



+PLUS URBAN DESIGN LTD.

...ADDING VALUE TO YOUR PLACE

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28<sup>th</sup> November 2014

Dear Mr. Thompson,

### **Neighbourhood Planning Support**

Thank you for the invitation to provide a service proposal to assist the Parish Council with strategic urban design support for the Witton Gilbert Neighbourhood Plan.

Further to my briefing meeting with Chris Anderson on behalf of Planning Aid, if successful, we would assist with supporting your ongoing work. Our strategic design input will help set the scene examining the wider context of the village and then to develop an appropriate longer term visioning exercise for opportunities as part of the supporting work for a Neighbourhood Plan.

We have considerable experience in this type of work and are currently working for a number of different landowners and developers in the North of England on similar site capacity work.

### **Our Approach**

We have prepared a cost effective and staged outline proposal in order to favourably promote your village to help make the case to the local planning authority that your proposals capture the vision of the local community, are realistic, deliverable and in conformity with policy.

Our proven design approach will look to respond to the local context in order to develop the support of the village community and the local planning authority.

In order to achieve this our unique expertise in strategic site masterplanning will provide a robust evidence base for improvements to the village centre.

We have provided a fee proposal below in a series of suggested stages aimed to help move the process along in time with an emerging Neighbourhood Plan next year.

### **Our Team**

The Directors of +Plus Urban Design - Tony Wyatt and Richard Charge - have a wealth of national and local experience in the preparation of high quality mixed use development and sensitive settlement expansion and visioning.

Tony is Vice Chair of the national Historic Towns Forum and has been a national urban design advisor to Design Council Cabi since 2006. He is an external judge for the Durham Environment Awards and is also Vice Chair of the Yorkshire Design Review Service, the North East Design Panel and a member the Northern Architecture Expert Panel. He regularly deals with new development in historically sensitive areas across the country including previously in places as diverse as Carlisle, Chester, Edinburgh, Leeds,

Newcastle, Oxford, Winchester, and York together with Central London sites in the City, South Bank and Westminster.

Richard is a member of the national Urban Design Group and also an Academician at the well respected Academy of Urbanism. He recently provided design support on behalf of Design Council Cobe for the Cerne Valley Neighbourhood Plan in Dorset, a DCLG selected project. He would be the lead urban designer for this project.

On this project for the indicative options we will utilise the services of an Associate Architect experienced producing schematic conceptual visioning for an improved village centre at the heart of Witton Gilbert.

Based upon our previous successful outcomes for other clients and our extensive experience we would suggest that you might want to consider the following work stages to contribute to your project.

## **Our Proposal**

### **Stage1: Inception & Contextual Appraisal of Settlement**

We will prepare an urban design analysis of Witton Gilbert 'the place' looking at the wider context in collaboration with Planning Aid and local planning authority background support.

In addition we will undertake a site analysis of the village centre to help identify the strengths, challenges and opportunities of the area.

### **Contextual Appraisal**

#### *Output*

- Initial historic analysis focusing on the evolution of settlement.
- Strategic urban design analysis of Witton Gilbert.
- Key constraints and opportunities to make best use of the site.
- Examining connectivity to the village centre for pedestrians, vehicles and cyclists.

Alongside Planning Aid following our initial analysis work we will feed this information back to the group and use it as a basis for discussion to help better understand the needs and aspirations of the village.

### **Meetings**

- Inception Meeting.
- One meeting with Durham County Council Policy Team.
- One workshop group with Planning Aid and Parish Council.



*[Examples of some of our work in Northampton and South Tyneside]*

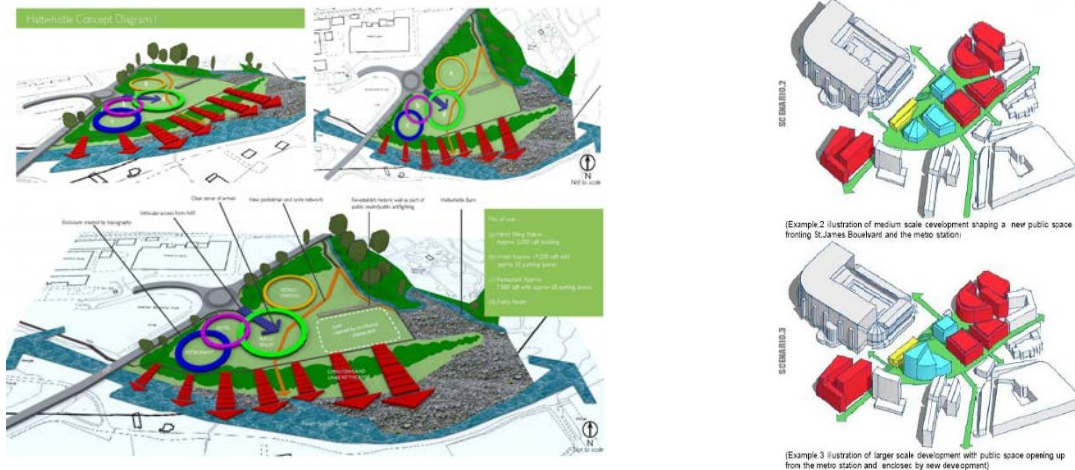
**Fee Proposal for Stage1 £1195**

*Timescale: December 2014*

## Stage 2: VILLAGE CENTRE OPTION DEVELOPMENT

Following our Parish Council meeting we will look to create a series of precedents to encapsulate some of the suggestions from the group so we can better understand the aspirations of the community. We believe this stage is important as it helps to identify what the local residents would like and also address some of their concerns.

We will also use these precedents to help develop a series of strategic options for the village centre and share these with the group for feedback and further design development.



### Meetings

- Presentation of design work with Planning Aid.
- One meeting with Durham Council Policy Team to discuss emerging ideas and to check in conformity with policy.

### Fee Proposal for Stage2 £1195

*Timescale: January 2015*

## Stage3: PREFERRED OPTION

The Parish Council will be asked to provide a steer in terms of the initial option testing scenarios to help inform a strategic diagram. This diagram will help to highlight all key interventions, which will be supported by an illustrative layout showing some indicative street scenes to help better understand how the place might feel.



*[Examples of some of our visualisation work – please note these are not a final detailed design]*

## OUTPUT

- Strategic diagram of new village centre.
- Prepare a series of supporting visuals to help articulate the vision of the preferred option for Witton Gilbert village centre based on a preferred option chosen by the Parish Council.
- Final Urban Design Study document created 1 hard copy and also in digital pdf format.

## Meetings

- Presentation of design work with Planning Aid and Parish Council.
- One meeting with Durham Council Policy Team.

Stage 3 provides for undertaking the tasks outlined above.

### **Fee Proposal for Stage 3 £1110**

*Timescale: February 2015*

*NB If needed presentation boards can be created for future meetings. The printing and production of the presentation boards will be charged additionally at cost usually in the order of £50 per A1 board – normally up 4 boards are needed. All mapping information we understand will be provided for by DCC.*

**Our total fee for the strategic support is £3500 excluding VAT.**

## Summary

We hope this service proposal and fee meets your expectations and look forward in due course to the outcome of your consideration of our offer to assist you in undertaking this exciting project.

If you wish to discuss any of this in more detail please do not hesitate to contact me directly.

Yours sincerely



Richard Charge

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