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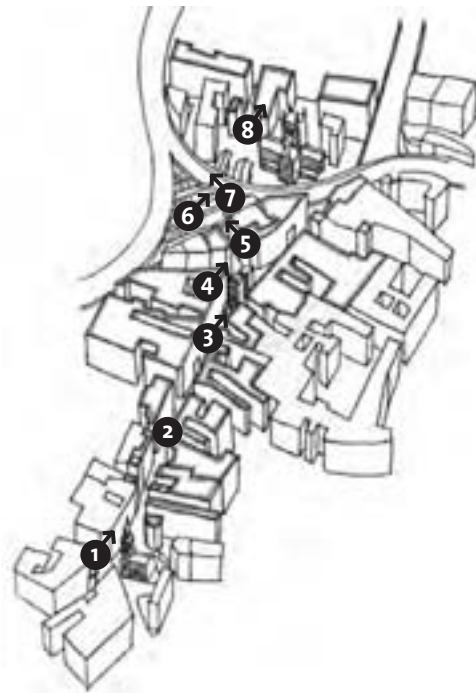
- Reactive planning and development control approaches and mind-sets, applying quantitative standards (zoning, density, car parking, privacy distances etc.) rather than providing qualitative advice and judgements.
- The lack of a reliable, robust and generally adopted series of guidelines and procedures through which high quality design can be procured.

Everyone owns Design

Design is not just for designers and their acolytes. Urban design, like all design, should involve a dialogue with the customer, whether the existing people within an area or those likely to move in. It is a process that needs to generate and draw upon consumer interest. The users hold the knowledge of how an existing area works, its needs and possibilities. Collaborative planning and design processes and a shared understanding of the issues ensure attention to local concerns and reduce possible antagonism from local communities to change.

Local communities can also have a role in implementing projects and managing aftercare. Involvement and commitment can be harnessed on these fronts through early involvement in the design process.

The commitment to dialogue extends, of course, to the professional interests. Urban design is not the province of one professional group; it should involve joint working between different stakeholders representing different interests. This means that a full range of professional skills needs to be involved at each stage of the design process, with the team members testing and challenging each other, coming under continual scrutiny from an informed client, and thus, through joint working, producing a single cohesive product to which all are committed.



By analysing existing places and the complex relationships between their constituent parts we can learn to recognise and create the qualities of a rich and stimulating urban environment