



Principles of Placemaking



Dr. David Evans Director of Environment

West Dorset District & Weymouth & Portland Borough Councils



Today's Presentation









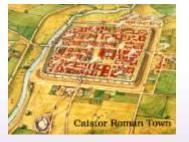
- Nothing new about planning and design control!
- Some key challenges for 21st Century....
- 10 Principles for sustainable places
- Case studies
- Current Issues





ARCHITECTURAL EVOLUTION







There's nothing new about planning and design control!

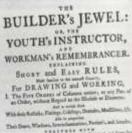




There's nothing new about planning and design control!







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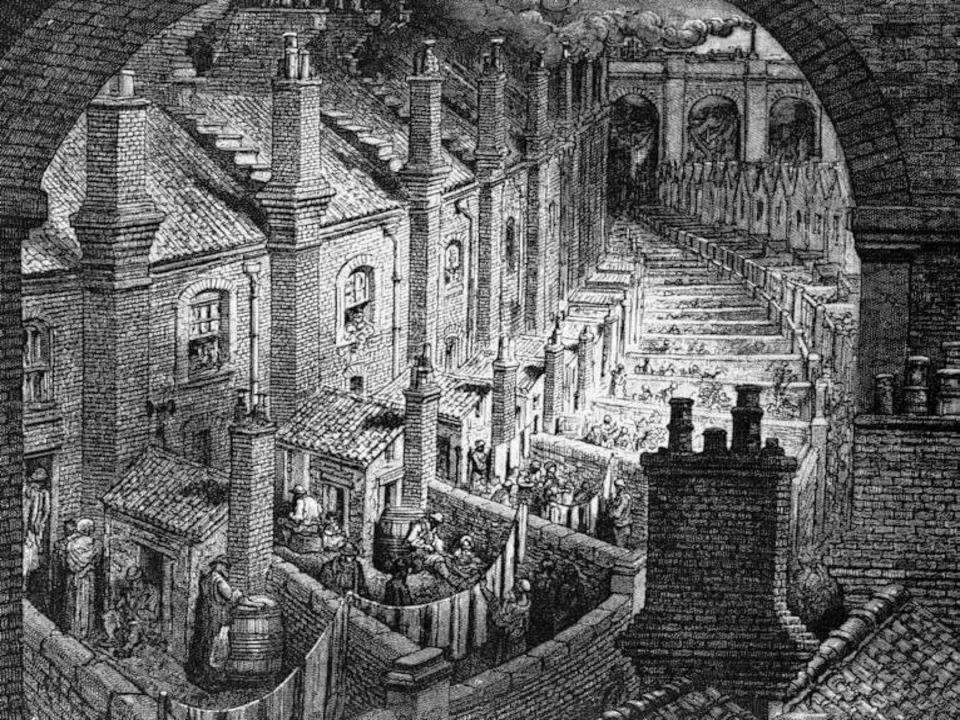
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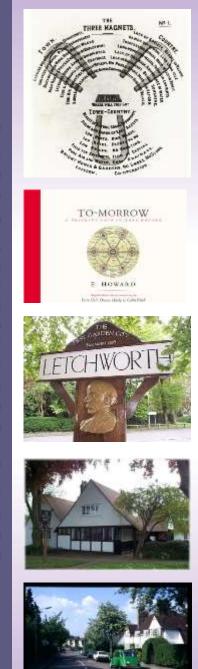
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Early 20th Century – The Garden City





- Garden City Movement in early 20th century tried to bring together benefits of town and country
- Letchworth 1905 was the first garden city
- Influenced 1920/30's council estates
- Back now in favour by the Government!
- Ebbsfleet in Kent first in a century

But in 1920s & 30's – No overall planning control!

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PRESERVATION RURAL ENGLAND

The EXPERIMENT PRIME & LAN LANDAUE AND REPORTER & PROPERTY AND LANDAUE AND 1926



MINISTRY OF TOWN AND COUNTRY PLANNING

Town and Country Planning Act, 1947 EXPLANATORY MEMORANDUM Per I-General Notes

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LONDON: HIS MAJESTY'S STATIONERY OFFICE 1947 ICENESCE SET

TOWN MAP-Scale 6 inches to one mile.

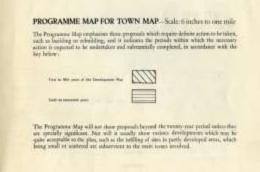
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1947 Town and

Country Planning Act



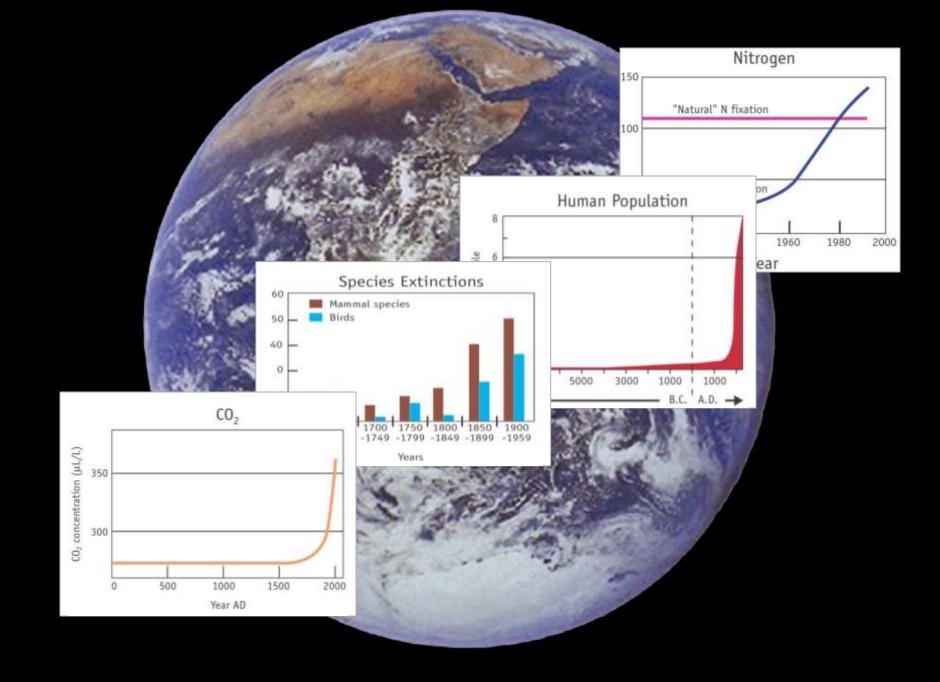
- Introduced comprehensive control over new development
- Development Plans to guide development

 Planning Applications to control development in line with the Plan





Anywhere Sprawl





- Population Growth
- Shelter
- Food and Water Supply
- Climate Change
- Loss of Biodiversity
- Energy and Resources
- Transport
- Waste
- Loss of local identity
- Fragmented communities



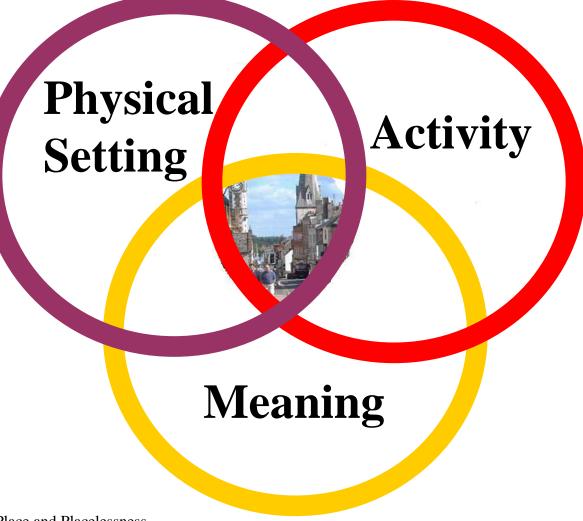


Components of authentic places





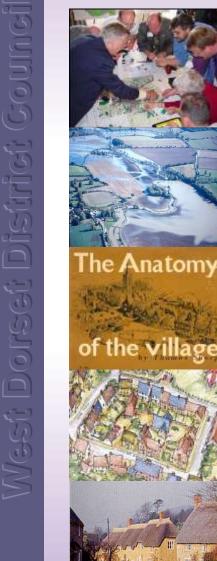




Relph: Place and Placelessness

10 Principles for Sustainable Places





- 1. Work with Natural Processes
- 2. Work with the Local Community
- 3. Respect our Cultural Heritage
- 4. Respect Settlement Form
- 5. Create Walking & Public Transport Orientated Places
- 6. Build Active frontages
- 7. Include a Mix of Uses
- 8. Ensure Legibility
- 9. Aim for Sustainable Buildings
- 10. Develop a local design vocabulary



Cliff House Hotel, 1962

1. Work with Natural Processes

- Respect flood plains
 - Avoid unstable land
- Recharge aquifers
- Support biodiversity
- Utilise microclimate
 - Use topography







2. Work with the Local Community









West Stafford Village Design Statement

West Bay Enhancement Scheme



3. Respect our Cultural Heritage







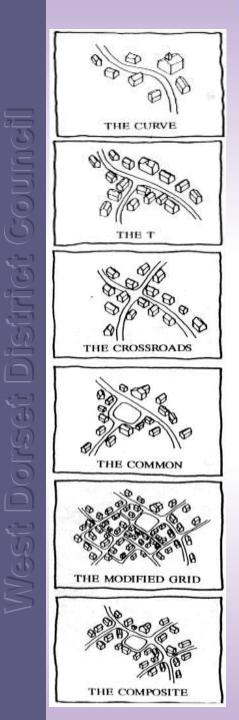
James Loveless John Standfield James Brine James Hammett George Loveless Thomas Standfield



- Archaeology
- Landscapes **Dorset AONB**
- Parks & Gardens
- Trees & hedges
- Historic buildings
- Features of the cherished local scene







4. Respect Settlement Form – Connect Streets





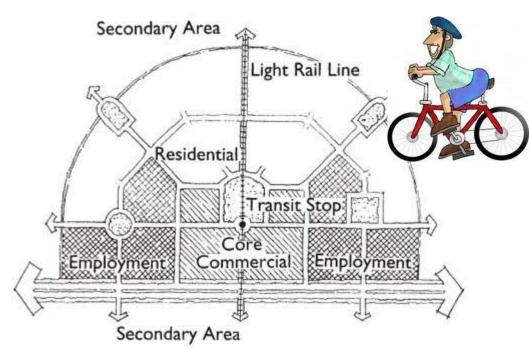
The Anatomy



5. Create Walkable and Public Transport Orientated Places











6. Build Active frontages





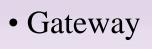
Morgan Carey Architects

7. Include a Mix of Uses

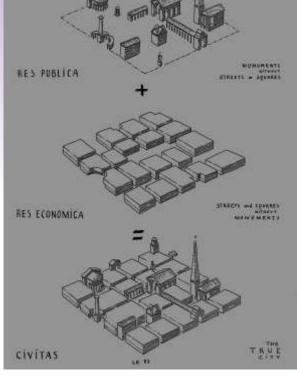


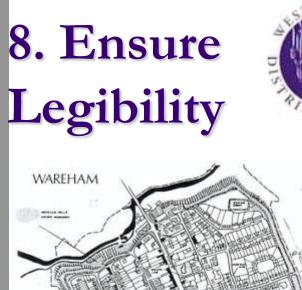
- Shops
- Village Hall
- Affordable Housing (35%)
 - Workshops
 - Recreation space
- Unallocated space for future needs



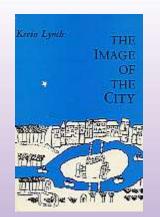


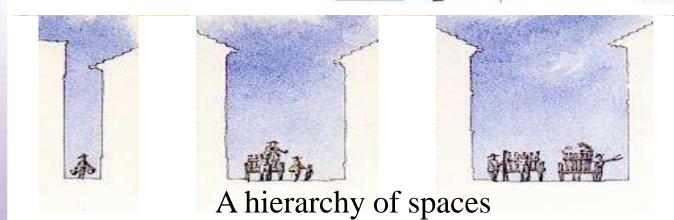
- Path
- Node
- Landmark
- Edge
- District



















9. Aim for Sustainable Buildings



Aim for Sustainable Homes Code level 6*

Low/zero carbon homes don't have to be modern





Design categories within the code are:

•Energy/CO2

•Water consumption

Materials

Surface water run off

Waste

Pollution

•Health and well-being

Management

Ecology

10. Develop a local design vocabulary









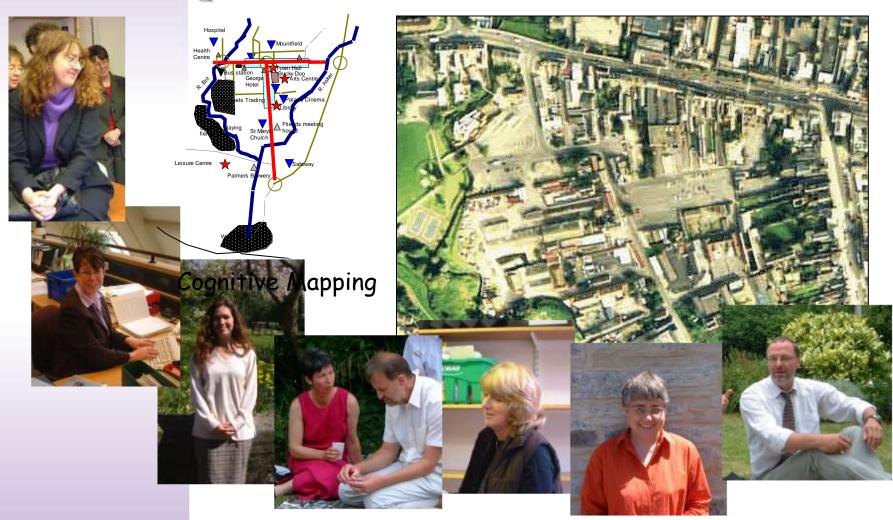






Case Study 1 Bridport South West Quadrant





Supported by South West England Regional Development Agency

5 Lively Streets

Arrival Paints

Working with the Community

- Open house events
- Focus Groups
- Workshops
- Manned exhibition
- Interactive displays and slideshows
- Illustrative leaflets + questionnaires





visions for bridport

Ideas for the South West Quadrant

Key Objectives



- **WORKING TOWN** retain and increase employment (low rentals), support the town centre (parking, access and retailing) and the tourist economy
- **SUSTAINABILITY** increase mix of uses, promoting a sustainable pattern of development with safe and direct routes through the area
- LOCAL DISTINCTIVENESS reflect the character and diversity of Bridport in the new design, retain and enhance historic buildings / plot patterns

Design Rationale



→Linkage Patterns → Arrival Points \rightarrow Patterns of Use \rightarrow Plot Patterns →Lively Streets →Quiet Places →Heritage Interpretation



Arrival Points



- More clearly define boundary / edge
- Introduce variety of uses overlooking the space (24hrs)
- Improved visual connections to main shopping area / key landmarks
- Design space to create a more pleasant environment





resid<mark>ential and workshop dwelli</mark>ngs

new businesses (B1)

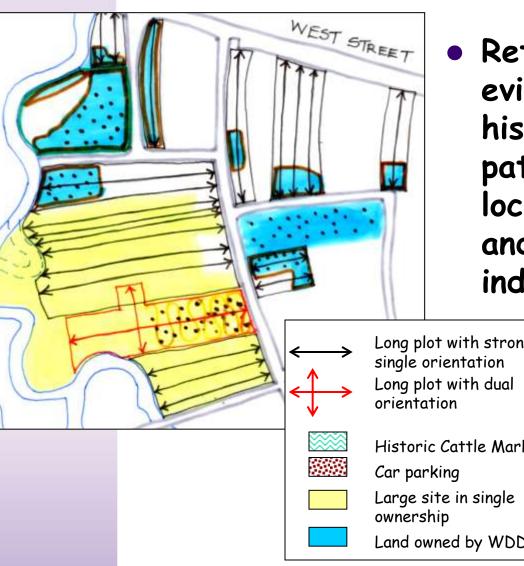
residentia existing businesses

Patterns of Use



- Retain employment uses, introducing new residential development to support (potential for reinvestment), in conjunction with grant aid
- Physically separate conflicting uses by introducing non-conflicting uses between them
- Introduce complementary mixed uses within the area
- Increase number of retail units





Retain / reinforce evidence of historic land plot patterns, providing local character and reminder of industrial heritage

Long plot with strong

Historic Cattle Market

Land owned by WDDC

Lively Streets



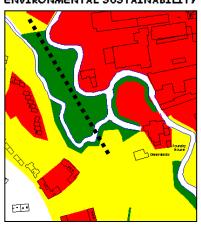


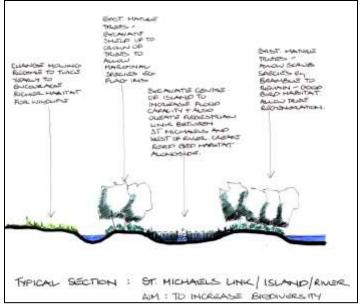
- Introduce doors, windows and appropriate uses to buildings fronting onto public spaces
- Make the street environment more inviting for people to linger in and socialise
- Encourage the passage of people through the area by distribution / connection of uses

Quiet Places



- Create new entrance from The Tanyard into the Borough Gardens, and improve visual entrance from Gundry Lane
- Increase visual and physical links to river corridor and enhance nature conservation and amenity value through landscaping
- Maintain allotments

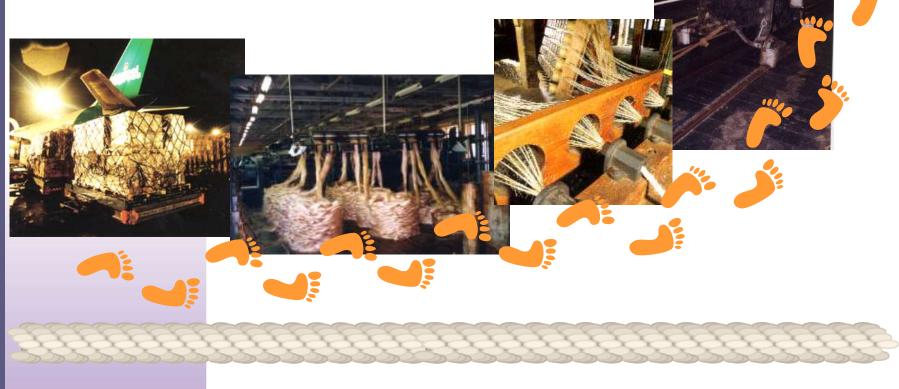




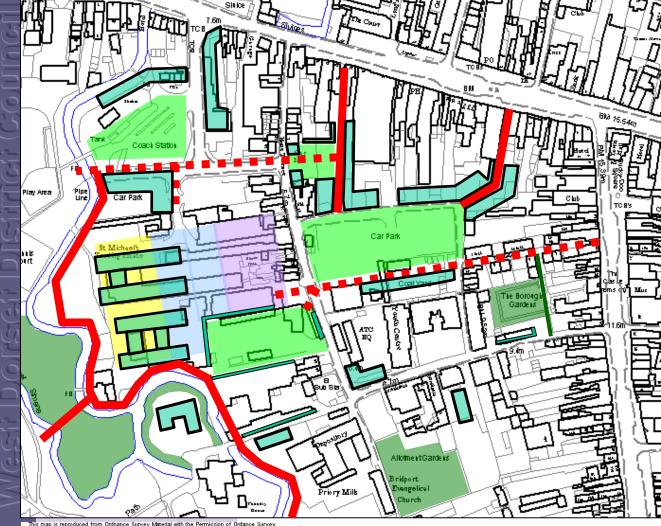
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• Raise awareness / interaction for visitors and local residents by trails through the town, demonstrations and sculpture, information boards etc.



Design



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- → Linkage Patterns
- Arrival Points
- Patterns of
 Use
- → Plot Patterns
- → Lively Streets
- → Quiet Places
- Heritage
 Interpretation

Case Study 2 - Stratton



Dorset District Council MAYNUC

> Morgan Carey Architects Saxonfield

Morrish Builders

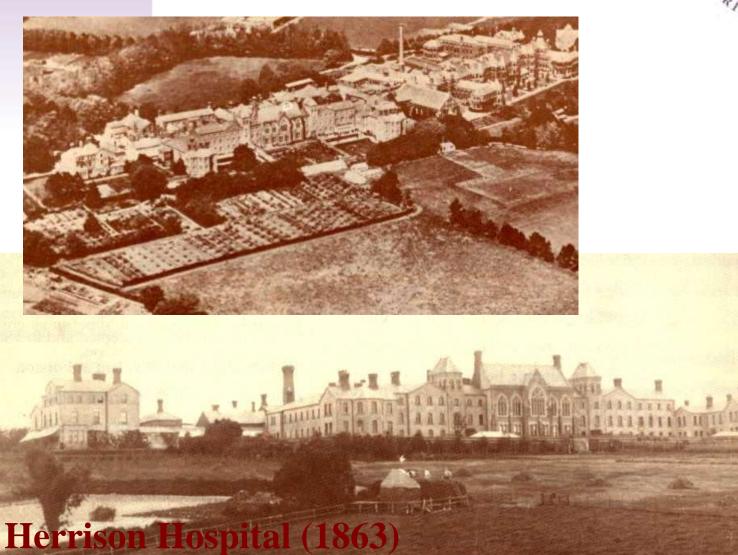
Saxonfield Stratton, Dorchester

AERIAL VIEW

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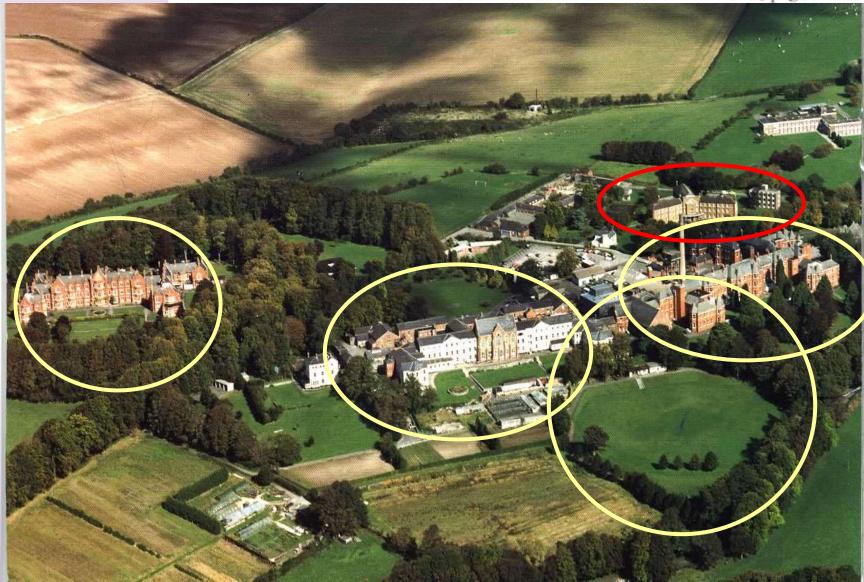
Case Study 3 - Charlton Down







Herrison Hospital (1993)





Safeguarding the listed hospital buildings

Charlton Down















Trying to find a new use for the former ballroom



... Ballroom saved!

HERRISON HALL

.... and now a superb community facility!





Case Study 5 – Pymore

Wyn Thomas Gordon Lewis Architects





HUSSHU

Case Study 6 – Bridport infill

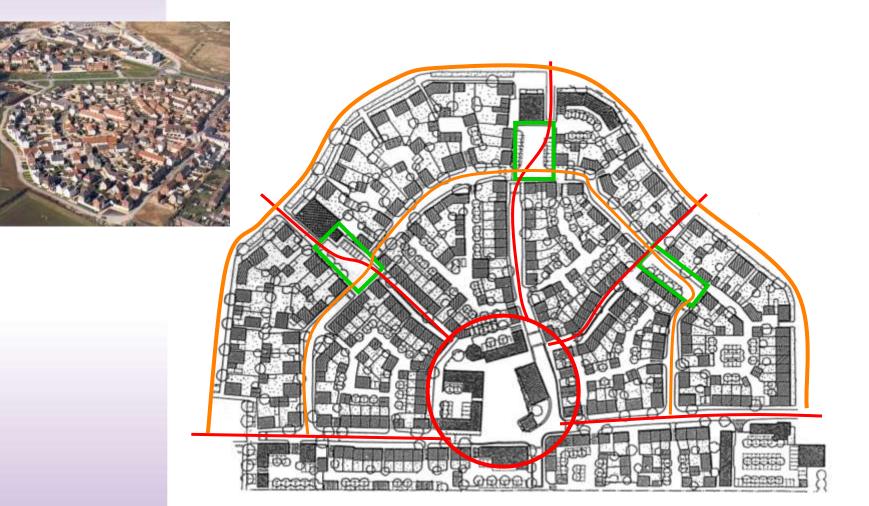


Co2 Architecture and Design

Case Study 7 Poundbury

Permeable Street Network defining blocks









Integration of Affordable Housing

IIII

III III

Micro Energy Generation



UK Government Micro-generation strategy and low carbon buildings programme (consultation)

Reducing carbon emissions

Ensuring reliable energy supplies

Affordable heating for all

20% + target for new development

Low carbon homes using renewable sources such as photovoltaic panels, ground source heat pumps and solar hot water heating.

Next phase of 200 dwellings planned around biomass fuelled CHP plant providing metered hot water and electricity



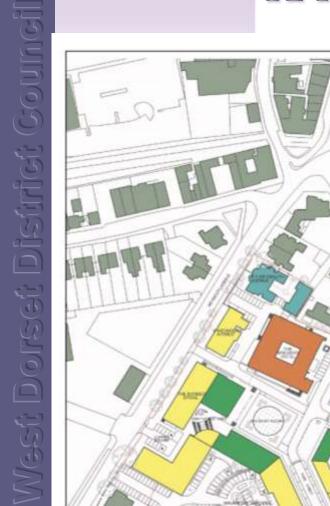
A 4m² solar collector will provide 50-70% of a typical homes annual hot water

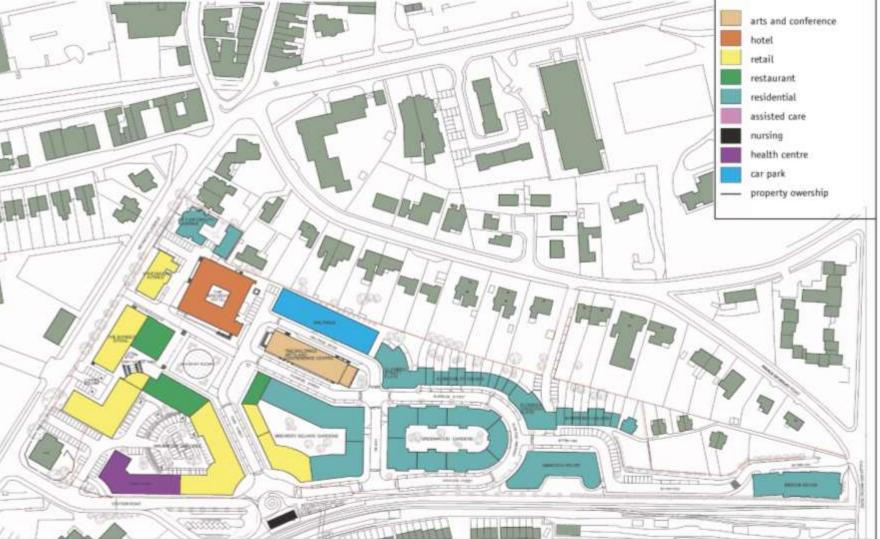
Case Study 8 – Dorchester Brewery



A mixed use scheme







A new 48 bed hotel is proposed





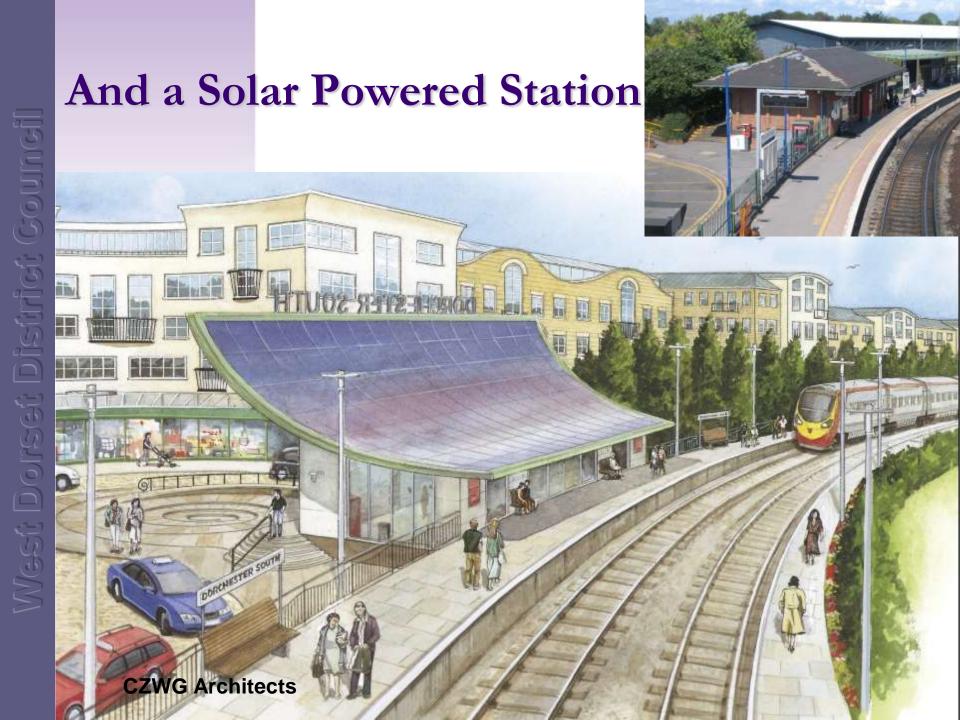
A new Arts Centre is planned





New Cinema on Weymouth Avenue open





North Quay, Weymouth Built 1968-1971 by Jackson and Edmonds

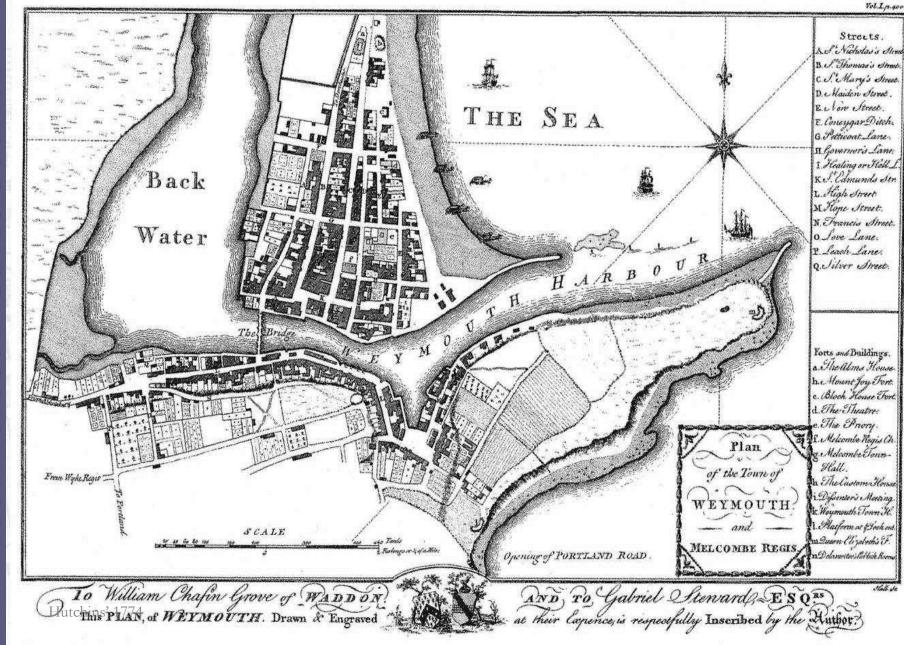
Why move?



 Building 42 years old and needs c£2m repairs/refurbishment over next few years

site

- Site value c£2m+
- Therefore WPBC c£4m better off if



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Sketch Map. The High Street Area - The mediaval heart of Old Weymouth. A SQUINGI Holy Trinity Schop ! · Not to scale 0 High (West istrict St. Nicholas chapethay Street ofer of hapetha Jown Ha Weymouth \bigcirc Olivers Trunity Jown Pump Armi The Bog Jockey Rom Street Ireemosons Arms Silver Street Aigh Jan Yaka 20 (9) The Plains New Road (later North Quay) Harbour Masters House (Queen's Arms) The Warehouse H R B 0 R A Line of Lelands Ferry 1533. Note This map indicates layout, Inns & streets circa 1850.



West Dorset District Council



















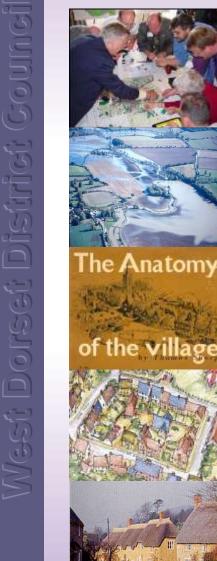






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Conclusions



- Planning system is a powerful tool to create sustainable places
- But system is under severe pressure from Government
- Huge drive from Treasury to deliver more homes
- National policy has been relaxed outside AONBs
- Quality is under threat in favour of speed
- Infrastructure funding lags behind
- Need to be vigilant to keep standards up!