



2.0 GLOSSARY & DEFINITIONS

2.1 Urban Design Informants

2.1.1 Introduction

The aim of the urban design informants is to guide a development and design response to a particular location or key feature of the plan structure.

The urban design informants will assist in achieving cohesion, impact and legibility within the development.

The informants are derived from the Concept Master Plan and in particular relate to the following structuring elements:

- Major and secondary focal points which will be the centre of activity, interest and interaction
- A strongly defined movement network
- Zones of varying character that enhance the activities within, but work together to the benefit of the whole
- Other key elements that enhance legibility and cohesiveness, such as massing, landmarks and gateways

2.1.2 Massing and Built Form

The project is made unique and legible by means of a carefully considered distribution of development, centred on nodes and emphasised with landmarks, gateways, signature projects, and a clearly defined public realm.

The massing of development is contained within a strongly defined major road network, and is regulated by powerful axes that help to link the parts tightly together. The massing radiates out away from the signature building at the heart of Phase 1, into zones that are generally characterised by decreasing density.

2.1.3 The Public Realm

The public realm helps to bind all the parts together, while also acting to separate one area from another. It comprises the major network of roads and strategic public open space that work together to provide a secondary system of legibility in the overall framework.

The primary open space system is the major water body that forms the extension to Dubai Creek. The majority of plots have direct frontage onto, or views of this space, and it acts as a catalyst for water-based public transportation.

2.1.4 Nodes and Edges

The built form massing also serves to demarcate the major project nodes - and to highlight strategic project boundaries. Increasing the massing along the Creek edge fulfills the objective of defining the water boundary, plus investors are given the opportunity to take advantage of strategic road frontages.