

**Bath & North East
Somerset Council**



Bath & North East Somerset

Urban Extensions Workshop

17-18 July 2008

Stakeholders Report

CONTENTS

1. Context
2. Process
3. Programme
4. Attendance
5. Outcome of Activities
 - 5.1 Welcome
 - 5.2 Purpose and Scope of Workshop
 - 5.3 The Dynamics of Place Shaping
 - 5.4 Place and Identity in the Thames Gateway
 - 5.5 Cambridge Futures
 - 5.6 South West Bristol Urban Extension
 - 5.7 Reactions to the Presentations and West of England Growth Agenda
 - 5.8 Introduction to Day 2
 - 5.9 Warm-up Exercise 1: What Makes a Good Place?
 - 5.10 Presentation 7: Principles of Placemaking
 - 5.11 Exercise 1: Analysing the Properties of Place
 - 5.12 Case Study 4: New Hall, Harlow
 - 5.13 Growth in Bath & North East Somerset: Overview of Planning & Transport Context
 - 5.14 Exercise 2: Integrating New Development
 - 5.15 Wrap-up and next steps
- 6 Conclusion

APPENDICES

- Appendix 1 Profile of CABE Expert Panel
- Appendix 2 Workshop Programme
- Appendix 3 Attendance List
- Appendix 4 Welcome Presentation
- Appendix 5 CABE Presentation on Purpose and Scope of Workshop
- Appendix 6 Presentation on the Dynamics of Place Shaping
- Appendix 7 Presentation on the Principles of Placemaking
- Appendix 8 Annotated diagrams from exercise 2

DIAGRAMS

- Diagram 1 Cambridge Futures: Modelling growth scenarios
- Diagram 2 Mapping issues and opportunities across the sub-region
- Diagram 3 Mapping issues and opportunities across the sub-region
- Diagram 4 Preferences expressed by stakeholders from the warm-up exercise

BATH AND NORTH EAST SOMERSET URBAN EXTENSIONS STAKEHOLDER WORKSHOP

The purpose of this report is to provide both Bath & North East Somerset Council, the Commission for Architecture and the Built Environment and the stakeholders who attended with a record of the urban extension stakeholder workshop that took place on 17-18 July, in terms of the key points of discussion and the activities undertaken.

1 Context

Aims of the workshop for Bath & North East Somerset Council

Bath and North East Somerset Council has a duty to prepare a Core Strategy for the District. This document will set out the broad locations for new housing, jobs and community facilities, including the identification of locations for the proposed urban extensions to Bath, south east Bristol and potentially Keynsham as strategic site allocations.

This workshop was facilitated by the Commission for Architecture and Built Environment (CABE) and was aimed at both engaging with sub-regional issues about growth and exploring placemaking objectives for urban extensions within Bath & North East Somerset.

The Regional Spatial Strategy for the South West (RSS) sets out housing and employment targets for Bath & North East Somerset and other authorities in the sub-region. In terms of housing growth the RSS identifies broad 'areas of search' for urban extensions. However, it leaves it to the individual authorities to:

- a) Develop a methodology for identifying specific locations within these areas
- b) Identify options for the location of urban extensions
- c) Coordinate provision across the sub-region

In this context, the Council's aims of the workshop were as follows:

- To access advice on allocating the urban extensions as strategic sites within the Core Strategy
- To help generate key design and development principles for the urban extensions
- To contribute to building skills and capacity within Bath & North East Somerset
- To elicit CABE's help in exploring ideas and opportunities around growth with key stakeholders

Aims of the workshop for the Commission for Architecture and the Built Environment

CABE is the government's advisor on architecture, urban design and public space. Bath & North East Somerset Council was successful in securing support from CABE as part of the CABE enabling programme, through which CABE give direct support to local authorities to achieve aspirations for quality in the built environment, and in gaining access to skills, capacity and advice required.

In this context, CABE's aims for the workshop were as follows:

- To help generate positive dialogue about growth
- To help raise the level of debate around design
- To encourage partnership working between local authorities
- To ensure that the West of England context is given proper consideration and priority within decision-making and resource allocation
- To recommend to Bath & North East Somerset where support and resources are available from other advisory organisations

Related work

Prior to this workshop, a series of two 'Planning for Real' workshops had been held with Town and Parish Councils and Ward Councillors to explore the potential implications of urban extensions in Bath & North East Somerset. Furthermore, a number of informal briefings and workshops have also taken place to publicise and consider the proposed urban extensions within Bath & North East Somerset.

2 Process

The Commission for Architecture and Built Environment put together a panel of specialists from a range of built environment disciplines to support the delivery of this workshop. These people were used by CABE to present, facilitate, listen, record, respond and advise during the course of the two day workshop. A mixture of CABE staff, CABE enablers, CABE Space enablers and members of CABE's strategic urban design panel were utilised.

The planning and delivery of the workshop was also supported by Bath & North East Somerset Council officers from Planning Services, specifically Town Planners, Urban Designers and a Landscape Architect. Bath & North East Somerset Council Officers also briefed CABE representatives and organised briefings and a coach tour of the areas of search to this end.

Support was also received from key individuals from regional and local advisory agencies, such as Creating Excellence, Bristol Architecture Centre and the South West Regional Development Agency. Mark Pearson, Head of Design South West for CABE and Creating Excellence, chaired the event.

A full list and profile of the expert panel is included as **Appendix 1** to this report.

The workshop was aimed at combining presentations with facilitated activities and discussions which would enable Bath & North East Somerset Council to gather views and ideas about placemaking and various locational options for the urban extensions. Stakeholders were grouped around eight tables for the purposes of the activities.

It was established at the beginning of this process that the workshop should focus on strategic objectives for placemaking, and how these might be applied to the areas of search rather than a detailed focus on the layout of urban extensions within Bath & North East Somerset.

3 Programme

The programme for the workshop was drawn up by both key CABE staff and Bath & North East Somerset Council officers. The workshop was structured over two days, the first dealing with the sub-regional scale and the second concentrating on place-making for urban extensions.

Day 1: Meeting the growth challenge in the West of England: a strategic spatial approach
Day 2: Planning for growth in Bath & North East Somerset

The agenda for the workshop is included as **Appendix 2** to this report.

4 Attendance

In addition to CABE and Bath & North East Somerset Council staff this workshop was attended by over 50 stakeholders including Ward Councillors, Town and Parish Council representatives, statutory consultees (Natural England, English Heritage, Environment Agency and the Government Office for the South West) and those representing the Development Industry within the areas of search.

The full attendance list is included as **Appendix 3** to this report.

5 Outcome of Activities

Day 1: Meeting the growth challenge in West of England

5.1 Presentation 1: Welcome

David Trigwell, the Divisional Director of Planning and Transport, Bath & North East Somerset Council opened the workshop with a short presentation setting the scene. He set the context by giving an overview of growth in the West of England and in Bath & North East Somerset.

Key points of context covered:

- Bath and Bristol are two of the strategically significant strategic towns and cities (SSCTs) in the South West
- Bath and North East Somerset is part of the West of England Housing Market area
- Bristol is 'economic powerhouse' of South West
- House building rates across the South West illustrated
- West of England partnership vision for growth

The purpose of the workshop was also summarised as:

- Next step following Planning for Real workshops Bath & North East Somerset Councillors and Parish Councils
- Part of involving stakeholders in the process – at an early stage
- Consider options for location of urban extensions
- Explore placemaking issues for urban extensions
- Part of engagement process leading up to the Core Strategy Options consultation

Presentation reproduced as **Appendix 4** to this report.

5.2 Presentation 2: Purpose and Scope of Workshop

Gwilym Jones, a CABE Enabler then outlined the purpose and scope of the workshop in more detail. He outlined that for day one the focus would be meeting the growth challenge in the West of England, considering in particular:

- Sub-regional perspective to issues and challenges
- Planning for homes, jobs, environment, infrastructure across the sub-region
- Joint approach to working and delivery

For day two the focus was planning for growth in Bath & North East Somerset, with the aim of:

- Identifying qualities of place
- Understanding and responding to local issues
- Informing the Core Strategy
- Providing a framework for ongoing site appraisal and planning
- Delivering design quality

Presentation reproduced as **Appendix 5** to this report.

5.3 Presentation 3: The Dynamics of Place Shaping

A presentation on the dynamics of place shaping was delivered by Paul Hildreth of the University of Salford. Some of the main issues explored in this presentation were as follows:

- Trends in place-shaping
- City regions – economic, functional and historical relationships
- City typology
- Assets of place
- Physical connectivity and layout of cities

Presentation reproduced as **Appendix 6** to this report.

5.4 Case Study 1: Place and Identity in the Thames Gateway

A presentation on Place and Identity in the Thames Gateway was delivered by Sarah Allen, Head of Enabling (Urban Design & Homes) at CABE. The Thames Gateway is a very large scale regeneration project which aims to bring thousands of new jobs and homes to a 40 mile stretch from London Docklands to Southend in Essex and Sheerness in Kent.

Some of the main issues explored in this presentation were as follows:

- Identity
- Challenges in creating a shared vision
- Lessons for the West of England:
 - identity is economic, social and environmental
 - realise the scale of the opportunity

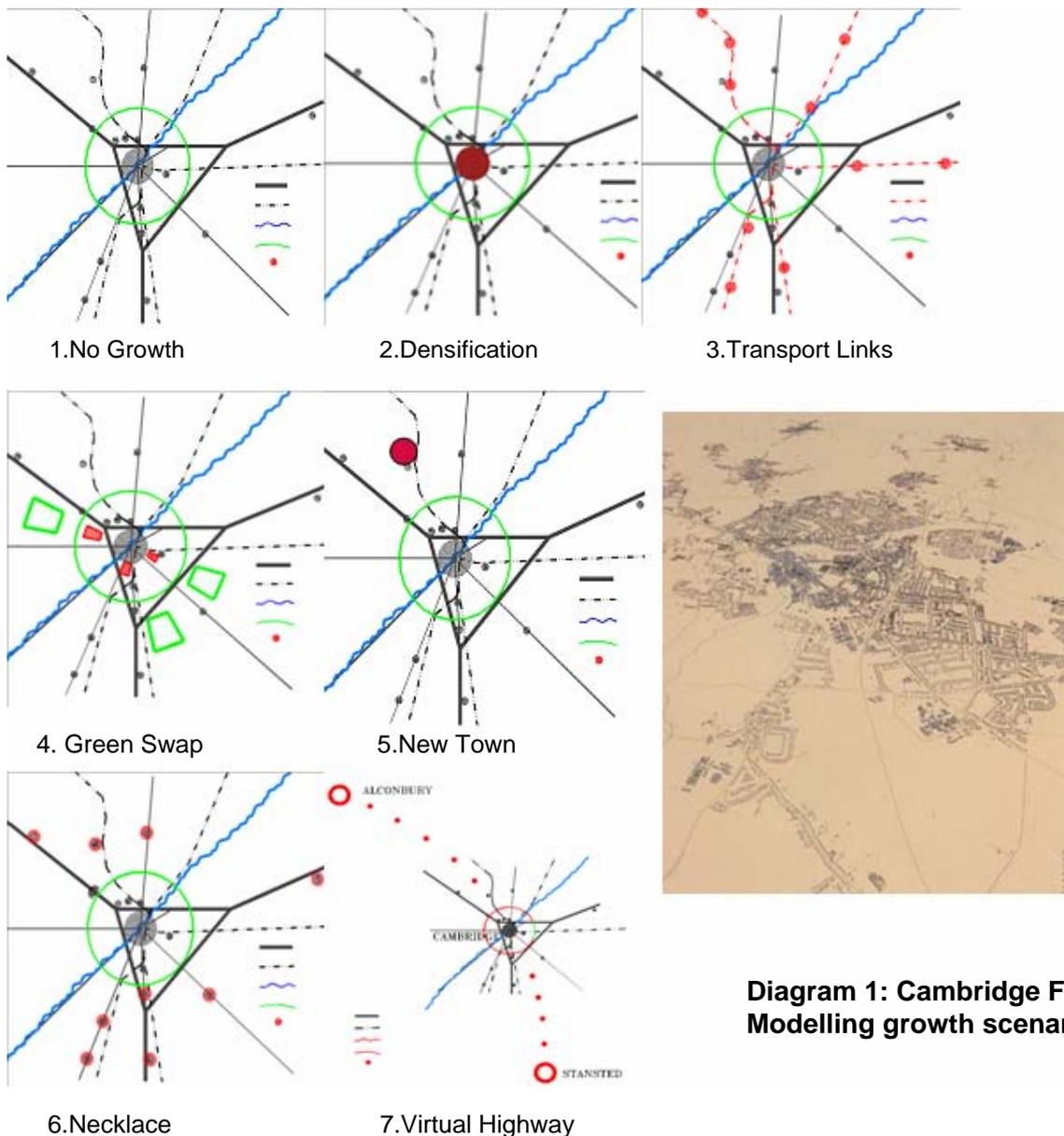
Further details about this work can be found on CABI's website; of particular relevance are the *New Things Happen: A Guide to the Future of Thames Gateway* and the *Love to Live Thames Gateway Map*: www.cabe.org.uk/default.aspx?contentitemid=1604

5.5 Case Study 2: Cambridge Futures

A presentation on the Cambridge Futures project was delivered by Marcial Echenique of the University of Cambridge. The Cambridge Futures project examined seven scenarios for the future development of Cambridge from no change to developing a new town nearby, building along transport corridors or concentrating new development in the city. In each scenario the effects on the economy, social equity, environmental quality and transport were modelled.

This was followed by a video-clip of the Cambridge Futures visualisations work.

Further details about this work can be found on the Cambridge Future website: www.cambridgefutures.org



**Diagram 1: Cambridge Futures:
Modelling growth scenarios**

5.6 Case Study 3: South West Bristol Urban Extension

A presentation on the South West Bristol Urban Extension was delivered by Peter Sandover, a CABI Enabler. The presentation included:

- Context for growth
- Locational context: historic analysis, topography, functional analysis
- Growth options: (1) Green Infrastructure led; (2) Heritage led; (3) Transport led; & (4) Existing Settlement led
- Stakeholder engagement

Further details about this work can be found on North Somerset's website: www.n-somerset.gov.uk

5.7 Breakout Discussion 1: Reactions to the Presentations and West of England Growth Agenda

Reactions to the Presentations

The Case Study on Cambridge Futures was particularly well received. It was considered that this demonstrated how generating realistic options, testing them in detail and making the results visual and accessible could help explore and resolve strategic questions about growth options. The Cambridge Futures approach to 'thinking the unthinkable' seemed to strike a chord with many stakeholders.

Other presentations on day one, on the broader economic implications of place relationships and on the role of place and identity in exploring the future for the Thames Gateway, whilst perhaps less tangible for the audience, reinforced the message that 'place' has an important function economically, socially and environmentally.

Discussion around the West of England Growth Agenda

To aid this discussion a number of visual stimuli were provided, namely:

- Excerpt from draft Regional Spatial Strategy showing sub-regional distribution of growth
- Sub-regional transport intervention diagrams for short term 2006-2011 - based on Joint Local Transport Plan
- Sub-regional transport intervention diagrams for medium term 2011-2016 - based on Joint Local Transport Plan
- Sub-regional transport intervention diagrams for long term 2016-2026 - based on Joint Local Transport Plan
- Green Infrastructure mapping for Bath & North East Somerset

The stakeholders in groups were asked to discuss sub-regional growth issues and to draw some preliminary conclusions about planning for growth at a strategic level. Some groups also annotated the maps provided, see examples of this are included in diagrams 2 and 3 of this report.

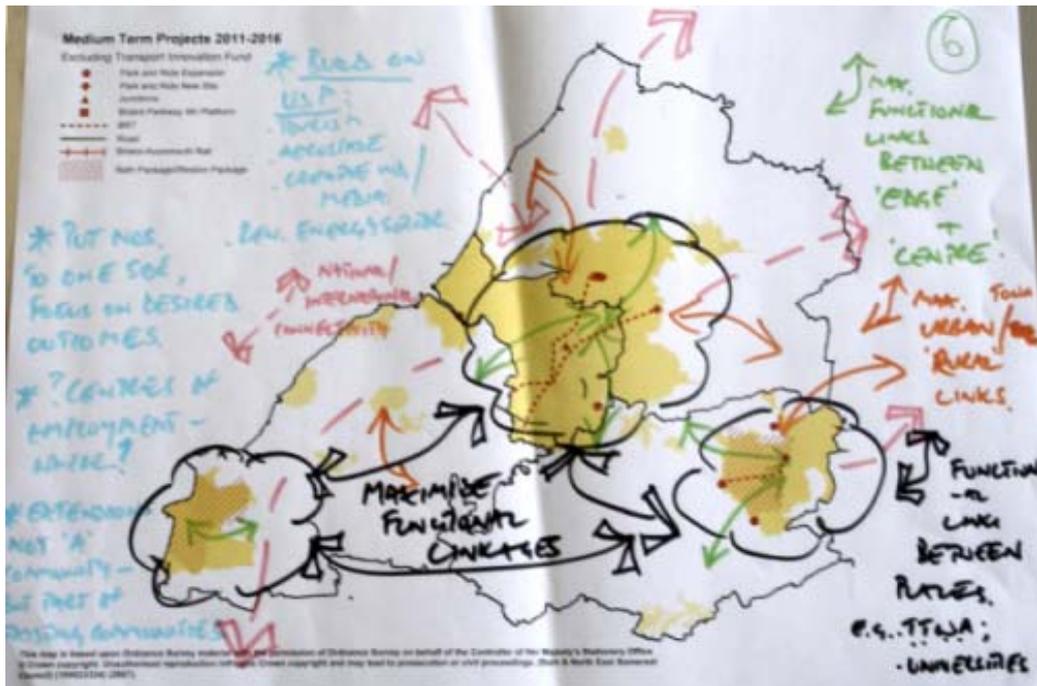


Diagram 2: Mapping issues and opportunities across the sub-region

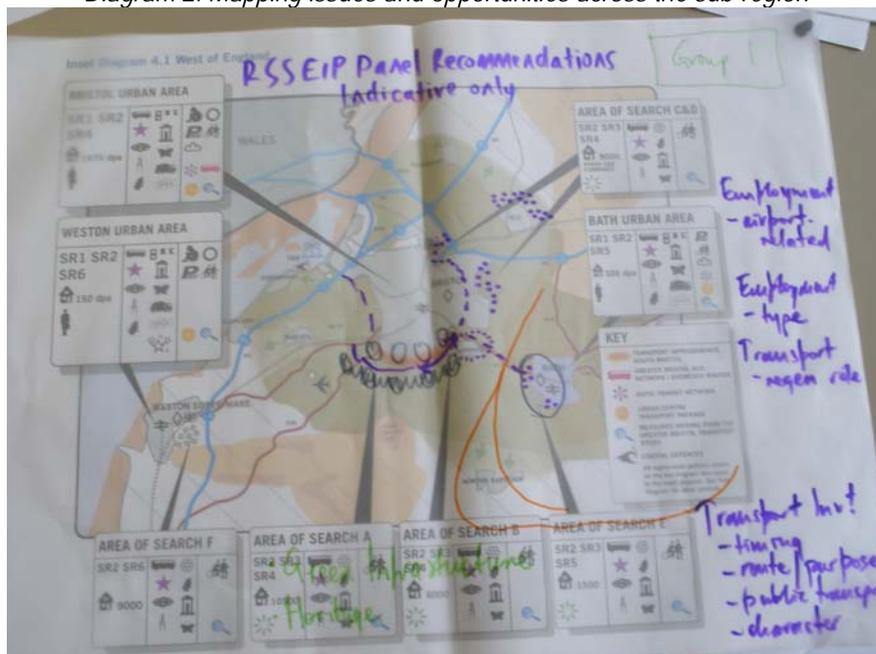


Diagram 3: Mapping issues and opportunities across the sub-region

The main points raised in this discussion, across the groups were as follows:

- The inter-relationships between places need to be considered e.g. housing market areas, travel to work patterns etc.
- Green Infrastructure networks can be considered at a sub-regional level
- Transport interventions need to be considered at a sub-regional level
- Coordination needed between various local authorities planning urban extensions to Bristol
- Urban extensions to Bristol need to be considered in terms of their relationships to one another and their role and function in relation to providing employment, services etc

- Relationship between edge and centre within Bristol and Bath should be considered – functional links between the edge and the centre should be maximised
- The urban extensions should be considered to be part of the existing communities rather than 'new communities' in their own right
- Consider the need to address renewable energy sub-regionally
- Need to put housing numbers to one side and focus on desired outcomes for the sub-region
- Creation of new transport hubs

Day 2: Planning for Growth in Bath & North East Somerset

5.8 Introduction

Mark Pearson of Creating Excellence, who was chairing the meeting, gave an overview of the activities on day one of the workshop and explained that day two of the workshop would have a more locally specific focus.

5.9 Warm-up Exercise 1: What Makes a Good Place?

A warm up exercise posing the question ‘What makes a good place?’ was introduced by Sue McGlynn, a CABE Enabler. Nine photos showing examples of residential developments were provided and all tables were asked to discuss these and rank the images in order of preference. Following the feedback from each of the tables, it was apparent that there was a high degree of consensus in terms of what constitutes a good place. This challenged the idea that what constitutes good urban design is subjective.

Diagram 4: Preferences expressed by stakeholders from the warm-up exercise

| | | |
|---|---|--|
| <p>desirable residential environments</p> |  |  |
| <p>differences of opinion: preferred by some but reservations from others</p> |  |  |
| <p>undesirable environments</p> |  |  |

5.10 Presentation 7: Principles of Placemaking

A presentation on the Principles of Placemaking was delivered by Sue McGlynn, a CABE Enabler. The presentation included:

- Place identity
- Structure of urban form
- Urban Design types
- Townscape
- Urban tissue
- Quality of place

Presentation reproduced as **Appendix 7** to this report.

5.11 Exercise 1: Analysing the Properties of Place

This exercise was introduced by Sue McGlynn. The purpose of this exercise was to explore issues of urban form and character in existing residential neighbourhoods in Bath & North East Somerset. These ideas would then be considered applied when considering to the potential locations for the urban extension.

Each table was asked undertake an urban design analysis on place for two case studies within Bath & North East Somerset: These case studies were chosen for the contrasts in street layout, density and urban form. The case studies used were:

- Oldfield Park in Bath, an example of a Victorian suburb of Bath built at a higher density of over 70 dwellings per hectare. The area is generally very densely developed with few open spaces relative to its population. In the Oldfield Park area the tight front gardens and small rear gardens increase the apparent and real density
- Peasedown St John, an example of modern cul-de-sac housing development built at a density of approximately 35 dwellings per hectare.

The following materials were provided for this activity:

- aerial photo of an mixed use area in Oldfield Park in Bath
- plan view of same mixed use area in Oldfield Park in Bath
- aerial photo of an area of housing in Peasedown St John
- plan view of same area of housing in Peasedown St John
- Tracing Paper
- Pens

The stakeholders were asked to analyse the urban form of both these case studies, using the following techniques:

- Figure Ground A figure-ground drawing is a graphic tool for illustrating mass-void relationships, it constitutes a two-dimensional abstraction in plan view that clarifies the structure and order of urban spaces.

Using tracing paper overlaid onto a map in plan view, solid mass (i.e. buildings) is shaded and ground (i.e. parks, streets and squares) is left blank. The combination of solids and voids illustrates the character of the urban fabric.

This technique was used to contrast the difference between the traditional grid street layout of Oldfield Park, a Victorian suburb of Bath, with the less structured cul-de-sac layout of Peasedown St John.

- Active Frontage An active frontage can be defined as buildings with doors or activity opening onto the street. Active frontage is taken as a measure of street activity and natural surveillance. This concept of active frontage or 'eyes on the street' was introduced by Jane Jacobs in her seminal work *The Death and Life of Great American Cities* (1961).

Using tracing paper overlaid onto a map in plan view all front doors opening on the street were marked with a dot. The aerial photos were used as a guide.

This technique was used to illustrate that there were very few streets which did not have active frontage in the Oldfield Park case study, with the exception of the backs of the residential properties. In the Peasedown St John example there were many more areas without active frontage, particularly as the area in question was purely residential and included no retail or employment use. Notably the main access road in the Peasedown St John example had virtually no overlooking.

- Green Infrastructure Green Infrastructure involves natural and managed green areas and is integral to the character of an urban area. It is integral to the character of an urban area. For the purposes of this exercise, both public and private green space was analysed

Using tracing paper overlaid onto a map in plan view all areas of public green space were shaded. On a different sheet of tracing paper all private green spaces were also shaded. Again, aerial photos were used as a guide.

This technique was used to illustrate the contrasts between the two case studies in terms of green space provision. In the Oldfield Park example there was less green space both public and private, although the majority of green space was private being part of the front or back garden of residential properties. In the Peasedown St John example there was significantly more green space both private and public, however, it was noted that some of the public green space had limited overlooking. Many groups discussed the function, quality and use of public green space.

- Movement Structure The network and hierarchy of streets within an urban area is a good proxy for permeability and movement.

Using tracing paper overlaid onto a map in plan view the hierarchy of streets was analysed by drawing straight connecting lines.

This technique highlighted that the Peasedown St John case study had a more hierarchical street layout, with a large number of distributor streets, this structure was a barrier to permeability. In contrast the Oldfield Park case study, based around a grid system this is much more permeable, particularly in terms of pedestrian movement.

5.12 Case Study 4: New Hall, Harlow

A presentation of an urban extension to Harlow, called New Hall was delivered by Roger Evans, a CABE Enabler. Newhall is a new neighbourhood in Harlow with a planned residential population of 6,000 with mixed uses including employment, shops, services, schools, community and leisure facilities. Urban design considerations have been key to the project and many aspects of the original masterplan and delivery mechanisms are now endorsed by government policy.

Further details about this work can be found on this website:

www.urbandesigncompendium.co.uk/newhall

5.13 Growth in Bath & North East Somerset: Overview of Planning & Transport Context

A presentation about growth in Bath & North East Somerset was delivered by Peter Dawson, the Group Manager for Planning and Transport at Bath & North East Somerset Council. The presentation included:

- Summary of the implications of the draft Regional Spatial Strategy for the South West for Bath & North East Somerset
- Focus on the area of Search for Urban Extension to Bath
- Focus on the area of Search for Urban Extension to south east Bristol
- Focus on strategic transport solutions for the sub-region and more specifically within Bath & North East Somerset e.g. Bath Package

5.14 Exercise 2: Integrating New Development

Exercise 2 was introduced by Paul Lavelle, CABE Enabling Advisor and Gwilym Jones, CABE Enabler. The purpose of this exercise was to explore strategic opportunities for potential growth areas within the areas of search for Bath and south east Bristol. Areas on the fringe of Keynsham were also explored, in light of the examination in public report for the Regional Spatial Strategy, which suggested an additional 3000 dwellings at Keynsham (this was also subsequently recommended in the proposed changes to the Regional Spatial Strategy).

Whilst this workshop included consideration of how place making principles could be applied to extensions to Keynsham, reflecting the RSS EIP Panel Report recommendations and subsequent Government Proposed Changes to draft RSS, it should be noted that Bath and North East Somerset Council strongly disagrees with the Proposed Changes to RSS. At its meeting in September 2008 the Council agreed its response to the Proposed Changes and in particular it is concerned that the overall levels of growth proposed for the District are unsustainable, can not realistically be delivered within the timeframe and have not been shown to be supported by the necessary infrastructure. Specifically in relation to proposals for Keynsham the Council is concerned that its expansion by 3,000 new homes will have significant implications for the separate identity of the town, major transportation impacts and will reinforce existing commuting patterns contrary to the spatial strategy set out in RSS.

Description of the exercise

Groups were not asked to design a layout for their areas, but were asked to explore what opportunities there would be for placemaking, and what kind of place their area might be if it were to be developed. The groups were also asked to identify key structuring features.

This exercise focused on how a process for analysing and visioning a growth location might work, rather than the detail of its design and layout. Irrespective of whether these locations do become significant areas of change, this exercise allowed the stakeholders to explore this placemaking led approach.

Each of the eight tables focused on a specific location, within the areas of search. The locations were as follows:

- Location 1: South Stoke Plateau, Bath
- Location 2: Rush Hill, Bath
- Location 3: Haycombe, Bath
- Location 4: West of Twerton, Bath
- Location 5: Keynsham Salford gap, Keynsham
- Location 6: West of Keynsham
- Location 7: Hicks Gate, south east Bristol
- Location 8: Whitchurch, south east Bristol

It should be noted that none of the locations examined in this exercise have been agreed by the Council as potential locations for development and as such no status is inferred by their inclusion in the exercise.

The following stimuli material was provided for this activity:

- Plan view of each of the locations on OS base (one for each of the eight locations)
- Maps to show the location of services and facilities (e.g. healthcare, retail, employment) – for Bath, south east Bristol and Keynsham
- Development Density cubes to scale with each of the maps to illustrate the scale of the proposed mix use urban extension relative to the OS base map (created using a land use budget approach)
- Figure Ground plans to scale of various urban forms (supplied by CABE)

The key areas of discussion of each of the tables is summarised in the table below. The annotated maps produced for each of the areas are presented as **Appendix 8**.

| Location | Potential opportunities to integrate new development and apply a placemaking led approach Summary of Key Points discussed |
|---------------------------------|--|
| Location 1: South Stoke Plateau | <ul style="list-style-type: none"> ○ Connectivity good by bus and road ○ Schools nearby (primary and secondary) ○ Small supermarket recently built (Tesco express at Glasshouse petrol station) ○ Limited existing community facilities ○ Opportunities for improvement to existing urban area ○ MOD Foxhill nearby is potentially a significant opportunity ○ Combe Down and environmental constraints associated with bat |

| | |
|------------------------------------|---|
| | <ul style="list-style-type: none"> activity ○ Area of Outstanding Natural beauty - conflict ○ Threat to identity of village of South Stoke ○ Denser development may be possible ○ Opportunities for solar gain ○ Good quality architecture ○ Services and Public realm ○ Limited employment potential ○ Roman villa ○ Affordable housing at 50% ○ Attractive farmland – opportunities to improve public access to the countryside ○ Areas are under-mined - geological survey work needed |
| Table 2: Rush Hill | <ul style="list-style-type: none"> ○ opportunities for new development to have panoramic views out to the countryside ○ opportunities for passive solar gain on south facing slopes ○ opportunities for Combined Heat and Power ○ Hillside very steeply sloping - suggests terracing would be needed ○ nearby schools could be used ○ maintain areas of green space ○ issues with integration with the edge of the city |
| Table 3: Haycombe | <ul style="list-style-type: none"> • cemeteries are a barrier to integrating development • steeply sloping hill - difficult topography • existing schools in the area • opportunity to improve transport links • opportunity to create a new high street along Whiteway Road to serve Whiteway and the new development - significant distance to Twerton high street shops • loss of existing campsite use - visitor accommodation already in short supply • wider opportunities to regenerate the adjacent urban area – there would be a need for physical, functional, and social integration to unlock this i.e. should be part of Bath, not just in Bath |
| Location 4: West of Twerton | <ul style="list-style-type: none"> • use 400m neighbourhood idea • sufficient land capacity to provide mix of uses e.g. potential as an employment location • opportunity for new bus link through this area linking to Bath Spa University and Newton St Loe • possible footbridge and techniques to link through Newton Brook valley – could also be a green feature • views into this area are significant • good potential transport links to Bristol and Bath |
| Table 5: | <ul style="list-style-type: none"> • opportunities for sustainable eco-buildings |

| | |
|--|--|
| <p>Keynsham-Saltford gap</p> | <ul style="list-style-type: none"> • 50 dw per ha density and more • opportunity to create a green corridor between Saltford and Keynsham within the developed area • Strengthen routes into Saltford • springs and flood plain - use this area as SUD (sustainable urban drainage system) • flood plain constrains to the north • opportunity to relocate Wellsway school in the new develop and develop this area as an extension to Keynsham- prominent site on ridge line |
| <p>Location 6: West of Keynsham</p> | <ul style="list-style-type: none"> • edge - valley slopes down steeply away from urban area - development could hug existing urban edge • potential to expand successful employment site at Lays Farm • sustainability of this location questionable - too far to walk to local services and seen as a poor area for employment provision due to poor connectivity • cycling to town centre could be more popular from this area - create better walking and cycling links to the edge of Bristol • in context of south east Bristol urban extension closes the gap between the two settlements • Broadlands school site - could be re-developed if this closes • low density - 35ha development context • link to SW Keynsham urban extension |
| <p>Location 7: Hicks Gate</p> | <ul style="list-style-type: none"> • A4 could act as a central boulevard • access to green infrastructure opportunities • cycle link opportunities • remodelling of Brislington needed to increase permeability and increase mix of uses • connection and integration could be challenging |
| <p>Location 8: Whitchurch</p> | <ul style="list-style-type: none"> • local neighbourhood centres would need to be provided • existing sports facilities nearby • improved bus route through centre of area • opportunities for local food production • very large scale development • Whitchurch village has very limited facilities currently - focus a neighbourhood centre here |

5.15 Wrap-up and next steps

The Workshop ended with Richard Daone of Bath & North East Somerset's Planning Policy Team outlining the next steps. The workshop is an important part of the work that is feeding into the preparation of the Core Strategy spatial options document. The Core Strategy options document will

identify locational options for the urban extensions. The timetable for Council approval of the spatial options document for consultation will be confirmed through the review of the Council's Local Development Scheme in January 2009.

Officers will use the views and information that have emerged during this workshop and other stakeholder engagement to inform the assessment of options for the Urban Extensions.

There will be further opportunities for stakeholders to be involved in the generation of options for the Core Strategy both informally in the run up to the spatial options consultation and also more formally as part of the consultation on the options.

8 Conclusions

Observations made by CABA facilitators

The key observations noted by the CABA facilitators were as follows:

1 Raising the level of debate around design

CABA facilitators noted the importance of ensuring high quality design, and the idea that design can be considered at different scales was reinforced. It was felt that the stakeholders engaged well with the urban design exercises on day two and that this facilitated a good level of discussion around the possible locations for the urban extensions as part of the final exercise.

CABA facilitators felt that the combination of theoretical material and case studies helped to develop an understanding of the application of urban design principles, and provided a clear and structured approach.

2 Talking about 'growth'

CABA facilitators noted that relatively few stakeholders during the two days opposed the basic principle of growth, rather the issue was the quantum and form of the development. For the majority of the stakeholders it was considered that the level of growth was very high. It was also expressed that the growth was being imposed from above.

It was felt that there was a greater degree of consensus about the need for Bath to expand to address economic growth, equality of opportunity and sustainability. The same argument was perhaps less strong in relation to south east Bristol and Keynsham.

3 Communication with key stakeholders

CABA facilitators noted that a strong feature of the workshops was the wide range of stakeholders present, representing some diverse views. It was felt that the level of co-operation and dialogue was extremely positive and encouraging.

While there was disagreement about locations for development, there was a high level of consensus on the need to plan properly for growth, rather than resistance to growth per se.

4 Sub-regional approaches

CABE facilitators were keen to emphasise the opportunities for joint work to be undertaken at a sub-regional level. A number of suggestions to this effect will be made to the West of England Partnership.

Concluding remarks

Bath & North East Somerset Council found the support of CABE to facilitate this stakeholder workshop invaluable. The expertise of the CABE staff and speakers was key to making this a successful event.

The Council is keen to capitalise on the offers of further support from CABE in the Core Strategy process and looks forward to working with CABE and other local partners such as Creating Excellence in future.

Finally, the Council would like to thank all those stakeholders who attended this workshop, their engagement and input was critical to this event.

APPENDIX 1
Profile of CABE Expert Panel

CABE panel for Bath & NE Somerset / West of England workshop

Marcial Echenique

Marcial Echenique is professor of Land Use and Transport Studies and Head of Architecture at the University of Cambridge. He is accredited, in particular, with early work on the integration of land use and transport planning, and for both theoretical and practical advances in the development and application of computer models. He has also acted as a consultant to numerous government and local authorities and has directed a number of major planning studies financed by international institutions such as The World Bank and The United Nations. Recently, He directed the influential study of Cambridge Futures (RTPI award for planning innovation), co-directed the joint urban design studio of the Cambridge -MIT Institute and is the principal Investigator for the EPSRC research on sustainable urban environment (SOLUTIONS).

Paul Hildreth

Paul is an independent advisor on cities, regional and local economies, with an established record of achievement nationally in policy making and locally in economic development and regeneration. He is Visiting Policy Fellow at the Centre for Sustainable Urban and Regional Futures (SURF) at Salford University. He is a skilled leader of team, network and partnership development across the public and private sectors and an experienced presenter and facilitator on city, regional and local development issues in the UK and in Europe. He has special expertise in 'place-shaping', the functional economy, medium-sized cities and city-regions.

Sue McGlynn

Lecturer and urban design practitioner specialising in links between best practice and research. Experience of design negotiation on major town centre projects, new settlements and urban extensions, and contributes to design frameworks for consultants, volume house builders and local authorities. Member of the Joint Centre for Urban Design at Oxford Brookes University.

Roger Evans

Architect, town planner, and urban designer, and Principal of Roger Evans Associates Ltd (REAL), specialising in urban design, masterplanning and regeneration. Over the last ten years he has led or contributed to urban design studies for around 50 towns or cities, mostly for local government. Prior to founding REAL, he worked for major consultancies in the UK and abroad and was lecturer at the JCUD, Oxford Brookes University.

Juliet Bidgood

Architect and partner in the multi-disciplinary design studio NEAT, which specialises in public space, environmental and information design. Experienced in training enablers and in running best practice programmes, and advising on the development of design briefs for masterplans, public buildings and spaces. Juliet is currently an external examiner at The Macintosh School of Architecture.

Gwilym Jones

Director of Longboard Consulting. Formerly Associate Director with Arup. Development planner and independent consultant with public sector experience. Expertise includes strategic planning advice on feasibility and master planning projects and application strategy/management for major development

schemes. Experience in mixed use commercial and rail development, and research for government departments on policy formulation and programme implementation/effectiveness.

Peter Sandover

Architect and Principal of Sandover Associates. Experienced in urban design, masterplanning and community engagement, and has extensive experience in running small projects through to large-scale regeneration and new build schemes. Peter is also retained as a sub-consultant to the Eden Project as a design reviewer of their new projects.

Nick Dixon (Peter Brett Associates)

Peter Brett Associates is a multi-disciplinary practice, providing a wide range of transport planning, design and engineering services to public and private sector organisations. We have particular experience and a commitment to supporting public realm improvements in a range of urban contexts, from strategic development through to detailing and implementation. As a team, we are interested in promoting further understanding between transport engineering and complementary planning and design disciplines, as a contributory factor in improving the quality of design within the public realm. Our position is that there remains a great deal of work to be done in this specific area – and we are keen to further the debate.

APPENDIX 2
Workshop Programme

| | |
|--|---|
| <p>Bath & North East Somerset Urban Extensions workshop</p> <p>Meeting the growth challenge in West of England: a strategic spatial approach</p> <p>17 July 2008 at Bath RFC</p> |  |
|--|---|

DAY 1 AGENDA

(Chair – Mark Pearson, Creating Excellence)

| | | |
|--------|--|--|
| 9.30am | <p>Coach tour of urban extension areas of search (CABE attendees and key Bath & North East Somerset officers only)</p> <p>Leaving from Coach pick up point at the Orange Grove, Bath at 9.30am prompt.</p> | |
| 12.15 | <p><i>Lunch</i> (CABE attendees only)</p> | |
| 1.00 | <p>Welcome</p> | <p>David Trigwell, Divisional Director Planning and Transport Bath & North East Somerset Council</p> |
| 1.10 | <p>Purpose and Scope of Workshop Overview of session and anticipated outputs</p> | <p>CABE</p> |
| 1.20 | <p>The dynamics of place-shaping</p> | <p>Paul Hildreth, University of Salford</p> |
| 1.40 | <p>Case study: place & identity in Thames Gateway Overview of issues, methodology and potential application to West of England</p> | <p>Sarah Allan, CABE</p> |
| 2.10 | <p>Case study: Cambridge Futures</p> | <p>Marcial Echenique, University of Cambridge</p> |
| 2.40 | <p>Q & A</p> | |
| 3.00 | <p><i>Tea / coffee break</i></p> | |
| 3.20 | <p>South West Bristol urban extension: Learning from the sub-region</p> | <p>Peter Sandover, CABE enabler</p> |
| 3.50 | <p>Breakout discussion: Reactions to the presentations - what are the key issues for the sub-region? How can partners work together to deliver sustainable development? What are the barriers to this? How should other agencies be involved?</p> | <p>All (facilitated)</p> |
| 4.10 | <p>Feedback</p> | |
| 4.30 | <p>Introduction to day 2</p> | |
| 4.45 | <p><i>Close</i></p> | |

| | |
|--|---|
| <p>Bath & North East Somerset Urban Extensions workshop</p> <p>Planning for growth in Bath & North East Somerset</p> <p>18 July 2008 at Bath RFC</p> |  |
|--|---|

DAY 2 AGENDA

(Chair – Mark Pearson, Creating Excellence)

| | | |
|-------|--|--|
| 9.00 | Arrival - tea and coffee | |
| 9.30 | Welcome Overview of day 1 / Introduction to day 2 | Chair |
| 9.40 | Warm-up exercise: what makes a good place? | Sue McGlynn, CABE enabler |
| 10.10 | Principles of placemaking | Sue McGlynn |
| 10.35 | <i>Tea/coffee break</i> | |
| 10.50 | Introduction to exercise 1 | Sue McGlynn |
| 11.00 | Exercise 1 Analysing the properties of place, in groups. | All |
| 11.45 | Feedback and discussion | |
| 12.10 | Case study: New Hall, Harlow Masterplanning for an urban extension | Roger Evans, CABE enabler |
| 12.30 | <i>Lunch</i> | |
| 1.20 | Growth in Bath and North East Somerset Overview of planning and transport context: issues and challenges | Peter Dawson, Group Manager Transport and Planning Policy Bath & North East Somerset Council |
| 1.50 | Introduction to exercise 2 | Sue McGlynn |
| 2.00 | Exercise 2 Group work: Integrating new development, in groups | All |
| 2.50 | <i>Tea/coffee break</i> | |
| 3.10 | Feedback and discussion | |
| 3.40 | Q&A session | |
| 4.00 | Wrap-up and next steps | CABE Bath & North East Somerset Planning Policy |

4.15 *Close*

APPENDIX 3
Attendance List

Urban Extensions Stakeholder workshop attendance list

CABE expert panel

| | |
|-------------------|---|
| Nick Dixon | Peter Brett Associates / CABE Space Enabler |
| Marcial Echenique | University of Cambridge / CABE Strategic Urban Design panel |
| Mark Pearson | Head of Design South West, Creating Excellence and CABE |
| Paul Hildreth | University of Salford / CABE Strategic Urban Design panel |
| Peter Sandover | Sandover Associates / CABE Enabler |
| Roger Evans | Roger Evans Associates / CABE Enabler |
| Sue McGlynn | CABE enabler |

Workshop participants

| | |
|--------------------|---|
| Adrian Roper | Sustrans |
| Alison Howell | Natural England |
| Amanda Grundy | Natural England |
| Andrew Sharland | Landscape Architect, Bath & NE Somerset Council |
| Ashton Broad | Whitchurch Parish Council |
| Biljana Savic | Senior Enabling Advisor, CABE |
| Brian Huggett | Englishcombe Parish Council |
| Brian Simmons | Councillor, Bath & NE Somerset |
| Charles Hignett | Sulis Park |
| Charlotte Hopley | Research & Information Officer, West of England Partnership |
| Chris Hogg | Outdoors Access Improvement Officer, Bath & NE Somerset Council |
| Colin Darracott | Councillor, Bath & NE Somerset |
| Dave Pring | Environment Agency |
| David Crook | Government Office for the South West (GOSW) |
| David Jones | Government Office for the South West (GOSW) |
| David Trigwell | Divisional Director, Planning & Transport, Bath & NE Somerset Council |
| Dawn Drury | Compton Dando Parish Council |
| Dawn Griffiths | Strategic & City Wide Policy, Bristol City Council |
| George Blanchard | Planning Policy Technical Officer, Bath & NE Somerset Council |
| Gerry Curran | Councillor, Bath & NE Somerset |
| Gill Hellier | Keynsham Town Councillor |
| Gillian Fearnough | Bristol Architecture Centre |
| Gordon Wood | Councillor, Bath & NE Somerset |
| Helen Hoynes | School Organisation Manager, Bath & NE Somerset Council |
| Hugh Petter | Robert Adam Architects |
| James de Havilland | Taylor Wimpey |
| Jane Giddens | Newton St Loe Parish Council |
| Jane Wildblood | Corporate Sustainability Manager, Bath & NE Somerset Council |

| | |
|--------------------|--|
| John Bull | Councillor, Bath & NE Somerset |
| Jon Clarke | Director, Forest of Avon Partnership |
| Joy Milsom | Principal Planning Policy Officer, North Somerset Council |
| Kath Powell | Environment Agency |
| Kevin Wilcox | Crest Strategic Projects Ltd |
| Mark Dunningham | South Stoke Parish Council |
| Matthew Macan | Sulis Park |
| Michael Buxton | Bovis Homes |
| Mike Osbourne | Estates Manager, Bath Spa University |
| Pat Stewart | Head of Planning & Transport SWRDA |
| Paul Brockway | Planning Manager, ATLAS |
| Paul Scott | Consultant in Public Health, Bath & NE Somerset PCT |
| Peter Dawson | Group Manager, Planning Policy & Transport, Bath & NE Somerset Council |
| Peter Duppa-Miller | ALCA Representative |
| Peter Edwards | Councillor, Bath & NE Somerset |
| Rab Smith | Transportation Planning Team Leader, Bath & NE Somerset Council |
| Rhodri Samuel | Regeneration Manager, Bath & NE Somerset Council |
| Richard Walker | Planning Policy Officer, Bath & NE Somerset Council |
| Rohan Torkildsen | English Heritage |
| Sarah Allan | Head of Enabling (Urban Design & Homes), CABE |
| Sarah Flitter | Policy & Partnerships Officer , Bath & NE Somerset Council |
| Sarah Johnston | Senior Planning Policy Officer, Bath & NE Somerset Council |
| Sarah O'Driscoll | Strategic & City Wide Policy, Bristol City Council |
| Simon de Beer | Planning Policy Team Leader, Bath & NE Somerset Council |
| Stephen George | Senior Urban Designer, Bath & NE Somerset Council |
| Tim Gray | Duchy of Cornwall |
| Tony Crouch | Keynsham Town Councillor |
| Vic Clarke | Councillor, Bath & NE Somerset |
| Vic Prichard | Councillor, Bath & NE Somerset |

Workshop organisers

| | |
|---------------------|---|
| Anne Stevenson | Enabling Officer, CABE |
| Cleo Newcombe-Jones | Planning Policy Officer, Bath & NE Somerset Council |
| Funda Willetts | Senior Urban Designer, Bath & NE Somerset Council |
| Gwilym Jones | CABE Enabler |
| Juliet Bidgood | CABE Enabler |
| Paul Lavelle | Enabling Advisor, CABE |
| Richard Daone | Principal Planning Policy Officer, Bath & NE Somerset Council |

APPENDIX 4
Welcome Presentation

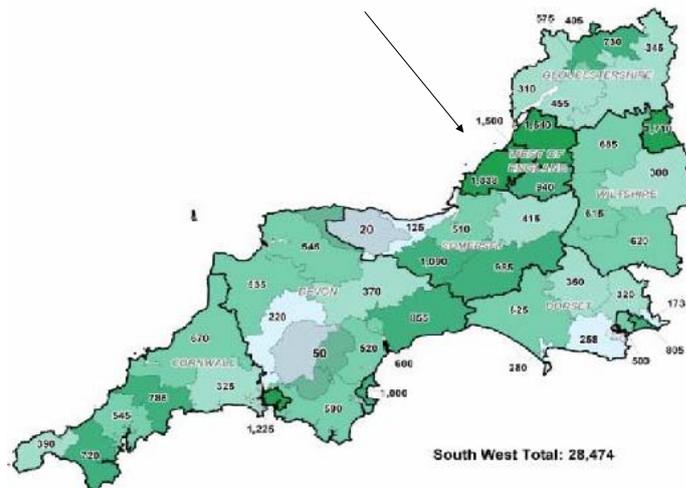


**Urban Extensions in
 Bath & North East
 Somerset**

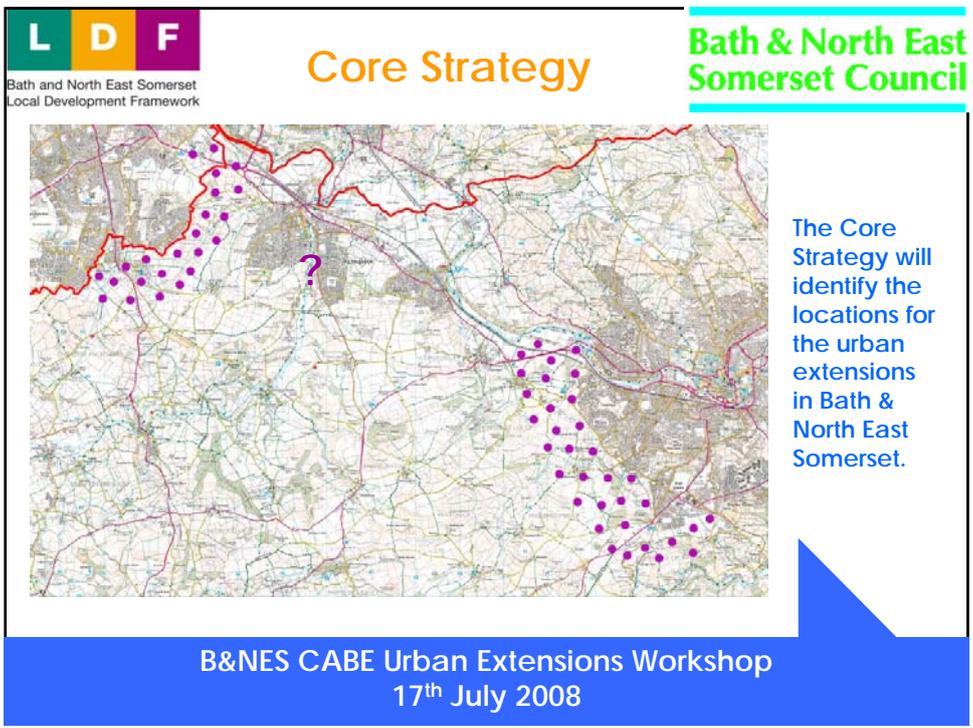
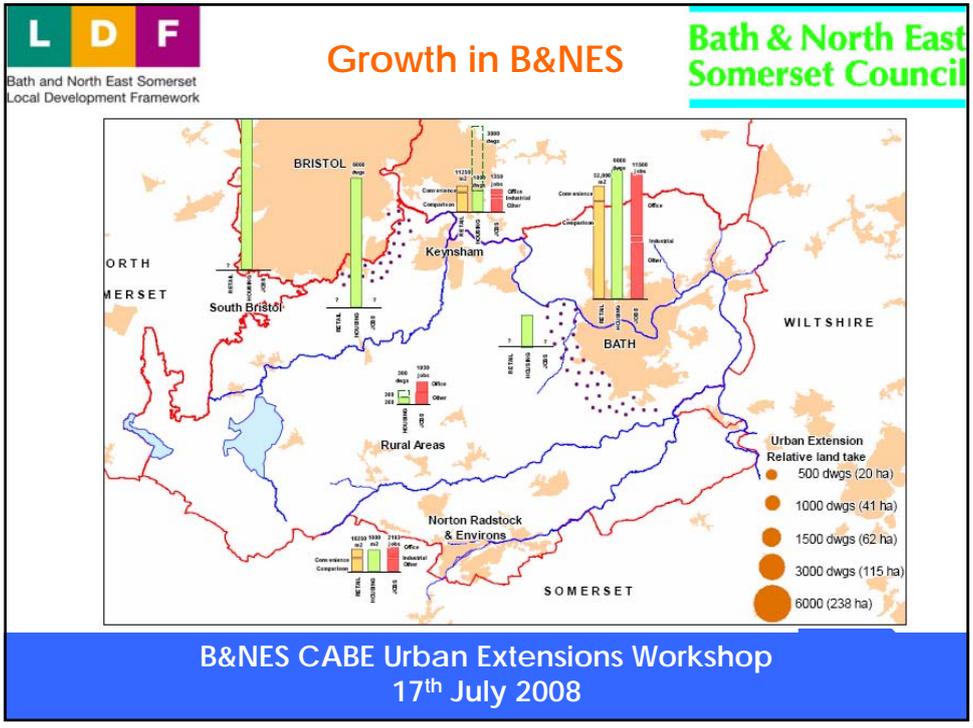
David Trigwell
 B&NES Divisional Director
 Planning & Transport

**B&NES CABE Urban Extensions Workshop
 17th July 2008**

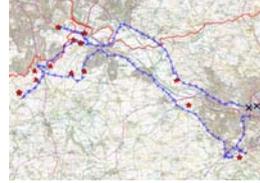
**Growth in the West of
 England**



**B&NES CABE Urban Extensions Workshop
 17th July 2008**



- Next step following Planning for Real workshops with B&NES Councillors and Parish Councils
- Involving stakeholders in the process – at an early stage
- Consider options for location of urban extensions
- Explore placemaking issues for urban extensions
- Part of engagement process leading up to the Core Strategy Options consultation



B&NES CABE Urban Extensions Workshop
17th July 2008

APPENDIX 5
CABE Presentation on Purpose and Scope of Workshop



Bath & North East Somerset Urban Extensions Workshop

17-18 July 2008

Commission for Architecture
and the Built Environment

The government's advisor
on architecture, urban design
and public space

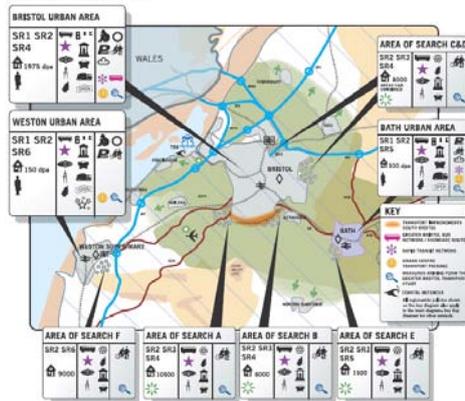
Purpose & Scope of the Workshop



- Process and Place
- Themed and spatial analysis
- Scales of analysis and response
- Shared issues, interests and solutions

Bath & North East Somerset Urban Extensions Workshop

Overview and Outputs – Day 1: Meeting the Growth Challenge in West of England



- Sub-regional perspective to issues and challenges
- Planning for homes, jobs, environment, infrastructure across the sub-region
- Joint approach to working and delivery

Bath & North East Somerset Urban Extensions Workshop

Overview & Outputs – Day 2: Planning for Growth in Bath & NE Somerset



- Identifying qualities of place
- Understanding and responding to local issues
- Inform the Core Strategy
- Provide a framework for ongoing site appraisal and planning
- Delivering design quality

Bath & North East Somerset Urban Extensions Workshop



www.cabe.org.uk

Commission for Architecture
and the Built Environment

The government's advisor
on architecture, urban design
and public space

APPENDIX 6
Presentation on the Dynamics of Place Shaping

The dynamics of place-shaping

Bath and NE Somerset Workshop -
Meeting the growth challenge in West
of England: a strategic approach
17 July 2008 at Bath RFC

Paul Hildreth
Policy Fellow, SURF at Salford University
P.A.Hildreth@salford.ac.uk

Is place-shaping new?

| | Urban policy | Regional policy | Local governance |
|-----------------|---|--|--|
| 1960s/ 1970s | Urban Programme Inner Area programmes | State aids and support to sectors | Public sector partnerships |
| 1980s | Private sector led regeneration | | CCT Private sector partnerships |
| 1990s | City challenge SRB programme Themed initiatives Urban Renaissance | Government Offices Regional Development Agencies Devolution to London, Scotland, Wales and Northern Ireland | SRB partnerships New Commitment to Regeneration Community Leadership Local Strategic Partnerships |
| 2000s | Neighbourhood Renewal Core Cities Working Group State of the English Cities Report Sub-regions/city-regions and the functional economy | Sustainable Communities Micro-economic framework Regional Economic Performance PSA Northern Way Single Strategy | CPA LAAs MAAs Place-shaping |

What is 'place'? - characteristics

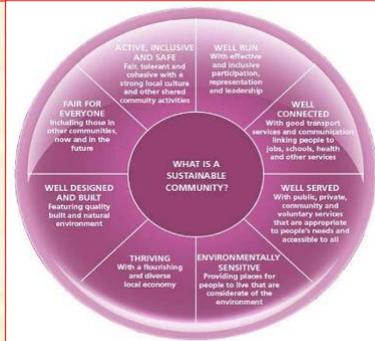
- Characteristics of a successful 'place'

"Sustainable communities are places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all."

Sustainable Communities Plan



St Mary's Island,
Chatham - Source: CABE



Queen Elizabeth Park,
Guildford - Source: CABE



Portobello Road, London W11



Stevenage Source: www.stevenage.com

'Place'

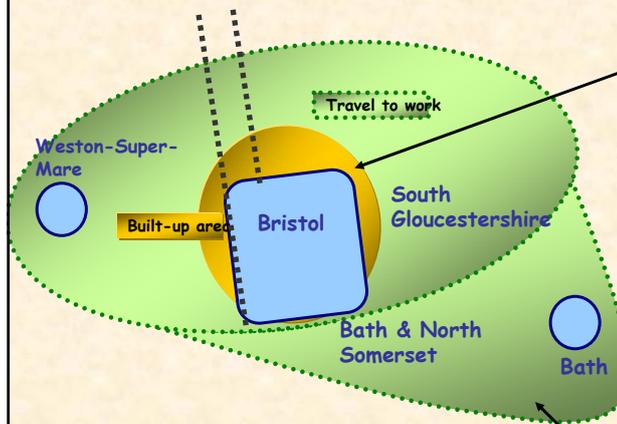


Croydon - development proposals 1956

As a concept **'Place'** is **dynamic** -

- **Geographical** - locality with character, meaning identity
- **Sociological** - intersection of network of social relations
- **Economic** - a market 'place'

Bristol/'West of England'



Bristol is an example of under-bounding. Key economic assets of the city - aerospace and defence industries (e.g. British Aerospace and Rolls Royce) and ICT (e.g. Hewlett Packard and Orange) - are located outside the remit of Bristol City Council within South Gloucestershire.

This is a constraint on the City Council in taking strategic decisions relating to the Bristol economy as there is a need to negotiate and reach agreement with the three neighbouring Unitary Councils whose jurisdictions cover significant parts of the metropolitan city.

A changing view of 'place' - 'administrative' to 'sub-regional'

There are considerable growth pressures (e.g. on housing, employment and transportation) on Bristol and the surrounding area. The challenge of managing this is encouraging informal collaboration across the city-region

Historic tendency in policy to focus on the competitive characteristics and assets of places

But people and firms are in particular mobilecreating economic relationships between places



The built environment and development infrastructure

Source: www.sheffield.gov.uk



Firms

Source: CABE



People

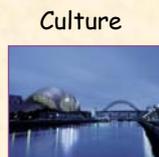


Communications

Source: CABE



Knowledge institutions



Culture



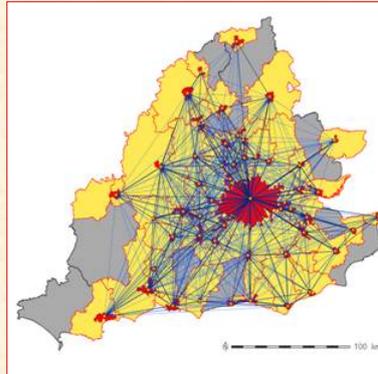
Institutions and governance

'Place' assets

Why places are different (1)

1. Economic connectivity between and within places is important in creating effective agglomeration economies 'economic scale':

- International
- Nationally
- Regionally
- Locally



Complex network of commuting flows in the London city-region Source: Hall and Pain, Polynet

Source: Lancashire Economic Partnership - chart by GVA Grimley

Why places are different (2)

2. Do different sectors relate differently to 'place'?

| Agglomeration factors | Advanced producer services | Producer services | Advanced manufacturing | Manufacturing | Consumer services | Creative industries |
|------------------------------------|--|-------------------------------------|------------------------|---------------------|--|---------------------|
| Labour market | ↖↗ (quality and size) | ↖ (quality and size) | ↖↗ (quality) | ↖ | ↖ | ↖↗ |
| Supply links and customers | ↖↗ (supply and customers) | ↖ | ↖ | ↖ | ↖↗ (customers) ↘ (suppliers) | ↖↗ |
| Knowledge interactions | ↖↗ (face-to-face/ tacit knowledge) | ↖ | ↖ | ↘ | ↖ (National rather than local?) | ↖↗ |
| Specialisation | ↖↗ (urbanisation) | ↖ (urbanisation or localisation) | ↖↗ (localisation) | ↖ (localisation) | ↖ (size of market) | ↖↗ |
| Quality of public goods | ↖↗ | ↖↗ | ↘ | ↘ | ↖↗ (different issues for TC/ out of town site) | ↖↗ |
| Internal and external connectivity | ↖↗ (people – access to networks) | ↖ (people – access to work) | ↖ (goods) | ↖ (goods) | ↖↗ (customers) | ↖↗ |

Why places are different (3)

3. Availability of skills and knowledge assets (size and quality of labour markets), which is also related to housing markets



Bath University Source: www.ukonln.ac.uk

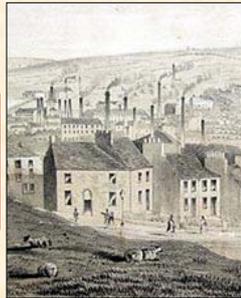
Developing skills –
source: www.reigate.ac.uk



Bristol housing Source: www.flickr.com/photos

Why places are different (4)

4. History is important. Future economic development is a 'path dependent' process



Cotton industry, Burnley
Source: www.weaverstriangle.co.uk



Stoke-on-Trent

Source: www.ceramike.com/stoke



Bath Roman Baths

Source: www.bath360.co.uk/history/roman-baths.jpg

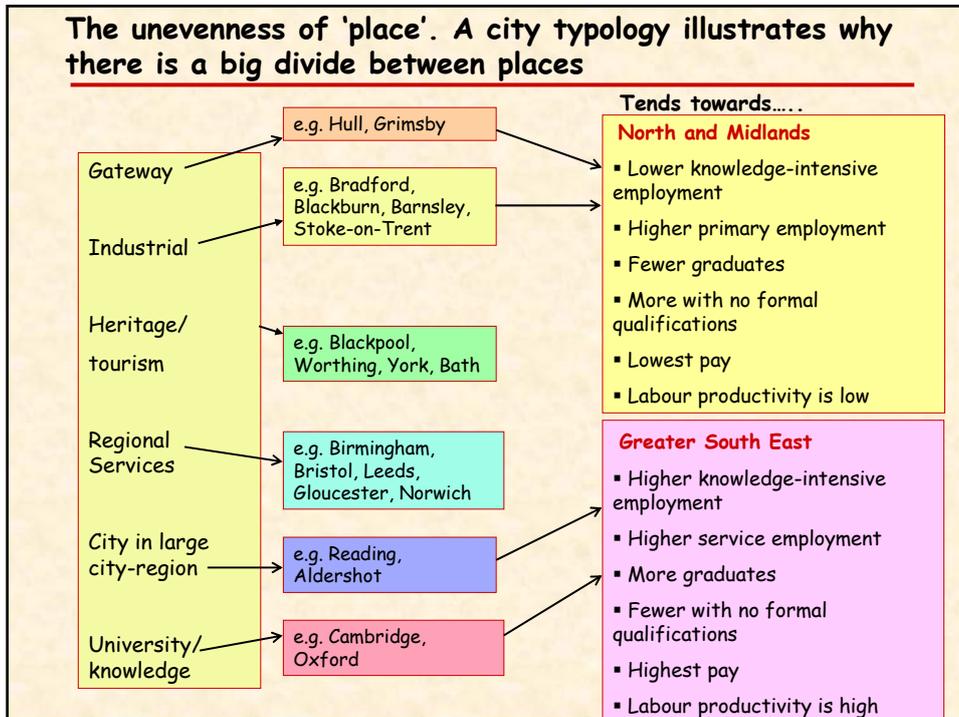
Why places are different? (5)

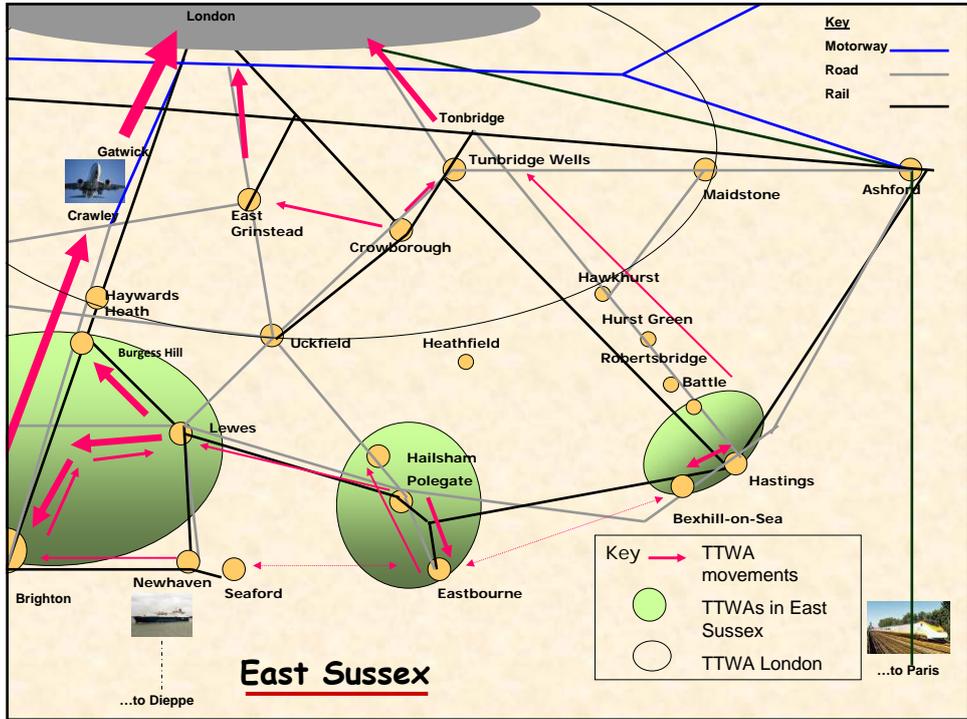
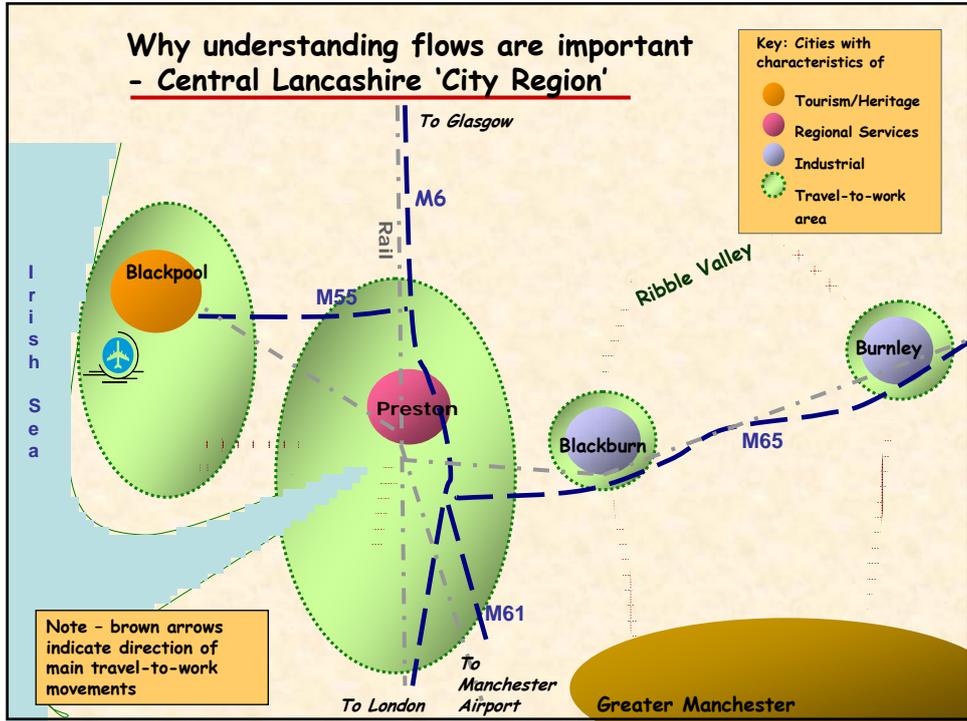


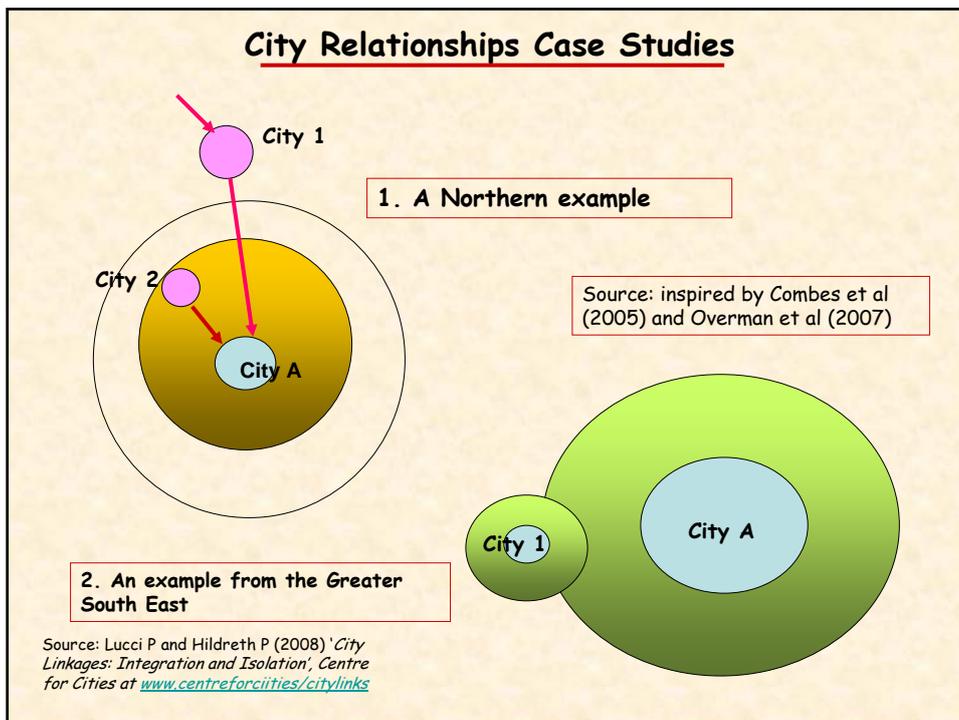
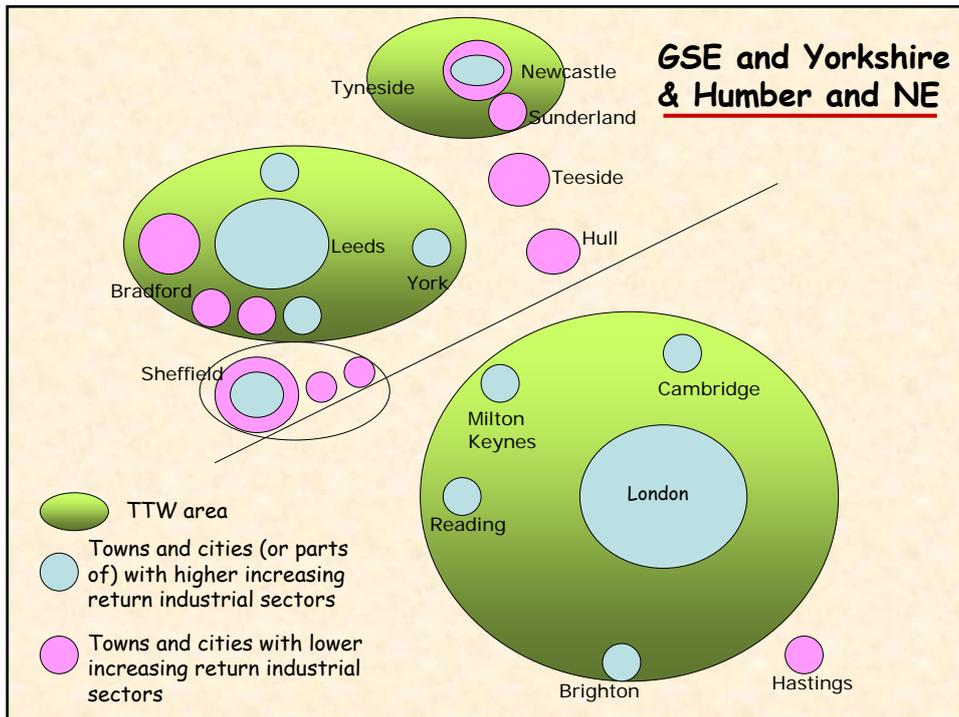
5. Functionality of place - Tirana and Stoke-on-Trent

Tirana, Albania

Stoke-on-Trent, North Staffordshire







Does the physical layout affect how 'place' works in economic and social terms?



1.

Places:

1. Portobello Road, North Kensington/Notting Hill
2. Stevenage
3. Croydon Town Centre

Source: Google Earth



2.



3.

"Successful areas in good cities nearly always overlap, and they have an identifiable, but soft edge, allowing for cross-over and inter-mixing" John Montgomery (2007), page 239

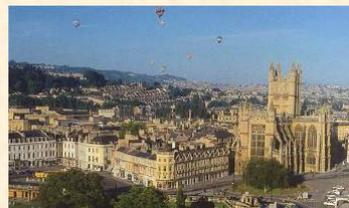
Place-shaping

- Places are different
- Places are dynamic - shaped by people and firms in relation to other assets
- Integrating different concepts of 'place'
 - 'where I live' (neighbourhood)
 - 'how I am governed' (local authority area)
 - 'how the economy works' - labour and housing markets (sub-region)
- Challenge for managing growth



Bath, Royal Crescent

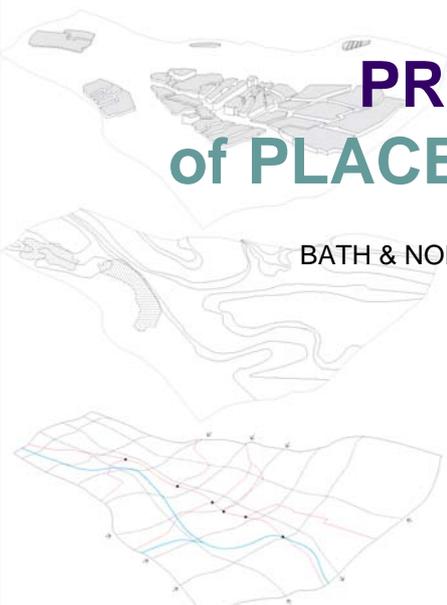
Source: www.bath.co.uk



City of Bath

Source: www.cotswolds.info/images/Bath/bath.jpg

APPENDIX 7
Presentation on the Principles of Placemaking



PRINCIPLES of PLACE MAKING

BATH & NORTH EAST SOMERSET
WORKSHOP
18 July 2008



UNDERSTANDING PLACE IDENTITY

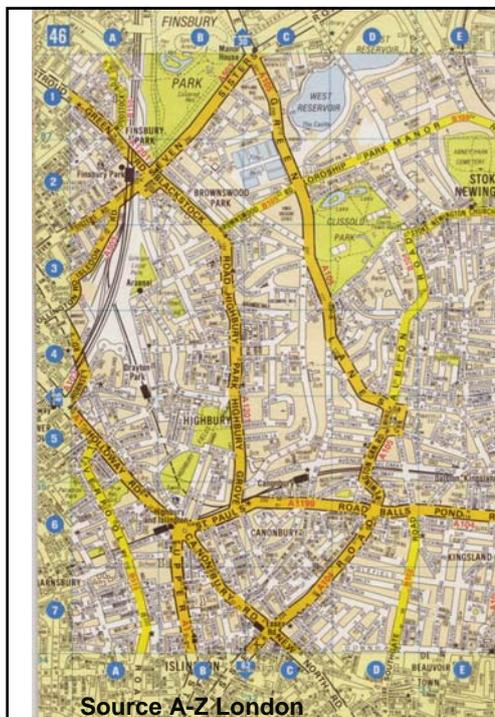


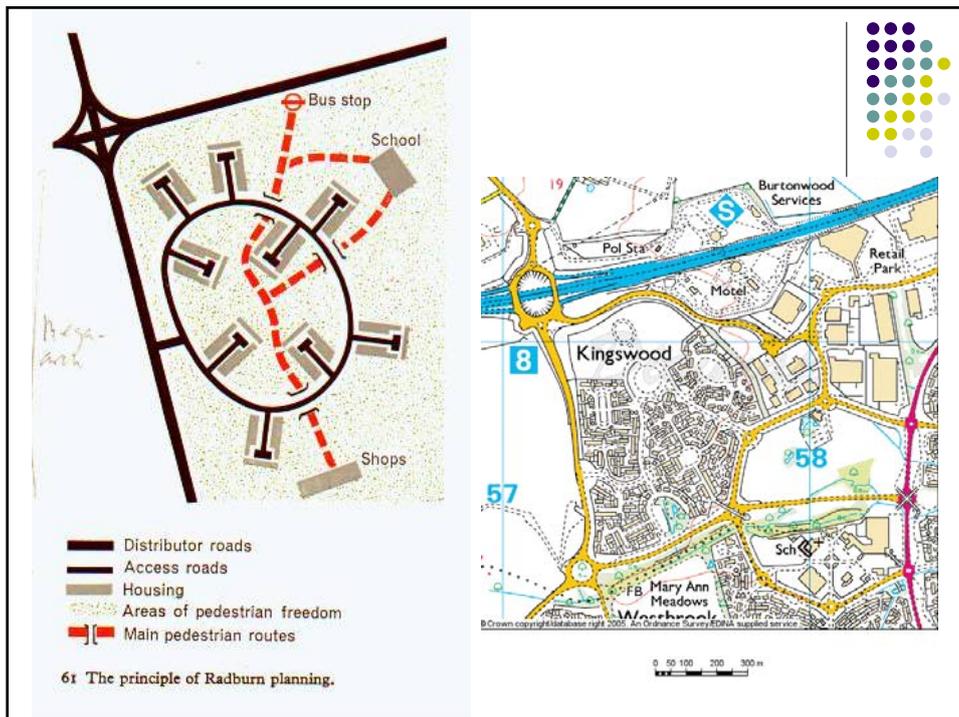
- A combination of generic ‘cultural’ types and place specific types (Eg. language and dialects)
- Values underpin place evaluation: what matters, to whom, and why?

Standing on the shoulders of giants.....



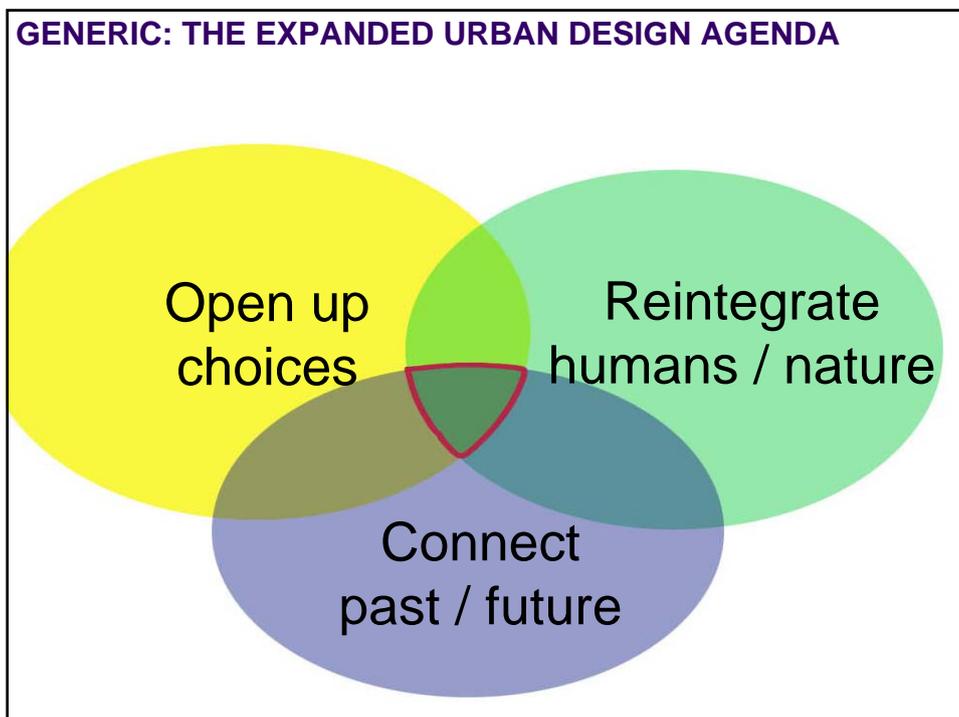
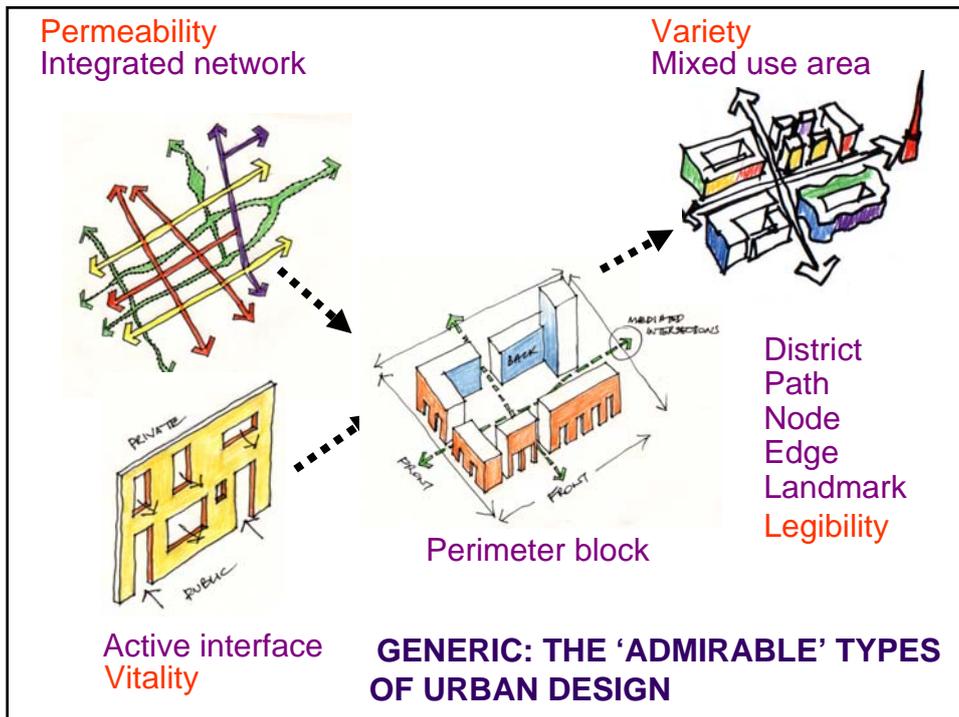
- **Jane Jacobs** (1961) The best neighbourhoods have no beginnings or ends – success depends on overlapping and interweaving.
- **Kevin Lynch** (1981) “Any good city has a continuous fabric rather than a cellular one.”

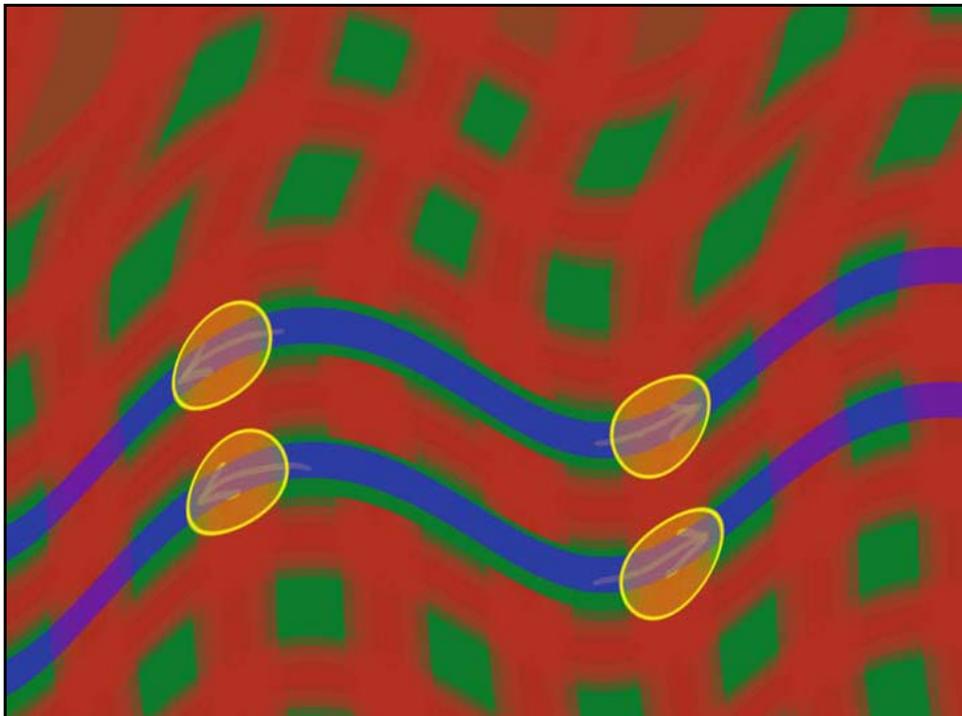




1. THE GENERIC QUALITIES OF PLACE:

THE 'ADMIRABLE' TYPES OF URBAN DESIGN





The 'tartan' network



THE NEW AGENDA



- **1. Place identity, density and local distinctiveness**
- **2. Climate change: reducing CO2 emissions: sustainable travel and transport**
- **3. Resource efficiency: making best use of energy, water, waste, and land**
- **4. Ecology and biodiversity: protecting habitats and reducing negative impacts of development**
- **5. Health and happiness: access to green space and nature, cultural facilities, safe and affordable neighbourhoods, employment opportunities.**

2. THE SPECIFIC QUALITIES OF PLACE



WHAT KIND OF PLACE?

- Identify the physical components of place making
- Understand ‘structure’ and ‘superstructure’ - the 2D and 3D elements of place
- Land form/landscape
- Town form/townscape



LANDFORM and LANDSCAPE



- Slope
- Prospect
- Aspect
- Vegetation
- Water system
- Ground condition
- Pollution



TOWNFORM and TOWNSCAPE

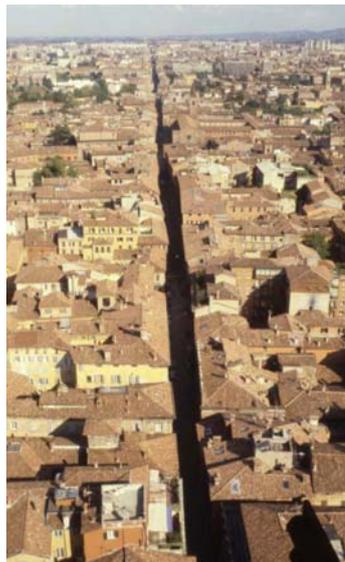
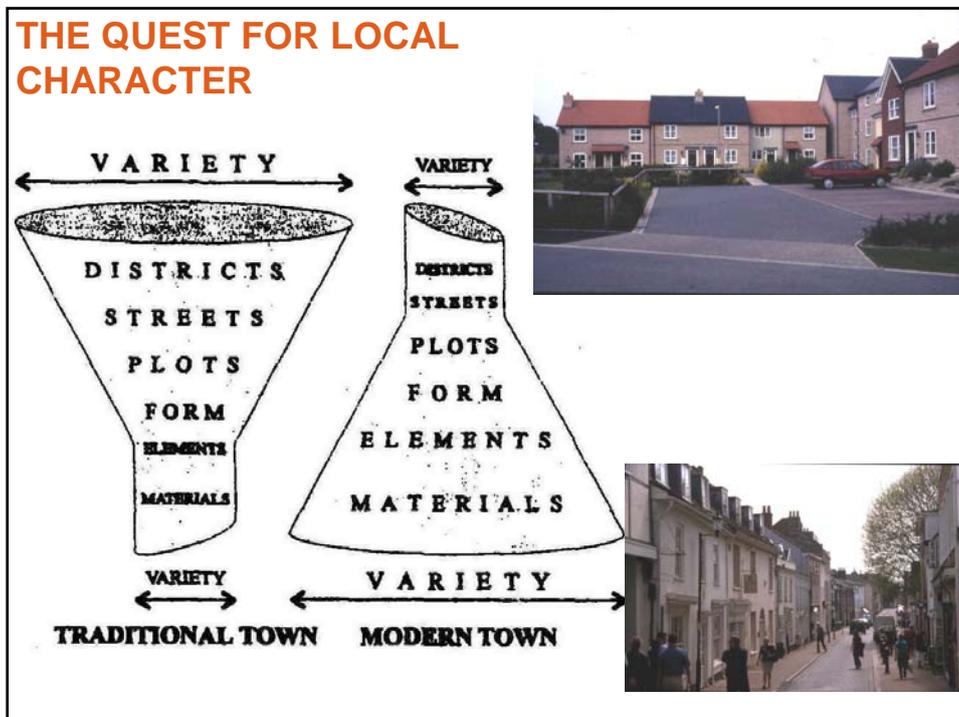
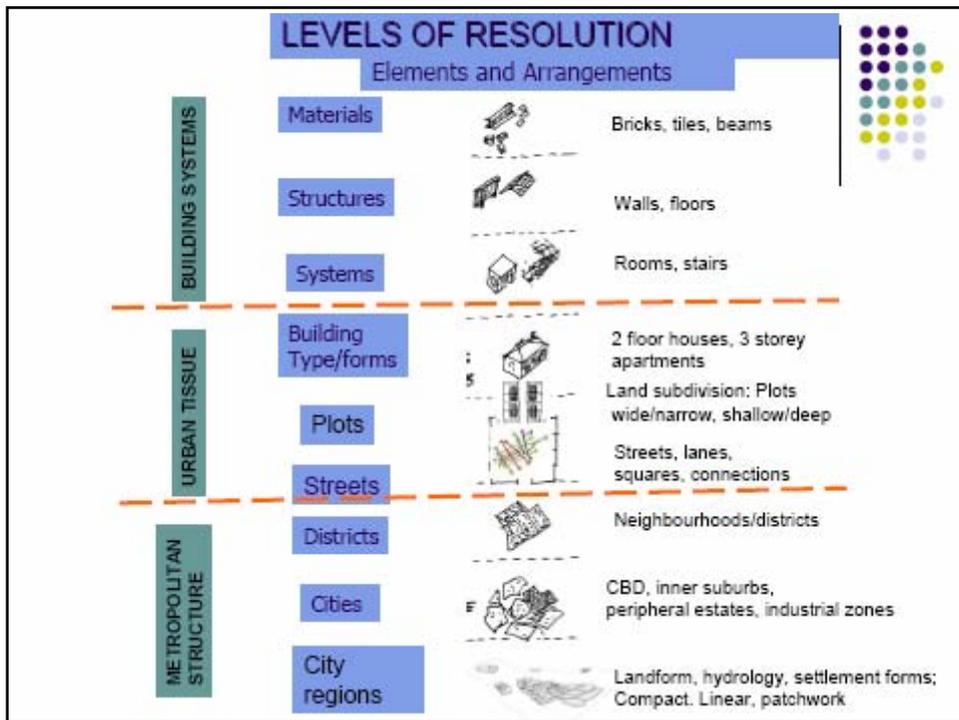


Figure 2. Elements of the town plan. Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationary Office, Crown copyright reserved.



Edinburgh

The Making of Classical Edinburgh

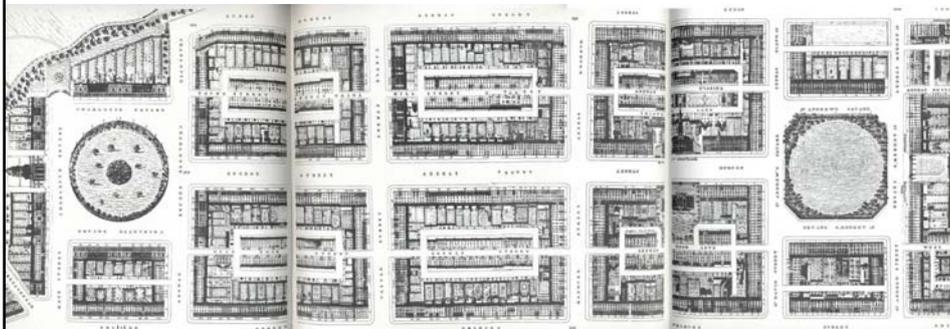


“Look at those fields!.... I’ll probably not live long enough to see all those fields covered with houses, forming a splendid and magnificent city”

George Drummond – Lord Provost of Edinburgh



Edinburgh New Town

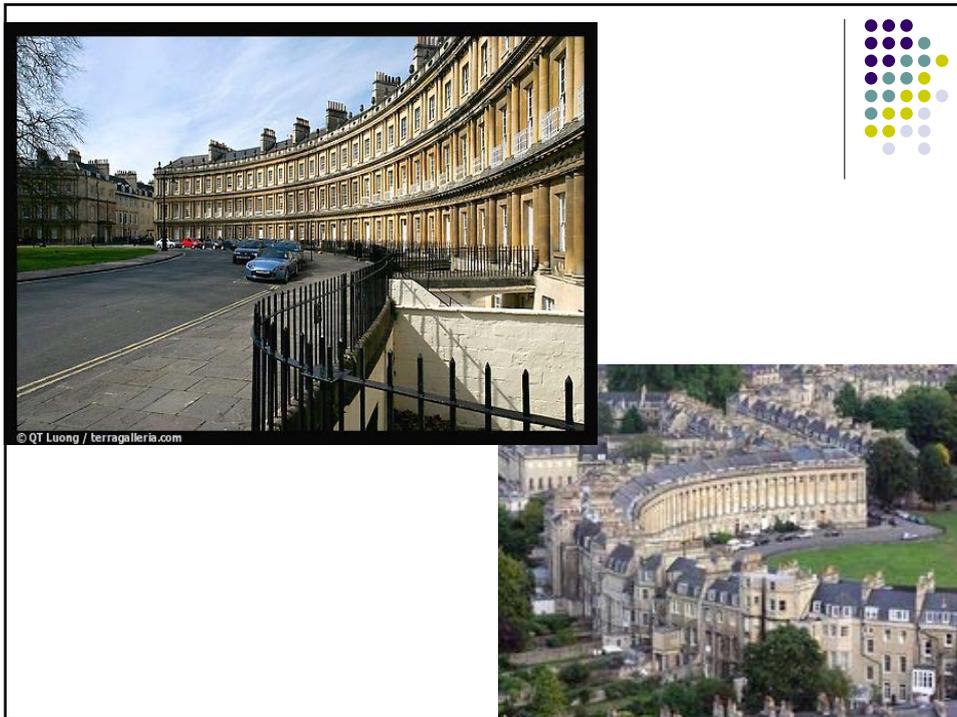


The unfolding townscape



Bath – World Heritage site





SOME SIMPLE DIAGNOSTICS

HIP not SAD

HYPOTHESISE

Make propositions

INVESTIGATE

Test them: visualise and
evaluate

PROPOSE

and re-propose....

Landscape as structure.....



Streets last the longest.....

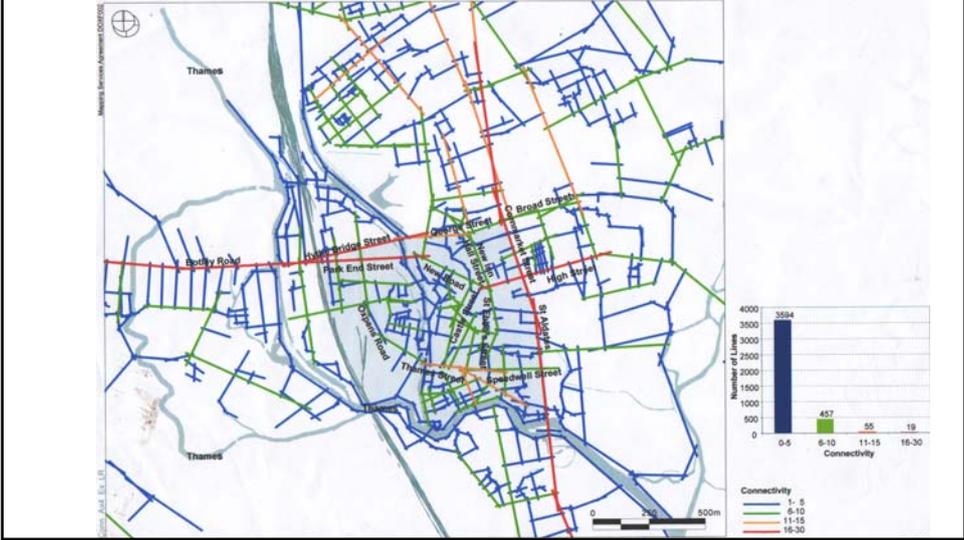


Oxford's street pattern probably 1000 years old, with Carfax marked in red

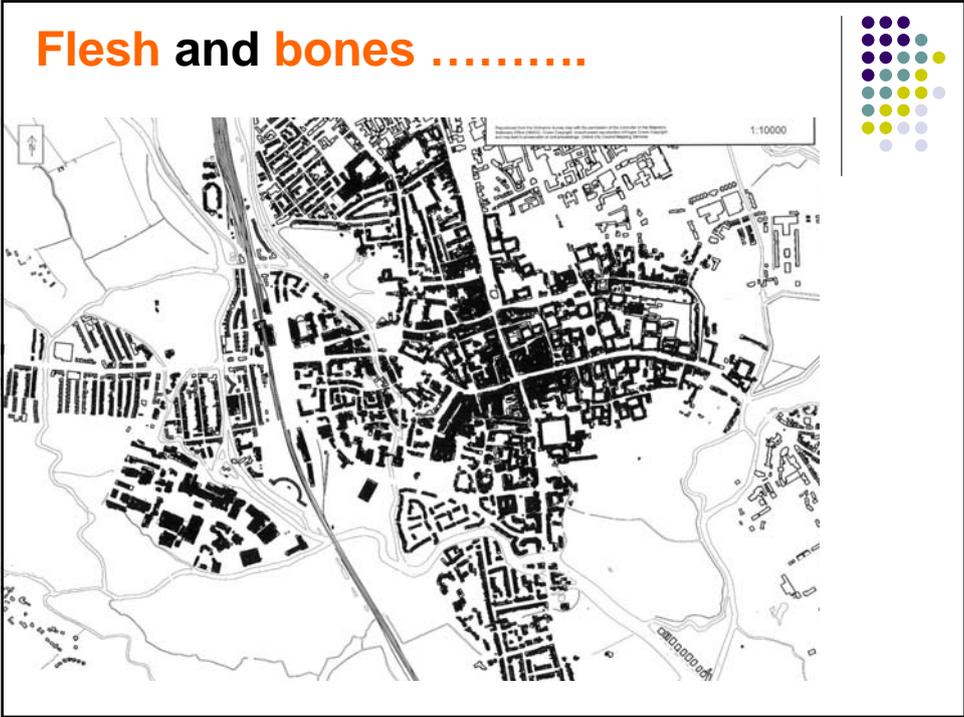


Connections

Streets form the structure of a place – its skeleton.....



Flesh and bones



Flesh disconnected from the bones



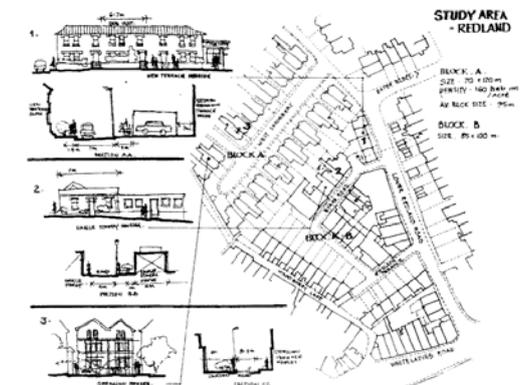
URBAN TISSUE and TYPES



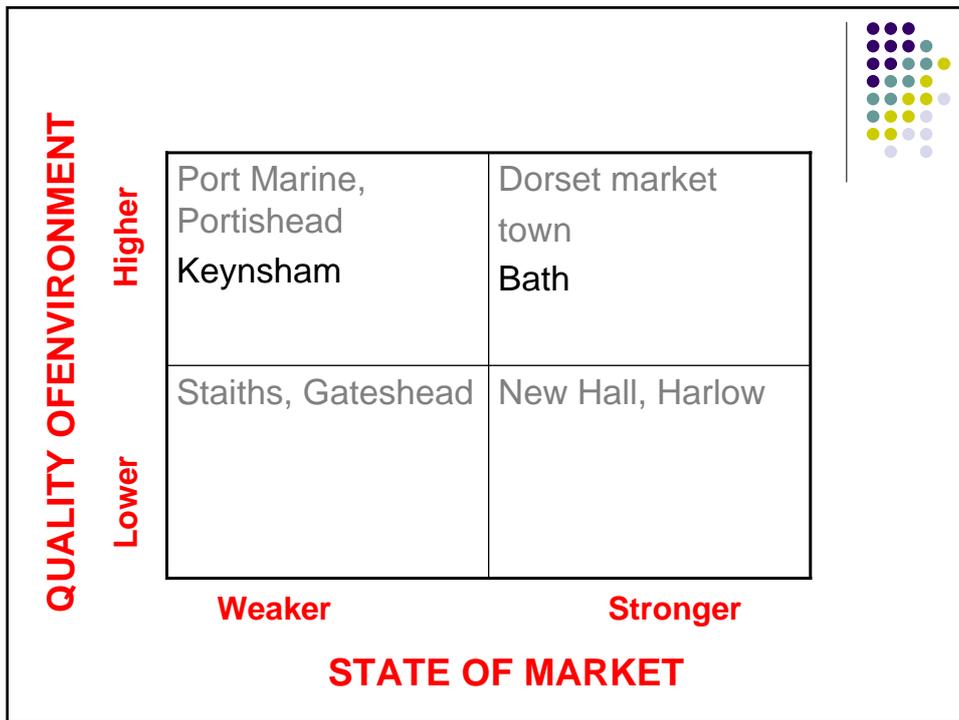
TISSUE – A SCALED GRAPHIC REPRESENTATION, USUALLY A PLAN, OF A PIECE OF URBAN DEVELOPMENT.

BIOLOGICAL ANALOGY – CELLS OF SIMILAR TYPES COMBINED TOGETHER FORM TISSUE

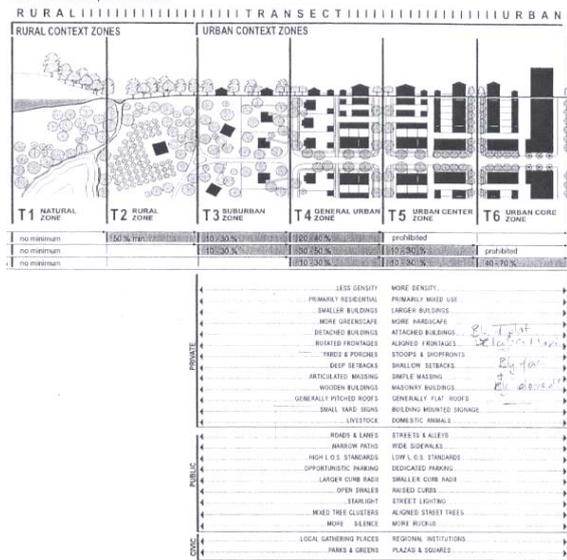
TYPE - THE FORMAL CONFIGURATION OF A PARTICULAR KIND OF BUILDING, OFTEN INDEPENDENT OF USE.



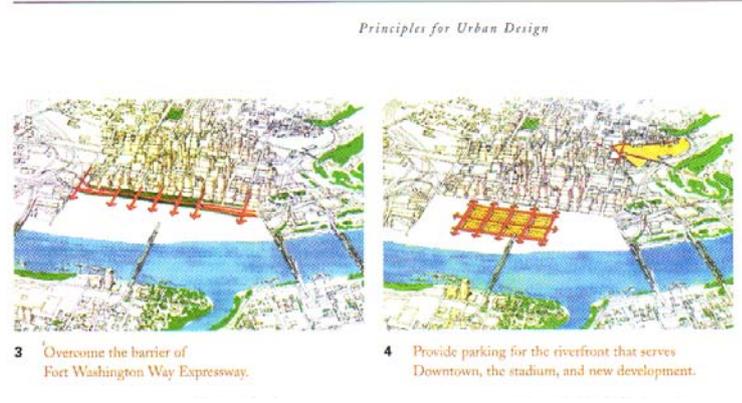
Examples of student tissue analysis.



THE NEW URBANIST 'URBAN TO RURAL' TRANSECT



USE SIMPLE GRAPHICS & DIAGRAMS TO ILLUSTRATE DESIGN VALUES AND PRINCIPLES



Source: Urban Design Associates (2003)
The Urban Design Handbook: Techniques and working methods



BEWARE.....

- Analysis paralysis and information overload

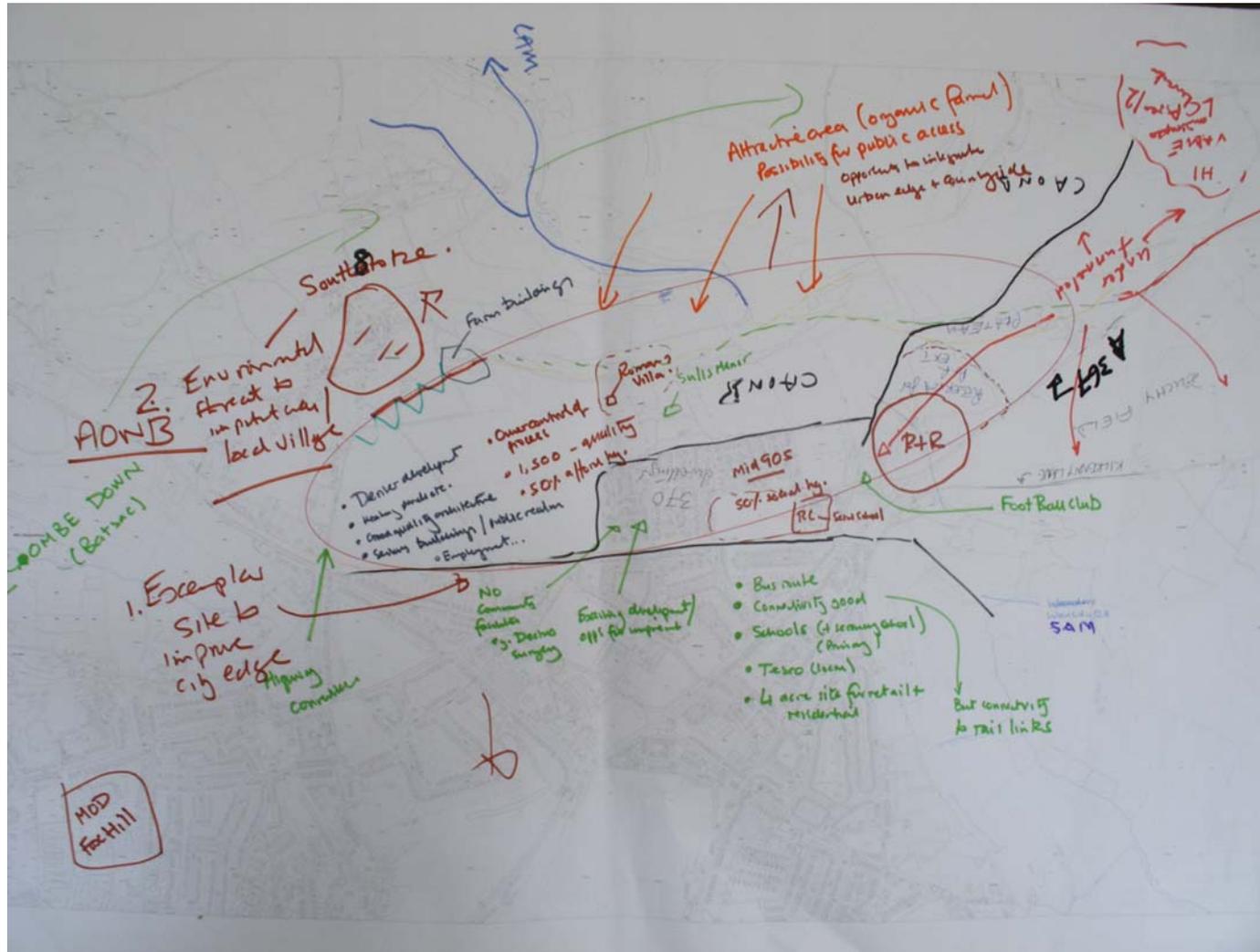
BE AWARE.....

- Evaluate rather than analyse
- The power of annotated diagrams and simple diagnostics – ‘HIP’ not ‘SAD’



APPENDIX 8
Annotated Diagrams from exercise 2

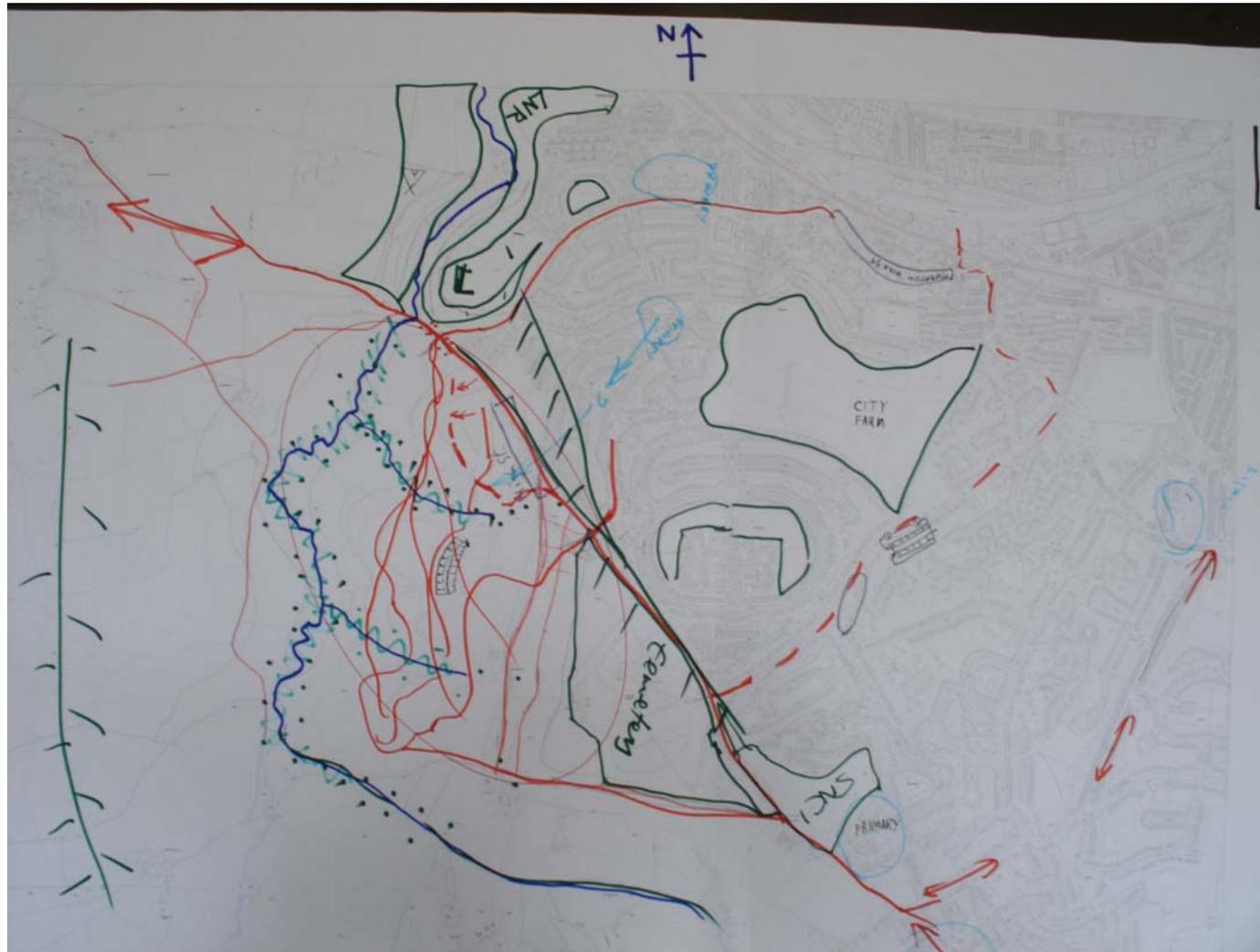
Location 1: South Stoke Plateau, Bath



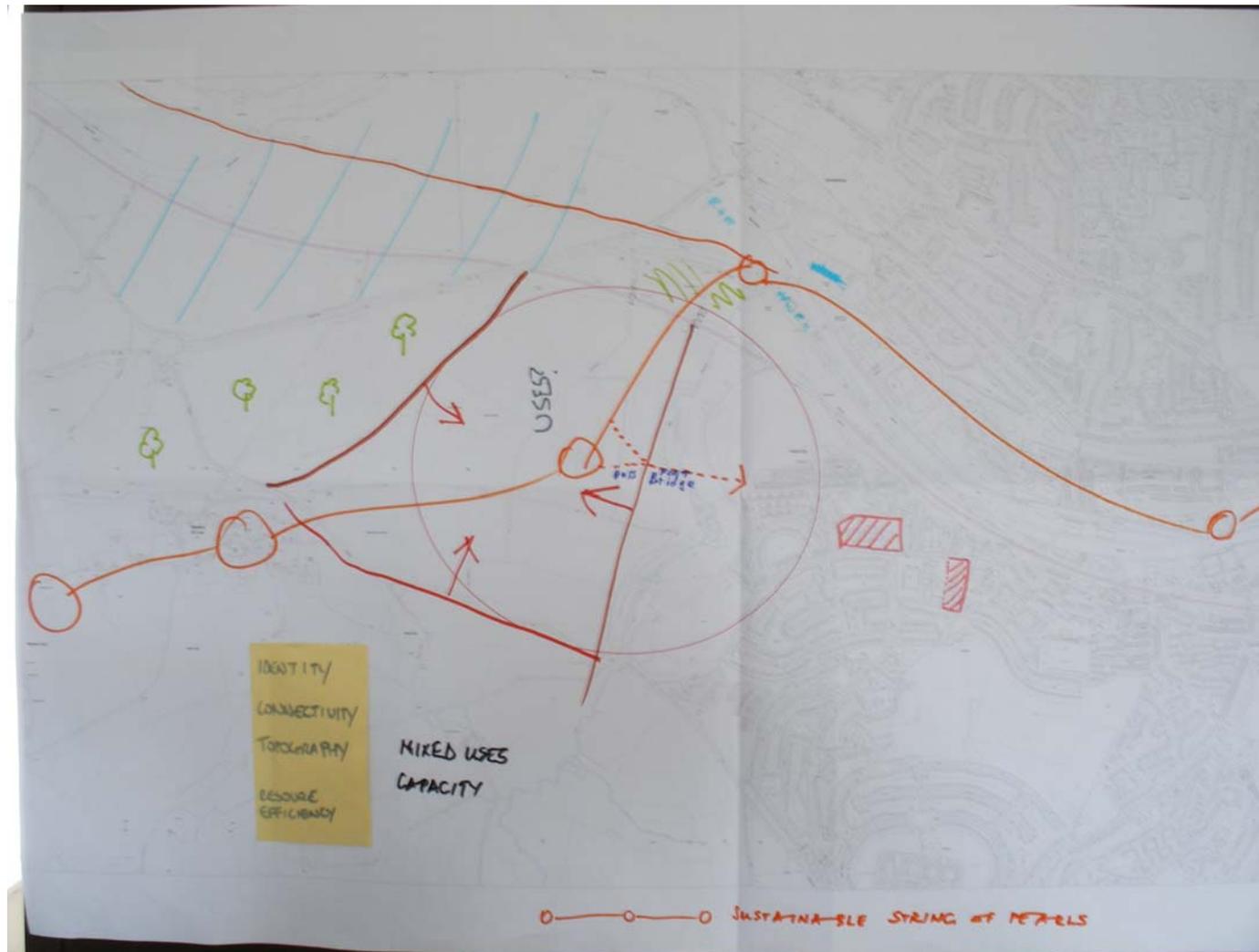
Location 2: Rush Hill, Bath



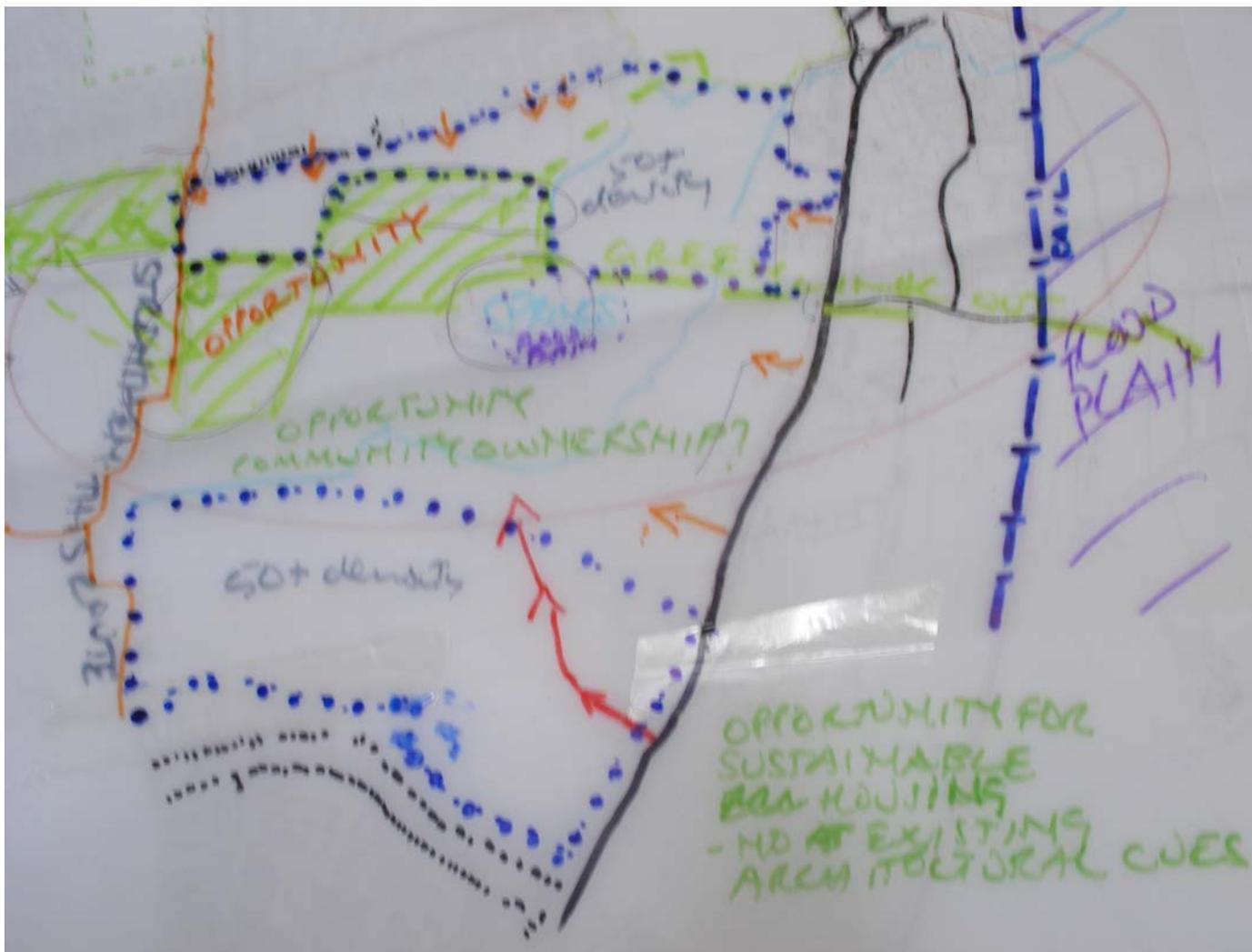
Location 3: Haycombe, Bath



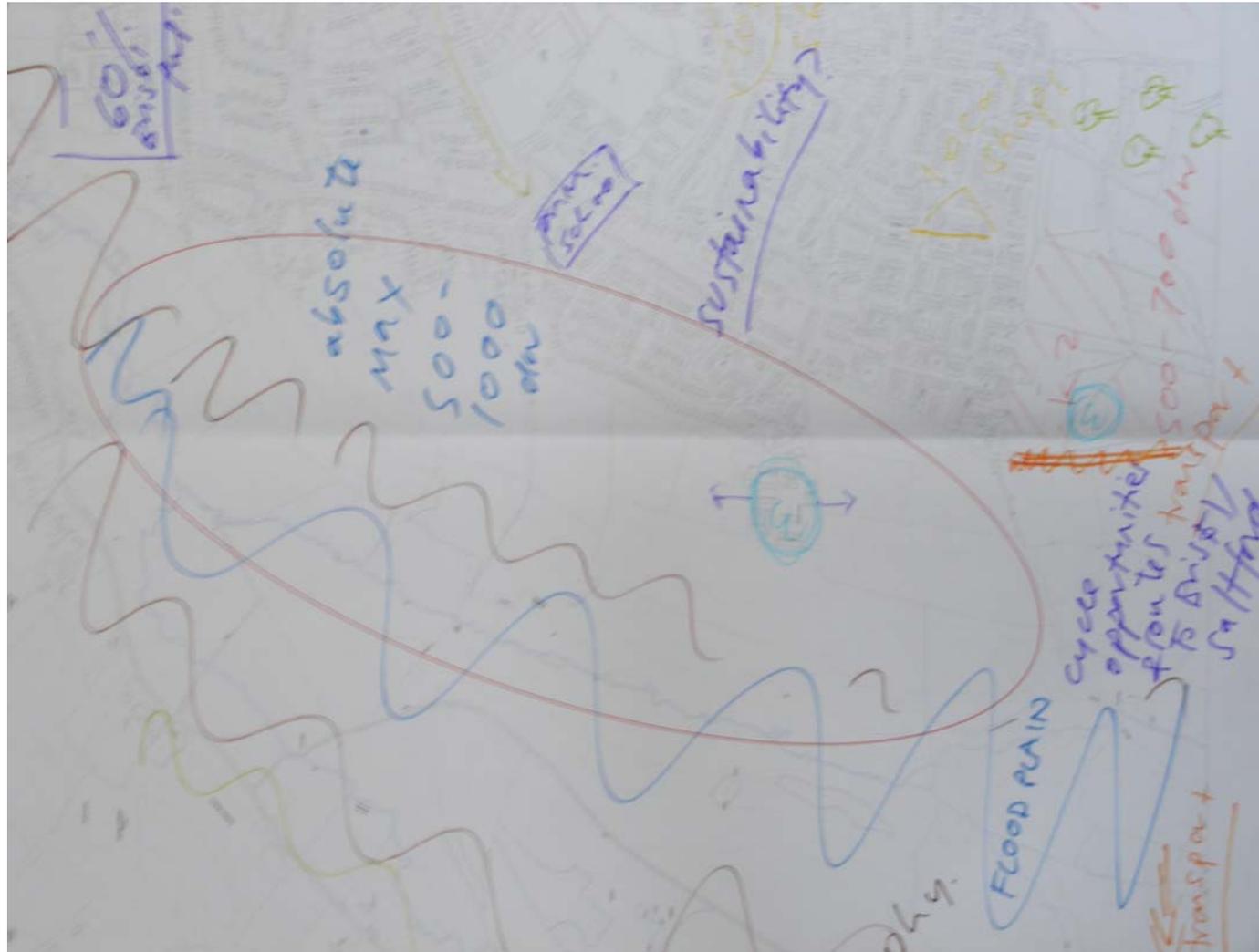
Location 4: West of Twerton, Bath



Location 5: Keynsham Saltford gap, Keynsham



Location 6: West of Keynsham



Location 8: Whitchurch, south east Bristol

