

TABLE 35.1
Assessment of the urban design quality of the case study developments

URBAN DESIGN CONSIDERATIONS	CASE STUDY DEVELOPMENTS				
	COMMERCIAL LED			RESIDENTIAL LED	
	THEALE	EALING	BRINDLEYPLACE	FAIR RIDGE	GREAT NOTLEY
<i>Functional and social use</i>					
(1) Convenience, safety and comfort in the devt. of:					
• pedestrians	2	4	4	2	3
• car users	4	3	3	4	3
• cyclists	1	3	2	2	4
• public transport users	1	3	3	1	3
(2) Servicing/refuse arrangements	3	4	4	4	4
(3) Special needs	2	2	3	2	3
(4) Community etc. facilities in devt.	0	3	4	0	3
(5) Accessibility of other uses from devt.	2	4	4	1	2
(6) The integration of pedestrians and vehicles	2	3	4	2	3
(7) Accessibility of devt. by car	4	4	4	2	3
Accessibility of devt. by bus/train/cycle/on foot	1	4	4	1	2
(8) Security and crime	3	3	4	3	3
(9) The user-friendly design of spaces	3	3	3	1	3
(10) Freedom of access within the development	2	3	4	3	3
(11) Signing of buildings	2	3	2	2	2
(12) Overlooking and privacy	3	3	3	2	2
Total score (maximum = 64)	35	52	55	32	46
Mean average performance	2.2	3.3	3.4	2.0	2.9
(Modal average)	(2)	(3)	(4)	(2)	(3)
<i>Natural environment and sustainability</i>					
(13) Integration of site features	4	3	4	2	4
(14) Microclimate in spaces	2	3	3	2	2
(15) Noise/air quality in spaces	3	2	2	2	3
(16) Tidiness/cleanliness	4	3	3	2	3
(17) Wildlife	3	0	0	1	3
(18) Trees, vegetation and water	4	1	2	1	3
(19) Energy efficiency	2	2	2	1	2
(20) Adaptability	3	2	3	2	3
(21) Efficient use of land and space	2	3	4	2	2
(22) Durability of materials and finishes	2	3	3	2	3
(23) Costs of maintaining spaces	2	2	3	2	2
Total score (maximum = 44)	31	24	29	19	30
Mean average performance	2.8	2.2	2.6	1.7	2.7
(Modal average)	(2)	(3)	(3)	(2)	(3)

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