

Week 11

Control Process

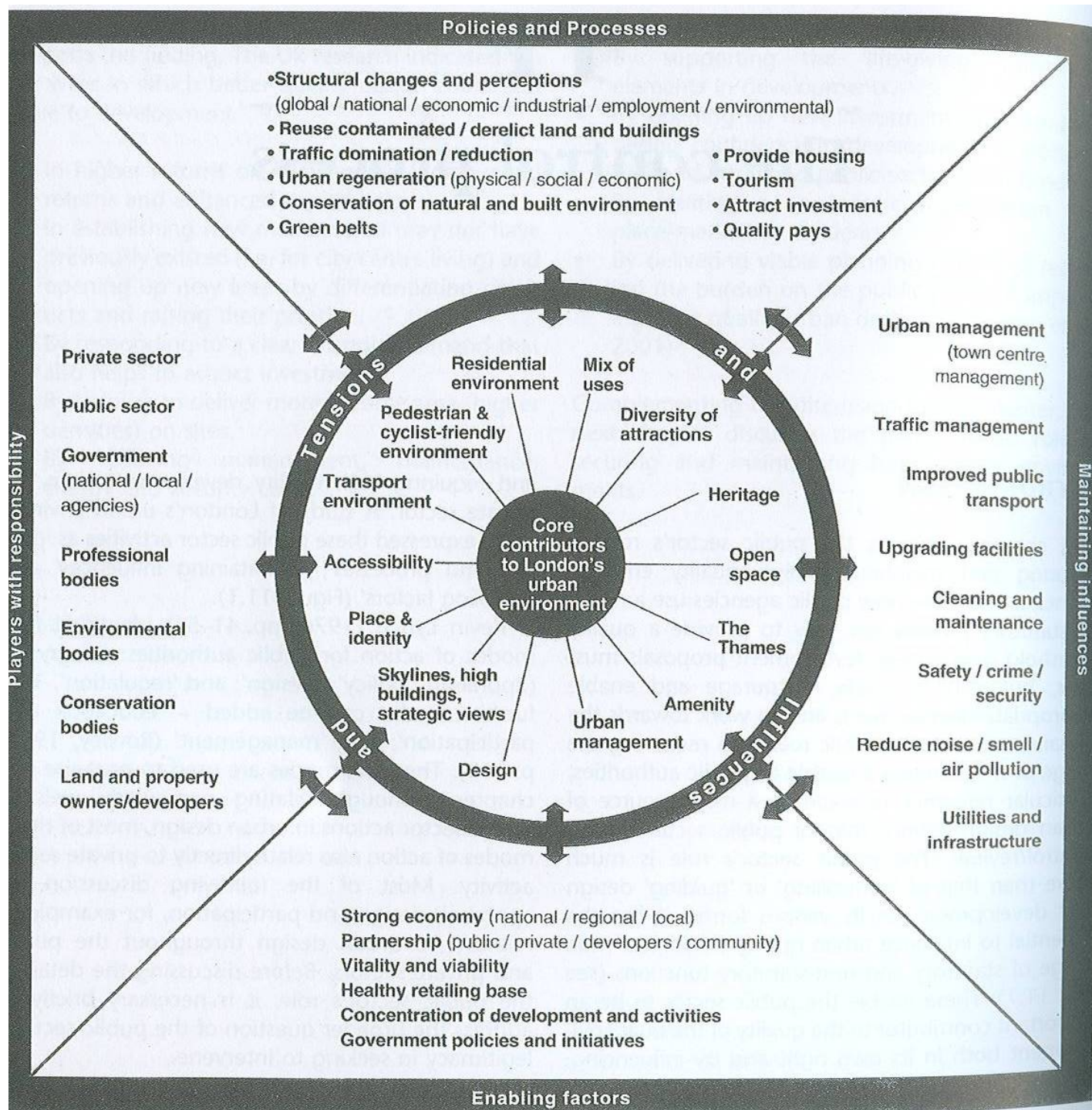
박소현

- “Control”

- Public sector’s role in securing and maintaining high quality environments
- Public agencies’ power, responsibility,
- a range of “control” – 허가 에서 교육 까지

BOX 11.1 – ACTIONS PERFORMED BY PUBLIC SECTOR

- | | |
|---|---|
| <ul style="list-style-type: none">• Urban management and maintenance.• Town centre management.• Conservation activity.• Land use allocation (zoning).• Design control/review.• Design guidance, policy and briefing.• Advertisement control.• Urban regeneration and grant making.• Transport management, investment and planning.• Parking control.• Public education. | <ul style="list-style-type: none">• Image-building and promotion.• Local environmental action such as Local Agenda 21.• Land reclamation.• Public involvement and participation.• Open space and recreational resources.• Social housing funding and/or provision.• Public order management and crime control.• Partnership and joint venture schemes.• Public building and demonstration projects.• Building/development permits/control.• Cultural events and public art. |
|---|---|



Carnoma, p 238

London 시청, 1996

- Public Sector's Intervention: 당위성 논의

- 개입
- “free market”
- 평가
- 도시계획, 도시설계 흐름
- 안전, 위생,
- Aesthetic
- Intentions and outcomes

Modes of action for public authorities

- diagnosis (appraisal)
- policy
 - design
 - regulation
- education and participation
- maintenance

Lynch (1974), Rowley (1994)

1.Appraisal

Region

District

Area

Character

BOX 11.3 – CHECKLIST FOR SITE-SPECIFIC APPRAISAL

(source: adapted from Chapman and Larkham, 1994, p. 44)

- *Record general impressions of the site:* e.g. existing sense of place; use notes, sketches, plans, photographs to record information including legibility.
- *Record site's physical characteristics:* e.g. site dimensions/area, features, boundaries, slopes, ground conditions, drainage and water resources, trees and vegetation, ecology, buildings and other features.
- *Examine relationships between site and surroundings:* e.g. land uses, roads and footpaths, public transport nodes and routes, local facilities and services and other infrastructure.
- *Consider environmental factors affecting the site:* e.g., orientation, sunlight/daylight, climate, microclimate, prevailing winds, shade/shelter, exposure, pollution, noise, fumes, smells.
- *Assess visual and spatial characteristics:* e.g. views, vistas, panoramas, attractive features or buildings, eyesores, quality of townscapes and surrounding spaces, landmarks, edges, nodes, gateways, spatial sequences.
- *Note any danger signals:* e.g. subsidence, landslips, poorly drained or marshy ground, fly-tipping, vandalism, incompatible activities or adjacent uses, sense of security.
- *Observe human behaviour:* e.g. desire lines, behaviour settings, general atmosphere, gathering places and activity centres.
- *Consider area's background and history:* e.g. local and regional materials, traditions, styles, details, prevailing architectural and urban design context, urban grain and archaeological significance.
- *Assess existing mix of uses:* e.g. variety, on site, around site, contribution to vitality.
- *Research statutory and legal constraints:* e.g. ownership, rights of way, planning status (policies and guidelines), planning conditions, covenants, statutory undertaker's services.
- *Use a SWOT analysis:* can provide the starting point for design appraisal and brief writing, focusing attention on prescription as well as

Policy, Regulation, Design

- design review
- design guidelines
- design code

Carmona, 2003,
246

<div>Applicable</div> <div>Does Comply</div> <div>Does not Comply</div>			<div>Project: _____</div> <div>Case File No: _____</div> <div>Date: _____</div>
A. PORTLAND PERSONALITY			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A1 Integrate the River
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A2 Emphasize Portland Themes
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A3 Respect the Portland Block Structures
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A4 Use Unifying Elements
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A5 Enhance, Embelish, and Identify Areas
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A6 Re-use/Rehabilitate/Restore Buildings
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A7 Establish & Maintain a Sense of Urban Enclosure
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A8 Contribute to the Cityscape, The Stage, & the Action
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A9 Strengthen Gateways
B. PEDESTRIAN EMPHASIS			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B1 Reinforce & Enhance the Pedestrian System
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B2 Protect the Pedestrian
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B3 Bridge Pedestrian Obstacles
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B4 Provide Shopping & Viewing Places
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B5 Make Plazas, Parks, & Open Space Successful
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B6 Consider Sunlight, Shadow, Glare, Reflection, Wind & Rain
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	B7 Integrate Barrier-Free Design
C. PROJECT DESIGN			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C1 Respect Architectural Integrity
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C2 Consider View Opportunities
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C3 Design for Compatibility
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C4 Establish a Graceful Transition between Buildings & Public Spaces
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C5 Design Corners that Build Active Intersections
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C6 Differentiate the Sidewalk Level of Buildings
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C7 Create Flexible Sidewalk Level Spaces
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C8 Give Special Attention to Encroachments
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C9 Integrate Roofs & Use Rooftops
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C10 Promote Permanence & Quality in Development

FIGURE 11.4

– Education and Participation

– Maintenance:

- Transport
- Regeneration
- maintenance

TABLE 11.1
Improving the high street environment

<i>QUALITIES OF CONVENIENCE</i>	<i>ACTIONS TO IMPROVE CHARACTER</i>	<i>QUALITIES OF CHARACTER</i>	<i>ACTIONS TO ENHANCE CHARACTER</i>
Welcome	<ul style="list-style-type: none"> • Tidy up car park entrances • Make car park interiors welcoming • Integrate paths to the high street • Clarify pedestrian direction signs 	Pavements	<ul style="list-style-type: none"> • Specify quality pavements • Reduce street furniture clutter • Rationalise traffic street furniture
A cared for place	<ul style="list-style-type: none"> • Eliminate flyposters and graffiti • Clear litter and rubbish • Position waste recycling bins 	Shops	<ul style="list-style-type: none"> • Improve shop fronts • Reduce impact of vacant shop fronts • Relate shop signs
Comfort and safety	<ul style="list-style-type: none"> • Calm traffic 	Urban space	<ul style="list-style-type: none"> • Design infill development • Create incidental urban space • Plant street trees • Introduce seasonal colour
		Street life	<ul style="list-style-type: none"> • Encourage market stalls and kiosks • Vary activities in urban spaces • Establish special events
		Local landmarks	<ul style="list-style-type: none"> • Accentuate landmarks • Design paving for special places • Install public lighting • Place art in public places





































