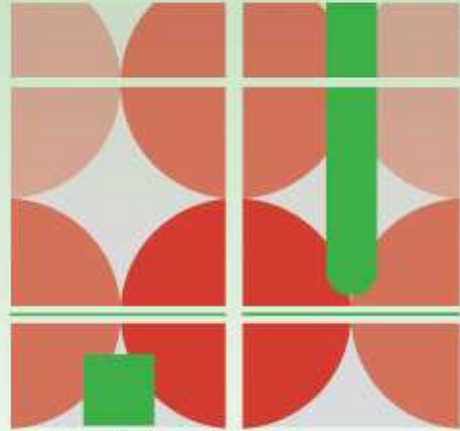


ACNU08



Brisbane

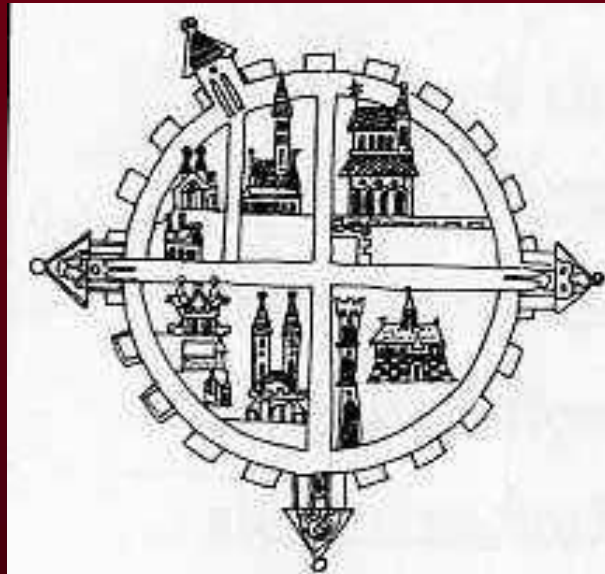
**2008 NATIONAL
CONGRESS OF THE
AUSTRALIAN COUNCIL
FOR NEW URBANISM**

6th – 9th February, 2008

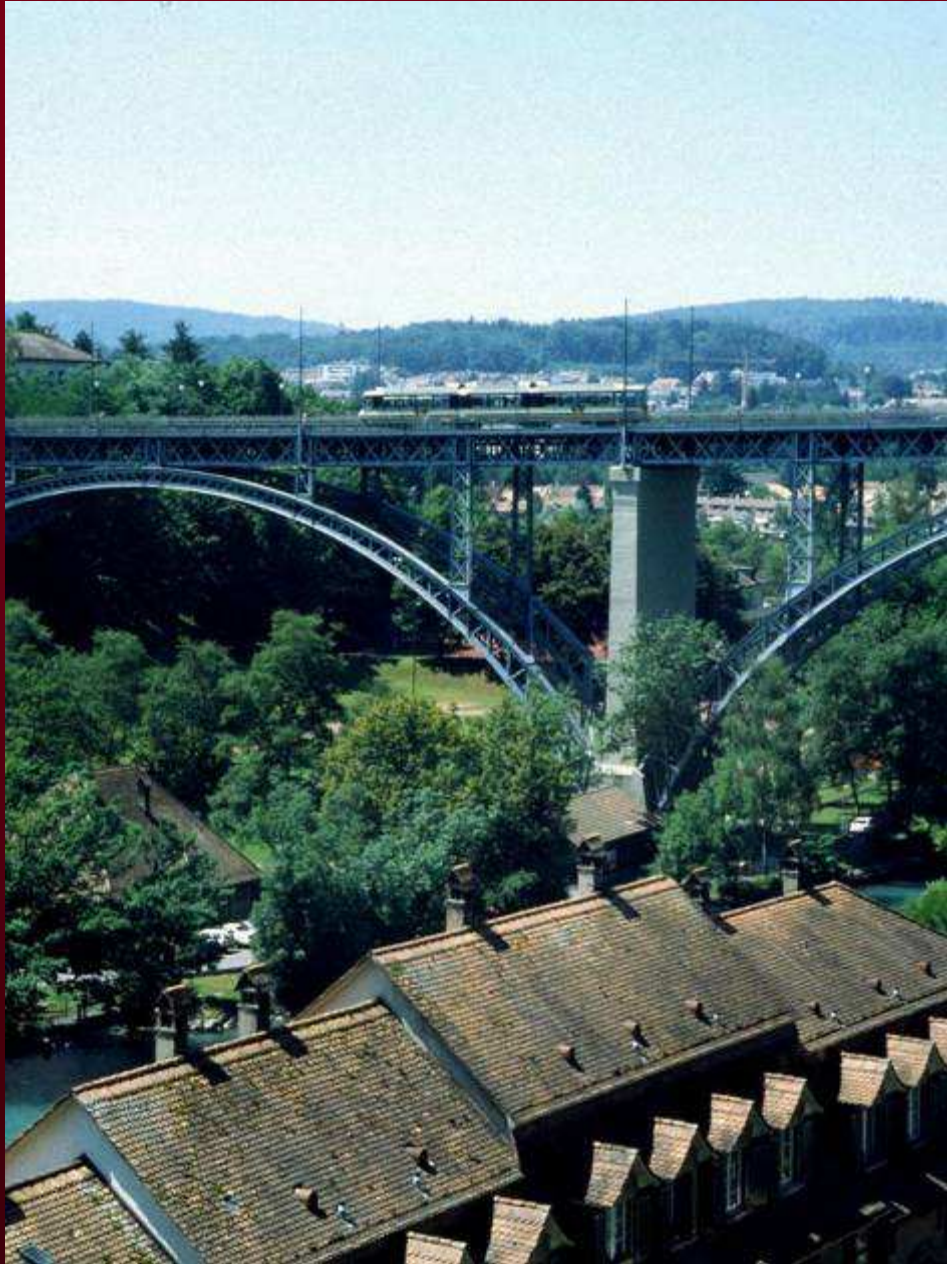


MAKING TOWNS & THE SUSTAINABLE AGENDA

Paul Murrain



ACNU Brisbane 2008



‘To the Vitruvian triad of commodity, firmness and delight we postulate the addition of a fourth ideal: restitutas or restitution, restoration, reinstatement; where the act of building enhances its immediate and the global environment in an ecological as well as a visual sense’

Green Vitruvius

The 4 greatest challenges that society faces are

Climate change
Peak oil
Resource depletion
Pollution

Isolation
Inequality

'What are the characteristics of an eco society and how we as ordinary citizens might adapt our lifestyles to become part of it?'



Why do we build at all?

“Neighbourhoods towns and cities were invented to facilitate exchange

Exchange of information, friendship, material goods, culture, insights, skills and also the exchange of emotional, psychological and spiritual support

For a truly sustainable environment we must maximise this exchange while minimising the travel necessary to do it.”

David Engwicht. Towards an Eco-city



What does the GreenPrint cover?

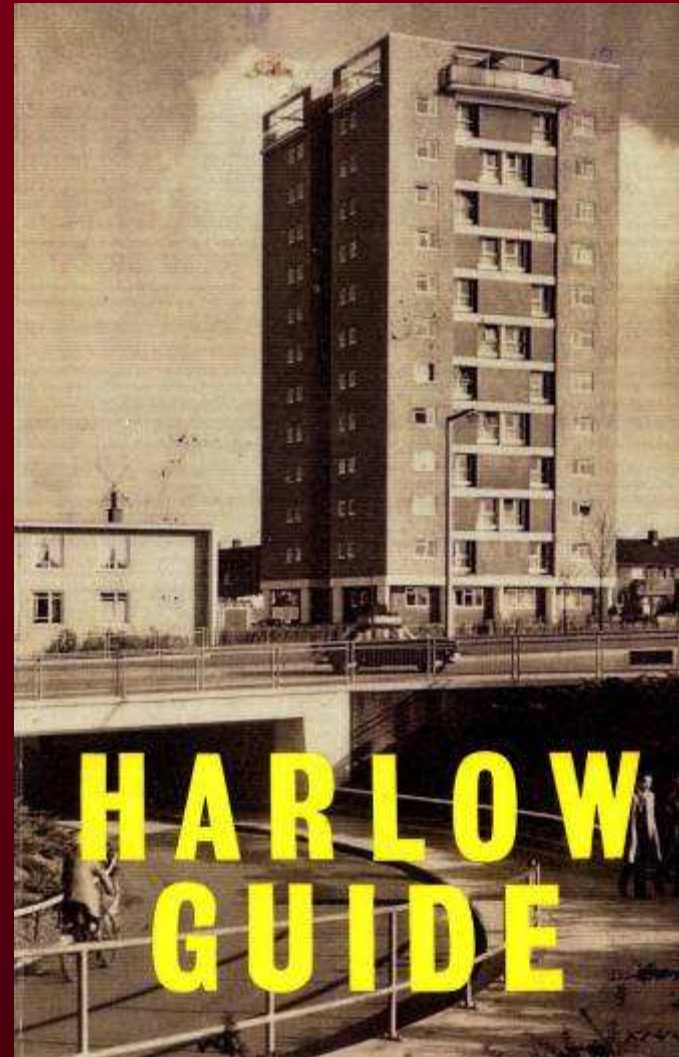
Usually the following 8 topics:

- **Climate Change** - Ensures developments are appropriately adapted to the impacts of present and future climate change
- **Resources** - Promotes the sustainable use of resources including water, materials and waste both in construction and operation
- **Transport** - Ensures transport hierarchy issues are fully addressed and catered for within the development
- **Ecology** - Ensures the ecological value of the site is conserved and enhanced
- **Business** - Ensures that the development contributes to the sustainable economic vitality of the local area and region
- **Community** - Ensures the development supports a vibrant, diverse and inclusive community which integrates with surrounding communities
- **Placemaking** - Ensures the design process, layout structure and form provide a development that is appropriate to the local context
- **Buildings** - Ensures that the design of individual buildings does not undermine the sustainability of the overall development



1950's

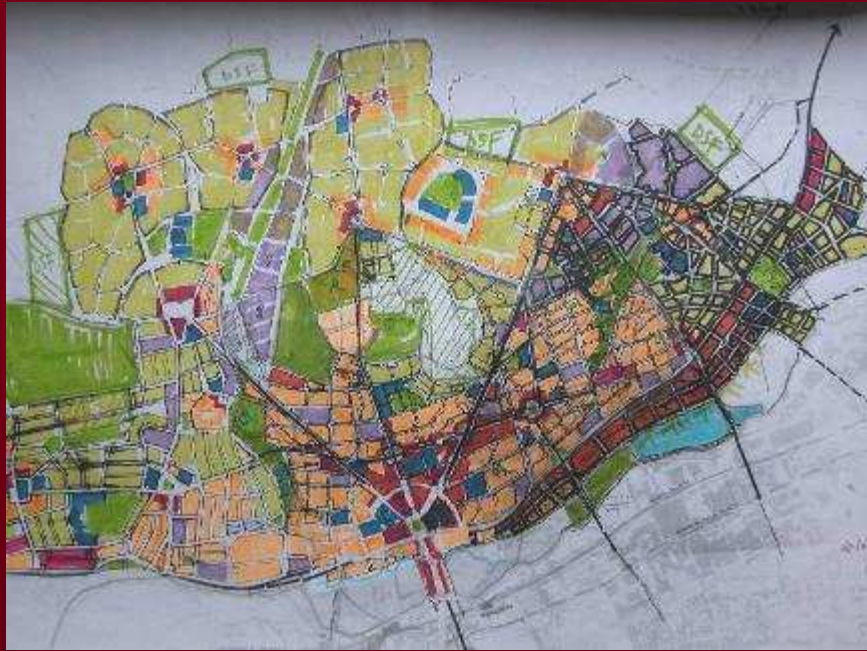
Enough of this



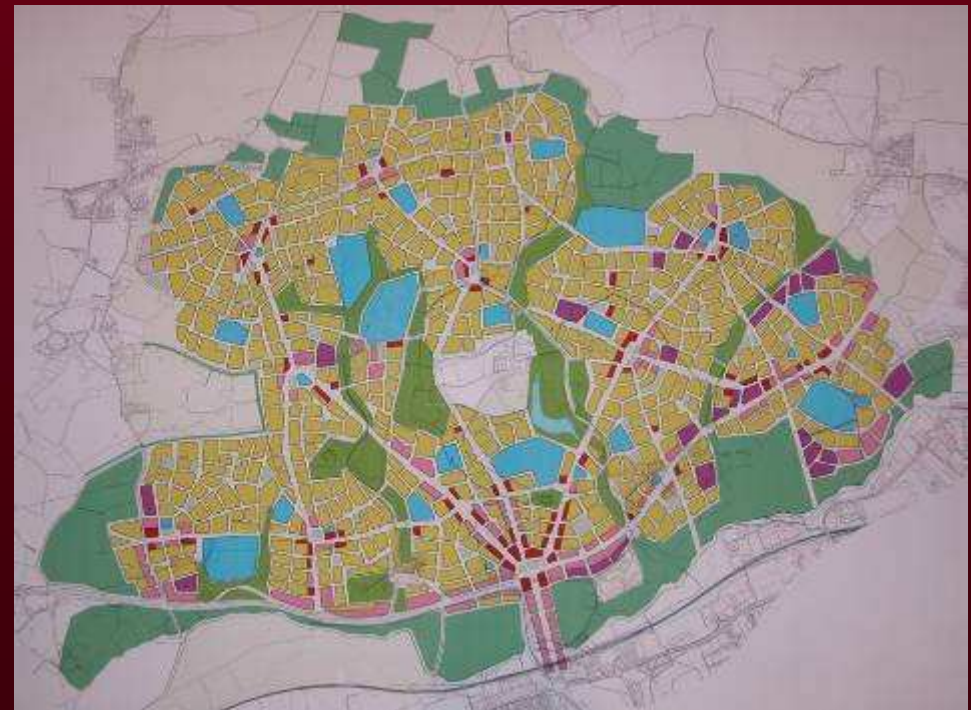
Let's do this instead







Mixed use isn't automatically good
What then, is good mixed use?



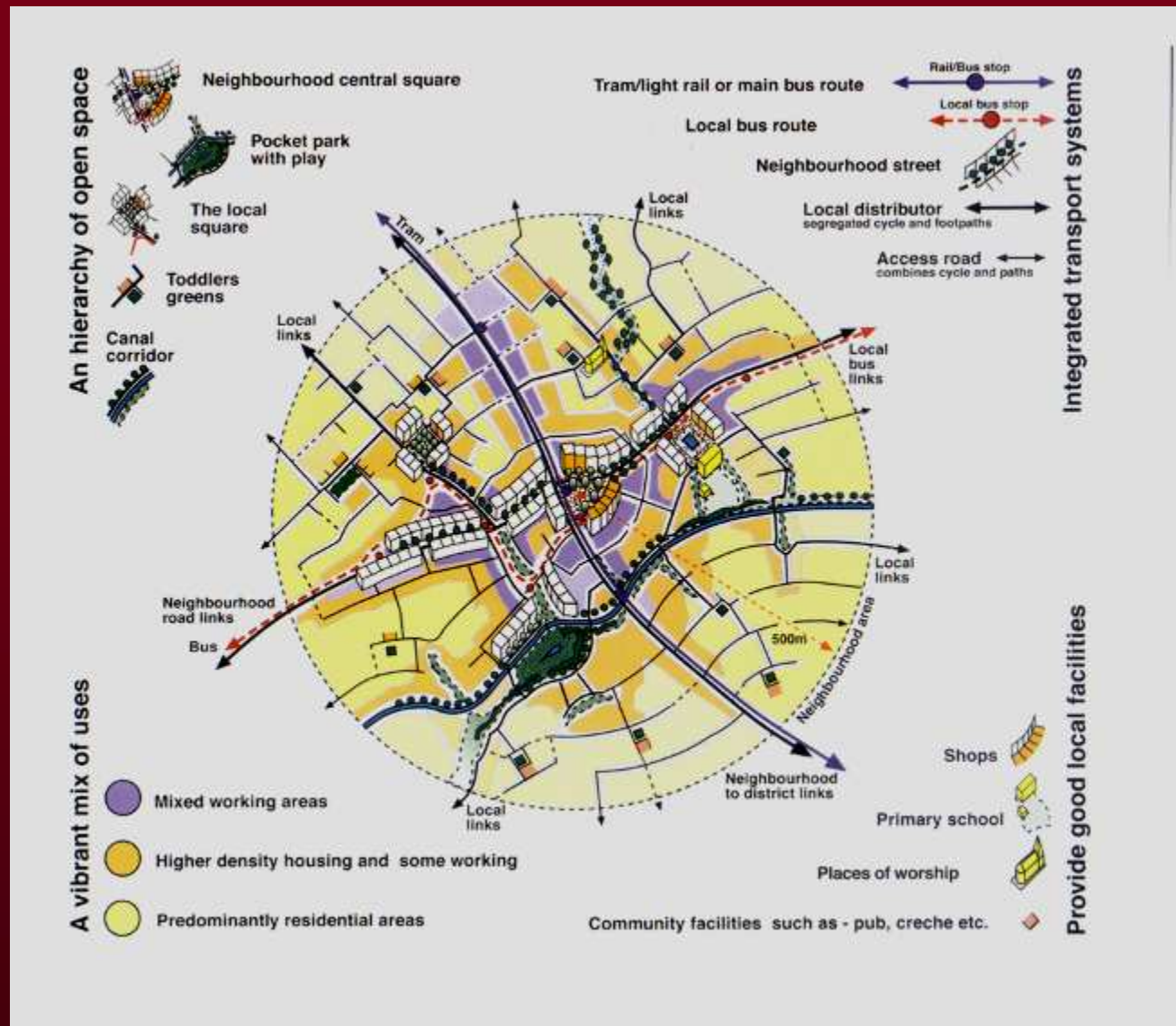
“The grid is the fundamental element of the urban buzz”



Oxford Street average of 9.8 changes of direction to arrive there.

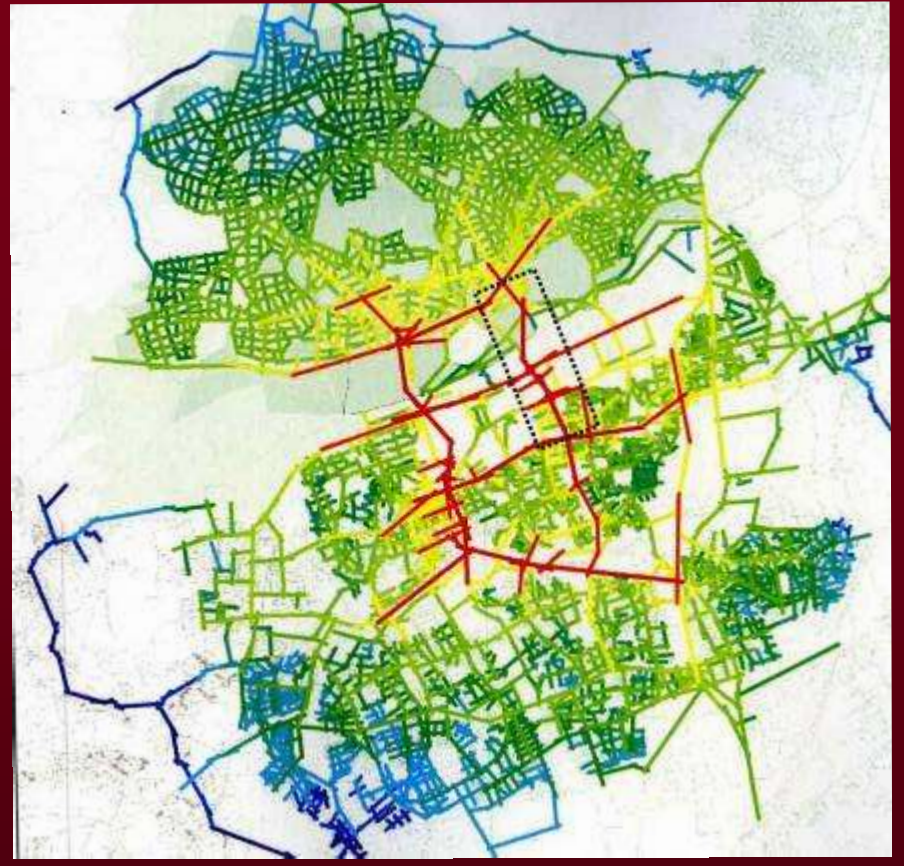
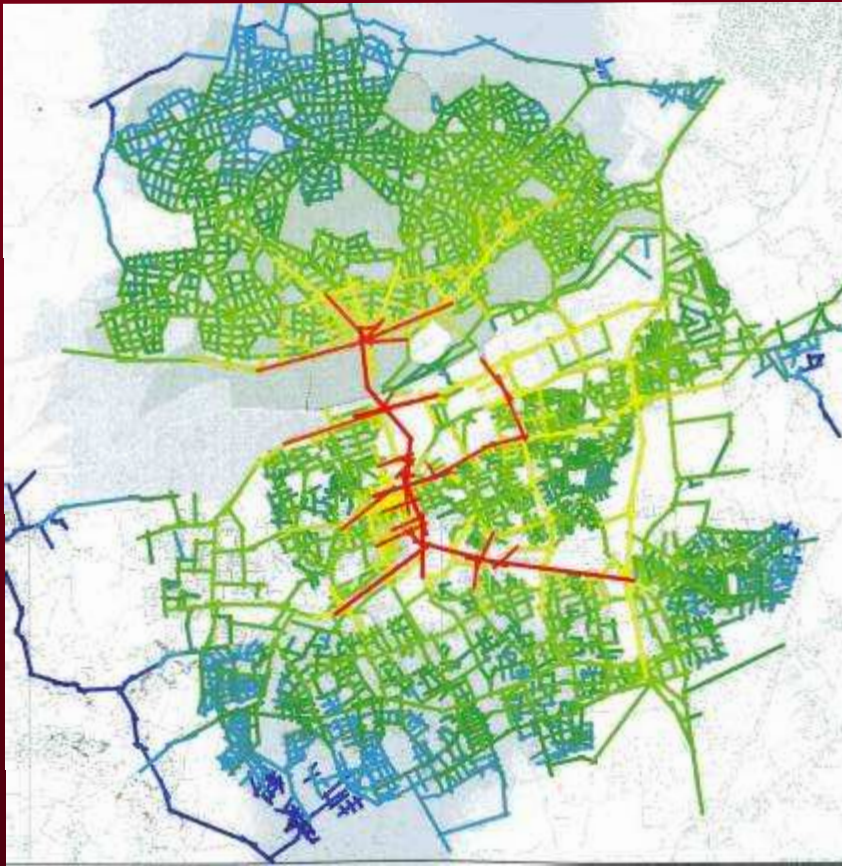


The social logic of space. How settlements ARE

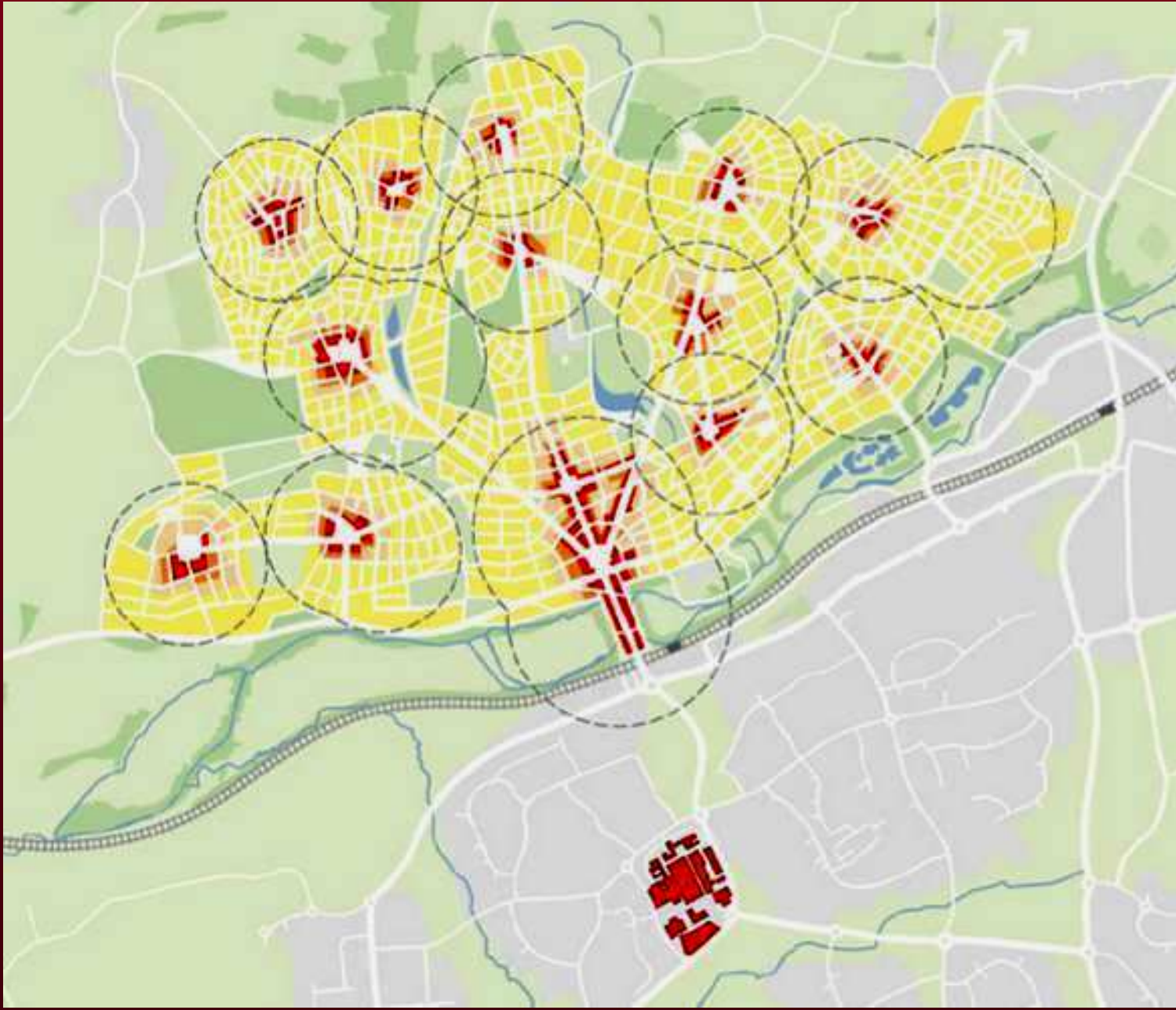


UK Urban Task Force
 'Towards an Urban Renaissance'

A mixed use integrated neighbourhood.



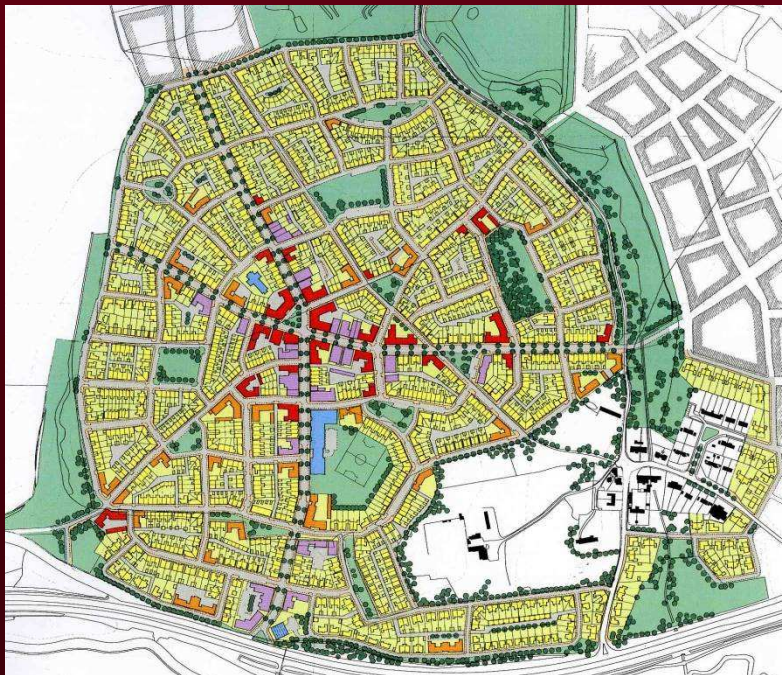
Spatial Integration. Connecting space
Natural movement of the human species



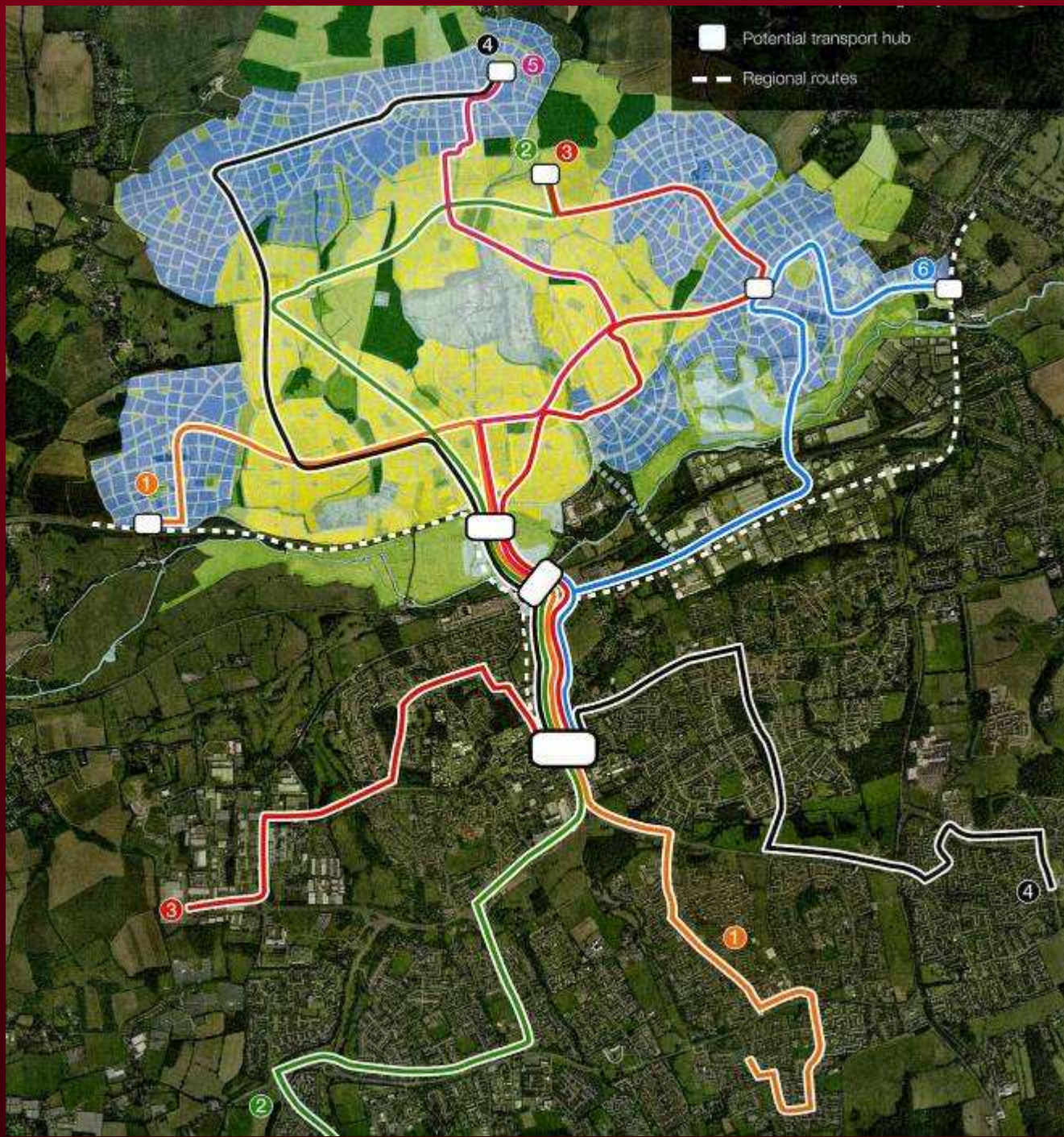


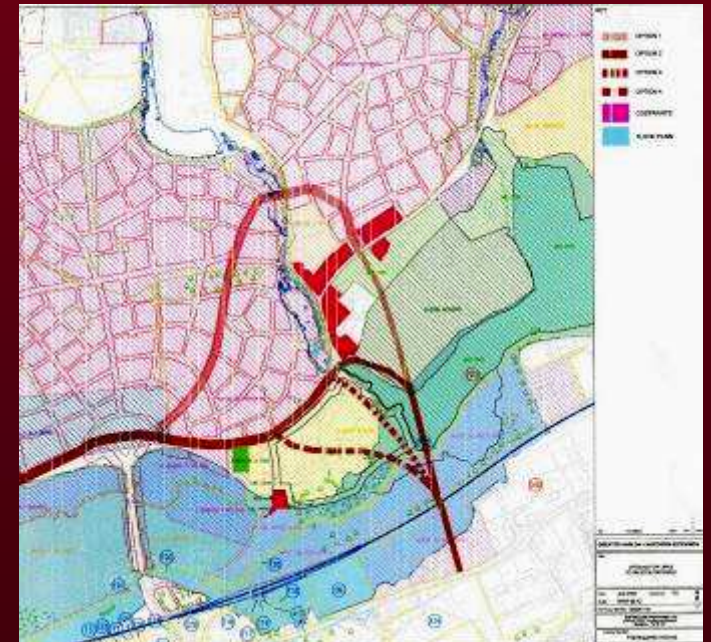
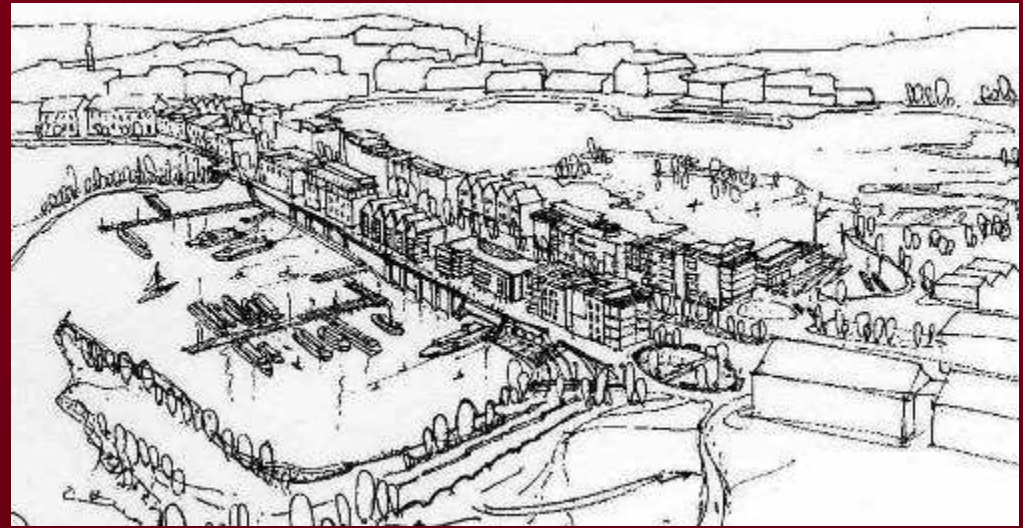
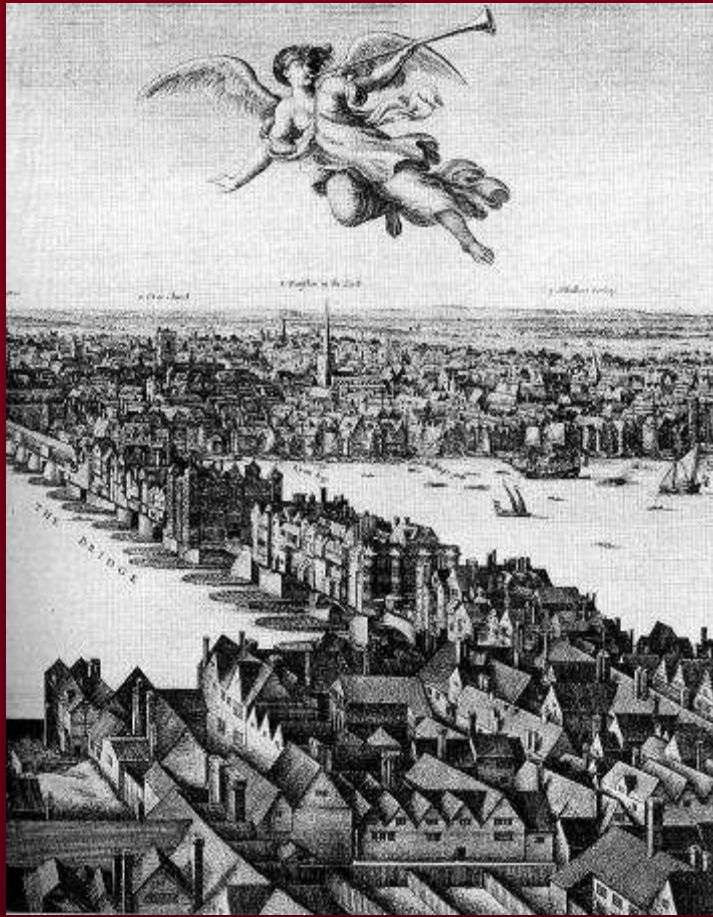


Urban Centre



Urban Edge. Eastwick Village.



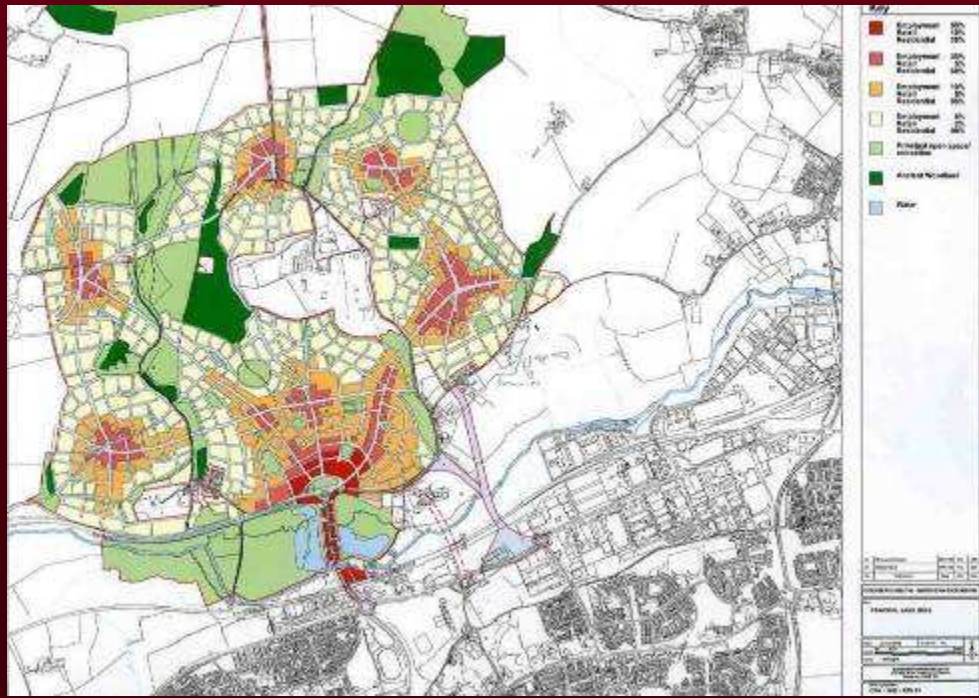
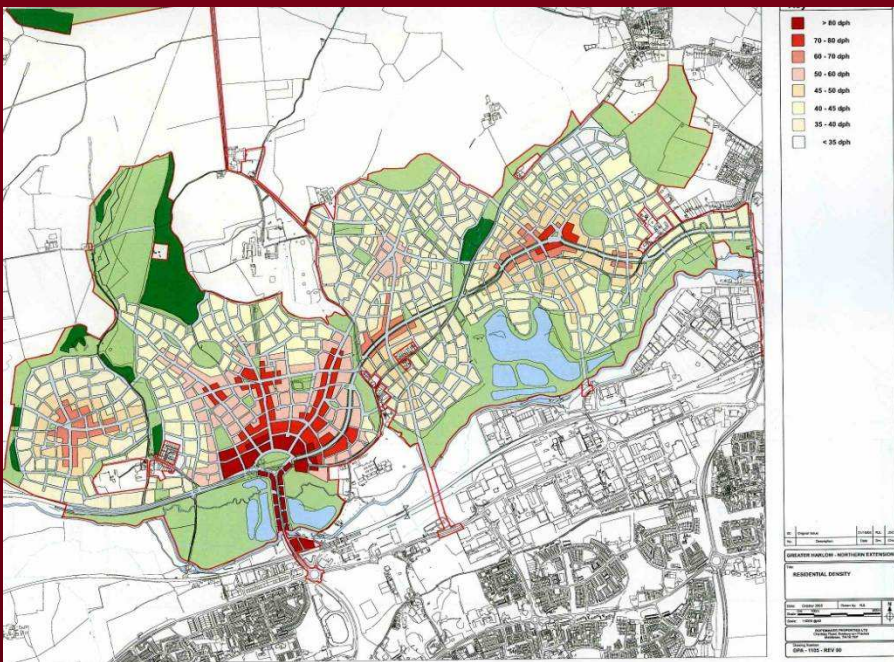


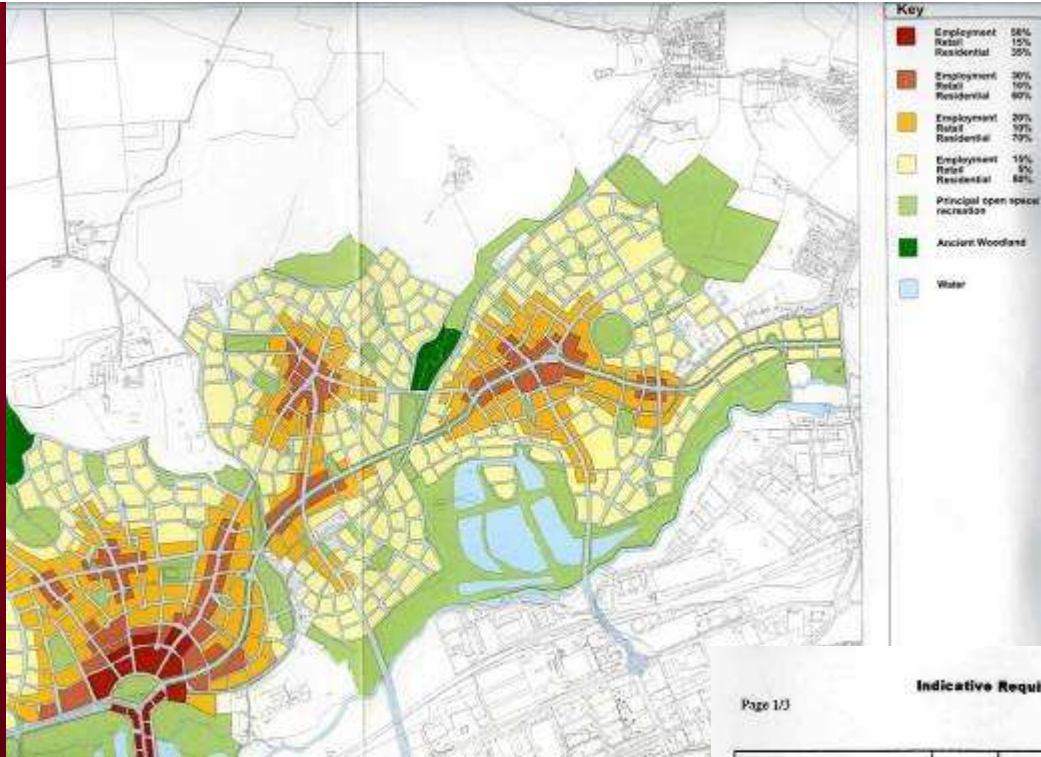
The living bridge. The effort placed on connection.

Gilston/Pope /MSD

Town Design and the perils of land ownership

Equalise the land!





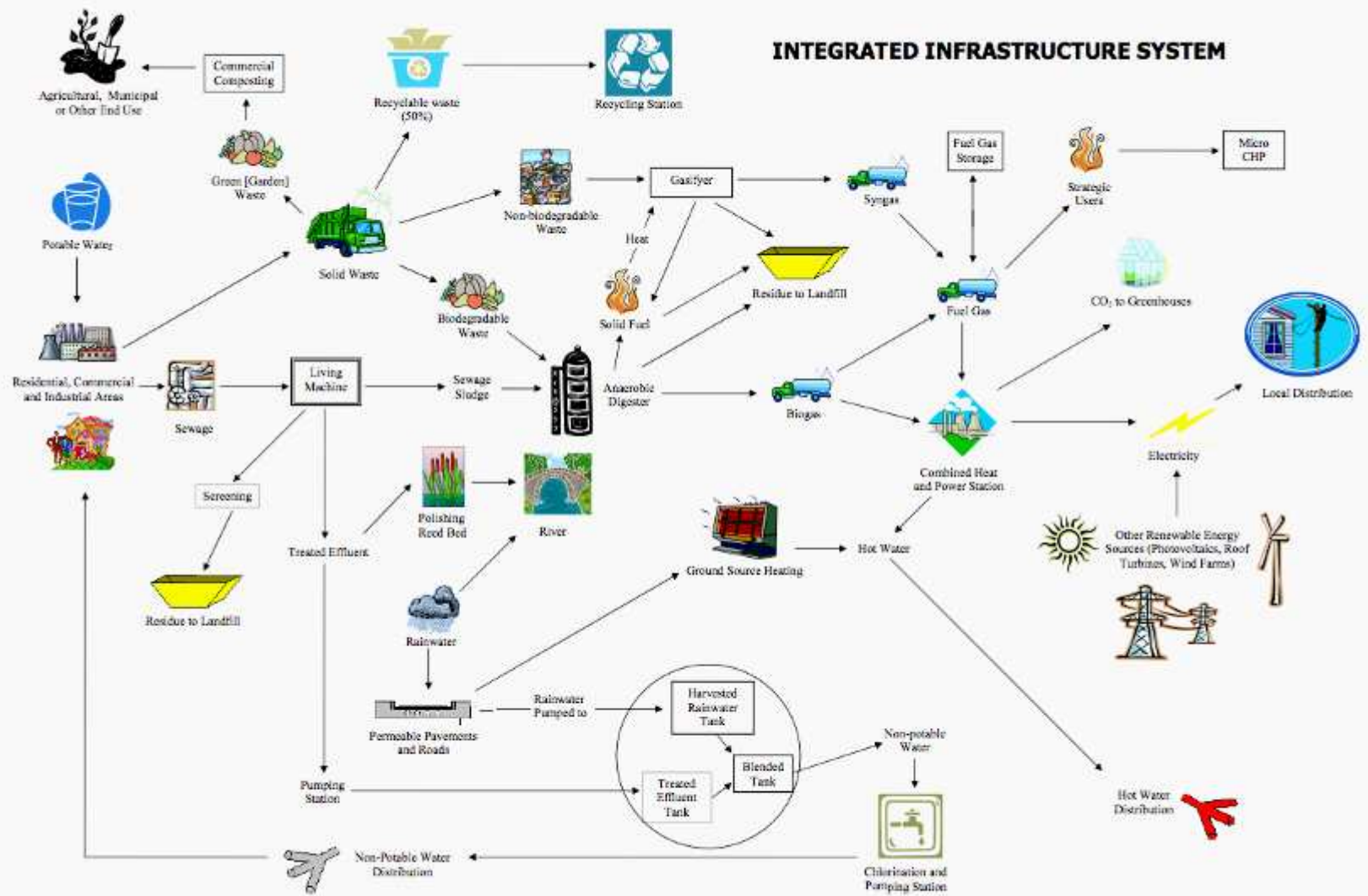
The Urbanist The Economist Comparator Towns

NORTH HARLOW URBAN EXTENSION

Indicative Requirements for Jobs by Sector and related Land Requirements for both 2021 and at Full Build Out

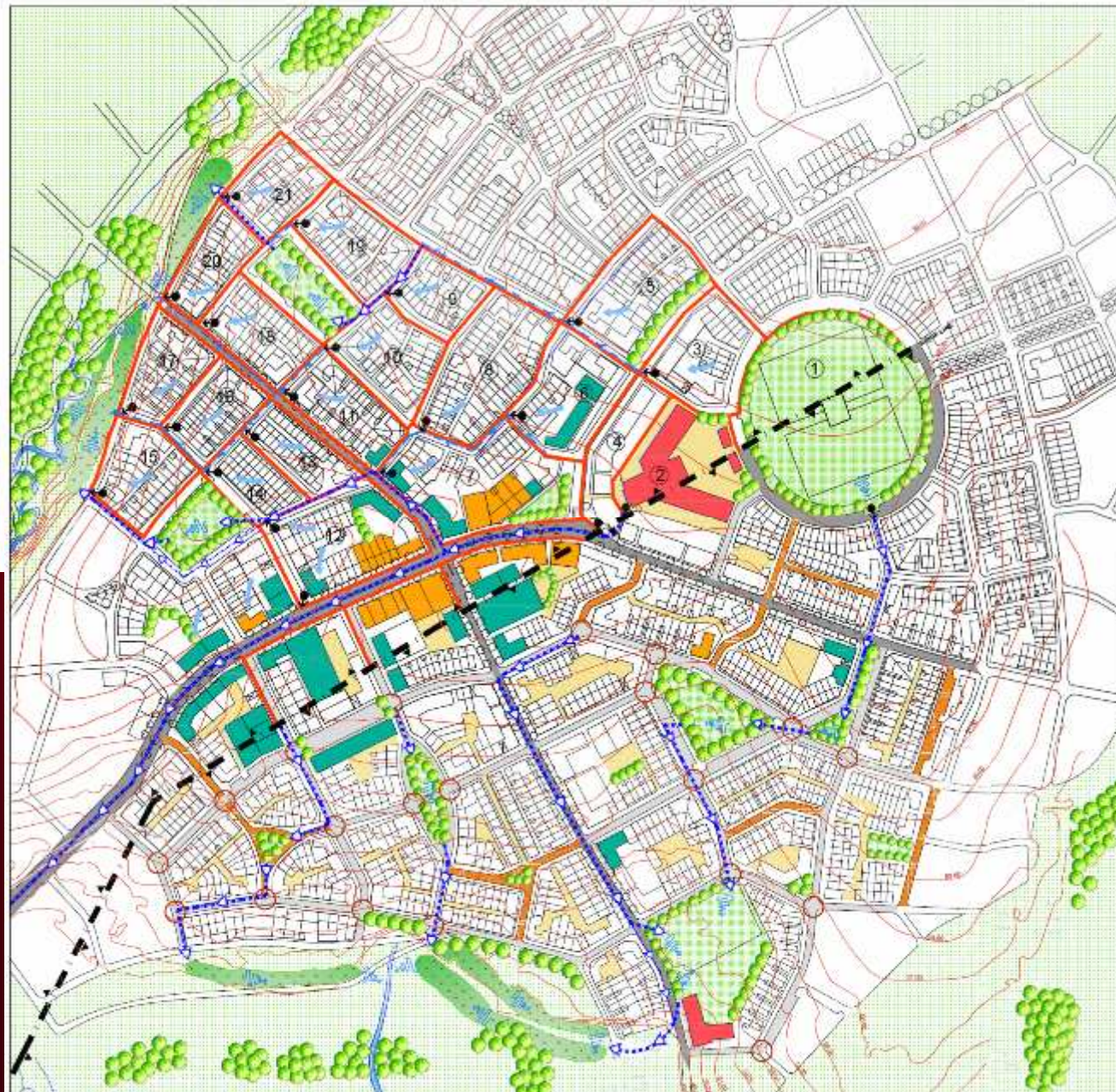
Page 10

SECTOR	% OF JOBS	AV SQM OF LAND PER JOB	2021		FULL BUILD OUT		MAP COLOUR CODE
			NUMBER OF JOBS OUT OF 16,500 JOBS REQUIRED (Notes 1&2)	TOTAL SITE AREA IN SQ M OR HECTARES	NUMBER OF JOBS OUT OF 29,000 JOBS REQUIRED (Notes 1&2)	TOTAL SITE AREA IN SQM OR HECTARES	
MANUFACTURING	13.49	54	2,228	120,204 (12.02ha)	3912	211,253 (21.12 ha)	Lavender
(a) dense <30sqm/job (b) av 30-50sqm/job (c) v. low density >50							
WHOLESALE & RETAIL TRADE	20.19	103.5	3,331		5855	606,003sqm (60.6 ha)	Lavender Dhalia
(a) dense <30	12.51	506	2,064	104,446 (10.4ha)	3628	183,572 (18.36ha)	Crimson
(b) av. 30-50	7.68	195	1,267	247,065 (24.7 ha)	2227	434,304 (43.43ha)	Lavender
(c) v. low >50							
TRANSPORT, STORAGE & COMMUNICATION	6.28						
(a) transport	1.85	33.3	305	10,168 (1.02ha) 13,612 (1.36ha)	538	17,865 (1.79ha)	Lavender
(b) cargo <100sm	0.5	166	82	21,926 (2.2ha)	145	24,070 (2.4ha)	Lavender
(c) office/business support <30sqm	3.5	38	577	-	1,015	38,570 (3.86ha)	Poppy Red
(d) non-place based	1.33	0	219		377		
PAGE TOTAL			6,740 jobs	51.7ha	11,840 jobs	91 ha	



Towards Carbon Neutral





KEY: Water flow hierarchy

- Outdoor trees
- Sub-surface water
- Urban drainage infrastructure
- Other drains
- Urban drainage route
- Local drainage
- First surface water on all
- Direction of water storage
- Landscaped beds with water storage
- Constructed wetland



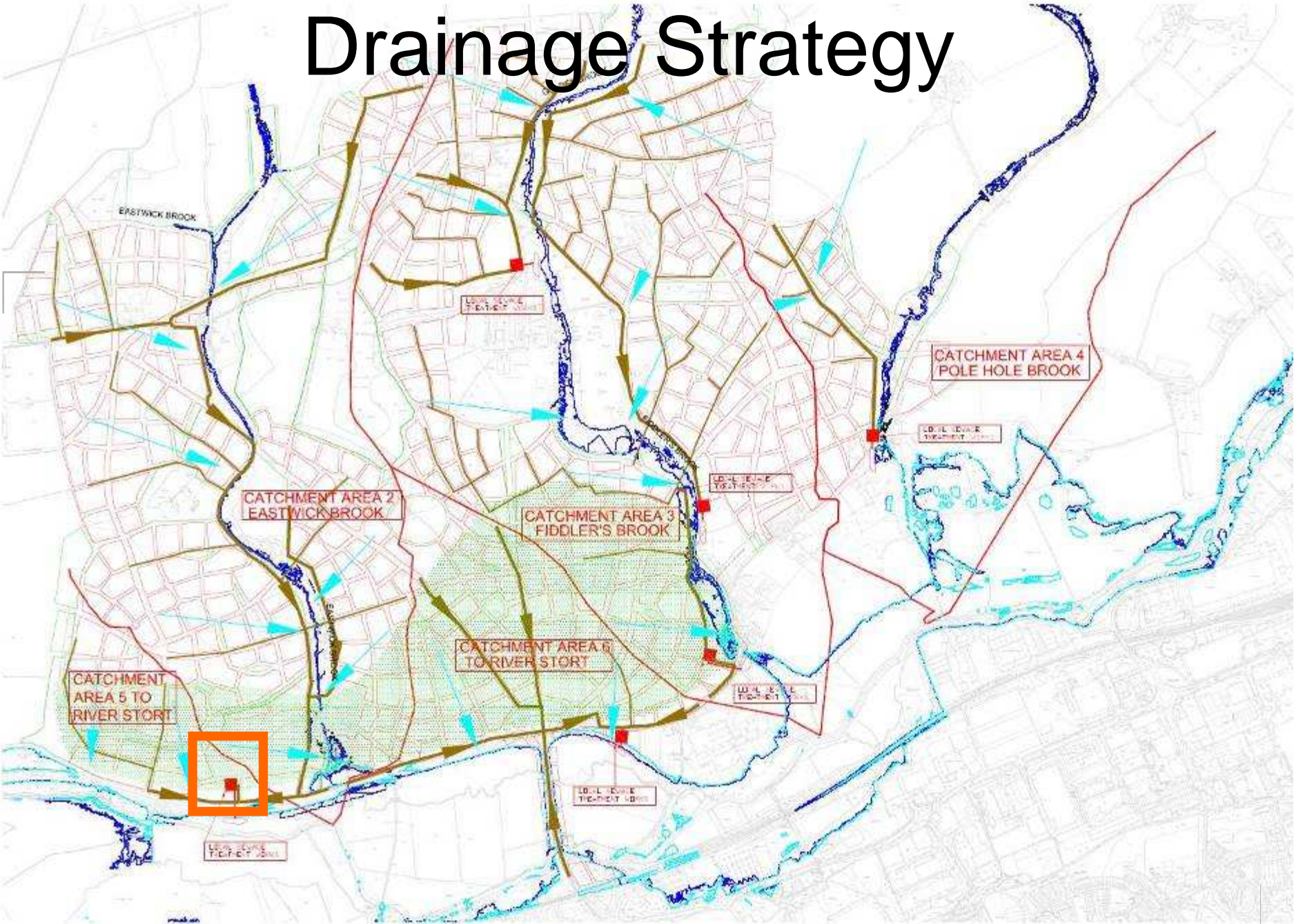
KEY: Road hierarchy

- Main residential road, super-block, surface with storage below
- Secondary or cluster road (20 m/s), permeable surface, with permeable foot path, and storage below
- Residential street (15 m/s), permeable asphalt with storage below
- Dark, permeable parking, heavy soils - permeable asphalt with storage below

KEY: Parking uses

- Subsidy
- Spot parking
- Time-limited (M20) or other car-free

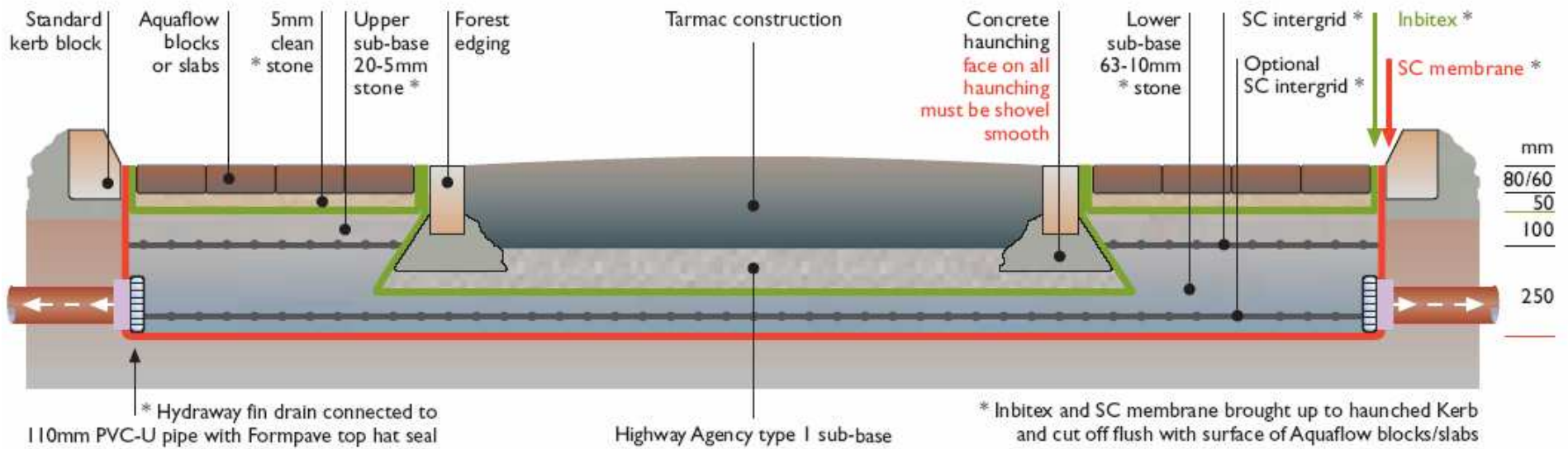
Drainage Strategy





Aquaflow paving in conjunction with tarmac road surfaces

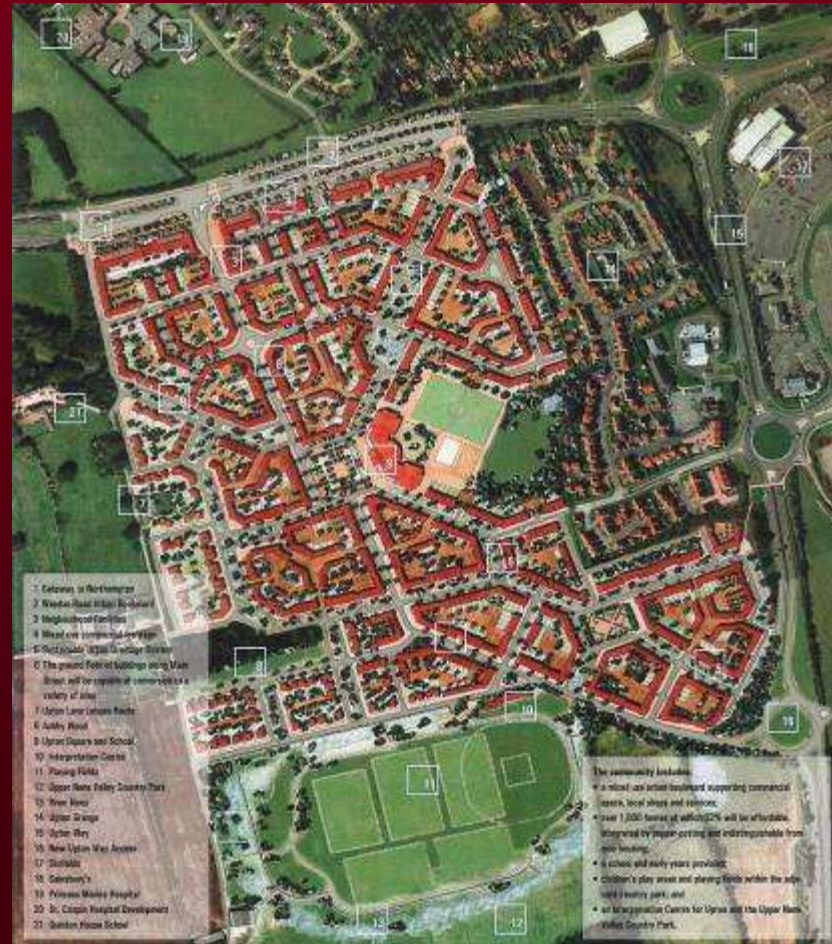
Tanked system section Aquaflow pavement with undersealing membrane





UPTON, NORTHAMPTON

Upton, Northampton



NE
f art

MAN

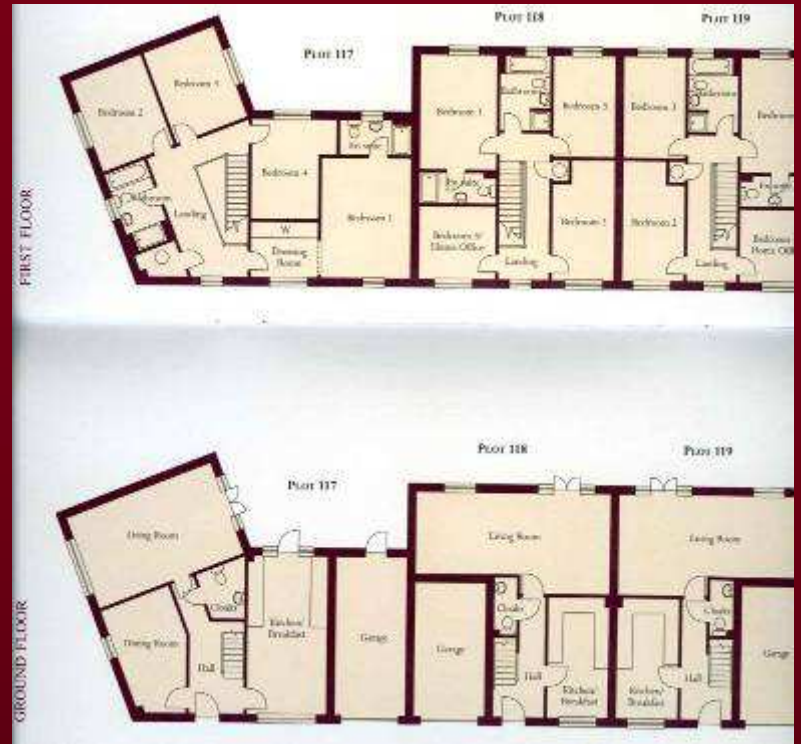
ES —————



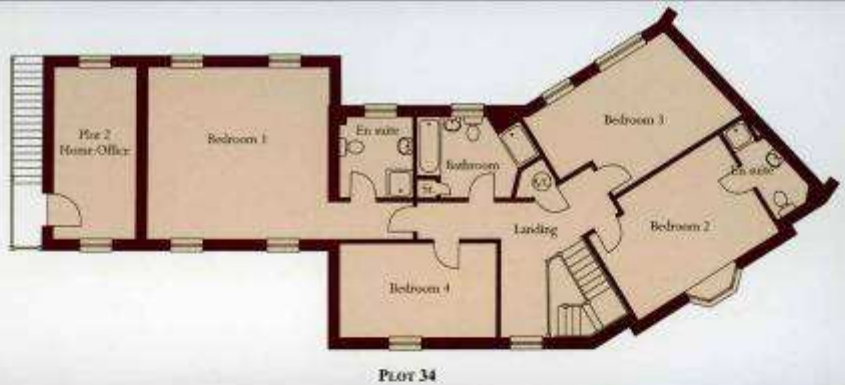
Sheeps wool used for loft insulation.







Urban Typologies In deformed grids



Plot 34



Plot 34

PLOT 34

Kitchen	11'2" x 10'9"	3.4m x 3.3m
Living Room	21'1" x 15'1"	6.4m x 4.6m
Dining Room	11'1" x 8'11"	3.4m x 2.7m
Home Office	11'7" x 8'5"	3.5m x 2.6m
Bedroom 1	17'6" x 16'5"	5.3m x 5.0m
Bedroom 2	16'2" x 11'0"	4.9m x 3.4m
Bedroom 3	17'3" x 10'10"	5.3m x 3.3m
Bedroom 4	15'4" x 9'3"	4.7m x 2.8m



Salisbury Court	Ashby Court	Beckett Court	Snow Court	Shared Bicycle Street
Abington Court	Wickwood Court	Kirby Row	Garages	

Plot 34: This analysis is based on the data plan attached to the title deed.
 Kirby Court: Plots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34
 Abington Court: Plots 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.





Workplaces as good neighbours











SHERFORD



Paul Murrain

CNU Green Urbanism Council. Alexandria Dec 1st 2007



“The measure of any great civilisation is in its towns and cities and a measure of a city’s greatness is to be found in the quality of its public spaces, its parks and its squares”

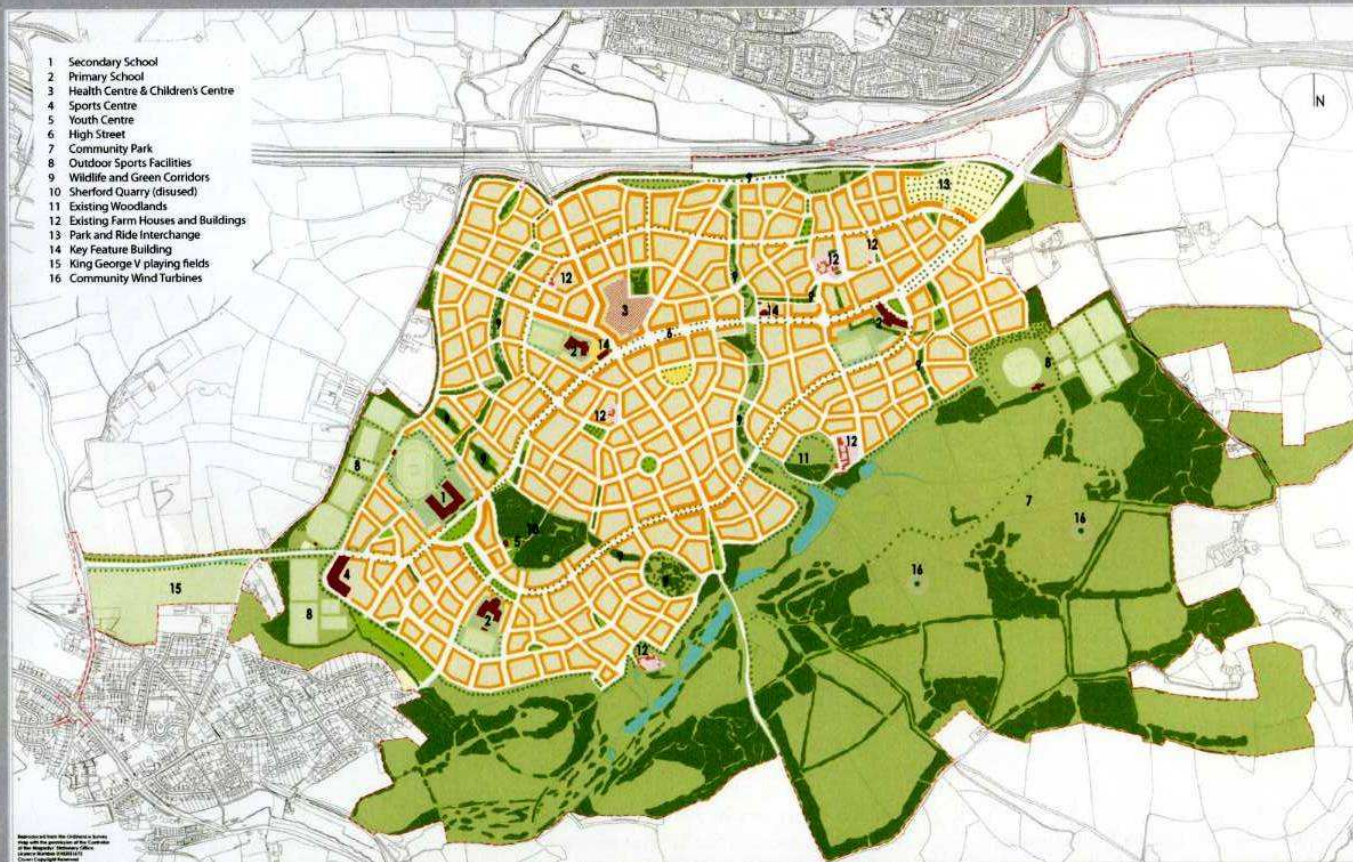
John Ruskin.

Sherford in context



A beautiful landscape demands
a beautiful town

What does Sherford offer ?



The Town Plan (ref Masterplan Book)

*New facilities for residents will help to create a strong sense of community and will be front loaded through each phase of development.
Early delivery includes the first proper High Street developed in over a century.*

Outline planning application for:

- 5,500 homes
- Up to 67,000m² of fine grain, small scale, mixed use employment
- Up to 16,740m² of traditional market town High Street and neighbourhood retail
- Community facilities:
 - 207ha of Community Park – an acre of Community Park for every acre of development
 - 1 secondary school
 - 3 primary schools including nursery provision
 - Health and Social Care Centre
 - Children's Day Care Centre
 - Town Hall
 - Youth Centre
 - Forest School
 - Library
 - Place of Worship
 - Re-use Centre
 - Two community wind turbines
- Park and Ride Interchange at Deep Lane junction

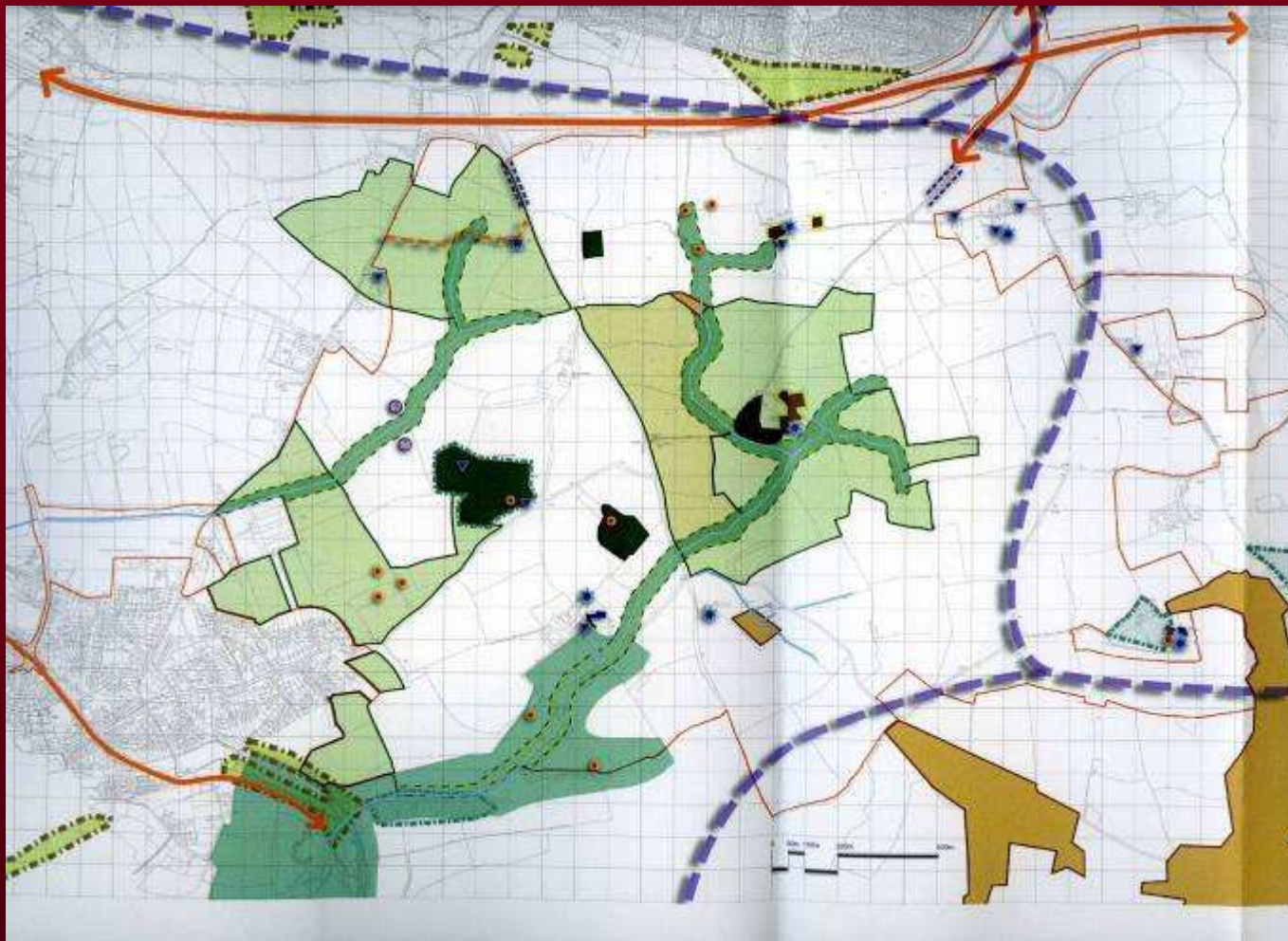
Detailed planning application for:


















- Main Street link between Deep Lane junction and Stanborough Cross

An urban extension *and* a small Market Town .
The best of both worlds

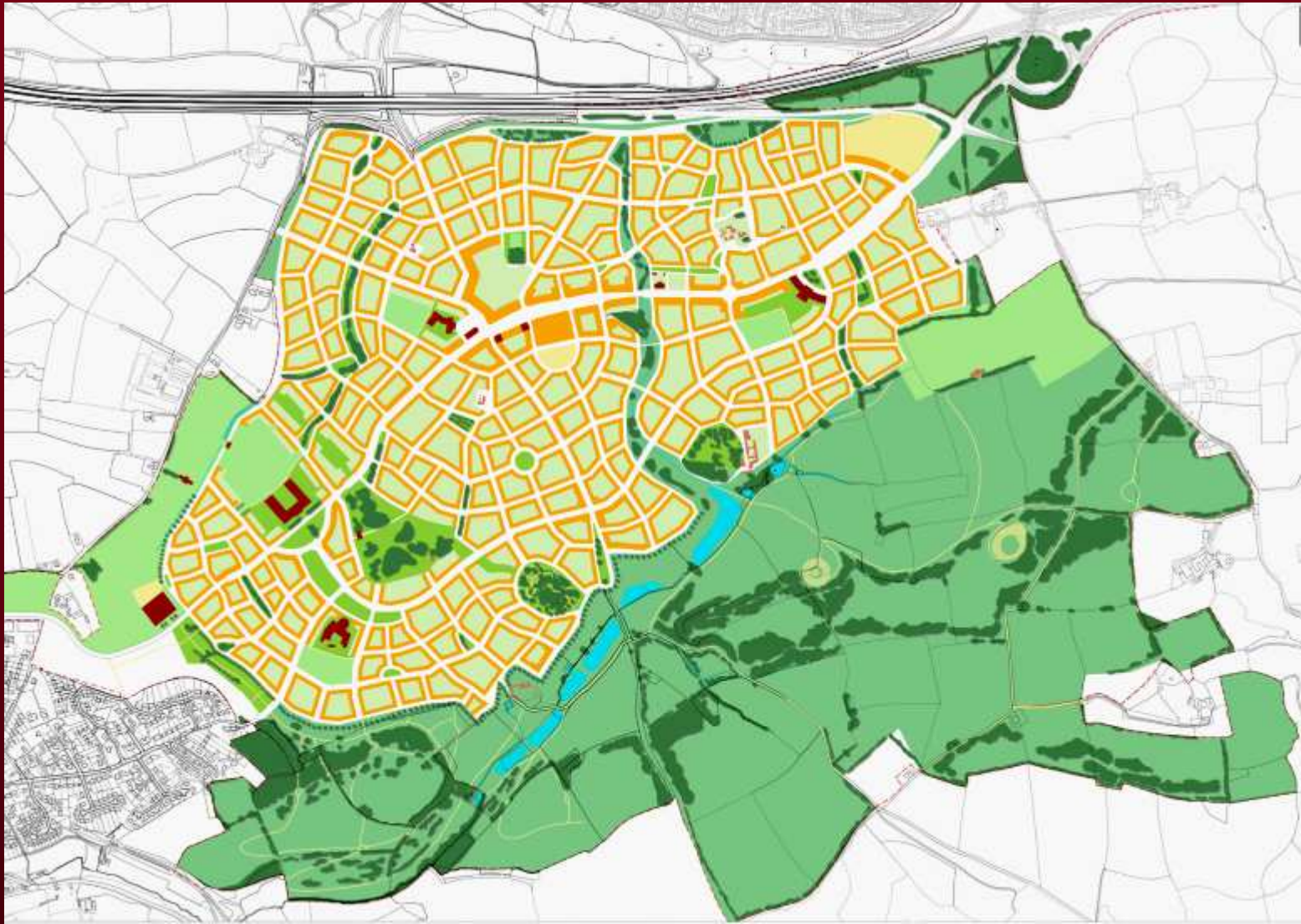


Sherford EbD Group 5



-  strategic routes
-  water course
water course corridor
-  HLC 1
HLC 2
-  existing woodland /
foraging area
-  high quality sherford valley
-  ridge line
-  footpath
-  Local Wildlife Site (LWS)
-  Potential County
Wildlife Sites (pCWS)
-  Plymouth Sites of Importance
for Nature Conservation (SINC)
-  Important Hedgerow
(larger note 1 in ecology
chapter of the EIA)
-  evidence of badger activity
-  evidence of bat activity
-  key view point
-  dwelling
-  grade 1 listed building
grade 2 listed building
-  97
main archeological features
(refer to EIA ref. no.)

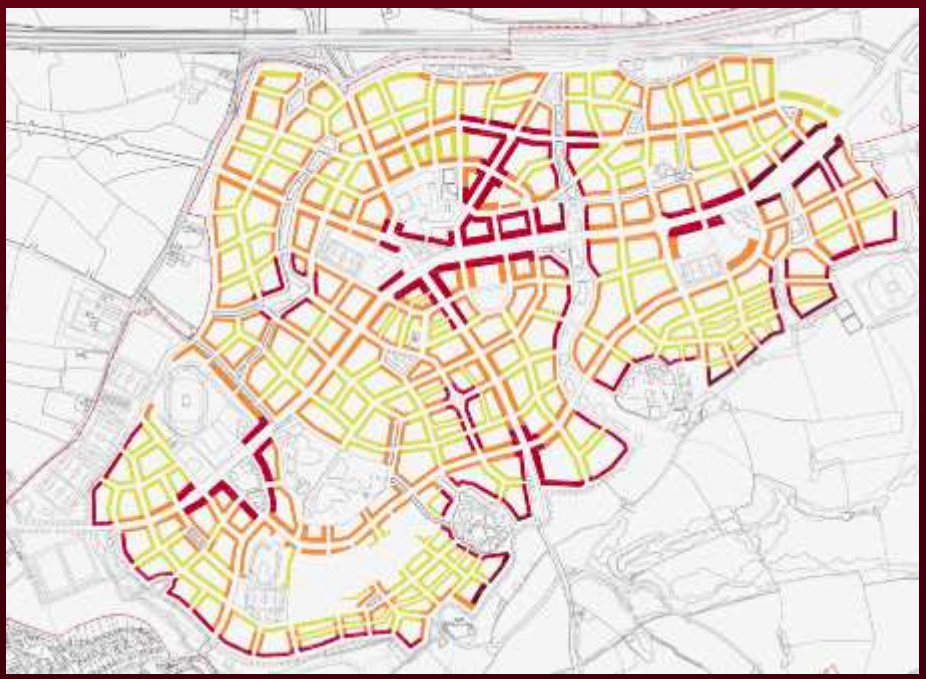
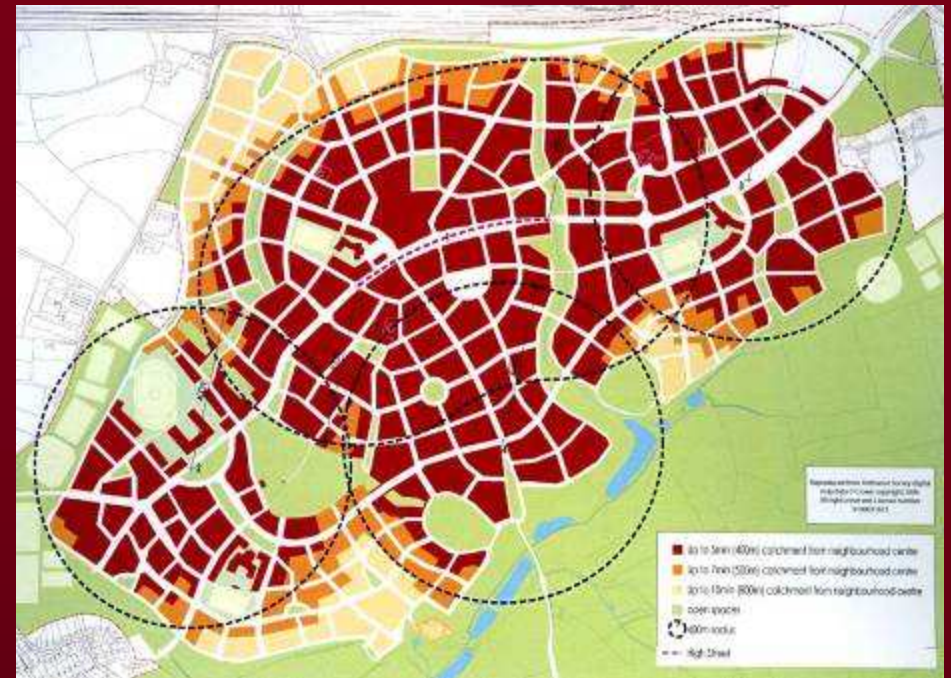
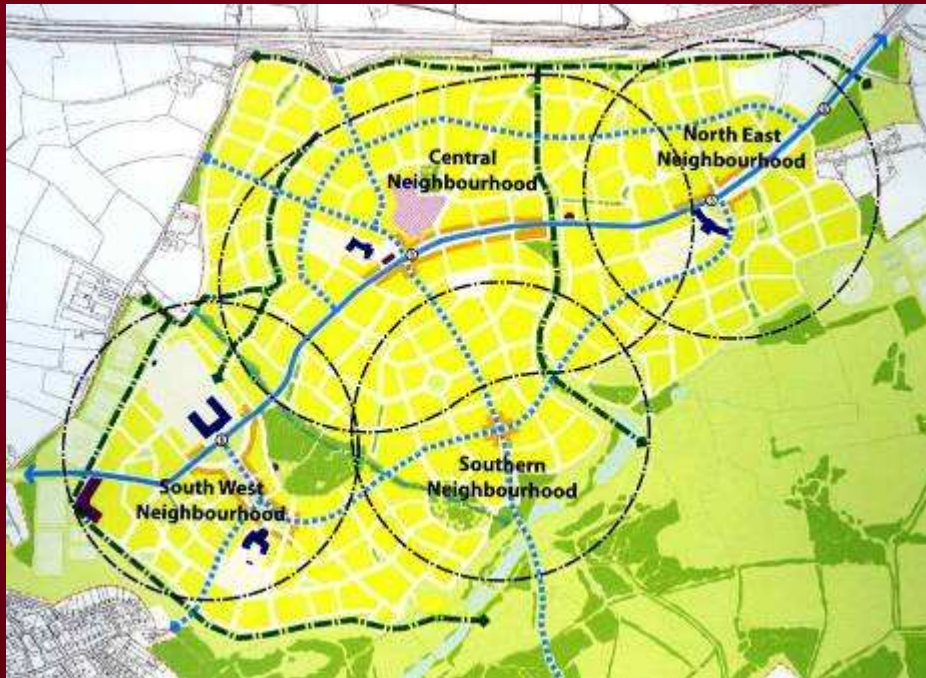
Sherford. Landscape constraints



Town and Country. Distinct but unified



The Park and the Town



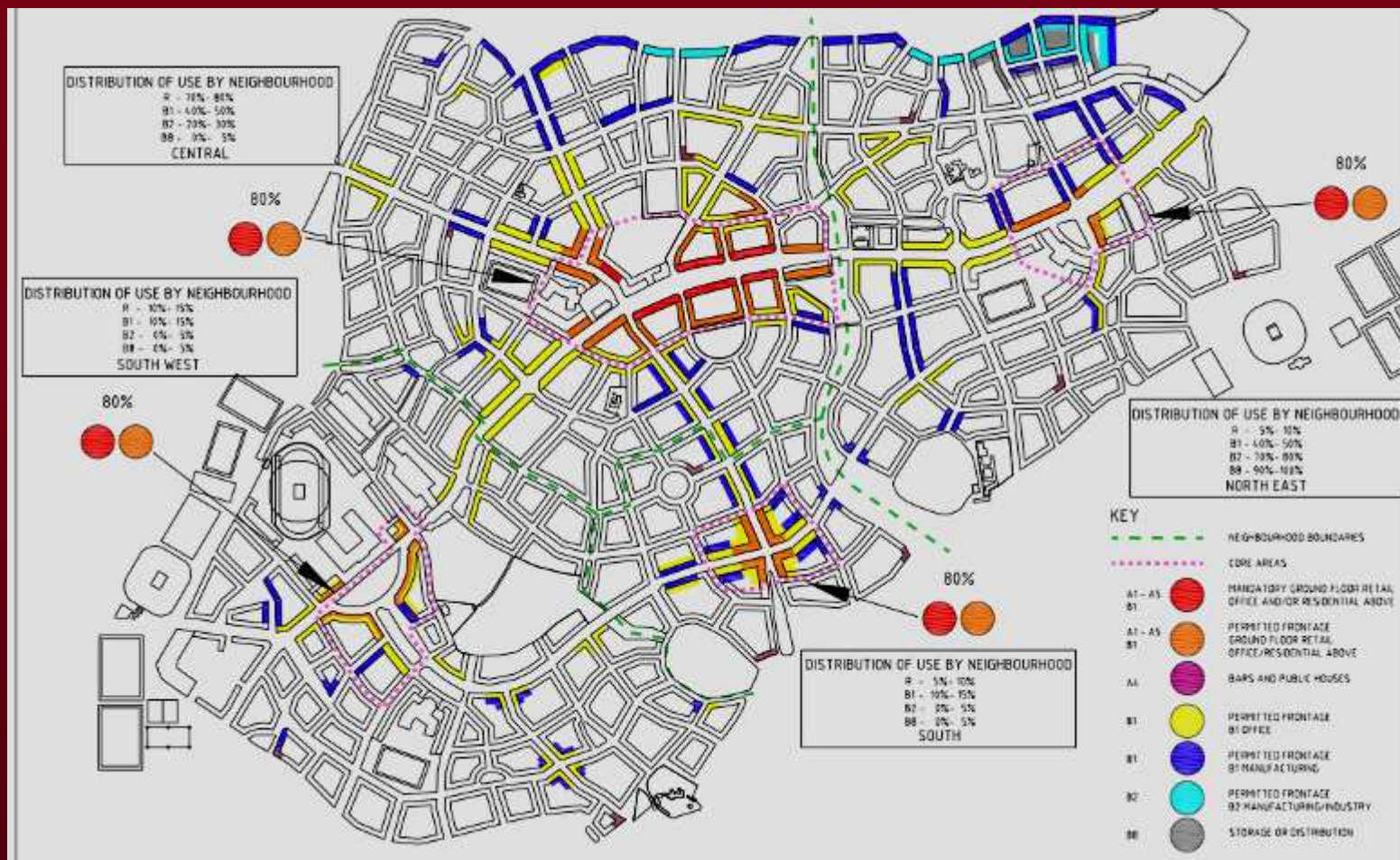
Town or Country?

Town and Country

“Along with the preservation of the countryside the redemption of the town must be attempted. The two are interdependent; one rises to beauty or falls to ruin with the other. It is true to say that only through the rehabilitation of the town can the countryside be truly saved, that the true way to save the countryside is to build true urban towns”

Thomas Sharp





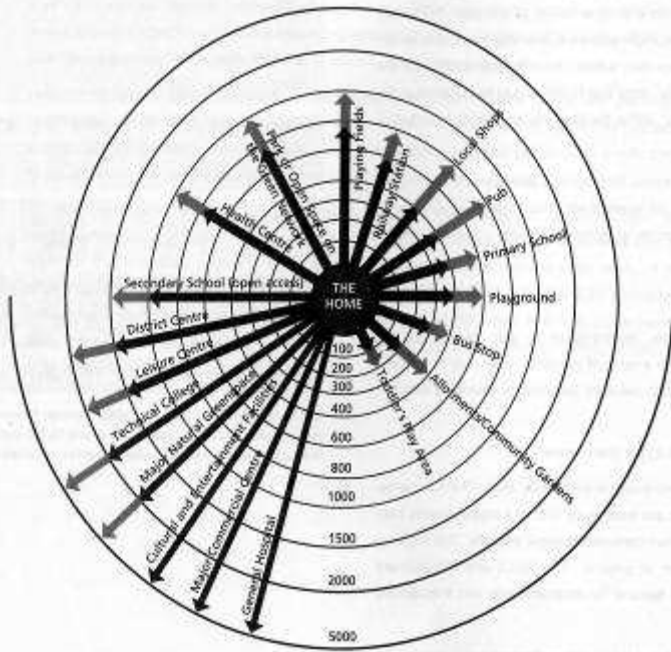
Mixed Use. If designed and located correctly it is a benefit not a problem

At the Town Centre and neighbourhood centres

- Along the busiest streets
- One block deep
- Overlooking open spaces
- Small scale at street corners.

5.6(d) Local Facilities in Urban Areas

This diagram illustrates some possible standards.

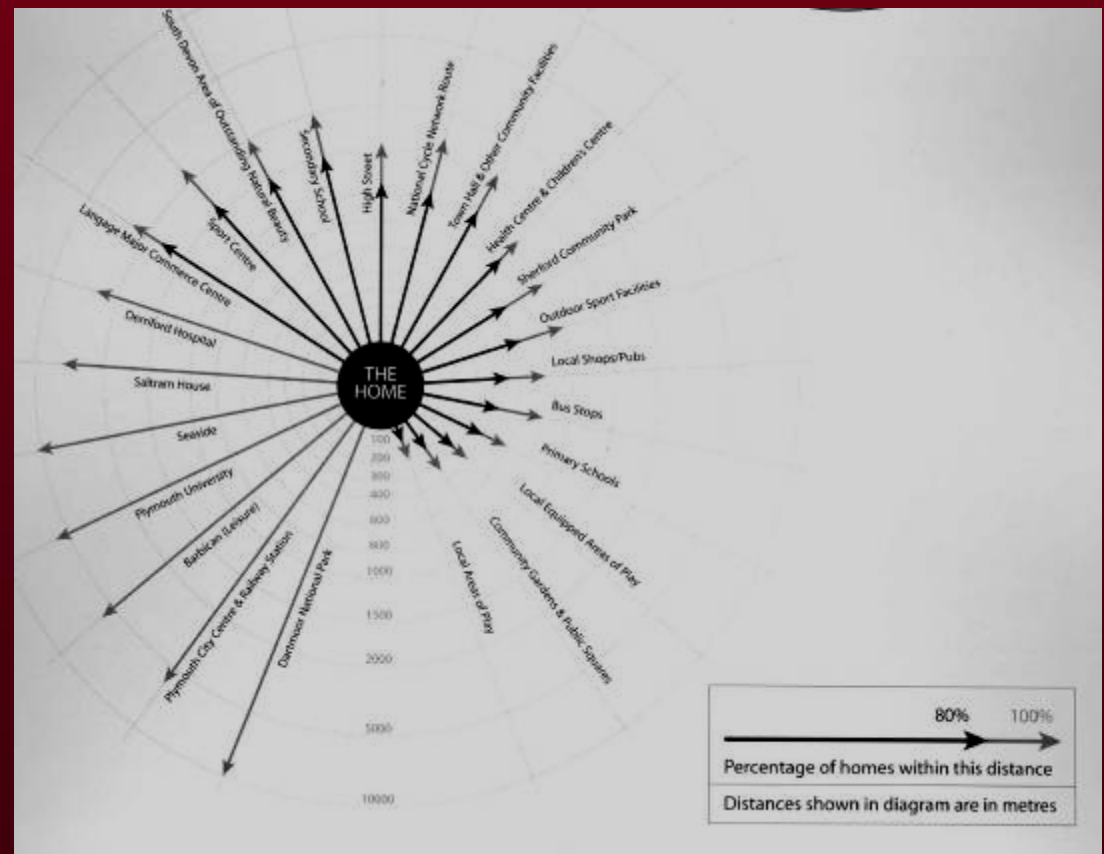


From home to everything you need.

The sustainable sequence.

The Pedestrian
The Cyclist
The bus passenger....

The car driver













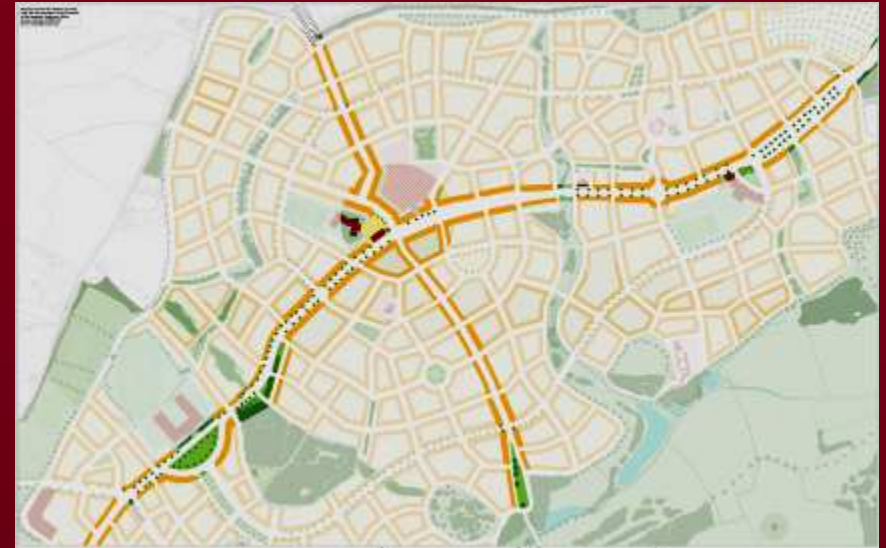
Density. The paranoia of regulators

'The unit of measurement to fit into these parameters is any one urban block and any contiguous block either built or given consent to build. Any numbers constituting less than this increment may in themselves be more or less than the maximum and minimum within that parametric range'

Transect real or implied?

-  50-75 dph within the immediate town centre
-  40-60 dph within the intermediate town centre band
-  45-60 dph at the heart of the neighbourhood centres
-  40-60 dph for the length of the Main Street
-  60-80 dph specifically for the Main street Boulevard.
-  45-60 dph for the two Avenues and Brixton Road
-  40-55 dph along the Community park edge and other green spaces
-  35-50 dph for all other areas.

High Street Sherford

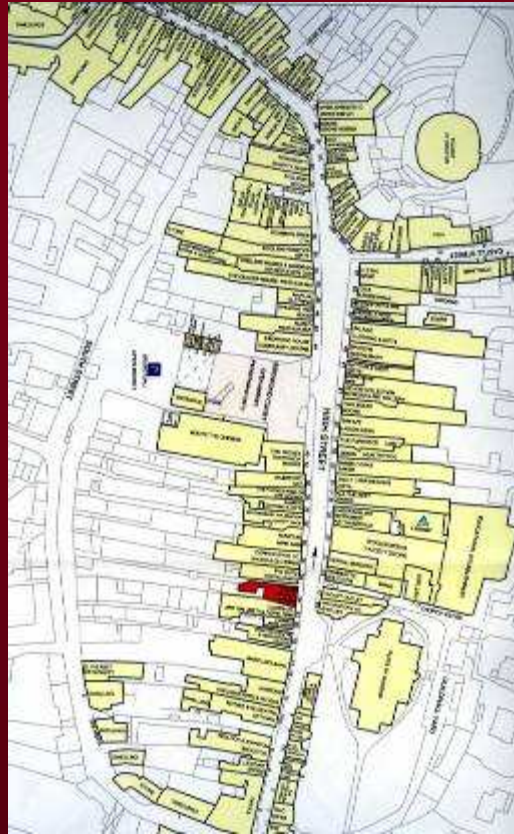


‘A street that is open to the sky and filled with people and life, is a splendid place to be’ William H. Whyte

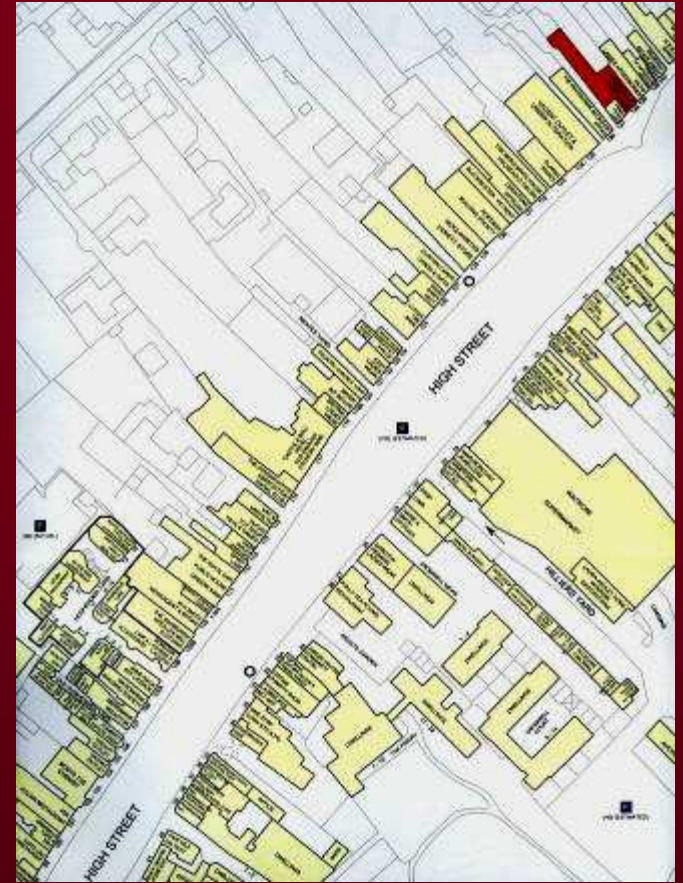




Tiverton



Totnes



Marlborough





The Block and the Bat

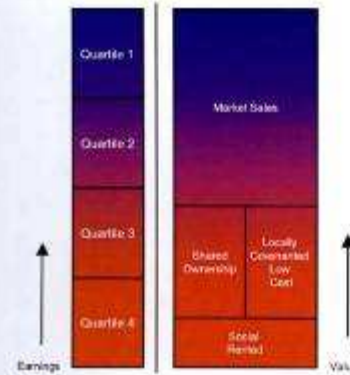


Figure 1
Hierarchy of Property
Value and Tenure.

Table 1: Proposed Housing Mix by Tenure

Dwelling Tenure	Percentage range of total housing		Range by number of dwellings	
	Min	Max	Min	Max
Social rented	12.5%	15.0%	688	825
Intermediate - Shared Ownership	12.5%	15.0%	688	825
Intermediate - Other Tenures *	15.0%	20.0%	825	1,100
Total Affordable Housing	40.0%	50.0%	2,200	2,750
Market Sale	60.0%	50.0%	3,300	2,750
Grand Total	100.0%	100%	5,500	5,500

Please note that the proposed mix is expressed in the 'Min' percentage column. This may climb to the 'Max' percentages should funding become available either through Social Housing Grant or the Fund Pool (see Funding).

* Intermediate Other will not have specific financial discounting mechanisms applied directly but will comprise housing that is by value and covenant affordable for key areas of localised demand not otherwise satisfied in the open market. The covenant status will have a suppressing impact on the market value, which are projected to match the 'market values' of Intermediate Shared Ownership properties.

Housing Affordability Mechanisms

Table 2: Indicative Housing Mix by Type and Tenure

Housing Type	Market		Intermediate (Shared Ownership)		Intermediate (Other)		Social Rented		Total	
	No.	% Total	No.	% Total	No.	% Total	SR	% SR	No.	% Total
1 bed apartment	99	3%	69	10%	25	3%	69	10%	261	4.75%
2 bed apartment	331	10%	193	28%	83	10%	138	20%	743	13.50%
2 bed terraced house	396	12%	193	28%	99	12%	124	18%	811	14.75%
2 bed semi-detached house	66	2%	14	2%	17	2%	14	2%	110	2.00%
3 bed terraced house	990	30%	172	25%	248	30%	261	38%	1,671	30.38%
3 bed semi-detached house	66	2%	14	2%	17	2%	14	2%	110	2.00%
3.5/4 bed terraced house	825	25%	34	5%	206	25%	69	10%	1,134	20.63%
4 bed detached house	363	11%	0	0%	91	11%	0	0%	454	8.25%
5 bed detached	165	5%	0	0%	41	5%	0	0%	206	3.75%
Grand Total	3,300	100%	688	100%	825	100%	688	100%	5,500	100.0%
% of Total	60.0%		12.5%		15.0%		12.5%		100.0%	

NB: The distinction between semi-detached and detached is not specified for 4 to 5 bedroom in order to make this Table manageable but it is recognised that there are likely to be material proportions of these sized dwellings that pair very well.

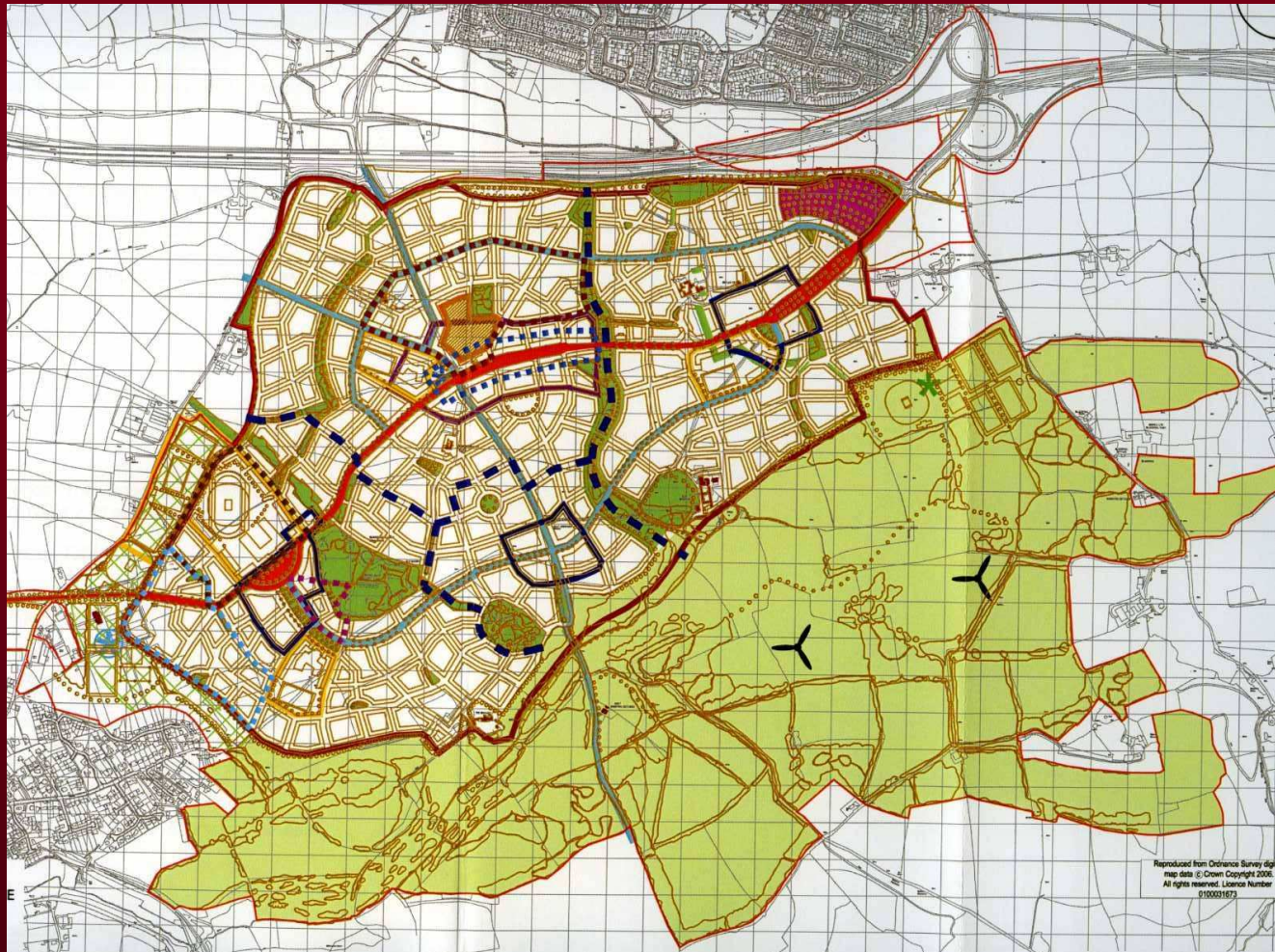
Table 1: Proposed Community Trust Roles in the Early Stages

Role	Sub Set Examples	Possible Responsibilities	Traditional Management	Options	Physical Asset
1. Upholding & Progressing the Sustainability Agenda	Transport – Sustainable Travel Organisation	Promotion - Green travel plans, Car Club, Cycle club, hopper bus. Manage travel section of web.	SCT	SCT	N
	Waste	Promotion - Advice on waste reduction, reuse and recycling	LPA	SCT/LPA	N
	Energy & water efficiency	Promotion – Advice	LPA/SP	SCT/SP	N
	Health & Wellbeing – including faith based facilities & cemetery	Green Gym, Trim trails, Parkours, edible landscapes	LPA/NGO/VSO	SCT/NCO	Y
	Environment/Ecology/Conservation	Ref Open space - themed e.g. Bats, Friends of the Quarry	LPA/NGO/VSO	SCT/NCO	Y
2. Promoting Economic Development	Liaison between business, RDA and other network & promotion organization to promote deliver opportunity to Sherford.Provision of office, conference, meeting & training space.	Co-ordination with Red Tree to develop within its remit (or separately) Chamber of Commerce, Fair Trade Associations, Business Enterprise initiatives, Information and Communications Technology (ICT) centre etc.	LPA/NGO/RDA	SCT	N
3. Promoting the development of partnerships, associations and networks	Liaison between layers of local government, social and special interest groups and networks, Residents Association - Twinning.	Promotion - Engendering Civic pride, empowerment and social networks internally (including involvement in the Trust itself) and between Sherford and its neighbours. This will include events, markets, festivals, concerts etc	LPA/NGO	SCT	N
3. Information supply and promotion	Access to Information: This may cross-fertilize with Library services	Community website & e-newsletter management	LPA/RA	SCT	N
4. Promoting understanding of the Design Codes, guiding their use & monitoring their application	Involvement with planning process. This may also include cultural heritage protection and promotion	Promotion - Advocacy for design codes and aspirations of the community. Co-ordination with Design Assessment body	SCT/LPA	SCT	N
5. a. Managing open space & public realm	Open space – inc Community Park & Quarry	Ownership/management	LPA	SCT	Y
	Footways/Footpaths within green corridors/parks and open space	Ownership/management	LPA	SCT	Y
	Organic Farm – community supported agriculture	Ownership/management	LPA/Private	SCT	Y
	Allotments	Ownership/management/promotion	LPA	SCT	Y
	Public Space – inc street furniture & public art	Ownership/management	LPA	SCT	Y
5. b. Managing sports & recreational facilities	Recreation and leisure facilities – Sports Hub and Pool	Ownership/management	LPA, Sport England, NPFA	SCT	Y
	Bowling Green near town centre	Ownership/management	Local club	SCT	Y
5. c. Managing community property & facilities	Community buildings/Town Hall	Ownership/management	LPA	SCT	Y
	Youth centre & facilities	Ownership/management	LPA	SCT	Y
	Education – seat on the Board of Trustees for the federated schools. Involvement with extended education initiatives (Lifelong learning)	Management Involvement – Promotion	LPA	LPA/SCT	N

For Key refer to Table 2.

“people are motivated to care for a home, a house, a place, a community, an environment to the extent that their interest in it is direct, dependable and permanent”
Wendell Berry

Community Trust



KEY	
	PLANNING APPLICATION BOUNDARY
	MAIN STREET
	OTHER PRINCIPLE ROUTES
	TOWN CENTRE
	OTHER NEIGHBOURHOOD CENTRES
	EXTERNAL BOUNDARY OF DEVELOPMENT
	COMMUNITY PARK
	SCHOOL SITES
	HEALTH CARE CENTRE
	TOWN HALL SITE
	GREENWAY BUFFER ZONE
	GREENWAYS/WILDLIFE CORRIDORS
	PARK AND RIDE INTERCHANGE
	SPORTS HUB
	ADDITIONAL SPORTS FACILITIES
	COMMUNITY WIND TURBINES
	EXISTING BUILDINGS
	TOWN HALL BOUNDARY
	HEALTH CENTRE BOUNDARY
	SECONDARY SCHOOL BOUNDARY
	SPORTS CENTRE BOUNDARY
	YOUTH CENTRE BOUNDARY
	NEIGHBOURHOOD BOUNDARY

Sherford Code. Key fixes

Sherford



Rediscovering traditional town building

Patient money

Land equalisation

Late draw down of the land

What does the GreenPrint cover?

Usually the following 8 topics:

- **Climate Change** - Ensures developments are appropriately adapted to the impacts of present and future climate change
- **Resources** - Promotes the sustainable use of resources including water, materials and waste both in construction and operation
- **Transport** - Ensures transport hierarchy issues are fully addressed and catered for within the development
- **Ecology** - Ensures the ecological value of the site is conserved and enhanced
- **Business** - Ensures that the development contributes to the sustainable economic vitality of the local area and region
- **Community** - Ensures the development supports a vibrant, diverse and inclusive community which integrates with surrounding communities
- **Placemaking** - Ensures the design process, layout structure and form provide a development that is appropriate to the local context
- **Buildings** - Ensures that the design of individual buildings does not undermine the sustainability of the overall development

What does the GreenPrint produce?

“Good”, “Very Good” and “Excellent” benchmarks achieved by the developer

Performance achieved in each category

Total GreenPrint score for the development

Overall GreenPrint Rating for the development

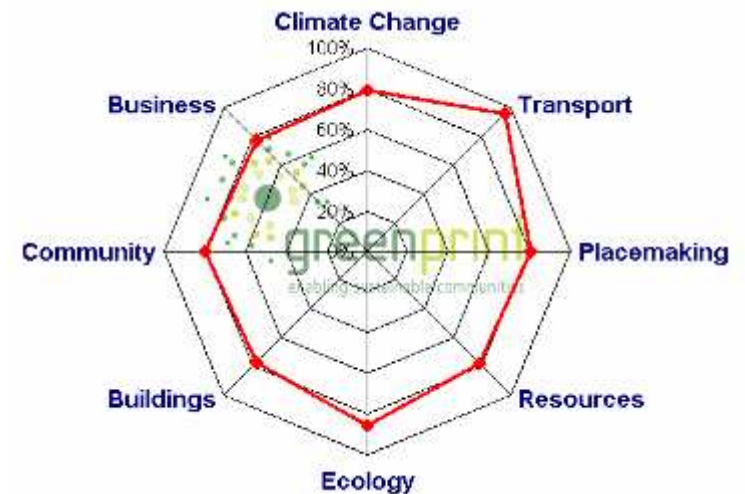
No grade: <50%

Good: 50% – 64%

Very Good: 65% – 74%

Excellent: 75% – 84%

Exemplar: >84%



Note: a GreenPrint is created for each development BRE are asked to assess. Therefore the score shown is the percentage of the total score available within the Framework developed for a particular site.

CLIMATE CHANGE - ADAPTATION, MITIGATION AND ENERGY 12

1.1 (1) REDUCING THE RISK OF FLOODING	14
1.1 (2) REDUCING THE IMPACT IF FLOODING OCCURS	14
1.1 (3) EXTREME WEATHER EVENTS	15
1.2 SUSTAINABLE URBAN DRAINAGE SYSTEMS (SUDS)	15
1.3 (1) MECHANICAL VENTILATION AND COOLING	16
1.3 (2) PASSIVE VENTILATION AND COOLING	17
1.3 (3) ENERGY EFFICIENCY IN DWELLINGS	18
1.3 (4) PROVISION OF ENERGY EFFICIENT STREET LIGHTING	19
1.4 PLANTING SCHEMES AND CLIMATE CHANGE	20
1.5 (1) WATER EFFICIENCY MEASURES IN BUILDINGS	20
1.5 (2) RAINWATER HARVESTING	21
1.5 (3) GREY WATER RECYCLING	22
1.6 CARBON NEUTRAL DEVELOPMENTS	22
1.7 (1) INTEGRATION OF SOLAR THERMAL / PV TECHNOLOGIES	24
1.7 (2) FUTURE PROOFING FOR USE OF ACTIVE SOLAR TECHNOLOGIES	24
1.8 PROVISION OF SUSTAINABLE HEATING TECHNIQUES	25

SUSTAINABLE CONSTRUCTION AND PROCUREMENT 27

2.1 (1) ECOHOMES STANDARD	28
2.1 (2) BREEAM STANDARD	28
2.2 (1) LOW IMPACT BUILDING MATERIALS	29
2.2 (2) USE OF TIMBER FOR BUILDING MATERIALS	29
2.3 USE OF LOCALLY SOURCED BULK CONSTRUCTION MATERIALS	31
2.4 (1) USE OF RECLAIMED AND RECYCLED MATERIALS IN BULK BUILDING MATERIALS	31
2.4 (2) LOCALLY RECLAIMED OR RECYCLED MATERIALS IN EXTERNAL HARD SURFACES	31
CONSTRUCTION	32
2.5 (1) SITE WASTE MANAGEMENT PLAN	32
2.5 (2) WASTE REMOVED PER DWELLING	33
2.5 (3) CONSTRUCTION WASTE DIVERTED FROM LANDFILL	34
2.6 (1) REDUCING ENERGY USE DURING CONSTRUCTION	34
2.6 (2) REDUCING WATER USE DURING CONSTRUCTION	35
2.7 (1) IMPROVING THE LOCAL CONSTRUCTION INDUSTRY SKILLS BASE	35
2.7 (2) ENVIRONMENTAL IMPACTS FROM CONSTRUCTION OPERATIVES DURING CONSTRUCTION	36

COMMUNITY AND SUSTAINABLE LIFESTYLES 37

3.1 (1) CARRYING OUT A SOCIAL IMPACT ASSESSMENT	38
3.1 (2) COMMUNITY INVOLVEMENT	38
3.1 (3) LONG TERM SUPPORT AND MANAGEMENT OF COMMUNITY DEVELOPMENT	39
3.2 (1) RESIDENT PACK	40
3.2 (2) PROVISION OF WASTE AND RECYCLING SOLUTIONS	41
3.3 LIFETIME HOMES	42
3.4 HEALTH AND WELL-BEING	43

PLACEMAKING 45

4.1 PROTECTION AND ENHANCEMENT OF HERITAGE AND ARCHAEOLOGICALLY IMPORTANT FEATURES	46
4.2 THE DESIGN PROCESS	47
4.3 NEIGHBOURHOOD HEIGHT AND MASSING	47
4.4 (1) EASE OF MOVEMENT	48
4.4 (2) PROVIDING A HIGH QUALITY PUBLIC REALM	49
4.5 (1) NEIGHBOURHOOD IDENTITY AND LEGIBILITY	50
4.5 (2) ACTIVE FRONTAGES	51
EVIDENCE IN SUPPORT OF RATING	51
4.5 (3) LOCAL CHARACTER AND IDENTITY	52
4.6 (1) ACCESS TO OPEN GREEN SPACE	53
4.6 (2) ACCESS TO PLAY SPACE AND OUTDOOR SOCIAL SPACES	54
4.7 ENERGY EFFICIENT LIGHTING DESIGN	54
4.8 DENSITY	55
4.9 (1) ADAPTABILITY IN DESIGN OF COMMERCIAL UNITS	56
4.9 (2) MEETING CURRENT AND FUTURE HOUSING NEEDS	57
4.10 'SECURE BY DESIGN' PRINCIPLES	59

TRANSPORT **60**

5.1 (1) FACILITATING A MODAL SHIFT IN TRANSPORT PATTERNS 61
 5.1 (2) VIRTUAL COMMUNICATIONS 61
 5.2 (1) PUBLIC TRANSPORT LINKS 62
 5.2 (2) PROVISION OF SAFE AND COMFORTABLE WAITING AREAS 62
 5.3 (1) CAR PARKING REQUIREMENTS 63
 5.3 (2) USE OF FLEXIBLE CAR PARK SPACE 64
 5.4 (1) PRIORITISED PEDESTRIAN NETWORKS 64
 5.4 (2) CYCLE NETWORKS 65
 5.4 (3) BICYCLE STORAGE 66
 5.5 PROXIMITY OF LOCAL AMENITIES 67
 5.6 (1) TRAFFIC MANAGEMENT PLAN 68
 5.6 (2) RESIDENTIAL / MIXED USE STREETS 69
 5.7 CAR CLUB 69

5.1 (1) ECOLOGICAL SURVEY 72
 5.1 (2) PROTECTION OF SENSITIVE HABITATS 73
 5.2 (1) INCREASING THE VALUE OF SURROUNDING HABITATS 73
 5.2 (2) CREATING ADDITIONAL ECOLOGICAL FEATURES 74
 5.2 (3) WILDLIFE CORRIDORS 75
 5.3 (1) PLANTING 76
 5.3 (2) USE OF NATIVE DECIDUOUS AND EVERGREEN TREES 77

BUSINESS **78**

7.1 COMPETITIVE BUSINESS 79
 7.2 EMPLOYMENT OPPORTUNITIES 80
 7.3 LIVE-WORK PREMISES 80
 7.4 LIFELONG LEARNING 81

Sustainability framework weightings table:

		Best Practice	Good Practice	Minimum
		1	0.7	0.3
P1	1	1	0.7	0.3
P2	0.85	0.85	0.595	0.255
P3	0.7	0.7	0.49	0.21

Sherford – GreenPrint

Climate Change “Excellent”

- Development has been designed to reduce the contribution to flash flooding through incorporation of Sustainable Urban Drainage systems, green roofs, ponds and wetlands, and the use of permeable surfaces
- Two 1.8mW wind turbines within the 207ha Community park to generate between 32 – 41%
- A carbon sink in the form of a permanent native woodland will be planted, on approximately 70 ha of agricultural land, to help offset the balance of emissions
- 75% of buildings will be equipped with solar thermal systems and/or photovoltaic devices generating between 8 and 12% contribution
- Provision of ‘A rated’ energy and water savings appliances in all dwellings
- 80% of the roof area of the whole development used for rainwater harvesting

Sherford – GreenPrint

“Excellent”

Community and Sustainable Lifestyles

- Set-up of the Sherford Community Trust whose aim will be to promote “more sustainable lifestyles”, it will work with all residents/businesses in Sherford and manage many initiatives, including:
 - Car club
 - Community intranet
 - Energy advice
 - Green travel planning
 - Renewable energy and energy reduction projects
 - Sustainable food initiatives
- Development of a sustainable lifestyles pack for all residents covering issues including sustainable travel advice, energy and water efficiency, recycling and environmental technologies installed in the development and dwelling
- Measures to promote and facilitate the production of home-grown food by residents, and an Organic Community Farm and farmers market

Sherford GreenPrint Rating

- Sherford achieved an “Exemplar” rating
- Overall score of 85%

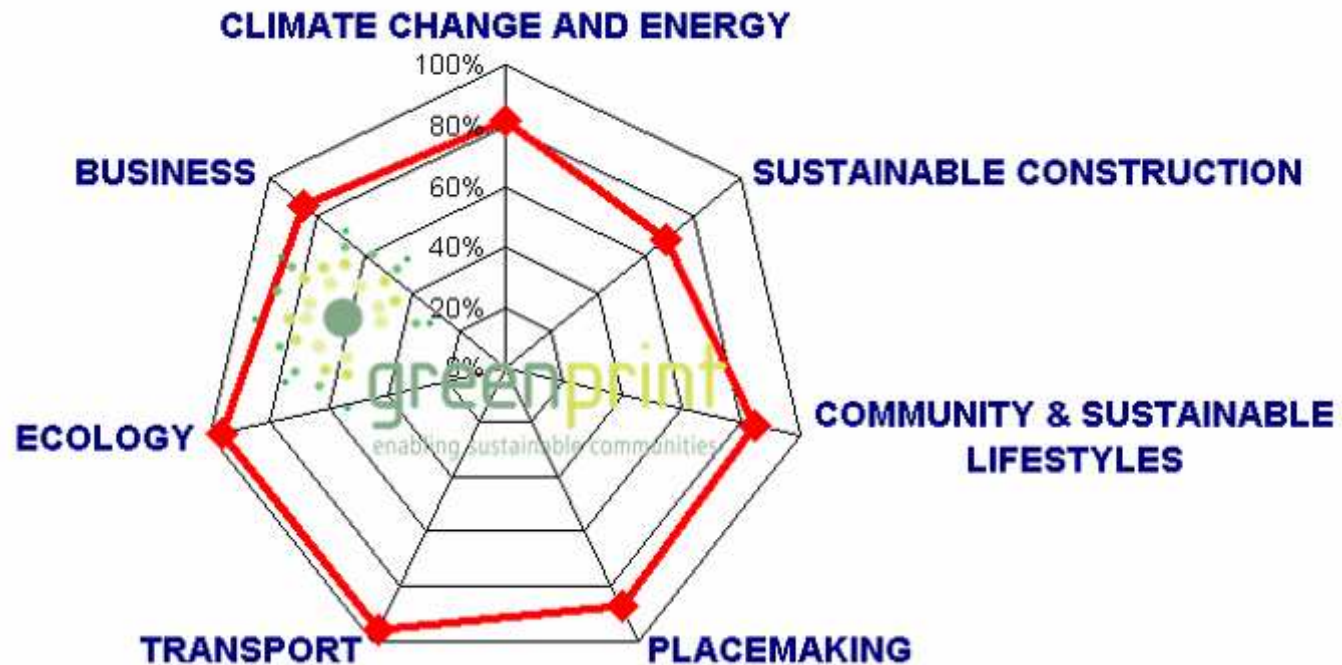
Site: **Sherford, South Hams**

Assessor: **Stuart Blofeld**

Date: **09/03/2007**

Categories		Benchmarks achieved				Maximum possible score	Actual score achieved	%
		Excellent	Very Good	Good	Not Met			
1	CLIMATE CHANGE AND ENERGY	10	4	1	1	14.05	11.44	81%
2	SUSTAINABLE CONSTRUCTION	5	5	3	1	11.3	7.68	68%
3	COMMUNITY & SUSTAINABLE LIFESTYLES	6	0	0	1	6.4	5.40	84%
4	PLACEMAKING	10	4	1	0	13.2	11.54	87%
5	TRANSPORT	11	2	0	0	11.35	10.89	96%
6	ECOLOGY	6	1	0	0	5.65	5.44	96%
7	BUSINESS	2	2	0	0	3.85	3.30	86%
TOTAL SCORE		50	18	5	3	65.80	55.67	85%

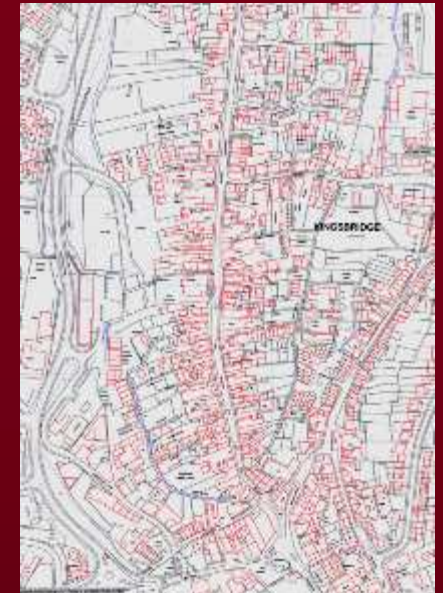
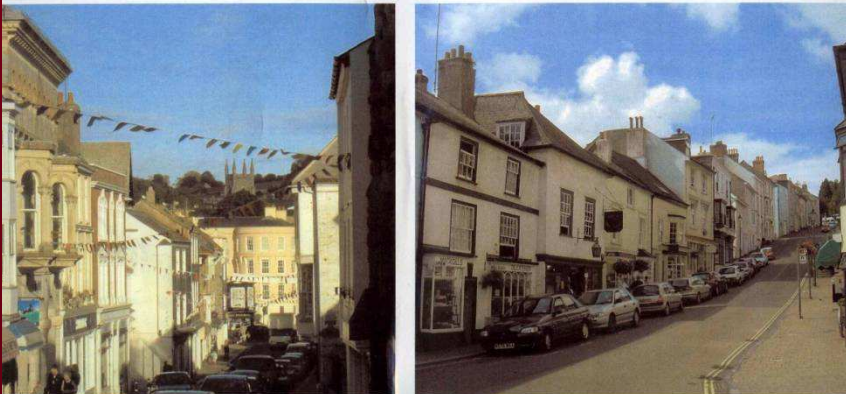
Sherford GreenPrint radar



South Devon: South Devon

A Pattern Book of Urban & Architectural Form

Teignmouth • Shaldon • Totnes • Dawlish • Modbury
Dartmouth • Kingsbridge • Newton Abbot



“Beyond establishing the most elementary foundation for social provision, the idea of ‘designing’ communities remains elusive. Instead there has been a shift to the idea of place and placemaking, which skirts the problem of dimensions and focuses instead on the idea of identity.”

Alexander Cuthbert. *The Form of Cities: Political Economy and Urban Design*

(Name) Crescent

M15.11

Uniform character and composition. Uniform vertical rhythm of openings and views. Continuous floor balconies. Uniform colour.



Type	Specification	Relationship
Part II A	A1.1	Uniform
Part II B	B1	Uniform/regular
Part II C	C1.2	Uniform/regular
Part II D	D1	Regular
Materials		
Materials	Stucco - painted	Regular
Windows	6 over 6 - 2 over 2	Regular
Colour	White CP 2.1, 2.4	Uniform
Gradient Response	Flat	Uniform
Boundary Treatment	L1 spear headed c.a. railings	Uniform
Balconies	c.1 decoration, leaded roof	Uniform/regular
Other elements		
Door	Hardwood & panel CP 6 - 9	Variable

NOTES: In floor balconies not necessary on south side of street where rear south facing caravans may be employed as option.

(Name) Street

M3.14

Stippled double fronted. Prominent porches. Variety of colour from stippled colour base. Prominent palm in gardens.



Type	Specification	Relationship
Part II A	A1.1	Uniform
Part II B	B1	Regular
Part II C	C1.2	Regular
Part II D	D1	Regular
Materials		
Materials	Stucco - painted	Regular
Windows	6 over 6 - 2 over 2	Regular
Colour	Colours CP 4 - 7	Variable
Gradient Response	Slope taken up by each house	Regular
Boundary Treatment	Stonewall with hedge	Regular
Porch	Timber Palwood	Regular/Variable
Other elements		

NOTES: Stippled variant in porch detailing and palms in garden is important.

Samples of spatial composition card



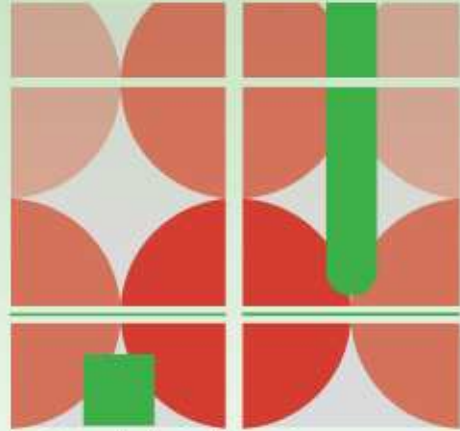


Sherford. An urban extension for Plymouth
A new Market town for the South Hams

*'We are what we repeatedly do.
Excellence is not an act, but a
habit.'*

-Aristotle

ACNU08



Brisbane

**2008 NATIONAL
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FOR NEW URBANISM**

6th – 9th February, 2008

