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MASTERPLAN DEVELOPMENT



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1: BRIEF

— Masterplanning aspirations from blueprint plus precedent images

Linked and accessible / Catching a ferry to Lady Bay / Publicly accessible, not a public amenity / Welcoming / A place to stroll through / To walk along the river / To soak up tranquillity / Intimate / Public spaces, small but intense, not large and barren / Sustainable Living / Enjoying nature / Caring for the planet / Contemporary architecture / Understatedly cool / Organic / Biophillic / Natural / local materials meet progressive design style / Kitchen gardens and roof terraces / Pots and plants / Catalytic / Adaptable / Minis and hatchbacks / Bikes and canoes / Trainers and boots / Healthy / Happy.

Far Left / Precedent for houses, Molenplein, Netherlands, Tony Fretton Architects

Right top / Green Street, Marsh Grochowski Architects

Right bottom / New Road, Brighton & Canalside, Manchester by Landscape Projects

The Trent Basin Masterplan builds on Blueprint's experience of developing the Green Street scheme in the Meadows. Using the same architect Blueprint have worked with URBED to create a new type of sustainable urban neighbourhood. It is recognised that as the location is not part of an existing community there is a need to create a strong identity and a sense of place that can attract people to the area. Blueprint have articulated this vision in the following terms:

Trent Basin aims to create a new type of neighbourhood that is neither entirely urban nor entirely suburban. The location is close to the city but, is not in the heart of the urban area and also has very good links to the green space of Colwick Country Park. The idea is therefore to create a housing scheme that allows the countryside to sprawl into the city rather than the city to sprawl into the countryside. This follows through into the idea of plenty of greenery, gardens and roof terraces, food growing and trees, both in the completed scheme and as meanwhile uses as the scheme is being developed.

The scheme should also exploit its waterside location and the fresh air and view over the Trent. The aim is to create a layout where as many houses as possible have a views of the water and where the sense of the river and basin are drawn into the heart of the site.

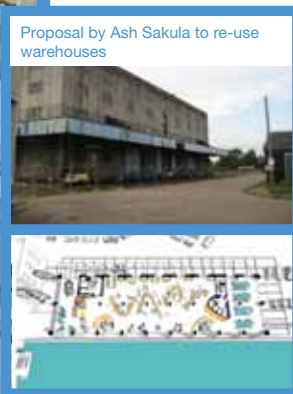
There is also a part of the scheme that is a reinvention of the suburb rather than a lively urban scheme. The idea is that the neighbourhood feels calm and relaxed. It should be quiet, and not feel dominated by cars. Rather than a mixed use urban scheme, or a family oriented suburban scheme, the aim is to create a neighbourhood that is based around cycling, dog walking, jogging, fishing, boating, reading, chatting, living, resting, exercising and working.

In terms of the community the idea is that just because this is a estate of new housing doesn't mean that the households will be families with young children. We feel that the nature of the waterfront (3m freeboard and deep water) and the lack of local schools means that this is unlikely to be an attractive location for young children.

Experience of Green Street suggests that there are many other types of household who will potentially be interested in the scheme; couples downsizing from larger properties when their children leave home, young adults cohabiting and parents living with grown-up offspring. These groups don't normally buy new-build housing and they have different aspirations, wanting somewhere with identity rather than a cloned estate, valuing sustainability and the strength of a community with shared values despite different life stages. This has implications for the public realm suggesting informal, intimate gathering points and places to stroll rather than play grounds and public squares.



Initial ideas to develop the site were based on the introduction of 2 north / south visual axis and the retention of the warehouse onto the Trent.



Further work was carried out looking at how views of the Trent could be maximised by angling the streets towards the river.



As the scheme developed and the viability of retaining the warehouses became less certain a number of different options were developed based on 3 different scenarios. Scenario 1: Retain both warehouses; Scenario 2: Retain a single warehouse & Scenario 3: Demolish both warehouses

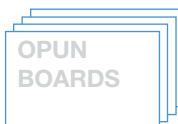
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2: MASTERPLAN DEVELOPMENT

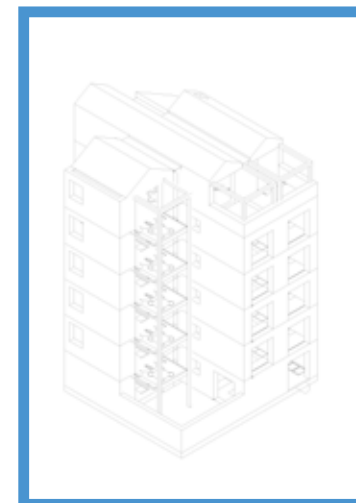
— Time line showing the masterplan iterations



In April 2013 Blueprint signed a Land Agreement with the HCA. This was based on layout to the left which included 148 homes that could be brought forward by a housebuilder. The scheme consisted predominantly of semi-detached units.



OPUN Review



As part of the financial modelling of the project a decision was taken to introduce apartments onto the waterside as opposed to 4-5 story houses.

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec

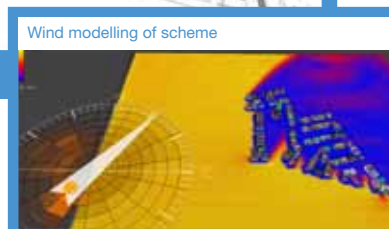


Option 4A - Warehouse retained



Option 4B - Warehouse removed

Series of island blocks introduced to waterfront



Wind modelling of scheme

As the scheme continued to develop we explored a scheme that could function both with and without the warehouse. This included wind and solar modelling to limit overshadowing from the warehouse and reduce a wind tunnel down the central street

Public Consultation



An evening consultation session was held on 3rd September 2013. Responses from attendees were positive, and results from a questionnaire handed out on the day and made available online showed that 100% of respondents supported or strongly supported our aim to create a sustainable residential development on the site.

Submit Hybrid Planning Application



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3: CONSULTATION

Left / Members of the developers and design team talk to attendees at the public consultation event on 3rd September 2013

Consultation has played a significant role in the development of the masterplan. The consultation process involved the following aspects:

1. OPUN Review: To make sure our development was well designed, the developing masterplan was examined through several OPUN reviews. This involved the preferred masterplan option being presented to a board of built environment professionals to critique certain aspects and design decisions and come out with the best outcome;

2. Pre-Application Meeting: To make sure our development was appropriate for the site with regard to Nottingham City Council's aspirations for the area, a pre-application meeting was attended by representatives from the development team; Blueprint, the Homes and Communities Agency (HCA), Gerald Eve, Marsh Growchowski Architects and URBED. This took place on Thursday 22 August 2013 with members of Nottingham City Council's development team and the meeting highlighted that there was a positive market place in Nottingham for a Blueprint style development.

3. Public consultation: To allow people who could be affected by the new development to voice their opinions, local people and businesses were invited to attend a public consultation on 3rd September 2013. An exhibition displayed the chosen proposals for the site and members from Blueprint and the team were on hand to guide attendees through the designs and answer any questions. A questionnaire was handed out and made available online to gain feedback on the scheme, and the results from this are available in the Statement of Community Engagement which accompanies this D&A statement.

The next pages provide a summary of comments from the OPUN Panel Design Review and describes our responses to the feedback gained from local people through the consultation session and questionnaire.



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4: OPUN REVIEW



Above / 3D views of scheme presented at the OPUN Design Review, August 2013

Left / Outline Masterplan presented at the OPUN Design Review, August 2013

OPUN is the Architecture and Design Centre for the East Midlands and their Design Review process was used to provide a collaborative assessment of the scheme's design, by an independent panel of multi-disciplinary experts.

The emerging proposals for the scheme were presented at an OPUN Design Review Panel Meeting on Wednesday 14th August. The panel reviewing the scheme consisted of Chris Twomey (Panel Chair), David Singleton, Toby Orsborn, Stefan Kruczkowski and Dharmista Patel (Panel Manager) and followed the ten principles of Design Review.

The Panel congratulated the team on a thoughtful, compelling vision for the development and a strong understanding of site context and sense of place. The panel also identified a number of concepts, which the design team could further bring out in the developing masterplan:

- Ensuring that the masterplan had a waterside character and identity which was as strong as possible, including the provision of physical and visual linkages to the basin and riverside;

- Exploring a range of activities for the basin itself and utilising this to drive the character and identity of the site;
- Ensuring that the courtyards / shared spaces were secure with attractive and well designed boundary treatments to encourage their use as social and recreational places; and
- Providing strong connections to the existing communities and recreational facilities.

Other issues to be addressed included strengthening the vitality and activity at street level including the potential for live/work units; exploring different materials to treat the pavilions (and other key buildings) and careful consideration of the access and parking arrangements close to the water's edge, eg. pavilion buildings.

The team addressed these comments within a new iteration of the masterplan. Significant changes were made to incorporate a floating garden to the Basin itself and the road connection through the site, connecting the scheme to Daleside Road was straightened out to strengthen the visual and physical connection to the waterspace. This updated masterplan was then displayed at the public consultation evening on 3rd September.



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5: A WIDER PLAN



Above / Developing options for a feature on the Basin, following the OPUN recommendations

Left / Outline wider plan indicating how the masterplan could be integrated into the wider area once other sites are brought forward.

Following on from the OPUN Design Review comments. A masterplan for the wider area was also developed to show how future phases could integrate into our scheme, and the floating garden, meanwhile use spaces and riverside path could be brought forward.

The entire site could not be brought forward together, as the former Industrial Estate was owned by a number of different landowners. It was emphasised that this should not jeopardise the urban design quality of the site, and therefore it was essential that this wider masterplan be developed to ensure this.

The wider masterplan shows the extension of the road west- east across the site connecting Poulton Drive to Trent Lane. There are two roads connecting this road with Daleside Road to the north and a triangular section of green space here opens up views to the Sneinton Windmill and draws people into the site and through towards the public space around the basin and along the river.



Two further public spaces have also been incorporated to create spaces where people can relax, socialise and enjoy. The team also developed their ideas for the use of the Basin itself, the sketches above show the introduction of a walkway on the basin with small floating gardens.

These designs were developed to incorporate a full floating garden with steps down to the basin, which is explained in more detail in the next chapter.

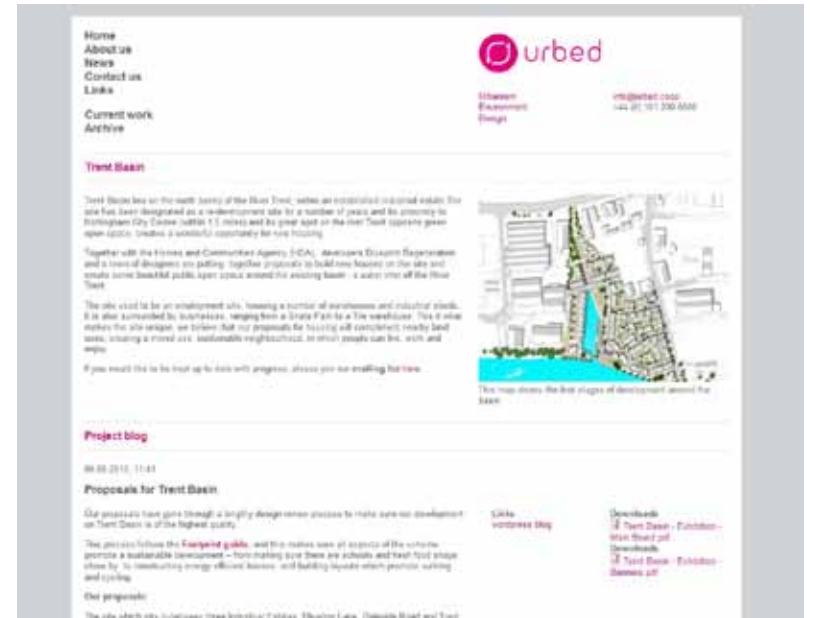
Frequency Raised:

- Over 20%
- 10-20%
- 5-10%

Area	Key Issues Raised	Frequency Raised	Response/ Alleviation Measures
Housing	Lack of socially mixed housing		<p>As this development is a pioneering development in the area, those moving in would not expect to pay the same price they would expect to pay for a house within an established neighbourhood, therefore reducing the viability for affordable homes. This has been backed by Nottingham City Council who want to see development on the site as soon as possible.</p> <p>A neighbouring site is owned by Metropolitan Development and therefore an opportunity exists to provide affordable housing in future stages of the development.</p>
	Housing closest to the waterfront is too high and may block views to the river for properties behind		In designing the layout for the scheme, streets have been positioned to maximise views to the Basin. It was also decided that a strong frontage on the river would complement views of the scheme from the other side of the river and as it is difficult to provide views of the river from all of the houses without tiering the development, it was decided that this was the most appropriate design solution.
	There won't be enough parking provided, especially as 3 and 4 bedroom properties are being proposed		Parking on the scheme follows the council's standards for new development. By keeping to these standards, there is more opportunity for public open space, which has been generously designed into the scheme.
Social	People could get very attached to meanwhile-use spaces		It was highlighted at the consultation that residents would be made well aware that the space would only be used temporarily, to make the area look like less of a building site and these spaces would cease use once the next phases of construction were due to start.
Physical	A footbridge over the river would really enhance the development and increase access to Lady Bay		Early versions of proposals incorporated a footbridge across the river, however due to the change in levels on the site and the clearance needed for boats to travel under the bridge meant the structure became very complex. It was decided that providing a footbridge would not be viable at this stage, but could be incorporated into the scheme in the future as full public access along the waters edge was being created as part of the scheme.
	Moorings should be provided on the basin		The design team were keen to see the Basin used for moorings. Following consultation with a representative from the Inland Waterways Association who identified the demand for moorings, we spoke to the Canal and Rivers Trust and have introduced moorings along the Trent in addition to the moorings in the basin.

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6: PUBLIC CONSULTATION



Public Consultation

Above / The exhibition boards used at the public consultation and a screenshot of the Trent Basin project blog on URBED's website, used to advertise the consultation event and display proposals

Left / The table shows our response to some issues raised during the consultation session and from the questionnaire

The public consultation was attended by 37 people, all from the local area. Many people were interested to see our proposals, especially after previous proposals for the site by Isis Regeneration and Lovejoy had not come to fruition.

The results highlighted that the majority of respondents were happy that the site was being developed for housing and were confident that the teams ethos and history would deliver a sustainable development on the site.

Concerns were raised with the regard to connections to the surrounding area - some participants mentioned that it would be a good idea to provide a footbridge to connect the area to Lady Bay which was south of the river. At present there are no connections across the river to the east of the site, and residents will have to travel up to Daleside road and head west to cross the river at Lady Bay Bridge. The team agreed this would be a good idea and previous proposals had tried to incorporate some sort of bridge into the design. However, it was not deemed viable to provide a bridge at

this stage, but the masterplan would be designed in such a way to keep the possibility of providing a footbridge open, as part of the future expansion of the site.

Participants also seemed keen to see the neighbourhood expand outwards, although they also highlighted that it was important to retain employment in the area and negotiation should not be done aggressively. Other issues raised have been detailed in the table, with our response and any alleviation measures taken with regard to developing the masterplan.

Overall, attendees were extremely positive about the re-development of the site for housing and were confident that Blueprints Footprint Policy would help achieve a sustainable development.