



## Environments for 21st century living

- **Creating sustainable neighbourhoods characterised by higher densities and mixed uses is a key task of regeneration.** They reduce the need to travel and thus contribute to sustainable development reduce carbon emissions, and provide the classic opportunities of the city to live, work, shop and enjoy life all within walking distance.
- Regenerated neighbourhoods should not to be strictly the preserve of the rich or any single grouping. Instead **regeneration areas ought to be characterised by households at various income levels, that is mixed income and mixed tenure** as well as mixed use.
- Waterfront development usually has a **high visual profile** therefore design quality has to be of a high order.
- The 21st century neighbourhood has an urban design framework which is **sustainable, in building form, layout and use of materials**. There is real potential, for example, in using waste heat from offices for residential heating.
- There is a danger of homogenised, mediocre waterfront regeneration, much the same across Europe, which is marketable but not innovative. **Innovation requires strong, visionary design leadership and ensuring that development is 'world-class'** in creating 21st century neighbourhoods. Architectural and engineering competitions are one of the ways in which this can be achieved.
- Good design requires **careful integration of various new developments along the waterfront** and new with existing neighbourhoods.
- **Mixed use and mixed tenures require a sophisticated approach to urban design** so that the benefits of urban life, such as lively street life, are not eroded by the less positive aspects, such as street or neighbour noise.