



#### Publicising the draft Masterplan

##### References

###### Community involvement

- English Partnerships (1998) 'Brick by Brick: How to develop a community building'.
- Groundwork Hackney (1999) 'Changing Estates' (community involvement in landscape projects on council estates: 020 8985 1755)
- Mayo, E. et al (1997) 'Taking power: an agenda for community economic renewal', New Economic Foundation, explains different community collaboration techniques.
- Parkes, M (1995) 'Guide to Community Planning and Development' (LPAC)
- Parkes, M. (1995) 'Guide to Community Planning and Development', LPAC
- Urban Design Group (1998) 'Involving Local Communities in Urban Design - Promoting Good Practice' (a special report provided in the Urban Design Quarterly, Issue 67, July) provides a good source-list on ways of organising design management.
- Wates, N. (2000) 'The Community Planning Handbook', Earthscan

###### Design competitions

- Nasar, J.L. (1999) 'Design by Competition: making design competition work', Cambridge University Press

###### Design rationales

- Hayward, R. (1993) Rationales and the Practice of Everyday Urban Design in 'Making Better Places - Urban Design Now' (Eds. Hayward, R. and McGlynn, S.) explains the use of urban design rationales.

###### Masterplan briefing

- English Partnerships (1999) 'Allerton Bywater Development Brief' (Stage One and Two) provide good references for comprehensive Masterplan briefing documents.
- Urban Task Force (1999) 'Towards an Urban Renaissance' provides a checklist of design issues to be covered in a Masterplan (see Figure 2.10 (p.74).

###### Development trusts

- Department of Environment (1988) 'Creating Development Trusts: Good Practice in Regeneration' provides an explanation of different development trust models and a series of case studies.

As designs are elaborated, ideas for development form, content and mix, require more rigorous research and testing. **Plan assessments** may take the form of environmental, community and/or traffic impact studies. A financial appraisal will certainly be necessary to ensure proposals are grounded in economic reality. Designs also need to be considered in relation to:

- economic and financial parameters - using Cost Benefit Analysis and cash flow projections;
- an appropriate delivery structure - whether a partnership, developer, joint venture company or trust;
- management and maintenance responsibilities, particularly of open spaces and shared access.

A **Development Framework or Masterplan** is the likely output of this stage - which is still in draft form until more detailed proposals are worked up - but this may be enriched with more detailed urban design guidelines and indicative ideas for individual schemes. This 'package' may form the basis for a discussion with the planning authority in relation to an outline planning application or development agreement.

A period of review will follow within the project team, client body and also, more widely, as community feedback is encouraged via the use of exhibitions, workshops and focussed meetings as necessary.



St. John's Village, Wolverhampton