

Institute for

Environment
Sustainability
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Regeneration



STAFFORDSHIRE
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Public Lectures in Regeneration

Sustainable Urbanism: How To Do It – The Approach of John Thompson & Partners

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Managing Partner: John Thompson & Partners
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Lecture series supported by



Marcus Adams

DipArch RIBA MA Urban Design

Marcus is Managing Partner of John Thompson & Partners, an Architect and qualified Urban Designer, with substantial experience working with private developers, housing associations and local authorities on major mixed-use developments and large-scale regeneration projects.

His work with John Thompson & Partners, includes the award-winning redevelopment of Royal Clarence Yard in Portsmouth, which combines the conversion of historic Grade II Listed buildings with new-build, mixed-tenure housing. He has also worked on the masterplanning and detailed design of the residential and mixed-use developments at Caterham and Queen Elizabeth Park, both of which have won a prestigious Building for Life Gold Standard Award.



Recently, Marcus has been working on several urban design projects in Dublin, including Spencer Dock for Treasury Holdings and Dolphin's Barn for Dublin City Council. In the UK, he has been working on a masterplan for Watford Junction Railway Station for Redrow Regeneration and redeveloping the English Partnerships' site of Fair Mile Hospital in South Oxfordshire. The project for Linden Homes will create a sustainable neighbourhood incorporating new-build housing and the restoration and conversion of historic buildings.

Marcus has a particular interest in the re-use of urban and rural brownfield land and speaks regularly on the value of adopting a community-led approach to its development. He is an Academician of the Academy of Urbanism, an organisation which promotes the cause of good quality urbanism throughout Great Britain and Ireland.

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More Information on projects:

THE VILLAGE AT CATERHAM SURREY

John Thompson & Partners' award-winning, mixed-use project for Linden Homes on brownfield land is one of the first examples of a private developer using consensus-led masterplanning to create a new sustainable community. Over 1000 local people were involved in the initial vision-building exercise held on the site, a former army barracks with several Grade II Listed buildings.

The scheme, as built, is an economically-integrated, mixed-use neighbourhood that includes residential accommodation, a supermarket, offices, a veterinary hospital, a Doctor's surgery, an indoor skateboard and BMX centre, as well as new landscaping and open space. Of the 366 new homes created, 28 per cent are affordable units provided by The Guinness Trust and distributed within each phase of the development alongside those for private sale. A Community Development Trust is managing leisure and business facilities on the site and using its assets to create jobs for local people.

History

The barracks at Caterham was a dominating presence in the community of Caterham-on-the-Hill, from 1877 until the last regiment of the Guards moved out in 1995. Its closure made a significant impact on the social and economic life of the town and left a void in the community. Linden Homes purchased the 57 acre site from the Ministry of Defence early in 1998. John Thompson & Partners were commissioned in January 1998 to instigate a community participation process and to prepare a masterplan for the site.

The Guinness Trust was selected as the Registered Social Landlord. A Planning Weekend was held in March 1998 and a consensus emerged for an integrated community with a mix of uses that would serve both new residents and businesses, as well providing complementary facilities for Caterham-on-the-Hill. The redevelopment of the barracks site was based upon 'urban village' principles with a sense of place created through high quality design, the retention of existing buildings and enhancement of key spaces. Outline planning approval was granted by Tandridge District Council in June 1999, with the proposals delivered through a six-phase programme completed in 2006.

Transport infrastructure

The development encourages more sustainable forms of transport and less dependence on the private motor car through a strategy which includes a range of initiatives to make public transport, cycling and walking more attractive. These include the Village Flyer bus service running every 30 minutes linking The Village with Caterham Valley and Caterham railway station. Provided by

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Metrobus the low floor, kneeling bus, follows a loop through the site, ensuring all residents are within 250m (5 minutes walk) of a bus stop. Bus vouchers are given to all residents to encourage bus usage and an annual commitment through a charge placed on private residents leads to sustainable services.

A key aim was to create an environment where the highway layout did not dominate. Roads were designed to limit vehicle speeds to a maximum of 20 mph with traffic calming achieved by the layout of the streets. Innovative solutions, developed in conjunction with Surrey County Council, included limited forward visibility, tight radii, narrow sections of carriageway, offset alignments and distinctive surface treatments. Within the site, reduced car parking standards were adopted with car ownership restricted by covenant. A strategy of shared parking between users sought to reduce the extent of parking on site. Linden Homes created a commuter plan to promote alternative modes of travel to work.

The development provides a high level of pedestrian and cycle accessibility. Multiple access points were provided into the site, with an extensive network of footpaths linking to adjacent neighbourhoods, roads, footpaths and the open countryside. Paths are overlooked by dwellings to provide natural surveillance. The converted apartments and houses in the existing barracks buildings, were provided with a communal store for cycles.

Other Environmental Initiatives

Recycling:

- water consumption is minimised through waste reduction and recycling. Water butts reduce consumption, whilst the use of soakaways and porous surfaces ensure the slow release of water into the surrounding area. The development reused existing materials including bricks and slates arising from demolitions. Over 350,000 bricks were reclaimed. Hardcore was crushed on-site and spoil from excavations helped form the skateboard park and reduced the amount of construction traffic.

Energy Efficiency:

- energy efficient design through the use of condensing boilers in all dwellings was standard years before it became compulsory, and each dwelling was built to achieve a National Home Energy Rating of 9.0 or higher.

Awards:

The project gained:

- the Deputy Prime Minister's Award for Sustainable Communities (Commended Finalist 2003)
- the European Urban and Regional planning awards 'Best Conversion' (Joint winner) 2002
- the RTPI National Awards for Planning Achievement (Planning for the Whole Community Award 2000)
- the BURA Community Award 2000 (Caterham Barracks Community Trust).

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