

9.0 PLACE QUALITIES



Key principles of good urban places to be incorporated in the design include:

Connectivity

Greater connectivity makes places more accessible. Connectivity means a high number of movement and access connections between places. Places which are highly accessible to people can offer them maximum choices. The compactness of the village together with the multiplicity of paths to be provided will ensure maximum connectivity.

Variety

Variety is an essential ingredient of good places. People prefer a variety of experiences. Variety of experience implies places with varied forms, uses and meanings. Variety of use unlocks all other levels of variety. The village design promotes variety in building form, scale and height, in roof shape, external materials as well as through the wide mixture of uses proposed throughout the village centre.

Adaptability and Versatility

A good place will be able to accommodate a large range of uses, activities and purposes over the daily and weekly cycle, seasonal patterns as well as other changes with which the village has to cope. The village is designed for year round occupation and use and will cater for a range of activities through all seasons.

Space and Space Making

People respond to defined spaces. A good place will have well contained and interesting spaces in which people feel comfortable. The village centre is comprised of a number of interconnected unique and well designed public spaces including the snow play area, skiers plaza, village square, village street, restaurant court, market square and vehicle dropoff station.

Accessibility

Good places are accessible to all members of the community. The village is designed to cater for everyone. Accommodation will range from budget through to 5 star. It will cater for people arriving by bus, car and camper van. It will provide for a wide range of activities.

Comprehendability

People can take full advantage of a place if they understand it, can interpret it and it has meaning corresponding with its use. Its layout must be such that we can construct clear 'mental maps' of it. For this, there need to be clear points of reference. The village plan possesses a simple legible structure. Its principal public spaces will unique and memorable. Key buildings will possess landmark quality.

Human Scale and Richness

A good urban place affirms the centrality of human beings - the highly complex system of intellect, emotion, senses and spirit that we are. The evidence and use of the human dimensions (physical as well as non physical) helps us to relate to, interpret and appreciate the built environment. Richness will be achieved through articulation and detail of buildings all of which will be scaled proportionately to the adjacent 'public' spaces.

Qualities Of Edges

How well a public space works will be largely determined by the arrangement of, and around, its edges. A dynamic, vibrant and interesting space is likely to have 'active' edges. 'Passive' edges are likely to produce a space which is lacking in life as well as a sense of safety. The entire ground floor of the village centre is proposed to contain 'public' uses such as restaurants, retail, visitor services and entry lobbies providing active edges to outdoor 'public' spaces.

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Safety

A good place will be perceived as safe as well as be safe. The physical arrangement of a place can greatly contribute to personal safety. Clear legibility activation of edges along public routes and overlooking from residential windows and balconies will promote passive security for occupants of the village.

Sense of Community

A successful place is one which enhances the sense of community, social interaction and strengthens the self image and identity of the people who use it. While acknowledging differences, it will focus on the shared and the common. The provision of a range of activities and services for all members of the family within this tight rural cluster will promote a good sense of community.

Human Needs

A good place will consider and provide for all human needs. A wide range of human needs will be provided to promote year round sustainability of the village.

Sustainability

Very often sustainability is thought of largely only in terms of energy and greenhouse gases. Sustainability encompasses not only energy use but also economic, social, cultural and ecological concerns all of which will be addressed in the village design.

Public And Private Aspects

It is important that private spaces and utility areas are not immediately adjacent to public spaces. They have incompatibilities which can be difficult to resolve. Residential accommodation in the village centre will generally be above street level. Buildings will be designed to minimise overlooking and where in close proximity may incorporate screens or similar devices to maintain privacy.