



Courtesy: Miles Leigh, Allies and Morrison

Masterplanning Housing

10/06/2021

- **Masterplans have often been conceived of as a plan for an area**, however although there can be focus on a plan it is more helpful to think of them as a process which runs through a number of stages and will have plans and accompanying documents along the way. A verb rather than a noun!
- **An important aspect of masterplanning is the balance between delivering masterplan requirements and being flexible to change along the way.** Changes can be needed due to the long timescales involved in many schemes, with changing context, regulations and thinking on urban planning. The key is to ensure that the quality of the vision is maintained to ensure change will enhance rather than detract from the place you are creating.
- **Key stages in a masterplan include the vision, brief, spatial principles, concept layout to test the brief and vision, parameter plans, design codes and the final detailed scheme plans.** The earliest stages allow the existing place to tell you what is important and what needs to be retained. It's important to test the development of the plan at each stage against the earlier principles you have established. Evaluating masterplans involves all the characteristics of well designed places in the National Design Guide, covering the wider view, movement and infrastructure and finer grain aspects.
- **Current thinking has introduced new areas of emphasis feeding into the masterplanning process;** the importance of play throughout the process; the need for space and access to nature arising from people's experience in the pandemic and the need for higher energy standards to combat climate change. Effective community engagement from the outset is increasingly being seen as central to successful masterplanning and the places that result, putting residents and the wider community at the heart of the process.
- **There can be numerous players in the masterplan process with different drivers and priorities.** With strong common goals and vision this will help bring clarity and momentum to bring about positive change, bringing all of the players through together and overcoming the natural turnover of staff along the way. Start by looking at the end from the beginning – what kind of place do you want to achieve? Seek those places out and ensure the parties involved visit and experience them to understand what the outcomes look and feel like from the start.



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Speakers

Darryl Chen - Hawkins Brown

David Morton - HTA Design

Patrick Shannon - LB WalthamForest

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Guin Dimock - Peabody Trust

Penny Pang - Peabody Trust

Attendees: 63