



Proposals now come more sharply into focus as to how the existing place can be improved, new urban forms created and activities added. Advice contained in Chapters 3 and 4 is fused together as the scheme takes shape.

For the project and client teams to evaluate the best way forward, it is first necessary to agree on the **assessment criteria**. Typically this will combine the design principles with community need, economic viability and engineering feasibility. It is important that a land remediation strategy, if necessary, follows the design intentions and not vice versa. Where a site is heavily contaminated it will be necessary to revisit the design layout to achieve the highest quality and most economic solution. The way contamination is dealt with should be part of the creative design process. Design development is an iterative process and will involve constant and frequent reviews of all the issues as more information is obtained.

The base case then needs to be confirmed, which will include 'do nothing', and options generated for comparison. These, ideally, offer no more than three different strategic directions - even for a large site. Sometimes the preferred way forward will be so apparent to the team that structured options may be unnecessary. However, even in this scenario a management decision making process must be documented to give a clear audit trail, and facilitate a 'best practice review'.

Evaluation of the options establishes the preferred approach amongst the project team. Depending on the scale and scope of the project, the design rationale will then be presented to the client team and, if appropriate, to the wider community. Proposals should be worked up with community feedback and ongoing involvement - the most helpful inputs at this stage are often the result of people being able to weigh up the pros and cons of different scenarios, and understanding the underlying logic of the preferred route forward, but technical information must be made 'user-friendly' and robust

As the scheme design becomes more definite, an '**accommodation schedule**' is defined - comprising a matrix of building types, uses and floor areas. This is used as the basis for the quantity surveyor to assess costs and chartered surveyor to ascertain values and feed into the economic appraisal.

The client weighs the social and economic considerations (existing and new markets, local and regional impact, costs, values, gap funding and funding availability) against the design specifications and project objectives. This forms the basis of an iterative dialogue between the client group and design team, which leads to refinement of the scheme.