



City Centre, Bratislava

References

Design briefing

- DETRE and CABE (2000) *By Design: Urban Design in the Planning System*
- DETR (1998) *Planning and Development Briefs: A guide to better practice.*
- Duany Plater-Zyberk & Company (1997) *The Technique of Town Planning*
- Hulme Regeneration Ltd. (1994) 'Rebuilding the City: A Guide to Development in Hulme' provides an exemplary example of design guidance.
- Krieger, A (Ed.) (1991) *Towns and Town Making Principles*, New York, Rizzoli
- Tibbalds Monro for Wimpey Homes (1995) *The Urban Village Design Codes: West Silvertown Urban Village*
- *Urban Design Quarterly* (1994) 'Urban Design Briefing', special issue 51, July
- Western Australian Planning Commission (1997) *Liveable Neighbourhoods: Community design code*

As designs become more detailed, priorities are identified for short, medium and long term implementation. These may be formalised into an **Action Plan** or form part of the revised Project Execution Plan, with detailed design development and feasibility studies focussed on priority sections of the overall project - targeting realistic ideas for helping communities to achieve the vision of their future. Masterplan proposals are given further definition with the use of sectoral plans ('layering' transport routes, landscaping and building form, for instance) and three-dimensional imagery including perspectives, computer or physical modelling and axonometrics, as appropriate.

As design moves towards 'pre-architecture', attention is paid to how discrete elements (often developed by separate developers and their consultants) can work in unison, making sure there is a positive relationship between buildings and the public realm. Key outputs at this stage are the preparation of detailed design guidance for others to follow. These are likely to take the form of **design guides / codes** or **development briefs**, which may be consolidated within the **final Masterplan**. Design guides establish the core principles and set out detailed guidelines or performance criteria, whereas codes are a set of more prescriptive requirements for the dimensioning of blocks and plots, streets, squares, buildings and access. Development briefs are site-specific documents, combining relevant planning policies and urban design parameters, and are sometimes linked to a competitive bidding process.

Urban design briefing documents can be usefully arranged according to the following categories:

- specific guidelines for individual site design and development;
- specific guidelines for major public realm areas, such as routes, footpaths, parks, gardens and waterfronts;
- generic guidelines for the three-dimensional elements of the project, such as street and building cross-sections, corners and parking arrangements;
- generic guidelines on detailed public realm components, such as floorscape, street furniture, signage and lighting.

Detailed designs are also influenced by the delivery mechanisms and implementation programme. These have been considered from the outset, but at this stage are confirmed, particularly by clarifying:

- the management of public areas - through initiatives such as local community trusts, local partnerships and management companies. The management and supervision of public areas such as squares, community parks and children's play areas are a key part of ensuring the physical and social quality of the environment is maintained. This will be the subject of detailed discussion with the local authority and local residents' groups and associations;
- the adoption and maintenance of streets, squares and parkland;
- the management of quality through planning obligations, covenants and other legal and financial agreements.