

Place shaping, creating successful buildings &
urban design

Role of local council planning teams



Essex Planning Officers Association
2020 Planning Skills Series

18th February 2020

Location and context

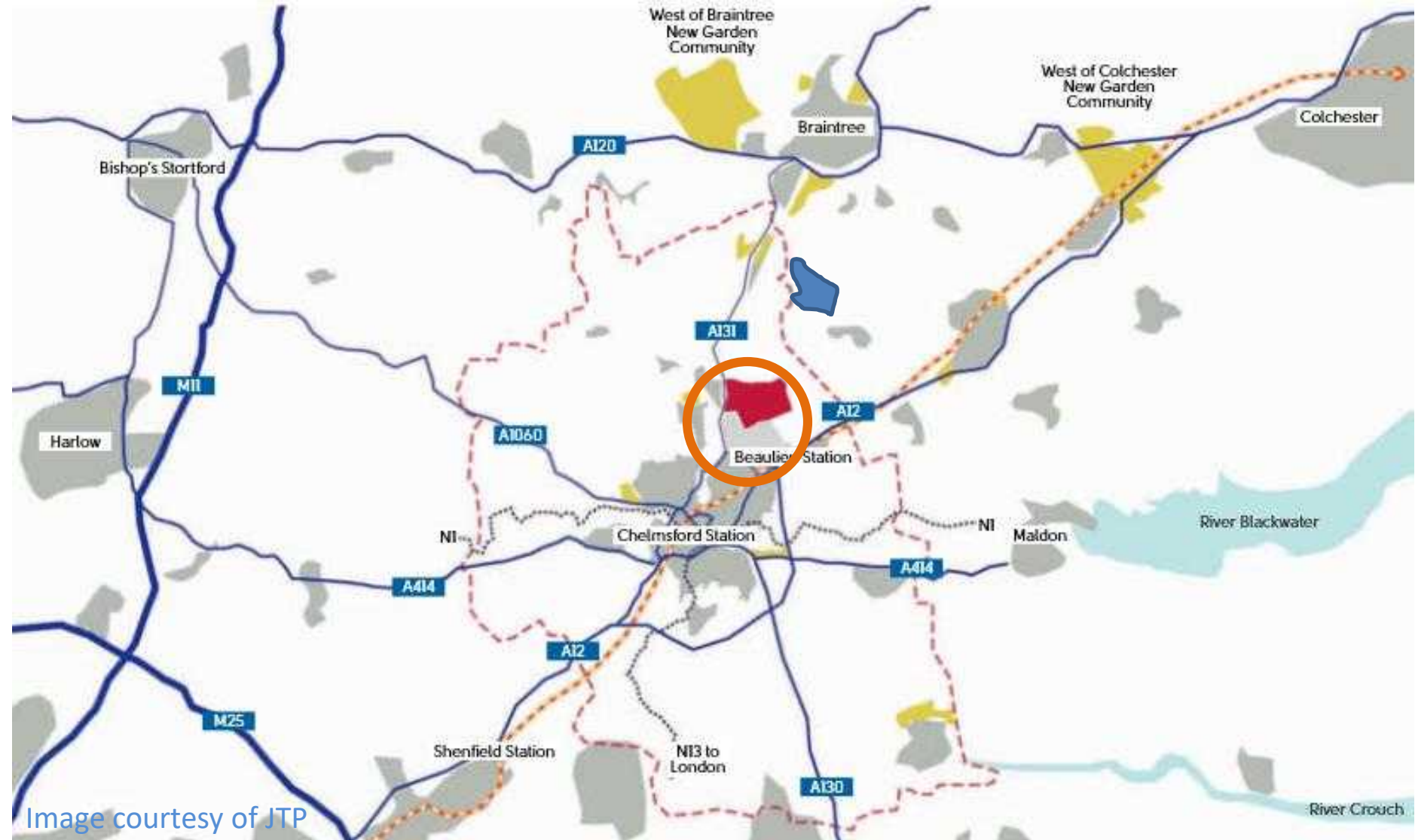


Image courtesy of JTP

Beaulieu



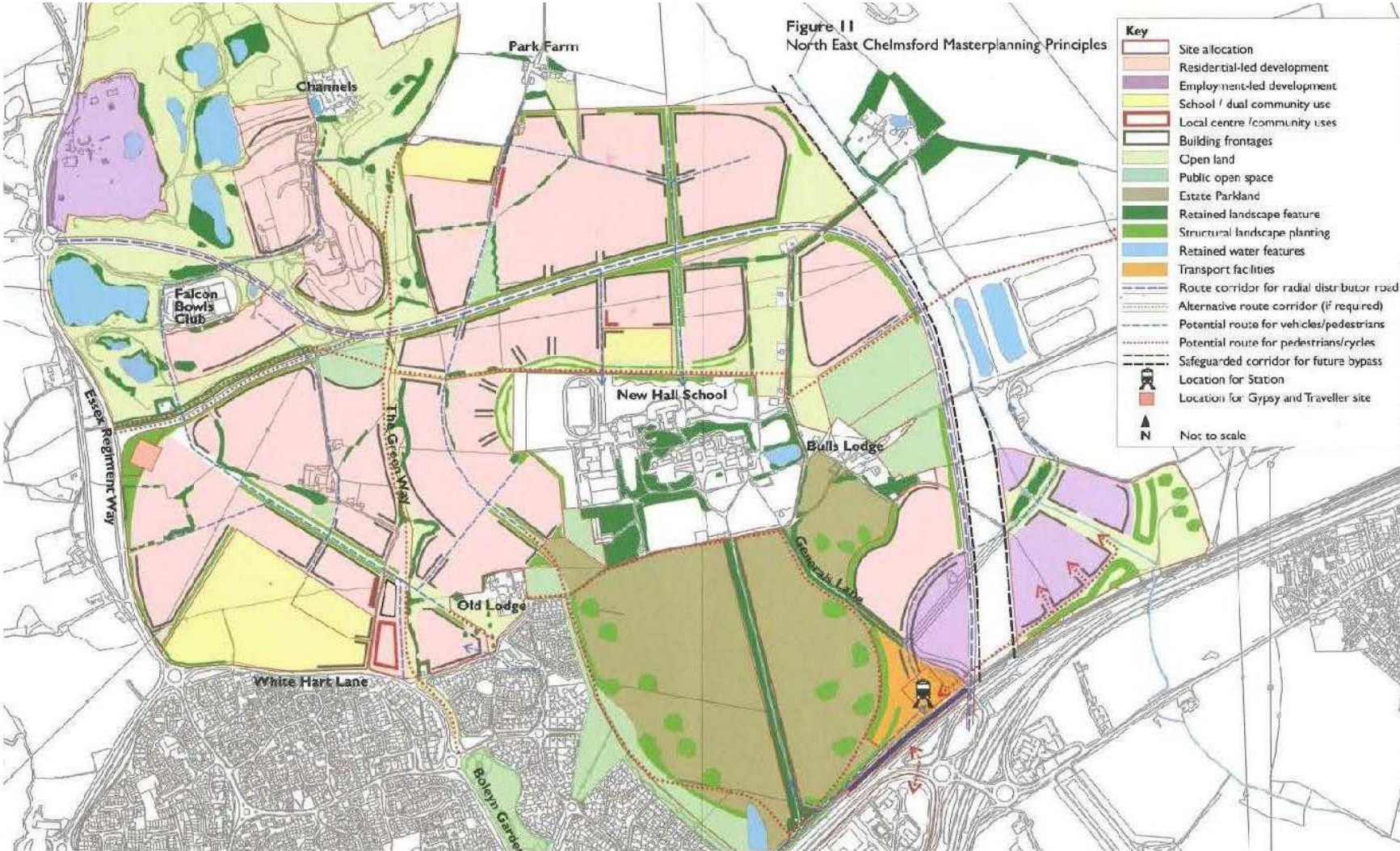
Image courtesy of Countryside Properties
October 2019

Beaulieu

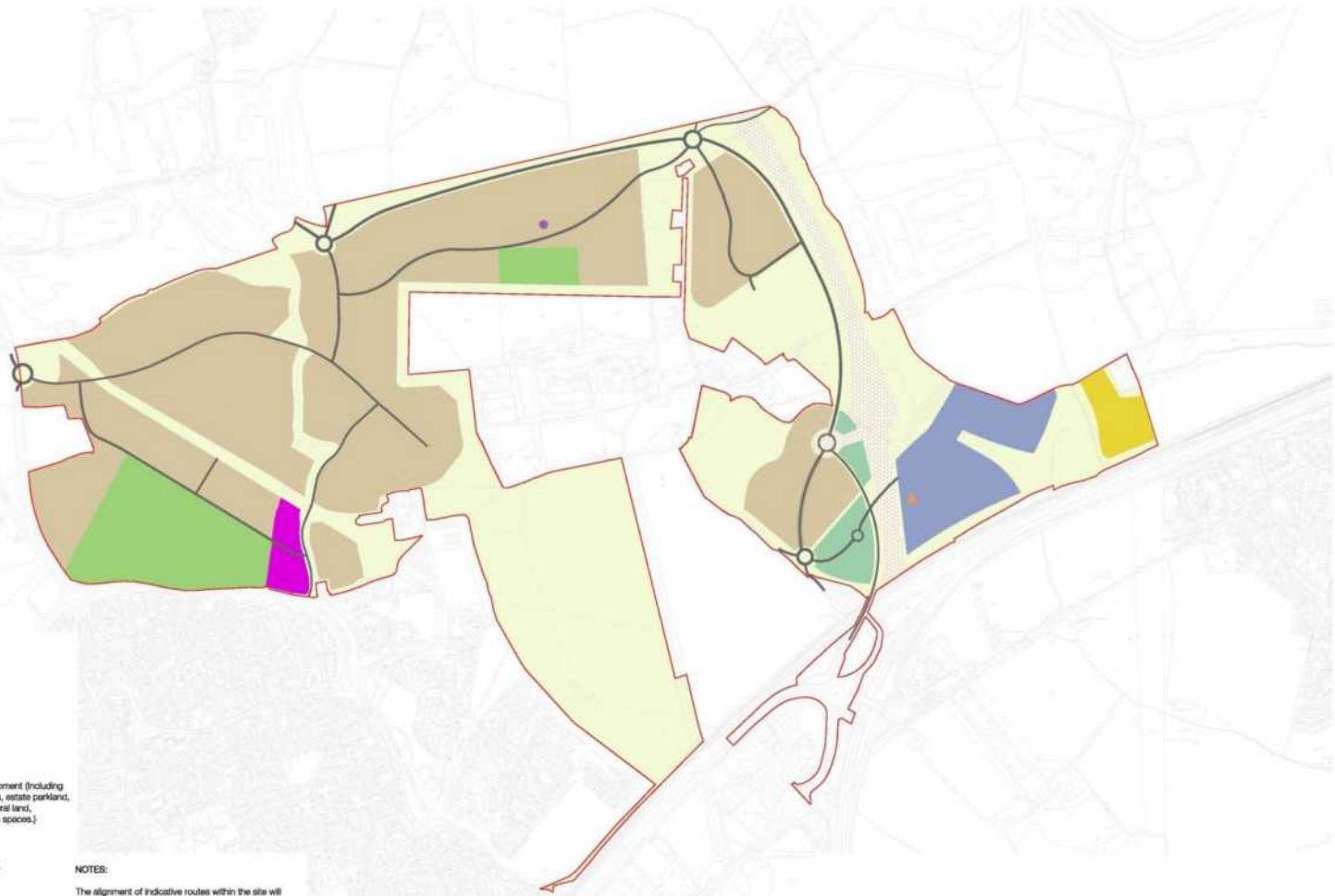


Image courtesy of Countryside Properties
October 2019

Beaulieu & Channels



Land Use



KEY

- Site boundary
- Business
- Mixed non residential and residential development
- Residential led development
- Open land free of built development (including adoptable public open spaces, estate parkland, rural economy areas, agricultural land, community gardens and open spaces.)
- Education
- Safeguarded by-pass corridor
- Retail, Business, Community/Residential
- Alotments and community nursery
- Railway station car park
- Local facility

NOTES:

The alignment of indicative routes within the site will be subject to urban design and engineering considerations and the approval of reserved matters.

The final extent of the area required for the roundabout shown on the Parameters Plan to connect the FDRH with the bypass will be agreed with the Highway Authority following an audit of the capacity and technical considerations.

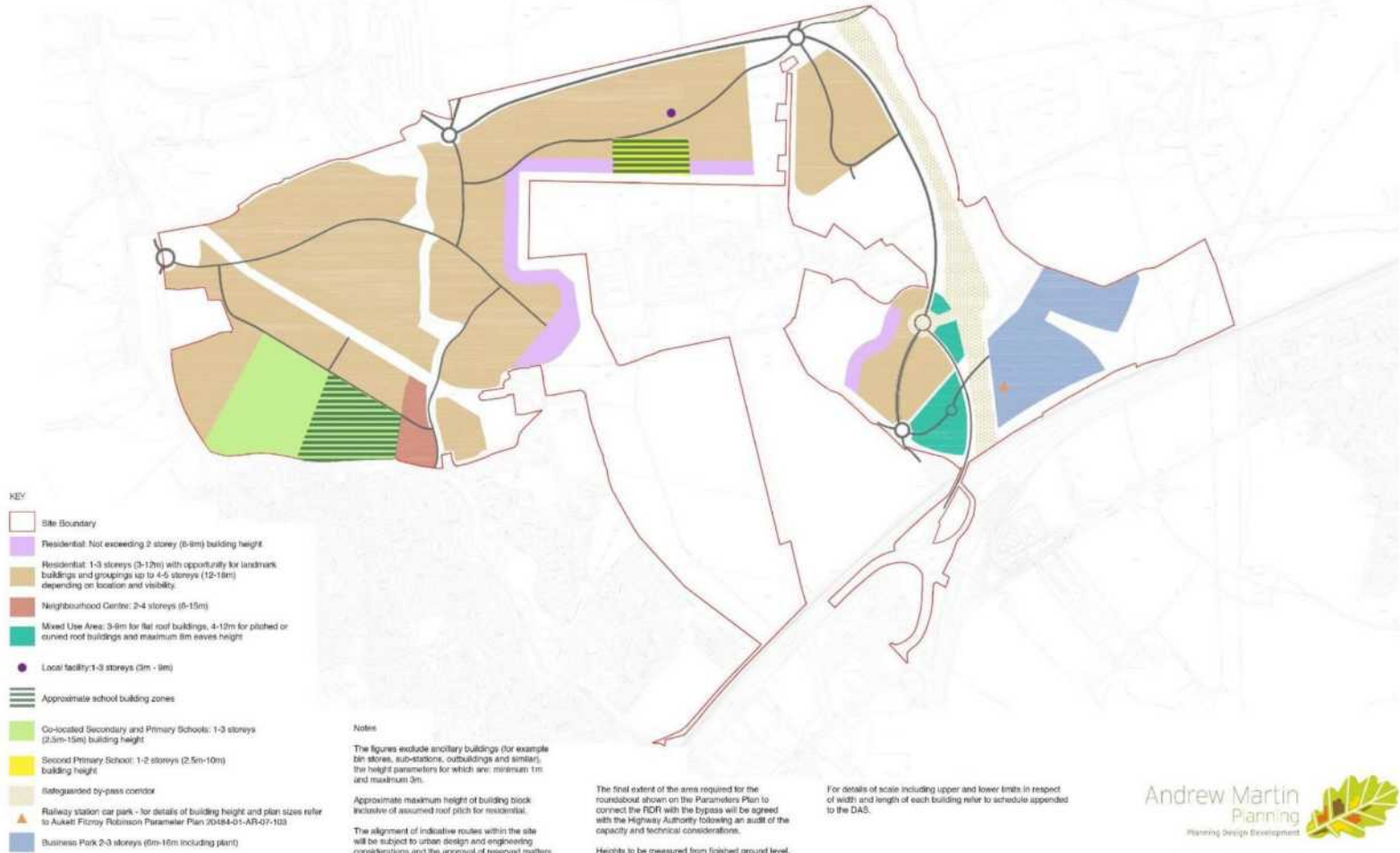
In relation to the bypass safeguarded corridor, the extent of adjoining development areas may increase subject to engineering considerations and the approval of reserved matters.

andrew
martin
associates



DRAWING NUMBER: 87033/190f
SCALE @ A3: 1:10,000
DATE: JUNE 2012

Building Heights



KEY

- Site Boundary
- Residential: Not exceeding 2 storey (6-9m) building height
- Residential: 1-3 storeys (3-12m) with opportunity for landmark buildings and groupings up to 4-5 storeys (12-18m) depending on location and visibility.
- Neighbourhood Centre: 2-4 storeys (6-15m)
- Mixed Use Area: 3-6m for flat roof buildings, 4-12m for pitched or curved roof buildings and maximum 6m eaves height
- Local facility: 1-3 storeys (3m - 9m)
- Approximate school building zones
- Co-located Secondary and Primary Schools: 1-3 storeys (2.5m-15m) building height
- Second Primary School: 1-2 storeys (2.5m-10m) building height
- Segregated by-pass corridor
- Railway station car park - for details of building height and plan sizes refer to Aukett Fitzroy Robinson Parameter Plan 2018M-01-AR-07-103
- Business Park 2-3 storeys (6m-18m including plant)

Notes

The figures exclude ancillary buildings (for example bin stores, sub-stations, outbuildings and similar); the height parameters for which are: maximum 1m and maximum 3m.

Approximate maximum height of building block inclusive of assumed roof pitch for residential.

The alignment of indicative routes within the site will be subject to urban design and engineering considerations and the approval of reserved matters.

The final extent of the arms required for the roundabout shown on the Parameters Plan to connect the RCIF with the bypass will be agreed with the Highway Authority following an audit of the capacity and technical considerations.

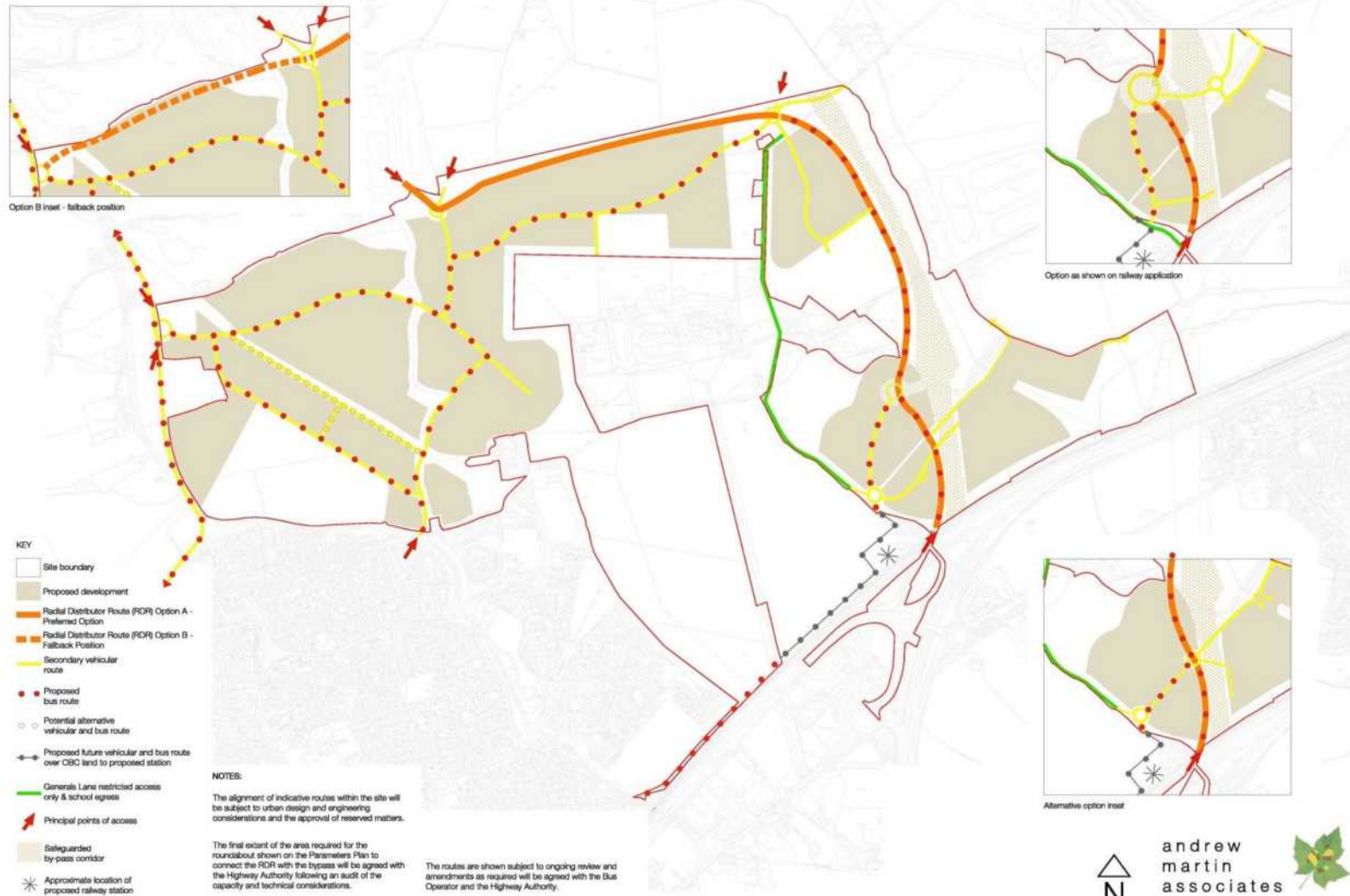
Heights to be measured from finished ground level.

For details of scale including upper and lower limits in respect of width and length of each building refer to schedule appended to the DAS.

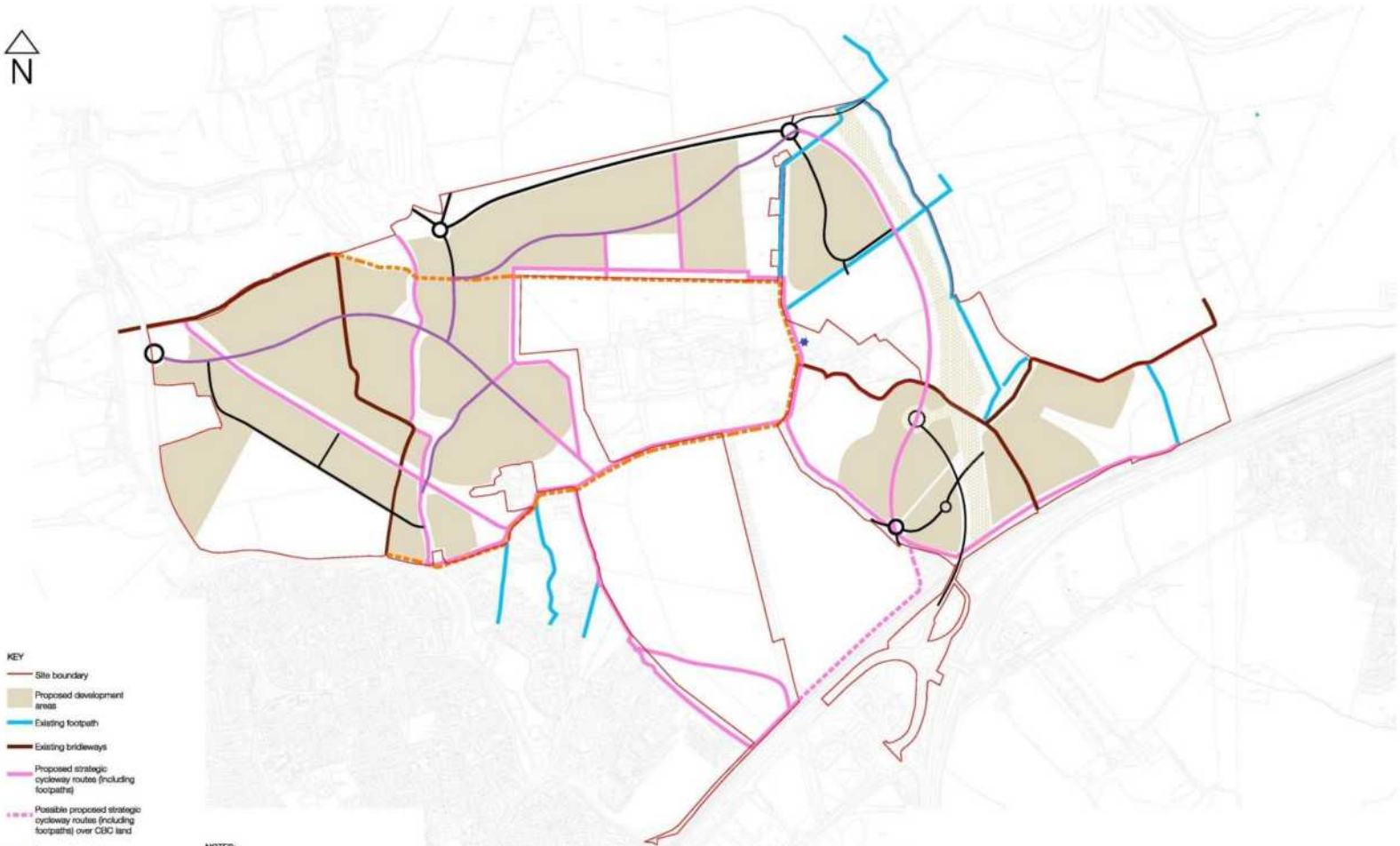


DRAWING NUMBER 87033/189L
 SCALE: @ A3 1:10,000
 DATE: MARCH 2013

Vehicle Access & Movement



Footpaths, Cycleways and Bridleways



- KEY**
- Site boundary
 - Proposed development areas
 - Existing footpath
 - Existing bridleways
 - Proposed strategic cycleway routes (including footpath)
 - Possible proposed strategic cycleway routes (including footpath) over C&G land
 - Proposed strategic cycleway on 20mph roads
 - - - Proposed bridleway (subject to agreement to upgrade existing footpath)
 - Safeguarded by-pass corridor with associated planting

NOTES:
 The alignment of indicative routes within the site will be subject to urban design and engineering considerations and the approval of reserved matters.
 Existing definitive rights of way to remain throughout the site.

The final extent of the area required for the roundabout shown on the Parameters Plan to connect the FDR with the bypass will be agreed with the Highway Authority following an audit of the capacity and technical considerations.

In some locations routes may share the same surfaces.
 * The bridleway would run along Generals Lane

andrew martin associates 

DRAWING NUMBER: 87033/175F
 SCALE @ A3: 1:10,000
 DATE: MAY 2012

Landscape Character



- KEY**
-  Site boundary
 -  Formal sports park
 -  Land east of bypass corridor to remain in agriculture until the new road proposals are brought forward at which time it would either remain in agriculture or become grassland.
 -  School grounds
 -  School grounds with shared facilities (inclusive of 3 ha formal sports.)
 -  Land to remain in agricultural use pending a decision on the implementation of the bypass
 -  Existing trees, woodland, and hedgerows
 -  Proposed screen planting and woodland and avenue planting
 -  Community gardens and orchard
 -  Estate parkland reminiscent of a tudor deer park with areas of rough grass, woodland and wood pasture
 -  Estate parkland (Pastoral/Meadow character.)
 -  Estate parkland open space reminiscent of a tudor deer park with areas of rough grass, woodland and wood pasture
 -  Allotments and community nursery
 -  Meadows/Semi natural
 -  Parks and gardens
 -  Existing pond

NOTES:

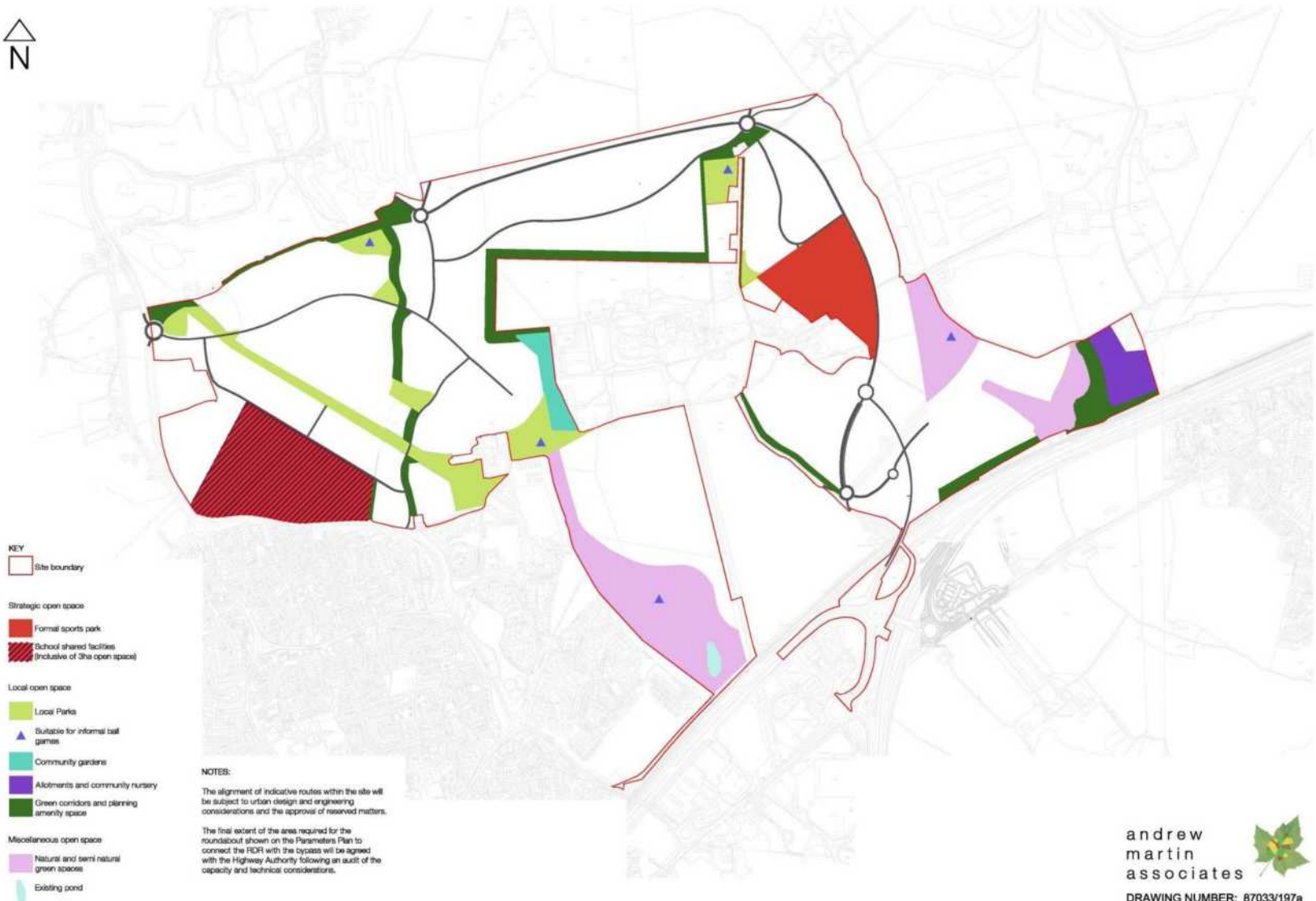
The alignment of indicative routes within the site will be subject to urban design and engineering considerations and the approval of reserved matters.

The final extent of the area required for the roundabout shown on the Parameters Plan to connect the RDR with the bypass will be agreed with the Highway Authority following an audit of the capacity and technical considerations.

Proposed landscaping is indicative only, details will be determined through the approval of reserved matters.



Public Open Space



KEY

□ Site boundary

Strategic open space

- Formal sports park
- ▨ School shared facilities (Inclusive of the open space)

Local open space

- Local Parks
- ▲ Suitable for informal ball games
- Community gardens
- Allotments and community nursery
- Green corridors and planning amenity space

Miscellaneous open space

- Natural and semi natural green spaces
- Existing pond

NOTES:

The alignment of inclusive routes within the site will be subject to urban design and engineering considerations and the approval of reserved matters.

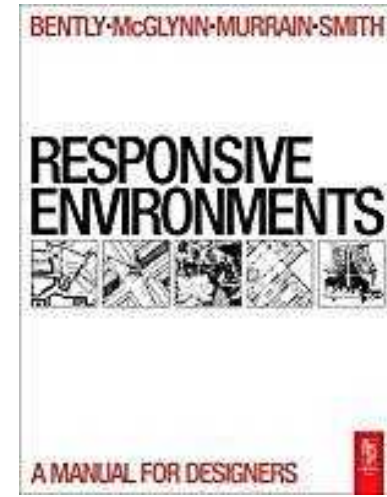
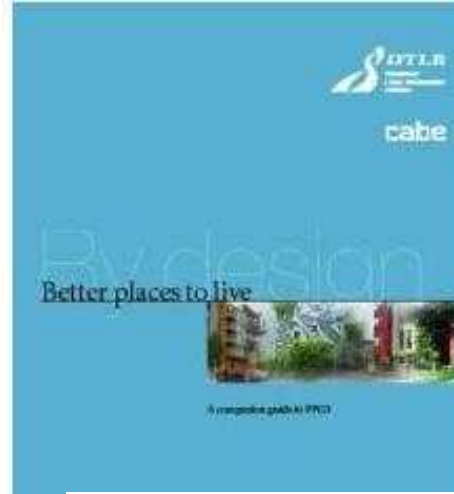
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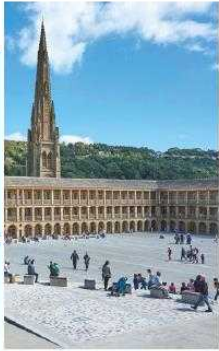


DRAWING NUMBER: 87033/197a
SCALE @ A3: 1:10,000
DATE: MAY 2012

Urban design principles



Living with Beauty
Promoting health, well-being and sustainable growth



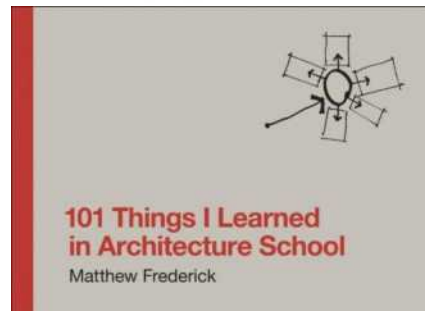
The report of the Building Better, Building Beautiful Commission

JANUARY 2020

The Essex Design Guide for Residential and Mixed Use Areas



Essex Planning Officers Association

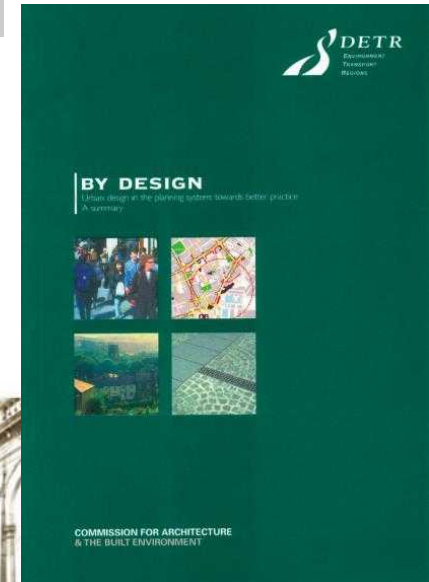


LORRAINE FARRELLY

DRAWING FOR URBAN DESIGN



Laurence King Publishing



Local site design principles



New Hall

Local site design principles

Building forms and materials



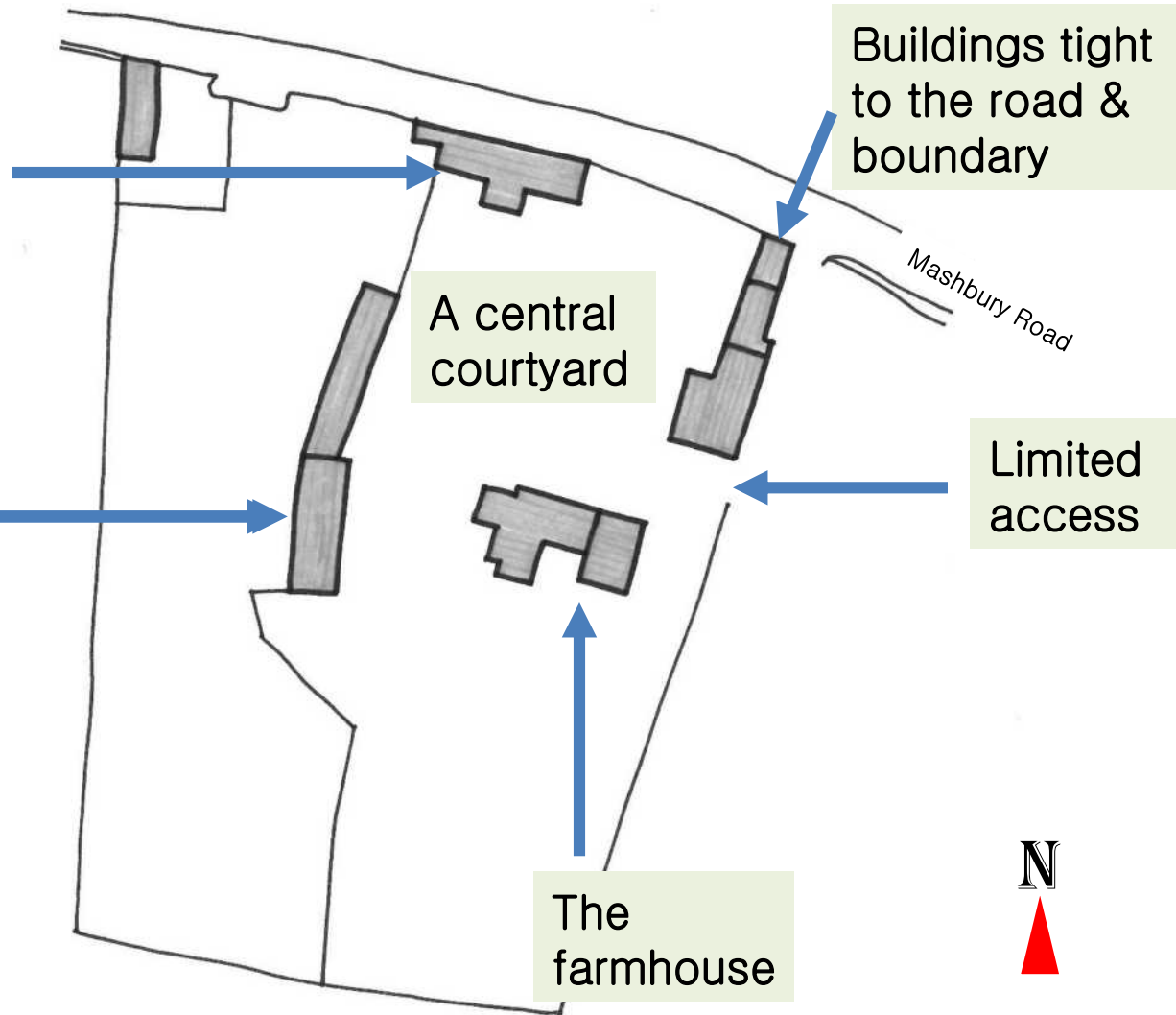
The farmstead

Brick Barns Farm Mashbury Road Chignal

One main building – often a barn

Walls and buildings enclose the property

Narrow spans, joined up buildings, often inward looking & a simple materials palette



Character

Zone A



Character



Zone B

Character



Zone C

Character



Courtyards - evolution

Images courtesy of
Tate Hindle Architects

Character

Motifs



Character



Character

Materials



Continuity and Enclosure



Continuity and Enclosure



Continuity and Enclosure



Quality public realm



Linear Park

Quality public realm



Zone A – garden streets

Quality public realm



Linear Park & Zone A – SUDS

Ease of movement



Albermarle Link

Ease of Movement



Ease of movement



Legibility



Legibility

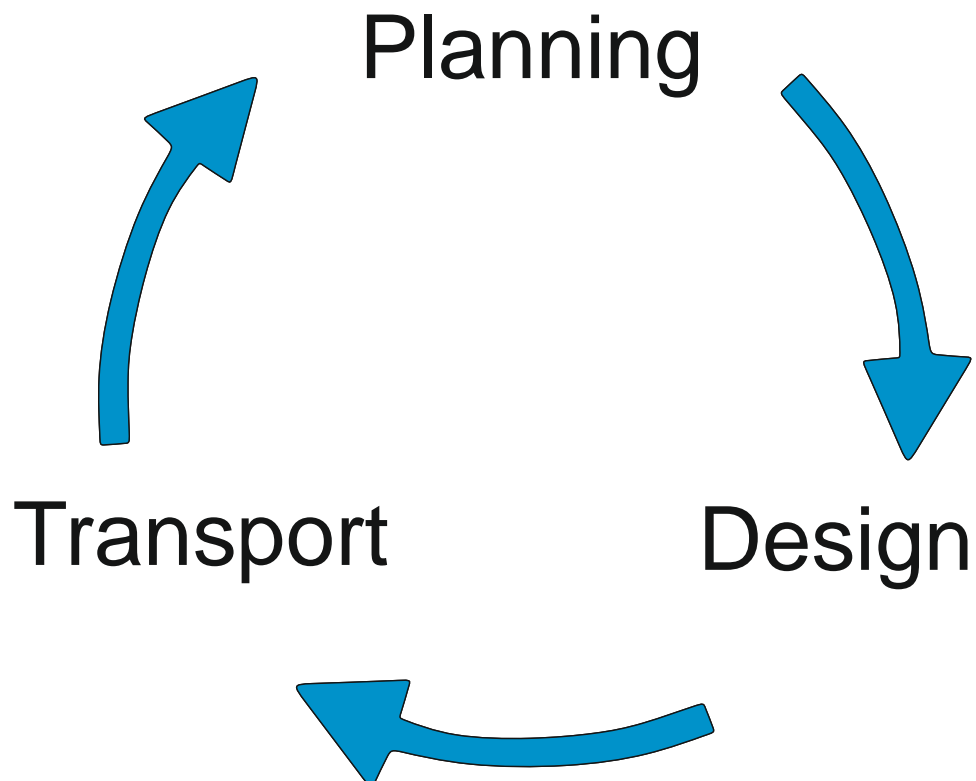


Legibility

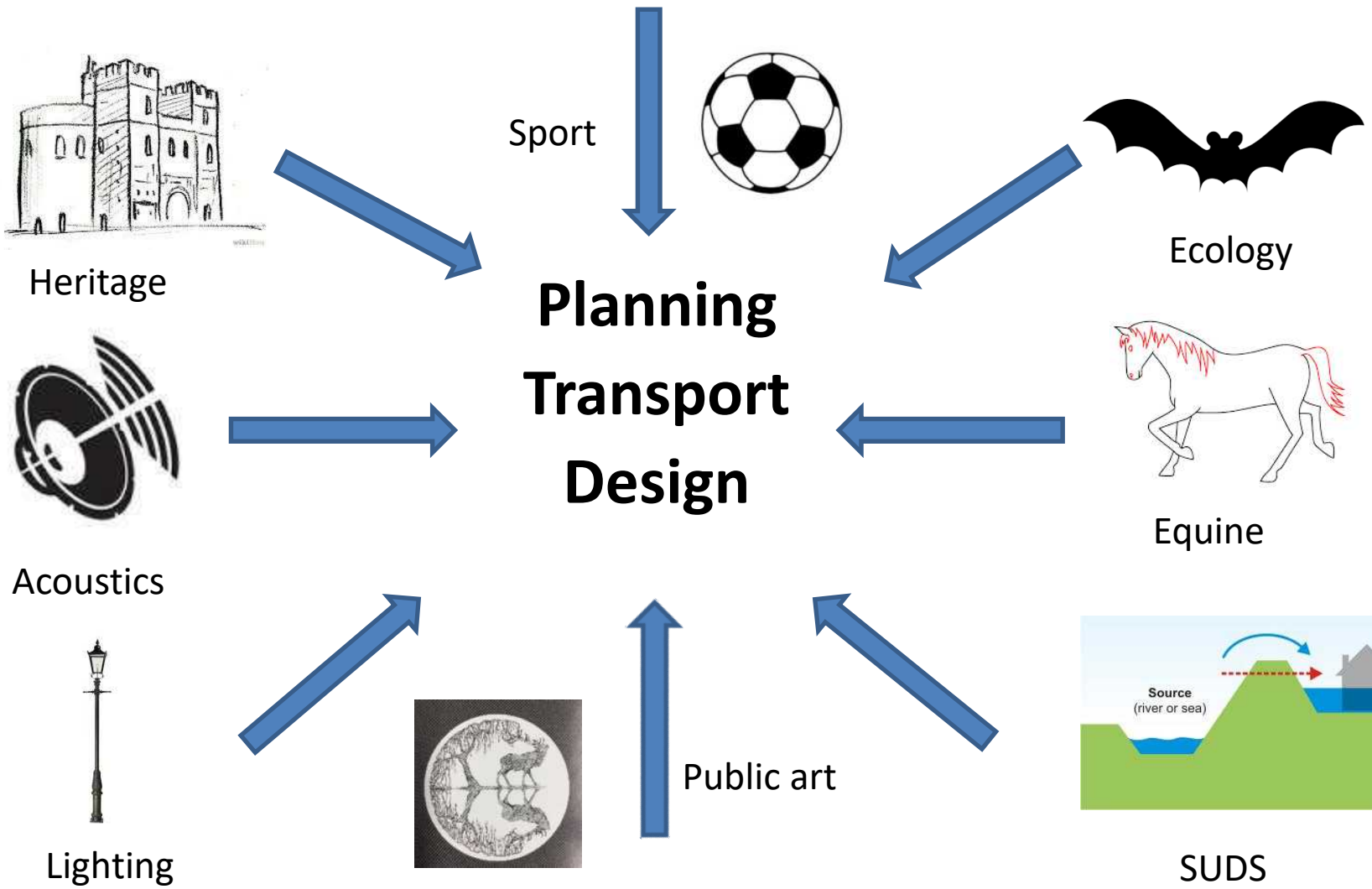


How the local Council's planning team works

Development team approach



How the local Council's planning team works



Our approach to negotiation

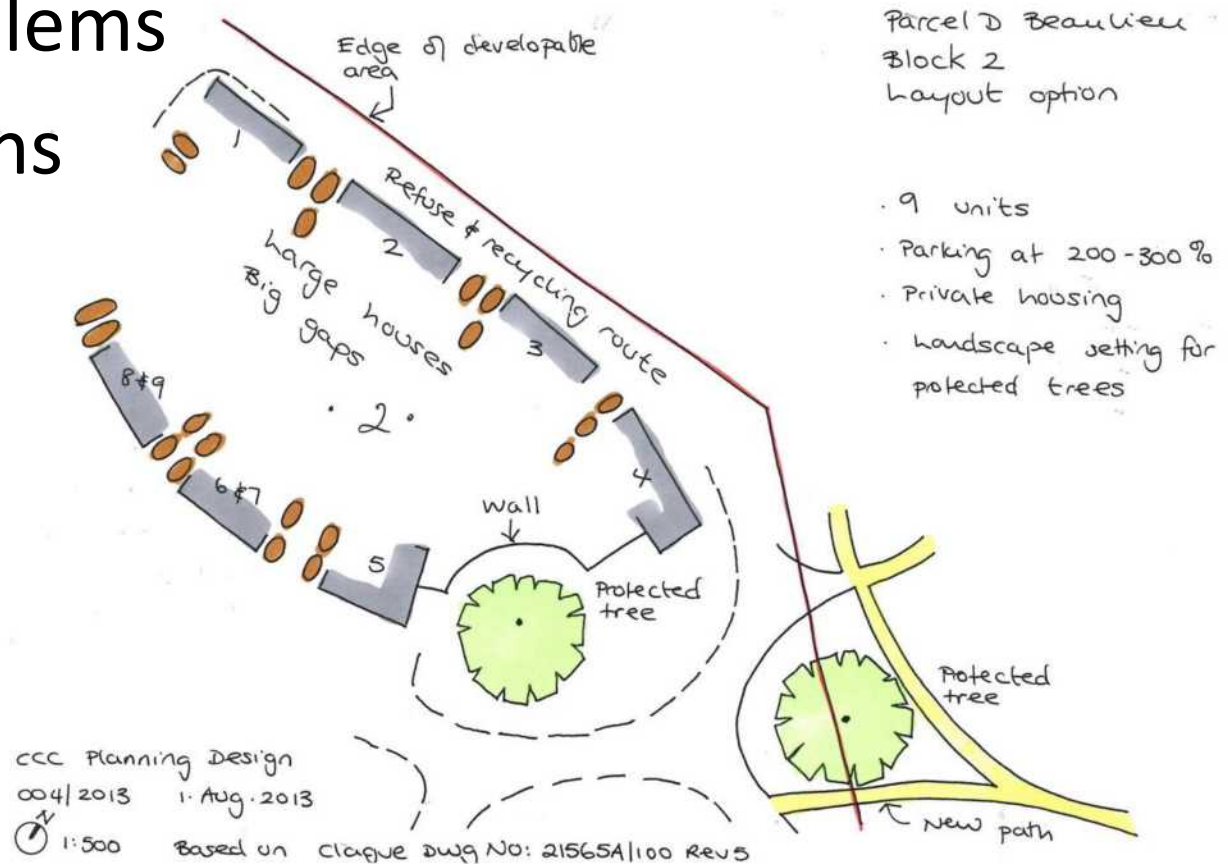
- Identify issues

Our approach to negotiation

- Identify issues
- Analyse problems

Our approach to negotiation

- Identify issues
- Analyse problems
- Offer solutions



Our approach to negotiation



Image courtesy of
Clague Architects

And finally

