



Brighton's North Laines provide a mixture of shops, workspaces, residential development, cafes and theatres.



3.2.7 TRANSITION ZONES

A rich mix in transition

The transition zone between centre and edge is fertile land for mixing to occur, and can vary enormously in character. These are the hotch-potch areas that bridge the commercial core and the residential hinterland. It is within these zones that the most dynamic mix occurs, with shops, workspaces, storage yards, and houses existing side-by-side. Land values enable some of these lower density uses to thrive and provide the most scope for encouraging live-work, speciality retailing, artist and cultural quarters, for instance. In large schemes, transition zones can be used to buffer homes and other noise-sensitive uses from activity sources. However, night-time uses (pubs, clubs and restaurants) can also work well here. If positioned away from predominantly residential areas they can also feed off one another when they are clustered.

Schools are also often best located in the transition zone between the higher density residential areas and local centres, where they are as close as possible to the majority of children, and where they can be introduced without cutting off pedestrian access to the centre.



<b>Laganside Masterplan, Belfast: <i>Reconnecting the centre and riverfront</i></b>	
Location	On the side of the River Lagan to the east of the city.
Design Team	Architects: Birds Portsmouth Russum Transport Engineer: Ove Arup and Partners Property Consultant: James W. Burgess Cost Management Consultant: Gardiner & Theobald
Client	Laganside Corporation
Project	To create a new mixed-use city block, extending beneath the Cross Harbour Bridges and linking the city centre with the banks of the River Lagan.
Details	The Masterplan provided the basis for the creation of three new major public spaces linked by a riverside walk and flanked with a mix of activities. Implementation of this concept is now well advanced, with Corporation Square enlarged and reconfigured to play a more civic role, with an historic ship planned to be berthed in dry dock at its centre. Custom House and Laganbank squares also address the river, together with new buildings containing YMCA/student housing, small businesses, retail units, cafes, bars, nightclubs and hotels to add further life and vitality. Seven new apartment blocks are proposed to provide a built edge to the riverfront, together with a café, crèche and sports/recreation facilities. Workshops, showrooms, retail units and a multi-storey car park are to be accommodated beneath the bridges.
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