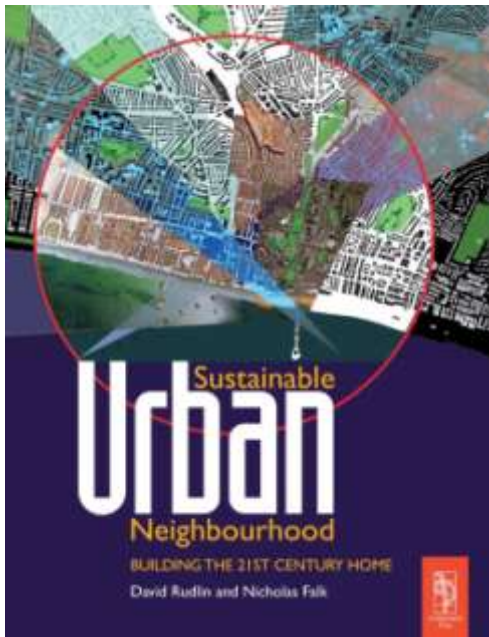


# Garden cities, compact towns or what?

*Dr Nicholas Falk*  
[www.urbed.coop](http://www.urbed.coop)

# WHO AM I?

- An economist, strategic planner and urbanist - Founder Director of URBED (Urban and Economic Development) in London 1976 set up to tackle urban regeneration
- The co author of *Sustainable Urban Neighbourhood: Building the 21<sup>st</sup> Century Home* (AP 2009)
- The leader of learning networks e.g. *Sustainable Urban Neighbourhoods Network*, *TEN Group* which has just visited Paris.





# WHERE AM I FROM?

I have lived in three distinctly different neighbourhood models:

- Hampstead Garden Suburb (early C. 20<sup>th</sup>)
- Stroud, a Market Town (C. 18<sup>th</sup>)
- Kings Cross, Cromer Street (inter/post war)



# TODAY I WILL...

- Explain why we need new housing models
- Draw lessons from recent experience
- Propose a smarter growth model





# GROWTH COULD TAKE MANY FORMS

Most cities sprawl around transport links.

Ebenezer Howard offered a compromise

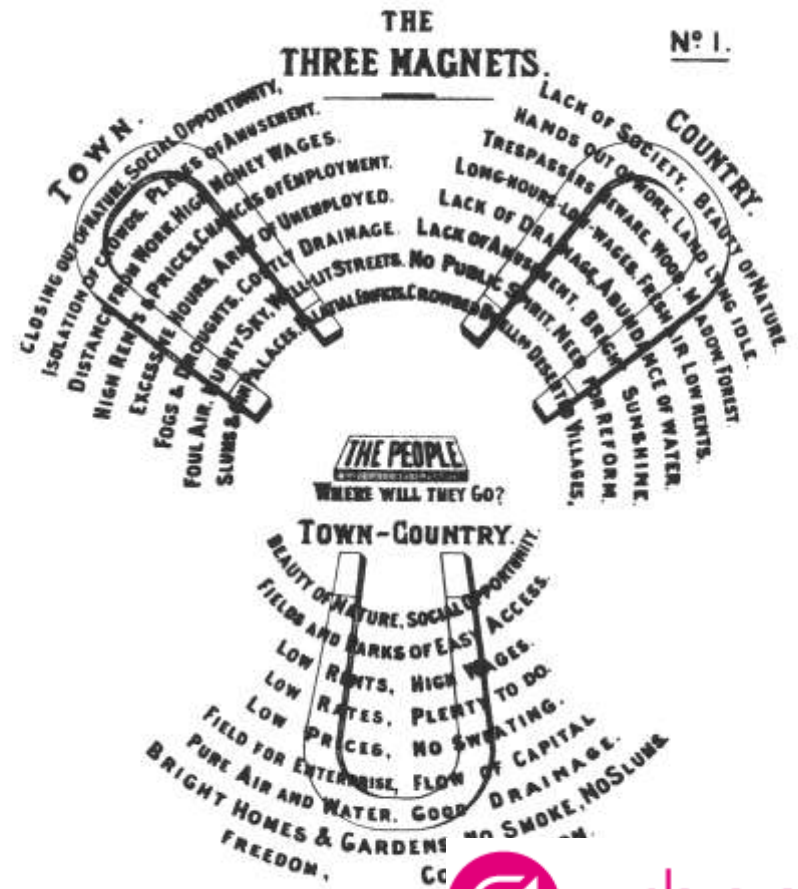
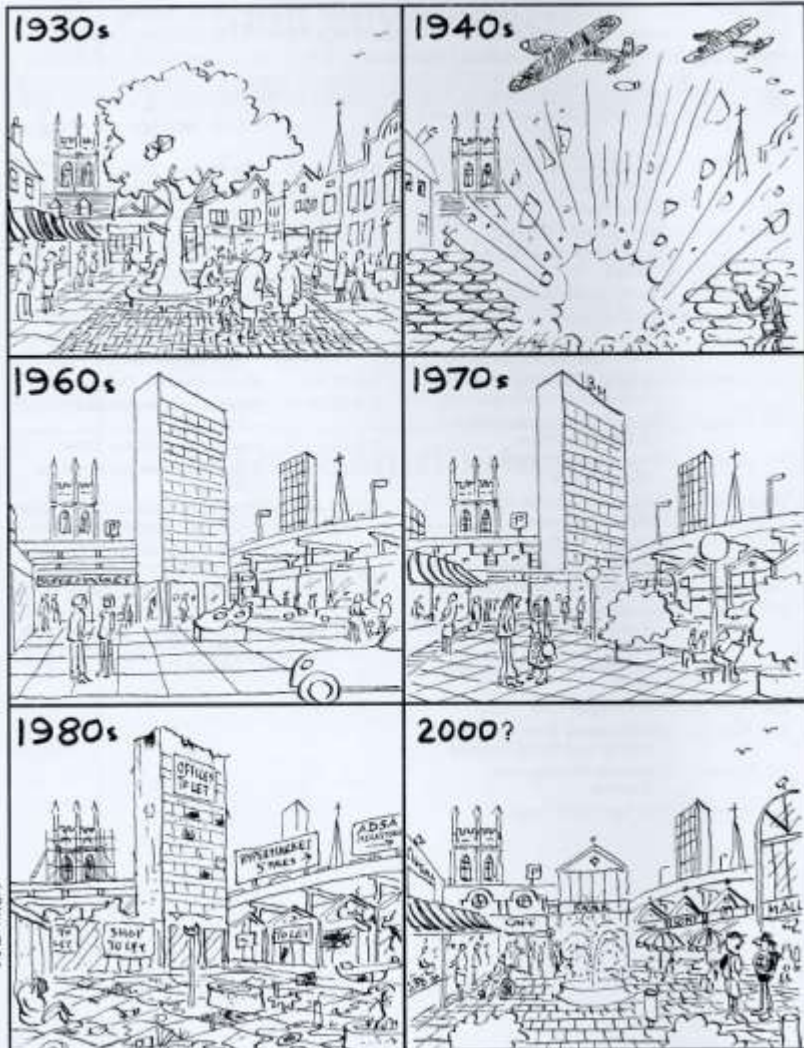
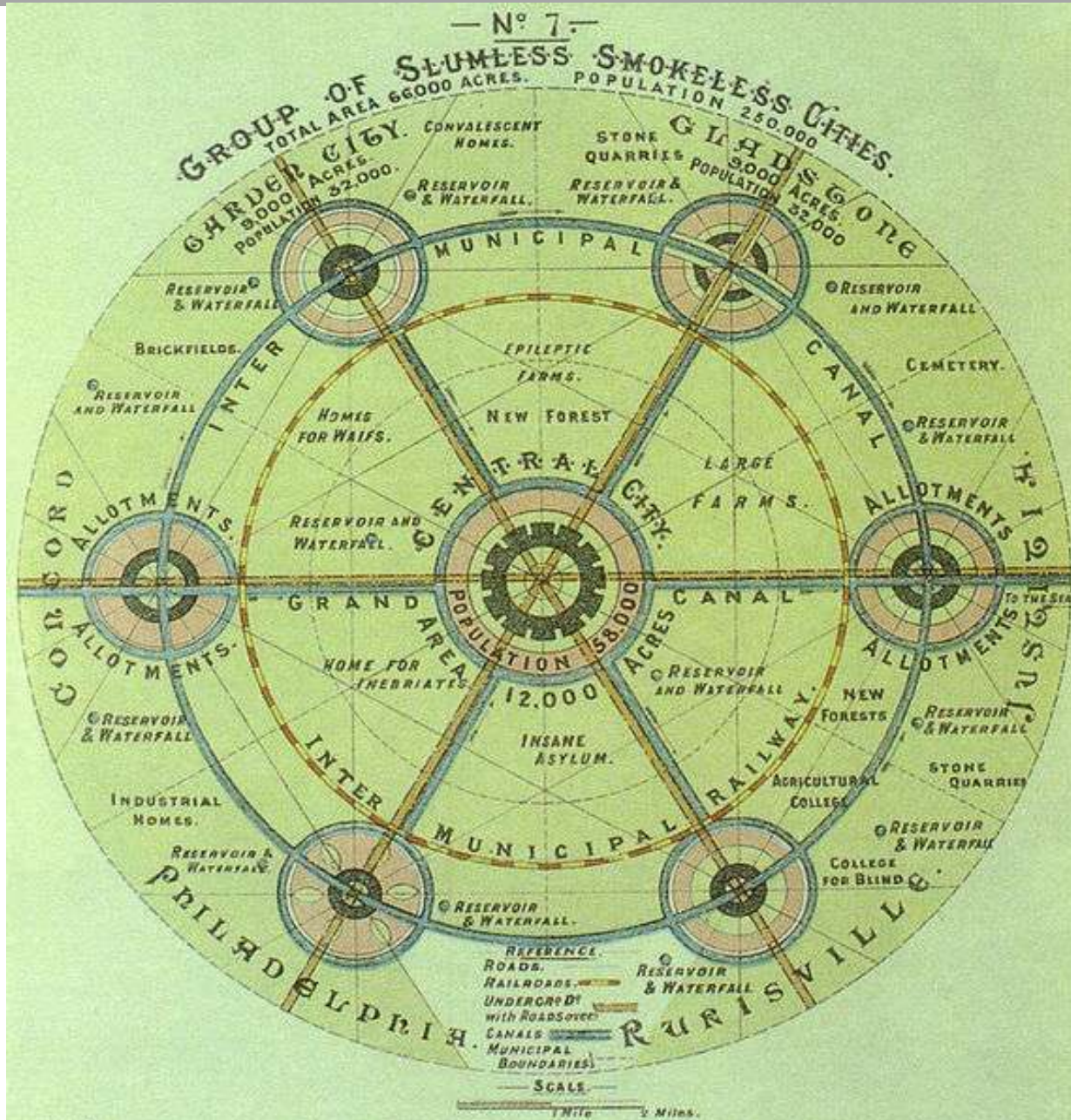


Fig. 1. Ebenezer Howard, *The Three Magnets*. No.



# THE SOCIAL CITY NEEDS UPDATING



# WE NEED SOMETHING DIFFERENT



1900

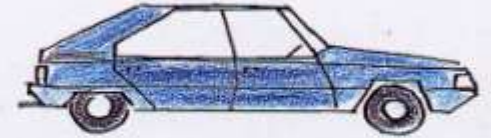


2000

MUSIC REPRODUCTION



1900



2000

THE MOTOR CAR



1900



2000

THE KITCHEN



1900



2000

THE SPEC-BUILT HOUSE

Helman

A CENTURY OF DEVELOPMENT



# THE U.K PROVIDES SOME MODELS

## GROWTH & REGENERATION AREAS



1. Ancoats and New Islington, Manchester



2. Derwenthorpe, York



3. Dickens Heath, Solihull



4. Grand Union Village, Northolt



5. Graylingwell Park, Chichester



6. Ironstone, Lawley Village, Telford



7. Lightmoor Village, Telford



9. Orchard Park, Cambridge



10. Upton, Northampton



12. Walker Riverside, Newcastle



11. Yours South Lynn, King's Lynn

# SUNN

 **SUNN**  
Sustainable  
Urban  
Neighbourhoods  
Network

 Growth

 Regeneration





# WE NEED TO ROLL THEM OUT!

1. **Agree the Spatial Framework**
2. **Facilitate Public Private Development Partnerships**
3. **Mobilize Undesignated Public land**
4. **Attract Private Funding for Infrastructure**
5. **Open up Housing Markets**
6. **Endow Community Stewardship**



# 1. AGREE THE SPATIAL FRAMEWORK

Orchard Park, Cambridge





# 2. FACILITATE DEVELOPMENT PARTERSHIPS

## Ancoats, Manchester



Figure 03  
ANCOATS URBAN VILLAGE -  
STUDY AREA

Study Area  
Rochdale Canal



# 3. MOBILIZE UNDESIGNATED LAND



Graylingwell Park  
The largest carbon neutral development in the UK  
Graylingwellpark.com





# 3. MOBILIZE UNDESIGNATED LAND

Lightmoor, Telford is the 2<sup>nd</sup> Bournville



# 4. ATTRACT PRIVATE FUNDING

Upton, Northampton, an initiative by English Partnerships





# 4. ATTRACT PRIVATE FUNDING

Derwenthorpe, York (JRHT)  
Super Sustainable centre,  
and energy efficient design



# 5. OPEN UP HOUSING MARKETS

Ironstone, Telford



Smaller serviced sites (housing careers)  
Management agreements



Walker Riverside, Newcastle  
Orchard Park, Cambridge



Newhall, Harlow





# 6. ENDOW COMMUNITY STEWARDSHIP

Lightmoor, Telford; social as well as physical capital – community trusts



# EUROPE OFFERS EVEN BETTER MODELS...

Amersfoort



Freiburg



Kronsberg



Hafen City



Adamstown



Hammarby





# THE DUTCH ARE SHOWING THE WAY

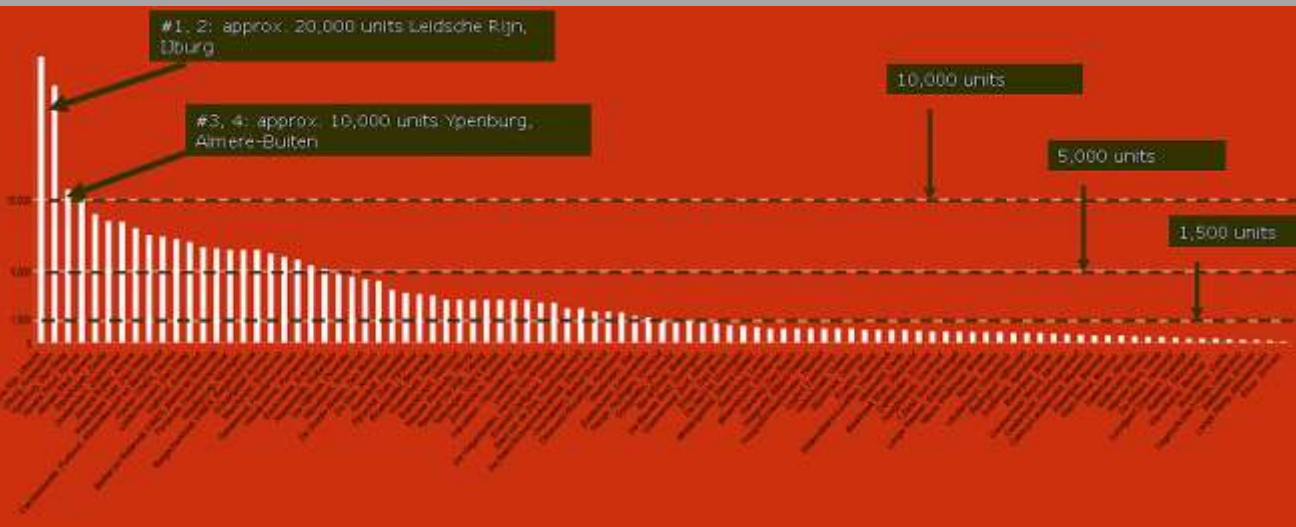
	VINEX total		VINEX programme in urban areas		VINEX programme in suburban areas	
Northern Netherlands	13.400	(100%)	5.310	(40%)	8.090	(60%)
Eastern Netherlands	61.670	(100%)	18.093	(29%)	43.577	(71%)
Randstad (W Neths)	290.540	(100%)	103.400	(36%)	187.140	(64%)
Southern Netherlands	89.236	(100%)	43.970	(49%)	45.266	(51%)
Netherlands	454.846	(100%)	170.773	(38%)	284.073	(62%)

Nationally, over 750,000 houses have been built over the period 1996-2005, of which 60% can be classified as "VINEX"

Vinex is a Dutch Ten Year Housing Programme. This has similarities with the previous government's Sustainable Communities Plan however the Dutch have succeeded between 1996 and 2005 in building some 90 new settlements, which have increased their housing stock by 7.5%



# DUTCH VINEX SETTLEMENTS



The Netherlands increased their housing stock by 7.6% 1996-2005 (Half over 1500 units and one quarter over 5000)

Select priority areas for growth and regeneration

Link transport and development investment

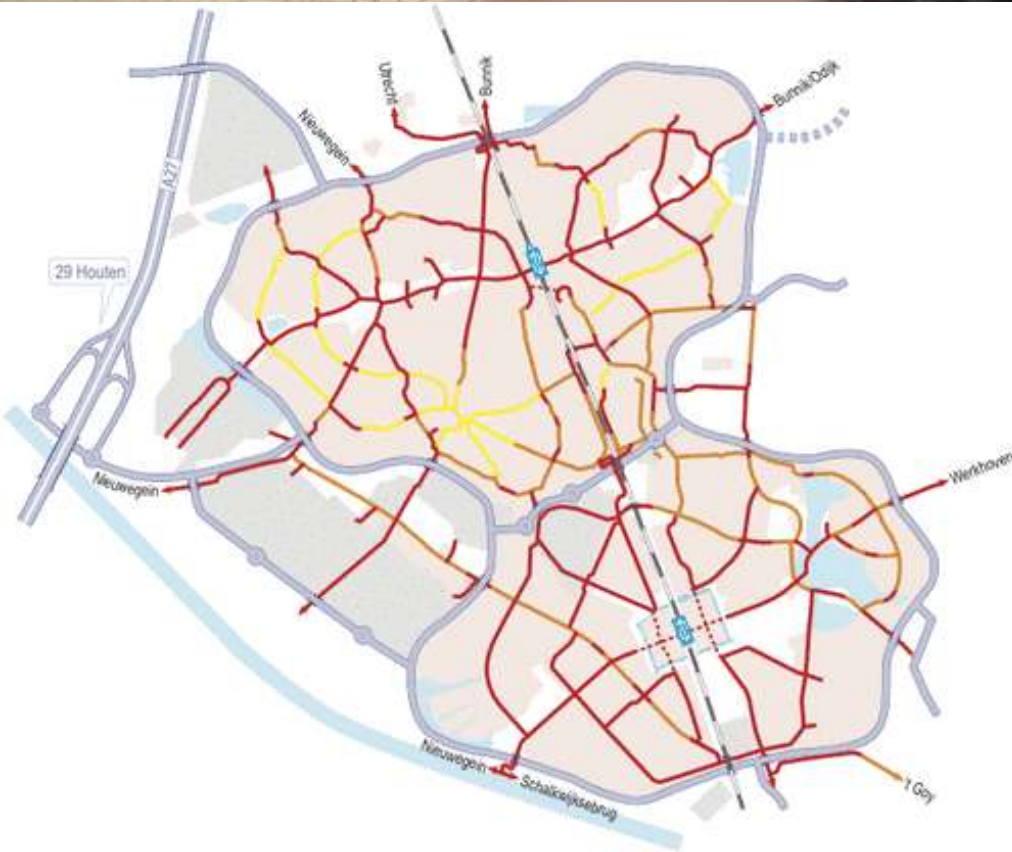




# HOUTEN, NL



Lack of public vehicle traffic within the development i.e. walk or cycle to bus stop





# VATHORST, AMERSFOORT, NL

Shared Courtyards and patios over parking and branding of neighbourhoods to appeal to different tastes





# ALMERE, NL

Self-build in Almere, NL



# KEY ELEMENTS OF SMARTER GROWTH

1. Community
2. Connectivity
3. Character
4. Climate
5. Collaboration





# COMMUNITY

Schools as community hubs e.g. Houten, NL





# COMMUNITY

Places for people of all ages e.g. Reiselfeld, Freiburg, Germany





# CONNECTIVITY

Integrated Transport and short distances, e.g. Freiburg, Germany



Rieselfeld

	Cars%	Pub. Tpt%	Cycling%
1976	60	22	18
1989	48	25	27
2010	34	33	33



Freiburg station

# CONNECTIVITY



- Stations at the heart
- Primacy for cycling and walking

e.g. Houten, NL





# CONNECTIVITY

## Orestad New Town, Copenhagen



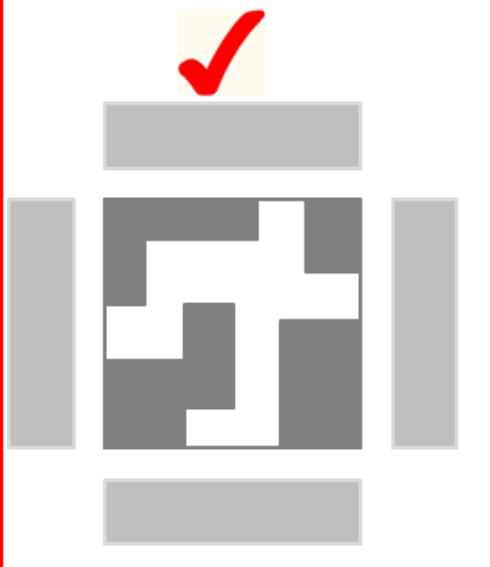
# CHARACTER



X



✓



Paris Rive Gauche, blocks are designed as open plots with landscape running through



# CHARACTER



# CLIMATE

- Low carbon lifestyles
- Local renewables e.g. Freiburg



## GREEN CITY FREIBURG



APPROACHES TO SUSTAINABILITY



# COLLABORATION

Development partnerships e.g. SEMAPA, Paris



## Austerlitz, la gare dans la ville...

**SEMAPA**  
SOCIÉTÉ D'ÉCONOMIE MIXTE  
D'AMÉNAGEMENT DE PARIS

**Le pôle multimodal de transport au sein de la Halle.**  
La halle, joyau de la gare d'Austerlitz est libérée des constructions existantes, les façades intérieures et l'embarcadere d'Orléans sont restaurés. La halle devient le centre des échanges entre tous les modes de transports (SNCF et RATP).

**La gare s'ouvre sur le quartier**  
Devant l'embarcadere d'Orléans le site est reconfiguré. Un jeu de rampes et d'escaliers relie la cour de la gare aux quais d'Austerlitz, au pont Charles de Gaulle et à l'avenue Pierre Mendès France.



- **Côté muséum, un nouvel îlot urbain**  
Cet ensemble immobilier accueille autour d'un jardin intérieur des bureaux, un théâtre, des commerces et des services SNCF. L'îlot recrée le quartier dans le respect de la morphologie des bâtiments du 17<sup>ème</sup> siècle (la Pitie-Salpetrière) et du 19<sup>ème</sup> (la Halle de la gare).
- **Une composition paysagère**  
Le square Marie Curie agrandi met en valeur la totalité de la façade historique de l'hôpital de la Pitie-Salpetrière.

**Centre d'information  
PARIS RIVE GAUCHE**  
[www.parisrivegauche.com](http://www.parisrivegauche.com)

Avenue de France  
Tél. : 01 43



# COLLABORATION

Vathorst, Amersfoort; the local Authority is the driving force





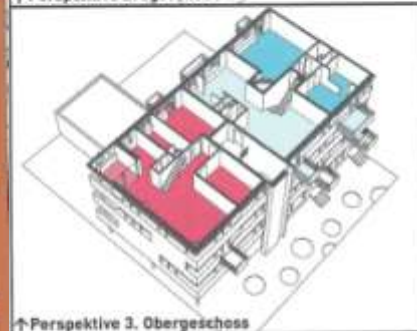
# COLLABORATION

## German Building Groups (Baugruppen Architektur), Vauban

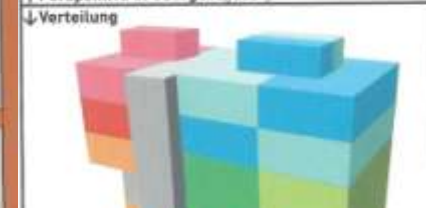
Designphase	aktiv passiv
Adresse	Harriet-Straub-Straße, FR-Vauban
Architektur	Werkgruppe Freiburg
Größe	1.110 qm
Nutzung	6 Passivhäuser
Erstpubliziert	04/2001



↑ Perspektive Erdgeschoss



↑ Perspektive 3. Obergeschoss



↓ Verteilung

# THE PRINCIPLES FOR SMARTER GROWTH ARE CLEAR:

1. Focus on transport links and growth points
2. Recognise key opportunities and constraints
3. Rebalance city regions and neighbourhoods
4. Fund infrastructure through land values
5. Create ongoing partnerships






# GREEN BELTS STOP SMARTER GROWTH





# GREEN FINGERS MAY BE BETTER

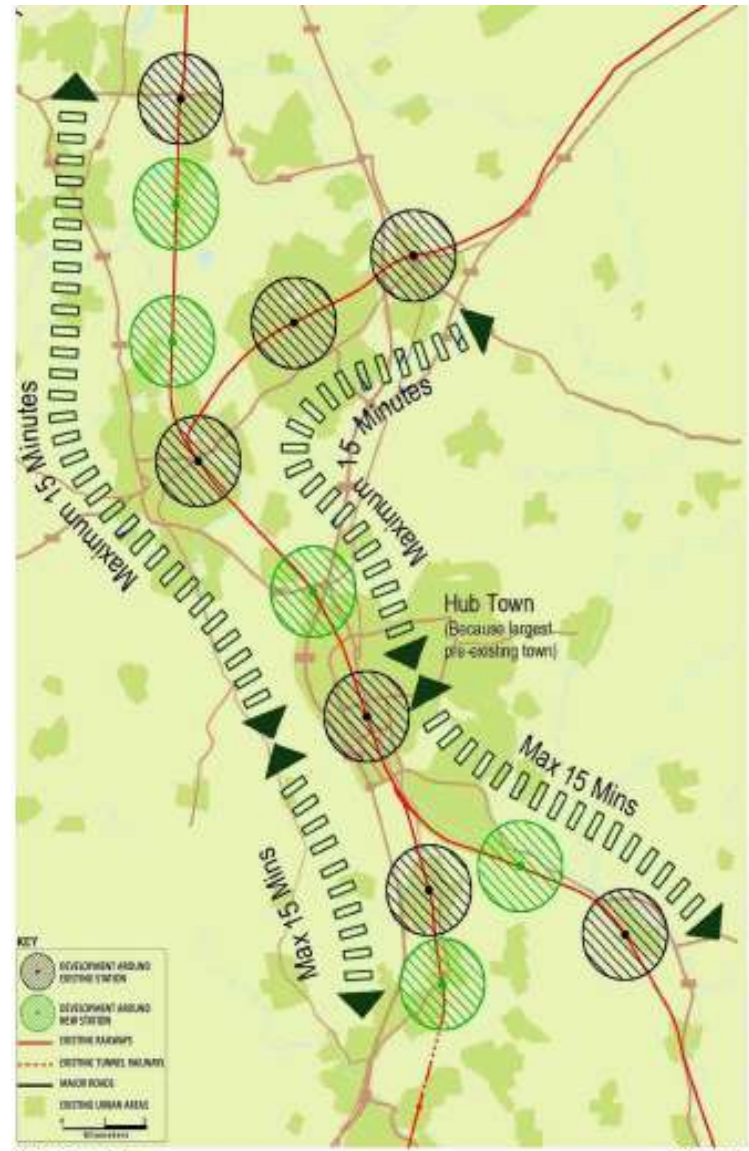
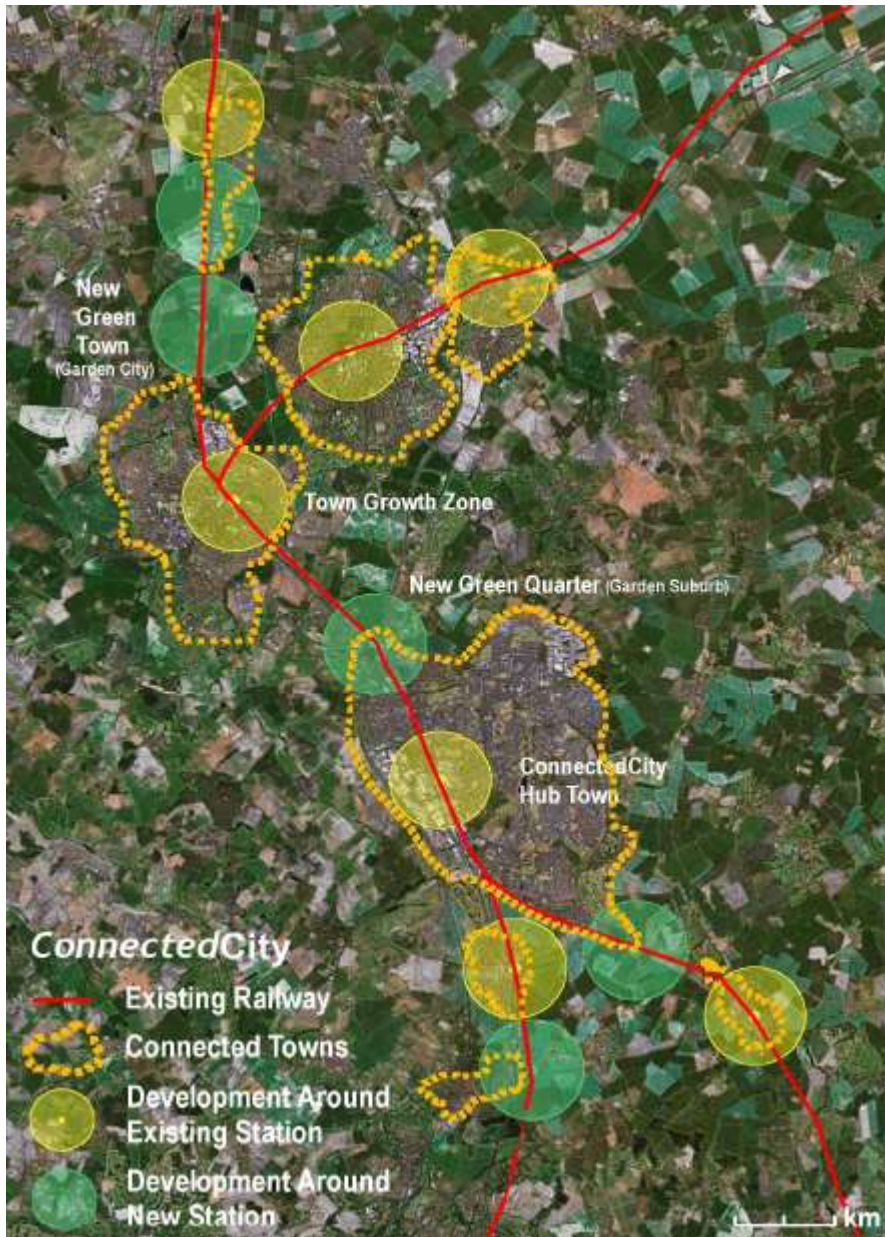


 4 th Green Belt/Enlargement  Urban Fingers  
 Regional Green Structure

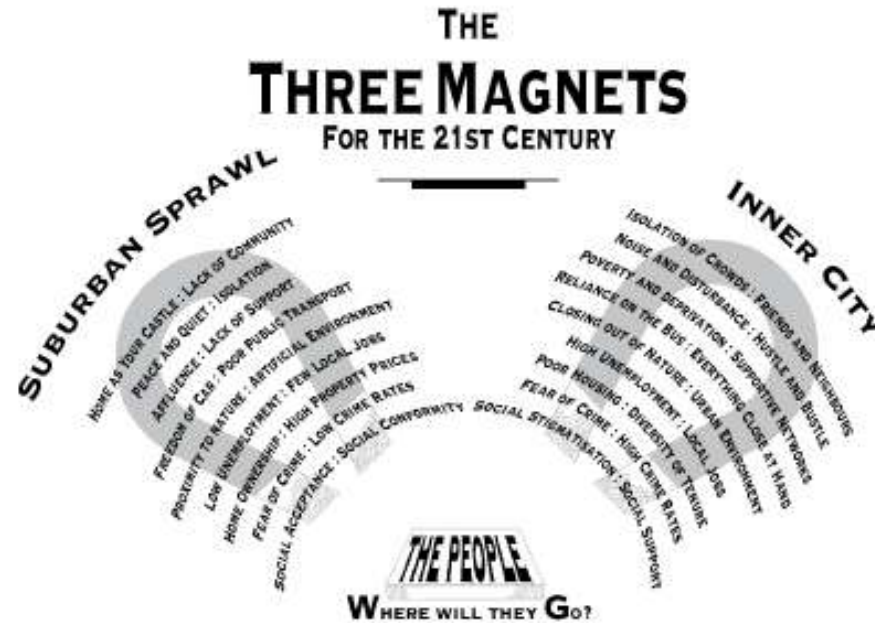




# WE NEED CONNECTED CITIES



# SUSTAINABLE URBAN NEIGHBOURHOODS SHOULD BE THE GOAL



Where will the people go in the 21st century? It is a hundred years since Ebenezer Howard published his three magnets in *Township - A Peaceful Path to Real Reform*. It has become one of the most potent symbols of twentieth century planning. However times have changed and we now need to reverse the polarity of the magnets by developing new models which will attract people back to cities in the twenty-first century.

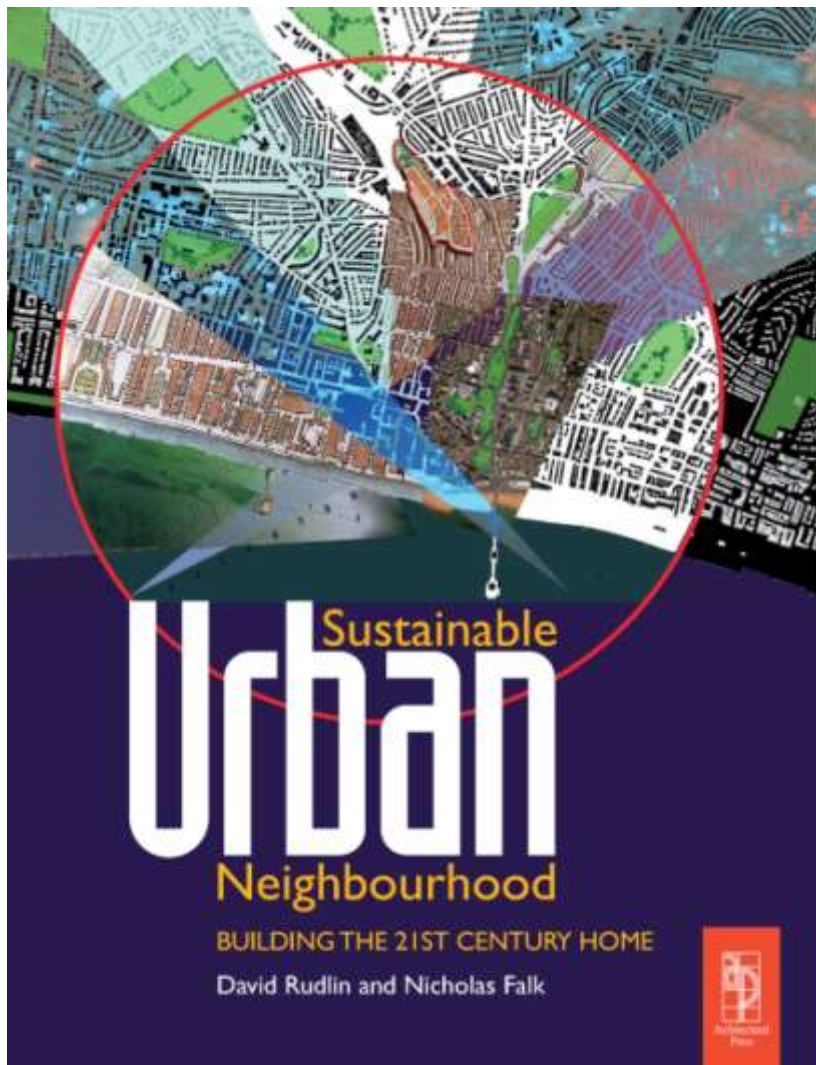
## THE SUSTAINABLE URBAN NEIGHBOURHOOD

PRIVACY : COMMUNITY  
 URBAN VITALITY : SANCTUARY  
 A MIX OF CLASSES : CLOSE COMMUNITY  
 LOCAL SERVICES : EASE OF ACCESS  
 RICH ENVIRONMENT : URBAN ECOLOGY  
 MIX OF USES : ECONOMIC OPPORTUNITY  
 DIVERSITY OF TENURE : BALANCE OF CLASSES AND AGES  
 SECURE BY DESIGN : SOCIAL INTEGRATION  
 ENERGY EFFICIENCY : ENVIRONMENTAL AWARENESS

AFTER EBENEZER HOWARD'S THREE MAGNETS FROM - *TOWNSHIP: A PEACEFUL PATH TO REAL REFORM*



# WANT TO KNOW MORE?



## Sustainable urban neighbourhoods

Building communities that last

Nicholas Falk and  
Michael Carley

February 2012

This report examines what does and doesn't work in building new communities and shows how to build more homes, better neighbourhoods and stronger communities.

Building new communities that are physically and socially sustainable is a major challenge if we are to resolve the nation's housing crisis and avoid repeating past mistakes. This report looks at the design of sustainable urban neighbourhoods, it examines how local partners can work better together to foster localism and realise the aspirations of the National Planning Policy Framework and concludes with recommendations for government and other organisations.

The report, which is based on learning from 13 new communities in England:

- identifies the characteristics of a sustainable urban neighbourhood;
- stresses the importance of a large spatial planning framework to underpin community building;
- shows the importance of local vision and leadership; and
- highlights good practice in design, local governance, community facilities, management of public space, retail provision and long-term stewardship.

 JOSEPH ROWNTREE  
FOUNDATION

[www.jrf.org.uk](http://www.jrf.org.uk)

Visit [www.urbed.coop](http://www.urbed.coop) for the full SUNN report

