Urban Renaissance and the delivery of sustainable communities:

The influence of the physical environment on the quality of life of communities

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For London,
For my Mother,
For my Father,

Above all for Him, through whom all things were made.

براشيت اِتوا مِلتا،

وآو مِلتا لِس الاها وا،

وآلاها وا او مِلتا.

اها براشيت لِس الاها وا.

كُلَّي مِنديّانه بيّه بِشلَن ويده.

دلا ديّه أپ خا مِمدي لا ويله

مِن اني دپيشه نا بِريه.

بيّه خايّه وا،

وآنَه خايّه بارا وا لبنَيناشا.

Urban Renaissance and the delivery of sustainable communities: the influence of the physical environment on the quality of life of communities

Abstract

All people basically want the same things: a home, work, healthy economy, good public services, infrastructure and an attractive and safe environment. Some areas have many of these that should be preserved and enhanced. In other areas there are major shortcomings and problems, poor and dangerous environments, a failing local economy, inadequate services and that may lead to serious social problems. The urban environment can be arduous and intimidating or it can encourage people to feel relaxed and at ease. It can make contact between people difficult or create an atmosphere of community. Raising the profile of good design that gives form to public spaces, housing and other building is crucial in sustainable and urban renaissance. Well-designed places put people first and make efficient use of the available space and environmental resources. It is the art of making places for people. It is concerned with the connection between people and places, urban form, flow of people, natural environment, the material of buildings and the processes for ensuring successful villages, towns and cities.

Towns and cities are diverse in character, reflecting history, scale, recent economic fortunes and locations. Each contains many contrasting areas. The way forward needs to be founded in an understanding of the past, the present and the pressures for future change. Furthermore, urban renaissance requires more than the restoration or construction of buildings. The urban renaissance should be a culturally driven redevelopment, creating safe, vibrant, interesting spaces for communities to live in with good quality services and cultural and leisure activities.

A better quality of life should be delivered by changing the welfare culture to one build on work and security for those who can, and security to those who cannot.

Keywords: Quality of life, Sustainable communities, Urban Renaissance, Urban Regeneration, Sustainable construction, Recycling of land and buildings, Heritage, Quality services, Quality design

Stedelike herlewing en die skepping van volhoubare gemeenskappe: die invloed van die fisiese omgewing op die kwaliteit lewe van die gemeenskap

Abstrak

Alle mense het basies dieselfde behoeftes, soos n woning, werk, gesonde ekonomie, kwaliteit publieke dienste, infrastruktuur en n aantreklike omgewing om in te woon. Sommige areas bied reeds die meeste van hierdie behoeftes en dit moet voortdurend onderhou en verbeter word. Sekere gebiede ondervind egter tekortkominge wat veroorsaak word duer n onveilige omgewing, swak ekonomie en dienste wat to ernistige sociale probleme kan lei. n Stedelike omgewing kan dieinteraksie in n gemeenskap vergemaklik en bevorder, of nadelige spanning veroorsaak. Goeie kwaliteit ontwerp, wat positiewe ruimtes, wondings en ander geboue verskaf, lewer n belanrige bydrae tot volhoubare gemeenskappe en stedlike herlewing. Goeie kwaliteit ontwerp, wat positiewe ruimtes , wonings en ander geboue verskaf, lewer n belangrike bydrae tot volhoubare gemeenskappe en stedelike herlewing. Goed ontwerpte wwongebiede endeeglik beplande sentrale besigheidsdisrikte, stel die mens en sy behoeftes eerste en maak effektiewe gebruik van oop ruimtes en die omgewing se natuurlike hulpbronne.

Deeglike beplanning en kundige ontwerp is noidg om vir die mens n geskikte en esteties aanvaarbare omgewing te skep me die focus op die interaksie tussne die mens en sy natuulike omgewing. Karakter, geskiendenis, liggin en die ekonomiese stand van dorpe en stede is eienskappe wat n bydrae maak tot dinamika. Om vooruitgan te bevorder, is huidge sowel as historiese kennis wat noodsaaklik is om die moontlike risiko's van die toekoms te hanteer. Stedelike herleweing vereis dus meer as net restorasie van bestaande en die konstruksie van nuwe geboue. Vir volhoubare ensuksevolle gebiede moet die nodige ruimte, dienste en ontspanningsaktiwitieite aan die betrokke gemeenskap gebied word. Die bevordering van kultuur opgradering van die omgewing en die algemene welsyn van die gemeenskap is alles tekens van suksesvolle stedelike herlewing.

Sleutelwoorde: Kwaliteit lewe, Volhoubare gemeenskap, Stedelike herlewing, Volhoubare konstruksie, Herwinning van geboue, Erfenis, Kwaliteit dienste en Kwaliteit ontwerp.

CONTENT

GLOSSARY

BPF	British Property Federation
BBC	British Broadcasting Corporation
CABE	Commission for architecture and the built environment
CDM	Construction (Design and Management) Regulations
DEFRA	Department for environment, food and rural affairs
DETR	Department of the environment, transport and the regions
DTI	Department of trade and industry
EIC	Environmental Industries Commission
GGCP	Government construction clients' Panel
HSE	Health and Safety Executive
LA	Local Authority
LCA	Life Cycle Assessments
LSP	Local Strategic Partnerships
NLUD-PDL	The National Land Use Database of Towns and City Centres
ODPM	Office of Deputy Prime Minister
RICS	Royal Institution of Charted Surveyors
UK	United Kingdom
URBED	Urban and economic development
WRAP	The waste & resources action

CHAPTER 1   INTRODUCTION

1.1.   Introduction

Each place is unique.

"In England we have long had a tradition of creating towns and cities of quality and beauty places that can bind communities together. Many of our best towns and cities retain that quality or are recreating it today. But in other places it is a tradition we have lost" (Urban Task Force, 2000: 48).

The overall quality of life in UK cities has been diminishing for a long time and compares very poorly with other European cities. Over the last 30 years there have been an accelerated decline in heavy industries such as manufacturing and mining, which had large numbers of people loosing their jobs in these sectors and whole communities were isolated alongside the desertion of factories, shipyards and mines. In England, some 90% of the population live in urban areas. England is one of the most urbanised countries in the world at present. And yet, the urban environments are seriously eroded, often ugly and sprawling, with little sense of vitality or community. Large and small gashes render the urban texture spoilt, leading to economic degradation and social exclusion (Urban Task Force, 1999 (b): 5).

People want well-managed, healthy communities infused with cultural diversity, equal access, sustainable environments and innovation. Urban regions should be a blend of distinct communities, centres within centres and villages within cities, with unique economic, social and cultural characteristics.

"The problem is not a wholesale abandonment of urban areas, but rather a gradual but relentless erosion of the population base which has persisted over a log period" (Urban Task Force, 1999 (b): 11).

The challenge lies within getting from where UK cities are currently to providing a higher quality life for all within the whole of the UK.

1.2.   Title

Urban Renaissance and the delivery of sustainable communities:

The influence of the physical environment on the quality of life of communities.

1.3.   Hypothesis

An Urban renaissance approach may produce sustainable communities and increase the quality of life within the communities. Increasing the quality of life may further aid in generating continuing, viable and long term sustainable communities.

1.4.   Restrictions / Limitations

Each city, town and area has its own character and needs. Taking this into account it is not possible to develop a generic process map for urban renaissance.

1.5.   Definitions

• Sustainable Urban Development: "Development that meets present needs without compromising the ability of future generations to achieve their needs and aspirations" (Elkin, Mclaren & Hillmand, 1991: 1)

• Sustainable Development: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs" Brundtland - World Commission on Environment and Development, 1987 (Lucas, Marsh & Jones, 2000:9)

Sustainable Development: Corporate growth in turnover or profits next year will be the same as this year (a business leader) (Cleverly, 2004)

Sustainable Development: Economic growth of the economy can be maintained for a while, yet without adverse consequences somewhere else in the economy (a political leader) (Cleverly, 2004)

Sustainable Development: Describes the same rate of economic or corporate growth as unsustainable, because it failed to take account of the environmental degradation implied by the economic growth, or the social consequences of the job cuts needed to maintain profit growth (an environmental activist) (Cleverly, 2004)

- Long Term: Five generations into the future (Elkin, et. al., 1991: 3)

- Short Term: This generation (Elkin, et. al., 1991: 3)

- Brownfield: "That which is or was occupied by permanent structure (excluding agricultural or forestry) and associated fixed surface infrastructure. The definition covers curtilage of the development. Previously developed land may occur both in built-up and rural settings. The definition includes defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made through development control procedures" (Communities and Local Government, 2006: 26)

- Urban: Inner city areas and centres of towns (DETR, 2000 (b): xx)

- Suburban: Typical suburbia includes some housing estates well outside city/town (DETR, 2000 (b): xx)

- Rural: "More isolated rural areas" (DETR, 2000 (b): xx)

- Urban Renaissance: Is "about getting people to live in city and town centres where they can also work, shop and enjoy leisure time through diverse activities" (ODPM, 2003: online)

- Urban Regeneration: "Comprehensive and integrated vision and action which leads to the resolution of urban problems and which seeks to bring about a lasting improvement in the economic, physical, social and environmental condition of an area that has been subject to change" (Roberts & Sykes, 2000: 17)

- Life Cycle Assessments: "LCA are a process by which the considerations of environmental and social impact throughout the entire lifespan of a

development or product can made" (WRAP, 2007: Online)

- Listed Buildings: "A listed building is a building of special architectural or historic interest included in a statutory list prepared by the Department for Culture, Media and Sport. The definition of a listed building, whether Grade III, II or I, includes both the interior and exterior of a particular building, any objects or structures fixed to the building and objects or structures ancillary of the building wit in its curtilage, if they have formed part of the land since before 1st July 1948" (Waverley Borough Council, 2007: Online)

- The Enlightenment: "Has been given many differing definitions but it was, at its broadest, a philosophical movement of the eighteenth century which stressed human reasoning over blind faith or obedience and was thus in contrast with much of the religious and political order of the day, while also encouraging 'scientific' thinking" (About.com, 2008: Online).

1.6.   Aim of the Study

The aim of this study is to establish the connection between urban renaissance, sustainable communities and quality of life.

Defining and establish the following:

- What quality of life exists of in relation to the cities, built and urban environment

- What interventions are needed to deliver a successful urban renaissance

- What the elements of a sustainable community consists of.

1.7.   Research Method

To establishing the connections between Urban Renaissance, Sustainable communities and Quality of Life within urban areas, secondary data collection was used, in a descriptive format. A literary study of these elements was done.

Together with the literary study, the factors that have an influence in either the sustainability or quality of life are studied and examined.

The research is based on a literary study and survey into the factors that may influence the problem and results.

This was done using the following literary materials:

• Relevant books and Manuscripts

• Magazine, Journals and Newspapers

• Government Publications and Papers

• Electronic data: Articles and Lecture notes.

An empirical study was also undertaken with the use of explanatory case studies, to demonstrate the effects that urban renaissance and sustainability has on communities' quality of life. Each case study is an analysis and focus on an aspect of the hypothesis. Further the case studies will provide findings and recommendations that will form part of the study.

The case studies are done using information and findings from projects done in the construction industry, and through a survey to both construction professionals and general community members.

1.8.   Layout of Thesis

CHAPTER 2: THE RENAISSANCE IN ART, ARCHITECTURE, SCIENCE, MUSIC AND LITERATURE

This chapter investigate the Renaissance period and how it changed the face of Europe, which will then be discussed. Just as the Florentines of the fifteenth and sixteenth century characterised their time as a period of re-awakening to the ideas and achievements of previous areas, the urban renaissance is following in their footsteps.

CHAPTER 3:   MANAGEMNT MECHANISMS AND LOCAL PEOPLE SHAPING THE FUTURE

This chapter explains the importance of including local people in the development and regeneration of the local area together with a management mechanism, utilizing the local people's skill and knowledge that is readily available. A key factor in urban renaissance is the development and improvement of the local community's skill and knowledge base to help shape the future.

CHAPTER 4: BUILDING BLOCKS OF SUSTAINABLE URBAN RENAISSANCE

The objective of this chapter was to explore the utilisation of the available building blocks to build upon to enhance the quality of life in physical deprived areas. Defining the relevant building blocks and demonstrating the application of each to achieve successful urban renaissance.

CHAPTER 5: DESIGN AND QUALITY

Well designed places that are sensitive to people's needs, which make efficient use of the available space and the environmental resources. To achieve this, the pool of skilled professionals may be strengthened and extended. The professionals should identify and characterise each area, and take into account the heritage of the local area and use it to the advantage of the design. The heritage of the areas should be used to develop a sympathetic new environment that improves the quality of life for the local people.

CHAPTER 6: QUALITY SERVICES

To create sustainable communities good quality services, culture and leisure opportunities may be needed to offer to the local people. Further to demonstrate that it attracts business and people to an area, creating an economically successful urban area.

CHAPTER 7: RE-CYCLING OF LAND AND BUILDINGS

'Brownfield' site and empty buildings are often referred to as wasted assets and depreciate from the surrounding areas and lower the local morale. It reinforces the

sense of overall urban decline. Bringing back the beneficial use of such areas and buildings will contribute to the local quality of life and improve the local morale.

Using previous developed land may prevent urban sprawl and the use of Greenfield land for development. To be able to exploit the benefits of 'Brownfield' site and derelict buildings, sustained actions are investigated.

CHAPTER 8: THE ARTS AND PRESERVING THE LOCAL HERITAGE IN URBAN RENAISSANCE

Urban renaissance may require more than the restoration or construction of buildings. Art, heritage and science should flourish side by side to create an environment that is safe, smart, vibrant and attractive. This chapter aims to demonstrate that art and preserving the rich heritage of most towns and cities in England can make a contribution to the character, diversity, and sense of identity and encourage community engagement, through interesting and thoughtful design.

CHAPTER 9: SUSTAINABLE CONSTRUCTION

The construction consumes a large amount of natural resources, minerals and other materials. We use water and energy and generate considerable waste. Sustainable construction forms part of the delivery of a successful urban renaissance along side the long term benefits.

This chapter may demonstrate the ways to achieve economic, social and environmental objectives and at the same time providing new sustainable communities.

CHAPTER 10: PROSPERITY & WEALTH

Successful towns and cities have been at the heart of economic development. Urban renaissance should aim to achieve each urban area's full potential, which may give rise to sustainable growth and increasing prosperity, building on it area's strengths and tackle its weaknesses. Creating jobs for the local people is vital to ensure the success of the area's urban renaissance.

CHAPTER 11: CASE STUDIES

Two boroughs in England were chosen to demonstrate the impact of Urban Renaissance on the local community, environment and business.

The chosen boroughs are Shepherd's Bush White City, London (specifically Westfield shopping centre) and Paradise Street, Liverpool.

CHAPTER 12: CONCLUSIONS, FINDINGS AND RECOMMENDATION

The study revolves around sustainable community and quality of life that involve people, thus the approach was on both scientific and philosophical basis. The human factor cannot be removed from the equations, thus a purely scientific study will not truly reflect the outcome and success of Urban Renaissance.

CHAPTER 2   THE RENAISSANCE IN ART, ARCHITECTURE, SCIENCE, MUSIC AND LITERATURE

"A YEARNING FOR PERFECTION BASED ON THE DESIRE TO CREATE SOMETHING IDEALLY BEAUTIFUL" (Seiferth, [n.d.]: 1).

"This century (15th), like a golden age has restored to light the liberal arts, which was almost extinct...." Marsilio Ficino (1433 - 1499) (Raditsa, Arkenberg, Burnham, Krohn, Lydecker & Russo, 2000: 9).

2.1.   Introduction

The renaissance influenced every part of life of the citizens. There was an emphasise on the human and it's environment with a rebirth that changed Europe and the way people lived, work and relaxed. Can Urban Renaissance touch and changed the life and environment as the renaissance? Can urban renaissance bring a change about to the cities that will last?

The Renaissance era encompasses Western History from the 1400 to the beginning of the 1600. This period marked the revival of cultural achievement, historical events and technology inventions that shaped the Renaissance and changed the face of Europe. It marked the birth of humanism, and the revival of cultural achievements for their own sake in all forms of the art. Artistic, social, scientific and political thoughts turned into new directions. This rebirth of the arts and science marked a change in society that resulted in the lay people learning and studying through the easier access to books and the desire to widen their knowledge. It was characterised as a period of reawakening to the ideas and achievements of previous eras. They looked back at the ancient Greeks and Romans for inspiration (ThinkQuest, 2005: Online).

There was an emphasis on the human, their environment, science and philosophy during the revival or rebirth of cultural awareness and learning. The assertion of personal independence and individual expression was intensified. The combined self-conscious awareness of being part of something new and superior gave a confident and cohesive character to the Renaissance (The History Guide, 2004: Online).

It was a period of radical social, political and intellectual developments. This period influenced every part of the human life of the time through painting, sculpture, architecture, literature, science and music. The scholars of the day emphasise concrete experience over abstract theories, experiences became the sole standard of truth. There was an intense interest in the visible world and in knowledge derived from concrete sensory experiences. "Leonardo da Vinci (1452 - 1519) stated that observation is the common mother of 'all Science and the Arts'". During this time people, like Leonardo da Vinci, knew a lot about various fields like maths, philosophy, art and inventions. The humanists, all more-or-less emphasised 'vera virtus' by which they meant 'true excellence' self wrought development faculties and powers (Raditsa, et. al., 2000: 9).

During this transitional time man was seen as the centre and measure of all things, a chosen creator who echoes the deep harmony between microcosm and macrocosm (Raditsa, et. al., 2000).

Diatima stated (in Seiferth, [n.d.]) that the desire to create is natural to all mankind, that men, like poets and artists, desire to create "beautiful and deathless offspring embodying wisdom along with every other spiritual value" (Seiferth, [n.d.]). The Renaissance, with its creativity allowed artists to abandon the stricter ways of the Medieval Era. Artists produced works that displayed more artistic freedom and individualism.

The Renaissance had various effects on the people and the world they knew (History World, [n.d.]: Online):

- Emphasised on the individual' freedom
- Relaying on human understanding
- Brought forth an intellectual movement, called Humanism which emphasised the dignity and worth of the individual
- Changed Christianity
- Was responsible for making life easier, safer and more pleasurable through the inventions of the time
- Developed and educated the people through the help of affordable and available books
- Provided the opportunity for Europe to emerge from its economical stagnation and experience in a time of financial growth (History World, [n.d.]: Online).

2.2.   The Arts

The development of perspective was part of a wider trend towards realism in the arts (Stork, 2004: 77).

Filippo Brunelleschi (1377 - 1446) the sculpture, painter and architect was one of the first to evolve perspective from a scientific theory. Perspective became something of an obsession. Through this, Masaccio (1401 - 1428) achieved the sense of depth that goes hand in hand with the rediscovery of the appeal of classical architecture. The remains of buildings built during the Classical period, provided inspiration to the artists when the philosophy was also turning to the Classical (History World, [n.d.]: Online).

- **Architecture**

Renaissance architecture is characterised by harmonious form, mathematical proportion, and a unit of measurement based on the human scale. Space, as an element of architecture was utilised differently to the way it's been

applied previously. It was organised by proportional logic, the form and rhythm subject to geometry. The remains of renaissance buildings appear to have a simple mathematical order that the Gothic buildings did not have. The architects of the time hoped to create structures that would appeal to both emotion and reason (Delahunt, 2007: Online).

Filippo Brunelleschi is widely known as the first Renaissance architect. His structures appear simple and created a sense of harmony (Delahunt, 2007: Online).
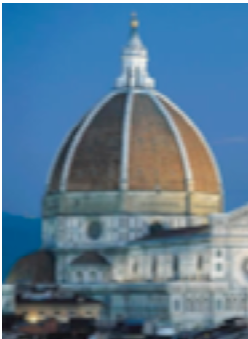

Figure 1.1 Dome of Santa Maria del Fiore, Florence

(Source: FirenzeViva, [n.d.]: Online)

While another Renaissance architect, Leon Battista Alberti (1406 - 1472) saw architecture not merely as a means of constructing buildings; it was a way to create meaning. Beauty has objective reality and is not dependent on mere subjective opinion (Delahunt, 2007: Online).

- **Art**

The painters also started developing new techniques, such as studying light, shadows and human anatomy. These new directions of painting depict a new desire to unravel the beauty of nature, to discover the symmetry and order within in nature. Another quality that was born during this period was the freedom to express emotion in the paintings, ranging from anger to love, peaceful to mystical. As a result the paintings of the Renaissance became reassuringly real. An example is the painter Piero della Francesa's (1412 - 1492) famous Baptism of Christ, where the figures stand with monumental stillness, bathed in a cool light of seemingly eternal clarity. Through this the painter made "Renaissance humanism in it's broadest sense, allowing the full weight to the dignity of man" (History World, [n.d.]: Online), part of the painting.

Figure 1.2 Image of the famous Baptism of Christ

(Source: The Art History Imagebase, 1999 (a): Online)

"The stillness, the sense of a scene perfectly positioned in space, the use of patches of almost pure colour to suggest a harmony of pattern and order - all these are characteristic" of the Renaissance. Yet another distinguishing feature of the art of this period was its development of realistic linear perspective (History World, [n.d.]: Online).

2.3.   Humanism

Nothing is used to distinguish the Renaissance from the middle Ages more than Humanism. Humanism has shaped the intellectual world throughout the early modern period (Wikipedia, 2007 (b): Online).

Humanism originated in the study of classical culture and it took its name from one of their most crucial concerns: the promotion of a new educational curriculum that emphasised a group of subjects knows collectively as the "studia humanitatis" (World Civilisations, 1996: Online), or the humanities.

Humanism was neither a philosophy nor a movement, but an educational curriculum, which consisted of physical and intellectual education. This curriculum stressed practically over philosophical careers. The purpose in this was to lead the people and to participate in the public life for the common good (World Civilisations, 1996: Online).

The humanists rediscovered the ancient texts of Greek and Latin literature and used these classics to create something new and superior. The ideal was to combine both wisdom and eloquence. Humanist philosophy stressed the dignity of humanity (World Civilisations, 1996: Online).

They incorporated modern developments along with classical element in entirely new systems of metaphysical knowledge (Kristeller, 1905).

Lorenzo Valla (1407 - 1454) sided with the Epicureans that pleasure makes humans happy. With pleasure the Epicureans referred to a chaste and well-balanced life. His fundamental argument was that humans always acted out of self-interest. This argument would eventually become the foundation of

the enlightenment view of humanity and from the central argument of the ideology of capitalism, individual rights and democracy (World Civilisations, 1996: Online).

2.4.   The Renaissance Philosophy and Science

The Renaissance represents a transitional period for philosophy from medieval synthesis to modern analysis (Kristeller, 1905).

With high hopes for the achievement of human knowledge came significant doubts about its possibilities. The humanists expressed an enormous confidence in the power of reason as a source of profound understanding of human nature and of mankind's place in the natural order. Humanism offered an opportunity to incorporate modern developments along with classical humanistic scholarship, the rise of the new science and the challenge of scepticism. The philosophers were preoccupied with a number of philosophical issues in indistinct areas. One of them being ethics, which asked by what standards should human conduct be evaluated (Kristeller, 1905).

The significant changes and growth in the art was mirrored in the scientific development of the Renaissance period. During this time there was a remarkable shift in the way the universe was viewed and the way philosophers explained natural phenomena. Yet the most significant development was not a single discovery, rather the revolutionary new process of discovery and scientific method (Wikipedia, 2007 (b): Online).

2.5.   The Economy and Politics during the Renaissance

At the outset of the Renaissance, society was class bound in a rigid system that allowed little room for advancing one's position in life. The majority was illiterate, while they might be able to recognise a few letters or numbers,

reading and writing were skills that belonged to the clergy and nobility (Introduction to the Renaissance Era, [n.d]: Online).

With the printed books becoming more available and the discovery of ancient writings, along with the expanding of politics and trading across the world, all of this contributed to the increased knowledge and the desire for education that swept through civilisation (History World, [n.d.]: Online).

A new form of political organisation was developed along with the behaviour that expressed purely 'natural' and non-religious terms. The government system was adjusted on the basis of reason, not religious views. In England the state broke away from the church, which represented a radical new approach. Politics were based on science rather than on Christian principles. Both the Renaissance and Humanism played a significant part in the reformation within the church along many other contemporaneous religious debates and conflicts of the time (Wikipedia, 2007 (b): Online).

A new form of economic organisation was developed during the Renaissance. Capitalism was born. This caused the rise in the commercial urban society and a phenomenal growth of wealth. The growth in power was fuelled by the in pour of money into the cities from the trade and banking industries (Pappas & Pappas, [n.d.]).

The concentration of wealth and power in the cities, led to new configuration of the social classes. Individuals that were not part of the noble class had created most of the new wealth. The commercial activities not only created wealth but seriously redistribute the wealth. Most of the wealth had been transferred away from the nobility to the new commercial class. This extraordinary growth of wealth was directly responsible for the flowering of literature, scholarship and the other arts during the Renaissance as the nobility and powerful sought to praise and legitimates their power by patronising the art and scholarship (Wikipedia, 2007 (b): Online).

2.6.   Conclusion

It appears that there was a seamless progression through the Renaissance in Italy, while the continuity and adoptions of all the Renaissance influences' were slower in other parts of the world, which is evident for example in the architecture in England (Wikipedia, 2007 (a): Online).

The Renaissance architecture achieved a certain success and breakthrough with the order and symmetry which can still be seen in the influence in many of the modern styles and current rules of architecture (Wikipedia, 2007 (a): Online).

The Renaissance may be viewed as the attempt by intellectual to study and improve the secular and world through the revival of ideas from antiquity and the novel approach of thought (Wikipedia, 2007 (b): Online).

"Rather than a period with definitive beginnings and endings and consistent content in between, the Renaissance can be (and occasionally has been) seen as a movement of practices and ideas to which specific groups and identifiable persons variously responded in different times and places. It would be in this sense a network of diverse, sometimes converging, sometimes conflicting cultures, not a single, time-bound culture" (Starn, 1998: 124).

The renaissance reawakened Europe, was the birth of many new ideas, such as humanism, which used the classical to create something new and superior. The emphasis was on the human and the environment and the renaissance period provided and opportunity for people to improve their life situations. Will urban renaissance promote the same opportunities to the cities and their people? Will it have a lasting effect on how people live in the cities, with more and better opportunities? Can it improve the people's life and increase economic prosperity and education?

Figure 1.3 Vitruvian Man by Leonardo da Vinci

(Source: The Art History Imagebase, 1999 (b): Online)

CHAPTER 3   MANAGEMENT MECHANISMS AND LOCAL PEOPLE SHAPING THE FUTURE

3.1.   Introduction

"If you do things to people, they feel resentful... If you do things for them... they do not learn from their mistakes... But if you do things with them, they gain a sense of personal responsibility and are provided with the tools to learn from their mistakes" (Stubbs, 2004: 18).

Since the industrial revolution, the ownership of cities and towns were lost, causing the cities and towns to be spoilt by poor design, economic dispersal and social polarization. The twenty first century brought on a moment of change, the three main drivers, which offered an opportunity to rectify the mistakes of the past and provide opportunities for urban renaissance, are:

• Technical revolution, which is cantered on information technology and exchange
• Ecological threat, a greater understanding of the implication of our rapid consumption of natural resources and the importance of sustainable development
• Social transformation, flowing from increased life expectancy and new lifestyle choices (Urban Task Force, 1999 (a): 3).

"Sustainable communities cannot be delivered by councils on their own. Many local organisations and agencies need to play their part, as do individuals within the communities themselves. Central Government too needs to be flexible to allow a focus on cross-cutting outcomes with multiple social, economic and environmental benefits rather than reinforcing narrow or blinkered thinking" (DEFRA, 2006: 6).

Through assessing the make-up of the local community there may be individuals and groups within the community that through a partnership with the local authority and strategic partnerships may contribute, together with

the local authority and strategic partnership in changing the local community into a sustainable community and improve the quality of life.

3.2.   Local Authority

Local Authority should lead the urban renaissance, through strengthening their power, resources and democratic legitimacy so that Local Authorities could take this role in partnership with local residents and the communities (Urban Task Force, 1999 (b): 5).

The Local Authority should be based upon principles of subsidiary, mediations and partnership, as well as considering in a holistic way all the major needs and opportunities of the community and town or city. The Local Authority needs to be accountable in their role as the deliverers of the essential local services to the community. It is important that the Local Authority does this effectively and in a way that meets the local people's needs. Furthermore, the Local Authority need to engage with the community, to establish an easy, user friendly system where the people can approach the Local Authority with any questions, suggestions or complaints. Many times in the past people felt daunted by, or alienated from the authority. The Local Authority should encourage the local community to give their input on the decisions that affects the people's day-to-day lives in the community, investing and promoting the open exchange and sharing of knowledge. There should be strong local leaderships, which in partnership with the local people, develop a vision and strategy for the local area to the advantage of the community (Urban Task Force, 1999 (a): 44).

"Roger Madelin, the chief executive of developer Argent, said the report (Urban Task Force) was right to recognise the importance of strong political leadership in urban areas, and 'Although good transport and education are clearly important, so is strong leadership'" (Blackman, 2006: 20).

3.3.   Local Strategic Partnerships

One of the main functions of the Local Strategic Partnerships is to bring together the Local Authority, local services providers such as social services, police, schools, health services, local community groups, voluntary sector and local businesses.

The Local Strategic Partnership could with the input of all the stakeholders develop a strategy to enhance the quality of life through looking at all the aspects that contribute to this. Furthermore, identify the strengths and weaknesses of the community and how to maximise the strengths and improve the weaknesses to the advantage of the whole community. The community should be pro-active towards their future, with a positive input rather than just reacting to events. This is important as these actions may have an impact on the wider community and even stretches beyond their local boundaries. The Neighbourhood Renewal Unit's approach is to encourage the government to 'bend' the spending programmes in terms of education, health, transport and environment to favour deprived neighbourhoods and to oversee programmes designed to breathe new life into these neighbourhoods (Montgomery, 2001: iii).

The Local Strategic Partnerships could take a fully joined up approach that brings together economic, social and environmental issues. There are a number of tools available for the local strategic partnerships to use, such as the Local Agenda 21, which is the local version of Agenda 21, an international agreement made at the Earth Summit held in June 1992 in Rio de Janeiro. Agenda 21 was created to tackle environmental, social and economic problems around the world. The majority of the councils in the United Kingdom are preparing their own Local Agenda 21, based on the feedback from people in the community. Through everyone's effort and input, progress can be made to improve the quality of life. For example, the Local Agenda 21 for the Hammersmith and Fulham borough in London, developed various programmes with the help and input from local people, for

example the 'Safer Routes to School' developed and created by year five of St Thomas of Canterbury Primary School in Fulham. The Local Government Association created models to aid the Local Strategic Partnerships to do their work. These models consists of guidelines on how to produce, strategic action plans, long-term visions for the area, looking at opportunities to focus public programmes to meet local priorities and monitor progress against locally developed performance indicators (Local Agenda 21, [n.d.]: Online).

The Task Force claims that there are to many overlapping and redundant generation bodies, which hinders the progress in neighbourhood renewals. These agencies are taking too long to get things done, while piecemeal developments reduce the speed of the regeneration of the area further. The Task Force suggest that the government should have one body towards delivering in each area, which not only have the power over the planning but purchasing and funding streams, to help speed up the process. These agencies should act as a single delivery body with executive power to influence all the relevant public funding streams (Greig-Smith, 2005: 52).

3.4.   Local People

"The answers lie not in Whitehall but in the streets, estates and communities of Britain" (Montgomery, 2001: x).

No two places or people are the same. Towns and cities vary remarkably. There can be no one size fit all approach to deal with every town and city. A strategy is needed that are tailored to suit each area and community. People should be involved in deciding how the town and city develops. The local community have a right to determine their future and be involved in how their community, town or city is developed. Real sustainable change could be achieved if local people are in the driving seat. Encourage more entrepreneurial activities by local people, while involving local employers and investors in local developments and strategies. Utilising their knowledge and understanding of local commercial world (Urban Task Force, 1999 (b): 36).

The developers should be encouraged to develop briefs, design guides and master plans for the local area in close consultation with the local people, and further to involve the local people in the planning and design process through the development of architecture and design centres (Urban Task Force, 2000).

The property sector tends to assist in maintaining and promoting the maintenance of high and stable levels of economic growth and development. The United Kingdom's commercial property market comprises of direct, indirect investors, developers and occupiers. The parties use money to expand their businesses and could be part of the local community or may have an effect on the local people. Their concerns with the environment will become more of an issue, which will be reflected on the demand they have towards property (Lucas, et. al., 2000: 10).

The desired urban renaissance could be achieved if the skill-base of the people leading the renaissance and the local people are developed and the required expertise is created (Urban Task Force, 1999 (a): 14).

3.5.   Local Leadership

People are returning to the cities, which are crucial for social cohesion and sustainable communities, which could bring in new strong local leaders (Greig-Smith, 2005: 50).

A strong leader is vital to successful actions within Urban Renaissance. Leaders should engage and earn the trust and respect of their local community. People will shape the future of their community, supported by a strong and truly representative local leader. Urban Renaissance should not become bureaucratic, complex and unyielding resulting in local people not contributing to the process (Urban Task Force, 2000: 38).

Local people could potentially carry out small-scale projects with a local leader carrying the accountability of these projects. These projects could

range from improving a public park or space to promoting the renovation of a historic building. Practical actions are vital for the continuous improvement of the local environment and to fostering the engagement of communities in their future (Urban Task Force, 2000: 40).

3.6. All-encompassing Society

Urban areas should achieve the highest potential regardless of factors such as, age, race, faith, gender or disability. In the UK there is a rich diversity when it comes to ethnic groups and cultures. This should be treasured and everyone should be given an opportunity to contribute to the community and town or city. If the rich diversity of the communities are not explored to the maximum, valuable resource will be wasted and is detracting from the community. Everyone should have the same opportunities regardless of the above-mentioned factors (Urban Task Force, 2000: 42).

The quality of life of the community could be improved through balancing and integrating the social, economic and environmental (DEFRA, 2006: 15).

- **Age**

Many people that are retired can still have a significant impact on the local community, many are still able to do volunteer work, and these opportunities should be made known. Older people should have access to take part in local life-long learning programmes and enjoy improved leisure opportunities, specific for them and be encouraged to be involved in deciding priorities, shaping policies and ensuring that they have a say and enough control over the services they need and use, to enable them to live happy, secure and fulfilling lives (Urban Task Force, 2000: 44).

Providing services, staff and information that is tailored for older people help create healthy homes and life styles. Developers should be encouraged to incorporate a high design standard that offer a safe, accessible, energy

efficient and comfortable homes for older people. Flexibility to the houses to enable houses to can house people throughout their lifetime as there needs change over time.   Further, a joint venture between Local Strategic Partnerships and developers could enhance the quality of life if the venture ensures that the local environment and services, such as leisure, transport and security is suitable for the whole community including older people (DEFRA, 2006: 15).

- **Ethnic Minorities and Faith**

Black and minority ethnic communities are more likely to live in towns and cities, creating a divers culture. There is a significant overlap between ethnic and faith groups. Faith communities can provide valuable resources and social capital in terms of buildings, networks, voluntary activity and leadership skills (Urban Task Force, 2000: 43 - 45).

With the breakdown of the support provided by the neighbourhood, other problems have emerged which have led to further instability and decline. In this situation new issues arise including the spatial concentration in the inner cites of non-white immigrants and the urban poor. Race is now a significant factor in many of urban areas, and it is important that those concerned with intervention in urban renaissance should be particularly aware of the racial aspects and implication of policy (Couch, 1990: 90).

- **Women**

Women are often the backbone to family life and the community. They make significant contributions towards improving quality of life for their families and the wider community as mothers, residents, volunteers and workers. For women to have the optimum influence in their family and community, the government is looking at improving maternity rights, raise child benefits, extend childcare, reduce the pay gap between women and men and widen opportunities for women (Urban Task Force, 2000: 43).

- **Disabled People**

All public spaces should be accessible for everyone, while it is most likely that the car is the most viable choice for disabled people and special allowance are made for parking and congestion charge for holders of disabled badges (Urban Task Force, 2000: 42).

3.7.   Conclusion

Urban areas should be managed effectively and respond to the special needs of the more deprived areas of the communities. This could be achieved through changing the ethos of the planning systems, to secure urban changes, to strengthen the strategic management and enforcement roles of the Local Authority over the whole urban environment. Creating neighbourhoods with a mixed tenures and income (Urban Task Force, 1999 (a): 5). There should be a joint working between professionals, institutions, education providers and the local community and centres to co-ordinate training in cross-professional skills should be established (Urban Task Force, 1999 (a): 14).

For Urban Renaissance to have a positive effect on the local community the local people should be taken into consideration. The Local Authority and government should work closely with the local people. The more the community gets involved the closer the end result will be to what the people want, therefore the result will be more successful in increasing the quality of life.

CHAPTER 4   BUILDING BLOCKS OF SUSTAINABLE URBAN RENAISSANCE

4.1.   Introduction

It does not matter where you live, all people want the same thing: an adequate home, good job, healthy economy, good public services and infrastructure and an attractive and safe environment. Some areas have many of these that should be preserved and enhanced. In other areas there are major shortcomings and problems, poor and dangerous environments, a failing local economy, inadequate services and serious social problems. These shortcomings and failures need to be addressed so that all citizens can enjoy and contribute to the growing prosperity of the UK.

The way people live is changing in important ways. Many are staying single for longer, have fewer children, work for a much smaller proportion of their lives than previous generations, are more mobile and live longer. All these changes have huge ramifications on the way in which towns and cities must develop to meet not only the current needs of the community, but also the needs of future generations (Urban Task Force, 2000).

The causes of depravation are multi-faceted, such as the lack of jobs, poor transport, family breakdown, crime, poor design and planning. The solution must be an overarching system incorporating both private and public investors. Both private and public investors contribute to improve housing, health service, police, transport, economy strength and environment of the community (Montgomery, 2001: ii - iii).

Sustainable urban development rest on 4 principles:
• Futurity: The effect of human activity on the ability of future generations to meet their needs and aspirations must be considered

- Environment: Environmental cost of any activity should always be taken into account
- Equity: The commitment to equitable access to resources between generations
- Participation: Unless individuals are able to share both in the decision making and in actual process of development, it is bound to fail (Elkin, et. al., 1991: 3).

The most disadvantaged neighbourhoods tend to have much in common, it suffer from poor housing and living environment, poor health and education with fewer job opportunities and a high crime rate. A cohesive approach should be implemented to tackle these disadvantages (Department for Communities and Local Government, 2006: 13).

Knowing what the building blocks are and what is needed to create sustainable communities may result in producing valuable information for the urban renaissance process to contribute to creating sustainable community and or improve the quality of life for the people.

The following is six fundamental building blocks that contribute to create a sustainable urban environment.

4.2.   Social Well Being and Challenges

There exist an inter-relationship between physical regeneration and the need to promote social equity and cohesion. A gender-sensitive approach is essential to the equitable allocation of resources. The focus should be on the entire local population group to help create and then share the economic and social benefits that a widespread urban renaissance could generate. The aim should be to reduce the inequalities that can exist in different groups of people, such as age, race and gender, and through this strengthen communities and providing excellent new services. Vulnerable people, such as the old, sick and disabled need improved conditions to live a good and

healthy life. Today people believe there is a strong link between healthy diets, improved behaviour and school performance, sociability and raised self-esteem (Urban Task Force, 2000: 124).

4.3. Economic Well being

There is a direct link between the key quality of life indicators and economic performance (Urban Task Force, 2000: 30).

The risk is there that local residence can feel they are being ignored by the redevelopment of the area. That high value housing is built with a lack of infrastructure to sustain social housing, which results in the affordable housing standing out like sore thumbs. Peter Cahill, chief executive of Cardiff Community Housing Association compare this with a ring doughnut. "You have the outer bit, which is nice and sparkling new" (Curry, 2001: v). The whole in the middle, the living circumstances are the same as years before with high unemployment. Social housing should be integrated within the wider area. As, (Cahill cited in Curry, 2001: v), "It will be some years before we see a complete doughnut with jam in the middle".

Social renters are more pessimistic about their future, refer to more neighbourhood problems and feel that the school and the job opportunities associated with the neighbourhoods are worse. Homeowners are more optimistic, reporting fewer neighbourhood problems and with more positive views about local schools and job opportunities (DETR, 2000 (b): 5).

The economic performance of neighbourhoods maybe be raised through raising the rate of productivity of the area. People throughout the whole of England should benefit from a buoyant and inclusive economy, achieving greater prosperity and enjoy a better quality of life (Department for

Communities and Local Government, 2006: 14).

It seems that cities are becoming more successful places to live and work in. They are engines of growth and people and jobs are coming back into the city centres (Department for Communities and Local Government, 2006: 15).

4.4.   Accommodation

In the Royal Institution of Charted Surveyors Business Publication (2004:4), it stated that the "…. average household size to decline." While the number of households rose from "17.2 million in 1981 to 20.3 million in 2002/3".

To reduce the housing shortage that exists the following areas should be addressed (Urban Task Force, 2000):

• Accelerating provision of affordable housing by providing high quality urban housing, using a mix of new and existing properties which, will help in revitalise the cities

• Insuring that the construction industry has the right skills to deliver

• Liveability through improving the local environment

• Protecting the countryside, by using land more effectively and using previously developed land.

It is imperative when addressing the housing shortage that new houses do not suffer from lower standards of design, quality or environmental performances. Existing houses should be refurbished and renewed along with the local environment (Department for Communities and Local Government, 2006: 19).

The provision of an attractive home is important in persuading people to live in the city. Other factors are even more important, include the quality of local services, infrastructure, the performance of the local school, levels of pollution and crime rates. Housing can therefore only be a driver for urban change if other services, such as education, police and health are in place to serve the community (Urban Task Force, 1999 (b): 7).

4.5.   Population Movements

The population changes and movements over the last few decades were due to the natural growth in the urban populations, the flow of people in and out of towns and cities from across the UK and the significant increase of number of people from aboard making their homes in the conurbations of the UK (Urban Task Force, 2000: 23).

According to DETR the movement of the populations has been an outwards movement from the city centres to rural areas (DETR, 2000 (b): 10). The middle classes are still continuing to move out of the cities in search of a better quality of life; despite the inner city regeneration. The general trend remains of families leaving for the prospect of better school, less congestion and a safer environment. This causes to deepen the racial and social polarisation within the inner cities according to Lord Rogers (Lydall, 2005: 8).

City ⟶ Suburbs ⟶ Fringe ⟶ Commuters Town ⟶ Rural Areas

The Urban Task Force (2000:23) has identified through surveys that people mainly move because of accommodation, personal or for job related reasons. People looking for a better area tend to move to suburbs and rural areas.

Other surveys again point to low crime rates, good health facilities and low cost of living to be key points for people to move to an area. This migration of people has an impact on the environment, causing the expansion of towns and cities into Greenfield with a result of under used land and buildings within the urban areas around the centres. Secondly; it cause social polarisation. Those too poor to move further out, stays in the poor local environment with higher levels of crime and anti-social behaviour. This could lead to a low demand for housing in the area, which in turn can lead to areas of empty and abandon buildings. Thirdly; it has a wider impact on the rural communities with the local people being priced out of the pricing market by more wealthy city people, leaving the cities and towns and settle in villages.

Fourthly; people living further outside towns and cities have to travel a greater distance, resulting in using more natural resources and increased pollution to go to work and shopping. Further public transport is seen much better in the core urban areas, which results in people having to driving more. Education and general appearance also improve as one moves out of the city centres (Urban Task Force, 2000: 23).

Graph 1.1 shows that the majority of people moving, move less than 10 kilometres which reinforce that people move further away from the centres in search of better accommodation, schools and other services.
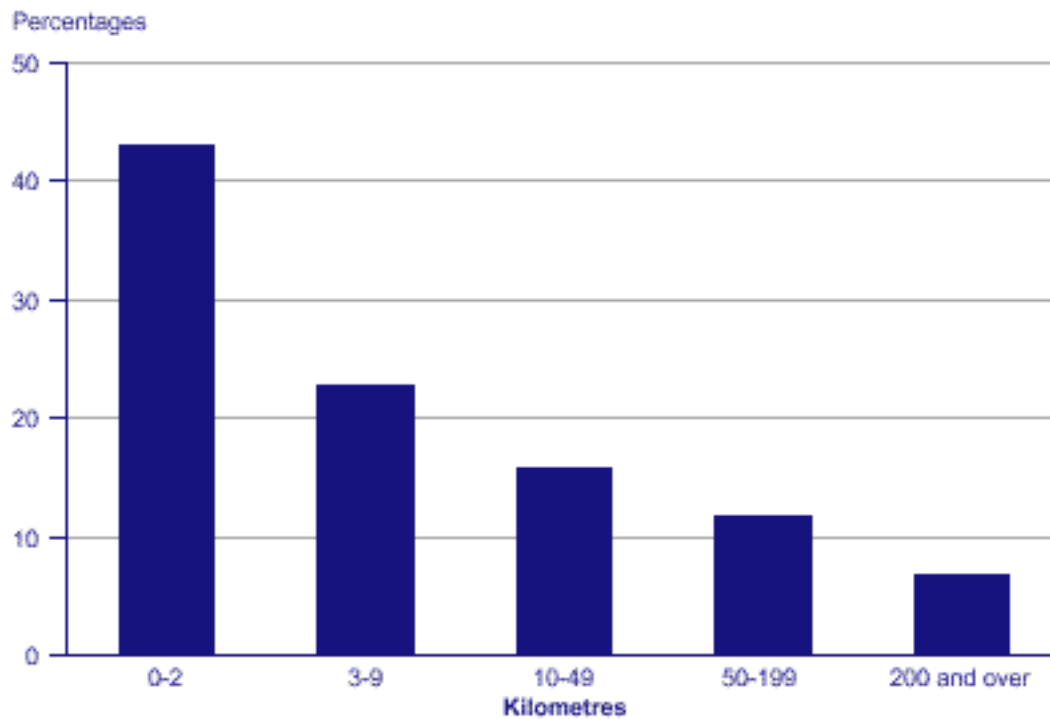
Graph 1.1 Distance moved by people within the UK the year prior to the 2001 Census

(Source: Statistics, 2005: Online)

Stegman notes that ' the tragedy of the inner city affects everyone and that the overall performance of metropolitan regions is linked to the performance of their central cities, and urban distress moves outwards from the core' (Stegman, 1995: 1602).

4.6.   Derelict Areas

One of the most obvious manifestations of the urban problem is the physical obsolescence of many parts of the towns and cities in the UK. In situ decay, the functional obsolescence of buildings, derelict sites, outdated infrastructure and the changed accessibility requirements of the users of urban areas combined, present a major task (Roberts & Sykes, 2000: 27).

Many people live in areas, which have physical problems of dereliction or where communities have been damaged by deprivation. It is vital that these areas are developed to relieve the pressure of the development of the countryside and preserve the essential qualities of rural communities (Urban Task Force, 2005: 13).

According to the RICS Business Publication (2004:27), living next to derelict land reduces the value of property by 15% on average, while living near a well-maintained park or open countryside increases the value by 6% on average.

4.7.   Quality of Life

It is important to improve the quality of life so that people want to stay in and return to the central areas of cities and towns (Urban Task Force, 2000: 12).

The Victorian slum was the product of a society that paid insufficient attention to the living conditions of the majority of the urban residents (Roberts & Sykes, 2000: 11). Adding to this, litter, rubbish, graffiti, vandalism and anti-social behaviour all further lowers the quality of life in neighbourhoods (Urban Task Force, 1999 (a): ix).

Cities and towns are not formed by just the provision of housing. On the contrary, they embody the whole range of human relationships in the physical form. At their best, they are socially complex and environmentally sustainable organisations, not simple machines constructed to make a quick profit. Cities and towns are made up of socially diverse neighbourhoods, which slowly take on and reflect the character of the inhabitants. Through planned social, economic and architectural intervention, it is possible to regenerate run down urban communities. Real lasting communities are created only by a careful integration of the entire infrastructure that people need for the different aspects of their daily lives (Urban Task Force, 2005).

As mentioned by Wilkins (2004: 19) areas where people feel unsafe within the community should be identified. There is a lack of awareness of how gender impacts on different groups, an unwillingness to recognise that women are specifically disadvantaged by a gender blind approach and a lack of guidance from the government. In Manchester, a tunnel under the railway that leads to the main shopping area has been brought to attention. The tunnel reduces the journey by half a mile if travelling by foot with children and shopping. The tunnel is dark, long and dingy, and women feel unsafe when they use it. This impacts on the quality of life for women in the neighbourhood, making access to transport and shopping more difficult and time consuming. It further increases the anxiety about crime and it underlines the fact that the area retains a no go for women.

The table below illustrates the quality of life attributes and concerns of the average adult in Great Britain (DETR, 2000(b): 9).

Table 1.2 Quality of Life Attributes and Concerns

Order	Attributes and Concerns	% Indicating 'very important'
1	Violent crime rate	71.7
2	Local Health care provision	70.3
3	Levels of non-violent crime	65.7
4	Cost of living	58.8
5	Education provision	57.1
6	Pollution levels	56.1
7	Employment prospects	49.5
8	Housing costs	49.4
9	Wages levels	45.2
10	Shopping facilities	43.8
11	Unemployment levels	41.1
12	Travel to work times	36.1
13	Scenic quality of area	33.0
14	Climate	25.3
15	Sports facilities	23.8
16	Leisure opportunities	21.4

(Source: DETR, 2000(b): 9)

4.8.   Conclusion

These building blocks highlight some of the areas that need to be tackled on the inter-related economic, social and environmental issues to improve the quality of life in the towns, cities or suburbs (Urban Task Force, 2000).

"Lack of green space and parks and concern about crime and personal safety are most likely to be identified as bad features of urban neighbourhoods. Opportunities for young people and children and public transport are most likely to be seen as the bad features of more suburban and rural neighbourhoods" (DETR, 2000 (b): 3).

Creating a solution for the shortcomings through learning the lessons made in the past and invests in people not just the surrounding buildings, but involving the communities instead of parachuting in solutions. Developing integrated approaches for local and wider leadership and making a long-term commitment with sustained priority (Social Exclusion Unit, 1998).

Implementing these solutions most effectively, cities and local authorities should develop frameworks, institutions and accountability that will bring a step change in the quality of life for local residents (Department for Communities and Local Government, 2006).

Communities are socially complex and each community's needs are specific to that area.   However by improving the shortcomings, such as accommodation, crime, education, health, transport, economic and social well being, can help to create sustainable communities and or improve the quality of life for the local people.

CHAPTER 5   DESIGN AND QUALITY

5.1.   Introduction

The urban environment can be arduous and intimidating or it can encourage people to feel relaxed and at ease. It can make contact between people difficult or create an atmosphere of community. Raising the profile of good design that gives form to public spaces, housing and other buildings are crucial in sustainable and urban renaissance. Well-designed places put people first and make efficient use of the available space and environmental resources. It is the art of making places for people which are concerned with connecting people and places, urban form, flow of people, natural environment, material of buildings and the processes for ensuring successful villages, towns and cities (CABE, 2000: 8).

Public spaces should be at the heart of any community. It is the foundation public interaction and social integration and provides a sense of place essential to engender civic pride. It has been recognised that the physical and social spheres must be linked to be truly sustainable (Urban Task Force, 2005: 5).

If the physical environment and social sphere of a community are linked and do contributes to the sustainability of the community, the design and quality of the design needs to be understood in relation to the local community.

5.2.   Urban Design

Urban design is the starting point for sustainable development and the drawing board for flourishing economic life, social progress and the prudent use of our natural resources. Good quality design help create lively places with a distinctive character and atmosphere, places that are accessible, fun and safe. Places that inspire (CABE, 2000: 8).

The quality of the built environment in our towns and cities has a crucial impact on the way towns and cities function. Well-designed buildings, streets, neighbourhoods and districts are essential for successful social, economic and environmental regeneration (Urban Task Force, 1999 (b): 7).

"Getting the best out of a designer in a cost effective way is such an important ingredient in the process" (Greig-Smith, 2005: 52). Design costs are a small percentage of the construction cost and it is through the design process that the largest impact can be made on the quality, efficiency and overall sustainability of developments (English Partnerships, 2006).

Design should integrate nature along with everything else. Nature should form an integral part of the design of the areas and towns with planted trees not only in parks but also along roads. The advantages of this, not only enhances the area but also provide a solution for problems such as air pollution. The integration should stretch further than nature. The urban development should integrate the surroundings and optimise access to public transport. It should seek diversity and encourage mix of activities and services. Priority should be given to high architectural standards for the design of public spaces between buildings where people meet and move about (Urban Task Force, 1999 (b): 7).

In the past, public buildings like libraries, railway stations and schools were the pride of English towns and cities according to Lord Rogers and the Urban Task Force, but recently public sector buildings have been associated with poor design. The tradition of good design in public buildings should be encouraged which could then be used as an example for the private sector. Good quality design should be applied to both buildings and the wider built environment (Urban Task Force, 2000: 57).

There is still reports saying that the majority of new developments remain poorly designed, with public realms and buildings of a very low quality, which should be addressed by the government (Greig-Smith, 2005).

5.3.   Objectives of Urban Design

The urban design of cities, towns and neighbourhoods should be done in such a way that it is more compact, connected, support a range of diverse uses within a sustainable urban environment, which is integrated with public transport and adaptable to change (Urban Task Force, 1999 (b): 3). Table 5.1 sets out the objectives of good urban design and how to accomplish this. By following these objectives the urban design will contribute to creating sustainable communities and improve the quality of life in the area.

Table 5.1 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 frontage and the enclosures of space by developments 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 has a clear image and is easy to understand	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 need.

(Source: CABE, 2000: 15)

Many factors determine the outcome of the design process and the type of places that are created. Creating successful urban design depends on the following (CABE, 2000: 9):

• A clear framework for the design supplemented with plans and guidance
• Sensitive response to the local content
• An appraisal of the feasibility of the design in terms of the economic and market conditions
• An imaginative and appropriate design approach.

Designing for local distinctiveness involves the creative reconciliation of the landscape, building traditions, material and patterns of the local life. All these help shape the character of a place, which make all place different from another. Integrating new developments into the existing landscape can coexist without disguising the new if the design is sensitive to the existing. Where there are no significant local traditions, the challenge is to create one. Further, responding to the existing layout of buildings, streets, spaces, building forms and patterns ensure that adjacent buildings relate to one another, that streets are connected and spaces complement one another to create a sense of place (CABE, 2000: 19 – 20).

Quality of design is not just about creating new developments but also about making the best of the existing environments, from historic urban districts to low-density suburbs (Urban Task Force, 1999 (b): 7).

5.4. Planning and Design

Planning policies play a very important role in Urban Renaissance. It should aim to give priority to the development of 'Brownfield' sites before Greenfield land, ensuring more efficient use of land and providing attractive and environmentally friendly affordable housing. It should also make allowance

for people to get to work, shops and services along with easy access. It should promote mixed developments, make public transport viable, walking and cycling attractive, advocate the conversion or re-use of empty buildings and encourage well laid out and good quality urban spaces, parks, streets and buildings. Good planning and design should be applied in new developments and renovation should be second nature to all. The next most sustainable option after using up all the land within the urban areas is urban extensions. Through well thought through planning policies the separation and travelling between home, work, shop and leisure should be minimised, while reducing the fragmentation of communities. Good design and planning makes it practical to live in a more environmentally sustainable way, with less noise, pollution and traffic congestion (Urban Task Force, 2000: 50).

Design Champions of the highest levels should be appointed and design competitions used with the aim to achieve a better quality of design. Further, the lack of design skills in the local authorities lead to compromising proposed schemes (Greig-Smith, 2005: 51). "You go along with a world-renowned architect to local planners and listen to people who don't have anywhere near the same degree of experience telling them they can't do things" (Greig-Smith, 2005: 52).

Achieving good planning and design depends on the ability and the skills of the professionals involved, with a high quality cross-disciplinary of urban design skills (Urban Task Force, 2000: 59).

Planning and funding should encourage the use of density standards and to prevent urban development proposals with densities too low to support a sustainable and viable mixed-use environment (Urban Task Force, 1999 (b): 7). The ethos of the planning system should be changed in order to make it more positive in securing urban change, devolving detail planning to the level of the neighbourhood where local people can get more involved in the decision making process (BBP Regeneration, 2003: 3).

5.5.   Conclusion

Poor design threatens the appearance of urban areas and a misguided approach to development could saddle generations to come with a legacy of failure (Hetherington, 2005: 11).

A high quality, new development provides greater prosperity for the region and country as a whole, which enhance overall quality (CABE, 2000).

"We need a vision that will drive the Urban Renaissance. We believe that cities should be well designed, be more compact and connected… allowing people to live, work and enjoy themselves at close quarters within a sustainable urban environment which is well integrated with public transport and adaptable to change" Lord Rogers of Rivers (Urban Task Force, 2000: 48).

Ultimately, achieving good design depends on the skills of the designer and the commitment to good design of all those concerned with new development (CABE, 2000: 10).

Design can play a very important role in creating sustainable communities, through high quality design, integration of nature, the surroundings, heritage and transport, which all may contributes to the community and to creating sustainable communities while improving the quality of life through delivering buildings that satisfy the needs that exists in the area.

CHAPTER 6   QUALITY SERVICES

6.1.   Introduction

Lord Rogers stated: 'If we don't have good schools, hospitals and public services then people will try to escape' (Lydall, 2005).

There are people who are living in urban environments with access to good quality services, leisure activities and cultural activities while surrounded by a safe environment. Others are not. There are poor services with a high crime rate within the environment. This all detracts from the involvement and enjoyment of leisure and cultural activities in the neighbourhood, or the lack of it (Urban Task Force, 2000: 123).

According to the publication by the Cabinet Office, Bringing Britain Together, on average, those people living in larger metropolitan areas tend to achieve lower educational results and have a lower employment rate. More children are living in poverty, they are generally less healthy and are prone to experience more crime and violence than the rest of UK. To provide the best services there should be a strong partnership and alliance with individuals and groups across the business, public and voluntary sectors (Montgomery, 2001: iii).

By offering higher quality services in the more deprived areas and neighbourhoods it may increase the quality of life for the community.

6.2.   Education

To secure sustainable community and urban environment it is vital that pupils achieve a much higher standard of education. This enable people to achieve their potential, secure work, providing a skilled and flexible labour force within the area.   This results in a reduction of young people involved in crime or anti-social behaviour. Good education within urban areas, help

preventing people moving out of the cities, and aid in creating an effective urban community.

It is proposed that education within cities may be improved through raising the standards, providing additional help for children who fall behind their age group, improve pupil's access to computers and reducing class sizes. These are just a few of the opportunities to assist in improving the education of the young people living in the cities (Urban Task Force, 2000: 133-136).

Local leaders from businesses and other organisations should forge a greater link with local schools to exchange skills and expertise, inspire pupils and raise the aspiration of young people about their future. Raising the standard across schools is not a one-way enhancement. Schools can add to the quality of life of the community in various ways: Firstly; schools should be encouraged to be more sustainable and put sustainable development into their curriculum, campus and community. Secondly; through grants, advice and support from the government, schools should provide healthier meals using local food, prepare a school travel plan, install renewable energy such as solar panels or wind turbines and create wildlife havens in school grounds, which could be used as educational resources. Thirdly; by promoting and rising the standard of the designs of the new schools, increase walking and cycling to school, improve water and energy efficiency in the buildings and reduce waste on school sites (DEFRA, 2006: 25-26).

6.3.   Health

Good health and well being is an integral part of people's lives. Having access to good health services are very important to people (Urban Task Force, 2000: 138).

Poor health is a key marker of social exclusion. People who live in poor neighbourhoods tend to be more ill and often die earlier. Health inequalities

between areas have been widening over time (Social Exclusion Unit, 1998: 20). New doctors should be attracted to inner city areas by providing new and more suitable premises (Luxton, 2001: x).

6.4. Anti – Crime Services

"Crime is heavily concentrated in poor areas" (Social Exclusion Unit, 1998: 18). Crime and fear of crime is often people's number one concern. Effective approach to this is vital in making a neighbourhood function. Many people would like to see more police presence for reassurance and this may be doubly important in areas where there is little or no adult supervision (Social Exclusion Unit, 1998: 55).

Crime restricts people's freedom and activities. It caused businesses to move away which result in the area being even poorer. Crime prevention is essential for generating sustainable communities. Crime can be reduce or even prevent through good design of buildings and public spaces, CCTV, investment and expansion of the police force, improving technology and tackling drug problem through offering rehabilitation for drug offenders (Urban Task Force, 2000: 125).

Although effective policing strategies are essential for crime prevention while public reassurance does not need to be left to the police alone. What is needed most is a full-time recognisable official presence, to observe and take early preventive measures, someone to whom local people can turn for assistance when needed (Social Exclusion Unit, 1998: 55).

Neighbourhoods that have street warden schemes have a confidence among the residence. In cities such as Manchester there is a community driven packages of crime fighting measures (Montgomery, 2001: iii).

All of these measures can reduce anti social behaviour and increase quality of life in the area.

6.5.   Transport

Providing efficient and reliable transport is essential for people to get to work, services, leisure and culture activities and to enable communities to function effectively.

The cities in Britain are giving to much road space to cars and not enough to walking cycling or public transport. "Urban streets are over-engineered to maximise traffic flow. Pedestrians and cyclist are treated as second or third class citizens" (Urban taskforce slams transport planning, 2005: 7).

Integrated public transport system should connect city centres with urban towns to aid regeneration. Further, the public transport system in most cities are totally un-integrated, due to the decisions made in piece meal and in apparent isolation from the impact of the development in the local area (Urban taskforce slams transport planning, 2005: 7).

6.6.   Culture, Leisure and Sport

Culture, leisure and sport are becoming increasingly important in both the quality of life and economic prosperity of neighbourhoods. There is a change in the life styles, prosperity and longer life span give people more free time and resources to fill with non-work activities. The increasing decline in the manufacturing industry contributed to culture, leisure and sport, is becoming a more significant part of the economy. There is already much leisure, culture and sporting activities on offer in cities, but there is still potential for significant expansion. Some of the theatres, music halls and museums of the UK are world famous and attract millions of tourists. Their presence contributes in revenue for the cities and towns, along with providing jobs to the local communities (Urban Task Force, 2000: 18).

A healthy and vibrant cultural, leisure and sporting life enhance the urban environment in a positive way. It helps create places where people want to be, that they are proud of and can achieve their potential. This contributes to a city's uniqueness and diversity while stimulating social and economic well being.

Culture in its many forms touches all facets of urban life. It attracts people to the local area and encourages businesses to locate there. Whether it is a famous market, museums, leisure centres, restaurants, cafes, bars, shops or even a football team; all these things help to define the local community's character and place in society. The local community's character could be a source of pride, an important factor in economic success and promote life long learning and development. All the activities attract people from within the area and outside, which can create a safe environment due to the flow of people.

6.7.   Other Services

A vast amount of people living in the urban areas suffer because they are unable to access legal help or advise about specific problems such as debt, housing employment, welfare benefits and immigration. Many poor neighbourhoods' services such as shops and banks have disappeared, resulting in the poor often paying the highest prices. Many do not have access to affordable food and basic financial services and are left behind by information technology (Social Exclusion Unit, 1998: 3).

Many of the highest priority services are delivered through the local public service. Public services can be designed and delivered in a more effective way, to work better for disadvantaged people in order to improve their quality of life (Department for Communities and Local Government, 2006: 14).

6.8.   Conclusion

"Some neighbourhoods would have no future if the housing and environment were not improved. There has consistently been more emphasis on regenerating the physical environment than on changing the prospect of people who live there. To shift the focus back to the people, the emphasis should be on tackling poor schools, inadequate adult skill, lack of job opportunities, childcare, improving health, providing attractive and affordable local leisure activities. These are often the vital bits of the jigsaw to help a community to be sustainable in the long term" (Social Exclusion Unit, 1998: 30).

From this it is evident that services such as transport, health and education etc are vital to the community and to creating sustainable communities. Therefore, sustainable communities offer these services and a range of benefits that may improve the quality of life of the local community. By ensuring that the community has quality services may influence the community's view on the area. It may further contribute to people wanting to remain in the area due to the high quality of services.

CHAPTER 7   RECYCLING OF LAND AND BUILDINGS

7.1.   Introduction

The American urban historian Sam Bass Warner once said that banishing nature was "not the inevitable way to build cities, but instead a bad mutation brought on by 19th and 20th Century land greed" (Fowler, 2004: 3).

The concept of 'previously developed land' has been established in the Planning Policy Guidance as: "'Previously-developed land' is that, which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. 'Previously developed land' may occur in both built-up and rural settings. The definition includes defence buildings and land use for mineral extraction and waste disposal where provision for restoration has not been made through development control procedures. The definition excludes land and buildings that are currently in use for agricultural or forestry purposes, and land in built-up areas which has not been developed previously (e.g. parks, recreation grounds, and allotments - even though these areas may contain certain urban features such as paths, pavilions and other buildings). Also excluded is land that was previously developed but where the remains of any structure or activity have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings), and where there is a clear reason that could outweigh the re-use of the site - such as its contribution to nature conservation - or it has subsequently been put to an amenity use and cannot be regarded as requiring redevelopment" (DETR, 2003: 27).

66,000 Hectares of 'Brownfield' is available for re-development in England, which are unchanged since 2002. Not all this land is vacant or derelict. Circa 60% is vacant or consist of derelict land or built up areas, while the remaining 40% is currently being used but known to be potentially available

for redevelopment (Communities and Local Government, 2004).

The majority of these areas and empty properties are in urban areas, according to the NLUD-PDL (The National Land Use Database of in town and city centres). These empty properties are not only degrading the area but could also undermine the confidence in the future of the area, and could pose a hazard to health (Communities and Local Government, 2004).

Before the development of a 'Brownfield' can start, preparation work is needed, including contamination, removal of any redundant services and / or adapting the existing services such as sewage system.

'Brownfield' and empty properties arise for a number of reasons (Urban Task Force, 2000: 63):

- Natural side effect of a dynamic society and economy. These properties will often be redeveloped and reoccupied quickly depending on the condition of the local economy

- Legacy of the industrial past. Many industries have disappeared, scaled down or moved to the cheaper fringes of towns, which resulted in large areas left as derelict buildings which are often difficult to redeveloped and in some cases contaminated

- Residential areas have derelict buildings and areas due to decline of an area and decrease in its popularity.

Undeveloped 'Brownfield' does not only become a wasted resource but a problem for the whole community. The opportunity exists to develop 'Brownfield' for new purposes but it has to be fit for these new purposes, through cleaning them up and turning them into community assets.

Recycling of land and buildings may contribute to improving the local area and remove any negative implications derelict land and buildings can have on the community.

7.2.   Long Term Derelict Land

"A significant proportion of previous develop land is a product of a past structural change within the economy and the urban areas. Changes in industrial practice and the pattern of economic activity across England have resulted in a heritage of vacant and derelict sites for which there is currently no productive or beneficial use. Furthermore, certain of these sites have remained vacant and unused for considerable periods of time, and proved a considerable backlog of under-utilised land" (English Partnership, 2003: 3).

There is no generic answer to a great number of bespoke, complex situations that typify long term derelict sites. There is no actual costs directly linked to dereliction that can be set out, therefore it presents a different challenge contamination. Contamination is an apparent obstruction to development on a site. It can therefore be said that the site is not in use because it is contaminated. Dereliction is a symptom of not being in use, or the lack of development, whereas contamination is a cause of non-development. To understood the barriers to development of derelict land, the reasons for the dereliction need to be realized (Davis Langdon Crosher & James, 2007: 3).

Figure 7.1 clearly shows the reasons, which contribute, to land or buildings falling into dereliction from the respondents. The respondents, is members of the EIC Contaminated Land working group, leading private developers and national house builders. The respondents were given the opportunity to list any other cause for dereliction not listed in the graph. "The following additional reasons and / or explanations were provided by the respondents (Davis Langdon Crosher & James, 2007: 3):

- •   Low economic activity in the area (as a factor of location)
- •   Size of site
- •   Planning policy at a local and national level
- •   Wildlife considerations and species/habitat protection

- Geotechnical reasons (naturally occurring as opposed to legacy of previous use)" (Davis Langdon Crosher & James, 2007: 3).
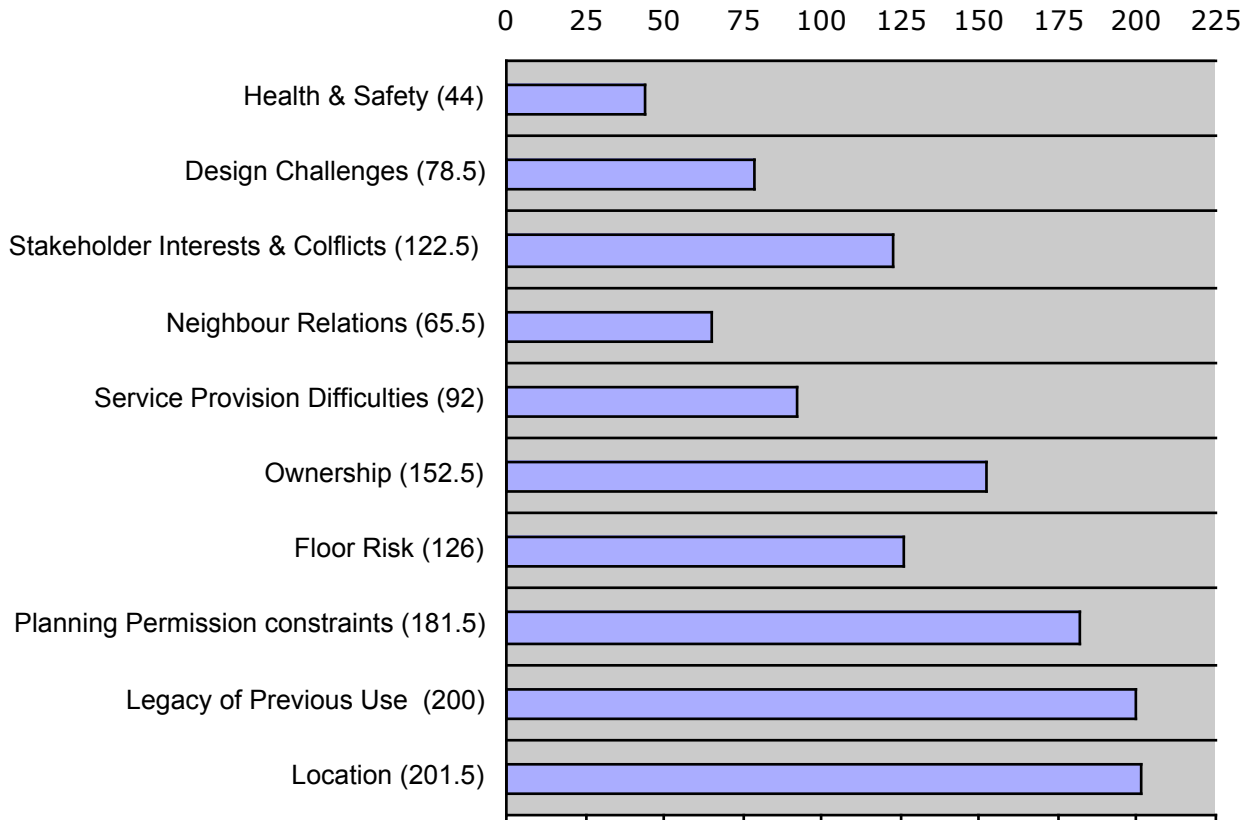
Figure 7.1 Primary Reasons for the Long-Term Dereliction of Sites

(Source: Davis Langdon Crosher & James, 2007:3)

Following the results of the survey and further interviews (during March/May 2007) by way of questionnaires, Davis Langdon Crosher & James did further analysis of the top five reasons listed in the graph and are discussed below:

- **Ownership**

It can become an obstacle with large regeneration schemes where there is a different piece of land that is needed to for the new development. This creates an onerous task to piece the land together, through negotiations with

the various landowners followed by the planning approval process (Davis Langdon Crosher & James, 2007: 4).

- **Flood Risk**

Some areas and regions naturally carries a higher flood risk than others, therefore the result is not necessarily an apparent reflection of flooding to be a barrier to potential development. When a site is in a high flood risk area, the costs associated with flood prevention measures are an expensive addition to the building costs that needs to be considered. This can threaten the viability and desirability of the site (Davis Langdon Crosher & James, 2007: 4).

It is anticipated that due to climate change, areas of land that are currently at risk of flooding will increase substantially by 2050. Further industrial areas and 'Brownfield' lands that are currently not considered to be at risk of flooding might be in the future. This means that some of the engineering solutions used to remediate contamination may not be appropriate if the site is going to be subject to inundation by flood waters (Environmental Agency, 2003: 2).

- **Planning Permission Constraints**

The planning process is often seen as an obstacle that is overburdened and cumbersome. Although this is a common response in the construction industry, it does need to be added as a factor to long term dereliction (Davis Langdon Crosher & James, 2007: 4).

Additionally when a development is proposed on a site where contaminated land is involved, it may require planning permission if any of the following situations are present: On site disposal of controlled waste, on site remedials if engineering works need to be done as part of the remedial works, the treatment is part of a project which requires planning consent or ground investigations are to be carried out (Consultants in Environmental Science Ltd, 2000: 8).

Along with financial incentives, prioritisation of long term derelict land within planning departments is a key to bring derelict sites back into use (Consultants in Environmental Science Ltd, 2000).

- **Legacy of Previous Use**

Geotechnical conditions could pose risks through the site conditions, earthwork and foundation structures. Example of these risks is the presence of an existing structure that is to be retained in the future development that could limit the design solution and increases the costs. Stability of the ground caused by, but not limited to industrial excavations and mine shafts. Underground obstacles and low ground quality. Uncontrolled imported inert fill on the land resulting in more complicated and expensive foundation and substructure solutions. Geotechnical issues are the largest barrier in future development, while contamination, demolition and removal of existing structures and diversions and removal or upgrade of existing services are all definite legacies of previously developed land (Davis Langdon Crosher & James, 2007: 3-4).

- **Location**

Location, Location, Location. Location is as expected, the most common element that would discourage a development on a 'Brownfield' site. Factors such as economic activity, surrounding uses and accessibility to the site, all, either increase or decrease the feasibility of the possible development (Davis Langdon Crosher & James, 2007: 3).

However, not withstanding the above 'Brownfield' sites continue to be generated, as a result of fiscal and social factors. Thus, a key challenge is to ensure that the speed of redevelopment of 'Brownfield' sites surpasses the generation speed of 'Brownfield' sites, to enable the progressively reduction in the number of 'Brownfield' sites across the UK.

7.3.   Contaminated Land

What is contaminated land? There are a number of definitions that are being commonly used in the industry. For the purpose of this document, the definition of contaminated land or a contaminated site will be: "land which, because of its former use, now contains substances that present hazards likely to affect it's proposed form of development, and which requires an assessment to determine whether the proposed developments should proceed or whether some form of remedial actions is required" (Department of Environmental and Welsh Office, 1994: 10).

'Brownfield' sites, as previously developed land can become contaminated through various ways. These include leakage during storage and or transportation of materials, especially from underground pipes and tanks, accidents, unsuitable waste management practices and airborne emissions from industrial processes (Laidler, Bryce & Wilbourn, 2002).

Contaminated sites are often located adjacent to existing occupied properties. Sometimes the community might even use them for recreational purposes (Laidler, Bryce & Wilbourn, 2002: 26).

Whether contamination produces undesired effects on a receptor, depends on a number of factors:

• Number of pathways to distribute contamination
• Length of exposure
• Concentration at source
• Sensitivity of receptors to the contaminant
• Number of sources
• The harm of two contaminants found together could be much less significant that the sum of their effect taken separately or two contaminants together cause more harm than their effects taken separately (Consultants in Environmental Science Ltd, 2000).

There is different degrees of contamination, and sites get different levels of contamination even if they where occupied by similar uses. Adjacent contaminated land can have a negative effect on a site, such as airborne particles or groundwater from the site and through the movement of surface water, groundwater and gas. Further, harmful substances can occur naturally, for example, methane and radioactive gasses can form naturally, and should be taken into account when appraising 'Brownfield' sites. It is therefore possible for Greenfield sites to be contaminated as well. For contaminated land or sites to cause harm, a hazardous source (see table 7.2) must be present, as well as a receptor that can be harmed when in contact, known as the pathway, with the source. "The 'source-pathway-receptor'" (Consultants in Environmental Science Ltd, 2000: 2) is central to both the definition above and the wider concept of contaminated land. For example a source is a toxic or harmful substance in the ground, the pathway may be ingestion, contact or inhalation of the source and the receptor could be humans, plants, animals or part of the general environment, such as surface water, groundwater, air and soil (Consultants in Environmental Science Ltd, 2000).

Table 7.2 below highlight some examples of hazardous sources and their relevant receptors, which is important to know when decontaminating a 'Brownfield' site.

Table 7.2 Contaminants and receptors

Group	Contaminate	Human	Ecosystem	Construction Material	Water
Metals	Chromium	Yes	Yes	No	Yes
	Mercury	Yes	Yes	No	Yes
	Zinc	No	Yes	No	Yes
	Silver	Yes	Yes	No	Yes
	Arsenic	Yes	No	No	Yes
	Cyanide	Yes	Yes	Yes	No
	Sulphur	Yes	Yes	Yes	Yes
	Chloride	No	No	Yes	No
	Ammonium	Yes	No	Yes	Yes
	Phenol	Yes	Yes	Yes	Yes
	Acetone	Yes	Yes	No	Yes
	Pesticide/Herbicides	Yes	Yes	No	Yes
	PH	Yes	Yes	Yes	Yes
	Asbestos	Yes	No	No	No
	Radioactivity	Yes	Yes	No	No
	Pathogens	Yes	Yes	No	Yes
	Methane	Yes	Yes	No	No

(Source: Consultants in Environmental Science Ltd, 2000: 23)

The most general cause of contamination is that the site has been used previously in manufacturing, storage or disposal of substances that are toxic, harmful or polluting. However, contamination is not restricted to industrial and waste disposal sites. Land or a site can become contaminated as a result of deliberate application of pesticides and herbicides rather than accidental spillage or wastage materials, and hence, pose a health risk to human, water, vegetation and ecosystem but not construction material which is illustrated in table 7.2. With any construction programme, managing the risks involved is of crucial value when it comes to the overall success of the project. Existing buildings, on adjacent sites, that are occupied and possibly affected by the contamination, will cause the people using those buildings to be concerned about the risk or exposure to contamination. Future developers, builders and regulatory authorities should respond to the local concerns. These concerns are sometimes based on perceptions inconsistent with objective scientific judgement. Therefore they should be treated with sensitivity and much can be gained by creating an open communication network with the community. Community stakeholders should be present from very early on and responsiveness to their views and comments should be demonstrated. Through these discussions developers have the opportunity to explain complex issues and technical terminology and avoid unnecessary and unfound alarm in the local community. The Environmental Agency has developed guidance for developments of land affected by contamination and is set out below (Consultants in Environmental Science Ltd, 2000):

- **The Planning Process**

Considering the development proposals and planning authorities, which consists of but are not limited to, Environmental Agencies, Local Authority Environmental Health Department and the HSE, are obliged to ensure that all material planning considerations are addressed satisfactory. These organisations that have to be consulted during planning are called statutory consultees. Planning authorities are to act in the interest of the public when

regulating the development and use of land. They have the power to reverse developments, which were carried out without the necessary permission and further require from the developer reports on investigations e.g. contamination and geotechnical issues. The planning authority will take advice from agencies such as Environmental Agency, HSE and others as necessary. The Environmental Agency is a statutory consultant under the planning process on issues for which it has regulatory responsibility. The Environmental Agency advises planning authorities on application where pollution of surface water or groundwater is involved, or where the water environment might be at risk of pollution as a result of the development, as well as advise on the applications which the development are close to or on landfill sites and flood-plain areas. Local Authority Environmental Health Departments are responsible for protecting public health and are concerned with people's health both on and off site and are also responsible for the identification of 'contaminated land' and that the development proceed in accordance with all contaminated land planning conditions. The local planning departments receive advice from the Local Authority Environmental Health Department on technical matters relating to contaminated land (Consultants in Environmental Science Ltd, 2000).

The HSE is responsible to enforce the Health and Safety at Work Act 1974 and the associated regulations, to protect the safety of the work in the workplace or others who might be at risk of harm. This includes the CDM Regulations 2007.

- **Building and Development Control**

Building Regulations ensure, among other matters, the health and safety of people in and around buildings by providing functional requirements for design and construction. In addition, the regulations promote more sustainable, energy efficient buildings and contribute to meeting the needs of disabled people. "The developer may be able to use the consultation process to obtain valuable background information on matters such as contamination,

building solutions already applied in the locality and planning permissions and records of planning conditions applied to land used for a similar purpose to the site under consideration" (Consultants in Environmental Science Ltd, 2000: 7).

- **Other Key Parties**

Environmental Agencies such as Waste Management, is responsible for the waste management register, licences, certificates of exemptions and enforcing conditions of licensing and Controlled Waters, who regulates the discharges to and abstraction from controlled waters, be it surface waters or groundwater. The Environmental Agencies further advice on developments close to or on landfill sites and within the flood-plain areas (Consultants in Environmental Science Ltd, 2000: 10).

Utilities, where situations may arise on previously developed land where the utilities require the use of specific material or protection measure as a prerequisite for the installation of services. Non-Governmental Organisations, such as, but not limited to, Friends of the Earth, Green-peace and the Civic Trust. These organisations might have a significant impact on the development and either provides active support or resistance to the development (Laidler, Bryce & Wilbourn, 2002: 40).

7.4.   Managing Risks

With all developments, the objective of developing previously developed land, whether for residential or commercial purposes, is profit from the endeavours. An integral part of any project is the managing of risks, through identifying and mitigation of risks. Further, the safe development of contaminated land can only be achieved consistently by applying appropriate risk management techniques (Consultants in Environmental Science Ltd, 2000).
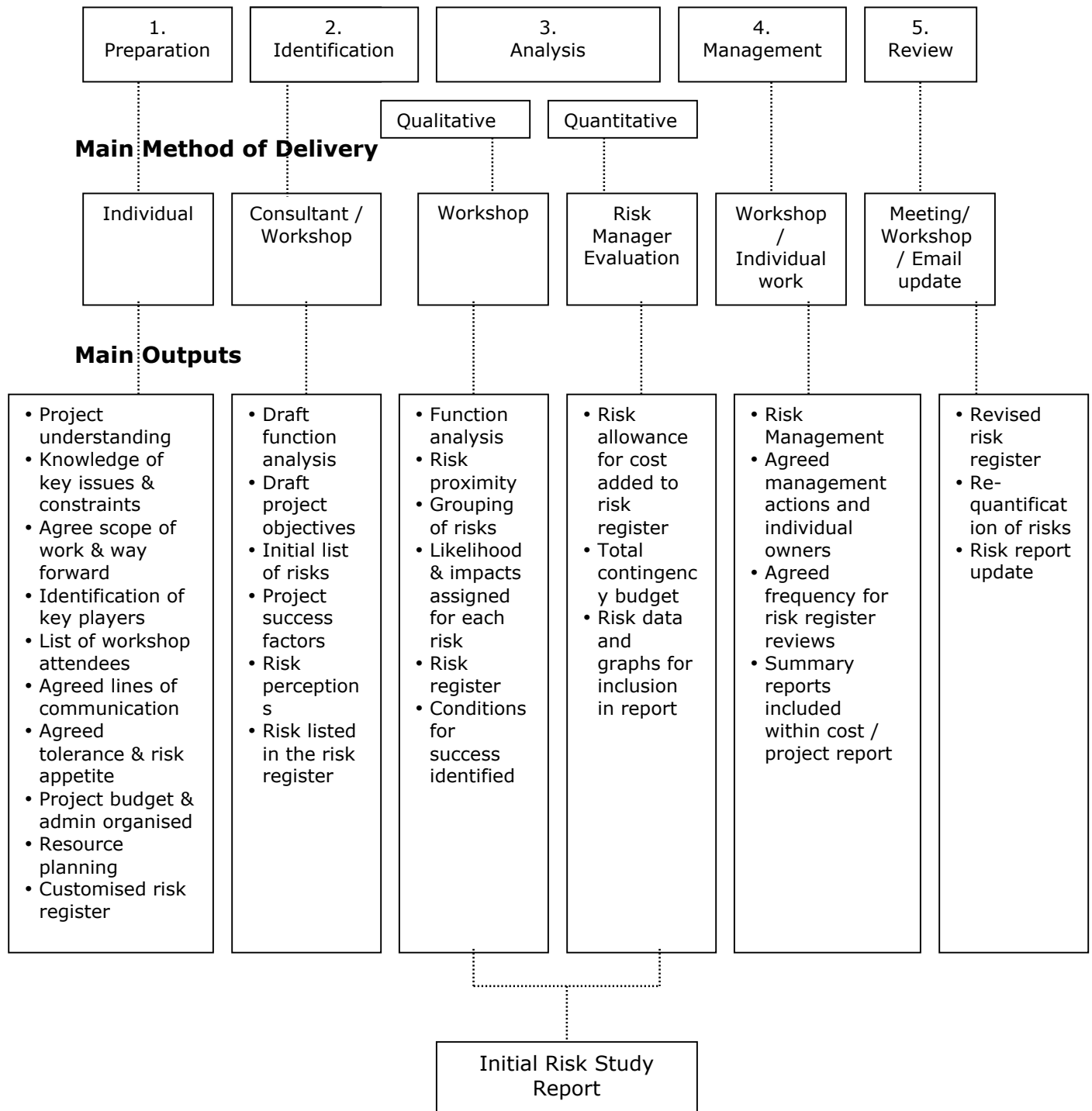
All projects contain at least an element of risk, which generally falls into the five categories as set out below (Urquiza, 2006: Online):

- Political and Business Risk: The occurrence of one of the Project, Programme, Consequential or Benefit risks breaks out into the public domain and has an adverse affect on the business as an ongoing concern
- Benefit Risks: The failure of the project to deliver the performance expected leading to an undermining of the long-term business case
- Consequential Risks: Risk which may occur as a results of other risks
- Project Risks: The possibility that something may go wrong during the execution of the projects
- Programme Risks: Risks that impact on the programme as a whole rather than individual projects. These risks concern decisions that transform strategy into actions.

Risk management is concerned with improving confidence that the outcome of the project will deliver the business benefit expectations. It provides a structured way to capture the experience of the team to reduce the probability of things going wrong, enable the team to realise opportunities and increase the ability to make decisions in the best interest of the client. Some individuals consider risk to encompass both positive and negative events, whilst others consider it to only encompass negative events. The main emphasis of the approach through utilising the risk management process should be to enable the project team to manage risks through applying the key steps of the process, rather than to simply monitor and report on the risks, which is set out in the diagram below (Urquiza, 2006: Online).

Following the key steps of main method of delivery and output, the risks, which may have a negative affect on the community during redevelopment of 'Brownfields', can be identified and mitigated possibly early enough before impacting on the local community and project.

Diagram 7.3 Steps and actions of the Risk Management Process

Key Steps

1. Preparation	2. Identification	3. Analysis	4. Management	5. Review

| | | Qualitative | Quantitative | | |

Main Method of Delivery

Individual	Consultant / Workshop	Workshop	Risk Manager Evaluation	Workshop / Individual work	Meeting/ Workshop / Email update

Main Outputs

• Project understanding • Knowledge of key issues & constraints • Agree scope of work & way forward • Identification of key players • List of workshop attendees • Agreed lines of communication • Agreed tolerance & risk appetite • Project budget & admin organised • Resource planning • Customised risk register	• Draft function analysis • Draft project objectives • Initial list of risks • Project success factors • Risk perceptions • Risk listed in the risk register	• Function analysis • Risk proximity • Grouping of risks • Likelihood & impacts assigned for each risk • Risk register • Conditions for success identified	• Risk allowance for cost added to risk register • Total contingency budget • Risk data and graphs for inclusion in report	• Risk Management • Agreed management actions and individual owners • Agreed frequency for risk register reviews • Summary reports included within cost / project report	• Revised risk register • Re-quantification of risks • Risk report update

Initial Risk Study Report

(Urquiza, 2006: Online)

7.5.   Opportunities

Re-using empty property is not only beneficial in the sense of revitalise declining urban areas but also encourage sustainable development as they are usually supported by an existing infrastructure. It is likely that the re-use would be more energy efficient and resource friendly than building new and it will assist in the environmental, social and economic regeneration of the area.   Further, the redevelopment of 'Brownfield' sites take some pressure of Greenfield development and making use of the UK's limited land resources (Laidler, Bryce & Wilbourn, 2002: 20).

While 'Brownfield' land is often more expensive to develop than Greenfield sites (Environmental Agency, 2003), there are a number of opportunities to take advantage of and to optimise the development of 'Brownfield', which is set out below.

- **Identifying Tax Advantages**

Potential opportunities in respect of previously developed sites include: tax incentivisation for contaminated land introduced by the government, landfill tax exemptions which could have a positive effect on the overall financial appraisal of the project and the possible exemption from stamp duty when developing 'Brownfield's (Laidler, Bryce & Wilbourn, 2002).

- **Sustainable Development Criteria**

Redeveloping 'Brownfield' sites provide particular opportunities for contributing positively to the sustainability of the project in comparison with using Greenfield sites.   Benefits such as, improving land through decontamination, improving quality of surface water and groundwater, reuse and recycling of materials, a positively impact on conservation and bio-diversity and harmony with the local heritage and buildings of historic significance.   Further it enhance the natural beauty along with having a positively impact on the community and area (Laidler, Bryce & Wilbourn, 2002).

## 7.6.   Returning 'Brownfield' land to beneficial use

The redevelopment of land is not an end in itself, rather it should maximise the benefits for any new and existing community through the provision of housing, retail, employment and amenity space as well as sustainable living environment (English Partnership, 2006).

In each case of potential redevelopment of previous developed land, the balance between the three inter-related perspectives namely social, economic and environmental impacts of development needs to be assessed and should be taken into account while developing the strategy for the development. The balance between these three perspectives will vary from project to project. In some circumstances, the environmental protection may be the stimulus for redevelopment such as remediation of contamination, where as in other cases, concerns to remove adverse social consequences of a degraded local and visual environment. A predominate concern in other instances may be to protect the biodiversity on long-term derelict land (English Partnership, 2003).

For the social impact, new employment facilities, safe public areas and amenities are necessary to support a sustainable community. The full regard must always be taken of the environmental impact. Many 'Brownfield' sites already provide homes to valuable, even endangered species of flora and fauna. This does not mean the site is not viable for development, although care will need to be taken to protect, enhance or even relocate these habitats. While the economic impact, more often directly linked to the developer, in some circumstances the land is prevented from redevelopment due to the disproportionate cost of the infrastructure provision. Compromises may also be needed between the community's aspirations and the commercial viability of the site (English Partnership, 2006).

Before developing a 'Brownfield' site, it is prudent to do an independent investigation of the site's history and the impacts of former activities on the status of the subsurface soils and groundwater prior to acquisitions. This will

enable appropriate risk management and correct remediation (Brownfield Land Development Information, [n.d.]). Due to the additional costs (site abnormals) associated with redevelopment of 'Brownfield' sites that may well apply, it may not be economically viable to continue with the proposed redevelopment. 'Brownfield' sites can be categorised according to the impact of the site abnormals, as illustrated in the graph below (English Partnership, 2003).
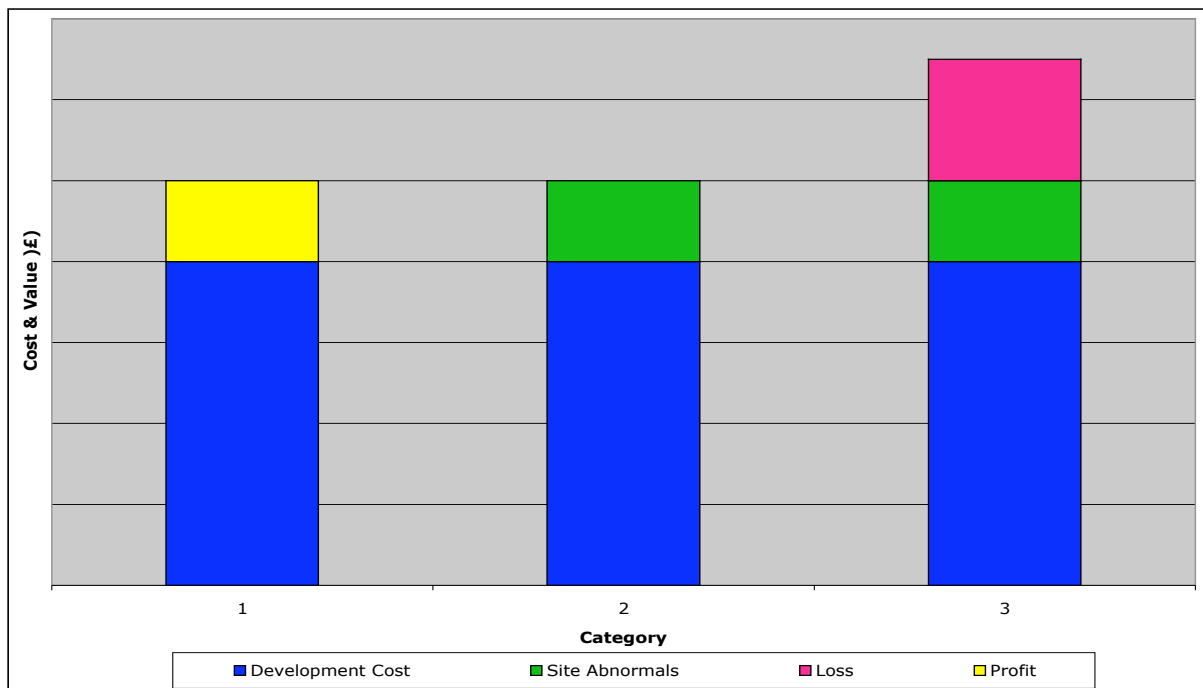
Graph 7.4 Variability of Previous developed land

(Source: English Partnerships, 2003: 12)

For certain sites, the development costs are sufficiently below the value of the resulting development to yield the necessary commercial profit, and thus be viable. Category 1 represents this. For other sites, the real or perceived abnormals are sufficient to erode the profit margin and these developments achieve a break-even between costs and profits, as represented by Category 2. The Category 3 sites are those where the site abnormals are such that not only would the profit margin be eroded but also would they exceed the

anticipated value of the completed development (English Partnerships, 2003).

As illustrated in graph 7.4 the development of 'Brownfields' sites may be less appealing as possible sites for new developments due to the impact of the legacy on the commercial outcome. Therefore the Local Authority should encourage developers to use these sites, through all possible means. The redevelopment of a derelict site will a have positive impact on the community's quality of life.

Some 'Brownfield' sites and derelict land can represent important wildlife, public green spaces or a core part of urban green network. These are important in providing good quality of life, and 'Brownfield' land reuse must strike an appropriate balance in the interest of sustainable development" (Environmental Agency, 2003: 1).

7.7.   Conclusion

The continued need for the physical replacement of many elements of the urban fabric, the importance of economic success as a foundation for urban prosperity and quality of life and the need to make the best possible use of urban land and to avoid unnecessary sprawl, need to be acknowledged during the Urban Renaissance (Roberts & Sykes, 2000: 16).

Through recycling land and the buildings, the surrounding area and neighbourhood gets improved and redevelopment. Which in turn may provide opportunities to the local people such as new public space, accommodation and jobs. Through offering these new and improved opportunities may even contribute to a higher quality of life through improving and offering better and more to the community.

CHAPTER 8   THE ARTS AND PRESERVING THE LOCAL HERITAGE IN URBAN RENAISSANCE

8.1.   Introduction

English towns and cities are diverse in character, reflecting their history, scale, recent economic fortunes and locations.   Each contains many contrasting areas.   The way forward needs to be grounded in an understanding of the past, and the present and the pressures for future change.   Furthermore, urban renaissance requires more than the restoration or construction of buildings.   The urban renaissance should be a culturally driven redevelopment, which creating safe, vibrant and interesting spaces for communities to live in (Urban Task Force, 2000).

The built heritage in England is the very best of the past, a priceless architectural heritage (RICS, BPF & English Heritage, [n.d.]: 1).   By utilizing the heritage and by placing the arts at the centre of renewal programmes, it aim to enliven the towns and encourage greater community engagement through interesting and thoughtful design, public art and live events, such as performances and sound sculptures (Urban Task Force, 2000).

Historic buildings contribute to a place's distinctive character (Sustainable Communities in the North West, 2003: 16).   It can play a significant part in the future of towns, cities and rural areas and giving it the stimulus provided to regeneration and the opportunity of sustainable development.   It has an important role to play as a catalyst for regeneration (RICS, BPF & English Heritage, [n.d.]: 3).

Positive qualities and benefits that heritage assets can make to a regeneration strategy can include:

• Creating a focal point that people can relate to and are familiar with and giving a sense of place
• Being a well-loved local landmark that the community will want to save

- Adding a distinctive identity to the new part of the regeneration scheme
- Having interesting and cultural associations which can be interpreted and developed through the wider regeneration area
- Assisting in the achievement of the sustainable development objectives
- Attracting tenants and occupiers who would primarily be interested in a distinctive building
- Feeding people's interest in the past (RICS, BPF & English Heritage, [n.d.]: 1).

These effects can help in the success of the regeneration schemes, however the regeneration could still falter or fail completely. The reasons vary considerably and are often complex. Working with heritage assets bring a unique set of issues to the development process, such as understanding the special conservation matters associated with the heritage assets. Special knowledge is required, and the lack of expertise can result in project failure (RICS, BPF & English Heritage, [n.d.]: 1).

The role of the arts and preserving the local heritage is important to the study in that it may possibly add to the creation of interesting and lively communities. While living in a unique area it may ignite a sense of pride within the local area. Not only attracting people to live there but also keeping the people from moving away.

8.2.   Heritage Assets

English Heritage uses 'Heritage Assets' for any component of the historic environment that could include but not limited to the following:

- Historic buildings (Listed Buildings)
- Scheduled monuments and other archaeological remains
- Conservation areas
- Historic landscapes such as registered parks, gardens and battlefields.

Listed buildings fall out of use and are not easily adaptable to alternative uses, which causes them to fall in a state of disrepair and neglect. Developers see these buildings often as a constraint and risk to redevelop. On the other side the local planning authority's main aim is to preserve these buildings. The listed buildings consent regime does not prohibit any change, rather establishes criteria against which acceptable change can be assessed. To fully understand the conservation interest and significance of a listed building, or other heritage assets, is vital to bring forward a successful scheme. This should be the starting point for any project (RICS, BPF & English Heritage, [n.d.]: 3).

8.3.   Art as an objective for urban renaissance

Public art should be integrated in new developments. The term public art refers to artists and craftspeople working within the built, natural, urban or rural environments. The aim is to integrate artists' and craft people's skills, visions and creative ability into the whole process of creating new spaces and regenerating old ones, in order to imbue the development with an unique quality and to enliven and animate the space by creating a visually stimulating environment. Public art is not an art form, it's a principle, a principle of improving the changing environment through the arts and is a term given to the practice of involving artists in the conception, development and transformation of a public space. It is specifically commissioned for a specific site and its audience is the public, be it social or working, which occupy the space. Successful public art is work that resonates with the site and the context, which create an opportunity for the range of people using the site to engage with and enjoy it. Art can contribute to urban renaissance and can be beneficial to the adjacent buildings from both a local character and image perspective. In terms of value, it can bring benefits, both financially and in community and environmental sense (Ginkgo Projects Ltd, 2006: 6).

8.4.   Art, heritage and regeneration

As stated before, heritage can be perceived as a barrier to regeneration. However, heritage is what people value and it forms part of the communities' identity. Iconic historic buildings can play a critical role, as a focus for regeneration in towns and cities and a catalyst for a wider regeneration, tackling social exclusion and building communities. The key is to find a beneficial use for the heritage assets, which can be accommodated without impacting its conservation value together with a viable context of the wider regeneration scheme. A heritage asset that does not receive sufficient care and maintenance can quickly fall into disrepair. There is a cost of not integrating such buildings in the regeneration scheme. It can lower the wider environmental quality of the surrounding area and counteract the positive effects of the wider regeneration initiative that are taking place (RICS, BPF & English Heritage, [n.d.]: 3 - 4). Robert Evans said in Regeneration & Renewal, that it has been a huge challenge to integrate the new development with historic buildings and create high quality public spaces that are not dominated by traffic (Connor, 2004 (a): 8).

Arts-led regeneration can be effective for example the Lowry Centre in Merseyside, the Tate Modern in London, Newcastle-Gateshead or the Guggenheim in Balboa. John Holden, leader of cultural work at think-tank Demos, said: 'There is growing evidence that the local economy benefits, creative people and businesses are drawn to the area, and the community feels a real and measurable increase in pride" (Noden, 2004: 4).

Art can give a new identity to areas, enhancing the unique characteristics of a historic city and give it a sense of civic pride, while it helps inspire creativity and imagination. An integral part of quality of life and quality of environment is a place where art and culture are prominent as well as contributes to the overall experience of design quality to the urban realm. Working with the artist could be a valuable tool to engage and involve the local community in the urban renaissance, bring together the community and

lead to local empowerment. Further, involving local people can add to life long learning and improve skills both in social and communication areas and make the local people more aware of the community (Ginkgo Projects Ltd, 2006: 9).

8.5.   Heritage and sustainability

The re-use of existing buildings or the adaptation of heritage assets is at the heart of sustainable development. Re-use lessen the amount of energy expended on new buildings, the heritage can boost local economies, attract investment, highlight local distinctiveness and add value to the area. It contributes further to achieving the sustainable development targets for reducing greenhouse gas emissions, with further positive benefits such as the use of aggregates and landfill demand that contribute to reducing waste and sustainable development indicators for resources. Saving energy by conserving existing fabric of the built environment is an import aspect of sustainable development. Reinvestment in historic places not only ensures that the legacy, space and place is retained and maintained for the benefit of future generations, but also provide the opportunity to add a new dimension to the history, reflecting the aspirations, visions, talents and creativity of our own time and leaving a legacy side by side with the historic legacy for future generations (RICS, BPF & English Heritage, [n.d.]: 4).

8.6.   Value of Historic Buildings and Art

"Preservationists often talk about the 'value' of historic properties: the social value, cultural value, aesthetic value, urban context value, architectural value, historical value and sense of place. In fact, one of the strongest arguments for preservation ought to be that a historic building has multiple of 'values' to its community" (Rypkema, 2007).

To break the cycle of decline in heritage assets, changes to the occupation and use of the buildings may need to be made. This functional and physical restructuring should be aimed to support the physical regeneration of the area (RICS, BPF & English Heritage, [n.d.]: 4).

Andrew Wadsworth, from Waterhouse developers stated: "In residential use, well converted or restored historic buildings are often much more valuable per square foot than new buildings. Blackheath is a good example of an area where the older houses are worth a lot more than newer ones partly on aesthetics, partly on quality of build. It is hard to think of many examples of good residential conversions being less valuable per square foot than new build residential" (RICS, BPF & English Heritage, [n.d.]: 8).

Further, being in a neighbourhood of historic buildings can enhance prices of modern apartments and houses. Converted industrial buildings can provide large, quirky, open spaces that are valued for its uniqueness and creative ambience. Critical to the success of regeneration of heritage assets is finding a viable economic use that can support the refurbishment and provide the owner or developer with a reasonable return on the investment. This will generate sufficient income to ensure long-term maintenance of the building and any associated open spaces (RICS, BPF & English Heritage, [n.d.]: 7).

Art sometimes played a surprisingly important role in turning around poor neighbourhoods, where outdoor events such as local street art, carnivals and festivals transform the way that the community feels about where they live, revitalising the areas and towns by encouraging the people to celebrate and take pride in the surroundings. Local art could be an attraction for people coming from other parts of the city or even all over the world, which contribute in creating a sustainable community (Social Exclusion Unit, 1998: 59).

Improving the built environment through public art encourages business to relocate and economic development. It can bring in additional funds. Investments in the art encourage sustainable cultural activity and encourage artists to remain in the area (Ginkgo Projects Ltd, 2006: 9).

Involving the whole community in a major art project can build networks and open doors to other community activities, turn around the image of the neighbourhood and combat negative reputation and helping to build links between different ethnic communities within a neighbourhood (Social Exclusion Unit, 1998: 59).

8.7.   Conclusion

During regeneration in the past there has been a tendency to ignore what's there and sweep it away and create an all-new development (Ross, 2004: 17). To create towns and cities that are attractive places to live, work in and visit, the historic fabric of those places should be respected and conserved (Urban Task Force, 1999 (b): 18).

The use of creativity in regeneration can help to create and sustain urban competitiveness and revitalisation through the enhancement of local distinctiveness and civic pride. Using art and creativity within the renaissance can help achieve a sustainable renaissance (Ginkgo Projects Ltd, 2006: 6).

By using what the local area and community offers can possibly contributes to enhancing the quality of life and area. By transforming listed buildings that are out of use or in disrepair into a building with a beneficial use and turning it into a valuable asset to the local community. As well as utilising the local community, by encouraging them to contribute through the arts within the regeneration of the area. Whether it is by getting local artist to create street art or by contributing to the street fairs and markets.

This can all contributes to creating a new identify for the local area, attract revenue and create opportunities where the people can further their skills and social interaction, while at the same time increases the quality of life an develop a sustainable community.

CHAPTER 9   SUSTAINABLE CONSTRUCTION

9.1.   Introduction

"Sustainability is about making sure all our businesses, public services, natural resources, economy and communities have the capacity to continue into the future" (RICS Presidential Commission on Sustainability, 2007: 6). Sustainability is the elementary idea of ensuring a better quality of life for everyone, the present and future generations (DETR, 2000 (b)). Sustainability in theory has an infinite timescale and therefore has inter-generation equity (Royal Institution of Charted Surveyors, 1998).

Therefore if sustainability in its elementary idea ensures quality of life, sustainability should be considered in Urban Renaissance if the aim is to ultimately improve the quality of life of the local community.

The construction industry has an extensive contribution to make to the quality of life of the community (DETR, 2000 (b)). Therefore it is important that awareness and understanding are developed throughout the entire construction sector to ensure that actions are taken to make a difference. While the industry is adept at thinking about the financial sustainability and investing in economic resources, society has been less successful in looking after the human, social and environmental resources (Fisher, Coll, Pelly & Percy, 2007).

"A realisation that sustainable practices make sense to both owners and operations. The practices not only help the environment but also can also improve economic profitability and improve relationships with stakeholder groups. The diagram below explains how sustainable development is implemented within the construction industry's private and public sectors" (WRAP, 2007: Online).

Figure 9.1 illustrates how both the private and public sectors can apply the knowledge of sustainable development, which will result in a sustainable outcome. By implementing these processes it will result in sustainable development that will have an impact on the quality of life of the community.

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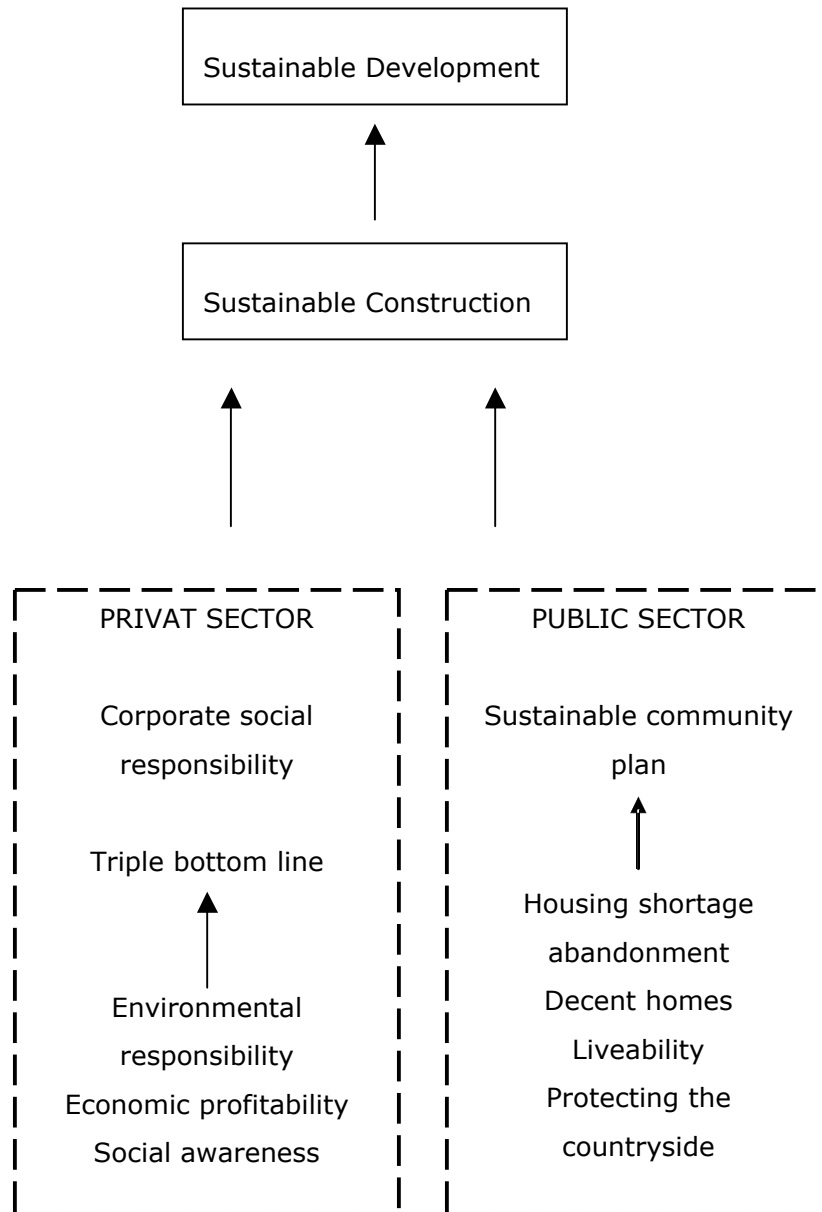
Figure 9.1 Process by which sustainable development is implemented by the construction industry

(Source: WRAP, 2007: Online)

The 'Three Pillars' Model sets out the 'Triple Bottom Line' methodology, which demonstrates that sustainability is seen as the merging of economic enterprise, social well being and environmental integrity. Increasingly the three dimensions are being underpinned by a fourth dimension, which consists of the institutional and governance structures needed to make sustainability work (Fisher, et. al., 2007).
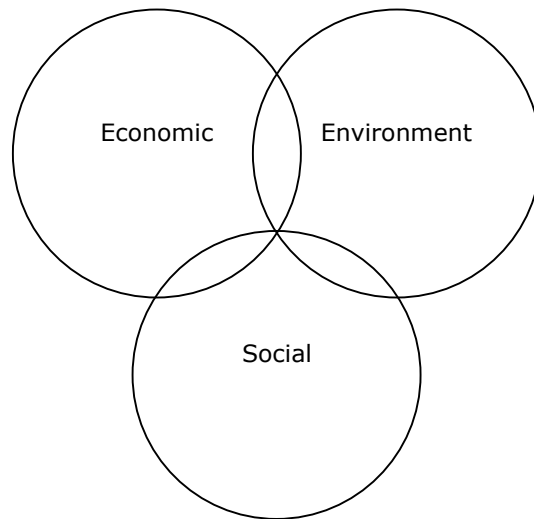

Figure 9.2 Three-Pillar Model

(Source: Fisher, et. al., 2007: 6)

"Only by avoiding the damaging consequences of trading one of against the other can the goal of sustainability be met" (Fisher, et. al., 2007: 6).

"Sustainable construction is the set of processes by which a profitable and competitive industry delivers built assets (buildings, structures, supporting infrastructure and their immediate surrounds), which:

- Enhance the quality of life and offer customer satisfaction
- Offer flexibility and the potential to cater for user changes in the future
- Provide and support desirable natural and social environments
- Maximise the efficient use of resources" (GCCP, 2000: 5).

Sustainability in construction embraces the complete process; procurement, refurbishment, new construction, operation, maintenance projects and demolition of construction work (GCCP, 2000).

9.2. Protection and enhancement of the natural environment

The industry should recognise both the direct and indirect effects of construction on the natural and built environment at local, regional and even global levels. The social and economic benefits should be acknowledged that could be achieved through protecting the environment and generating areas of social, economic and physical degradation. Best practice should be encouraged, that communities live within the environmental means, through waste management and minimising waste during construction (Fisher, et. al., 2007).

Preserve and enhance the bio-diversity by looking for opportunities throughout the construction process, from the beginning when the raw materials are extracted through the actual construction to the landscaping of buildings and estates to provide and protect habitats (GCCP, 2000: 9).

Further ecological surveys can assess the impact of construction on habitats, landscapes and species. Clients should be using consultants and contractors that have sustainability expertise (Fisher, et. al., 2007). Construction has direct and obvious impacts on the biological environment, and has the opportunity to mitigate, prevent and even enhance the bio-diversity of the environment, securing a sustainable environment. These opportunities and the value derived from them will be enhanced if attention is paid to biodiversity at the design stage of the development rather than treating it as an 'end of pipe' issue (GCCP, 2000).

9.3.   Encourage the sustainable use of resources

Humankind has a history of failing to adequately consider the impact that its activities have on the resource base of the world (Royal Institution of Charted Surveyors, 1998).

Land is one of the fundamental natural resources and needs to be treated as such, especially during development of the land. Minimising the use of natural resources and lower the carbon footprint for the construction process and the building should be. Through regeneration of existing buildings the use of natural resources can be reduced, compared to demolition and new build (Fisher, et. al., 2007).

Conserving water resources should be taken into account for increase water efficiency in building services and water conservation within the built environment. The main gains from more sustainable construction will be in corporation of more waste efficient building services. It can be as easy as specifying low flow showers, sprinkler taps and dual flush WCs or include more comprehensive solutions such as grey-water recovery, rainwater recovery, and drainage control (GCCP, 2000).

Consultants should be able to advise clients on alternative technologies, the use of recycled materials and sustainable resources (Fisher, et. al., 2007). When sourcing, it should be ensured that the material originates from a suitable source (Royal Institution of Charted Surveyors, 1998). Following the completion of building projects appraisals and benchmarking should be done using the information from the projects (Fisher, et. al., 2007).

9.4.   Reduction of waste generation and responsible waste disposal

"Aim for lean construction" (GCCP, 2000: 8), was one of the themes for actions set out by the Government Construction Clients' Panel.

Initiatives such as, right first time working, effective management of procurement and the 'sorption' and partial recycling of construction waste all promote lean construction through managing waste (Harper, 2004).

Recycling and reducing waste going to landfills should be promoted throughout the construction process. However, this principle can be in direct conflict with the principle of reduction of energy consumption. The waste generated from demolishing an existing building could outweigh the environmental benefits of a new energy efficient building. Parties should know and understand the environmental impact during the execution of a project. To accomplish this aim, attention should be given to the procedures and guidance of the supply chain of the construction process, emissions from vehicles, noise and releases into water, ground and atmosphere (GCCP, 2000).

9.5.   Reduction of energy consumption

The reduction of energy consumption is both minimising energy in construction, through being aware of the energy consumed in the production and transport of the construction products and materials and minimising the energy the building will be using during it's life time (GCCP, 2000). Further to encourage developers and clients to adopt strategies that minimise energy demand and maximise thermal efficiencies (Fisher, et. al., 2007).

Buildings consume large quantities of energy during their life-spans. The production of energy used in the heating, cooling, ventilation and lighting of building produce almost half of the UK's emission of carbon dioxide, which is

an important greenhouse gas. Consideration should be given to more energy efficient solutions in design including passive systems using natural light and ventilation, natural air movement and thermal mass, temperature gradients as well as solutions involving energy produced from renewable sources. These options can deliver satisfactory performances while using much less energy compared to the mechanical equivalent (GCCP, 2000).

Attention should be given to the future management and supervision of the maintenance of the building, which present opportunities to ensure energy efficiency in the long run (Fisher, et. al., 2007).

Renewable energy can replace energy derived from fossil fuels. Renewable energy sources are becoming more and more common such as wind generators, building-integrated photovoltaic (photovoltaic materials, commonly known as solar cells, generate direct current electrical power when exposed to light), ground source heat pumps, bore-hole cooling, solar water heating and biomass boilers and CHP (combined heat and power) (Davis Langdon Mott Green Wall, 2005: 52 - 53).

Further technological solutions are available and proven, in the form of more energy-efficient buildings and building services and the two together. Basic design, location, orientation and the specification of the fabric can also contribute to lower energy consumption of the building (Fisher, et. al., 2007).

9.6.   Promotion of sustainable land use and transportation planning and management

Promotion of sustainable land use and transportation planning and management can be done in all forms, by linking the use of the land to the requirement of people and the habitat of fauna and vegetation. Through understanding and interpreting the transport requirements of people and goods and promote and provide infrastructure for travelling with a low

environmental impact it requires a full appreciation of the location and accessibility of the buildings. Making the most of the existing infrastructure through encouraging people to use the public transport, walk or cycle and reduce the need and desire to travel (Fisher, et. al., 2007).

9.7.   Promotion of sustainable design, development and construction practices, including whole-life costs and value

Using the whole life costing techniques and other methods to assists in the assessment of sustainability options could increase the sustainability of the proposed development (Harper, 2004). It could be used as early as during the planning phase and advice during the design stage to support the achievement of sustainable goals. Whole life cycle costing techniques ensure that the long term environment and social costs of the development are incorporated into the construction plans. The latest sustainable technologies aim to reduce the costs and ensure the best value for money (Fisher, et. al., 2007).

There are five capital assets of sustainability that should be incorporated and taken into account during the design, development and construction which are: natural, social, manufactured, financial and human (Fisher, et. al., 2007).

There are currently a wide range of alternative material resources available, that can be included in the specification of the building material and construction with the same whole life costs and values (Royal Institution of Chartered Surveyors, 1998).

Green building materials include but are not limited to masonry construction, especially with lime mortars. The lime mortar enables the bricks to be re-used again in the future. Solid block or concrete wall with insulation and rendered externally which uses less energy during production than

lightweight aerated cocks. It is now possible to obtain plaster and plasterboard made from waste gypsum, which is a by-product from fuel gas desulphurization. There is logic behind the use of recycled materials as being perhaps the greenest contribution that the construction industry can make.

The table 9.3 below show how sustainability can be incorporated through the life of a project and building from the site still in its Greenfield state until the demolition of the building, demonstrating the impact and advantages of sustainability on the community (socially), the environment and economy.

Table 9.3 Impacts of sustainability on the property life cycle

Property life-cycle	Social	Environment	Economic
Greenfield / Estate Management	Safe, secure integrated development, rural regeneration, public access and rambling rights	Maintain & enhance natural amenity and biodiversity. Use of land as food plains	Improve land & asset values, stimulate local investment, intrinsic value and non tangible assets of open space amenity
Planning and procurement	Provision of local labour, development of local skills through training initiatives, quality urban design and public realm, planning sustainable communities, community involvement at the design stage	Minimise energy demand, renewable energy supply, minimise environmental impact, increase use of recycled materials, ethically sourced products and services enhanced public transport and walk ability	Local economic generations, responsible and profitable growth. Attracting investment and build local capital.
Construction	Better Design, respect for people minimisation of disruption, noise, dust light, considerate contracts scheme	Carbon amelioration, waste minimisation, maximise recycling, Construction Environmental Management Plans	Use of local suppliers and labour. Quality of design and materials as an agency tool or selling point.
Occupation and use	A better quality, built to last, clean, working and friendly	Energy efficient operation, effective maintenance, occupier recycling schemes, grey-water etc.	Use of local suppliers and contractors. Increase in occupier productivity through sustainable facility management
Demolition and remediation	Minimisation of disruption, noise, dust light, considerate contractors scheme, improved amenity	Maximise recycling, minimise waste to landfill. On site remediation, creative use of demolition waste	Improve spatial use, improved land value and economic uplift from urban infill. Presumption in favour of development on Brownfield sites leading to a shorter planning period.

(Source: Fisher, et. al., 2007: 8)

9.8. Promotion of community development and social inclusion

"Respect people and their local environment" (GCCP, 2000: 10).

Respect for people is at the heart of the social responsibility dimension of sustainable construction. Cultivating a culture that focus and emphasise respect for people will have an impact on recruitment and retention, equality of opportunity, health, safety and welfare and neighbourliness in the community (GCCP, 2000: 10). Providing the necessary amenity and opportunities for social interaction and integration for the wider community (Fisher, et. al., 2007: 17).

By encouraging the local community to be part of the decision making through effective consultation and engagement, these interactions can assists in the supply of local workforce and material. It can provide benefits and positive additions to the local community (GCCP, 2000).

Craig White, director of White Design stated: "Research shows that if people are made aware of their energy use, they will reduce their consumption by up to 30%" (Soltani, 2006: 77).

9.9. Designing for Minimum Waste

Through effective design, minimising waste can be achieved both during construction and end of life disposal of the building or structure. Design is fundamental to sustainable construction; it requires a broad and long-term view, not just of the current project, but also of the environmental, economic and social impacts of particular decisions. A specific priority is designing out waste, both from the construction process and during the useful life of the building or structure. To incorporate recycled materials in the design, avoid over specification of materials and services in favour of simplicity and buildability. Bearing in mind operation and maintenance, considering flexibility and future re-use of the structure or building. Waste does not

imply just unwanted physical material, it includes unnecessary consumption of land, time, lower than planned economic return and unrealised potential from built assts during their lives (GCCP, 2000: 8).

9.10.   Sustainability of the entire building

The matters discussed above help us towards sustainability and to produce better buildings in terms of the energy consumed in construction and use. This in itself is not sustainable construction, even though it is an essential component in the process. It would only be accomplished if the final product can demonstrate serviceability and usefulness on an inter-generation basis, rather than being created for the use and then becoming redundant when there is no longer use for it in its original state (Royal Institution of Chartered Surveyors, 1998).

The current trend to convert redundant office buildings, warehouse and barns into accommodation are evident, especially alongside the rivers of the cities of England, which is a prime example of the different types of use these buildings are now being put to that was never originally envisaged at the time of their planning, design and construction. Although suitable alternative uses have been found, this is one of the key issues in building a sustainable building. Ensure that what is originally constructed from the resources, becomes a similar resource for the future generations. Producing buildings of the highest possible quality and with maximum adaptability and continue to serve future generations well for what ever purpose they should put it to, with the minimum of additional costs in terms of energy and raw material input in order to convert and use it for their own purposes (Royal Institution of Chartered Surveyors, 1998).

9.11.   Conclusion

A successful sustainable agenda will reduce energy demand, increase the amount of energy generated from renewable sources, reduce waste and foster a culture of recycling (Davy & Hudson, 2006: 42).

The sourcing of materials and the methods employed in conversion and production of building products may be one of the first priorities in making progress towards sustainable construction. The way in which raw material is extracted and removed from their natural environment may have a direct impact on the sustainability of the end product and must therefore be closely examined together with the manufactures of these products.

A second area for examination should be to understand the philosophy behind the procurement of buildings and meeting the user requirements, the method of funding the buildings, the valuation and justification, the demand for greater flexibility and longevity of the buildings, structures and surroundings.

Thirdly there should be a responsibility by the professionals for the design and construction of the buildings and to accept the challenges of creating buildings that are sustainable should be understood. This will inevitable generate new demands and disciplines in relation to the construction form and standard of construction itself. New material and techniques would need to be developed and adapted into sustainable construction. There should be new demands from the professionals upon the producers and suppliers to produce more sustainable products and materials. Above all, they should design and build for longevity and flexibility with a minimum re-investment by the way of adaptation and maintenance if the goals and targets are to be met. Lastly the contribution that the actual construction of the building has to make would need to be considered. The building should be constructed of the highest quality and good detailing (Royal Institution of Charted Surveyors, 1998).

Actions that damage the environment will penalise future generations. By ignoring those, risks are generated. These risks may not necessary be risks for current generations, but one that is imposing on the future generations. Under the philosophy of sustainability it is the current generations' responsibility to leave behind the same world as inherent from the previous generation, to ensure the same overall balances of advantages for future development as originally inherited (Royal Institution of Charted Surveyors, 1998).

"In other words the principles of sustainability must be fully embraced by every participant from the supplier of the raw material, through the material manufacturing process, the procurement and design functions right up to the occupation of the completed building where the responsibility passes to the occupiers, the faculties mangers and the future owner, occupiers and mangers of the building to each play their part in making the most of what we have" (RICS, 1998: 11).

Ultimately if through sustainable construction the environment is protected and it may offer the local community a better quality of life though developments and buildings that can be adapted as time goes by and as the need of the community change. Which means potentially less derelict and or empty buildings within the community. All contributes in creating sustainable communities.

CHAPTER 10   Prosperity and Wealth

10.1.   Introduction

Successful towns and cities have been at the heart of economic development and the creation of prosperity whether as market places or as centres of enterprise, knowledge, culture, learning and innovation. The performance of towns and cities economically has an impact well beyond the administrative boundaries. It influences the surrounding areas. The major cities can even influence the entire region and make a key contribution to the national economy (Urban Task Force, 2000: 18, 30, 87).

The success of the town, city or local area may have a direct impact on the local community and the quality of life.

10.2.   A culture of enterprise and innovation

Creating communities that may have the potential to embrace new opportunities presented, by for example, the revolution in information and communications technology. Creating a culture of enterprise and innovation across society by creating conditions where new and exciting businesses may thrive and encourage enterprise across society as well as stimulate innovation through capitalising on the knowledge base of research institutions. Helping building an enterprise society in which small firms of all kinds thrive and achieve their potential, with an increase in the number of people considering going into business, improvement in the overall productivity of small firms and more enterprise in disadvantaged communities. By promoting a culture of enterprise and innovation the prosperity will widen, promote and sustain people's interest in the possibilities and rewards of enterprise and encourage more people to go into business (Urban Task Force, 2000).

10.3.   Encourage increased investment

Successful places need to be able to attract and retain businesses, based on understanding the local requirements.   Creating businesses that leads by example, and best practice on social and environmental objectives for example healthy workplace schemes, robust environmental management systems or training schemes (DEFRA, 2006: 23).

Towns and cities would yield greater dividends if both public and private investments were made within them.   These two are rarely independent of each other.   One of the most efficient uses for public money in urban renaissance is to pave the way for investment of much larger sums by the private sector (Urban Task Force, 1999 (a): 23).

An attractive, well designed environment can help create a framework for promoting economic identity and growth, ensure recycling buildings and spaces to perform new economic functions compatible with the area's current business needs (Urban Task Force, 1999 (a): 42).

10.4.   Promoting employment opportunities

The goal of employment expansion seems to have slipped off the national policy agenda and has been replace by concerns with the social exclusion, employability and workforce flexibility.   Many commentators have argued that the growth of high-level financial and producer services, cultural industries and consumption-based activities is linked with a rediscovery, revival or even the renaissance of cities (Turok & Edge, 1999: viii).

A range of employment opportunities arise all the time, joblessness is concentrated among certain groups and in certain localities in both urban and rural areas.   The areas that have a low employment rate tend to be where the numbers on welfare benefits, which can relate to unemployment and other benefits, are highest.   Often these areas face multiple disadvantages. Tackling the inequality in employment opportunities should be an aim of

urban renaissance. To provide employment opportunities for all is the most effective way of tackling poverty and social exclusion. Employment enables individuals to improve their living standards, also makes constructive use of human resources. Individuals not in employment must be willing to take advantage of employment opportunities while employers must consider the widest range of people for the jobs on offer.

People should make the most of the employment opportunities through their skills and motivation through developing a culture of lifelong learning which create flexible and adaptable workforce, raising education standards to equip young people to be able to take up jobs, balancing work and family life, and further education and training more effectively with greater confidence (Urban Task Force, 2000).

10.5.   Conclusion

Wealth and opportunity often exists side by side with poverty and isolation. Using the diverse skills and backgrounds of all people, enabling everyone to fulfil their potential and excludes no one. This is vital to create caring and inclusive societies and long-term growth potential of the economy (Urban Task Force, 2000).

The quality of housing and imbalances in the mix of tenures, household's incomes and uses are a key factor in the decline of many neighbourhoods. The communities are paying the price for past mistakes, over-sized estates designed for only one tenure, and chronic under-investment by some owner-occupiers and landlords. Public investment in affordable 'social' housing must achieve a stronger mix of people within a neighbourhood and deliver more flexible tenures (Urban Task Force, 1999 (a): 24).

A better quality of life should be delivered for all by changing the welfare culture to one, which is build on work and security and to those who can, and security for those who cannot (Urban Task Force, 2000).

By promoting ventures and innovation within the community it may lead to creating various opportunities for the local people to apply their skills to gain employment which helps tackle poverty and isolation. This contributes to improve the quality of life of those within the community as well as turning it into a sustainable community.

CHAPTER 11   CASE STUDIES

"Make no little plans. They have no magic to stir men's blood and probably themselves will not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will never die, but long after we are gone will be a living thing, asserting itself with ever-growing insistency. Remember that our sons and grandsons are going to do things that would stagger us. Let your watchword be order and your beacon beauty. Think big." Daniel Burnham, Chicago architect (1864-1912) (Ontko, 2008: Online).

11.1.   Introduction

The nature of retail development is changing to bigger and brighter spaces. Prompted by government initiatives that encourage fewer car journeys and greater 'Brownfield' redevelopment, retailers are coming home, to the heart of city centres. Three of the largest retail-led regenerations schemes currently in the UK, Paradise Street Scheme in Liverpool, Westfield London in White City and Stratford City in Greater London, are all in the city centres.

By having a closer look at two of the two schemes, it might indicate which of the factors that could possibly enhance the quality of life and create sustainable communities could possibility be delivered to the local area and community through a regeneration project.

11.2.   Westfield London, White City

•   **Project Fact File**

Client: Westfield Group

Investment Value: £1.2 billion

Construction Cost: £600 million

Completion: 2008

•   **Introduction**

Westfield London is a regeneration project located on the previous 1908 Franco-British Exhibition site in Shepherd's Bush in Hammersmith. The site has been a 40-acre 'Brownfield' site since the exhibition.

The Westfield London regeneration project consists of a high quality shopping centre, creating 150,000m2 space over three levels with basement parking. This complex includes a cinema, restaurant, a gym and a leisure area at roof level. The shopping centre will sell both high street clothing, and expensive designer wear adjacent to each other.

The project also includes extensive infrastructure works, consisting of the construction of two London underground station, an overland train station, two bus terminals and road works.

•   **The development**

The 'Brownfield' site is situated close to Shepherds Bush Common (the local green), between the Westway (A-route) and residential areas.

The development it not purely the construction of a luxury shopping centre. Through Section 106, of the Town and Country Planning Act 1990, the Local Authority has agreed with the developer, that the developer will contribute to improving the physical surroundings and to support the goal of creating a sustainable community, through:

•   Improving local transport infrastructure by providing new transport links and improving the existing transport connections

- The provision of new affordable housing including subsided key-workers housing to be delivered to the local community as part of the wider regeneration scheme

- Thousands of jobs generated by the 270 shops within Westfield London for locals and the wider community

- Long term employment and training initiatives, focusing on the training and recruiting of the local people are on the agenda of the development

- Prioritisation of Streetscape and landscape design of the three major roads, creating safe accessible public spaces and connections that promotes walking and cycling to the new centre

- Contributing to create a safer community through increasing the number of close circuit television cameras in the area

- Increasing the services to the local community and visitors by providing a crèche for both working families and 'shopping-mums', training facilities for a local high school, a tourist information, local travel advice centres, a citizen advice bureau, recycling facilities, a public library and a 'hoppa-bus' to the two nearby council estates

- The design promotes the use of public transport for both the local community and people coming from outside the local community. For the local residence walking and cycling is being made easy, safe and attractive. These measures are all taken to prevent and reduce congestion, noise and pollution. Contributing to a higher quality of life

- Public art will form part of the finished development and the refurbishment of two Grade II listed buildings

- Enhancing the landscape of nearby council estates, contributing to improving the physical environment of the people living there.

- **Conclusion**

Through Section 106 the regeneration scheme is providing opportunities to the local residents such as better jobs, improving the local public spaces and enhance the transport links as well as adapting the local area to make cycling and walking safer and more pleasant which can all contribute to increase the quality of life and create a sustainable community. While Westfield London is providing these opportunities, it rests with the local community to use these to the maximum, to enable the local people to live better and healthier lives.

Figure 11.1 Artist impression of the completed project

(Source: Westfield London: Online)

Transport options are extended and improved, new jobs opportunities created, safer and improved surroundings, better public services and new affordable housing is all results of the redevelopment of the 'Brownfield' site in Whitecity. Through this redevelopment the local community will be offered a number of factors that may increase the quality of their lives and aid in creating sustainable communities.

11.3.   Paradise Street Scheme, Liverpool

- **Project Fact File**

Client: Various / Grosvenor Estates

Investment Value: £1 billion

Construction Cost: £800 million

Completion: 2008

- **Introduction**

The Paradise Project is responsible for regenerating 42 acres of the city centre delivering over 30 individual buildings including hotels, major department stores, retail, office space and leisure space including a cinema and gym, new transport interchanges, new BBC Studios, apartments, fire station and community facilities. New covered and open street provision, and new and improved public open spaces, basement and above ground parking all form part of the project.

The scheme will retain most of the existing streetscape and aims to blend the city's heritage with the new buildings. The key design principle behind the project is that of "buildings-in-the-city" which integrate with the existing city centre and marry the city's heritage with the new buildings, while bringing improvements to the existing listed buildings.

- **The development**

The overall objective of the scheme was to bring new life, activity and opportunities to the underperforming part of Liverpool. A place that provides scope for new architecture that is varied and of the highest quality and that responds to the needs and aspiration of all kinds of people.

To meet these objectives the strategic goals of the regeneration of Liverpool city centre are, but not limited to the following:

- Creating a high quality safe urban environment, attractive to businesses, employees and residents

- Build upon the city's rich historic character through complementary and cotemporary design initiatives
- Re-establish inclusive communities and skilled and adaptable workforce able to contribute to and share the benefits of sustainable economic growth
- Create a sustainable and vibrant city centre, which supports a quality lifestyle.

- **Conclusion**

The aim is to create a competitive, sustainable and inclusive city centre in Liverpool; to raise the living standards and turn a once run down city centre into a sustainable area, and to offer a pleasant working, living and relaxing environment for the local community and visitors. Through breathing new life into a rundown city centre both the local community and the whole city can benefit from the higher quality of life offered by the city.

11.4. Conclusion

Urban regeneration can make some changes immediately such as improving the physical environment. Others require a long-term commitment, while the regeneration of an area alone does not fix some such as building relationships and understanding between people from different backgrounds. Furthermore, there is no single quick solution for many years of disinvestment and relative urban decline.

The previous two case studies have shown that by providing the factors that increases quality of life such as, but not limited to, jobs, services, enhanced and improved infrastructure and transport, safer and more welcoming surrounding, it can all contribute to bringing new life into the area. Further, urban renaissance helps in creating inclusive and sustainable communities. The two case studies demonstrated that the redevelopment of rundown areas should include the existing local community in the vision of the

redevelopment. Through this the regeneration could possibly play a role in successfully improving the local area and community.

CHAPTER 12   CONCLUSIONS AND FINDINGS

12.1.   Introduction

There is no single prescribed form of regeneration practice and no single authoritative source of information (Roberts & Sykes, 2000: 3).

A survey was carried out in November 2007, through an online survey tool and consisted of 161 participation of the construction industry for the purpose of this study.

The survey was conducted within the construction industry to test the findings of the study. The diagram below set out the composition of the people that took part in the survey.
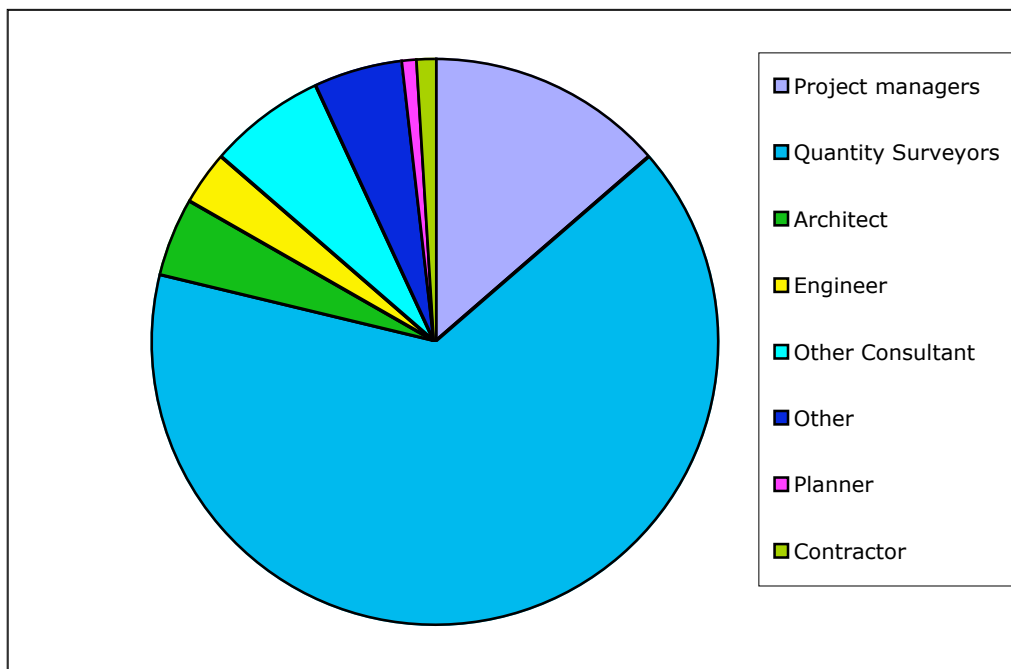

Diagram 12.1

12.2.   Urban Renaissance

Urban Renaissance is a response to the opportunities and challenges that are presented by urban degeneration in a particular place at a specific moment in time. This should not be taken to suggest that all urban problems are unique to a particular neighbourhood or community, or that solutions advocated and attempted in the past have little relevance to the circumstances of the current day (Roberts & Sykes, 2000: 9).

Urban regeneration is not just about the redevelopment of areas, but taking into consideration social inclusion, sustainability in all it's dimensions, energy saving, waste management, culture and tourism (Sorensen, 2004: 14).
As well as, incorporating the core social and commercial institutions that sustain urban life and any sense of play or beauty.

The physical regeneration needs to be integrated with measures to address social exclusion and to transform and rebuild the communities of the inner city. You have to link the physical and social spheres to be truly sustainable. Urban renaissance should be about taking what is there, a 'Brownfield', derelict building, unsustainable community and contribute to the process to change it into something greater, more sustainable. Utilising hindsight and learning from the past to create something positive, flexible and sustainable.
Urban renaissance could learn form the 16th century Renaissance people, as they use the previous era's knowledge, discoveries and creations and adding the additional knowledge of their own time. They have obtained and created something more superior, lasting and advanced. Urban regeneration should use the knowledge and resource available to the industry and build upon the exiting urban environment and adding to the process of turning a community around. Starting at changing the physical environment by creating space where people would want to live and spend time in and followed by contributing to changing the social environment of the community.

Urban regeneration can help turn a once economically deprived area into an economically sufficient area, through creating new jobs and business opportunities, improve the physical environment by replacing the existing run down buildings and surroundings with well designed and new high quality buildings. A linkage between the physical regeneration and the social measures needed within the community is important as the risk exist that urban renaissance can only artificially improve the area and not add anything lasting to the community to improve the sustainability of the local area. This is not merely creating a new environment, space and buildings. The developer should take into account the social response from the local community to the regeneration project. The needs and shortcoming of the community should be aimed to accommodated and filling in the gaps and work toward creating a sustainable community.

Urban renaissance should focus on the relationship between urban physical conditions and the social response of the neighbourhood (Roberts & Sykes, 2000: 12).

12.3.   Sustainable Communities

Towns and neighbourhoods change over time and this process of change is both inevitable and can be viewed as beneficial. It is inevitable because the operation of the political, economic and social systems constantly generate new demands and present fresh opportunities for economic progress. It is beneficial, because the forces of change create opportunities to adjust and improve the conditions of the neighbourhoods (Roberts & Sykes, 2000: 11).

The solution for areas should be based upon an understanding of the way in which changing economic and social demands will require different standard in future (Roberts & Sykes, 2000: 89).

Urban environments of the future must foster and protect the diversity of its inhabitants, while ensuring all enjoy access to the range of services and activities that constitute the best of urban life (Urban Task Force, 1999 (a): 45).

Sustainable development at local level is a balanced and integrated social, economic and environmental component of the community (DEFRA, 2006: 4).

From the study is can be seen that sustainable communities are places that are, but not limited to:
* Where people want to live
* Which are economically prosperous
* Provide decent homes at prices people can afford
* Well designed, accessible and pleasant living and working environment
* Effective and fairly governed with strong leadership
* A strong sense of community based on shared values
* Provides quality services
* Good physical environment.

To create places where people want to live, the factors that affect the quality of life for people should be taken into account and should be incorporated into a regeneration scheme as much as possible therefore attracting more people to live there. This will vary from person to person, but as can be seen from Figure 12.4, from the 161 respondents in the survey, there were thirteen factors, thus it can be said that there are generally factors that can be assumed which will improve the quality of life of the community.

Urban renaissance is not just concerned with the changing the areas but also the way the existing assets are managed. Persuading people to care the urban environment is partly through reawakening civic pride.

If urban renaissance focus just on the physical environment and do nothing to lift the spirit of the residents or better their life chances, the regeneration

has not helped those who lived there but merely pushed them elsewhere. People are not always disadvantaged by where they live, but those places decline as disadvantaged people are living there.

It is therefore important to acknowledge the local people and include the needs of the existing community within the masterplan of the regeneration scheme and not just attracting people from outside the community or the profit margins of the developer. Through Section 106 of the Town and planning act, the local authority can obtain from the regenerations scheme contributions that will have a positive social implication on the community, for example a training facility for the local schools.

The social climate of the community is probably one of the major ingredients of a sustainable community. Further, improving the skill training and measures to improve the confidence of people together with creating opportunities for the people to use these skills, could contribute to creating a sustainable community.

The sense of community is largely dependant on the local people, the attitude towards the area and more generally towards life and not for example dependant on the construction of a new shopping centre in isolation. Urban renaissance and regeneration can increase the pride that the local community have in the area. Utilising prominent buildings such as Listed buildings in the local area, creating public areas that are safe. Inviting and interesting can help to enhance and create a sense of community. This may increase the attractiveness of the area and increase people's inclination to live and visit the area.

Urban renaissance can therefore can create sustainable communities or at least contribute to creating sustainable communities through enhancing the surrounding areas and attracting people. That would bring leadership, money and education, which will all assist to create a sustainable community.

"Sustainable communities meet the diverse needs of existing and future residents. Their children and other users, contributes to a high quality of life and provide opportunity and choice. They achieve this in ways that make effective use of natural resources, enhance the environment, promote social cohesion and inclusion and strengthen economic prosperity" (Spring, 2004: 58).

To summarise: "Delivering genuinely sustainable communities requires a joined-up approach which brings together social, economic and environmental consideration (DEFRA, 2006: 4)".

12.4.   Quality of life

Sustainable communities embody the principles of sustainable development at local level, which means it improve quality of life for all whilst safeguarding the environment for future generations (DEFRA, 2006: 4).

There needs to be a broader drive to raise the quality of life in communities through increasing the prosperity, reducing inequalities, more employment, better public services, better health and education, tackling crime and anti-social behaviour and more (Sustainable Communities, 2003: 3-4).

Factors affecting Quality of Life

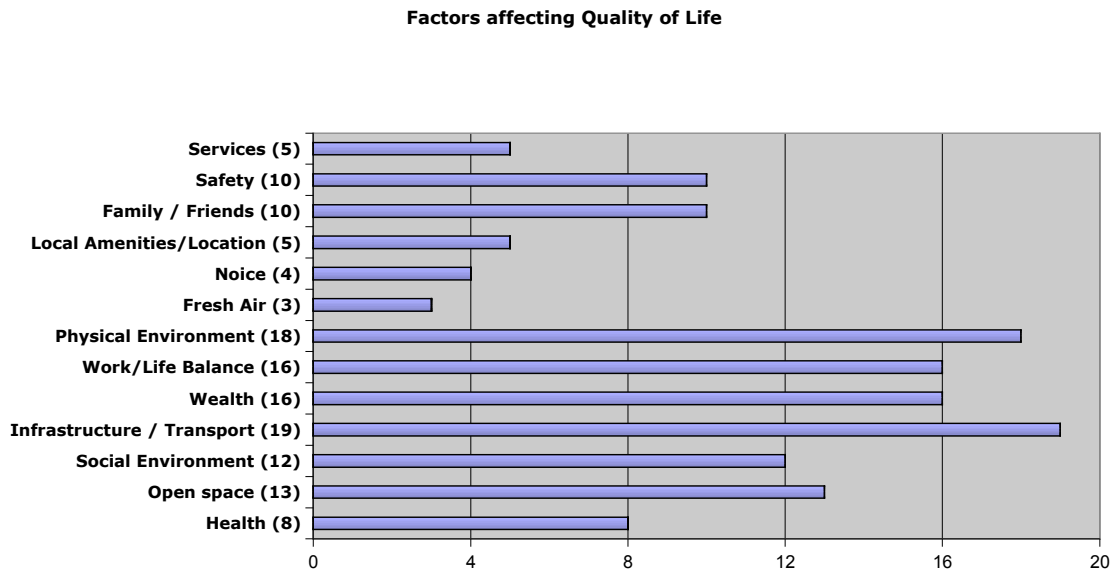| Factor	Value
Services (5)	5
Safety (10)	10
Family / Friends (10)	10
Local Amenities/Location (5)	5
Noice (4)	4
Fresh Air (3)	3
Physical Environment (18)	18
Work/Life Balance (16)	16
Wealth (16)	16
Infrastructure / Transport (19)	19
Social Environment (12)	12
Open space (13)	13
Health (8)	8

Figure 12.4   Factors affecting Quality of Life

As can be observed from the survey, the top 5 factors contributing to quality of life is:

- Transport
- The environment
- Work / Life balance & Wealth
- Open space
- Social Environment
- Safety.

It is possible for regeneration projects to contribute three to four of the above to the local community.

As part of Westfield London multiple new transport links are being built and the existing transport systems are also being upgraded. The Paradise Street Scheme invested extensively in the local transport systems. This provides more transport options for the local community and potentially reduce the travel time. This may all reduce the use of cars, which reduce pollution and congestion and contribute to a higher quality of life for the local community.

The UK government encourage urban regeneration schemes to utilise run down areas or 'Brownfield' sites to create new buildings and shops, which automatically enhance the surrounding environment. As with Westfield London a large 'Brownfield' site was converted into a shopping centre and open public space. These changes can change the face of the area. Down the line the new development's tenants will most probably keep the surrounding area clean and tidy to attract people from outside the community to visit the area and even create the aspiration for people to live in the local area, which again improves the physical environment.

By creating jobs, it provides the opportunity to the local community to find a job closer to home, which will reduce the time spend on travelling and could potentially improves the work / life balance. With the new development local

people have the opportunity to get higher paying jobs, providing them with a higher level of disposable income. While these opportunities might arise with the local regeneration work or life balance depends on personal attitude towards work and, to a certain extend, profession.

Open space is an important factor affecting quality of life. It is important for a person living in a city to have access to open spaces with greenery, to be able to reconnect with nature. Creating open spaces and greenery close to the community increase the quality of life. This could attract people from the wider communities and even further away.

Converting a 'Brownfield' or run down area into a new 'city' does a lot for the safety of the area. It will attract more people during the day and night for leisure and entertainment reasons. With people around especially during the night it may turn into a busy area together. Adequate lighting would help to decrease danger. More people in the vicinity would reduce vulnerability and contributions to close circuit television may increase the safety of the area.

It could therefore be said that urban regeneration could increase the quality of life for the community, subject to the importance that the social components were within the scheme.

To raise the quality of life within any community will move the community along the scale towards a more sustainable community. 95% of the respondents agreed that urban regeneration does increase the quality of life of the surrounding community.

12.5.   Case Studies

Developing and improving only the place may lead to the original residents being displaced and many of the benefits of regeneration being captured only by the people moving into the area. There is a need to have guidelines and policies in place to ensure that regeneration projects have a holistic focus that addresses both people and place simultaneously. It is clear from the

case studies that for both Westfield London and Paradise Street, the social, environment and economical components were important, and that all three areas received attention and contributions were made to improve the local community. Both projects will create new homes, jobs and infrastructure and uplift the once grim environment into 'user friendly' space. The regeneration of these areas have utilised a tired or derelict area and created something new and positive for the community that could potentially have an impact, not just on the direct community but the surrounding communities as well.

These changes have transformed the character of the areas and communities. Bringing a rich racial and cultural diversity into the area.

12.6. Conclusion

There are neighbourhoods where the regeneration can only be achieved through comprehensive packages of measures to tackle not jus the physical environment, but also the economic and social needs of the local community.

Neighbourhoods have been benefited from physical refurbishment and some have also benefited from improvements to their management and social conditions (Social Exclusion Unit, 1998:25).

Urban renaissance clearly contributes to creating sustainable communities by improving the quality of life of the community through providing the local people with the necessary factors such as transport, decent homes and open spaces it also creates urban areas that respond to people's current needs and future aspirations while a new and vibrant community within an urban core is established.

It is clear that there are immense benefits of urban renaissance, but it also has to accept collectively, that it is a necessity. Progression of current trends is putting an unbearable strain on the countryside, on the environment and on the quality of life.

It is important not to impose the urban renaissance and changes from above, but the success depends largely on the communities themselves, having the power and taking the responsibility to make things better for themselves and their neighbourhood.

'We agree that we have further to go to meet the challenges of continuing the urban renaissance, and incorporating design excellence into our living and working environment,' a spokesman of the Deputy Prime Minister said (Greig-Smith, 2005: 52).

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