

control over the work of an individual developer or architect and/or landscape architect? Is it to be an ordered scheme or a chaotic one? There is considerable experience in doing the former, very little in dealing with the latter. How does one write guidelines to ensure well-functioning organized chaos? The nature of the design guidelines used to shape an urban design scheme is central to all-of-a-piece urban design work.

Design Guidelines

Clare Cooper Marcus (1986) has written about design guidelines as a link between research and practice. The most general such urban design guidelines are contained in the directives established by Christopher Alexander and his colleagues in their pattern language (Alexander *et al.*, 1977). Such guidelines are generic statements that specify the goals, the design pattern for achieving them and the evidence supporting the linkage between goal and pattern. In all-of-a-piece urban design the concern is with writing directives that ensure that the intent of the conceptual design is met. The focus here is thus on project-specific guidelines, or what have been called ‘design directives’ for completing the components of an all-of-a-piece urban design.

The fundamental nature of design guidelines has changed little over the centuries. Façade guidelines prescribing the nature of fenestration to be incorporated on new buildings can, for instance, be traced back at least to fourteenth century Italy. What has changed and will no doubt change in the future are the perceptions of the mechanisms that achieve the design goals and the types of guidelines that are used to ensure those mechanisms are incorporated in a design.

There are three types of design guidelines used to implement urban design objectives: prescriptive, performance and advisory. They may be specifications for open spaces – that is streets and squares – and/or for the buildings that frame them. Prescriptive guidelines describe the pattern that a building complex, building, or building component must take (e.g. all buildings must have purple string-courses of brickwork at every 5 metres of height). Performance guidelines specify how a building should work (e.g. no shadows can be cast on a particular open space during the hours 11.00 a.m. to 2.00 p.m. at the winter solstice). Property developers overwhelmingly prefer the first because they state the design forms required without any ambiguity. It is easier to create enforceable guidelines when a public authority has a legal stake in the development (e.g. is a land holder or is contributing to the project’s financing), or by creating covenants or other requirements in giving property developers permission to build. Advisory guidelines are suggestive in nature whereas prescriptive and performance are mandatory if they are adopted into law for specific constitutionally acceptable purposes. There is no legal requirement to comply with advisory guidelines.

The three types of guidelines are often used together. The case of the Dallas Arts District is outlined in Figure 8.1. The conceptual diagram is illustrated in Figure 8.1a. The guidelines in Figure 8.1b are of three types: prescriptive (the