CONCLUSION
Footprint® Assessment Process

**Stage 1 - Screening:**
This is undertaken early on in the process to decide whether a scheme should be pursued further.

**Stage 2 - Design:**
This is a detailed assessment of the design of the scheme before it is submitted for planning. Sometimes larger schemes will have a Stage 2 for the masterplan and separate Stage 2 assessments for each phase as they are brought forward.

**Stage 3 - Construction:**
This takes place towards the end of the construction process and assesses the scheme as built and gets feedback from the consultancy team.

**Stage 4 - Occupancy:**
This is undertaken around 2 years post completion to determine the actual performance of the scheme against the SI policies. This includes a review of energy use, regeneration outputs and occupier feedback.

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### Nottingham Waterside

**Assessment Method**
The assessment was started in Autumn 2010 by Nicholas Dodd and then picked up in February 2012. This is on the basis of the new assessment system that scores each of the 24 issues in the assessment out of 100. The scoring is as follows.

<table>
<thead>
<tr>
<th>Issue</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-25</td>
<td>Poor</td>
</tr>
<tr>
<td>26-50</td>
<td>Impractical</td>
</tr>
<tr>
<td>51-75</td>
<td>Practical</td>
</tr>
<tr>
<td>75+</td>
<td>Excellent</td>
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</tbody>
</table>

**Overview:**

Blueprint along with the HUA are working on redeveloping an industrial estate on the north bank of the River Trent. The project is divided into five phases introducing attractive riverside housing units, floating gardens and mooring spaces. The first phase introduces 41 residential units. The assessment is a hybrid, it’s focused on the phase 1 standards but considers the wider masterplan as well.

**Scheme Details:**

- **Developer:** Blueprint
- **Contact:** John Long
- **Project Manager:** Focus Consultants LLP
- **Architects:** Marsh Grochowski
- **Engineers:** BWB
- **M&E:** Hoare Lea

**Information Available:**

<table>
<thead>
<tr>
<th>Stage</th>
<th>Overall</th>
<th>Health</th>
<th>Happiness &amp; Wellbeing</th>
<th>Regeneration</th>
<th>Sustainability</th>
<th>Urban Design</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stage 1</td>
<td>57%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stage 2</td>
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<td>Stage 3</td>
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<tr>
<td>Stage 4</td>
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</tbody>
</table>

**Overall Assessment:**

- **Stage 1:** 67%
- **Stage 2:**
- **Stage 3:**
- **Stage 4:**

**Health Happiness and Wellbeing:**

- **Healthy Buildings:**
- **Healthy Neighbourhood:**
- **Strong Communities:**
- **Social Spaces:**
- **Wellbeing:**
- **Equity:**

<table>
<thead>
<tr>
<th>Issue</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>Health</td>
<td>68</td>
</tr>
<tr>
<td>Happiness</td>
<td>68</td>
</tr>
<tr>
<td>Wellbeing</td>
<td>53</td>
</tr>
<tr>
<td>Equity</td>
<td>71</td>
</tr>
<tr>
<td>Strong Communities</td>
<td>82</td>
</tr>
<tr>
<td>Social Spaces</td>
<td>66</td>
</tr>
</tbody>
</table>

**Notes:**

- Key strengths of the scheme are the areas that exceed space standards, a successful and accessible public realm, high density for a wide range of households, ample communal and private spaces, interesting views to the basin and river Trent. More information is needed on the management regime of the communal spaces (allotments and floating gardens) and how the residents will run the scheme. Social housing was not visible at this area.

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**Assessment:**

- **Previous assessments:**
  - Stage 1
- **Assessors:**
  - Themes 1 to 3: Elan Kalkandik, Theme 4: Mick Timms
  - 26/09/2013

**Date:**

- 26/09/2013

**Notes:**

- There are several site constraints related to its location and proximity to railways and amenities like green spaces and parks, food stores and health services, schools etc. Public transport connection are not excellent, there are two buses near the site that run every 15 and 90 minutes. A wide range of people was approached for the consultation purposes and despite the site being isolated the consultation events were successful both in terms of people signing up and comments received.

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The percentage of the information available shows the level of completeness of the report. Please consider these when reading this report. Additionally, when information is not available an average score of 50 is being introduced. This is done in order to minimise the effect of the non-scored to the overall score.
This Design and Access statement has detailed the process behind the design of the masterplan for the Trent Basin site in Nottingham. This has been based on the developer’s vision for the scheme, following guidelines set out in their Sustainable Investment Policy, Footprint.

Subsequent consultation and masterplan iterations have also been detailed in this document, through to the design of the public realm, house-types, and the detailed designs for Phase 1 of the development. This has allowed the team to deliver an innovative vision for the site with an eye to the future to ensure future developments around the site are able to integrate and add value to our proposed neighbourhood.

A robust site selection process, design review and public and stakeholder consultation strategy has added enormous value to the project, in creating a development with a sense of place and destination character, which people want to visit and where people will want to live now and in the future.

**Footprint**

Igloo’s Sustainable Investment policy, Footprint®, has been used to assess the site and provides a vigorous analysis and design tool to ensure opportunities to make the scheme sustainable are not missed. This assessment will continue, with future assessments being carried out during the construction phases and also monitoring of residents experience of living in the development, once they have moved in. The Footprint process is explained on the previous page.

A stage 2 assessment is carried out before the planning application is submitted for the site. The results of the stage 2 assessment for Trent Basin (which was previously referred to as Nottingham Waterside), in the Footprint assessment-table format, is displayed on the previous page.

The information for the Stage 2 assessment resulted in an overall score of 67 which sits within the ‘best practice’ bracket in the scoring system. The scheme scored highest (76) on the Urban Design section, and the assessment highlighted that the masterplans attention to density, and creating place was exemplar. It also identified that the architecture was inventive, especially in providing roof terraces and balconies to make full use of views to the waterspace, and creating aspirational high density living for families.

The scheme scored lowest on Sustainability (56). Although still best practice, the lower scores can be attributed to a number of assumptions which have been made and a lack of information at this stage. Also, due to the schemes unusual location in a predominantly industrial area, it is no surprise that the amenities and facilities which exist alongside residential areas - schools, local shops, health practices etc…are not in close proximity to the site.

However, the emphasis on the masterplan to create a development which can be expanded upon is crucial here. Future development of the surrounding area, where the introduction of complimentary uses will be more viable, such as local shops or work-spaces, will mean the neighbourhood becomes more sustainable over time, as people need to travel less to get the things they need.

As this is the pioneer development, the focus has been on making sure future development can be connected, carry through the same design principles (such as keeping the view to the Sneinton Windmill) and keeps the waterside open, so people can walk along it and enjoy it in the future, as they do on the southern bank.

A ‘Fabric first’ approach has also been incorporated into the design of the house-types. This means the buildings will achieve an ambient temperature with minimal amount of cooling and heating. This is achieved through super-high insulation, absolute air tightness and harvesting the sun’s energy through south-facing windows.

What we hope comes through in this document, is our innovative approach to development, from maximising views to the basin and creating a floating garden, to opening up spaces for Meanwhile Uses. Our ambition is to create a neighbourhood which is attractive but is also sustainable in its density, providing energy efficient houses in a neighbourhood which is great to walk around with high quality public spaces...things which are often over looked in the building on new estates.