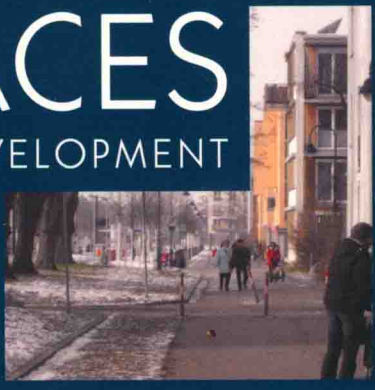
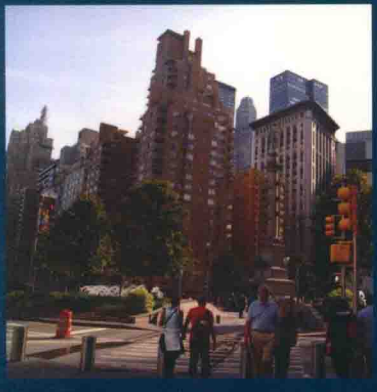
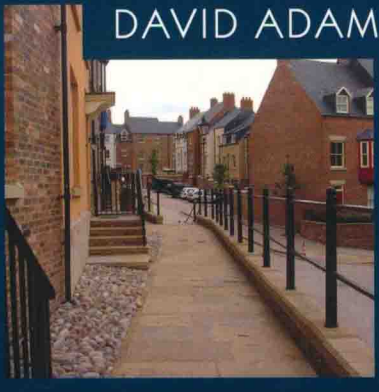
SHAPINGPLACES

URBAN PLANNING, DESIGN AND DEVELOPMENT



DAVID ADAMS | STEVE TIESDELL

ROUTLEDGE

Shaping Places

Urban planning, design and development

David Adams and Steve Tiesdell

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Shaping Places

Shaping Places explains how towns and cities can turn real estate development to their advantage to create the kind of places where people want to live, work, relax and invest. It contends that the production of quality places which enhance economic prosperity, social cohesion and environmental sustainability require a transformation of market outcomes. The core of the book explores why this is essential, and how it can be delivered, by linking a clear vision for the future with the necessary means to achieve it. Crucially, the book argues that public authorities should seek to shape, regulate and stimulate real estate development so that developers, landowners and funders see real benefit in creating better places.

Key to this is seeing planners as market actors, whose potential to shape the built environment depends on their capacity to understand and transform the embedded attitudes and practices of other market actors. This requires planners to be skilled in understanding the political economy of real estate development and successful in changing its outcomes through smart intervention. Drawing on a strong theoretical framework, the book reveals how the future of places comes to be shaped through constant interaction between State and market power.

Filled with international examples, essential case studies, colour diagrams and photographs, this is essential reading for undergraduate and graduate students taking planning, property, real estate or urban design courses, as well as for social science students more widely who wish to know how the shaping of place really occurs.

David Adams holds the Ian Mactaggart Chair of Property and Urban Studies at the University of Glasgow, where **Steve Tiesdell** was Senior Lecturer in Public Policy until his death in 2011. They worked together for over a decade, first at the University of Aberdeen and then at Glasgow, sharing a mutual interest in state-market relations in land and property, and applying this to research and teaching on planning, public policy, real estate development, urban design and urban regeneration. Before moving to Aberdeen, Steve worked at the Universities of Nottingham and Sheffield, while David was previously at the Universities of Reading and Manchester. *Shaping Places* represents the culmination of their mutual endeavour and builds on previous joint publications, including their edited book *Urban Design in the Real Estate Development Process* (2011).

David and Steve have each researched and published widely in their respective fields. Steve's previous books include *Revitalising Historic Urban Quarters* (co-author 1996), *Public Places – Urban Spaces: The Dimensions of Urban Design* (co-author 2003 and 2010) and *The Urban Design Reader* (co-editor 2006). David's previous books include *Urban Planning and the Development Process* (author 1994), *Greenfields, Brownfields and Housing Development* (co-author 2002) and *Planning, Public Policy and Property Markets* (co-editor 2005).

To Judith, Daniel and Eleanor Adams and to Ian, David, Tina, Paige and Mason Tiesdell

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STEVE TIESDELL (1964–2011)

Steve Tiesdell, who died on 30 June 2011, was one of the UK's leading academic urban designers and, to those who knew him, an exceptionally supportive colleague, friend and teacher. Educated at the University of Nottingham, and professionally qualified as both an architect and planner, Steve held academic posts successively at the Universities of Nottingham, Sheffield and Aberdeen before moving to the University of Glasgow as Senior Lecturer in Public Policy in 2005.

Throughout his career, Steve was at the forefront of re-interpreting and re-energising urban design as a means to transform people's lives for the better by creating places in which they could thrive. He always remained incredibly passionate about urban design. What made this passion so intellectually powerful, however, were his inherent curiosity and his enthusiasm for scholarship. These marked him as possessing an unusual keenness to reach out well beyond his own discipline and build numerous bridges to those with other academic and professional interests. He was keenly committed to seeing those in practice equipped with stronger design skills and appreciation, and was equally at home speaking to practitioners as to students. He was a fervent advocate of multidisciplinary approaches and a powerful critic of what he called 'silo-based' thinking.

Steve was a highly effective communicator, whether in the lecture room or, as he loved to do, guiding a party of students or visitors around the cities in which he lived and worked. As one former student said, Steve 'had the rare gift of being able to convey the common-sense nature of urban design in such a way that was

inherently memorable and intuitive'. He could readily capture and retain audience attention by the enthusiasm he always conveyed for his subject. With his voice resounding across the lecture theatre or in the open air, it was never hard to hear what Steve said or to appreciate the importance he attached to saying it.

Despite the greater commitment needed, Steve always believed strongly in the importance of publishing books, even though he also wrote numerous conference and journal papers, both individually and jointly. As his career developed, he increasingly saw the importance of effective delivery to urban design, which led to his growing interest in real estate development as well as policy and governance. Steve's architectural background proved no barrier to developing an ever stronger knowledge of these fields – indeed by drawing on design language he was often able to communicate key policy concepts more effectively.

Although passionate about academic enquiry, he never took himself too seriously – his self-deprecating sense of humour was frequently used to good effect. His widespread popularity among colleagues and students alike reflected his own generosity of time and his keenness to share and debate ideas. So many people have remarked how much they enjoyed their lively discussions with Steve and will long remember those chances to share a drink or a meal and appreciate his company. He was indeed an outstanding academic, and a much valued friend to many.

David Adams

Illustrations

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Preface

This book is intended for all those who will help to create the places of tomorrow, whether in education, practice or the wider community. Although written primarily as an academic resource for those studying planning, design and development, especially in the later years of university education, *Shaping Places* is also meant to contribute to and, indeed, provoke that wider debate about the quality of the built environment which takes place well beyond academia. Its purpose is to demonstrate what can be, and often is, achieved when those in positions of influence – developers, landowners, planners, funders, professional advisers and, above all, politicians – work together to make and remake places that are sustainable, resilient and successful.

Shaping Places emerged from conversations between Steve Tiesdell and myself about updating and considerably extending *Urban Planning and the Development Process*, which I had published in 1994. We had planned this in some detail and, indeed, agreed the contract with Routledge before Steve was taken seriously ill in July 2010. For nearly a year, Steve and I regularly talked about the chapters I was writing and his valuable insights and comments continued to inform the book. Since Steve died, I have used and interpreted the material he left to help complete the remaining chapters in such a way that I trust the finished product is as much a joint effort as was originally intended.

David Adams
University of Glasgow
December 2011

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David Adams

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