with a crossing to create a "square" outside the apartments and across the juncture of roads. Street furniture of timber bollards and timber clad benches allow for vehicle manoeuvring whilst ensuring safety along the footpaths. Low retaining walls set back from the quay side edge avoid surcharging existing walls and provide the opportunity for informal seating with precast concrete capstones. The area will be lit with low level lighting integrated into the precast units.