CONTROLLING THE OUTCOME

Design Guidelines

Peter Annand

Annand Alcock Urban Design

Australian Congress for New Urbanism

ACNU
sydney

DETAILING THE VISION

The Urban Design Continuum

| Creating The Vision The Design Dividend What The…	Detailing The Vision Plans Are Not Enough…	Maintaining / Implementing the Vision Build It & They Will Come
• Urban Designer • Town Founder • Developer • Marketer	• Urban Designer • Developer • Engineer • Landscape Architect • Architect • Builder	• Urban Designer (Monitor) • Developer • Architect (Coach) • Builder • Contractor
➢ Optimise Community and town building opportunities ➢ Emphasise placemaking & environmental enhancement ➢ Add value for all ➢ Each projects makes the town a little more complete. It builds the dreams	➢ Optimise Community and town building opportunities ➢ Emphasise placemaking & environmental enhancement ➢ Add value for all ➢ Each projects makes the town a little more complete. It builds the dreams	➢ Urban Design monitor ➢ People at the coalface ➢ Watch the detail ➢ The drawings are in the ute. . . ➢ Given two alternatives, the contractor will always take the wrong one . . .

Topics

1. Quality of Public Domain

2. Streets not Roads

3. Placemaking/Streetscapes

4. Community vs Privacy

5. The Public Face of Private

Issues

➢ Accessible Parks for People

➢ Type of Park
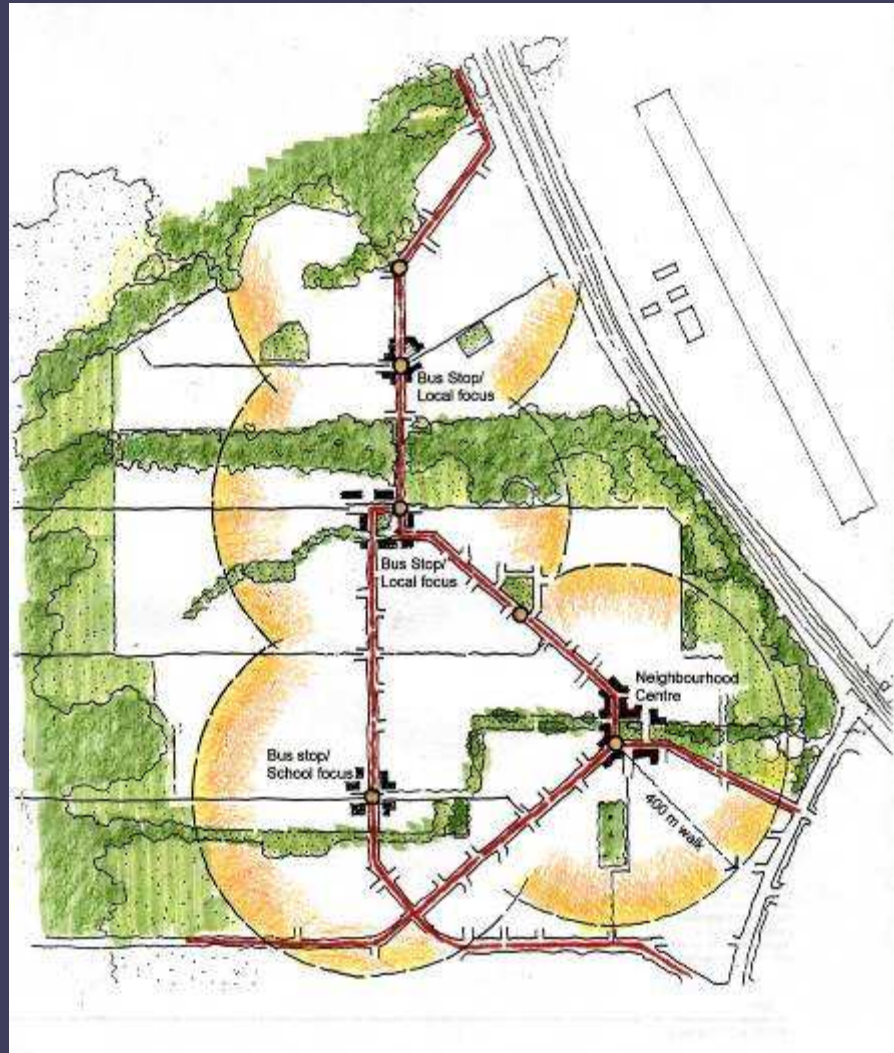
Passive

Active

Conservation

Issues

- Manageability

- Placemaking/
  enduring

- Value adding

- Safe

- Improved Council
  performance

- Community Titled

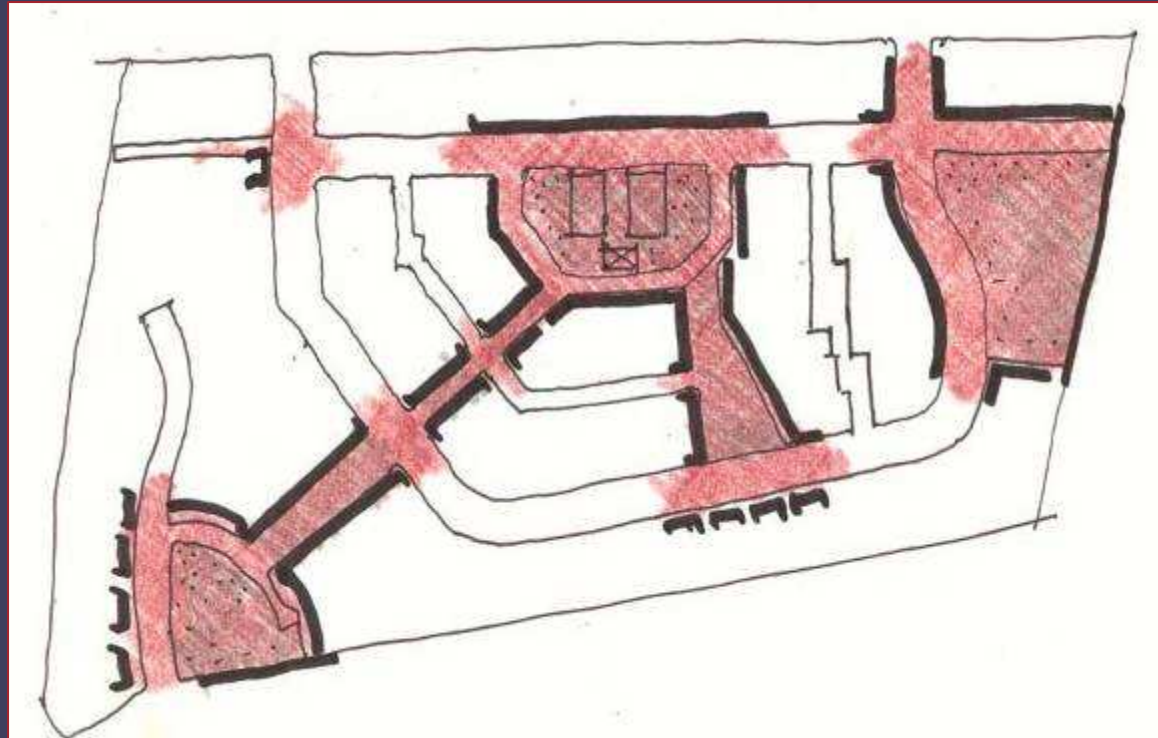- Management Trust

- Other

Delight = Dollars

Issues

- ➤ Spatial Form

- ➤ Detailing the Place

- ➤ Variable street sections

- ➤ Icon sites

- ➤ Council Conservatism

Spatial Form

➢ Making positive space
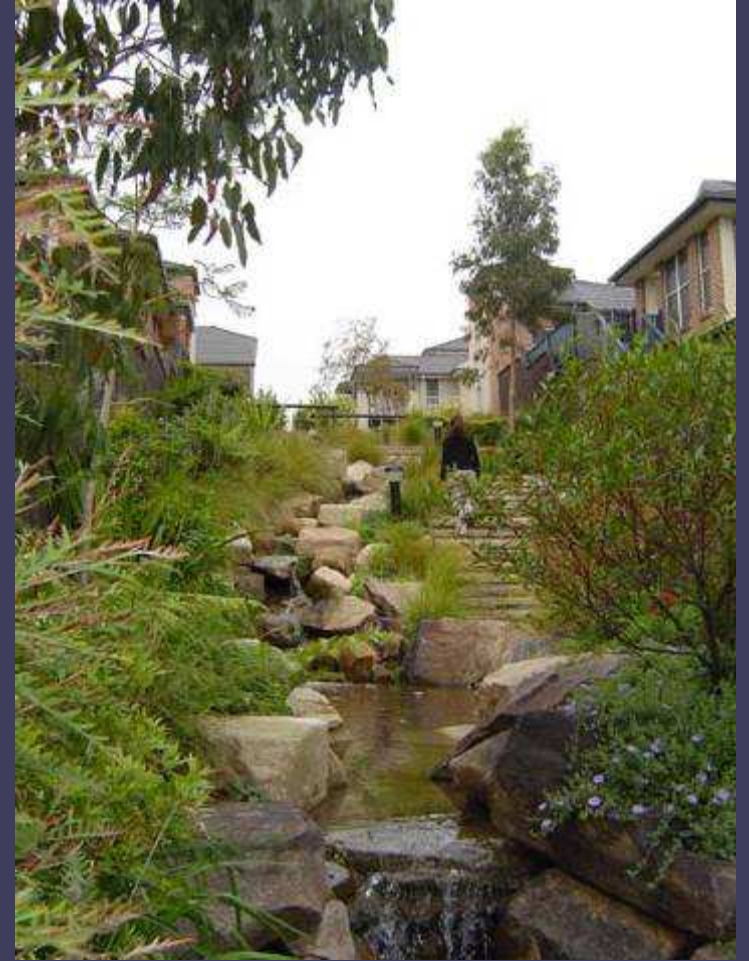
➢ Legibility and surprise

➢ Enclosing buildings

Detailing the Place

Must be:

- ➤ Economic

- ➤ Manageable

- ➤ Sustainable

- ➤ Useful

- ➤ Beautiful

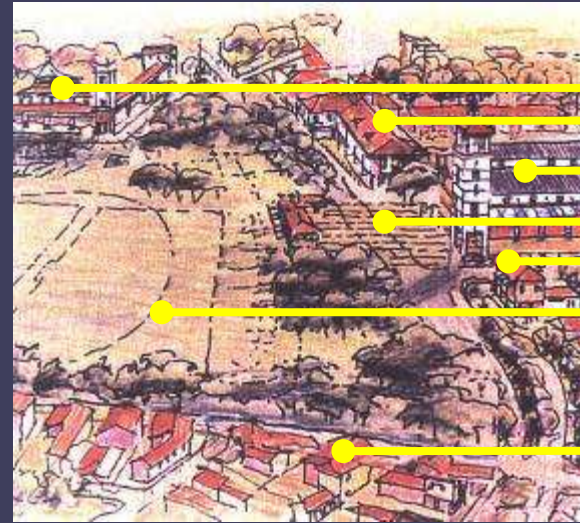**Landscape Architects and Council**
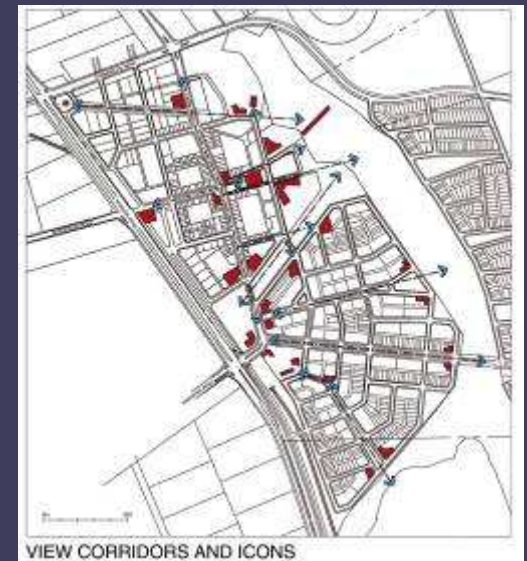
Icon sites

➢ Major/Minor

➢ Civic Buildings
   (Lack of . . .)

➢ Significant Local
   Buildings (Control)

➢ Quality in
   design/construction

Primary School
Catholic Schools
Church
Bus Stop
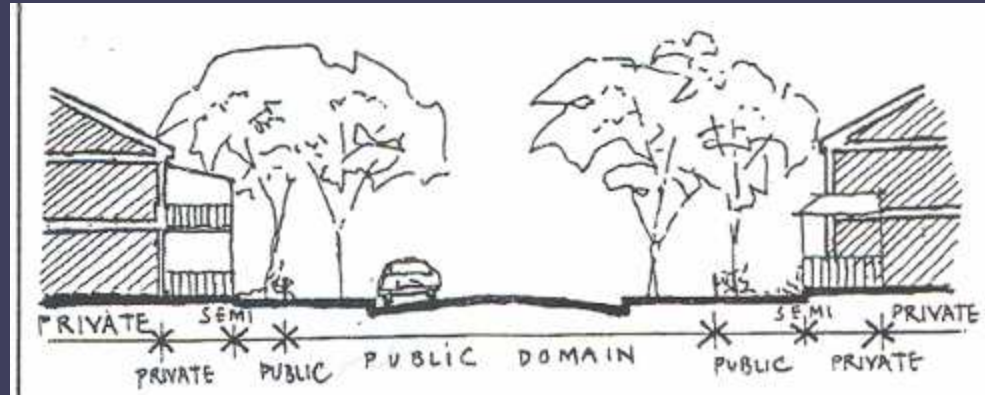Corner Shop
Village Green
Housing Overlooks Park

VIEW CORRIDORS AND ICONS

Architect / Developer / Council

Issues

➤ Public/Private continuum:

- Public
- Semi Public
- Semi Private
- Private

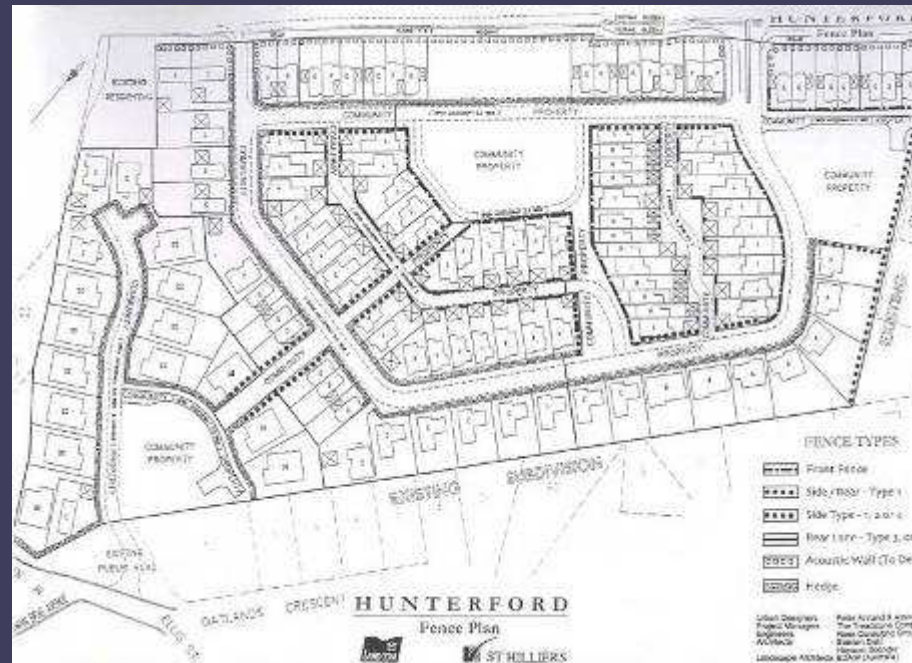Public Domain

Semi Public

Semi Private

Private

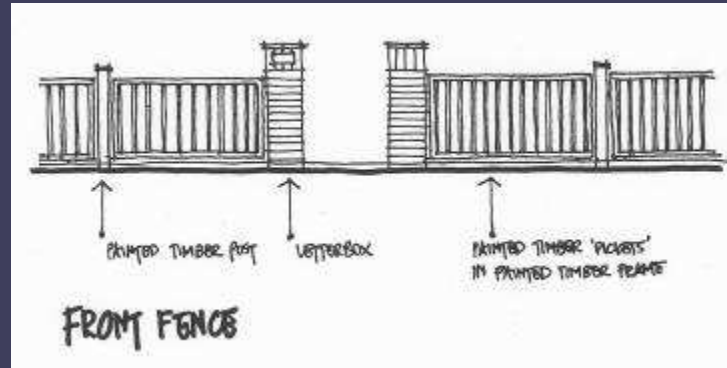# Public

➢ Landscaper

➢ Council

➢ Engineer

➢ Elected Representatives

➢ Everyone an expert

➢ The best intentions dumbed down by application of standards

Semi Public

➢ The Fence

➢ Front Garden

➢ Front Garden Guidelines

Semi Private

➢ The Verandah

➢ The Porch

  ➢ Enclosure
  ➢ Shadow
  ➢ Choice of social contact
  ➢ Access

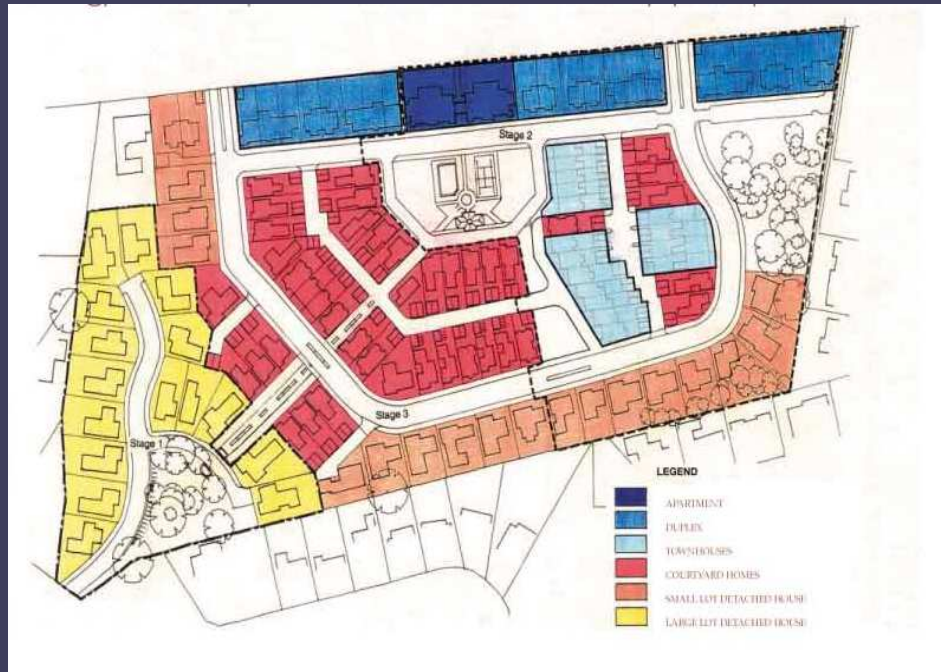# Private

- ➢ Safe

- ➢ Secure

- ➢ Defensible

Housing Diversity / Housing "typologies"

By offering a diverse range of housing types and price levels, interest from all market segments was obtained and a diverse, authentic community has been established."

LEGEND

APARTMENT
DUPLEX
TOWNHOUSES
COURTYARD HOMES
SMALL LOT DETACHED HOUSE
LARGE LOT DETACHED HOUSE

APARTMENTS 15% **TOWNHOUSES 15%** **DUPLEXES 15%** **COURTYARD HOMES 30%** **SMALL DETACHED HOUSE 15%** **DETACHED HOUSE 10%**
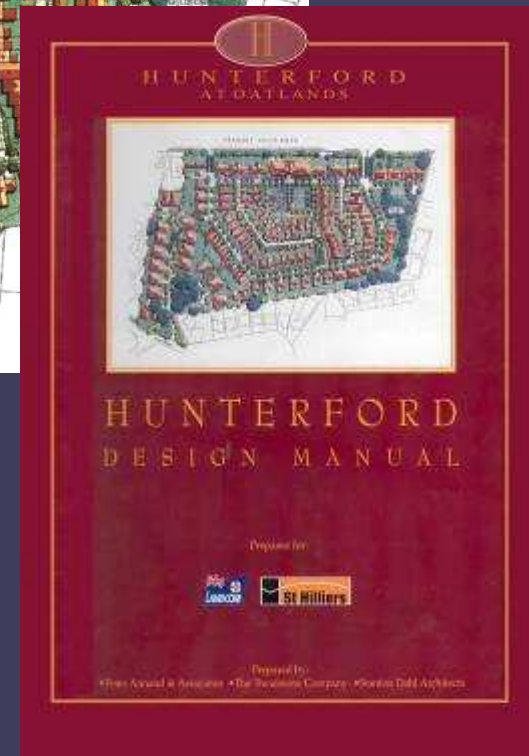
Issues

➢ Why, when and how to regulate

➢ What to regulate

➢ Streetscape:
  i.e building facade and gardens

➢ Livibility

➢ Sustainability

Regulations

Why Regulate? - Planning is not enough

➢ To control the delivery process

➢ To make communities

➢ To make sustainable, valuable, enduring places.

➢ To enhance the market

➢ To achieve density and quality

When to Regulate? - ALWAYS

How to Regulate

➢ Depends on delivery mode

• Who has ultimate control?

• Who is the policeman?

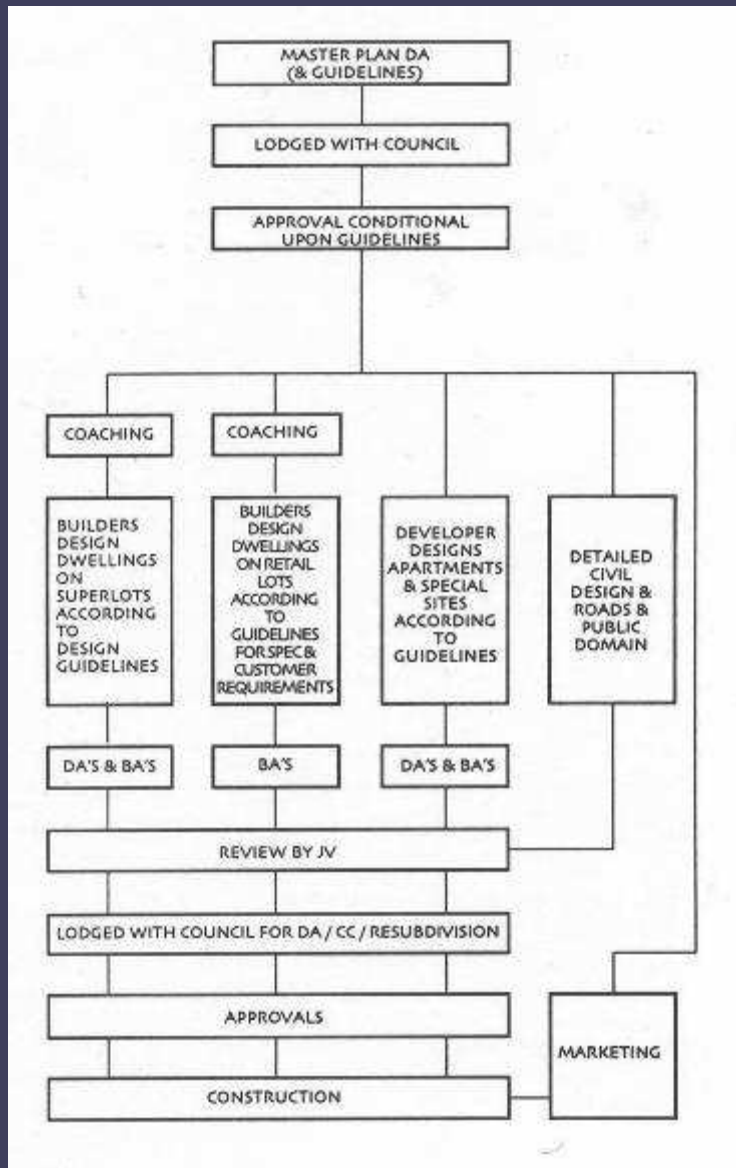• Who controls the regulator?

• Who carries the vision for the project?

Seek a delivery team, with an urban design monitor / project manager or town architect . . . to maintain the vision
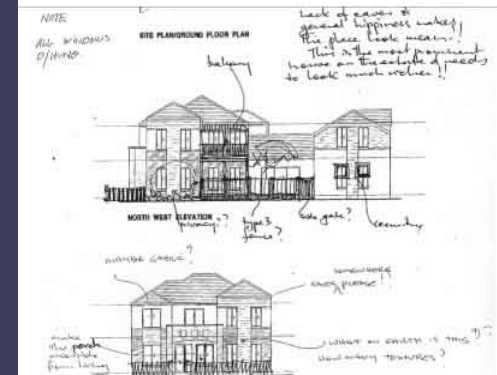
Coaching and Delivery

The Urban Design Monitor is the Keeper of the Vision. "The Highway Patrol" for the development.

The Vision . . .

The Coaching . . .

The Delivery . . .

What to Regulate - The full list

➢ **Roofs**
➢ **Porches / Verandahs**
➢ **Garages**
➢ **Corner Buildings**
➢ **Fences**

The Streetscape

➢ **Private Open Space**
➢ **Solar Courts**
➢ **Access to useable open space**

Livability

➢ **Solar access**
➢ **Solar rating**
➢ **Rainwater tanks**
➢ **Lighting**
➢ **Energy rating**

Sustainablility

What to Regulate

Roofs

➢ Issues

- Pitch
- Form
- Materials
- Colour

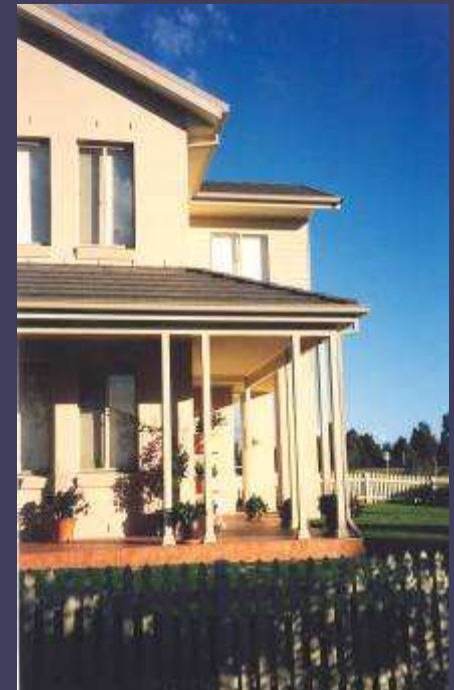## Walls

➢ Issues

- Form
- Materials
- Colour

What to Regulate

Fenestration

➢ Issues

- Proportion
- Type
- Reflectivity
- Access
- Location
- Void / Solid

What to Regulate

Porches / Verandahs

➢ Issues

- Community / Privacy
- Accessible / Useable
- Sunny or shade
- Above the ground

What to Regulate

Parking Solutions

Innovative use of rear lanes to reduce car dominance which provide for the incorporation of rear garages with studio offices and dwellings above.

What to Regulate

Garages

➢ Issues

- Location
- Street Dominance
- Facility

What to Regulate

Kit of Parts

➢ Issues

- Balconies
  - size
  - location
  - materials
- Bay windows
- Pergolas
- Sunhoods

What to Regulate

Corner Buildings

➢ Issues

- Celebrate the corner
- Present to both streets
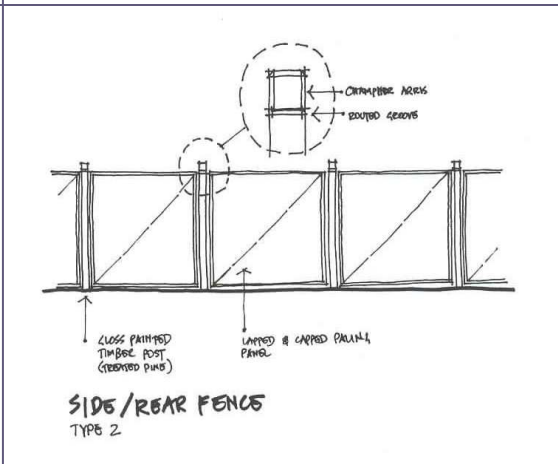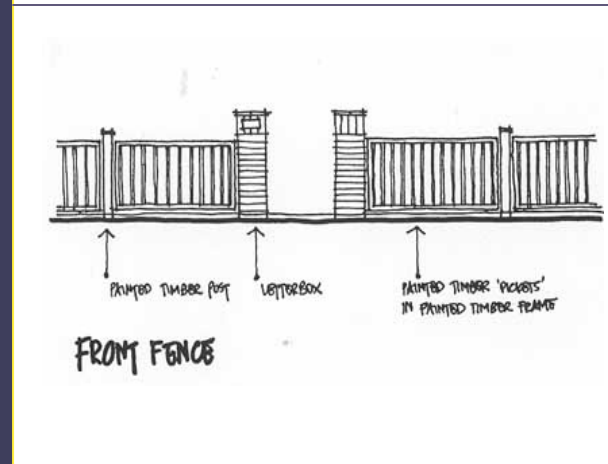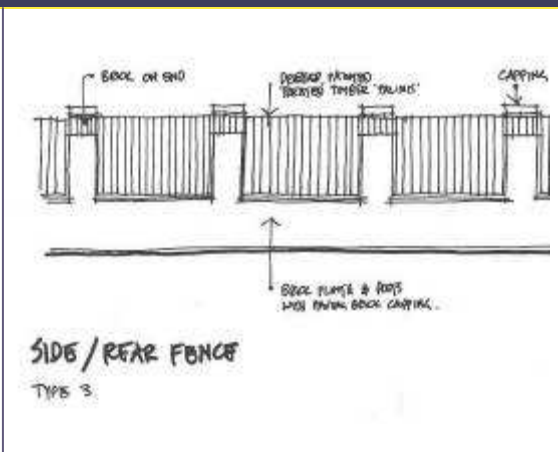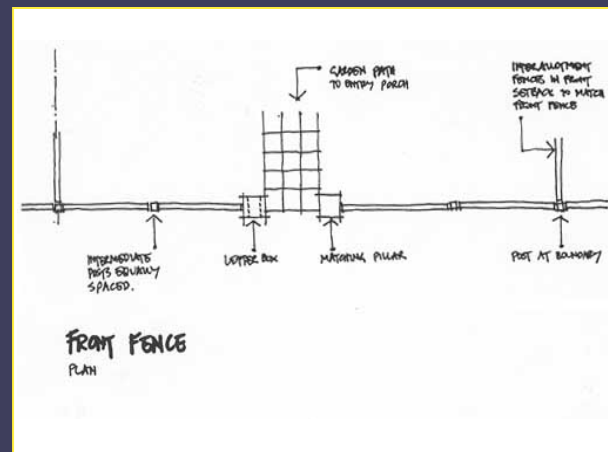- Quality design
- Wrap the verandah
- Tower

What to Regulate

Fences

➤ Issues

- Type
  - front
  - side
  - rear
  - lane

What to Regulate

Front Fences

➢ Issues

- Type
- Height
- Materials
- Control
- Turn back
- Corner

➢ Who designs ?
➢ Who builds?
➢ Who monitors?

➢ The Hedge

What to Regulate

Side / Corner / Lane fences

- Corner - Type 3
  - Public domain
  - Both streets

- Rear
  - Robust, long life

- Lane
  - Semi public
  - Robust, long life

Corner / Front Fence

Lane Fence

Type 3 Corner / Rear Fence

What to Regulate

Front Landscaping

What to Regulate

Solar Access

➢ Issues

- Usable space
- Access from inside (connection)
- Seasonal
- Competing attractions (e.g. views) c.f. Nathers

What to Regulate

Envelope

➤ Issues

- Setbacks
- Height
- Bulk FSR / Site Cover
- McMansions on small lots
- Solar Zone

The Lessons

- 'Plans are not enough'

- Use existing building process with innovations to achieve best results

- Master developer / multiple builder can achieve similar to a single developer builder

- Partnering with council can lead to improvements in consent process

- Clear design/building guidelines required

- Approvals review panel working well

- Work with builders, council and sales team to build trust

- Urban Design Monitor needed with an 'eye on the whole'

- Once again, 'build it and they will come'