

Contribution of design to making East Leake a more sustainable community

East Leake Community Planning Group
Workshop 1: Saturday 24th March

Andrew Beard, Design Council CABE Enabler



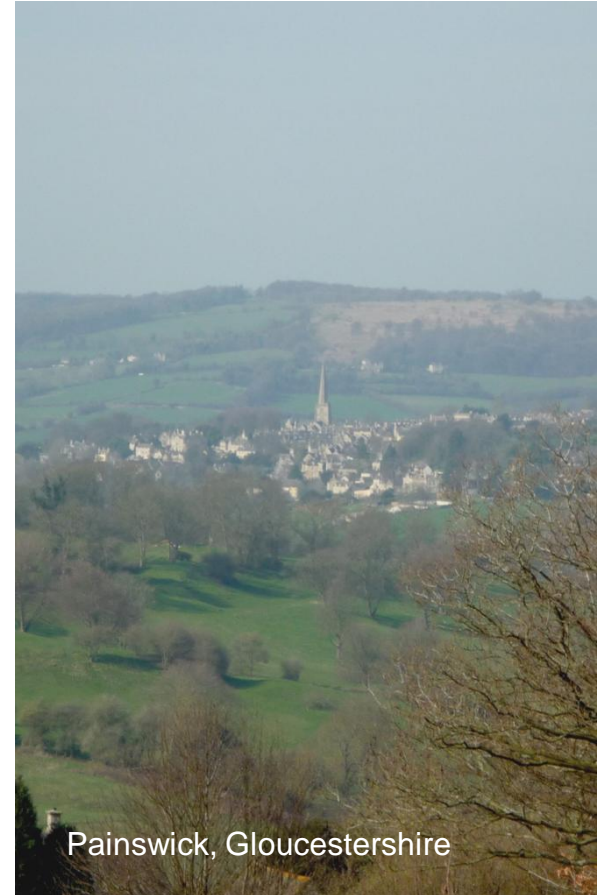
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What is a sustainable community?

A balanced community could be described as a place with:

- range of age groups
- mixture of social/income groups
- range of employment opportunities
- all necessary facilities – shops, services, schools, health facilities
- choice of house sizes and tenures
- good public transport

Many rural communities are losing these characteristics...

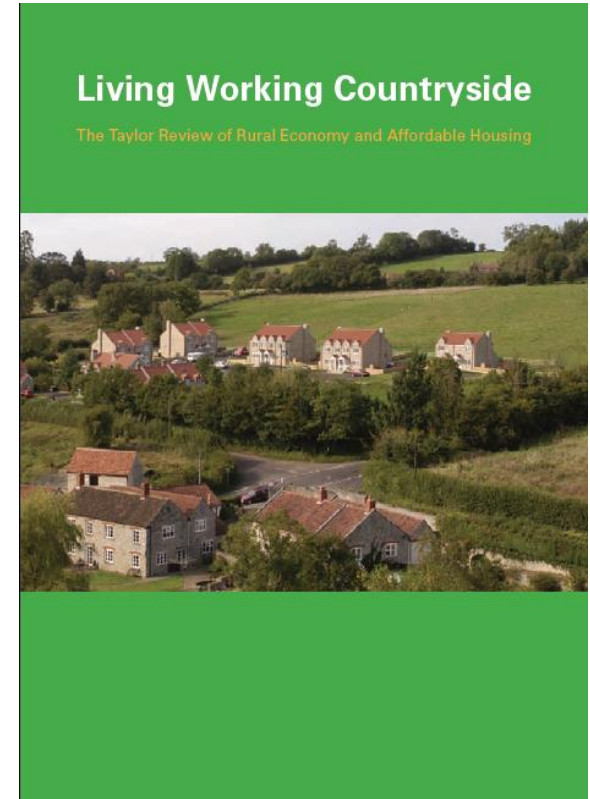


Painswick, Gloucestershire

Taylor review: Living working countryside

Matthew Taylor, MP, commissioned by PM in 2007 to report on issues facing rural communities.

Made recommendations for change and improvement in 'Living Working Countryside' published in 2008, focusing on the rural economy and affordable housing.



Issues facing rural communities

Large scale migration to countryside

Polarisation of communities

Lack of employment opportunities

New housing mostly developer led

Planning tends to be reactive



Solutions

Encourage sustainable economic growth

Increase housing supply, with significant proportion of affordable and social housing

Integrated planning, co-ordinating economic, social and environmental issues

Sympathetic and distinctive development

The planning process is the essential process for achieving this



Economic sustainability

Range of local employment

Local shops/services

Live/work opportunities

Transport connections –
public and private



Social sustainability

Affordable housing

Range of facilities & services

Diverse population

Accessibility



Environmental sustainability

Well connected, pedestrian friendly

Conservation of natural landscape

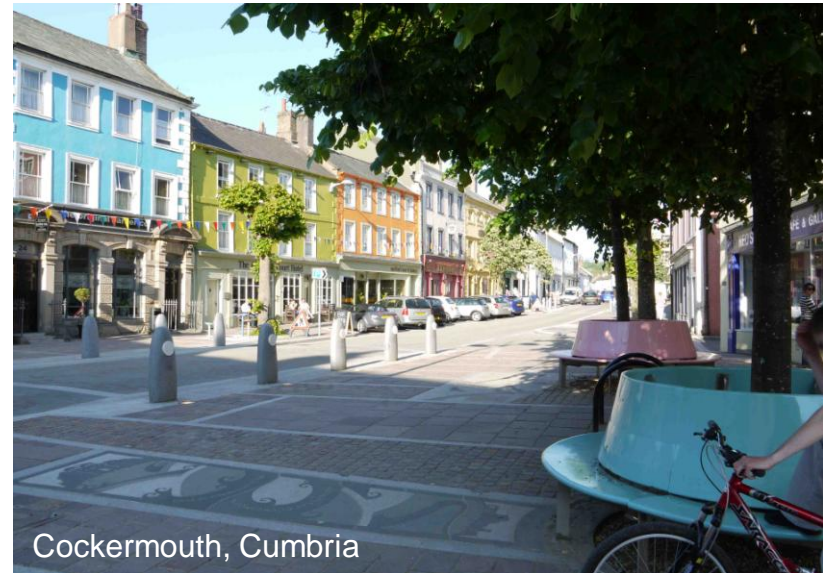
Support biodiversity

Low energy, renewable sources

Design quality

Quality public spaces

Re-use of existing buildings



How does design support sustainability?

Either:



Self contained housing developments that act only as dormitories for nearby cities

or:



Integrated developments that connect to the rest of community and provide a mixture of uses

What is 'townscape'?

The arrangement of buildings, and the spaces in between, to create places that are satisfying to live in, work in, or simply look at



Context and setting

Rural/ suburban/ urban

Surrounding land uses

Views - into and out

Landscape context



History and 'grain'

Street pattern, now and in past

Previous land uses

Associations & memories

Style of buildings



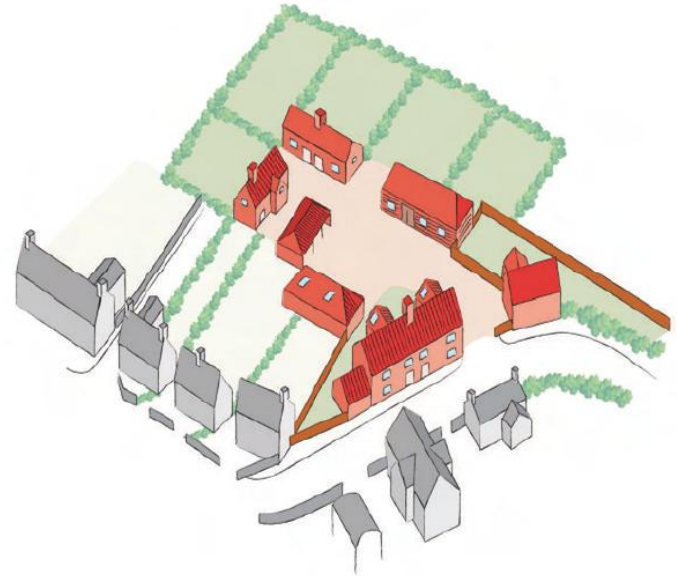
Access and routes

Footpaths and streets
Public transport
Accessibility
Parking and deliveries



Built form

Building lines
Effect on views
Roof forms
Sky line



Scale

Building height

Window/door sizes

Block sizes

Building widths/frontages



A large square but
human scale building
facades

Unity or contrast

Unity

Monotony

Landmarks

Eyesores!



Unity: Edinburgh New Town

Building detail

Plain or intricate

Horizontal or vertical proportions

Flat or modelled



Materials

Texture: soft or hard

Natural or artificial

Colour

Local or imported



Spaces between buildings

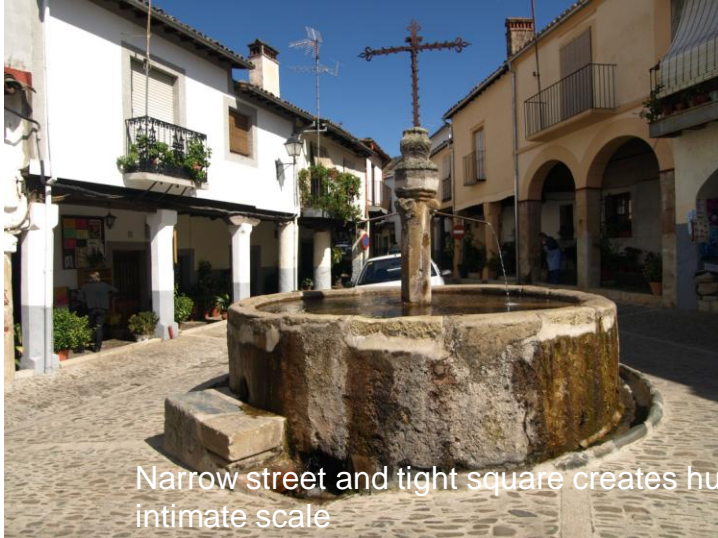
Street widths

Squares – size and proportions

Public or private 'realm'

Pedestrian or vehicle scale

Exposed or intimate



Narrow street and tight square creates human scale



Public and private spaces not well defined – open and exposed feeling

Restoration and re-use of historic buildings

Use of buildings often changes with time

Provides continuity with past

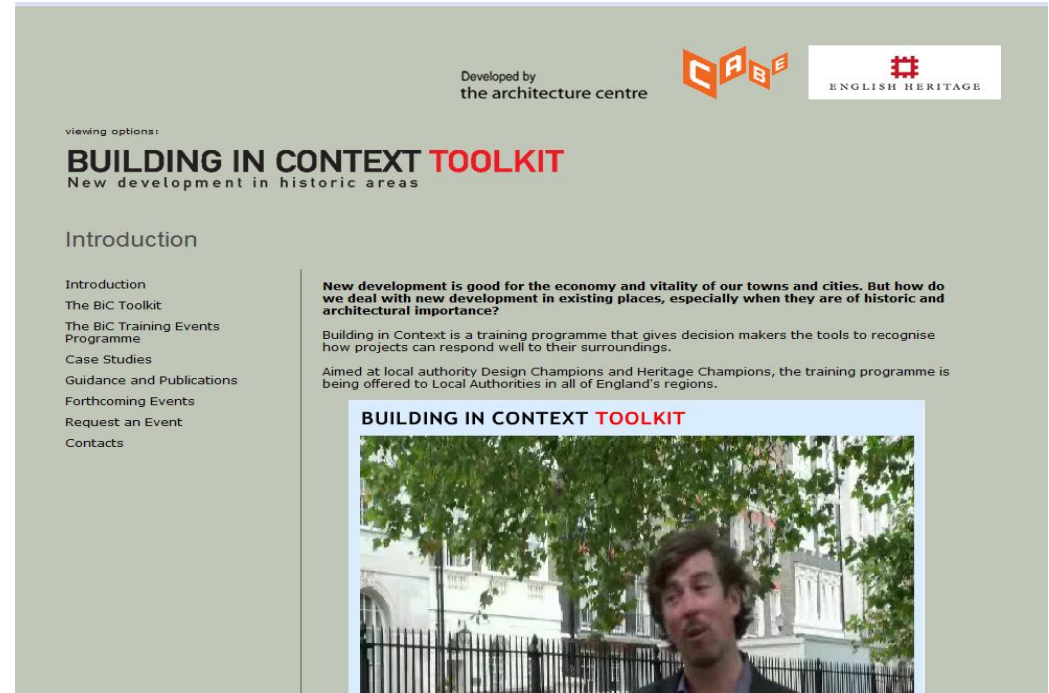
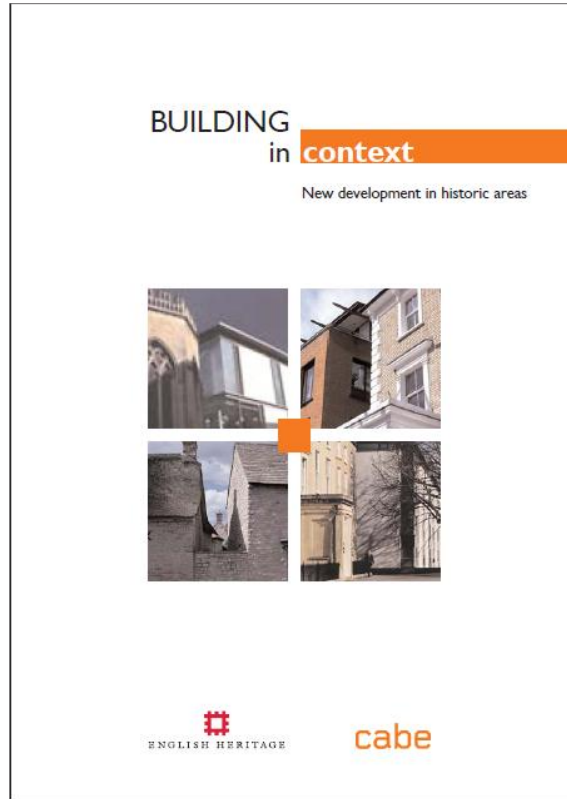
Old buildings often very adaptable

Contemporary extensions can add interest



Main Street, East Leake

Building in context



www.building-in-context.org

Role of well designed public spaces

Poor quality spaces can cause multiple problems:

- discourage use
- anti-social behaviour
- vandalism
- unsightly



Well-design spaces can:

- increase trade
- attract new businesses
- attract visitors
- encourage respect
- reduce maintenance costs



Thank you

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