



HILLHOUSE

MASTERPLAN

June 2016



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INTRODUCTION

I.1 Scope of the project

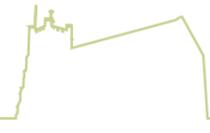
Site aerial



-  Essex County Council
-  Epping Forest District Council

INTRODUCTION

I.1 SCOPE OF THE PROJECT



INTRODUCTION

JTP has been appointed by Epping Forest District Council (EFDC), Essex County Council (ECC) and NHS England Midlands and East (EAST) (NHS England) to prepare a masterplan for a mixed use development on land at Hillhouse, Waltham Abbey.

The site is formed of three main areas:

- Playing fields to the north (owned by ECC) extending to approximately 1.72ha
- Playing fields to the south (owned by EFDC) extending to approximately 1.44ha
- Community centre and circular car park (owned by EFDC) to the south east of the playing fields.

The three partners want to develop the following facilities:

- A new health centre providing new accommodation for the existing Maynard Court Surgery, which has outgrown its current premises.
- An independent living scheme (sometimes referred to as Extra Care) with 1 and 2 bedroom self-contained apartments for people over 55 years old. The scheme will provide access to services to meet residents' individual care needs as well as having a range of communal social spaces.
- A new leisure centre and swimming pool to replace the existing Waltham Abbey Swimming Pool at Roundhills, which in its current condition is financially unviable to bring up to an acceptable standard in the long term. A building condition survey was undertaken and this indicated that repairs, including the

roof and mechanical/electrical systems in particular, would cost a considerable amount of capital to refurbish. It is envisaged that the new centre will include a 25m pool with 6 lanes, plus a learner pool, a studio for movement/dance activities, and a multi-use community space.

- It is proposed that around half of the existing playing fields would be retained as recreation space.

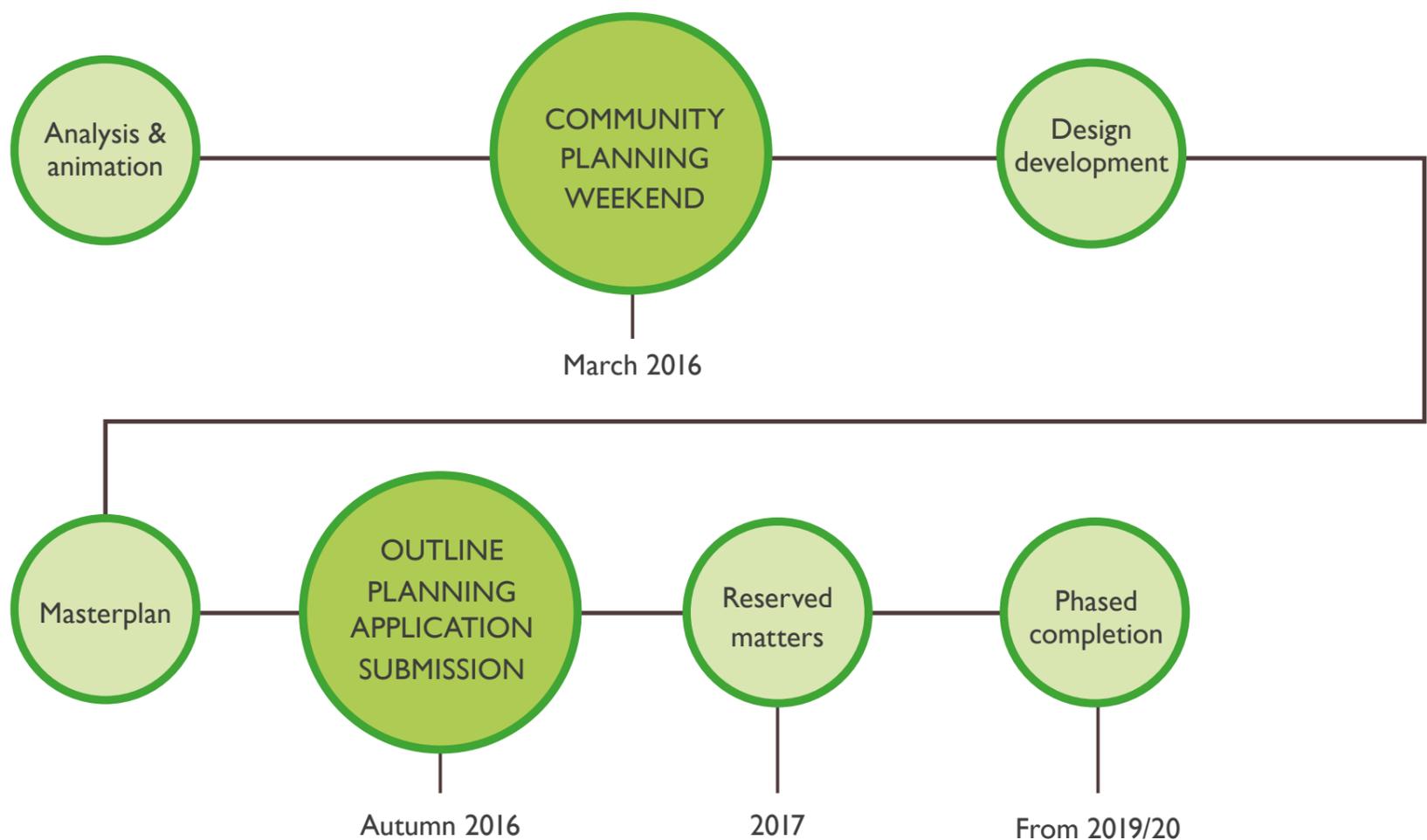
ECC, EFDC and NHS England are working together on masterplanning, but the masterplan is designed to enable each partner to develop out their scheme separately (other than potentially a shared access road off Hillhouse), if one or more of the other components of the scheme either do not come to fruition and to take account of different development timescales.

Engagement with the local community, businesses and organisations with an interest in the project was an important part of the commission. This document explains the stakeholder and community engagement process as well as the site conditions, and illustrates how these factors have influenced the development of the masterplan. It is the intention that the masterplan will form an initial stage in preparation of a planning application.

Background studies undertaken include:

- Topographic survey
- Phase I ecological survey
- Transport/highways
- Open space assessment and statement
- FRA/DIA and sequential search
- A desk-based geotechnical/services report
- Arboricultural Survey

Potential project timeline



2



ANALYSIS

- 2.1 The site
- 2.2 Wider context
- 2.3 Historical analysis
- 2.4 Site analysis
 - Land ownership
 - Land use
 - Building heights
 - Utilities
 - Block structure
 - Front & backs
 - Access & movement
 - Flood risk
- 2.5 Constraints plan

ANALYSIS

2.1 THE SITE



THE SITE

The surrounding area is predominantly low-rise suburban housing built in the 1970/80s. The small local centre and primary school adjacent to the site provide a focus for the neighbourhood. Within the site there is also a disused community centre.

The playing fields can currently be accessed on foot either from Hillhouse, the shopping centre, or from residential development to the west and north.

Vehicular access into the site is from Hillhouse, a tree-lined road which runs along the eastern boundary.

A stream forms the southern boundary of the site and has a pedestrian bridge leading into the local centre.

There is currently a footpath across the centre of the playing fields (running east-west) and around the edges to the north and west.

ANALYSIS 2.1 THE SITE



Hillhouse local shops and disused community centre (left)



The site, looking east



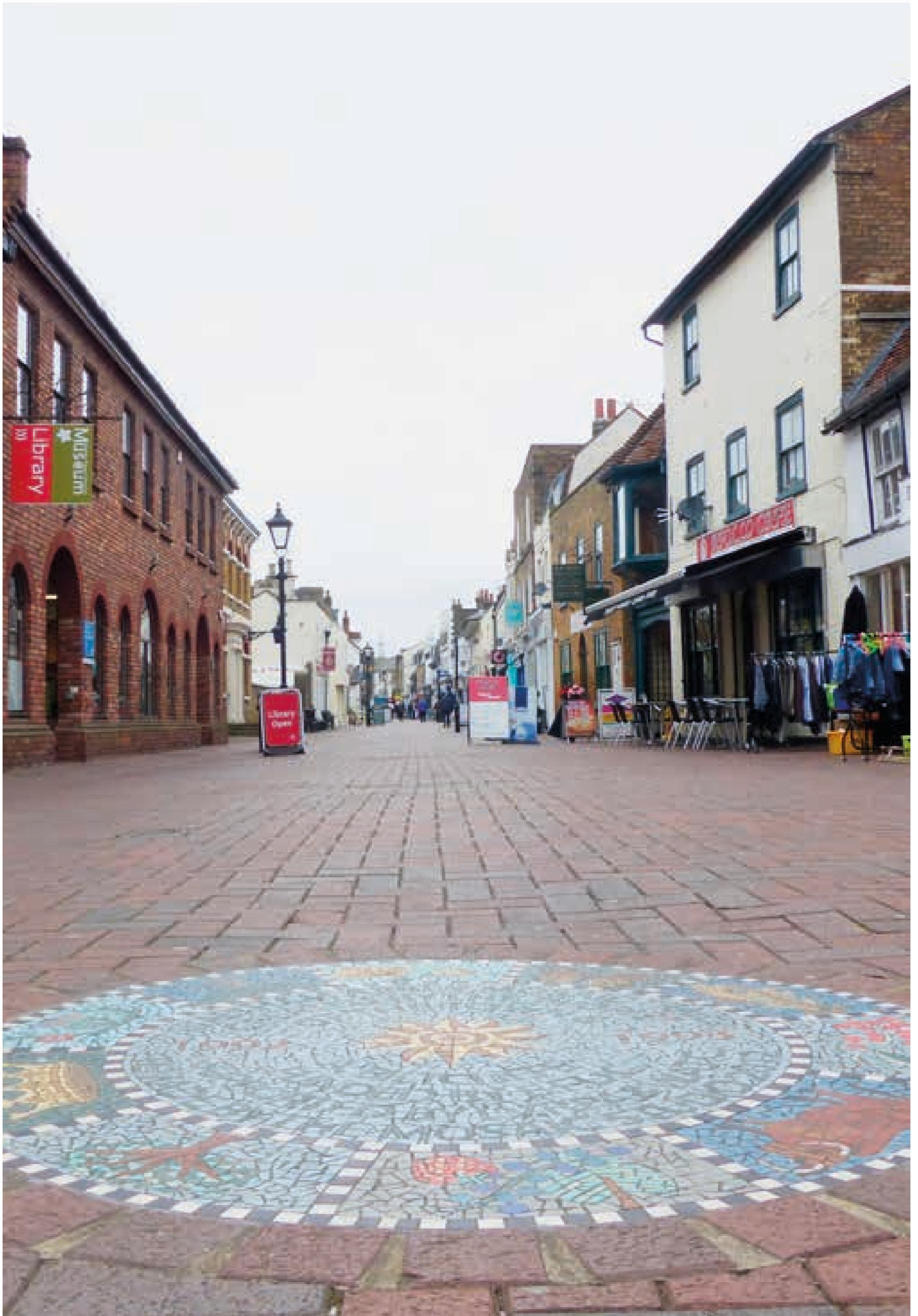
Typical housing in the area



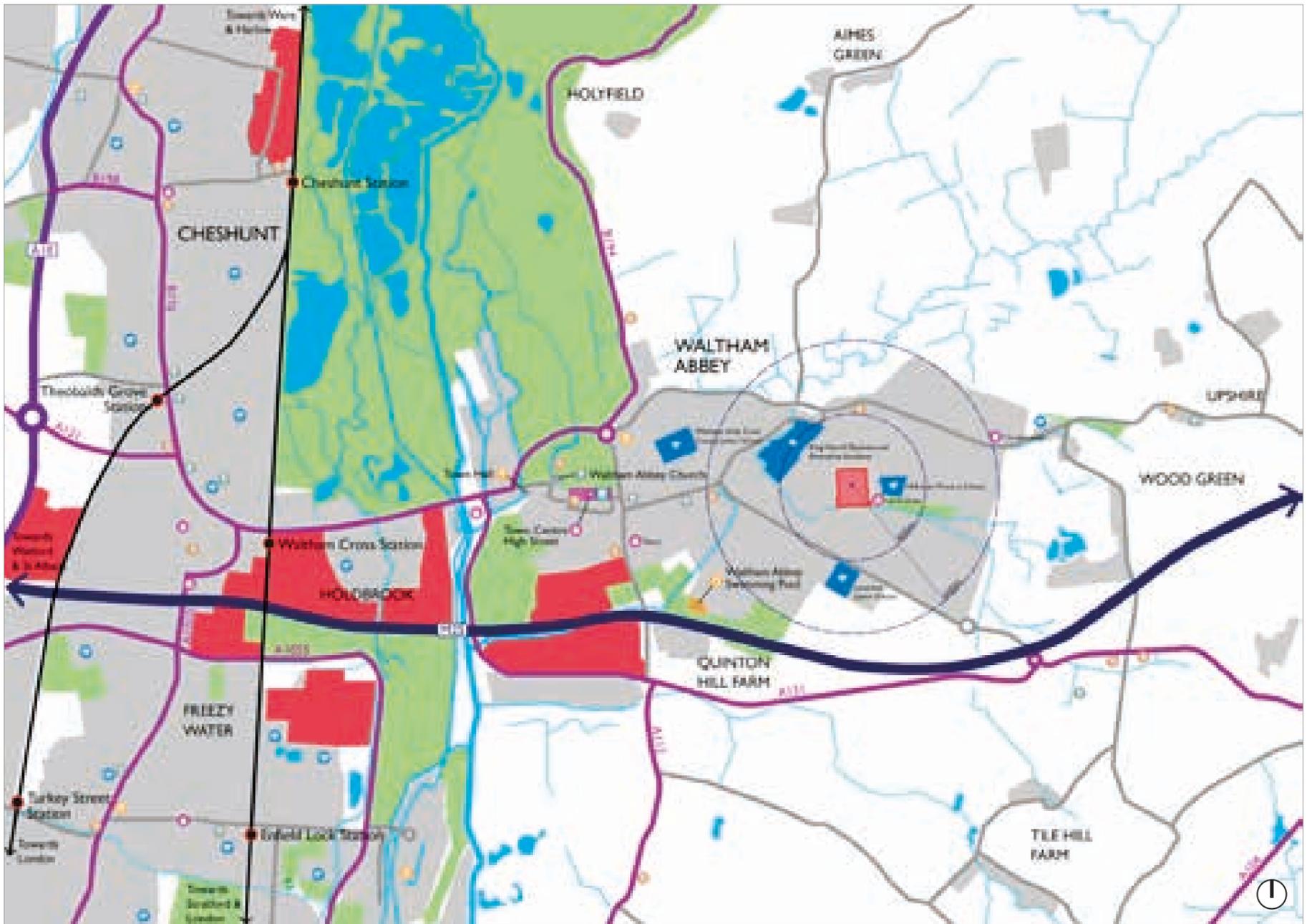
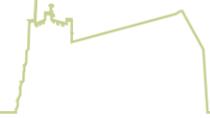
Houses fronting onto the site



Sun Street, Waltham Abbey



ANALYSIS 2.2 WIDER CONTEXT



- Site
- M25
- A Roads
- B roads
- Local roads
- Key open space
- Existing communities
- Watercourses
- Railway
- Walking distance (time)
400 m (5 mins)
800 m (10 mins)
- Ⓜ Police station
- 🌿 Allotment Gardens
- Employment Area
- School
- Retail
- Pub / Restaurant
- Community Facility
- Church

WIDER CONTEXT

Waltham Abbey is a market town in Epping Forest District in the southwest of the county of Essex, 24 km NNE of central London. It lies on the Greenwich Meridian between the River Lea in the west, Epping Forest in the east, and has close access to the M25. The nearest railway station is Waltham Cross.

The town centre high street (Sun Street) is located a 15-20 min walk away, between the Hillhouse site and Waltham Cross station, nearby Waltham Abbey Church. The existing Waltham Abbey Swimming Pool lies south-west of Hillhouse, while many primary and secondary schools populate the area.

ANALYSIS

2.3 HISTORICAL ANALYSIS

WALTHAM ABBEY HISTORY

Early 11th century (1000s)

The recorded history of Waltham Abbey began during the reign of Canute (1016-1035) when standard-bearer, Tovi the Proud, founded a church to house a 'miraculous' cross discovered in Somerset.

After Tovi died, Waltham reverted to the King (Edward) who gave it to Earl Harold Godwinson (later King Harold). King Harold was reputed to have been cured of paralysis after praying before the miraculous Holy Cross.

Late 12th century (1100s)

The church at Waltham was refounded by Henry II. During this time it was granted Abbey status after significant enlargement which included an abbot and multiple canons. It grew to be the richest monastery in Essex.

16th century (1500s)

By order of Henry VIII, the Abbey became the last working abbey or monastery to be dissolved and was partially demolished. The parish church remained for the townsfolk.

17th - 18th century (1600s - 1700s)

Initially the mills set up by the Abbey monks on the Millhead Stream were used for fulling (a step in the production of cloth), and then for producing vegetable oils. Gunpowder production began in the mid-late 1600s.

As the mills expanded upstream, the Waltham Abbey Mills became one of the first examples in the 18th century of an industrialised factory system. In the late 1780s, the Crown purchased the mills.

19th - 20th century (1800s - 1900s)

Horticultural and glasshouse industry flourished during this time with the growing demand for produce for London. Railway and road improvements allowed Waltham Abbey to become a viable place of residence.

The Royal Gunpowder Mills ceased to manufacture explosives in 1945 after being an important production site during both World Wars. It was targeted by a German rocket in March 1945, which instead landed nearby on Highbridge Street. The mills became a research facility prior to closure in 1991 and redeveloped as the Gunpowder Mills Museum.

Following World War II, London faced an extreme housing shortage due to damage from heavy bombing and a rapidly increasing population. The government built many new council estates around the edges of cities during the following decades. The large Ninefields estate built during the 60s and 70s was one such development.

21st century (2000s)

Waltham Abbey continues to grow with housing and commerce. Recently, the largest Sainsbury's distribution centre in southern England was built just south of the M25.

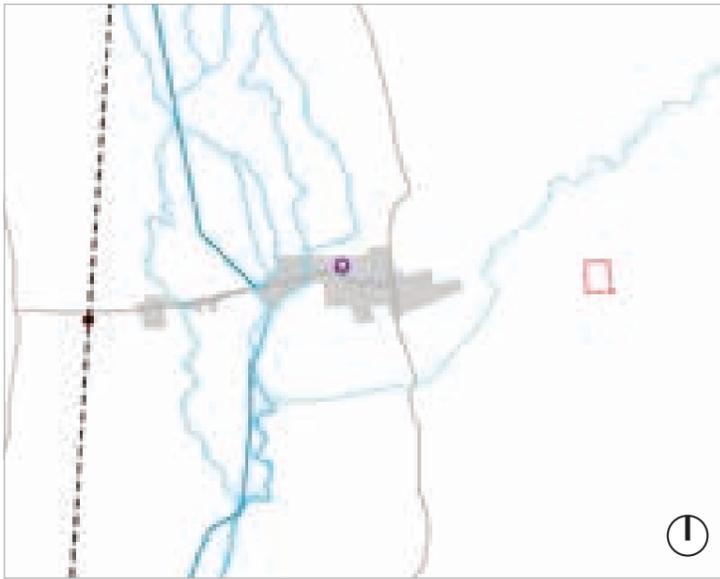


Waltham Abbey Church

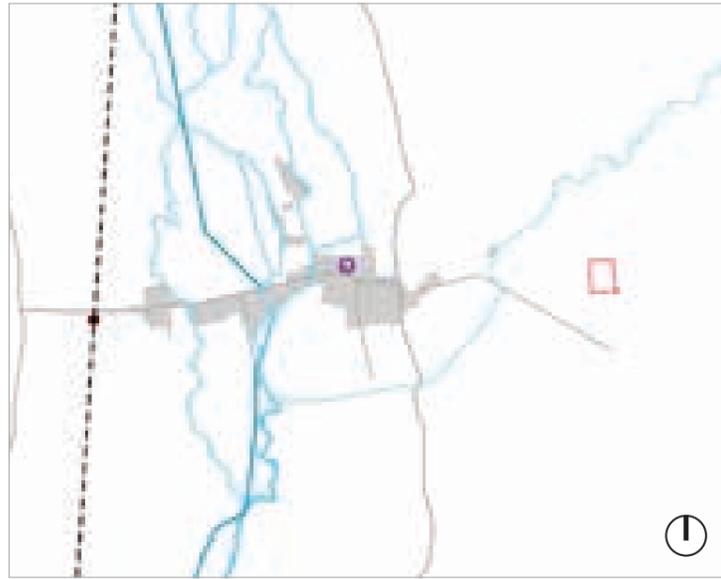


The Royal Gunpowder Mills

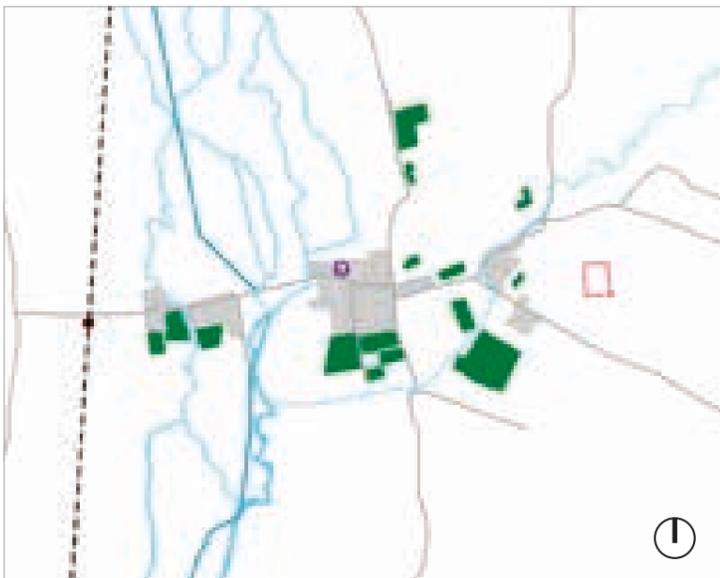
ANALYSIS 2.3 HISTORICAL ANALYSIS



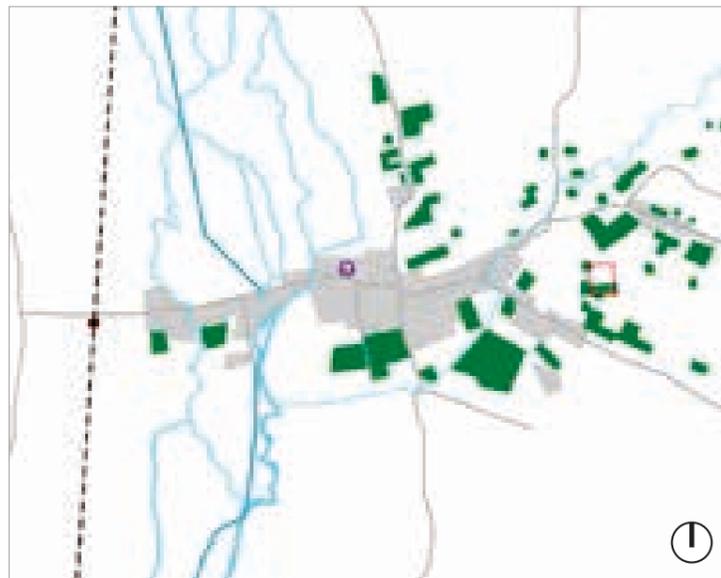
1883



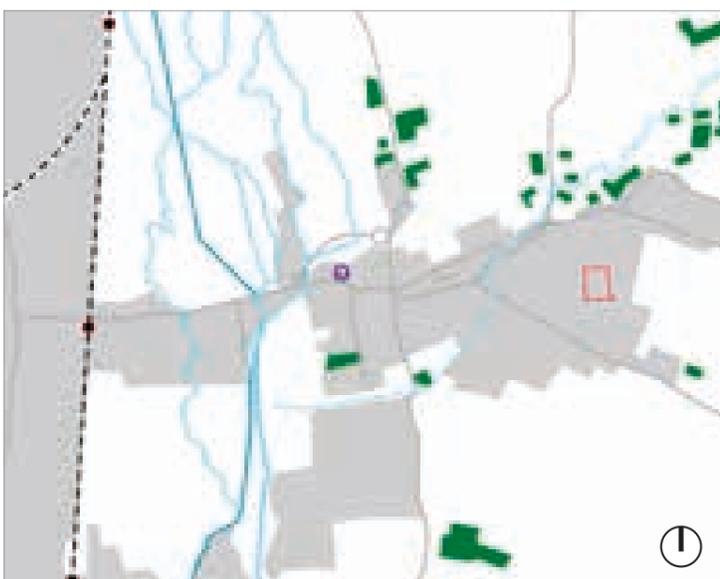
1897



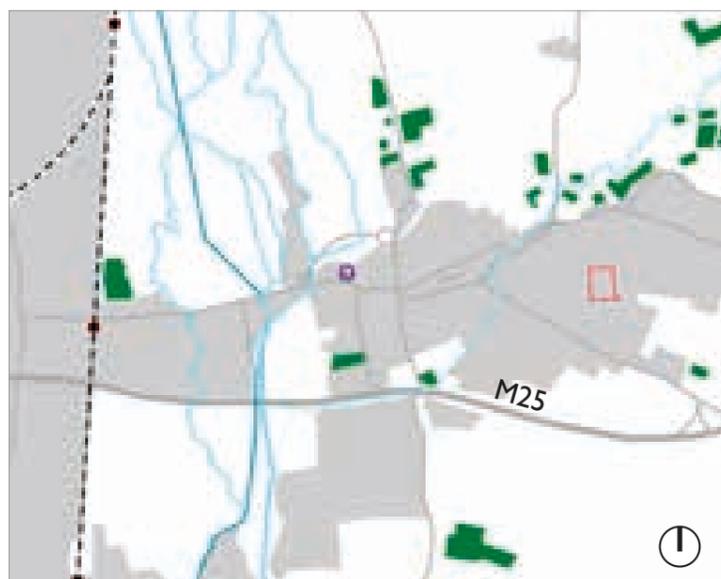
1923



1935



1976

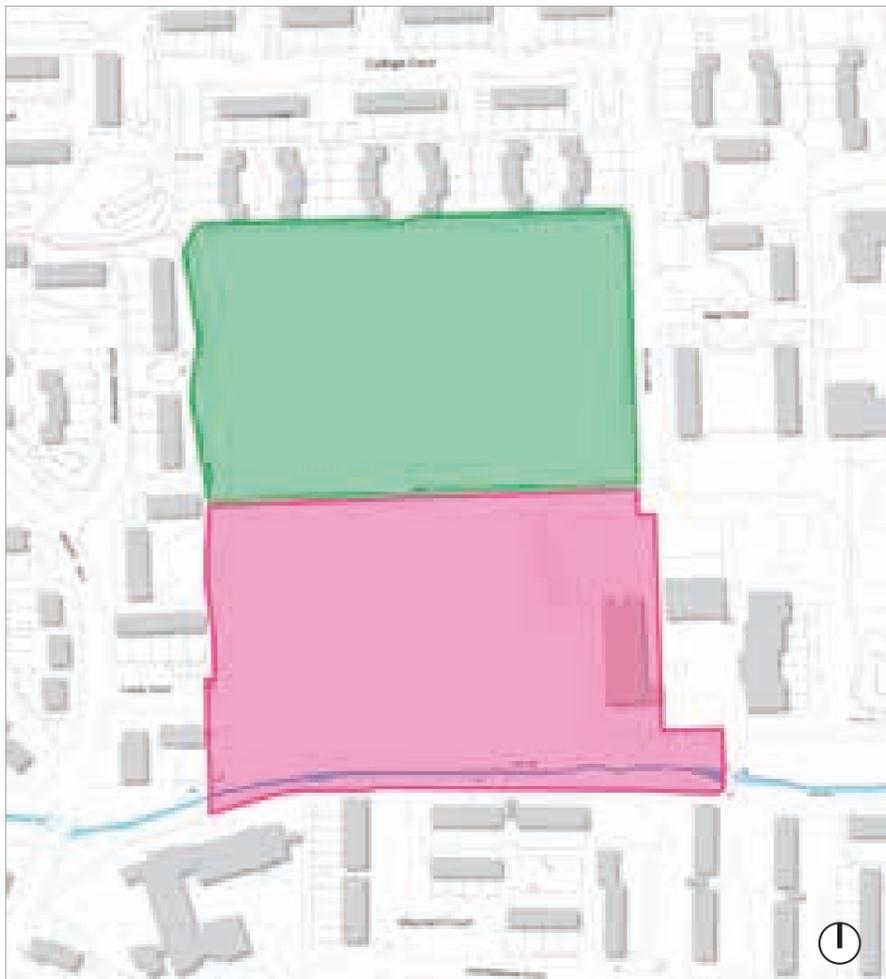


1991

-  Site Location
-  Waltham Abbey Church
-  Watercourses
-  River Lea Navigation
-  Railway
-  Railway station
-  Settlement
-  Nurseries / Allotment Gardens

ANALYSIS

2.4 SITE ANALYSIS



LAND OWNERSHIP

Ownership of the site is split between Essex County Council (ECC) and Epping Forest District Council (EFDC).

ECC own the land north of the footpath / public right-of-way, while EFDC own the land south of the footpath, including the site of a disused community centre.

- Essex County Council (~1.7 Hectares)
- Epping Forest District Council (~1.9 Hectares)



BUILDING USES

The surrounding area is predominantly suburban housing. There is a small cluster of independent retailers which form the local centre with residential accommodation above, the majority of which are let on long leases under the Right to Buy, with the remainder occupied by EFDC tenants.

Adjacent is the disused community centre (within the EFDC site boundary) and nearby Hillhouse Primary School.

Two sheltered housing schemes also exist within the immediate vicinity of the site.

- Residential
- Disused community centre
- School
- Care home
- Retail

ANALYSIS

2.4 SITE ANALYSIS



BUILDING HEIGHTS

While there are some taller 3 storey buildings in the immediate area, the site is predominantly surrounded by 2 storey buildings.

- 1 storey
- 2 storeys
- 3 storeys



UTILITIES

Existing utilities lines fall largely outside of the site boundary with the exception of some encroachments along the western and southern boundaries, and around the disused community centre.

- Telecommunications
- Water Pipes
- Surface Water Mains
- Combined Sewer
- Foul Sewer
- LP Gas Mains

ANALYSIS

2.4 SITE ANALYSIS



BLOCK STRUCTURE

Block structure varies across the immediate context of the site. Typically, buildings provide little active frontage to the street edge, instead facing the site, inwards towards courtyard-like arrangements, or having no ground floor street frontage at all (e.g. where parking garages are located at ground).

Hillhouse's local centre is a prime example of this inward-facing arrangement, where the entire perimeter of the block is inactive frontage / exposed boundary.

Only slightly west, housing represents a more typical/traditional block structure where active frontage, e.g. the front door, is on the street.

- Active Building Frontage
- - Inactive Frontage / Exposed Boundary



FRONTS & BACKS

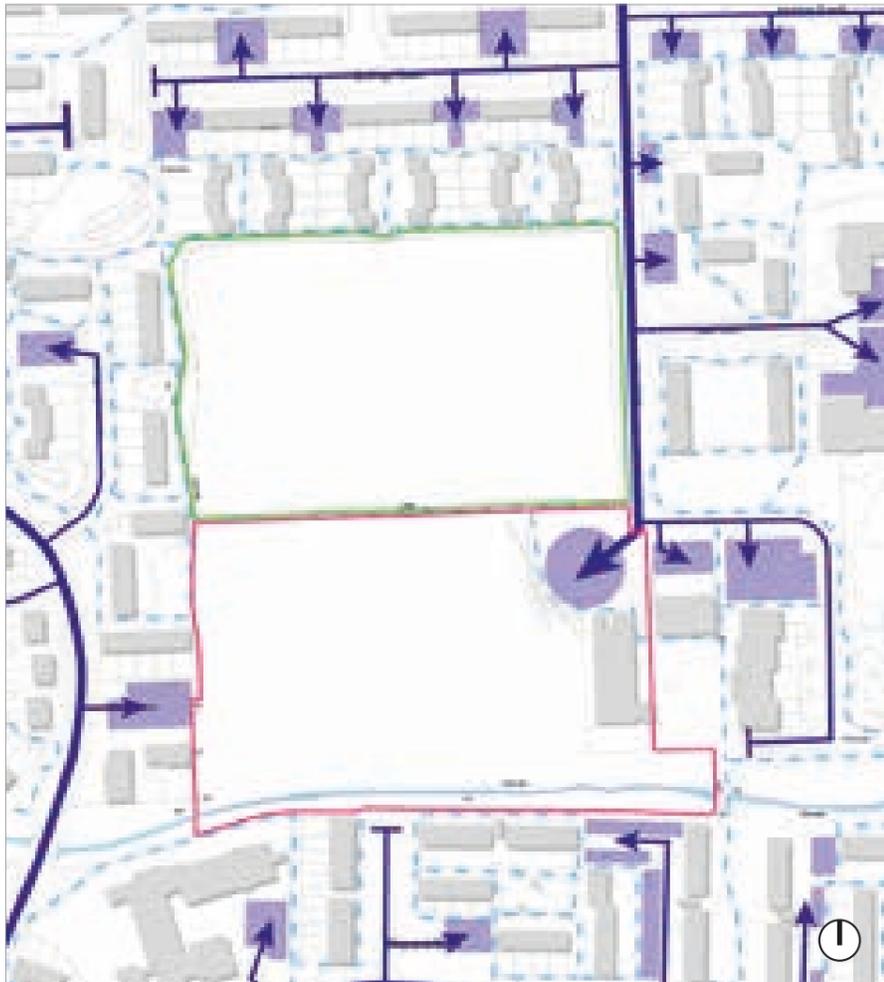
This diagram specifically shows the position of front doors and back gardens, and their relationship to each other and to the street.

As above, it illustrates that front doors often face each other in closer courtyard-like arrangements, while back gardens are located on the street.

- - Front doors
- Back gardens

ANALYSIS

2.4 SITE ANALYSIS



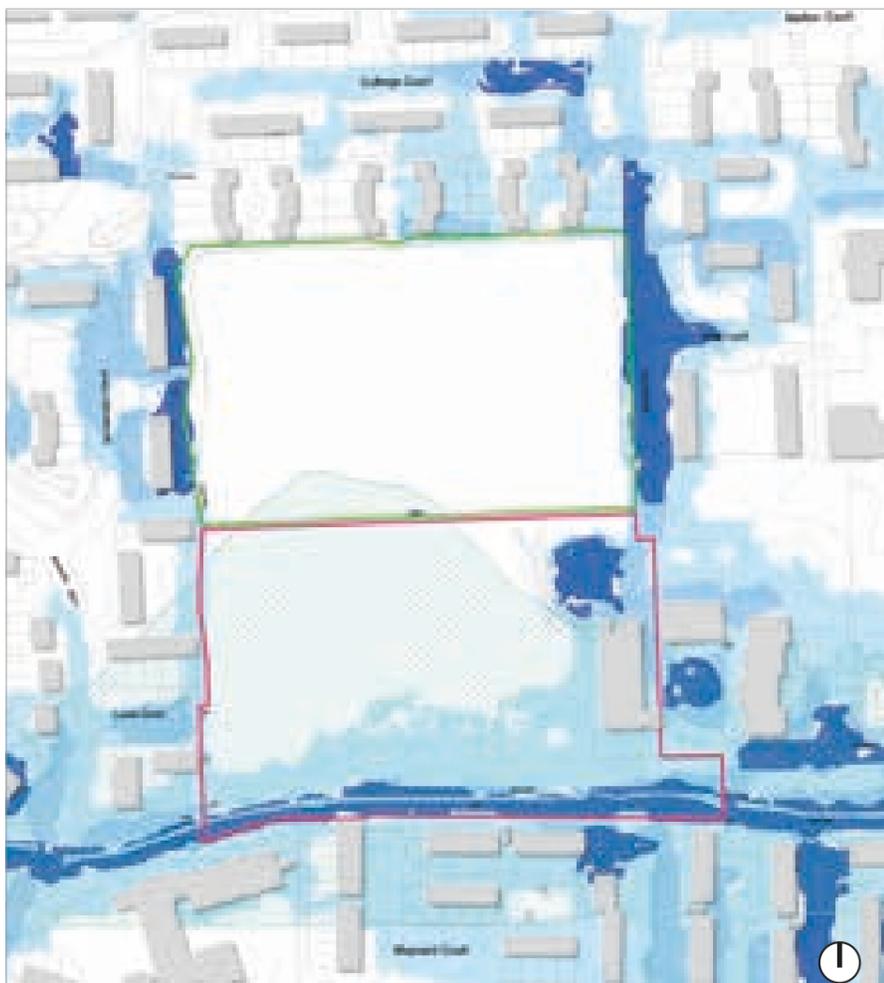
ACCESS & MOVEMENT

Primary vehicular access into the site is from the north via Hillhouse Road. There is no immediate access from the south, including no vehicular access over the bridge south of the shops.

The pedestrian network has a high level of connectivity across the wider context of the site, including a pedestrian-only footbridge across the stream. Footpaths border and provide access to the site on all sides except in the south-western corner.

Parking provision for the site is limited, and shared with adjacent retail.

-  Secondary Road
-  Tertiary Road
-  Parking Areas
-  Key Pedestrian Routes



FLOOD RISK

There is some risk of flooding from both surface and fluvial water. This risk is mostly contained within EFDC's site boundary, with little chance of flooding on ECC's land.

The circular carpark associated with the playing fields / disused community centre shows a higher risk of flooding.

Consideration has been given to alternative potential sites outside of Flood Zone 2 for the leisure centre, through a 'sequential test' and no suitable/deliverable sites have been identified.

- Flood risk area - Surface Water Extent**
 -  1 in 1000 year event
 -  1 in 100 year event
 -  1 in 30 year event
- Flood risk area - Fluvial (River) Water Extent**
 -  Between 1 in 100 years, and 1 in 1000 years event

Existing brook along southern edge of site boundary



ANALYSIS 2.5 CONSTRAINTS PLAN



- Essex County Council (ECC)
 - Epping Forest District Council (EFDC)
 - Steep bank
 - Existing trees
 - ➔ Primary road access to site
 - - - Existing pedestrian footways and footpaths
 - Existing stream
 - Existing buildings
 - ➔ Sensitive views into the site
 - X Existing community centre to be demolished
-
- Flood risk area - Surface Water Extent**
 - Flood Zone 1 - 1 in 1,000 year event
 - Flood Zone 2 - 1 in 100 year event
 - Flood Zone 3 - 1 in 30 year event
 - Flood risk area - Fluvial (River) Water Extent**
 - Land having between a 1 in 100 and 1 in 1,000 annual probability
 - Topography**
 - 28m
 - 29m
 - 30m

3.



STAKEHOLDER
AND COMMUNITY
ENGAGEMENT

COMMUNITY ENGAGEMENT

3.1 COMMUNITY PLANNING WEEKEND

STAKEHOLDER WORKSHOP

On 18 February 2016 JTP organised and facilitated a Stakeholder workshop. Representatives from Essex County Council (ECC), Epping Forest District Council (EFDC) and the National Health Service (NHS England) attended along with local councillors, representatives from Waltham Abbey Town Council, Residents' Associations and the GPs from Maynard Court Surgery.

SUMMARY OF KEY ISSUES

Partnership Working

ECC, EFDC and NHS England see the Hillhouse project as a great opportunity for partnership working to deliver enhanced facilities within Waltham Abbey.

Health Centre

The proposal to improve the doctor's surgery was welcomed and will provide a modern health facility in line with latest Department of Health Guidance to enable delivery of a wider range of services for the benefit of the local community. The new premises will also provide the opportunity for the practice to increase GP and nurse training on site. Due to the severe lack of space at the current facilities, the new health centre needs to be operational as soon as possible.

Leisure Centre and Swimming Pool

The provision of a new leisure centre was agreed to be a great benefit. The existing centre at Roundhills is well liked but outdated and would benefit from more studio space for classes. The location in Hillhouse was also seen as an opportunity to improve the viability of local shops and to re-provide some community meeting space. There was some concern about the impact on Roundhills of losing the facility. The likely decrease in trade for the Roundhills local shops was also of concern.

Open Space

Loss of open space was naturally of concern. However many people saw the redevelopment as an opportunity to improve the quality of the open space and to include more varied provision for activities. The area around the watercourse was seen as an opportunity to create a more attractive focus for the neighbourhood. Compensatory recreational facilities will be created elsewhere in the District to reflect the reduction in the amount of existing informal recreational provision as a result of the development proposals.

Impact on Residents

Increased traffic both during and after construction was mentioned and minimising impact needs to be considered. This is of particular significance as vehicular access to the site is restricted by the watercourse to the south and because the construction may spread over some time. The provision of good walking, cycling and bus routes is important in reducing the car traffic to the local centre.

Older People's Housing

The independent living scheme for older people will provide self-contained 1 and 2 bedroom apartments for people over 55 in addition to some communal facilities such as resident's lounges, hobbies rooms, treatment rooms and hairdressing facilities. It is too early to identify what additional facilities may be provided at the scheme but they could potentially include meeting spaces and a café/restaurant. Opening up some aspects of the scheme could help decrease the sense of isolation that can be a problem with specialised housing for older people.

Within Epping Forest District there is currently an identified need of around 240 independent living homes, of all tenure types, for older people.



COMMUNITY ENGAGEMENT

3.1 COMMUNITY PLANNING WEEKEND



COMMUNITY PLANNING EVENT

On Friday 18th March 2016 and Saturday 19th March 2016, JTP held a Community Planning Weekend with an exhibition and participatory workshops.

Prior to the Community Planning Weekend JTP had meetings and informal discussions with the following people to get their views and also encourage attendance at the workshops.

- Waltham Abbey Swimming Pool Staff
- EFD Swimming Club committee
- Other Waltham Abbey Swimming Pool users
- Hillhouse Primary School Council
- Shopkeepers from the parade
- Shoppers using the parade

Around 85 people in total were involved the pre-event discussions and several also came along to the CPW events.

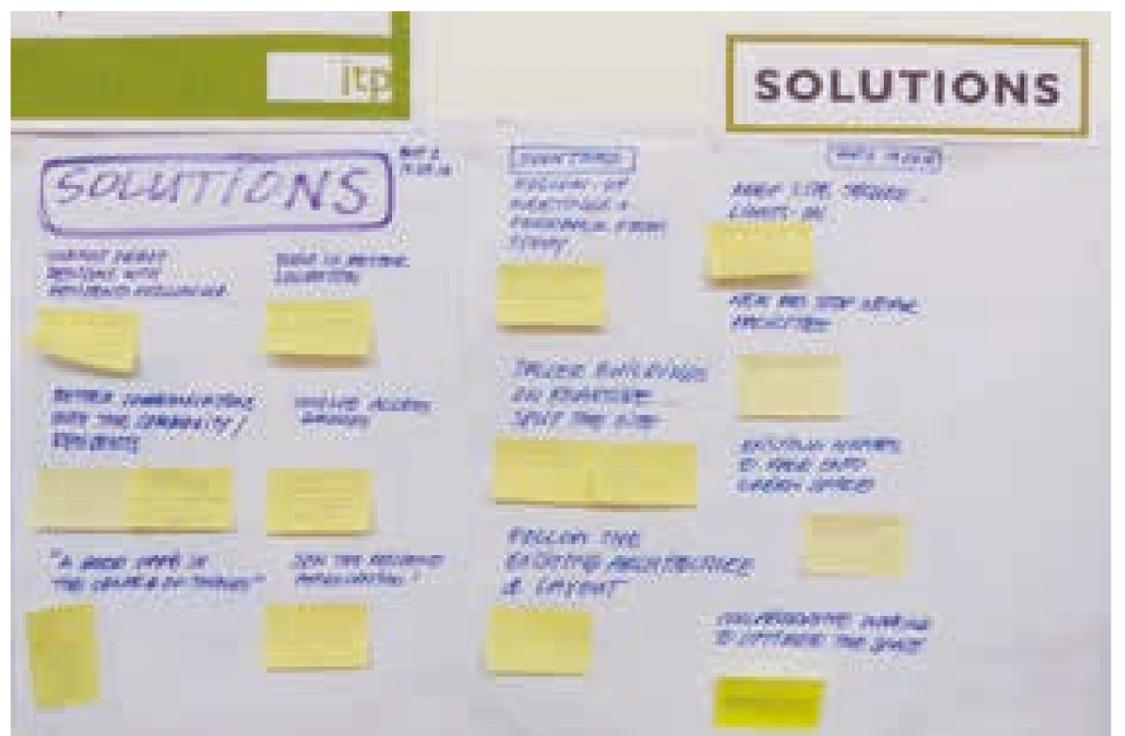
Around 140 people attended the exhibition and community planning workshops.



COMMUNITY ENGAGEMENT 3.1 COMMUNITY PLANNING WEEKEND

POST-IT NOTE WORKSHOP

The Saturday workshops included facilitated group discussions where participants were encouraged to voice their concerns about and aspirations for the Hillhouse project.



COMMUNITY ENGAGEMENT

3.1 COMMUNITY PLANNING WEEKEND



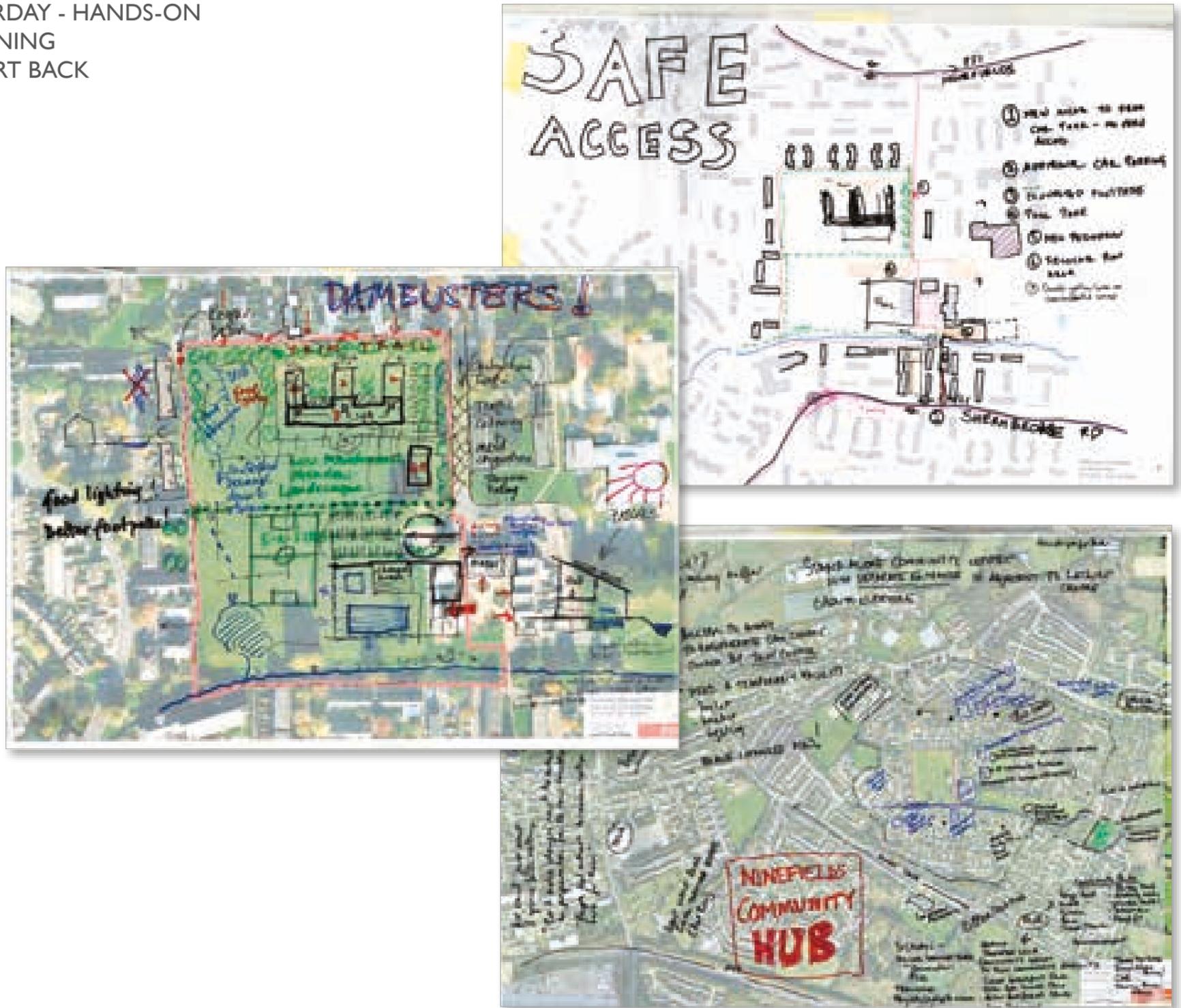
HANDS ON PLANNING WORKSHOP

This was followed by Hands on Planning workshops where smaller groups developed ideas for the layout of the new facilities and associated open space. Each group then reported back their proposals.



COMMUNITY ENGAGEMENT 3.2 COMMUNITY PLANNING WEEKEND KEY THEMES

SATURDAY - HANDS-ON
PLANNING
REPORT BACK



3.2 COMMUNITY PLANNING WEEKEND KEY THEMES

COMMUNITY ENGAGEMENT



Waltham Abbey desperately needs housing.

It will be terribly close to where I live – I don't want it.

Things have got to change – it would do a lot for this community.

The pool is 20 years past its sell by date. We keep patching up the building so it should last a few more seasons - but I'd like to move before it collapses on us!

This development is going to affect people who live on the perimeter whether they like it or not.

It's nice to see the Council spending money on this estate, putting money into new facilities here.

I'm all for it (Independent Living) - there are people in their 80s who live in three bed houses that they really don't need.

DEVELOPMENT AT HILLHOUSE

Many long-term residents of the Ninefields associate the playing field with their home environment and quality of life. They are protective of the open space and concerned about change. New medical and leisure facilities would nevertheless be welcomed by a lot of people, including children, swimming pool users and local businesses; also by those who recognise the existing pool needs replacing and that the Council could make use of the Roundhills site for building new housing. There was some support for the provision of Independent Living apartments, but their specific location, layout and height needs to be carefully considered in relation to neighbouring houses.

Make sure it fits

We don't want a building that's an eyesore to the surrounding homes.

You've got to keep greenery - this is the only green space on the estate.

Green spaces are important for quality of life, so we mustn't lose it.

It's important to have something that keeps us fit but is sociable too.

We look at the green now, that's what we see. We want to avoid a wall.

It's the look and finish of materials that matters. We need them to be as compatible as possible.

CONSIDERATION OF EXISTING NEIGHBOURS AND USERS

How the scheme is designed will be integral to local residents' acceptance of change. As far as possible, new buildings should be set away from existing housing, taking account of existing views. The remaining green space should be designed with sufficient open space for dog walking and informal children's play, such as kick-about football, together with running routes. The new facilities need to be affordable to local people and the construction of the new buildings must be sensitively managed to impact as little as possible on nearby residential amenity.

COMMUNITY ENGAGEMENT

3.2 COMMUNITY PLANNING WEEKEND KEY THEMES

Healthy spaces create healthier lives.

We can't afford to be a sick nation - design a space where people can live healthy lives.

The surgery's got character - as an estate agent might put it - but I need another reception. I want to attract more staff. I need to get GP training. I want to have new blood here. There's so much to do. (Dr. Perry)

If you close the gym people will go elsewhere.

HEALTHY LIVING

There was a positive response by local residents for a new Health Centre.

Dr Perry from the Maynard Court Surgery contributed to the workshop discussion and explained the needs of the practice, including provision of GP training.

It was agreed that new facilities could help promote healthier living. Suggestions included space for yoga and Tai Chi, acupuncture and massage, and the inclusion of an outdoor gym.

Existing swimming pool users were keen that the new pool should have a gym as well as fitness facilities.

It's a huge area but it doesn't look cared for.

Who is responsible for cleaning the stream? But people shouldn't be throwing things in it in the first place.

Big space needs care.

The place needs lightening up.

If it's going to be all singing, all dancing facility, it will need some security.

ENVIRONMENTAL IMPROVEMENTS – PROMOTING A SENSE OF PRIDE

It was felt that the ongoing management and maintenance of open space and stream will be a key element of the redesign of the site. Issues of flooding, drainage and subsidence should be addressed.

The stream is a currently neglected local asset, and the reshaping of the landscape and improved management of the stream could help with the water management and enhance the local environment.

There are opportunities to involve the local community, including young people, in this project and future environmental management. Improved lighting and a focus on security will be needed to discourage litter, graffiti, low-level crime and antisocial behaviour.

3.2 COMMUNITY PLANNING WEEKEND KEY THEMES

COMMUNITY ENGAGEMENT



Bus access is brilliant for this venture.

There's already traffic chaos caused by the school drop off.

Car parking is an issue.

People are lazy, they won't walk, they'll drive everywhere.

Safety should be at the top of the list.

Safety is important, especially on the roads. The estate is full of pensioners; some are blind and find it difficult to cross the road.

I love the idea of a gym, it's a good idea... but what about the parking?

GETTING AROUND – TRAFFIC AND PARKING

The new swimming pool and leisure facilities will bring people from beyond Ninefields and although users of the new amenities will benefit from existing local bus services, sufficient parking will also be needed.

Participants felt that in the longer term, consideration may be given for separate parking provision to the south for people coming via Shernbroke Road - but this would be subject to a technical assessment, the associated costs and availability of funding.

Access to the facilities and appropriate road safety will be a key component of the design, especially in relation to children and frail and elderly residents.



I'm all for what's going to go up here. It will certainly help the local businesses.

Closure of the community centre has had a massive effect on footfall around here.

A café can help connect the community.

SUPPORTING THE LOCAL ECONOMY

The shops and businesses are felt to be important and popular community resource.

Many residents meet and greet in Hillhouse Parade and would welcome a café to provide an additional community amenity. The proposed new facilities will increase footfall in due course, but some shop owners are concerned at the low footfall now (since the closure of the Community Centre) and the time lag before they will benefit from new customers.

In the longer term, if it practically possible, it was felt that the shops could benefit from a face lift to ensure they are not seen as a 'poor relation' to the new facilities.

COMMUNITY ENGAGEMENT

3.2 COMMUNITY PLANNING WEEKEND KEY THEMES



COMMUNITY SPACE AND RECREATION FACILITIES

The closure of the Community Centre has highlighted the need for a flexibly designed space that is capable of providing for multiple activities. Workshop participants expressed the desire for a temporary community facility now, to make use of the support that is available. They felt that the future community space, including a local meeting room, should ideally be managed separately and not shared by sport and exercise activities. Existing swimming pool users are very keen to see the friendly ambiance of the existing pool at Roundhills replicated at the new pool at Hillhouse. The new pool could be designed to include elements that are “fun” for children, as well as being a venue for tuition and competitive swimming. Some youngsters say they are bored and crave a more vibrant local neighbourhood.



ENGAGING THE COMMUNITY, BUILDING TRUST

Many participants in the community planning process welcome the fact that significant investment is being proposed for Ninefields.

However, perhaps because communication with the local authority is perceived to have deteriorated recently, many members of the community feel the proposals have been imposed on them.

The circulation of rumours adds to a sense of unease and uncertainty.

Continuing to engage with and update the community as the scheme progresses will be a positive way to build the trust of local people that the project that can bring many benefits to the area.

3.2 COMMUNITY PLANNING WEEKEND KEY THEMES



Now is a good time to get together as a community to discuss change and what we need.

I do see an opportunity for something to change, but we need to work together.

We want to be involved all the way through the design stages of the new pool. We don't want to find that poor decisions have been made so we find we've shot ourselves in the foot before we even move in. (Staff of Waltham Abbey Pool)

WAY FORWARD

How the new facilities and surrounding environment are managed will be an important factor in the development's success.

Staff from the existing Waltham Abbey Swimming Pool in Roundhills suggested that the designers of the new pool would benefit from, and should make use of, their experience and expertise of operating the existing pool.

There is a need for a community focus to bring people together and to build on the momentum kick-started by the community planning process. This could be provided by an early environmental project.

Good communication and keeping local people informed and engaged will be a key element of the 'way forward'.

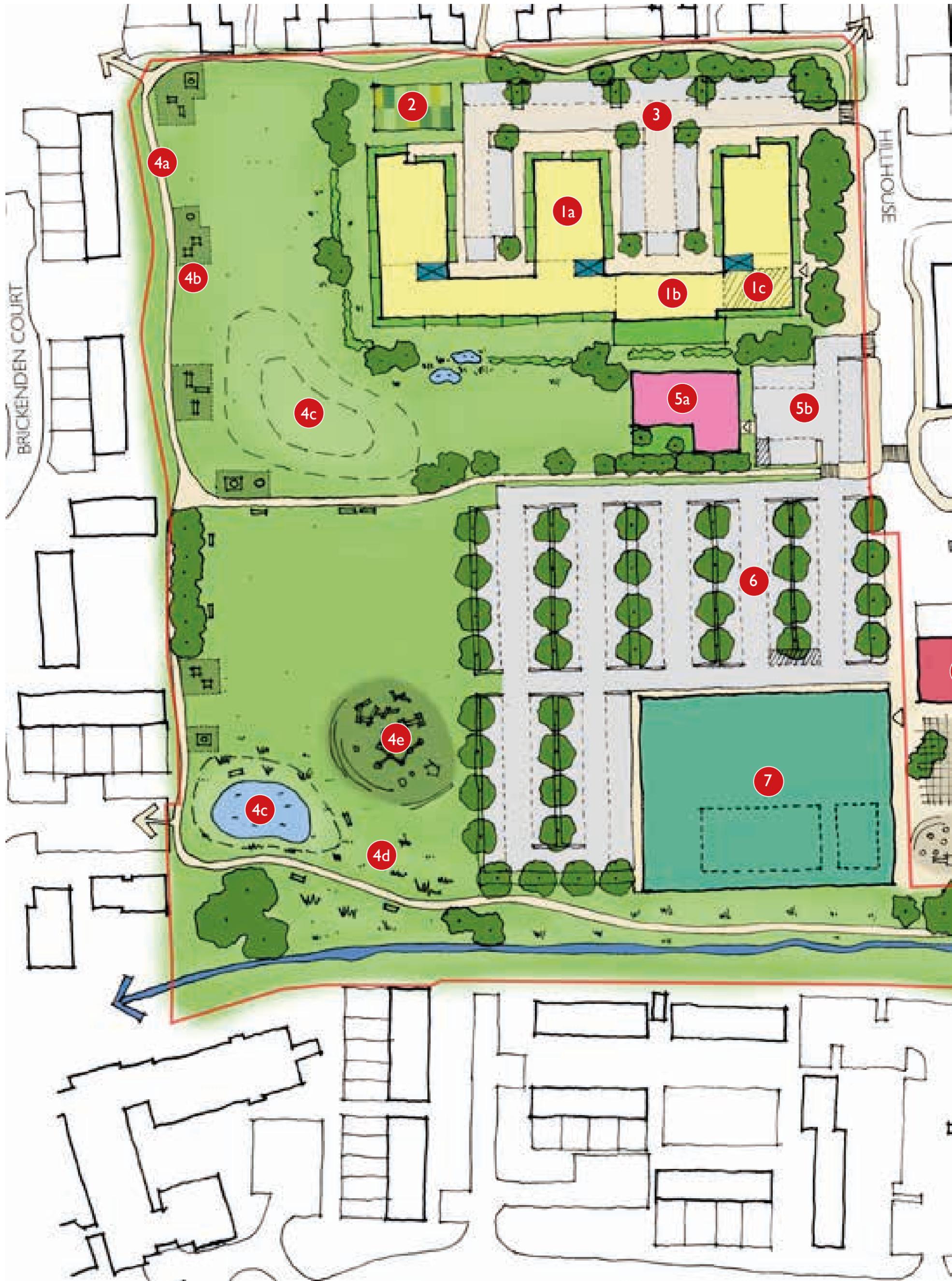
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○



MASTERPLAN

- 4.1 The Masterplan
- 4.2 Concept Illustrative Masterplan
- 4.3 Site Section
- 4.4 Masterplan with development sites
 - Leisure Centre / Swimming Pool
 - Independent Living
 - Health Centre



MASTERPLAN

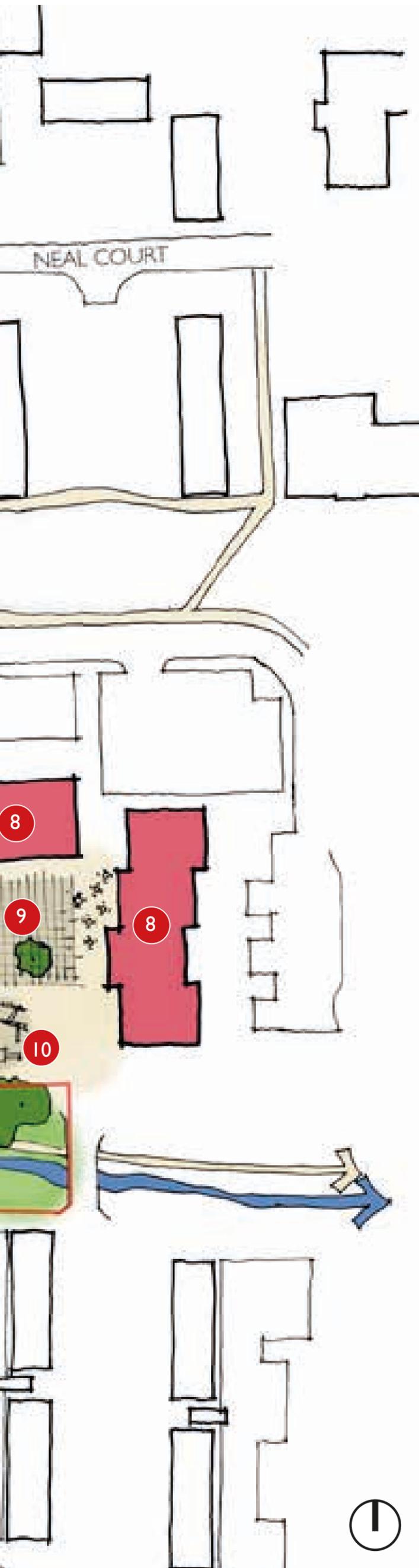
4.1 THE MASTERPLAN

The masterplan reflects many of the ideas generated at the stakeholder workshop and the community planning weekend. It demonstrates that the proposed facilities and associated parking can be accommodated on the site whilst respecting the views from existing homes and retaining substantial open space for recreation. It has also been developed in a way to enable different components of the proposed development to be completed on different timescales, if necessary, due to funding or other reasons.

The masterplan includes ideas for the open space such as the enhancement of the area alongside the stream and the provision of play areas. New footpaths are included to improve pedestrian access to the new facilities and to create a circular route or trim trail with stations for outdoor gym equipment along the way. Shallow attenuation basins will form an integral part of the informal landscaped areas to the north and south of the scheme.

The leisure centre / swimming pool is located to the south with its entrance facing the existing square so that businesses in the parade should benefit from increased exposure to footfall and passing trade.

The independent living scheme is located to the north with a potential café located on Hillhouse adjacent to the new health centre.



KEY

□ Site boundary

1a Independent living (60 units)

1b Resident's lounge

1c Potential café

2 Raised bed gardens

3 Independent living parking (36 spaces + 10 disabled)

4a Footpath

4b Trim trail / outdoor gym

4c Attenuation basin

4d Natural landscape

4e Play area

5a Health centre

5b Health centre parking (12 spaces + 3 disabled)

6 Public parking (180 spaces)

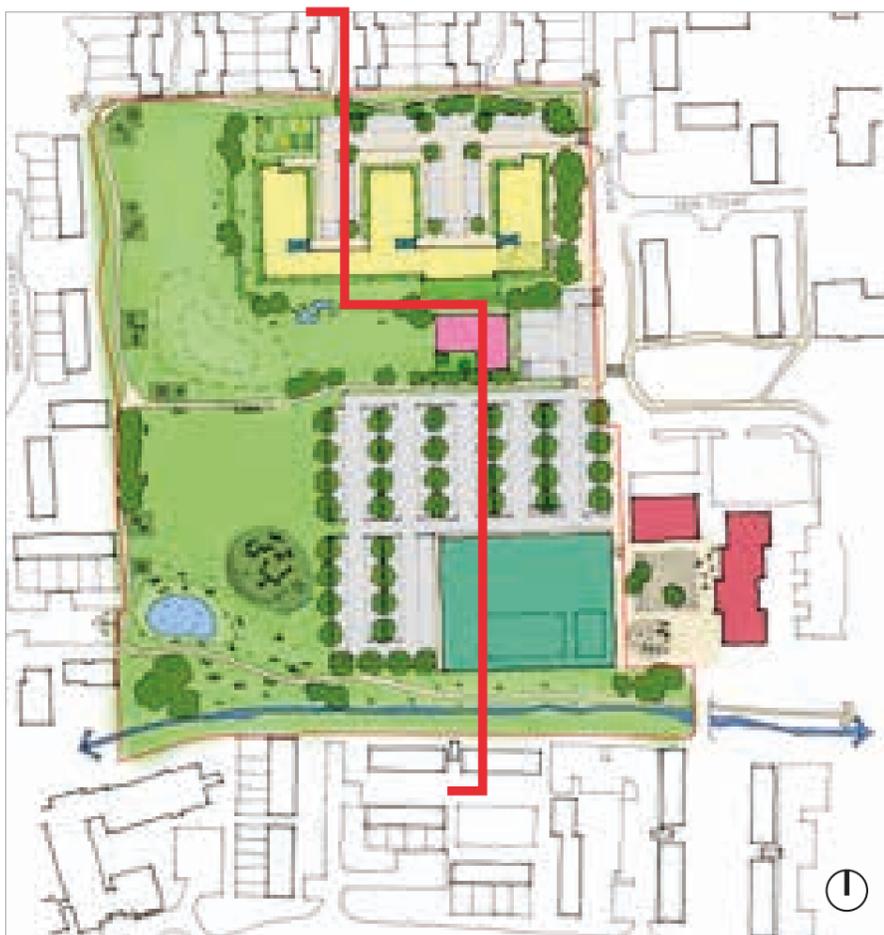
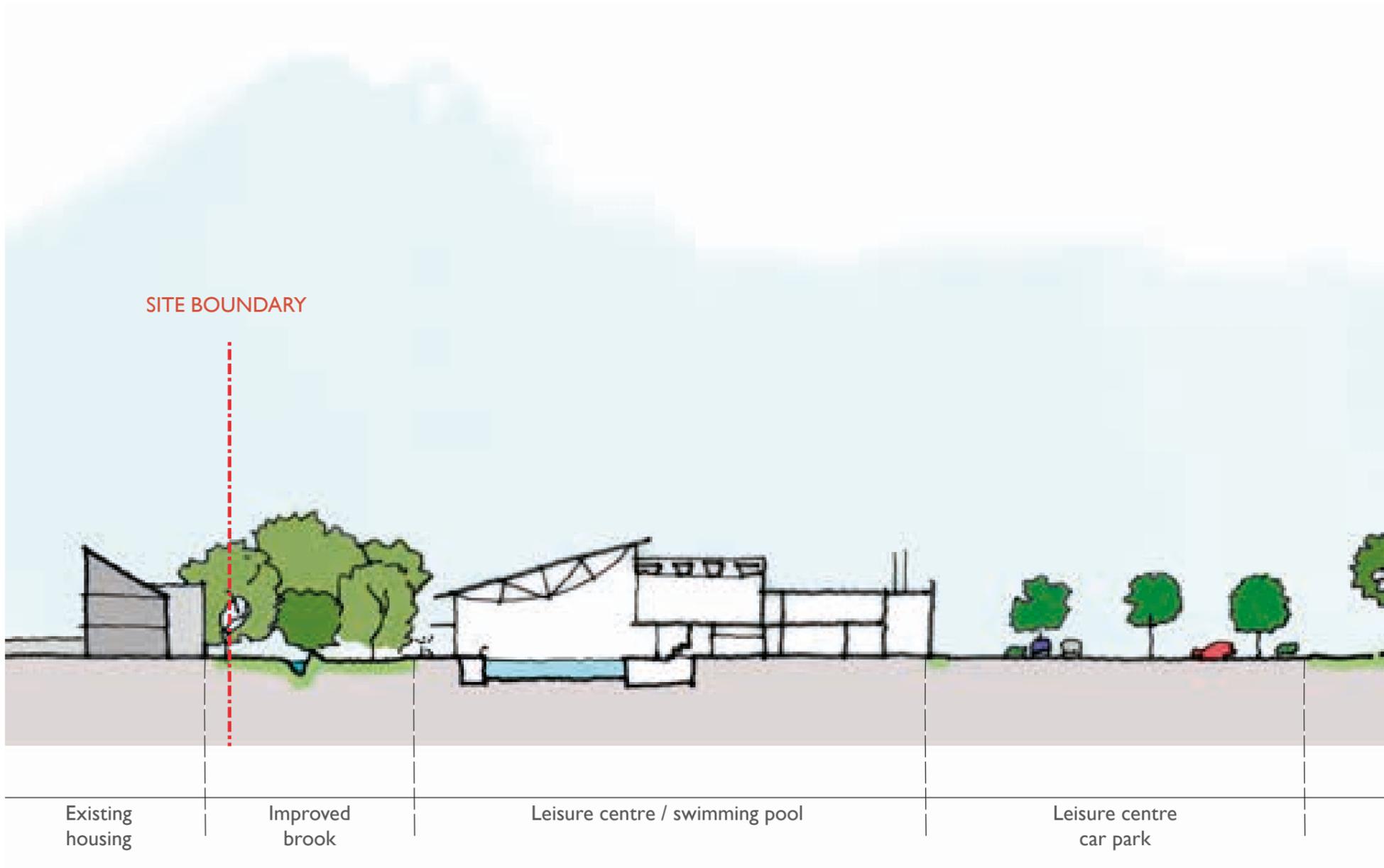
7 Leisure Centre / Swimming Pool

8 Existing retail

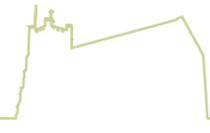
9 Improved community forecourt

10 New play area

MASTERPLAN 4.3 SITE SECTION



MASTERPLAN 4.3 SITE SECTION



MASTERPLAN

4.4 MASTERPLAN WITH DEVELOPMENT SITES



KEY

-  Illustrative building footprints
-  Development plots

-  Independent Living
-  Health Centre
-  Leisure Centre / Swimming Pool
-  Open Space

KEY

4.4 MASTERPLAN WITH DEVELOPMENT SITES

MASTERPLAN



Examples for illustrative purposes



Pilgrim Gardens - Independent living (example for illustrative purposes)



Caterham Barracks - Health centre (example for illustrative purposes)



Caterham Barracks - Community centre (example for illustrative purposes)



Caterham Barracks - Leisure facilities (example for illustrative purposes)

INDEPENDENT LIVING

Development principles

- Maximum building height of 3 storeys
- Gradation of building heights, stepping up away from existing homes to the north
- Creation of a minimum buffer of 30m between existing buildings to north and the new independent living building
- Creation of a minimum buffer of 50m between existing buildings to the west and the new independent living building
- Maximise on south-facing units
- Each apartments should be provided with either a small private garden or balcony, preferably overlooking the informal green space
- The parking area for the independent living building should be directly accessed from Hillhouse and located to the north of the building

Floor area	4,981 m ²
Building height	2 to 3 storeys
Parking spaces	30 resident spaces, 10 disabled visitor spaces and 6 parking spaces for cafe

HEALTH CENTRE

Development principles

- Due to patient confidentiality, consultation rooms should not be located next to publicly accessible areas such as public footpaths.
- The surrounds of the health centre should be sufficiently landscaped to protect the confidentiality of patients
- Maximum building height of 2 storeys
- Parking areas for the health centre should be directly accessed from Hillhouse and located to the east of the health centre

Floor area	350 m ²
Building height	1 to 2 storeys
Parking spaces	12 spaces, 3 disabled spaces and an ambulance bay

LEISURE CENTRE / SWIMMING POOL

Development principles

- Maximum building height of 2 storeys
- Entrance to the leisure centre should be located from the Hillhouse shopping forecourt
- The southern façade of the building could be glazed and the roof could slope towards the existing brook.
- Where possible, PV panels or green/brown roofs could be accommodated on the building
- The parking area for the leisure centre should be directly access from Hillhouse and located to the north and western sides of the building

Floor area	4,000 m ²
Building height	1 to 2 storeys
Parking spaces	180 spaces and a coach drop-off area

OUR SUCCESS AWARDS

Our unique approach to placemaking has received high praise. JTP is the only architectural practice in the UK to have won eight Building for Life Awards, the national standard for well-designed homes and neighbourhoods.

In the last twenty years, our work has achieved recognition at international, European and national levels and we have been the recipient of more than 200 awards. These include:

BD Awards 2016 - Masterplanning & Public Realm Architect of the Year Award • Wimbledon Hill Park, London Sunday Times British Homes Awards Development of the Year – Scheme of up to 25 homes • Changzhi Island, China Successful Design Awards - Award for Social Innovation • JTP Best Companies Two Star Status Accreditation • The Oaks, Prague AJI20 Awards - Architectural Collaboration of the Year - Shortlisted • St Clements Hospital, Bow Placemaking Awards - Community-led Placemaking – Highly Commended • Water Colour Placemaking Awards - Best Housing Scheme – Highly Commended • St Clement's, Bow National Housing Awards - Overall Winner, Urban Design Group Award • The Hamptons Evening Standard New Homes Awards - Best New Large Development • JTP Best Companies One Star Status (Accreditation) • Graylingwell Park, Chichester Royal Town Planning Institute Planning Awards (South East) Community Engagement Award • Kip Village, Inverkip What House? Awards Best Development - Gold • Water Colour, Surrey Building for Life Silver Standard • The Hamptons What House? Awards Best Development - Bronze, What House? Awards Best Exterior Design - Silver • Graylingwell Park Sustainable Housing Awards - Sustainable Larger Social Housing Project of the Year, The Housebuilder Awards - Best Low or Carbon Zero Initiative • JTPs' London Studio City of London Sustainable City Awards Sustainable Building of the Year, The AJI00 (Architects' Journal) Sustainable Practice of the Year Shortlisted, Retrofit Awards - Commercial Building Category, Highly Commended, Green Business Awards, Giant Green Business Awards, Islington Council Sustainable Transport (Medium/Large Business), Sustainability and Innovation Award, CoreNet Global UK Chapter Awards • Water Colour What House? Awards Best Brownfield Development Silver Award • Royal Clarence Yard, Gosport RTPI Regional Award Heritage Category Commended • Scarborough Renaissance International Association for Public Participation's (IAP2) Core Values Awards Project of the Year • JTP Best Companies One Star Status (accreditation), The AJI00 (Architects' Journal) Practice of the Year Shortlisted • Scarborough Renaissance European Enterprise Awards Grand Jury Prize, Enterprising Britain Award Winner • Royal Clarence Yard The International Green Apple Awards for the Built Environment and Architectural Heritage Gold Award • Gunwharf Quays, Portsmouth Building for Life Silver Standard Award • Royal Clarence Yard RICS South East Awards Regeneration Category Runner up • Water Colour The Evening Standard New Homes Awards Best New Family Home (4 bed) Burchfield,, Best New Family Home (3 bed) Sommer , Best New Starter Home (2 bed) Keller • Manse Road, Dirleton, East Lothian Homes for Scotland Quality Awards Rural Small Project Award • Briery Meadow (Rowanlea House Type) East Lothian Scottish Home Awards Business Stream House of the Year • Briery Meadow Homes for Scotland Quality Awards Rural Large Project Award • Water Colour The Daily Telegraph Your New Home Awards Waterside Category: Highly Commended, What House? Award (Property Week/Builder Magazine Group) Joint Gold Winner for Best Brownfield Development • Urridaholt, Gardabaer, Iceland BSA/Build Boston Citation for Urban Design, International LivCom Award for Built Projects Silver Award • Putney Wharf The Waterways Renaissance Awards Winner of the Design and Construction Category • The Manor, Lower Earley Building for Life Silver Standard Award • Hoebridge Works Evening Standard Home of the Year • Briery Meadow (Rowanlea House Type) What House? Award (Property Week/Builder Magazine Group) Silver winner for Best House • The Belvedere, Cambridge The Daily Mail 4 Star Award for Best Development (Regionally), The Daily Mail 5 Star Award for Best Apartment (Regionally), The Daily Mail Award for Best UK Apartment • The Village at Caterham Building Awards Major Housing Project of the Year • The Hamptons What House? Award Silver Winner for Best Exterior Design • Nordica, London What House? Award Bronze Winner for Best Brownfield Development • Hoebridge Works What House? Award Gold Winner for Best Starter Home • Cassio Metro What House? Award Silver Winner for Best Brownfield Development • The Village at Caterham Building for Life Gold Standard Award • Putney Wharf Building for Life Silver Standard Award • French Quarter Housing Design Awards Exhibition of Excellence • Royal Clarence Yard Regeneration Awards (Property Week/Builder Magazine Group) Best Housing-led Regeneration Project • Queen Elizabeth Park, Guildford Building for Life Gold Standard Award, Your New Home Awards Best Development for Family Living • Putney Wharf Planning for London Awards (Mayor's Office) Best Planning Built Project Contributing to London's Future • Peter Scott Centre The Waterways Renaissance Awards BURA and The Waterways Trust Heritage and Conservation Award Winner • Makins Court The National HomeBuilder Design Awards Commendation for Best Retirement Development • Lawfords Wharf, London The National HomeBuilder Design Awards Commendation for Best Small Housing Development • JTP Architect of the Year Awards Runner up • Charter Quay, Kingston Upon Thames Building for Life Gold Standard Award • Gunwharf Quays The National HomeBuilder Design Awards Best Mixed-use Development Commendation for Best Use of a Brownfield Site • Charter Quay Building for Life Gold Standard Award • The Village at Caterham The Deputy Prime Minister's Award for Sustainable Communities Finalist • Queen Elizabeth Park The Evening Standard Awards 2003 Best Three Bedroom House & Best Home of the Year • Makins Court, Winchester Alresford Society Rosebowl Winner • Kew Riverside Bentley International Property Awards Best UK Development Best Architecture (5 star rating) • Kew Riverside What House? Award Gold Winner for Best Development • Charter Quay The Waterways Renaissance Awards Commendation for Riverside Regeneration Project, The National HomeBuilder Design Awards Best Mixed-Use Development • The Village at Caterham The European Urban and Regional Planning Awards 2002 Conversion (Joint Winner) • Charter Quay Association of Town Centre Management Annual Awards Best Town Centre Mixed-use Development • The Village at Caterham BURA Community Award Caterham Barracks Community Trust • The Village at Caterham The RTPI National Awards for Planning Achievement Award for Planning for the Whole Community • Peter Scott Centre RICS Award for Regeneration, Silver Unicorn Award from the British Guild of Travel Writers for UK Best New Tourist Attraction, Tourism for Tomorrow Global Winner for Sustainable Tourism • Freiman Frankfurter Allgemeine Zeitung Award for Planning Innovation • Berlinerplatz, Essen, Germany Robert Jung Prize • Barnes Waterside What House? Award Best Luxury Housing Development

OUR SUCCESS THE CREDENTIALS



JTP Chartered Practice Registration Number 2249624P



JTP Royal Institute of Architects Scotland Chartered Practice Services Number 2363



JTP is a supporter in kind of The Academy of Urbanism which brings together a group of thinkers and practitioners involved in the social, cultural, economic, political and physical development of our villages, towns and cities.

www.academyofurbanism.org



JTP is a member of the NLA,

The organisation is a focus for the debate and discussion of issues facing architecture, planning, development and construction in the capital.

www.newlondonarchitecture.org



JTP is a Carbon Smart Silver certified company. This is awarded for taking an intelligent and practical approach to reducing our carbon footprint and improving our environmental performance in various ways.

JTP have shown carbon savings since enrolling on the programme. Being Carbon Smart certifies our commitment to providing the best service to their customers, staff and suppliers.



JTP London and Edinburgh Studios are accredited by the Contractors Health & Safety Assessment Scheme (CHAS) having demonstrated compliance as a Designer under the CDM Regulations.

JTP are also accredited under the SMAS WorkSafe Assessment Scheme. Both schemes are members of the Safety Schemes in Procurement (SSIP) forum.



JTP is accredited with Best Companies 2 Star Status, in the Best Companies to work for survey 2014/2015. Being a best company goes beyond the bottom line. It's about excelling in every area throughout the workplace and an organisation's commitment to its most important assets - its workforce.



JTP were shortlisted in the Masterplanning and Public Realm Category at the Architect of the Year Awards 2014 and 2016. They were awarded the accolade in 2016.

The awards reward the practices responsible for the best overall body of work in 13 different categories.



JTP were awarded Employer of the Year at 2012 AJ100 Awards.

The award recognises staff satisfaction, workplace culture, benefits and staff turnover.

The AJ100 remains the authoritative survey of the largest architecture practices in the UK and the annual awards celebrate the most innovative and successful practices.



JTP is associated with BREEAM, one of the world's leading and most respected building assessment schemes that can be applied across all stages of a building's life cycle.



JTP is committed to the continued investment in time and technology to improve quality, efficiency and accuracy of our work and in turn deliver exceptional solutions to our clients. We have in place a Quality Management System and hold ISO9001 certification.



JTP - Practising what we preach.

John Thompson & Partners realise that it is important to practise what you preach.

To this end we have taken steps to create a sustainable and enjoyable working environment, minimise our carbon footprint in our premises and how we work; embed quality and design excellence throughout our projects and implement measures that stimulate and engage our members of staff.

We continue to ensure that our accreditations, memberships, awards and affiliations reflect the importance we place on our people, our clients, and our collaborators in the delivery of great places.

We are not in the business of wasting paper!

JTP (London Studio) is a member of the First Mile Mixed recycling scheme. We operate a full recycling programme in our practice and make every effort to contribute to a Greener Way of Living & Working.

www.thefirstmile.co.uk



JTP (Edinburgh Studio) use Changeworks Recycling for all our recycling and carbon monitoring needs in Edinburgh. Changeworks Recycling is a thriving social enterprise, dedicated to providing recycling services for businesses Glasgow, Edinburgh and Central Scotland.

www.changeworksrecycling.co.uk



JTP seeks to minimise the impact of our project and studio activities on the environment. We have in place an Environmental Management System and hold ISO14001 certification.





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Essex County Council



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