

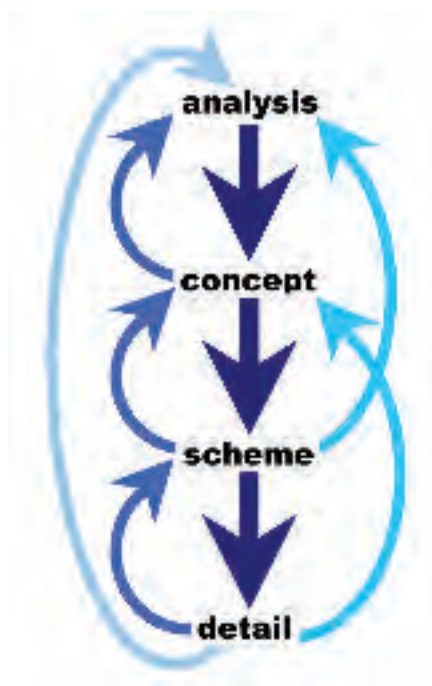
BRINGING IT ALL TOGETHER

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bringing it all together

The design process can be as important as the issues addressed.

Combining these ('Bringing it all Together') should ensure that a project develops in a cohesive way.



EXAMPLES OF NATIONAL/
LOCAL DOCUMENTS

Design Process

The design process should address the key aspirations as well as the themes and principles. Multi-disciplinary design teams will be expected to work positively together to achieve successful solutions and better places to live. There will be different approaches to small infill schemes and large new estates.

The process required is analysis-based, context-driven and creative, to produce highest quality design. The key stages are:

- analysis
- concept
- scheme
- detail

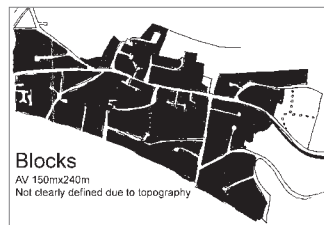
Each of these four stages informs the next stage, providing a strong analytical and context-driven basis for the design. It is also considered that these stages are part of a process. For example, the illustrations exploring issues such as key proposed views at the scheme and detail stages are likely to reveal new ideas/findings that will inform the (previous) concept stage.



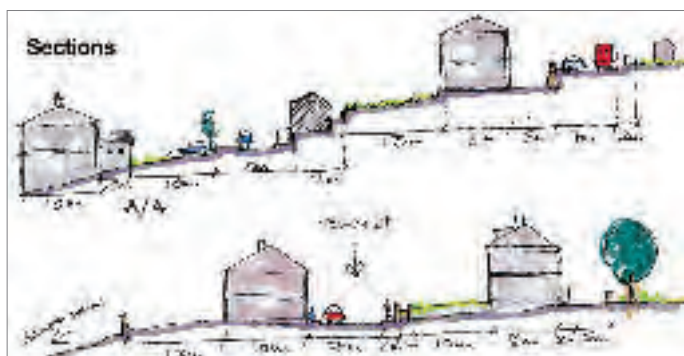
At the outset a developer/designer should:

- explore policy framework (national/local/neighbourhood)
- explore existing area-based studies (for example, Conservation Area appraisals, Village Design Statements, Urban Design Strategies)
- explore relevant precedents of highest quality design (designer's own portfolio, journals, books, site visits, responses to similar contexts).

ANALYSIS - MOVEMENT AND ENCLOSURE



ANALYSIS - LOCAL CHARACTER



ANALYSIS - URBAN DESIGN APPROACH

PLANNING SUBMISSIONS

(see Outline for further information on planning submission requirements)

Designers and developers are advised to have pre-application discussions with the planning officers at an early stage in the design process. Early Involvement of planning officers should speed up the processing of the planning submission by ensuring the relevant information/ illustrations required are agreed early on. It is expected that development briefs will be agreed for larger sites to provide a good basis for design development.

bringing it all together (cont)

The range of analyses, annotated maps and illustrations (existing and proposed) includes the following (these could be prepared as a part of a SWOT analysis - strengths, weaknesses, opportunities, threats):

ANALYSIS

The analysis stage comprises a thorough process of observation, research and illustration; this examines qualitative and quantitative aspects of the site and adjoining areas to provide an agreed basis from which to propose development. Strengths, weaknesses, opportunities and threats should be identified.

- **neighbourhoods** and character areas based on area studies, where applicable)
- **site features** - geological, ecological and human action (including contamination)
- **built form** analysis (including boundary treatments, frontages, buildings massing, roof form, materials, details, windows doors etc)
- **landmarks**, gateways, views and focal points (built and natural features)
- **density** and house type
- **landscape character** map (site and surroundings, hard and soft definitions, including positive and negative edges/ boundaries)
- **connections** map including surrounding networks for vehicles, cyclists, pedestrians, disabled people, safe routes to school etc, identifying positive/negative aspects, missing links
- **spatial** analysis (character of spaces, how they work at different times, days and seasons and how they visually interlink)
- **car parking** (type, quantity, quality - including dominance and landscape)
- **local facilities** (shops, post offices, libraries, doctors/dentists, churches, pubs etc - defining catchment areas)
- **public transport** network with local stops/stations and links to them
- **community safety** analysis (natural surveillance, secure private spaces, escape routes for criminals - test according to Secured by Design principles)
- **privacy and intrusion** issues (overlooking, noise, smell and vibration, both around and within site including roads)
- **ecological** assessment (habitat and vegetation survey of site and surroundings and how they interlink)
- **sustainable drainage** (existing and potential)
- **climate** considerations - orientation, climate and micro-climate, paying particular attention to wind and sunpath.

Possible need for Environmental Impact Assessment (EIA) and Traffic Impact Assessment (TIA).

CONCEPT

Concept illustrations should address all aspects of the agreed analysis - strengths enhanced, weaknesses resolved, opportunities exploited and threats eliminated (where possible)

- **landscape framework** (including relationship of public spaces to surrounding, also including ecological/wildlife issues)
based on - site features, landscape character map, ecological assessment, spatial analysis
- **connections** (strategic and detailed/finer grain - based on network of connected streets and hierarchy of people friendly spaces), related spaces, diurnal change
based on - connections map, spatial analysis, local facilities, public transport network
- **community and personal safety issues** (natural surveillance, car/cycle parking, inactive frontages, access to rear of properties)
based on - community safety analysis (Secured by Design principles), car parking
- **conceptual layout** (indicating design responses to issues such as-orientation/sunpath, views, landmarks/features, public spaces, activity, fronts/back, natural surveillance, 'grain' of built form, privacy issues, other uses, sustainable drainage)
based on - neighbourhoods and character areas, site features, built form, landmarks, density, landscape character map, connections map, spatial analysis, car parking, local facilities, public transport network, community safety analysis, privacy and intrusion
- **house types** and density
based on - built form analysis, landmarks, density, spatial analysis, car parking, local facilities, privacy and intrusion issues, sustainable drainage, climatic considerations
- **private spaces/gardens** - functions, privacy, overall character
based on - site features, built form analysis, landscape character map, spatial analysis, community safety analysis, ecological assessment, sustainable drainage, climatic considerations.

SCHEME

Scheme design must be based on full analysis and concept established in earlier stages.

- **detailed layout** (house types, gardens, orientation, boundary treatments)
based on - landscape framework, connections, safety, conceptual layout, house types, private spaces
- **landscape plans** (spaces and links - including parking areas, play areas, public spaces, wildlife habitats)
based on - landscape framework, conceptual layout, private spaces
- **movement plans** covering all modes - not just vehicular - including tracking diagrams, proposed pedestrian crossings to adjacent streets, effect of increased traffic and changed flows on existing highway network especially adjoining streets, including necessary ameliorating

measures and improvements
based on - connections, conceptual layout, safety

- **form and site sections** (indicating house types, active frontages, roof form, windows providing natural surveillance, street sections)
based on - landscape framework, connections, safety, conceptual layout, house types, private spaces.

DETAIL

Detail provides more opportunities to explore and express the design ideas - indicating how the proposals will look to people passing through and viewing from a distance

- **set of scale drawings** of whole scheme (plans, sections and elevations)
- **sketches/perspectives** (from within the development and key views from around the site and beyond) showing built form fully
based on - detailed layout, landscape plans, movement plans, site sections
- **photographs of architecture and landscape** - and form/architectural style (similar proposals, both building and spaces around them)
based on - detailed layout - landscape plans

- **detailed sketches** and information showing construction/materials/components/choice of plants and trees/maintenance
based on - detailed layout - landscape plans - movement plans - site sections
- **sample materials** including weathered examples
based on - detailed layout - landscape plans - initial analysis
- **photographs of materials and details** - photographs of proposed building materials, techniques, landscape elements, street furniture, boundary treatments etc which have been in-situ for some years and had time to weather
based on - detailed layout - landscape plans - initial analysis.

There is no particular preferred format regarding the media for presenting this information. Computer Aided Design (CAD), photomontage or hand drawn illustrations are acceptable, provided they are in colour, accurate and indicate the full context. The submitted illustrations need to be easy to photocopy for consultees' comments. Physical models need to be easily transportable and accurate, and show context.

Community Participation

Community participation is encouraged in Leeds. A principle in 'Neighbourhoods for Living' is "involve local people, where appropriate, in the information gathering process to inform the design of spaces and connections" (Principle 30 on page 23). This process has to be well managed to ensure it is inclusive, clear and effective. It is particularly important for the process to retain its legitimacy – ensuring it enables participation which is representative of the people affected. Developers should consider the best approach for a site – engaging local people/community groups, future residents, local councillors, amenity societies and local planning authority. The local library may be an appropriate place to have displays and hold public meetings.

There are clear guidelines to a variety of techniques and good practice in Nick Wates' Community Planning Handbook (Earthscan, 2000).

AN EXAMPLE – METHLEYS HOME ZONE – *a street for people (as well as the car)*

This project developed from a close relationship between residents, designers and funders. The successful acceptance of the project in the community was a result of the variety of techniques of community participation and a good, responsive design process.





In this case, the residents group was proactive in recognising the need for (and initiating) physical improvements in the area. The iterative process of briefing and design with the City Council and Edward Walker Architect was quite extensive. The project even procured some special brick paviors - designed by children in the area for use at strategic places in the new floorscape. Acceptance by local residents, calmed traffic, care of the environment, improved activity with natural surveillance in the street are a few of the benefits of this inclusive approach to development.

Some of the creative consultation methods for Methleys Neighbourhood Action (MNA) (many enabled by Heads Together Productions – a local company):

- chaired discussions in rented school room
- events on the street
- leaflets and questionnaire
- large plan of streets with 'post-it' note responses (issues such as: dog fouling, crime, litter, limited play space, low quality of environment, dominant traffic were raised as concerns)
- outdoor cinema event – social event - linking community
- turfed street weekend
- questionnaire sent to all households - 45% response (good); Results leaflet distributed
- working group set up between Leeds City Council (Highways and Landscape) and MNA (design produced and refined);

- exhibition held in the streets of the Methleys and some alterations made to drawings as a result (eg. planting bed locations in relation to sunpath, special artwork - handmade brick specification developed, some concern about road humps and need to retain car parking). Design generally well accepted.
- meetings (working group) to refine design and agree detail. Local ward councillors were kept informed of progress throughout
- opening ceremony including MEP, MP and local ward councillors.



Case Studies

The Case Studies on the following pages indicate some of the illustrations which should be submitted with a planning submission. This is not an exhaustive set of examples, but serves to show the kind of maps/illustrations to explore and explain the issues/ideas at each stage of the design process - analysis, concept, scheme and detail. Not all detailed data/illustrations required are shown. A thorough analysis of development sites will be necessary to ensure that all key attributes are taken into account. Audit and analysis of the existing situation and possible opportunities for enhancement will develop further as greater focus is given to development potential of particular sites. This will provide a fuller picture of the urban design constraints and opportunities.

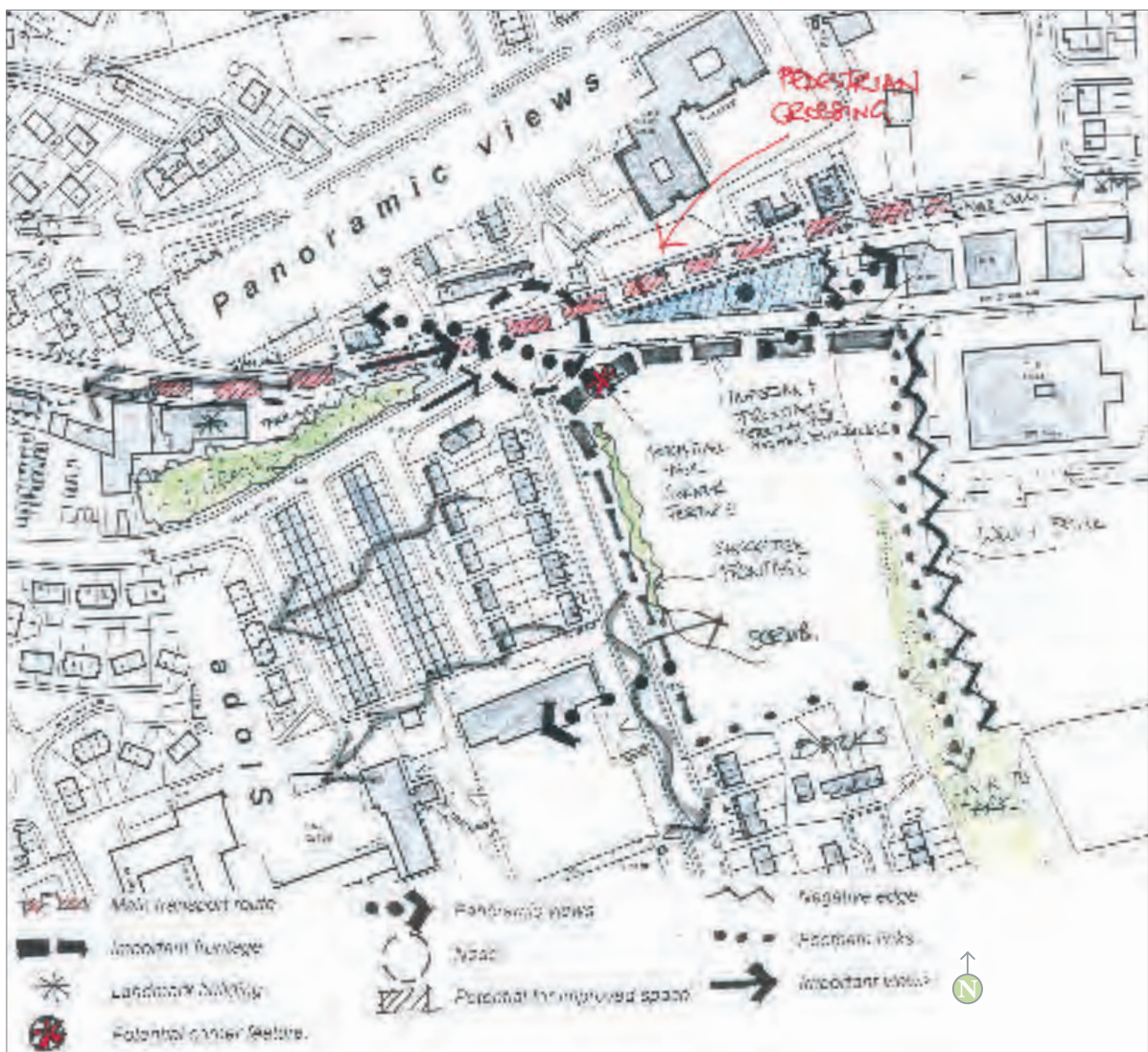
Applicants/designers should refer to the previous part of 'Bringing it all Together', the 'Themes and Principles' section and the particular site/context to consider the relative importance of the issues and assimilate new issues. Each site/proposal will develop its own unique detailed set of issues and illustrations.

Small/medium scale development

This site is approximately 1.5 ha located in a transitional area bounded by industrial uses to one side and residential on the other. Lying on the brow of a hill it also benefits from long distance panoramic views. Given the prominence of this location the opportunity to create a dynamic corner building of 3-4 storeys which would positively enhance the character of the area as well as exploit long distance views was considered and important development opportunity informed by the site analysis. This design response allows the scheme to be developed at a relatively high density (approx 70dph) by utilising a mix of flats and house types. The corner building also gives the opportunity to provide some ground floor retail. Building on the positive aspects of a locality and incorporating additional facilities where the opportunity arises is an important consideration which will secure a more sustainable form of development.

URBAN DESIGN APPRAISAL

This analysis identifies positive and negative aspects, and appraises the site's potential with respect to landmarks, vistas, focal points, views, etc. The site has a poor edge adjacent to industrial area. An opportunity exists for a landmark corner and for important frontages, with links to green area to south





SITE ANALYSIS

This identifies surrounding uses, main transport routes, important views and landscape features. The site lies at an important corner at the junction of routes



DESIGN CONCEPT

Development opportunities and the design framework are established based on the important attributes identified in the site analysis and urban design appraisal. The junction of routes forms an important focus and opportunity to develop adjoining highway space



NOTIONAL LAYOUT

A detailed layout is developed showing the spatial arrangement of buildings and spaces drawing from the principles established in the design concept. Dense development with landmark corner on northern part of site - suburban scale to rest of site

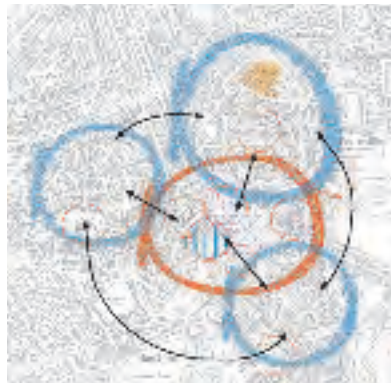


SKETCH AXONOMETRIC

This can give a three dimensional quality to the arrangement of building and spaces and for example - demonstrates the intimate quality of the small green space in centre of site

Medium/large scale development

The development of a site as part of a regeneration strategy for a whole neighbourhood creates an opportunity to give an area a new distinctive identity. The case study presented here is offered as an example of how the conceptual approach could be applied to a hypothetical renewal strategy for an inner part of the city. Detailed analyses and appraisals of the wider district level are necessary, as well as the need to follow the principles set out in the regeneration strategy for the area. This approach is often useful where a site falls in an area without a distinctive character, and the site creates the opportunity to develop its own sense of place. The overall design concept for the neighbourhood seeks to achieve an identifiable focus for the area and increased movement and vitality between its parts. The renewal of the area proposed suggests a dense development to support this concept, and creates a hierarchy of character spaces; the distributor roads designed as tree lined avenues and a 'home zone' approach to an intimate scale of residential streets.



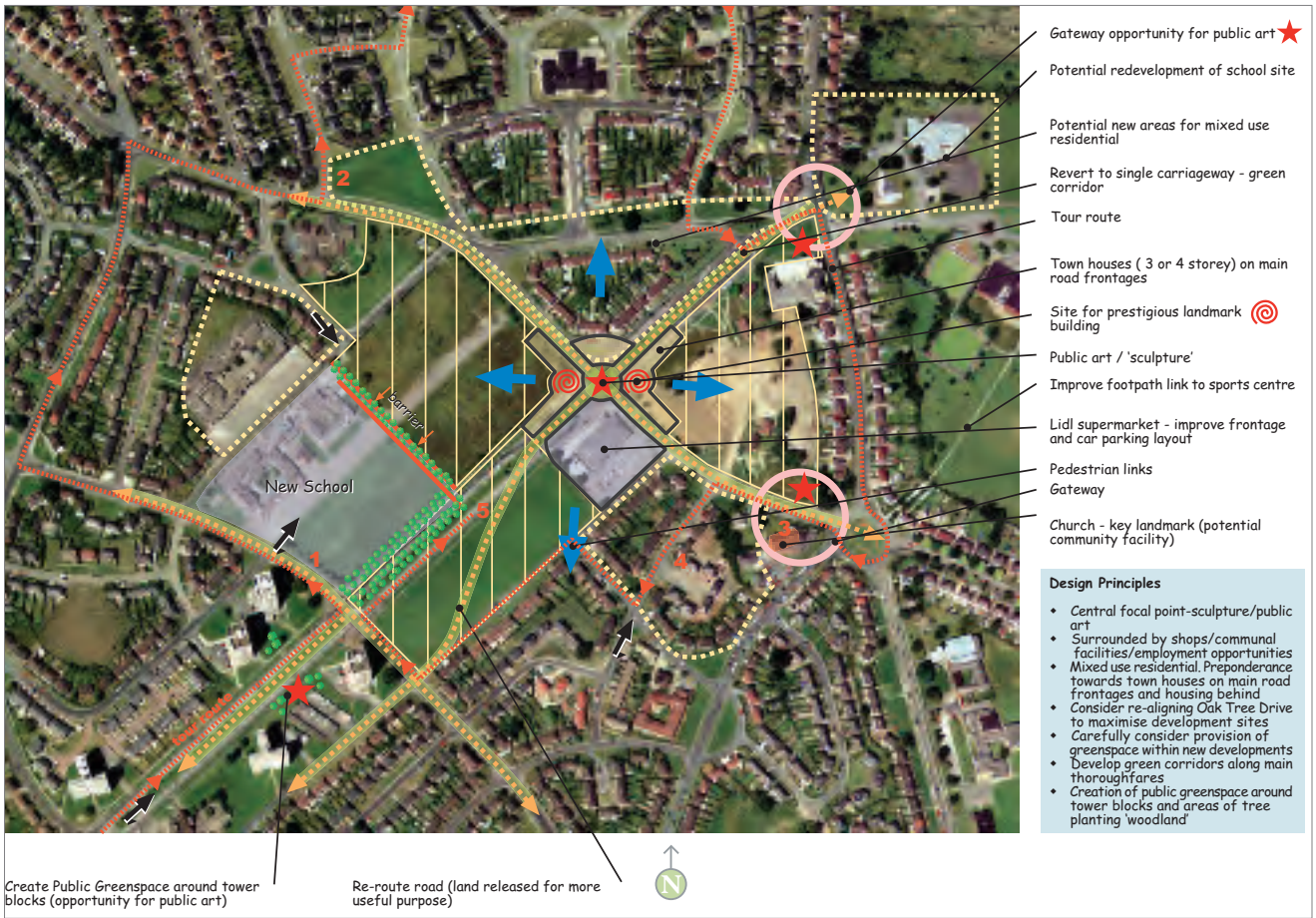
NEIGHBOURHOOD STRATEGY

This seeks to establish the framework for the area, and the need to increase density of development and pedestrian movement through the area



URBAN DESIGN ANALYSIS AND MOVEMENT PATTERNS

Existing movement patterns, are identified together with important visual characteristics such as public spaces, and gateways



DESIGN CONCEPT

Development opportunities are identified for landmark buildings around a central focus and a green tree lined corridor along the south west-north east axis



NOTIONAL LAYOUT

Shows the development of a tight grain based on a series of perimeter blocks. Treelined main routes provide access to a series of intimate residential streets designed as home zones



INDICATIVE ONLY
Idea for Home Zones

DETAILED SKETCH AXONOMETRIC

Shows parking and character of residential spaces.

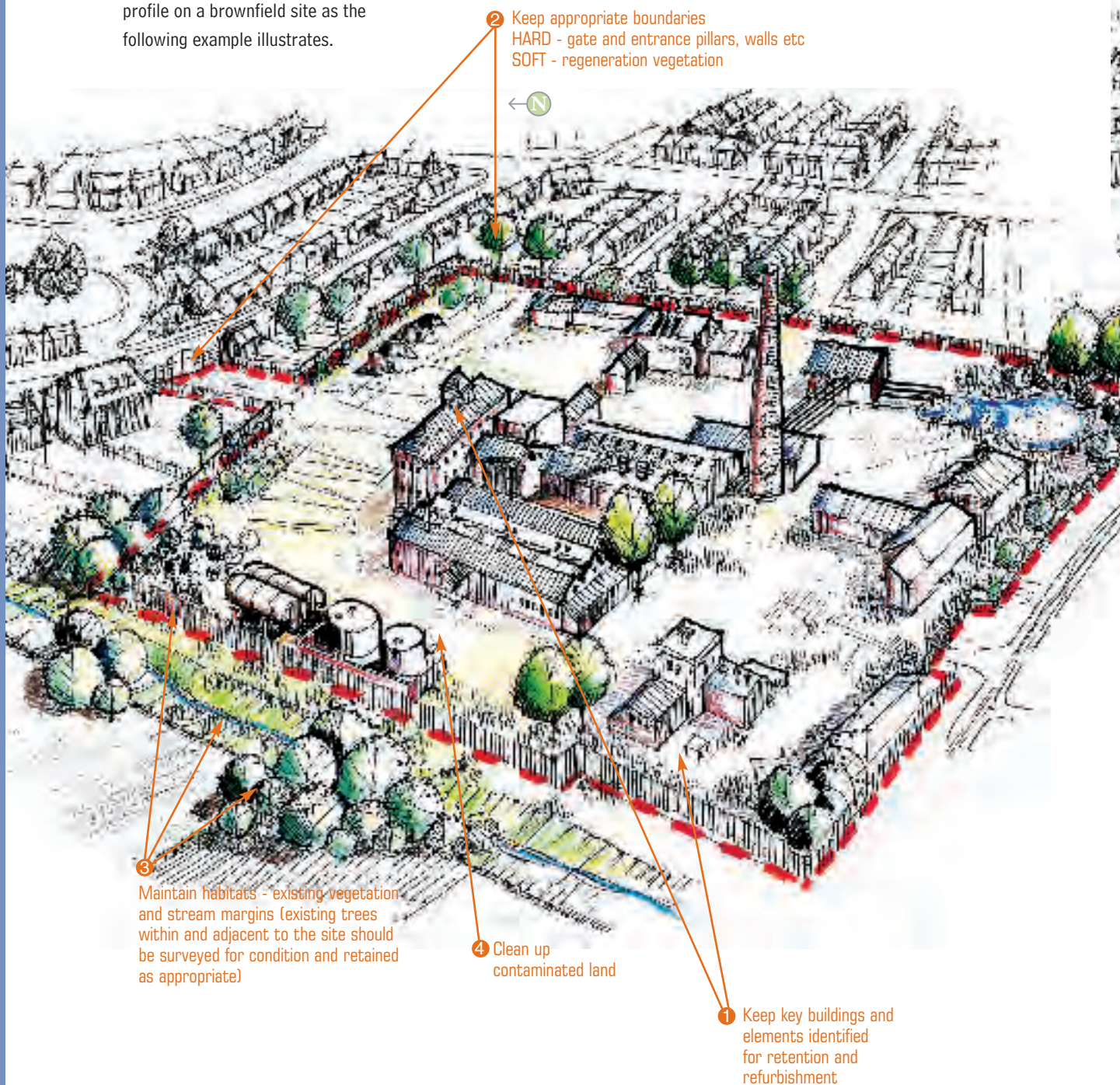
case studies (cont)

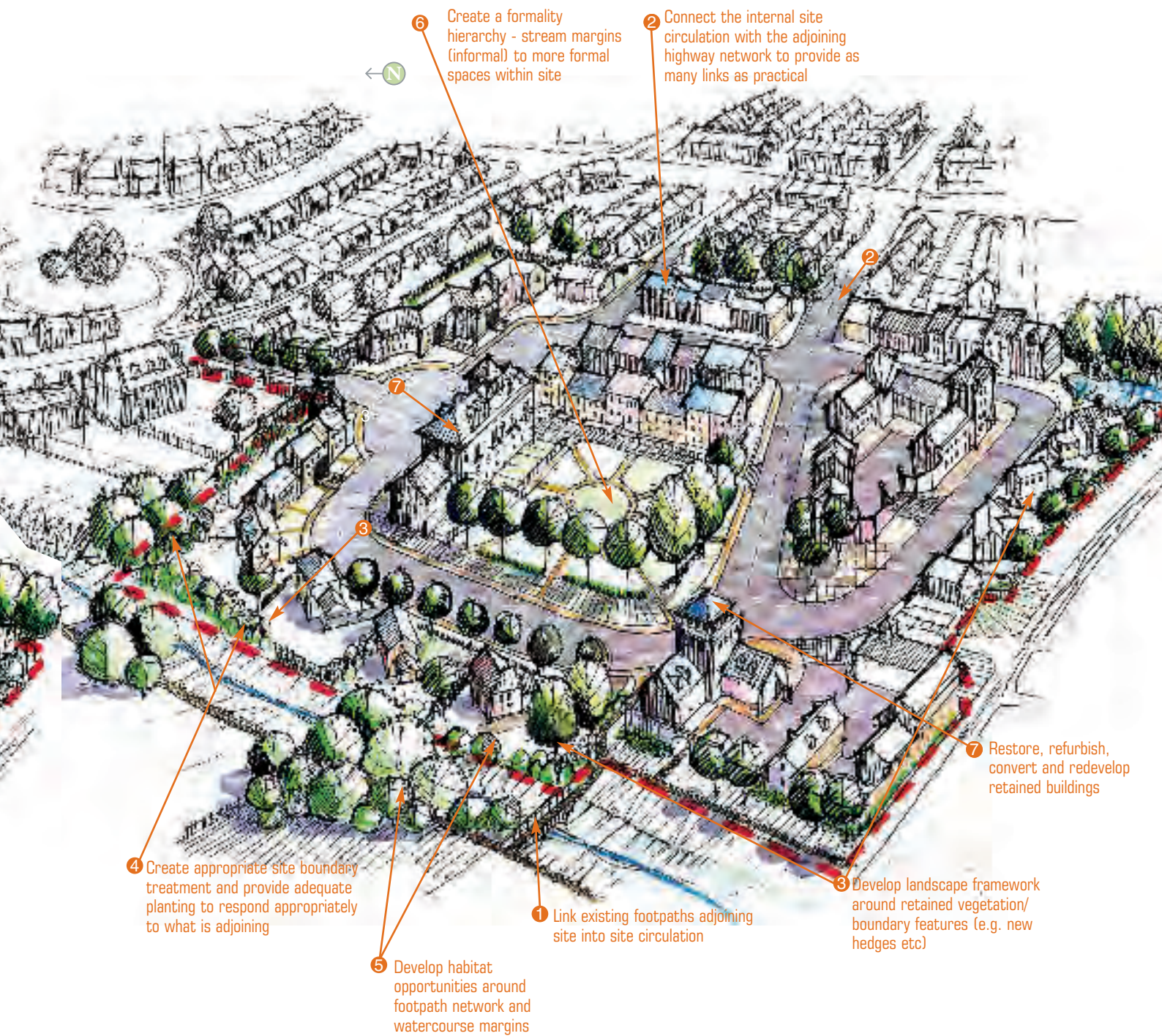
Brownfield site redevelopment

Creating a suitable development for a brownfield site is the same process as undertaking one on a greenfield site, it is just that some of the issues may be different, but then they will vary between any sites. The issue of what to retain will generally have a much higher profile on a brownfield site as the following example illustrates.

ANALYSIS - RETENTION

The features on the site that should be retained are identified





CONCEPT - DEVELOPMENT FRAMEWORK

A design is created for the site that incorporates the identified site features to both enhance these and the setting for the development

conclusion

The fundamental aim of this guide is to develop better houses and better places.

'Neighbourhoods for living' in the 21st century and beyond should be highest quality, sustainable places to live.



In response to these broad-ranging issues/aspirations an extensive set of topics has been examined and principles established. These topics have been grouped into themes (use, movement, space and form) to provide clarity and help to target different people's use of the document.

It is essential that built environment disciplines working on residential design work together to create appropriate solutions.

The process of design is central to the success of providing comprehensive and effective solutions to creating better 'neighbourhoods for living'. The guide emphasises and explains the need to prepare appropriate illustrations to explore/resolve the full range of issues. These will then form submissions for pre-application and planning approval stages. The cyclical approach of analysis-concept-scheme-detail will enable better planning of places for people to live. Design choices are made at all stages of the process. These should be analysis-based - providing design solutions that respond to context and best practice for housing design. Sustainability (environmental, social and economic) should underpin all of these choices.

It is expected that this guide will provide clarity for developers, designers and the public. Their creativity and tenacity in working together to produce better places will change the solutions that are currently offered. Bland, unimaginative design of housing areas should give way to bespoke solutions and a good range of new 'models' for residential design - integrating the needs of vehicle access with people-friendly places, local character and high quality homes. The past provides some examples of good models for living. When history looks at the early 21st century it is hoped that there will be a recognisable change in direction in residential design in Leeds - providing a more sustainable approach - 'neighbourhoods for living' now and in the future.



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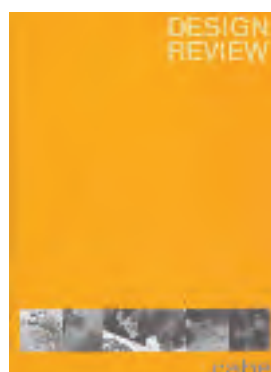
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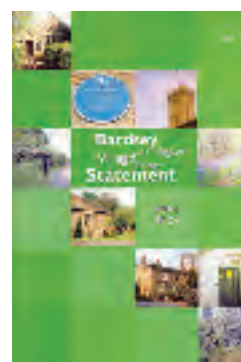
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Consultation

Consultation on the draft guide consisted of :

- distribution of 350 printed copies to officers, all Councillors (including all Community Involvement Team chairs), all local libraries, one stop shops, House Builders Federation, Urban Design Alliance (UDAL) and its constituent bodies (Royal Institute of British Architects, Royal Institution of Chartered Surveyors, Royal Town Planning Institute, Urban Design Group, Civic Trust, Institution of Civil Engineers, Institution of Highways & Transportation, and Landscape Institute), Commission for Architecture and the Built Environment (CABE), local interest groups, including Leeds Civic Trust, representatives of Primary Care Trust, universities, and housing associations
- publication on the Leeds City Council website (from which there were a total of approximately 3000 downloads in January 2003 alone)
- notification of website copy available for download to around 100 officers and individuals outside the Council
- advert on key professional website (www.rudi.net) and link to Leeds City Council website
- formal presentations/discussions with key groups:
 - Leeds Architecture and Design Initiative (LADI) - 13/1/03
 - Housing Partnership Forum (Housing and Planning Strategic Working Group) - 28/11/02 and 13/2/03
 - Dept of Highways and Transportation (prior to draft - 22/8/02)
 - Community Planning and Regeneration - 22/1/03
 - Development Control (planning) - 10/1/03
 - Scrutiny Board (Development and Sustainability) - road safety - 25/11/03
- participatory workshop (24/2/03) to explore and test the objectives, principles and approach. 70-80 people took part, including architects, developers, politicians, interest groups, local authority officers, police, community groups, housing associations, academics and others.

A total of 67 formal responses have been received (33 letters/memos/e-mails and 34 from the workshop). There has also been valuable discussion at the presentations / meetings and the workshop.

Comments have been received across a range of consultees (including designers, Councillors, local authority officers, housing associations, and community/interest groups). The overall response (both comments and at presentations/meetings) has been positive. The document has been described in glowing terms for its layout and the range of issues it tackles. The step change from previous overly prescriptive guidance has been welcomed.

The draft was clarified/amended to take into account the responses which included :

greenspace definitions; responsibility of developer for informal play space; approaches to reducing vehicle speed; avoiding vehicles 'rat-running'; parking provision and street structure; emphasis on planning submission requirements and early liaison; family size affecting density measure; clearer link with West Yorkshire Police's design guidance and secured by design principles; street clarity for visually impaired people; and the importance of 'Leedsness' and cultural dimension in neighbourhoods.

As the format has been well received, the only 'structural' change to the document proposed was to bring the 'submission requirements' for planning into the early part of the guide (introductory/outline section). This approach was agreed at the meeting of Lead Members (Development, Sustainability and Strategic Planning) on 9/4/03.

There will be a continuing need to evaluate the document with key groups and the public to be sure that it tackles the crucial issues of designing Neighbourhoods for Living in the future.



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