



Nathaniel Lichfield and Partners

Planning Design Economics

Housing Development





Established in 1962, Nathaniel Lichfield & Partners provides consultancy services on all aspects of residential development.

With a large professional team of planners and urban designers based in Cardiff, London, Manchester and Newcastle upon Tyne, we provide housing consultancy advice to housebuilders, developers, affordable housing providers, planning authorities and government departments throughout the UK.

Assessing Site Potential

NLP can assess the likelihood of achieving planning permission based on a detailed site assessment, our experience and discussions with the local planning authority. This is often beneficial prior to funds being committed to land acquisition or the preparation of a planning application.

Mixed Use Developments

The emphasis on the most efficient and sustainable use of urban land has led to an increase in mixed use developments. This can include proposals for residential accommodation in conjunction with retail, office or community floorspace. We advise on a large number of such schemes.

01 – Gloucester Docks
Crest Nicholson
(South West) Limited

02 – Newcastle
Great Park





03



04

03 – Illustrative layout for former British Timken site, Duston

04 – 3D perspective of proposed housing in South East Rhyl

05 - Woodgrange Road, Forest Gate
Architects: Stock Woolstencroft

06 – Bristol Harbourside
Crest Nicholson (South West) Limited
Architects: Edward Cullinan Architects



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Influencing the Policy Context for Housing Development

The new Local Development Framework system puts the onus on developers to secure the allocation of their sites through the plan making process. NLP continually monitors emerging legislation, government advice and Regional Spatial Strategies to ensure timely representations are made when considering potential development opportunities. Equally, we can also advise local planning authorities on competing site proposals for housing development. We have a thorough understanding of the national policy context and

have considerable expertise in the technical aspects such as housing need forecasts, urban housing capacity and housing land supply.

Defining Urban Housing Capacity

Urban housing capacity studies now play a crucial part in the planning process. NLP can formulate, apply and evaluate methodologies for assessing the capacity of urban areas for additional housing.

We can also provide independent audits of urban housing capacity assessments undertaken by local authorities or other developers.



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Master Planning and Urban Design

Government guidance places considerable importance on good design and layout in new residential development. NLP's urban design team is able to prepare designs and layouts for housing schemes. We can also prepare:

- Design statements
- Townscape appraisals
- Landscape and visual analysis
- Urban design and site capacity studies
- Development briefs.

We produce innovative solutions for development of difficult housing sites. We often work alongside architects and other professionals to help ensure a comprehensive approach from project inception to completion.

Promoting Development Proposals

We work with our clients to identify the most appropriate strategy for promoting development proposals. NLP can act as lead consultant as well as provide specialist inputs to the planning process, including:

- Preparing and submitting planning applications
- Co-ordinating the production of environmental statements
- Sequential approach studies
- Negotiating with planning authorities and other key consultees
- Community consultation including exhibitions and presentations
- Economic, social and sustainability impact assessments
- Advice on S106 Agreements.



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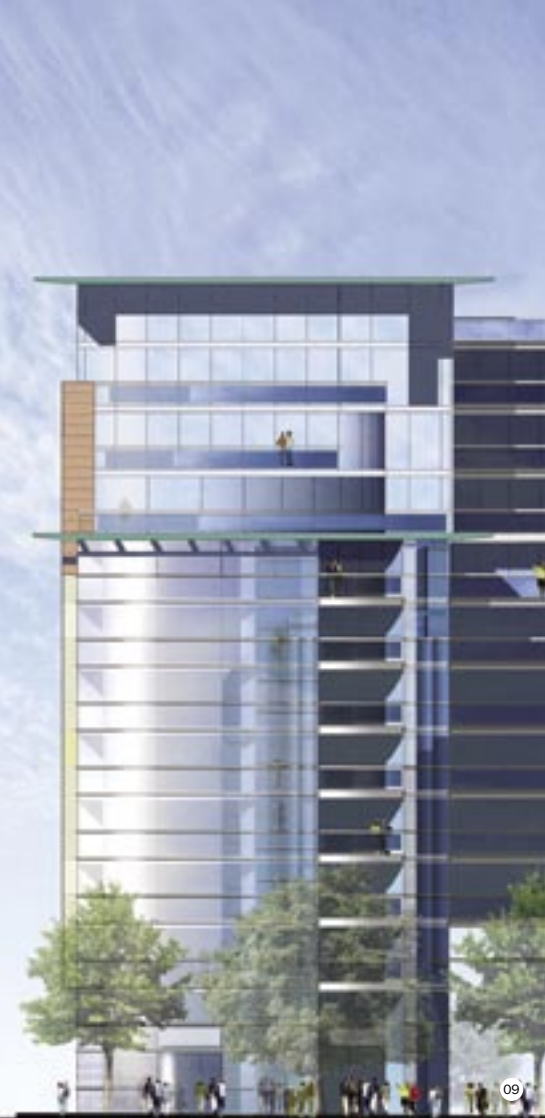
07 – Westferry Road,
London Docklands

Cathedral Group
Architects: HLM

08 – Payne Road, London
Architects: Stock Woolstencroft



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Planning Appeals

If via negotiations an acceptable planning permission cannot be achieved, or if a proposal is 'called-in' by the Secretary of State, NLP has substantial experience of presenting evidence at appeals either via written representation, hearings or public inquiry. We have a good working relationship with all the leading chambers of planning barristers and firms of planning solicitors.

Urban Regeneration and Brownfield Development

Brownfield housing development continues to be the most important component of neighbourhood renewal and regeneration. NLP has relevant expertise in the following areas:

- Housing market analysis and supply/demand studies
- Remodelling/redevelopment design solutions
- Housing-led regeneration strategies and delivery vehicles
- Community consultation
- Affordable housing
- Compulsory Purchase.

09 – Mayflower Plaza,
Southampton

Architects: Broadway Malyan

11 – Rodmarton Street,
London

Architects: KPF

10 – Langley Park,
Beckenham

Laing Homes





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Negotiating Affordable Housing Provision

NLP is experienced in agreeing with local planning authorities the appropriate level and type of affordable housing provision in liaison with the affordable housing providers and housing officers. This will often involve viability assessment having regard to other Section 106 contributions and the availability of grant funding.

NLP has also worked with registered social landlords in providing advice as part of regeneration led housing and other development schemes.

Clients

Our housing sector clients include house-builders, property developers, landowners, regeneration partnerships, public bodies and Registered Social Landlords / Housing Associations. This client base reflects the diversity of the projects undertaken by NLP throughout the UK.

12 – Waterloo Road, London

Architects: Maccreeanor Lavington

Front Cover – Housing and mixed use development, Islington

CGI: Team Macarie

Architects: PTE

Contacts

If you wish to discuss any planning requirements or would like further details on any of the specialist services we offer, please contact one of our offices:

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