



WATERSIDE WAY SCHEMATIC MASTER PLAN

In order to maximise benefits for the community and future residents from the development of the site, important work gathering community feedback is now being initiated. This document thus sets out the key strands of the latest proposals relating to Waterside Way and is intended to stimulate discussion in the community.

Waterside Way Sustainable Planning Ltd welcomes all comments from all parties, and can be contacted via:

Post: 14-16 Nelson Street, Douglas, Isle of Man IM1 2AL
Email: info@ww-sustainableplanning.co.im

Prepared By:
Waterside Way Sustainable Planning Ltd.

Design Team:
m3project - landscape urbanism . environmental design

With:
Emery Planning Partnership - urban planning
BSP Consulting - highway, transportation and flood risk
Waterman - landscape and visual impact, ecology, and cultural heritage

WATERSIDE WAY
Tring, Hertfordshire, UK



Waterside Way Sustainable Planning Ltd.

WATERSIDE WAY SCHEMATIC MASTER PLAN Tring's New Sustainable Living



INTRODUCTION

Waterside Way, a 8.9 hectare (22 acre) site to the north of Icknield Way, Tring, which currently has 'set-aside farmland' status, is being promoted through the emerging Local Development Framework as a sustainable solution to the housing need within Dacorum Borough.

Given that the Government's planning policy statements prioritise sustainability, Waterside Way Sustainable Planning Ltd, the owner, has undertaken comprehensive environmental and technical studies to identify any potential constraints to development. Those studies have confirmed that Waterside Way has all the key features of sustainability and could accommodate a substantial residential development, as well as delivering new community sports and leisure facilities.

As well as confirming that the site is free from environmental or technical barriers to development, these studies have enabled the Schematic Masterplan for Waterside Way to embrace the topography of the site, its proximity to the canal and the existing scale of the town. However, since the site currently falls within the boundaries of the Metropolitan Green Belt, its allocation for residential development must precede planning consent.

The emerging Dacorum Local Development Framework, which will be in general conformity with the wider Regional Spatial Strategy for the East of England ('RSS'), provides opportunities for sites to be allocated. Waterside Way is one of many Green Belt sites being promoted around Tring and within Dacorum in light of the recent confirmation by the RSS that a minimum of 12,000 new homes are required in the borough by 2021.

VISION

The vision for Waterside Way is a sustainable residential and leisure development that delivers high quality accommodation as well as wider benefits for the community of Tring.

The emphasis is on establishing a context-sensitive and environmentally-driven design proposal for the site. The Schematic Masterplan, which has been prepared, accentuates recreational/open space amenities and attractive, diverse residential development, whilst always respecting local habitats and ecologies.

In situ, Waterside Way is well-framed: along its eastern edge lies existing residential development and to the south Icknield Way, which is an integral part of the town's road network. The site's western edge borders Tring Corinthians Football Club, whilst along the entirety of its northern edge runs the Wendover Arm of the Grand Union Canal.

As such Waterside Way is positioned to:

- 1) become a valued and integrated amenity for the surrounding community; and,
- 2) deliver a mixed-use urban extension to Tring.



WATERSIDE WAY

With the growing demand for new residential dwellings in the context of moderating urban expansion, it is increasingly important for towns and cities in the United Kingdom to utilise a new model of urban development.

As our towns and cities grow and change under the pressures of shifting economic, technological and social forces, so new challenges are posed. Traditional design solutions and techniques are in many respects failing to address adequately these new challenges. In response, The Waterside Way design team has developed a Schematic Masterplan with a view to satisfying the requirements of the growing community in a manner that is sustainable and regenerative in nature.

At the forefront of the proposal is a strong landscape framework that acts as a medium of spatial, functional and programmatic organisation. With 'Landscape' as the dominant structure, the design overlays habitat, programme, building strategies, circulation, stormwater management applications, open space, and planting.

The design proposal is organised into three distinct programme areas, as follows:

- "The Marina";
- "The Interior Gardens and Homes"; and,
- "The Football Fields".

These three areas are interconnected by a network of paths and trails, bike and jogging routes, open spaces, greens, meadows, and woodland corridors. From intimate gardens to expansive playing fields, from tree-lined streets to thick woodland planting, and from a marina and a canalside café to the enhanced playing and spectator facilities at Tring Corinthians Football Club, the proposal has been conceived to create ideal conditions for residents and an enhanced recreational environment for the community.

The Marina: Supported by *British Waterways* as an extension to its network of leisure destinations, the Marina at Waterside Way will promote bio-engineering design techniques, and is capable of providing moorings, picnic terraces, a small café, and a boathouse.

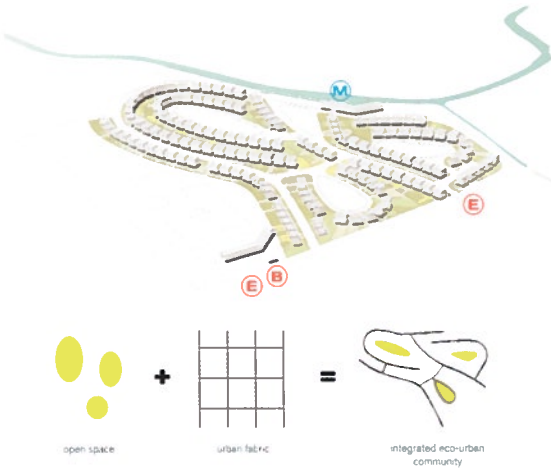
The Interior Gardens and Homes: Organised around three uniquely designed interior gardens, the homes become identifiable and characterised by their respective "garden-green" into a series of "garden-clusters".

The Football Fields: Waterside Way Sustainable Planning Ltd is proposing to integrate the neighbouring Tring Corinthians Football Club into the organisation of its Masterplan for Waterside Way thereby providing improved facilities. The proposals in respect of the Football Club include a new entrance and landscaped parking area, a pitch and a side pitch, spectator stands, and a pavilion with changing rooms, community rooms, roof garden, and viewing deck.

Taken together, these three components would give rise to a development on Waterside Way which would become a real asset to the residents of Tring, enriching local leisure facilities and further enhancing the identity of the community.



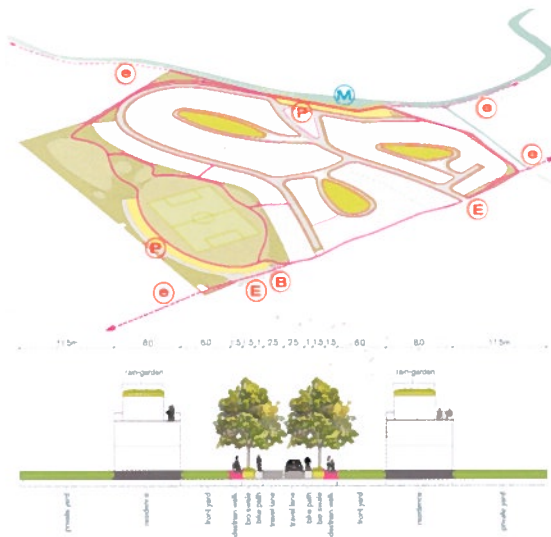
BUILDING STRATEGY



Typically in development proposals the open space provision is on the periphery of the development and functions as a subordinate element of the design. With Waterside Way a wholly different approach is being taken. The network of homes are organised by overlaying the open space provision within the interior rather than on the extremities of the proposed urban fabric, thus creating an integrated 'eco-urban' residential setting. The residential distribution is envisaged to provide a mix of housing types and a range of housing densities (i.e. between 30 - 50 homes per hectare).

The interior "garden-greens" will provide a sense of identity for adjacent homes, as well as enhancing the setting of their respective "garden-cluster". These "garden-greens" establish an environment conducive to social interaction and neighbourhood safety. The proposal also includes affordable housing and key-worker housing, as well as other minor leisure uses on the site (eg a marina kiosk, football pavilion café, etc).

CIRCULATION + OPEN SPACE



The Schematic Masterplan sets out pedestrian, bicycle and vehicular circulation networks providing a broad range of use, scale, material, and surface.

The circulation design principles are as follows:

- prioritise pedestrian and bicycle circulation to reduce reliance on the private car;
- provide for a multi-use recreational loop path, pathways and boardwalks, canal trails and botanical paths;
- present resting and seating areas, decks, platforms, and event strips; and
- integrate parking areas, footpaths, road crossings, street tree plantings, and stormwater bio-swailes.

The design specifically promotes open space, recreation and leisure with a network of fields, meadows, woods, outdoor rooms, canal walks and botanic gardens. Other social spaces contained in the proposal include event and market platforms, children's play areas, exploration gardens, and picnic areas.

HABITAT + SUSTAINABILITY



A planting strategy has been developed to enrich and diversify the ecology and habitat on the site. A range of site specific environmental principles will drive this area of work; with the underlying theme of promoting key connections and opportunities in enhancing local ecology and habitats. The planting strategy establishes a layered native planting palette including perennials and bulbs, ground covers, ornamental grasses, shrubs, specimen trees and large canopy trees.

The environmental framework:

- minimises impervious surfaces,
- maximises groundwater storage and recharge;
- implements a native tree canopy to mitigate climate control and expand the wildlife habitat matrices on site; and
- utilises 'soft infrastructure' and 'bio-engineering' techniques pertaining to stormwater run-off, roadway design and drainage, water collection, rain-water and grey water filtration and re-use, and canal bank restoration.



THE MARINA



THE INTERIOR GARDENS



THE FOOTBALL FIELDS