

Case Study 4

Newhall phase II, Essex

Client:
Newhall Projects Ltd

Consultants:
Roger Evans Associates Ltd

Challenge:
How can a graphics 'toolbox' assist the masterplanning of a new neighbourhood, relating movement structure, plot subdivision and building types?

Phase II of Newhall in Essex is a site planned to grow to a neighbourhood of 3,000 houses with a district centre and associated employment uses. The masterplan has been developed by the consultants as a continuous process, from establishing structuring principles and layout to detailed design codes for development parcels. The first step in the process was to produce, from a sketch plan of principal movement corridors, a layout that would set out:

- the street network
- development quantum and density
- basic landscape structure and urban form.

A graphics toolbox was devised which would establish a direct link between the spatial planning of the site and the consequences for street, plot and building design. The method has five stages.

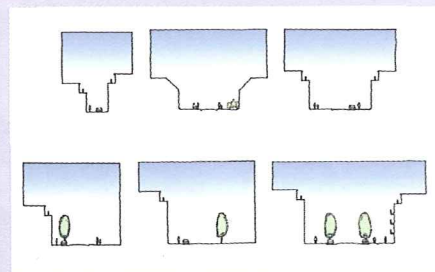
Stage 1: Route hierarchy

The first stage was to devise a route hierarchy for the neighbourhood which established the patterns of movement. The hierarchy consisted of six route types which reflected the topography of the site; primary, secondary, tertiary, minor street, mews and footpaths.



Stage 2: Street sections

The next stage was to design cross-sections for each route on the plan; the first step toward transforming routes into streets. The sections define and articulate the kind of space that each route would become; their spatial qualities in terms of building frontage and threshold, width/height ratio, footpaths and cycleways, carriageways, planting, drainage, on-street parking and other features.



Street sections are designed for each movement route

Figure 1: Street sections

A sample of the street sections used in Stage 2. The sections:

- provide a direct link between the formal route hierarchy and the definition of the real dimensions and specifications that generate 'place'
- establish a third dimension to the design at an early stage in order to contribute toward continuing testing and review.

Stage 3: Building types

This stage identifies a range of building types along with design codes for their various relationships to the street and to individual plots. Plot series, setback, number of storeys, servicing, parking on the plot and private outdoor space were all addressed. Types ranged from four-storey townhouses and taller apartment blocks to detached villas and small row houses. These were matched with the street sections and route hierarchy to work up the next level of detail on the masterplan.

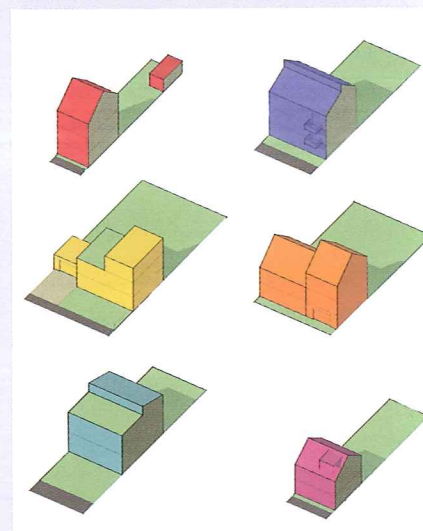


Figure 2: House types

A sample of the house types used that:

- indicates the level of necessary to specify only the relevant aspects for defining public spaces and private amenity space
- allow architectural freedom while ensuring the delivery of the public realm.