

Placemaking and urban design for Gorey

Planning information forum for the Draft Local Area Plan.



Wexford County Council

Dr Conor Norton
Gorey, 23rd November 2016

Presentation

Local Area Planning and urban design.

An urban design framework for Gorey.

Useful urban design sources.



Local Area Plans

Good Local Area Plans

Good local area planning requires good local area plans. The Local Area Plan (Hereafter referred to as the 'LAP') is the principal statutory planning instrument for setting out a balanced understanding, vision and spatial strategies at the local level. It is at this level that 'place' becomes a physical, community and economic reality.



Manual for Local Area Plans



A companion document to the Guidelines for Planning Authorities on Local Area Plans
June 2012



Local Area Plans

Guidelines for Planning Authorities



Department of the Environment, Community and Local Government
June 2013



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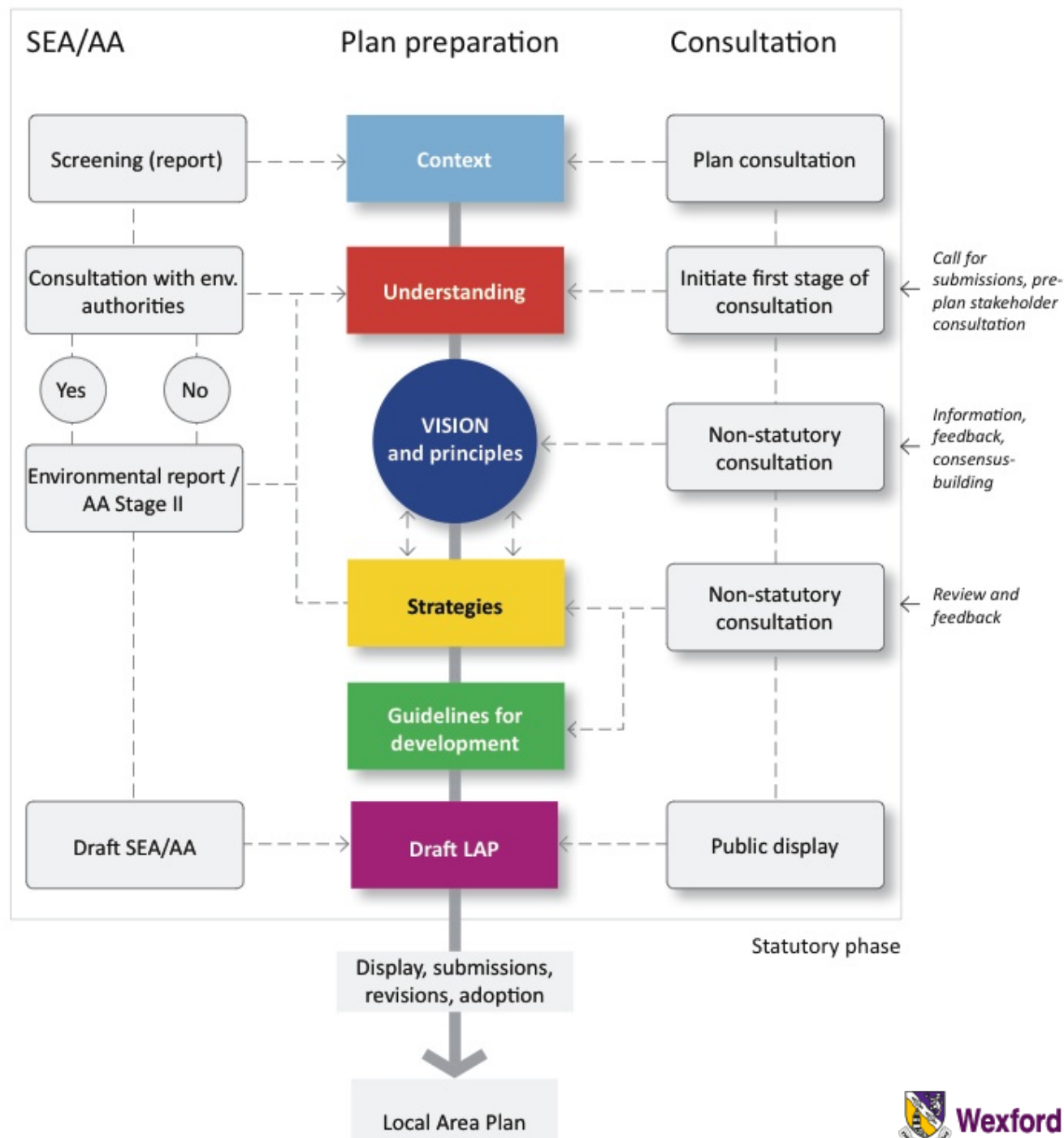
LAPs must provide the frameworks to secure sustainable development that balances social, economic and environmental considerations at the local level while minimising the potential adverse effects of development on the environment. National policy identifies the overarching role of spatial planning in:

- Securing better use of land as a resource;
- Addressing the needs of society in terms of housing, food and materials, places of work, amenity and recreation;
- Supporting socio-economic policies that seek balanced development; and
- Promoting social integration and strong communities.

Principles and priorities in local area planning

- Link the local area
- Identifying and meeting community needs
- Local economic development and employment
- Integrated environmental considerations
- Provision for education
- Smarter travel patterns and better structured urban areas
- ***High quality urban design***
- Delivery
- Phased development
- Provision of social and community infrastructure
- Implementation - lessons from SDZs

Integrated process



Place-making and urban design

Place-making - a larger process of creating quality, sustainable places for communities.

Urban design - a discipline that focuses on spatial and design solutions to assist in place-making, which is based on an understanding of places and a set of broad objectives.



Urban design objectives

Many different versions.

(By Design, DETR, 2000)



OBJECTIVES OF URBAN DESIGN

CHARACTER

A place with its own identity

To promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, landscape and culture.

CONTINUITY AND ENCLOSURE

A place where public and private spaces are clearly distinguished

To promote the continuity of street frontages and the enclosure of space by development which clearly defines private and public areas.

QUALITY OF THE PUBLIC REALM

A place with attractive and successful outdoor areas

To promote public spaces and routes that are attractive, safe, uncluttered and work effectively for all in society, including disabled and elderly people.

EASE OF MOVEMENT

A place that is easy to get to and move through

To promote accessibility and local permeability by making places that connect with each other and are easy to move through, putting people before traffic and integrating land uses and transport.

LEGIBILITY

A place that has a clear image and is easy to understand

To promote legibility through development that provides recognisable routes, intersections and landmarks to help people find their way around.

ADAPTABILITY

A place that can change easily

To promote adaptability through development that can respond to changing social, technological and economic conditions.

DIVERSITY

A place with variety and choice

To promote diversity and choice through a mix of compatible developments and uses that work together to create viable places that respond to local needs.

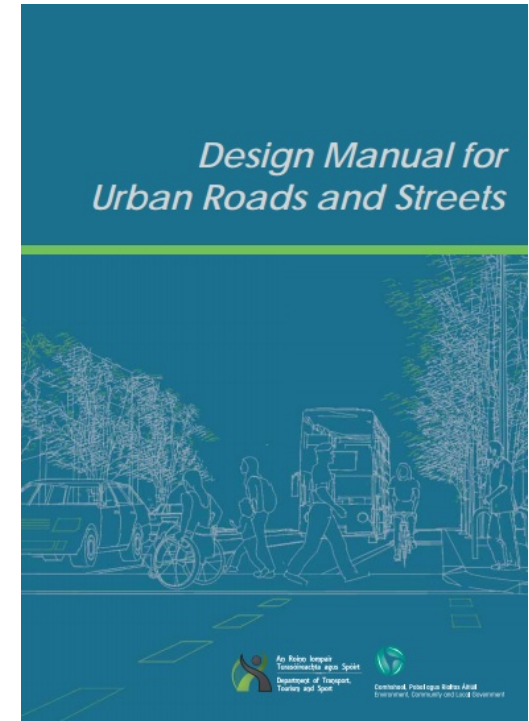
Urban Design Manual (DEHLG,2009)



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Design Manual for Urban Roads and Streets (DTTS & DECLG, 2013)

New approach with more balanced approach
based on a new policy and smart travel.



Key components

Role and place context

Hierarchy, networks and permeability

Integration and movement.

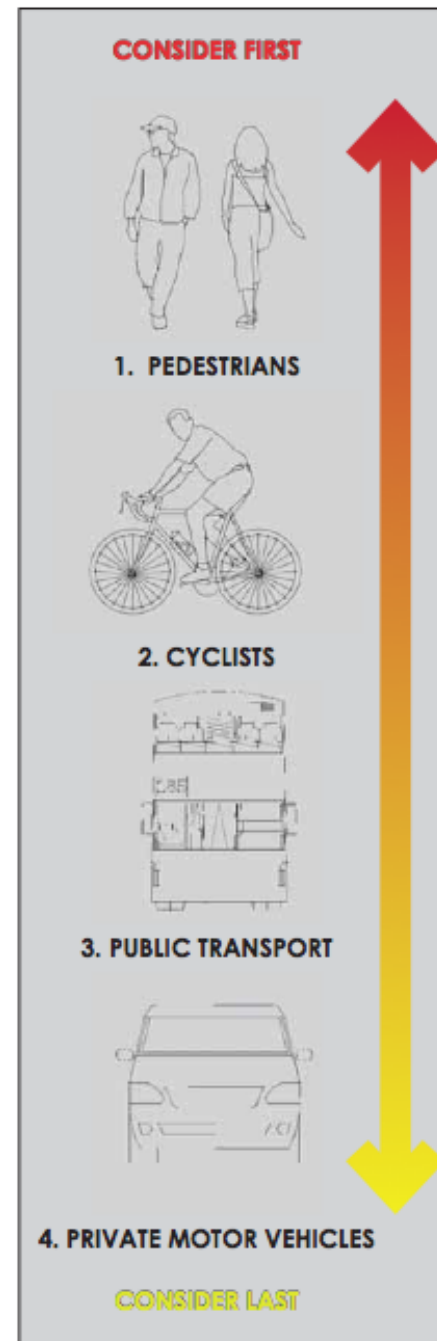


Figure 2.21: User hierarchy that promotes and prioritises sustainable forms of transportation

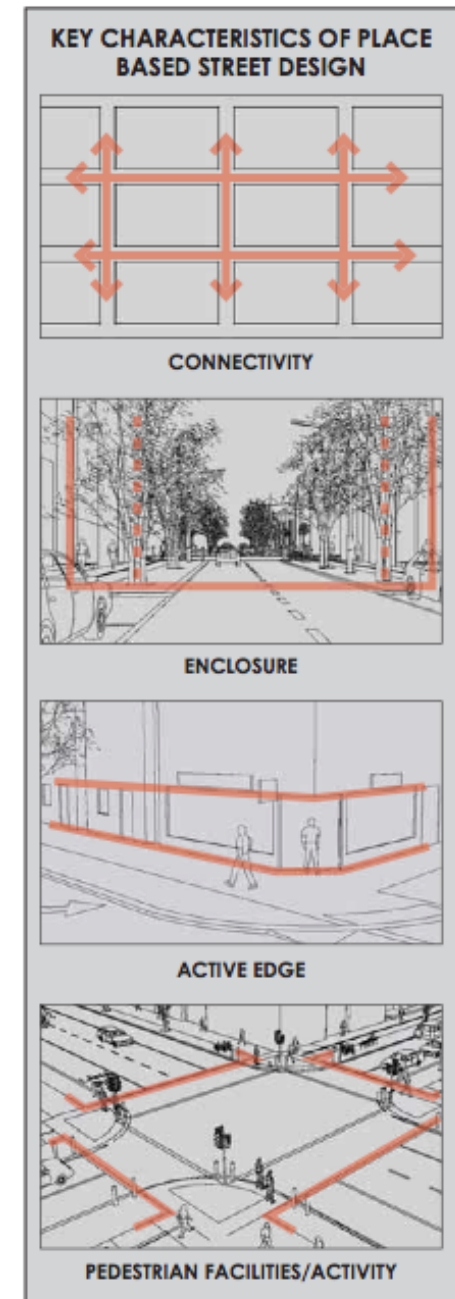


Figure 2.20: The key characteristics of the street that influence its sense of place. A safe, attractive and comfortable pedestrian environment requires all of these elements.

Permeability and legibility.

Congestion and public transport.

Retrofitting.



Figure 3.27: Highly segregated 'cell and distributor' networks channel faster moving traffic to large junctions where bottlenecks may occur (left). More permeable networks result in more frequent minor junctions with fewer vehicle movements (right) which calm traffic and are easier for pedestrians and cyclists to navigate.



Figure 2.20: The key characteristics of the street that influence its sense of place. A safe, attractive and comfortable pedestrian environment requires all of these elements.

Gorey Urban Design Strategy

Urban analysis - historical development, character areas, overall urban structure, route structure, landscape structure, urban grain, continuity and enclosure, building height, building styles and materials.



Urban design principles for Gorey

1. Protecting and enhancing character.
2. Coherence to urban fabric.
3. Connectivity and permeability.
4. Continuity and enclosure.
5. Respecting scale.
6. Enhancing and extending landscape.
7. Adaptable blocks, plots and buildings.
8. Diversity of uses and activities.
9. Building styles and materials reflecting local context.

Concepts

Spatial concepts providing overall longer-term framework for Gorey:

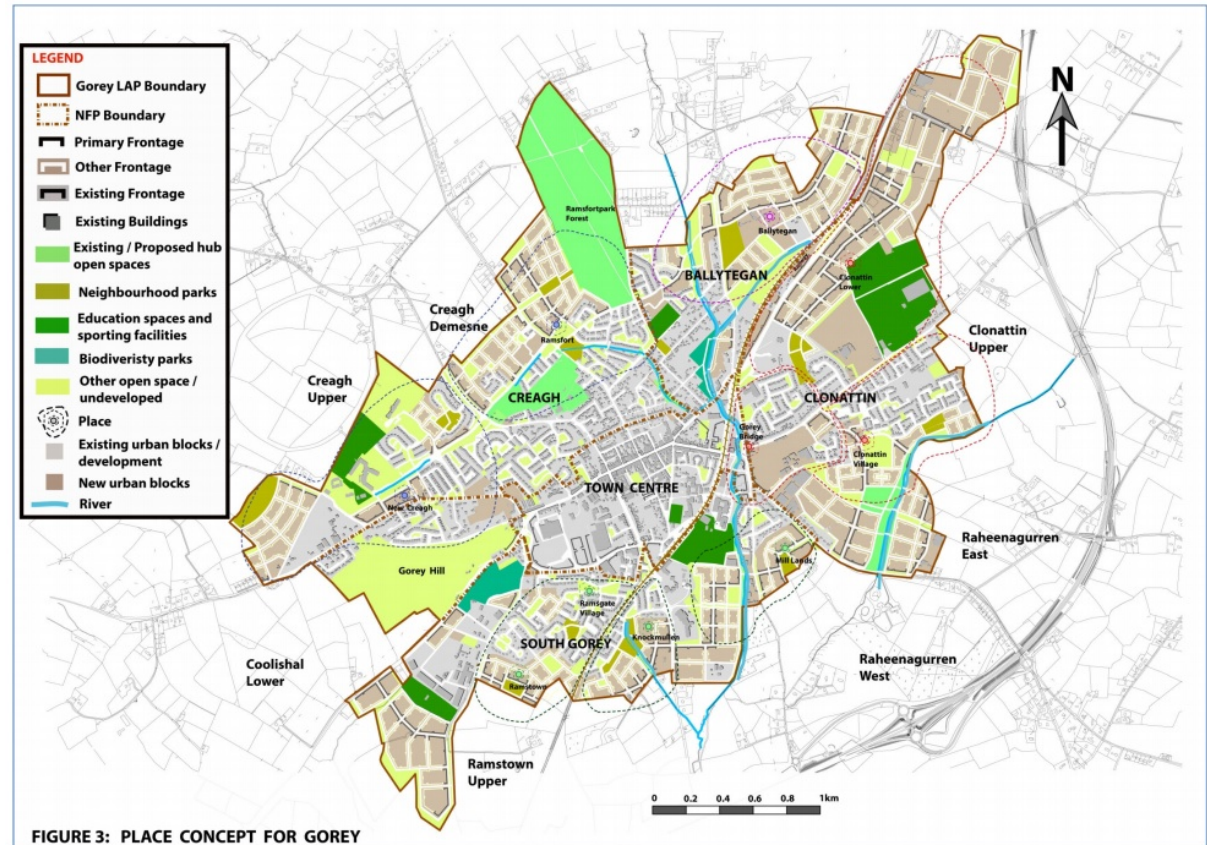
1. Place
2. Routes, and
3. Landscape.



Place

Five character areas:

1. Town Centre
2. Creagh
3. Ballytegan
4. Clonattin
5. Gorey South



Route

Connected long-term network of streets within a hierarchy:

1. Main Streets and Roads
2. Country Roads
3. Local Streets and Roads

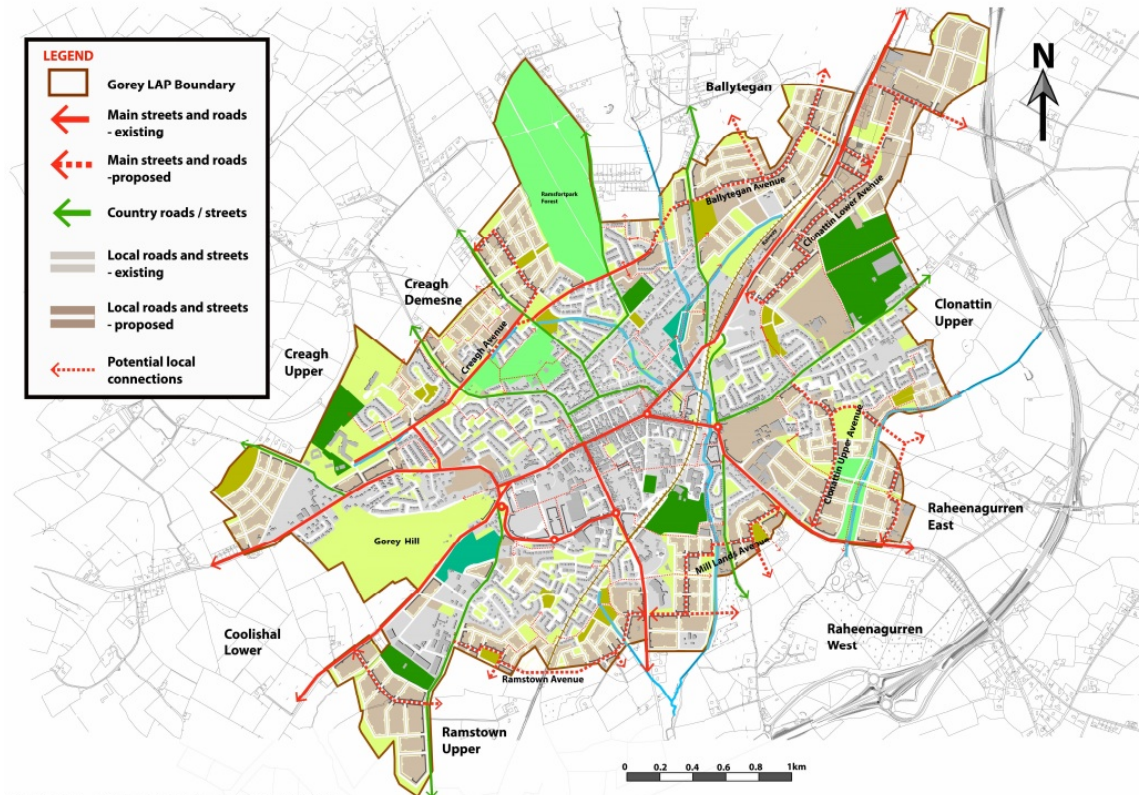


FIGURE 4: ROUTE CONCEPT FOR GOREY

Landscape

Longer-term multi-functional network of corridors and hubs for the town:

1. Hub open spaces
2. Neighbourhood parks
3. Pocket spaces
4. Sports facilities
5. Green corridors
6. Biodiversity parks

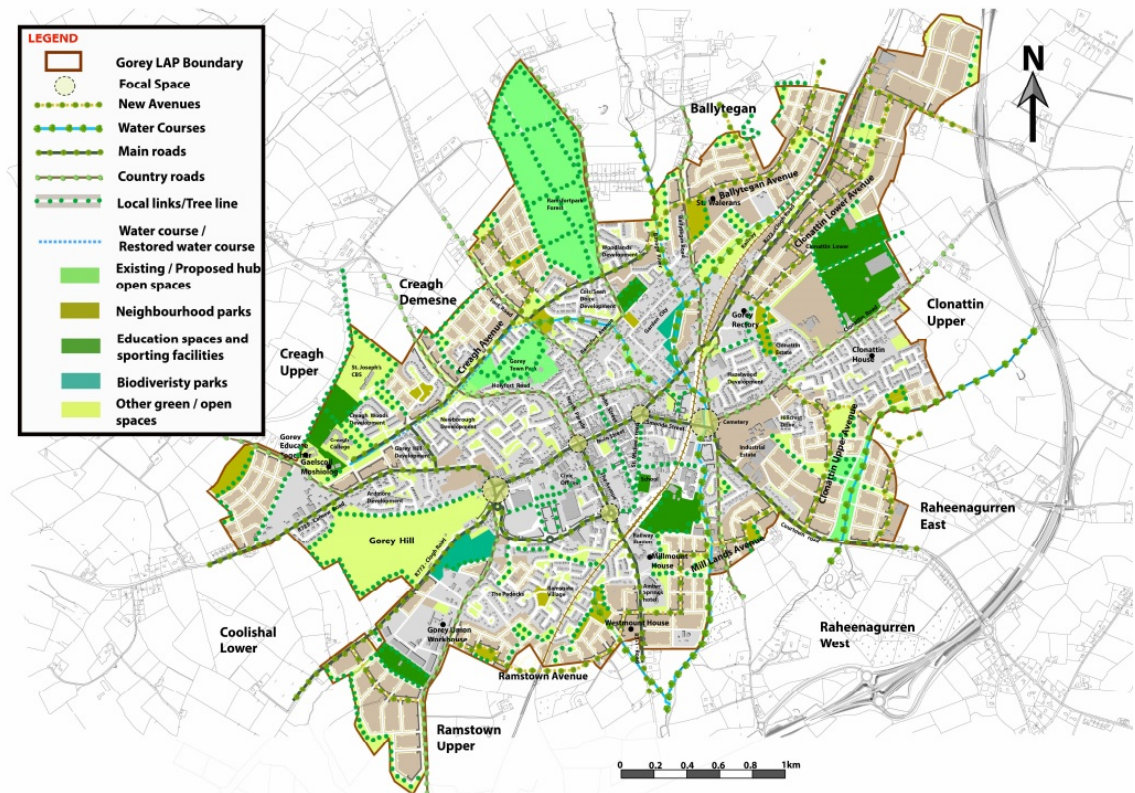


FIGURE 5: LANDSCAPE CONCEPT FOR GOREY

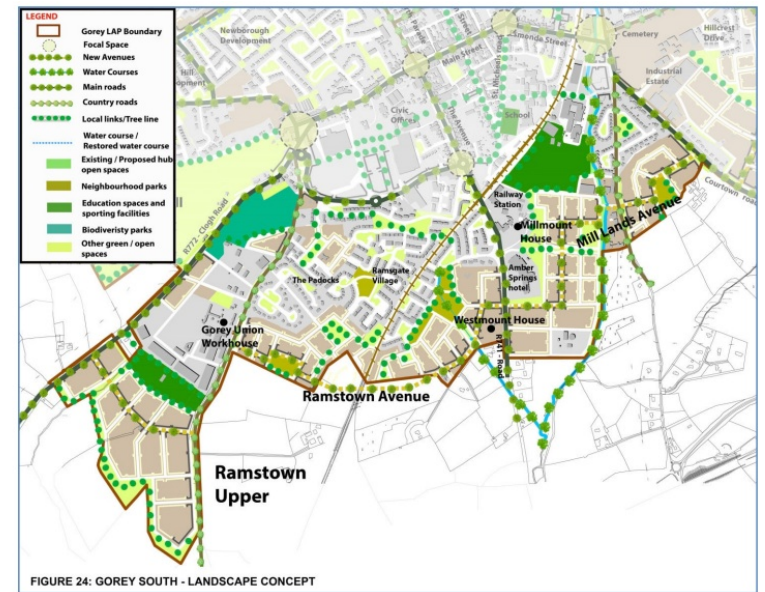
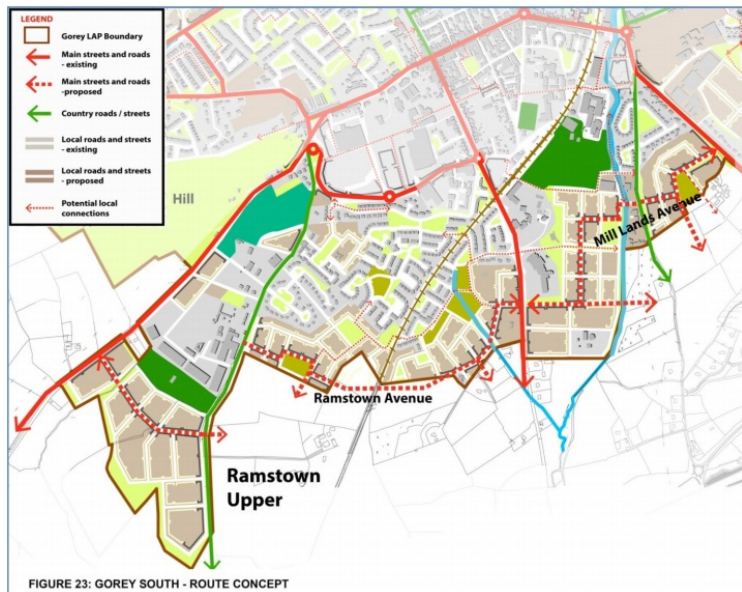
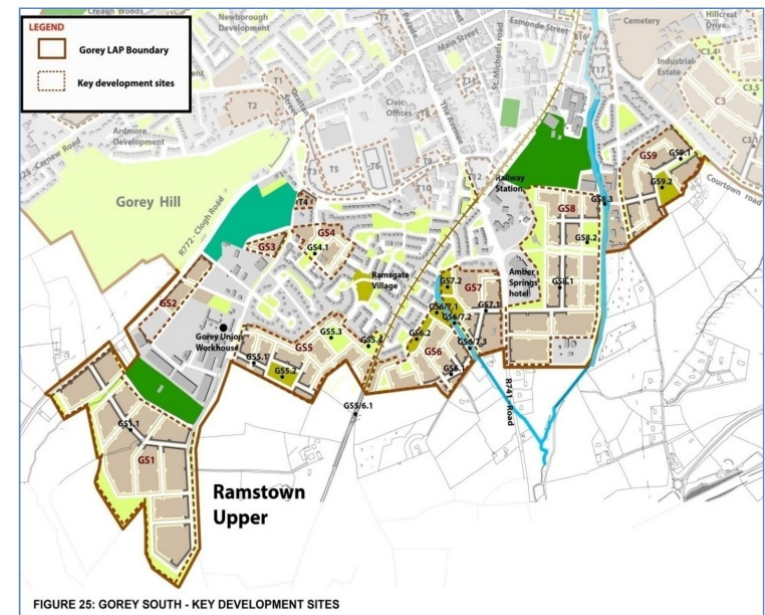
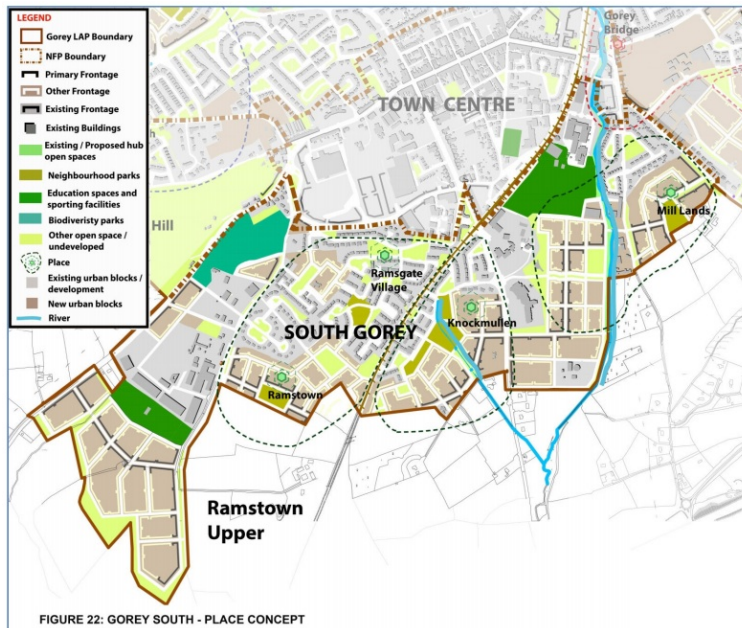
Neighbourhood framework plans

More detailed plans for the five character areas.

Urban design issues and indicative frameworks for place, local community spaces, routes and landscape.

Key infrastructure identified.

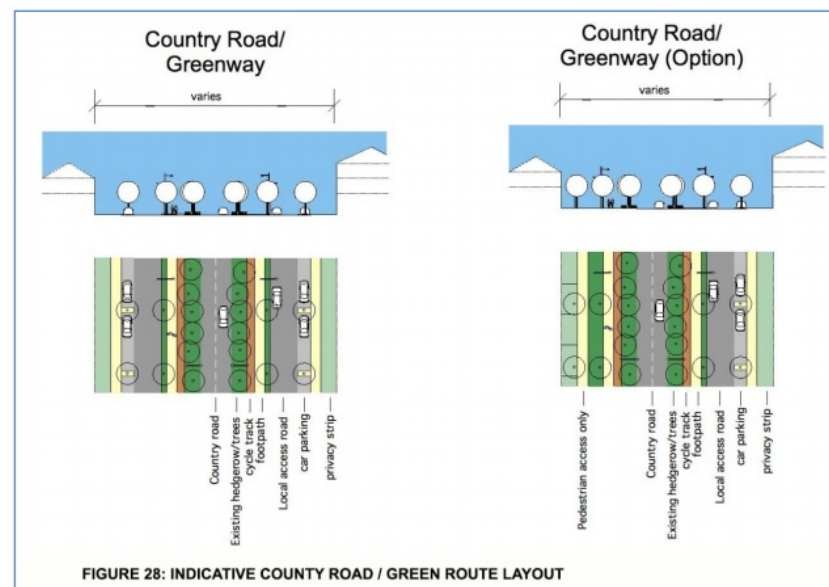
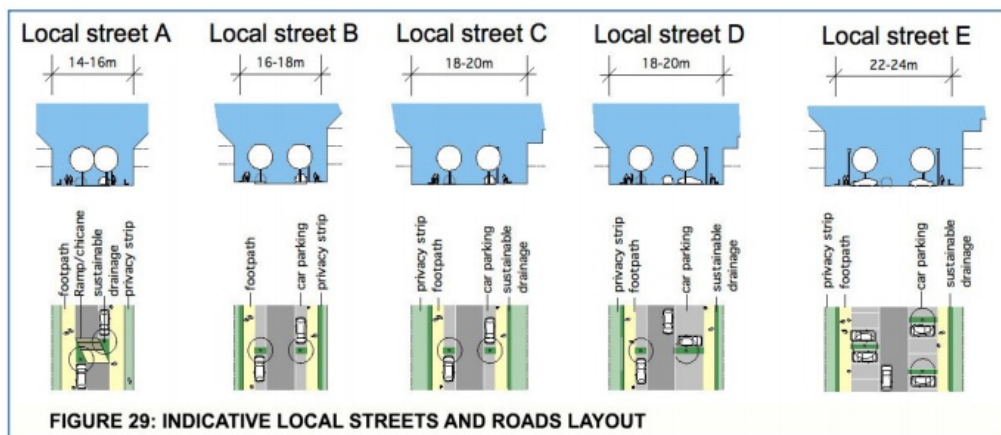




Urban design guidelines

Additional guidance on important or complex features needed to provide coherent approach to

Streets and roads - main streets, country roads, local streets and roads



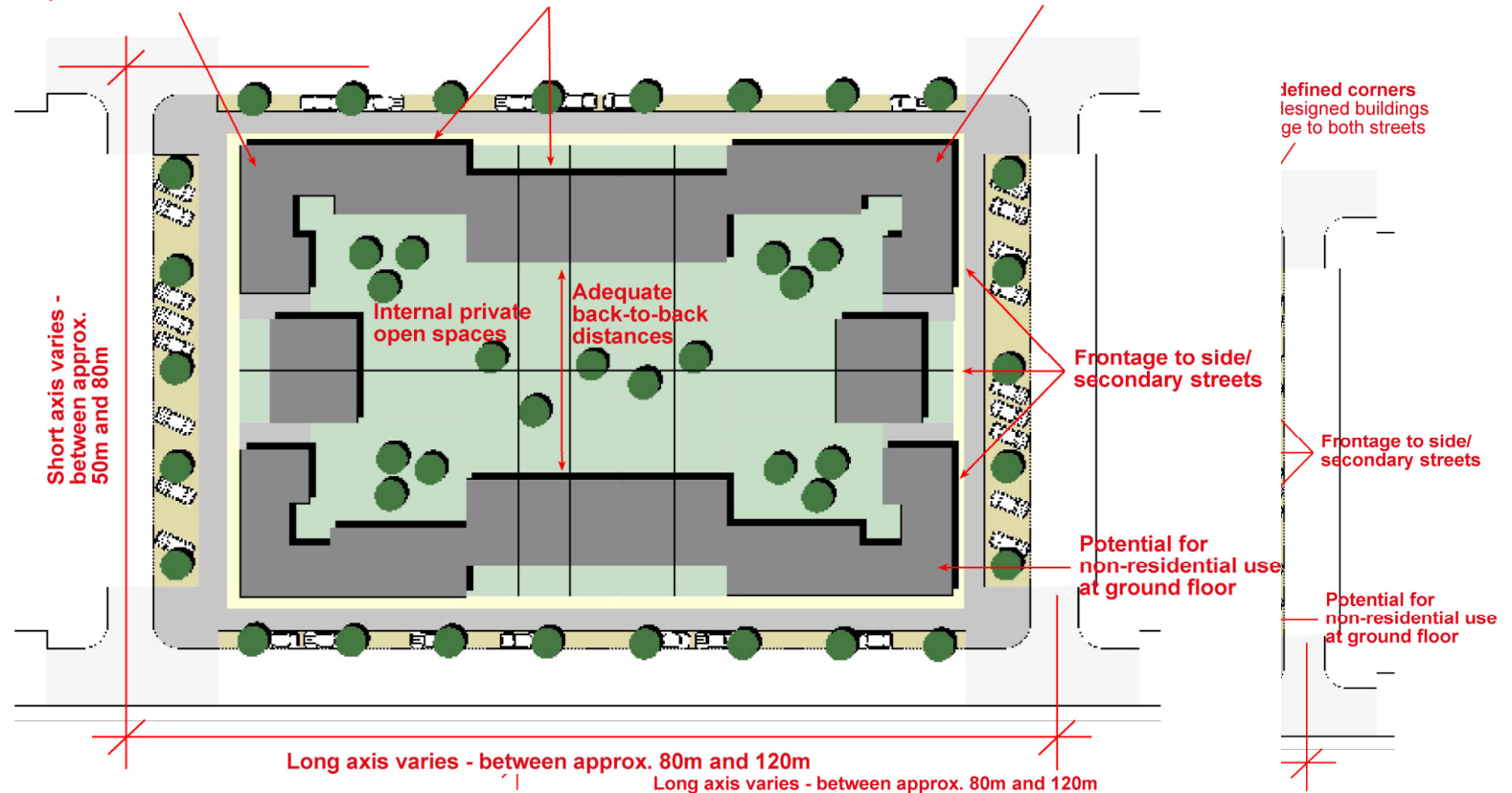
Urban design guidelines

Urban blocks

Possibility for other typologies such as townhouses, apartments and duplex at corners

Ability to change building set-backs

Properly defined corners - purpose designed buildings with frontage to both streets



Useful urban design sources

Statutory Development Plan/Local Area Plan.

Non-statutory guidelines or plans - public realm strategies,

Planning guidelines, notably:

- 1) DECLG (2012a) Local Area Plans: Guidelines for Planning Authorities.
- 2) DECLG (2012b) Manual for Local Area Plans.
- 3) DECLG (2012c) Retail Design Manual.
- 4) DEHLG (2009) Urban Design Manual.
- 5) DEHLG (2009) Planning and Flood Risk Management: Guidelines for Planning Authorities.
- 6) DTTS and DEHLG (2013) Design Manual for Urban Roads and Streets.

Best practice guidance.



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