RIBA CPD Core Curriculum
Study Notes

08 Places, planning and communities

Understanding the legal, regulatory and policy frameworks for creating successful urban and rural places, and the relevant planning processes and procedures. Having the knowledge and skills to create successful buildings within the context of neighbourhoods, towns and cities.

Background and context
The theories and objectives of urban design and the core characteristics that create successful places.
- The relationship between the forms of any development (layout, scale, mass, materials) and the characteristics that create successful places.
- The importance of designing for the location and context of each development scheme, and the role that this has in reinforcing and creating positive local identity and character.
- Understanding of the importance of design at different spatial scales and the influence that each can have on users, neighbours, communities, sites, places, neighbourhoods, cities, rural areas and landscapes.
- That design is both a process and an outcome, and the importance of putting people (those who will be affected by development) at the heart of both.
- Understanding the structure of places, the spatial interweaving and interrelationship between buildings, what they are used for, movement opportunities, and public space networks and patterns.
- Understanding the relationship between objectives set out in planning and other policies (such as public health, inclusion, carbon reduction or crime prevention) and how these can be met.

The legal basis of planning and governmental policy
- Statutory instruments: Town and Country planning regulations.
- Acts of Parliament:
  - The Housing and Planning Act.
  - The Environmental Protection Act.
  - Infrastructure Act.
  - Localism Act.
  - Local Democracy, Economic Development and Construction Act.
  - General Permitted Development Order (GPDO).
  - The London Plan.
- Assets of Community Value.
- National Planning Policy Framework (NPPF) *https://www.gov.uk/guidance/national-planning-policy-framework.*
- National Planning Policy Guidance (NPPG).
- S106 (Section 106) obligations.
- Community Infrastructure Levy.
- Building Control.
- Community Right to Build Order.
- Approved Documents.
- Fire safety strategy and legislation.

Planning and placemaking processes
- Understand scheme development, negotiation, consultation and approval processes (pre-application, application, plan-making, formal and informal engagement, committee decisions, use of conditions and legal agreements).

- Understand the different people involved in such processes, their roles and how these overlap (councillors, planners, communities, non-architect professionals).
- Know how to make good, and be responsible for, use of graphical and other communication materials (such as CGI plans, photomontages, concept drawings).
- See the Project for Public Spaces (PPS) online publication 'What is Placemaking' *https://www.pps.org/reference/what_is_placemaking*

Changing demographics, ways of living and public health issues

- Designing cities and places for changing and aging populations.
- Designing for dementia.
- Designing age-friendly environments (cross-generational).
- Lifetime homes and Lifetime Neighbourhoods.
- Co- and communal housing, pocket living and other emerging housing forms.
- The impact of the built environment on health and wellbeing, obesity, mental health, access to healthy food and health services.

Engagement with clients and communities

- The needs and aspirations of communities, and space and building users.
- Engaging with and understanding different stakeholders and their needs.
- Working with neighbourhood forums and parish councils.
- Community consultation and co-design.
- Creating neighbourhood plans:
  - How Neighbourhood planning works, and how to work with neighbourhood planning forums to develop neighbourhood plans for space and building users.
  - Community co-design.

Fairness, regeneration and community development

- Understanding briefing, engagement, empowerment, cohesion and leadership, and their impact on creating successful communities.
- The ethics of building and regeneration.
- The effects of regeneration on communities.
- Equitable and inclusive approaches to placemaking and cities.
- Stakeholders and their differing interests, including the agencies involved.
- Promoting urban social integration.
- Understanding place and poverty factors.

Place poverty factors are:

Affordable, quality housing.
Access to services.
Availability and quality of green spaces.
Access to educational opportunities.
Availability of public transport.
Access to jobs.
Local air quality pollution.
Access to shops and healthy foods.
Rates of crime and anti-social behaviour.

Courtesy of RTPI *http://www.rtpi.org.uk/media/1811222/poverty_place_and_inequality.pdf*

RIBA CPD Core Curriculum: Study Notes

Rural planning issues

Understanding of:
- The changing nature of rural areas, including the main agencies involved.
- Reconciling competing views of what the countryside is.
- Approaches to rural housing provision, including the exceptions policy.
- Approaches to rural settlement planning.
- Service provision and maintaining the local community.
- Planning for rural transport, and approaches to recreational transport.
- Conflicts between agriculture and the environment.
- Policies for forests, woodlands, water provision and management.

Environmental issues:
- Growth management (and managed change and decline).
  - Regeneration and community development.
  - Resilient environments – places and buildings.
  - Environmental performance – places and buildings.
  - Protecting and enhancing valued landscapes.
  - Minimize impact on and enhance biodiversity.
- Daylight, sunlight and wind effects on microclimates.
  - Dwelling indoor daylight.
  - Sunlight for dwellings.
  - Sunlight for outdoor spaces.
  - Light pollution.
  - Wind effects around tall buildings.
  - Street pollution flushing.
- Issues relating to climate change.
  - Energy targets, and Parts L and P of the Building Regulations.
  - Renewable energy generation.
  - Energy efficiency in buildings.
  - Embodied energy.
  - Dwelling overheating.
  - Avoiding urban heat islands: very low-energy buildings, electric vehicles, urban vegetation, avoiding continuous street canyons, use of vegetation canopies.
  - Flooding and flood prevention measures: sustainable urban drainage systems (SuDS), public-realm planting, street trees, permeable surfaces.
  - Climate change minimization, adaptation and mitigation – including green and blue infrastructure.
  - Water management.

Development and conservation

- 'Heritage Assets' – designated and undesignated – and the principle of assessed harm to them.
- NPPF and PPG, and positive strategies for the conservation and enjoyment of the historic environment.
- Issues to manage and consider:
  - Significance, and handling significance.
  - Establishing an evidence base.
  - Identifying non-designated heritage assets.
  - Impact and harm.
  - Enabling development.
  - Setting.

- Heritage statements.
- Heritage at risk.
- Conservation advice.

Public spaces
- The distinction between public space and publicly accessible private space.
- The difference between formal and informal space.
- Forms of regulation for public spaces.
  - Planning controls to sanction new public space proposals.
  - Highway orders, focusing on changes to the highways themselves.
  - Listed building consents.
  - Street trading licensing.
- Creating diverse, safe and inclusive public spaces.
- Designing for long-term maintenance.
- Designing public spaces that are or have:
  - Delineated: clearly public or clearly private.
  - Designed-in active uses where appropriate.
  - Incorporated amenities and features.
  - Encouraging for social engagement.
  - Balanced between traffic and pedestrians.
  - Comfortable, safe and relaxing.
  - Robust, adaptable and distinct.

Small-scale development
- Assessing small schemes.
- Local design guidance on residential or small-scale development.
- Management of issues such as:
  - Siting.
  - Context and character.
  - Massing and building height.
  - Facades and windows.
  - Sunlight, daylight, privacy and outlook.
  - Outdoor space and access.
  - Recycling, rubbish and services.
  - Safety and security.
  - Car and cycle parking.

Housing
- Delivering a wide choice of high-quality homes for different users, for current and future needs.
- Self-build and custom-build housing.
- Volume housing/ large-scale development and offsite construction.
- Understanding the allowance for windfall sites.
- Housing White Paper.
- Lifetime Homes and Lifetime Neighbourhoods.
- Viability and affordable housing – including coverage of the different types of affordable housing which have differing effects on viability.
- Right to Buy.

Layout, density and typology
- Density and methods of measuring, presenting and using density data.
- The density performance of differing typologies.

RIBA CPD Core Curriculum: Study Notes

- Public transport, accessibility, supporting walking, cycling and public transport, and reducing the need to own and use cars.
- Parking – amounts and handling.
- Smart cities, planning, data and IOT.
- Design Review – purposes, practices, etc. What to expect as someone who sits on a panel; and what to expect as someone presenting.
- Mixed-use building and neighbourhood solutions.

Tall buildings
- Height and planning policies.
- Suitable locations for tall buildings.
- The role of tall buildings in an area.
- Accommodating floor space.
- The parts of a tall building and their various zones of impact (base for surrounding streets, middle for the neighbourhood, top for the skyline).
- Fire safety and relevant Building Regulations.
- Fire management strategies.
- Negotiating tall building proposals.
- Assessing a scheme:
  - Availability of execution.
  - Wind and microclimate.
  - Sun, sky, and shadow.
  - Visual impact.
  - Function and impact
    - Local transport.
    - Amenities.
    - Geographical access.
    - Flow of people.
    - Deliveries and maintenance

Landscape design
Principles of landscape design:
- Different elements of landscape from structural to individual plants or pieces of furniture.
- Understanding potential use of space and how this can be accommodated and managed.
- Using landscape to support and complement the use of buildings.
  - Well-maintained spaces.
  - Designs consider the long term.
  - Designs support the proposed use of the space.
  - Designs allow for different uses to coexist.
  - Elements have more than one function.
  - Desire lines have shaped the design.
  - Aspect and topography have been taken into account.
  - The scheme supports biodiversity.
  - Leftover space is managed carefully.

Elements to consider:
- Structural planting.
- Pathways.
- Drainage.
- Boundary treatments.
- Water features.

- Seating.
- Lighting.
- Art and culture.
- Plants, trees, wildlife-friendly planting and biodiversity.

Streets
- Understand the modal hierarchy set by government and applicable to street design and management: pedestrian, cyclists, public transport user, private vehicle user.
- Streets that are designed to be:
  - Accommodating, and that balance a locally appropriate mix of movement and place-based activities.
  - Functional and accessible for all.
  - Safe and attractive public spaces.
  - Reflective of urban design qualities as well as traffic management considerations.
- Understanding how decisions about streets are made.
- Understanding important design considerations:
  - Function of the street.
  - Degree of separation.
  - Reflecting character.
  - High-quality materials and workmanship.
  - Avoiding over-elaboration.
  - Thinking of local needs.
  - Clean, simple and straightforward.
  - Designed for what they need to do.
- Understanding the language of streets:
  - User hierarchy.
  - Highways.
  - Carriageways.
  - Pavements.
  - Junctions.
  - Sightlines and radiuses.
  - Traffic calming.
  - Segregation, separation and shared space.
  - Level surfaces.
  - Tactile paving.

Masterplanning: understanding of:
- Differences between strategic (cities, regions) or project-based (specific sites with definable boundaries) masterplans.

Preparing for the masterplanning process:
- Defining who the client is and the work that the client has done to support the masterplan.
- Assembling the client team.
- Key drivers that have brought about the masterplan (economic or social regeneration, environmental improvements, rebranding).
- Other relevant issues (social context, environmental context, infrastructure and services, energy sources, connectivity, future needs).
- The physical changes required.

Managing the design process:
- Defining and preparing the project brief.
- Generating and testing detailed options.

- – Adopting and approving a masterplan.
- – Preparing the design brief.
- – Designing the final masterplan.

Managing implementation:

- – Implementing the masterplan and managing that implementation.
- – Developing mechanisms to deliver quality.
- – Preparing a design code.

Safer places

The attributes of safer places and Secured by Design Principles

Access and movement: places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security.

Structure: places that are structured so that different uses do not cause conflict.

Surveillance: places where all publicly accessible spaces are overlooked.

Ownership: places that promote a sense of ownership, respect, territorial responsibility and community.

Physical protection: places that include necessary, well-designed security features.

Activity: places where the level of human activity is appropriate to the location and creates a reduced risk of crime, and a sense of safety at all times.

Management and maintenance: places that are designed with management and maintenance in mind, to discourage crime in the present and the future.

http://www.securedbydesign.com/wp-content/uploads/2014/02/Safer-Places-The-Planning-System-And-Crime-Prevention.pdf

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Links to other organisations and resources

Royal Town Planning Institute (RTPI) *www.rtpi.org.uk*

Town and Country Planning Association (TCPA) *www.tcpa.org.uk*

Action with Communities in Rural England (ACRE) *www.acre.org.uk*

Urban Design London (UDL) *www.urbandesignlondon.com*

Project for Public Spaces (PPS) *www.pps.org*

Urban Design Skills *www.urbandesignskills.com*

Campaign for the Protection of Rural England (CPRE) *www.cpre.org.uk*

Planning Aid Direct *https://planningaid.zendesk.com/hc/en-us*

Landscape Institute *www.landscapeinstitute.org*

Citizens Institute on Rural Design *http://rural-design.org*