


# Community Engagement



Can people do Planning ?

# Just to get your attention

A person stands on a sandy beach, their back to the camera, looking out at the ocean. The waves are breaking in the distance, and the sky is filled with soft, white clouds. The overall mood is contemplative and serene.

Stimulate

Provoke

Engage

Entertain

Essential elements of effective  
interaction with people

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# People Can do Planning And must be encouraged to do so

Resent being put upon

Common courtesy

Know more than they think

They know more than we do !

But mainly because of Any Town



Any Town







## Why so Anywhere ?

Problem solving approach

Roads standards

Drains

Landscaping

Play areas

Access to bus stops

Design standards

Etc etc

That cannot deliver something special,  
unique, bang-on, just right.

The development is OK. Not bad  
Neither is it good

It is not Right for Here





How do you get it right for here ?

Talk to the people who live here

So simple

Hard to do well - easy to get it wrong

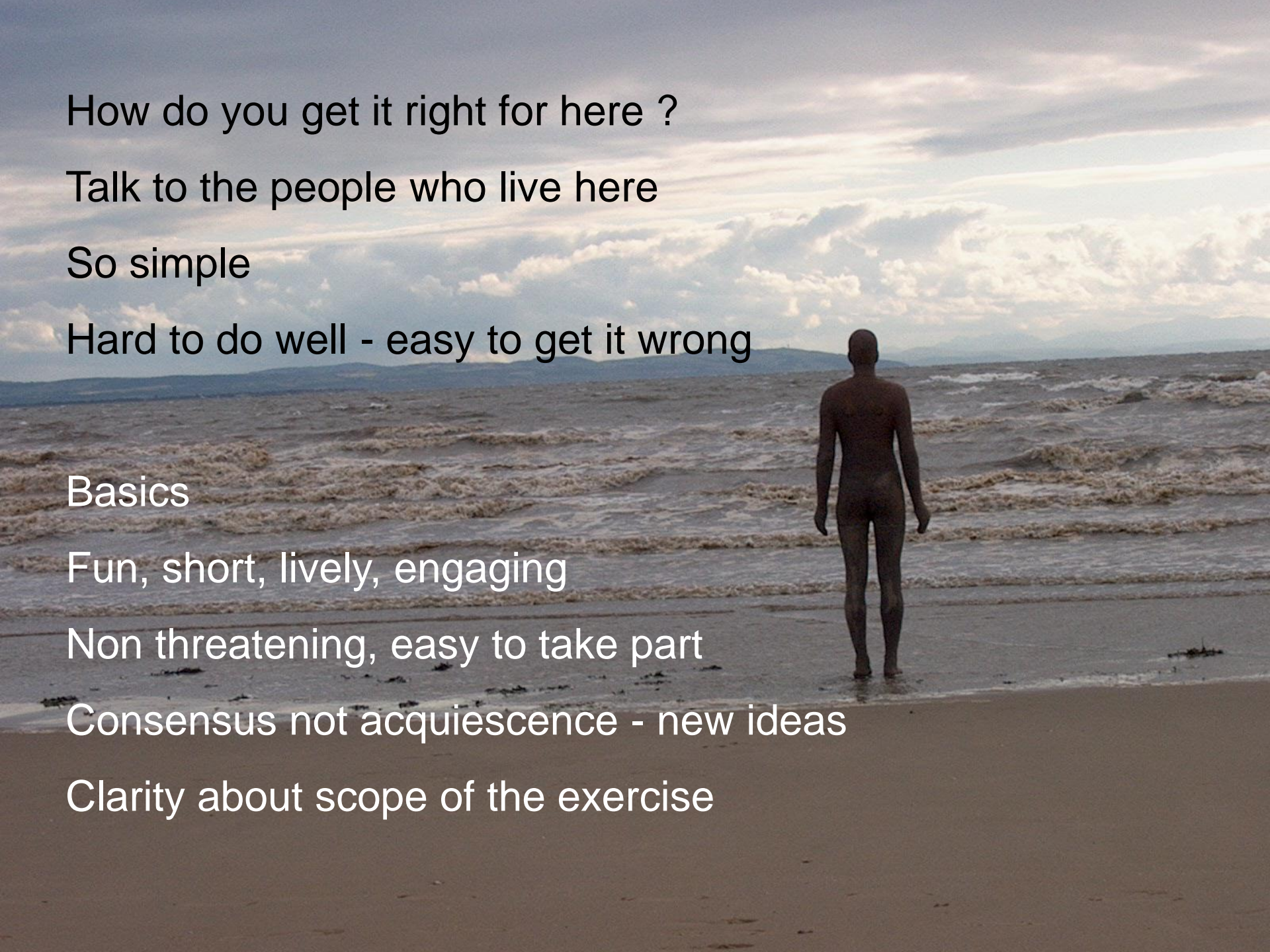
Basics

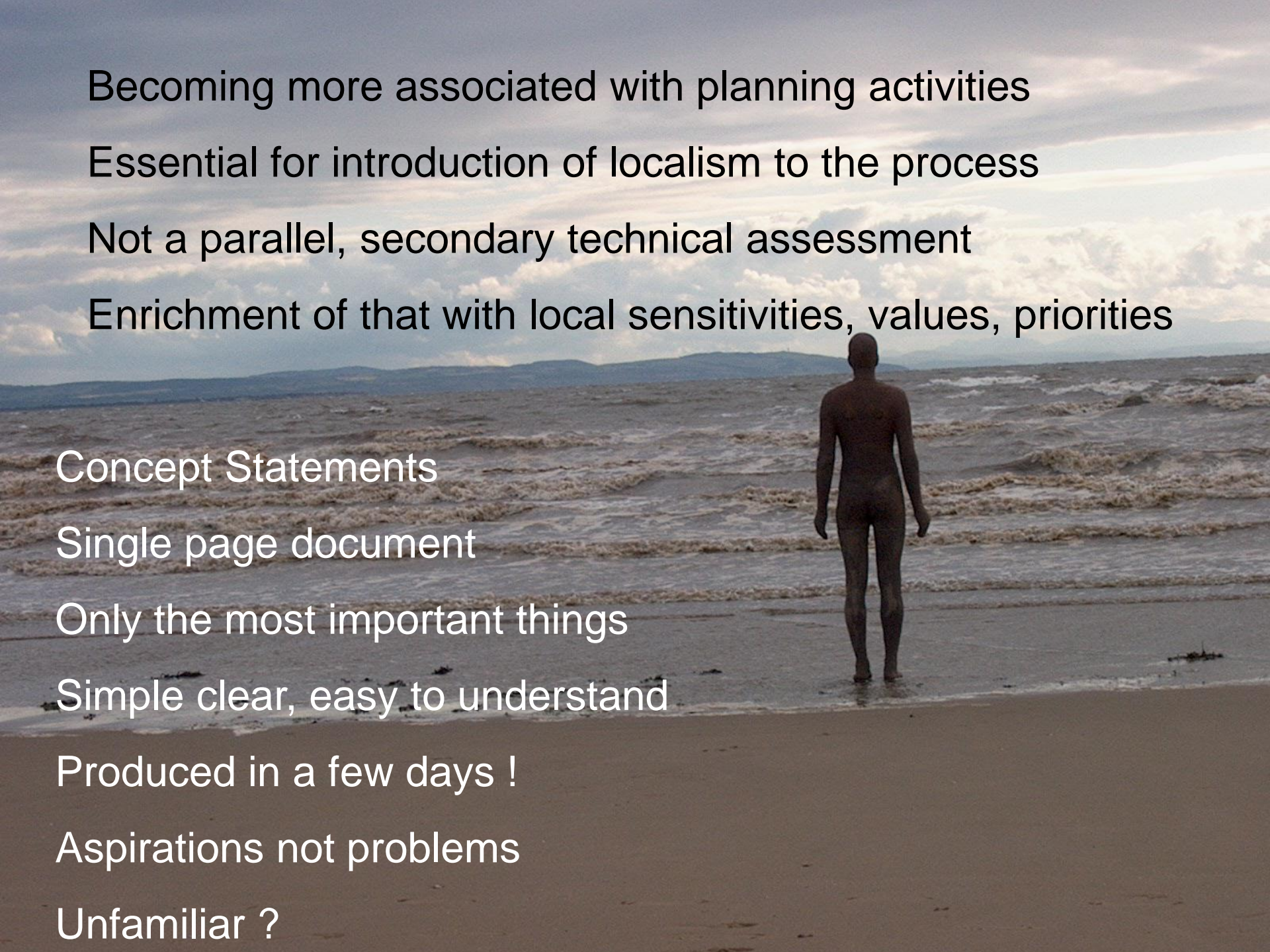
Fun, short, lively, engaging

Non threatening, easy to take part

Consensus not acquiescence - new ideas

Clarity about scope of the exercise



A person is standing on a sandy beach, looking out at the ocean. The sky is overcast with grey and white clouds. The water is dark and has some white foam from waves. In the distance, there are low mountains or hills. The person is in the center-right of the frame, facing away from the camera.

Becoming more associated with planning activities  
Essential for introduction of localism to the process  
Not a parallel, secondary technical assessment  
Enrichment of that with local sensitivities, values, priorities

Concept Statements

Single page document

Only the most important things

Simple clear, easy to understand

Produced in a few days !

Aspirations not problems

Unfamiliar ?

## GRACELANDS GARDEN CENTRE

### Concept Statement

February 2012



### The Concept

A high quality affordable housing scheme with distinctive character and strong sense of identity providing a range of accommodation to meet the needs of the local community

### Development Principles

Coherent design with a strong sense of identity to promote community development and sense of belonging for residents of all ages through a distinctive and attractive design both of its time and sympathetic to local character and building traditions

Buildings maximum height 2.5 storeys and embedded in the topography to settle them into the landscape aided by robust planting

Range of properties to meet all needs with flexible internal layouts and sustainable construction techniques in line with the principles of Lifetime Homes and high energy efficiency to secure low running costs

Achieve a layout appropriate to the topography of the site which retains access across the site from A6 to the Cactus Nursery

Layout to make the most of outward views and availability of daylight / sunlight to buildings and to a series of informal open spaces designed for community interaction, children's play and possibly growing / eating of food

Boundary wall, beech hedge and trees along the frontage to be kept and other vegetation retained wherever possible without compromising the quality of the layout or the provision of the open space network

Parking provided at an appropriate level reflecting likely car ownership and avoiding vehicles appearing dominant over buildings and spaces

Ensure the layout maintains a level of privacy for any adjacent properties

The residents to be involved in the detailed design and construction of the proposed community features including choosing the function of the various spaces and the nature of links between them to promote a sense of ownership, community identity and belonging

### Assets of the site

- attractive highly visible location on lightly wooded southwest facing slope giving wide views across the Derwent Valley and up the hillside behind the site
- accessible to Matlock and Darley Dale with regular local bus service and wide, level footpath
- adjacent to local hospital and nursing/care home creating potential for meeting a range of older persons accommodation needs
- features - vegetation in and around the site, stream along the northern boundary and good quality gritstone wall along the frontage
- lack of a strong design context around the site giving wide scope for innovative design that exploits the qualities of the setting



### Development Features

Key

Diagram

**Frontage** housing behind retained grit stone wall and beech hedge allowing views into / out of the development. High quality detailing to emphasise identity and sense of place and appropriate new planting ( diagrammatic only)

**Shared surface** providing access to the development while forming part of the network of pedestrian circulation with planting and open spaces dominant and parking where appropriate with suitable landscaping

**Prominent view of the development** when viewed from the A6 to the north. Needs to signal the character and quality of the scheme with distinctive massing and high quality detailing and materials

Network of **open space** providing pedestrian movement around the site and a series of meeting places for community interaction - meeting, eating, enjoying the sunshine and the view and children's adventure play

Area of **open space** alongside the stream with low level vegetation and new planting suitable for a number of possible uses by the community including areas for children's adventure / play.

**Houses** to the rear of the site set within the network of green space with suitable planting along the eastern boundary. Level access to this the highest part of the site could be provided from the shared surface access road to the cactus nursery

This **diagram** shows the main principles of the development.

The final spatial arrangements and building footprints will be determined by the detailed design process within these broad principles.



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This is very good for engagement

Simple, clear and short

In 5 minutes - people get the ideas

- draw on it
- write on it
- add to it
- improve it, and with luck
- endorse it

This is a starting point:

- express aspirations
- secure agreement
- context for detailed design

“The missing link”

Positive

**Assets and Attributes**

- location in the core heritage part of the town a major visitor destination
- historic buildings with traditional shop fronts and upper storeys with quality materials and detailing
- good retail offer for the size of town with 'high street' names balanced by individual shops and other businesses
- wide pedestrianised street providing enough space for a variety of uses and activities
- friendly people, talkative and welcoming, so public spaces are well used for interaction

**Issues**

- vehicles in the street including deliveries
- clutter, poor quality signs / street furniture
- lack of colour for much of the year
- poor toilet facilities and disabled access

**Principles to Guide Improvements**

Remove **clutter** including goods for sale in the street, and improve the street scene with quality signs / adverts to a **consistent format**, new planting and more attractive street furniture

**Control vehicle access** more effectively to create a genuine pedestrianised town centre environment through policing or appropriately designed removable physical barriers

High quality **signage of pedestrian routes** using symbols along the routes to denote the distinctive quarters of the town and introduce electronic signage for car parks and important events

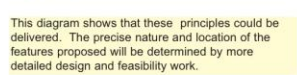
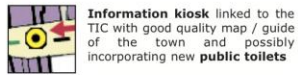
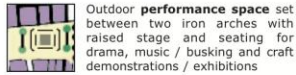
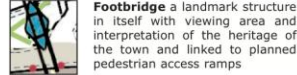
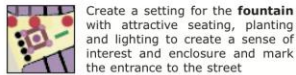
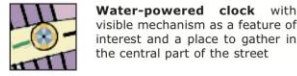
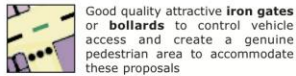
Make the street somewhere to gather as well as pass through by creating a **series of places** within it and encouraging **activities** - craft workshops, galleries, music and drama - drawing attention away from the less attractive buildings. Seek the use of upper floors for residential accommodation

Improve **pedestrian connectivity** to the wider town centre, existing car parks, the area north of Station Road and to new disabled parking spaces as part of achieving shop-mobility standards

Contribute to the long term aim of removing the barrier to movement presented by Station Road by transforming it into a **town centre street** rather than a town centre bypass

**Access to R. Wye** is an attractive idea but is not practicable due to the depth of the channel

Leave open the potential to accommodate **Buxton Market** and / or other speciality markets  
[ This is only one option for the future of the Market which is continuing to decline ]



# Town Centre Regeneration

## Supermarket Proposal

Same format, produced by a half day stakeholder workshop, refined by a community open day - improvements on the draft - adopted by Vision Buxton.

Offered to the Council as a statement of intent.

Dithered.

Tesco withdrew - due to other factors

A supermarket scheme is now back in prospect as of last week.

## When does this work ?

Universal technique

Sites of all types and sizes

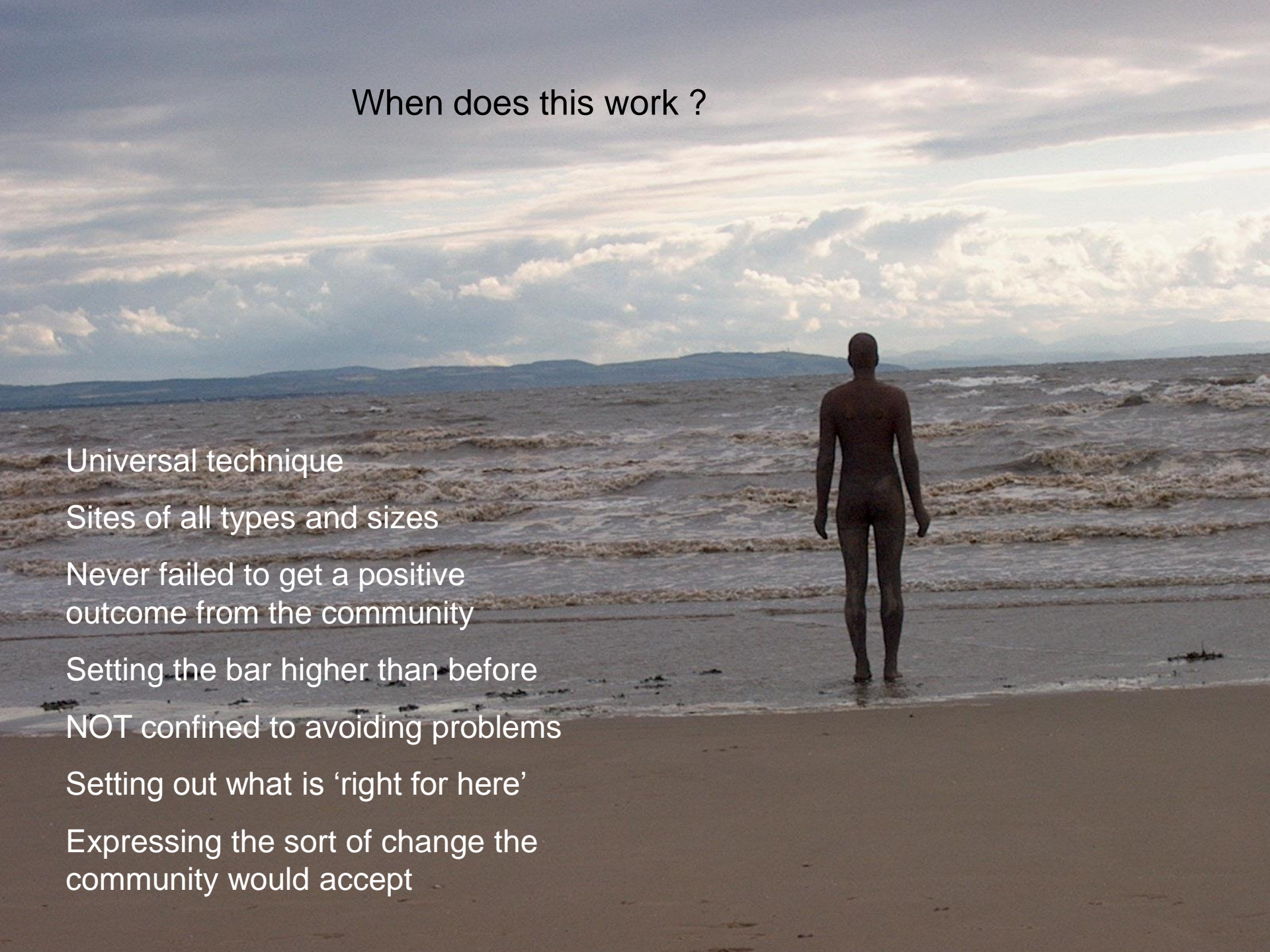
Never failed to get a positive  
outcome from the community

Setting the bar higher than before

NOT confined to avoiding problems

Setting out what is 'right for here'

Expressing the sort of change the  
community would accept



And its really good fun !

People enjoy it

They are enthused by it

They are empowered by it

Capacity building

Localism ?



Any questions ?

