



Smaller parcel and plot sub-divisions facilitate a greater diversity of forms and uses, and a more active street frontage



Use the back of the plot, not the street, for boundaries. Parcel or use sub-divisions along the rear of plots help ensure that compatible uses and building styles face each other.

Development parcels are tracts of land, usually under a single ownership, and are the basis of most new developments, especially those driven by volume housebuilders. Plots, on the other hand, are usually much smaller increments or land holdings that form the basis for much of our built heritage - giving established centres their variety and fine urban grain.

### 3.8.1 PARCEL SIZE

#### Keep the grain fine

In masterplanning large areas there is sometimes the opportunity to sub-divide development parcels and apportion them to different developers. Enabling a range of developers to participate is usually desirable to generate a richer mix of building types, tenures and uses. As a guide, parcels of 1 to 2 hectares avoid a 'monoculture' in any area. This grain should be made finer towards the centre.

### 3.8.2 PLOT SIZE

#### Keep plots small and narrow

Sub-dividing development parcels into plots, which are as small and narrow as is practical, encourages a diversity of forms, uses and tenures and allows a rich variety of buildings to emerge. This also:

- generates more active frontage;
- encourages a 'human scale' and fine pedestrian grain;
- enables higher densities to be achieved (larger plots often generate stand-alone pavilion buildings flanked by parking);
- provides a flexible basis for amalgamation if necessary and enables future incremental growth to take place;
- minimises costly and wasteful leftover space.

Small, regularly shaped and narrow sub-divisions of, say 5m x 20m accommodate a range of buildings and make the most efficient use of land.

#### Wrap larger plots

Larger plots are often required for commercial, industrial or civic buildings. Sub-divisions of 15-20m wide and 30-40m deep provide flexible land increments for central areas. Wrapping these with smaller plots ensures that rear elevations and servicing is not exposed to the street.

### 3.8.3 PLOT AND PARCEL SUB-DIVISIONS

#### Divide along the back of plot, not the street

Backs of properties form a natural buffer between uses. Using streets as dividers between developers and/or uses can undermine the harmony of townscape and formation of integrated mixed-use places. Running boundaries between developers or land use types along the back of parcels or plots is generally better than the road or street. Definition of the public realm and management regime is also a key determinant of parcellation and the form of development in terms of establishing what open spaces are maintained publicly, privately or by a community trust.