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[Return to issue](#)

[Return to editions list](#)

The article addresses the interaction between external conditions and the investor's guidelines and the final design outcome. Factors beyond the designer's control were analysed, which determine and ultimately shape the solutions adopted for land use. It was described how the analysis and synthesis of data obtained at the initial step influence the design process. The essence of social determinants often underestimated or overestimated by principals is also highlighted.

A fundamental analysis for landscape architecture object¹⁰ is the land assessment, which substantially influences the uniqueness of the design. Analysing natural and cultural resources in relation to legal regulations protects more of them, especially when the object itself is protected in terms of subject matter rather than area.

The problems were presented using the example of a 1,700 m² public space located in one of Warsaw districts. As a result of the work carried out, conclusions were drawn concerning the contract, especially the description of the subject matter of the procurement, the specification of the most important conditions of the procurement, the competencies of the designer and the possibility of realising the author's vision.

The conclusion was that the final design, taking into account the often complex conditions, should nevertheless be the author's idea.

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