

# Accessibility and Layout: Why it matters and how to achieve it

Garry Hall  
urban forward ltd



Movement is everything  
without it, places die



## Key issues:

- People are scared of movement
- The benefits are not sold
- We choose the wrong sites

## Urban space



Space is invisible to most people when looking at plans.



People stopped thinking about space and started thinking about buildings and roads.



☞ They've put up gleaming stone and glass file cabinet housing which breeds delinquency and crime.

☞ They've built spacious green park areas that are avoided by everyone but bums and hoodlums.

☞ They've condemned and destroyed entire city blocks that are not slums, but attractive places to live.

☞ They've zoned our cities into intolerable patterns of dullness.

Jane Jacobs says this and much more in her explosive new book, *THE DEATH AND LIFE OF GREAT AMERICAN CITIES*. Mrs. Jacobs shows that the city

planners have failed because they have overlooked the realities of urban life, and stripped our cities of the vitality and diversity which make them exciting places to live. She offers concrete, practical alternatives that can save our cities from the blunders of orthodox planners.

Harrison Salisbury of the *New York Times* hails this book as "the most refreshing, stimulating and exciting study of this greatest of our problems of living which I've seen. It fairly crackles with bright honesty and good sense."

William H. Whyte, author of *The Organization Man*, calls it "magnificent. One of the most remarkable books ever written about the city."

# The Death and Life of Great American Cities

By **JANE JACOBS**

\$5.95, now at your bookstore

RANDOM HOUSE



Modern urban design emerged in response to this.

# New development buffered and disconnected





The Fir Tree Pub

The Regal

Pegasus

Older development uses a different philosophy

# A PLAN OF THE TOWN OF NORTHAMPTON

Durham's  
IN MDCCXLVII.

MESS<sup>rs</sup> NOBLE & BUTLIN

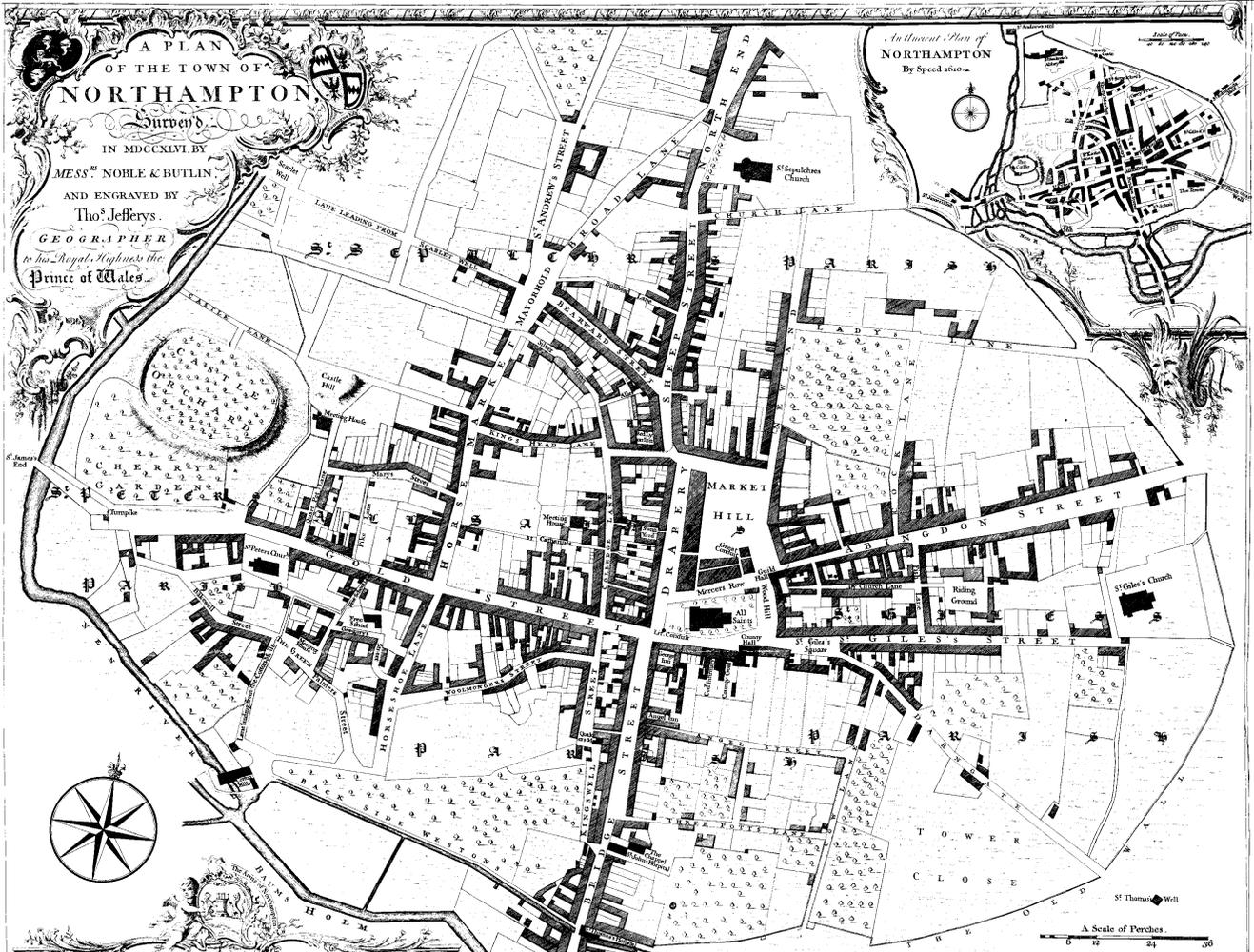
AND ENGRAVED BY

The<sup>s</sup> Jefferys

GEOGRAPHER

to his Royal Highness the  
Prince of Wales

An Ancient Plan of  
NORTHAMPTON  
By Speed 1610.

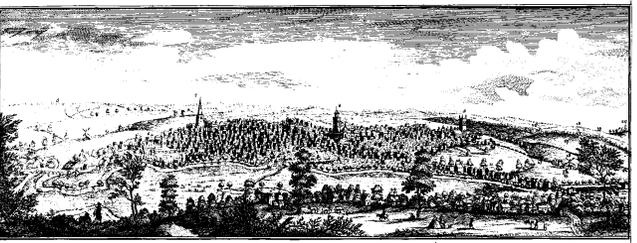


## Early Northampton (1747)

**NORTHAMPTON**, the chief Town of the County of Northampton, is situated on the River Nene, from which it derives its name, and is one of the most beautiful and fertile parts of England. It is a large and populous City, and is the seat of a Bishopric, a University, and a famous School. It is also the seat of a very ancient and noble Family, the Marquises of Northampton, who have derived it in some measure from the Duke of Northampton, who has been called Hampton, and afterwards Northampton, in distinction from Southampton in Hampshire. It is a Borough, first incorporated by King Henry II. first was an ancient Town, and contained seven Parishes, Church within the Walls, built two on the North side, and the six most noble of it before the Conquest (except that about 1014 it was plundered and burnt by Saewulf the Dane, who afterwards had a Summer Camp on the North side of the Hill, and it made a considerable Figure in the Time of the Norman Prince. The Castle was erected on the West part of the Town in 1075, by Simon de Sancto Liard, commonly called Sully, the first Lord of Northampton that Name, who built near it a beautiful Church dedicated to St. Andrew. This Place was the Residence of several Kings, who had many Barons seated particularly Hen. I. Stephen, Hen. II. (for trying Thomas a Becket) John, Hen. III. Edw. III. and Rich. II. Hen. III. in 1260, allowed of a College here, but afterwards was dissolved, it is in favour of the University of Oxford.

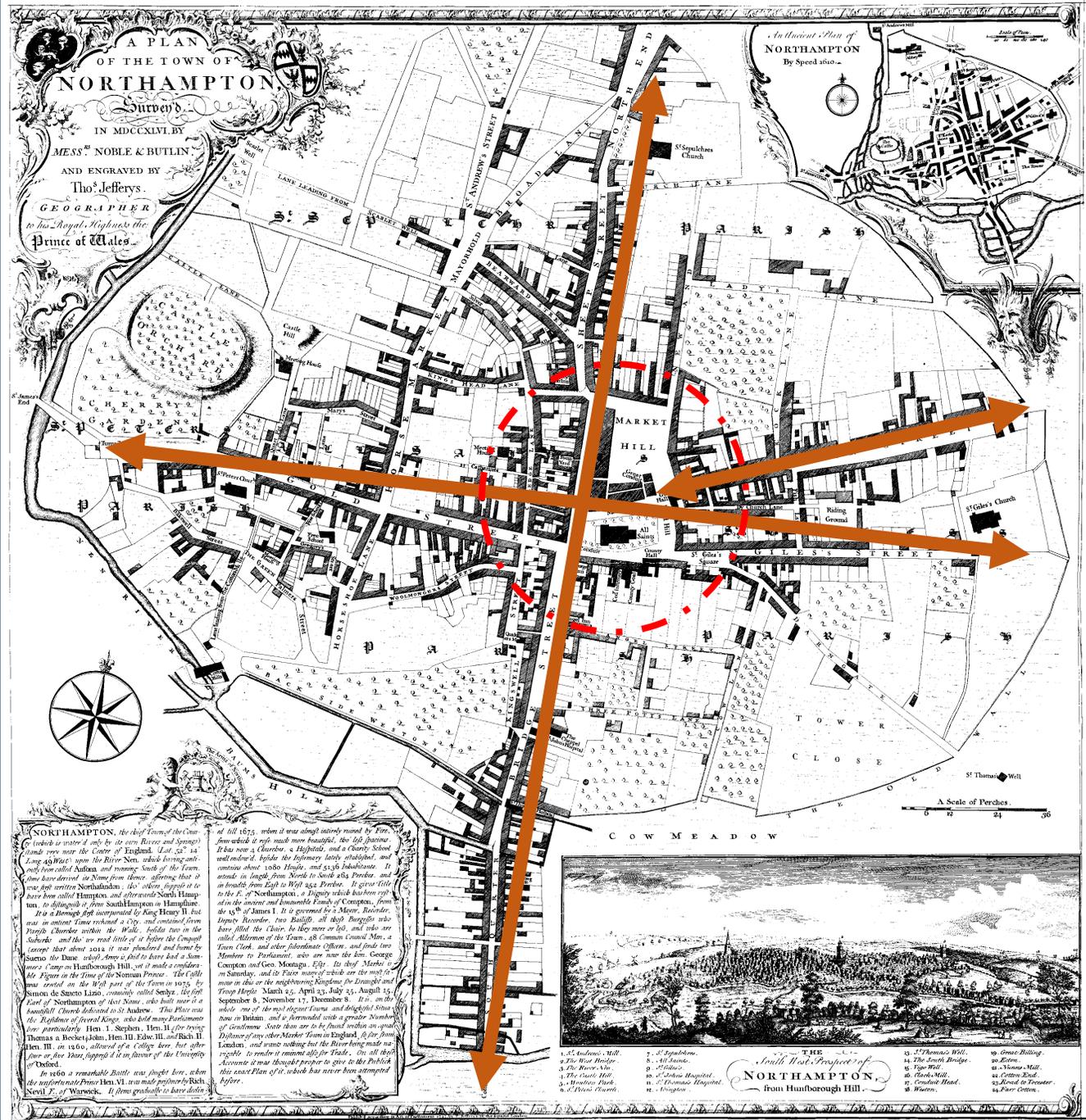
In 1680 a remarkable Battle was fought here, when the Duke of Northampton was made prisoner by Rich. Nevil 2<sup>d</sup> of Warwick. It is now gradually to have fallen

at 1675, when it was almost entirely ruined by Fire, from which it only saved more beautiful, the 1<sup>st</sup> of James II. was a Cavalier, a Duke, and a County School well endowed, before the Reformation, and contains about 1000 Houses, and 5300 Inhabitants. It stands in length from North to South six Perches, and in breadth from East to West 452 Perches. It gives title to the E. of Northampton, a Dignity which has been kept in the ancient and illustrious Family of Compton, from the 15<sup>th</sup> of James I. It is governed by 2 Mayor, Recorder, Deputy Recorder, two Bailiffs, all these Burgesses who have voted the Chain, to keep more or less, and who are called Aldermen of the Town, 48 Common Council Men, a Town Clerk, and other inferior Officers, and sends two Members to Parliament, who are now the late George Courten and Geo. Montagu Esqrs. Its chief Market is on Saturday, and its Fairs consist of which are the most famous in this or the neighbouring Kingdoms, for Druggs and Groceries, March 25, April 23, July 25, August 15, September 8, November 17, December 8. It is, on the whole, one of the most elegant Towns, and delightful Situations in Britain, and is surrounded with a greater Number of Gardens, more than are to be found within an equal Distance of any other Market Town in England, it is from Lincoln, and some other parts of the River being made navigable, it renders it eminent for Trade. On all these Accounts it was thought proper to give to the Publick this new Plan of it, which has never been attempted before.



THE  
South West Prospect of  
NORTHAMPTON  
from Humberborough Hill

- |                        |                           |                       |                       |
|------------------------|---------------------------|-----------------------|-----------------------|
| 1. St. Andrew's Mill   | 7. St. Andrew's Church    | 13. St. Thomas's Well | 19. Great Milling     |
| 2. The West Bridge     | 8. St. Andrew's           | 14. The Smith Bridge  | 20. Kilm              |
| 3. The River Nene      | 9. St. Andrew's           | 15. The Mill          | 21. St. Andrew's Mill |
| 4. The Castle Hill     | 10. St. Andrew's Hospital | 16. The Castle Hill   | 22. Cotton End        |
| 5. St. Andrew's Church | 11. St. Andrew's Hospital | 17. Great Milling     | 23. Great Milling     |
| 6. St. Andrew's Church | 12. St. Andrew's          | 18. Water             | 24. Carr Cotton       |



The location of the town centre is no accident

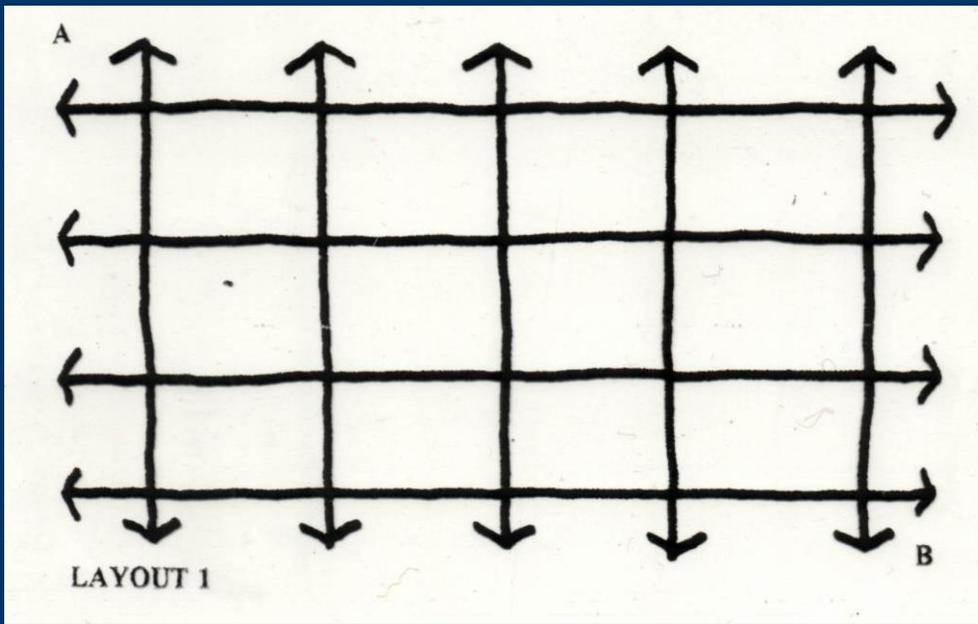
**NORTHAMPTON**, the chief Town of the County of Northampton, is situated on the River Nidd, which is one of the most beautiful Rivers in England. It stands upon a Gentle Ascent, and is a very ancient City, which having antiently been called *Stratton*, and running South of the Town, some have derived its Name from thence, affirming that it was first written *Northampton*, &c. others suppose it to have been called *Hampton*, and afterwards *North Hampton*, to distinguish it from *South Hampton* in Hampshire. It is a Borough, first incorporated by King Henry II. first was an antient Town, and contained seven Parishes, Churches within the Walls, & had two in the Suburbs, and the most noble of it before the Conquest (except that about 1014 it was plundered and burnt by Swein the Dane, who afterwards had to have had a Summer Camp, & Humberborough Hill, yet it made a considerable Figure in the Time of the Norman Prince. The Castle was erected on the West part of the Town in 1075, by Simon de Sancto Liard, commonly called *Barley*, the first Lord of Northampton of that Name, who built near it a beautiful Church dedicated to St. Andrew. This Place was the Residence of several Kings, who had many Parliaments here, particularly Hen. I. Stephen, Hen. II. (for trying Thomas a Becket) John, Hen. III. Edw. III. and Rich. II. Hen. III. in 1260, allowed of a College here, but afterwards was dissolved, & the site given to the University of Oxford. In 1660 a remarkable Battle was fought here, when the parliamentarische Prince Wm. III. was made prisoner to Rich. Nevil 2<sup>d</sup>. of Warwick. It is now gradually to have done

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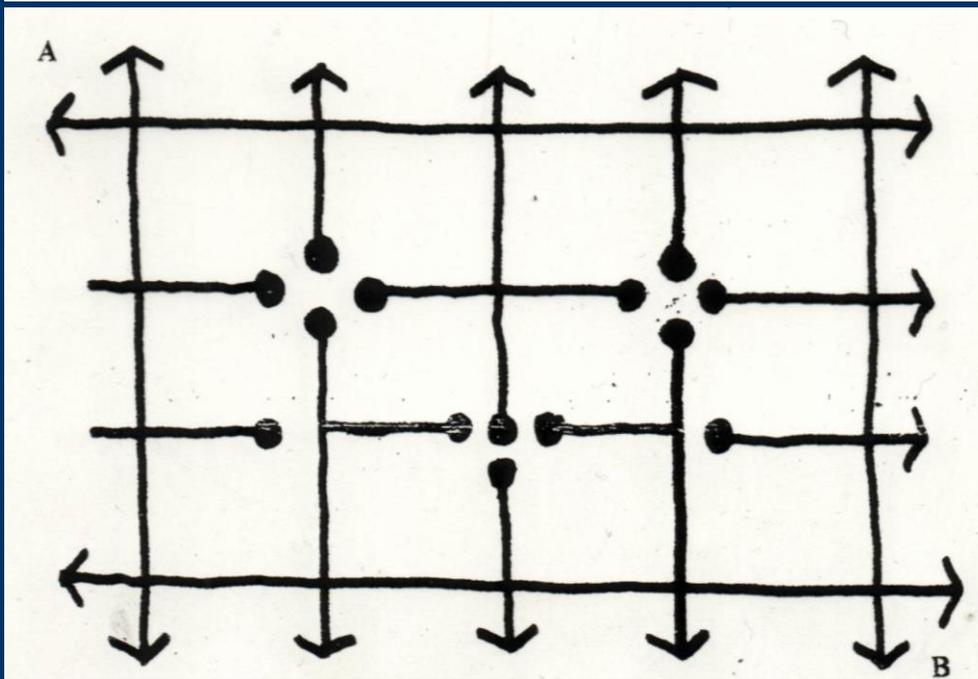
- THE South West Prospect of NORTHAMPTON from Humberborough Hill.
- |                         |                            |                        |                         |
|-------------------------|----------------------------|------------------------|-------------------------|
| 1. St. Andrew's Mill.   | 7. St. Sepulchre.          | 13. St. Thomas's Well. | 19. Great Billing.      |
| 2. The West Bridge.     | 8. All Saints.             | 14. The Smith Bridge.  | 20. Kilton.             |
| 3. The River Nidd.      | 9. St. Nicholas.           | 15. The Mill.          | 21. St. Vincent's Mill. |
| 4. The Castle Hill.     | 10. St. Andrew's Hospital. | 16. Church Well.       | 22. Cotton End.         |
| 5. St. Andrew's Church. | 11. St. Thomas's Hospital. | 17. Church Lane Head.  | 23. Ground in Tower.    |
|                         | 12. St. Andrew's Church.   | 18. Water.             | 24. Barr Cottan.        |

## Urban space - what can it do?

1. Organise movement and affect choices
2. Distribute land use
3. Influence crime & safety
4. Affect urban carbon footprint
5. Determine land value  
Which is the bottom line for property developers and homebuyers alike.

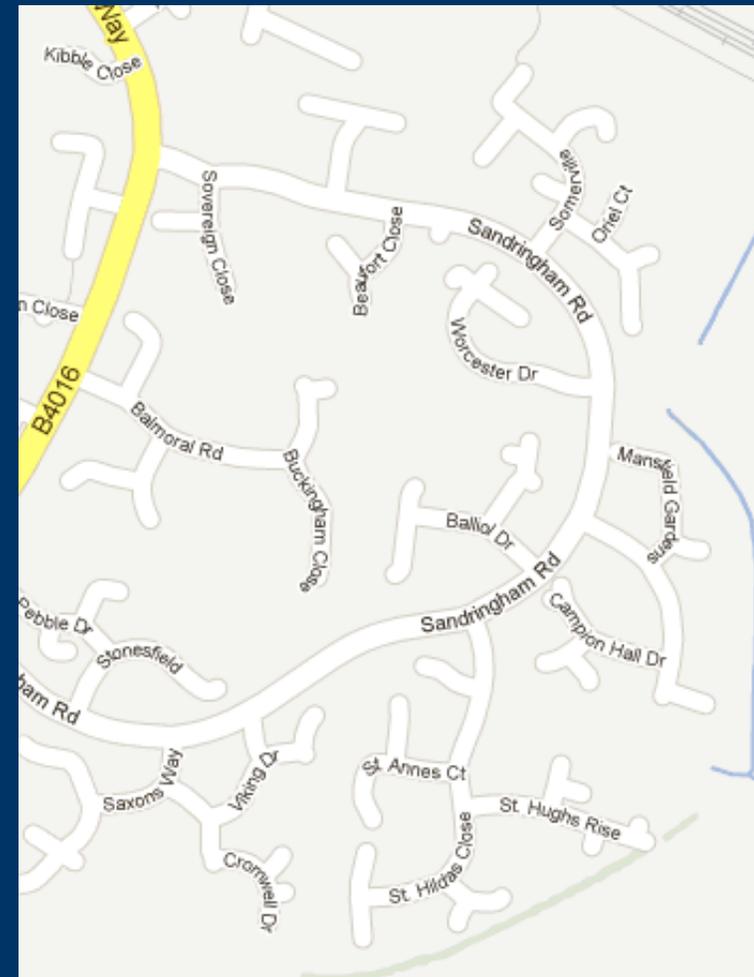
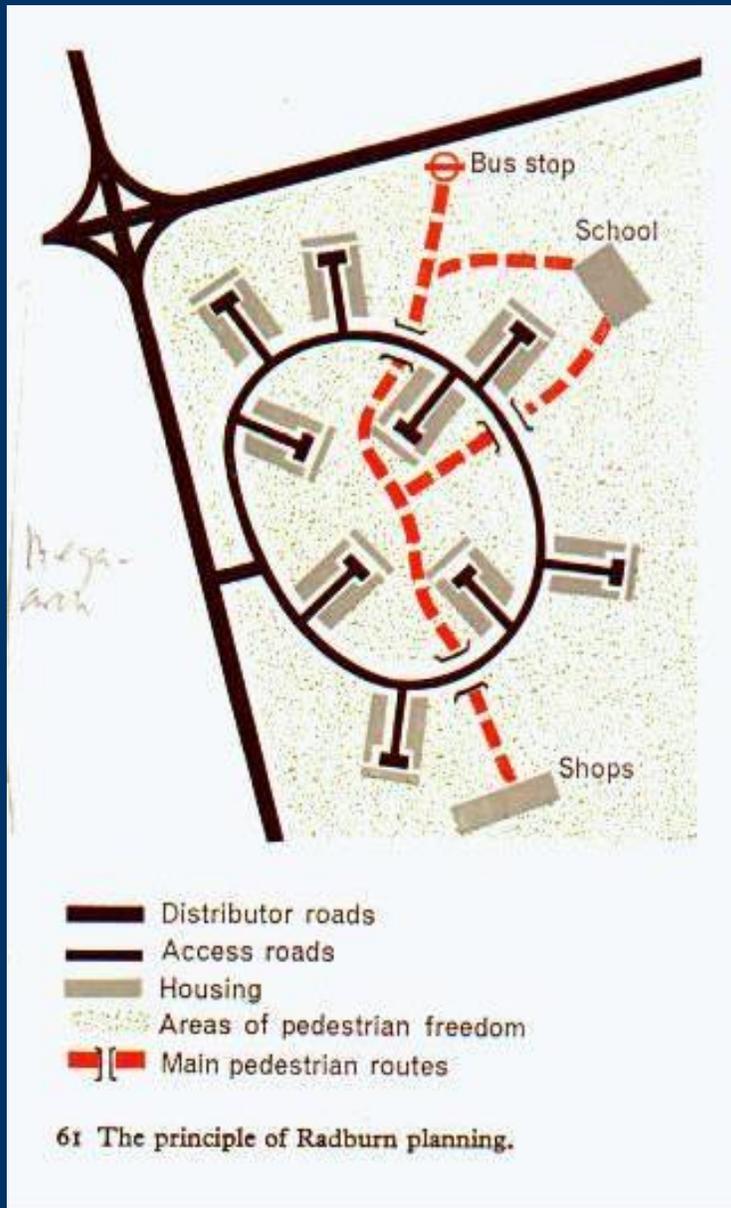


Over 60  
choices...



...Only 2  
options

Source: Sue McGlynn

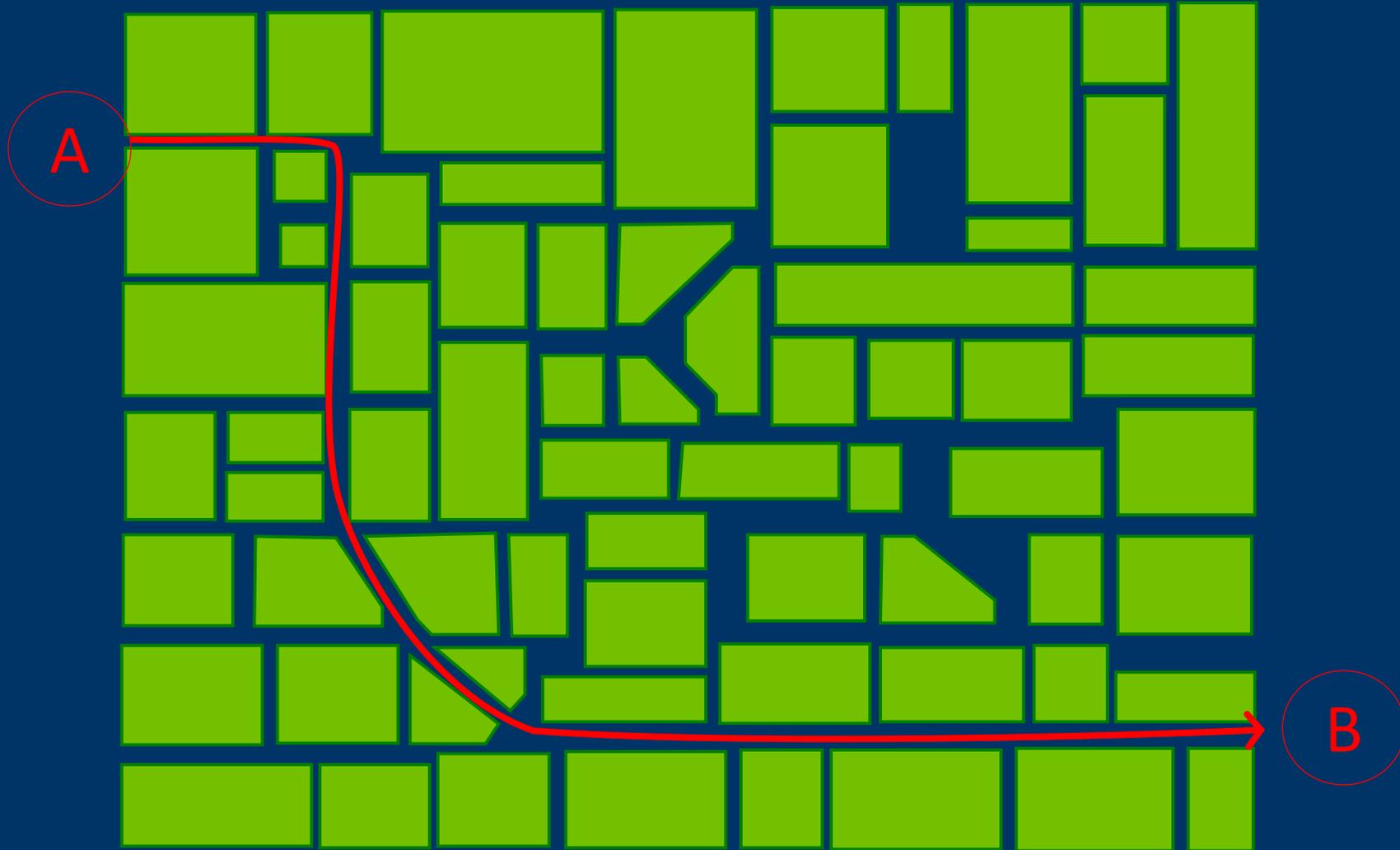


Typical 'new' development



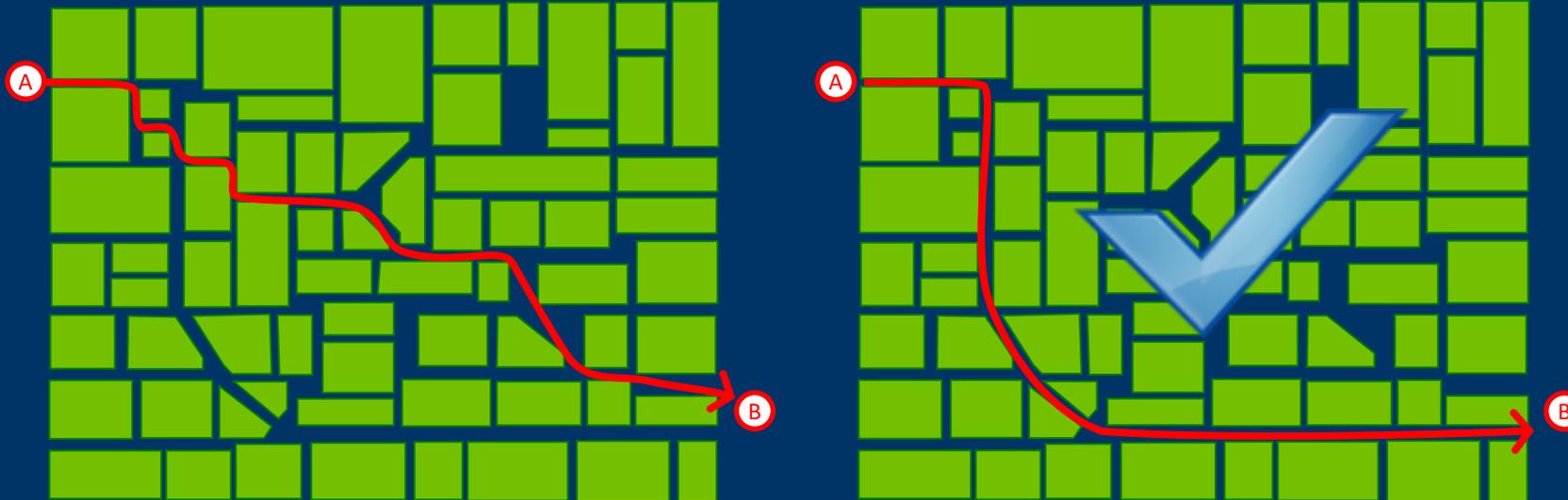


# Simplest path/least angle change?



Source: Tim Stoner

## Most people prefer simplest paths



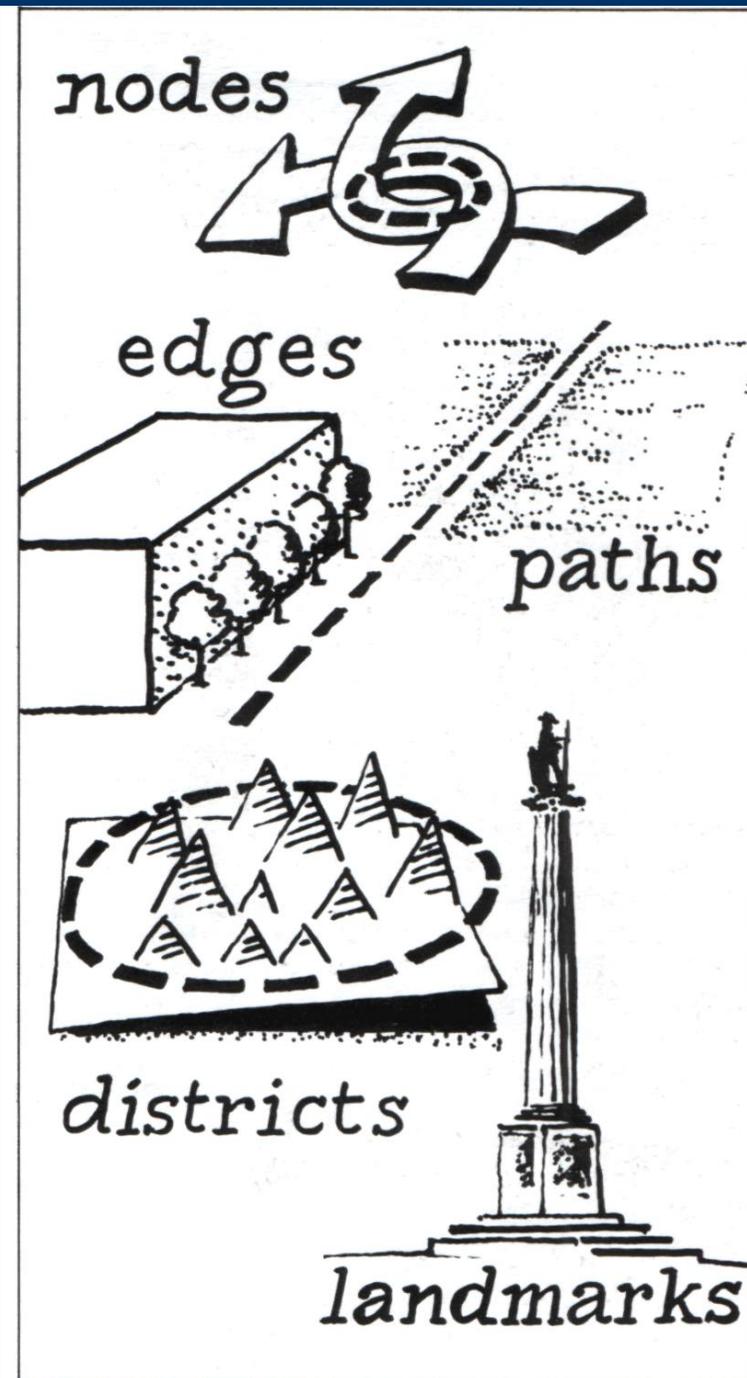
Observation studies show that most people prefer simple, more direct paths over complex, indirect paths – even if the complex path is shorter.

## Legibility – finding your way around

Research into how people remember a place:

**Nodes, edges and paths** act as a kind of bone structure with **districts** ‘fleshing out’ and giving identity to a place.

**Landmarks** are special elements, usually with ‘special’ meaning.



Legibility – finding  
your way around



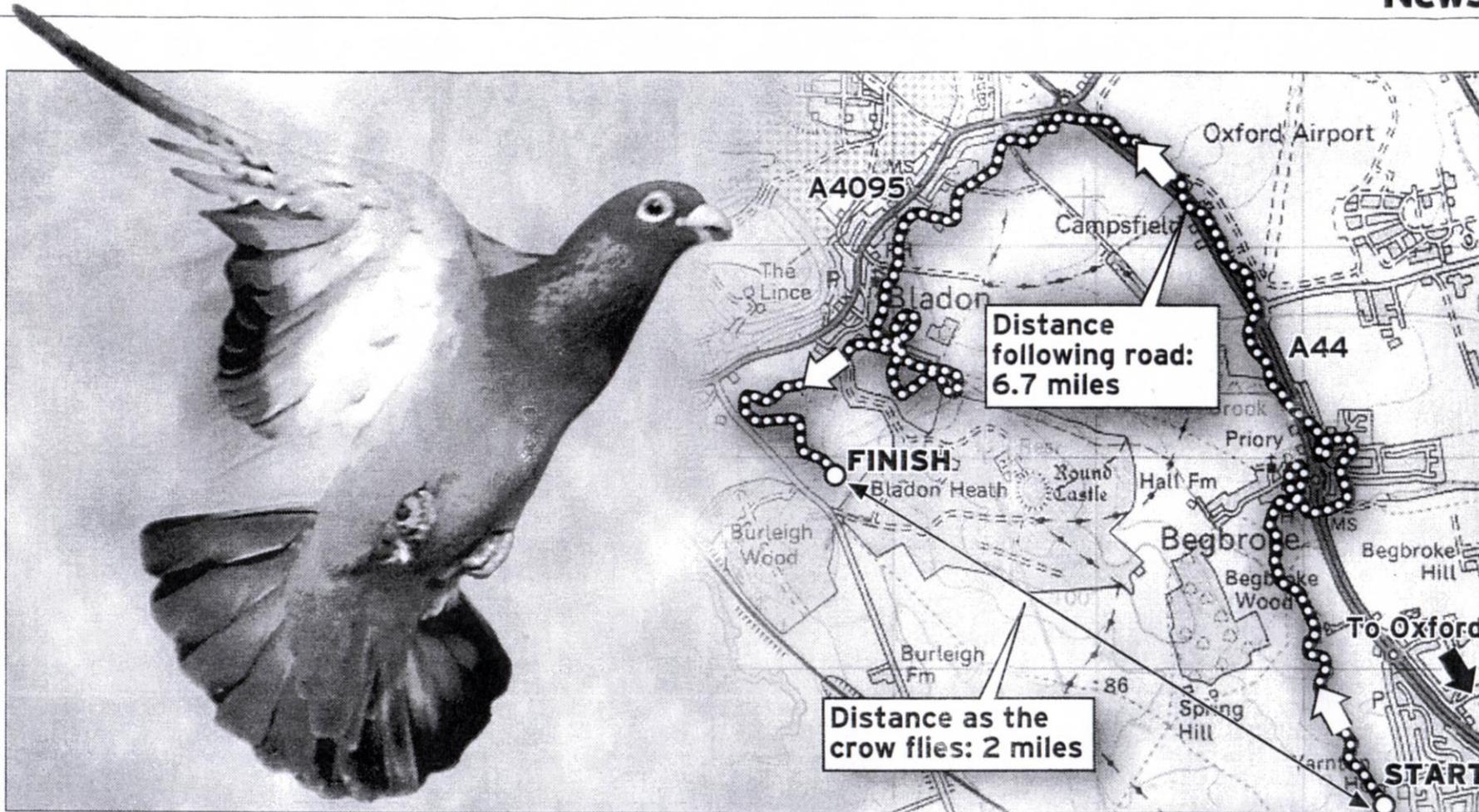
# Legibility – it's not just humans!

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news.telegraph.co.uk

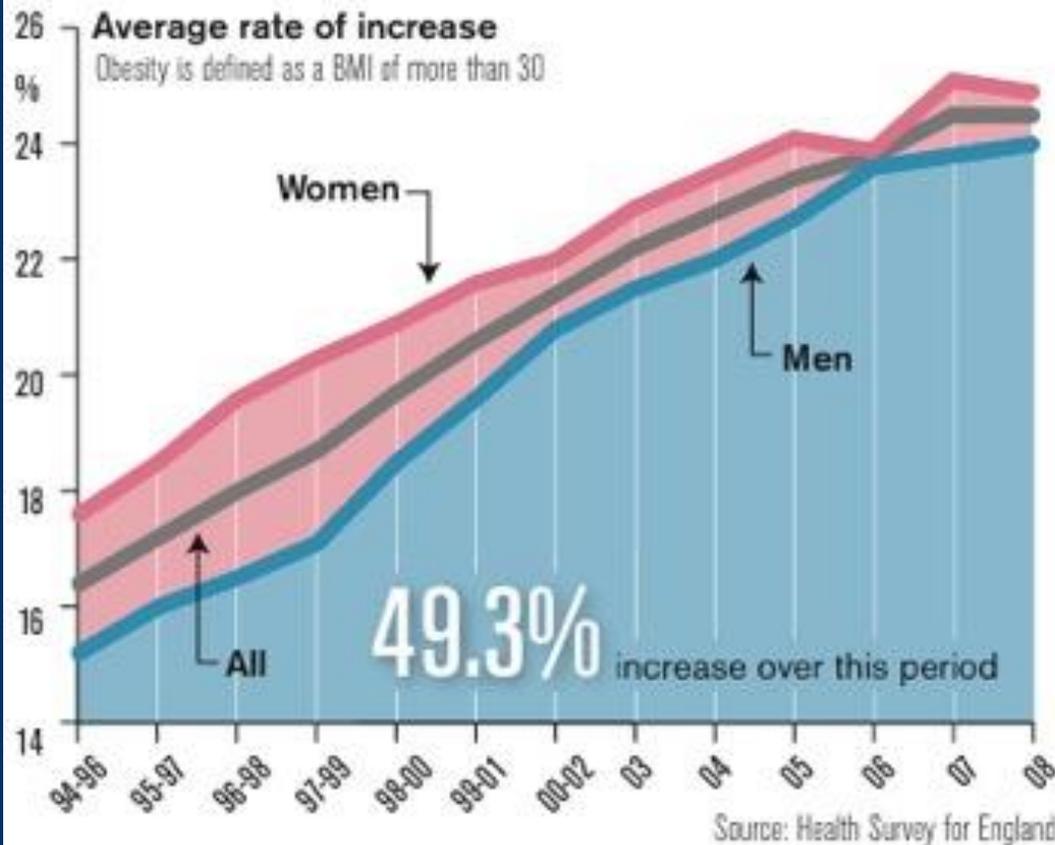
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News

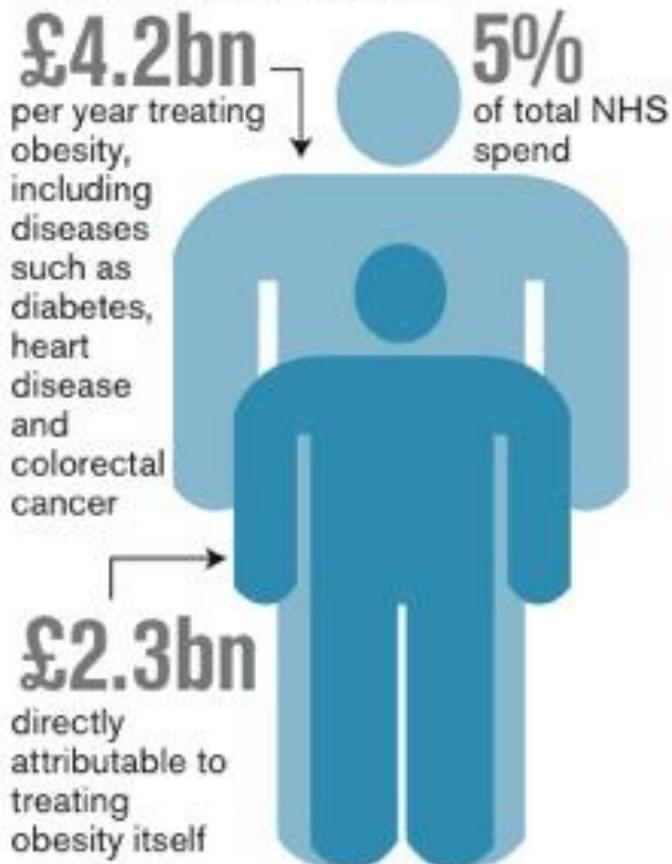


The long road home: one of the pigeon routes tracked by the team from Oxford University clearly shows how the birds stay close to major highways

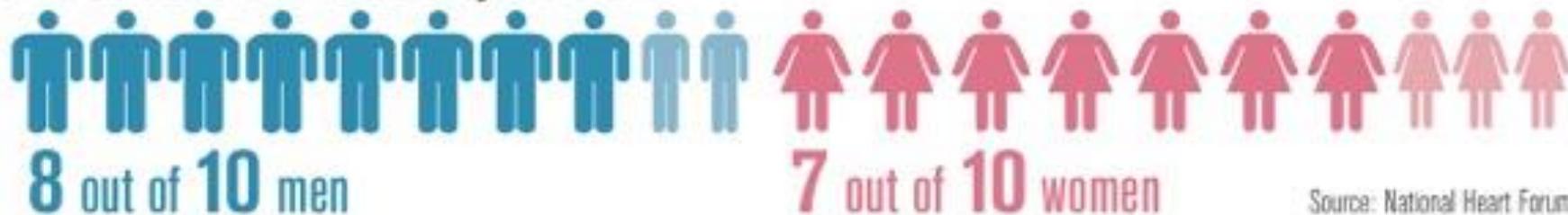
## UK obesity rate



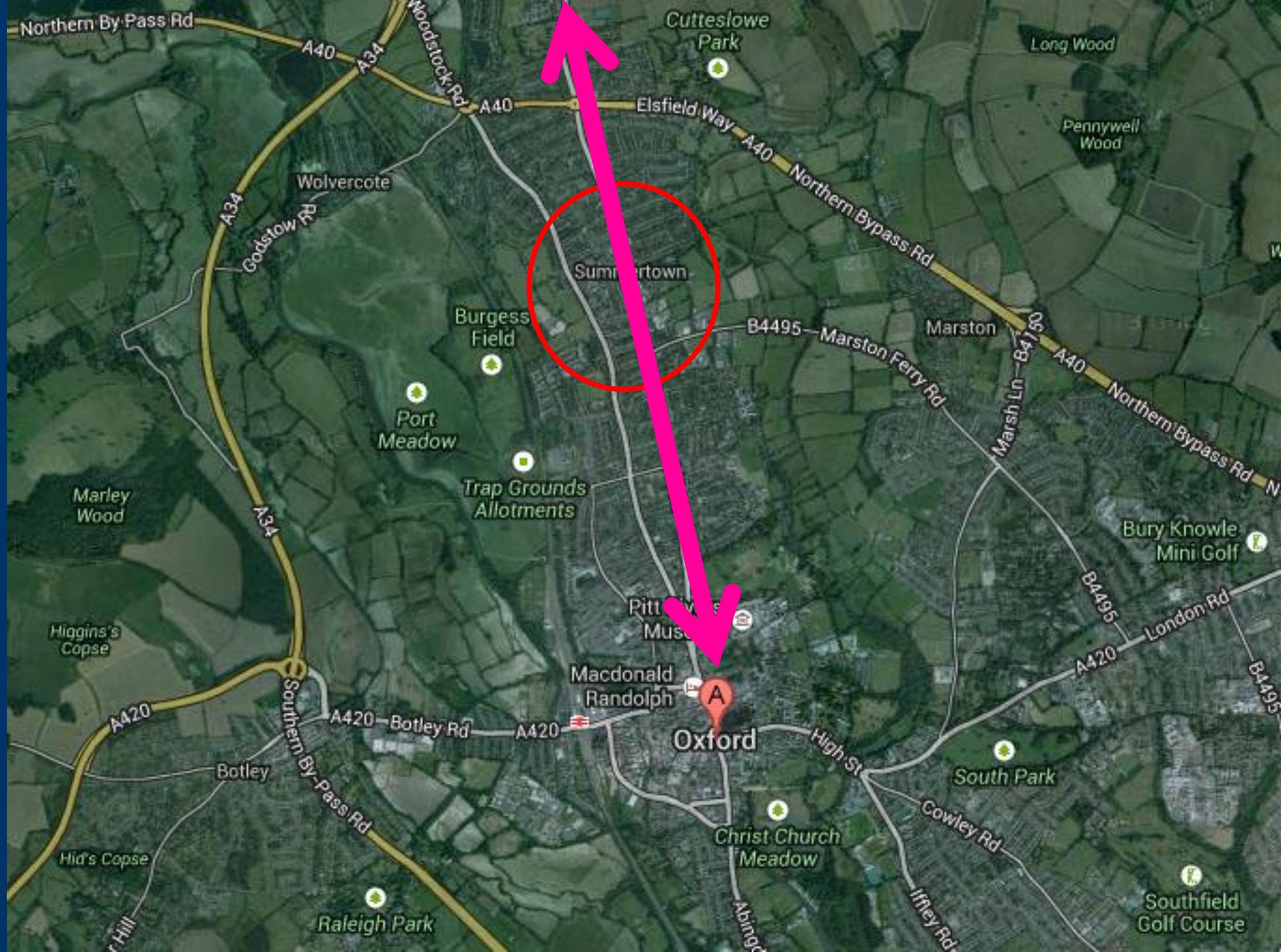
## Healthcare costs



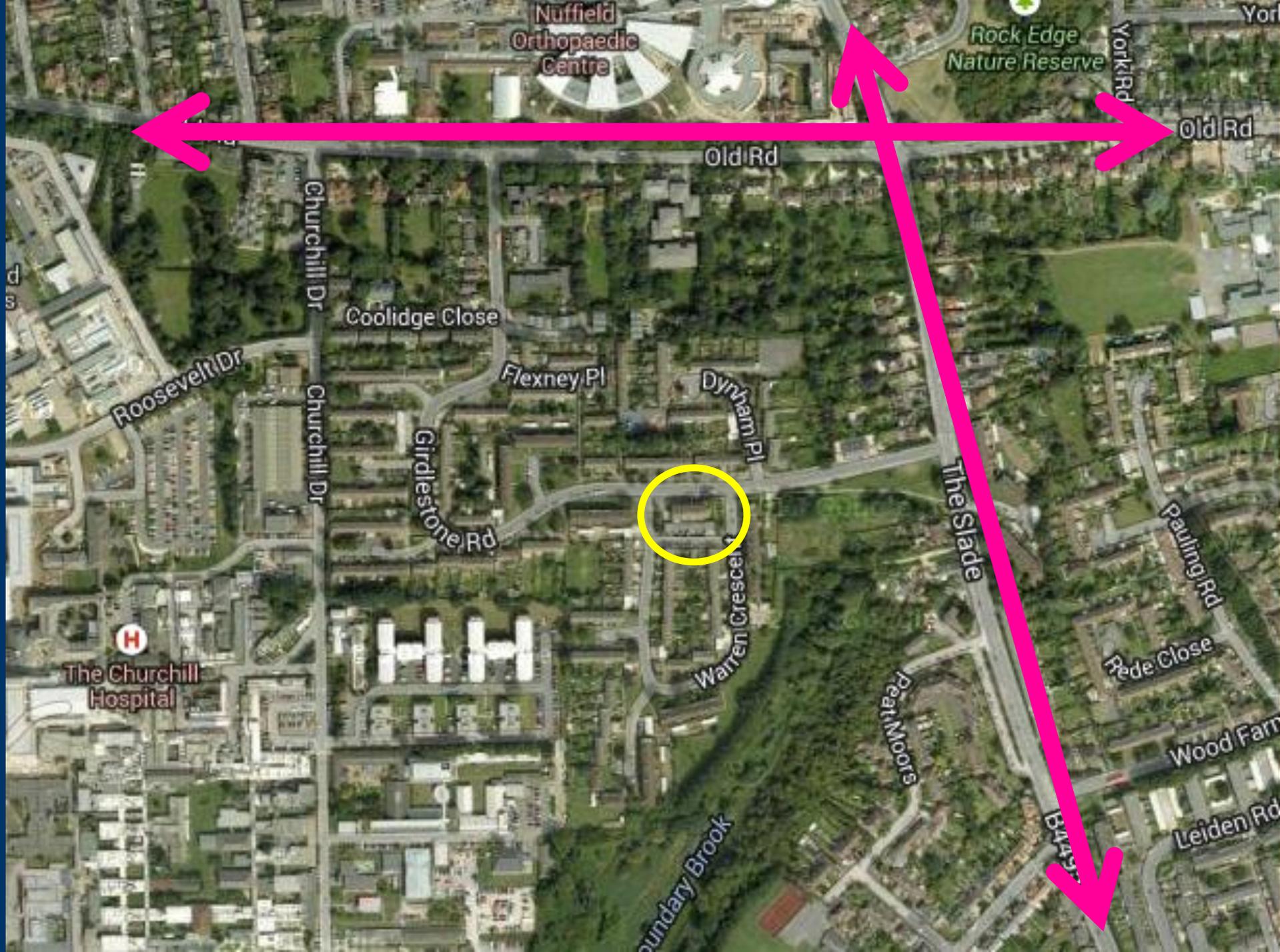
## Forecasts for obesity in 2020



Movement dictates land use...not the  
other way around









HEADINGTON AUTOPARTS

P  
Blue Badge  
Permitted  
Motorists  
Only  
1 Hour

10% OFF  
with Post  
Orders  
Subject  
to  
offer  
ending

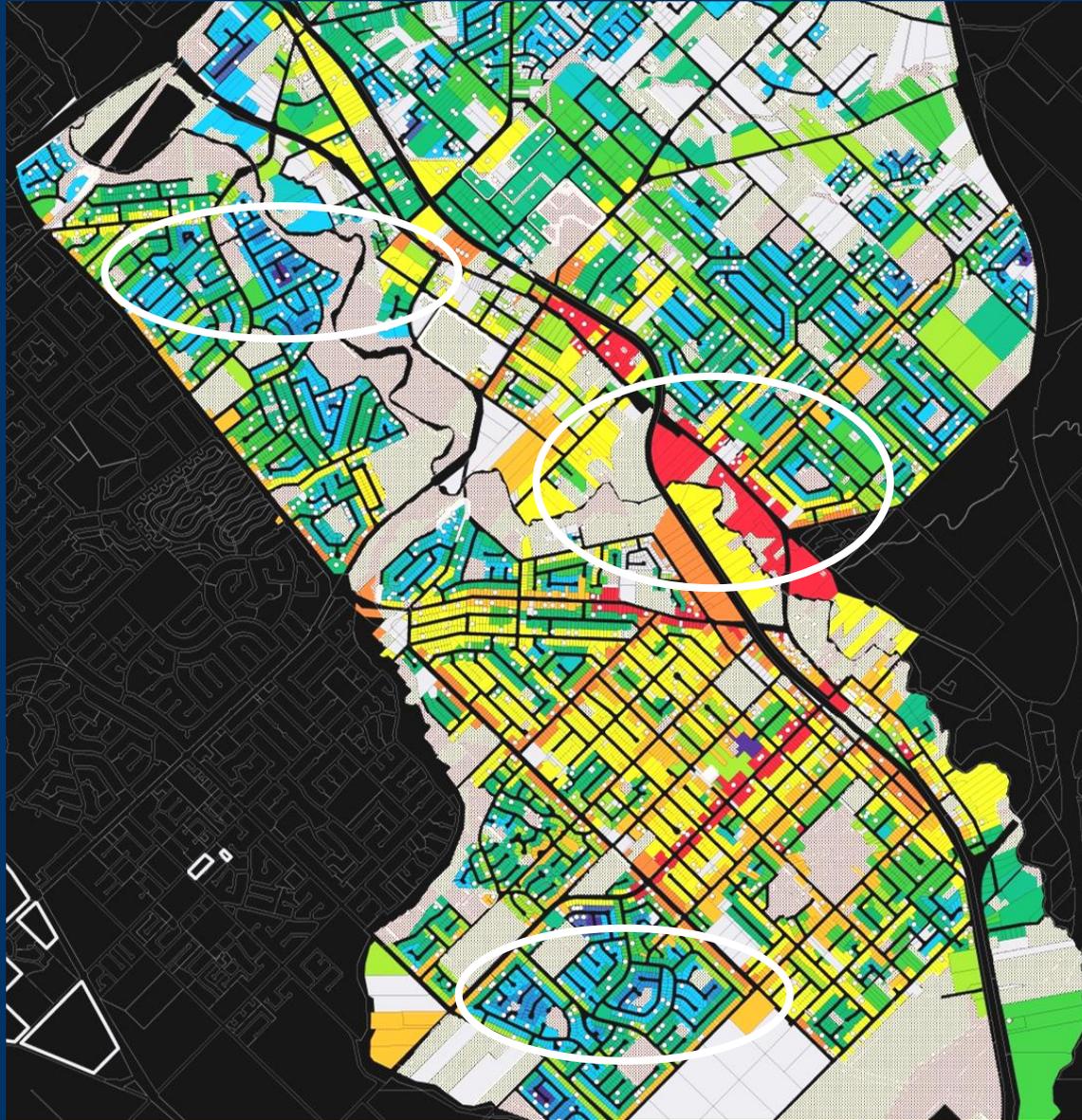
HEADINGTON AUTOPARTS  
1 Girdlestone Road  
Headington  
Oxford OX3 7LZ  
Tel: 01865 750111

ALL PARTS FOR ANY CAR

Sold

How you lay things out affects crime  
and safety





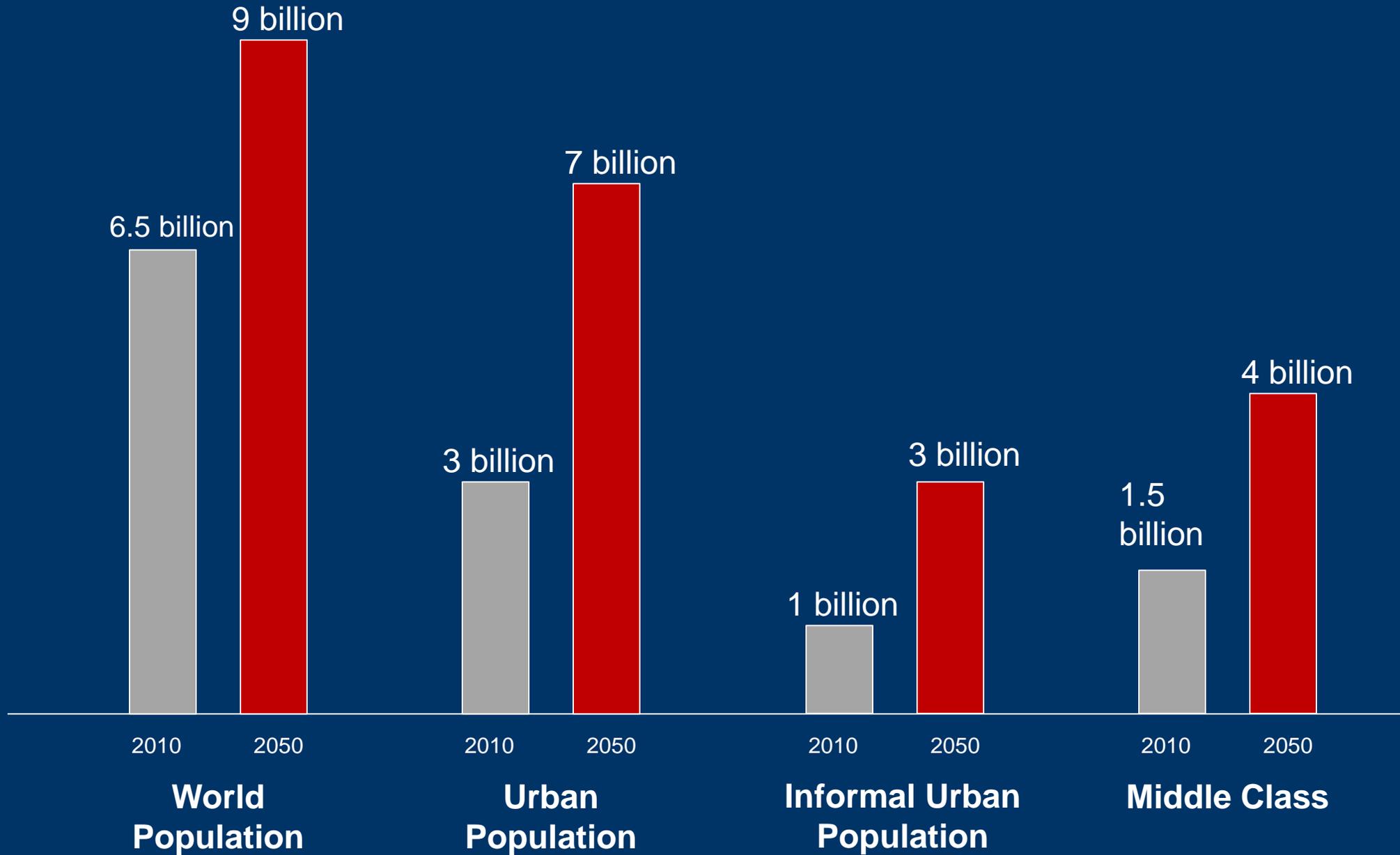
Perth, Australia  
Property crime analysis

Source: Space Syntax





Compact, walkable places are more sustainable.



## Atlanta and Barcelona have similar populations but very different carbon productivity

Atlanta



Barcelona



Population

**2.5**  
million

Urban area

**4,280**  
km<sup>2</sup>

Transport carbon emissions

**7.5**  
tonnes CO<sub>2</sub>/person  
(public + private transport)

Population

**2.8**  
million

Urban area

**162**  
km<sup>2</sup>

Transport carbon emissions

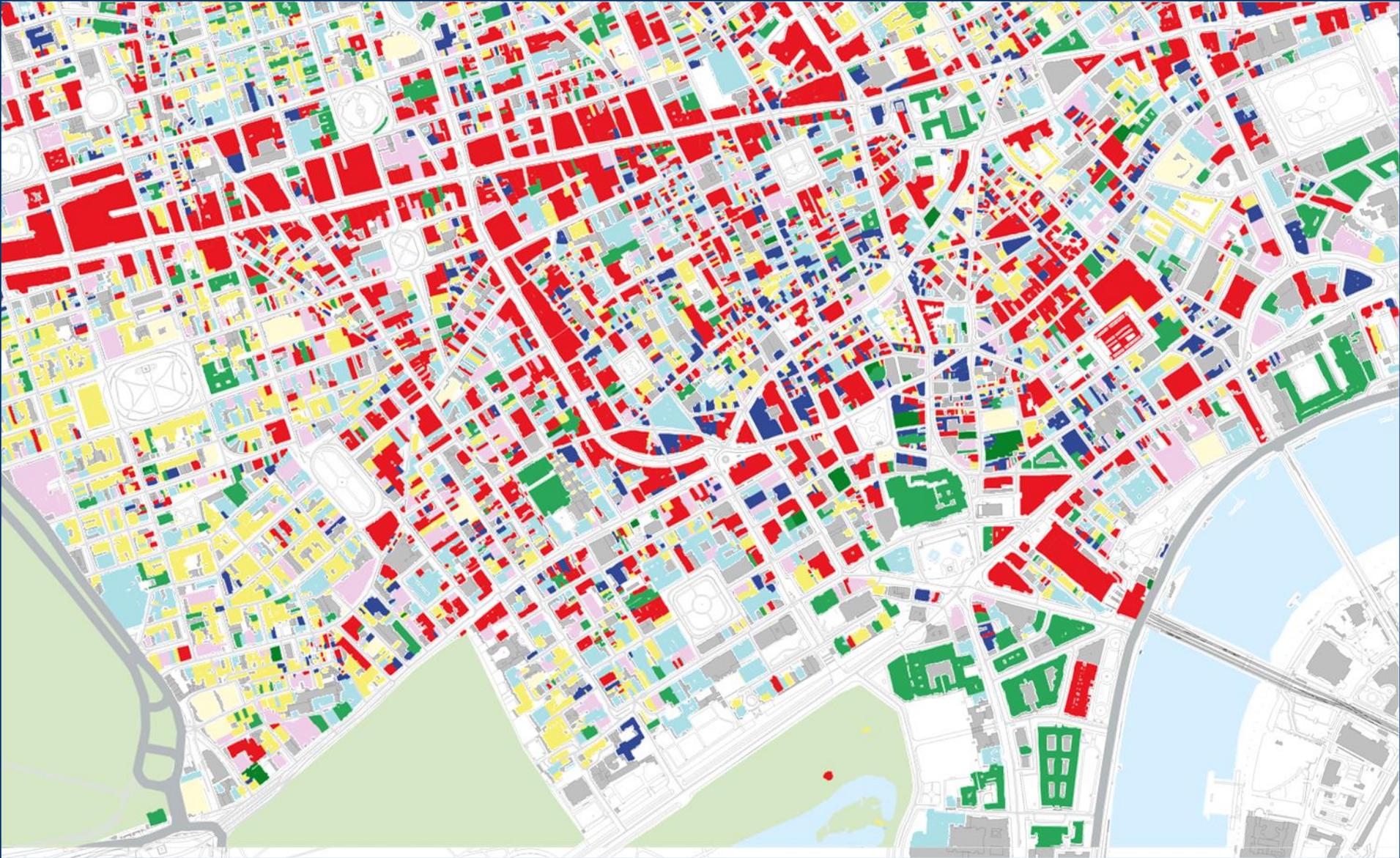
**0.7**  
tonnes CO<sub>2</sub>/person  
(public + private transport)

Connected places have higher land values and rental values



**Accessibility predicts movement**

Source: Tim Stoner



**80% retail located on 20% most spatially accessible streets**

Courtesy of The TLRN Central London Pedestrian Study by Atkins



20  
ZONE  
End

20  
ZONE  
End

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GREGGS

GREGGS

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col





**Globetrotter**

TAXI  
SD06 OMK

**CAFFÈ NERO**  
THE ITALIAN COFFEE CO

**CAFFÈ NERO**  
THE ITALIAN COFFEE CO

College  
High Street  
Car Park  
Cinema

RECYCLING OR  
POSTMARKING  
MARRIOTT'S WALK  
AT ANY TIME  
FROM 10.00 AM TO 10.00 PM



- | RETAIL                  | LEISURE     |
|-------------------------|-------------|
| 1 FAT FACE              | L1 FRANK    |
| 2                       | L2 CINEVA   |
| 3 WALLIS & ACCESSORIZE  | L4 CAFE     |
| 4 MARKS & SPENCER       |             |
| 7 DESIRE BY DEBENTHAM'S | ART         |
| 8/9 NEW LOOK            | A WITN      |
| 10 DOROTHY PERKINS      | B BUTTE     |
| 11A                     |             |
| 11B                     |             |
| 12 PAST TIMES           |             |
| 13 BRACKETTS TO GO      |             |
| 14A FRESH CARDS & GIFTS | C1 BRANCO   |
| 14B WHITTARDS           | C2 MARRIOTT |

**CAFFÈ NERO**  
PASTRIES  
FRESHLY  
BAKED



THE  
Vegetable  
GARDEN

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DRY CLEANING SPECIAL  
4  
30% OFF ALL  
20% OFF ALL

NEW TOYOTA RENTALS

1911-1912



**COSTA**

**COSTA**

scottfraser

**Chalford Blinds**

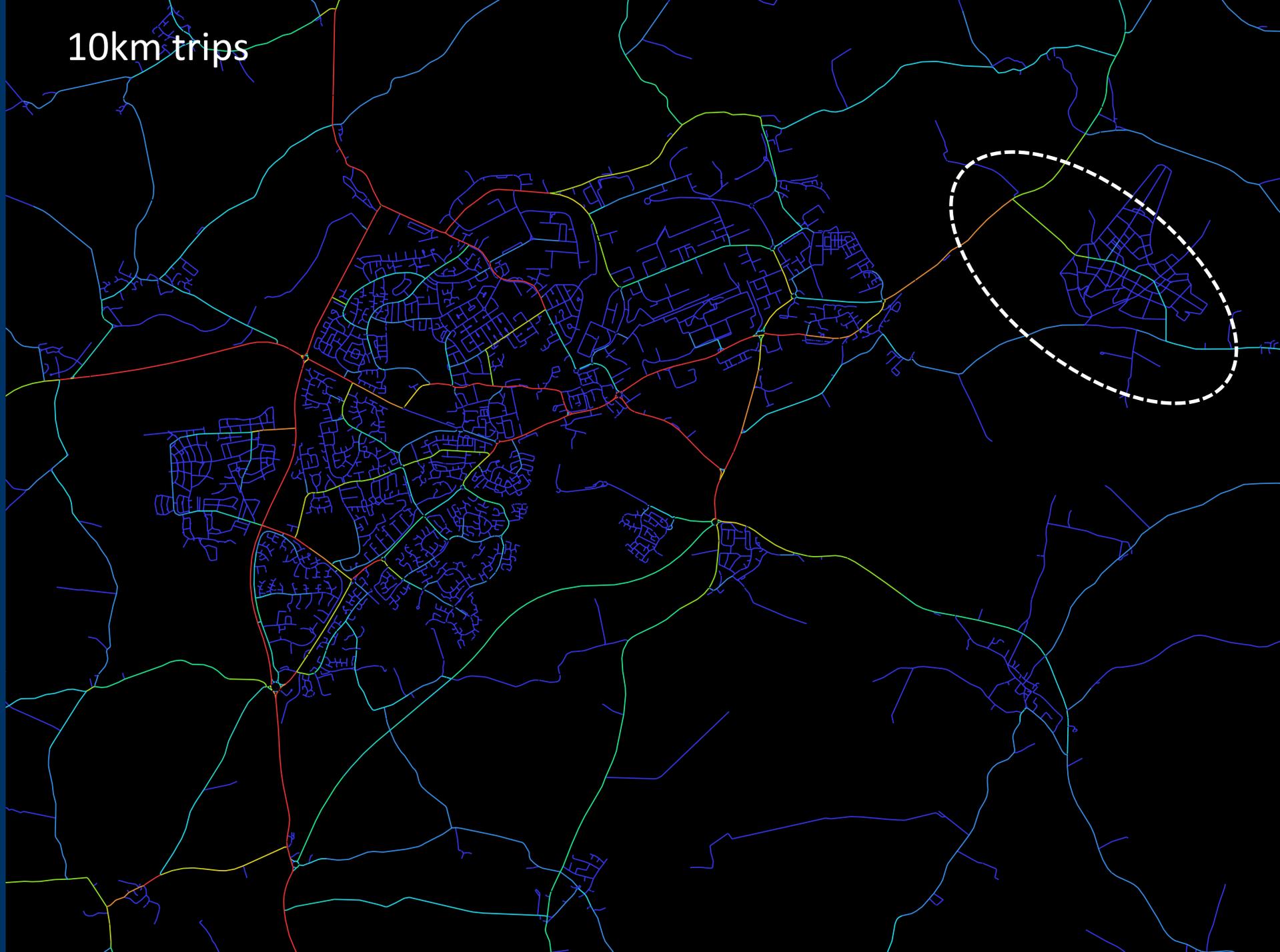
**Gatineau**

AVAILABLE  
FIRST BOOK



Putting it into practice...

10km trips





# Tresham Masterplan



800m / 10 mins walk



400m / 5 mins walk



## Lessons:

- Connect your streets
- Make layouts simple
- Make routes direct
- Let movement dictate the layout

Questions and...thank you

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