



CONCLUSION



Footprint® Assessment Process

Stage 1 - Screening:

This is undertaken early on in the process to decide whether a scheme should be pursued further.

Complete

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

Nottingham Waterside

ASSESSMENT

| | |
|-----------|---|
| Stage | 2 |
| Assessors | Themes 1 to 3: Eleni Kalkantzi, Theme 4: Mick Timpson |
| Date | 26/09/2013 |

| | |
|----------------------|---------|
| Previous assessments | Stage 1 |
|----------------------|---------|

SCHEME DETAILS

Blueprint along with the HCA 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.

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.

| | | | | | |
|-----------------------------------|--------------------------------|-------------------------------|-------------------------------|------------------------|---------------------------------------|
| FAIL To be reconsidered | 0-25 Market Practice | 25-50 Good Practice | 50-75 Best practice | 75+ Exemplar | NA Not marked at this stage |
|-----------------------------------|--------------------------------|-------------------------------|-------------------------------|------------------------|---------------------------------------|

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

INFORMATION AVAILABLE

| |
|-----|
| 57% |
|-----|

| Previous assessment | 1 | 2 | 3 | 4 |
|---------------------|------|--------------|----------------|--------------|
| OVERALL | HH&W | Regeneration | Sustainability | Urban Design |
| Stage 1 | | | | |
| Stage 2 | | | | |
| Stage 3 | | | | |
| Stage 4 | | | | |

OVERALL ASSESSMENT

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|----|
| 67 |
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The location of the site highlights several constraints, namely being almost isolated and surrounded by industrial uses. This is a hard to treat area since there is no community or existing residential groups. Despite this, the overall design is focused at the delivery of the first phase while considering the future development of the wider area. The empty sites around phase 1 will accommodate meanwhile uses like gardens and allotments. The whole development will socially and financially make over the area. Key strengths of the scheme at this design stage is the strong sense of place that will be created around the basin; the attractive route along the north bank of River Trent, the sense of security and openness at the same time; units accessed directly from the public realm, gated courtyards and secure parking. Additionally, a sustainable and energy efficient community is targeted by the introduction of communal gardens and spaces and the informed selection of renewable and/or low energy supply (ongoing study). Additionally, the layout of the housing units as well as the ample space will attract several households.

1. HEALTH HAPPINESS AND WELLBEING

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|----|----|----|----|----|----|----|
| 68 | 68 | 68 | 53 | 71 | 82 | 66 |
|----|----|----|----|----|----|----|

| | | | | | |
|-----------------------|----------------------------|--------------------------|-------------------|---------------|------------|
| 1.1 Healthy Buildings | 1.2 Healthy Neighbourhoods | 1.3 Strong Common-cities | 1.4 Social spaces | 1.5 Wellbeing | 1.6 Equity |
|-----------------------|----------------------------|--------------------------|-------------------|---------------|------------|

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 viable at this area.

| | | | | | | |
|-----------------|--|--------------------------------|---------------------------------|--|--------------------------------|-------------------------------------|
| 2. REGENERATION | 2.1 The right location | 2.2 Understand- in the context | 2.3 Engaging with stakeholder s | 2.4 Contributing to the neighbourh ood | 2.5 Managing places and spaces | 2.6 Strengthening the local economy |
| 68 | 58 | 73 | 81 | 65 | 62 | N/A |
| NOTES | There are several site constrains related to its location and its proximity to services 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 so isolated the consultation events were successful both in terms of people showing up and comments received. | | | | | |

| | | | | | | |
|-------------------|--|-----------------------------|----------------------|-------------------------|-----------------------------|---------------------|
| 3. SUSTAINABILITY | 3.1 Low Carbon Energy | 3.2 Reducing Car Dependency | 3.3 Minimising Waste | 3.4 Thinking About Food | 3.5 Constructio n Materials | 3.6 Water Resources |
| 56 | 69 | 45 | 50 | 63 | 61 | 47 |
| NOTES | The scoring of this section does not yet reflect the scheme's performance due to the number of assumptions and a lack of information at this stage of the design. In terms of energy efficiency, the scheme will benefit from Iglou's "fabric first" approach, while a detailed and in depth option analysis is in place that explores renewable and low carbon energy supply. Despite the scheme's proximity to the city centre the parking ratio is high (up to 141%), cycle parking ratios are not yet known. In terms of material specifications, waste management and waste resources limited information is available. Some of those issues could be addressed at early design stages, for example through considering waste reduction, materials' specifications etc. | | | | | |

| | | | | | | |
|-----------------|--|------------------------------|----------------------------------|--|--|--------------------|
| 4. URBAN DESIGN | 4.1 Streets as places | 4.2 Shaping the Public Realm | 4.3 Public realm Density and Mix | 4.4 Density and Quality, diversity & distinctiveness | 4.5 Quality, diversity & distinctiveness | 4.6 A Natural Edge |
| 76 | 73 | 76 | 65 | 63 | 88 | 88 |
| NOTES | Blueprint's proposal for Trent Basin represents the highest best practice in terms of sustainable and thoughtful place making. The masterplan proposes a strongly organised spatial and physical structure clustered around the existing Basin with a south-facing frontage onto the River Trent. The proposed density and building form are well considered, promoting a design solution which looks and feels as if it has been shaped by the site's unique location and history. At over 50 units/hectare the scheme represents a continued exploration on how to make compact and sustainable urban places that are good to live in and visit. The architecture too is inventive; roof terraces, upper storey levels that look out over the water and large windows facing onto well-defined streets all add to making something special and memorable. The waterside typology proposed for the Basin will hopefully set a precedent in the UK by showing that high density living is suitable and inspirational for families. The floating ponds and marketing suite are a nice touch too. The masterplan has also been designed with an eye to future change and growth, which is the mark of a coherent and effective masterplanning process, with streets and blocks designed to extend as and when the neighbouring plots become available. | | | | | |

The percentage of the information available shows the level of completeness of the report. Please consider this 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.

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CONCLUSION

1: A PLACE TO LIVE

— A new Sustainable Neighbourhood in Nottingham

Left / Diagram showing the Footprint Assessment Process and Results from the Stage 2 Footprint assessment for Trent Basin (formerly Nottingham Waterside)

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 at-

tention 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.



blueprint



Homes &
Communities
Agency

**TRENT
BASIN**

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