

Urban Design Directory — 2021/22

URBAN
DESIGN
GROUP

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With many thanks to our guest topic editors for each issue.

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GROUP**

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What is Urban Design?



1

Louise Thomas describes its value to clients and stakeholders alike

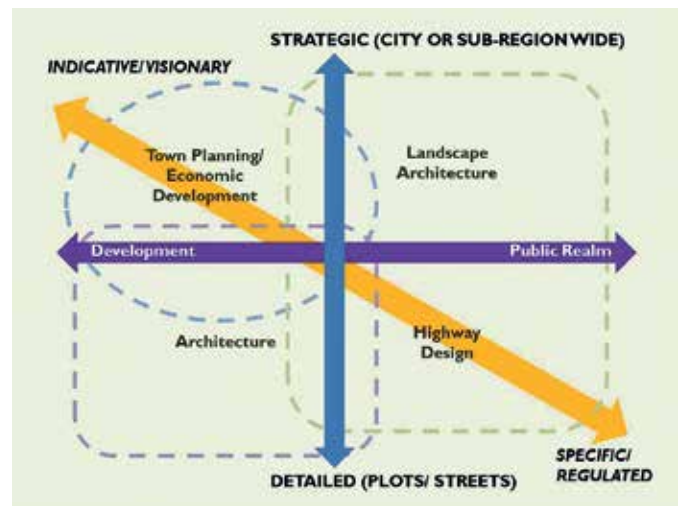
Urban design is the design of towns and cities, streets and spaces. It is the collaborative and multi-disciplinary process of shaping the physical setting for life – the art of making places. Urban design involves the design of buildings, groups of buildings, spaces and landscapes, and establishing frameworks and procedures that will deliver successful development by different people over time.

Urban design is about a great variety of places: whether town and city centres, residential neighbourhoods and suburbs, grassy fields on the edge of villages, down-at-heel industrial estates, or unloved and overlooked areas around train stations, rivers and canals. Urban design overflooks the nature of buildings and the spaces between them, and how the design itself should be worked out: design processes and outcomes. Urban design inspires, illustrates and defines how a place could be improved or protected to bring benefits to investors, developers and wider society.

WHO ARE URBAN DESIGNERS?

Urban designers are typically architects, town planners or landscape architects. Their skill is to bring together ideas from developers, local communities, architects, planners, traffic engineers, landscape architects, transport planners and many others, to resolve problems and conflicts in order to create better places for everyone.

Sometimes this will result in new places being built or a new appreciation of existing urban areas in cities, towns and villages. Urban designers can be employed by developers, local planning authorities or community groups, including neighbourhood planning groups.



2

- 1 METROPOLIS Cheshunt Lakeside, Broomfield, Station Hub
- 2 The range of urban design approaches compared to other disciplines and scale, inspired by Roger Evans' Shaping Towns presentation on scale and process (Bristol, 2012)

HOW BIG OR SMALL ARE URBAN DESIGN PROJECTS?

Urban design can help in drawing up masterplans and design guidance for large areas, through to working up detailed designs for a local street or public space. It is about designing for people at the human scale, to make life better, and to make more attractive places that will remain valuable over time. Like any well-designed object, a place must function well, be attractive, durable and cost-effective to build and maintain. Adding economic, social and environmental value considerations to projects does not necessarily add to costs, but requires a view of the 'bigger picture' than many other professions adopt and at an early stage in each project. This is what urban designer do.

WHAT KIND OF PROJECTS CAN IT HELP?

Urban design is versatile and so urban designers can produce ideas and work that is indicative or specific, strategic or detailed, and this is reflected in the types of drawings, reports and ways of working commonly used:

- **Urban design is visionary:** creating a 'vision' to show the economic, social and environmental benefits of investment or changes at a strategic scale over a wide area and over a long period of time. This is usually conveyed through a vision statement, projecting forward 20-25 years' time to explain the future characteristics of an area and how people will use it. This can then be complemented by a development framework, outlining the key physical features that will deliver the vision.
- **Urban design is fact-finding:** urban designers gather data and evidence about places to identify future options, and test the feasibility and viability of change or development in context, for example transport and infrastructure capacity, development character and density, environmental capacity issues (such as flooding), plus local community needs and values. Feasibility studies usually include options and a recommendation on the 'best fit' scenario.
- **Urban design can be illustrative:** using masterplans, artists' impressions, photomontages, 3D models and photographs of other successful places, urban designers can bring to life how a development could look. This includes highlighting important local characteristics, landmarks and public spaces. Illustrative masterplans often show just one way in which design guidelines can be built out.
- **Urban design setting specifications** – site-specific masterplans set out precise proposals for which planning consent is being sought, and the use, size, form and location of buildings, roads and open spaces, which are fixed. A local planning authority may prepare a site-specific development brief, which sets out the main characteristics required, and it allows developers to draw up a proposed scheme in response. Masterplans and design codes bring together plot-specific requirements for a site, which development proposals will need to comply with in order to be approved.

A local planning authority can also identify district-wide character design policies, which set out a combination of broad-brush design ideas – relating to materials and roof styles, for example – and specific requirements, such as minimum back-to-back distances for residential developments.

WHY ENGAGE AN URBAN DESIGNER?

Urban designers assemble a comprehensive picture of an area today in order to learn from it, and put forward proposals that demonstrate how potential constraints and opportunities have been responded to. This process helps to convey the benefits and other ripple-out effects of future change on the surrounding area to other parties. Working collaboratively with developers, other professionals (e.g. transport, ecology, architecture, etc.), the views of stakeholders and the local community are essential in identifying key design issues to address, ensuring that any potential future objections are addressed early in the development process, so that everyone feels that change will be beneficial.



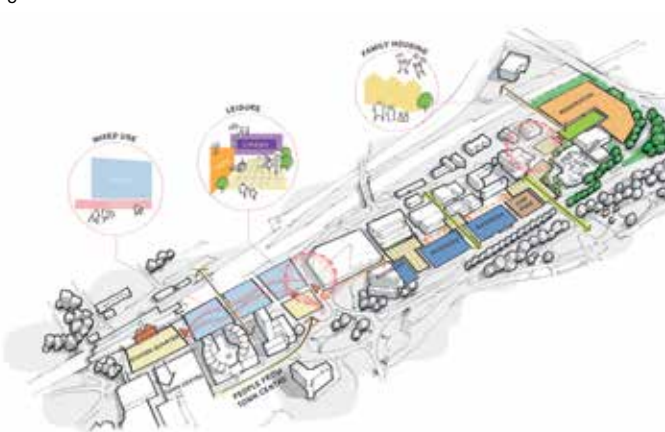
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5



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VISIONARY

- 3 URBAN INITIATIVES
A framework for Woolwich Town
- 4 THE ENVIRONMENTAL DIMENSION PARTNERSHIP LTD
Tredegar Town Centre Vision
- 5 PLACE-MAKE Houghton
Regis Place Shaping Study
- 6 BDP Basing View
Place-making Vision

Urban design has often been described as bridging the gap between town planning and architecture; it uses the same language as development planning policy making, yet brings the design inspiration that investors and stakeholders value. Unlike many architectural commissions, urban design looks beyond the boundary of a site and does not necessarily design the final buildings in detail, but defines their main attributes, including their relationships to the spaces between them.

Urban design is most useful when it is used early in the design of a development proposal or process of regeneration – to bring together a well-founded vision, to create a common set of principles with the local planning authority, to ensure that community views are well understood, and to focus on details that will ultimately matter in the development's success. Urban designers look beyond a developer's immediate interests within the red line boundary required in planning applications, and by working collaboratively in design teams can respond creatively, rather than defensively, to external challenges. Time spent on urban design in the early stages of the development process can save time and money later, and will achieve results that satisfy more stakeholders.

Good urban design has been found to add economic value specifically by:

- Producing higher returns on investments (i.e. good rental returns and enhanced capital values)
- Making new places more attractive than the local competition at little extra cost
- Responding to occupier demand
- Reducing management, maintenance, energy and security costs
- Contributing to more contented and productive workforces
- Supporting dynamic mixed use elements in developments
- Creating an urban regeneration and place-making market dividend
- Differentiating places and raising their prestige
- Opening up investment opportunities, raising confidence in development
- Providing opportunities for wealth-generation by inhabitants
- Reducing the cost to the public purse of rectifying urban design mistakes.

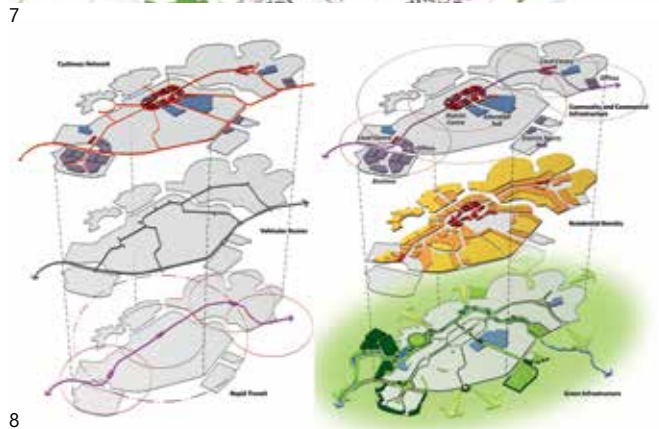
(Value of Urban Design, CABE and DTLR, 2002)

URBAN DESIGN IN LOCAL GOVERNMENT

Within a local planning authority, an urban design officer can work collaboratively across departments with in-house and external experts. Looking critically at an area and using analytical and professional skills to understand its constraints and needs, urban designers identify a site's potential or capacity for change. By involving local stakeholders and community members through a programme of events to hear their ideas and concerns, subsequent recommendations will have been shaped by the public. Development requirements are set out in formal policy documents, and are designed to support development management and control at a later stage in the planning process.

From identifying new site-specific policies for a Local Plan, to describing an area development framework, urban design can show in spatial terms what policy is seeking to achieve. Outline planning applications are usually accompanied by a masterplan and a design and access statement; urban design also has a key part to play in finalising reserved matters, and how development and other investment will be delivered and managed.

As the 2020 Planning White Paper Planning for the Future indicated, a reform of the English planning system could involve front-loading new Local Plans with many critical urban design policies and considerations – defining the nature and location of new buildings and spaces, or how existing places are to be regenerated. This change will place far greater emphasis on designing places strategically and specific sites too, and could use design codes to define what would be acceptable. Urban design skills and expertise will be central to all involved in this new vision for the planning system.



FACT FINDING

- 7 PRO VISION Examining settlement extension opportunity in Calne, Wiltshire
8 DAVID LOCK ASSOCIATES Milton Keynes 2050

ILLUSTRATIVE

- 9 PLANNING AND DESIGN GROUP Creswell, Derbyshire

SO WHAT IS GOOD URBAN DESIGN?

The 2013 *Urban Design Compendium* set out the key aspects of urban design as:

- **Places for People** – For places to be well-used and well-loved, they must be safe, comfortable, varied and attractive. They also need to be distinctive, and offer variety, choice and fun. Vibrant places offer opportunities for meeting people, playing in the street and watching the world go by.
- **Enrich the Existing** – New development should enrich the qualities of existing urban places. This means encouraging a distinctive response that arises from and complements its setting. This applies at every scale – the region, the city, the town, the neighbourhood, and the street.
- **Make Connections** – Places need to be easy to get to and be integrated physically and visually with their surroundings. This requires attention to how to get around by foot, bicycle, public transport and the car – and in that order.
- **Work with the Landscape** – Places that strike a balance between the natural and man-made environment and utilise each site's intrinsic resources – the climate, landform, landscape and ecology – to maximise energy conservation and amenity.
- **Mix Uses and Forms** – Stimulating, enjoyable and convenient places meet a variety of demands from the widest possible range of users, amenities and social groups. They also weave together different building forms, uses, tenures and densities.
- **Manage the Investment** – For projects to be developable and well cared for they must be economically viable, well managed and maintained. This means understanding the market considerations of developers, ensuring long term commitment from the community and the local authority, defining appropriate delivery mechanisms and seeing this as part of the design process.
- **Design for Change** – New development needs to be flexible enough to respond to future changes in use, lifestyle and demography. This means designing for energy and resource efficiency; creating flexibility in the use of property, public spaces and the service infrastructure and introducing new approaches to transportation, traffic management and parking.

(Table 1.1)

With the Coronavirus, there have been huge impacts and changes on lifestyles worldwide, ways of working, access to local goods and services, short and long distance modes of transport, and, the use of outdoor public and private spaces – urban and natural. The principles of creating walkable, mixed use and sociable places, which have always underpinned urban design practice, have come to the fore as a simple but very effective way of making places to support all ages of people with their physical and mental health needs. Urban design is about making places for people to enjoy at every stage of their lives.

BUT WHAT IS THE ALTERNATIVE...?

Evidence has shown that poorly designed places can quickly become areas with alienated communities, few or spoiled natural resources, and little sense of welcome and coherence for those who visit or use them. These areas often decline economically and with consequences that are felt far beyond their boundaries.

Urban design awareness has increased amongst other professions and the general public as a result of witnessing the failure of many urban areas to respond to people's needs. The lessons from how some of the most attractive and valuable urban places in the world work are still being learned today – these include Bath, Edinburgh, Paris, or Manhattan, and it is no coincidence that these are often the kind of places that we aspire to visit on holiday. Designing new developments to site well within their wider contexts means that negative impacts are mitigated, and economic, social and environmental benefits can be more widely felt. ●

Louise Thomas, independent urban designer and joint editor of the UDG's *Urban Design* journal



10

Time spent on urban design in the early stages of the development process can save time and money later, and will achieve results that satisfy more stakeholders.



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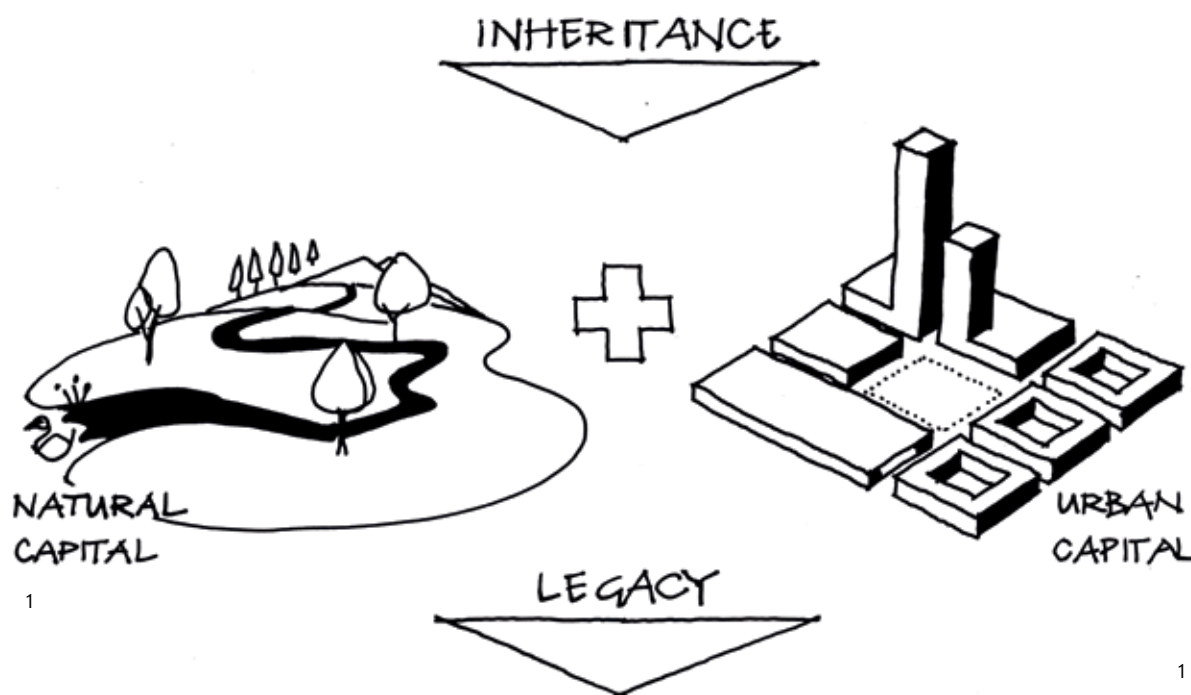
12

- 10 TERENCE O'ROURKE
Exploration of social living spaces as part of a Garden Village masterplan
- 11 SAVILLS South Maple
Cross centre

DEFINING

- 12 METROPOLIS PLANNING & DESIGN Cheshunt
Lakeside, Design Code

Strategic Urban Design



1 Creating urban capital

Roger Evans explains what makes good places and shapes urban design ideas

CREATING URBAN CAPITAL

Over the next ten years around three million new homes will be built in the UK together with supporting uses such as convenience shops and services, schools and workplaces. At current typical housing densities around 90 square miles of land will be needed to accommodate this – roughly the size of Surrey. We need to ensure that not only is this volume of development fit for purpose, but that it bequeaths an urban form that will serve future generations.

The idea of natural capital is mainstream in town planning and perhaps we now need to be more aware of creating ‘urban capital’ – urban areas that have good urban form and which will be an asset for generations to come. So what is ‘good urban form’ and how can we ensure it is achieved?

WHAT IS GOOD URBAN FORM?

Good urban form achieves social, economic and environmental objectives through the spatial arrangement of streets and buildings within the landscape. Buildings might be replaced over time, but street patterns and building lines can last for centuries. Urban form is the shape of our human habitat, and whether it is good or bad can be measured against six criteria:

1. Development in the right location

The location of new development will influence whether people can get about by walking or cycling, or whether they will be dependent on cars. Parking standards for car-dependent developments mean that their parking footprints will be the

same as the housing footprint, unless housing densities rise to justify multi-storey or below ground parking solutions.

Where new housing is not adjacent to employment opportunities or served by rail, the connecting roads will need to cater for commuter traffic. Bus services are rarely frequent enough to rely on, unless new development is an extension of an existing urban area with a good standard of existing provision. Furthermore, the towns to which people will travel from these car-dependent developments will need to provide additional parking too. This dominance of cars brings pollution, noise and safety concerns with the likely result that residents will walk and cycle less, or encourage their children to do so. Development that is planned as growth to sustainable towns can avoid these problems. New settlements need to be of considerable size to be self-sufficient, so that they minimise the need for travel just to meet people’s daily needs.

2. Hefted to the landscape

Historic towns and city quarters were settled and grew incrementally, either in a planned manner or as plot-by-plot development along lanes and streets, or a combination of both. ‘Design’ decisions about new development were taken by people who could walk around their neighbourhoods along routes that followed the underlying topography in the most efficient way, who knew the local micro-climate and so could avoid frost pockets and shelter from prevailing cold winds.

3. Connections to existing streets and paths

Good urban form is well connected, so new streets, footpaths and cycle ways should join seamlessly onto the surrounding movement network, and ideally in all directions. These connections will generate the street layout and hierarchy of streets – from main streets to mews lanes – within the development. Development that forms a large, inward-looking pod in the countryside, or is the result of a bypass creating a barrier to the surrounding landscape, is unlikely to have this

connectivity and is more likely to have a hard-to-read and poorly connected internal street pattern.

4. Rules of assembly

The form of development needs to respond to human characteristics if it is to work well for people. For example, we walk at about 2-3mph and therefore need to be able to meet our needs within 10 minutes' walk, or about a half mile. We construct mental maps of street patterns, and have an expectation of where the main public buildings will be and the direction of the river; in fact if we find ourselves in any town that has grown gradually, we can usually find our way around instinctively.

We have a range of senses that have determined the ideal scale of public places. We can discern body gestures up to 150m away (the dimensions of sports stadia are determined by this), at 25m we can recognise a friend's face, at 12m facial expressions can be read, and at 6m the subtleties of speech and gesture can be conveyed. Spatial dimensions up to 6m can appear intimate, while 30m is probably the maximum distance within which a shared awareness between people is likely. The public realm is common ground in both a geographic and spiritual sense: if urban space is to promote healthy social contact, then its scale is critical.

5. Settlement history

The history of a town or quarter should inform the planning decisions that we make today. Yet streets that developed over centuries to accommodate people on foot and horse-drawn wagons were seen as unfit for modern use by the second half of the 20th century. For example, the proposed destruction of Glasgow's entire city centre in 1945, to be replaced by development in the Modernist style and including a motorway interchange, was typical of many towns and cities throughout the UK. We now value such walkable places. The archaeology of a town may be displayed in the local museum, but it should also be evident in the streets today; these are anchors to the past.

6. Adaptability

New places need time to settle into themselves. This means that we should deliberately include the capacity for change and adaptation, and avoid the temptation to fix every detail at the outset and for all time. The following approaches can encourage adaptability:

- Allowing flexible building uses along main streets and around public squares – to enable changes from, for example, residential development to small shops or services, and back to residential use.
- Including a narrow area in front of buildings – to accommodate adaptations to buildings.
- Building extendable structures – to enable an increase in floorspace within limits.
- Providing wide pedestrian pavements in central areas – to use for outdoor extensions to cafes etc.

Some of our most prized city centres were once modest residential areas, but the buildings and streets are both robust and flexible, enabling intensification and changes of use to take place yet with much of the street scene intact; these are known as long-life and loose-fit places. How many housing estates built today have that capability for change?



WHOLE TOWN

- Landscape structure
- Movement structure
- Neighbourhood structure

STRATEGIC



NEIGHBOURHOOD

- Local movement network
- Densities and uses
- Street sections

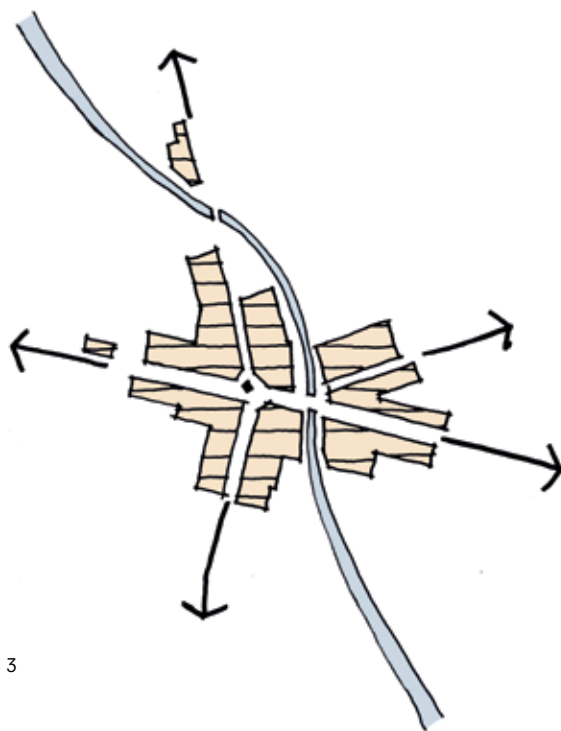
MASSING



STREET AND PLOT

- Architecture
- Public realm

DETAIL



3

ARE WE ACHIEVING GOOD URBAN FORM?

A range of problems have been raised in recent studies. Transport for New Homes' report Garden Villages and Garden Towns: Visions and Reality (2020) included research which found that most of the current programme of Garden Villages and Garden Towns have been planned in the wrong locations, far from town centres and rail stations; they lack local facilities and their streets are designed around car use. The study Location of Development (2018) commissioned by the Royal Town Planning Institute found that only a fifth of new housing units surveyed were within walking distance of a public transport node, such as a railway station or tram stop.

A Housing Design Audit for England (2020) conducted by Matthew Carmona at UCL for the CPRE, and supported by housing industry organisations and a number of environmental charities including the UDG, showed that there has been little improvement in housing design quality nationally since audits were last conducted between 2004 and 2007. However, because this improvement is from a low starting point – what CABE at the time called 'an uncompromising and unflattering picture' – the large majority of new housing developments are still assessed as 'mediocre' or 'poor'. Three quarters of the audited projects fell into these categories. The report finds that the worst new estates lack nearby amenities such as shops, pubs and cafes. They are unconnected to the surrounding areas, with few public transport links, and do little to encourage cycling and walking.

WHY HAS IT GONE WRONG?

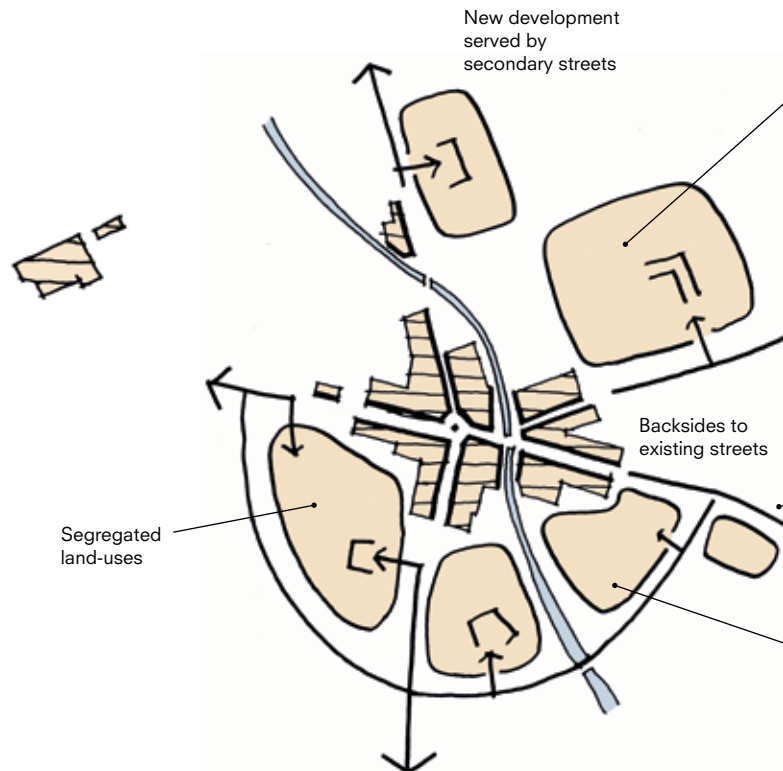
Good urban design usually embodies three key characteristics:

- It considers a range of spatial scales
- It contains projects that are delivered across different time scales, and
- It can embrace multiple land ownerships.

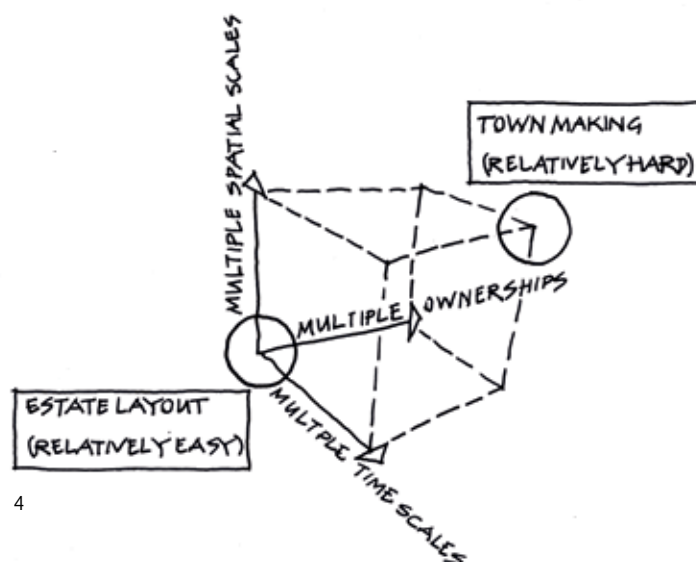
Spatial scales – it is important to consider the context of a whole town or sub-region, the three-dimensional form of new places, through to the architectural and engineering details of those places.

Time scales – an urban design approach co-ordinates multiple projects, each with different time frames. These might include engineering infrastructure, early landscape works, or building on different sites at different stages.

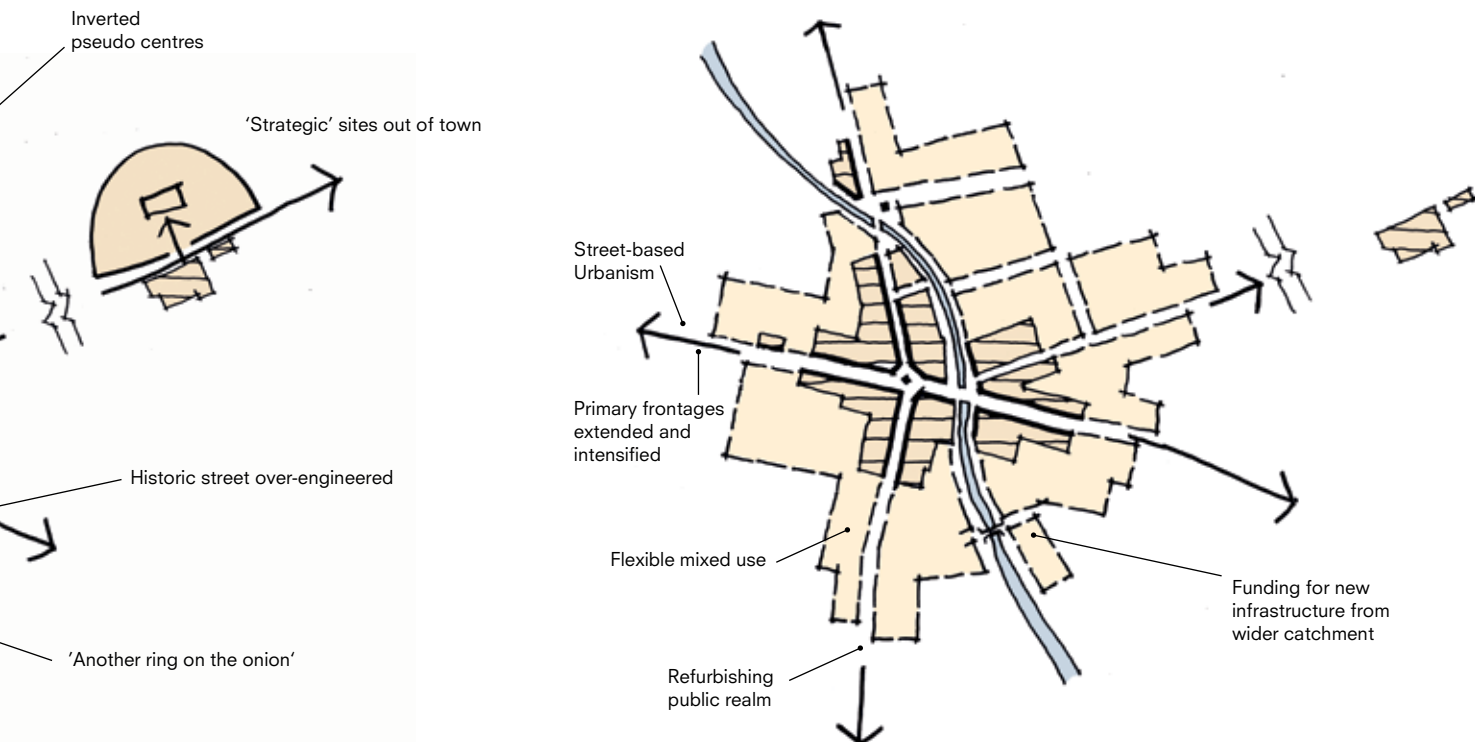
Land ownership – the real clients of urban design projects are those who will live in and use the places created, so plans need to allow for



4



- 3 Left: Existing market town
Middle: What goes wrong
Right: A better way to grow
4 The three axes with estate building at one end and town-making at the other



multiple land ownerships and be shaped by the landscape rather than a single land-owner's boundaries.

In short, good urban design needs to continually work at a range of scales, across different timeframes and across ownership boundaries. This can be represented by a three-axis graph where at the origin are simple projects with a single spatial scale, a single timeframe and a single land ownership. At the other end lie projects which have resulted from a range of scales, contain multiple projects with different timeframes, and often involve land under multiple ownerships. At one end of the spectrum lie estate-building projects (which are relatively easy) and at the other town-making projects (relatively hard).

DOES OUR 'PLAN-LED SYSTEM' MAKE GOOD TOWNS?

The first stage in the local planning process is a district-wide issues consultation (currently known as Regulation 18) accompanied by a 'Call for Sites'. This is an invitation for land owners to submit a site to be considered for development. A map is compiled of the submitted sites and further iterations of the local plan process invite comments on their suitability. Land owners' agents will argue that their clients' sites are the best for new development, while local communities will oppose development because they know what they will get; it is a hugely expensive and time-consuming exercise with little creative thinking.

Invariably sites with the fewest objections tend to be chosen and these are often poorly connected, have few constraints, lie on the boundaries of political areas, and held in single ownership. Design considerations are deferred largely until a scheme is brought forward under the development management process.

However, this way at least 50 per cent of design decisions have already been taken – consciously or unconsciously – in fixing a location for new development. The location may rely on private car ownership; if there are few surrounding street and footpath connections, then the internal street layout is likely to be based on random choices or personal whims, rather than any reasoned connections to the wider area. With little or no existing street structure to address, such sites turn inward, and with little through-movement, struggle to attract mixed uses or establish a thriving neighbourhood centre.

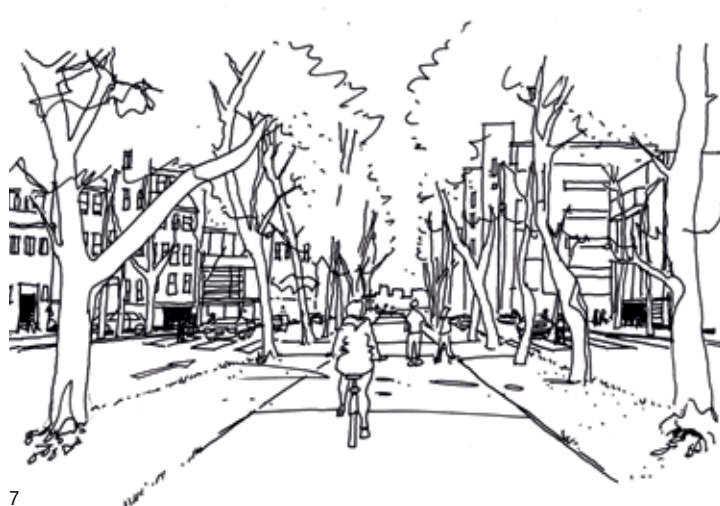


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5 Good town growth is impossible with the scatter of proposed development sites that result from the call for sites process



6



7

This is planning by arbitrary ownership boundaries rather than town-making principles: the wrong location, not hefted to the landscape, weakly connected, and poorly informed by local history. It is little wonder then that studies of completed strategic housing sites paint such a bleak picture. Strategic sites of upwards of 3,000 houses have populations of 7,000 people or more – the size of a small town – and require a town-making approach rather than an estate building exercise. Even at that scale its future residents will need to travel for many services.

When these isolated development pods ignore the surrounding roads and streets, those streets risk being re-engineered to support free-flowing car movement. Such road schemes, whether new roads or road improvement schemes, are not often reviewed by other designers or design review panels. Instead of becoming the high streets or boulevards at the heart of new neighbourhoods, they are too often conceived as car-dominated roads joining up development pods in a local plan.

PUTTING DEVELOPMENT ON THE RIGHT PATH

Building towns means that strategic urban design considerations are an integral part of the local plan process, and there is nothing in the current or proposed changes to the planning system that prevent this. A strategic urban design approach to the preparation of local plans would not start with a call for sites, but would first develop a shared vision for each town and follows this process:

A. District wide issues consultation – Understand the character of the town, constraints and opportunities

The underlying local landscape, ecosystems and microclimate
The historic context – its landscape and settlement history
The shape of the town, its street pattern and how this fits the underlying topography
Architecture and the materials from which the town is made
Transport infrastructure, including rail and connections to the region.

B. District-wide options consultation – Explore options for growth

Design options for growth could then be developed as alternative scenarios through engagement with local communities. This can become the basis for the local council and community to agree the direction and form of growth, creating the pattern of districts, neighbourhoods and open spaces that make up a successful village, town or city.

C. Consultation on a draft plan – Develop an agreed vision with the community

For each town, agree with local communities a vision for the physical shape and character of each town.

D. Consultation on proposed submission plan and land availability

Ascertain the availability of land identified for development. Most land with any prospect of development has already been 'optioned' to developers or land speculators on the basis of its future value, and so availability is unlikely to be an issue. Where a land-owner is reluctant to make land available, a choice would need to be made between a design solution or compulsory purchase.

E. Submission of Plan, examination and adoption

F. Delivery – Design codes for principal streets and public places

If urban design is about both the design of towns and making things happen, then it must help local plans to transition from policy setting to delivery mode. Simple site-specific codes can set out the street design and the massing of buildings for the principal streets and public places in the new areas.

Yet resources in local authorities are scarce, and there is pressure to deliver growth in many regions. However, a strategic urban design dimension to local plans and site allocation policies would help to raise the quality of the built environment, reduce opposition to new development, and speed up the planning and development process. A 'whole town' approach would deliver good urban form that will successfully function for centuries, increasing the urban capital, as well as the natural capital, for those who come after us. ●

Roger Evans, urban designer, architect and town planner

6 Eight-lane highway linking development pods

7 Alternative design approach with the same street conceived as a destination.

Inclusive Public Spaces

Katja Stille considers the wider opportunities of designing for children

In July 2020, the Urban Design Group ran a series of webinars to explore how to deliver a better future for children. It soon became clear that when we design for the needs of children, we can also benefit a far wider audience, especially in the public realm.

FREEDOM AND MIXING

One of the most memorable and sad points to arise has been the realisation of how much children's freedom to roam has been curbed. Neither intentionally nor by design, children's independent mobility has been eroded over several generations. This will have happened slowly, with good intentions and as a reaction to changes in streets that do not support a child-friendly environment. We have heard numerous times about the need to create safer streets through a reduction in traffic speeds and limiting vehicles in residential environments. Nobody will argue with this, and yet with few exceptions, we do not deliver safer streets, possibly because children's interests are not high enough on the political agenda. Do we remember those years when we relied on our parents to take us places? And didn't they often arrive to take us home again too early and just when we were playing? Didn't we all argue for greater independence? Remembering our own childhoods is a valuable comparison.

Another noticeable point is the need to encourage opportunities for intergenerational engagement. Too often we erect barriers (and not always physical) that segregate different age groups. High fences surround our schools, playgrounds are clearly demarcated, and at worst design features to discourage teenagers from occupying certain spaces. Yet children are often described as 'social glue'.

'Studies of mixed income communities show that most mixing across social groups takes place between children. It is these contacts – in nurseries, playgroups, schools and in public spaces – that provide opportunities for adults to meet and form relationships. Children provide a common ground and shared interest between people in different [housing] tenures. People with children have a high stake in the success of a neighbourhood and the quality of its services.'

Joseph Rowntree Foundation (2006), *Mixed Communities: Success & Sustainability*

INDEPENDENT MOBILITY & INTERGENERATIONAL ENGAGEMENT

Kings Crescent is an estate renewal project led by the London Borough of Hackney. It has a long history of failed regeneration attempts, partial demolitions and delays to improvement works. Within the last few years, the first two phases have been implemented, and the streets and residential blocks clearly embrace play for all ages.

A play street, designed by muf Architecture, forms the central spine for the new residential community and creates a direct, and mostly car-free, link to Clissold Park, a large public open space. The play street is a freely accessible space attracting residents as well as passers-by of all ages to pause, sit, meet and play.



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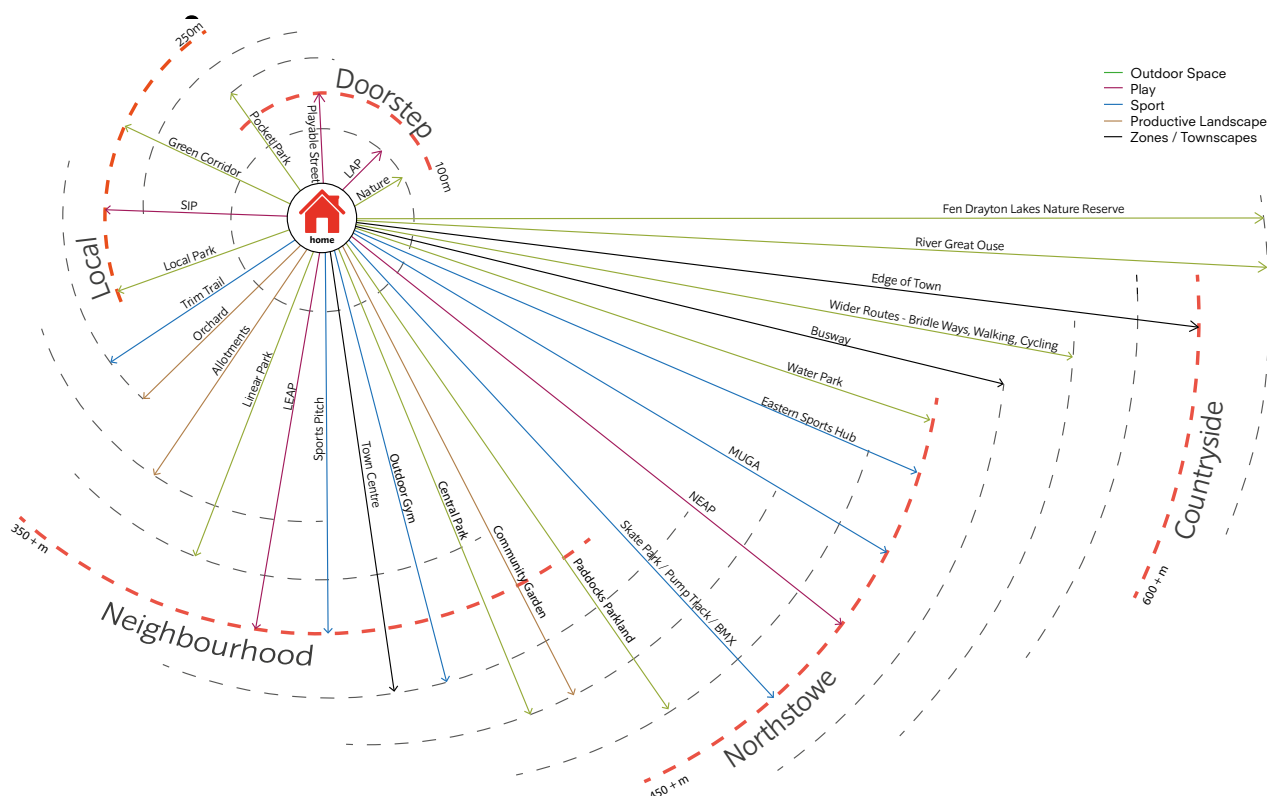


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1–3 Play Street, Kings Crescent, Hackney, a natural link to the park



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From my experience as a visitor, it works well as a playable space encouraging both children and adults to use it.

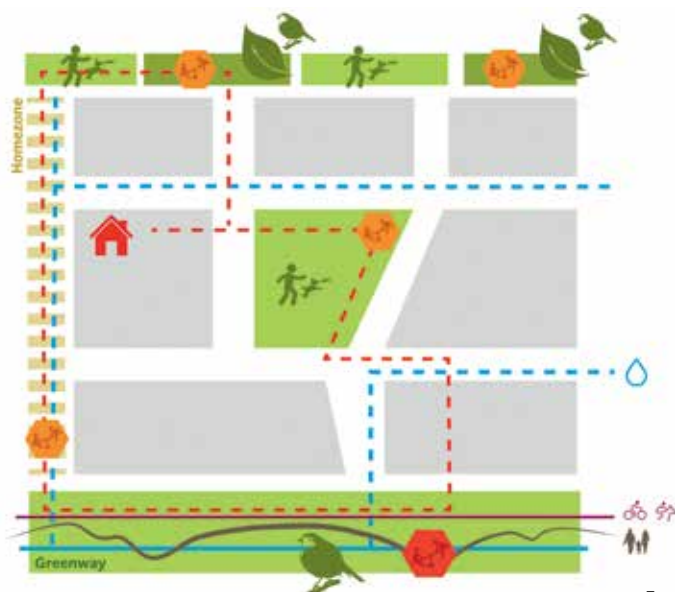
‘Social and more active play is located in the centre of scheme, reinforcing the value of the play street. Play in the central square consolidates the role of the play street, layering play as a series of carefully composed and intentionally theatrical structures. Play in the courtyards is more informal and incidental, embedded into the landscape treatment, creating small slides and bridges amidst generous planting.’

Design and Access Statement for Kings Crescent Phases

In Phase 2 of Northstowe in Cambridgeshire, Homes England seeks to go beyond the usual approach of delivering play in new residential neighbourhoods by putting into practice the latest thinking. The Health, Youth and Play Strategy (HYPS), prepared by Chris Blandford Associates with support from Catherine Max Consulting (health advice) and Rethinking Childhood (play advice), considers how play can be embedded to encourage all future residents, whatever their ages, to lead active and healthy lifestyles.

The strategy brings together a wealth of research and translates this into a practical, implementable and enforceable strategy. Here are seven key objectives for inclusive space:

- To ensure outdoor play, recreation and contact with nature are part of everyday life through the seasons.
- To provide comprehensive opportunities for unsupervised play and independent mobility within circulation routes and low traffic environments.
- To provide Play on the way routes incorporating sequential and incidental play elements from residential areas to key destinations such as schools, shops, parks, leisure facilities and other places of social interaction.
- To provide, alongside formal play facilities, a Playable Landscape which is fundamental to the proposed thoroughfares and open spaces.
- To ensure that play and recreation meet the needs of a diverse range of age groups and abilities.
- To ensure that play and recreation provision promotes opportunities for intergenerational cohesion and relationship building.
- To ensure that play provision caters for the needs of



5

- 4 The Northstowe Home and Away diagram illustrates the opportunities for play and healthy living within the local area
- 5 A Neighbourhood Amble, highlighting the potential opportunities available on the doorstep



6

Northstowe's residents as well as people from the surrounding neighbourhoods, and includes opportunities for wider community integration.

This strategy has been put into practice and is currently being implemented in the first residential neighbourhood delivered in Phase 2. Urban Splash, Proctor&Matthews and Grant Associates have applied the strategy in the first parcel of Northstowe Phase 2, and are delivering play as an integral part of the new neighbourhood. The elements include:

- An emphasis on productive plants through the Linear Urban Park to create a Playful and Productive trail
- Incidental Play on the way features along the main route to the school
- A community lawn within the park to allow for gatherings, fitness and relaxation
- An immersive woodland walk through an existing tree belt, linking to a wider ecological trail
- Local areas of play to encourage safe play, each one with a different theme or focus
- A series of pocket parks across the scheme that provide immersive green pockets for play and relaxation, and
- A variety of cycling, walking and jogging routes that link to the wider circulation networks.

CONCLUSIONS

These two examples demonstrate how play can be integrated to encourage independent mobility, as well as a variety of opportunities for intergenerational engagement by providing an open invitation for play to everyone and a choice of activities. With an unspecific public realm and street furniture, people are invited to consider if this is play equipment or a place to sit. The best public spaces are owned by everyone, are inclusive and not designed specifically for one age group. ●

Katja Stille, Director, Tibbalds Planning and Urban Design, and Chair of the Urban Design Group



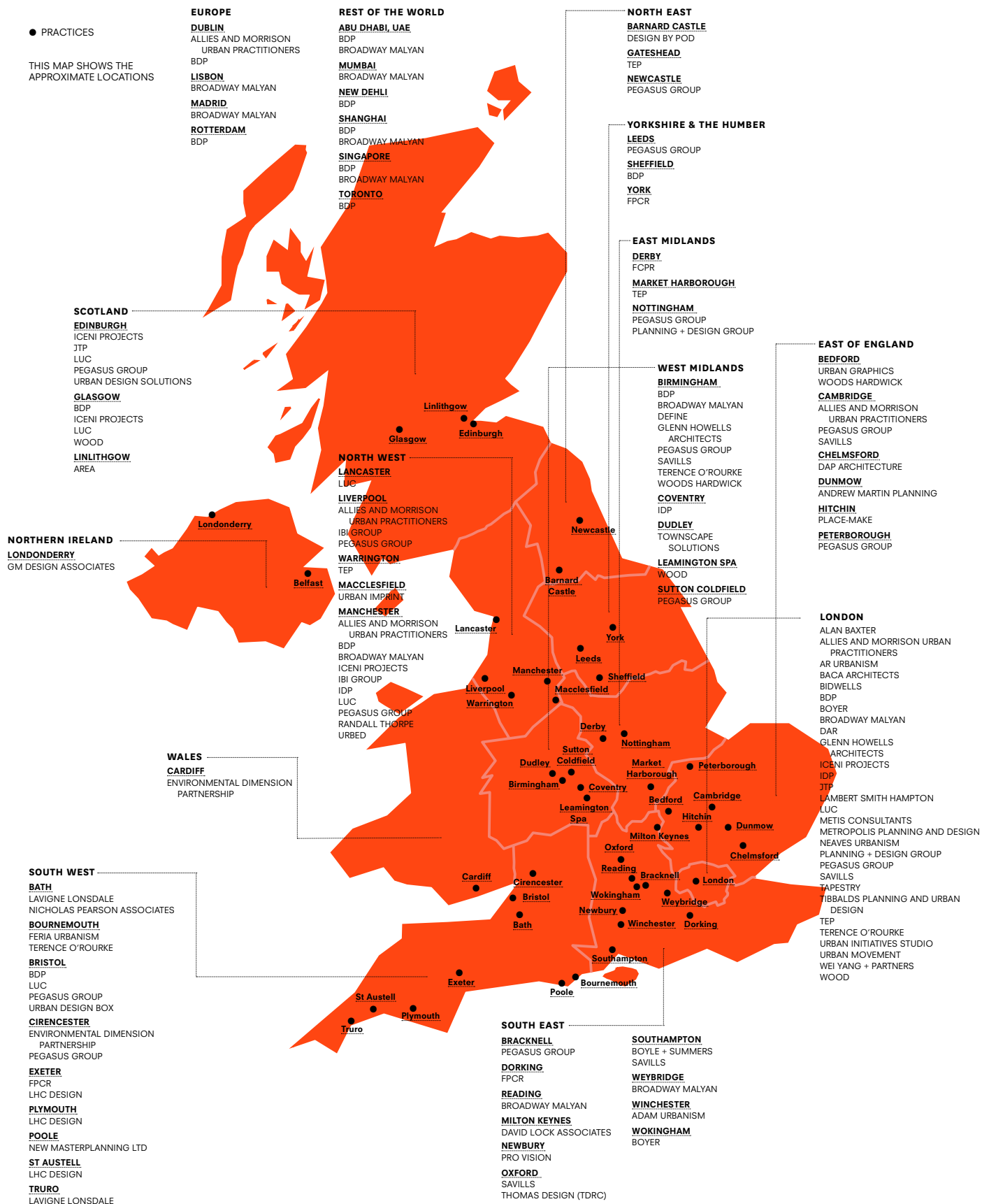
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- 6 Healthy Living and Youth Play Strategy
- 7-8 Opportunities for play and healthy living within the local area in Northstowe and its surroundings, from HYPs Strategy: Woodland Garden and Lime Tree Bosque

UK Map of Featured Urban Design Practices



Urban Design Practices

- | | | | |
|------|--------------------------------------|------|-----------------------------------------------|
| 18 — | ALAN BAXTER | 50 — | BACA |
| 19 — | BDP | 50 — | BOYER |
| 20 — | BROADWAY MALYAN | 51 — | BOYLE+SUMMERS |
| 21 — | DEFINE PLANNING AND DESIGN LTD | 51 — | DAP ARCHITECTURE LTD |
| 22 — | DAVID LOCK ASSOCIATES LTD | 52 — | DAR |
| 24 — | IDP | 52 — | DESIGN BY POD |
| 26 — | ICENI PROJECTS | 53 — | THE ENVIRONMENTAL DIMENSION PARTNERSHIP LTD |
| 27 — | JTP | 53 — | FERIA URBANISM |
| 28 — | LAVIGNE LONSDALE | 54 — | FPCR ENVIRONMENT & DESIGN |
| 29 — | LHC DESIGN | 54 — | LAMBERT SMITH HAMPTON |
| 30 — | LUC | 55 — | NICHOLAS PEARSON ASSOCIATES |
| 31 — | METROPOLIS PLANNING & DESIGN | 55 — | PLACE-MAKE |
| 32 — | NEW MASTERPLANNING | 56 — | TAPESTRY |
| 33 — | PEGASUS GROUP | 56 — | THE ENVIRONMENT PARTNERSHIP (TEP) LTD |
| 34 — | PRO VISION | 57 — | THOMAS DESIGN REGENERATION & CONSULTATION LTD |
| 36 — | RANDALL THORPE | 57 — | TOWNSCAPE SOLUTIONS LTD |
| 38 — | PLANNING AND DESIGN GROUP LTD | 58 — | URBAN DESIGN BOX |
| 39 — | SAVILLS URBAN DESIGN STUDIO | 58 — | URBED |
| 40 — | TERENCE O'ROURKE | 59 — | AR URBANISM |
| 41 — | TIBBALDS PLANNING AND URBAN DESIGN | 59 — | BIDWELLS |
| 42 — | URBAN GRAPHICS | 59 — | GLENN HOWELLS ARCHITECTS |
| 43 — | URBAN INITIATIVES STUDIO | 59 — | GM DESIGN ASSOCIATES LTD |
| 44 — | WEI YANG & PARTNERS | 59 — | IBI GROUP |
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| 46 — | WOODS HARDWICK | 60 — | NEAVES URBANISM |
| 48 — | ADAM URBANISM | 60 — | URBAN DESIGN SOLUTIONS LTD |
| 48 — | ALLIES AND MORRISON | 60 — | URBAN IMPRINT LIMITED |
| 49 — | ANDREW MARTIN PLANNING | 60 — | URBAN MOVEMENT |
| 49 — | AREA URBAN DESIGN & ARCHITECTURE LLP | | |

Alan Baxter

Humans have a fundamental need to interact with one another and their environment. This understanding sits at the core of Alan Baxter's intuitive approach to urbanism.

Alan Baxter's urban design work includes major projects for the growth and regeneration of towns and cities across the UK and internationally, bringing together their expertise in masterplanning, transport and movement, heritage, site engineering and strategic landscape design.

They are often called on to unlock challenging opportunities around major brownfield sites, transport hubs and sensitive historic environments, and are recognised for their thoughtful and locally responsive design approach.

EXPERIENCE

Alan Baxter's understanding of bigger picture issues, combined with their sensitivity towards local context, is evident in the places which they have helped to shape over the last 40 years.

Recent multi-disciplinary projects include a town-wide masterplan for Aylesbury Garden Town, the regeneration of Leicester's city centre Waterside, and the creation of a long-term masterplan and conservation management plan for York Minster's Precinct.

Alan Baxter support landowners and local authorities in identifying sustainable locations for community growth to inform local plan-making. They develop spatial strategies and design guidance responding to local heritage, landscape and movement patterns, taking projects from the earliest concepts through to planning applications and design codes. They have designed new communities at a range of scales including the award-winning 250 home Loftus Garden Village in South Wales and Thetford's 5,000 home urban extension. Their work in sustainable movement planning includes the movement strategy for Ashford in Kent and for Bicester Eco-town.

- 1 Concept for an orbital Gardenway, one of eight priority projects identified in the Aylesbury Garden Town vision and masterplan
- 2 New streets connect seamlessly into the existing urban fabric, Loftus Garden Village, Newport for (Seren Group) Pobl. Best Residential Development of the year, Insider Wales Property Awards, 2016, Image credit: Pobl
- 3 A Conservation Plan and Masterplan providing the long term development strategy for York Minster's precinct, which is to be adopted as a Neighbourhood Plan
- 4 Illustrative masterplan for a new city centre community on the banks of the River Soar, Leicester Waterside SPD for Leicester City Council



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UDG Patron – Alan Baxter CBE

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REGENERATION
STREETSCAPE DESIGN
TOWN PLANNING

TRANSPORT PLANNING
STRUCTURAL ENGINEERING

BDP.

We are place-makers who work at every scale; from bespoke light sculptures to entirely new cities. We are passionate about the role of design to improve everyday life. Through our integrated approach to urban design we are able to create positive change to every aspect of the environment we live in. Our BDP Urbanism studio brings together the expertise of urban designers, architects, landscape architects and urban planners, and experience in projects, including:

- Town and city centre regeneration strategies – such as Whitechapel and Aberdeen City Centre Visions
- Residential and mixed use masterplans – Ashchurch Garden Town, Harrow View and Hale Village Masterplans
- Area-wide design guides – Maldon District Design Guide and Arun District Design Guide
- Site specific design guidance – South Tees Employment Area Design Guidance and Two Waters Masterplan Guidance
- Feasibility studies and development briefs – Rick Roberts Way (Stratford), Spray Street (Woolwich), and High Town (Luton) Masterplans.

Our clients cover public and private sectors, and represent regions, cities and towns around the world. Working alongside them we are able to assist at every stage of a project, from the creation of an inspirational vision, preparation of a robust masterplan to the development of detailed designs and their delivery. Our experience ranges from the preparation of feasibility studies for small urban sites and design guides for rural districts, to the delivery of masterplans for major residential, employment and mixed use sites throughout Europe and worldwide.



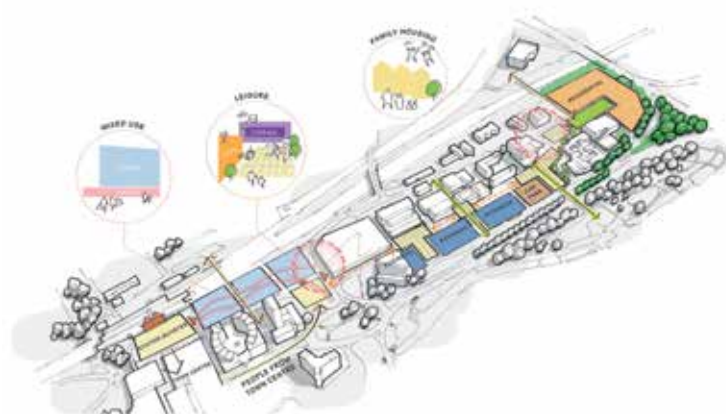
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4

- 1 York Castle Gate Place-making Vision 1 Harrow View Masterplan
- 2 Harrow View Masterplan
- 3 Hale Village Masterplan
- 4 Basing View Place-making Vision

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PUBLIC CONSULTATION
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SUSTAINABILITY/ CLIMATE CHANGE
TOWN PLANNING

Broadway Malyan

Broadway Malyan is a global architecture, urbanism and design practice, dedicated to creating places that provide a lasting legacy and cater to the needs of today and tomorrow. We apply our collective expertise of our 70 urbanism staff to the planning and design of places that are resilient, sustainable and attractive to the market.

We work at all scales across the UK and internationally, covering projects including: regional and city planning; development frameworks for districts and urban quarters; and individual developments and site specific solutions. Our global network of 15 planning and design studios spans the disciplines of: masterplanning; urban planning and design; architecture; and landscape planning and design. We also offer branding, graphic communications and multi-media outputs that convey our messaging to support our compelling concepts. We lead and manage complex high profile projects coordinating our own expertise with respected partner firms that cover the full scope of service.

Broadway Malyan is an agile, responsive and proactive practice focused on sustainable, innovative, market-oriented ideas and concepts that can help reposition your development. We promote evidence-based solutions that instil a real sense of place and identity while boosting economic potential.

As the global landscape shifts and transforms, we strive to remain at the forefront of leading urban design and architecture through the application of new technologies and keeping climate-resilience, experiential place-making, health and well-being, transit-oriented development, and unique, creative, human-centric design at the heart of all we do.



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- 1 Calthorpe Estates Masterplan, Birmingham
- 2 Longcross Garden Village, Surrey
- 3 Snow Hill Public Realm, Birmingham
- 4 Abu Dhabi Media Park, Abu Dhabi

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REGENERATION

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SUSTAINABILITY/ CLIMATE CHANGE
GIS & URBAN ANALYTICS

Define Planning and Design Ltd

We pursue the art of place-shaping through our core disciplines of town planning, urban design and landscape architecture.

We take a context-driven approach to promote, shape and assess development at all scales, and are frequently instructed on some of the most complex and sensitive projects in the UK.

Our involvement ranges from initial site selection, audits and visioning, through outline, reserved matters and detailed planning stages to implementation.



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- 1 The Elms, Thame
- 2 Alkerden Barn, Ebbsfleet
- 3 New Garden Village Concept
- 4 Calverton Green, Milton Keynes

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TOWN PLANNING

David Lock Associates Ltd



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David Lock Associates is an award-winning independent town planning, urban design and masterplanning consultancy with over 30 years of experience providing expert advice to the development industry. Our focus is on the practical delivery of projects to achieve great places derived from clear visions, where sustainable and healthy communities can thrive. We combine creativity and pragmatism in equal measure for our public and private clients. We advise landowners and developers in planning and securing consent for new homes, jobs, transport infrastructure, retail and education. We advise business and civic leaders on city visioning; we work with local authorities and stakeholders on regeneration masterplans and growth scenarios; and we help developers and investors bring sites to market.

Our legacy includes many of the UK's strategic new settlements and urban extensions, now home to growing residential and business communities. Looking to the future, we are actively engaged in debates around comprehensive approaches to housing and infrastructure delivery.

Skilled practitioners and advocates, our team includes people with backgrounds in planning, architecture, urban design, landscape architecture, surveying, transport, civil engineering, graphic design, GIS and AutoCAD.

Our practice is owned by an Employee Benefit Trust on behalf of all our employees.

DESIGN AT DLA: PEOPLE-PLACE-PLANET

As a design centred practice, we embrace an ethos which strives to nurture consensus and ensure our masterplanning and design interventions help to create better places for people and better outcomes for our planet.

We are problem solvers working at the micro to macro scale. Our plans aim to reconcile the seemingly irreconcilable through thoughtful appreciation of character and context, through collaborative teamwork and a drive to identify visionary yet deliverable solutions, and through a desire to provide excellent spatial frameworks as the foundation for better and beautiful places.

We welcome applications from talented, ambitious and likeminded individuals.

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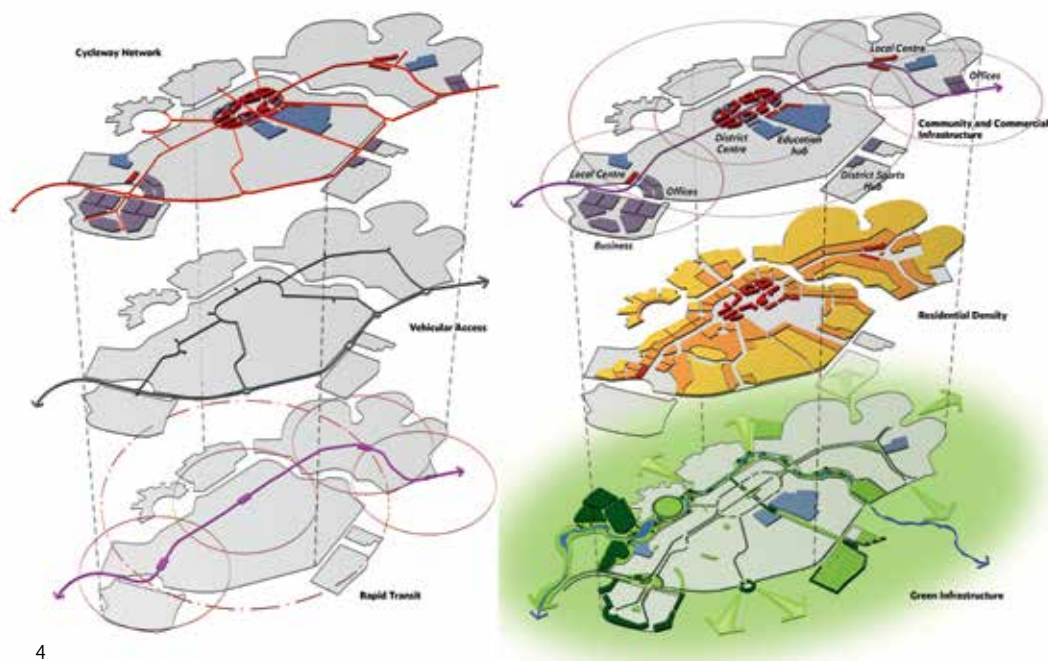
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STREETSCAPE DESIGN
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TOWN PLANNING
TRANSPORT PLANNING
DRONE PHOTOGRAPHY



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- 1 Artist's impression of proposed new SW Cambridge neighbourhood
- 2 New community mixed use centre
- 3 Marston Valley New Garden Community
- 4 Milton Keynes 2050 TOD concept
- 5 CGI master plan visualisation at Chesterwell, Colchester



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IDP

IDP is a place-led design practice with an integrated urbanism approach, which combines our urban design, architecture and landscape architecture skills as a single design process. This enables us to develop strategic masterplans through to detailed deliverable building designs with design team collaboration embedded in a single design process.

We harness our architectural experience to create real workable masterplans that create unique environments sensitive to their local context. Using our clear understanding of complexity, typological, three dimensional and the functional characteristics of all building and space uses, we can create masterplans that harness the potential of all uses to create strong places that function and can be delivered predictably to completion.

OUR KEY URBANISM SPECIALISMS INCLUDE

- Major full planning applications with bespoke design. We are very comfortable managing and delivering designs for very large projects without the benefit of an outline consent. We use our integrated design approach to bring together urban strategies, building designs and landscape into a single proposal, constantly making design decisions across all disciplines with equal weighting.
- **Competitions** – we have substantial experience delivering successful competition design projects for a wide range of clients. We know how to retain a focus on quality and work at pace to bring together urban design, architecture and landscape to form inspiring places that capture stakeholder imagination.
- **Estate Regeneration** – Often technically complex and led by community consultation, our integrated urbanism approach allows us to deliver homes, parks and streets working with local residents to shape their future. We retain a focus on composition and place-quality, always employing site-specific approaches to maximise place quality, whilst balancing the complex technical, phasing and delivery requirements that these projects usually incorporate. The more complicated, the more our distinctive skills stand out from the crowd.
- **Design Guides & Codes** – We regularly deliver projects from strategic land planning through to detailed design. This commonly includes the creation of design codes and guides. Our codes are based on an understanding of how projects are delivered, and as such our codes are embedded with details and relationships that can be realised in full.
- **Detailed Housing Layout Design** – We believe in ensuring that good urban design intent is delivered at the detail scale. As such, our urban designers lead the detailed layout design of our housing and mixed use projects, to ensure the strength of detail is not lost. We combine this with a strong commercial sense to create environments rich with composition, rhythm



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and character. Working at all scales and markets, from intimate affordable housing projects to major urban extensions and garden villages, the same place-focused philosophy underpins our process.

- **Landscape / Townscape Visual Impact Assessments** – our landscape planning and architecture team provides expert advice in the assessment of the visual impact of projects whether this be high rise towers in an urban context or sensitive rural assessments.

IDP are adaptable and measured, creating smart solutions that address complicated design challenges. We always remain focused on place quality and the idea that everything we do will be lived in, played on, and worked in. Lives are lived for decades and maybe centuries among the places and spaces we create, so for us, it's important to get things very right.

- 1 Kew, Southport – Masterplan, Design Code and detailed design, delivered through extensive consultation and centred on a re-imagined Victorian grid iron plan. Incorporating 700 homes, retirement village, business park and retail space
- 2 Wyton on the Hill, Garden Village – solar orientated masterplan design to support a single full planning application including 850 homes, GP surgery, primary school, and business park
- 3 Wokingham Town Centre – tertiary street detailed design
- 4 Hardingstone, Northampton – School and community centre design as part of urban centre
- 5 Telford Millennium Village – study area exploring relationship of buildings with pocket park and street junction
- 6 Hardingstone, Northampton – contemporary 'Arts and Crafts' homes set to shape a pocket park

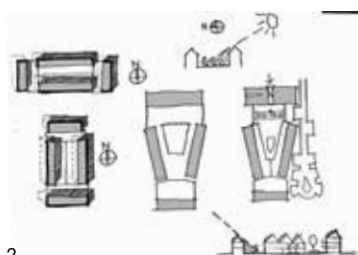
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SUSTAINABILITY/ CLIMATE CHANGE
ILLUSTRATION



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Iceni Projects

The Design Team at Iceni Projects is a group of creative individuals who use design to create places where communities can flourish. Our projects include the sensitive extension of existing neighbourhoods, the masterplanning of new villages and towns.

We also design for the reuse and regeneration of existing urban places. We work at an extensive range of scales, from the strategic demands of conurbations, to the individual design of public spaces. Collaboration is the key to our success, as it leads to consensus in serving the client and community's requirements. The team is part of the wider Iceni group that offer integrated and comprehensive expertise.

ENVISIONING

We provide concept schemes of what new urban environments can look and feel like. This is the case whether these are embedded within established urban spaces, as a part of a planned new settlement or the redevelopment of brownfield land.

We foster community involvement as a way of advancing masterplans. Our consultation and workshop-based techniques effectively engage stakeholders in the plan-making and development process, bringing together public, private and community sectors to create a common vision and sense of ownership.

TECHNICAL DELIVERY

As part of establishing a concept masterplan or urban design, we ensure technical and economic compliance to clients' requirements.

Often based on the background preparation of proving layouts, our methods of producing design codes are particularly valuable as they assist in developing detailed parcel designs and address different audiences. They support the technical certainty needed for setting quality aspirations and values, and can even support equalisation discussions.

Our range of services includes:

- Visioning and Concept Design
- Feasibility and Capacity Studies
- Contextual and Townscape Analysis
- Design Frameworks
- Masterplans and Land Audits
- Design & Access Statements



- 1 'Beds on sheds' illustration
- 2 Illustrative masterplan for a large site in Bushey, Hertfordshire
- 3 Local centre perspective, part of a masterplan in Scraftoft

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ENVIRONMENTAL PLANNING
HERITAGE AND TOWNSCAPE
DELIVERY AND VIABILITY
ARCHAEOLOGY

JTP

JTP is an award-winning international place-making practice of architects and masterplanners, with extensive experience of delivering successful projects for both public and private sectors throughout the UK, Europe, Russia and the Middle East.

We are passionate about place-making, but we know that unless places answer the real needs of those who use them, they engage no one. It is only when buildings and spaces respond to people's needs that they can truly be called a place.

We specialise in harnessing human energy by using participatory techniques pioneered and honed over two decades, to build collaborative visions for our projects with the very people who will go on to use them.

From our studios in London and Edinburgh, we undertake place-making projects at every scale – cities to towns, neighbourhoods to streets, individual buildings to the spaces between buildings – creating new places and breathing life into old ones. We approach all our projects with a process of understanding, engaging and creating, which together we call Collaborative Placemaking. This means putting people at the heart of the creative process, unearthing the real needs of a community, empowering stakeholders, creating goodwill, inspiring community spirit and building consensus.

Our unique approach has received high praise, recognised with over 200 design awards over the past twenty years. In 2019, JTP was named Building Design's Best Architect Employer of the Year and AJ100 Employer of the Year. More recently, we were listed in the Sunday Times 100 Best Small Companies to Work For in 2020.



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- 1 Knowle Park in Cranleigh delivers a new neighbourhood that reflects the area's rich local character
- 2 A vibrant new waterside destination in the heart of Bristol
- 3 Transforming a derelict brownfield site into a thriving community
- 4 Rugeley Power Station is a new settlement built on green principles which promote active lifestyles

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REGENERATION
STREETScape DESIGN
SUSTAINABILITY/ CLIMATE CHANGE

TOWN PLANNING
TRANSPORT PLANNING
COMMUNITY PLANNING

Lavigne Lonsdale

Lavigne Lonsdale is an award-winning multi-disciplinary design practice with studios in Truro (Cornwall) and Bath. We work throughout the UK and abroad and have particular project experience in the South West of England. We are a diverse and capable team made up of Master Planners, Urban Designers, Architects, Landscape Architects & Planners.

Our experience includes:

Town centre visions: We have prepared “vision” studies on behalf of public sector clients for Barnstaple, Truro, Falmouth and Penzance in addition to working with the Princes Foundation for Building Communities in Wirksworth, Newmarket, Torbay and West Winch/Kings Lynn. These studies include socio-economic, transport, historic and spatial analysis to understand how places work and how they can be improved through contextual interventions.

Town centre regeneration: Following on from the wider town centre visions, our team is delivering a number of regeneration projects in sensitive locations including Coal Orchard in Taunton, Spring Gardens in Tewksbury, Backlands in Penzance. These are public sector led mixed use schemes aiming to increase day and night-time footfall in our town centres.

Large scale urban extensions: We have 20 years of experience of delivering large scale urban extensions for residential and mixed-use masterplans. These have included Sherford New Town, Plymouth (5500 homes), Chichester (Whitehouse Farm 1,600 houses), Truro (Maidengreen 650 houses, 100,000 sq ft retail/employment space), Basingstoke (Manydown 8,000 homes), Hayle (1,500 homes), Launceston (900 homes), Torquay, Edginswell (650 homes).

Small/medium scale development planning: We work with a number of smaller, local developers to deliver housing schemes for 1 unit to 350+ homes, particularly on sensitive sites where our integrated landscape planning and architecture team can design robust, contextual and exemplar schemes.



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- 1 Coal Orchard – urban regeneration
 2 Cornwall Council masterplanning – urban extension and urban regeneration
 3 Sherford New Town – large scale urban extension

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Recognised Practitioner
 Martyn Lonsdale (BA Hons)
 DIPLA, CMLI, DipUD

URBAN DESIGN
 MASTERPLANNING
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 CONSERVATION
 ENVIRONMENTAL PLANNING
 LANDSCAPE ARCHITECTURE
 PUBLIC CONSULTATION
 REGENERATION
 STREETScape DESIGN

SUSTAINABILITY ASSESSMENTS
 TOWN PLANNING

LHC Design



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LHC Design is a multi-award winning team of urban designers, architects, landscape architects and graphic designers, based in Exeter, Plymouth, St Austell and working across the country. Our team provides an integrated approach to strategic visioning, regeneration, urban renewal, masterplanning and public realm projects.

We operate at all scales of the development and regeneration process, developing conceptual design and feasibility appraisals to enable early assessment of potential viability and options. Our iterative approach maintains the connection between design innovation and technical deliverability.

Our work is always underpinned by close collaboration between our core design teams, and workshop working with our clients and key stakeholders.

We have a well-deserved reputation for achieving planning consent for sensitive sites e.g. in AONBs, listed buildings, protected landscapes and conservation areas. This reputation is founded on our skills as urban designers and architects, but also on our expertise in landscape and visual appraisal, community consultation and graphic communication.

We are creative, knowledgeable, practical and passionate about designing sustainable communities which sit naturally with the history, context and landscape of their location.

- A multi-disciplinary practice
- Experienced and qualified professionals
- An integrated and iterative approach
- Collaborative working with clients and stakeholders.

- 1 West Carclaze Garden Village
- 2 Masterplan for homes in Newton Poppleford, East Devon
- 3 Yeovil Design Guide
- 4 Oliver Buildings, Barnstaple

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St Austell

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ARCHITECTURE
BRANDING AND IDENTITY
DESIGN
CONSERVATION
GRAPHIC AND WEB DESIGN
LANDSCAPE ARCHITECTURE
PUBLIC CONSULTATION

REGENERATION
STREETSCAPE DESIGN
SUSTAINABILITY/ CLIMATE CHANGE

Recognised Practitioner
Paul Osborne

LUC

LUC is a multi award-winning planning, impact assessment, landscape design, ecology and geospatial consultancy with expertise across a broad cross-section of environmental disciplines.

Established in 1966 as the UK's first multi-disciplinary environmental consultancy, we help a wide range of clients navigate the increasingly complex relationships between the built and natural environments. Innovation remains front and centre as we respond to new challenges, our clients' changing needs, and the opportunities presented by new technologies.

As a founding signatory of the UK Landscape Architects Declare Climate & Biodiversity Emergency petition, we strive for climate-positive solutions that are not only creative and sustainable, but also practical and affordable.

Our design approach is based on a thorough understanding of each site, its context, constraints and opportunities. We work with, not against, these ingredients to produce rich, thoughtful and locally distinctive design responses of exceptional quality.

We understand that the spatial experience of our towns and cities is fundamental in establishing distinctive, sociable and enduring places.

At the strategic masterplanning scale, we promote climate-positive place-making design principles to: ensure that the public realm is spatially stimulating; prioritise pedestrians and cycling connectivity; promote activity and vitality; and, help to improve well-being, as well as economic performance.

As the requirements of our urban environment change, particularly following global events such as Coronavirus, we believe that urban design stands at the forefront of planning and the built environment. The challenge of social distancing within the streetscape has pushed the public realm up the agenda and requires flexible and innovative design solutions.



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- 1 Regeneration of Cassiobury Park
- 2 Landscape design and masterplan for The Eden Project
- 3 New Waterside Campus for University of Northampton
- 4 Landscape masterplan for Royal Museums Greenwich National Maritime Museum

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REGENERATION
STREETSCAPE DESIGN
SUSTAINABILITY/ CLIMATE CHANGE

ECOLOGY
LANDSCAPE PLANNING
HERITAGE

Recognised Practitioner
Duncan McLean

Metropolis Planning & Design

Metropolis is a close-knit team of multi-disciplinary professionals working across urban design, masterplanning, town planning and architecture. We have a very diverse range of projects and an equally diverse group of clients, many of whom are very long-standing. Urban design is a challenging world that requires an experienced and creative team of resourceful people. For us, the focus of what we do and the satisfaction that we get from it is helping to get great projects built.

We pride ourselves on our ability to communicate our schemes with local communities and to build consensus. We find that this produces a better scheme and a faster, more confident and less contentious planning process.

EXPERTISE

- Urban design analysis for the development of masterplans, architectural concepts, schemes and capacity studies
- Public consultation in support of design proposals
- Large-scale residential and mixed use masterplanning projects
- Assessments and justifications for major central London developments including tall building proposals
- Design briefs, best practice guidance and design coding.



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- 1 Cheshunt Lakeside, Broxbourne, Station Hub
- 2 Cheshunt Lakeside, Masterplan
- 3 Cheshunt Lakeside, Design Code
- 4 St. John's, Chelmsford
- 5 Chapel Riverside, Southampton



5



3

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MASTERPLANNING
ARCHITECTURE
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SUSTAINABILITY ASSESSMENTS
TOWN PLANNING

NEW masterplanning

Masterplanning is a specialist skill. NEW is a specialist independent masterplanning company with expertise in urban design, architecture, landscape architecture, strategic planning, community engagement and graphic design.

Good masterplanning creates better places. It improves public health, enhances value, reduces costs and creates consensus. We have won awards for high quality of urban design, site layout and landscaping, excellence in planning and balancing of community and landowner interests.

Our commitment to high quality urban design and our understanding of commercial viability continue to attract new clients and exciting projects. We are delivering bespoke housing developments, commercial, leisure and retail schemes for local authorities and government agencies, national developers, landowners and house-builders. Our projects include high density city centre regeneration through to Garden City urban extensions and stand-alone mixed use communities.

Our range of skills enables us to see the full physical and economic potential of places. We communicate this potential to clients, councils and stakeholders, and deliver it through high quality, viable masterplans, design codes and architectural layouts. We communicate our proposals through hand-drawn masterplans and sketches, CAD layouts, CGIs and computer and physical models.



- 1 Buckover Garden Village for St. Modwen & Tortworth Estate
 2 Andover Town Centre Framework for Test Valley Borough Council
 3 Chalgrove 21st Century Town for Homes England



3

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 and Lora White**
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**MASTERPLANNING
 3D VISUALISATION
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 GRAPHIC DESIGN
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 REGENERATION
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Pegasus Group

Pegasus Group is a leading development consultancy in the UK specialising in planning, design, environment, economics, transportation and heritage. We work in collaboration with our clients to provide bespoke solutions focusing on delivering successful outcomes and maximising value.

All aspects of design play a fundamental part of the development process. It is about making places that respond to planning, architectural, environmental and engineering objectives in an integrated way.

Pegasus Group's experience embraces all types of schemes within the development industry from large-scale urban extensions, strategies for area regeneration to renewable energy to residential schemes.

Our work is often in support of planning applications and we have an excellent understanding of the development control process and planning policy requirements in relation to design. Some of our core services include:

- Architecture
- Urban Design and Masterplanning
- Landscape Design
- Detailed Site Layouts
- Design Codes and Guides
- Development Frameworks
- Design and Access Statements
- Public Realm Strategies
- Movement Network Studies



5

Recognised Practitioners

Michael Carr, Edward Turner, Andrew Gilsenan

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Offices also in:
Birmingham, Bracknell, Bristol,
Cambridge, Cirencester, Dublin,
East Midlands, Edinburgh,
Leeds, Liverpool, London,
Manchester, Newcastle,
Peterborough, Solent



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- 1 Create Yorkshire, Yorkshire
- 2 Plasdŵr Garden City, Cardiff
- 3 Soham Eastern Gateway, East Cambridgeshire
- 4 Heyford Park, Oxfordshire
- 5 Monksmoor Farm, Daventry

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LANDSCAPE ARCHITECTURE
MARKET ANALYSIS
PRODUCT DESIGN
PUBLIC CONSULTATION
REGENERATION
STREETSCAPE DESIGN
SUSTAINABILITY TOWN
PLANNING
TRANSPORT PLANNING

Pro Vision



Putting people at the heart of placemaking

Pro Vision has a highly skilled urban design team embedded in a multi-disciplinary practice. Our projects range from strategic visioning and large-scale masterplans to infill development in an existing neighbourhood. We excel in creating high quality, sustainable and long-lasting places with a tangible sense of identity where people can thrive.

How we work

At Pro Vision, we work collaboratively with clients, other professionals and the community to define visions for placemaking. We strive to capture the distinctiveness and opportunities inherently within each project.

Urban design by its nature requires a multidisciplinary, integrated approach and Pro Vision is well placed to deliver this. We employ highly qualified and experienced urban designers, architects, town planners and ecologists. By bringing together this professional expertise, we achieve innovative and robust design solutions, resolving even the most complex challenges.

We combine the visionary and creative with practicality to create high quality schemes that are functional and viable. We seek to enhance the built and natural environments while meeting client



aspirations to maximise land values and achieve efficient use of land. We use state-of-the-art software to create engaging visuals and animations to illustrate our work.

Places for people

Pro Vision is a multidisciplinary practice dedicated to making places with a strong identity where people want to live, work, learn and play. We believe that understanding the aspirations of local people as well as our clients and local physical context helps to create better designs and build support for schemes from the beginning. The collaborative way we work combined with our creative approach to urban design allows us to better understand the issues and generate real value for our clients.

Our professionals are experienced in both leading and supporting multi-disciplinary teams and frequently work with external consultants who specialise in drainage, landscape and highway design.

Pro Vision

Established in 1996, Pro Vision is an independent, employee owned practice. We take pride in delivering well-designed schemes that work for our client, the setting and end users. Our clients tell us they value our creative and professional approach.

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TOWN PLANNING
ARCHITECTURE
ECOLOGY
REGENERATION
PUBLIC CONSULTATION



3

- 1 Strategic planning and examination of settlement extension opportunities in Andover, Hampshire, UK
- 2 Examining settlement extension opportunity in Calne, Wiltshire



4

- 3 Illustrative Masterplan for residential development, secondary school and ecological zone in Edenbridge, Kent
- 4 Hand sketch for urban extension in Kent
- 5 Computer generated vision for home zone, within new residential development in Wimborne, Dorset
- 6 Integrating landscape design and sustainable urban drainage creating accessible open space at care home in Kent



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Randall Thorp

An award-winning consultancy with over 30 years' experience in delivering place-making solutions that benefit our clients, communities and the wider environment.

Our large-scale masterplanning and implementation work for new settlements has been widely recognised as an exemplar of best practice for residential schemes and green infrastructure, winning two Landscape Institute awards, numerous construction industry awards and being included in national design and planning guidance. Over 30 years' experience with Cumbourne new settlement has provided us with a particular skillset suited to the complexities of delivering large-scale mixed use schemes. As a result, we have assisted a range of clients involved in some of the UK's major developments, including: Bicester – the UK's first eco-town, the redevelopment of Pinewood film studios into the UK's largest media production facility, as well as a growing number of proposed garden villages and urban extensions.

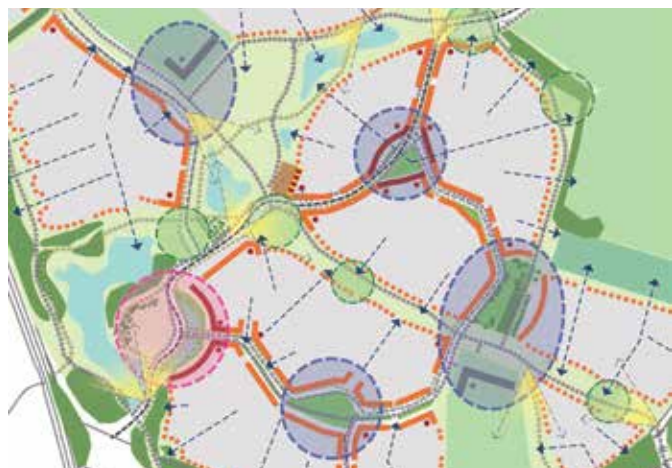
In 2019 our work at Beaulieu, Chelmsford, (for Countryside Properties) was included in the National Design Guide as an example of how high quality public space can integrate movement, local facilities, play, outdoor amenity and biodiversity net gain.

Our objective is to provide all our clients with consistently good solutions, which balance new ideas with best practice to meet their needs.

We aim to be efficient, flexible, friendly and responsive; and provide value for money both in design solutions and consultancy service.



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Recognised Practitioner
Dick Longdin FLI

- 1 Hindley Urban Extension.
Masterplan consultant for
partnership of Wigan Council and
Peel Developments
- 2 Extract from Cambourne West
Design Code. Urban design
principles. Masterplan consultants
and landscape architects
- 3 Lower Cambourne and
Cambourne Country Park.
Masterplan consultants and
landscape architects for multi-
award winning new settlement



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- 4 Beaulieu, Chelmsford: Masterplan
consultants and landscape
architects for phase 1 of this multi
award-winning scheme featured
as a 'best practice exemplar' in the
National Design Guide.
- 5 Visualisation for Penwortham
urban extension prepared by
Randall Thorp
- 6 Barnard Gate Garden Village.
Masterplan consultants and
landscape architects

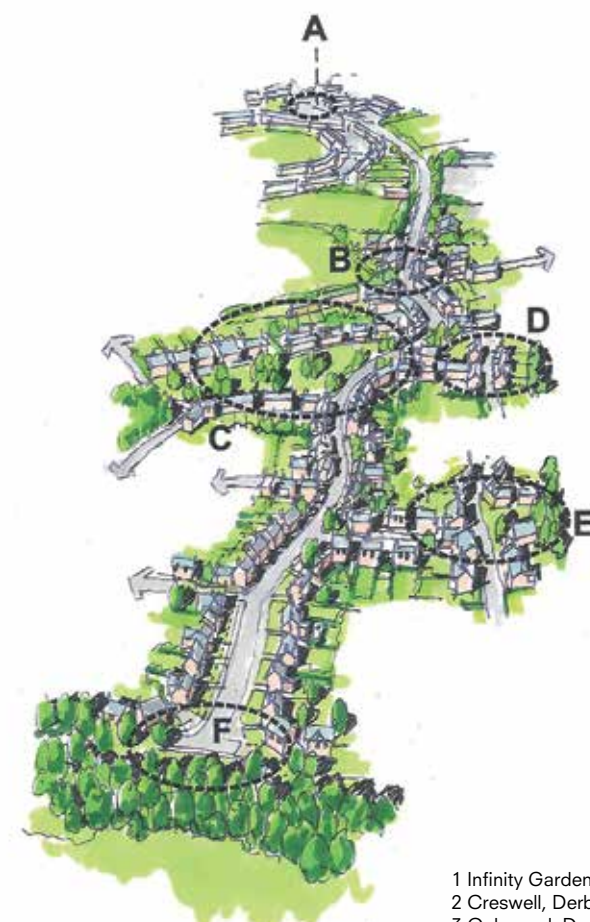
Planning and Design Group Ltd



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Providing innovation and creativity and a range of consultant services in the fields of planning, urban design, masterplanning and heritage through dedication, hard work and research. We aim to drive forward deliverable, commercially viable and sustainable development.

Our expert team will help you unlock value in your sites, explore and create a vision for your projects and guide you smoothly through the planning system. With a wealth of experience, we offer a bespoke, competitive and highly professional service to a wide range of clients, including landowners and estate managers, pension funds, local authorities, housebuilders, county councils, strategic land promoters, government bodies including the NHS and MOD, schools and universities, as well as agents and architects.



2

1 Infinity Garden Village
2 Creswell, Derbyshire
3 Oakwood, Derby
4 Example Design Work



4



3

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SUSTAINABILITY/ CLIMATE CHANGE
TOWN PLANNING

Savills Urban Design Studio

Savills Urban Design Studio is delivering masterplanning and place making projects throughout the UK and Ireland. We pride ourselves on our approach to creating viable and sustainable design solutions for private and public sector clients.

EXPERIENCE

Our award-winning urban design team has a balance of expertise to ensure that all design aspects of development can be fully appreciated; we include specialists in masterplanning, architecture, landscape architecture, design review and town planning alongside property development advice.

Our challenge is to create valued places of lasting quality. Not only do we understand that delivering good quality design adds value, but working with our development colleagues we can maximise that value too – maximum value from selective intervention.

We work with institutional investors, public agencies, local authorities, and developers, in relation to a variety of projects. We also engage with individuals and community groups about their own homes and local environment. Across this spectrum we consider the involvement of wide-ranging interests to be the essence of the success, ownership and design of good places.

OUR SERVICES

Masterplanning, townscape assessment, development frameworks, architectural competitions, feasibility studies, public engagement, design and access statements, design codes, design review, urban design training, and action plans.



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- 1 Sustainable drainage concept
- 2 Horsham Enterprise Park, West Sussex
- 3 South Maple Cross centre

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TOWNSCAPE ASSESSMENT

Recognised Practitioners
Ruth Bishop
Peter Frankum
Barry Gaffney
Stephanie Politis
Andrew Raven
Charlotte Savage
Victoria Tucker

Terence O'Rourke

TOR is at the forefront of designing new settlements, large-scale mixed use urban extensions and urban regeneration. Many of the projects that we secure planning permission for are now being built and lived in. One of our key strengths is the integrated nature of our design, planning and environmental skills.

We are passionate about creating places in which strong communities can establish and that will be truly sustainable in the long term. Importantly, on many of our projects we are appointed from initial site promotion through to delivery. This means that we fully understand the complex issues that are critical to the project delivery and successful Place-making.

We have extensive experience of producing promotion material, outline planning application material, design codes, designing primary infrastructure and preparing detailed reserved matters applications. This broad range allows us to understand what is required at each stage of the process to facilitate successful long term outcomes.

As a company we remain committed to a core objective of creating great places to live and work with a lasting legacy.



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- 1 Regeneration scheme, north London
- 2 Concept sketch for a canal side mixed use local centre
- 3 Exploration of social living spaces as part of a Garden Village master plan

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SUSTAINABILITY/ CLIMATE CHANGE
TOWN PLANNING

Tibbalds Planning and Urban Design

Tibbalds is a well established multi-disciplinary practice. We have a highly experienced team that has expertise in planning, architecture, landscape, urban design and project management. We worked closely with MHCLG on the National Design Guide. Our approach is design-led, committed and commercially realistic. At Tibbalds we:

- Deliver visionary solutions that are supported by realistic implementation strategies
- Bring design and planning together to make good places happen
- Take a long-term view that focuses on the social, economic and environmental sustainability of an area and then uses this to form the basis of future development
- Work in close collaboration with clients, communities, stakeholders, end users, planners, architects, engineers and a broad range of other consultants.

We have an established track record of successful delivery and maintaining long-term working relationships with clients. Our work encompasses feasibility studies, masterplans, development frameworks, regeneration strategies, design guidance, development planning and urban design advice and design policy. We support our clients from initial ideas to delivery by:

- Creating a robust evidence base for policy formulation and masterplans
- Moving projects forward at every stage we are involved in
- Managing multidisciplinary teams
- Facilitating stakeholder and public consultation
- Delivering innovative masterplans and urban design proposals.



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- 1 Northstowe Healthy New Town. Illustrative sketch of Neighbourhood Centre
- 2 We collaborated closely with MHCLG on the preparation of the National Design Guide
- 3 Bourne Estate Regeneration, London Borough of Camden

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REGENERATION
TOWN PLANNING
NEIGHBOURHOOD PLANNING
DESIGN CODING & DESIGN

GUIDES
DESIGN MANAGEMENT
RESEARCH

Recognised Practitioner
Katja Stille

Urban Graphics



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Urban Graphics is an award winning graphic design, mapping and communication consultancy. We specialise in delivering communication tools and strategies for our clients within the built environment sector.

Since our inception in 2000, Urban Graphics has worked with public and private sector clients in the UK and overseas. Our talented team of designers, cartographers and marketing professionals undertake each project with a fresh approach, creative energy and a passion that is embedded into the final output. We produce communication tools that tell the story of positive change and help to shape the world we live in.

EXPERTISE

- **Graphic design:** We bring together all elements of visual and digital communication to deliver a clear, coherent story.
- **Cartography:** We create maps that help the audience understand our clients' vision. We have experience in masterplanning, urban design, planning and transport projects.
- **Digital design:** We create all elements of digital design including websites, interactive mapping, CGIs, and film to promote the projects we work on.
- **Marketing:** We create and execute marketing and digital communication strategies that enable the promotion and positioning of your development, project or business.
- **Branding:** We create brands and identities for high profile destinations, from the branding of large scale developments to the marketing and promotion of places and spaces.
- **Training:** We work closely with our clients as an extension of their in-house team, to provide training and guidance on the production and management of communication tools.



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- 1 Wixams Village Masterplan, Bedfordshire – Masterplan Illustration
- 2 Aylesbury Estate, London Borough of Southwark – CGI
- 3 Waltham Forest Local Plan – Mapping, graphic design and DTP
- 4 Enfield Vision 2060 – Mapping, graphic design and DTP

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GRAPHIC DESIGN
CARTOGRAPHY
DIGITAL DESIGN
MARKETING
BRANDING
TRAINING

Urban Initiatives Studio

THE PLACE COMES FIRST

At Urban Initiatives Studio we see the place as our true client. We always look at the bigger picture. We think strategically and long term, and we aim to add quality to people's lives. We strive to create successful places that will stand the test of time.

COMPLEX URBAN ENVIRONMENTS

Our goal and passion is to create the right conditions for urban life to flourish. We love the complexity of urban environments where our urban design and masterplanning skills can come to the fore and where there is potential for many actors to play a role in shaping change.

COLLABORATIVE WORKING

We like to work collaboratively with our clients, and with stakeholders and local people to develop a common vision, to establish critical design moves and to set out a realistic path to delivery.

A FRIENDLY TEAM

We are a bespoke urban design and planning studio based in London. We are delivery-focused and highly effective in bringing together innovative ideas with achievable solutions in complex and challenging urban environments at all scales. We work with local authorities, developers, land owners and community groups throughout the UK, Ireland and overseas, and are recognised as having an outstanding depth of experience in our field.

COMPREHENSIVE EXPERTISE

- Visioning and place-making
- Masterplanning of brown and greenfield sites
- Town centre regeneration
- Development frameworks for areas of change
- Tall buildings and characterisation studies
- Feasibility and capacity studies
- Landscape and public realm design
- Outline planning applications
- Public and stakeholder engagement
- Design guides and review
- Teaching, training and research.

- 1 A framework for Woolwich Town Centre
- 2 Stoll Square, a new residential quarter on Cricklewood Broadway
- 3 Regenerating the Great West Corridor Opportunity Area and planning for tall buildings
- 4 Planning a 2,000 homes extension to Limerick



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PUBLIC CONSULTATION
REGENERATION
STREETSCAPE DESIGN

SUSTAINABILITY/ CLIMATE CHANGE
TOWN PLANNING
TALL BUILDING AND
CHARACTER STUDIES

Wei Yang + Partners

Wei Yang & Partners is an award-winning urban design and master planning firm driven by a commitment to shape more sustainable and livable cities.

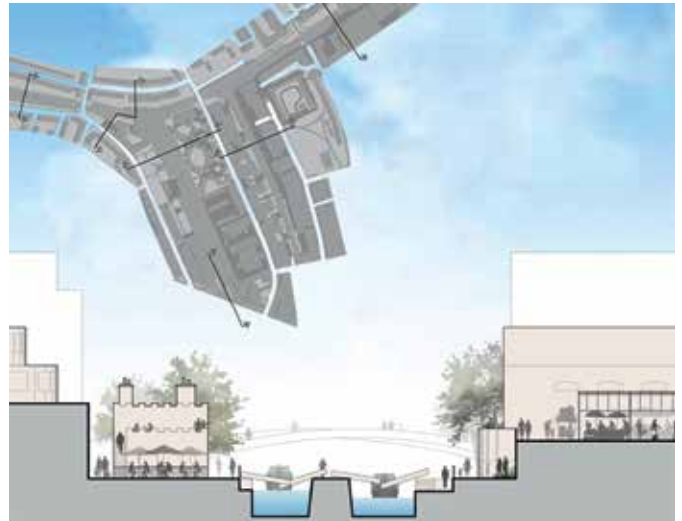
We put creativity at the heart of our service and cultivate a design excellence culture in the practice. Our innovative team approaches each project as a creative and fresh new opportunity for the client and for the community. We work closely with our clients to achieve their development and commercial goals and, at the same time, create special places that last for generations.

We make connections between different cultures and different disciplines, and our integrated master plans connect the past, present, and future. It is our vision to engage enlightened clients and communities in making decisions which optimise economic growth, encourage social integration and deliver high environmental standards, in order to create places that last for generations through design excellence.

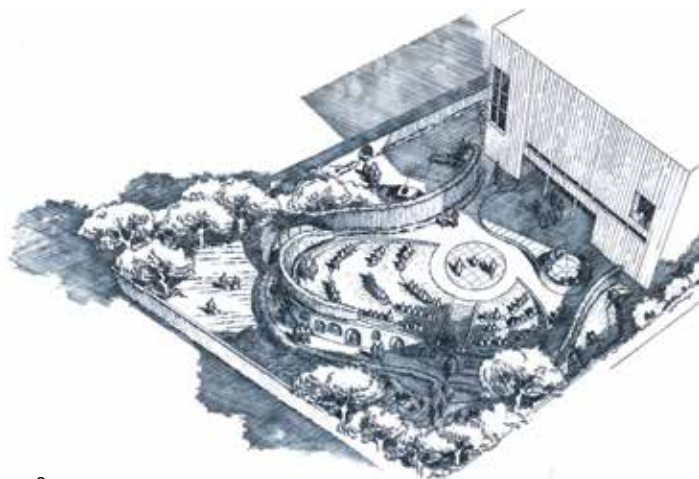
- 1 Master plan for Sports Town in Jinjiang, China
- 2 Garden of Cloud and Water in Berlin
- 3 Regent's Canal Study in London



1



3



2

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REGENERATION
STREETSCAPE DESIGN
SUSTAINABILITY/ CLIMATE CHANGE
TOWN PLANNING

Wood



1



2



3



4

The urban design team at Wood is part of a multi-disciplinary environmental and sustainable infrastructure consultancy. This provides us with the ability to develop holistic solutions to the urban challenges of our time, enabling us to work with clients and communities to work towards:

- Zero carbon growth
- Planning for climate resilience
- Transition from carbon energy to renewables
- The creation of new liveable and beautiful places
- Regeneration and enhancement of existing places
- Embracing smart technologies to plan, construct and manage the built environment

Our urban design team is a diverse group of urbanists, architects, landscape architects, town and transport planners. We work alongside environmental, engagement, engineering and economic specialists, adopting a collaborative, inter-disciplinary approach to all our projects. We combine creativity with evidence-based, data-driven analysis to create multi-layered urban design solutions informed by social, economic and environmental considerations to provide viable, sustainable and deliverable outcomes.

Our clients include The Crown Estate, Homes England, house builders, Defence Infrastructure Organisation, and UK-wide district, borough, city and county councils.

- 1 Designs for New Country Park, Leamington Spa
- 2 Urban Extension Proposals, Hemel Hempstead

- 3 Public Realm Enhancement Proposals, Loughborough
- 4 Harbour Regeneration Strategy, Holyhead

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Glasgow

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Woods Hardwick

Woods Hardwick is one of the UK's leading multidisciplinary professional practices specialising in the built environment.

A COMPLETE CONSULTANCY

Our services include architecture, urban design, civil engineering, structural engineering, transport planning, town planning and land surveying. We combine our breadth of expertise and depth of knowledge to deliver thoughtful, commercial and unique built environment services.

QUALITY DESIGN UNDERPINNED BY COMMERCIAL SENSE

Using our strong relationships across the development industry, we support all parties in the management and delivery of development projects. Combining imagination and innovation with commercial acumen and practical application, we help unlock the potential for all development.

UNIQUE APPROACH TO URBAN DESIGN & MASTERPLANNING SERVICE

Our integrated award-winning specialist teams have a breadth of experience in delivering all types of development at all levels of complexity. We are at the forefront of major developments throughout the UK, working to maximise development opportunities for our clients through exceptional design together with commercial understanding.

Being at the sharp end of delivery, Woods Hardwick brings added value to the role of masterplanner and urban designer. Our intrinsic knowledge and practice of development delivery alongside the thoughtfulness and vision of place-making, masterplanning and urban design ensures that all development opportunities benefit from exceptional integrated teams. Together we ensure that our clients' schemes are high quality, visionary, beautiful and, crucially, deliverable.

OUR PROJECTS

These projects illustrate a variety of urban design responses and skill-sets based on a range of parameters, including Heritage, High Density Living, Residential Masterplanning and Regeneration.

1. Brampton Park, Huntingdonshire – Heritage

We were appointed to undertake the masterplan and urban design for the whole of the Brampton Park (former RAF Base). This site contained 20th century military offices – to be demolished – as well as listed buildings and walled gardens. The whole site was also an arboretum. The proposed walled garden was particularly interesting as the wall was listed and immediately adjacent to the listed Brampton Park house and coachhouses. Our role was designing a



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2



3

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4



5



6

sense of place and securing consents, which required a collaborative approach between disciplines. The design proposed a cluster of modest, yet beautifully proportioned cottages outward looking onto the listed wall, creating a unique and intimate community of homes. This part of the site is now under construction and due to be completed, along with the wider site, by 2021.

2. Whittlesford, South Cambridgeshire – High Density Living

Our team were appointed to explore the redevelopment opportunity of this brownfield site in order to deliver high density living adjacent to Whittlesford train station, located just 20 minutes from Cambridge city centre. The site was effectively a bowl, far lower than the ground level around it and subject to significant views from surrounding countryside. The proposal explored a below ground car parking area, keeping the street level free from private car movements. This enabled the spaces and places around the buildings to take the form of community plazas and gardens serving the apartments above. This scheme is still at concept stage and looking to progress in the near future.

3. Fields Road, Wootton, Bedfordshire – Large-scale Residential Masterplanning

We secured planning permission for a major urban expansion to the rural village of Wootton, Bedfordshire. The 700 dwelling concept with associated school and community facility was developed around the primary principle that green open space would dictate the urban form and grain of the entire development. The site, informal and contemporary in design, provided a green focal space at the heart of the scheme, with a network of green walkways meandering through to the peripheral edges of the site, to integrate with the existing settlement and context of the village. The scheme is built and has been the inspiration for further expansion.

4, 5, 6. Tresham College, Wellingborough – Regeneration

Woods Hardwick was involved in a competition to redevelop the existing college campus in the town centre. The proposal retained the existing buildings and re-clad the facades with a perforated mesh screen to create a bespoke design. Our designs respected the historic context with a polished concrete wall that ran the full length of the site, providing a linking spine through the complex. This cord also sub-divided internal and external spaces, aiding wayfinding through the complex. The competition outcome is to be determined.

ADAM Urbanism

ADAM Architecture, with a staff of some 90 people and offices in London and Winchester, is the largest traditional practice in Europe. It's urban design projects are undertaken by ADAM Urbanism. The company has significant experience, not only of securing planning consent for urban extension projects of all scales and whole new settlements, but also of building out the schemes under various partnering arrangements that bind both landowner and developer together. This broad experience is unusual and helps ensure that the new places conceived at the planning stage are realised to a very high standard in concert with local communities. The firm has won numerous awards across Europe and North America for its urbanism projects and has contributed to the work of the Building Better Building Beautiful Commission, whose final report and supporting technical studies, produced by Knight Frank, cite various ADAM Urbanism projects.

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Robbie Kerr
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Aerial view of Tregunnel Hill, Newquay



A row of townhouses at Nansledan, Newquay

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Allies and Morrison

Allies and Morrison is an architecture, urban design and urban planning practice with a reputation for thoughtful place-making and well-crafted buildings. We are especially known for our work in regeneration, masterplanning, housing and community engagement, and shaping new neighbourhoods that build on the qualities of the contexts within which they are found. Notable projects include masterplans for King's Cross, Queen Elizabeth Olympic Park, Wood Wharf, Friargate Coventry, Guildford town centre and the Heart of Sheffield.

Overseas, our work has helped to advance the sustainable urban development of cities as varied as Beirut, Doha, Dublin, Muscat, Rotterdam and Singapore.

In the preparation of planning policy and masterplans, we offer a detailed approach with an appreciation of existing character, ensuring resilient outcomes that can stand the test of time. Public consultation and research are both key aspects of this work, which we have successfully delivered for a wide range of public and private sector clients.



King's Cross Masterplan, London

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Andrew Martin – Planning

Andrew Martin – Planning is an independent, planning, urban design and development practice, established in 2012, but with origins that go back 37 years to the forming of Andrew Martin Associates in 1983.

The practice advises private and public sector clients on a variety of matters, including strategic site promotion, planning applications and planning appeals, by providing the highest standard of professional expertise and focusing on adding value to the property interests of its clients. The practice prides itself on offering an individual service to both long-standing existing clients and new clients to promote and achieve their planning, design and development objectives.

The team has over 35 years of experience in consultancy and includes chartered members of the Royal Town Planning Institute (RTPI) and Royal Institution of Chartered Surveyors (RICS). The practice is also registered with the Institute of Environmental Management & Assessment (IEMA) and holds the 'EIA Quality Mark'.

DUNMOW

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Beaulieu Park, Chelmsford



East Harlow



Chelmsford Garden Village

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TOWN PLANNING
DEVELOPMENT PLAN
PROMOTION

DEVELOPMENT PLANNING AND
MANAGEMENT
PROJECT MANAGEMENT
NEIGHBOURHOOD PLANNING

AREA Urban Design & Architecture LLP

AREA work throughout Scotland as Urban Designers and Architects. We make places and re-establish communities that resonate with cultural values, whilst responding to urban grain and the natural environment.

We are committed to the idea that successful masterplanning results from an imaginative response to people's needs and local conditions. We consider design to be a positive, democratic, life-enhancing process and a problem-solving process. We take inspiration from both natural and manmade landscapes, developing ideas jointly with our clients, policy-makers and local people. We work across a range of scales from urban regeneration, masterplans and design codes, to the detailed delivery of streets, architecture, parks and urban spaces.

Recognised Practitioner
Karen Cadell



Brunstane Green, New Brunstane, Edinburgh



Greendykes Regeneration Edinburgh

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REGENERATION
STREETSCAPE DESIGN
TOWN PLANNING
DESIGN CODES
LANDSCAPE DESIGN

Baca Architects

Baca Architects are the UK's foremost experts in flood resilient and floating architecture. We focus on adaptive design and masterplanning, on, near or under water. Our approach is to work with the challenges of climate change, turning potential threats into opportunities to regenerate docks, riverside sites, lakes and floodplains. We combine proven methods of flood protection and world-class environmentally responsible architecture to create unique spaces and communities.

Our built projects are created in response to specific flood risk conditions. These range from large-scale regeneration schemes, waterfront hotel and leisure destinations, marinas, residential developments and individual homes including the UK's first Amphibious House. Collaborating internationally as a partner of BuiltOnWater.com, we offer global solutions to water-based masterplanning, design and construction.

'We have no choice but to live with water; we do however have a choice about how we design with it'.

Richard Coutts, Principal, Baca Architects



UK flooding is one of the largest urban design challenges of the 21st Century (Image: Matt Cardy/Getty Images)

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AQUATECTURE / ARCHITECTURE
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WATERFRONTS, FLOOD MITIGATION,
RESEARCH, CLIMATE ADAPTION,
SMART CITIES

Boyer

Boyer is a leading national, multi-skilled planning consultancy renowned for providing sound professional advice and helping clients achieve successful developments.

At Boyer, we are passionate about shaping places through site responsive design. Our urbanism and architecture teams work closely to ensure every design response is shaped by a robust vision and design concept, one that is well informed by its local patterns, is deliverable and transforms into realistic solutions.

Our portfolio embraces all aspects of residential and mixed use developments across both public and private sectors. Our team is built on our depth of experience in masterplanning, architecture and regeneration, our in-house interdisciplinary resources working closely with our planning teams and our focus and drive for quality.



Chilmington Green Phase One, Parcel I



Wretchwick Green Garden Community, south east Bicester

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Boyle+Summers

Boyle+Summers are space-shapers, place-makers, value generators and team players. We're strategists, pragmatists, specialists and generalists. We focus on economic viability, fresh thinking about the places and spaces we inhabit, and build lasting relationships with our clients and fellow professionals.

We create appraisals and capacity studies, help promote land, forge visions and form design codes. We set out the story in design and access statements and enjoy engaging with communities. We lead on developments ranging from hundreds of new homes, to city centre masterplans and local community projects.

We play our part in various communities: whether they relate to learning, design review, topical debates or local initiatives.

Recognised Practitioner
Stuart Randle



Concept for new neighbourhood, Pembors Hill



3D visualisation for Housing in Portsmouth

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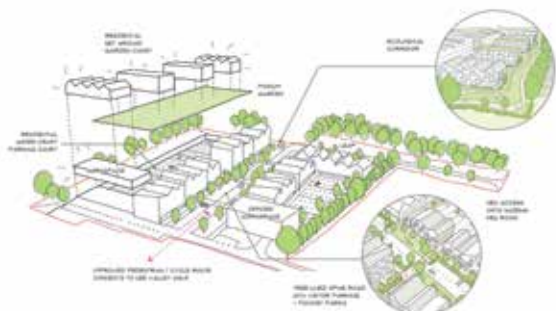
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REGENERATION
STREETScape DESIGN
SUSTAINABILITY/ CLIMATE CHANGE

DAP Architecture Ltd

DAP Architecture is a RIBA chartered architectural practice with a focus on urban design and place-making. Established in 2011, we are based in Chelmsford, Essex with a second office in Mayfair, London. We have steadily grown and have increased our reputation for design excellence and innovation in projects ranging from housing, commercial, education and mixed use developments to urban regeneration and masterplanning.

Our goal is to design environments that inspire and embrace future communities. We believe one of the key principles behind a successful project is to achieve an intensive understanding of its cultural, social and environmental contexts through detailed analysis. Our approach enables us to develop authentic, responsive solutions for all our schemes, each with a distinct identity.



Nazeing Glass Works Sketch Illustration



Mardyke Urban Village Framework Master Plan

CHELMSFORD
3 & 5 Hospital Approach
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DAPArchitecture

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PUBLIC CONSULTATION
REGENERATION

Recognised Practitioner
Richard Maloney

DAR

Dar is an award-winning and pioneering planning, design and engineering consultancy with over six decades of experience. Spanning the globe, our principal design offices in London, Beirut, Cairo, Amman and Pune work with our network of more than 40 regional offices across Europe, the Middle East and Africa.

Our 100-strong London office has over 50 urban designers, planners and landscape architects who work in close collaboration with our in-house economists, environmental experts, sustainability team, architects and engineers to deliver some of the most forward-thinking urban solutions around the world.

Our core services include development strategies, feasibility studies, strategic planning, masterplanning, urban policy, urban design, urban realm design and landscape architecture. We partner with clients on diverse and ambitious projects, delivering world-class engineering and design solutions which are commercially viable whilst rooted in innovation, collaboration and sustainability.



Residential City,
United Arab Emirates



Ibadan City Masterplan, Nigeria

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Recognised Practitioner
Yann Leclercq
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Design by Pod

Design by Pod is an experienced team of urban designers providing a highly focused, responsive and solutions-based service.

Our depth of knowledge and breadth of experience enables us to achieve excellent standards of service. By continually refining and enhancing how we work, our approach remains consistent with good practice; each project approached with an energy that often exceeds the expectations of clients, local authorities and associate professional teams. Our aim always is to create special places that also fully achieve commercial aspirations.

A detailed understanding of place and context alongside the thoughtful synthesis of all opportunities and constraints enables the formulation of innovative solutions, ideas and development responses, either at the conceptual, outline or detailed planning stages. These central elements of our approach ensure the delivery of high quality outcomes that provide enduring additions and positive interventions.

Our highly qualified and experienced staff are clear communicators, with all we offer augmented by strong graphics and effective presentation techniques.



Urban Extension, Durham



Initial Design Framework, Workington



Residential Typology Development



Newcastle Kingston Village – Sketch



Detailed Site Layout, Cockermouth

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URBAN DESIGN
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3D VISUALISATION
STREETSCAPE DESIGN

The Environmental Dimension Partnership Ltd

We specialise in environmentally-led masterplanning, drawing on the expertise of our in-house teams of landscape, ecological, arboricultural and heritage specialists. From our design hubs in Cirencester and Cardiff, we are involved primarily in the delivery of high quality outline and detailed designs for residential and mixed use schemes, often on more complex sites where our multi-disciplinary approach offers the best value.

At the heart of our place-making philosophy is a sensitive response to the site-specific urban and landscape context in which a multi-functional green infrastructure framework sets the parameters and identity for development.

To date, we have successfully applied this approach on numerous sites, from strategic scale Garden Village communities to smaller scale interventions, and for a wide-range of clients. We aim to create exciting and attractive new communities and living environments, which do not just respond to potential constraints, but actually maximise the opportunities offered by environmental assets.

Recognised Practitioners

Peter Widdrington and Clare Grierson

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Gareth Howell – Cardiff, garethh@edp-uk.co.uk



Tredegar Town Centre Vision



Proposed Saltmarsh Habitats at The London Resort

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ARBORICULTURE
HERITAGE AND ARCHAEOLOGY
EXPERT WITNESS

Feria Urbanism

Feria Urbanism is an award-winning planning and design studio with specialisms in neighbourhood planning, civic design, urban strategies (including after dark strategies), public engagement and design training.

This combination of expertise allows our team to address contemporary place-making challenges in positive and practical ways. Established in 2007, we have delivered many successful urban planning and urban design projects across the country.

Our unique approach to engagement focuses on creating situations in which local people can gain agency and have a co-creative approach to design and development in urban and rural contexts. We allow design to flow from what we have learned by listening to people.

We use our knowledge about empowering people to address the climate emergency, to create positive long-term visions for cities, towns and villages, and to develop radical approaches for the collective use of public space.



Place-making with the next generation in a Hampshire primary school



Sketch illustration showing sustainable growth for an East Sussex village

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FPCR

Environment & Design

FPCR Environment and Design Ltd are one of the UK's longest established and most successful environmental and design practices. The integrated multi-disciplinary team combines core skills of Masterplanning, Urban Design, Landscape, Environmental Assessment, Ecology, Architecture, Arboriculture and Green Infrastructure.

The masterplanning of complex schemes on challenging sites has become a hallmark of the practice and our environmentally led approach underpins all of our projects. Our mix of in-house site appraisal and design skills enables us to provide a comprehensive and co-ordinated service. Typical projects range from smaller schemes of a few dwellings to sustainable urban extensions and Garden Villages with in excess of 5,000 new homes.

Our services include initial baseline surveys and audits, constraints analysis mapping, environmental capacity assessments, detailed designs, design codes and briefs. In contrast to some other urban design practices, we are also frequently involved in subsequent implementation and management. This provides a practical understanding of development and what makes successful places.



Lutterworth East Local Centre Visualisation



Wheatley Campus, Oxford – Consent granted for 500 new homes by the Secretary of State for HCLG

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 ECOLOGY
 ARBORICULTURE
 GREEN INFRASTRUCTURE
 BIODIVERSITY NET GAIN
 3D VISUALISATION
 PUBLIC REALM
 GRAPHIC DESIGN

Lambert Smith Hampton

How things work and look matters. Lambert Smith Hampton's Urban Design Team knit together creative placemaking skills and commercial urban design advice to deliver beautiful places that will stand the test of time.

As part of a multidisciplinary practice, we work alongside our in-house team of regeneration, viability and property experts, and planners to offer creative place-making underpinned by local market knowledge.

We work nationally across a range of scales, contexts and RIBA stages. From feasibility projects for half a dozen homes on tight urban sites, through to large masterplans for mixed-use urban extensions with thousands of new homes. For every project we bring tried and tested urban design principles, commercial acumen and an open mind.

Recognised Practitioners
Colin Pullan, Leo Hammond



Urban regeneration project within a historic setting



Place-making, masterplanning and design coding a new community

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 MARKET ANALYSIS
 PUBLIC CONSULTATION
 REGENERATION
 TOWN PLANNING
 DESIGN CODING

Nicholas Pearson Associates

NPA is a leading landscape architecture and environmental design practice. It has over 35 years' experience in the positive and regenerative planning of the natural and built environment, and the delivery of sustainable community design.

We are an independent, award-winning, multidisciplinary consultancy, delivering sustainable and climate-resilient urban design solutions, with complementary expertise in environmental assessment, landscape architecture, ecology and visualisation.

We promote a collaborative approach to delivering environmentally responsible projects at all stages of the planning, design, construction and management process.

We have an established reputation for quality of service, attention to detail, and achievement through the successful promotion of our clients' aspirations.

We work together to ensure that projects are promoted on the basis of a detailed understanding of their context and characteristics. Robust assessment and practical experience enable us to deliver the highest quality of design, conserving valued features whilst maximising opportunities for transformational developments.



University of Bristol, Central Campus



Gainsborough Southern Neighbourhood



Saw Close Streetscape, Bath



TVIA and Visual Representation, Bristol

BATH

The Farm House
Church Farm Business Park
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Jamie Farnell, Director
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REGENERATION
STREETSCAPE DESIGN
SUSTAINABILITY / CLIMATE CHANGE
TVIA/LVIA
VISUAL REPRESENTATION

Place-Make

Place-Make is an independent team of architects and urban designers with a particular focus on place-making and shaping.

Since 2012, we have been supporting public and private sector clients to develop a wide range of projects of varying scale, character and intent across the UK and overseas – from new settlements and residential extensions to complex mixed use developments and regeneration.

Underpinning every project is a commitment to viable and sustainable design and a passion for places.



Houghton Regis Place Shaping Study



Urban extension around a new train station in Buckinghamshire

HITCHIN

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PUBLIC CONSULTATION
REGENERATION
STREETSCAPE DESIGN
SUSTAINABILITY / CLIMATE CHANGE
EXPERT WITNESS: DEVELOPMENT
CONTROL

Tapestry

Tapestry is an interdisciplinary urbanism studio focused on planning, design and problem solving in the built environment. With a passion for making our towns & cities better places, we work on projects at a range of scales, from regional masterplans and design frameworks down to the detailed design of streets and public spaces.

Our practice is built on the principles of research, continual learning, and the exchange of knowledge to make better places. We value holistic, long-term thinking around how to improve urban environments and always seeks to bring together the best people - from the arts, sciences, academia, and industry.

Our reputation has been built through collaborative working on projects that we believe in and delivering them to a high standard. Our goal is always to support the delivery of places that can facilitate a high quality of life for residents and positive experiences for visitors.



Hatton Garden Brooks Market



Residential Landscape Concept

LONDON

Studio D, Mainyard Studios
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The Environment Partnership (TEP) Ltd

TEP provides planning and design advice with a strong emphasis on environmental sustainability and personal service. We shape liveable environments, from large-scale strategic masterplans and development frameworks, to design guides and the detailing of landscape and public realm.

No two places or projects are the same and TEP's professionals are experienced in both leading and supporting multi-disciplinary teams, identifying practical and bespoke solutions that work for the place and for the client.

Our urban designers, town planners and landscape architects have extensive experience delivering masterplans for residential, commercial and mixed use developments in urban and rural contexts. As a carbon-neutral practice, we can help our clients achieve their 'net-zero' ambitions through layout, green travel plans, the use of renewables, and nature-based design solutions.

TEP's urban design service is supported by in-house technical teams specialising in planning, landscape design, GIS, 3D visualisation, ecology, arboriculture, heritage, townscape and visual assessment and landscape management.



Residential Masterplan for land adjoining The Whalebones, High Barnet



Cromwell Road floodable landscape, Cambridge

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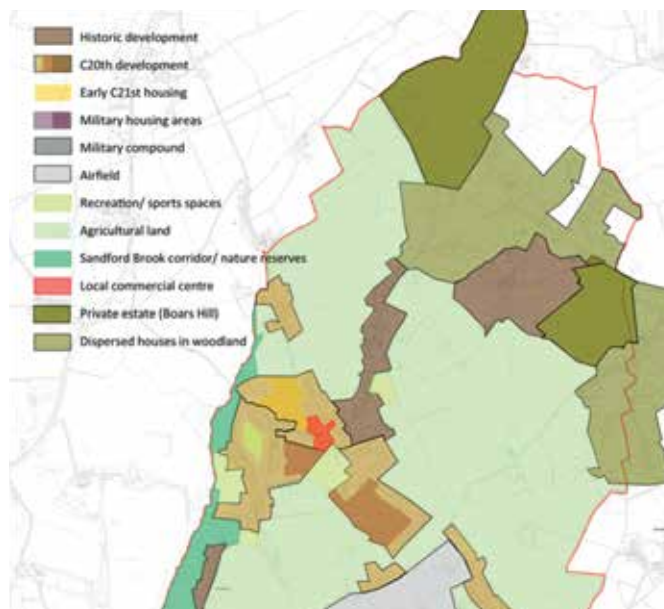
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Thomas Design Regeneration & Consultation Ltd

Described by clients as 'full of ideas' and 'bringing enthusiasm and determination', we aim to increase understanding of development and planning processes, so that there can be an informed debate on priorities and finding common ground. As a small practice, our work continues to be informed by education and challenging the norm. Recent projects include balancing longterm development pressures with local needs and improving places:

- Longwicks-cum-Ilmer Neighbourhood Plan for LCI Parish Council (with 300 new homes)
- Lenham Village, Kent, Land Allocation Study for Maidstone Borough Council (with 1,000 new homes)
- Wootton & St Helens Without Parish, Oxfordshire, Character Area Assessment for Neighbourhood Plan, and
- The management of the Historic Towns & Villages Forum (HTVF), formerly the EHTF.

Louise Thomas is co-editor of the UDG's journal *Urban Design*. She is also a design tutor on the MA in Urban Design programme at the University of Westminster, London, looking at development viability and urban design, and sustainable cities studying the Oxford-Cambridge corridor.



Character Assessment of Wootton and St Helen Without Parishes, Oxon, and new settlement boundary definition

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Townscape Solutions Ltd

Good urban design can add value both to the place and the process. The place can become somewhere where people want to invest time and money, whilst the process can become faster and less confrontational, benefitting both developers and the local planning authority.

Townscape Solutions can add value to the place and the process, providing the following benefits:

- Extensive experience of designing and advising on projects that achieve planning permission
- Individual design approach tailored to the context and client
- Negotiating skills that ensure the design approach is understood by all
- Presentation skills that ensure the project is shown to its full advantage.

RANGE OF WORK

Working with a range of clients including landowners, developers and local authorities, urban design services include:

- Masterplans and site layouts
- Design and access statements
- Expert design witness service at appeal
- Design assessments and advice
- Site analysis and character appraisals
- Illustrative 3D views.



Masterplans that achieve planning permission....

...leading to a successful built result

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MASTERPLANNING
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EXPERT WITNESS: DESIGN

Urban Design Box

We are an integrated masterplanning, architecture and urban design service. Working nationally, we have designed, delivered and completed residential, mixed use and commercial projects, from sensitive urban infills to strategic sites.

Our design skills are enhanced by our experience in planning, project management and community engagement. We can advise our clients on development design strategy, as well as demonstrating the viability and quality of our proposals through our design and visual work.

We believe that the key to successful design comes from an understanding of the context and key considerations for the site, ensuring that new development is integrated with its surroundings, to create legible, enjoyable and sustainable places to live and work.

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Recognised Practitioners
Jonathan Vernon-Smith
Angela Jacobs



Mixed use urban extension, Dorset



Residential development, Northamptonshire

URBED

URBED (Urbanism, Environment and Design) is an award-winning urban design consultancy that delivers successful projects through the principles of environmental sustainability applied at strategy, masterplan and building scales.

Our multi-disciplinary team of urban designers, planners, architects, landscape architects and geographers prides itself on having a strong understanding of the challenges facing local authorities and communities; a commitment to discover their aspirations; and the tools and methods to co-design happy and liveable places.

We believe in building healthier communities, creating positive places to live, and enabling good design at urban as well as architectural scales.

Our activities also span research-based opportunities to develop new knowledge through Urbed+ (an innovative partnership with Manchester School of Architecture (www.msa.ac.uk/urbed+/)). Through this collaboration David Rudlin has been awarded the 2019 Fellowship in the Built Environment by the 1851 Royal Commission. We also co-ordinate 4x4 Manchester, an event series designed to promote a real debate about the state of our cities, stimulated by interesting, diverse and provocative speakers.



Masterplan for Sharpness Dock, Gloucestershire, for the Canal & River Trust



Aerial of the Vaux masterplan, a mixed use scheme on the site of the former Vaux Brewery in Sunderland, for Siglion

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Other UDG Practice Members

The following practices are also members of the Urban Design Group. A fuller description of the practices and their services is available at www.udg.org.uk/directory

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The Urban Design Group's Achievements

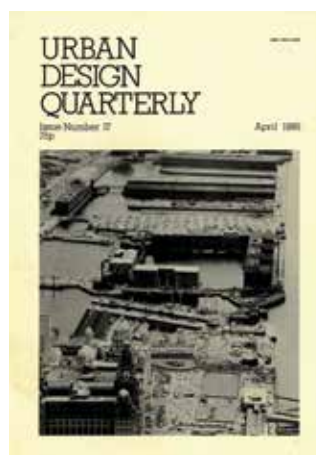


1
Sebastian Loew provides a reminder about the group's history

The Urban Design Group (UDG) was founded in 1978 before many of its current members were born. Therefore I would like to describe here the role that the group played in important debates concerning the built environment, and how at different times, it influenced some of the changes that took place and the key players involved. The group's founders defined the UDG as a 'Forum for Architects, Landscape Architects and Designers in Planning' and aimed to include anyone acting in the environment. This remains the same today.

With fewer than 300 members and only a skeleton administrative support, the early UDG organised evening lectures, seminars and conference and not only in London. Topics were chosen for their relevance and give an indication of how far-thinking the group was: *Life and Death of the High Street*, *Post-war Housing Estates – Humanising the Legacy*, *Mending the City*, *Masterplan or Misconception*, *Community Design*, and in 1988, after the abolition of the GLC, *A Vision for London*. As participants often included politicians, chief officers and leading members of the professions, it can be reasonably assumed that these debates had some influence on practice.

The annual Kevin Lynch Memorial Lectures started shortly after Kevin Lynch's death in 1984, only months after he had addressed the group of which he had been an early overseas member. Over



2



3

- 1 Nantes 2019: UDG members examining the city model
Photograph by Vitor Morais
- 2 An early issue of the Urban Design Group's journal
- 3 The 2019 Urban Design Awards publication

the years, many distinguished figures have given these lectures; such as Leon Krier (1986), Professor Sir Peter Hall (1992), Cedric Price (1996), Rem Koolhaas (1999) Christopher Alexander (2011), Professor John Punter (2014), and Tim Stonor (2017). The group also ran a series of Annual UDG Lectures; some UDG members may remember that Richard Rogers and Zaha Hadid were the first two speakers. These highly regarded professionals addressed the group because they judged it to represent an important audience.

WHAT IS URBAN DESIGN?

From the beginning, members debated the meaning of urban design. In 1987, the UDG, which by then had about 500 members, decided to promote an *Agenda for Urban Design* which was presented at the Union of Architects congress in Brighton.

‘Urban design has emerged as a discipline, primarily because it is able to consider the relationship between the physical form and function of adjacent sites...

Urban design occupies the central ground between the recognised environmental professions and operates in the interstices between institutions.

Urban design is concerned with the careful stewardship of the resources of the built environment in the creation and maintenance of those parts of the public realm that are new or have become cherished.’

The agenda was revised in 1995 starting with:

‘Successful urban design nurtures the essence of the places where people live and work and it creates places that people can enjoy and which refresh the spirit. Urban design is concerned both with processes and the three-dimensional products of change, at scales from a group of buildings to a city centre or a metropolitan area.’

Later the agenda became a manifesto, which also evolved with the times; the latest version can be found on the UDG website (www.udg.org.uk/about/manifesto).

Much of this debate took place before the publication of *Towards an Urban Renaissance*, the report of the Urban Task Force chaired by Lord Rogers, and well before CABE had been invented. Indeed these were the years when the government was rejecting anything that might slow development down however mediocre, and considered design an irrelevance.

COLLABORATION AND EDUCATION

The group realised that to widen its influence, it needed to break professional barriers and have all those involved in the creation and management of the built environment to collaborate, to the benefit of quality. Members took the lead in establishing the Urban Design Alliance (UDAL) in 1997 and in organising the first Urban Design Week the next year. By then, the UDG was increasingly involved in a variety of governmental and non-governmental initiatives such as CABE and the Urban Design Skills Working Group.

While the group did not have a direct role in education, it has influenced the development of urban design education. For a decade, an exhibition of students’ work was held every other year and an award sponsored by the Francis Tibbalds Trust was given to the best projects. Later, under the direction of John Billingham, this evolved into the group’s National Urban Design Awards



4



5



6

RECENT STUDY TOURS IN 2015-19:

4 Hamburg 2015: Wilhelmsburg renovated housing and communal open space

5 Milan 2016: Bosco Verticale housing

6 Vienna 2017: Zaha Hadid library on the Business University campus

scheme, the first to be dedicated specifically to urban design, and continues today.

As part of its commitment to the continuous education of its members, the group organised study tours to a number of European countries. Alan Stones took participants to destinations relevant for their history and heritage. I led short visits to cities noted for their contemporary urban design achievements. Over more than 20 years, we visited around 25 cities, with the participation of hundreds of colleagues. Members consistently reported that the trips were stimulating and enlightening, that they allowed them to see first-hand how professionals worked in different contexts, and that they came home with new ideas.

A large number of our members know the UDG mostly through the *Urban Design* journal. It started as a hand-produced newsletter at the Polytechnic of Central London (now the University of Westminster) and gradually developed under the aegis of Mike Galloway and John Billingham. Early issues of the journal convey the energy and determination of the original members to show the need to think differently about how places are designed. Professionally produced and in full colour now with a wide variety of topics and a range of contributors, *Urban Design* is unique in being a non-academic professional journal that covers a wide range of subjects related to urban design throughout the world. Also available online, it is an invaluable resource for professionals, students, and researchers. Few if any voluntary organisations have managed to sustain such a publication for so many years with almost no resources, and without compromising either its quality or scope.

In the first years of the UDG's life, the word 'environment' was used in a different, more limited way than it is today. The climate change agenda has emerged gradually but it is now central to urban design, and that is reflected in the debates within the group and articles in the journal. Urban designers are essential players in trying to mitigate climate change and build sustainable cities. Just as was the case in the group's existence in its early years, and with new legislation currently being proposed, urban designers must assert the importance and value of their work. Through its activities, the UDG plays a crucial role in this.

This summary can only give a flavour of the UDG's achievements which included many others: publications, informed responses to government publications (including the 2020 Planning White Paper), involvement and assistance to community groups, blue sky thinking, lectures, conferences and seminars, and more recently webinars that reach a global audience.

All this has been achieved with infinitesimally small financial resources but the voluntary efforts of many. To continue being a pioneering organisation, the UDG needs more members willing to get involved, bring new ideas, organise events, and spread the word widely. ●

Sebastian Loew, architect and planner, writer, consultant and joint editor of the UDG's *Urban Design* journal



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7 Stockholm 2018: UDG members examining the city model.

Photograph by Vitor Morais

8 Nantes 2019: the mechanical elephant, part of the Machines of the Isle of Nantes eco-neighbourhood

Zero Waste Masterplanning



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Jane Manning finds that urban designers will have new roles in the circular economy

The terms zero waste and circular economy are now becoming commonplace in both public discourse and debate in our industry. Zero waste refill shops have sprung up in high streets, and eliminating single use plastics has become a common aim. But what do these principles mean in the context of the built environment and how might they influence our approach to places?

In thinking about what we might call 'zero waste masterplanning', it is less useful to think in terms of waste production or recycling rates, but rather more about cooking. The secret of French cuisine (and indeed many other cuisines) is using leftovers or very ordinary ingredients to create something magical. Each ingredient is brought together in a combination which brings out the very best in each. This sense of making the best of what you have has useful parallels for our work.

If we were to take a similarly respectful and thrifty approach to how we masterplan our urban areas, how might this play out? Sometimes our tendency is to identify buildings or spaces which do not work as well as they could, that appear misplaced or inappropriate to current or future needs. These are then included in a map of opportunity sites, which can all too quickly put them into the 'redevelopment' category – spaces for us to propose new designs and uses. Even when we do consider refurbishment options

alongside redevelopment proposals, the decision is usually a financial one. The embodied carbon of an existing building rarely features in discussions.

So, what if the concept of an entirely circular economy underpinned our masterplans? How might the design process change? How different would masterplans look? And crucially how much more sustainable and resilient might cities and towns be?

A CIRCULAR APPROACH TO THE BUILT ENVIRONMENT

The UN Sustainable Development Goal 12 requires nations to achieve sustainable management and the efficient use of natural resources by 2030. With a significant amount of resources tied up in the built environment, our industry will be key in helping the UK meet this target. Ellen MacArthur explains that 'a circular economy is based on the principles of designing out waste and pollution, keeping products and materials in use, and regenerating natural systems'. As urban designers, we are uniquely placed to realise the move to a circular economy; we work on a wider spectrum of projects and scales, and we often set the tone and vision for a town for the next decades, and can therefore influence the nature of subsequent development and change. We have the knowledge and skills to recognise the strengths in each existing piece of urban fabric, as well as its weaknesses.

The Ellen MacArthur Foundation provides guidance on the circular economy and the role of the built environment. To-date the focus has been two-fold: firstly encouraging those planning towns and cities to embed the principles of zero waste strategically, and secondly encouraging those designing new buildings to re-use materials. The Mayor of London has introduced the requirement for Circular Economy Statements; every major application will

be required to submit a statement setting out how demand for materials will be minimised, how secondary materials can be used, how new materials are being specified to enable their reuse, and how construction waste will be minimised. The strap line is 'Designing with Consequence: Rethink Resource Use'.

Missing from these great efforts is an appreciation of how the circular economy could be embedded between planning and architecture, at the urban design scale. To-date, the best publication on the circular economy and the opportunity for the built environment sector has been prepared by Danish architect developers, the Lendager Group. Their book *A Changemaker's Guide to the Future* (2018) grasps the scale of the opportunity holistically and sparks a range of ideas for urban designers (if you've not read it, it is definitely one to beg, borrow or steal).

ZERO WASTE PRECEDENTS

A trawl of the internet shows little evidence of urban designers breaking into this space, but perhaps this is because the circular economy is already partly embedded in what they do. Over the last five years, some fascinating schemes have been completed which illustrate just how resourceful we can be with built fabric.

IN-SITU RE-USE

In Luton's town centre, The Culture Trust has been buying and refurbishing former hat factories. Their specific floorplates and arrangements have proved fertile spaces for re-use as creative studios, shared workspace, workshops and galleries. Elsewhere, masterplans for large brownfield sites have included the re-use of historic buildings. At King's Cross a former boxing gym was transformed into a restaurant, the German Gymnasium, and the former railway goods sheds into a home for Central St Martins College.

In Liverpool, the Granby Four Streets scheme illustrates not just how former vacant houses can be brought beautifully back into use as homes, but also public space. The recent completion of the Granby Winter Garden has created a completely new type of space in the neighbourhood, by knocking through two terrace houses to create a community-owned space available for gardening, social gatherings, workshops and events.

At the largest scale, ingenious refurbishment schemes for sprawling retail shopping malls have taken place in north America, transforming them into office headquarters (Mayfield Mall in California), mixed use schemes (Arcade Mall in Rhode Island) or museums (Cinderella City Mall in Colorado). Coming full circle, we are now witnessing a new type of shopping mall based entirely on recycling and re-use in the form of ReTuna in Sweden. Here the retail units are housed above a recycling centre. Waste comes in at the rear ground floor and is sorted and re-used by the retailers into new products for sale upstairs.

NEW BUILD

The Lendager Group's work in Denmark shows how new developments can be built with entirely re-used and recycled materials. The Resource Rows scheme in Copenhagen is a high density residential development recently completed as part of the wider Ørestad Syd masterplan area. The courtyard development re-uses bricks from a former Carlsberg brewery in distinctive modules to create the façade; upcycled wood from the Copenhagen Metro construction project; and, upcycled glass to create 52 greenhouses across the roof gardens. Also within the Ørestad Syd masterplan, the group's Upcycle Studios is a live-work scheme of 20 units, which ingeniously bridges a transition between a commercial area to the north and residential town houses to the south. The scheme used 1,400 tons of upcycled concrete, as well as upcycled wood for floors, walls and facades produced from industry offcuts.

A ZERO WASTE DESIGN PROCESS

At the briefing or tender stage of an urban design project, the mention of circular economy principles could provide an interesting filter to the approach. Such a mention might place greater value on



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- 1 London King's Cross, the German Gymnasium restaurant has given new life to a former boxing gym. Source: Allies and Morrison
- 2-3 Luton, the Hat Factory bought and refurbished by the Culture Trust is now a vibrant arts centre. Source: The Culture Trust
- 4 Sweden: the ReTuna centre is the world's first recycling mall. Photograph by Lina Östling

the pre-existing context, valuing the everyday not just the standout pieces in the urban fabric. In Weston-super-Mare, a much-enlarged conservation area has been designated to recognise the value of the historic structure of the town and the overall contribution of each street's townscape, including the undervalued 20th century buildings, as well as the landmark Victorian buildings. A brief may also reflect whether the relevant local authority has declared a climate emergency, with greater impetus for a resource-minded approach to design.

The analysis stage is where a large part of the extra legwork takes place to underpin a zero waste masterplan. The usual analysis already includes a wave of data useful to circular economy principles. Understanding the layers of history of a place and the quality of the townscape, and identifying underutilised space all contribute to a picture of what can be re-used or upcycled.

A slightly more detailed appraisal of the built stock could identify the relative value of each building. By mapping the quality of the urban fabric from a range of standpoints – how robust it is, how efficient it is or could be, and the ease with which it can be adapted to new use – a more evidence-based approach to re-use could be established. Data on embodied carbon and energy performance (EPC scores) can be drawn into the analysis. Such data can also help to provide hard evidence to support the reuse of existing fabric. A typical town centre might embody 50,000 tonnes of carbon in its built fabric and cost £1billion to rebuild. Alongside a map of the utilisation of space – land uses, vacancy, intensity of use over a week – one can build a real picture of opportunities for greater efficiency. It might become more commonplace to engage conservation architects in urban masterplans to help to inform the scope for building reuse.

A character analysis of an area can identify particularly resilient and useful building typologies, as well as public space types. Revisiting or reinventing these local typologies can help to make future new development both more flexible and more context-led. At a basic level, using the historic street pattern to guide the street layout will support a more flexible fine grained urban structure, as well as ensure against the need for major new utilities routes and infrastructure.

As part of masterplans for greenfield development, we may increasingly be called at the analysis stage to look for opportunities to reuse local materials. Whether it be spoil for creating new landscapes as was the case for Northala Fields in London, or concrete from large construction projects, or wood from local industries to build and finish new homes. Increasingly the availability of such opportunities may drive material choices and therefore design.

The notion of embedding flexibility comes into sharp focus for urban extensions or new towns. Urban designers are best placed to establish urban structures which will stand the test of time, adapting to changes in movement modes, land uses and lifestyles. Illustrating to clients the optimum block dimensions to support future flexibility can have a valuable impact, as was the case in the recent masterplan for Northstowe town centre.

NEW ATTITUDES, NEW SKILLS

An important role for any masterplan is to set the attitude to the physical fabric of a place. If our masterplan visions were underpinned by a strong sense of thriftiness, not just for the sake of viability but for a wider environmental objective, we might be less pressured by clients to have bold and glossy vision images and rather more home-spun, pragmatic and innovative diagrams that show how each piece in the masterplan has not just been informed, but made, by its context. Through a circular economy filter, the future solutions for big box sites might not be to demolish and replace them with fine-grained higher density housing. Instead we might find ingenious ways to reuse these large floorplates, or at least break them down and refashion them into manageable pieces.

In the near future, urban designers will need to be equipped with a real understanding of how the built fabric can be re-used or upcycled. We will need to advise on the interchangeability between



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uses and the parameters involved; we'll be able to look at any building footprint and mass, and immediately assess the spectrum of uses it could potentially hold in the future. We will recognise and advise on the value of everything already existing, street patterns, buildings or pavement slabs. We will need to be undaunted by big hunks like shopping malls, but at the same time we will have stronger arguments to support the maintenance of fine-grained urban structures. It's an exciting time, when our skills can make us part of the change coming. ●

Jane Manning, Director at Allies and Morrison, Urban Practitioners

5 Copenhagen: the Resource Rows project by Lendager Group is a high density award winning development built from upcycled materials. Photograph by Seier + Seier

6 London, the large landscaped mounds of Northala Fields were created using the spoil from the construction of the nearby Wembley Stadium

Street Design Standards

Robert Huxford outlines current best practice guidance and standards in street design

So much of urban design practice involves defining the nature of new or redesigned streets and public spaces, and the different types of movement that pass through them. During much of the 20th century the focus was on motor vehicles. Guidance was issued in a series of influential but now out-of-date publications including *Design and Layout of Roads in Built-up Areas* (1946), *Roads in Urban Areas* (1966), and the initial *Design Bulletin 32 Residential Roads and Footpaths, Layout Considerations* published in 1977.

These publications were withdrawn in 2007 when the Department for Transport published *Manual for Streets*, marking a people-first focus for street and public space design.

Although many highway authorities have updated their street design and adoption standards to reflect *Manual for Streets*, there are still local authorities which use standards based on the earlier documents, even though they are half a century old. Then, the challenge was the accommodation of the motor vehicle, today the challenges are very different, such as obesity, air pollution, climate change, and the promotion of equal opportunities. Updated planning policies, statutory climate change targets, and new statutory duties such as the Public Sector Equality Duty mean that the use of the older standards is not merely out-of-date, but unlawful.

This article compares current street design guidance, including *Manual for Streets*, with the withdrawn older street design guidance and standards to highlight where conflicts lie. At the centre of this shift in thinking is the use of science and evidence to inform practice, and the employment of balanced decision-making: taking into account a wide range of factors in each case, not just vehicle movement. In particular, statutory duties are to be balanced, one against the other. The duty under the Traffic Management Act to 'secure the expeditious movement of traffic' is not a duty that is superior to all other statutory duties, but one that must be considered alongside others, such as health, equalities, climate change and of course, the common law duty of care owed by councils to all highway users.

CURRENT PRACTICE



Objective 1: Have due regard to policies, statutory duties, and guidance


Street design standards must discharge statutory duties and take into consideration national and local high-level policies, including those addressed to local authorities, such as climate change, public health, air quality, the Public Sector Equality Duty and so on. Failure to do so may lead to challenge by judicial review, or referral to the Local Government Ombudsman.

Objective 2: Duty of care owed to all highway users

Councils have a duty of care to both careful and negligent highway users. They must have regard to the limited ability of children to judge the speed of oncoming vehicles. They also need to consider the relationship between vehicle speed and accident causation, and the severity of injury.

Objective 3: User hierarchy – People first

Manual for Streets contains a user hierarchy which is paralleled in the *National Planning Policy Framework* (2019) and *National Design*

Consider first  Consider last	Pedestrians
	Cyclists
	Public transport users
	Specialist service vehicles (e.g. emergency services, waste, etc.)
	Other motor traffic

Guidance (2019).

The Public Sector Equality Duty under the Equality Act 2010 places elderly and disabled people at the top of the hierarchy. It also covers women. It requires that their needs be given 'due regard', which under Common Law means a vigorous and open-minded inquiry before settling upon a course of action.

Objective 4: Create quality places

The quality of design and maintenance contributes greatly to people's sense of personal security and overall well-being. Buildings and street designs should complement one another. For example, street widths and building heights can be adjusted to provide a sense of enclosure, streets can be aligned on landmarks, and feature buildings located at junctions.

Objective 5: Cater for all the functions of a street

Manual for Streets lists the functions of a street that must be balanced so that no one function overrules the other: Place; Movement; Access; Parking; together with Drainage, Utilities and Street Lighting.

Sustainable Drainage Systems (SuDS) can be incorporated within the highway or immediately next to it, and local authorities are under a *de facto* statutory duty to have development plans that require SuDS in new development. The need for SuDS depends in turn on the size of the area paved-over for parking and highways.

Trees and lighting should be designed together: lighting is important for personal security, and trees are important for climate change mitigation and adaption, and better mental well-being. Highway authorities have powers to plant trees within highways and carriageways. The Trees and Design Action Group are a good source of further guidance. Utilities include traditional utilities such as electricity, gas, water, sewerage, telephone and cable, and new services such as district heating and cooling pipes, recycled water, and underground waste management systems.

THE DESIGN PRINCIPLES

1. Layouts – connected, permeable, traffic-calmed and inclusive



Create externally connected, permeable street networks with direct routes to key destinations. Control vehicle traffic using traffic-calming and forms of street design that restrict traffic speeds to 20mph limits. Consider low traffic neighbourhoods.

2. Traditional main streets – not distributor roads

Create streets in the style of the high streets and main streets of traditional towns, which provide direct routes and make efficient use of land. Main streets should include buildings that face directly onto the street to create a more interesting and attractive environment, with much better surveillance and personal security. Frontage access to plots can also be provided; research undertaken for *Manual for Streets* found that very few accidents occurred at driveways, even on busy roads. Tree-lined boulevards can be an effective and attractive option for busy, yet civilised urban streets.

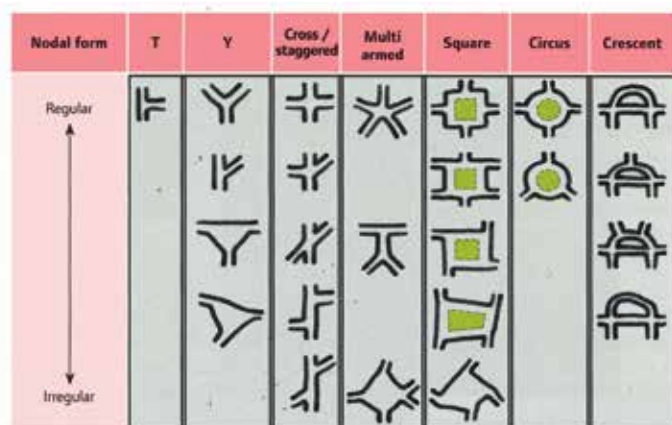
3. Speed – set a design speed of 20mph or below

Younger children cannot judge oncoming traffic travelling at more than 20mph. Research published in *TRL Report 661 – The Evidence-base for Manual for Streets* shows that drivers adjust their speed according to the local environment, and that speed can be controlled by reducing forward visibility, and physical and optical narrowing including narrower carriageways, different surfacing materials, and on-street car parking.

4. Parking standards – tailor to location

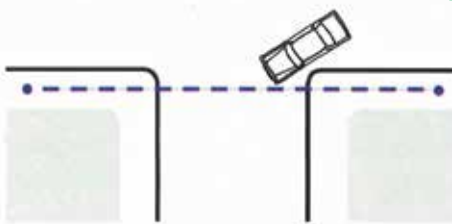
The planning system itself has been updated since the publication of *Manual for Streets*. More recent publications and research such as *Space to Park* advise tailoring parking provision to the location of the development and the availability of alternatives to car use. Housing built in or close to town centres may need few or no car parking spaces.

5. Junctions: use a broader range within a 20mph environment



Locate buildings and footways to define junctions. Vehicle movement geometry and tracking should come second. Don't ban crossroads.

6. Junctions with small corner radii



Help blind and elderly pedestrians by enabling them to cross between parallel kerbs. For added convenience and safety, raise the carriageway to the footway level across the entrance of a side street, or make a full raised speed-table at T junctions and crossroads.

7. Vehicle crossovers – keep the footway level

Vehicle access to private property must not interrupt the footway. Ensure at least a minimum 900mm width is available at normal footway crossfalls. The cheapest and most satisfactory solution can be to form crossovers with ramped kerbs that allow the footway to continue uninterrupted.

8. Design for cyclists from 8 to 80 years of age

Use the latest guidance, such as Local Transport Note 1/20 *Cycle Infrastructure Design* (2020). Standard 7.36m (24ft) wide carriageways should not be used.

REFERENCES

Manual for Streets (2007) and *Manual for Streets 2* (2010)
Designing Streets (2010)
 SCOTS National Roads Development Guide (2015)
 Local Transport Note 1/20 *Cycle Infrastructure Design* (2020)
Report 661 (2007) Transport Research Laboratory (TRL)

WITHDRAWN PRACTICE

Objectives: Priority for vehicles rather than people

The withdrawn guidance dating from the 1970s and earlier prioritised vehicle movement and vehicles of the largest size, including bin lorries and removal lorries. The guidance gave comprehensive information on vehicle dimensions, deceleration rates and reaction times, but no equivalent information on pedestrians, cyclists, children, elderly people, or disabled people, and their abilities and the risks that they run.

Outdated Principles:

Layout

The withdrawn guidance creates areas of housing ringed and isolated by 'distributor roads'. The indirect routes followed by the distributor roads increase travel distances, waste land, and hinder walking and cycling, deterring people from using more sustainable modes of travel. The guidance also stops development in the style of traditional towns. The layouts that result are car-based suburbs.



primary distributors
 district distributors
 local distributors
 access roads
 environmental areas

Distributor roads



Distributor roads are advocated, designed to provide uninterrupted movement for vehicles. Buildings that front a distributor road and frontage access are prohibited. Connections can only be made with a road at the same or adjoining level in the road hierarchy. Problems include:

- **Inefficient use of land** – up to 75 percent of the total area of highway land being taken up by distributor roads and their margins
- **Low density development** – increasing travel distances and costs (including waste collection costs)
- **Safety** – increased risk of fatal collisions for pedestrians, especially elderly people and children owing to the higher traffic speeds
- **Poor personal security** – due to the absence of natural surveillance from overlooking buildings.

Traffic speeds controlled solely by speed limits – road geometry enabling speeds greater than limits

The withdrawn guidance sets design speeds that are higher than the posted speed limits, with wider carriageways and gentler curves. However research shows that drivers drive according to the local environment. Greater road widths, longer and gentler curves, and greater visibility lead to higher traffic speeds, bringing an increased risk of high-energy collisions and severe or fatal injury.

Low priority for pedestrians and cyclists

The withdrawn guidance places the needs of pedestrians after those of vehicle users, with little consideration given to cyclists or disabled people. Pedestrian routes are often indirect, with awkward crossings, poorly lit alleys and pedestrian tunnels, and inconvenient foot bridges. Pedestrian railings are used not to protect pedestrians from out-of-control traffic, but to stop people from crossing the carriageway.

Minimum parking standards that lead to suburban density and car dependency

The tradition of minimum parking standards requiring 2-3 parking spaces per house reduces housing densities to below 30 homes per hectare, making public transport unattractive and unviable. A properly conducted sustainability assessment today would condemn these standards. It is now recognised that parking provision should be tailored to each location.

Space-wasting roundabouts within urban areas



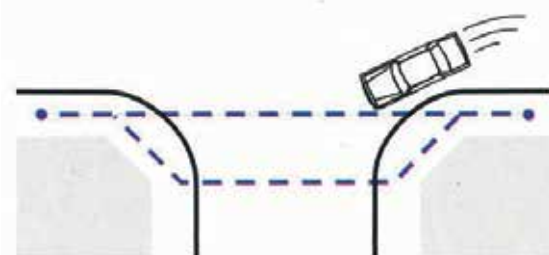
Roundabouts such as the 'normal roundabout' from *Design Manual for Roads and Bridges* take up large amounts of land, which in urban areas is at a premium, and present difficulties for cyclists and pedestrians (especially disabled people). Roundabouts

account for around 20 per cent of all reported cyclists killed or seriously injured casualties, and roundabouts designed to standard UK geometry can be hazardous for cyclists. The *Design Manual for Roads and Bridges* is a design standard for motorways and high-speed trunk roads; it is not a standard for urban streets.

Crossroads banned outright or accepted only in exceptional circumstances

Some highway authorities continue to ban crossroads and insist on staggered junctions, yet crossroads are common in traditional towns and cities. They are convenient for pedestrians, minimise diversions from desire lines and make it easier to create permeable and legible street networks. Road safety can be ensured with traffic calming and 20mph speed limits.

Junctions with large corner-radii



Junctions with wide corner-radii force pedestrians to choose between a long crossing distance across the mouth of the junction, or a diversion to a point where the street is narrower and less risky. The wide-radii allow vehicles to make the turn faster, adding to the risk to pedestrians and cyclists.

Vehicle crossovers that interrupt the footway

This is a practice dating from the age of horse-drawn carriages. Today's footways should be level and unbroken. ●

Robert Huxford, Director of the Urban Design Group, working with the Institution of Civil Engineers, in conjunction with the Public Realm Information and Advice Network (PRIAN), and the Trees and Design Action Group

Use Current Guidance and Standards

Don't use withdrawn guidance and standards

Their use could be held unreasonable and irrational through judicial review owing to failure to discharge statutory duties, including the Public Sector Equality Duty, climate change mitigation, public health etc, and contradiction or obstruction of government planning policy and guidance. Some design practices may be negligent under the common law.

In addition, their use is likely to be in breach of professional codes of conduct, likely to invalidate indemnity insurance, and may also invalidate statutory immunity for councillors and officers.

If you feel you must or are asked to use withdrawn guidance or standards, take legal advice and advice from professional engineers, or similarly competent professionals, who have confirmed that they are fully competent in current street design practices and are working in compliance with their code of professional conduct.

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The UDG continues to champion urban design thanks to the time and energy given by the people named here. If you would like to get involved at a national or regional level, please do get in touch.

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