



**Figure 8.1** The Dallas Arts District. (a) The conceptual design, (b) the building design guidelines and (c) the district in 1993.

building envelope), performance (setback for two rows of trees) and advisory ('suggested two levels of retail'). The solar access diagram shown in Figure 8.2 may specify a performance but it is highly prescriptive. The façade guidelines in Figure 8.3 are clearly advisory but had considerable clout in the way they were administered.

Guidelines that can be defended in court contain three parts: the objective, the pattern required to achieve it and the argument for the pattern based on empirical evidence (Stamps, 1994). If they do not, they are easy to challenge and to be dismissed in the courts and administrative tribunals of democratic societies.

All all-of-a-piece urban designs involve the specification for individual buildings to some extent. The most global requirement is for building uses but many other factors can be stipulated for building and open-space design (see Figure 8.4a). One application of a number of guidelines is shown in Figure 8.4b. The degree to which building designs should be controlled is open to debate. The urban