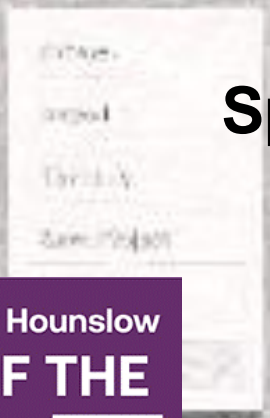


Digital Toolkit: A day in the life of a Spatial Planning Officer

Spatial Planning, LB Hounslow



London Borough of Hounslow
**COUNCIL OF THE
YEAR 2021**
ONE HOUNSLOW



UK
PROPTech
AWARDS
2021
WINNER
Digital Transformation Project Award

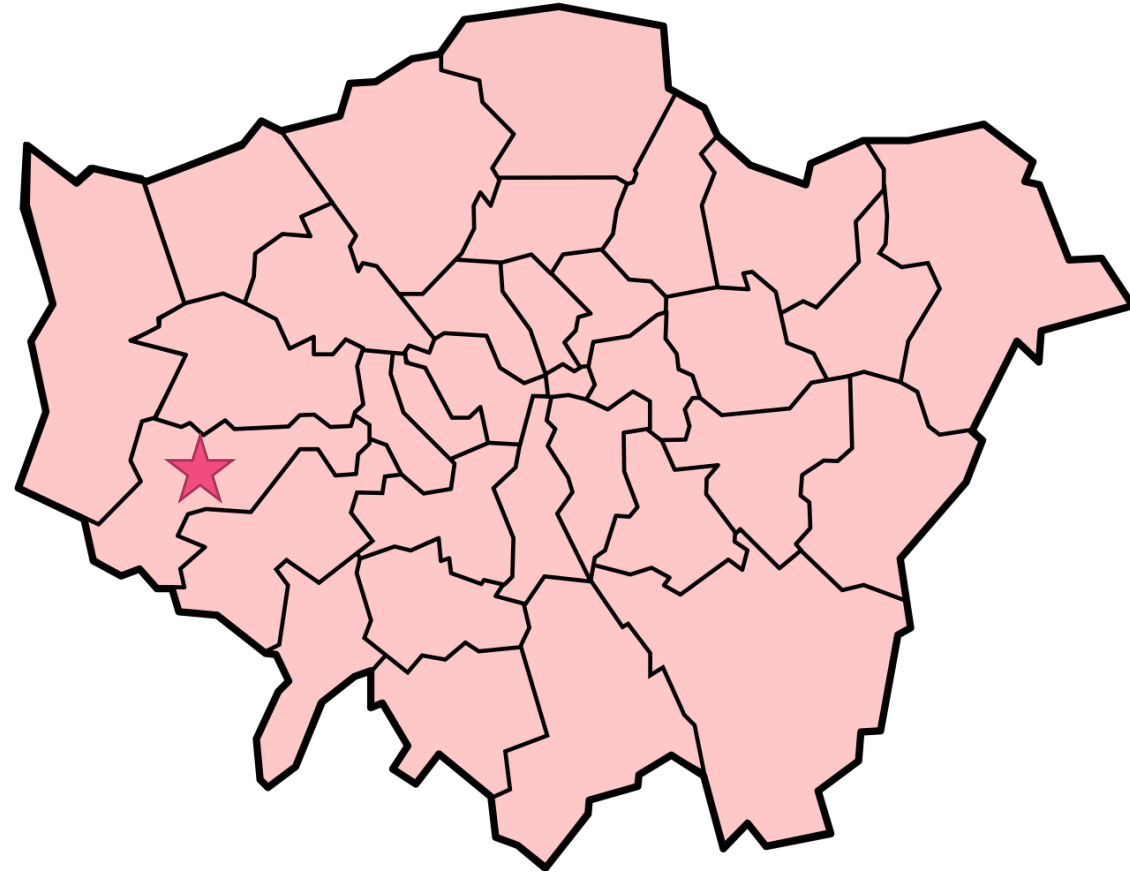
Headline Sponsor
GREAT PORTLAND ESTATES PLC

London Borough of Hounslow
VICITY Urban Intelligence

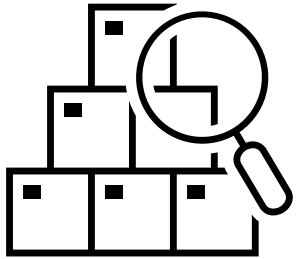
Category Sponsor
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Rationale for Digital Toolkit

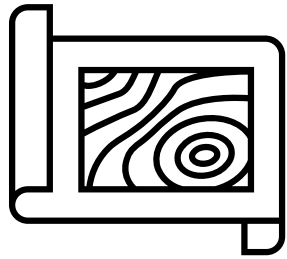
- Local Plan Review process began in 2017 & Examination began in 2021
- White Paper suggests speeding up Local Plan Process- Digital is key to this
- Through LP & masterplanning processes we realised that the process can be made **quicker & cheaper** through digital tools – funding bids to GLA and DLUHC
- We set out collaborating with software development consultancies to build a digital toolkit that:
- Finds and assesses sites,
- Allows us to undertake in house masterplanning & capacity testing
- Present plans in a more accessible way to the public



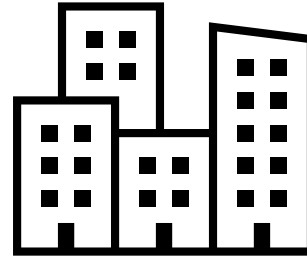
A day in the life of a Hounslow Spatial Planning Officer: Digital Toolkit Site Assessment Process



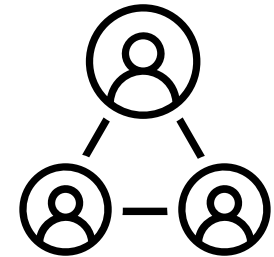
1. Site identification



2. Site assessment



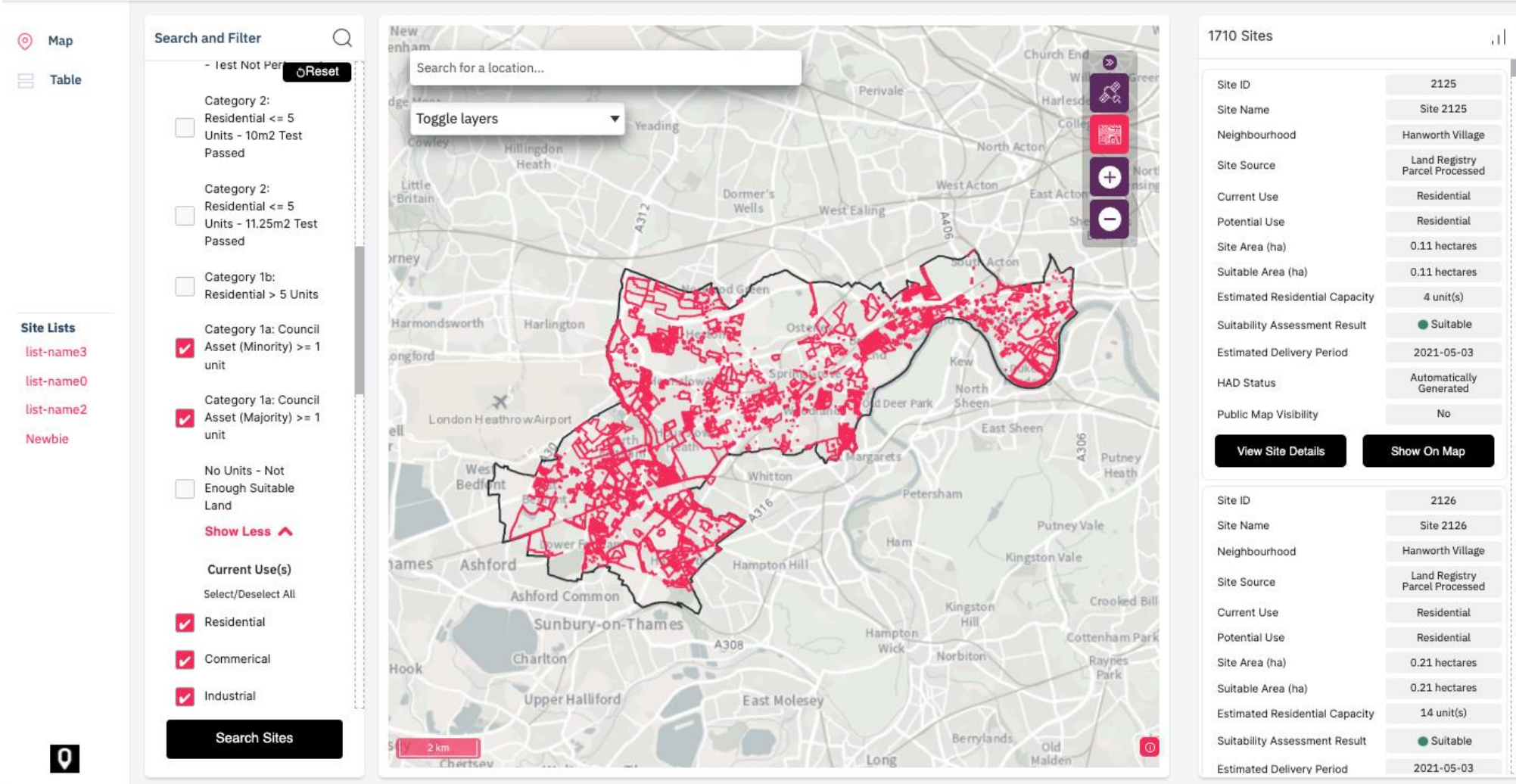
3. Detailed capacity assessment



4. Design code & consultation

Identify suitable site:

Map view shows all sites and allows the user to filter



The screenshot displays the Hounslow Assessment Database interface. On the left, there are navigation options for 'Map' and 'Table'. Below this is a 'Site Lists' section with links for 'list-name3', 'list-name0', 'list-name2', and 'Newbie'. The main 'Search and Filter' panel includes a search bar, a 'Reset' button, and several filter categories:

- Category 2: Residential <= 5 Units - 10m2 Test Passed
- Category 2: Residential <= 5 Units - 11.25m2 Test Passed
- Category 1b: Residential > 5 Units
- Category 1a: Council Asset (Minority) >= 1 unit
- Category 1a: Council Asset (Majority) >= 1 unit
- No Units - Not Enough Suitable Land
- Current Use(s): Residential, Commercial, Industrial

The map view shows a large area of Hounslow with numerous red markers indicating sites. A search bar and 'Toggle layers' dropdown are visible at the top of the map. On the right, two site detail panels are shown:

1710 Sites	
Site ID	2125
Site Name	Site 2125
Neighbourhood	Hanworth Village
Site Source	Land Registry Parcel Processed
Current Use	Residential
Potential Use	Residential
Site Area (ha)	0.11 hectares
Suitable Area (ha)	0.11 hectares
Estimated Residential Capacity	4 unit(s)
Suitability Assessment Result	● Suitable
Estimated Delivery Period	2021-05-03
HAD Status	Automatically Generated
Public Map Visibility	No
View Site Details Show On Map	

Site ID	2126
Site Name	Site 2126
Neighbourhood	Hanworth Village
Site Source	Land Registry Parcel Processed
Current Use	Residential
Potential Use	Residential
Site Area (ha)	0.21 hectares
Suitable Area (ha)	0.21 hectares
Estimated Residential Capacity	14 unit(s)
Suitability Assessment Result	● Suitable
Estimated Delivery Period	2021-05-03

Back to Search

Images Google Maps

Add to List

Export to CSV

Toggle layers



No image files uploaded for this site

[Overview](#)
[Property & Planning](#)
[Suitability](#)
[Potential Development](#)
[Appraisal](#)
[Availability](#)
[Files](#)

Suitability Assessment Result

Suitable



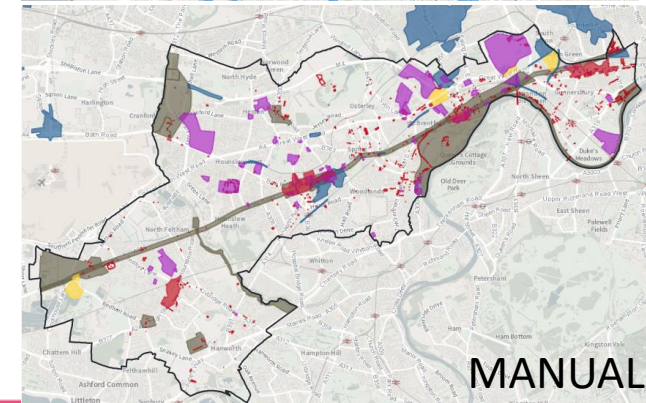
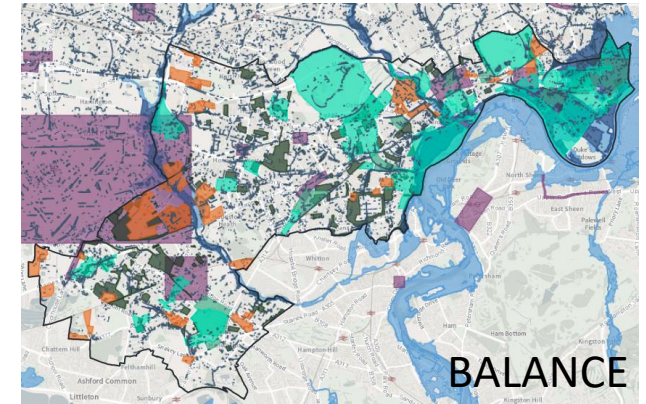
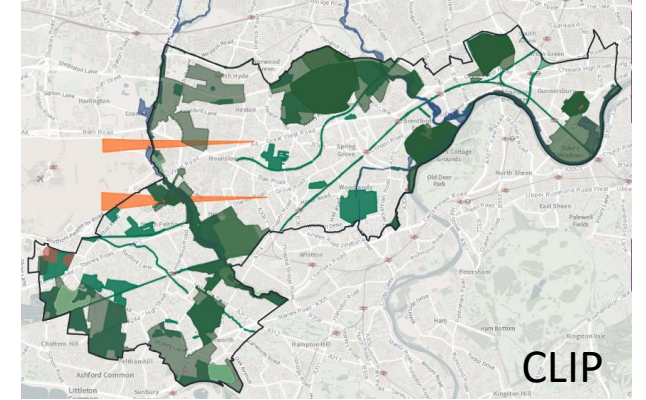
[View Exclusion Layers Overlapping Site](#)

Balance Score

100.00

[View Score Breakdown](#)

Balance Name/ID	Balance Score	Balance Overlap	Balance Feature Name/ID	Balance Feature Overlap
Flood Zone 3a - Surface Water	0.0	3.56 %	64141	3.56 %



Hounslow Assessment Database

Suitability Assessment

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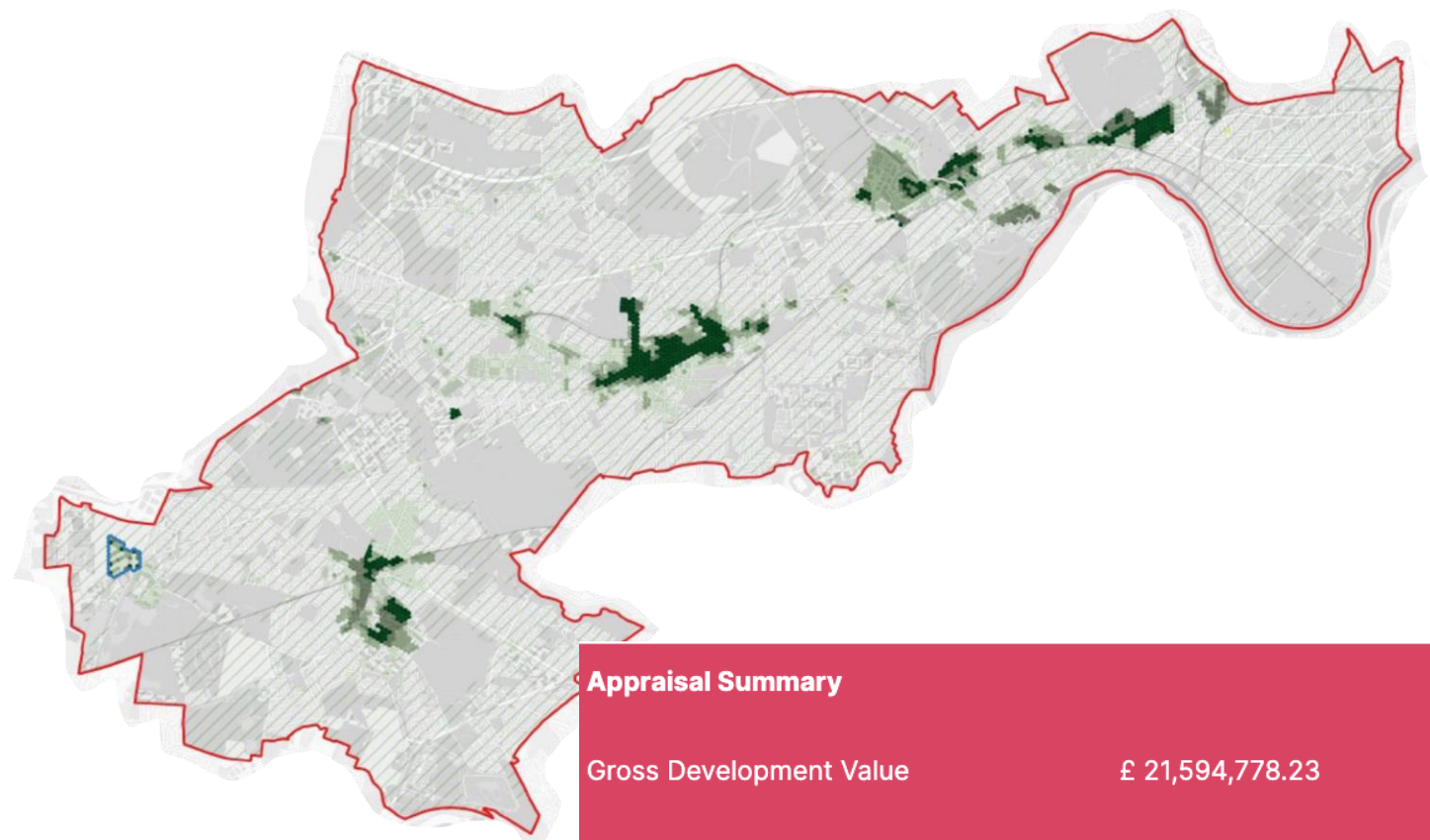
Site Parameters

Site Size (ha)	1.28 hectares
Suitable Area (ha)	1.27 hectares
Existing Context Plot Coverage	27.90 %
A&M Design Typology	Default Value
Conserve, Enhance or Transform	Transform
Potential Plot Coverage (%)	41.85 %
Potential Plot Coverage (m ²)	5304.33 m ²
Tall Building Suitability	Suitable
Recommended Residential Storeys	3 storey(s)
Recommended Residential Density	115.99/ha

Residential Accommodation Schedule

Estimated Capacity: Residential	147 unit(s)
Housing Type	Apartment (Residential)

> Residential Accommodation Schedule



Appraisal Summary	
Gross Development Value	£ 21,594,778.23
Scheme Cost	£ 15,912,468.79
Residual Land Value (after Costs)	5,312,959.33 per hectare
Benchmark Land Value	6,200,000 per hectare
Viability Position	£ 3,137,832.06

Database calculates a site's potential residential capacity.
 Height & density are determined from the C&D Tall Buildings and density recommendations.

Site ID 67485
 Site Name UPS House

View Ownership Information

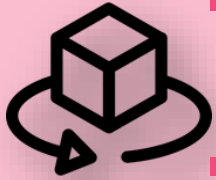
Title Number	Ownership	Tenure	Company Registration Number	Proprietorship Category
NGL185400 AGL365899	Property company	Freehold	SC147164 SC147164	Limited Company or Public Limited Company Limited Company or Public Limited Company
AGL55829	Pension company	Freehold	01167127	Limited Company or Public Limited Company
AGL316537	Industrial tenant	Leasehold	434724	Limited Company or Public Limited Company
AGL193421	Office tenant	Leasehold	03139661	Limited Company or Public Limited Company

Ownership & lease information are displayed to help determine a site's availability

The Call for Sites form can be issued to a site's owner to determine a site's availability

What is the HIT (Hounslow Intensification Tool)

- Planmaking design capacity tool that includes masses, height, routes, public realm, open spaces



It is:

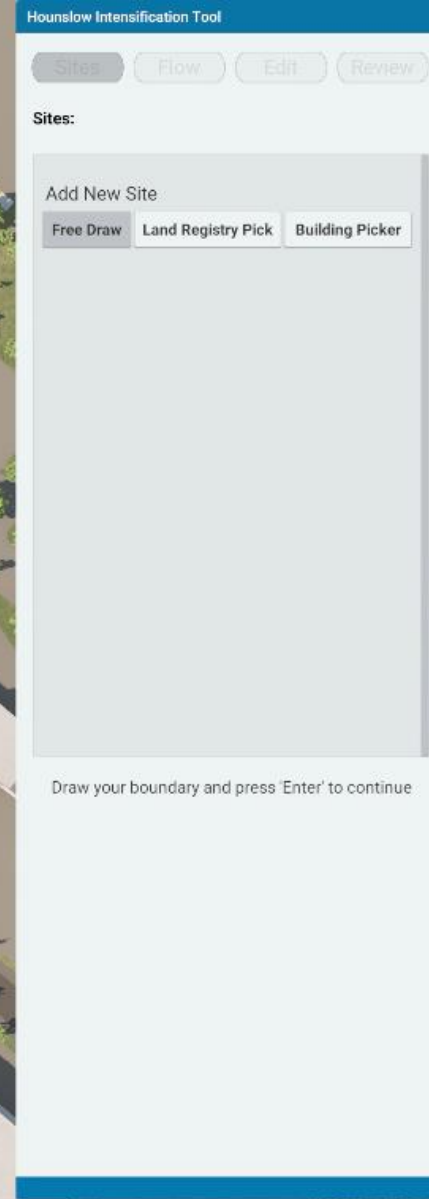
- A Volumetric capacity calculations tool.
- A 3D Design led density (London Plan compliant), height is often a focus in London context, but a complex topic.



It is also

A Communication visual tool that helps in the Place Making Process: It helps in visualising height & mass to assess the impacts.

Users are mainly urban designers: have to have an understanding of built environment with design skills.



1. Sites identified as suitable available and achievable are drawn in the tool

Hounslow Intensification Tool (HIT)

Site Selection

**ONE
HOUNSLOW**



Hounslow Intensification Tool

Sites Flow Edit Review

Masterplan Plot Typology Custom

Masterplan Configuration

Site Name
UPS House

Unique ID
819560759

Version Number
0.01

Owner
Louisa.FacchinoStack@hounslow.gov.uk

Current Masterplan Plots:

Residential Mix 100. Edit Remove

Residential Dense Add

Residential LowRise Add

Residential MidRise Add

Residential HighRise Add

Maximum plot area 14801 m2

1st road width 5 m

2nd road width 6 m

Walkway/Cycle Path

Automatically regenerate site

Generate

2. Officers can draw routes through the site, to establish vehicular and active travel routes that shape the masterplan.

Hounslow Intensification Tool (HIT)

Specify routes through site





3. Officers can then manually edit the masterplan, changing parameters such as height or even manually draw blocks to ensure the masterplan has an acceptable design solution.

Hounslow Intensification Tool (HIT)

Manual edits





Hounslow Intensification Tool

Sites Flow Edit Review

Masterplan Hierarchy:

- Masterplan [Masterplan]
- ▶ Archimesh [6]
- ▶ Archimesh [*]
- ▶ Archimesh [S]
- ▶ Archimesh [I]
- ▶ Archimesh [0]

Masterplan Plot Masterplan

Residential Unit Distributions

Social	Intermediate	Market
88888	88888	88888

Gross Internal Area: 16,921

Average Number of Floors: 3

Total Number of Units: 84

Non-Resi Area (m2): 10,929

Amenity Area (m2): -6,350

Parking Area (m2): 0

4. The onscreen widget then displays the capacity of the masterplanned site, showing unit number & sqm of any other land uses on site. It also displays the amount of amenity needed to comply with policy.

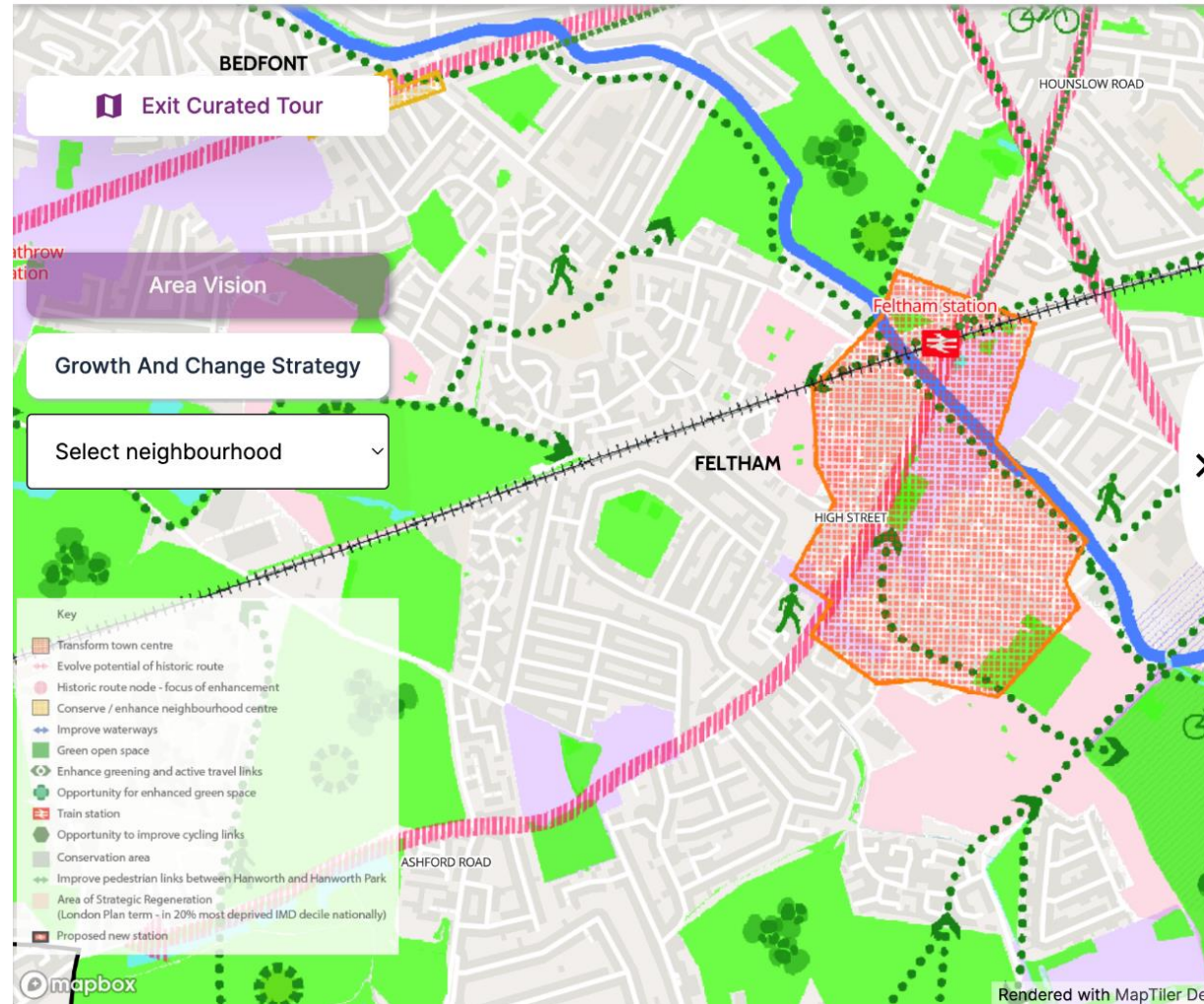
<https://vimeo.com/727029217/075adca152>

Hounslow Intensification Tool (HIT)

Capacity Widget







Enhancing the role and environmental quality of Feltham Town Centre

Support the town centre through intensification, diversification and enhancement - emphasising fine grain as opposed to coarse grain development and continuing the greening of streets and spaces. Opportunities to enhance existing links across the rail line and create new links along the Longford River should be secured to maximise the accessibility of the centre to the local population, as well as strengthening links within the town centre.



 What do you think of the vision for Feltham, Hanworth & Bedfont ?

- PropTech 1: Reg 19 Local Plan Maker
- Bring the PDF to life
- Make planning more accessible
- Consultation tool



Toggle layers

Which part of the Borough are you interested in?

Guided Tours ?



Brentford



Central
Hounslow



Chiswick



Felham,
Hanworth &
Bedfont



Hounslow West,
Cranford &
Heston



Isleworth &
Osterley

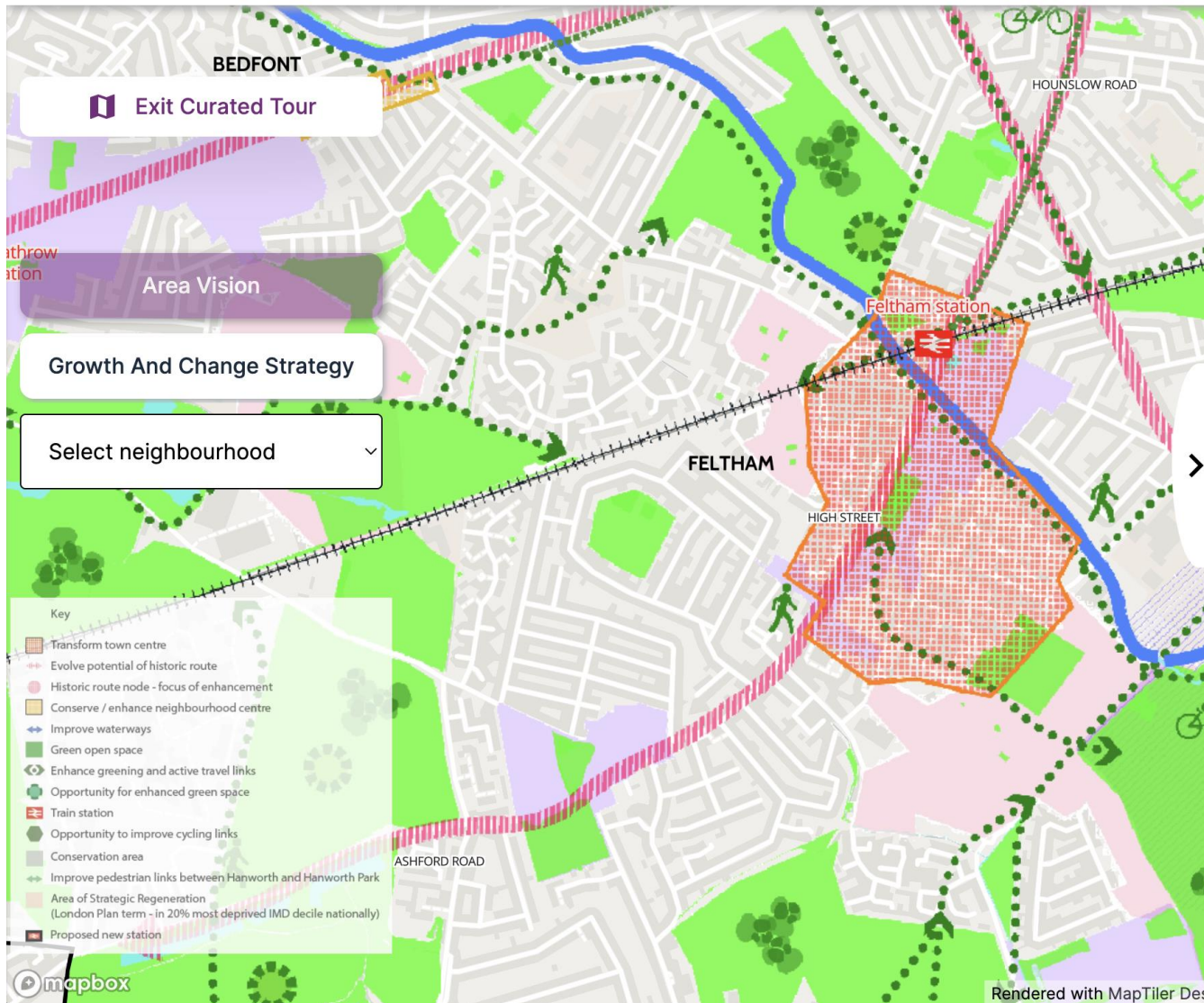
View borough-wide design codes ?

Search by postal code

View my area

Local Plan Maker

Geographic selection of localities

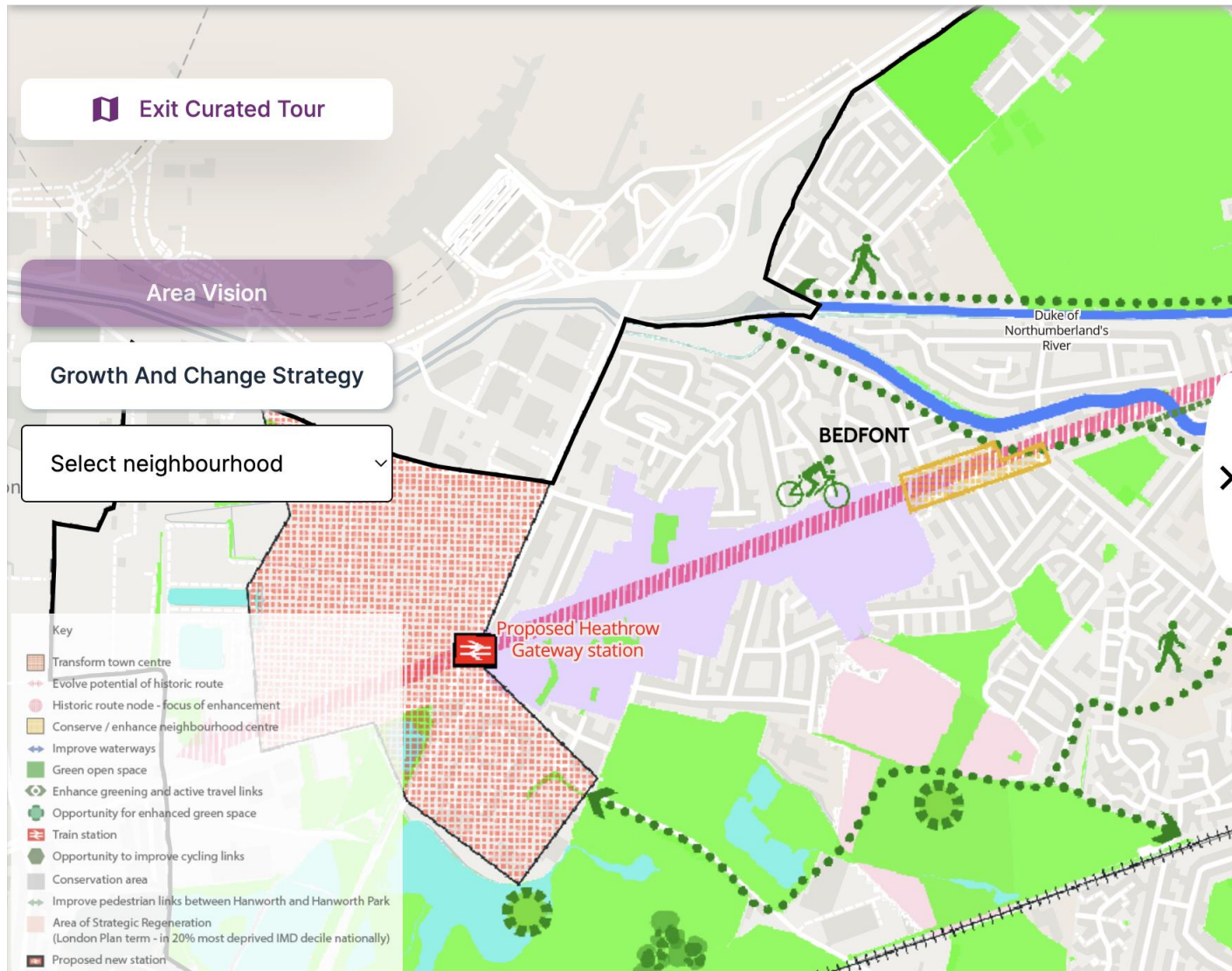


Enhancing the role and environmental quality of Feltham Town Centre

Support the town centre through intensification, diversification and enhancement - emphasising fine grain as opposed to coarse grain development and continuing the greening of streets and spaces. Opportunities to enhance existing links across the rail line and create new links along the Longford River should be secured to maximise the accessibility of the centre to the local population, as well as strengthening links within the town centre.



What do you think of the vision for Feltham, Hanworth & Bedfont ?



Enabling the further evolution of places such as Bedfont to support the sustainability of local centres and communities

Future growth should embrace the opportunities to evolve existing character and embrace landscape-led development around green and blue assets. Any major new development must be accompanied by investment in public transport and sustainable connections between Greater Bedfont to the neighbourhood centre.



Do you agree with the Feltham, Hanworth and Bedfont vision? If not what is missing?



Leave a comment

Optional: Upload your own photo or video ideas

Submit Feedback



Toggle layers

Back to the curated tour

Area Vision

Growth And Change Strategy

Central Feltham

Key


- Transform town centre
- Evolve potential of historic route
- Historic route node - focus of enhancement
- Conserve / enhance neighbourhood centre
- Improve waterways
- Green open space
- Enhance greening and active travel links
- Opportunity for enhanced green space
- Train station
- Opportunity to improve cycling links
- Conservation area
- Improve pedestrian links between Hanworth and Hanworth Park
- Area of Strategic Regeneration (London Plan term - in 20% most deprived IMD decile nationally)
- Proposed new station

mapbox


Central Feltham

What's special? Development Prompts Materials Density


Please select the materials that you think are characteristic of your neighbourhood? If not, what are the distinctive details/materials in Central Feltham neighbourhood?



Articulated masonry



Red brick and London stock brick



Roof rhythm

Leave a comment

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Local Plan Maker

Selection of neighbourhoods within a sub-area



The screenshot displays the 'Local Plan Maker' interface for the 'Central Feltham' area. The main map shows various planning zones and features, including the Duke of Northumberland's River, Staines Road, Hounslow Road, High Street, and Ashford Road. Key locations like Bedfont, North Feltham, Central Feltham, and Lower Feltham are labeled. A sidebar on the left contains navigation options: 'Toggle layers', 'Back to the curated tour', 'Area Vision', 'Growth And Change Strategy', and 'Central Feltham'. A 'Key' legend is visible at the bottom left, detailing various planning symbols such as 'Transform town centre', 'Historic route node', and 'Proposed new station'. On the right, a panel titled 'Central Feltham' offers tabs for 'What's special?', 'Development Prompts', 'Materials', and 'Density'. Below these tabs are two photographs: one of a residential street and another of a pond. A detailed planning diagram is also shown, illustrating a 'Potential for a new North-South connector road linking Browells Lane roundabout to MOD Feltham', 'Building lines set back from Forest Road to accommodate soft landscaping & SuDs to mitigate surface water flooding', 'Wider pavements and greater active uses along Forest Road', 'UPS House transformed from a gated storage and warehouse facility to a more outward-looking and animated complex', and 'Mixed use perimeter blocks with high quality communal residential courtyards'. A 'Give your thoughts?' button is present at the bottom of the diagram. The bottom right corner of the interface includes the text 'rown copyright and database right 2019'.

Local Plan Maker

Site Specific Design Code – UPS House

HAD

- A comprehensive repository of all the borough's land in one place;
- Assists with future land availability studies;
- Knowing the potential of Council assets to assist with the delivery of the Corporate Assets Strategy;
- Useful across a range of departments & universal methodology nationwide which can be adjusted as required.

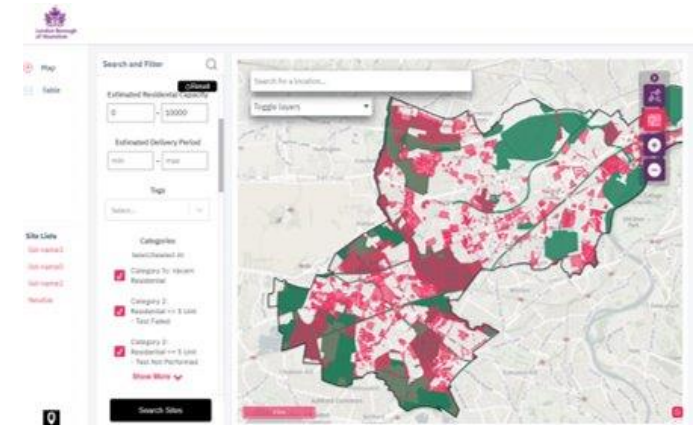
HIT

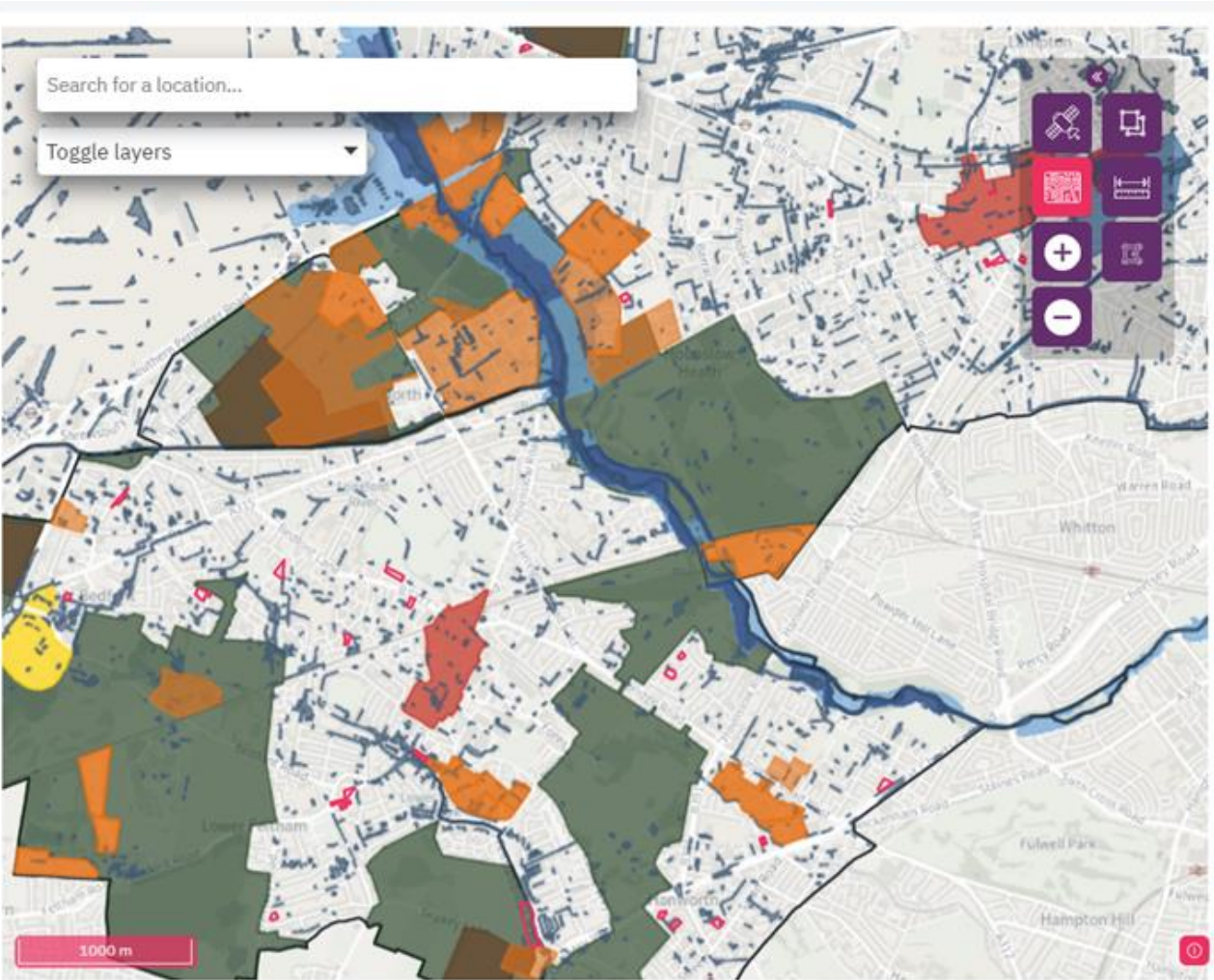
- 3D masterplanning & capacity tool;
- Digitisation of a process previously undertaken in spreadsheets;
- Accurate capacity estimates based on detailed design;
- Ability to produce and views test detailed masterplanning to ensure accuracy;
- Costs savings from bringing in-house.



Local Plan Maker

- Platform specifically made for planning documents - allows for display of policies spatially at different scales.
- Plans can be viewed for localities - search by postcode.
- Local Plan, Infrastructure Plans & Heritage Plans to be presented in Local Plan Maker





- Officers - technical statutory duty
- Vs Customer facing: easy to digest & understand
- User experience - streamlines/ user friendly/ jargon free / accessible
- Grant funding necessary - GLA & DLUHC
- Working with consultants: we have the knowledge & ideas but rely on their technical capabilities
- The tools can be used for plan-making, high level site design, capacity, constraints mapping, land availability and a range of other tasks.
- Positive resourcing implications