

PROACTIVE PLACEMAKING IN PLANNING FOR GROWTH IN LONDON & SOUTH EAST

QUALITY DESIGN NOT OVERCROWDING



Gary Young - RIBA

- Former Design Director of Farrells – architects & masterplanners.
- 40 years experience as architect director of Place 54 Architects.
- Designer of Comyn Ching Triangle courtyard 1982-90, listed 2017.
- Designed award winning homes for European 3 in Netherlands completed 2005 and Tomorrows Garden City, Letchworth 2012.
- Masterplan lead for NW Bicester Eco town & exemplar for NHS Healthy New Towns.
- Masterplan lead for Otterpool Park Garden Town Kent.



Proactive Placemaking:– London faces challenges as the population is growing rapidly...

Sadiq Khan says in the New London Plan :

“At least 66,000 new homes need to be built – along with space for tens of thousands of new jobs – every single year...We let down future generations if we do not properly plan for accommodating growth in a way which is environmentally, economically and socially sustainable.”

The inspectors' response to the London Plan:

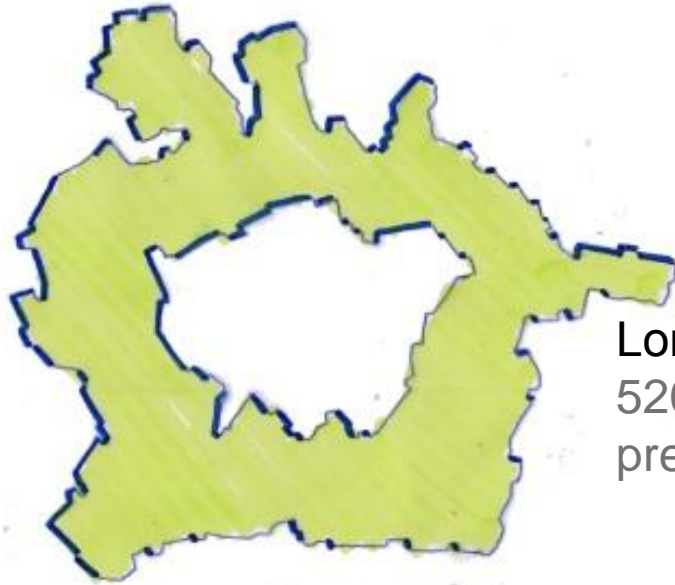
- The housing **targets won't be met**,
- Yet a **large demand** for houses is still needed at **55,000 per year**,
- Increased demand for **industrial land** needs to be considered,
- There is need for a **green-belt** review but the **timetable is uncertain** not before 2023

Does the inspectors' report remove the pressure on London or Home Counties to meet the targets, thereby removing the pressure for high densities in the suburbs or expansion in to Green Belt?

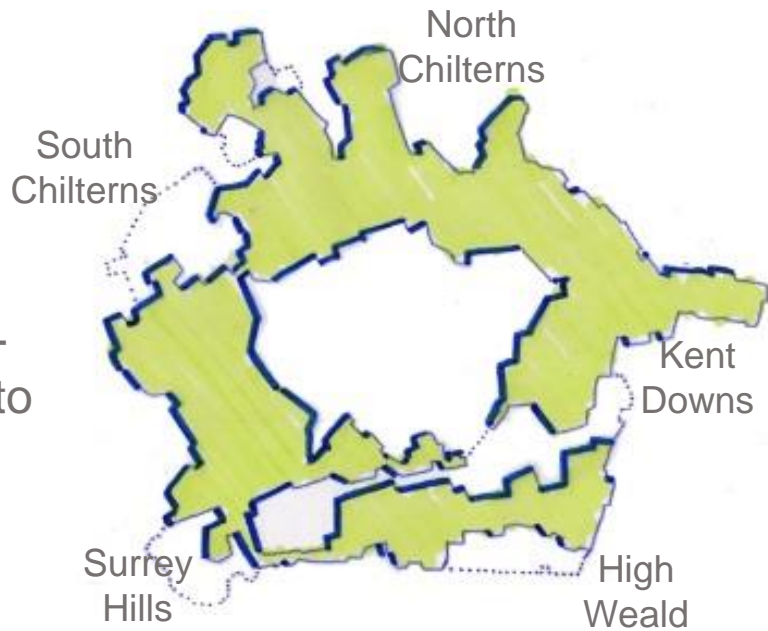
Does the New London Plan give sufficient emphasis to high quality design in advocating:

- Good growth principles, design codes, densification of land use.

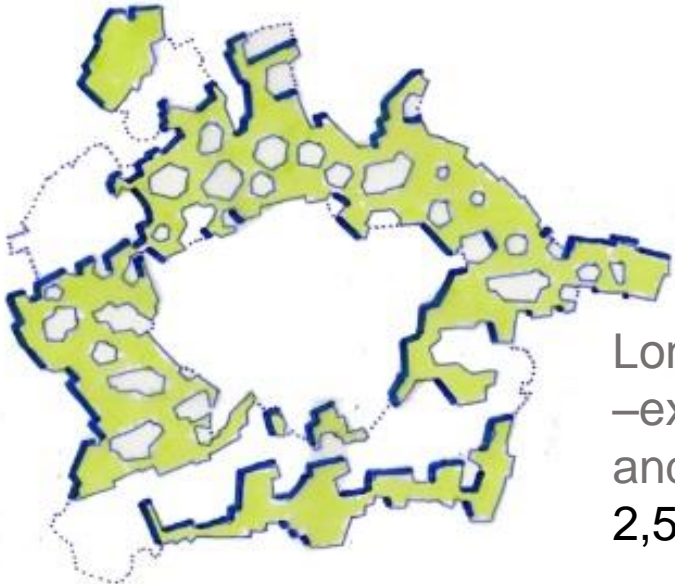
Proactive Placemaking: Plan for growth in London and the South East



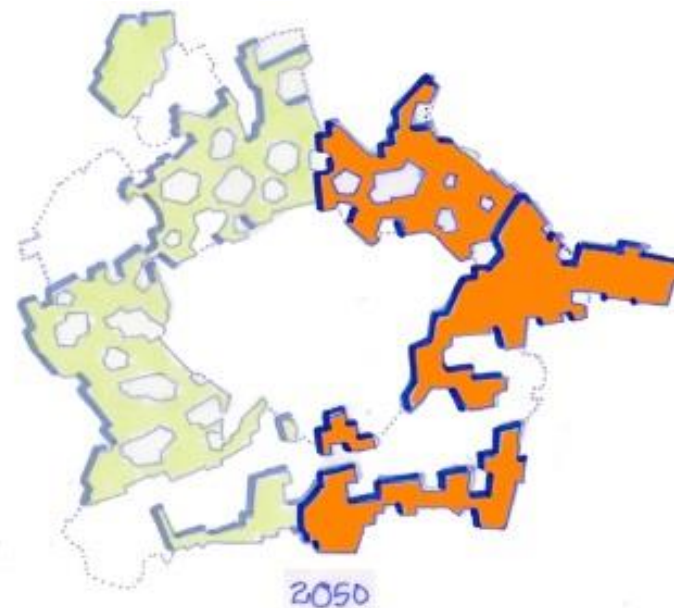
London's Green Belt - 520,000 ha intended to prevent urban sprawl



London's Green Belt – showing designated AONBs excluded



London's Green Belt –excluding towns and cities, home to 2,500,000 people



Amount of land to accommodate London's growth to 2050 at Garden City densities

approx 50%

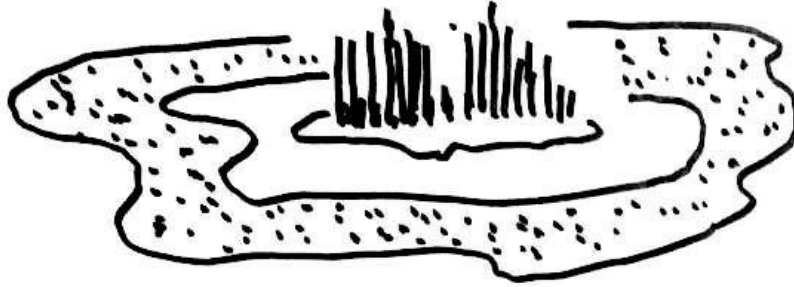
GROWTH OF SOUTH EAST REGION: What role for the green belt?

source: Farrells

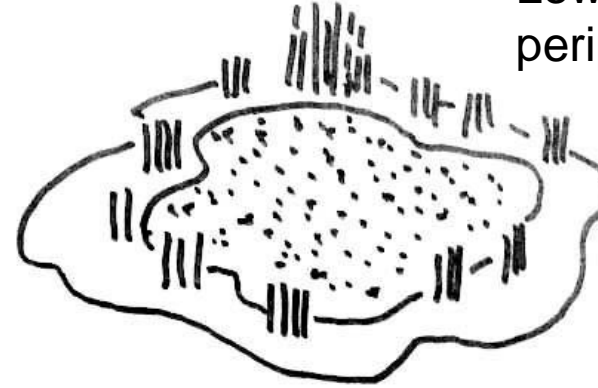
Proactive Placemaking: Plan for growth in London and the South East

NEW YORK: 2 x the density of London.
High rise centre: low rise outer boroughs

The outer boroughs
are “non-plan”

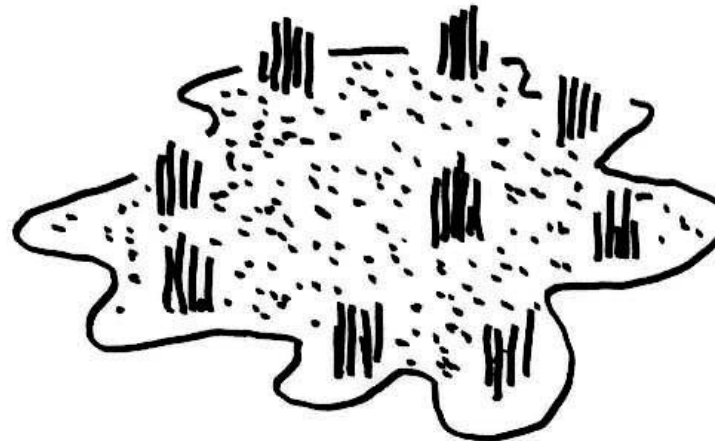


PARIS: 2 density of London.
Low rise centre: high rise
periphery



The historic core
becomes a
museum?

LONDON: Dispersed
centres. High rise
within low rise general
pattern



Better integration of growth,
preservation and green space

Proactive Placemaking: Daylight and sunlight rules should not limit new development

Historic inner city Paris density (twice that of London) contravenes all UK daylight & sunlight rules throughout inner residential areas.



Paris: typical pop 26,000 per 1km²; block density 1500 hrh 300 homes/ha; district density 200 homes /ha

Proactive Placemaking: Garden Towns quality would be compromised by density pressure



Tomorrows Garden City, Letchworth



Garden Towns providing 50% green space & zero carbon

NW Bicester Ecotown, Oxfordshire



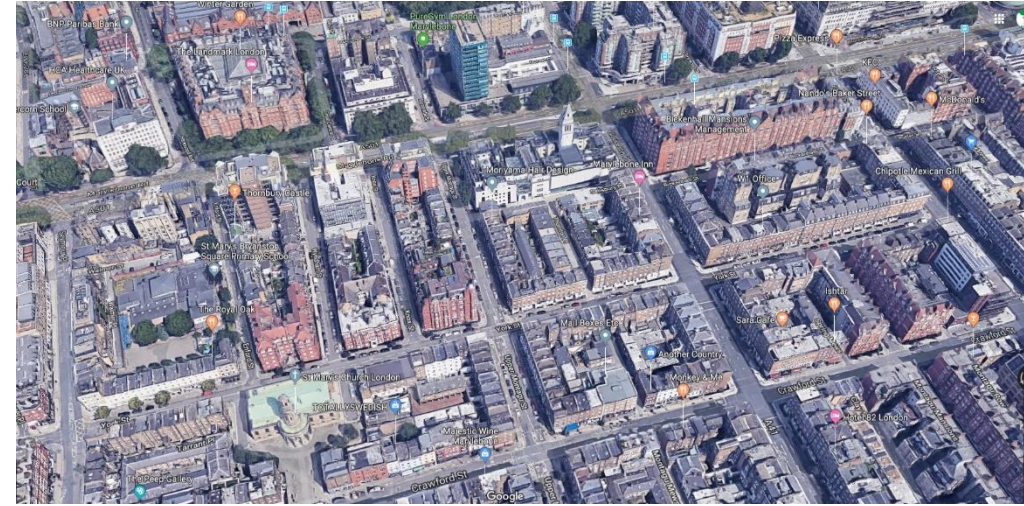
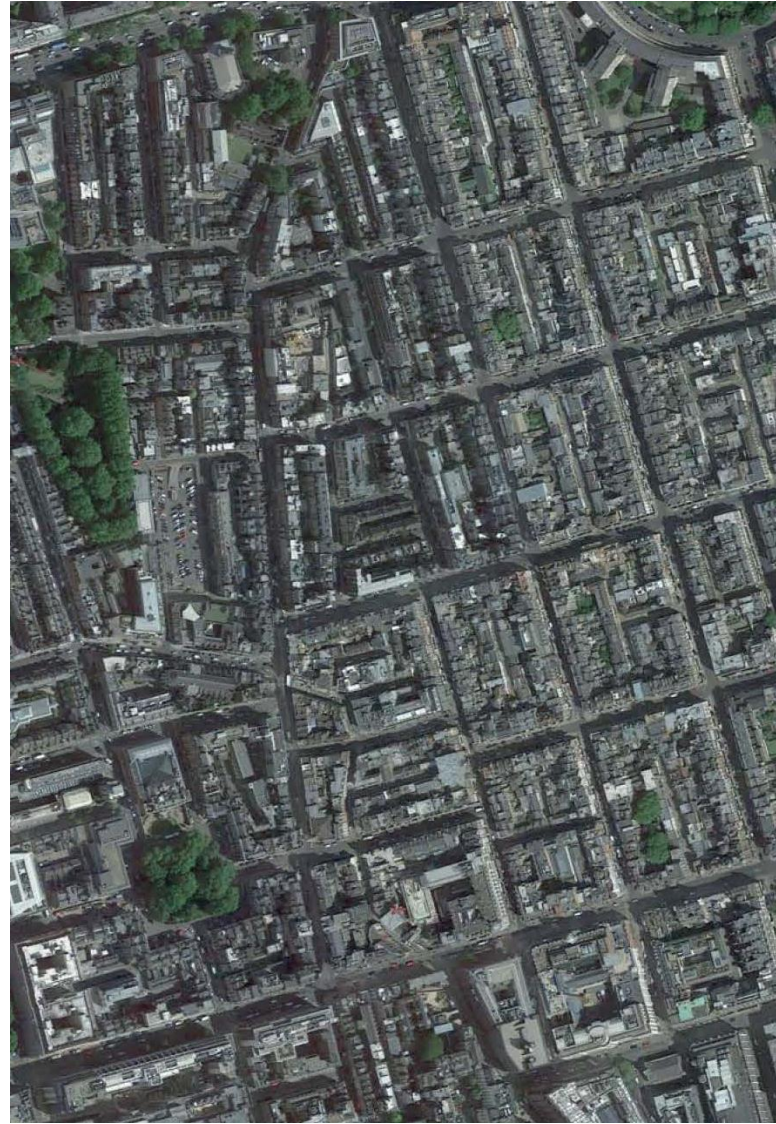
Otterpool Park Garden Town Kent



source: Farrells PLACE 54 ARCHITECTS

Garden Towns: pop 10,000, area 7km2; block density 250 hrh, 50 homes/ha; district density 15 -20 homes/ha

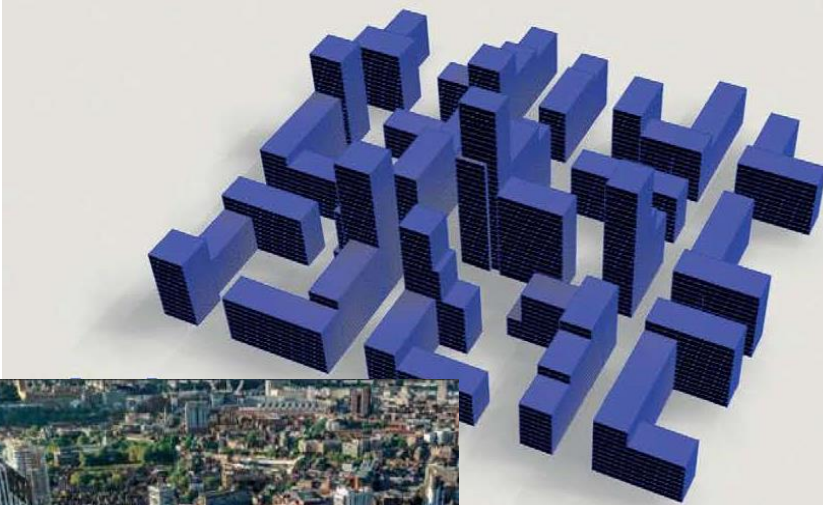
Proactive Placemaking: The London street & mansion block creates scale & density



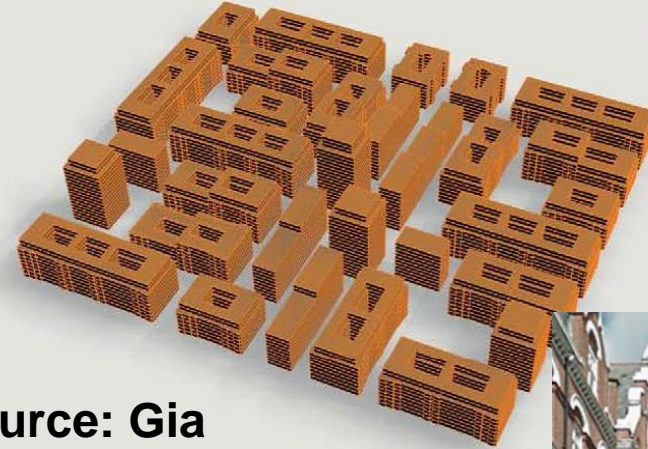
Marylebone High St: pop 11,000, area 1.1km²; block density 750 hrh, 150 homes/ha; district density 100 homes /ha

Proactive Placemaking: Daylight & privacy rules fragment street scale

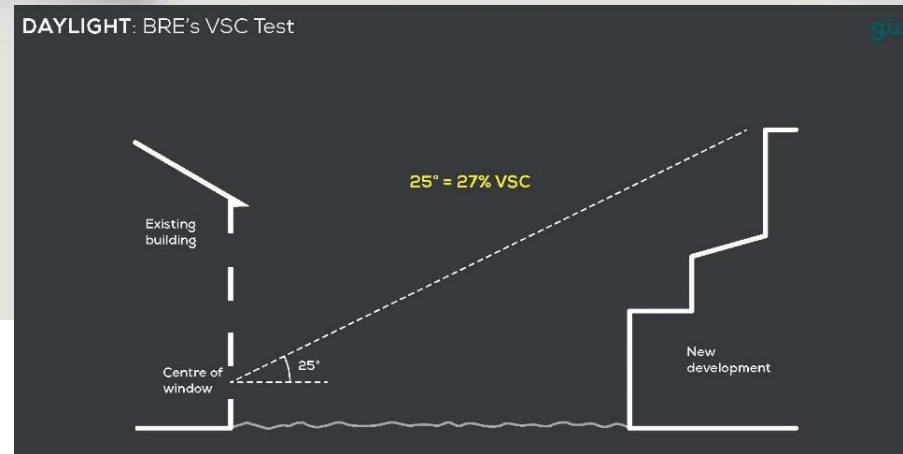
Towers and podium



Tomorrows Mansion Block



source: Gia



Towers and podium –layouts dictated by daylight and privacy rules with tower typology create more fragmented streets

Mansion Block –layouts with same density are achievable with more flexibility on daylight & privacy rules & will create higher quality streets

The trend to towers risks loss of streetscale - Tomorrows Mansion Block concept can regain street presence

Proactive Placemaking: Towers Vs street blocks at higher density



Towers and podium –layouts dictated by daylight and privacy rules with tower typology create more fragmented streets



Mansion Block –layouts with same density are achievable with more flexibility on daylight & privacy rules & will create higher quality streets

**Source:
Farrells**

Tomorrows Mansion Block concept increases street presence at same density as contemporary towers

Proactive Placemaking: Reinstating quality street architecture with scale & density



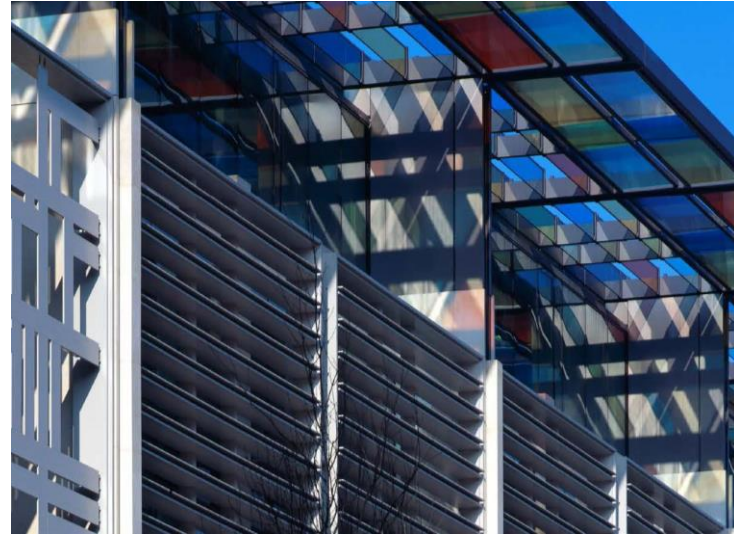
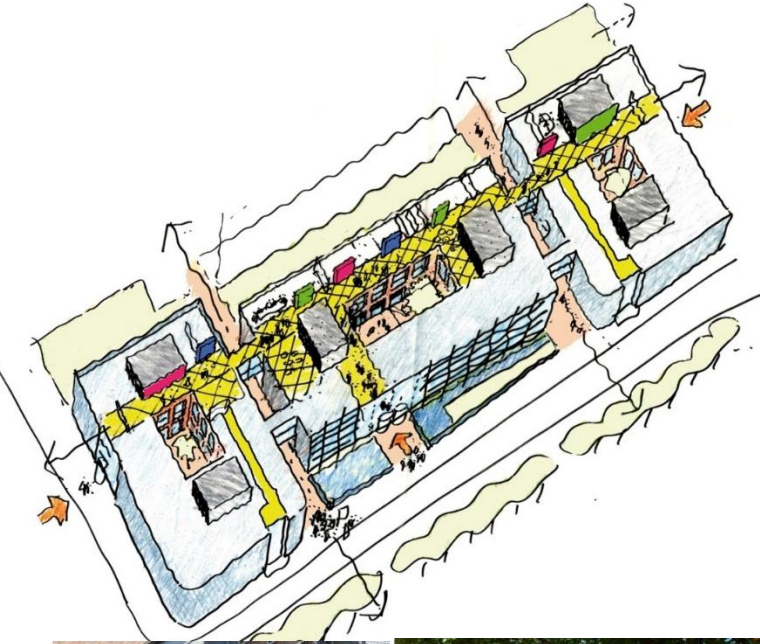
Source: Farrells & Gia

Proactive Placemaking: Reinstating quality street architecture with scale & density



Source: Farrells & Gia

Proactive Placemaking: Reinstating quality street architecture with scale & density

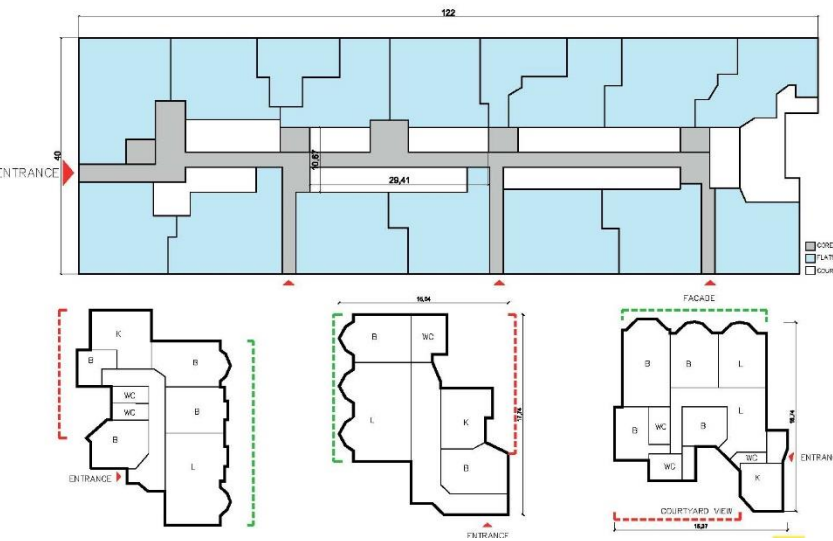


HOME OFFICE HQ, LONDON, 2004

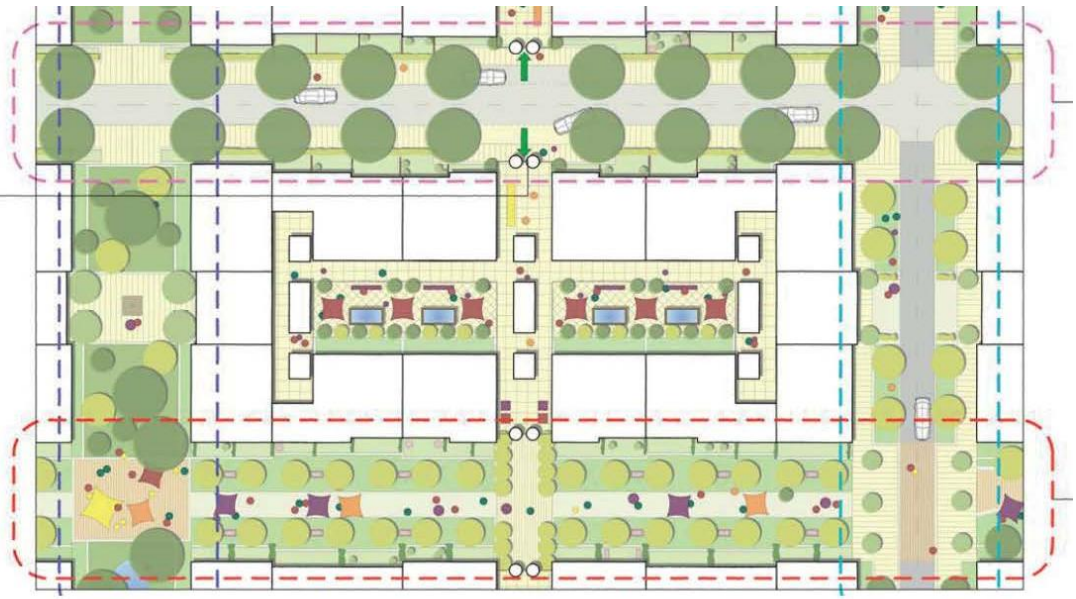
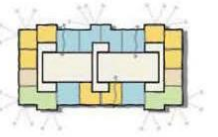
Source: Farrells

Proactive Placemaking: Tomorrows Mansion blocks provide density & street scale

BICKENHALL MANSIONS



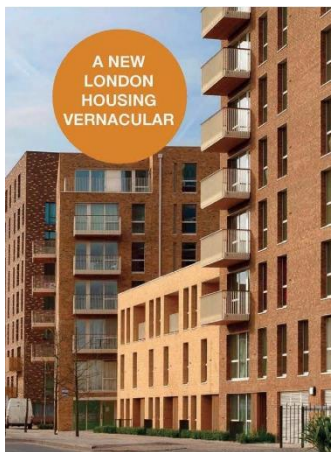
Typical Mansion Block



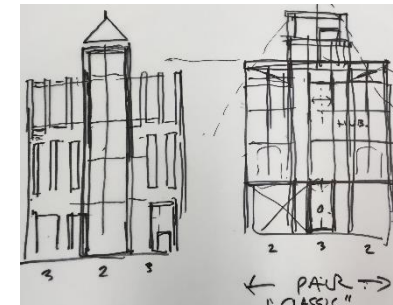
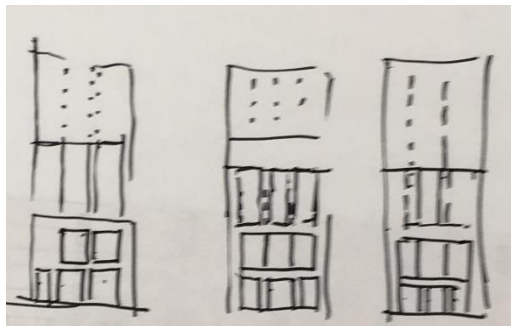
Tomorrows Mansion Block – A London typology with density & perimeter streets

Source: Farrells

Proactive Placemaking: High quality design with the work of many hands.



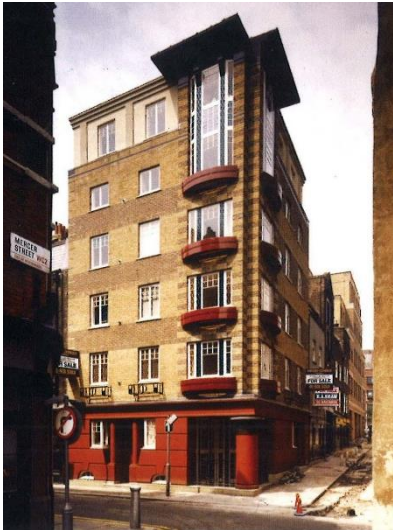
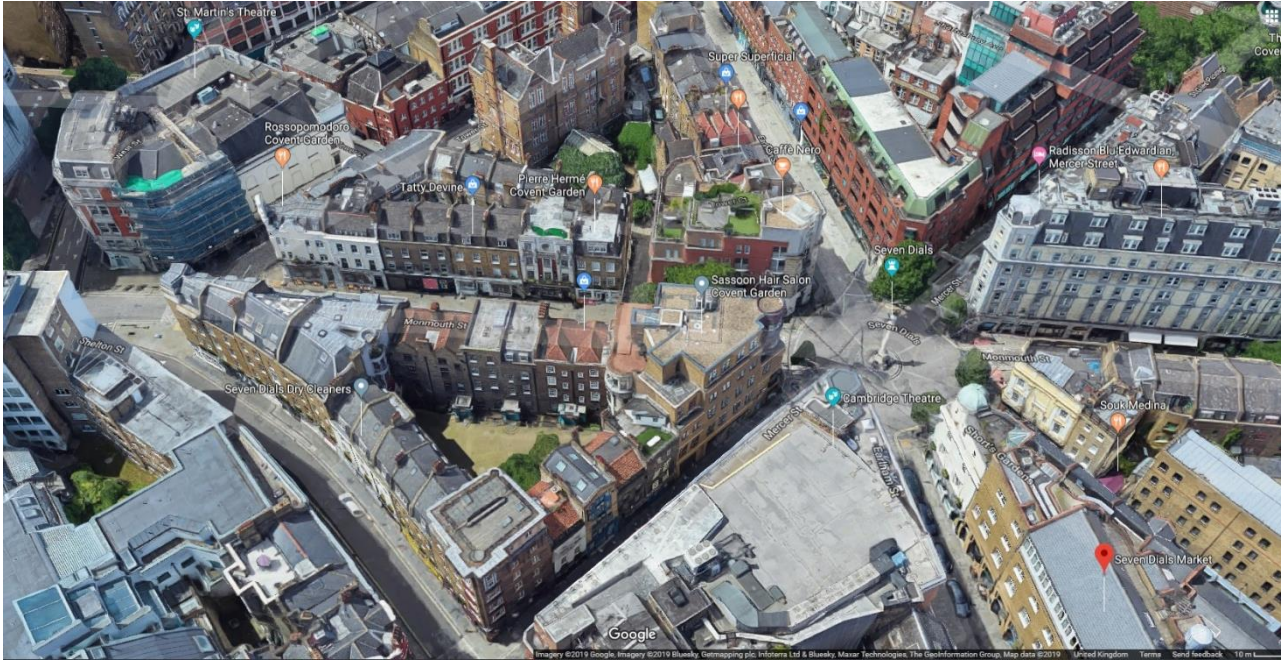
Design variety can create quality streetscapes
Contemporary London examples of good quality design (left) are repetitive and produce monochrome streetscape. Examples from the Netherlands (right) and design studies (below) show how more variety in design can be achieved and should be encouraged with flexible design codes.



source:

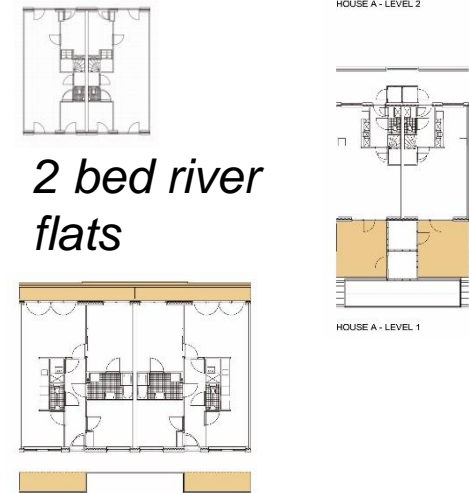
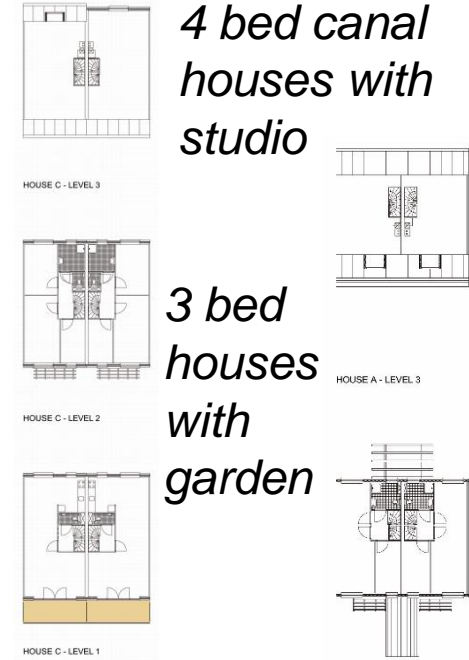
Tomorrows Mansion Block – studies for elevations creating street scale with variety

Proactive Placemaking: High density quality urban streetscape with identity



Comyn Ching Triangle, Covent Garden – award winning 80's regeneration listed by Historic England in 2017

Proactive Placemaking: High density quality urban streetscape with identity



Haarlem Netherlands – completed 2005 European award winning housing 50 homes/ha

source: Higgs Young

Proactive Placemaking: High density high quality “Tomorrows Garden City” homes



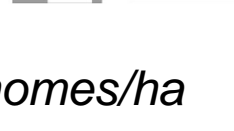
4 bed
Maison
-ette



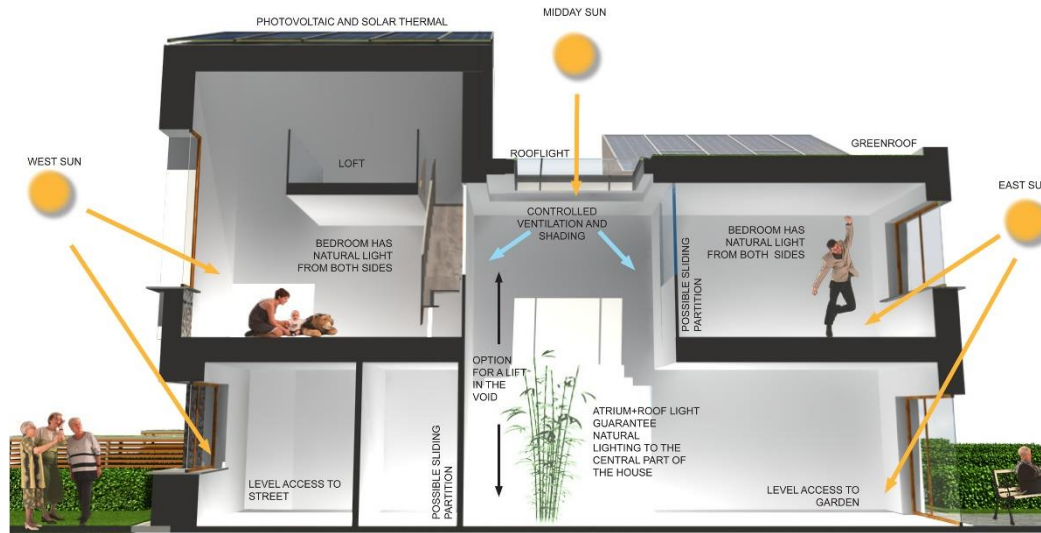
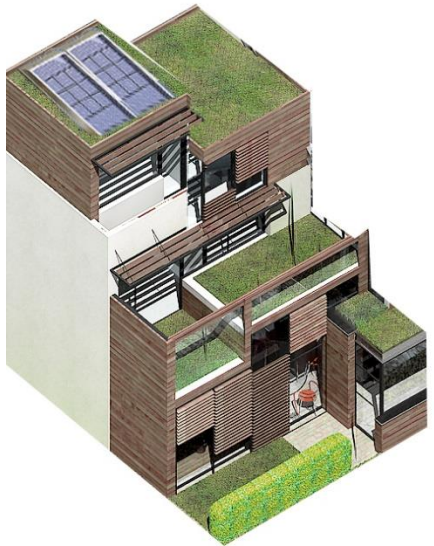
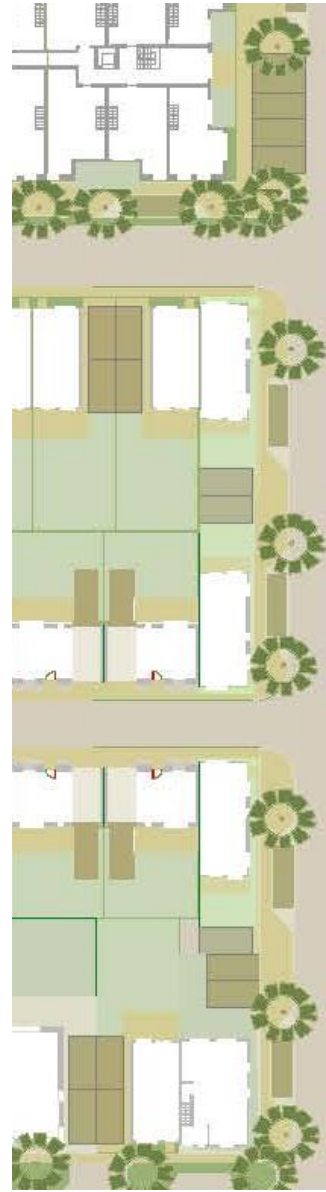
3 bed
terrace
houses
with
garden



2 bed
mews
houses
with roof
garden



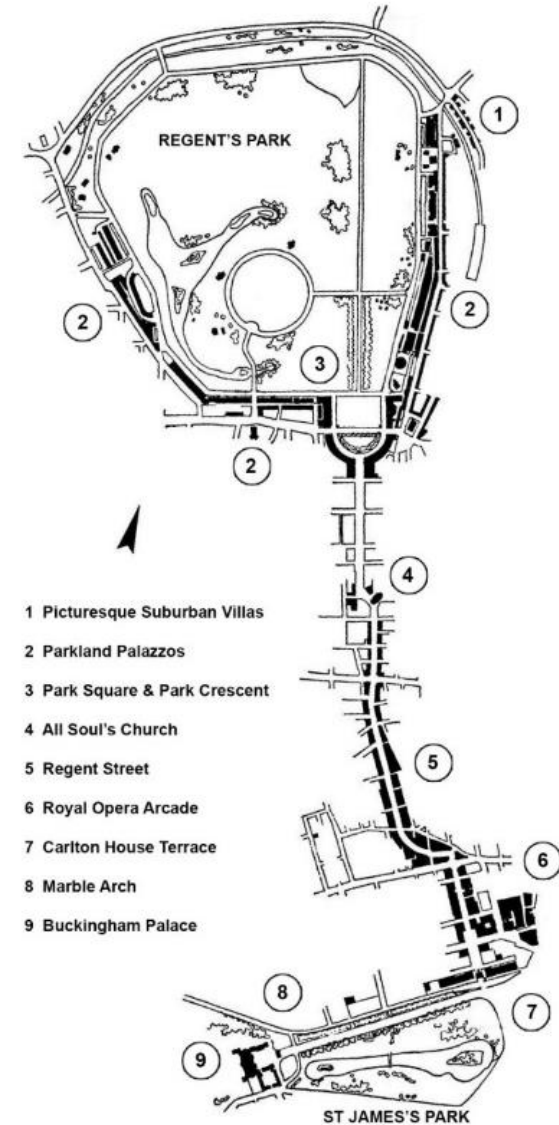
1 & 2
bed
corner
flats



Tomorrows Garden City – Compact rows of street scale housing with 100 homes/ha

source: PLACE 54 ARCHITECTS

Proactive Placemaking: Making more of roof gardens, streets and pocket parks



Farrells Regents Place, Euston Rd, adding to Nash's 1812 Plan for London

source: Farrells

Proactive Placemaking: Reprioritising traffic to create pedestrian realms



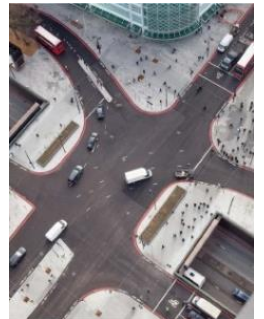
Euston Circus



1967



2003



2014

Plan for Marylebone and Euston Road with greening & new pedestrian connectivity

Proactive Placemaking: London National Park City

London's National Park concept inspiring Thames Gateway Parklands & Market Garden City

1,572 km2 in area

47% physically green*

3.8 million gardens

8.6 million people

8.3 million trees

30,000 allotments

3,000 parks

850km+ of streams, rivers & canals

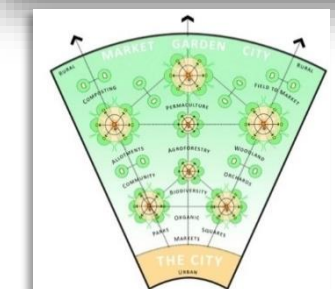
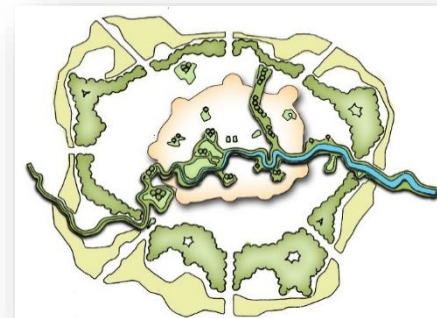
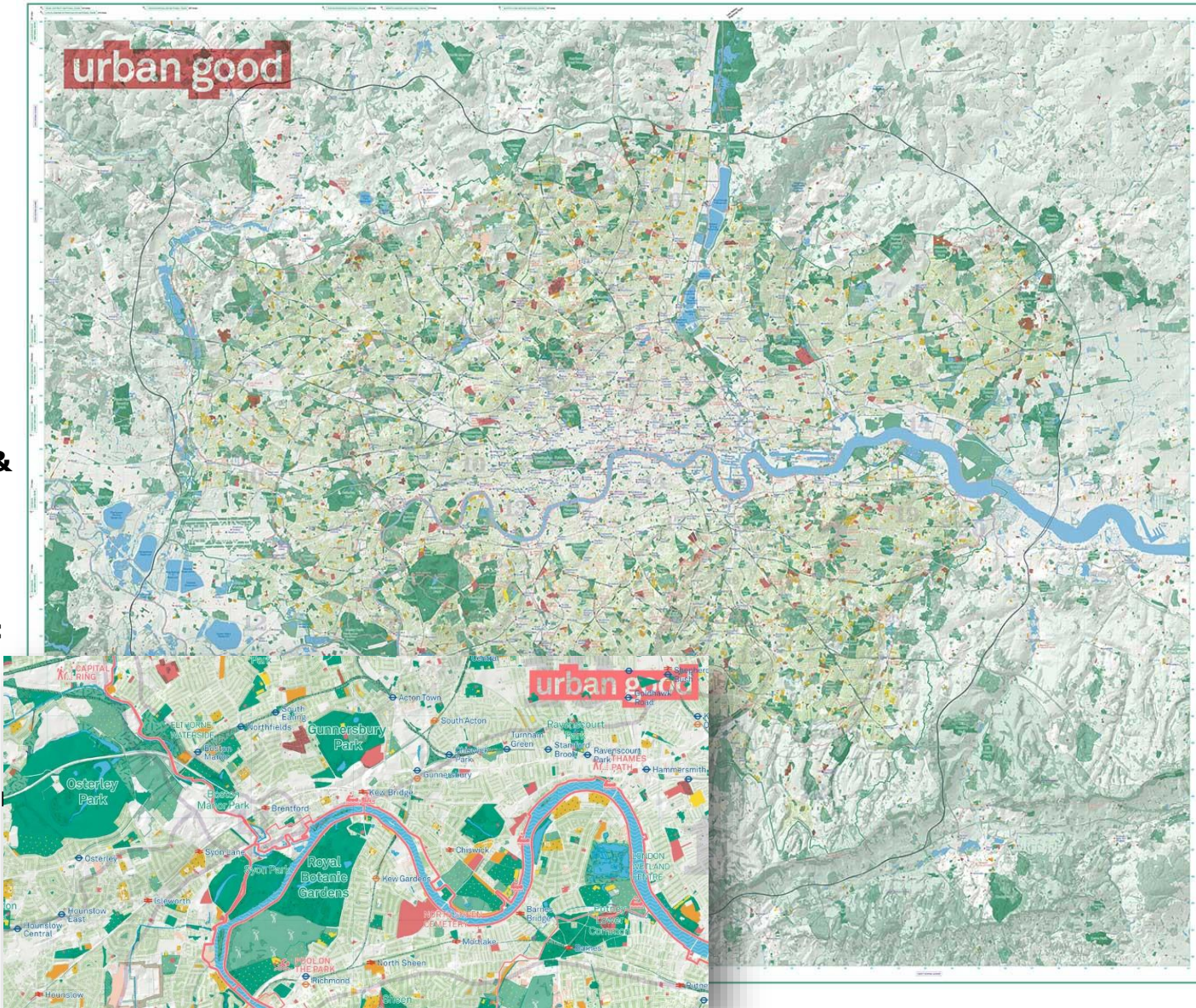
2 National Nature Reserves

37 Sites of Special Scientific Interest

142 Local Nature Reserves

1400 Sites of Importance for Nature Conservation

* Statistics by [Greenspace Information for Greater London](#).



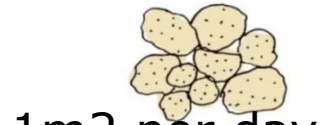
Sources: Farrels, Urban Good,

PLACE 54 ARCHITECTS

Enabling Londoners to connect to their rich natural resources and landscape

Proactive Placemaking: Market Garden City

Based on fruit & vegetables with some protein:



1m2 per day

- Up to **3m2** = sufficient suitable land to feed **1 person per day**
- Up to 1000m2 = sufficient land to feed 1 person per year
- Up to **1km2** = sufficient land to feed **1000 persons per year**



2m2 per day

London Metropolitan Region (LMR) = 8,382 km2

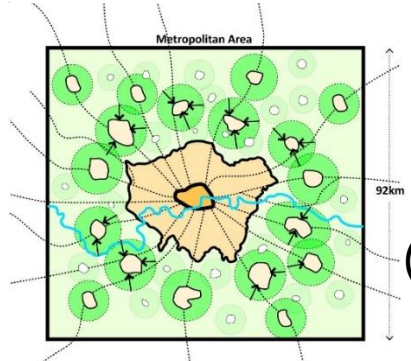
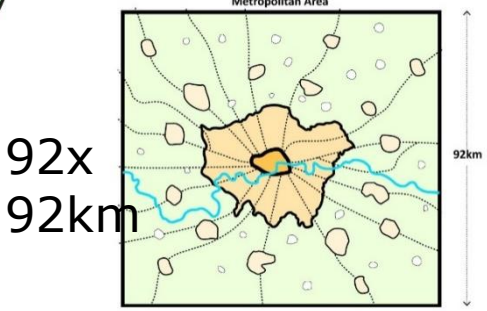
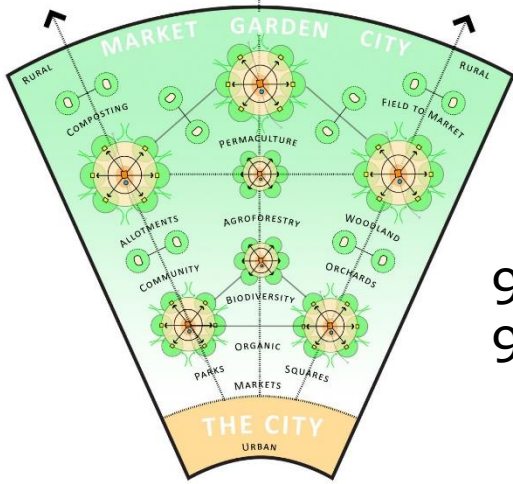


3m2 per day

- If 25% LMR land could be used would feed **2 million persons**
- If 35% LMR land could be used would feed 3 million persons

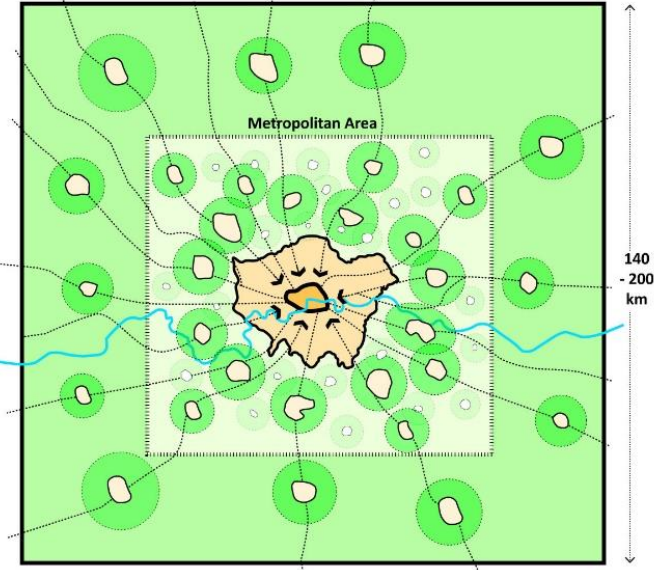
London Metropolitan Region with 13.8m pop in 8,382 km2

2-3 million people living outside the Central Area Could be **self sufficient**



All self sufficient in area at least 200km 200km (includes regional towns)

OR



London Metropolitan Region **13.7 million population**

- Total area needed for local food = 13,709 km2
- Assuming 35% of land available for local food sufficiency = 40,000 km2
- Requires area beyond LMR at least 200x200km

The concept is a spatial design tool based on the **measurement from food calories required** for an individual, calculating the area required to produce locally, scaling up from the individual to a community foodshare

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DISCUSSION ?

