

sustainable

place

design

build



Planning Advice Note

master planning



masterplanning our ability to masterplan will have an important role in achieving successful places and a sustainable future for Scotland



The Scottish
Government

Planning series:

- › **Scottish Planning Policies (SPPs)** provide statements of Scottish Government policy on nationally important land use and other planning matters, supported where appropriate by a locational framework.
- › **Circulars**, which also provide statements of Scottish Government policy, contain guidance on policy implementation through legislative or procedural change.
- › **Planning Advice Notes (PANs)** provide advice on good practice and other relevant information.

Statements of Scottish Government policy contained in SPPs and Circulars may be material considerations to be taken into account in development plan preparation and development management.

Existing National Planning Policy Guidelines (NPPGs) have continued relevance to decision making, until such time as they are replaced by a SPP. The term SPP should be interpreted as including NPPGs.

Statements of Scottish Government location-specific planning policy, for example the West Edinburgh Planning Framework, have the same status in decision making as SPPs.



Planning Advice Note

master planning



contents

Introduction

The Scottish Government wishes to use a **power from an equality of place** in order to **strengthen the development of sustainable communities with high quality environments, good transport connections and well-managed, energy efficient, homes. Effective masterplanning creates a positive contribution to the creation of sustainable and successful places.**

Managing physical, social and economic change in communities requires an **integrated approach. These methods to promoting development can benefit from using masterplanning to coordinate the development of places, as well as engaging the community and others, throughout the process.**

Aims of the Planning Advice Note

This Planning Advice Note (PAN) has been produced as part of the Scottish Government's contribution to the design quality agenda. It:

- 1. **provides** the basis of masterplanning to create better places;
- 2. **explains** how to achieve these objectives; masterplanning;
- 3. **explains** how consistency in the presentation of masterplans, and;
- 4. **explains** good practice through a range of example case studies.

The PAN does not attempt to provide a detailed prescription on masterplanning but provides context, advice on when and how to consider a masterplan.

The PAN covers the masterplanning process from design through to construction, the masterplanning, in preparing, presenting, promoting and implementing a masterplan.



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Preparing to masterplan

Once the need for a masterplan has been identified, it is important that the masterplanning process is well planned and that the right people are involved from the start. This includes:

- 1. **Identify** the need for a masterplan.
- 2. **Identify** the right people to be involved.
- 3. **Identify** the right resources.
- 4. **Identify** the right funding.

What is the nature and quality of the place that you are to masterplan?

A design-led approach to masterplanning is one that focuses on the quality of the place that is to be created. It is a process that involves the community and others, throughout the process. It is a process that involves the community and others, throughout the process. It is a process that involves the community and others, throughout the process.

Key elements to think about:

1. **Identify** the need for a masterplan.
2. **Identify** the right people to be involved.
3. **Identify** the right resources.
4. **Identify** the right funding.

A clear vision

The vision for a masterplan should be clear and achievable. It should be based on the needs of the community and others, throughout the process. It should be based on the needs of the community and others, throughout the process. It should be based on the needs of the community and others, throughout the process.

Engaging the community

The community should be engaged throughout the process. This includes: identifying the need for a masterplan, identifying the right people to be involved, identifying the right resources, and identifying the right funding.

Planning authorities should aim to create a positive contribution to the creation of sustainable and successful places. This includes: identifying the need for a masterplan, identifying the right people to be involved, identifying the right resources, and identifying the right funding.

nature and quality

What is the nature and quality of the place that you are to masterplan?



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Implementing the masterplan

Once a masterplan has been developed and approved, it is important that it is implemented effectively. This includes:

- 1. **Identify** the need for a masterplan.
- 2. **Identify** the right people to be involved.
- 3. **Identify** the right resources.
- 4. **Identify** the right funding.

Design codes

Design codes should be developed to ensure that the masterplan is implemented effectively. This includes: identifying the need for a masterplan, identifying the right people to be involved, identifying the right resources, and identifying the right funding.

Monitoring and update

The masterplan should be monitored and updated regularly. This includes: identifying the need for a masterplan, identifying the right people to be involved, identifying the right resources, and identifying the right funding.

Conclusion

The masterplan should be implemented effectively. This includes: identifying the need for a masterplan, identifying the right people to be involved, identifying the right resources, and identifying the right funding.



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What is an effective masterplan?

When is a masterplan required?

manage and deliver

The masterplan should be managed and delivered effectively. This includes: identifying the need for a masterplan, identifying the right people to be involved, identifying the right resources, and identifying the right funding.



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Case studies

The case studies in this PAN provide examples of good practice in masterplanning. They are set out in detail in the Appendix and Design Scotland website at www.designscotland.gov.uk.

Originaliter Urban Design Framework

Design Scotland's approach to masterplanning

Highland Housing Plan



26 Case studies

masterplanning can create a place, rather than a series of unrelated buildings and spaces



26 Case studies



Introduction

The Scottish Government wishes to see a greater focus on the quality of places. It wants to encourage the development of sustainable communities with high quality environments, good transport connections and well-designed, energy efficient, homes. Effective masterplanning can make a positive contribution to the creation of sustainable and successful places.

Managing physical, social and economic change in communities requires an integrated approach. Those involved in promoting development can benefit from using masterplanning in the transformation of places, as well as engaging the community, and others, throughout the process.

Aim of the Planning Advice Note

This Planning Advice Note (PAN) has been produced as part of the Scottish Government's commitment to the design quality agenda. It aims to:

- ▶ **promote** the use of masterplanning to create better places;
- ▶ **explain** how to achieve more effective masterplanning;
- ▶ **achieve** more consistency in the presentation of masterplans; and
- ▶ **encourage** good practice through a range of exemplar case studies.

This PAN does not attempt to provide a detailed compendium on masterplanning but to provide clear, concise, advice on what can often be considered a complex subject.

The PAN covers the masterplanning process from beginning to end: from understanding the need for masterplanning, to preparing, creating, processing and implementing a masterplan.

Intended audience

Masterplanning is a process that involves many disciplines, all of which must work closely together to achieve the best results. This PAN is therefore intended for anyone who has a role in the planning, design and approval of development. This essentially includes built environment professionals, key stakeholders (including financiers) and the community.

Not every section will apply to everyone, or be relevant at any one time. Its use will depend on the skills of those who get involved in masterplanning, their role and at what stage within the process.

Further support

The PAN builds on, and forms part of, the design series which provides a wide range of advice on built environment specialist subjects. For the list of all design documents please visit

www.scotland.gov.uk/Topics/Built-Environment/planning.

In addition to written advice that is available, Architecture and Design Scotland (A+DS) can provide support to local authorities, developers and masterplanning teams. It is best to approach A+DS to obtain guidance prior to the start of any masterplan process. More information on the services provided by A+DS can be found at **www.ads.org.uk**.



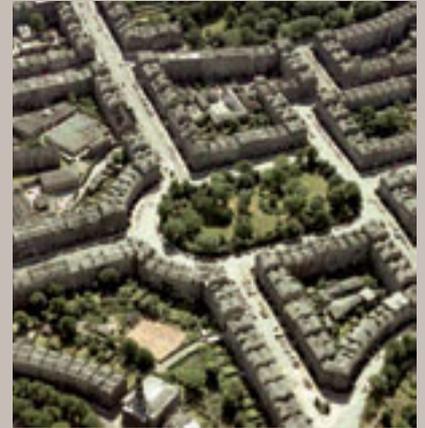
Architecture+DesignScotland
Ailtearachd is Dealbhadh na h-Alba

Background: key challenges and policy context

The need for this PAN on masterplanning stems from an increasing awareness of the importance of good urban design. Masterplanning is an invaluable planning and design tool for responding to local development needs and making the most out of the landscape.

Historic context

Scotland has historically benefited from imaginative but robust masterplans which have created places of outstanding quality. For example, Edinburgh's New Town, now a World Heritage site, was developed using principles from which we can learn today. Such well-planned places, that have stood the test of time, were often created by designers or builders working with a degree of freedom within a framework of rules. These rules often governed matters as layout, size of plots, building heights, the line of building frontages and building materials. In many cases, these controls were embodied in municipal building regulations motivated by requirements of public health, architectural vision and civic pride.



The challenge today

Today, in very different social and economic conditions, we depend on the planning system to provide a framework for creating successful places. The potential of masterplanning, however, in much recent development in Scotland has not been fulfilled. Implementation of many masterplans has often failed due to insufficient skills, experience or client commitment. With the rapid pace of development and lack of a co-ordinated vision for sites – developments in which we can take pride and that stand the test of time have become the exception rather than the rule.



The future

In the coming decade and beyond, significant new development is anticipated in Scotland's city regions, urban regeneration areas and where new infrastructure is required for major events. Our ability to masterplan effectively will influence the quality of this development, as well as achieving a sustainable future for Scotland.

The Scottish Government's discussion document *Firm Foundations: the Future of Housing in Scotland* challenged local authorities, developers and builders to increase the rate of new housing supply in Scotland to at least 35,000 a year by the middle of the next decade. Our vision for the future is of an increased supply of housing across all tenures, all of which will be delivered to higher environmental and design standards. Good masterplanning can help to deliver new housing of the right type in the right location, and the time is therefore right to raise its profile.



Policy context

The Scottish Government has a single overarching Purpose, and that is to focus government and public services on creating a more successful country, with opportunities for all of Scotland to flourish, through increasing sustainable economic growth. By “sustainable economic growth” we mean building a dynamic and growing economy that will provide prosperity and opportunities for all, whilst ensuring that future generations can enjoy a better quality of life.

One of the Government’s National Outcomes in support of this Purpose is the intention is that we live in *well-designed sustainable places where we are able to access the amenities and services we need*. Consequently, Government policies on the built environment increasingly stress the importance of good design.

The focus of planning reform has been on the extent to which procedures are efficient and inclusive. The ultimate test is, however, better outcomes. The fact that design is a material consideration is intended to support this aim. When determining a planning application, a planning authority can refuse a proposal solely on design grounds and defend its decision at appeal. A masterplan can help in the decision-making process.

In 2008, a new Directorate for the Built Environment was created in Government to develop and strengthen the linkages between various elements of the work streams on architecture policy, building standards and planning. This PAN follows on from a series of design-based PANs aimed at delivering better places.



Understanding masterplanning

What

is a masterplan?

Why

do we need to masterplan?

What

is an effective masterplan?

When

is a masterplan required?



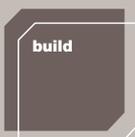
What is a masterplan?

The definition of what constitutes a masterplan can vary. In broad terms, a masterplan comprises three dimensional images and text describing how an area will be developed. Its scope can range from strategic planning at a regional scale to small scale groups of buildings. Most commonly, it is a plan that describes and maps an overall development concept, including present and future land use, urban design and landscaping, built form, infrastructure, circulation and service provision. It is based upon an understanding of place and it is intended to provide a structured approach to creating a clear and consistent framework for development.

Whereas a development plan sets out the scale and type of development, and the key principles of character for a region, a masterplan is generally employed where there is a greater degree of certainty regarding the development of a specific site, and is linked to social and economic analysis and a delivery strategy. Although a masterplan may specify more detailed governing principles such as building heights, spaces, movement, landscape type and predominant uses, it does not necessarily preclude a degree of flexibility in designs within the plan.

manage and deliver

Numerous documents called masterplans are already produced for many different sites but what is needed is more effective masterplanning, and people who know how to manage and deliver the process successfully.



Why do we need to masterplan?

Masterplanning can help to raise the general standards of urban design and create quality places. The alternative approach can result in the development of buildings and spaces that lack coherence and waste the potential of the site. We therefore rely on masterplans to:

- ▶ **provide** the appropriate physical environments to support strong communities;
- ▶ **support** a rich and pleasurable quality of life for inhabitants and visitors;
- ▶ **connect** people and places by providing ease of movement within, and through, developments; and
- ▶ **create** places of distinction and enduring quality.

Masterplanning can help to achieve these outcomes by providing a structured approach and framework to a wide range of complex issues. If done well, masterplanning can promote sustainability, in its widest sense, and deliver places where people will want to live.



What is an effective masterplan?

An effective masterplan should explain how a site, or series of sites, will be developed, describing and illustrating the proposed urban form in three dimensions. It should show how that form will achieve the intended vision for the place, and how a distinct and appropriate character will be created. It should also describe how the project will be implemented through a delivery strategy which sets out phasing, timing and funding. Important aspects for consideration include:

- ▶ clear brief based on a thorough assessment of the site and its needs
- ▶ client commitment to produce a quality development
- ▶ appointment of a multi-disciplinary team who all recognise the benefit of masterplanning
- ▶ confidence that all parties are clear about what is needed, and how this should be achieved
- ▶ accurate interpretation of the social, environmental and economic context of the site and its surroundings
- ▶ appreciation of planning policies, transport, utility and service requirements
- ▶ collaboration with communities, and organisations, with either a stake or an interest in the area
- ▶ communication of ideas without jargon, using plain English and simple illustrations
- ▶ awareness of the market and economic realities
- ▶ proposals that are appropriate and realistic
- ▶ ability to deliver the vision.

The ultimate test of an effective masterplan will be how the outcome benefits the full range of people who use, and chose to stay in the place, often over decades or generations.

When is a masterplan required?

A masterplan can be prepared for almost any site, but there are certain types of sites or circumstances where a masterplan is most likely to be appropriate. In general, masterplanning is required for areas of large-scale change such as town extensions; regeneration projects; town and city centres; housing developments; and places where significant environmental assets require protection. Masterplanning, however, is also relevant to raising standards in relatively small developments.

Masterplans are usually commissioned by local authorities, developers, housebuilders, landowners and regeneration agencies or by any of these in partnership. One, or all, should assess the site and decide what contribution a masterplan could make.

Areas of significant change

- ▶ where a structured and integrated framework for **urban growth** is required;
- ▶ where a strategy is required for the **regeneration** of an area;
- ▶ where a **new settlement** is proposed;
- ▶ where there are **multiple developers** or landowners; or
- ▶ where a **major event** (such as the Commonwealth Games) is driving regeneration.



Sensitive areas

- ▶ where significant or important **environmental assets** need to be protected;
- ▶ where there are **complex** issues such as differences in agendas between developers or landowners; or
- ▶ where there are significant **ecological and green network** considerations.



Certain small-scale developments

- ▶ where the **cumulative effect** of many small developments may be significant; many developments in Scotland are no more than 10 houses, but they can impact on the landscape or the setting of villages and small towns.



Sites specifically identified

- ▶ where, in the formulation of their development plans, planning authorities have identified **specific sites, neighbourhoods or areas** that require a masterplan.



Preparing to masterplan

Once the need for a masterplan has been identified, it is important that the commissioning client establishes the physical boundaries of the area under review, and sets down, as clearly as possible, the provisional aims of the masterplan.

A successful outcome depends on careful preparation. Key factors which are important from the start include having a clear vision, writing a good brief, getting the right, committed, team, strong leadership and working together in partnership.

Issues to think about

1. **Vision**, i.e. having clear aims
2. **Brief**, i.e. writing a good brief to establish the design principles and guide the process
3. **Leadership**, i.e. being a strong leader
4. **Working together**, i.e. getting the team right and working in partnership.

1. A clear vision

The vision for an area forms the foundation and the driver for a masterplan.

The vision for a particular site should form part of, or respond to, the larger strategic vision for an area and should, ideally, be set out initially in the development plan. The principle of development on a site, the vision for it, and the appropriate mix of uses will generally be established within the development plan, as will the requirement for, or intention to prepare, a masterplan.

Planning authorities should act to minimise any delays to development proceeding which might be occasioned by a requirement to masterplan. Draft masterplans may, for instance, be prepared in parallel with the preparation of the development plan, and agreed masterplans should help applications to be processed quickly.

In formulating a vision, the fundamental question to ask is:

What is the nature and quality of the place that we hope to create?

A major challenge is to ensure that the vision is capable of implementation. All parties must be realistic about what can be achieved with the available budget. Research, historical precedents, reference to examples of best practice, and site visits to other developments can all be good sources to help inform and test evolving ideas.

The local physical, social and economic circumstances of projects will vary widely and so any vision will always require to reflect unique site specific considerations.

2. The brief

Once a clear vision or direction has been established, the principles should be translated either into policy or a brief. If the masterplan is being driven by a local authority, the vision can be expressed in policies in the development plan; in a design guide; in a design brief; or in a brief for a design competition. When driven by a developer or a land owner, the brief can be developed in the light of national and (if any) local design guidance and their ambitions for the site.

Developing a good brief depends on an understanding of the social, environmental and economic context, the dynamics that drive investment decisions, and consideration of how the development will be implemented. In carrying out an initial urban design analysis to identify the strengths and weaknesses of a site, it may be necessary to collect and analyse baseline information on a much wider area than the site itself.

nature and quality

What is the nature and quality of the place that we hope to create?

3. Leadership

It is important to have strong leadership in the masterplanning process (ensuring that the original vision is realised). The leader may be a political figure, a design champion, a member of the masterplanning team (from either the public or private sector), a developer, or a funder. Whether the process has one leader or several, their visible support and commitment should be in place at an early stage and, where possible, remain constant throughout. As development processes can be lengthy and the people involved can change, it is important that continuity of vision is achieved by ensuring that aims and objectives are clearly recorded at the outset.

4. Working together

Effective masterplanning acts to reconcile the needs of stakeholders across public, private and community interests. The process of masterplanning may involve local authorities working together in partnership, or internal departments within local authorities being set up to work in a coordinated manner; particularly in terms of planning, roads and transport. It can also mean setting up better links and processes with statutory consultees and may often demand close working relationships with developers, infrastructure providers, utility companies, and local communities.

The type and scope of the project should influence the selection of the right kind of masterplanner and the assembly of the best team. For example, the preferred masterplanner for a project may be one whose skill is to interpret the sort of place already envisioned by the commissioning client, or it may, alternatively, be someone who can inspire vision when no clear ideas have yet emerged. Masterplanning often addresses complex and challenging issues, and this must be reflected in a multi-disciplinary team. It should generally include those who can:

- **Interpret** policy
- **Assess** the local economy and property market
- **Appraise** a site, and its wider area
- **Manage** and facilitate a participative process
- **Draft** and illustrate design principles
- **Programme** the development process
- **Project manage** the masterplanning process.

Different skills will be required at various stages of the masterplanning process, so it may be appropriate for different professionals to take the lead at different stages. It is essential, however, that, at all stages of the process, there should be continuity of the core philosophy and approach, supported by clear communications.

Where the site is in multiple landownership, effective joint-working arrangements need to be in place. A project manager can play a vital role in coordinating the project and keeping the work on track.

An example of working together: Renfrewshire Council



Renfrewshire Council has made a strong connection between planning and engineering to develop a specific masterplan for Renfrew Riverside. Successful outcomes were achieved as a result of the Council working together with landowners and developers to come up with a masterplan that would adopt contemporary design principles and be flexible enough to meet changing needs for the 21st century. The key to Renfrew Riverside's success was co-operative working together with a flexible approach to design standards to achieve a flagship development site incorporating over 2000 houses, business and leisure developments.

Creating a masterplan

There is no set rule for creating a masterplan. Most masterplanners have their own style and approach, often related to their experience, ability and knowledge. The following, however, attempts to describe a simplified process for creating a masterplan. Whilst each stage is presented separately, in practice the design process is often more iterative than linear. Whatever the preferred approach, the overarching aim should always be to create sustainable places.

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Scottish Sustainable Communities Initiative

The creation of well-structured and effective masterplans will be required for Scotland's new sustainable places.

The vision for the future of housing in Scotland encompasses an increased supply of housing across all tenures, all of which will be delivered to higher environmental and design standards. In addition, the Scottish Sustainable Communities Initiative will encourage the development of new, sustainable communities of varying sizes. These may be much-expanded or new, stand-alone settlements that are sympathetic to Scotland's landscape and environment.

Simplified process for creating a masterplan

Sustainable places Some key characteristics

- Are well located and planned
- Provide high quality and affordable homes
- Provide energy-efficient, low-carbon buildings
- Provide attractive spaces with greenspace and nature
- Provide for biodiversity
- Promote positive health and wellbeing
- Have good connections and are easily accessible
- Support sustainable travel, i.e through walking, cycling and the use of public transport
- Encourage recreation and physical activity

Stage 1: Site appraisal



Stage 2: Analysis

Site appraisal combined with assessment of relevant policies

Stage 3: Developing the design

Building, movement and open space

Stage 4: Testing the design concepts and finalising the masterplan

Design concepts can be presented in 3D and by using models

Proposal

Presented in a consistent format



Stage 1: Site appraisal

Good design depends on thoroughly understanding the site. A number of different types of appraisals may be used. In most cases there will be a need to assess in terms of its physical/environmental characteristics, social factors and economic needs.

i. Physical/environmental characteristics of a site

The following checklist is a guide to a physical appraisal of a site. The checklist can also be found in the *Design Snapshot* publication. Not all elements will apply to every development and, in some cases, other issues will need to be added.

Context: Responding to the physical context of a site depends on understanding the elements within and beyond its boundaries, understanding the dynamic between what will be held within the site and what will be reached from it or through it.

Context (the site and surrounding area)	
Local area	Location of the site (and land use) Surroundings (eg urban, residential, industrial) Is the site in or near a conservation area?
Site description	Planning history Ownership of the site Adjacent land uses, and relevant planning proposals Heritage conservation and listed buildings Focal points Landmarks Vistas Views to/from/over site Topography and contours Microclimate (wind, sun orientation, exposure, shelter)
Services	Public utilities (eg underground services, drainage systems, overhead power lines) Public services available locally (eg schools, public transport, local facilities)

Identity: One of the key characteristics of many successful places is that they have a distinct identity. The masterplan may take inspiration from the character of existing development or it may seek to establish a new character or identity.

Identity (local character)	
Surrounding buildings	Building lines (groupings, rhythms and plot/feu sizes) Entrances (styles and sizes) Windows (styles and sizes) Active frontages Scale (height and massing) Appearance (facades, details and materials)
Use of the space	Spaces between buildings (public and private) Variation of use (day, night, seasonal) Safety and security
Hard landscaping	Street furniture Condition and maintenance How people use it Public art
Soft landscaping	Landscape character and quality, and ecology Need for ground modelling (ground conditions) Nature conservation areas Wildlife habitats Tree preservation orders

distinct identity

One of the key characteristics of many successful places is that they have a distinct identity.

Connection: Through examining existing movement patterns in and around sites, consideration can be given to how connections can be strengthened and improved. For example: how routes to/from and through the site can be enhanced or created, how routes and spaces will be used, and how they can help to make a good place to live. The local authority's highway engineers must be involved at this early stage as equal partners charged to find solutions which promote safe and sustainable patterns of movement.

Connections and movement	
Vehicular movement	Access, parking and circulation Bus and tram stops and routes, taxi stops, cycle routes Areas of vehicular/pedestrian conflict Traffic measures (eg speed humps, surfaces, crossing points, bollards) Servicing arrangements
Pedestrian access	Where are people coming from and going to? Desire lines Disabled access Barriers to easy access

ii. Social factors

When creating successful places, people must be at the heart of the process. The local community's understanding of the needs of an area are invaluable in establishing priorities and arriving at a vision for a place. Once the local community and key stakeholders (the community in its widest sense) have been identified, early discussions can provide a wealth of information about the area's history and how it functions. An engagement plan could be devised to identify mechanisms for involving the community. These will establish opinions and confirm local people's aspirations for the place. Various types of interests may have to be engaged in different ways. Those planning on engaging local communities throughout a masterplanning process may want to think about the following questions.

Some useful questions to consider when thinking about engaging with the community

- ▶ How will the community be made aware of the programme for participation?
- ▶ How will those most likely to be affected be given opportunities to make their views known?
- ▶ Will the engagement be in a manner, location and at a time that allows a wide range of people to make their views known?
- ▶ How will the masterplanning team analyse the results of the engagement and provide feedback to the community?

- ▶ How will the masterplanning team respond in amending the masterplan?
- ▶ How will the community be able to review any changes to the masterplan?
- ▶ Where changes are made, how will details of revised plans be publicised with an explanation of how people's views have influenced it?
- ▶ How will a management scheme be devised in collaboration with local communities? (For example, the developer may consider assigning community representatives on to a local project review or management panel.)
- ▶ How will development agreements be developed in discussion with local communities?

The engagement process should be carefully planned and supported by the team involved in the project, or where necessary, skilled facilitators. The success of the process will depend on its participants playing a key part, and knowing that their involvement can make a difference. It's useful if they have access to appropriate information and support throughout the masterplan process, and preferably a single point of contact. Further guidance on effective community engagement is available in *PAN 81: Community Engagement, Planning with People*.

An example of a structured approach towards community engagement: Enquiry by Design

Enquiry by Design (EbD) is a collaborative planning approach using design workshops which has been developed by The Prince's Foundation for the Built Environment to ensure that design is at the heart of the development process from the outset. The EbD process relies on a concentrated effort over a short period of time, and assembling the right information in advance of the design workshop is critical. The aim is to collate a wide range of relevant information about a given site and to reconcile this with the aims and aspirations of all key stakeholders. Community involvement is central to EbD, and the process facilitates informed decision-making between key stakeholders, who, in addition to the community, typically include local authority planners, elected members, landowners and developers, as well as a team of specialists and designers. The process also has an educational component, drawing concepts of traditional urbanism, sustainability and context into the discussion.

The EbD process can be adapted for use in a wide variety of physical and social contexts, from urban regeneration to green-field development, within different statutory planning frameworks. The model is therefore applicable to any development, with the aim of ensuring that the end product is driven by good design principles. The process enables stakeholders to appreciate the context of the site, providing an understanding of how it functions and what the consequences of its development would be on the surrounding environment and community, with every issue tested by being drawn. As the vision generated through an EbD workshop is based on consensus amongst everyone linked to the development, it typically makes quick delivery of the plan more achievable.

The first EbD workshop in Scotland took place in Ballater within the Cairngorms National Park (November 2006) followed by EbD's at Ellon (Aberdeenshire), Castletown (Caithness) and most recently, near Cumnock in East Ayrshire. Tornagrain (Highlands) has also used a similar approach to community engagement. The overall aim for all of the places is to generate sensitive growth and long-term plans for sustainable communities.

iii. Economic needs

An area's capacity for development, and its economic and market potential, will need to be taken into account during the appraisal process.

In collecting baseline data, it is important to examine the links between the existing social, environmental and economic contexts in order to determine the needs for regeneration and to show how investment should be targeted. In particular, it is important to be aware of housing market needs and to understand

how local businesses perform and relate to the local and wider area. A comprehensive approach to providing facilities and infrastructure can generate market confidence in the viability of the development.

Land ownership can be a key factor in determining how a coherent planning approach can be developed. Early discussions with financiers should also be factored in at this stage.

Stage 2: Analysis

The next stage is to assemble all the information from the site appraisal and establish the relevant policies which need to be taken into account. Most of these will be contained in the following range of documents:

Planning

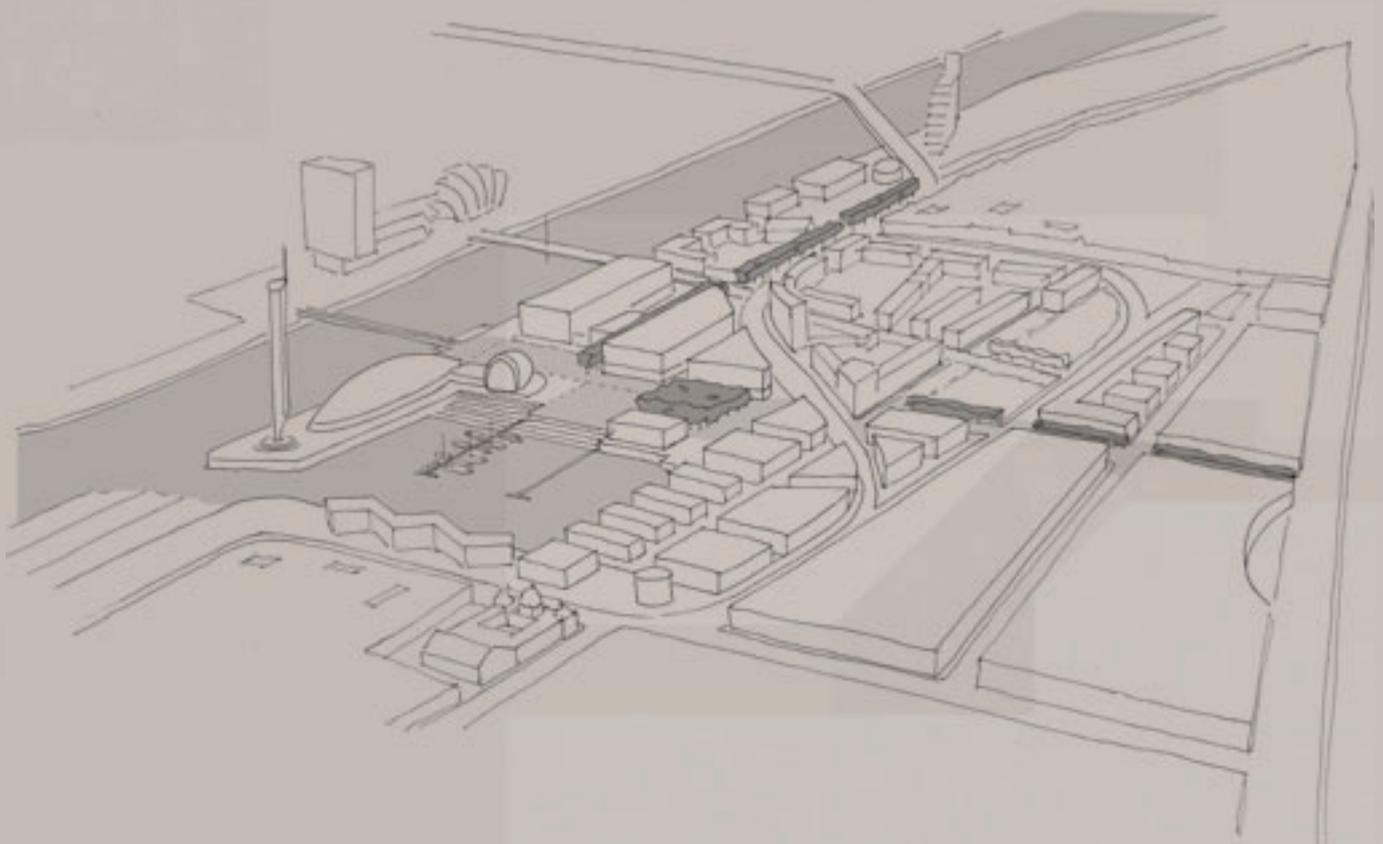
- ▶ National policy and guidance
- ▶ Local authority development plan policy
- ▶ Supplementary planning guidance
- ▶ Urban design frameworks
- ▶ Design guides
- ▶ Site-specific and development vision opportunities

Other useful documents

- ▶ Natural heritage: For information on addressing natural heritage issues in new areas of development see a report produced by Scottish Natural Heritage titled *New Housing, Settlement Expansion and the Natural Heritage (Report No. 120)*.

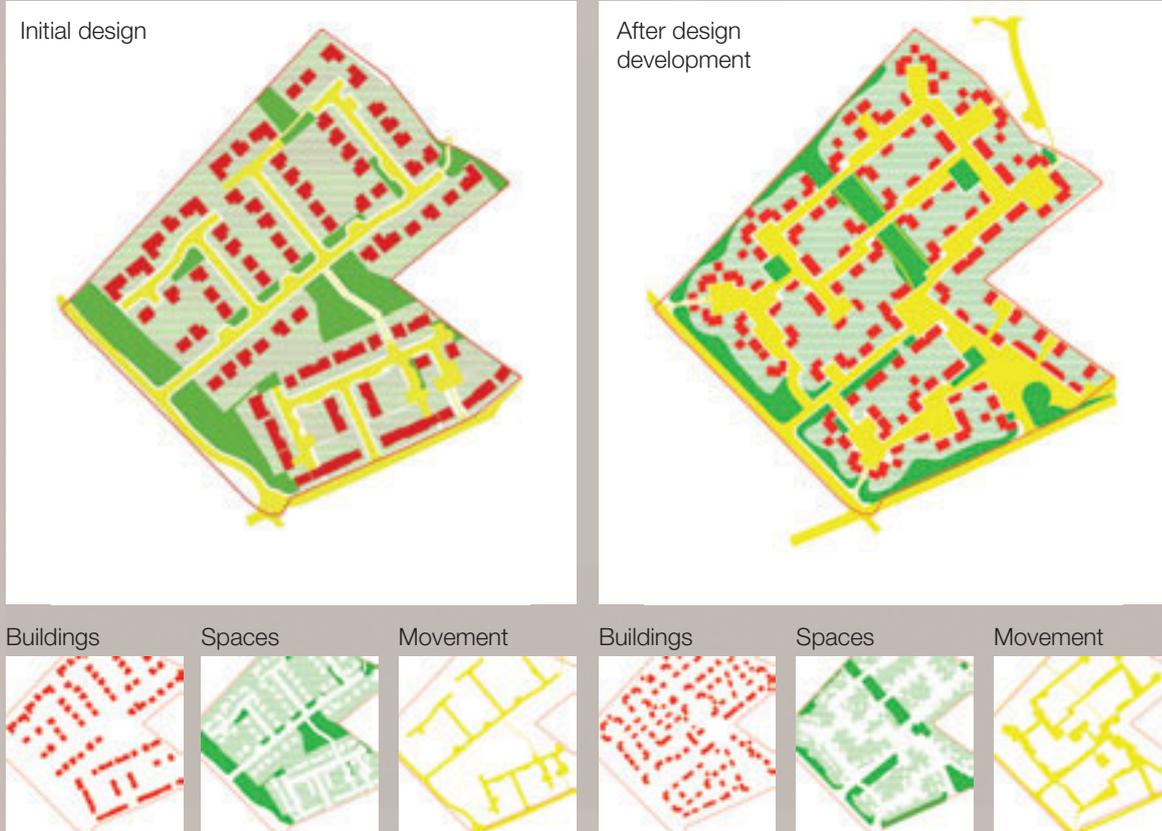
If a previous masterplan for an area was produced, but never implemented, it will be important to assess why it was not delivered, and to ensure that any problems are understood and remedied at an early stage. Likewise, if the plan had been through a Design Review process it could be useful to re-visit the report. It is also advisable at this stage, to discuss with your local authority the need for environmental assessment. The Scottish Government's Strategic Environmental Assessment (SEA) Gateway can informally advise further on SEA requirements.

It is important to focus on identifying priority issues and opportunities for positive change. If necessary, further collaboration with the community throughout the analysis process, drawing on local knowledge and understanding, can help reveal a deeper insight into real needs.



Stage 3: Developing the design

Design concepts should be worked up using the information gathered at the previous stages in the process. A useful technique to help develop concepts is to consider layouts in terms of three key uses (buildings, spaces and movement). A clear way to illustrate this, which has been successfully explored in Bavaria, is to show these uses in three colours: red (buildings), green (spaces) and yellow (movement). The image below shows how these relationships can be presented in a single diagram.



As the design process evolves, different ways of translating the original aspirations into physical development should be explored. The best designers will devise a number of feasible options. Options should identify the elements which are essentially fixed or given but highlight where choices might exist, for example on connections, building form and heights, landscaping and phasing.

Stage 4: Testing the design concepts and finalising the masterplan

Once the design options have been firmed up, it is useful to test the design concepts to find the best solution which achieves the vision and can be delivered. At this stage, it is useful to present the masterplan in three dimensions to better visualise the site and its design concept. This presentational style will also help people without design knowledge to better understand proposals.

information

Drawings can sometimes be easier to interpret than text, since a large amount of information and spatial relationships can be expressed in a single diagram.

Processing a masterplan

Presentation of the final masterplan

Once the concept has been finalised, a final masterplan should be prepared showing detailed proposals. An aim is to see more consistency in Scotland in terms how masterplans are presented. This will help built environment professionals and others to become more accustomed to understanding and assessing masterplans. The absence of a standard structure together with varied use of sometimes confusing design language can often cause masterplans to seem overwhelming. In addition, too many masterplans contain comprehensive appraisals and elegantly presented design principles, without showing any sign of a connection between the two. As a rule, all masterplan documents should be easy for their readers to navigate and to grasp the most important principles quickly. The following provides some advice on a preferred format.

General structure

The amount of information contained within a masterplan will often be influenced by the scale of the development. In the most straightforward cases, some simple, but well presented diagrams, together with succinct, clearly written text – all summed up by a three-dimensional illustration – should be sufficient to convey a basic masterplan’s essentials.

For more complex projects, the masterplan should include some of the more detailed information as set out below. In particular, it is good practice to present the masterplan’s design solution with respect to the configuration of its buildings, spaces and movement supported by three-dimensional form diagrams.

<p>Suggested masterplan format</p> <p>Background information</p> <ul style="list-style-type: none"> ▶ name of development ▶ applicant ▶ team/specialists ▶ brief <p>Site details</p> <ul style="list-style-type: none"> ▶ location & site plan ▶ description ▶ history ▶ ownership <p>Site and area analysis</p> <ul style="list-style-type: none"> ▶ context ▶ identity ▶ connection <p>Key design principles</p> <ul style="list-style-type: none"> ▶ national guidance ▶ local development policies ▶ SPG/guides/briefs <p>Public involvement</p> <ul style="list-style-type: none"> ▶ outcome of public consultation ▶ impact on design development 	<p>Programme</p> <ul style="list-style-type: none"> ▶ how will the development be phased <p>Masterplan</p> <p>Explanation with respect to:</p> <p>▶ Buildings</p> <p>i.e. layout & elevations scale, mix, height & massing details and materials energy efficiency</p> <p>▶ Movement</p> <p>i.e. accessibility and well connected routes streets hierarchy and spaces parking traffic speed and security signage street furniture and materials utilities and services access to public transport</p> <p>▶ Open space</p> <p>i.e. landscape strategy retained and new planting biodiversity and sustainability (SUDs) maintenance public space and play space</p>
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Tips on text and illustrations:

Text: The text (or bullet points) should be short and describe the process undertaken to produce the concept. It should explain the design philosophy and proposals as well as the role that stakeholders have played in shaping the concept.

Illustrations: Illustrations will play a key role in getting the masterplan’s message across. Illustrations must be easy to interpret, clearly related to the text, and may consist, for instance, of a combination of photographs, sketches, figure/ground diagrams (showing built and unbuilt space), photomontages, concept diagrams and computer-based images. The scale and format of the images will depend on the required level of detail. Models can also be used to good effect.

Making the masterplan accessible

It may be useful to have the masterplan on-line or hold some forum where people can view it.

Embedding a masterplan in the planning system

A masterplan should genuinely raise the standards of development, not simply aim to ease a proposal through the planning system. It will carry more weight in the system if it is consistent with national planning guidance and local planning policy, has been prepared with effective public participation, and has been formally adopted by the local planning authority.

A completed masterplan can be submitted to the local planning authority to be embedded into the planning system in three main ways. All parties should be clear about these prior to engaging in the masterplanning process:

1. Adoption as supplementary planning guidance

(SPG): Development plans should set out the planning authority's distinctive vision for how its area will develop, and should identify areas or sites where masterplans will be required. Development plans are increasingly requiring masterplans to be prepared for significant, complex or sensitive sites. If an approved masterplan's proposals clearly relate to the development plan, it can be adopted as supplementary planning guidance. To be adopted as SPG, the intention to prepare a masterplan should be explicitly signalled in the strategic development plan (SDP) or local development plan (LDP).

2. Endorsement as a material consideration:

With design as a material consideration, a masterplan can be an effective way of ensuring that the local planning authority has sufficient information on which to make a decision.

3. Achieving planning consent and road construction consent (RCC):

The masterplan (accompanied by any appropriate supporting documents, such as a design statement and an environmental statement) may form the basis of a planning application and, ideally, achieve permission and RCC at the same time.



Evaluation of a masterplan

A masterplan allows the planning authority and others to see the extent of the analysis on which the proposal has been based. If a masterplan is required for a site or area, but no adequate masterplan has been prepared, it will be unlikely that a planning authority will be able to support the proposed development. When evaluating masterplans, local authorities, developers and other stakeholders should consider how the following broad issues have been taken into account:

Key considerations	Some questions
Vision	Does the masterplan relate to the original aspirations or vision for the place?
Brief	If there was a brief, does the masterplan accord with it?
Policies	Does the masterplan meet the relevant policies?
Social	Has there been effective community/stakeholder engagement and participation? Have any key stakeholders, such as utilities and services been involved in the progression of the design solution?
Environmental	Is there evidence of a full site analysis? i.e. context, identity and connection. Does the infrastructure exist to allow the development to take place?
Economic	Is the masterplan deliverable? Is the timing of the programme for delivery realistic? Does the proposed phasing scheme provide the most appropriate approach? Is there a realistic expectation based on funding levels available?
Design review	Has a design review taken place?
Sustainability	Will the masterplan contribute to creating a sustainable place?
Timescale	Will the masterplan be phased?
Planning system	Can the masterplan be embedded into the planning system? Have Section 75 conditions been discussed and minimised?

Overall, will the masterplan deliver a successful place?

The following questions can be applied to any masterplan to gauge the extent to which it will create a successful place based on the six qualities in *Designing Places*.

Distinctive	<p>Will the development's landscapes, natural features, buildings, street patterns, spaces, skylines, building forms and materials be likely to enhance the sense of identity?</p> <p>Will the masterplan help to create a place with a distinctive character?</p> <p>Are the proposed streets defined by a coherent and well-structured layout?</p> <p>Does the masterplan make the most of existing buildings, landscape and topography?</p>
Welcoming	<p>Will buildings and layout make it easy for people to find their way around?</p> <p>Will new landmarks or gateways be created, helping people to find their way around?</p> <p>Will good use be made of views?</p> <p>Will the development provide (or be close to) community facilities, such as a school, park, play areas, shops, pubs or cafes?</p>
Safe and pleasant	<p>Will the development have active frontages to streets?</p> <p>Will all routes and public spaces be overlooked?</p> <p>Will the proposed uses encourage activity at all times of day?</p> <p>Will the public and private space be clearly defined?</p> <p>Is public space well designed, and will suitable management arrangements be put in place?</p> <p>Will routes and spaces be safe?</p>
Adaptable	<p>Will there be a tenure mix that reflects the needs and aspirations of the local community?</p> <p>Will there be opportunities to make buildings and areas adaptable to a variety of future uses?</p> <p>Will internal spaces and layouts allow for adaptation, conversion or extension?</p>

successfully delivered

The production of a masterplan document is not the end of the process. The masterplan must be successfully delivered and developed.

Easy to get to and move around

- Will a network of continuous routes be created?
- Will areas with the highest densities be located where access to public transport is best?
- Will public transport facilities be well-connected and safe?
- Will public spaces, roads and footpaths be connected into well-used routes?
- Will there be provision for and promotion of a range of transport options?
- Will the building layout take priority over the roads and car parking, so that highways do not dominate?
- Will the streets be pedestrian, cycle and vehicle-friendly?
- Will car parking be well-integrated into the street scene?
- Will the scheme integrate with existing roads, paths and surrounding development?
- Will public spaces and pedestrian routes be overlooked and feel safe?
- Will the development have easy access to public transport?
- Has the masterplan considered green networks in and around the proposed development area, and made provisions to connect to these or enhance their value?
- Have opportunities been taken to incorporate biodiversity features (such as green roofs) into the fabric of the buildings and into the spaces between them?

Resource efficient

- Will the development include a range of features that reduce its environmental impact and carbon footprint?
- Will the need for landforming be minimised?
- Have significant natural features and other biodiversity been protected and intrusion minimised, as appropriate?
- Does the masterplan integrate and/or enhance surrounding habitats and landscape character?
- Has the masterplan fully considered the natural hydrology of the area, including any permanent or ephemeral watercourses, and made provision so that these may be retained where possible?
- Have sustainable drainage systems been considered from the earliest stage?
- Has waste been addressed – both in terms of collection and waste minimisation in construction? Can any of the sites existing materials, i.e. soil/rubble be re-used?
- Will the orientation of buildings minimise energy use?
- Will buildings and spaces be adequately sheltered?
- Will building materials be sourced from local or other sustainable sources?
- Will development make use of advances in construction or technology that will enhance its energy performance, biodiversity value, quality and attractiveness?
- Will buildings or spaces out-perform statutory minima, such as building regulations?
- Will there be opportunities to improve habitats and support wildlife, both on the fabric of the buildings and in the spaces between?

Implementing the masterplan

Delivery mechanisms

Once a masterplan has been finalised and approved, further, more detailed, design guidance may be needed in the form of, for example, a design code to help move the masterplan to the detailed design stage.

Design codes

A design code is a document accompanied by detailed drawings or diagrams that elaborate on some of the design principles set out in the masterplan. The design code will provide a degree of detailed specification on the matters which the masterplan has identified as non-negotiable and which are not expected to change in the foreseeable future. If a matter does not relate to a specific design principle it should not be coded. The code may cover a group of buildings, a street or a whole area within a masterplan area.

A code can be adopted by an authority as supplementary planning guidance, or it can be given status as a condition to a planning permission or through planning agreements. It can also be tied to land sales and be enforced by any succession of landowners. Although gaining the commitment of all relevant parties to a design code may take some time and effort, it may also contribute to the speed, quality and certainty of processes. Local authorities can adopt development management policies offering quicker decisions to applications that comply with a design code. In some cases, the use of a code will allow the decision to be delegated to a council officer, as members have already approved the code.

Codes must be prepared by designers who understand how to create successful places, and who are skilled in knowing what to code and how to write the code. Similarly, codes will work successfully only if the landowners and local authorities which use them have the necessary skills and understanding to evaluate the response.

Overall, design codes can be good delivery mechanisms to ensure that construction takes place in line with the masterplan. But whilst providing a level of certainty, they must have a degree of flexibility. Codes must be possible to adapt in response to changing conditions.



Implementation

Masterplans should provide certainty on implementation. In some cases, this certainty will derive from a legal agreement under planning or other legislation.

Clients, whether applicants, developers or authorities, should have a structure in place, perhaps linked to their business plan, that allows them to manage the implementation process, review it and redirect it if changes occur. Those commissioning a masterplan are encouraged to prepare a realistic implementation strategy. The strategy should include methods of delivery for the public or private sectors; the engagement with all parties and stakeholders throughout the process; timescales; likely sources of funding; cash flow; and return on investment.

Considerable thought must be given to establishing an appropriate phasing programme covering utility and road infrastructure, spaces, buildings, ground preparation and buildings. Phasing programmes should consider costs, funding, advance work requirements and lead-in times.

Monitor, review and update

One way to try to ensure that a masterplan does not get wasted is to implement a process by which it will be reviewed. As the masterplan is prepared, it should be monitored and reviewed to ensure that it reflects the specific requirements of the proposal and will deliver the vision.

Detailed proposals should be constantly monitored against the masterplan's aims. Any lessons learnt from early phases that could have a positive effect on future phases should be fed into a revised masterplan to ensure it remains relevant. This may cover issues such as changing economic circumstances, the availability of new products and materials, or changes in policy.

Conclusion

The development process can be complex. There are often a number of issues and stakeholders to balance, particularly on sites in multiple ownership or with several developers. Masterplanning can structure the process into clear and manageable stages, ensuring that standards are kept high, and that the final development delivers the vision for the area, and is consistent with design policy, principles and aspirations.

Creating better places through masterplanning requires a high degree of collaboration and communication between the client, the community and the local authority (particularly planning and transportation services departments). Involving a wide range of stakeholders throughout the process builds commitment to the proposals and increases the developer's chances of creating a successful place.

Masterplanning has an important role in Scotland's future by helping us to create well-designed built environments that make us feel welcome and secure, and that promote healthier lifestyles, reduce our environmental impact, are adaptable and have lasting economic and social benefits.

sustainable

build

design

place

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masterplanning can create a place, rather than a series of unrelated buildings and spaces

Case studies

The case studies on the following pages provide examples of different types of masterplanning. They are set out in detail on the Architecture and Design Scotland website at www.ads.org.uk

Craigmillar Urban Design Framework
Crown Street regeneration
Isle of Gigha masterplan
Raploch masterplan and design guide
Highland Housing Fair



The Craigmillar Urban Design Framework sets out a plan for the development of the area. It describes how the existing buildings and large vacant areas can become a new district of Edinburgh, with a new pattern of routes linking it with the city centre.

Craigmillar

Urban Design Framework

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Craigmillar
A+DS

Introduction

Craigmillar was built in the decades after 1929 in response to Edinburgh's severe problems of slum housing. In its early years it housed 25,000 people, many of them working in local mines and breweries. As the economy declined in the 1960s and '70s, the population fell. Only 17,000 people lived in Craigmillar by 1971, and 7,800 by 2001. Shops and schools became less viable as their users moved away, in a spiral of decline. The community was not defeated, though. Some remarkable initiatives, including one of the UK's most successful community arts organisations, the Craigmillar Festival Society (1962-2002), were brought to life by local people.

The Craigmillar Urban Design Framework (UDF) sets out a plan for the development of the area. It describes how the existing buildings and large vacant areas can become a new district of Edinburgh, with a new pattern of routes linking it with the city centre. The framework is the start of the guidance that will set out standards for new development.

The City of Edinburgh Council and EDI created a Joint Venture Company for regeneration; PARC Craigmillar Ltd. One of PARC's first tasks was to develop an Urban Design Framework on which to build a business plan and delivery programme. PARC commissioned the UDF after closer scrutiny of the original Craigmillar Masterplan Framework. PARC aims to build around 3,200 new homes (one-third



Wauchope Square Masterplan
Page\Park



Greendykes North Masterplan
Cadell2 LLP

of them to house families); a secondary school; three primary schools; a new town centre with 300,000 sq. ft of retail, leisure and office space; a library; and community and life-long learning facilities. The population is expected to rise from 7,500 to 15,000, and around 6,000 jobs will be created. A separate masterplan is currently being prepared for the town centre, as envisaged in the framework, and a series of neighbourhood plans have been prepared.

A design guide and masterplan provide a detailed framework to coordinate the development of Greendykes North over the next 10-15 years. A masterplan for Greendykes South will follow. Another area masterplan, for the Wauchope Square area, is intended as the basis for nine phases of development over the next few years.

PARC is also responsible for ensuring that the necessary infrastructure is provided, and for creating new landscaping, public parks and civic spaces.

Construction work is underway on a primary schools campus (two schools are being built) for around 700 children and on the first 60 houses (privately or housing association-owned). Consultations are being held on plans to create the first new green public space in Edinburgh for 50 years.

The intention is that after 15 years the joint venture will create a community legacy initiative to ensure continuous community development. It hopes to explore models such as community foundations, regeneration trusts and community associations to achieve this.



Principles for Craigmillar

The Framework sets out its design principles under five main headings. These are very similar to those set out in the Scottish Government's *Designing Places*. The principles for Craigmillar are distinctiveness, sociability, people friendliness, sustainability and quality.



Greendykes North aerial sketch
Cadell2 LLP



Wauchope Square Phase 1
Page\Park

Description

The 'urban design' in the framework's title reflects the document's approach. The Framework finds the reasons for Craigmillar's failure not just in the painful process of economic change and the lack of investment, but also in the unsuccessful physical layout of the place. The Urban Design Framework is almost a textbook statement of current urban design practice, based on the idea that successful streets and careful landscape design are usually the keys to making successful places.

The Framework sets out its design principles under five main headings. These are very similar to those set out in the Scottish Government's *Designing Places*. The principles for Craigmillar are distinctiveness, sociability, people friendliness, sustainability and quality.

The Urban Design Framework is specific about the urban form that is required to achieve these qualities. The elements of that form are:

- ▶ Small street blocks, in some cases with new business facilities accommodated within the street block form
- ▶ Street frontages with ground floor doors and windows, and direct access to individual properties from the street
- ▶ Well-designed boundaries
- ▶ Enough open space to meet the needs of residents
- ▶ A mixture of houses and flats of varying sizes.

The document states: 'Traditional streets are the only form of development that will create neighbourhoods.' In essence, the key message was the promotion of street/perimeter blocks with new street frontages within a traditional street pattern.

Two types of urban block are specified. Type 1 will be edged by a mixture of terraced housing and apartment blocks, and type 2 edged only by townhouses. In both types all the parking will be on the street, not within the block.

The proposed housing mix was one-third houses and two-thirds flats. Tenure was to be indistinguishable with 20% being affordable.

A simplified road hierarchy is proposed, with two different types of streets: main connectors and local streets. Priority is to be given to movement on foot, cycle or public transport over general traffic needs. 'Main connectors' are the direct links from Craigmillar to the rest of Edinburgh (public transport links, main roads and main roads combined with public transport links). 'Local streets' include all the other streets, ranging from those that distribute traffic within parts of Craigmillar to those that are quiet residential streets, where the only traffic movements are those associated with the houses fronting on to the road.

Development should respect the special quality of Edinburgh's open space, the Framework says. Its design should use stone and natural materials to complement the existing walls and promote the use of forest-scale, round-crowned, deciduous trees to create avenues and frame vistas. All residential streets are designed as shared spaces. Within the streets the spatial enclosure or street cross section has been used along with planting, street furniture and the proximity of front doors as natural traffic calming to reduce traffic speeds.



Wauchope Square Phase 2, view towards School Square

Hypostyle Architects



Wauchope Square Phase 2, view towards school from community garden

Hypostyle Architects



Wauchope Square streetscape sketches
Ian White Landscape Architects



Wauchope Square Phase 7 housing
Elder & Cannon Architects

The process

The present Framework superseded two earlier documents: the Craigmillar Interim Planning Framework (2003) and the Craigmillar Development Framework. The Craigmillar Urban Design Framework was commissioned in 2003; prepared in 2004 over seven months by the planning and design consultancy Llewelyn Davies (now Tribal's Urban Studio team); circulated in draft in early 2005; and adopted by the City of Edinburgh Council in September 2005. Colin Buchanan and Partners advised on transport, Ian White Associates on landscape and open space planning, and Fairhursts on the important issue of drainage.

Craigmillar's strong tradition of community initiatives made it essential that the planning and design process was collaborative. Community representatives, local organisations, council officials and representatives of the client took part in fortnightly sessions to discuss information and options, and a series of planning workshops involved a wider range of people. Local people visited other projects to learn about good practice elsewhere in Scotland and the UK. The plans have had a mixed response locally, with strong opposition from some residents, and greater engagement and enthusiasm from others.

The Framework usefully sets out the requirements for each of the neighbourhood plans that will later provide the basis for all types of development (buildings, open spaces, streets and public transport).

It specifies that each neighbourhood plan should include:

- ▶ A statement setting out a vision for the neighbourhood and a character description
- ▶ A design statement
- ▶ A design code specifying materials
- ▶ Public transport proposals, design treatment for local streets, parking arrangements, and footpath and cycleway proposals within the site
- ▶ Proposals for the sustainable drainage of sites and management of flood risk
- ▶ Development phasing
- ▶ A sustainability appraisal
- ▶ A ground conditions investigation, desktop archaeology study, transport assessment
- ▶ A statement of the public consultation process and its outcomes
- ▶ Other relevant planning benefits and funding proposals to secure these.

The Framework calls for a palette of materials and street furniture to be agreed for Craigmillar. This was done as the proposals for the individual neighbourhood masterplans were developed through to road construction consent (RCC).

Evaluation

The current Urban Design Framework is more straightforwardly written, and the process of community involvement will most likely have made most of its readers familiar with its technical terms. The Framework is well illustrated. Photographs highlight problems that need to be tackled and good practice from the UK and abroad. Sketches convey recommended solutions effectively.

The people of Craigmillar have been extensively consulted over the years, and there has been a succession of plans and proposals. The Urban Design Framework now transforms the two-dimensional proposals into three dimensions. The document gives a clear impression of the sort of place its people aspire to make it, and gives an impression of confidence that it can be achieved. It spells out how the arm's-length, publicly-funded, joint-venture company, PARC can achieve the vision.

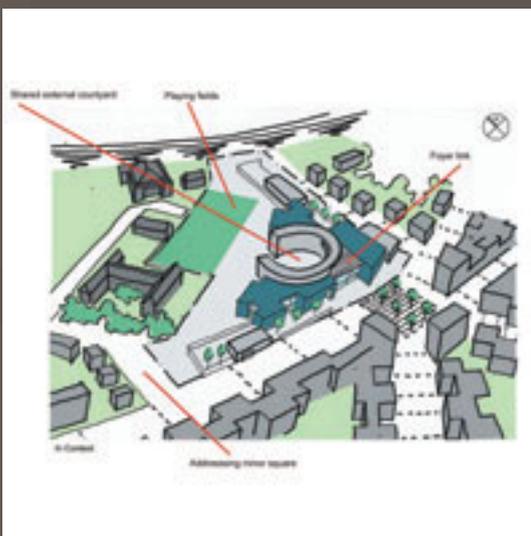
Much of the success of the Framework will depend on the effectiveness of PARC and its determination to follow through the Framework's principles over more than 10 years. Work is now underway. The neighbourhood masterplans commissioned by PARC (the URC*) have been approved by the City of Edinburgh Council. The public realms of many of the buildings which form part of these neighbourhood plans are now on site.

The planners had a major input to the Framework's preparation, and continuity throughout its life is essential.

** An Urban Regeneration Company, or URC, is a formal partnership of key representatives from the public and private sector who operate at arm's length to deliver physical and economic regeneration in specific areas. PARC Craigmillar is one of six Pathfinder URCs that the Government currently supports in Scotland.*



Niddrie Mills & St Francis Primary Schools joint campus
Elder & Cannon Architects



The Craigmillar Urban Design Framework has considerable strengths. It treats the area as a district that can potentially play an important part in Edinburgh's life and structure.

The Craigmillar Urban Design Framework has considerable strengths. It treats the area as a district that can potentially play an important part in Edinburgh's life and structure. The Framework proposes change on a sufficient scale, and with enough resources, to have a real chance of changing both attitudes and reality. It makes a serious examination of what makes development sustainable, and it makes the most of the area's connection with the countryside.

Coordinated masterplans

Cadell2 LLP



Links

Craigmillar Urban Design Framework

www.edinburgh.gov.uk/CEC/City_Development/Planning_and_Strategy/Development_Frameworks/craigmillar_framework.html

Craigmillar Partnership

www.craigmillarpartnership.com

Craigmillar Community Council

www.craigmillarcommunitycouncil.org

ParcLife

www.parcLife.co.uk

Craigmillar Communiversity

(community culture)

www.communiversity.org.uk

Project summary

Project name

Craigmillar Urban Design Framework

Lead architect/designer

Llewelyn Davies (now Tribal's Urban Studio team)

Project type

Mixed-use development based on a network of streets, regenerating an area of social housing

Year completed

2004 (development is due to be completed in 2018)

Location

Edge of city

Client

PARC (a joint venture company, comprising the EDI Group and the City of Edinburgh Council, which is one of the Scottish Government's Pathfinder Urban Regeneration Companies)

Planning authority

City of Edinburgh Council

Note

This case study illustrates how a number of neighbourhood masterplans combine to create a whole. Each neighbourhood masterplan is substantial in its own right. The masterplan teams, who have been working in Craigmillar for the past 4 years on the delivery include:

Page\Park

Ian White Associates

Cadell2 LLP

Broadway Malyan

Bennetts Associates

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Crown Street today is a testament to the robustness of the CZWG masterplan. This envisaged a network of connected tree-lined streets reinstating the traditional grid, faced with mainly four-storey, tenement style buildings, with a clear distinction between their public and private faces. All this now exists.

Crown Street ^{Regeneration}

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A reinterpretation of Glasgow's tenement tradition. The on-street housing is overlooked by the residents

New Gorbals Housing Association

A landmark building turns the corner at the edge of Gorbals Park

New Gorbals Housing Association

Introduction

The challenge at Crown Street was simple: to regenerate an area and create a place where people would want to live, and where they could choose between the private life of their own home and the public vitality of the street.

Located to the south of the River Clyde just south of Glasgow city centre, Crown Street occupies what was formerly the site of 12 deck access blocks. This was the Hutchesontown E council housing scheme, which had itself replaced the Gorbals. 'Hutchie E', as the scheme was familiarly known (also, more evocatively, 'The Dampies') was built in 1968. The last residents moved out of their damp-ridden homes in 1982, only 14 years after completion. Five years later the 40-acre site was cleared for redevelopment.

The Crown Street Regeneration Project was set up in 1990 to bring new life and confidence to the area. The partnership included the Glasgow Development Agency, the City of Glasgow District Council, Scottish Homes, New Gorbals Housing Association and, most important, the local community.

The Crown Street area has been redeveloped according to a masterplan by CZWG Architects. The success of this has led to the masterplanning and redevelopment of the adjacent Queen Elizabeth Square and Moffat Gardens areas to the east, and the Laurieston area to the west.

Description

Slum clearance, post-war redevelopment, demolition and regeneration have been features of the past few decades in the Gorbals. Crown Street and its surrounding areas had been the subject of a series of partly implemented masterplans over two centuries. In the early nineteenth century the area was planned as a suburb for the middle classes. But before all the proposed handsome streets had been built, the intended residents moved west from Glasgow's historic centre rather than south. Instead of becoming a fashionable address, the Gorbals became bisected by railways, hemmed in by works, and packed with low quality housing.

Post-war regeneration aimed to tackle the area's problems. Plans were prepared and implemented that swept away everything associated with the old Gorbals, replacing it with a brave new world of high-rise living and towers within parks. The first two areas to be tackled were Hutchesontown and Gorbals (a name that is used for both the wider area as well as for the more specific area around Gorbals Cross). It was the failure of this attempt at regeneration that led again to wholesale demolition in the late 1980s.

Crown Street masterplan

- ▶ The use of design competitions has kept standards high
- ▶ Ownership of the land has been a key to implementing the masterplan
- ▶ A clear distinction between private and public space makes maintenance responsibilities clear
- ▶ A new street pattern knits the area into the city's fabric
- ▶ The masterplan's proposals are embedded in the planning process.



Successful, mainly three-storey, social rented housing
New Gorbals Housing Association

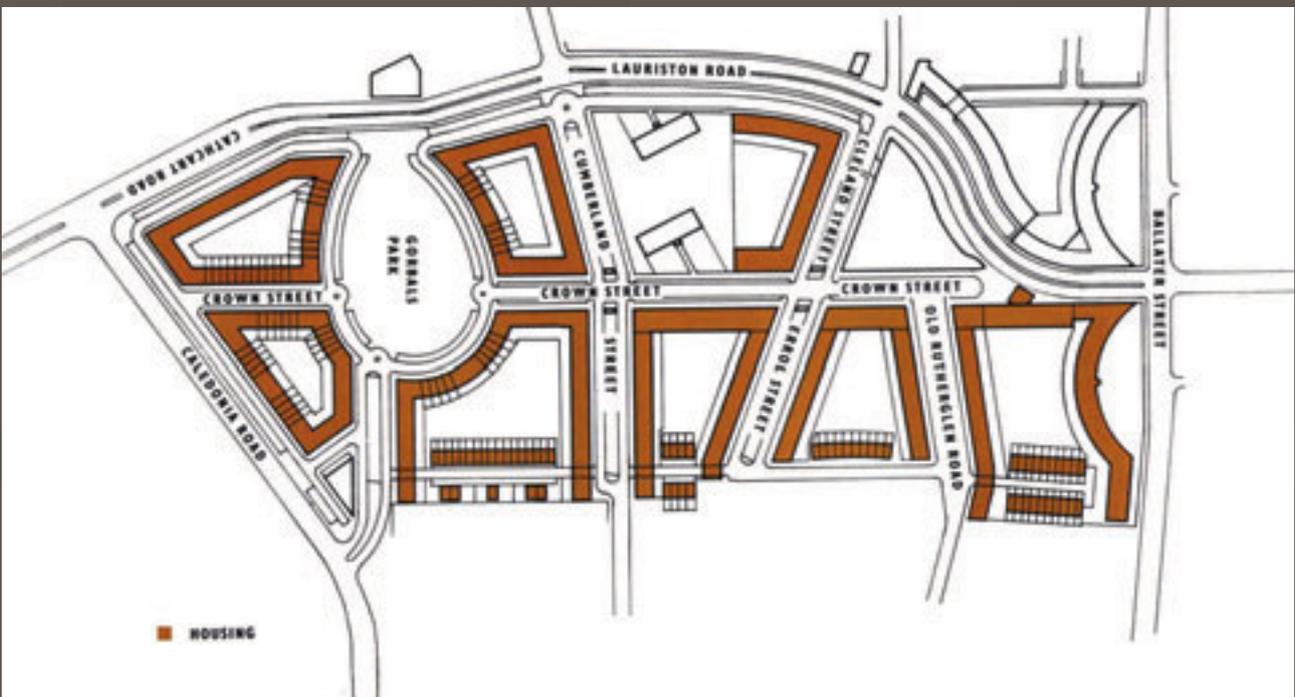
The masterplan's concept of connecting into the existing street structure has also been achieved. Former streets have either been reinstated, extended, or realigned to create links into the surrounding area.

The oval space that was such a distinctive feature of the masterplan provides a formal public space to the south of the scheme, framing the Grade A-listed Alexander 'Greek' Thomson church as an historic landmark. The local centre has been moved from its 1960's location to the north of the scheme. It provides a small supermarket, a library and several smaller shops, including cafes, butchers, newsagents and chemists. Together, the network of streets and spaces, and street-based housing, retail, commercial and leisure uses, have created a lively neighbourhood.

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The challenge at Crown Street was simple: to regenerate an area and create a place where people would want to live, and where they could choose between the private life of their own home and the public vitality of the street.

A plan from the Crown Street masterplan showing housing development
CZWG/Scottish Enterprise Glasgow



Community Engagement

Representatives of the community council were involved throughout the decision-making process to ensure that proposals reflected local aspirations.



Seven-storey housing at Queen Elizabeth Gardens
New Gorbals Housing Association

The masterplanning process

The determination of local people to have 'Hutchie E' replaced was a primary driver for the regeneration of Crown Street. A local campaign ensured that the existing buildings would not be retained for rehabilitation. A new approach to development in the Gorbals was needed. Initially the partnership focused on the primary goal of gaining full control of the land. It then undertook a series of study tours to regeneration projects and held a national design competition to appoint a masterplanner. CZWG was appointed from a shortlist of four design firms.

Representatives of the community council were involved throughout the decision-making process to ensure that proposals reflected local aspirations. This was helped by Glasgow Development Agency purchasing the land and developing partnerships. As soon as the design team was appointed, the partnership and the community began the process of shaping the Crown Street masterplan into a deliverable scheme.

The project's aims were:

- ▶ To make the Gorbals a place in which people would want to live
- ▶ To give the Gorbals a new meaning as a popular, balanced urban community
- ▶ To help bring new energy and growth to the Gorbals economy
- ▶ To integrate the new development into the social, economic and physical fabric of the existing community
- ▶ To provide solutions that would stand the test of time
- ▶ To achieve the highest attainable standards of quality in developing the site.

To make sure that the masterplan would be delivered, the Crown Street proposals were embedded in the planning process at a number of levels. First, the scheme conformed to the Strathclyde Region Structure Plan. Secondly, the draft local plan for the Gorbals was revised to take account of the Crown Street proposals. Thirdly, the partnership secured an outline planning consent for development. Landownership, permissions, community support and a clear process allowed the partnership to begin on site within a year of being formed.



The interior of the street block at Errol Street
The space is inaccessible to non-residents,
creating a clear distinction between the public
and semi-private realms

New Gorbals Housing Association

Evaluation

The strengths of the Crown Street masterplan are illustrated by how closely the actual development conforms to it. The scheme has succeeded in its aim of creating a place where people want to be. The area has a thriving local centre and few, if any, of the residential units are unoccupied. The main streets are lively and the public spaces are well maintained. The form of development, based on Glasgow's tenement tradition, has provided a clear distinction between public space, defined by the front facades, and the semi-private space in the courtyards. This makes responsibilities for management clear. The comprehensive public art strategy has made a significant contribution to the success of the project. The park is under-used though, mainly because there is a great deal of alternative space available to residents in the centre of their blocks.

The commitment of both local residents and developers to the masterplanning process is reflected in their support for continuing the area's regeneration, in Queen Elizabeth Square and Moffat Gardens to the east and Laurieston to the west. The masterplan for Crown Street was only the first stage in the process.

It is clear that the robustness of the masterplanning process at Crown Street has been grounded in the way in which the masterplan has been fixed in the planning system. It would not have been enough just to establish it through outline planning consents: the link to planning policy at both regional and district level has been essential.

The ability to implement the masterplan was helped by the way in which the new streets divided the 40-acre site into a series of distinct development blocks.

One of the area's few landmark buildings

New Gorbals Housing Association





Sites could be procured and developed independently, while maintaining a clear relationship with the development as a whole. However, the tender process relating to this has been criticised as having been unnecessarily onerous. In many cases the process led to several different designs being developed (but only for outline/planning stage) for the same building.

The masterplan has provided clear guidance on the design of buildings, streets and the neighbourhood, making particularly good use of on-street car parking and street trees. Public realm finishes such as paving are not specified, though. The result has been a coherent identity and urban structure, but a sometimes confusing public realm of contrasting and conflicting finishes and street furniture.

The quality of design has been maintained through the use of competitions, not just for the masterplan, but also for the design of the individual buildings and the public realm. While this has involved the unsuccessful entrants in a great deal of abortive work, it has proved to be an effective means of keeping design standards high.

Most of the uses originally conceived in the masterplan are now in place. Exceptions are some of the proposed office space (newly built office space is expensive, and has to compete with the nearby city centre) and any pub (it has not proved possible to provide a building that will attract an independent landlord, and the large pub chains prefer locations in the city centre or the established suburbs).



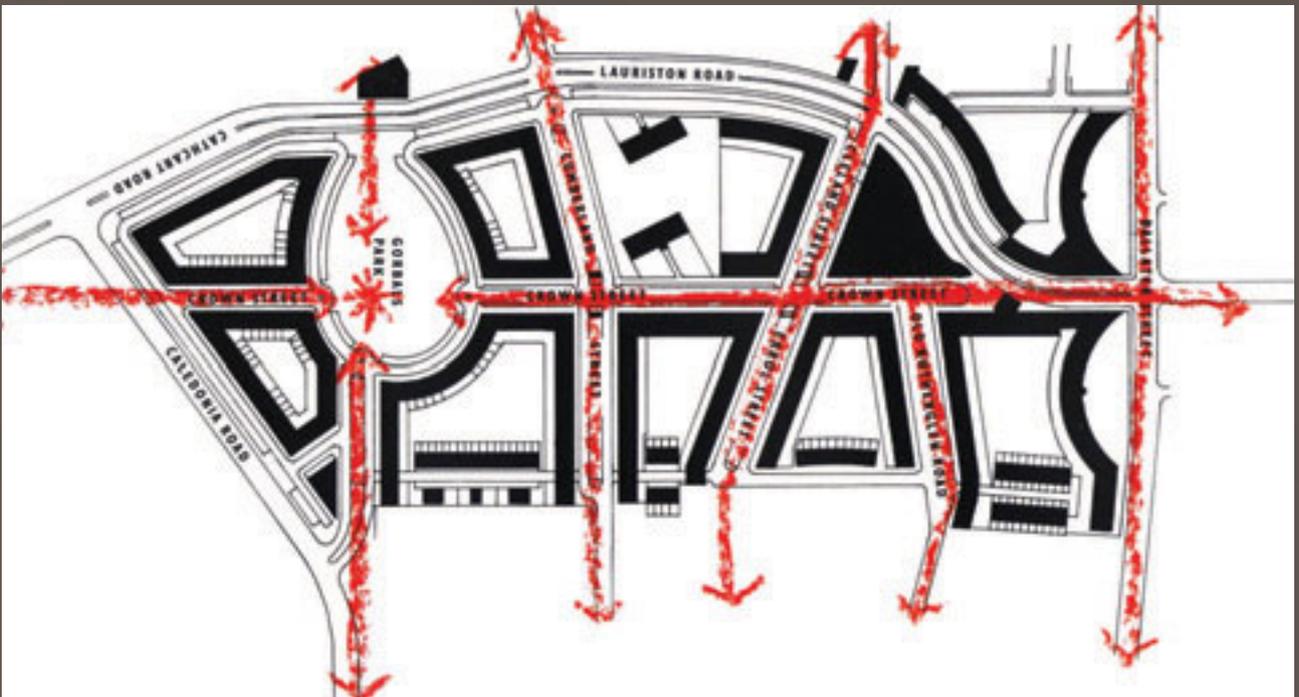
One of the later stages of Gorbals redevelopment: a simple design with a distinctive corner

New Gorbals Housing Association



A diagram from the Crown Street Masterplan showing housing development

CZWG/Scottish Enterprise Glasgow



Crown Street's success has depended on controlling the land; drawing up a masterplan and design codes; embedding the masterplan at several levels of the planning system; and fighting for quality which was led by a specific project implementation team. It is an approach that could certainly work in many other places. It should be remembered, though, that masterplanning and regeneration can be slow processes. The Crown Street project is now in its seventeenth year.

The Crown Street Regeneration Project's control of the land (which had been mainly in council ownership) has enabled it to implement the masterplan. It has also made possible long-term investment on a scale sufficient to change attitudes about what the Gorbals area could become.

The achievement has also depended on the intense and consistent efforts of the partner organisations. In particular the New Gorbals Housing Association has been, in effect, the client for the area's regeneration. The association has insisted on high standards of design at every stage, from the initial vision to the masterplan, the public realm design, the design of individual buildings, and the management and maintenance in which it is actively involved.

Links

Glasgow City Council

www.glasgow.gov.uk/en/Residents/Environment/Rivers/RiverClyde/Projects/CrownStreet/

Project summary

Project name

Crown Street Regeneration Project

Lead architect/designer

CZWG

Project type

Mixed-use development based on a network of streets, regenerating an area of social housing

Year completed

Masterplanners appointed 1990; development of this phase completed 2000

Location

Edge of city centre

Client

Partnership including Glasgow Development Agency, City of Glasgow District Council and Scottish Homes. New Gorbals Housing Association, local community

Planning authority

City of Glasgow District Council

A back court and drying green. While it is not wholly enclosed by buildings, the space is inaccessible to non-residents

New Gorbals Housing Association



The impact of community ownership and careful planning has been dramatic. ‘Where there was no work now there is a labour shortage. Where the school was on its way out almost for lack of pupils, it is now not big enough. And where homes were going to rack and ruin, there is now an accommodation shortage, despite homes being built and renovated.’ says land reform campaigner Professor Jim Hunter.

Isle of Gigha



Introduction

Seven miles long by a mile and a half wide, the Isle of Gigha (pronounced gee'a) is the southernmost island of the Inner Hebrides. A ferry service links the island's only village, Ardmish, to the mainland. Its natural beauty, sandy beaches and famous gardens make it an attractive place to visit, and it is more fertile than most Hebridean islands.



Five years ago Gigha's economy was not thriving. There was a shortage of accommodation suitable for new businesses, and only one new house had been built in the past 30 years. The population was less than 100.



Masterplan image to show how design requirements can be communicated

Anderson Bell + Christie's 2004 masterplan was preceded by the Isle of Gigha Heritage Trust's five-year development plan, published in 2001. This aimed at making the island socially and economically viable, with economically sustainable small businesses rather than second homes. The key to this dramatic renewal was the purchase of the island by the people themselves, with the help of grants from the National Lottery and the Highlands and Islands Enterprise. The island is now owned by the Isle of Gigha Heritage Trust.

The impact of community ownership and careful planning has been dramatic. 'It's quite extraordinary now that some of the problems are the precise opposite of the problems that have been a characteristic of this place for a long, long time,' says land reform campaigner Professor Jim Hunter. 'Where there was no work now there is a labour shortage. Where the school was on its way out almost for lack of pupils, it is now not big enough. And where homes were going to rack and ruin, there is now an accommodation shortage, despite homes being built and renovated.'

The image below shows how new proposals are integrated into their surroundings





A single house fitting in next to an older house

Copyright CP Architects

Description

The challenge for the masterplan was to provide business accommodation and housing without blighting Gigha's exceptional landscape. Through the masterplanning process the community was looking for an appropriate pattern of development for the island. That pattern needed to be flexible, allowing homes and workplaces to expand to meet unpredictable future circumstances. It had to be sympathetic to the island's precious landscape. Because it is an island with a cohesive identity, it is thought important that Gigha should not be divided into a number of fractured areas that do not relate to one another.

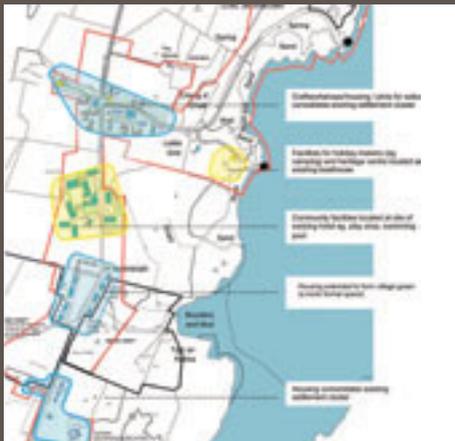
Careful consideration of the island's buildings, and thoughtful discussion with the islanders, led to the choice of the cluster as the 'preferred development pattern'. Based on the form of a traditional Gigha farm steading, a cluster allows small buildings to be extended at a later date. This can provide more living or working accommodation, car parking, a garage, storage space or a workshop. Clusters are thought to be a means of avoiding inappropriate streets and culs-de-sac without leading to unacceptably fragmented development.

The cluster form is likely to minimise the impact of new and extended buildings, and of new infrastructure, on the landscape. It should allow scope for design diversity, reducing the need for strict design controls over each development. Clusters are energy-efficient, with buildings usually orientated to minimise exposure to prevailing winds and to maximise exposure to heat and light from the sun. Clusters are also thought to disperse parked vehicles, and to encourage walking and cycling. The masterplan proposes a network of paths and cycleways network that will be used by both residents and visitors.

The masterplan document presents its careful analysis of several alternative models of development, based on examples from other parts of rural Scotland. One of them was the crafting township, a settlement in which a number of crofts are quite widely spread out but share a sense of identity as a single place.

Isle of Gigha masterplan

- › Community ownership gave the island a new chance
- › The masterplan was preceded by a five-year development plan
- › The masterplan sets out an appropriate pattern of development for the island
- › The document is accompanied by 11 design guides
- › A competition was held for the design of the first homes
- › The development respects valued rural qualities.



Thecrofting township model, the masterplanners concluded, would present real design problems in integrating new homes with Gigha's historic development and distinct, cohesive landscape.

The masterplan also considered development in the form of planned villages, as on the isle of Islay. In particular there was an opportunity to create a village centre on Gigha for the first time, with development focused on Ardmish (which is at present a series of clusters). But if most future development was to be located in Ardmish, its character would soon start to become significantly different, and the whole island would change from the clustered pattern to one dominated by a clearly defined and discrete village.



Such a settlement would require streetlighting, pavements and more elaborate road junctions. A greater degree of design control would be needed to avoid the development being unacceptably prominent when viewed from the sea. The masterplan shows photomontages of what the effect might be. The islanders and masterplanners concluded that such a strategy would be unacceptable.

The final report is made up of two sets of documents. The main masterplan document describes the process; analyses alternative development patterns; describes the strategy; and outlines other constraints on development.



New housing well sited in the Gigha landscape
Copyright CP Architects

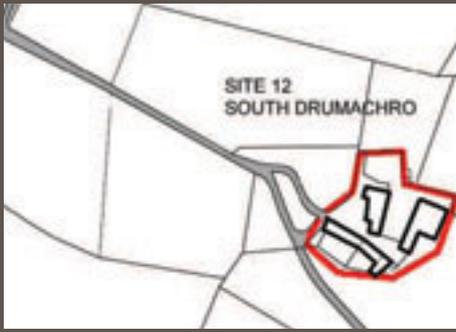
That document is accompanied by 11 design guides, each of which covers a different aspect of rural development:

- 1** Landscape (ensuring that developments relate sympathetically to their surroundings)
- 2** Access, parking and servicing
- 3** Clusters (how buildings within a group should relate to each other)
- 4** Proportion (controlling the overall appearance of individual properties)
- 5** Views and windows
- 6** Porches and sunspaces
- 7** Barrier-free design (ensuring accessibility for all)
- 8** Materials and details
- 9** Gardens and introduced planting ('a key component of any development')
- 10** Boundary treatments (fences and walls)
- 11** Routes and paths (links between developments).

Each design guide covers the traditional approach to a particular physical element, and then compares it to more recent examples to determine the most sensible strategy for future development.

Community Engagement

The masterplan team, council planners and council road engineers then visited all the possible development sites identified by the trust. An information sheet, illustrated with photographs, was produced for each site. Islanders voted (through a secret ballot of the whole population) on their preferences of the 25 sites to develop.



Images from site sheets showing how disused farm buildings and fields could be augmented with housing clusters

Anderson Bell + Christie

The masterplanning process

The masterplanning process began with a ‘mapping the island’ day in which the islanders took part, applying their detailed local knowledge to the job of identifying broad areas where no development was wanted. The masterplanners digitally compiled a largescale photomontage of the island and printed it out at a very large size. Current maps of the island were marked up with everyone’s comments, and residents brought in their own photographs.

The masterplan team, council planners and council road engineers then visited all the possible development sites identified by the Trust. An information sheet, illustrated with photographs, was produced for each site. Islanders voted (through a secret ballot of the whole population) on their preferences of the 25 sites to develop.

Next, an overall masterplan was produced. This identified suitable development sites, and specified areas where the community did not want to see further development. In general, the masterplan avoids development on agricultural land; it avoids over-development of the Ardminish area; and it avoids development to the north and west of the island.

At an open day and public meeting, the revised masterplan and design guides were presented on a series of exhibition boards. The site information sheets for preferred development sites were also exhibited.

Planners from Argyll and Bute Council were involved in the masterplanning process to ensure that proposals would be compatible with the local plan, which was currently under review. The planners are now using the masterplan in assessing development proposals. This is both speeding up the planning process and raising standards of design.

The masterplan identified two of the sites in particular as suitable locations for sustainable housing, and where poor design would have a significant impact on important views.

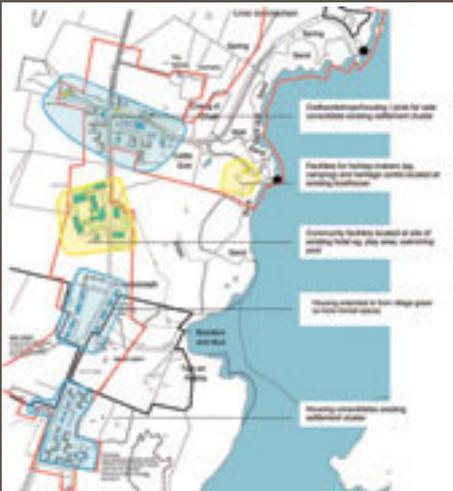
A design competition (run by the Royal Incorporation of Architects in Scotland) was held to ensure a high standard. The competition was won by CP Architects. Following this, Fyne Homes has built 18 new homes, a significant number for a small island.

In view of the lack of building carried out on Gigha in recent years, the Heritage Trust has formed a construction consortium with Fyne Homes and three local builders to carry out home improvements and build new homes. Building apprentices are being trained, and a small quarry on the island provides local materials.



These illustrations clearly explain the principles underlying good design, rather than dictating how buildings should look

The regulations, professional practice and market trends that shape development these days all tend to make rural areas urban or suburban. The Gigha masterplanning process is a model of how to promote development without sacrificing traditional and highly valued rural qualities.



Plan from the Isle of Gigha design guides showing possible interpretations of the cluster concept

Anderson Bell + Christie

Evaluation

Many masterplans look alike. The patterns of development that they specify can often follow whatever happens to be the urban design orthodoxy of the day. The Isle of Gigha Masterplan, on the other hand, proposes a pattern of development appropriate to the island's particular circumstances. Its analysis is clear and thorough, providing a detailed picture of the island's landscape and describing how many past generations found ways of living that made the most of local conditions.

The masterplan and its design guides seem likely to support improved living conditions and a healthier local economy, while respecting the traditions that make the island special. Early experience suggests that the islanders, the Trust, the housing association and the local authority are committed to the masterplan, seeing it as an essential complement to the community landownership. The test will be whether, in several years time, new forms of development have evolved that provide the flexibility needed by householders and small local entrepreneurs, whilst maintaining Gigha's traditional qualities.

This masterplan is concerned with a whole island and a complete, self-contained community. At stake is not just the quality of development, but the character of the place and the health of its economy. The island's population peaked at 700 in the eighteenth century and, until recently, was less than 100. The population is now around 150, a relatively large increase. The future of such a place in the modern world has to be carefully thought out. The island's community ownership, the active involvement of the islanders in the masterplanning process and the commitment of the registered social landlord, Fyne Homes, help to give Gigha a better chance of a successful future than seemed possible just a few years ago.

Links

Isle of Gigha Heritage Trust
www.gigha.org.uk

Creating a Place, Argyll and Bute Council
www.argyll-bute.gov.uk/content/planning/developmentprojects/designguide/topic2larger/topic2creatingaplace/

Fyne Homes
www.fynehomes.org.uk

Raploch
www.raploch.com/HousingMasterplan.aspx

Project summary

Project name

Isle of Gigha masterplan

Lead architect/designer

Anderson Bell + Christie

Project type

Masterplan and design guides for new development for a community-owned Hebridean island

Year completed

2004 (approved Jan 2005)

Location

Lightly-populated island

Clients

Isle of Gigha Heritage Trust (community owner of the island)
Fyne Homes (the local registered social landlord)

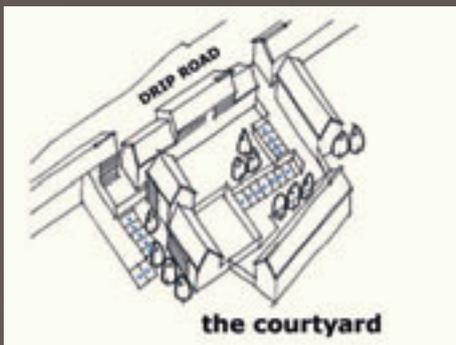
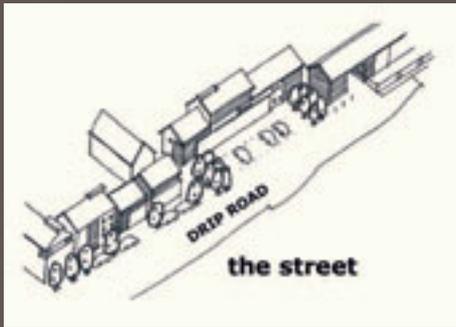
Planning authority

Argyll and Bute Council

‘Through effective partnership working, Raploch wishes to build a community where people choose to live, work and visit, with new homes, education and health facilities, within an economically sustainable environment.’ The sentiments are familiar, but the Raploch masterplanning process, developed over a three-year period, seems to have been particularly well-conceived.

Raploch URC

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Two design concepts from the Raploch design guide

Introduction

Raploch, on the edge of Stirling, lies in the heart of Central Scotland, equidistant from Edinburgh and Glasgow, with excellent transport infrastructure. However, for the past two decades it has been one of Scotland's places most in need of regeneration. The (shadow) Raploch Urban Regeneration Company (URC) noted in 2004 that nearly two thirds of the community were semiskilled, unskilled, unemployed or on benefits: few were in skilled, managerial or professional jobs. 'The socio-economic profile suggests a community on a downward spiral of decline, not one of community well-being.'

The Raploch masterplan (2004), and the business plan on which it is based, respond to that challenge. The aim has been ‘to develop a 21st century community, consulted on at every step of the way. Through effective partnership working, Raploch wishes to build a community where people choose to live, work and visit, with new homes, education and health facilities, within an economically sustainable environment’. The sentiments are familiar, but the Raploch masterplanning process, developed over a three-year period, seems to have been particularly well conceived. It focused on five strategic objectives: property, place, partnership, prospects and people. The proof of the process will be in the built result. The new Community Education Centre campus building is complete. The public realm project for the new Village Square, currently on site, is due to be completed in the summer of 2008. And the first development shaped by the masterplan is due to start on site shortly.

The masterplan creates a framework for new housing; a community health campus; an education campus; community initiatives; and training and employment opportunities. The masterplan was agreed through extensive consultation and engagement with residents, local businesses and the Community Planning Partnership. To ensure that the masterplan can guide development, it is embedded in the planning system as supplementary planning guidance in the form of a design guide.

An overview of the Raploch URC area
Raploch URC



Raploch URC masterplan

- ▶ Regenerating a rundown housing area
- ▶ Proposals based on an economic vision and financial plan
- ▶ Speed and certainty for developers who follow the masterplan
- ▶ Architects involved at every stage of development projects
- ▶ Building a sense of ownership among local people
- ▶ Public realm improvements include a new village square.

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A plan of the Raploch URC area

Anderson Bell + Christie/Raploch URC

The masterplan provides a framework for the physical regeneration of Raploch over the next eight years. Set out in three distinct sections (the home, the street and the neighbourhood), the document envisions a future population of 50 per cent more than at present. At the scheme's heart is a new village centre. The village square is perhaps the most significant piece of open space investment planned in Raploch.

Around 900 new houses are expected to be built by 2016, providing a wide choice of type and tenure, with socially rented and private housing side by side. Homes will meet design standards such as Secured by Design, Housing for Varying Needs and those in the Sustainable Housing Design Guide.

Existing residential areas will be significantly improved. The project, which includes home zones, is based on the principle of streets being designed primarily to meet the needs of pedestrians. A range of environmental improvements is planned for homes, streets, public spaces, business areas and the riverside.

Community Engagement

The Urban Regeneration Company has made a determined effort to involve the people of Raploch in the planning process, and in the design and construction of buildings and spaces. The aim has been to give people a sense of ownership of the place.

The masterplanning process

The regeneration process was begun by Stirling Council's planning and roads department together with others such as Forth Valley Enterprise, Central Scotland Police and Forth Valley NHS Trust. Its initial work led to the creation of Raploch Urban Regeneration Company in 2006. The company's partners are Stirling Council, Scottish Enterprise Forth Valley, NHS Forth Valley, Communities Scotland and the Raploch Community Partnership, which is the umbrella organisation for community involvement.

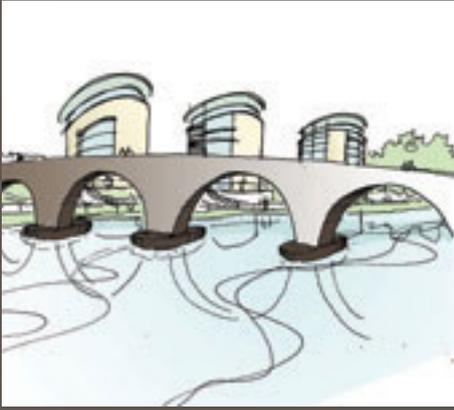


The strategy for achieving the masterplan's physical proposals is guided by a rigorous financial plan, based on a strong cost and values analysis. This plan highlights the economic, educational and skills development on which Raploch's future depends.

The Urban Regeneration Company has made a determined effort to involve the people of Raploch in the planning process, and in the design and construction of buildings and spaces. The aim has been to give people a sense of ownership of the place.

Local people were involved in three masterplanning weekends, and a series of associated workshops (which took place both during the day and in the evening) in different parts of the area. The consultation was undertaken in partnership with the Raploch Community Council and Raploch Community Partnership. To gauge private sector interest in the emerging proposals, the project held a 'Selling the Raploch Day' in 2003. More than 150 private organisations attended.

The team spent two years developing the design guide during which Stirling Council had a central role. After it had been signed off by the community, the guide was approved by Stirling Council as supplementary planning guidance (SPG) in 2004. The guidance establishes a streamlined process for planning applicants who adhere to the design guide. This offer of speed and certainty to developers who follow the masterplan is a key to its implementation. To select a private sector partner for the masterplan, Stirling Council undertook a formal OJEU tender process on behalf of Raploch URC.



A redevelopment design concept
Anderson Bell + Christie/Raploch URC

Bidders were required to develop two areas (housing at the village centre and a high-profile, riverside residential site) to a level suitable for submission as a full planning application. Bids were judged on both quality and price. Quality included innovation linked to information technology and community benefits, including guaranteed local jobs and local sub-contracts.

The developer R3 (the name stands for the slogan 'Raploch, Reinvented, Regenerated') was appointed as the preferred development partner. A consortium of Cruden Homes (East) and George Wimpey East Scotland, R3 has been licensed to develop the land, with direct land transfer on the sale of the property.

To ensure a diversity of design, the developer was required to appoint at least three architects. It was also obliged to commission architects for the full design service. This means that the architects do not just take the scheme to outline planning permission, then pass it on to a project architect or design-and-build organisation to complete it more or less in line with the original design. Instead the selected architects must design the scheme in all its details. This should ensure that the original conception, and the hoped-for quality, will be realised.

The land required for the masterplan was gifted to Raploch URC by Stirling Council. Early public realm works are being funded by the European Union, with the main funding from the Scottish Government.

Design concepts for the Raploch URC area
Anderson Bell + Christie/Raploch URC





Design concepts for the Raploch URC area
Anderson Bell + Christie/Raploch URC

Evaluation

The Raploch masterplan and design guide provide a clear framework for physical regeneration. The masterplan's anticipated success is a reflection of the rigorous and comprehensive process of consultation, partnership working and place-making. Local people were involved in every stage of the masterplanning process.

Developer interest was gauged at an early stage to ensure that the emerging ideas were of interest to the private sector, and that they could be delivered. It was important that Raploch URC worked in partnership with Stirling Council to gain ownership of the areas required by the masterplan.

The urban design approach at Raploch is grounded in the sort of place-making principles set out in the Scottish Government's guide *Designing Places*. The proposed public realm, with a new village square, reprofiled streets and home zones, will provide a clear framework of streets and spaces, with the requirements of people on foot put above the needs of the car. The masterplan proposes identifying areas that will be treated as distinct 'zones', so that each will have 'a clearly defined space and function and share a consistent feel'. This will be an important step in making sure that Raploch has a distinctive appearance.

The public realm and the related community facilities (including education, employment, health and retail) should contribute to making Raploch feel like a real neighbourhood. The masterplan also builds on the natural assets of the surrounding area, and reconnects Raploch to the River Forth.

Embedding the design guide into the planning system as SPG after it had been approved by the local community has ensured that the strategy meets local aspirations. As SPG, the design guide can both influence development and streamline the planning process for compliant schemes.

The tendering approach for securing a private sector development partner heavily weighted quality over cost. Delivering that quality is the responsibility of Raploch URC's project team.

Links

Raploch Urban Regeneration Company
www.raploch.com

Project summary

Project name

Raploch masterplan and design guide

Lead architect/designer

Anderson Bell + Christie

Project type

Mixed-use, residentially-led development featuring a new village square and local amenities, regenerating a housing area

Year completed

Masterplan completed 2004; proposed development to be complete by 2016

Location

Suburban

Client

Raploch Urban Regeneration Company

Planning authority

Stirling Council

Masterplan contract value

£100,000

Award

Stirling Council and Raploch URC won the Scottish Awards for Quality in Planning in 2004 for stakeholder engagement in the masterplan and design guide development.



The Highland Housing Fair has been developed to showcase the best of public realm design, housebuilding, design and technology. The masterplan's layout responds well to the local landscape, whose 18th-century designed parkland surrounds and includes the site.

Highland

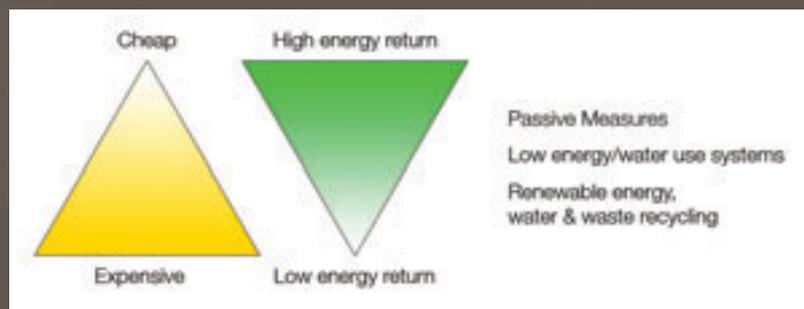
Housing Fair

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Introduction

The Highland Housing Fair is intended to showcase the best of public realm design, house building, design and technology, raising standards of urban and rural development. The masterplan was the basis for a housing design competition held in the spring of 2007. The winner for each plot has been offered the chance to build their design at the Housing Fair site. To encourage innovation, land prices were set at a level somewhere below full market value.

The idea of the housing fair comes from Finland, where such events attract several hundred thousand visitors, locals, tourists and designers and builders. Due to present uncertainties in the housing market, the Highland event will be held in 2010, a year later than originally planned. It is hoped to attract 30,000 visitors and, thereafter, the homes will be sold off or made available for rent. The Fair's site covers five hectares at Balvonie Braes, just south of Inverness, by the A9 trunk road (good access being essential to accommodate the large numbers of visitors expected).



The Fair will be in three parts:

- ▶ The housing development, with 55 show homes (40 per cent to be affordable) on 27 plots, demonstrating the best of design, innovation, sustainability and energy efficiency
- ▶ The exhibition, provided by suppliers of home content, interiors, technology and services, housed in tents and temporary timber buildings
- ▶ The fringe, consisting of professional conferences, entertainment and street markets.

The hope is that Highland Housing Fairs will be held every two years, in a variety of Highland settings (such as urban, suburban, rural and crofting).

Highland Housing Fair

- ▶ An attempt to showcase the best of public realm design, house building, design and technology, encouraging change within the building industry
- ▶ The initiative aims to capture the public's imagination and raise expectations in house design
- ▶ Near-continuous frontage lines will create enclosed streets, unlike most development in such suburban or semi-rural settings
- ▶ A rare example of an alternative model of new residential development.



Winning proposal for Plot 18
Brenan & Wilson Architects

The competitors' brief was to achieve the following objectives:

- ▶ Showcase creative solutions to encourage higher design standards in public and private sector housing
- ▶ Create a sustainable living environment with a focus on low-energy houses and the use of local materials
- ▶ Encourage innovation in technology and construction
- ▶ Encourage change within the building industry, including component suppliers and self-builders
- ▶ Capture public imagination and raise expectations in house design
- ▶ Promote a distinctive local vernacular
- ▶ Promote the creativity and quality of lifestyle in the Highlands to residents and visitors
- ▶ Exploit regional development opportunities, including trade links and local manufacturing potential
- ▶ Encourage innovation in interior and product design
- ▶ Enable future Fairs to help regenerate smaller communities.

The Fair is an initiative of the Highland Housing Alliance, set up in 2005 as a not-for-profit organisation to find ways to build more affordable houses for people who want to buy or rent. The fair is supported by a consortium of agencies, including Highland Council, the Scottish Government, Highlands and Islands Enterprise, the Forestry Commission, Inverness City Partnership, Sust. (Sustainability in Architecture programme), the Royal Incorporation of Architects in Scotland and the Inverness Architectural Association. The housing development is being managed by the Highland Housing Alliance and the Fair event by Highland Opportunity.

Description

The mix of housing is intended to reflect the type and tenure of homes that would typically be found in a mature Highland community. It will demonstrate a range of housing for different markets: detached houses, semi-detached and terraced houses, flats for first-time buyers, and houses with home-working options. Self-builders will be able to build their own homes, and there will be new types of modular homes.

The masterplan's layout responds to the local landscape, whose 18th century designed parkland surrounds and includes the site. Principal streets go up and down the contours, while secondary streets, mews streets and lanes run along the contours, providing the easier walking routes.

The strategy for movement within the development is based on the principle of shared space. Priority is given to people on foot and bicycles. The masterplan seeks to create an informal layout of a type that seems appropriate to the Highlands, rather than the formality that tends to be imposed on housing developments largely by the highway regulations (or, rather, by the way in which those regulations are often interpreted).

The shared spaces that the masterplan specifies reflect the new trend towards creating ambiguous spaces whose users must informally negotiate to decide who has right of way. The inspiration for this has come from progressive highway engineers such as the late Hans Monderman in the Netherlands. But such shared use of highway space would be the norm in a traditional Highland





Phase 1 and 2 Masterplan
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Aerial sketch of phase 1 Fair housing
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settlement, and in urban mews, where people, horses and wheeled traffic traditionally co-existed. Even so, such unorthodox highway engineering took a good deal of ingenuity to achieve on the Fair site, in what would generally be thought of as a semi-suburban setting.

The streets will be generally relatively narrow, limiting the cost. A special surface treatment will be applied at the junctions. A connection to the existing adjoining development to the south-west (a conventional, contemporary housebuilders' layout) will be wide enough for one vehicle to pass, limiting vehicle speeds between the two developments.

The masterplan aims to locate car parking, recycling facilities and open space in ways that will require residents to walk in the street and to enter their homes from the front. The aim is to integrate these facilities fully into the public realm, making them attractive and accessible. Kitchens and home/work offices will overlook the street, and the layout is designed to encourage the use of front gardens. Much of the car parking is shared and on-street, though in-curtilage parking is required within some plots.

The plots have been sized to allow shallow plan (six metre) buildings with the potential for dual aspect cross-ventilation and good daylighting. The main aim of the shallow plan is to provide for long principal elevations to the street and to avoid the need for deep-plan buildings with large roofs. The heights specified in the masterplan match the scale and proportion of the indigenous rural dwellings and steadings of the Highland countryside. The height must be achieved for 75 per cent of the frontage line shown in the masterplan. A near-continuous frontage line will create an enclosed street, providing coherence to the development. Some of the plots will have frontage elevations to more than one street.

The masterplan encourages simple forms, without elaborate dormers, porches, bay windows, false chimneys, non-integral conservatories, crow-stepped gables, turrets, ornamental barge boards or the like. It does not specify a particular architectural style, hoping instead that the experimentation within a Highland context, the focus on sustainable solutions and the specified urban form will create rich diversity and satisfying coherence. This does seem likely to be achieved.

The masterplan gives each of the four zones a particular materials theme, loosely identifying a common character and a limited palette of materials for each.

The masterplanning process

The masterplanners' challenge was to create a framework for a mix of housing designs, tenures and sizes. The masterplan was presented in a document called the Urban Design Framework. This set out the Highland Housing Alliance's vision and expectations. It formed the design brief for architect/developer teams participating in the RIAS competition, and included judging criteria for the competition. The framework document includes an element of design coding. It has continued to be used as a point of reference and as a means of design coordination during the post-competition procurement process. The framework's considerable length was necessitated by the extensive range and mix of plot types.

Although Balvonie Braes was designated in the Inverness Local Plan not as housing but as a green wedge it had been recognised that it might be allocated for housing later. The intention is that the most popular and feasible designs will be built in a second phase of a further 40 houses on the Balvonie Braes site.

Evaluation

The real test of the masterplan will come when the site is actually developed; when, for one month, the Fair is open to scrutiny from the public and the development industry; and when later it becomes a place where people live and (in some cases) work. It will be a showpiece for urban design, presenting a form of layout very different to Scottish housebuilders' standard models. There are very few imaginative, alternative models of new residential development to be seen in Scotland, or indeed in the UK, so this will fill a real gap.

The degree of thought that has gone into the masterplan has been high. It is hard to predict how successful the eventual development will be when it settles down after the Fair. Much will depend on the detailed design and construction of the houses; what compromises are made in the late stages; and how the eventual residents respond to the opportunities that the place offers.

The performance of the individual buildings is also hard to predict. As with any one-off design, and with any experiment, some things inevitably will not turn out as expected. But experimentation in urban design and housing design is too rare, and lessons learned here will be of value even if in some cases they are a by-product of a building design that did not quite work as intended.

As an experiment in sustainable development, **Balvonie Braes** will be limited by the fact that it is a greenfield site in the countryside, unserved by public transport. In other ways, though, its attempts to make efficient use of resources should constitute valuable experience.

The competition was successful in attracting entries from architect and developer teams who rose to the challenge of thinking about new ways of designing in response to the competition's challenging brief. It is hard to over-estimate the value of this attempt to inject new thinking into Scottish housebuilding practice. The Fair has certainly been fortunate in having attracted the involvement of some of Scotland's best and most ingenious architects.

The expectations of developers, the building industry, architects and the public will not be changed by a single, relatively small initiative, but the Highland Housing Fair looks set to make a significant contribution.



The Green
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Links

Highland Housing Fair

www.highlandhousingfair.com

Highland Housing Alliance

www.highlandhousingalliance.com

Highland Council

www.highland.gov.uk

Project summary

Project name

Highland Housing Fair

Project type

Masterplan for a housing fair, based on the Finnish model, with a housing design competition. After the Fair is complete, the exhibition space will be redeveloped as affordable housing and community facilities to create a modern village for around 300 people.

Location

The setting is suburban/semi-rural. The location was chosen as being a challenging area for a masterplanner, and one typical of many places where houses are built to low standards of design.

Client

Highland Housing Alliance

Planning authority

Highland Council

Masterplanning team

Cadell2, LLP, masterplanning, public realm and landscape architecture

Martin Stockley Associates, public realm engineering

Max Fordham, sustainability consultant

WA Fairhurst + Partners, infrastructure services engineering

WSD Scotland, project management and QS

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