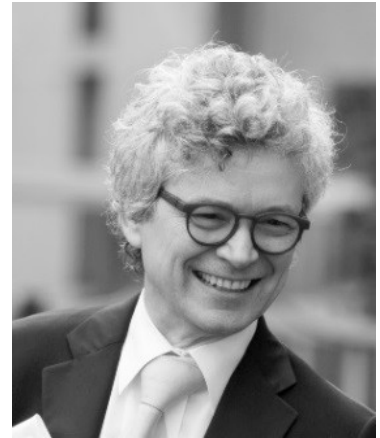


Space matters: urban design economies

Prof. Alain Chiaradia

- Associate Professor at the University of Hong Kong, Faculty of Architecture, Department of Urban Planning and Design
- Programme Director of the Master of Urban Design at the University of Hong Kong
- Former director and owner of Space Syntax limited



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Space Syntax

CUREM*horizonte* 2018

Space matters – how to create urban design economies?
the role of spatial layout

Alain Chiaradia

Associate Professor, urban design



THE UNIVERSITY OF HONG KONG 香港大學
faculty of architecture 建築學院



Department of Urban Planning and Design
城市規劃及設計系

Centre of Urban Studies and Urban Planning
城市研究及城市規劃中心



We believe that innovative approaches to the infrastructure, in its broadest sense, of urban sites can fundamentally improve viability

Yolande Barnes Director, Savills World Research



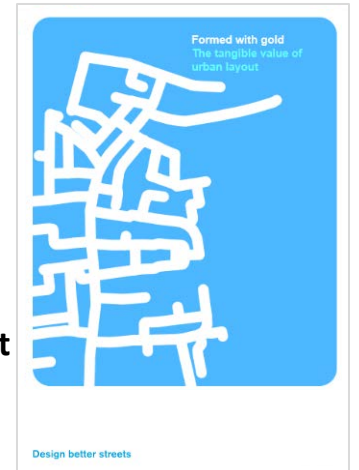
Infrastructure?

Paved with Gold



Good street design

Paved with Gold

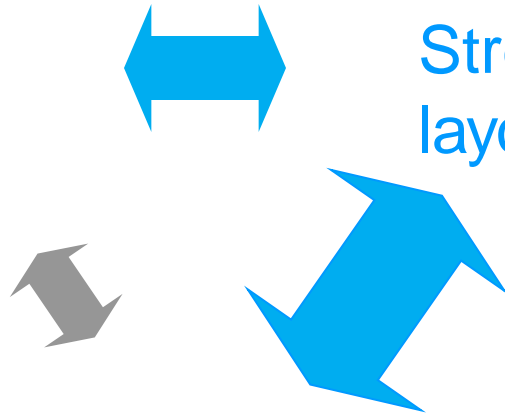


Good street layout

Street vitality

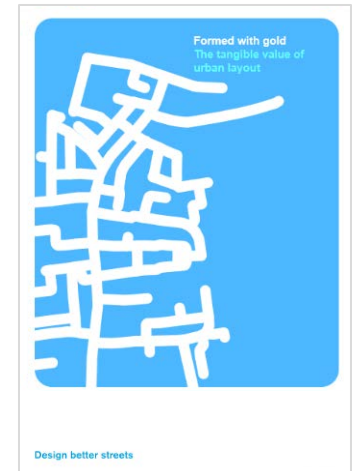
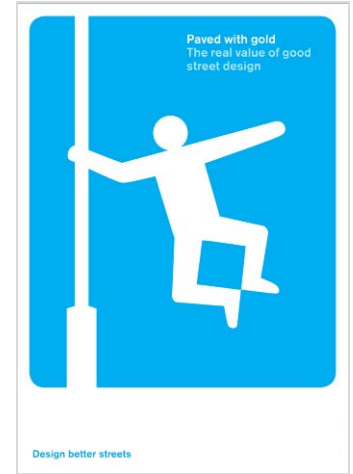
Street
design

Street
layout

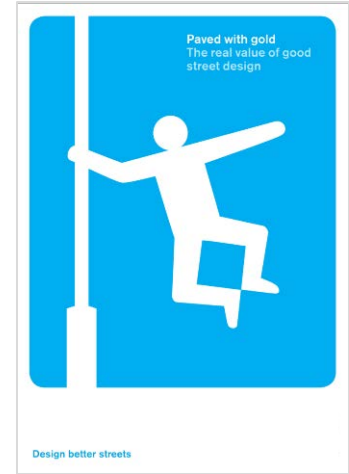


Vitality ££

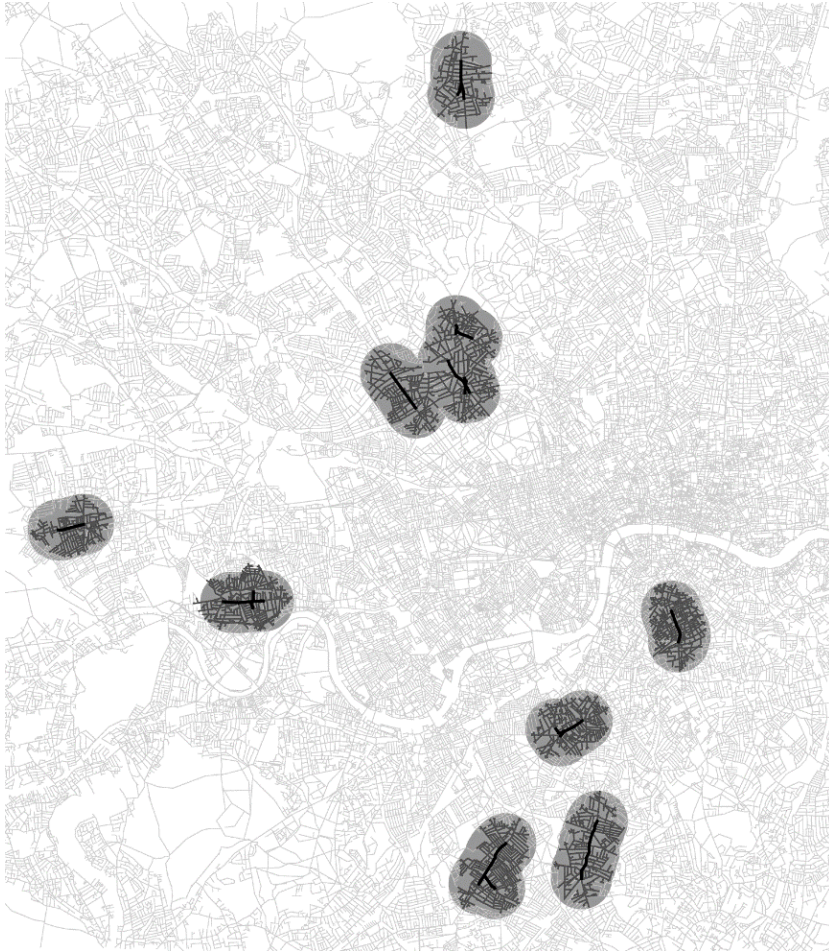
A strong relationship exists between spatial layout and pedestrian movement (vitality) – integrated relationship with an economic valuation model.



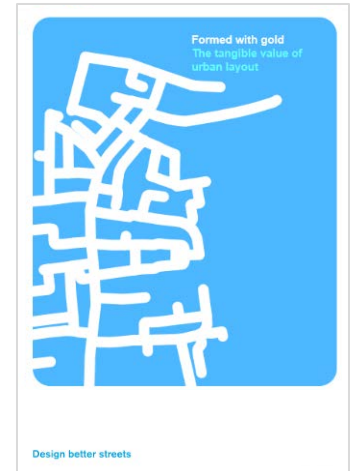
Street vitality / Street Design / Street layout



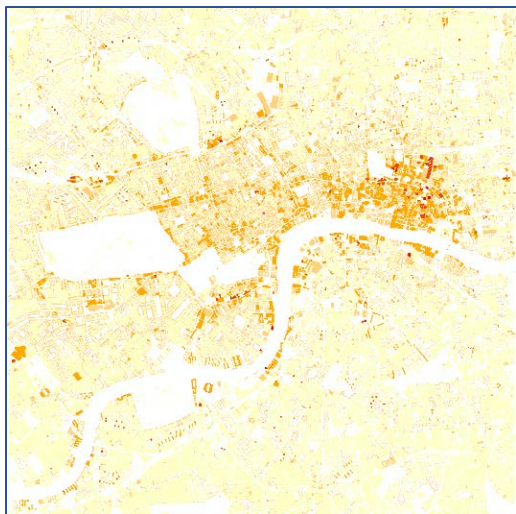
Street vitality / Street Design / Street layout



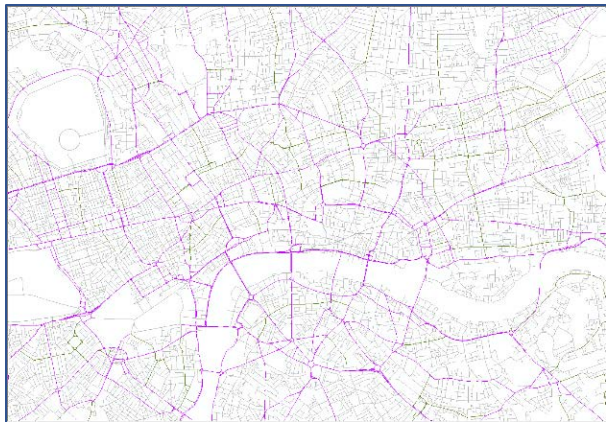
Sources: space syntax



Data

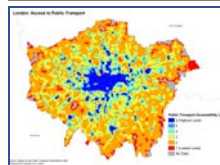
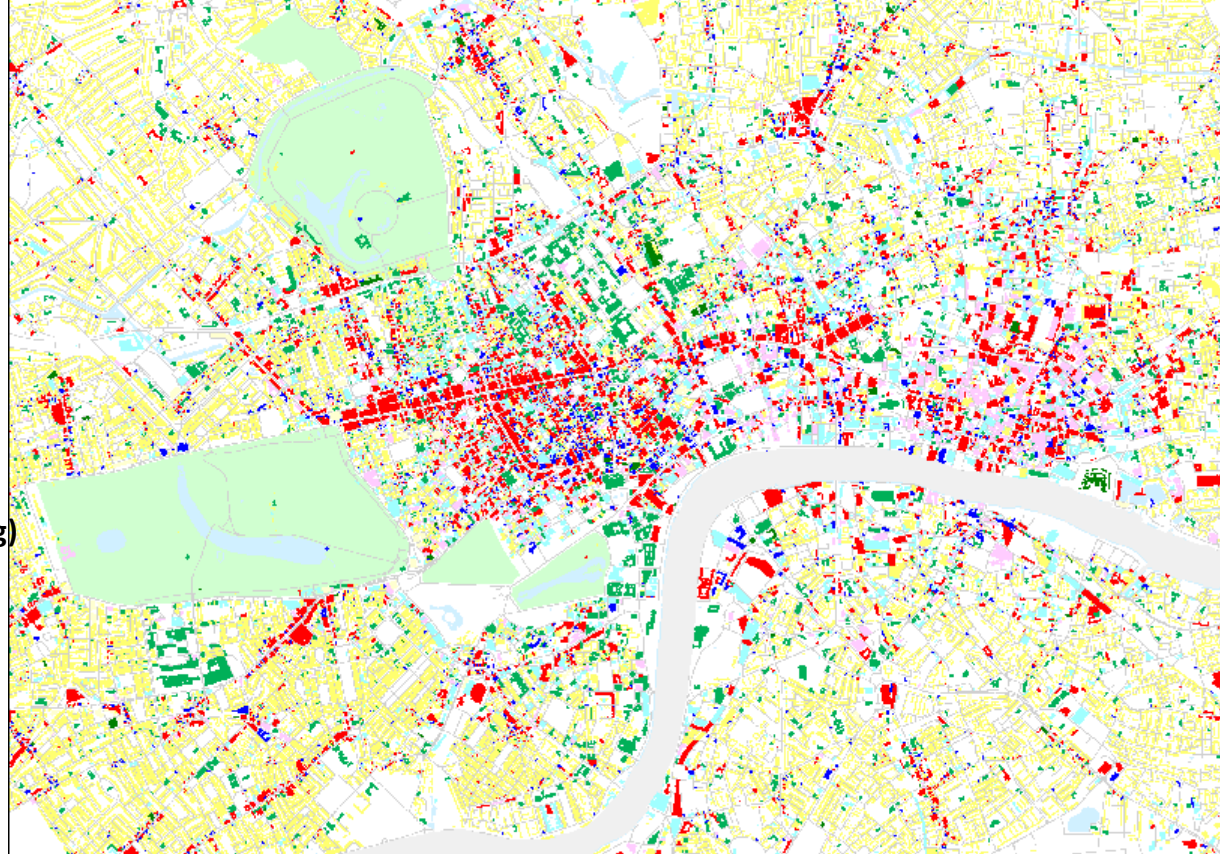


Built density distribution (Height and Massing)



Layout: urban structure/urban grain

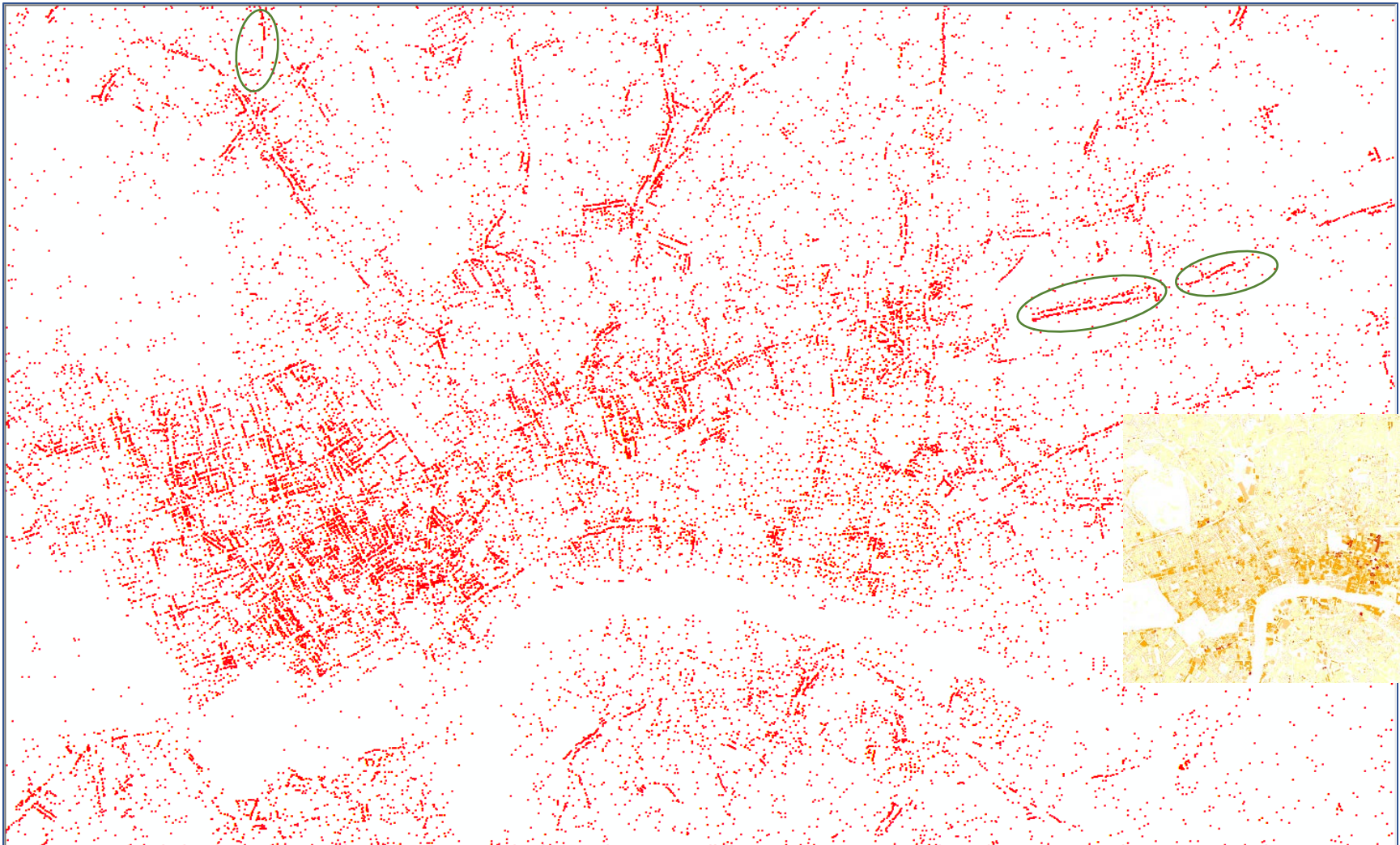
Land use mix distribution Central activity zone, high street linear cluster, dispersed pattern



Public Transport Accessibility Level



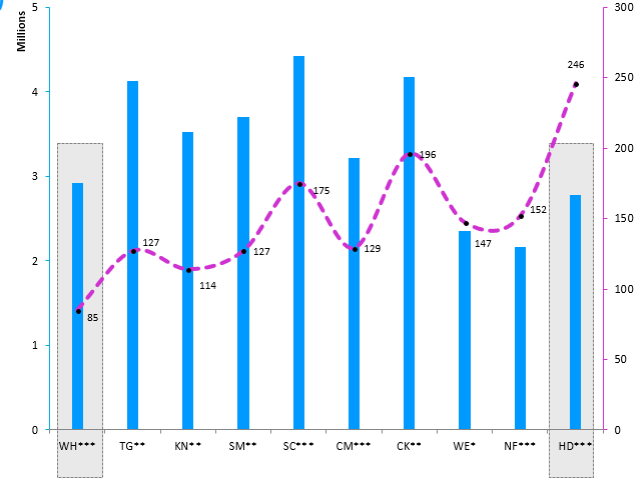
Data



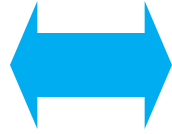
Street vitality

Different high street economic profiles have the same economic potential

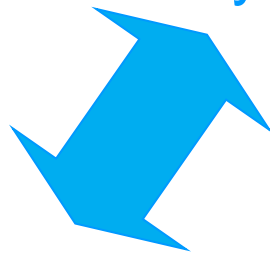
Area Weekly expenditure potential (bar in £m)
Average expenditure per capita (line in £)



Street design



Street layout



Vitality ££

Evidence that the spatial accessibility of the centre especially at a local radius up to 2 km is important for its performance

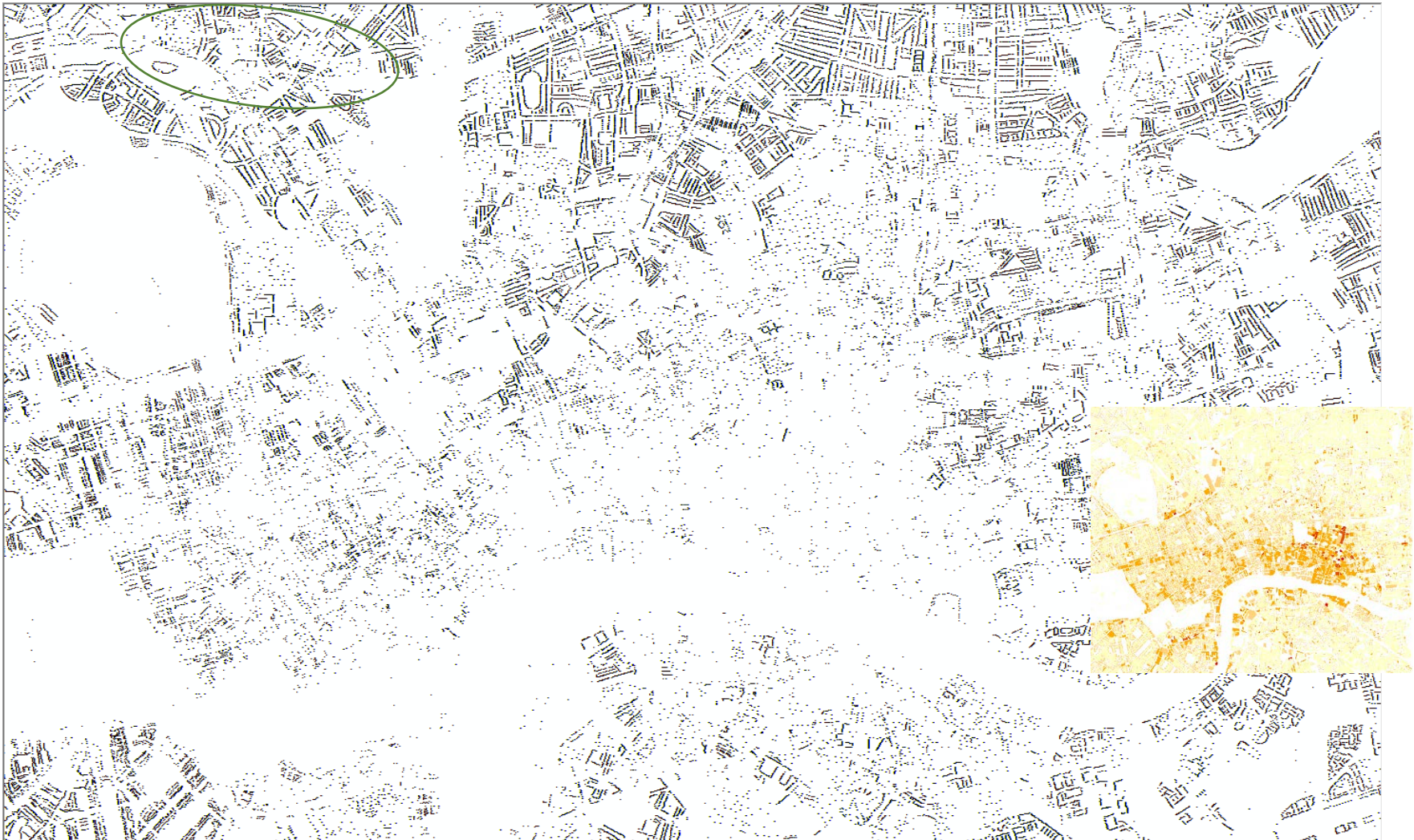
Evidence that the street layout of the context is important for high street performance

Differentiation of centre types according to centre-context relationship

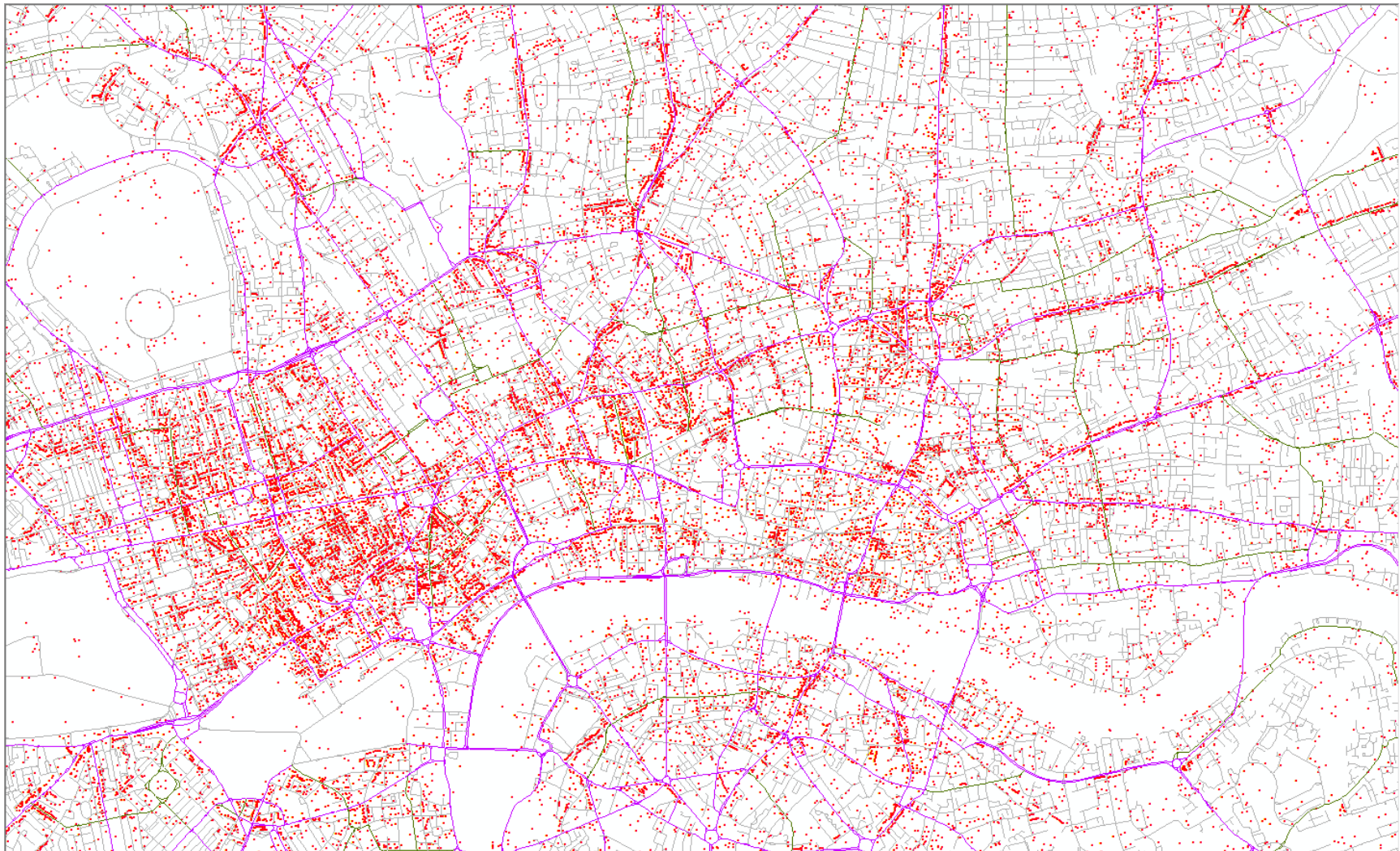
Property price / street layout



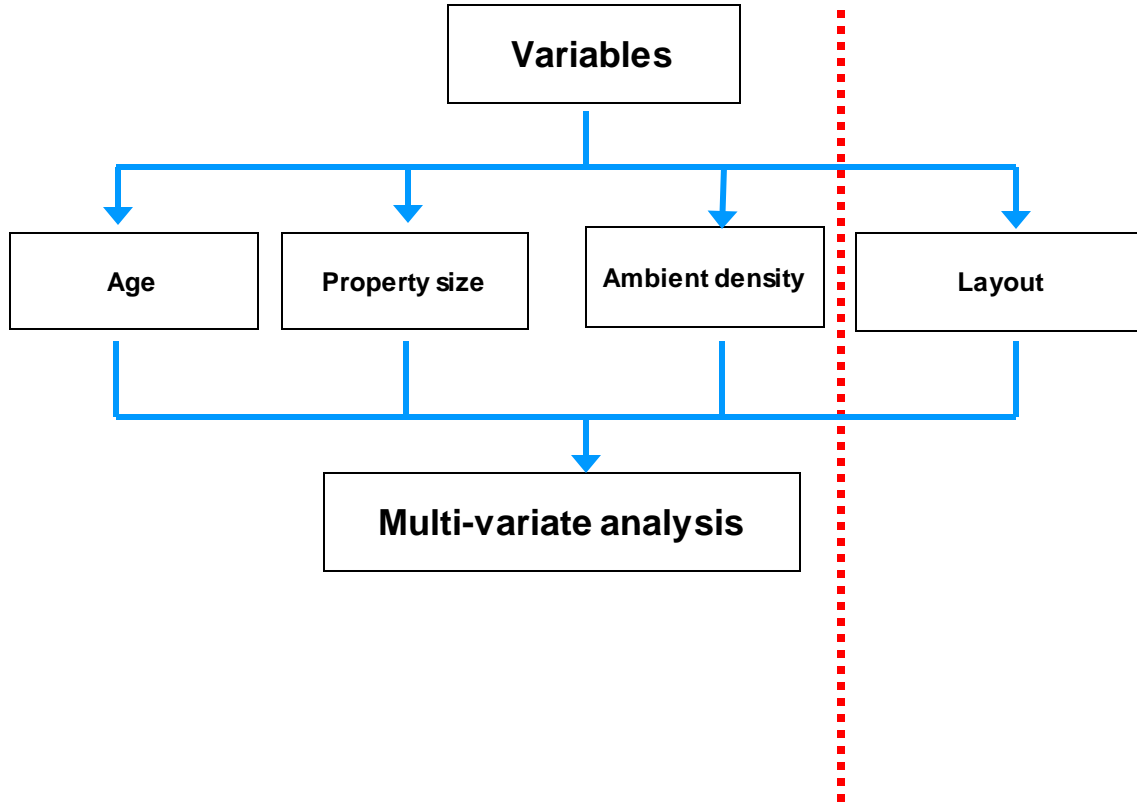
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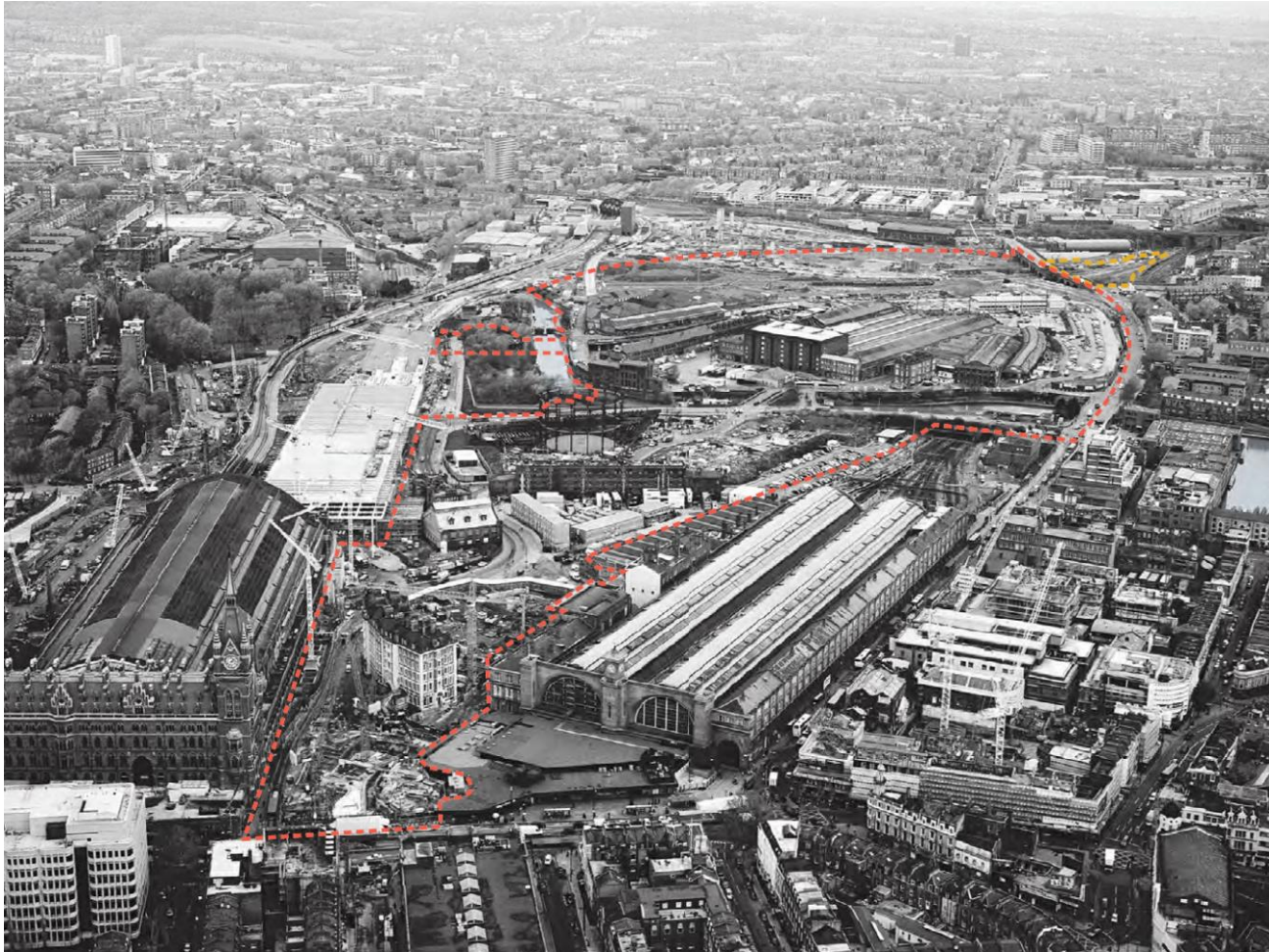
Data



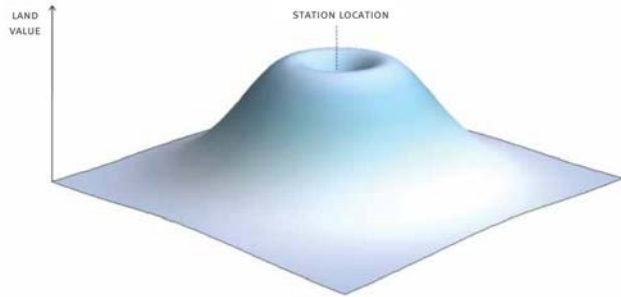
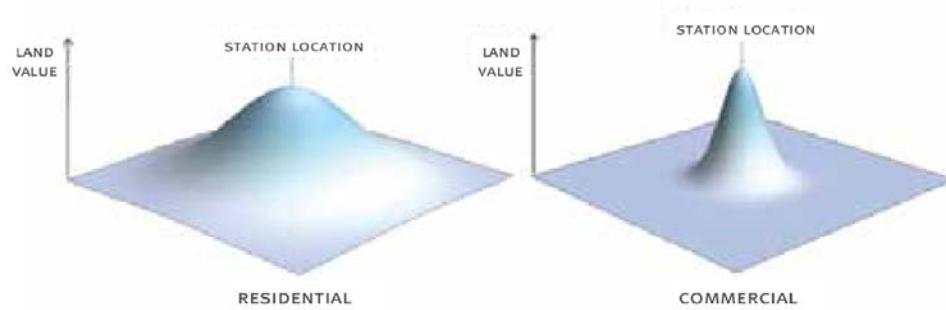
Property price / street layout



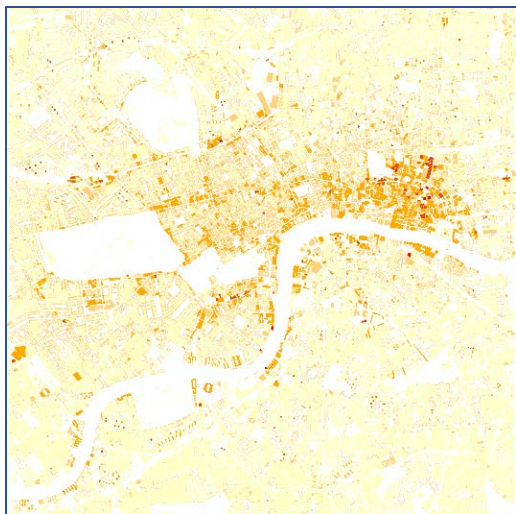
TOD / Node and Place – vitality step change and value capture



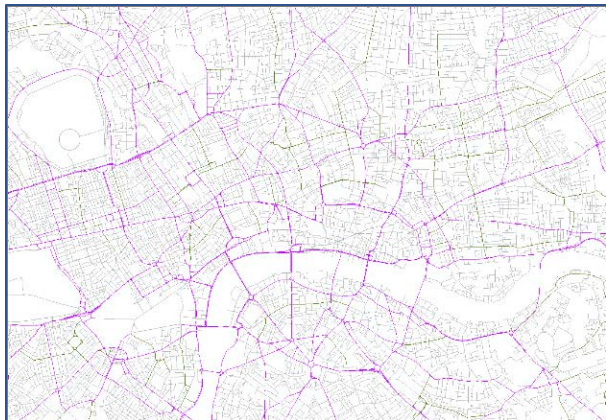
Train-Metro station and place layout investment – avoiding negative spill over



Data

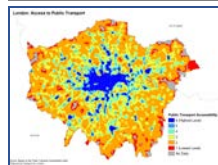
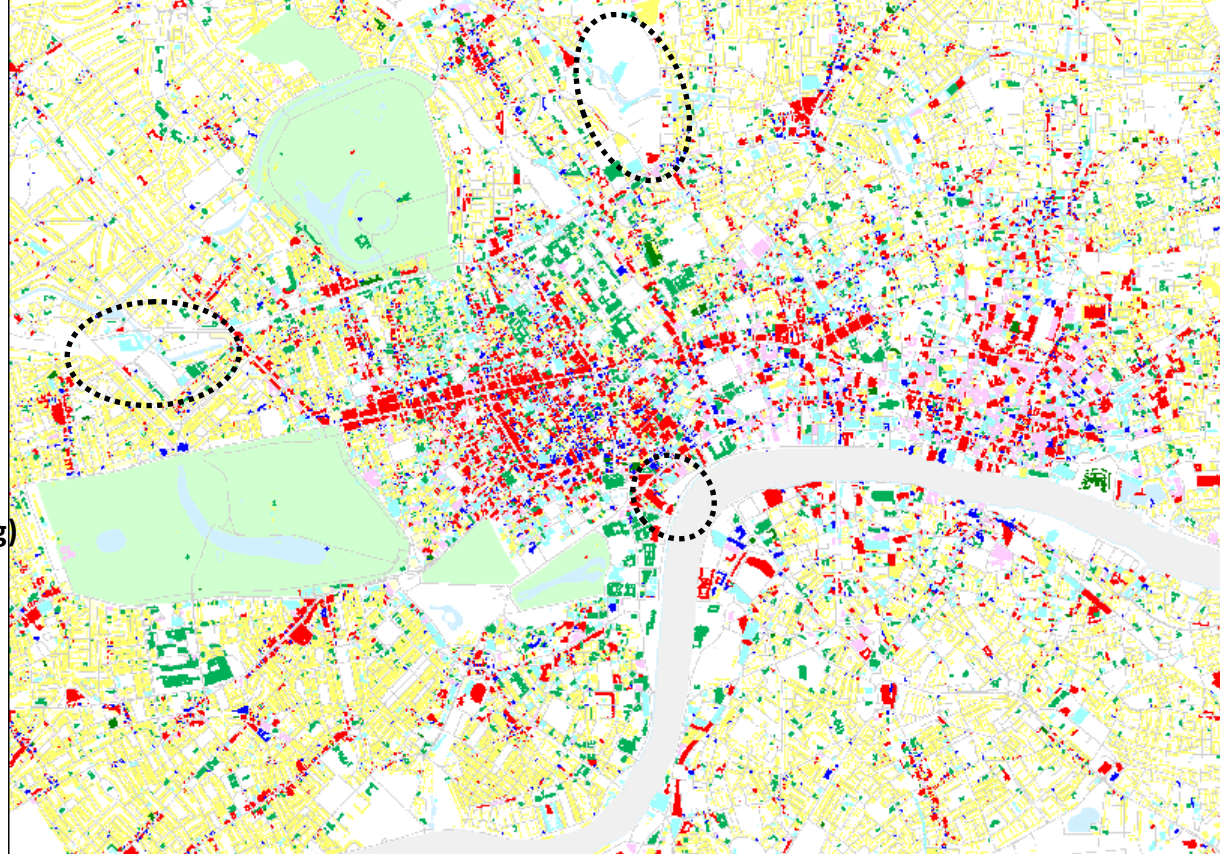


Built density distribution (Height and Massing)



Layout: urban structure

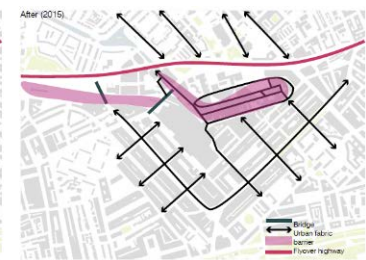
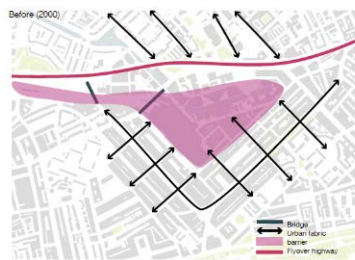
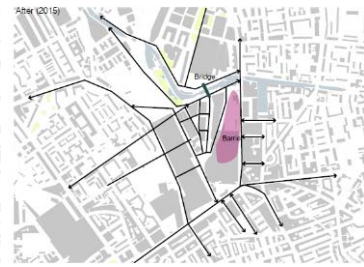
Land use mix distribution Central activity zone, high street linear cluster, dispersed pattern



Public Transport Accessibility Level

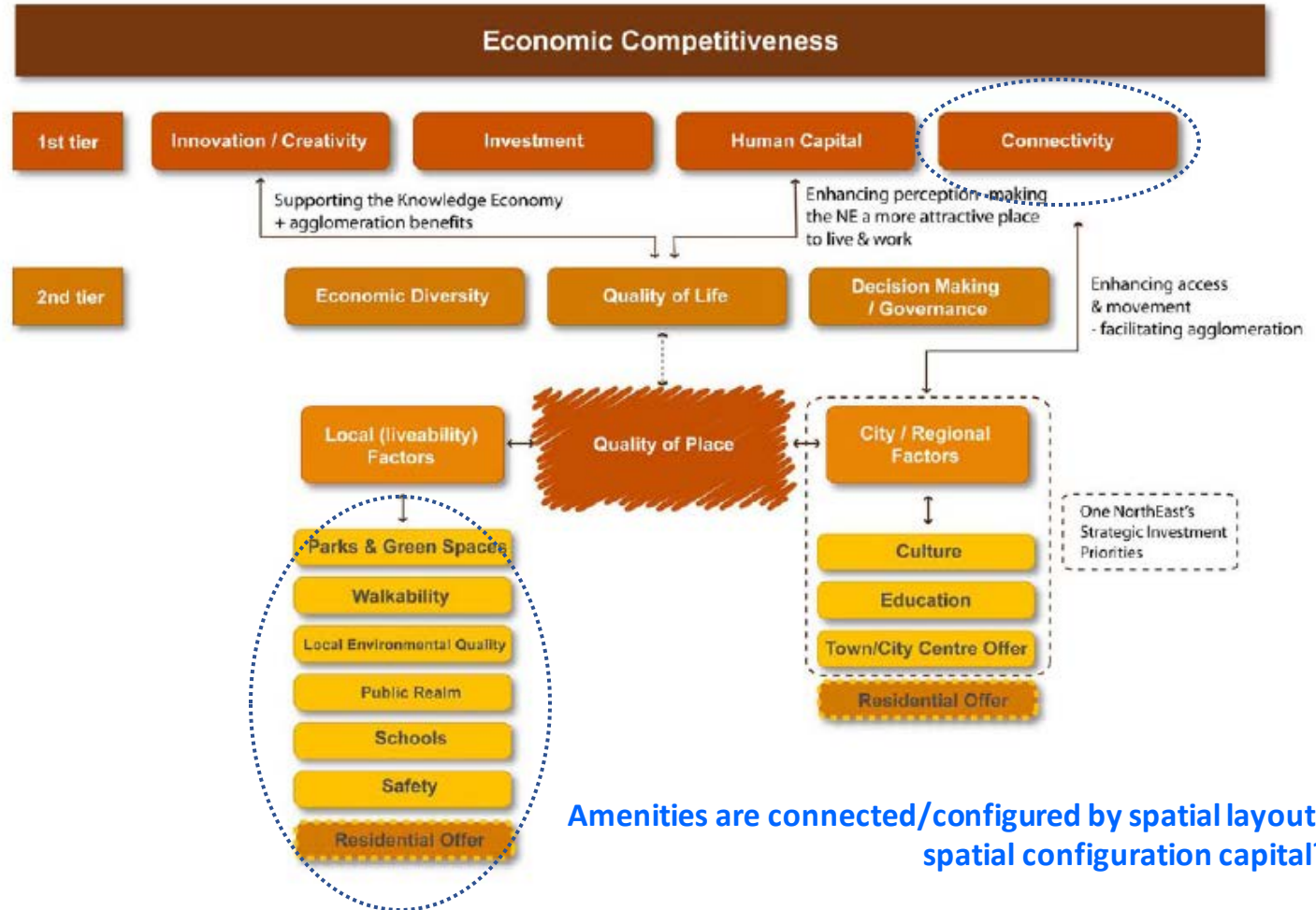


Paddington vs Kings Cross



Capturing the impacts of quality of place investments @ medium to long term

Baseline & Monitoring framework



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