



THE MASTERPLAN

The following seven key design criteria underpin the Newhall masterplan:

- To respect the natural environs and leave a significant proportion of the site undeveloped.
- To develop the remainder of the land at higher residential densities.
- To maximise linkages through the layout of a semi-lattice street structure.
- To prioritise the needs of people on foot over the needs of people in cars.
- To build out the masterplan with contemporary architecture.
- To set standards for sustainability that are in line with or higher than the current legislation.
- To implement the development through the use of urban design guides, briefs and codes.

Newhall is an award winning new neighbourhood of approximately 6,000 inhabitants in Harlow, Essex. The neighbourhood is designed to integrate into the structure of the New Town which was originally laid out by Sir Frederick Gibberd. The masterplan precedes PPG3, current sustainability standards and utilises design codes. The ambition has been to consider every aspect from first principles, to raise expectations and, if required, rewrite the rules.

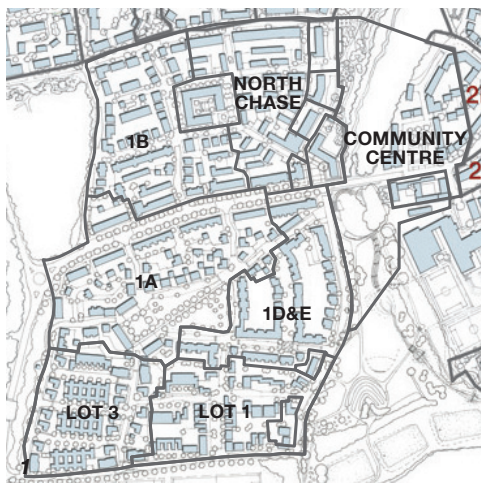
Approximately 20% of the new neighbourhood is now complete, with Phase 2 about to commence on site. The first phase was originally planned as 440 dwellings and a local centre. Phase 2 will form the remainder of the neighbourhood and include some 2,300 dwellings, a primary school and nursery, parkland and recreation, employment and a district centre to serve the everyday needs of this sustainable community.

1 Masterplan of the Newhall neighbourhood

2 Birds eye view of Phase 1 and 2

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Development at Newhall is subdivided into land parcels of typically 20 to 100 dwellings smaller parcels are identified for landmark sites. For each land parcel, a design code is prepared and agreed with Harlow District Council prior to submission of the reserved matters application.



Design codes are used as a mechanism to ensure coordination and quality. At the heart of each design code is the regulating plan, which is used to coordinate both built form and the public realm. Some design codes have been formal requirements and covenanted in land sales, others have been informal and applied.

The **public realm** comprises the streets and spaces through which the neighbourhood is experienced. Flexible, multi functional spaces are provided for residents and the needs of the pedestrian and cyclist are paramount. Traffic is calmed through street layout and design to ensure speeds are kept in most areas to a walking pace. All residential streets, except The Chase, are within a 20mph zone.

The Newhall public realm specifications are the result of detailed negotiations with both Harlow District and Essex County Council engineers. The innovative approach to street design in Newhall was used as a case study in the publication 'Better Streets, Better Places: delivering sustainable residential environments'.

The **Residents' Association** at Newhall has enabled the implementation of bespoke street design and innovative traffic calming measures. Each household has membership and is therefore jointly responsible for the management of areas of unadopted soft landscape, tree planting and woodland, and amenities such as the community buildings and neighbourhood centres.

1 Phase 1 land parcels

2 Excerpt from Newhall Design Code

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