# The Urban Glow

# Portfolio of Projects 2018





Accredited Professional of the IHBC



### Introduction

Recognised Service Provider for the Historic Environment

rban(f

The following projects represent the work of Andrew Graham, Urban Design and Heritage Professional and Founder of TheUrbanGlow. The work reflects his portfolio of work undertaken over the last five years both as an employee as Senior Urban Design and Conservation Officer at Leeds City Council, as Urban Designer at Brimbank Authority, Melbourne, Australia and as Founder and lead practitioner in TheUrbanGlow Urban Design & Heritage Ltd.

The work is wide ranging and is firmly based upon holistic, sustainable and inclusive Planning and Urban Design and Heritage.

### Aireborough Neighbourhood Planning Characterisation

Urban Design and Analysis led Masterplanning - Aire Valley Urban Eco Settlement

Re linking Neighbourhoods - Visioning and Masterplanning/Placemaking support

Place based Regeneration of 1970's Radburn type housing.

Local Centre Area Action Plans - Keilor, Melbourne, Australia

Regeneration of Pre 1919 Terrace housing based upon Place based analysis and local distinctiveness.

Heritage Appraisals and Characterisation

Townscape Heritage Initiatives HLF Supporting Documents- New Briggate, Leeds and Kirkgate, Leeds

City Spaces, Linkages and Public Realm including City Wide 'Pedestrian Dominance Mapping'.

City Spaces and Placemaking visions and public realm designs.

Consultation & Outreach – TheUrbanGlow online

Andy is a well seasoned professional in Planning, Urban Design and Heritage and is a full member of the Institute of Building Conservation (IHBC). He founded TheUrbanGlow in 2015 in order to inspire and engage a wider community in their built environment through online videos and seminars. Since this time however TheUrbanGlow has been working with Developers, Neighbourhood Planning groups and academics in characterisation work, heritage significance assessments, Urban Design advocacy and Masterplanning. He is also a member of the Cathedral's Fabric Advisory Committee for Ripon Cathedral and York Minster and is a Design Council CABE recognised BEE practitioner. Supplementary to this he is also an architectural writer and photographer.

The work contained within this portfolio presentation is designed to give the reader a grounding in the breadth of skills that TheUrbanGlow can deliver. All work has been undertaken by Andy Graham.

Services Offered

- Urban Design Frameworks and Analysis
- Urban Design and Architectural Advocacy
- Heritage Characterisation and Significance Assessments
- Historic Buildings Consultant
- Conservation Area Appraisals and Reviews
- Specialist Expert Witness at Appeals and Inquiries
- Advocate of Sustainable Reuse and Regeneration - Specialist Planning Advocate of Global Trends
- Design and Heritage Support to Professional Planners
- Design and Heritage Training and Engagement
- Community Engagement and Built Environment Inspiration and Advocacy
- Schools Outreach
- Neighbourhood Planning Support Advisor







### Neighbourhood Planning and Characterisation

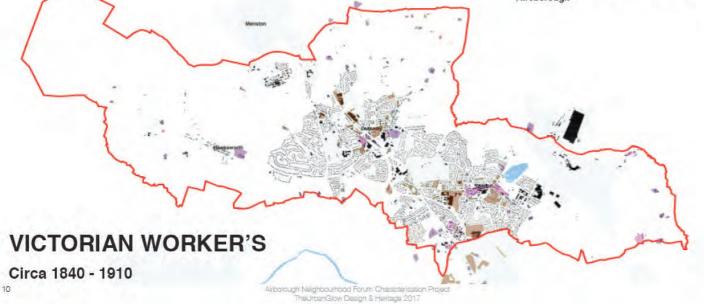
Classic row of Victorian Terraces, distinct and respecting the topography.





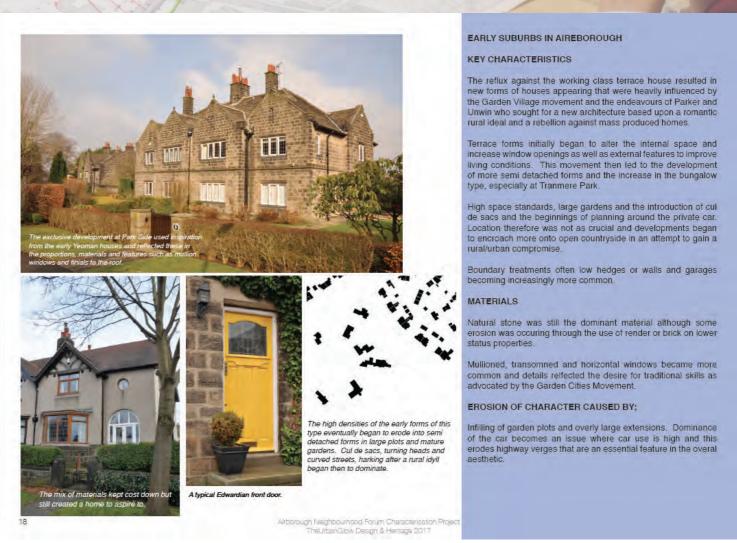


Map Showing Locations of Extant Victorian Workers and Mills Type Buildings in Aireborough









In December 2016 Andy was commissioned by a forward thinking Neighbourhood Planning group, the Aireborough Neighbourhood Forum, to undertake characterization work on the distinctive and place making qualities of Aireborough.

The area is characterised by early vernacular houses and farmsteads, Victorian industrial development and later massive increases in suburban development that was heavily inspired by the Garden Village movement of Ebeneezer Howard and Parker and Unwin.

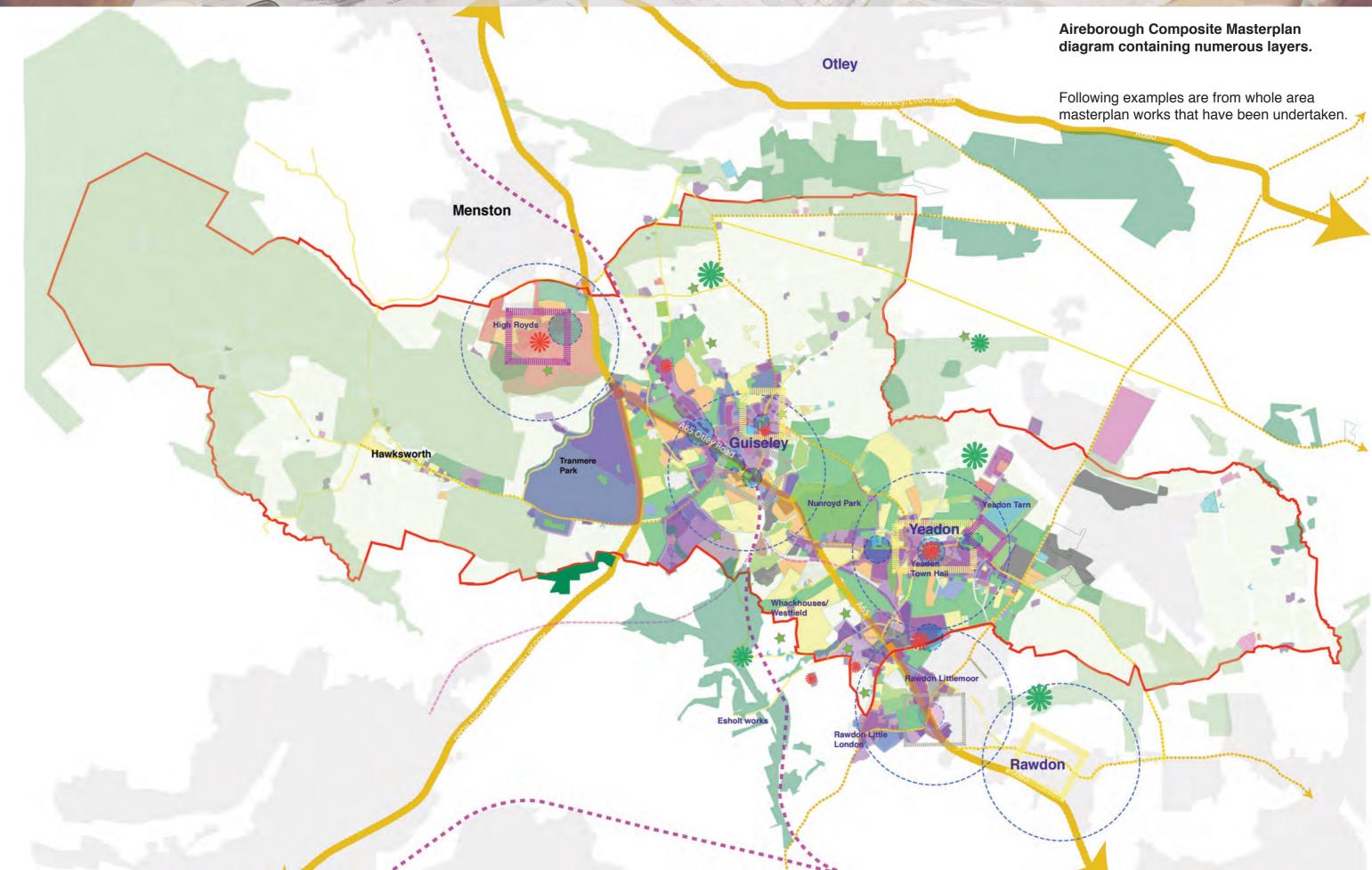
The project will go on to inform the Neighbourhood Plan and has already received attention from Government level Ministers for the proactive, accessible and visual approach used.

There was also some extensive and creative consultation with the community where residents were enthused about their area by Andy Graham's passionate presentation about the high quality of the landscape and built environment. In one exercise residents were asked to draw on maps the following;

- Places that mean something to residents
- routes used to get to work/school or shops
- places residents like/dislike

- Routes for jogging/cycling?
- Nice buildings/spaces?
- Areas for improvement

# Neighbourhood MasterPlanning & Character





### Masterplans, Regeneration & Visions

Clarence Dock

Hunslel Lane active

andscaped

### 間相当間の シエ aca haten に haten

URBAN DESIGN VISION FOR HUNSLET RIVERSIDE

The Urban Design Vision has been based upon sound Analysis of the Hunslet Riverside and surrounding areas and provides a framework and aspirations for development for this area South East of Leeds City Centre

The following three concepts have been explored

- 1) Potential Development capacity of Copperfields College, EWS and Yarn Street
- 2) Links from these sites to City Centre 3) Links from these sites to respective adjoining neighbourhoods, such as Hunslet,
- Richmond Hill and the City Centre.
- 4) Exploration of options to improve Hunslet District Centre and Cross Green.

The Concept of linking the development sites to their respective neighbourhoods has been a key concept throughout the Masterplan. Yarn Street and Hunslet Mill clearly have a strong relationship to Hunslet District Centre both physically, due to location, visually and socially. It was therefore important to establish the principle that these sites are perhaps more related to Hunslet that they are to the City Centre. This is illustrated in the proximity of Yarn Street to Hunslet District Centre and the short distance before a true sense of arrival into Hunslet is experienced. Indeed, through improvement to a short distance of Old Mill Lane, Yam Street and the spur of development from the City Centre, seamlessly links the City Centre to its close neighbour, Hunslet. This sense of arrival is further enhanced through the recently completed Hemmingway House, the conversion of the old pub into a dental surgery and the view towards Hunslet Church Steeple that provides a true City wide landmark

Exploration has also been undertaken to examine the ways in which Hunslet Penny Hill could be improved. At present the Radburn housing and the presence of the service yard of Morrissons onto this pedestrian area. is having a greatly negative impact upon the heart of Hunslet. With some re-configurement of this area, including alley gating and some minor demolition the spaces can be well defined, well overlooked and contribute positively to the place without leaving threatening spaces and areas of blight that are at press uncomfortable and frightening places to be. New shop units and the NGT to the Penny Hill pr nct will activate this space and together with the celebration of the remaining built heritage Penny Hill and Hunste can once again maintain and enhance its thriving commercial and residential centre.

The relationship between Copperfields College, Cross Green and Richmond Hill needs to be re-establis Copperfileds provides an important opportunity to invest within this area. The concept is to clearly integrate any new development within the highly characteristic terrace forms of Cross Green. This area has a vibrant and passionate community and its location and proximity to the City Centre illustrates the clear potential of this area to re-establish itself as a Sustainable Community. The concept behind Copperfields has always been to base any development upon the area's assets. Be this the fine stone wall or mature tree lined boundaries to the site, or the ancient trackways and footpaths that run through the area. The design concept has always maintained these assets, maintaining links through Cross Green and placing a generous, well overlooked space between the two communities in order to create mutual benefit. Links over the railway line, which potentially provides an important habitat corridor link, relate to neighbouring Richmond Hill. These links need improving in terms of overlooking and sense of ownership from the 1980's development to the West. However when Easy Road is reached the modest District centre serving Richmond Hill on Upper Accommodation Road can clearly be seen and reached.

EWS provides the link between North and South, enabling Cross Green and Richmond Hill to link to Hunslet and the wider Aire Valley. Traditionally this link would have been obtained from a ferry or the crossing of South Accommodation Road. It is possible to create a link here but with some difficulty due to the East Leeds Link Road, the established Industry of the Cross Green Industrial Estate and the railway line that currently serves Tarmac. If these barriers can be overcome then a pedestrian and cycle link could be established through the EWS site, terminating at Hunslet Mill and Goodman Street or Old Mill Lane. EWS should maintain the wide streets and create opportunities for street trees and the creation of a generous open space alongside the river. This space, although not in the flood plain, could retain surface run off through SUDS and would provide a valuable and attractive space overlooking the majesty of Hunslet Mill.

Hunslet Mill itself provides a key to this area. It really could become an icon for redevelopment of this area in the same way that Salts Mill and Dean Clough have established themselves as key aspects of Yorkshire's Heritage. A Grade II/II\* collection of buildings, Hunslet and Victoria Mills are defining structures for the Aire Valley, Leeds and the Yorkshire region. There are opportunities for substantial enabling development and the opportunity to be flexible on land use. The possible uses for Hunslet Mill could be any of the following: Residential, Office, Retail, Tourism, Leisure, Designer outlet such as Redbrick Mill, Education, community, The mills are flexible and large enough to accommodate a variety of these uses and will be powerful tools for regeneration.

Routes between and around the area also need improving. The extensive highway network precludes the need for anymore highways. Indeed some streets, such as Atkinson Street, could become a shared space that leads directly from Hunslet Mill to Clarence Dock. This together with the riverside walkway should provide an attractive alternative and an active route to and from the City Centre. Hunslet Lane provides a barrier to the integration of Hunslet but its selective redesign at certain points could create the potential for a Boulevard type approach into the City Centre. Historic buildings act as 'stepping stones' to and from the city and if improved through active frontages and building lines along with tree planting, landscaping, removal of pedestrian barriers and the integration of shared surface textures to pedestrian crossings, the eed and aesthetic of Hunslet Lane will once again enable it to be used safely by all.



### **Hunslet Riverside Urban Design Vision**

Links to City

arence Road, active

ontages replace inactive

V Hill Reconfigure

Links to Richmond Hill

c225 (Apts)

EWS c315 + 168 Apts

Refur

c340 dwellings

(200 with sup

Shared surface

crossing

Draft Indicative only SDU Design 2012

South Bank and

City Park





### ban Eco Settlement - Masterplanning

"Eco Towns must demonstrate real and measurable sustainable living. They should enourage and allow people to live within ecological limits whislt enjoying a high quality of life in an attractive environment." (CABE, Bioregional 2008)

The Urban Eco Settlement guidelines provided by CABE and BioRegional clearly support the importance of Placemaking in creating truly Sustainable Communities. The Hunslet Riverside Masterplan has attempted to reflect and accommodate these principles in its own guidance. In summary the Masterplan provides a framework to accommodate the following:

Energy

- 1) Reduction in Energy Usage Highly insulated buildings linked into a local system of energy generation and infrastructure. Buildings should be built of robust materials with a high thermal mass and of such quality as to enable them to last for at least 100 years. Where possible use recycled recyclable or low carbon materials, i.e Hempcrete.
- 2) Create the ability to source materials as close as possible to construction sites.
- 3) Design in the ability for buildings and sites to be 'retrofitted' with latest technology and/or extensions as required to enable lifetime/climate proof homes for all
- 4) Reduction in waste. Provide the infrastructure to deal with waste reduction. Including bin stores, composting facilities, local recycling. Retain and reuse Historic Buildings through retrofit and not wasteful demolition of buildings with High embodied energy.

### Transport

5) Reduction in the need to travel by the private car provided by identifying links to the City Centre and neighbouring areas and championing their improvement. Some examples of space improvements, and taming the car in favour of attractive routes that are easy and safe to use for all road users.

### Landscape/Natural Resources

- 6) Accommodate, retain and enhance natural Landscape to create useable spaces that will benefit Mental and Physical Health (including Childhood Obesity Strategies and Child Friendly Cities Initiative), visual Amenity, Habitat creation and enhancement, opportunities for Local Food Production, and Mitigation to Climate Change. Landscaped areas are located in a variety of locations that are deemed safe and secure to enable these criteria to be met. A 40% Green Infrastructure should be sought.
- 7) Local Food production through allotments, bakeries, breweries, local food academies.

### Social

- 8) Provide local facilities for homeworking/community links. Hunslet Mill could provide a focal point to link several areas and create a truly vibrant community hub associated with other uses. Accommodation of local homeworking hubs supplied with superfast broadband in a nice comfortable environment.
- 9) Retain local Industry and employment, providing a vision for mixed use, enterprise and retaining existing heavy and established industry that is easy to reach by the local workforce.
- 10) Establish links with the local communities and enable their input, criticism and involvement with local people, landowners, developers and/or local stakeholders.
- 11) Create Hunslet Riverside as a Child Friendly Area. Ensuring desires and needs of young people are accommodated within any development or aspirations for the area. Providing safe routes and places for children and young adults.



Improve Major roads

Maintain local shops and services

TO D

to thrive.

-

Create opportunities

for local businesses

and local centre.

pedestrian.

ER

Re-establish Local centre around

Maintain Landmark buildings

for all users

ASI

B

摩



Retrofit existing Housing Stock n Cross Green, retaining buildings with high embodied energy

Plant fruit trees

Use locally distinctive naterials Retain mix of uses

Retain existing mature landscape to mitigate climate change and provide potential migration/habitat routes

Retain Landmark Heritage Buildings

Improve links

for all users

Establish good placemaking XIE

Create new buildings to be retrofitted with Rnew technologies. Well overlooked

useable green space

Maintain clean river

Establish and link to local energy networks

Create attractive links 日 for active travel for people to get to and from work and to local centres.

Improve existing Housing stock Activate links

Encourage local recyling, food production production



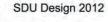
Liaise consult and listen to local residents on what thier community should be like.

> Local store to support local food production

Design into Copperfields the ability to maximise Passive Solar Gain, Local Food Production.

Maintain Heritage assets







### Masterplanning - Keilor Urban Design Framework

Concept ideas

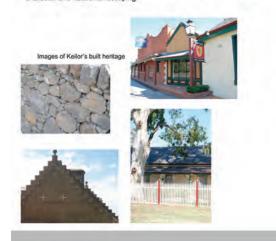
### KEILOR URBAN DESIGN FRAMEWORK

### KEILOR URBAN DESIGN FRAMEWORK

### History of Keilor

The Wurundieri people inhabited the area of Keilor for many millennia and lived within an complex and rich society where the Maribyrnong valley was key to thier culture and survival. The first settlers to arrive in the area were looking for the "beautiful sheep pasture" that John Batman described in 1835. but it wasn't until the gold rush of 1850 when the village of Keilor really became prominent as it lay on the main route leading to the gold fields. It was during this period that the village gained its character and many of its older characteristic buildings.

The later period of the village has seen suburban housing expanding the village and surrounding areas encroaching upon the highly characteristic landscaped setting. Despite this Keilor has retained much of its traditional character and natural landscaping.





Map showing heritage overlay for Keilor village. Orange areas are







### Public Realm and Streetscape

The public realm of treelined footpaths surrounding the study area in Kellor are in dramatic contrast to the treatment of public spaces within the study area. The pedestrian environment is dominated by vehicles and although there are clearly aspiration to create a vibrant outdoor leisure environment that could support café culture, the reality is one of poor materials, poor street furniture and a not too pleasant place to spend time. There is however massive potential to improve these spaces through coordinated design, removal of clutter and the reclamation of some areas dominated by cars to shared space areas.



A clear desire exists for cafe









Potential for a focal space here is dominated by



Extra Parking



The increase in height from single to two storey's is considered appropriate in some locations within this part of the site and will give the shops more presence on Old Calder Highway

### KEILOR URBAN DESIGN FRAMEWORK

### Potential development opportunities.

Site A: Opportunity to rezone existing residenti to commercial to reinforce activity centre. Any development to this site must address both the frontage and rear of the site with activity and a positive aspect

Site B: The development of this site would further enhance the centre through activating the existing car park and creating a positive spect to this underused space

Site C: The present side elevation of the Hote is poor and fails to enhance the locality. A modest new build frontage could provide a suitable improvement and enable a new shop front to face onto this space. Architectural details would have to be sensitive to the existing building.

Site D: Currently well used shops. However there is an opportunity to rezone these properties thereby containing the commercial activity of the centre.

> The Keilor Urban Design Framework was created for Brimbank Council in Melbourne, Australia, in order to provide a vision for this historic area to the West of Melbourne city, with particular focus on the Keilor shopping centre. The strategy identified issues and opportunities for improved use of land and liveability as well as Design Policy to inform direction.









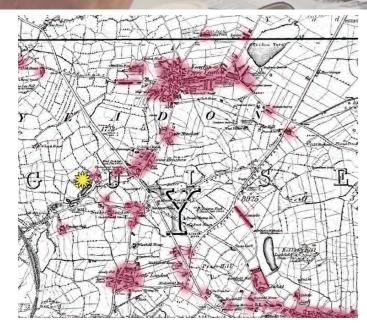


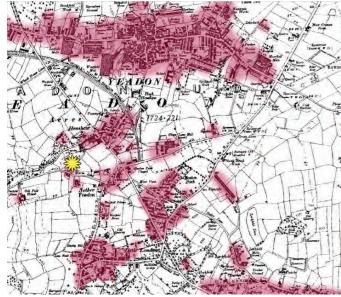


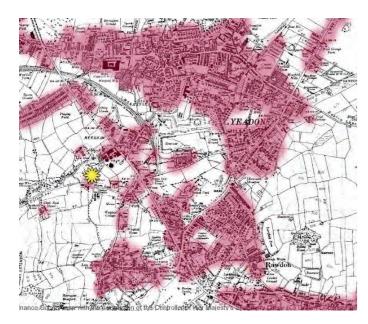




### Heritage Appraisals & Significance











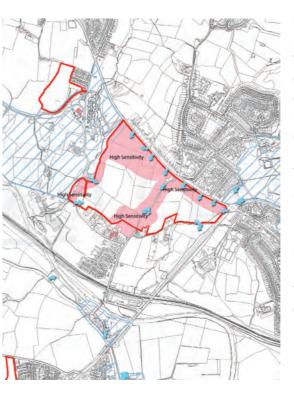


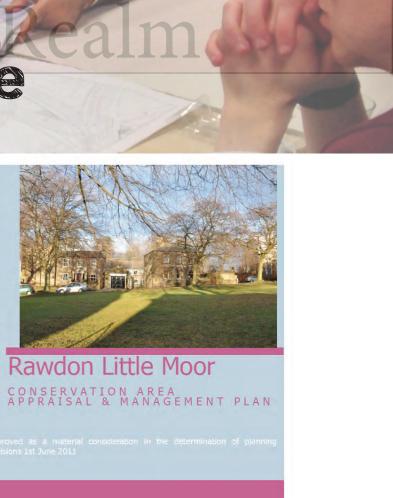
kawdon Little Moor is a place of special character and historic interest. This appraisal and management plan sets out the features that contribute to its distinctiveness and identifies opportunities for its protection and enhancement.

### Leeds

Heritage appraisals and Conservation Area appraisal and management plans are a speciality. The document shown is part of a series of Conservation Areas that were undertaken for Leeds City Council. The analysis, research, visualisation and document production was all undertaken by Andy Graham.

Image to the left shows how new development could be introduced into a sensitive area such as the Nether Yeadon Conservation Area.





Consultation, public display and presenting to Councillors was all undertaken. and these documents now represent consistent and well received historical summary and characterisation documents.

Together with this heritage sensitivity appraisals have been undertaken on behalf of Forward Planners through the site allocations process and reports and sensitivity maps were produced to ensure new development does not harm the historic environment.

### Townscape Heritage - New Briggate, Leeds



29-51 New Briggate. The extent of disrepair, inappropriate change, vacancy and loss of historic architectural detail is having a negative impact on the area and offers scope for significant enhancement through heritage-led regeneration guided through the proposed TH grant scheme





### The Grand Parade, New Briggate TH

How the Grand Parade could look - Indicative Sketch by Andy Graham 2016

**PROJECTS: BUILDINGS** 



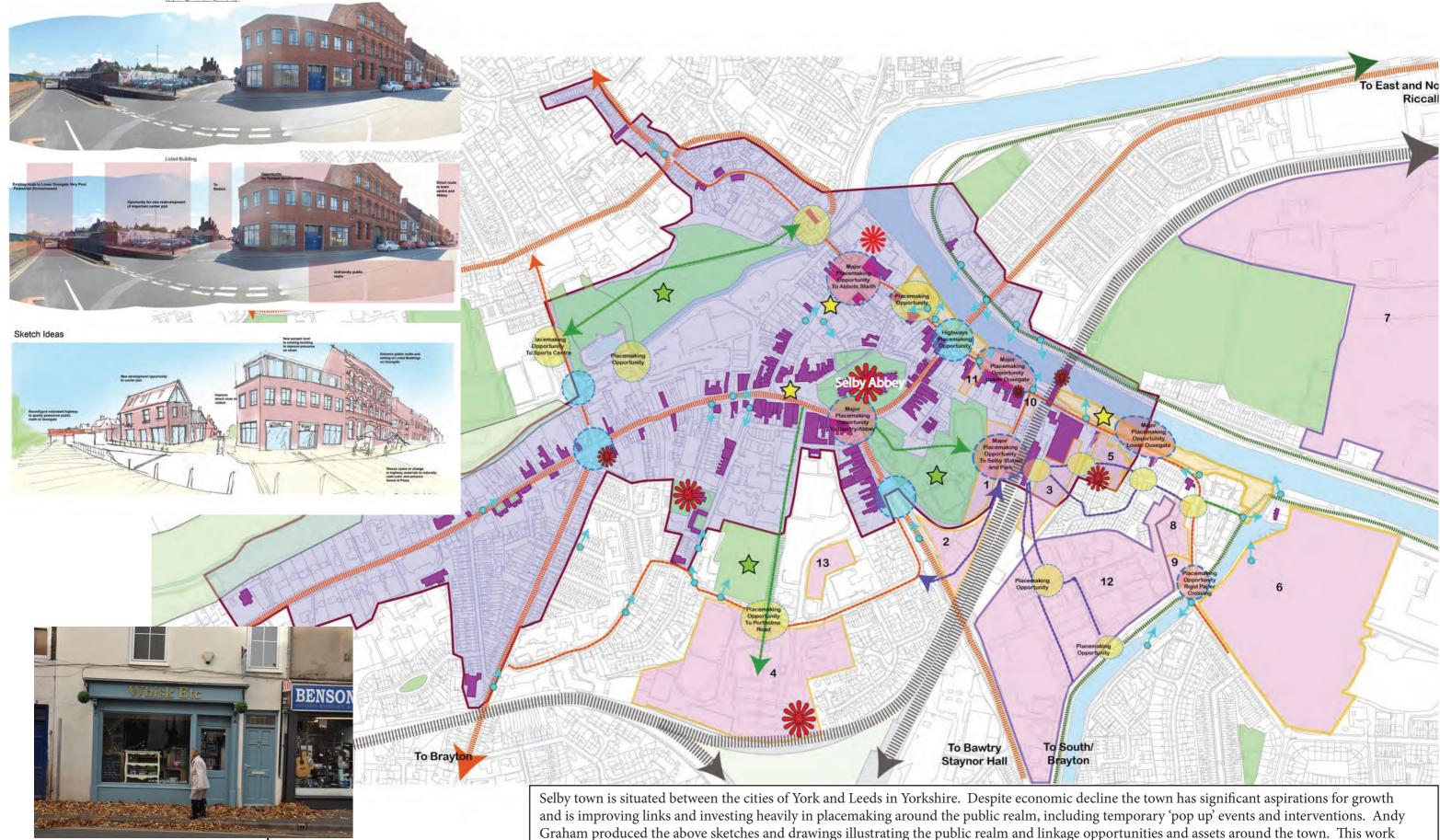
The New Briggate Townscape Heritage Supporting Document was produced by Andy Graham within two weeks of receiving the brief. Drawings, elevations, schematics and photography and document design were all produced in this period. The supporting documentation will go on to enable Leeds City Council to gain HLF funding for this important part of the city centre.







### Placemaking and Masterplanning, Selby UK



has now been extended to cover other smaller market towns within the locality.



## Regeneration - 19th Century Terraces

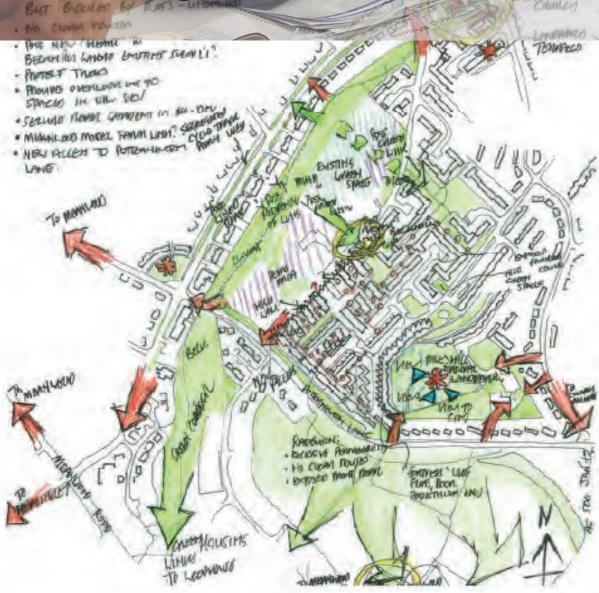






AG SDU Sept 2011

### Regeneration - 1970's Radburn





S A A

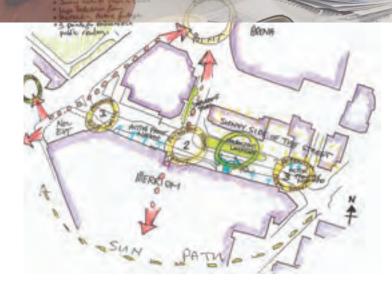


Beckhill is a Radburn estate built in the 1970's. Andy Graham's task was to lead the Urban Design thinking of the estate together with regeneration colleagues in Leeds City Council. The estate was overly permeable with lots of characteristic 'leaking space' that led to an area of high crime together with tricky topography. Nevertheless the area did have some site assets, such as a good location, mature trees on site and fantastic views towards the city centre that was located just 2 miles away.

Urban Design was tasked with site options for three areas of clearance within the area. It was my task to analyse, conceptualise and create layouts for all these areas. I undertook this work in InDesign, Photoshop and Sketchup. I also undertook exercises looking at short, medium and long term solutions for interventions into the existing Radburn types. This involved identifying potential for private rear gardens to be created that would create safer neighbourhoods.



### ty Spaces, Linkages and Public Realm



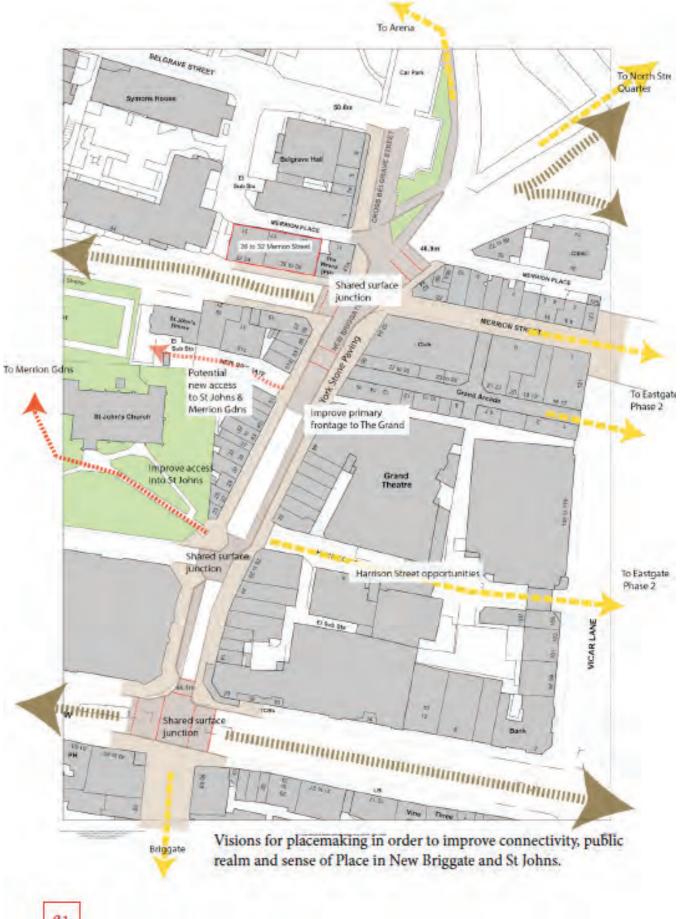
Public Realm concepts, designs and implementation for some of the primary projects within Leeds City Centre.

Placemaking is increasingly important and much of Andys work has been involved with detailed design on the 10 'Breakthrough Projects' for Leeds City Council. These projects include designs for the Leeds Arena Quarter, Kirkgate THI and the most important street in the city, The Headrow and the Town Hall spaces. Working with Highways, Gehl Architects and Farrells on some projects our work is multidisciplinary and plausible.





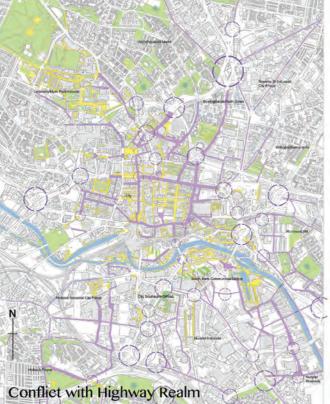


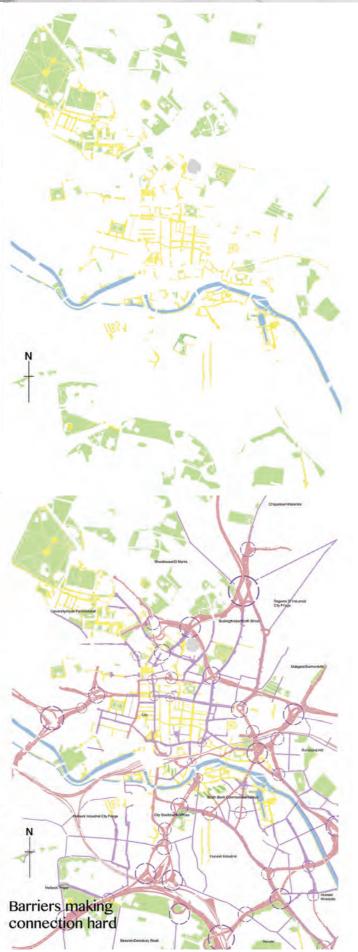




### Spaces, Linkages and Public Realm









The City Centre Public realm work was based upon Urban Design work on space interventions undertaken over the last 10 years. This project was based upon a brief by the Chief Planning Officer of Leeds City Council who wanted a vision for 'People Friendly Places' from the city centre. This work captures the analysis and understanding of:

- a) Where development is likely to occur
- b) Where streets and spaces are already 'pedestrian friendly'
- c) Which streets should or could be more pedestrian friendly.
- d) Provides a vision for the future development of the public realm in Leeds.

A simple model was used to graphically communicate the idea of where the 'Pedestrian Friendly Spaces' which included simply colouring in the spaces in yellow and the spaces that could provide temporary or easy wins in purple. A simple but effective means of communicating especially when the back map was removed so that the 'gaps' in such spaces could be seen.



# Consultation, Outreach and Inspiration







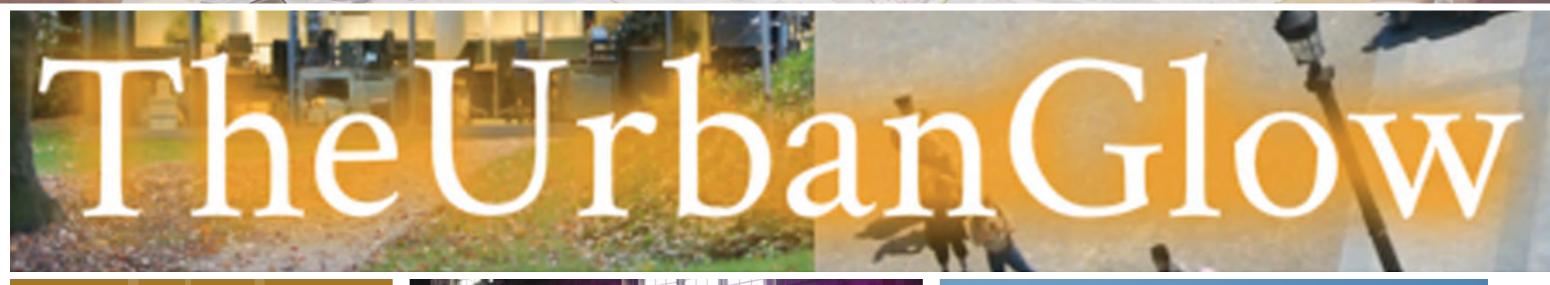


Some examples of outreach and consultation. Top left: Kirkgate THI launch where my work was a key focal point. Above: Nether Yeadon Conservation Area public meeting attended by over 100 people where I presented my findings and report for the conservation area appraisal. Far left: Holbeck Temple Works workshop with the project team. left: Students of Leeds Beckett studying Urban Design.

Outreach work has also included work in Primary schools, The Big Draw at Bradford Media Museum and Training for Professional Planners on Heritage Significance and responses.

Andy is a guest lecturer at the School of Archaeology at the University of York where he lectures on the MA Conservation Studies course.

### Consultation, Outreach and Inspiration



### The Urban Glow

URBAN DESIGN TRAINING

WWW.THEURBANGLOW.COM

WWW.URBANGLOWDESIGN.COM



TheUrbanGlow produces outreach and online videos intended to inspire and educate people about Urban Design. Based upon knowledge of future and historic cityscapes covering everything from 'twitter cities' and smart cities to biomimicry research and ultimately liveable places. Andy also undertakes Design and Heritage Statements and community chracterisation work for external clients as part of the consultancy side of TheUrbanGlow where placemaking and sensitive design and heritage management is key.

Andy was also involved with co-writing the Annual Report by the Director of Public Health for Leeds, Dr Ian Cameron regarding Urban Design and Health and have organised, assisted and ran workshops and high level events with such names as Gehl Architects, Farrells and internal events such as Leeds City Council mentally Healthy City with David Rudlin of URBED.

Andy's work on the In Detail Architectural books sees him researching, often from original texts, the history of cities and recording the architectural details of such places in order to educate, inspire and inform people about the distinctiveness of places. The first of three books is due for publication in 2017 entitled York in Detail. Andy was also runner up in the CABE Areas of Outstanding Urban Beauty photography competition in 2010. and still uses his photography skills to inform, communicate and inspire people in his work.









Accredited Professional of the IHBC