

Valuing urban layout

Tools for spatial sustainability

Location

The Greater South East of England

Duration

2007- 08

Key features

Development of an urban layout value map of the Greater South East of England.

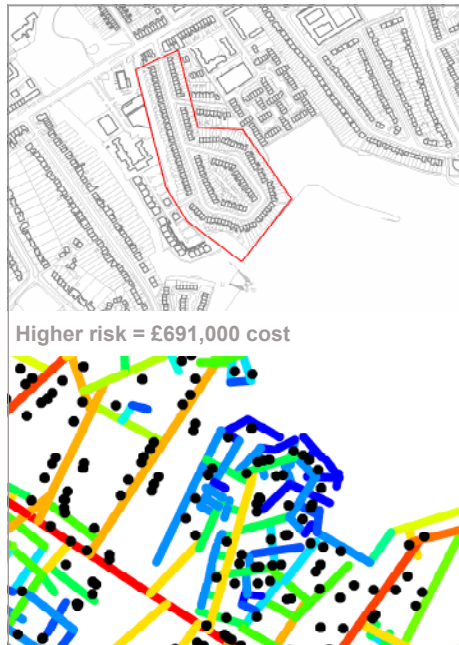
Training programme for Local Authorities and other stakeholders.

Transfer and exchange of the knowledge by using the layout valuation tools.

A & B

Value of residential security

Comparison between the burglary rates (black dots) and urban layouts of two different residential areas. Layout valuation tools allow these differences to be monetized.



A



B

What is i-VALUL?

i-VALUL is a project that shows, in an evidence-based way, how physical and spatial design factors influence urban value, both social and economic. i-VALUL has generated new planning and design processes – including collaborative working and software techniques – that, for the first time, connect street layout design with a range of wider economic benefits.

One of the largest projects in the UrbanBuzz programme, i-VALUL is led by Space Syntax and brings together over 20 public, private, higher education and voluntary sector organisations, including The Home Office, CABE, SEEDA, EEDA, UEL, UCL, GLA Economics, Savills Research, CBuchanan and JMP.

The outputs of i-VALUL provide planners, designers and community members with tools to overcome barriers that currently exclude layout factors from being objectively assessed in terms of their social and economic value impacts. Applicable at all scales, from regional to local analysis, the tools are supported by training programmes and materials.

What does i-VALUL do?

i-VALUL delivers new knowledge, techniques and services to planners, designers and community members by exploiting existing, multi-disciplinary experience.

The findings of i-VALUL have applications in five main areas:

Town centre vitality

Town centres have a critical social and economic role to play and the layout of town centres can enhance or diminish this role. Town centres are expected to make major contributions to sustainable economic growth and prosperity, environmental sustainability, delivery of affordable homes and social cohesion. i-VALUL shows how, in environmental terms, well laid out town centres reduce the need for travel and promote local activity.

Partners

CABE, CBuchanan, JMP, UCL

Street quality

i-VALUL builds on the findings of the CABE study, “Paved with Gold”, which found that higher street quality could add 5% to property values and retail rents. i-VALUL demonstrates that the quality of any street is related to the quality of the street network layout in which it sits.

Partners

CABE, CBuchanan, JMP, UCL

Residential property value

Street layout, in particular the spatial accessibility of a street, is a key factor affecting residential property value.

Partners

Savills Research, UCL

Residential security

Good residential street layout design could reduce the risk of burglary and save a total social cost of more than £8,000 per household over the life cycle.

Partners

UCL, The Home Office

Personal safety

Good residential street layout design could improve safety by reducing robbery in town centres and save a total social cost of more than £9,000 per household over the life cycle.

Partners

UCL, The Home Office

Who benefits from i-VALUL?

The findings of i-VALUL support the case for improving street layout design and provide evidence of the likely economic returns to be gained from investing in high-quality residential and town centre street layouts. The new tools that i-VALUL has created will help to identify public sector development priorities, offering private sector investors a greater level of confidence and a more secure framework in which to invest.

Urban Layout Value Map of the Greater South East of England

In order to evaluate the layout value of a particular place, a model is required that includes the wider urban context of that place. In the past, these models have taken time to produce, which has added cost and delay to the process. To overcome this, i-VALUL has produced a model of the entire Greater South East of England that will be available, under licence, to the public and private sectors, thus allowing layout valuation to be undertaken at all scales and by all interested parties.

